

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report



Report Number:	125-11/12
Date:	January 10, 2012
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Fund Five Measure R Major Repairs Projects at Various Sites
Responsible Staff:	
Name	Kelly J. Schmader, Chief Facilities Executive
Office/Division	Facilities Services Division, Maintenance and Operations Branch
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) as follows:

- Define five major repairs projects at various sites totaling \$7,012,500
- Reallocate funds to these five projects by deferring 30 Measure R Major Repairs projects as listed in Attachment A

Background: Historically, Facilities Maintenance and Operations (M&O) has relied on two primary funding sources to manage exigent school site repairs: Routine Repair General Maintenance (RRGM-General Fund) and Deferred Maintenance (DM-General Fund). Additionally, M&O also manages the following bond programs: Measure R Major Repairs, Measure Y Major Repairs and Measure Y Basic Repairs.

State budget flexibility provisions have resulted in severe funding reductions to the RRGM and DM programs. Since the 2008-09 Fiscal Year through the current year, funding for these programs has been reduced by \$80.9 Million and \$96.6 Million respectively (\$177.5 Million combined). As a result M&O is unable to address large, unforeseen critical repair needs with these funding sources. Therefore M&O must resort to reprioritizing previously approved bond projects in order to fund new projects that are critical to ensure healthy, safe and secure schools.

To create sufficient budget authority, staff identified 30 Measure R Major Repair projects that have not yet started construction and can be deferred until other funds are allocated, or that can be incorporated into future modernization projects. Projects are listed in Attachment A.



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The projects proposed for deferral fall primarily into two categories – interior and exterior paint and asphalt and paving repair and resealing. There are also additional projects identified by Maintenance and Operations as completed by other means, and one that is scheduled for cancellation because the school site no longer exists.

Staff identified paint projects for deferral in favor of more critical, high priority projects. The specific asphalt/paving projects were identified because the pavement condition at those locations is deteriorated such that a seal coat is no longer effective and full asphalt replacement is required. Staff is proposing that these projects should proceed when additional funding is identified or when they can be executed as part of a larger project developed through the capital needs/master planning effort.

M&O has recently identified five critical projects that require Board approval, as follows:

Nobel Middle School – Replace Boilers and Chiller Local District 1, Board District 3

This project was previously programmed to be executed with Deferred Maintenance funding, but the budget established was not sufficient to cover the work and a new funding source must be established. To construct a project to remove and replace the three existing boilers and chiller \$3.93 Million is required. This equipment is 20 years old and requires frequent repairs. The existing chiller is obsolete and is no longer in use in the industry, making ongoing maintenance costly. When a system problem occurs it interrupts the service of all three components (cooling, heating and hot water) throughout the entire school campus.

This project will provide separate and independent zone-type operations for air conditioning, heating and hot water for the school campus, thereby reducing on-going maintenance, operating and utility costs. The three new boilers require heat input below the thresholds that require permitting by the South Coast Air Quality Management District (AQMD), and therefore will not require annual source testing and permits, which will further reduce future costs.

The project is expected to begin construction in the first quarter of 2012 and conclude during the fourth quarter 2012.



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Crenshaw High School – Replace Boilers Local District 3, Board District 1

This project was previously programmed to be executed with Deferred Maintenance funding, but the budget established was not sufficient to cover the work and a new funding source must be established. The existing boilers are 37 years old and cannot be repaired, and the operating permits will shortly expire and cannot be renewed. The existing boilers do not meet current AQMD guidelines for exhaust emissions and have to be removed within one year.

To design and construct a project to remove three obsolete steam boiler systems with new, energy efficient hot water boiler systems requires \$1.5 Million. The project will begin construction in the second quarter of 2012 and conclude during the fourth quarter of 2012.

Garfield High School – Replace Telescopic Bleachers Local District 5, Board District 5

The original bleachers in the boys' gymnasium were built in 1967. When not in their fully extended position, the bleachers are designed to retract against the wall to provide additional floor space. Due to the age of the bleachers, the telescoping mechanisms have worn out and are beyond repair, rendering them unsafe.

To design and construct the new bleachers and the necessary structural anchors and accessibility improvements \$373,000 is required. This amount will also cover the cost to rent temporary bleachers to allow continued use of the gymnasium.

This project has been "front funded" with RRG. Construction started in the first quarter of 2011 and is scheduled to be completed in the fourth quarter of 2012. With the approval of this proposed action, the RRG program will be reimbursed with \$373,000 of Bond Program funds.



