



Board of Education Report

File #: Rep-138-18/19, **Version:** 1

**Amendment to the Facilities Services Division Strategic Execution Plan to Approve the Project Definition Proposal for the Canoga Park High School Visual and Performing Arts Facilities Upgrade Project
November 13, 2018**

Local District Northwest & Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) take the following actions to support the implementation of a Visual and Performing Arts (VAPA) program at Canoga Park High School, which will provide an arts pathway for area middle school students matriculating to high school in the west San Fernando Valley.

1. Amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the project definition proposal for the Canoga Park High School Visual and Performing Arts Facilities Upgrade Project (Project), with a project budget of \$8,300,000. The proposed project includes, but is not limited to, the following:
 - Upgrading the Assembly Hall including new stage lighting system, sound system, projection system, automatic theatrical rigging system, accessible control booth, fixtures (in the dressing rooms), exterior lighting, and interior paint. The Assembly Hall Building will also be expanded to allow for the construction of new accessible dressing rooms and restrooms.
 - Upgrading the Oral Arts Room including new stage lighting, stage sound system, projection system, flooring system, and fixed seating. The control room will also be upgraded to align with updated standards.
 - Reconfiguring and remodeling of the shop building to provide a dance room consisting of new wood flooring, mirrors, and a wall mounted dance barre system.
 - Interior improvements to the instrumental music room and choral room.
 - Furnishing and equipping upgraded facilities.
 - Upgrading site infrastructure as required to support the facility improvements
 - 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.
2. Authorize the 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 proposed project including budget modifications and the purchase of equipment and materials.

The proposed Project is located within the boundaries of Local District Northwest and Board District 3 (Schmerelson). Construction is anticipated to begin in the third quarter of 2020 and be completed in the third quarter of 2021.

Background:

On February 9, 2016, the Board approved the Hale Charter Academy for Visual and Performing Arts plan to serve students in sixth through fourteenth grade. The program began in the 2016-2017 school year with sixth grade at the Hale Charter Academy site, which has since expanded to serve students in sixth through eighth grades. In anticipation of an increase in enrollment, and expansion of the program into high school, the Board also authorized staff to undertake due diligence activities at the former Highlander Elementary School site to evaluate its potential redevelopment to provide a new 500-seat VAPA campus. The cost to design and construct the facilities was estimated at \$50,000,000 (funding was not allocated). The District closed the former elementary school in 1982 due to declining enrollment and shifting demographics. The site, situated within a community of single family homes, consisted of eight deteriorated and uninhabitable structures until they were demolished in the summer/fall of 2016.

Site due diligence activities have been completed, including site massing studies, community engagement, and environmental studies. The environmental review resulted in the preparation of a Draft Environmental Impact Report (DEIR). The DEIR concluded that the development of a 500-seat campus at the Highlander site would result in significant and unavoidable impacts related to traffic and construction noise. Two CEQA meetings were held in the community surrounding the Highlander site. The DEIR was circulated for a 45-day public review period from July 13, 2017 to August 26, 2017. The District received approximately 60 formal comments and dozens of informal comments. The neighboring community expressed strong concerns regarding the possible construction of a new school campus on the site, citing increased noise, pedestrian safety, and traffic impacts.

Over the course of the last year, Facilities and Local District Northwest staff have been evaluating other sites in response to community concerns, and a desire to identify a cost effective solution that would maximize existing capacity and resources. The analysis led to the identification of Canoga Park High School as the preferred site for the establishment of a VAPA high school program in the west San Fernando Valley. The school has sufficient classroom capacity to support a new VAPA program, and upgrades are required in only a few core spaces. Moreover, Canoga Park High School is the oldest high school in the Western San Fernando Valley and contains historic buildings that provide unique opportunities for students to learn and perform. The Assembly Hall, built in 1939, consists of a dedicated art-deco styled theatre, which remains one of the largest in the area, with a seating capacity of over 900.

The proposed facilities solution maximizes existing capacity and resources at Canoga Park High School without negatively impacting the operations of the existing school programs, or requiring the construction of new classroom capacity. Moreover, establishing the VAPA high school program at Canoga Park High School in lieu of constructing a new standalone small campus, requires fewer facilities improvements, significantly less Bond Program funding, a shorter construction duration, minimizes costs for additional administrative staff and operations, and is responsive to community concerns. It is anticipated that the VAPA program will utilize up-to 10 classrooms once the program has fully expanded to serve approximately 270 students.

Local District Northwest's commitment to providing top quality education to its approximately 82,600 students, across 129 schools, is guided by a pledge to build academic excellence through coherence, collaboration, high expectations and accountability. The student population served by Local District Northwest is diverse, which requires the design and implementation of varied, high quality programs that are academically challenging and thematically attractive to students and families. Establishing a VAPA high school program, and providing upgraded specialized facilities at Canoga Park High School, will accomplish both of these objectives. Moreover, student and parent surveys indicate VAPA is a high interest curriculum and there are no similar programs available in the immediate vicinity. Establishing a high school visual and performing arts focused,

academic program that explores the connections between arts and innovation, creative problem solving and collaboration, and coursework and career at Canoga Park High School responds to the expressed needs of this community.

