



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	016-15/16
Date:	September 1, 2015
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 14 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 14 projects that address critical school repair needs. The scope, schedule and budget for the 14 proposed projects are described in Attachment A. The total combined budget for the 14 projects is \$37,255,104.

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 14 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 14 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 14 proposed projects in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is



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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 14 projects is \$37,255,104. 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 of August 20, 2015. 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 14 Projects That Address Critical School Repair Needs.

Informative None.

Desegregation N/A.

Impact Statement




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Respectfully submitted,


RAMON C. CORTINES
Superintendent of Schools

APPROVED BY:


MICHELLE KING
Chief Deputy Superintendent
School Operations

APPROVED BY:

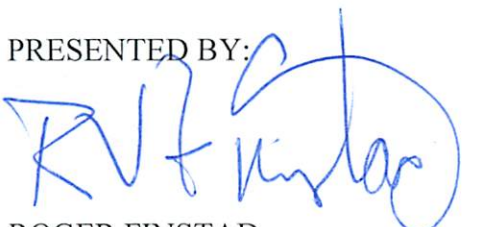

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division


REVIEWED BY:


DAVID HOLMQUIST
General Counsel

Approved as to form.

PRESENTED BY:


ROGER FINSTAD
Director, Maintenance & Operations
Facilities Services Division


TONY ATIENZA
Director of Budget Services and
Financial Planning

Approved as to budget impact statement.



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Attachment A

1. Audubon Middle School – Project to Address Antiquated Roofing

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to upgrade 87,700 square feet of roofing on eight (8) buildings with a Polyvinyl Chloride (PVC) material. The roofs are over 40 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. The scope of work also includes the replacement of approximately 5,500 square feet of clay tile roofing on the south portion of the assembly hall building.
- *Project Budget* -- \$1,134,006
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

2. Banning Senior High School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the Main, Multi-Purpose, Shop #1 and Shop #3 buildings. The HVAC systems are over 40 years old and are beyond economical repair.
- *Project Budget* -- \$6,595,746
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

3. Bushnell Way Elementary School – Project to Address Failing Slope

Local District Central, Board District 5 - Rodriguez

- *Project Background and Scope* – This project will address the failing slope on the north end of the campus adjacent to the Kindergarten building. In addition to remediating the erosion of the soil, the scope also includes upgrading the curbs, gutters, catch basin, storm drain system, planter wall and 22 feet of chain link fencing.
- *Project Budget* -- \$770,992
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q4 2017.

4. Dana Middle School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 37,000 square feet of roofing on eight (8) buildings with a PVC material. The roofs are over 24 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* -- \$785,670
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.



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5. Fries Avenue Elementary School – Project to Address Deteriorated Asphalt Concrete Paving

Local District South, Board District 7 – Vladovic

- *Project Background and Scope* – The over 30-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, replacing outdoor apparatus, playground matting and fencing as necessary, and providing greening as needed. The scope also includes the associated Americans with Disabilities Act (ADA) path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District's Storm Water Technical Manual.
- *Project Budget* -- \$2,302,959
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q2 2018.

6. Frost Middle School – Project to Address Deteriorated Asphalt Concrete Paving

Local District Northwest, Board District 3 – Schmerelson

- *Project Background and Scope* – The over 40-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, replacing outdoor apparatus and fencing as necessary, and providing greening as needed. 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* -- \$5,368,945
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q2 2018.

7. Holmes Middle School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 75,000 square feet of roofing on five (5) buildings and all of the arcades throughout the campus with a 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* -- \$1,167,937
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.

8. Johnson Community Day School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 20,000 square feet of roofing on six (6) buildings, a lunch shelter and all of the arcades throughout the campus with a 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* -- \$315,593
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.



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9. Miller Career and Transition Center – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 45,000 square feet of roofing on six (6) buildings and all of the arcades throughout the campus with a PVC material. The roofs are over 40 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* -- \$622,528
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

10. Millikan Middle School – Project to Address Antiquated Plumbing Utilities

Local District Northeast, Board District 3 - Schmerleson

- *Project Background and Scope* – This project is to upgrade the deteriorated domestic water, sewer and building drainage systems. The existing plumbing utilities are over 55 years old and are in poor condition resulting in unreliable service.
- *Project Budget* -- \$6,269,185
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

11. Plummer Elementary School – Project to Address Antiquated Roofing

Local District Northwest, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to upgrade 52,900 square feet of roofing on 13 buildings and all of the arcades throughout the campus with a PVC material. The roofs are over 40 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* -- \$612,390
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

12. Polytechnic Senior High School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems. The existing floors are over 50 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$ 724,172
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.



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13. Verdugo Hills Senior High School – Project to Address Antiquated Plumbing Utilities

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to upgrade the deteriorated domestic water, sewer and building drainage systems. The existing plumbing utilities are over 70 years old and are in poor condition resulting in unreliable service. 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, as well as the rest of the deteriorated asphalt concrete walkways and service roads.
- *Project Budget* -- \$7,044,521
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

14. Wilson Senior High School – Project to Address Failing Slope

Local District East, Board District 2 - García

- *Project Background and Scope* – This project will address the failing slope on the east end of the campus. In addition to remediating the erosion of the soil, the scope also includes installing a 120-linear-foot reinforced concrete retaining wall with water proofing and drainage systems.
- *Project Budget* -- \$3,540,460
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q1 2018.