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Halldale Elementary School – Repair Sinkhole and Place Portable Classroom

Local District 8, Board District 7

A leaking water pipe caused a sinkhole at Halldale ES under an existing portable classroom building. The classroom had to be taken out of service and moved so investigations could be conducted to determine what caused the sinkhole and to design the appropriate repair. As of now, the building is out of service and placed on blocks, and repairs on the sinkhole are underway. To design and construct the sinkhole repair and subsequent return of the portable classroom to service, with associated necessary path of travel work required by the Division of the State Architect, \$744,500 is required.

This project has been “front funded” with RRGM and is scheduled to complete during the fourth quarter of 2011. With the approval of this proposed action, the RRGM program will be reimbursed with \$744,500 of Bond Program funds.

Eagle Rock Elementary School – Remove and Replace Lunch Shelter

Local District 4, Board District 5

In August 2010 a structural investigation of the lunch shelter at Eagle Rock Elementary School revealed one rotted corner column and numerous additional structural inadequacies. Because of these deficiencies, the building was deemed to be unsafe and was removed.

Construction of a replacement structure, including necessary upgrades required by the Americans with Disabilities Act, began in May 2011 and is expected to conclude in the first quarter of 2012. Demolition, design and construction are estimated at \$465,000. With the approval of this proposed action, the RRGM program will be reimbursed with \$465,000 of Bond Program funds.

Expected Outcomes: If the Board of Education approves staff’s proposal, five critically needed projects will move forward to construction and 30 projects listed in Attachment A will be deferred until other funding is identified. The five projects were identified because of their importance for student safety and health and/or compliance with state regulations.

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- Board Options and Consequences:** A “yes” vote will allow construction of five critical projects for which funding is not currently identified. If the proposed Board Report is not approved, safety issues will remain unaddressed and the District will have to remove existing boilers from service.
- 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:** If this item is approved, \$7,012,500 from the Measure R Major Repairs program will be allocated toward the five recommended projects. Sufficient funding remains in this program to cover these expenditures after deferring projects listed in Attachment A.
- Issues and Analysis:** Project costs include appropriate soft costs and contingencies. The issues and analysis are as described by staff in the Background and Board Options and Consequences sections of this report.
- Bond Oversight Committee Recommendations:** This item was considered by the School Construction Bond Citizens’ Oversight Committee (BOC) at its meeting of December 15, 2011. The BOC adopted the attached resolution by a vote of 8 ayes and 0 nays.
- 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 - Major Repairs Measure R Projects Proposed for Deferral
- Informative**
- Desegregation Impact Statement** A Desegregation Impact Statement is not required.

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Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY
Superintendent

MICHELLE KING
Senior Deputy Superintendent
School Operations

REVIEWED BY:

APPROVED &
PRESENTED BY:

DAVID HOLMQUIST
General Counsel

Approved as to form.

KELLY J. SCHMADER
Chief Facilities Executive
Facilities Services Division

TONY ATIENZA
Director of Budget Services and
Financial Planning (Interim)

Approved as to budget impact statement.

