



Board of Education Report

File #: Rep-256-20/21, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Redefine the Taft Charter High School Comprehensive Modernization Project to Include the Upgrade of Heating, Ventilation, and Air Conditioning Systems in Seven Classroom Buildings

March 9, 2021

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to redefine the Taft Charter High School (Taft CHS) Comprehensive Modernization Project (Project) to include the upgrade of Heating, Ventilation, and Air Conditioning (HVAC) systems in seven classroom buildings. The budget for the redefined project is \$145,676,962, an increase of \$11,738,665.

Background:

There are seven classroom buildings at Taft CHS, an affiliated charter school, that have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system. Staff initially considered proposing a new standalone critical repair project to address the deteriorated HVAC system in these buildings. However, in an effort to maximize efficiencies, staff is recommending that the Taft CHS Comprehensive Modernization Project be redefined to include the replacement and upgrade of the existing HVAC systems. The comprehensive modernization project already includes upgrading five of these classroom buildings for interior plumbing systems and restroom piping, fixtures, fittings, and finishes. Coordinating and performing the proposed replacement and upgrade of the HVAC system in seven classroom buildings concurrently with the planned work of the Comprehensive Modernization project will streamline design and construction efforts and eliminate any potential duplicative work that may occur with two separate projects and general contractors.

The proposed redefinition of the Taft CHS Comprehensive Modernization Project includes the following scope:

- Replacement of the wall mounted HVAC units serving Classroom Buildings A, B, C and D with new up-to-date units and associated ducting.
- Replacement of the roof mounted HVAC units serving Classroom Building G with new up-to-date units and associated support structures, structural framing, upgraded ceiling components, light fixtures, and low voltage devices.
- Replacement of the roof mounted and wall mounted HVAC units serving Classroom Buildings E and F with new up-to date units and associated support structures, structural framing, ductwork, upgraded ceiling components, light fixtures, and low voltage devices.

The Taft CHS Comprehensive Modernization Project is currently in design. Staff anticipates that construction activities will begin in the 4th quarter of 2022. The site/utility/interim housing activities may begin in advance of this work in an earlier phase. Construction is anticipated to be completed by the 2nd quarter of 2026. Taft CHS is located in Local District Northwest and Board District 4 (Melvoin) and is part of the Taft Community of Schools.

Expected Outcomes:

Staff anticipates that the Board will adopt staff's proposal to redefine the Taft CHS Comprehensive Modernization Project to replace and upgrade the HVAC system in seven classroom buildings. With adoption of the proposal, staff will immediately proceed with authorizing the Architect of Record to incorporate the replacement of the HVAC systems into the design of the Project.

Board Options and Consequences:

Approval of the proposed action will allow staff to proceed with the design and subsequent construction of a new HVAC system in seven classroom buildings. When the comprehensive modernization project is complete, all classroom buildings will have fully functional HVAC systems.

If the proposed action is not approved, seven classroom buildings will continue to operate without a fully functional HVAC system. System failures will continue to be experienced and temporary patchwork solutions will continue to be utilized to provide some level of heat, air, and ventilation to these buildings.

Policy Implications:

The proposed action is consistent with the Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures.

Budget Impact:

The redefinition of the Taft Charter High School Comprehensive Modernization Project to include the replacement of the HVAC system in seven classroom buildings increases the project budget by \$11,738,665, which results in an updated project budget of \$145,676,962.

The Project, including the new HVAC scope, is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to school buildings. This action will require the transfer of \$11,738,665 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need.

Student Impact:

Redefining the Taft CHS Comprehensive Modernization Project to include the upgrade of HVAC systems in seven classroom buildings will help ensure the students attending Taft HS are provided with updated facilities that are well-ventilated with efficient heating and air conditioning systems that support learning.

Issues and Analysis:

There are seven classroom buildings at Taft CHS that have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system. Redefining the comprehensive modernization project instead of proposing a new standalone critical repair project to address the deteriorated HVAC system in these buildings will enable staff to better coordinate design and construction efforts and minimize impacts on the learning environment.

Bond Oversight Committee Recommendations:

This item was considered by the Bond Citizens' Oversight Committee at its February 25, 2021 meeting. Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP.

Attachments:

Attachment A- BOC Resolution

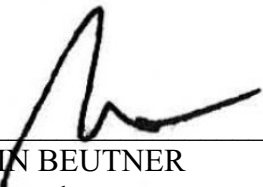
Informatives:

None.

Submitted:


2/19/21

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



MEGAN K. REILLY
Deputy Superintendent
Business Services & Operations

REVIEWED BY:



DEVORA NAVERA REED
Interim General Counsel

APPROVED BY:




MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form.

REVIEWED BY:

PRESENTED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning



AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Rachel Greene, Chair

Tenth District PTSA

Dr. Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Chris Hannan, Secretary

L.A. Co. Federation of Labor AFL-CIO

Margaret Fuentes, Executive Committee

LAUSD Student Parent

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Early Education Coalition

Tracy Bartley31st District PTSA**Neelura Bell**

CA Charter School Association

Jeffrey Fischbach

CA Tax Reform Assn.

Melanie Freeland

American Institute of Architects

Greg Good

L.A. City Mayor's Office

Karen Krygier

L.A. City Controller's Office

Dolores Sobalvarro

AARP

Alvin Trotter, Jr.

L.A. Area Chamber of Commerce

Roger Uy

Assoc. General Contractors of CA

Guy Zelenski

L.A. Co. Auditor-Controller's Office

Celia Ayala (Alternate)

Early Education Coalition

Dr. Clarence Monteclaro (Alternate)

Tenth District PTSA

Connie Yee (Alternate)

L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

BOC Staff

RESOLUTION 2021-06

BOARD REPORT NO. 256-20/21

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO REDEFINE THE TAFT CHARTER HIGH SCHOOL COMPREHENSIVE MODERNIZATION PROJECT TO INCLUDE THE UPGRADE OF HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS IN SEVEN CLASSROOM BUILDINGS

WHEREAS, Los Angeles Unified School District Staff (Staff) proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to redefine the Taft Charter High School (Taft CHS) Comprehensive Modernization Project (Project) to include the upgrade of Heating, Ventilation, and Air Conditioning (HVAC) systems in seven classroom buildings; and

WHEREAS, There are seven classroom buildings at Taft CHS, an affiliated charter school, that have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system; and

WHEREAS, The proposed redefinition of the Taft CHS Comprehensive Modernization Project includes the following scope:

- Replacement of the wall mounted HVAC units serving Classroom Buildings A, B, C and D with new up-to-date units and associated ducting; and
- Replacement of the roof mounted HVAC units serving Classroom Building G with new up-to-date units and associated support structures, structural framing, upgraded ceiling components, light fixtures, and low voltage devices; and

Bond Oversight Committee

RESOLUTION 2021-06**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO REDEFINE THE TAFT CHARTER HIGH SCHOOL COMPREHENSIVE MODERNIZATION PROJECT TO INCLUDE THE UPGRADE OF HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS IN SEVEN CLASSROOM BUILDINGS**

- Replacement of the roof mounted and wall mounted HVAC units serving Classroom Buildings E and F with new up-to date units and associated support structures, structural framing, ductwork, upgraded ceiling components, light fixtures, and low voltage devices; and

WHEREAS, Staff anticipates that construction activities will begin in the 4th quarter of 2022 and be completed by the 2nd quarter of 2026; and

WHEREAS, With adoption of the proposal, Staff will immediately proceed with authorizing the Architect of Record to incorporate the replacement of the HVAC systems into the design of the Project; and

WHEREAS, When the comprehensive modernization project is complete, all classroom buildings will have fully functional HVAC systems; and

WHEREAS, If the proposed action is not approved, seven classroom buildings will continue to operate without a fully functional HVAC system; and

WHEREAS, The proposed action is consistent with the Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

WHEREAS, The redefinition of the Taft CHS Comprehensive Modernization Project to include the replacement of the HVAC system in seven classroom buildings increases the project budget by \$11,738,665, which results in an updated project budget of \$145,676,962; and

WHEREAS, This action will require the transfer of \$11,738,665 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need; and

WHEREAS, Redefining the comprehensive modernization project instead of proposing a new standalone critical repair project to address the deteriorated HVAC system in these buildings will enable Staff to better coordinate design and construction efforts and minimize impacts on the learning environment; and

WHEREAS, Redefining the Taft CHS Comprehensive Modernization Project to include the upgrade of HVAC systems in seven classroom buildings will help ensure the students attending Taft CHS are provided with updated facilities that are well-ventilated with efficient heating and air conditioning systems that support learning; and

WHEREAS, Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP.

RESOLUTION 2021-06**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO REDEFINE THE TAFT CHARTER HIGH SCHOOL COMPREHENSIVE MODERNIZATION PROJECT TO INCLUDE THE UPGRADE OF HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS IN SEVEN CLASSROOM BUILDINGS**

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board approve an amendment to the Facilities SEP to redefine the Taft CHS Comprehensive Modernization Project to include the upgrade of HVAC systems in seven classroom buildings, as described in Board Report 256-20/21, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified Board and posted on the Bond Oversight Committee's website.
3. Los Angeles Unified 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 Bond Oversight Committee and Los Angeles Unified.

ADOPTED on February 25, 2021, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Rachel Greene/

Rachel Greene
Chair

/Bevin Ashenmiller/

Bevin Ashenmiller
Vice-Chair