



Board of Education Report

ADOPTED BY BOARD

MARCH 8, 2022

File #: Rep-192-21/22, **Version:** 1

Approval of Facilities Contract Actions

March 8, 2022

Procurement Services Division - Facilities Contracts

Action Proposed:

Ratify the Procurement Services Division (PSD) contract actions taken by Facilities Contracts under delegated authority as listed in Attachment “A” including: award of advertised construction contracts; award of job order contract amendment; award of architectural and engineering contracts; award of professional services contracts; extra services / amendments for architectural and engineering contracts and approve the proposed contract actions listed in Attachment “B” including: approval of professional services contract and approval of design-build contract for a comprehensive modernization project.

Background:

Facilities Contracts staff prepares monthly reports for contract actions necessary for the execution of projects approved by the Board and contained in the FSD Strategic Execution Plan (SEP), and for the maintenance and operation of District facilities in accordance with District policies and Board-delegated authority. As described in the November 12, 2013 Board Report #048-13/14 Informative, detailed information is provided on the Facilities Services website.

Expected Outcomes:

Approval of these items will allow services provided by these contracts to proceed in support of FSD projects, District policies and goals, and the Board-approved FSD-SEP.

Board Options and Consequences:

The Board can approve all actions presented or postpone selected actions pending receipt of additional information. Non-ratification of actions awarded under delegated authority in Attachment “A” will result in the immediate discontinuance of services. While non-ratification may be legally defensible, it will likely result in costly litigation over discontinued payments or if the District attempts to reclaim payments made to a vendor. District costs will likely increase as fewer contractors compete for future procurements.

Policy Implications:

This action does not change District policy and conforms to California Education Code section 17604 that permits the Board of Education to delegate authority for Facilities Contracts (Board Report #444-17/18), which the Board exercised on May 08, 2018.

Budget Impact:

The contract actions presented are within the budget authority previously approved by the Board. Unless indicated otherwise, all contract actions are Bond funded.

File #: Rep-192-21/22, **Version:** 1

Student Impact:

The contract actions will help ensure that the students are provided with safe and healthy environments, and up-to-date facilities that promote learning.

Equity Impact:

Not applicable

Issues and Analysis:

There are no policy implications on these agreements.

Attachments:

Attachment "A" - Ratification of Facilities Contract Actions Awarded Under Delegated Authority

Attachment "B" - Approval of Facilities Contract Actions Not Under Delegated Authority

Informatives:

Informative - Item G Branded Arts LLC Art Management Services Contract

Informative - Item H Simpson & Simpson LLP Prop 51 Compliance Audit Services Contract

Informative - Item J Approval of Environmental Site Assessment Master Services Contracts

Informative - Item K Approval of Lincoln High School Design-Build Contract for a Comprehensive Modernization Project

Submitted:

02/24/22

ADOPTED BY BOARD


MARCH 8, 2022

ADOPTED BY BOARD
MARCH 8, 2022

RESPECTFULLY SUBMITTED,

APPROVED BY:

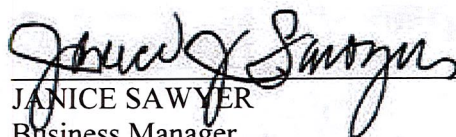

ALBERTO M. CARVALHO
Superintendent


MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

REVIEWED BY:

APPROVED BY:



DEVORA NAVERA REED
General Counsel


JANICE SAWYER
Business Manager
Business Services and Operations

✓ Approved as to form.

REVIEWED BY:

APPROVED & PRESENTED BY:


TONY ATIENZA
Director, Budget Services and Financial Planning


JUDITH REECE
Chief Procurement Officer
Procurement Services Division

✓ Approved as to budget impact statement.

REVIEWED BY:


MARK HOVATTER
Chief Facilities Executive
✓ Approved as to facilities impact.

**ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS \$1,913,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Intentionally left blank	Intentionally left blank	Intentionally left blank	
	Item A		
Royal Construction & Builders, Inc. (SBE)	2210010 / 4400010176	<u>Wilmington MS STEAM Magnet</u> Americans with Disability Act (ADA) Barrier Removal & New Passenger Elevator Board Member: <u>Tanya Ortiz Franklin</u>	\$1,913,000
	Item B (Best Value)		
		Contract Term: 01/05/22 through Division of State Architect (DSA) certification and close-out	
		Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	

JOB ORDER CONTRACT AWARDS \$0

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
None			

JOB ORDER CONTRACT AMENDMENTS \$1,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Alternate Power & Construction, Inc., dba Danial's Electric (SBE)	2030012 / 4400008454 (2030012.06)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$1,000,000*
	Item C		
		Contract term including this amendment: 05/22/20 through 05/21/22 One (1) option year (OY) remaining	
		Initial Contract Value: \$500,000	
		Amendment No. 1 Terms Revised	
		Amendment No. 2 \$1,000,000	
		Amendment No. 3 Terms Revised	
		Amendment No. 4 Terms Revised	
		OY1	
		Amendment No. 5 \$1,000,000	
		*Amendment No. 6: \$1,000,000	
		(Executed Date: 01/10/22)	
		Aggregate Contract Value: \$3,500,000	
		Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	

* Current Ratification

ADOPTED BY BOARD

MARCH 8, 2022

**ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

Item D – Intentionally left blank

B. APPROVAL OF CHANGE ORDERS

	<u>QUANTITY</u>	<u>AMOUNT</u>
i. New Construction contract change orders that do not individually exceed 10 percent for January 2022 (Average Transaction: \$x):	x	\$x
ii. New Construction contract credit change orders for January 2022:	x	<\$x>
iii. Existing Facilities contract change orders that do not individually exceed 15 percent for January 2022 (Average Transaction: \$x):	x	\$x
iv. Existing Facilities contract credit change orders for January 2022:	x	<\$x>
v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for January 2022, requiring 75 percent approval by the Board:	x	\$x

C. COMPLETION OF CONTRACTS – January 2022

x \$x

D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$99,100)

	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for January (Average Transaction: \$x)	x	\$x

E. REJECTION OF BIDS

<u>BID NO.</u>	<u>SCHOOL/PROJECT</u>	<u>REASON</u>
None		

F. TERMINATION OF CONTRACTS FOR CONVENIENCE

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>
None		

G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – PROFESSIONAL / TASK ORDER SERVICES AGREEMENT

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

\$639,001

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
dsk LLP, dba dsk Architects (SBE)	2220021 / 4400009935	<u>Carthay ES</u> Architectural and engineering services for site investigation, construction document, construction administration and closeout for the barrier removal project (BOE #144-21/22)	\$473,432

Item E

Board Member: Dr. George J. McKenna III

Contract Term: 01/13/22 through DSA certification and close-out

Requester: *Aaron Bridgewater, Director
Asset Management
Facilities Services Division*

<p>ADOPTED BY BOARD MARCH 8, 2022</p>

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Gonzalez/Goodale Architects, dba GGA Architects (SBE)	2220030 / 4400010094 Item F	<u>Roosevelt HS</u> Architectural and engineering services to provide planning, design, and project criteria development for the design build process of the comprehensive modernization project (BOE #060-21/22)	\$165,569
		Board Member: <u>Mónica García</u>	
		Contract Term: 01/11/22 through DSA certification and close-out	
		Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	

I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS**\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

J. MEMORANDUM OF UNDERSTANDING**\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

K. AWARD OF TECHNICAL SERVICES TASK ORDER CONTRACT**\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

L. AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS**\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None			

M. AWARD OF PROFESSIONAL SERVICES CONTRACTS**\$217,347**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
Branded Arts, LLC (SBE)	2290011 / 4400009937 (RFP R-22006)	Provide art management services for three (3) murals at Roosevelt HS.	\$70,000 100% General Funds
	Item G	Contract Term: 12/13/21 through 12/12/26	
		Contract Value: \$70,000	
		Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	

ADOPTED BY BOARD
MARCH 8, 2022

**ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

M. AWARD OF PROFESSIONAL SERVICES CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
Simpson & Simpson LLP, dba Simpson & Simpson, CPAs (SBE)	2290016 / 4400010122 (RFP R-22010)	Provide Proposition 51 compliance audit services to comply with state law governing grant funding for School Facility Program.	\$147,347 100% Bond Funds
	Item H	Contract Term: 01/03/22 through 09/30/22 Contract Value: \$147,347 Requester: <i>Karen Lee, Deputy Director Facilities Legislation Grants & Funding</i>	

