



Board of Education Report

File #: Rep-086-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Six Project Definition Proposals that Address Critical School Safety and Repair Needs

November 14, 2017

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve six Project Definition proposals that address critical school safety and repair needs, as described in Attachment A, for a combined total of \$13,866,044:

- Four Project Definition proposals included in this action request authorization and funding to execute all project related activities (pre-construction and construction activities). The total combined budget for these four projects is \$12,205,765; and
- Two Project Definition proposals request authorization to execute only pre-construction activities. The total combined budget for these two projects (pre-construction only) is \$1,660,279.

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.

On October 10, 2017, the Board approved the 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). Staff has determined that the project proposals included in this Board Report will help facilitate the implementation of the strategy. This strategy included bringing project proposals for pre-construction activities only in situations where the project requires a significant period of design. Typically pre-construction activities represent ten to fifteen percent of the total project cost. The amount of funding that remains targeted for critical school repair and safety projects is limited, a significant amount of unfunded needs exist, and design activities typically occur over a two year period. Given these realities, the approach for proposing projects for only pre-construction activities will allow more projects to be ready for construction when future funding becomes available.

Once the Division of the State Architect (DSA) approval is obtained, the District has one year to begin construction activities and may request renewal of the approval for up to three additional years. Staff has a high degree of confidence that over the course of the next six years (the time period for design and duration of DSA approval), additional sources of funds will be identified to support construction activities. Future sources of funds may include funds associated with the continued close-out of legacy projects and State matching funds.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the Project Definition proposals, as described in Attachment A, to address critical school safety and 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 project proposals 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 and safety 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 Project Definition proposals is \$13,866,044 of which \$12,205,765 will support pre-construction and construction activities for four projects, and \$1,660,279 will support pre-construction only for two projects, as described in Attachment A. The six projects will be funded with Bond program funds earmarked specifically for critical school repair and safety improvements.

Student Impact:

These project proposals address critical school repair and safety improvement needs that must be undertaken to provide students with a safe and healthy learning environment, and up-to-date facilities that promote teaching and learning.

Issues and Analysis:

Traditionally, projects are initially presented to the Bond Citizens’ Oversight Committee (BOC) and the Board to authorize funding for both pre-construction and construction activities. However, before a project can proceed into construction, the design, plans, and specifications must be completed and approved by DSA, and California Environmental Quality Act (CEQA) review must be complete, and as applicable, certified by the Board. At least two years are needed to complete these activities and obtain DSA approval. (Once DSA approval is obtained, the District has one year to begin construction activities and may request renewal of the approval for up to three additional years.)

An alternative project approval approach is to request initial funding for pre-construction activities only. Pre-construction activities include: due diligence, planning, and design activities, and may include environmental analysis in accordance with CEQA regulations. This approach allows more pressing needs to be addressed through design and DSA approval and allocates significantly less funding today. Given that a significant amount of unfunded needs exist and the amount of funding that remains available to address critical school repair and safety needs is limited, and moreover that design typically occurs over a period of two years, staff has determined that using this alternative approach for some project proposals would allow more of these needs to be addressed sooner because more projects would be ready to start construction when funding becomes available in the future. Future sources of funds may include funds associated with the continued close-out of legacy projects and State matching funds.

This action includes two project proposals - Franklin High School and Palisades Charter High School - that require a significant period of design and as such are being proposed for funding for pre-construction activities only. Staff will return to the BOC and the Board at a later date for authorization and funding for construction related activities.

The Office of Environmental Health and Safety (OEHS) will evaluate the project proposals 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 BOC at its meeting on November 2, 2017. 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 - Six Project Definition Proposals that Address Critical School Safety and Repair Needs
BOC Resolution

Informatives:

None.

Submitted:

10/27/17

RESPECTFULLY SUBMITTED,


MICHELLE KING, Ed.D.
Superintendent

APPROVED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:


DAVID HOLMQUIST
General Counsel

PRESENTED BY:

 *by direction*
10/27/2017
ROGER FINSTAD
Director of Maintenance of Operations
Facilities Services Division

Approved as to form.

REVIEWED BY:


CHERYL SIMPSON
Director, Budget Services and Financial Planning

Approved as to budget impact statement.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Attachment A

PRE-CONSTRUCTION & CONSTRUCTION

1. Belmont High School – Project to Provide New Roofing Campus-Wide

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is to provide approximately 145,058 square feet of new roofing campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, gutters and downspouts. (Includes 11 buildings, eight of which to be upgraded with new HVAC.)
- *Project Budget* -- \$7,435,281
- *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q1 2019.

