



## Board of Education Report

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**File #:** Rep-467-14/15, **Version:** 1

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### **A Resolution to Approve the Use of a Design-Build Contract for the Porter Ranch Community School Classroom Addition Project**

#### **Action Proposed:**

Staff proposes that the Board of Education adopt a Resolution (a copy of the Resolution is attached hereto) approving the use of a project delivery method permitted under California Education Code Section 17250.10 et. Seq. (Education Code 17250) for the Porter Ranch Community School Classroom Addition Project (a copy of the Resolution is attached hereto); and authorize the Chief Facilities Executive, or his designee, to take all necessary or desired actions pursuant to the provisions of Education Code 17250 (including issuance of a request for proposals) in connection with the Porter Ranch Community School Classroom Addition Project prior to Board approval of a design-build contract.

#### **Background:**

In an effort to reduce costs, the duration, and the District's exposure to risks that are associated with construction, staff is proposing to use the construction project delivery method that is permitted under Education Code 17250, commonly known as "design-build" for the Project. Under this code provision, the District is able to procure both design and construction services for a single project under one contract. Procuring the architect and general contractor simultaneously provides the opportunity to collaborate from the beginning of the project, which can result in a project with significantly fewer change orders resulting from errors and omissions. It is expected that this delivery method will expedite the design and construction durations, allowing the Project to be completed in the first quarter 2019.

In accordance with Education Code 17250, the District issues a Request for Qualifications (RFQ), evaluates the responses to the RFQ, "short-lists" three design-build teams, and issues a Request for Proposal (RFP) to those design-build teams. Small Business Enterprise (SBE) will be included as part of the evaluation criteria. The design phase Notice to Proceed (NTP) is anticipated for the fourth quarter of 2015. The construction phase NTP is anticipated in the second quarter of 2017, with project completion anticipated in the first quarter of 2019.

The Porter Ranch Community School Classroom Addition Project will provide additional classroom capacity to accommodate an influx of neighborhood students anticipated over the next several years due to an increase in development, and enable the school to continue to operate on a traditional, two-semester calendar. The proposed project will include:

- Nine new classrooms
- Administrative space
- Expansion to the existing lunch shelter
- Surface level staff parking
- Furnishing and equipping of new and expanded facilities
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA). Department of Toxic Substances

Control, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements

- Interim classroom buildings

The Porter Ranch Community School Classroom Addition Project is located in Board District 3 (Galatzan) and Educational Service Center North (although the school currently falls under the purview of the Intensive Support and Innovation Center).

**Expected Outcomes:**

The Board action will permit the Project to be built using the Education Code 17250 project delivery method located on a portion of the Porter Ranch Community School campus. The action will also authorize staff to take all necessary or desired actions pursuant to the provisions of Education Code 17250 (including issuance of a request for proposals).

**Board Options and Consequences:**

Pursuant to Education Code 17250, the Board of Education must adopt a Resolution that approves the use of design-build prior to entering into a design-build contract. Failure to take the requested action would prevent the District from entering into a design-build contract, which would likely increase the duration of the Project since the use of design-build is intended to streamline schedules and reduce associated costs.

**Policy Implications:**

The proposed Project supports the District's commitment to reduce overcrowding, and its goal to eliminate the use of multi-track calendars and involuntary busing at schools Districtwide. This action also facilitates the development of the Project. The Board of Education is scheduled to consider staff's proposal to amend the Facilities Services Division Strategic Execution Plan to define the Project at its May 12, 2015 meeting (BOE #466-14/15).

**Budget Impact:**

The current estimated overall budget for the Porter Ranch Community School Classroom Addition Project is \$17.7 Million which is funded by Bond Program funds. There is no impact to General Funds. The project budget includes the cost of Division of the State Architect mandated inspections, fixtures and equipment, furniture, construction management, and other related direct costs

**Issues and Analysis:**

If the Board approves the recommended action, the District will be able to procure both design and construction services for the Project under one contract, thereby streamlining the project schedule. Procuring the architect and general contractor simultaneously allows for collaboration from the beginning of the project. The Design-Build entity is allowed to incorporate time-saving construction methods while meeting the performance criteria specified in the RFP. A single contract with the design-build entity simplifies contracting and streamlines the design and execution of the project.

**Attachments:**

Notice of Resolution

**Informatives:**

None



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

### ATTACHMENT A

#### RESOLUTION PRESENTED TO THE LOS ANGELES CITY BOARD OF EDUCATION FOR CONSIDERATION TO APPROVE THE USE OF THE *CALIFORNIA EDUCATION CODE 17250* PROJECT DELIVERY METHOD FOR THE EXECUTION OF THE PORTER RANCH COMMUNITY SCHOOL CLASSROOM ADDITION PROJECT

At a meeting of the Board of Education of the City of Los Angeles, Governing Board of the Los Angeles Unified School District, held May 12, 2015, the following resolution was adopted:

Whereas, the Porter Ranch Community School Classroom Addition Project (the “Project”) will provide additional classroom capacity to accommodate an influx of neighborhood students anticipated over the next several years due to an increase in development, and enable the school to continue to operate on a traditional, two-semester calendar.

Whereas, the proposed Project includes, but is not limited to, the following:

- Nine new classrooms
- Administrative space
- Expansion to the existing lunch shelter
- Surface level parking
- Furnishing and equipping of new and expanded facilities
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements
- Interim classroom buildings

Whereas, *California Education Code 17250* states that the “benefits of a design-build contract project delivery method include an accelerated completion of the projects, cost containment, reduction of construction complexity, and/or reduced exposure to risk for the school district.”

Whereas, using the *Education Code 17250* delivery method for the Project is anticipated to shorten the project delivery schedule and enable cost containment. This is possible because certain procurement steps are consolidated, the design process is streamlined and changes and associated costs are minimized during construction. The accelerated schedule means that Porter Ranch Community School will be able to provide additional classroom capacity quicker than would be possible with alternate delivery method.

Whereas, in consideration of the foregoing, the Board of Education has determined that the use of the design-build process for the Project is in the best interest of the Los Angeles Unified School District as it will accomplish one of more of the following objectives: (i) reduce comparable project costs; (ii) expedite the project's completion; or (iii) provide features not achievable through traditional design-bid-build method.

Resolved, that the Board of Education approves the use of the *California Education Code 17250* project delivery method for the Porter Ranch Community School Classroom Addition Project.

IN WITNESS of the passage of the foregoing Resolution as prescribed by law, we, the Members of said Board of Education, present and voting thereon, have hereunto set our hands the 12<sup>th</sup> day of May, 2015.

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Members of the Board of Education  
City of Los Angeles