N. AWARD OF GOODS AND SERVICES CONTRACTS

\$0

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None			

O. EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS

\$6,555,077

CONTRACT NOS.	1620140/4400004728; 1620147/4400004891; 1620147/4400004891; 1720042/4400005892; 1820010/4400006102; 1920012/4400007431; Item I 1920012;4400007431; 1920012/4400007431; 1920012/4400007431; 1920020/4400007540; 1920020/4400007540; 1920023/4400007774
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P. NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS

\$0

None

Q. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – ARCHITECTURAL AND ENGINEERING AGREEMENT

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

<p>ADOPTED BY BOARD</p> <p>MARCH 8, 2022</p>
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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A. APPROVAL OF PROFESSION SERVICES CONTRACTS			\$50,000,000
ACC Environmental, Inc. (SBE)	2290045 / 4400010217	Authorization to award thirty (30) formally	\$50,000,000
ALTA Environmental, LP, an NV5 Company	2290046 / 4400010218	competed master services contracts to prepare and review documentation relating to	85%
ATLAS Technical Consultants LLC, dba ATC Group Services LLC	2290047 / 4400010219	compliance with the Environmental Site Assessment Services in support of the District's School Upgrade Program. The authority to	Bond Funds 15%
Baader Environmental Consulting, Inc. (SBE)	2290048 / 4400010230	increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$50,000,000.	General Funds
Citadel Environmental Services, Inc., dba CITADEL EHS (SBE)	2290049 / 4400010231		
Civil Environmental Survey Group, Inc. (SBE)	2290050 / 4400010232	Contract Term: 04/01/22 through 03/31/27 three (3) years plus two (2) one-year options	
Clark Seif Clark, Inc. (SBE)	2290051 / 4400010233		
EarthCon Consultants CA, Inc	2290052 / 4400010234	Aggregate Contract Value for Thirty (30)	
Eco & Associates, Inc. (SBE, WBE)	2290053 / 4400010235	Contracts: \$50,000,000	
EEC Environmental (SBE)	2290054 / 4400010236	Requester: <i>Carlos Torres, Director</i>	
EFI Global, Inc.	2290055 / 4400010237	<i>Office of Environmental Health and Services</i>	
ENSAFE, Inc.	2290056 / 4400010238		
ES Engineering Services, LLC, dba Montrose Environmental Solutions	2290057 / 4400010239		
Geosyntec Consultants, Inc.	2290058 / 4400010240		
GHD Services, Inc. (GHD)	2290059 / 4400010241		
Integrity Environmental Consultants, Inc. (SBE)	2290060 / 4400010242		
MECA Consulting, Inc., dba Millennium Consulting Associates (SBE)	2290061 / 4400010243		
Ninyo & Moore Geotechnical and Environmental Sciences Consultants (MBE)	2290062 / 4400010244		
Parsons Environment and Infrastructure Group, Inc.	2290063 / 4400010245		
Partner Assessment Corporation, dba Partner Engineering and Science, Inc.	2290064 / 4400010246		
Pinnacle Environmental Technologies (Micro-SBE)	2290065 / 4400010247		
PlaceWorks, Inc.	2290066 / 4400010248		
Remdox Corp (SBE)	2290067 / 4400010249		
Rubicon Engineering Corporation (SBE, WBE)	2290068 / 4400010250		
Terraphase Engineering, Inc.	2290069 / 4400010251		
Tetra Tech, Inc.	2290070 / 4400010252		
The Converse Professional Group, dba Converse Consultants (SBE, MBE)	2290071 / 4400010253		
TRC Solutions, Inc.	2290072 / 4400010254		
Waterstone Environmental, Inc. (SBE)	2290073 / 4400010255		
Wayne Perry, Inc.	2290074 / 4400010256		

(RFP R-22004)

Item J**ADOPTED BY BOARD****MARCH 8, 2022**

**ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY**

B. AUTHORIZATION TO ENTER INTO A DESIGN-BUILD CONTRACT FOR A COMPREHENSIVE MODERNIZATION PROJECT \$219,978,797

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Pinner Construction Co., Inc.	2110015 / 4400010197	<p>Authorization to award a formally competed contract for a Comprehensive Modernization Project at Lincoln High School in partnership with CannonDesign selected via design-build (Education Code 17250) procurement method. Board Member: <u>Mónica García</u></p> <p>Contract Term: Contract execution through DSA certification and closeout</p> <p>Contract Value: \$219,978,797</p> <p>Requester: <i>Aaron Bridgewater, Director Asset Management Facilities Services Division</i></p>	<p>\$219,978,797 100% <i>Bond Funds</i></p>

