



Board of Education Report

File #: Rep-431-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve the Project Definition Proposal for the Wilson High School Visual and Performing Arts Facilities Improvement Project (Pre-Construction Activities Only)

May 8, 2018

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the project definition proposal for the Wilson High School Visual and Performing Arts Facilities Improvement Project, and authorize pre-construction activities only.

Staff further proposes that the Board authorize the (Interim) Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the pre-construction activities associated with the proposed project, including budget modifications.

The project is being proposed to address the imbalance between the school's robust visual and performing arts programs and limited specialized facilities. The proposed project includes, but is not limited to, the pre-construction activities associated with the following:

- A new, approximately 14,000 square foot facility, consisting of specialized classroom space to support small student performances, drama, production, choral, dance, and instrumental music programs, and support spaces.
- Site infrastructure upgrades as required to support the new facility.
- Specialized furniture and equipment to support the robust performing arts programs.
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Pre-construction activities include site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities. The budget for the pre-construction activities is \$2,711,716.

Background:

Wilson High School is well known for its visual and performing arts programs and provides its students with many opportunities to participate in these specialized programs. The robust performing arts programs include drama, music, instrumental music, choral, technical theater, and dance classes. These programs operate in a limited capacity and in facilities that are outdated, undersized and in some instances unusable. These conditions not only limit the programs today, but their planned growth to meet student demand in the future.

The proposed project definition proposal (for pre-construction activities only), will plan and design specialized facilities to support and enhance the school's visual and performing arts program. Moreover, the proposed project will help support a visual and performing arts instructional pathway between Wilson High School and its feeder middle school, El Sereno Middle School, which provides visual and performing arts instruction.

Expected Outcomes:

Staff anticipates that the Board will approve the project definition proposal for the Wilson High School Visual and Performing Arts Facilities Improvement Project, and authorize staff to undertake pre-construction activities only. The proposed project will be designed to provide facilities to accommodate current and future students with interest in the visual and performing arts and related activities.

Board Options and Consequences:

Approval of the proposed project will enable staff to proceed with design activities, environmental studies, and the required regulatory approvals at Wilson High School as well as site due diligence activities.

If the Board does not approve the proposed project, the visual and performing arts programs at Wilson Senior High School will continue to operate at a limited capacity and in facilities that are outdated, undersized and in some instances unusable. Additionally, the visual and performing arts programs will be unable to grow as currently anticipated, to meet student demand.

Policy Implications:

Staff's proposal is consistent with the District's commitment to address unmet school facility's needs, and the Board of Education's goal for School Upgrade Program projects, that school facilities should align with instructional requirements.

Budget Impact:

The project budget associated with the pre-construction activities of the Wilson High School Visual and Performing Arts Facilities Improvement Project, is \$2,711,716. The proposed project will be funded by Bond Program funds targeted in the School Upgrade Program for facilities improvements to support specialized instructional programs.

The project budget was prepared based on the current information known, and assumptions about, the project scope, site conditions, and market conditions. The project budget will be reviewed throughout pre-construction as new information becomes known or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of each project. Based on current information and assumptions, staff projects the total estimated costs of this project, including pre-construction and construction activities to be approximately \$15,800,000.

Student Impact:

The proposed project definition proposal will allow for the design of safe and updated specialized facilities to support and enhance Wilson High School's visual and performing arts programs. Moreover, the proposed project will help support a visual and performing arts instructional pathway between Wilson High School and its feeder middle school, El Sereno Middle School, which provides visual and performing arts instruction.

Issues and Analysis:

Pre-construction activities, which include site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities including review and approval by DSA, are anticipated to begin in the third quarter of 2018 and be completed in the fourth quarter of 2020. Due to the significant period

of design required, the Wilson High School Visual and Performing Arts Facilities Improvement Project is being proposed for authorization of pre-construction activities only. Once DSA approval is obtained, the District has one year to begin construction activities and may request renewal of the approval for up to three additional years.

Facilities staff is continuously monitoring funding requirements, existing sources and uses of funds, trends, and changes in the construction industry and economy in order to mitigate potential impacts to the Facilities managed Bond Program. Staff has a high degree of confidence that over the course of the next six years (design and DSA approval duration), additional sources of funds will be identified. Future sources of funds may include annual Developer Fee revenue, funds associated with the continued close-out of legacy projects, and State matching funds. These future funding sources currently appear to be sufficient to fund the construction activities for these projects.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on April 26, 2018. Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

Attachments:

None.

Informatives:

None.

Submitted:

4/20/18

RESPECTFULLY SUBMITTED,



VIVIAN EKCHIAN
Interim Superintendent

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

Approved as to form.

REVIEWED BY:



CHERYL SIMPSON
Director, Budget Services and Financial Planning

Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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LAUSD Student Parent

Barry Waite, Vice Chair
CA Tax Reform Assn.

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AARP

Kathryn Steinberg
31st District PTSA

Celia Ayala (Alternate)
Early Education Coalition

Arlene Barrera (Alternate)
L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP

(Vacant)
Oversight Committee Consultant

Timothy Popejoy
Bond Oversight Administrator

Daniel Hwang
Asst. Administrative Analyst

RESOLUTION 2018-11

BOARD REPORT NO. 431-17/18

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR
THE WILSON HIGH SCHOOL VISUAL AND PERFORMING ARTS FACILITIES
IMPROVEMENT PROJECT**

WHEREAS, District Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to approve the Project Definition proposal for the Wilson High School Visual and Performing Arts Facilities Improvement Project as described in Board Report No.431-17/18, a copy which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, The Project Definition proposal for Wilson High School is for the authorization of pre-construction activities only as they require a significant period of design; and

WHEREAS, Pre-construction activities include site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities; and

WHEREAS, District Staff is making the proposal in order to address the imbalance between the school's robust visual and performing arts programs and limited specialized facilities, by planning and designing these specialized facilities which will accommodate current and future students with interest in these technical programs and related activities; and

WHEREAS, The proposed project includes, but is not limited to, the pre-construction activities associated with a new, approximately 14,000 square foot facility, consisting of specialized classroom space to support small student performances, drama, production, choral, dance, and instrumental music programs, and support spaces; and

Resolution 2018-11

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR THE WILSON HIGH SCHOOL VISUAL AND PERFORMING ARTS FACILITIES IMPROVEMENT PROJECT

WHEREAS, The proposed project will help support a visual and performing arts instructional pathway between Wilson High School and its feeder middle school, El Sereno Middle School, which provides visual and performing arts instruction; and

WHEREAS, District Staff's proposal is consistent with the District's commitment to address unmet school facility's needs, and the Board of Education's goal for School Upgrade Program projects, that school facilities should align with instructional requirements; and

WHEREAS, The project budget associated with the pre-construction activities of the Wilson High School Visual and Performing Arts Facilities Improvement Project, is \$2,711,716. The proposed project will be funded by Bond Program funds targeted in the School Upgrade Program for facilities improvements to support specialized instructional programs; and

WHEREAS, District Staff has concluded that the proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee (BOC) recommends that the Board of Education approve an amendment to the Facilities Services Division Strategic Execution Plan to approve the Project Definition proposal for the Wilson High School Visual and Performing Arts Facilities Improvement Project, as defined in Board Report No. 431-17/18, a copy 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 April 26, 2018, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3


Quynh Nguyen
Chair


Barry Waite
Vice Chair