Attachment A - Major Repairs Measure R Projects Proposed for Deferral

SCHOOL NAME	PROJECT DESCRIPTION	PRNO	LD	BD
24TH ST EL	ASPHALT PAVING REPAIR & RESEALING	1ZQE4	3	1
95TH STREET EEC	RESURFACE PARKING LOT	216Q6	8	1
CARSON SH	ASPHALT PAVING REPAIR & RESEALING	1ZQV9	8	7
CHANDLER EL	INTERIOR PAINTING & REFINISH	1ZQA2	2	3
GARDENA BUS GAR	FIRE ALARM SYSTEM (Const Only)	1ZQW5	8	7
HARTE PREP MS	ASPHALT PAVING REPAIR & RESEALING	1ZQW8	8	1
HASKELL EL	INTERIOR PAINTING & REFINISH	1ZQ60	1	3
HASKELL EL	EXTERIOR PAINTING & REFINISH	1ZQ61	1	3
HAYNES EL	EXTERIOR PAINTING & REFINISH	1ZQ62	1	3
HOLMES MS	EXTERIOR PAINTING & REFINISH	1ZQ65	1	3
KESTER EL	INTERIOR PAINTING & REFINISH	1ZQB8	2	3
LACES MAG	ASPHALT PAVING REPAIR & RESEALING	1ZQG7	3	1
LAWRENCE MS	INTERIOR PAINTING & REFINISH	1ZQ70	1	3
LAWRENCE MS	EXTERIOR PAINTING & REFINISH	1ZQ71	1	3
MANCHESTER EL	INTERIOR PAINTING & REFINISH	1ZQT4	7	1
MANCHESTER EL	EXTERIOR PAINTING & REFINISH	1ZQT5	7	1
MANN MS	EXTERIOR PAINTING & REFINISH	1ZQG9	3	1
MARKHAM MS (i)	ASPHALT PAVING REPAIR & RESEALING	1ZQT7	7	7
MULHOLLAND MS	INTERIOR PAINTING & REFINISH	1ZQ78	1	3
MULHOLLAND MS	EXTERIOR PAINTING & REFINISH	1ZQ79	1	3
PEARY MS	EXTERIOR PAINTING & REFINISH	1ZQX5	8	7
PIO PICO EL	REPLACE HVAC SYSTEMS	1ZQH5	3	1
RESEDA SH	R/R EMERGENCY LIGHTING SYSTEM-	206Q5	1	3
SELLERY SP ED CTR	ASPHALT PAVING REPAIR & RESEALING	1ZQY1	8	7
SOCES MAG	INTERIOR PAINTING & REFINISH (JOC)	1ZQ90	1	3
SOCES MAG	EXTERIOR PAINTING & REFINISH (JOC)	1ZQ91	1	3
STATE EL	REPLACE CONCRETE (JOC)	126Q7	6	5
STATE EL	REPLACE DOOR HARDWARE (Card Access)	1ZT88	6	5
TWEEDY EL	REPLACE HVAC SYSTEMS	1ZQR1	6	5
WESTERN EL	ASPHALT PAVING REPAIR & RESEALING	1ZQI5	3	1

Elizabeth Bar-El, Chair
LAUSD Student Parent
(Primary Member)

Stephen English, Vice Chair
L.A. City Controller's Office

John Naimo, Secretary
L.A. County Auditor-Controller's
Office (Primary Member)

Maria Cabildo, Executive Committee
LAUSD Student Parent
(Primary Member)

Chester Widom, Executive Committee
American Institute of Architects

Ilene Ashcraft
Tenth District PTSA

Paul Escala
CA Charter School Association

Eva Hain
AARP

John Hakel
Associated General Contractors of
CA

Robbie Hunter
L.A. Co. Federation of Labor,
AFL-CIO

Pamela Schmidt
Early Education Coalition

Joan Sullivan
L.A. Mayor's Office

Wendy Watanabe
L.A. County Auditor-Controller's
Office (Alternate Member)

Barry Waite
LAUSD Student Parent
(Alternate Member)

(Vacant)
California Tax Reform

(Vacant)
L.A. Area Chamber of Commerce

(Vacant)
Thirty-First District PTSA

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP

Thomas A. Rubin
Oversight Committee Consultant

Gary C. Anderson
Bond Administrator
Daniel Hwang
Administrative Analyst

RESOLUTION 2011-49

BOARD REPORT NO. 125-11/12

AMENDMENT TO THE EXISTING FACILITIES STRATEGIC EXECUTION PLAN (SEP) TO DEFINE AND FUND FIVE MEASURE R MAJOR REPAIRS PROJECTS AT VARIOUS SITES

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) as follows:

1. Define five major repairs projects at various sites totaling \$7,012,500, which are described and identified in Board Report No. 125-11/12 (attached hereto) as:
 - (1) Nobel Middle School – Replace Boilers and Chiller,
 - (2) Crenshaw High School – Replace Boilers,
 - (3) Garfield High School – Replace Telescopic Bleachers,
 - (4) Halldale Elementary School – Repair Sinkhole and Place Portable Classroom, and
 - (5) Eagle Rock Elementary School – Remove and Replace Lunch Shelter;
2. Reallocate funds to these five projects by deferring 30 Measure R Major Repairs projects as listed in Attachment A hereto; and

WHEREAS, District Facilities Maintenance and Operations (M&O) has recently identified the five major repair projects identified above that require Board approval; and

WHEREAS, historically, M&O has relied on two primary funding sources to manage exigent school site repairs: Routine Repair General Maintenance (RRGM-General Fund) and Deferred Maintenance (DM-General Fund); and

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WHEREAS, additionally, M&O also manages the following bond programs: Measure R Major Repairs, Measure Y Major Repairs and Measure Y Basic Repairs; and

WHEREAS, state budget flexibility provisions have resulted in severe funding reductions to the RRGGM and DM programs. Since the 08-09 fiscal year through the current year, funding for these programs has been reduced by \$80.9 Million and \$96.6 Million respectively (\$177.5 Million combined), and as a result M&O is unable to address large, unforeseen critical repair needs with these funding sources, and therefore M&O must resort to reprioritizing previously approved bond projects in order to fund new projects that are critical to ensure healthy, safe and secure schools; and

WHEREAS, to create sufficient budget authority, District staff has identified thirty Measure R Major Repair projects that have not yet started construction and can be deferred until other funds are allocated, or that can be included in future modernization projects, and these projects are listed in Attachment A hereto; and

WHEREAS, District 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.

