



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Report Number:</b>	373 -14-15
<b>Date:</b>	March 10, 2015
<b>Subject:</b>	Identification of 11 School Sites for the Development of Comprehensive Modernization Projects
<b>Responsible Staff:</b>	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213.241.4811

### BOARD REPORT

**Action Proposed:** Staff proposes that the Board of Education approve the proposed identification of the following 11 school sites for the development of comprehensive modernization projects:

- North Hollywood High School
  - *Located in Board District 3/Educational Service Center North*
- Huntington Park High School
  - *Located in Board District 5/Educational Service Center South*
- Grant High School
  - *Located in Board District 3/Educational Service Center North*
- Sherman Oaks Center for Enriched Studies Magnet
  - *Located in Board District 3/Educational Service Center North*
- Roosevelt High School
  - *Located in Board District 2/Educational Service Center East*
- Polytechnic High School
  - *Located in Board District 6/Educational Service Center North*
- Cleveland High School
  - *Located in Board District 3/Educational Service Center North*
- Burroughs Middle School
  - *Located in Board District 1/Educational Service Center West*
- Venice High School
  - *Located in Board District 4/Educational Service Center West*
- San Pedro High School
  - *Located in Board District 7/Educational Service Center South*
- Jefferson High School
  - *Located in Board District 5/Educational Service Center East*



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With approval of this action, staff will commence pre-design/due diligence activities. These activities are necessary to develop well-defined Project Definition proposals including a budget, scope, and schedule. The Project Definition proposals are anticipated to be presented to the Bond Citizens' Oversight Committee (BOC) and Board of Education in Fall 2015.

### **Background:**

On January 14, 2014, the Board of Education approved the School Upgrade Program ("Program"), considered to be the next phase of the District's Bond Program (BOE #143- 13/14). The Board's action approved the allocation of approximately \$7.8 Billion in Program funding, 18 specific categories of needs/priorities with individual spending targets, and the overarching goals and principles of the Program. Under the Program, projects are developed to address a particular category, or type of need, and align with the Program's goals and principles: schools should be safe and secure, school building systems should be sound and efficient, and facilities should align with instructional requirements and vision. Approximately \$4.2 Billion of the overall Program funding is targeted to support the development of "comprehensive modernization" projects that will renovate, modernize, and/or reconfigure school sites.

The process that led to the identification of the 11 school sites was deliberative, data-driven, and inclusive. Staff began soliciting input from school-site stakeholders during the nearly three-year period of the master planning and assessment effort. The feedback received during this particular effort helped create the foundation for the prioritization methodology. Last year, a committee of District leaders was established to provide strategic guidance and direction as the prioritization methodology for identifying school sites for the development of comprehensive modernization projects was further refined. Additionally, a committee consisting of external experts with capital planning, prioritization, education, and/or facilities issues also provided feedback, suggestions, and validation of the process and methodology. Most recently, feedback was solicited on the specifics of the proposed prioritization methodology during community meetings in each Educational Service Center (ESC), roundtable sessions with school administrators, teachers, parents and students, as well as other District forums and briefings that included labor partners, community based organizations and educational advocates.

Based on the outcome of the process, the most reliable and measureable facilities-based datasets that best express a school's physical condition were identified to assess each school's need for a comprehensive



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modernization project. An emphasis was placed on those conditions that may pose a health and safety risk or negatively impact a school's ability to deliver the instructional program and/or operate. This methodology was vetted through extensive analysis and discussions with internal and external stakeholders and technical experts.

Based on an assessment of the following conditions, the 11 proposed school sites were identified as having a multitude of critical physical conditions that may pose a health and safety risk or negatively impact a school's ability to deliver the instructional program and/or operate:

- The physical condition of a school's buildings and grounds/outdoor areas identified by the 10-year Facilities Condition Index (FCI), a comparative indicator of the relative condition of a school's facilities in relation to the current replacement value. Where applicable, the FCI score is adjusted to reflect projects underway and the improved conditions that will be provided.
- The seismic risk factor identified using the Federal Emergency Management Agency's (FEMA) Hazus-MH model for determining the probability of failure based on the predicted earthquake magnitude generated by specific faults, year of construction, type of construction, number of stories, and code and construction quality at the time of construction.
- Size of food service facility, multi-purpose room/auditorium, and library determined by an assessment of the difference between the size of the core facility and the design standard for a new facility.
- Size of play space determined by an assessment of the difference between the size of a school's play area and the size recommended under the Rodriguez Consent Decree.
- Percentage of classrooms in portable buildings calculated based on the number of classrooms in portable buildings versus the number of classrooms in permanent buildings.
- Adequacy of controlled public access point based on an assessment of whether a campus has a secured single point of entry, an intercom/camera system that controls visitor access to the school site, or neither.
- Site density determined by an analysis of the amount of square footage



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per student at a school site.

The Facilities Condition Assessment for elementary schools is still ongoing, as such only secondary school sites are included in staff's proposal. Staff anticipates completing the assessment of the elementary schools by fall 2015. A prioritized list of all legacy school sites will be developed (based on the same assessment of physical conditions that led to the identification of the 11 proposed school sites) and presented once the elementary school data is available (Legacy school site refers to schools constructed prior to the District's current Bond Program).

**Expected Outcomes:** Staff anticipates that the Board of Education will approve the proposal to identify 11 school sites for the development of comprehensive modernization projects. With the approval, staff will commence pre-design/due diligence activities at the 11 school sites including: stakeholder engagement, site survey and analysis, space programming, educational programming/specifications, seismic evaluations, geotechnical investigations, and preliminary environmental studies. The pre-design/due diligence activities are necessary to develop well-defined project budgets, scopes, and schedules. Staff anticipates that these activities may cost approximately \$500,000 per site. Staff anticipates presenting Project Definition proposals to the BOC and the Board of Education in the Fall of 2015.

The comprehensive modernization projects will help ensure the students at these 11 school sites are provided with a safe and healthy environment that promotes learning. Furthermore, they will be developed to address the most critical physical conditions at a school site, which will decrease the demand for repair and maintenance and the schools, and help alleviate the burden placed on school-site custodial staff. The projects will also benefit the local economy by creating tax revenue and new jobs, many of which will affect our students' parents and relatives.

**Board Options and Consequences:** While significant progress was made in building additional classroom capacity to enable students to attend a school in their neighborhood that operates on a traditional, two-semester calendar, the investments made in our older schools are severely inadequate. Schools desperately need to be modernized and upgraded, school buildings are deteriorating, aging, and do not promote learning. Aging and deteriorating schools are more costly to maintain and operate, which further burdens the Maintenance & Operations staff and the District's General Fund. Approval of the proposal will help address the District's school sites deemed to be in the worst critical physical condition.



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Inaction, or a delay in approving the proposed action, will delay the benefit to the students, staff and community of these 11 school sites. Furthermore, with the stabilization of the economy and increase in development, construction costs are projected to increase, which will result in higher project costs.

**Policy Implications:** The proposed actions are consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Measures K, R, Y and Q.

**Budget Impact:** With approval of this action, staff will commence pre-design/due diligence activities. These activities are anticipated to cost approximately \$500,000 per site and will be funded with Bond Program funds earmarked in the School Upgrade Program for the development of projects that will renovate, modernize, and/or reconfigure school sites. Approval of this proposed action does not permit the expenditure of bond proceeds beyond pre-design/due diligence activities which are necessary to develop projects.

**Issues and Analysis:** The development of comprehensive modernization projects is intended to be data-driven, collaborative and inclusive. Since each school site has a unique set of conditions and needs, it is extremely important to the success of each project that school-site stakeholders are thoroughly engaged throughout the entire development process. The comprehensive modernization projects will be developed to address the facility conditions that must be improved to ensure students continue to be provided with a safe and healthy learning environment, in which the facilities do not impact the school's ability to deliver the instructional program and/or operate. Physical conditions that do not negatively impact the learning environment will not be prioritized. Projects will be developed to focus on the most critical issues – failing buildings and/or building systems, and buildings deemed through a detailed seismic evaluation to require seismic upgrades. The projects will be focused on addressing essential safety issues so schools are safe and students can learn. This approach will allow the District to reach more schools with the limited funding available.

The comprehensive modernization projects that will be developed at the 11 proposed school sites may include constructing new buildings, reconfiguring existing facilities, and/or upgrading existing spaces. Depending on specific site conditions, projects may address some or all of



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the following conditions: earthquake safety, failing building equipment and systems, physical safety and security, inadequate general and specialized classrooms, fire-life safety, current building codes, accessibility, dilapidated portable buildings, and inadequate core facilities and play space.

**Bond Oversight  
Committee  
Recommendations:**

This item was considered by the School Construction Bond Citizen's Oversight Committee (BOC) at its meeting of February 26, 2015. Staff has concluded that this proposal will facilitate implementation of the Facilities Services Division Strategic Execution Plan (FSD-SEP), and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

**Attachments:** None.

- Informative**
- Desegregation  
Impact Statement**



**LOS ANGELES UNIFIED SCHOOL DISTRICT  
Board of Education Report**

Respectfully submitted,

**RAMON C. CORTINES**  
Superintendent

APPROVED BY:

**MICHELLE KING**  
Chief Deputy Superintendent

REVIEWED BY:

**DAVID HOLMQUIST**  
General Counsel

APPROVED &  
PRESENTED BY:

**MARK HOVATTER**  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

**KRISZTINA TOKES**  
Director of Asset Management  
Facilities Services Division

**TONY ATIENZA**  
Director of Budget Services and  
Financial Planning

Approved as to budget impact statement.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**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

**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

**Betty Valles**

AARP

**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 2015-06**

**BOARD REPORT NO. 373-14/15**

**IDENTIFICATION OF 11 SCHOOL SITES FOR THE DEVELOPMENT OF  
COMPREHENSIVE MODERNIZATION PROJECTS**

WHEREAS, On January 14, 2014, the Board of Education approved the School Upgrade Program ("Program"), considered to be the next phase of the District's Bond Program; and

WHEREAS, The Board's action approved the allocation of approximately \$7.8 Billion in Program funding, 18 specific categories of needs/priorities with individual spending targets, and the overarching goals and principles of the Program; and

WHEREAS, Under the Program, projects are developed to address a particular category, or type of need, and align with the Program's goals and principles: schools should be safe and secure, school building systems should be sound and efficient, and facilities should align with instructional requirements and vision; and

WHEREAS, Approximately \$4.2 Billion of the overall Program funding is targeted to support the development of "comprehensive modernization" projects that will renovate, modernize, and/or reconfigure school sites; and

WHEREAS, Significant progress was made in building additional classroom capacity to enable students to attend a school in their neighborhood that operates on a traditional, two-semester calendar; however, the investments made in older schools are severely inadequate -- schools desperately need to be modernized and upgraded, school buildings are deteriorating, aging, and do not promote learning. Additionally, aging and deteriorating schools are more costly to maintain and operate, which further burdens the Maintenance & Operations staff and the District's General Fund; and

WHEREAS, District staff is proposing that the Board of Education approve the identification of 11 school sites (North Hollywood, Huntington Park, Grant, Roosevelt, Polytechnic, Cleveland, Venice, San Pedro and Jefferson High Schools, Sherman Oaks Center for Enriched Studies Magnet, and Burroughs Middle School) for the development of comprehensive modernization projects; and

**RESOLUTION 2015-06  
IDENTIFICATION OF 11 SCHOOL SITES FOR THE DEVELOPMENT OF  
COMPREHENSIVE MODERNIZATION PROJECTS**

WHEREAS, The 11 school sites were identified as having a multitude of critical physical conditions that may pose a health and safety risk or negatively impact a school's ability to deliver the instructional program and/or operate; and

WHEREAS, With approval of District staff's proposal by the Board of Education, staff will commence pre-design/due diligence activities; activities that are necessary to develop well-defined Project Definition proposals including a budget, scope, and schedule, and which may cost approximately \$500,000 per site; and

WHEREAS, The Project Definition proposals are anticipated to be presented to the BOC and Board of Education in Fall 2015; and

WHEREAS, The comprehensive modernization projects will help ensure the students at these 11 school sites are provided with a safe and healthy environment that promotes learning; and

WHEREAS, Comprehensive modernization projects will be developed to address the most critical physical conditions at a school site, which will decrease the demand for repair and maintenance and the schools, and help alleviate the burden placed on school-site custodial staff, and the projects will also benefit the local economy by creating tax revenue and new jobs, many of which will affect our students' parents and relatives; and

WHEREAS, Comprehensive modernization projects will be developed to focus on the most critical issues so schools are safe and students can learn – failing buildings and/or building systems, and buildings deemed through a detailed seismic evaluation to require seismic upgrades. This approach will allow the District to reach more schools with the limited funding available;

WHEREAS, District Staff has concluded that the proposed actions 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 Bond Citizens' Oversight Committee (the "BOC") recommends that the Board of Education approve the identification of 11 school sites for the development of comprehensive modernization projects as described in Board Report No. 373-14/15, 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 Bond Oversight Committee's website.

3 - That a written response as required by the Charter and Memorandum of Understanding between the Oversight Committee and the Board be provided to the Oversight Committee within 30 days, reporting either on action taken or proposed to be taken in response to this resolution and each recommendation herein.

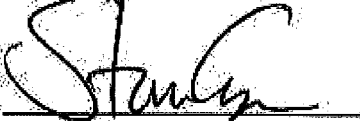
**RESOLUTION 2015-06  
IDENTIFICATION OF 11 SCHOOL SITES FOR THE DEVELOPMENT OF  
COMPREHENSIVE MODERNIZATION PROJECTS**

ADOPTED on February 26, 2015 by the following vote:

AYES: 12

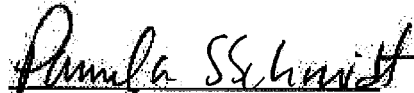
ABSTENTIONS: 0

NAYS: 0



Stephen English  
Chair

ABSENCES: 2



Pamela Schmidt  
Vice-Chair