



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	246-15/16
Date:	February 9, 2016
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Three Comprehensive Modernization Projects
Responsible Staff:	
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Office/Division	Facilities Services Division
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BOARD REPORT

Action Proposed: Staff proposes that the Board of Education amend the Facilities Services Division Strategic Execution Plan (FSD-SEP) to approve Project Definitions for three comprehensive modernization projects, as outlined in Exhibit A (attached), and incorporate them into the FSD-SEP.

The three comprehensive modernization projects will be developed at Burroughs Middle School, Cleveland Charter High School, and Venice High School. These projects are anticipated to be developed and constructed in phases over a four to six year period. The combined project budget for the three comprehensive modernization projects is approximately \$328.9 Million.

Background: On March 10, 2015, the Board of Education approved the identification of 11 school sites (Cleveland, Grant, Huntington Park, Jefferson, North Hollywood, Polytechnic, Roosevelt, San Pedro, and Venice High Schools, Sherman Oaks Center for Enriched Studies (SOCES), and Burroughs Middle School) for the development of comprehensive modernization projects that would address the most critical physical conditions of each school's buildings and grounds (Board Report No. 373-14/15). These school sites were identified based on need and were determined to have a multitude of critical physical conditions that may pose a health and safety risk or negatively impact a school's ability to deliver the instructional program and/or operate.

Upon receiving approval to develop the first 11 comprehensive modernization projects under the School Upgrade Program, staff initiated pre-design/due diligence activities in order to analyze the schools' physical conditions and create a recommended scope with associated project schedule and budget for each comprehensive modernization project. Over the past several months, significant data and information



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has been gathered and analyzed. Seismic and historic evaluations, site surveys (including topographic, geological and utility surveys), and infrastructure analyses have been conducted. School-site administrators and staff, Local District representatives, District leadership and community stakeholders have been engaged in the preliminary assessment stage, especially as it relates to the ongoing educational programming efforts. On December 8, 2015, the Board of Education amended the FSD-SEP to approve the Project Definitions for comprehensive modernization projects at Huntington Park, Jefferson, Roosevelt, and San Pedro High Schools and SOCES (Board Report No. 182-15/16).

The Project Definitions for all comprehensive modernization projects developed under the School Upgrade Program are developed based on the following tenets:

- The buildings that have been evaluated and identified as requiring seismic upgrades must be addressed.
- The buildings, grounds and site infrastructure determined to have significant/severe physical conditions that already do, or are highly likely (in the near future) to pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program and/or operate must be addressed.
- The school's reliance on relocatable buildings, especially for K-12 instruction, should be significantly reduced.
- Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the provisions of the Modified Consent Decree (MCD).
- The exterior conditions of the school site should be addressed to improve the visual appearance including landscape, hardscape, and painting.

Expected Outcomes: Staff anticipates that the Board of Education will approve the proposed Project Definitions for comprehensive modernization projects located at Burroughs Middle School, Cleveland Charter High School, and Venice High School.

The comprehensive modernization projects, once completed, will help ensure that the approximately 7,000 students attending these three schools



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are provided with a safe and healthy environment that promotes learning. The projects will also decrease the demand for repair and maintenance, alleviate the burden placed on school-site custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Approval of this proposed action will allow staff to proceed with design activities, environmental studies, and the required regulatory approvals for the three comprehensive modernization projects.

If the proposed action is not approved, Burroughs Middle School, Cleveland Charter High School, and Venice High School will continue to operate with buildings, grounds and site infrastructure determined to have significant/severe physical conditions that already do, or are highly likely (in the near future) to pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program and/or operate. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

Policy Implications:

The proposed action is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures K, R, Y and Q.

Budget Impact:

The combined project budget for the three comprehensive modernization projects is approximately \$328.9 Million. The projects will be funded by Bond Program funds, including potentially Developer Fees, and those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings

Issues and Analysis:

The Office of Environmental Health and Safety (OEHS) will be evaluating the proposed projects in accordance with the California Environmental Quality Act (CEQA). The preparation of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) may be necessary. If so, certification of the EIR (or approval of the MND), and project approval by the Board of Education is required prior to the project proceeding into construction.

Preliminary historic resource evaluations (character-defining features memorandums) were prepared as part of the due diligence activities. Buildings being proposed for renovations and/or demolition will be further reviewed as part of the CEQA process, for their historic context, and to ensure the project complies with CEQA statutes and requirements.



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Each projects' scope, schedule and budget are based on certain assumptions, some of which, if changed, have the potential to impact the approach used to address a building in critical condition and/or a project's schedule and budget. Based on the completed evaluations and studies, staff is proposing buildings in critical condition be modernized, upgraded, or demolished and replaced. The proposed modernizations and structural upgrades to existing buildings and construction of new buildings must meet DSA's structural, fire/life/safety and access compliance requirements and comply with any CEQA requirements and/or mitigations. If through the design, environmental review, and regulatory approval process it is determined that a) a building cannot be demolished and must be modernized; or b) demolishing an existing building (initially intended to be modernized/upgraded) and constructing a new building would provide the best value and investment, the project scope, schedule and budget will be revised accordingly. In any instance where the approach to address a critical building is altered from what is proposed in the detailed Project Definitions (Exhibit A), staff will issue an informative to the Board of Education and Bond Citizens' Oversight Committee.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on January 28, 2016. As a quorum was not present, an official recommendation could not be made; however, a vote was taken resulting in 7 ayes, 0 nays and 0 abstentions.

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: Exhibit A – Project Definitions

Informative None.

**Desegregation
Impact Statement** N/A



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Respectfully submitted,

MICHELLE KING
Superintendent

REVIEWED BY:

DAVID HOLMQUIST
General Counsel

Approved as to form.

CHERYL SIMPSON
Director, Budget Services and
Financial Planning

APPROVED &
PRESENTED BY:

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to budget impact statement.

KRISZTINA TOKES
Director of Asset Management
Facilities Services Division



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

1. Burroughs Middle School Comprehensive Modernization Project

Local District West, Board District 1 (McKenna)

- The proposed project will include:
 - Demolition of the following facilities:
 - Shop building
 - Cafeteria /classroom building
 - Approximately 14 classrooms located in relocatable buildings
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 34 classrooms (general and specialty) and support spaces
 - Food services building and lunch shelter
 - Modernization and/or upgrades to the following facilities:
 - Administration/auditorium building -- the building will be seismically retrofitted and modernized
 - Classroom building -- the building will be seismically retrofitted and modernized
 - Gymnasium building -- the building will be seismically retrofitted and modernized
 - Site upgrades:
 - Site-wide infrastructure, including sanitary sewer, water, and electrical utilities
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
 - Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$107.5 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q1-2016 and be completed in Q3-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q4-2018, and to be completed in Q4-2021.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

2. Cleveland Charter High School Comprehensive Modernization Project

Local District Northwest, Board District 3 (Schmerelson)

- The proposed project will include:
 - Demolition of the following:
 - Food service/multipurpose room/lunch shelter building
 - Three classroom buildings
 - Maintenance and Operations (M&O) building
 - Approximately 48 classrooms located in relocatable and modular buildings
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 57 classrooms (general and specialty) and support spaces
 - Food Services
 - Multipurpose room
 - School-site M&O area
 - Modernization and/or upgrades to the following facilities:
 - Classroom buildings (No.4 & No. 5) -- existing science classrooms will be reconfigured to remove fixtures to support standard classroom instruction
 - Physical education building -- the building will be seismically retrofitted
 - Site upgrades:
 - Site-wide infrastructure, including sanitary sewer, water and electrical utilities
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
 - Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$109.9 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q1-2016 and be completed in Q3-2018 (including DSA review and approval). Construction activities are anticipated to begin Q4-2018 and be completed in Q4-2021.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

3. Venice High School Comprehensive Modernization Project

Local District West, Board District 4 (Zimmer)

- The proposed project will include:
 - Demolition of the following facilities:
 - Competitive gymnasium building
 - Practice gymnasium building
 - Three industrial arts classroom buildings
 - Approximately 14 classrooms located in relocatable buildings
 - School-site utility building
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 30 classrooms (general and specialty) and support spaces
 - Gymnasium (practice and competitive facilities)
 - Site upgrades:
 - Football stadium -- new bleachers and re-surfacing of grass-field and track
 - Baseball field -- new bleachers and backstop
 - Site-wide infrastructure, including sanitary sewer, water, and electrical utilities
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
 - Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$111.5 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q1-2016 and be completed in Q3-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q4-2018, and to be completed in Q4-2021.