Local District Northwest's mission for the VAPA programs at Hale Charter Academy and Canoga Park High School remains as follows: Provide San Fernando Valley families with an innovative college-preparatory visual and performing arts secondary school that employs an interdisciplinary curriculum to develop all students' intellectual skills and creative talents in order to attain measurable artistic and academic excellence. In the culture of a collaborative learning community, the VAPA programs will implement a career world and college-preparatory curriculum, along with high quality visual and performing arts studio programs that will support and challenge students to grow in skills and stretch both academically and artistically. Students will be taught the aesthetics, the academics, the technology, innovation and entrepreneurial skills they need. Additionally, students will be encouraged to develop the passion and the drive for success that will provide them with the ingenuity and resourcefulness needed for their twenty-first century careers.

The proposed project will provide upgraded specialized facilities to support a visual and performing arts instructional pathway between Canoga Park High School and the surrounding west San Fernando Valley middle schools, including Hale Charter Academy which provides a VAPA program, and Columbus Middle School, which provides a conservatory of music program.

Expected Outcomes:

Staff anticipates that the Board will approve the project definition proposal for the Canoga Park High School Visual and Performing Arts Upgrade Project. The proposed project will provide upgraded specialized facilities to support the establishment of a new VAPA high school program. Moreover, students enrolled in existing programs at Canoga Park High School will benefit from the upgrades to the Assembly Hall and Oral Arts Room, reconfigured dance room, and minor interior improvements to the instrumental music room and choral room.

Board Options and Consequences:

Approval of the proposed project definition will enable staff to proceed with the development of the proposed bond funded project at Canoga Park High School.

If the Board does not approve the proposed project definition, the VAPA high school program at Canoga Park High School will operate in outdated core spaces.

Policy Implications:

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

Budget Impact:

The total project budget, as currently estimated is \$8,300,000. 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 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 the proposed project.

Student Impact:

The proposed project definition will allow for certain existing facilities at Canoga Park High School to be upgraded to support specialized VAPA instruction. Students of the new VAPA program, as well as students enrolled in existing school programs will benefit from these improved facilities.

Issues and Analysis:

The nearby Hale Charter Academy VAPA sixth through eighth grade program is at capacity and continues to generate interest. Hale families are seeking District options for their students as they prepare to matriculate to high school. At this time, the graduates of Hale do not have a local LAUSD high school where they can complete their high school VAPA program. By establishing a VAPA program at Canoga Park High School, and upgrading certain facilities to provide the specialized spaces required by a VAPA program, Hale VAPA students will be able to complete their VAPA experience in LAUSD. Similarly, students from Columbus Middle School, Woodland Hills Academy Charter, Sutter Middle School, Lawrence Middle School and all feeder elementary schools will have access to, and benefit from, the VAPA program at Canoga Park High School. The west and southwest portions of the San Fernando Valley, an area that has seen intensified competition for high school students, will particularly benefit from the establishment of a ninth through twelfth grade VAPA program.

Recently, the City of Los Angeles approved the Warner Center 2035 Plan, which includes the construction of more than 2,500 multi-family units over the next seven years. The Warner Center Community will be developed in an area adjacent to, and immediately south of, Canoga Park High School. This residential and commercial building expansion could positively increase the enrollment at Canoga Park High School, and the VAPA program is designed to capitalize on the opportunity by appealing to these new families.

Establishing the VAPA high school program at Canoga Park High School in lieu of constructing a new standalone small campus, requires fewer facilities improvements, significantly less Bond Program funding, a shorter construction duration, minimizes costs for additional administrative staff and operations, and is responsive to community concerns.

The District closed the former Highlander Elementary School in 1982 due to declining enrollment and shifting demographics. The site, situated within a community of single family homes, consisted of eight deteriorated and uninhabitable structures until they were demolished in the summer/fall of 2016. With the decision to upgrade certain existing facilities at Canoga Park High School to facilitate implementation of an arts pathway for students matriculating to high school in the west San Fernando Valley, the District can now begin evaluating options for the use of the vacant former Highlander Elementary School site.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on November 1, 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:

BOC Resolution

Informatives:

None.

Submitted:

10/26/18

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



JOSEPH NACORDA
Superintendent
Local District Northwest

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

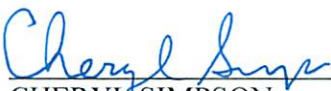
APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form.

REVIEWED BY:



CHERYL SIMPSON
Director, Budget Services and Financial Planning

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

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

L.A. City Controller's Office

Jeffrey Fischbach

CA Tax Reform Assn.