Item K

ADOPTED BY BOARD
MARCH 8, 2022

ADOPTED BY BOARD

MARCH 8, 2022

INTEROFFICE CORRESPONDENCE
 Los Angeles Unified School District
 Facilities Services Division

INFORMATIVE

DATE: March 8, 2022

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

FROM: Aaron Bridgewater, Director of Facilities Planning & Development

SUBJECT: CONTRACTOR NAME: BRANDED ARTS LLC
CONTRACT NO.: 2290011/4400009937
CONTRACT AMOUNT: \$70,000
**RATIFICATION OF A PROFESSIONAL SERVICES CONTRACT TO
 PROVIDE ARTS MANAGEMENT SERVICES**

Student Impact:

The Theodore Roosevelt Senior High School (Roosevelt High School) Mural Program (Program) was developed in recognition of the importance of art to students and to their communities. Through implementation of this Program the Los Angeles Unified School District (Los Angeles Unified or District) hopes to strengthen the bond that schools have with their communities and the pride each neighborhood has for their school. Students will have opportunities to learn about different artists, participate in the community process to select artists and artwork themes, and interact with the selected artists through student outreach and educational opportunities. Students at Roosevelt High School will benefit from exposure to the resulting art installations on campus.

Equity Impact:

Not Applicable

Introduction

The District currently has a Comprehensive Modernization Project underway at Roosevelt High School (Project) to provide the school with safe and updated facilities that support 21st century learning. The Project scope includes a Mural Program, consisting of three large murals, and a History Walk through campus to inform students and visitors regarding the important history of Boyle Heights and Roosevelt High School.

The District issued a Request for Qualifications for Arts Management Consultants to manage, develop, and implement art installations at school sites across the District. Five Arts Management Consultant Firms were determined to be qualified to provide services.

Branded Arts LLC was selected by a project specific Request for Proposal to provide Arts Management Consultant services for the Project's Mural Program. Branded Arts LLC will work with District staff to develop site specific art, identify and select artists, support the District's Community Engagement process, engage with community stakeholders and students, and manage the development, implementation, and installation of the artwork. Branded Arts LLC was selected based on the following criteria: Fee Proposal, Project Approach, and Potential Proposed Artists.

The proposers were asked to submit potential proposed artists to represent the breadth of available artists and understanding of the Project and the District is not held to the proposed artists submitted. The final selection of artists for the Project will be made through a community engagement process.

Why is this necessary?

The Arts Management services are required to manage, develop, and implement the Mural Program at Roosevelt High School.

Why do we need to do this now?

These services are required in order to meet the Project schedule to install the murals in 2022 and 2023.

What would happen if this were not approved?

If this contract is not approved the Mural Program would have to be suspended and not installed. The California Environmental Quality Act mitigations for historic resources would not be implemented as envisioned in the Project.

What are the terms of the proposed agreement?

The term of the contract will be five years. The fees for these services are included in the budget for the Project, which will be funded with Bond Program funds earmarked specifically for major modernizations, upgrades, and reconfigurations to school campuses.

If you have any questions or require additional information, please contact me at aaron.bridgewater@lausd.net or at (213) 248-2279.

c: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Daniel Muñoz
Amanda Wherritt
Janice Sawyer
Judith Reece
Mark Hovatter

ADOPTED BY BOARD

MARCH 8, 2022

ADOPTED BY BOARD

MARCH 8, 2022

INTEROFFICE CORRESPONDENCE

Los Angeles Unified School District
 Facilities Legislation, Grants and Funding

INFORMATIVE

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

DATE: January 21, 2022

FROM: Karen Lee, Deputy Director
 Facilities Legislation, Grants and Funding

**SUBJECT: AGREEMENT NO.: 2290016 / 4400010122 – PROPOSITION 51
 COMPLIANCE AUDIT SERVICES**

**CONSULTANT NAME: SIMPSON & SIMPSON LLP DBA SIMPSON &
 SIMPSON, CPAs**

CONTRACT AMOUNT: \$147,347.20

**REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES
 AGREEMENT**

Student Impact:

The Los Angeles Unified School District must comply with Education Code 41024, which requires performance audits of completed projects funded under the School Facility Program (SFP). Without this compliance, the District cannot obtain State funding needed to provide students safe facilities suitable for learning.

Equity Impact:

Not applicable.

Introduction:

California Education Code Section 41024 requires that SFP projects completed after the 2017-2018 fiscal year be audited as part of the District's audit for the fiscal year in which the projects are reported as complete. The audit must be completed within one year of project completion and must be conducted by an independent auditor hired by the District.

Why is this necessary?

This is necessary to comply with State law governing funding that the District has already received.

Why do we need to do this now?

The District has received SFP grants for 17 projects that have already been reported as complete and are therefore subject to closeout audit. Unless this is done now, the District will not be able to meet the requirement that audits be completed within one year of project completion.

What will happen if this is not approved?

If this contract is not approved, the District will be required to repay tens or hundreds of millions of dollars in SFP grants, with interest. Moreover, the District's ability to secure future State

funding needed for school construction projects will be jeopardized.

What are the terms of the proposed agreement?

This contract will expire September 30, 2022. It is funded with 100% Measure K bond.

If you have any questions or require additional information, please contact me at karen.lee@lausd.net or at (213) 241-4911.

c: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Daniel Muñoz
Amanda Wherritt
Janice Sawyer
Judith Reece

ADOPTED BY BOARD

MARCH 8, 2022

ADOPTED BY BOARD
MARCH 8, 2022

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Office of Environmental Health and Safety

INFORMATIVE

DATE: March 8, 2022

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

FROM: Carlos A. Torres, Director 
 Office of Environmental Health and Safety

Digitally signed by
 Carlos A. Torres
 Date: 2022.01.24
 17:15:18 -08'00'

SUBJECT: RFP R-22004 ENVIRONMENTAL SITE ASSESSMENT SERVICES
REQUEST FOR THIRTY (30) MASTER SERVICES CONTRACTS
CONTRACT AMOUNT: \$50,000,000 AGGREGATE
TERM: THREE (3) YEARS, PLUS TWO (2) ONE-YEAR RENEWAL OPTIONS

Student Impact:

Result in providing a safe learning environment and an increase in overall school safety.

Equity Impact:

Not Applicable.

Introduction:

The above referenced Master Service Agreements (MSAs) are scheduled for Board action on March 8, 2022. To support the Facilities Services Division's (FSD) School Upgrade Program, Modernizations, Seismic Retrofits and Americans with Disability Act upgrades, the District will need to maintain its pool of qualified environmental MSA Contractors. A new contract procurement process was completed by the Procurement Services Division in January, 2022, which will ensure competitive pricing and timely performance of Environmental Site Assessment Services (ESA) reviews in support of District projects.

A total of **30** firms submitted **184** proposals broken down into specific Areas of Expertise (AOEs) including Phase I Environmental Site Assessment (ESA), Soil and/or Groundwater Investigations (South Coast Air Quality Management District Rule 1466), Phase II/Preliminary (Environmental) Assessments (PEAs)/Supplemental Site Investigations (SSI) including Work Plans, Public Participation Plans and Public Hearing Support, Cleanup Documents (Removal Action Work plans [RAWs], Remedial Action Plans [RAPs] / Remedial Investigations / Feasibility Studies [RI/FS]), Oversight (RAW/RAP Implementation), Gas Mitigation (Methane and Radon Surveys), Mitigation Design, Monitoring and Reporting of Gas Mitigation System Operation, Construction Environmental Response (Prevailing Wage Work) including Tank Removals and minor (up to 20 cubic yards) Soil Removals ("Housekeeping Actions").

The Source Selection Committees were made up of representatives from the Office of Environmental Health & Safety, who evaluated and scored the proposals.

The Board is being asked to authorize negotiation and execution of the Contracts at this time to ensure no lapse of service as the current MSA Contracts will expire on March 31, 2022.

Why is this necessary?

The MSA Contractors provide the professional services required to assist the District in completing the necessary environmental studies in order to maintain compliance with Federal, State and Local regulations.

Why do we need to do this now?

The Environmental Site Assessment Contracts are replacing contracts that will expire on March 31, 2022.

What would happen if this were not approved?

Failure to secure new contracts will directly impact FSD's schedule for implementing the School Upgrade Program, Modernizations, Seismic Retrofits and Americans with Disability Act upgrades. In addition, the District would not be in compliance with Federal, State, and local regulations that would directly impact the safety of students and staff.

What are the terms of the proposed agreement?

The terms of the contracts will be three (3) years plus two (2) option years. The funding source is 85% Bond Funds, 15% General Funds.

If you have any questions or require additional information, please contact me at carlos.torres@lausd.net or at (213) 241-3199.

c: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Daniel Muñoz
Amanda Wherritt
Janice Sawyer
Judith Reece

ADOPTED BY BOARD
MARCH 8, 2022

R-22004 Site Assessment Firms		Phase 1/ESA	LAUSD Specs 01 4524	Soil and/or Groundwater Investigations	Public Participation Plans	Cleanup Documents	Oversight (RAW/RAP Implementation)	Gas Mitigation	PCB Assessments/Mitigation Review	Construction Environ - PREVAIL WAGE	Soil &/or Groundwater-PREVAIL WAGE	Storm Water Pollution-SWPPP	Hazardous Waste Facility Closure Plan	Certified Industrial Hygienist (CIH)	TOTALS
1	ACC Environmental Consultants	1	1	1					1					1	5
2	Alta Env, LP, An NV5 Company	1	1	1		1	1	1	1			1		1	9
3	ATLAS Technical Consultants	1		1										1	3
4	Baader Environmental Consulting, Inc.		1												1
5	CITADELEHS								1					1	2
5	Civil-Environmental-Survey Group	1	1	1		1	1	1			1	1			8
7	Clark Seif Clark, Inc. (CSC)	1	1	1		1	1	1	1		1		1	1	10
8	Converse Consultants	1	1	1		1	1	1	1						7
9	Earthcon Consultants CA, Inc.		1	1		1	1				1				5
15	ECO & Associates, Inc.	1	1	1		1	1								5
10	EEC Environmental	1	1	1	1	1	1	1			1	1			9
11	EFI Global, Inc.	1		1		1									3
12	EnSafe Inc.	1	1	1	1	1	1	1		1	1	1			10
18	ES Engineering Services LLC	1	1	1	1	1	1			1	1	1	1		10
13	Geosyntec Consultants, Inc.	1	1	1		1	1	1	1					1	8
14	GHD Services, Inc.	1	1	1		1	1	1						1	7
16	Integrity Environmental Consultants, Inc.													1	1
17	MECA Consulting, Inc. d/b/a Millennium Consulting Associates	1		1					1			1		1	5
19	Ninyo & Moore Geotechnical & Environmental Sciences Consultants	1	1	1		1	1	1	1	1	1	1		1	11
20	PARSONS	1	1	1	1	1	1	1		1	1			1	10
21	Partner Engineering & Science, Inc.	1		1											2
22	Pinnacle Environmental Technologies	1	1	1											3
23	PlaceWorks, Inc.	1	1												2
24	Remdox Inc.			1							1				2
25	Rubicon Engineering Corporation	1	1	1		1									4
26	Terraphase Engineering Inc.	1	1	1		1	1	1	1			1			8
27	Tetra Tech, Inc.	1	1	1	1	1	1	1	1	1	1	1			11
28	TRC Solutions, Inc	1	1	1	1	1	1		1	1	1	1		1	11
29	Waterstone Environmental	1	1	1		1	1				1			1	7
30	Wayne Perry, Inc.			1		1	1			1	1				5
		24	22	26	6	20	18	12	11	7	12	11	2	13	184

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INTEROFFICE CORRESPONDENCE
 Los Angeles Unified School District
 Facilities Services Division

INFORMATIVE

DATE: March 8, 2022

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

FROM: Aaron Bridgewater, Director of Facilities Planning and Development

**SUBJECT: ABRAHAM LINCOLN HIGH SCHOOL
 COMPREHENSIVE MODERNIZATION PROJECT
 PINNER CONSTRUCTION CO INC / CANNONDESIGN
 CONTRACT NO.: 2110015 / 4400010197
 CONTRACT AMOUNT: \$219,978,797
 AUTHORIZATION TO AWARD DESIGN-BUILD CONTRACT**

Student Impact

The project will provide safe and up-to-date facilities that promote teaching and learning for the students at Lincoln High School.

Introduction

Staff proposes that the Board of Education (Board) authorize the Chief Procurement Officer, and/or her designee, to enter into a design-build contract on behalf of the Los Angeles Unified School District (Los Angeles Unified or District) with the design-build entity, Pinner Construction Co Inc, who will partner with the architecture firm CannonDesign, in the lump sum amount of \$219,978,797 for the design and construction of the Lincoln High School Comprehensive Modernization Project (Project) pursuant to the requirements of California Education Code Section 17250.10 et seq. (Section 17250.10).

