



Board of Education Report

File #: Rep-237-18/19, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve the Project Definition Proposal for the Verdugo Hills High School New Chemistry Laboratory Building Project (Pre-Construction Activities Only)

February 19, 2019

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 Verdugo Hills High School New Science Laboratory Building Project and authorize pre-construction activities only.

Staff further proposes that the Board authorize the (Interim) Chief/Deputy 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 budget for the pre-construction activities is \$1,601,000. Pre-construction activities include site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities. The proposed project includes, but is not limited to:

- A new, approximately 5,000 square foot building, consisting of two chemistry laboratories designed to meet current standards for high school chemistry, one workroom, boys' and girls' restroom, staff restroom, janitor's closet, and mechanical and electrical rooms.
- Specialized furniture and equipment necessary to support chemistry and other physical science programs.
- Site infrastructure upgrades as required to support the new facility.
- The possible demolition of an existing unoccupied and outdated building (to enable the eventual construction of the new proposed chemistry laboratory building).
- 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.

Staff will return to the Board and Bond Citizens Oversight Committee (BOC) at a later date for authorization and funding for construction related activities. The school is located in Board District 6 (Kelly Gonez) and Local District Northeast.

Background:

Verdugo Hills High School offers a variety of high caliber science courses, including honors science, and Advanced Placement (AP) Biology, AP Chemistry, and AP Physics. Moreover, a Science Technology

Engineering Math and Media (STEMM) Magnet Center was established in the 2017-2018 school year. These high quality programs, however, are constrained by the schools outdated, undersized and inadequate facilities. Chemistry laboratory experiments are conducted in classrooms that were designed to meet 1930s standards for chemistry laboratory facilities. These classrooms/laboratories do not have working fume hoods or gas lines, consist of outdated science equipment, are challenged by a severely deteriorated plumbing system, and do not meet current accessibility standards. Given these limitations, experiments are conducted virtually, as hands-on experiments would have a potential to pose health and safety issues.

Previously, the Board approved a project to upgrade the existing classrooms/laboratories into a flexible science laboratory. However, as the project was scoped and designed to support natural and applied science programs, and not a full chemistry instructional program including hands-on laboratory experiments (which is what is needed by the school), the previous project was recently cancelled by the Board (Board Report No. 093-18/19). The proposed project will address the imbalance between the school's robust science programs and limited chemistry laboratory facilities.

The proposed project definition proposal (for pre-construction activities only), will plan and design facilities to support 21st century chemistry teaching and learning standards. Moreover, the proposed project will help support a science technology engineering math and media instructional pathway between Verdugo Hills High School and its feeder middle school, Mount Gleason Middle School, which provides science technology engineering arts math instruction.

Expected Outcomes:

Staff anticipates that the Board will approve the project definition proposal for the Verdugo Hills High School New Science Laboratory Building Project, and authorize staff to undertake pre-construction activities only. The proposed project will be designed to provide safe and state-of-the-art chemistry laboratories that will allow Verdugo Hills High School to deliver the science laboratory instruction required by the California Department of Education. Moreover, the new chemistry laboratory facilities will help students meet the California State University's, and the University of California's, A-G subject requirement for two years (or four semesters) of laboratory sciences.

Board Options and Consequences:

Adoption of the proposal will enable staff to proceed with site due diligence activities, design activities, environmental studies, and the required regulatory approvals necessary to implement the proposed new chemistry laboratory building project at Verdugo Hills High School.

If the Board does not adopted staff's proposal, the science program at Verdugo Hills High School will continue to operate with inadequate facilities that do not support chemistry laboratory curriculum.

Policy Implications:

Staff's proposal is consistent with the District's commitment to address unmet school facilities needs, and the Board of Education's goals for the School Upgrade Program that schools should be physically safe and secure, school building systems should be sound and efficient, and school facilities should align with instructional requirements. Additionally, the proposal will help implement the District's College and Career Readiness through A-G Initiative.

Budget Impact:

The project budget associated with the pre-construction activities of the Verdugo Hills High School New Science Laboratory Building Project is \$1,601,000. 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 the pre-construction activities. Based on current information and assumptions, staff projects the total estimated cost of this project, including pre-construction and construction activities to be approximately \$10,600,000.

Student Impact:

The proposed project definition proposal will allow for the design of safe and updated specialized facilities to support and enhance Verdugo Hills High School's STEMM magnet center and science programs. Moreover, the proposed project will help support a science technology engineering math and media instructional pathway between Verdugo Hills High School and its feeder middle school, Mount Gleason Middle School, which provides science technology engineering arts math instruction.

Issues and Analysis:

Verdugo Hills High School has inadequate chemistry laboratory facilities that preclude hands-on instruction including experiments. The current design standards for high school science laboratory facilities help ensure science laboratory curriculum, including the Next Generation Science Standards, can be delivered in a safe and up-to-date environment. The new science laboratories will include a chemical storage room, fire sprinklers, emergency shower/eyewash units, and student laboratory stations with a sink, gas, electrical/data outlets, and related equipment, as required by new DSA and Title 24 requirements. In addition chemistry laboratories require acid resistant drain pipes, a sampling tank, and accessible fume hoods.

Pre-construction activities are anticipated to begin in the first quarter of 2019 and be completed in the second quarter of 2020. These activities include site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities including review and approval by DSA. Due to the significant period of design required, the Verdugo Hills High School New Science Laboratory Building 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 source 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 two 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.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on February 7, 2019. 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.

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Attachments:

BOC Resolution

Informatives:

None.

