



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

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Report Number:	101-13/14
Date:	November 12, 2013
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Four Major Repair Projects
Responsible Staff:	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213-241-4811

BOARD REPORT

Action Proposed: Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve four major repair projects deemed to be urgent in nature, as listed in Attachment A. The total combined budget for these projects is \$6,724,477.

Background: Historically, Facilities Maintenance and Operations (M&O) has relied primarily on Routine Repair General Maintenance (RRGM-General Fund) and Deferred Maintenance (DM-General Fund) funding to manage urgent school site repairs. However, State budget flexibility provisions have resulted in severe funding reductions to the RRGM and Deferred Maintenance programs. As a result, large unforeseen major repair needs deemed to be urgent in nature must be addressed with capital funding sources.

Staff recently identified the need to undertake four new major repair projects necessary to ensure healthy, safe and secure schools, as listed in Attachment A. Two of the proposed projects will address unanticipated damage in high school gymnasiums which has resulted in the gymnasiums being out-of-service. The remaining two projects will provide seismic corrections and upgrades to building structures not expected to perform as well as other building structures in earthquakes.

Expected Outcomes: If the Board of Education approves the proposed action, staff will execute four major repair projects deemed to be urgent in nature. The projects, when complete, will help improve the conditions of students' learning environments at four school sites.



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- Board Options and Consequences:** A “yes” vote will authorize construction of four urgent repair projects. If the proposed action is not approved, safety and structural issues will remain unaddressed and some facilities will continue to be unusable.
- Policy Implications:** These actions are consistent with the District’s commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.
- Budget Impact:** The total combined budget for the four major repair projects is \$6,724,477. These projects will be funded by Bond Program funds earmarked specifically for major repair projects at existing schools. Individual project budgets include appropriate soft costs and contingencies.
- Issues and Analysis:** The proposed major repair projects have been deemed urgent in nature.
- Bond Oversight Committee Recommendations:** This item was considered by the School Construction Bond Citizens’ Oversight Committee (BOC) at its meeting of October 30, 2013. The BOC's adopted resolution, including the vote of the Committee, will be forwarded under separate cover.
- Staff has concluded that this proposed SEP amendment will facilitate implementation of the SEP, and therefore, it will not adversely affect the District’s ability to successfully complete the SEP.
- Attachments:** Attachment A
- Informative**
- Desegregation Impact Statement**



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Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY
Superintendent

MICHELLE KING
Senior Deputy Superintendent
School Operations

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST
General Counsel

Approved as to form.

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

PRESENTED BY:

TONY ATIENZA
Director of Budget Services and
Financial Planning

Approved as to budget impact statement.

ROGER FINSTAD
Director, Maintenance & Operations
Facilities Services Division



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ATTACHMENT A - FOUR MAJOR REPAIR PROJECTS AT VARIOUS SITES

1. Huntington Park High School - Replace Gymnasium Floor Joists and Associated Asbestos Abatement of Crawl Space

Educational Service Center XP, Board District 5

- *Project Background and Scope* --Several structural members underneath the floors have failed rendering the floor system, and as a result the gymnasium, unsafe for use. The severity of the damage necessitated the closure of the gymnasium in June 2013. The proposed project will replace the failing flooring joists, which serve as the structural support of the floor system, and abate the asbestos containing construction material in the underlying crawl space. In an effort to enable the gymnasium to reopen for student use as quickly as possible, M&O staff initiated the abatement portion of the project in October 2013, front-funding it from the RRGGM Program. With the approval of this proposed action, the RRGGM program will be reimbursed with \$108,748 of Bond Program funds included in the overall project budget.
- *Project Budget* -- \$230,526, which includes \$108,748 for the asbestos abatement work that was "front-funded" with RRGGM program funds.
- *Project Schedule* -- Construction is anticipated to begin in October 2013, and conclude in December 2013.

2. Van Nuys High School – Replace Water Damaged Gymnasium Floor and Deteriorated Bleachers

Educational Service Center N, Board District 6

- *Project Background and Scope* -- In September 2013, a water pipe broke unexpectedly, causing damage to the gymnasium floor and already deteriorated bleachers, which required the closure of the building. The proposed project will replace the gymnasium floor, and remove and replace the existing deteriorated bleachers with new motorized bleachers. In an effort to enable the gymnasium to reopen for student use as quickly as possible, the project will be executed in phases. M&O staff will initiate the floor replacement work and demolition of the existing bleachers immediately so the gym could be put back into use. Since the new bleachers are required to be designed and constructed to Division of the State Architect (DSA) standards, the project scope and budget also include temporary bleachers. This temporary solution will be utilized once the floor is replaced and until construction begins on the permanent bleachers.
- *Project Budget* -- \$1,341,944
- *Project Schedule (Floor Replacement)* -- Construction is anticipated to begin in March 2014, and conclude in July 2014.
- *Project Schedule (Bleacher Replacement)* -- Construction is anticipated to begin in July 2015, and conclude in December 2015.



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ATTACHMENT A - FOUR MAJOR REPAIR PROJECTS AT VARIOUS SITES - *Continued*

3. Frost Middle School – Seismic Retrofit of Main Gymnasium and Boys' and Girls' Corrective Room Buildings

Educational Service Center N, Board District 3

- *Project Background and Scope* -- The main gymnasium and boys' and girls' corrective rooms buildings are masonry/concrete wood structures built in 1969, and are designated as "Priority 2A" structures. These are building structures not expected to perform as well in future earthquakes that require seismic corrections and upgrades. The proposed project will be designed to the current code, and provide additional anchoring and reinforcements to wall and roof structures in order to significantly reduce the seismic vulnerability of the buildings.
- *Project Budget* -- \$2,823,285, this project has been submitted for Federal Emergency Management Agency (FEMA) funding. Any funding received will be applied to the project, enabling local bond funds to be freed up for additional projects.
- *Project Schedule* -- Construction is anticipated to begin in January 2016, and conclude in May 2016. The anticipated construction start date coincides with the anticipated approval of FEMA funding. Under FEMA funding guidelines, construction cannot be initiated until after funding is approved.

4. San Fernando Middle School - Seismic Retrofit of Girls Gymnasium Building

Educational Service Center N, Board District 6

- *Project Background and Scope* -- The gymnasium is a concrete shear wall structure built in 1957, and is designated as a "Priority 2A" structure. These are building structures not expected to perform as well in future earthquakes that require seismic corrections and upgrades. The proposed project will be designed to the current code, and provide additional anchoring and reinforcements to wall and roof structures in order to significantly reduce the seismic vulnerability of the building, and in particular the roof systems. FEMA funding is not available at this time, as such, this project will be funded and executed based on the assumption that only local funding sources are utilized.
- *Project Budget* -- \$2,328,722
- *Project Schedule* -- Construction is anticipated to begin in October 2014, and conclude in February 2015.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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L.A. City Controller's Office
Pamela Schmidt, Vice-Chair
Early Education Coalition
Quynh Nguyen, Secretary
LAUSD Student Parent
Scott Folsom, Executive Committee
Tenth District PTSA
Stuart Magruder, Executive Committee
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Bill Brewington
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CA Charter School Association
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Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Thomas A. Rubin, CPA
Oversight Committee Consultant

Gary C. Anderson, PhD
Bond Administrator
Daniel Hwang
Administrative Analyst

RESOLUTION 2013-31

BOARD REPORT NO. 101-13/14

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO DEFINE AND APPROVE FOUR MAJOR REPAIR PROJECTS

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve four major repair projects with a combined budget for these projects of \$6,724,477 as follows:

1. Huntington Park High School - Replace Gymnasium Floor Joists and Associated Asbestos Abatement of Crawl Space – \$230,526
2. Van Nuys High School – Replace Water Damaged Gymnasium Floor and Deteriorated Bleachers – \$1,341,944
3. Frost Middle School – Seismic Retrofit of Main Gymnasium and Boys' and Girls' Corrective Room Buildings – \$2,823,285
4. San Fernando Middle School - Seismic Retrofit of Girls Gymnasium Building – \$2,328,722

WHEREAS, historically, Facilities Maintenance and Operations (M&O) has relied primarily on Routine Repair General Maintenance (RRGM-General Fund) and Deferred Maintenance (DM-General Fund) funding to manage urgent school site repairs; and

WHEREAS, State budget flexibility provisions have resulted in severe funding reductions to the RRGM and Deferred Maintenance programs, and as a result M&O is unable to address large, unforeseen major repair needs; and

WHEREAS, District Staff recently identified the need to undertake these four new major repair projects as necessary to ensure healthy, safe and secure schools; and

WHEREAS, these actions are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

RESOLUTION 2013-31
255 AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO DEFINE AND APPROVE FOUR MAJOR REPAIR PROJECTS
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NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve 4 major repair projects with a combined budget for these projects of \$6,724,477 as defined herein and in the Board Report No. 101-13/14, a copy of which is attached hereto in the form it was presented to the BOC.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Oversight Committee and the District.

ADOPTED on October 30, 2013, by the following vote:

AYES: 9

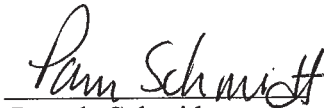
ABSTAIN: 0

NAYS: 0

ABSENT: 4



Steve English
Chair



Pamela Schmidt
Vice Chair