



Board of Education Report

File #: Rep-110-20/21, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Construction Activities for Three Projects that Address Critical School Repair Needs
January 12, 2021
Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to authorize and fund construction activities for three projects that address critical school repair needs, as listed on Attachment A. Staff further proposes that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials.

This action amends the previously approved project definition, which includes pre-construction activities only and allocates an additional \$20,353,357 to the projects. The total combined budget for the projects is \$22,543,570, including the previously approved budget of \$2,190,213.

Background:

On November 14, 2017, the Board approved a project definition proposal to address critical school repair needs at Franklin High School (Board Report No. 086-17/18). The proposal requested initial funding in the amount of \$761,244 for pre-construction activities associated with an Auditorium Building seismic retrofit project on campus. In addition, on March 13, 2018, the Board approved a project definition proposal to address critical repair needs at Carnegie Middle School and Castle Heights Elementary School (Board Report No. 341-17/18). The proposal requested initial funding in the amount of \$437,777 and \$991,192 respectively, for pre-construction activities associated with Heating, Ventilation and Air Conditioning system projects on campus.

Pre-construction activities generally include due diligence, planning, and design activities, and may include environmental analysis in accordance with the California Environmental Quality Act regulations. Staff's proposal now requests construction authority and funding to complete the projects detailed in Attachment A.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to address critical school repair needs that will improve student health, safety and educational quality.

Board Options and Consequences:

A "yes" vote will authorize staff to proceed with the expenditure of Bond funds to undertake the proposal in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is not approved, bond funds will not be expended to fully implement the projects and critical school repair needs will remain unaddressed.

Policy Implications:

The action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the proposal is aligned with the Board-adopted Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements (Board Report No. 048-17/18).

Budget Impact:

The total combined budget for the three projects is \$22,543,570 which includes the previously approved combined budget of \$2,190,213 for pre-construction activities and an increase of \$20,353,357 for construction activities. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Each project budget was prepared based on the latest available information and assumptions about the project scope, site conditions, and market conditions. Individual project budgets will be reviewed throughout the construction phases as new information becomes known or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of each project.

Student Impact:

Continuing our efforts to undertake critical school repair and safety improvement projects is a vital component to the District's ability to provide safe school environments that promote teaching and learning.

Issues and Analysis:

The projects were previously defined and approved by the Board to include pre-construction activities only. Whereas traditionally projects are presented for authorization for both pre-construction and construction activities, this alternative approach was used with select projects that require a significant period of design as it allocates less funding at the time of initial approval. Having concluded pre-construction activities and identified funding, the projects are ready to proceed with construction following Board approval of this action.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on December 17, 2020. Staff has concluded that this proposed FSD SEP amendment will facilitate the implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

Attachments:

Attachment A - Construction Activities for Three Projects that Address Critical School Repair Needs
Attachment B - BOC Resolution

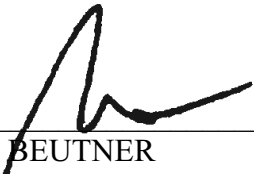
Informatives:

None.

Submitted:

12/7/20

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



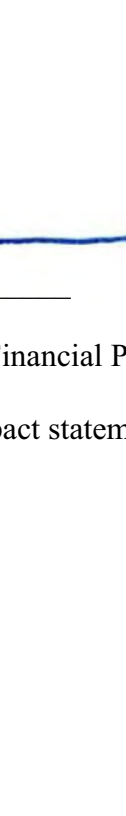
MEGAN K. REILLY
Deputy Superintendent
Business Services & Operations

REVIEWED BY:



DEVORA NAVERA REED
Interim General Counsel


APPROVED BY:



MARK HOVATTER
Chief of Facilities Executive
Facilities Services Division

Approved as to form.

REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

PRESENTED BY:



ROBERT LAUGHTON
Director of Maintenance and Operations
Facilities Services Division

Approved as to budget impact statement.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report
Attachment A

- 1. Carnegie Middle School – Project to Replace Heating, Ventilation and Air Conditioning Systems for Multiple Buildings**
 - *Local District South, Board District 7 – Ortiz Franklin*
 - *Project Background and Scope* – This project is to replace Heating, Ventilation and Air Conditioning systems at the Administration and Library/Oral Arts Buildings.
 - *Project Budget* -- \$3,658,844
 - *Project Schedule* – Construction is anticipated to begin in Q2 2021 and conclude in Q2 2022.

