



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	071-15/16
Date:	November 10, 2015
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 21 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 21 projects that address critical school repair needs. The scope, schedule and budget for the 21 proposed projects are described in Attachment A. The total combined budget for the 21 projects is \$36,911,637.

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 21 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 21 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 fourteen 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 21 projects is \$36,911,637. 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 October 29, 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 21 Projects That Address Critical School Repair Needs.

Informative None.

Desegregation N/A.

Impact Statement



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Respectfully submitted,

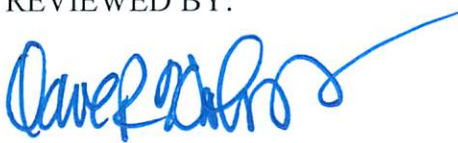
APPROVED BY:


RAMON C. CORTINES
Superintendent of Schools


MICHELLE KING
Chief Deputy Superintendent
School Operations

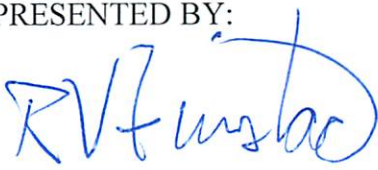
REVIEWED BY:

APPROVED BY:


DAVID HOLMQUIST
General Counsel


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form.

PRESENTED BY:

ROGER FINSTAD
Director, Maintenance & Operations
Facilities Services Division


CHERYL SIMPSON
Director, Budget Services and
Financial Planning

Approved as to budget impact statement.



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Attachment A

1. 107th Street Elementary School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 12,500 square feet of roofing on five (5) buildings 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. The scope of work also includes the recoating of approximately 58,600 square feet of roofing on seven buildings.
- *Project Budget* -- \$437,930
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

2. 75th Street Elementary School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 3,200 square feet of roofing on the lunch shelter 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. The scope of work also includes the recoating of approximately 65,500 square feet of roofing on seven buildings.
- *Project Budget* -- \$318,107
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

3. Belvedere Middle School – Project to Address Deteriorated Asphalt Concrete Paving

Local District East, Board District 2 - García

- *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 at the playground, between buildings, and at parking lot areas. The scope of work also includes asphalt sealing at the service road areas; installing pervious concrete, rainwater cistern and subterranean infiltration; and planting new trees. 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* -- \$4,539,536
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q4 2018.

4. Calahan Community Charter School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 22,400 square feet of roofing on six buildings, the lunch shelter, 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* -- \$350,369
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.



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5. Canoga Park High School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 35,000 square feet of roofing at the Gymnasium 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* -- \$927,504
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

6. Chatsworth High School – Project to Address Deteriorated Asphalt Concrete Paving

Local District Northwest, Board District 3 – Schmerelson

- *Project Background and Scope* – The over 20-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 at parking lot #1, #2, and #3, service roads, and trash pickup areas as well as the replacement of the existing tennis courts and fencing. 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* -- \$5,628,319
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q4 2018.

7. Cochran Middle School – Project to Address Antiquated Roofing

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to upgrade 85,500 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. The scope of work also includes the recoating of approximately 9,250 square feet of roofing on several buildings.
- *Project Budget* -- \$1,048,986
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

8. Corona Elementary School – Project to Address Antiquated Roofing

Local District East, Board District 5 - Rodriguez

- *Project Background and Scope* – This project is to upgrade 29,000 square feet of roofing on five buildings and arcades with a Polyvinyl Chloride (PVC) material. The roofs are over 19 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 recoating of approximately 44,800 square feet of roofing on several buildings.
- *Project Budget* -- \$646,416
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.



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9. Gardena Elementary School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 40,900 square feet of roofing on twelve 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* -- \$511,701
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

10. Lincoln High School – Project to Address Deteriorated Asphalt Concrete Paving

Local District East, Board District 2 - García

- *Project Background and Scope* – The over 25-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 at the vacated location of the Leadership Entertainment and Media Arts (LEMA) with an ADA-accessible parking lot. 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* -- \$2,820,288
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q1 2019.

11. Los Angeles High School – Project to Address Deteriorated Corwin Theatre

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to replace the damaged and deteriorated metal stud framing of the 35-year old Corwin Theater hallway. The scope of work also includes replacing exterior tiles, HVAC ducts, sprinklers, light fixtures, smoke detectors, fire alarm, and fire alarm pull boxes.
- *Project Budget* -- \$1,496,876
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q3 2018.

12. Normandie Elementary School – Project to Address Deteriorated Asphalt Concrete Paving

Local District Central, Board District 1 - McKenna

- *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 at the playground and parking lots #1, #2, #3, and #4. The scope of work also includes installing pervious concrete and bioswales; and planting native plants. 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* -- \$ 2,635,642
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q4 2018.



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13. Peary Middle School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 2,000 square feet of roofing on all the arcades with a Polyvinyl Chloride (PVC) material. The roofs are over 55 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* -- \$232,654
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q1 2018.

14. President Elementary School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 12,200 square feet of roofing on three 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* -- \$255,027
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

15. Reseda Elementary School – Project to Address Failing Drainage

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project will address the failing drainage at the lunch pavilion and the kitchen exterior areas. In addition to mitigating the drainage, the scope also includes regrading asphalt paving in the playground area, parking lot 1, and concrete curbs and gutters.
- *Project Budget* -- \$1,154,152
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q3 2018.

16. Soto Elementary 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 constructing French drains, curbs, and gutters.
- *Project Budget* -- \$661,242
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q4 2017.

17. South Shores Magnet Elementary School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 18,900 square feet of roofing on five buildings and arcades with a Polyvinyl Chloride (PVC) material. The roofs are over 35 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* -- \$466,999
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.



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18. Victory Elementary School – Project to Address Deteriorated Asphalt Concrete Paving

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – The over 20-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 at the playground, between buildings, and at the kindergarten yard areas. The scope of work also includes installing garden rain barrels; and LID and storm water capture areas. 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* -- \$2,442,448
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q3 2018.

19. Webster Middle School– Project to Address Deteriorated Asphalt Concrete Paving

Local District West, Board District 4 - Zimmer

- *Project Background and Scope* – The over 20-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 at the playground, between buildings, at the parking lot, and the bicycle areas. In addition, the scope of work includes installing storm water planters, vegetated swales, riparian woodland habitat, and replacing turf with subterranean infiltration. 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* -- \$9,041,244
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q4 2018.

20. Willenberg Special Education Center – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 52,300 square feet of roofing at the Administration building 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* -- \$938,887
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

21. Woodlawn Elementary School – Project to Address Deteriorated Ceiling and Stairs

Local District East, Board District 5 - Rodriguez

- *Project Background and Scope* – This project will address the deteriorated roof soffit ceilings and cracked second floor walkways of the North Building. The scope of work includes replacing the steel stairs of the North Building.
- *Project Budget* -- \$357,310
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q4 2017.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Stephen English, Chair

L.A. City Controller's Office

Pamela Schmidt, Vice-Chair

Early Education Coalition

Quynh Nguyen, Secretary

LAUSD Student Parent

Scott Folsom, Executive Committee

Tenth District PTSA

Stuart Magruder, Executive Committee

American Institute of Architects

Arlene Barrera

L.A. Co. Auditor-Controller's Office

Paul Escala

CA Charter School Association

Garrett Francis

Assoc. General Contractors of CA

Elizabeth Lugo

LAUSD Student Parent

Abigail Marquez

L.A. City Mayor's Office

Ron Miller

L.A. Co. Federation of Labor AFL-CIO

Scott Pansky

L.A. Area Chamber of Commerce

Kathryn Steinberg

31st District PTSA

Betty Valles

AARP

Barry Waite

CA Tax Reform Assn.

Susan Linschoten (Alternate)

L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Thomas A. Rubin, CPA

Oversight Committee Consultant

Timothy Popejoy

Bond Oversight Administrator

Vacant

Asst. Administrative Analyst

RESOLUTION 2015-41

BOARD REPORT NO. 071-15/16

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE 21 PROJECTS THAT
ADDRESS CRITICAL SCHOOL REPAIR NEEDS**

WHEREAS, staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve 21 projects that address critical school repair needs with a combined budget of \$36,911,637 as described in Board Report 071-15/16 attached hereto; and

WHEREAS, on February 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; and

WHEREAS, the SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

WHEREAS, District Staff has determined that the projects described in Board Report 071-15/16 are necessary to improve student health, safety and educational quality; and

WHEREAS, the Board of Education's approval of the projects described in Board Report 071-15/16 will authorize District Staff to proceed with the expenditure of bond funds to undertake these projects in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, the projects described in Board Report 071-15/16 are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

RESOLUTION 2015-41
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE 21 PROJECTS THAT ADDRESS
CRITICAL SCHOOL REPAIR NEEDS
PAGE 2

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 (FSD) Strategic Execution Plan (SEP) to define and approve 21 projects that address critical school repair needs with a combined budget of \$36,911,637 defined in Board Report 071-15/16 a copy of which is 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.
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.

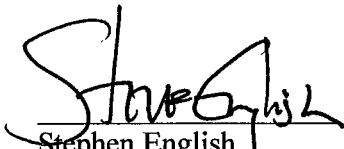
ADOPTED on October 29, 2015, by the following vote:

AYES: 14

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1


Stephen English
Chair


Pamela Schmidt
Vice Chair