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

Kathryn Steinberg

31st District PTSA

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

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 2018-33

BOARD REPORT NO. 138-18/19

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

WHEREAS, District Staff proposes that the Board of Education take the following actions to support the implementation of a Visual and Performing Arts (VAPA) program at Canoga Park High School, which will provide an arts pathway for area middle school students matriculating to high school in the west San Fernando Valley; and

WHEREAS, the proposed project will require amending the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the project definition proposal for the Canoga Park High School Visual and Performing Arts Facilities Upgrade Project (Project), with a project budget of \$8,300,000; and

WHEREAS, the proposed project includes, but is not limited to, the following; and

- Upgrading the Assembly Hall including new stage lighting system, sound system, projection system, automatic theatrical rigging system, accessible control booth, fixtures (in the dressing rooms), exterior lighting, and interior paint.
- Upgrading the Oral Arts Room including new stage lighting, stage sound system, projection system, flooring system, and fixed seating.

**RESOLUTION 2018-33
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
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FACILITIES UPGRADE PROJECT**

- Reconfiguring and remodeling of the shop building to provide a dance room consisting of new wood flooring, mirrors, and a wall mounted dance barre system.
- Interior improvements to the instrumental music room and choral room.
- Furnishing and equipping upgraded facilities.
- Upgrading site infrastructure as required to support the facility improvements.
- 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.

WHEREAS, the proposed action includes authorizing the 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 proposed project including budget modifications and the purchase of equipment and materials; and

WHEREAS, Construction is anticipated to begin in the third quarter of 2020 and be completed in the third quarter of 2021; and

WHEREAS, On February 9, 2016, the Board approved the Hale Charter Academy for Visual and Performing Arts plan to serve students in sixth through fourteenth grade. In anticipation of an increase in enrollment, and expansion of the program into high school, the Board also authorized staff to undertake due diligence activities at the former Highlander Elementary School site to evaluate its potential redevelopment to provide a new 500-seat VAPA campus; and

WHEREAS, The neighboring community expressed strong concerns regarding the possible construction of a new school campus on the site, citing increased noise, pedestrian safety, and traffic impacts; and

WHEREAS, District Staff evaluated other sites and the analysis led to the identification of Canoga Park High School as the preferred site for the establishment of a VAPA high school program in the west San Fernando Valley; and

WHEREAS, It is anticipated that the VAPA program will utilize up-to 10 classrooms once the program has fully expanded to serve approximately 270 students; and

RESOLUTION 2018-33

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

WHEREAS, Establishing a high school visual and performing arts focused, academic program that explores the connections between arts and innovation, creative problem solving and collaboration, and coursework and career at Canoga Park High School responds to the expressed needs of this community; and

WHEREAS, Local District Northwest's mission for the VAPA programs at Hale Charter Academy and Canoga Park High School remains as follows: Provide San Fernando Valley families with an innovative college-preparatory visual and performing arts secondary school that employs an interdisciplinary curriculum to develop all students' intellectual skills and creative talents in order to attain measurable artistic and academic excellence; and

WHEREAS, The proposed project will provide upgraded specialized facilities to support a visual and performing arts instructional pathway between Canoga Park High School and the surrounding west San Fernando Valley middle schools, including Hale Charter Academy which provides a VAPA program, and Columbus Middle School, which provides a conservatory of music program; and

WHEREAS, Students enrolled in existing programs at Canoga Park High School will benefit from the upgrades to the Assembly Hall and Oral Arts Room, reconfigured dance room, and minor interior improvements to the instrumental music room and choral room; and

WHEREAS, Approval of the proposed project definition will enable staff to proceed with the development of the proposed bond funded project at Canoga Park High School; 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 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, The proposed project definition will allow for certain existing facilities at Canoga Park High School to be upgraded to support specialized VAPA instruction; and

WHEREAS, By establishing a VAPA program at Canoga Park High School, and upgrading certain facilities to provide the specialized spaces required by a VAPA program, Hale VAPA students will be able to complete their VAPA experience in LAUSD; and

WHEREAS, Adjacent residential and commercial building expansion could positively increase the enrollment at Canoga Park High School, and the VAPA program is designed to capitalize on the opportunity by appealing to these new families; and

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WHEREAS, Establishing the VAPA high school program at Canoga Park High School in lieu of constructing a new standalone small campus, requires fewer facilities improvements, significantly less Bond Program funding, a shorter construction duration, minimizes costs for additional administrative staff and operations, and is responsive to community concerns; 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 recommends that the Board of Education adopt Staff's proposal to take actions to support the implementation of a VAPA program at Canoga Park High School, which will provide an arts pathway for area middle school students matriculating to high school in the west San Fernando Valley as defined in Board Report 138-18/19, 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 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 November 1, 2018, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair