



Board of Education Report

File #: Rep-213-14/15, **Version:** 1

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

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 seven projects that address critical school repair needs. The scope, schedule and budget for the seven proposed projects are described in Attachment A. The total combined budget for the seven projects is \$23,834,074.

Background:

On January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality. The Board's action approved the overarching goals and principles, funding sources, specific categories of need, and spending targets for the SUP. In total, \$7,852,970,000 was allocated to support the development of projects under the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan. The seven proposed projects that address critical school repair needs are necessary to improve student health, safety and educational quality.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to define and approve seven 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 seven proposed projects 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:

These actions are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.

Budget Impact:

The total combined budget for the seven projects is \$23,834,074. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

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 School Construction Bond Citizens' Oversight Committee (BOC) at its meeting of November 20, 2014. 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 Seven Projects That Address Critical School Repair Needs.

Informatives:

None



Attachment A

1. Alta Loma Elementary School – Project to Address Deteriorated Underground Plumbing

Educational Service Center West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to replace the 70-year-old deteriorated underground gas, water and sewer utilities serving the Main and West building. The project will include the replacing domestic water line, fire sprinkler systems, classroom and service sinks, drinking fountains and water heaters. The restrooms will be renovated to meet current Americans with Disability Act requirements. Also, because the plumbing work being done impacts the cafeteria, an Ansul system will be installed in the fume hood, as well as a heating, ventilation and air conditioning system in the Cafeteria.
- *Project Budget* -- \$5,376,465
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2017.

2. McBride Special Education Center – Project to Address Failing Beams on the Arcade

Educational Service Center West, Board District 4 - Zimmer

- *Project Background and Scope* – This project will replace the failing 60-year-old Glue-Lam beams on the arcade. In addition to dry rot due to age, the beams have been damaged due to impacts by school buses as they maneuver on the campus. This constant wear and tear has impacted the structural integrity of the arcade structure.
- *Project Budget* -- \$803,310
- *Project Schedule* -- Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.

3. Northridge Middle School – Project to Address Deteriorated Underground Plumbing

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – This project is to replace the 50-year-old deteriorated underground utilities (storm drain, sanitary sewer, domestic water and natural gas lines). This project will be executed in conjunction with the already approved asphalt concrete paving replacement project approved by the Board of Education on April 8, 2014.
- *Project Budget* -- \$4,921,703
- *Project Schedule* -- Construction is anticipated to begin in Q1 2016, and conclude in Q1 2017.

4. Virginia Road Elementary School – Project to Address Deteriorated Lunch Shelter and Arcade

Educational Service Center West, Board District 1 - McKenna

- *Project Background and Scope* – This project scope includes removing and replacing deteriorated ceiling joists, beams, rain gutters, down spouts, tongue and groove sheeting and clay tile roofing. The project also includes removing and replacing the lights, security devises, camera and intercom at the lunch shelter.
- *Project Budget* -- \$429,226
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.



5. Western Elementary School – Project to Address Deteriorated Concrete Paving Between the Buildings and in the Parking Lots

Educational Service Center West, Board District 1 - McKenna

- *Project Background and Scope* – The 25-year-old asphalt concrete paving between the buildings and at the parking lots on the campus is severely damaged and in need of replacement. The main playground does not need asphalt removal and replacement, but there is an opportunity to install Best Management Practices (BMPs) in this area which include storm water capture, treatment and filtration where feasible. Also included in the scope are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District’s Storm Water Technical Manual.
- *Project Budget* -- \$2,455,165
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q4 2016.

6. Westminster Elementary School – Project to Address Deteriorated Asphalt Concrete Paving

Educational Service Center West, Board District 4 - Zimmer

- *Project Background and Scope* – The 20-year-old asphalt concrete paving on the campus is severely damaged and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement as needed, redesigning the outdoor athletic areas to meet current requirements, and replacement or repair of outdoor apparatus and fencing as necessary. Also included are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District’s Storm Water Technical Manual.
- *Project Budget* -- \$4,622,851
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q4 2016.

7. Wilshire Crest Elementary School – Project to Address Deteriorated Plumbing

Educational Service Center West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to replace the deteriorated domestic water, sewer and drain lines. The scope of work also includes replacing classroom and service sinks and cabinets, renovating the faculty and office restrooms, and upgrading the sump pump system located in the basement mechanical room.
- *Project Budget* -- \$5,225,354
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2017.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**Stephen English, Chair**

L.A. City Controller's Office

Pamela Schmidt, Vice-Chair

Early Education Coalition

Quynh Nguyen, Secretary

LAUSD Student Parent

Scott Folsom, Executive Committee

Tenth District PTSA

Stuart Magruder, Executive Committee

American Institute of Architects

Bill Brewington

Thirty-First District PTSA

Paul Escala

CA Charter School Association

Garrett Francis

Assoc. General Contractors of CA

Elizabeth Lugo

LAUSD Student Parent

Abigail Marquez

L.A. City Mayor's Office

Ron Miller

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

John Naimo

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

Scott Pansky

L.A. Area Chamber of Commerce

Barry Waite

CA Tax Reform Assn.

Susan Linschoten (Alternate)

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

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Thomas A. Rubin, CPA

Oversight Committee Consultant

Gary C. Anderson, PhD

Bond Administrator

Daniel Hwang

Administrative Analyst

RESOLUTION 2014-48**BOARD REPORT NO. 213-14/15****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SEVEN 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 eight projects that address critical school repair needs with a combined budget of \$23,834,074 (collectively, the "Project") as described in Board Report 213-14/15, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, on January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality; and

WHEREAS, the SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

WHEREAS, District Staff has determined that the Project is necessary to improve student health, safety and educational quality; and

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, 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 2014-48
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS THAT
ADDRESS CRITICAL SCHOOL REPAIR NEEDS
PAGE 2**

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 seven projects that address critical school repair needs with a combined budget of \$23,834,074as defined in Board Report 213-14/15 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 20, 2014, by the following vote:

AYES: 13

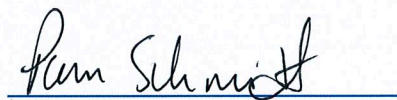
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 0



 Stephen English
 Chair



 Pamela Schmidt
 Vice-Chair