Submitted:

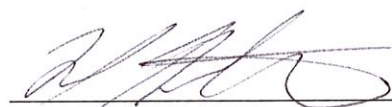
2/1/19

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
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

Rachel Greene, Chair

Tenth District PTSA

Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Susan Linschoten, Secretary

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

Araceli Sandoval-Gonzalez, Executive Committee

Early Education Coalition

Karen Krygier, Executive Committee

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Greg Good

L.A. City Mayor's Office

Michael Keeley

CA Charter School Association

Kate Mergen

Assoc. General Contractors of CA

Ron Miller

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

Scott Pansky

L.A. Area Chamber of Commerce

Dolores Sobalvarro

AARP

Douglas Teiger

American Institute of Architects

Celia Ayala (Alternate)

Early Education Coalition

Arlene Barrera (Alternate)

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

Jose Zambrano (Alternate)

Tenth District PTSA

(Vacant)

LAUSD Student Parent

(Vacant)

31st District PTSA

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

(Vacant)

Asst. Administrative Analyst

RESOLUTION 2019-2

BOARD REPORT NO. 237-18/19

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR THE VERDUGO HILLS HIGH SCHOOL NEW CHEMISTRY LABORATORY BUILDING PROJECT (PRE-CONSTRUCTION ACTIVITIES ONLY)

WHEREAS, District 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 Verdugo Hills High School New Chemistry Laboratory Building Project and authorize pre-construction activities only; and

WHEREAS, District Staff further proposes that the Board authorize the (Interim) Chief/Deputy 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; and

WHEREAS, The project budget for the pre-construction activities is approximately \$1,601,000. The proposed project will be funded by Bond Program funds targeted in the School Upgrade Program for facilities improvements to support specialized instructional programs. Based on current information and assumptions, District Staff projects that the total estimated cost of this project, including pre-construction and construction activities to be approximately \$10,600,000; and

Bond Oversight Committee

RESOLUTION 2019-2

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR THE VERDUGO HILLS HIGH SCHOOL NEW CHEMISTRY LABORATORY BUILDING PROJECT (PRE-CONSTRUCTION ACTIVITIES ONLY)

WHEREAS, The proposed project includes, but is not limited to:

- A new, approximately 5,000 square foot building, consisting of two chemistry laboratories designed to meet current standards for high school chemistry, one workroom, boys' and girls' restroom, staff restroom, janitor's closet, and mechanical and electrical rooms; and
- Specialized furniture and equipment necessary to support chemistry and other physical science programs; and
- Site infrastructure upgrades as required to support the new facility; and
- The possible demolition of an existing unoccupied and outdated building (to enable the eventual construction of the new proposed chemistry laboratory building); and
- 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; and

WHEREAS, District Staff will return to the Board and Bond Citizens Oversight Committee (BOC) at a later date for authorization and funding for construction related activities; and

WHEREAS, Verdugo Hills High School offers a variety of high caliber science courses, however, these high quality programs are constrained by the schools outdated, undersized and inadequate facilities; and

WHEREAS, Previously, the Board approved a project that was scoped and designed to support natural and applied science programs, and not a full chemistry instructional program including hands-on laboratory experiments (which is what is needed by the school), the previous project was recently cancelled by the Board (Board Report No. 093-18/19); and

WHEREAS, The proposed project will help support a Science Technology Engineering Math and Media (STEMM) instructional pathway between Verdugo Hills High School and its feeder middle school, Mount Gleason Middle School, which provides science technology engineering arts math instruction; and

WHEREAS, The new chemistry laboratory facilities will help students meet the California State University's, and the University of California's, A-G subject requirement for two years (or four semesters) of laboratory sciences; and

WHEREAS, Adoption of the proposal will enable District Staff to proceed with site due diligence activities, design activities, environmental studies, and the required regulatory approvals necessary to implement the proposed new chemistry laboratory building project at Verdugo Hills High School; and

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AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR THE VERDUGO HILLS HIGH SCHOOL NEW CHEMISTRY LABORATORY BUILDING PROJECT (PRE-CONSTRUCTION ACTIVITIES ONLY)

WHEREAS, District Staff's proposal is consistent with the District's commitment to address unmet school facilities needs, and the Board's goals for the School Upgrade Program that schools should be physically safe and secure, school building systems should be sound and efficient, and school facilities should align with instructional requirements; and

WHEREAS, The proposed project definition proposal will allow for the design of safe and updated specialized facilities to support and enhance Verdugo Hills High School's STEMM magnet center and science programs; and

WHEREAS, The new science laboratories will include a chemical storage room, fire sprinklers, emergency shower/eyewash units, and student laboratory stations with a sink, gas, electrical/data outlets, and related equipment, as required by new DSA and Title 24 requirements; and

WHEREAS, Pre-construction activities are anticipated to begin in the first quarter of 2019 and be completed in the second quarter of 2020; and

WHEREAS, Staff has a high degree of confidence that over the course of the next two years (design and DSA approval duration), additional sources of funds will be identified; and

WHEREAS, District 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.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt District Staff's proposal to amend the Facilities SEP to approve the project definition proposal for the Verdugo Hills High School New Chemistry Laboratory Building Project and authorize pre-construction activities only, with a budget of 1,601,000, as described in Board Report 237-18/19, 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 Bond 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 Bond Oversight Committee and the District.

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AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR THE VERDUGO HILLS HIGH SCHOOL NEW CHEMISTRY LABORATORY BUILDING PROJECT (PRE-CONSTRUCTION ACTIVITIES ONLY)

ADOPTED on February 7, 2019, by the following vote:

AYES: 9

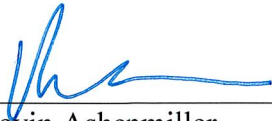
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair