



## Board of Education Report

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**File #:** Rep-488-17/18, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Approve the Project Definition Proposal for the 7<sup>th</sup> Street Elementary School New Food Service Building Project**

**June 12, 2018**

#### **Facilities Services Division and Food 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 7<sup>th</sup> Street Elementary School New Food Service Building Project, with a project budget of \$4,700,000.

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 proposed New Food Service Building Project is anticipated to include the following:

- Construction of an approximately 1,600 square foot food service building; consisting of a food preparation/kitchen area, serving area, and food storage.
- Construction of an approximately 1,500 square foot arcade and concrete walkway.
- Upgrades to the existing five concrete lunch shelters with exterior paint.
- Demolition of the existing undersized food service “hot shack” shed building.
- Furnishings and equipment to support the new food service building.
- Installation of interim mobile kitchen and construction of required utilities.
- 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.

##### **Background:**

7<sup>th</sup> Street Elementary School has a student enrollment of approximately 400 students. The school provides two meals daily; breakfast and lunch. Most students receive at least one meal from the school’s meal service program. Approximately two-thirds of students are registered for the free and reduced lunch program. The 1970’s existing “hot shack” food service facility is poorly configured, outdated, and aging. The building does not meet Los Angeles County Health Department standards for food service facilities and requires waivers in order to operate. Moreover, it is severely undersized; it is located in a shed that is only 27 percent of the District’s standard for the size of an elementary food service facility, and consists of only a single serving line. In order to accommodate the student body, the lunch meal service period extends almost two hours.

The new building will provide an adequate food preparation/kitchen area, serving area, and food storage. Moreover, the new facility will meet all County of Los Angeles health regulations and codes, and District standards.

The proposed project is located within the boundaries of Local District South and Board District 7 (Richard Vladovic).

**Expected Outcomes:**

Staff anticipates that the Board will approve the project definition proposal for the 7<sup>th</sup> Street Elementary School New Food Service Building Project, which will enable the Food Services Division to significantly improve service for the students at the school, and move closer towards their goal of total access to meals. The proposed project, when completed, will provide the students at 7<sup>th</sup> Street Elementary School with faster access to meals by increasing serving from one service window to two full-service lines. The reduced lunch period timeframe will improve overall school operations and provide students adequate time to obtain and eat their meal(s).

**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 7<sup>th</sup> Street Elementary School.

If the Board does not approve the proposed project definition, meals at 7<sup>th</sup> Street Elementary School will continue to be served at a limited capacity and in facilities that are outdated, undersized and in poor condition. The food service area will continue to be inadequate to support the students of 7<sup>th</sup> Street Elementary School. Additionally, the Food Services Division will be challenged to meet the District's goal of providing as many students as possible with balanced, healthy and nutritious meals on a daily basis.

**Policy Implications:**

Staff's proposal is consistent with the District's long-term goal to provide students increased access to nutritious healthy meals.

**Budget Impact:**

The total project budget, as currently estimated, for the 7<sup>th</sup> Street Elementary School New Food Building Project is \$4,700,000. The proposed project will be funded by Bond Program funds. The modernize and repair school cafeterias category of capital need in the School Upgrade Program will provide \$4,200,000 of the required funding, with a contribution of \$350,000 of Local District South Priority funds, and the remaining \$150,000 contributed by Board District 7 Priority funds.

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 proposal will allow for the construction of a new, safe, adequate and updated food service building to serve meals to students at 7<sup>th</sup> Street Elementary School.

**Issues and Analysis:**

It is the goal of the Food Services Division to make investments that ensure schools have food service facilities that meet Los Angeles County health codes, are adequately sized, and have sufficient seating to provide students with access to nutritious, healthy meals. New and upgraded food service facilities provide safer conditions with updated energy efficient equipment and more efficient service standards that improve student access to meals.

The design-build project delivery method, authorized under California Education Code 17250.10 et seq., is anticipated to be used for the proposed project. This project-delivery method allows the District to procure both design and construction services under on contract, thereby accelerating project completion. Based on the anticipated use of this project delivery method, construction is anticipated to begin in the fourth quarter of 2020 and be completed in the fourth quarter of 2021. The Board will be asked to approve the award of a design-build contract at a subsequent meeting.

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on May 31, 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:**

5/25/18

RESPECTFULLY SUBMITTED,

APPROVED BY:



AUSTIN BEUTNER  
Superintendent



MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

REVIEWED BY:

APPROVED BY:



DAVID HOLMQUIST  
General Counsel



MANISH SINGH  
Interim Director  
Food Services Division

Approved as to form.

REVIEWED BY:

PRESENTED BY:



CHERYL SIMPSON  
Director, Budget Services and Financial Planning



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

**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 2018-20**

**BOARD REPORT NO. 488-17/18**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL  
FOR THE 7<sup>TH</sup> STREET ELEMENTARY SCHOOL NEW FOOD SERVICE  
BUILDING PROJECT**

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 7<sup>th</sup> Street Elementary School New Food Service Building Project, with a project budget of \$4,700,000, as described in Board Report No. 488-17/18, a copy of which is attached hereto; and

WHEREAS, The proposed New Food Service Building Project is anticipated to include the following: Construction of an approximately 1,600 square foot food service building; consisting of a food preparation/kitchen area, serving area, and food storage; Construction of an approximately 1,500 square foot arcade and concrete walkway; Upgrades to the existing five concrete lunch shelters with exterior paint; Demolition of the existing undersized food service "hot shack" shed building; Furnishings and equipment to support the new food service building; Installation of interim mobile kitchen and construction of required utilities; 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, The existing food service facility is severely undersized; it is located in a shed that is only 27 percent of the District's standard for the size of an elementary food service facility, and consists of only a single serving line; and

**RESOLUTION 2018-20  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR  
THE 7<sup>TH</sup> STREET ELEMENTARY SCHOOL NEW FOOD SERVICE BUILDING  
PROJECT**

WHEREAS, The new facility will meet all County of Los Angeles health regulations and codes, and District standards; and

WHEREAS, The proposed project, when completed, will provide the students at 7<sup>th</sup> Street Elementary School with faster access to meals by increasing serving from one service window to two full-service lines; and

WHEREAS, Approval of the proposed project definition will enable staff to proceed with the development of the proposed bond funded project at 7<sup>th</sup> Street Elementary School; and

WHEREAS, District Staff's proposal is consistent with the District's long-term goal to provide students increased access to nutritious healthy meals; and

WHEREAS, The modernize and repair school cafeterias category of capital need in the School Upgrade Program will provide \$4,200,000 of the required funding, with a contribution of \$350,000 of Local District South Priority funds, and the remaining \$150,000 contributed by Board District 7 Priority funds; and

WHEREAS, 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; and

WHEREAS, The proposed project definition proposal will allow for the construction of a new, safe, adequate and updated food service building to serve meals to students at 7<sup>th</sup> Street Elementary School; and

WHEREAS, It is the goal of the Food Services Division to make investments that ensure schools have food service facilities that meet Los Angeles County health codes, are adequately sized, and have sufficient seating to provide students with access to nutritious, healthy meals; and

WHEREAS, Based on the anticipated use of the design-build project delivery method, construction is anticipated to begin in the fourth quarter of 2020 and be completed in the fourth quarter of 2021; 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

**RESOLUTION 2018-20  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE THE PROJECT DEFINITION PROPOSAL FOR  
THE 7<sup>TH</sup> STREET ELEMENTARY SCHOOL NEW FOOD SERVICE BUILDING  
PROJECT**

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee (BOC) recommends that the Board of Education amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the project definition proposal for the 7<sup>th</sup> Street Elementary School New Food Service Building Project, with a project budget of \$4,700,000, as described in Board Report No. 488-17/18, 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