



## Board of Education Report

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**File #:** Rep-485-17/18, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve a Project to Address Critical School Repair Needs at Mount Gleason Middle School**

**June 12, 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 a project at Mount Gleason Middle School to address critical school repair needs. The proposed project will provide campus-wide plumbing system upgrades. 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 project, including budget modifications and the purchase of equipment and materials. The total budget for this project is \$4,285,182.

#### **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 proposal contained in this Board Report aligns with the identified types of pressing critical school repair and safety conditions.

The proposed project at Mount Gleason Middle School consists of replacing the deteriorated domestic water plumbing system which serves the entire campus. The pipes were originally installed in 1959 and are severely deteriorated. Over the past six to nine months, the system has been experiencing failures, and in the interim, temporary repairs have been made until a long-term comprehensive solution is provided to address the deteriorated water piping. Work began in March 2018 to address immediate safety concerns. Construction is expected to conclude in the fourth quarter of 2019.

Mount Gleason Middle School is located within the boundaries of Local District Northeast and Board District 6 (Ms. Gonez).

**Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed project to address critical school repair needs at Mount Gleason Middle School.

**Board Options and Consequences:**

A “yes” vote will authorize staff to proceed with the expenditure of bond funds to undertake the project proposal 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:**

Staff’s proposal is consistent with the District’s commitment to address school facilities needs and significantly improve conditions of aging and deteriorating school facilities.

**Budget Impact:**

The total budget for the proposed project is \$4,285,182. The project is funded by Bond Program funds targeted in the School Upgrade Program for critical school repair and safety improvements. Due to an urgent need to immediately begin addressing safety concerns at Mount Gleason Middle School, a portion of the project scope was expedited, and the activities were front funded with Routine Repair and General Maintenance Funds. With this approval, any prior expenditures will be transferred to the proposed project.

The budget for this project 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 project.

**Student Impact:**

The project, once completed, will help ensure that the students attending the school are provided with a safe and healthy learning environment by providing a domestic plumbing system that is sound and efficient.

**Issues and Analysis:**

This 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).

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 project 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 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 May 31, 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:**

BOC Resolution

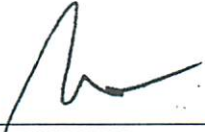
**Informatives:**

None.

**Submitted:**

5/25/18


RESPECTFULLY SUBMITTED,



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AUSTIN BEUTNER  
Superintendent

APPROVED & PRESENTED BY:



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MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

REVIEWED BY:



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DAVID HOLMQUIST  
General Counsel

Approved as to form.

REVIEWED BY:



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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

**Quynh Nguyen, Chair**  
LAUSD Student Parent  
**Susan Linschoten, Secretary**  
L.A. Co. Auditor-Controller's Office  
**Stuart Magruder, Executive Committee**  
American Institute of Architects  
**Rachel Greene, Executive Committee**  
Tenth District PTSA

**Bevin Ashenmiller**  
LAUSD Student Parent  
**Araceli Sandoval-Gonzalez**  
Early Education Coalition  
**Greg Good**  
L.A. City Mayor's Office  
**Michael Keeley**  
CA Charter School Association  
**Karen Krygier**  
L.A. City Controller's Office  
**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**  
31<sup>st</sup> District PTSA  
**Celia Ayala (Alternate)**  
Early Education Coalition  
**Arlene Barrera (Alternate)**  
L.A. Co. Auditor-Controller's Office  
**(Vacant)**  
CA Tax Reform Assn.

**Joseph P. Buchman – Legal Counsel**  
Burke, Williams & Sorensen, LLP  
**(Vacant)**  
Oversight Committee Consultant

**Timothy Popejoy**  
Bond Oversight Administrator  
**Daniel Hwang**  
Asst. Administrative Analyst

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**RESOLUTION 2018-21**

**BOARD REPORT NO. 485-17/18**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE A PROJECT TO ADDRESS  
CRITICAL SCHOOL REPAIR NEEDS AT MOUNT GLEASON MIDDLE  
SCHOOL**

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 a project at Mount Gleason Middle School that addresses critical school repair needs with a budget of \$4,285,182 (the "Project") as described in Board Report 485-17/18 attached hereto; 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, the Project is consistent with the District's commitment to address school facilities needs and significantly improve conditions of aging and deteriorating school facilities; and

WHEREAS, District Staff has determined that the Project 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

**Resolution 2018-21**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE A PROJECT TO ADDRESS CRITICAL SCHOOL REPAIR NEEDS AT MOUNT GLEASON MIDDLE SCHOOL  
PAGE 2**

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

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 a project at Mount Gleason Middle School that addresses critical school repair needs, with a budget of \$4,285,182, as defined in Board Report 485-17/18, 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 May 31, 2018, by the following vote:

AYES: 9

NAYS: 0

ABSTENTIONS: 0

ABSENCES: 5

  
Quynh Nguyen  
Chair

  
Stuart Magruder  
Executive Committee