



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	283-15/16
Date:	March 8, 2016
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 15 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 15 projects that address critical school repair needs. The scope, schedule and budget for the 15 proposed projects are described in Attachment A. The total combined budget for the 15 projects is \$18,616,902.

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 these categories of need are included in the Facilities Services Division Strategic Execution Plan.

The 15 proposed projects that address critical school repair 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 15 projects to address critical school repair that will improve student health, safety and educational quality.



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- Board Options and Consequences:** A “yes” vote will authorize staff to proceed with the expenditure of bond funds to undertake the 15 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 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 15 projects is \$18,616,902. 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 February 25, 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 15 Projects That Address Critical School Repair Needs.
- 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.

ROGER FINSTAD
Director, Maintenance and Operations Branch
Facilities Services Division



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Attachment A

1. 10th Street Elementary School – Project to Address Antiquated Roofing

Local District Central, Board District 2 - García

- *Project Background and Scope* – This project is to upgrade 31,300 square feet of roofing at two buildings and arcade 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 schedule reflects coordination with an already-approved HVAC project.
- *Project Budget* -- \$678,394
- *Project Schedule* – Construction is anticipated to begin in Q2 2018, and conclude in Q3 2018.

2. Aragon Avenue Elementary School – Project to Address Antiquated Roofing

Local District Central, Board District 5 - Rodriguez

- *Project Background and Scope* – This project is to upgrade 13,000 square feet of roofing at four buildings and a lunch shelter 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* -- \$383,200
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

3. Belvedere Middle School – Project to Address Antiquated Roofing

Local District East, Board District 2 - García

- *Project Background and Scope* – This project is to upgrade 166,000 square feet of roofing at thirteen buildings, a 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 schedule reflects coordination with an already-approved HVAC project.
- *Project Budget* -- \$3,465,776
- *Project Schedule* – Construction is anticipated to begin in Q2 2018, and conclude in Q4 2018.

4. Bethune Middle School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 55,300 square feet of roofing at four buildings and arcades with a Polyvinyl Chloride (PVC) material. The scope of work also includes the removal of 20,700 square feet of tile roofing on one building and replacing with new. 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* -- \$1,194,693
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.



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5. Chandler Learning Academy – Project to Address Antiquated Roofing

Local District Northeast, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 19,900 square feet of roofing at seven buildings with a Polyvinyl Chloride (PVC) material. The scope of work also includes the removal of existing roof-mounted air conditioning units on one building and replacing with new. 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* -- \$608,872
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

6. Cohasset Street Elementary School – Project to Address Antiquated Roofing

Local District Northwest, Board District 6 – Ratliff

- *Project Background and Scope* – This project is to upgrade 67,200 square feet of roofing at eighteen 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* -- \$1,187,104
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

7. Farmdale Elementary School – Project to Address Antiquated Roofing

Local District East, Board District 2 – García

- *Project Background and Scope* – This project is to upgrade 60,000 square feet of roofing at seventeen 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* -- \$1,278,470
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

8. Frost Middle School – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 59,000 square feet of roofing at the Gymnasium Building, Industrial Arts Building, and 6 classroom 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* -- \$1,451,136
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.



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9. Gulf Avenue Elementary School– Project to Address Deteriorated Stair Concrete Canopy

Local District South, Board District 7 – Vladovic

- *Project Background and Scope* – The over 50-year-old concrete canopy covering a stairwell on the campus is severely deteriorated and in need of replacement. The scope of work includes demolition of the current canopy and replacement with a new canopy.
- *Project Budget* -- \$488,068
- *Project Schedule* – Construction is anticipated to begin in Q4 2017, and conclude in Q3 2018.

10. Hamilton High School – Project to Address Deteriorated Bleachers

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to address the deteriorated grandstands at the football field. The bleachers are over 60 years old. The scope of work removing the bleachers and replacing with new, upgrading Americans with Disabilities Act (ADA) access to the restrooms serving the grandstands, providing ADA access to the bleachers, and providing a new scoreboard and public address system.
- *Project Budget* -- \$4,644,000
- *Project Schedule* – Construction is anticipated to begin in Q1 2018, and conclude in Q1 2020

11. Hawaiian Avenue Elementary School –Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 61,000 square feet of roofing on thirteen 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.
- *Project Budget* -- \$1,018,386
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.

12. Los Angeles Academy Middle School – Project to Address Fire Damage

Local District Central, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to address the damage caused by a campus fire in October 2015. The scope of work includes demolition, providing new roof framing, roof decking, and metal roofing, and replacing gypsum board ceilings above the Janitor Room, Electrical Room, and Boys Restroom.
- *Project Budget* -- \$399,476 (The District's insurance deductible is \$1M.)
- *Project Schedule* – Construction is anticipated to begin in Q3 2017, and conclude in Q1 2018



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13. Rogers Continuation High School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the four classroom buildings. The HVAC systems are over 18 years old and are beyond economical repair.
- *Project Budget* -- \$502,373
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q4 2016.

14. Stoney Point Continuation High School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the ten classroom buildings. The HVAC systems are over 18 years old and are beyond economical repair.
- *Project Budget* -- \$762,640
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q1 2017.

15. Van Nuys Middle School –Project to Address Antiquated Roofing

Local District Northeast, Board District 2 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 24,420 square feet of roofing on two 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* -- \$554,314
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q1 2017.