



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	244-15/16
Date:	February 9, 2016
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 16 Projects That Address Critical School Repair Needs and One Project That Addresses Facilities Needs at Dacotah Early Education Center
Responsible Staff:	
Name	Mark Hovatter, Chief Facilities Executive Dean S. Tagawa, Administrator
Office/Division	Facilities Services Division Early Childhood Education Division
Telephone No.	213-241-4811 and 213-241-0415

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 16 projects that address critical school repair needs and one project that addresses facilities needs at Dacotah Early Education Center. The scope, schedule and budget for the 17 proposed projects are described in Attachment A. The total combined budget for the 17 projects is \$45,606,930.

Background: On January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality. The Board's action approved the overarching goals and principles, funding sources, specific categories of need, and spending targets for the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." The current bond program also includes a spending target to "Build New and Repair Aging Early Childhood Education Centers." Projects developed under these categories of need are included in the Facilities Services Division Strategic Execution Plan.

The 17 proposed projects that address critical school repair and early education facilities needs are necessary to improve student health, safety and educational quality.



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Expected Outcomes: Staff anticipates that the Board of Education will approve the proposed action to define and approve 17 projects to address critical school repair and early education facilities 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 17 proposed projects 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 and critical school repair needs and early childhood education facility repair needs will remain unaddressed.

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 17 projects is \$45,606,930. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components with the exception of the project at Dacotah Early Education Center which will be funded with Bond Program funds earmarked specifically for addressing Early Education facilities needs.

Issues and Analysis: It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If through the planning and design process it is determined that the proposed project scope(s) will not sufficiently address the critical need identified, the project scope, schedule and budget will be revised accordingly.

Bond Oversight Committee Recommendations: This item was considered by the School Construction Bond Citizens’ Oversight Committee (BOC) at its meeting of January 28, 2016. Staff has concluded that this proposed FSD 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.

Attachments: Attachment A- Project Definitions for 17 Projects That Address Critical School Repair Needs and Early Education Facilities Needs.

- Informative** None.
- Desegregation Impact Statement** N/A.



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Respectfully submitted,

APPROVED BY:

MICHELLE KING
Superintendent

REVIEWED BY:

DAVID HOLMQUIST
General Counsel

APPROVED &
PRESENTED BY:

Approved as to form.

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Cheryl Simpson
pp Kathy Adams
CHERYL SIMPSON
Director, Budget Services and
Financial Planning

DEAN S. TAGAWA
Administrator
Early Childhood Education Division

Approved as to budget impact statement.



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Attachment A

1. Andasol Elementary School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 24,500 square feet of roofing at fourteen buildings with a Polyvinyl Chloride (PVC) material. The roofs are over 15 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$519,548
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q4 2016.

2. Banning High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium Project

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to address cooling needs in the gymnasium building. The scope of work includes investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system and upgrading the fire alarm system. The scope of work also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Project Budget* -- \$5,107,619
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

3. Belvedere Middle School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District East, Board District 2 - García

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the Main, Gymnasium, classroom and library, home economic, academic, shop, and classroom buildings. The HVAC systems are over 40 years old and are beyond economical repair.
- *Project Budget* -- \$12,466,188
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2019.

4. Bertrand Elementary School – Project to Address Antiquated Roofing

Local District Northwest, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to upgrade 22,500 square feet of roofing at seven buildings with a Polyvinyl Chloride (PVC) material. The roofs are over 15 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$441,952
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q4 2016.



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5. Canfield Elementary School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the Administration, Classroom-South, Shop #1 and Boiler Vault, and portable buildings. The HVAC systems are over 35 years old and are beyond economical repair.
- *Project Budget* -- \$5,223,631
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q2 2019.

6. Carpenter Community Charter School – Project to Address Antiquated Fire Alarm System

Local District Northeast, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is replace an old antiquated fire alarm system with a new automatic and addressable system. The project will also include removal of existing panels, wiring, and raceways and patching and painting of walls.
- *Project Budget* -- \$1,633,904
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

7. Carson High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium Project

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to address cooling needs in the gymnasium building. The scope of work includes investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system and upgrading the fire alarm system. The scope of work also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Project Budget* -- \$3,898,492
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

8. Dacotah Early Education Center – Project to Address Antiquated Roofing

Local District East, Board District 2 - García

- *Project Background and Scope* – This project is to upgrade 18,000 square feet of roofing at the Children’s Unit Building with a Polyvinyl Chloride (PVC) material. The roofs are over 25 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$334,500
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q4 2016.



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9. Downtown Business Magnet High School– Project to Address Deteriorated Asphalt Concrete Paving

Local District Central, Board District 2 - García

- *Project Background and Scope* – The over 10-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of 24,600 square feet of deteriorated asphalt concrete pavement at the top of the upper deck parking lot. In addition, the scope of work includes installing a water-proof membrane and striping to match existing condition including ADA parking stalls. The scope also includes the associated ADA path of travel upgrades and drainage systems required by the DSA and the District’s Storm Water Technical Manual.
- *Project Budget* -- \$1,149,475
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q3 2018.

10. Granada Community Charter School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 49,000 square feet of roofing at four buildings and the arcades with a Polyvinyl Chloride (PVC) material. The roofs are over 20 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$1,576,413
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

11. Kennedy High School –Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 50,000 square feet of roofing on two buildings and arcades with a Polyvinyl Chloride (PVC) material. The roofs are over 20 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$1,256,417
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

12. King Drew Medical Magnet High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium Project

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to address cooling needs in the gymnasium building. The scope of work includes investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system and upgrading the fire alarm system. The scope of work also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Project Budget* -- \$4,387,030
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018



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13. La Salle Elementary School – Project to Address Deteriorated Stairs

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project will remove the corroded and deteriorated exterior steel stairs of the Kindergarten and Parents Center Buildings and provide new stairs. The scope of work also includes repairing the damaged plaster, patching, and painting.
- *Project Budget* -- \$256,659
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q1 2018.

14. Manchester Elementary School – Project to Address Deteriorated Stairs

Local District South, Board District 1 - McKenna

- *Project Background and Scope* – This project will remove the corroded and deteriorated exterior steel stairs of building #2 and provide new stairs. The scope of work also includes repairing the damaged plaster, patching, and painting.
- *Project Budget* -- \$208,257
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q1 2018.

15. Palisades High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium Project

Local District West, Board District 4 - Zimmer

- *Project Background and Scope* – This project is to address cooling needs in the gymnasium building. The scope of work includes investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system. The scope of work also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Project Budget* -- \$3,555,303
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

16. Sylmar High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium Project

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to address cooling needs in the gymnasium building. The scope of work includes investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system. The scope of work also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Project Budget* -- \$3,309,377
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.



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17. Walnut Park Elementary School – Project to Address Deteriorated Stairs

Local District East, Board District 5 - Rodriguez

- *Project Background and Scope* – This project will remove the corroded and deteriorated exterior steel stairs between Classroom buildings #1 and #2 and provide new stairs. The scope of work also includes repairing the damaged plaster, patching, and painting.
- *Project Budget* -- \$282,165
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.