NOW, THEREFORE, BE IT RESOLVED THAT

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education approve an amendment to the Facilities Strategic Execution Plan (SEP) as follows:
 - a. Define five major repairs projects at various sites totaling \$7,012,500, which are described and identified in Board Report No. 125-11/12 (attached hereto) as:
 - (1) Nobel Middle School – Replace Boilers and Chiller,
 - (2) Crenshaw High School – Replace Boilers,
 - (3) Garfield High School – Replace Telescopic Bleachers,
 - (4) Halldale Elementary School – Repair Sinkhole and Place Portable Classroom, and
 - (5) Eagle Rock Elementary School – Remove and Replace Lunch Shelter; and
 - b. Reallocate funds to these five projects by deferring the 30 Measure R Major Repairs projects listed in Attachment A hereto.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Bond Oversight Committee's website.
3. A written response as required by the Charter and Memorandum of Understanding between the Oversight Committee and the Board be provided to the Oversight Committee within 30 days, reporting either on action taken or proposed to be taken in response to this resolution and each recommendation herein.

Amendment to the Existing Facilities Strategic Execution Plan (SEP) to Define and Fund Five Measure R Major Repairs Projects at Various Sites

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ADOPTED on December 15, 2011 by the following vote:

AYES: 8

ABSTAIN: 0

NAYS: 0

ABSENT: 5

Elizabeth Bar-El

Elizabeth Bar-El
Chair

Steve English

Steve English
Vice Chair

Attachment A - Major Repairs Measure R Projects Proposed for Deferral

SCHOOL NAME	PROJECT DESCRIPTION	PRNO	LD	BD
24TH ST EL	ASPHALT PAVING REPAIR & RESEALING	1ZQE4	3	1
95TH STREET EEC	RESURFACE PARKING LOT	216Q6	8	1
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HASKELL EL	EXTERIOR PAINTING & REFINISH	1ZQ61	1	3
HAYNES EL	EXTERIOR PAINTING & REFINISH	1ZQ62	1	3
HOLMES MS	EXTERIOR PAINTING & REFINISH	1ZQ65	1	3
KESTER EL	INTERIOR PAINTING & REFINISH	1ZQB8	2	3
LACES MAG	ASPHALT PAVING REPAIR & RESEALING	1ZQG7	3	1
LAWRENCE MS	INTERIOR PAINTING & REFINISH	1ZQ70	1	3
LAWRENCE MS	EXTERIOR PAINTING & REFINISH	1ZQ71	1	3
MANCHESTER EL	INTERIOR PAINTING & REFINISH	1ZQT4	7	1
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MANN MS	EXTERIOR PAINTING & REFINISH	1ZQG9	3	1
MARKHAM MS (i)	ASPHALT PAVING REPAIR & RESEALING	1ZQT7	7	7
MULHOLLAND MS	INTERIOR PAINTING & REFINISH	1ZQ78	1	3
MULHOLLAND MS	EXTERIOR PAINTING & REFINISH	1ZQ79	1	3
PEARY MS	EXTERIOR PAINTING & REFINISH	1ZQX5	8	7
PIO PICO EL	REPLACE HVAC SYSTEMS	1ZQH5	3	1
RESEDA SH	R/R EMERGENCY LIGHTING SYSTEM-	206Q5	1	3
SELLERY SP ED CTR	ASPHALT PAVING REPAIR & RESEALING	1ZQY1	8	7
SOCES MAG	INTERIOR PAINTING & REFINISH (JOC)	1ZQ90	1	3
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STATE EL	REPLACE DOOR HARDWARE (Card Access)	1ZT88	6	5
TWEEDY EL	REPLACE HVAC SYSTEMS	1ZQR1	6	5
WESTERN EL	ASPHALT PAVING REPAIR & RESEALING	1ZQI5	3	1