Procurement Process

In accordance with section 17250.10, Los Angeles Unified issued a Request for Qualifications (RFQ) on August 2, 2021. The District received three responses to the RFQ and evaluated them based on the proposers' project experience, key personnel, design-build experience, teaming and integration, technical approach, organizational approach, outreach plan, and safety. The selection panel consisting of District employees reviewed the proposals and shortlisted three design-build entities: Kemp Bros Construction Inc/LPA, Inc, Pinner Construction Co Inc/CannonDesign, and Sinanian Development Inc/PBK-WLC. The short-listed proposers were invited to participate in the Request for Proposal (RFP) issued on September 9, 2021. All individuals participating in the selection process were required to sign non-disclosure statements and certify that they have no conflicts of interest with potential proposers.

The proposers submitted their respective final non-priced proposals on January 12, 2022, and their sealed price proposals on January 31, 2022. A selection panel of employees and technical advisors evaluated the three proposals based on the following criteria identified in the RFP and in accordance with Section 17250.10: price, design approach, understanding of scope, schedule, phasing and logistics, team member technical expertise, outreach (Small Business Enterprise (SBE)/Disabled Veteran Business Enterprise/local worker/"We Build"), life-cycle costs, safety records, and work-based learning partnership.

The proposal from Pinner Construction Co Inc/CannonDesign in the lump sum amount of \$219,978,797 was determined to be reasonable and the best value based on the proposed design approach, understanding of scope, schedule, phasing, logistics, team member technical expertise, expected market conditions, and risks associated with completing the design and construction of the Project.

Project Scope, Schedule, and Budget

The Board approved the project definition for the Project on December 13, 2016 (Board Report No. 205-16/17). On January 12, 2021, the Board certified the Mitigated Negative Declaration (Board Report No. 203 – 20/21) and approved the Project (Board Report No. 204 -20/21).

The proposed Project consists of the construction of new school buildings, the modernization and improvements to existing school facilities, and the demolition of certain aging and deteriorated facilities. The Project scope also includes interim facilities, as necessary, to accommodate the displacement of any facility and its associated function during construction.

The Project includes the construction of 10 general and specialty classrooms and associated support spaces within a new Classroom Building and Performing Arts Building, a Maintenance and Operations Building, two metal concession stands, and a field house restroom building. In addition, the proposed Project includes the voluntary seismic retrofit and modernization of Administration Building #2 (Building 100), Home Economics Building #4 (Building 500), Gymnasium Building #7, and Pedestrian Bridge #15. Auditorium Building #3 will receive barrier removal, HVAC and limited audio-visual upgrades.

Improvements to meet programmatic access requirements of the Americans with Disabilities Act (ADA) will be made throughout the school site including to buildings. The exterior of all existing buildings on campus will be painted as necessary to provide a uniform appearance and enhanced curb appeal, and existing classrooms not being modernized will receive minor interior improvements to help promote teaching and learning. Aging and outdated site infrastructure (i.e. above and underground utilities, stormwater/sewer lines, electrical, domestic water, fire water, fire alarms and sprinklers, Internet Protocol convergence systems, CCTV, and other systems serving the site) will also be upgraded as required. Various safety conditions will be improved including site lighting, fencing, stairs and gates as needed. Landscape and hardscape improvements will also be made, including construction of a new parking area, plaza, horticulture garden, a batting cage, movable visitor bleachers, utility field improvements, the removal and replacement of trees and paving improvements throughout the site.

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The Project includes the demolition of the Shop Building #14 (Building 200), Music Building #1, Storage Building #13, and eleven relocatable buildings and bungalows (Building #'s: 17, 22, 24, 27, 28, 29, 30, 31, 32, 41, 42) including three portables currently utilized by Pueblo de Los Angeles Continuation High School.

Pueblo de Los Angeles Continuation High School (Pueblo) currently located within the Lincoln complex will be permanently relocated to the Soto Annex in its own renovated building and enclosed campus adjacent to the East Los Angeles Skills Center. Barrier removal scope and other minor upgrade scope of work is required at the existing facility to accommodate Pueblo's student and staff. Pueblo's scope of work is already in construction via a different contract vehicle to avoid potential delays for vacating the crucial interim housing development area in the Lincoln High School complex. The scope of work associated with Pueblo at the Soto Annex is not a part of the design-build contract with the winning bidder of Lincoln High School RFP.

