

**Santa Monica-Malibu Unified School District
Board of Education Meeting
ADDENDUM TO THE AGENDA**

June 2, 2016

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MAJOR ITEMS

INFORMATION ITEMS

SW

TO: BOARD OF EDUCATION

ACTION/CONSENT

06/02/16

FROM: SANDRA LYON / JANECE L. MAEZ / STEVE MASSETTI

RE: AGREEMENT FOR CONSTRUCTION MANAGEMENT AND RELATED
SERVICES – MALIBU MIDDLE & HIGH SCHOOL – CAMPUS IMPROVEMENTS
PROJECT – ELEMENT CONSULTING, INC. – MEASURE BB

RECOMMENDATION NO. A.18a

It is recommended that the Board of Education approve award of a Construction Management professional services agreement to Element Consulting, Inc. (ECI) in the amount of \$1,618,773.

Funding Information

Budgeted: No
Fund: 83
Source: BB
Account Number: 83-90500-0-00000-85000-5802—XXX-2600
Description: Construction Management

COMMENTS: In order to effectively execute the work planned under the Malibu Middle & High School (MMHS), Campus Improvements Project, it is necessary to obtain professional construction management services. To that end, the Facility Improvement Projects Department (FIP) prepared and issued a Request for Proposals (RFP) for Construction Management (CM) Services.

The RFP was issued on April 6, 2016. A preproposal meeting for interested consultants was held on April 12, 2016, at which approximately twelve firms were in attendance. A site visit and walk was conducted on April 18, 2016, at MMHS. Proposals were due on April 25, 2016. A total of eight proposals were received from the following consultants:

- California Construction Management, Inc.
- Element Consulting, Inc.
- Kitchell
- Cumming Corporation
- McKissack & McKissack
- Telacu Construction Management, Inc.
- Del Terra Group
- Pacifica Services, Inc.

Proposals were reviewed and ranked by a committee that consisted of the Interim FIP Director, the MMHS Principal, the Project Architect, the Bond Preconstruction Manager, and the Bond Program Manager. The proposal ranking indicated a clear separation between the top three ranked firms and the next five ranked firms. The top three ranked firms (Kitchell, ECI, and Cumming) were invited to present their proposed teams and their project approaches to the review committee. Presentations were conducted on May 9, 2016.

Although all three firms presented capable construction management teams, the review panel unanimously recommends selection of ECI based upon its clear understanding of the ongoing issues at MMHS, its understanding of the scope of the project, the proposed team members, and its proposed project approach.

The Time and Materials, not-to-exceed proposal is based upon hourly rates for the services required, and monthly invoicing will be submitted for actual hours worked in the previous month. Funding for the construction management agreement will come from the Measure BB program reserve shortfall.

MOTION MADE BY:
SECONDED BY:
STUDENT ADVISORY VOTE:
AYES:
NOES: