



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	178-15/16
Date:	December 8, 2015
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Seven Projects That Address Critical School Repair Needs
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 seven projects that address critical school repair needs. The scope, schedule and budget for the seven proposed projects are described in Attachment A. The total combined budget for the seven projects is \$19,685,487.

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. In total, \$7,852,970,000 was allocated to support the development of projects under the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan. The seven proposed projects that address critical school repair needs are necessary to improve student health, safety and educational quality.

Expected Outcomes: Staff anticipates that the Board of Education will approve the proposed action to define and approve seven projects 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 seven proposed projects in accordance with the



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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 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 seven projects is \$19,685,487. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

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 on November 19, 2015. As a quorum was not present, an official recommendation could not be made; however, a vote was taken resulting in 6 ayes, 0 nays and 1 abstention.

Having fulfilled the obligation under the MOU to present for the BOC's consideration all projects that require the use of bond funds, staff's proposal will be brought before the Board of Education for action.

Attachments: Attachment A- Project Definitions for Seven Projects That Address Critical School Repair Needs.

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



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Respectfully submitted,


RAMON C. CORTINES
Superintendent

APPROVED BY:


MICHELLE KING
Chief Deputy Superintendent

REVIEWED BY:


DAVID HOLMQUIST
General Counsel

APPROVED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form


pp Kathy Dennis
Cheryl Simpson

PRESENTED BY:



ROGER FINSTAD
Director, Maintenance and Operations Branch
Facilities Services Division

CHERYL SIMPSON
Director, Budget Services and
Financial Planning

Approved as to budget impact statement



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Attachment A

1. Canoga Park High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium

Local District Northwest, Board District 3 - Schmerelson

- *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* -- \$2,995,925
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

2. Columbus Middle School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 18,000 square feet of roofing at two buildings 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* -- \$392,532
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

3. Eagle Rock High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium

Local District Central, Board District 5 - Rodriguez

- *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* -- \$3,175,505
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2019.

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

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. 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* -- \$3,289,198
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.



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

Local District East, Board District 2 - García

- *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* -- \$4,379,516
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

6. Locke Charter High School – Project to Address Heating, Ventilation and Air Conditioning System Needs at Competition Gymnasium

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. 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* -- \$4,892,045
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q4 2018.

7. Washington Preparatory High School –Project to Address Antiquated Roofing

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to upgrade 26,800 square feet of roofing on seven buildings and arcades 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* -- \$560,766
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.