- 2. Castle Heights Elementary School – Project to Replace Heating, Ventilation and Air Conditioning Systems for Multiple Buildings**
 - *Local District West, Board District 1 – McKenna*
 - *Project Background and Scope* – This project is to replace Heating, Ventilation and Air Conditioning systems at multiple buildings.
 - *Project Budget* -- \$8,094,597
 - *Project Schedule* – Construction is anticipated to begin in Q2 2021 and conclude in Q4 2022.

- 3. Franklin High School – Project to Provide Seismic Retrofits at Auditorium**
 - *Local District Central, Board District 5 – Goldberg*
 - *Project Background and Scope* – This project is to provide seismic retrofits at the Auditorium Building which encompasses a total area of approximately 40,200 square feet. The project includes providing Americans with Disabilities Act upgrades as required.
 - *Project Budget* -- \$10,790,129
 - *Project Schedule* – Construction is anticipated to begin in Q2 2021 and conclude in Q1 2023.

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

Araceli Sandoval-Gonzalez, Executive Committee

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 2020-27**BOARD REPORT NO. 110-20/21****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE CONSTRUCTION ACTIVITIES FOR THREE PROJECTS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to authorize and fund construction activities for three projects that address critical school repair needs (the “Projects”), as described in Board Report 110-20/21 attached hereto; and authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or his designee(s), to execute all instruments necessary to implement the proposed projects; and

WHEREAS, This action amends the previously approved project definition, which includes pre-construction activities only and allocates an additional \$20,353,357 to the Projects. The total combined budget for the projects is \$22,543,570, including the previously approved budget of \$2,190,213; and

WHEREAS, In November 2017, the Board approved a project definition proposal to address critical school repair needs at Franklin High School (Board Report No. 086-17/18). The proposal requested initial funding of \$761,244 for pre-construction activities associated with an Auditorium Building seismic retrofit project on campus; and

WHEREAS, In March 2018, Carnegie Middle School and Castle Heights Elementary School (Board Report No. 341-17/18). The proposal requested initial funding in the amount of \$437,777 and \$991,192, respectively, for pre-construction activities associated with Heating, Ventilation and Air Conditioning system projects on campus; and

Bond Oversight Committee

RESOLUTION 2020-27**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE CONSTRUCTION ACTIVITIES FOR THREE PROJECTS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, Traditionally, such projects are presented for authorization for both pre-construction and construction activities. This alternative approach was used with select projects that require a significant period of design as it allocates less funding at the time of initial approval. Having concluded pre-construction activities and identified funding, the Projects are ready to proceed with construction; and

WHEREAS, Staff's current proposal requests construction authority and funding in the amount of \$20,353,357 to complete the Projects; and

WHEREAS, The Projects are consistent with the District's commitment to address school facilities needs and significantly improve conditions of aging and deteriorating school facilities; and

WHEREAS, Staff has determined that the Projects will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional; and

WHEREAS, The Board of Education's approval of the proposal will authorize District Staff to proceed with the expenditure of Bond Program funds to fully implement the Projects in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, The Projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components; and

WHEREAS, District Staff has concluded that the proposed SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

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 Strategic Execution Plan to authorize and fund construction activities for the Projects for a total project budget of \$22,543,570, which includes the previously approved budget of \$2,190,213 for pre-construction activities and an increase of \$20,353,357 for construction activities, as defined in Board Report 110-20/21 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 School District Board of Education and posted on the Oversight Committee's website.

**RESOLUTION 2020-27
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO APPROVE CONSTRUCTION ACTIVITIES FOR THREE PROJECTS THAT
ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

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 December 17, 2020, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Bevin Ashenmiller/

Dr. Bevin Ashenmiller
Vice-Chair

/Chris Hannan/

Chris Hannan
Secretary