



## Board of Education Report

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**File #:** Rep-328-14/15, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Six Projects that Address Critical 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 six projects that address critical school repair needs. The scope, schedule and budget for the six proposed projects are described in Attachment A. The total combined budget for the six projects is \$25,453,613.

#### **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 six 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 six 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 six 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 six projects is \$25,453,613. 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 January 29, 2015. 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 Six Projects That Address Critical School Repair Needs.

**Informatives:**

None.



Attachment A

**1. 10<sup>th</sup> Street Elementary School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System**

*Educational Service Center East, Board District 2 - García*

- *Project Background and Scope* – This project will upgrade the existing heating, ventilation and air conditioning system in three buildings. The existing systems are over 30 years old and are in poor condition resulting in unreliable service.
- *Project Budget* -- \$7,141,103
- *Project Schedule* – Construction is anticipated to begin in Q3 2016, and conclude in Q4 2017.

**2. Harrison Elementary School – Project to Address Failing Retaining Wall**

*Educational Service Center East, Board District 2 - García*

- *Project Background and Scope* – A 110-foot section of retaining wall and chain link fence on the north/west side of the campus is failing due to storm water run-off penetration and subsequent corrosion. The area poses a significant safety hazard should the wall completely fail because there are four Double AA Portable Buildings located on the soil it is responsible for supporting.
- *Project Budget* -- \$3,605,897
- *Project Schedule* -- Construction is anticipated to begin in Q2 2016, and conclude in Q1 2017.

**3. Los Angeles Center for Enriched Studies Magnet – Project to Address Failing Dehumidification Unit**

*Educational Service Center West, Board District 1 - McKenna*

- *Project Background and Scope* – The existing heating, ventilation and air conditioning system in the mechanical room servicing the pool area does not have adequate ventilation causing corrosion to all the systems in the mechanical room. This project will upgrade the existing heating, ventilation and air conditioning system (Dehumidification Unit) in the pool area and the mechanical room as well as affected pool equipment, plumbing and wall systems.
- *Project Budget* -- \$1,400,347
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q4 2016.

**4. Miller Elementary School – Project to Address Deteriorated Asphalt Concrete Paving**

*Educational Service Center South, Board District 1 - McKenna*

- *Project Background and Scope* – The 25-year-old asphalt concrete paving on the campus is severely deteriorated 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* -- \$3,830,142
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q2 2017.



**5. San Fernando High School – Project to Address Deteriorated Concrete Paving Between the Buildings, and in the Parking Lot and Bleacher Areas**

*Intensive Support and Innovation Center (ISIC), Board District 6 - Ratliff*

- *Project Background and Scope* – The 20-year-old asphalt concrete paving between the buildings and at the parking lots and bleachers on the campus is severely damaged and in need of replacement. 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* -- \$7,712,148
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q2 2017.

**6. White Point Elementary School – Project to Address Deteriorated Asphalt Concrete Paving**

*Educational Service Center South, Board District 7 - Vladovic*

- *Project Background and Scope* – The 20-year-old asphalt concrete paving on the campus is severely deteriorated 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* -- \$1,763,976
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q4 2016.

## 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 &amp; Sorensen, LLP

**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Gary C. Anderson, PhD**

Bond Administrator

**Daniel Hwang**

Administrative Analyst

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**RESOLUTION 2015-02****BOARD REPORT NO. 328-14/15****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE SIX 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 \$25,453,613 (collectively, the "Project") as described in Board Report No. 328-14/15 attached hereto; 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 2015-02**  
**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC**  
**EXECUTION PLAN TO DEFINE AND APPROVE SIX PROJECTS THAT**  
**ADDRESS CRITICAL SCHOOL REPAIR NEEDS**  
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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 six projects that address critical school repair needs with a combined budget of \$25,453,613 defined in Board Report No. 328-14/15 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.

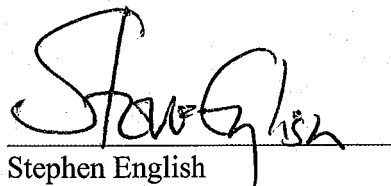
ADOPTED on January 29, 2015, by the following vote:

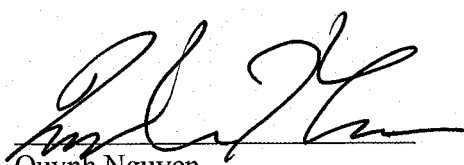
AYES: 8

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 6

  
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 Stephen English  
 Chair

  
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 Quynh Nguyen  
 Secretary