



Board of Education Report

File #: Rep-427-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Three Projects that Address Critical School Repair Needs

May 8, 2018

Facilities Services Division

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 three projects that address critical school repair needs, as listed on Attachment A. 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 proposed projects, including budget modifications and the purchase of equipment and materials. The total combined budget for the three projects is \$9,345,154.

Background:

The District encompasses approximately 1,300 different schools and centers, and Facilities is responsible for maintaining, repairing, and upgrading more than 13,500 school buildings, the majority of which are over 50 years old. Despite the significant investments the District has made in its school facilities over the last two decades, schools continue to age and deteriorate and older buildings may not align with instructional requirements. As the District's capital needs far exceed available funding, priorities for the expenditure of capital funding must be evaluated to ensure the District's most pressing priorities are being addressed.

Staff recently completed an evaluation of known school facilities conditions and needs to identify the most pressing unfunded critical school repair and safety needs that should continue to be addressed through the end of 2018 within the limited available funding. Failing air conditioning systems, deteriorated roofs, and school buildings/rooms damaged by fire incidents and/or deemed unsafe for occupancy were all identified as pressing critical school repair and safety needs. The project proposals contained in this Board Report align with the identified types of pressing critical school repair and safety conditions.

The proposed projects in this Board Report consist of providing new roofing campus-wide at Carson High School and University High School and new Heating, Ventilation and Air Conditioning systems at Sun Valley Magnet School. Attachment A provides additional details pertaining to the proposed projects.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to define and approve three 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 project proposals 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:

The action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the proposal is aligned with the Board-adopted Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018 (Board Report No. 048-17/18).

Budget Impact:

The total combined budget for the three projects is \$9,345,154. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Each project budget was prepared based on the current information known, and assumptions about, the project scope, site conditions, and market conditions. Individual project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of each project.

Student Impact:

These proposed projects address critical school repair needs that must be undertaken to provide students with a safe and healthy learning environment and up-to-date facilities.

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 BOC at its meeting on April 26, 2018. 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 Three Projects that Address Critical School Repair Needs
BOC Resolution

Informatives:

None.

Submitted:

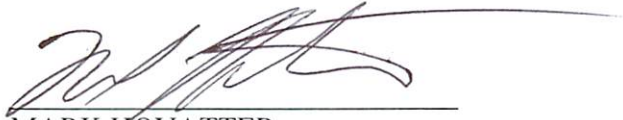
4/20/18

RESPECTFULLY SUBMITTED,

APPROVED BY:



VIVIAN EKCHIAN
Interim Superintendent



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

PRESENTED BY:




DAVID HOLMQUIST
General Counsel



GREGORY GARCIA
Interim Director of Maintenance & Operations
Facilities Services Division

p Approved as to form.

REVIEWED BY:



CHERYL SIMPSON
Director, Budget Services and Financial Planning

X Approved as to budget impact statement.



**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

Attachment A

- 1. Carson High School – Project to Provide New Roofing Campus-Wide and Selected Heating, Ventilation and Air Conditioning Units**
 - *Local District South, Board District 7– Vladovic*
 - *Project Background and Scope* – This project is to provide approximately 155,000 square feet of new roofing at 32 buildings campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, skylight windows, gutters and downspouts.
 - *Project Budget* -- \$3,388,146
 - *Project Schedule* – Construction is anticipated to begin in Q3 2019 and conclude in Q3 2020.

- 2. University High School – Project to Provide New Roofing Campus-Wide and Selected Heating, Ventilation and Air Conditioning Units**
 - *Local District West, Board District 4– Melvoin*
 - *Project Background and Scope* – This project is to provide approximately 71,000 square feet of new roofing at 20 buildings campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, gutters and downspouts.
 - *Project Budget* -- \$2,186,171
 - *Project Schedule* – Construction is anticipated to begin in Q1 2019 and conclude in Q3 2019.

- 3. Sun Valley Magnet School – Project to Provide New Heating, Ventilation and Air Conditioning Systems**
 - *Local District Northeast, Board District 6– Gonez*
 - *Project Background and Scope* – This project is to provide a new Heating, Ventilation and Air Conditioning (HVAC) system in Building C. The existing HVAC system is undersized and does not provide adequate ventilation. Portable air conditioning units have been provided as an interim solution until the permanent system is installed.
 - *Project Budget* -- \$3,770,837
 - *Project Schedule* – Construction is anticipated to begin in Q1 2020 and conclude in Q4 2020.

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.

Susan Linschoten, Secretary

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Early Education Coalition

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L.A. Area Chamber of Commerce

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Kathryn Steinberg

31st District PTSA

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Early Education Coalition

Arlene Barrera (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

Daniel Hwang

Asst. Administrative Analyst

RESOLUTION 2018-13

BOARD REPORT NO. 427-17/18

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

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve three projects that addresses critical school repair needs with a budget of \$9,345,154 (the "Project") as described in Board Report 427-17/18 attached hereto; and

WHEREAS, District Staff has determined that the Projects will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional requirements through 2018 (Board Report No. 048-17/18); and

WHEREAS, the School Upgrade Program, the latest phase of the District's Bond Program, 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 are necessary to improve student health, safety and educational quality; and

WHEREAS, the Board of Education's approval of the Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, these projects 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 2018-13

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

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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 three projects that addresses critical school safety and repair needs, with a budget of \$9,345,154, as defined in Board Report 427-17/18, 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 April 26, 2018, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3


Quynh Nguyen
Chair


Barry Waite
Vice Chair