Staff anticipates issuing the Notice to Proceed (NTP) for preconstruction services in the second quarter of 2022. The Project will be constructed in phases, with construction of interim housing and site utilities anticipated to begin in the third quarter of 2022, and the modernization of existing historic buildings and the construction of new buildings to begin in the second quarter of 2023. The project is anticipated to be completed in totality in the second quarter of 2027.

The Board previously authorized funding for the Project when it adopted the project definition (Board Report No. 204 -20/21). The current budget is \$233,456,179 (Project No. 10368161). The winning bid from Pinner Construction Co Inc/CannonDesign was higher than the internal estimate, which necessitates an increase in the project budget. The budget is also being increased to reflect an updated forecast of all anticipated project costs, including for testing, inspection and management fees, and current pricing for the purchase of furniture and equipment. A budget modification in the amount of \$41,070,481 will be required to support the implementation of the Project, increasing the project budget to \$274,526,660. The Project is funded by bond program funds earmarked in the School Upgrade Program for major modernizations, upgrades and reconfigurations to school campuses. There is no impact to the General Fund.

The budget for a comprehensive modernization project is greatly influenced by the condition of the school's facilities, the amount and size of the school's facilities, the existence of seismically vulnerable buildings, and a historic designation. Lincoln High School is located on a hilly 18.6-acre site separated by Lincoln Park Ave., a public right-of-way. The campus has challenging topography which limits the development areas available and site access. As of the 2021-2022 Electronic Capacity Assessment Review (E-CAR), served 1,100 students in ninth through twelfth grades. There are four potentially seismically vulnerable buildings on site, and the school has been identified as a historical resource with five historic districts. Lincoln High School has outdated site infrastructure and various accessibility issues throughout the campus. These factors attribute greatly to the total project budget.

The proposal from Pinner Construction Co Inc/CannonDesign includes an additive alternate bid for upgrades to the track and field. The upgrades are not part of the Projects base scope or the contract price. The District anticipates a future donation from the City of Los Angeles (City) to provide funding for the Lincoln High School track and field upgrades. The donation requires approval by the Board and the execution of an agreement between City and District. The design-

build contract with Pinner Construction Co Inc/CannonDesign allows the District to add the additive alternate scope to the contract within 1 year of contract award. Should the donation be approved by the Board at a later date and the funds transferred from the City to the District, the track and field upgrades may be added to the design-build contract and the funds transferred into the Project to execute the work.

Why is this necessary?

This action is necessary to facilitate implementation of the Project and the Facilities Services Division Strategic Execution Plan. This Project is needed to address seismic vulnerabilities, failing and/or broken building and site systems and infrastructure, barriers to program accessibility, and various other deteriorated conditions. The Administration Building (Building 100), Home Economics Building (Building 500) and the Gymnasium Building require structural strengthening and modernization to facilitate their continued use as school buildings. The Auditorium requires barrier removal accessibility upgrades and HVAC system upgrades. The Shop Building (Building 200) requires demolition due to physical deteriorated physical conditions and irreversible functional deficiencies limiting the instructional opportunities. The portable buildings are outdated, deteriorated, and require removal.

Why do we need to do this now?

The initial planning and environmental evaluation phase of the Project has been completed. The Project is ready to progress to the next stage of project development. For the Lincoln High School Comprehensive Modernization Project this means the authorization of a design-build contract to deliver the Project. Delaying the proposed action will likely result in schedule delays and may lead to increased costs due to escalation and anticipated changes to California Building Codes.

What would happen if this were not approved?

If authorization to enter into a contract with Pinner Construction Co Inc/CannonDesign is not granted, the Project schedule and benefits to the students, staff and community would be delayed. Staff would need to re-evaluate the Project and determine whether to advertise and issue a new design-build RFP or utilize an entirely different project delivery method.

What are the terms of the proposed agreement?

Pinner Construction Co Inc/CannonDesign proposes to complete the Project in the second quarter of 2027, in the lump sum amount of \$219,978,797.

If you have any questions or require additional information, please contact me at aaron.bridgewater@lausd.net or at (213) 248-2279.

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