2. Euclid Elementary School – Project to Provide Fire Damage Repairs

- *Local District East, Board District 2 – García*
- *Project Background and Scope* – This project is to provide fire damage repairs at the Euclid Elementary School kitchen. Major repairs consist of the removal and replacement of walls, framing, doors, ceiling, exhaust fan, plumbing fixtures, water heater, flooring, Heating, Ventilation and Air Conditioning ductwork, electrical systems, low voltage systems, fire alarm, interior casework, and kitchen appliances.
- *Project Budget* -- \$792,507
- *Project Schedule* – Construction began in Q3 2017 and is expected to conclude in Q1 2018.

Repairs began in July 2017 using Routine Repair and General Maintenance Funds, which will be reimbursed using Bond funds. Any insurance claim proceeds received by the District will be applied to this project in lieu of bond funds.

3. Santee Education Complex – Project to Replace Failed Chiller

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is to replace a failed 300-ton chiller. Currently, a rental unit is being used as a temporary replacement for the failed chiller.
- *Project Budget* -- \$266,163
- *Project Schedule* – Construction is anticipated to begin in Q1 2018 and conclude in Q2 2018.

4. Westchester High School – Project to Provide New Roofing Campus-Wide

- *Local District West, Board District 4– Melvoin*
- *Project Background and Scope* – This project is to provide approximately 326,417 square feet of new roofing campus-wide, including new gutters and downspouts. (Includes 18 buildings.)
- *Project Budget* -- \$3,711,814
- *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q1 2019.



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

Attachment A

PRE-CONSTRUCTION ONLY

5. Franklin High School – Pre-Construction Activities for Project to Provide Seismic Retrofits at Auditorium Building

- *Local District Central, Board District 5 – Rodriguez*
- *Project Background and Scope* – This proposal is for pre-construction activities associated with seismic retrofits at the Auditorium Building which encompasses a total area of approximately 40,200 square feet. The project includes providing ADA upgrades as required.
- *Project Budget* -- \$761,244
- *Project Schedule* – Pre-construction activities are anticipated to begin in Q1 2018 and conclude in Q1 2019.

Staff anticipates the total budget for this project (including pre-construction and construction activities) to be \$5.7M. We expect this would be updated prior to future Board approval of construction activities based on a completed design.

6. Palisades Charter High School – Pre-Construction Activities for Project to Provide New Underground Hot Water Pipes

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This proposal is for pre-construction activities associated with the replacement of the deteriorated underground hot water pipes serving the entire campus. The pipes were originally installed in the 1960s and recently failed resulting in flooding throughout the campus. Temporary repairs were provided until a long-term solution is planned to address the deteriorated water pipes. The project includes providing new hot water boilers at eight classroom buildings.
- *Project Budget* -- \$899,035
- *Project Schedule* – Pre-construction activities are anticipated to begin in Q2 2018 and conclude in Q2 2019.

Staff anticipates the total budget for this project (including pre-construction and construction activities) to be \$6.5M. We expect this would be updated prior to future Board approval of construction activities based on a completed design.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Quynh Nguyen, Chair
LAUSD Student Parent
Barry Waite, Vice Chair
CA Tax Reform Assn.
Susan Linschoten, Secretary
L.A. Co. Auditor-Controller's Office
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Dolores Sobalvarro
AARP
Kathryn Steinberg
31st District PTSA
Celia Ayala (Alternate)
Early Education Coalition
Arlene Barrera (Alternate)
L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Thomas A. Rubin, CPA
Oversight Committee Consultant

Timothy Popejoy
Bond Oversight Administrator
Daniel Hwang
Asst. Administrative Analyst

RESOLUTION 2017-41

BOARD REPORT NO. 086-17/18

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE SIX PROJECT DEFINITION
PROPOSALS THAT ADDRESS CRITICAL SCHOOL SAFETY
AND 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 approve six Project Definition proposals that address critical school safety and repair needs as described in Board Report 086-17/18 a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, four Project Definition proposals are for pre-construction activities and construction activities for a combined budget of \$12,205,765; and two Project Definition proposals are for pre-construction activities only for a combined budget of \$1,660,279; and

WHEREAS, District Staff has determined that the project proposals 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

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, District Staff has determined that the Project Definition proposals are necessary to improve student health, safety and educational quality; and

RESOLUTION 2017-41

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE SIX PROJECT DEFINITION PROPOSALS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS

PAGE 2

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

WHEREAS, the Project Definition proposals are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; 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 approve Project Definition proposals that address critical school safety and repair needs, of which four proposals are for pre-construction and construction activities for a combined budget of \$12,205,765, and two proposals are for pre-construction activities only for a combined budget of \$1,660,279, as defined in Board Report 086-17/18, 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 November 2, 2017, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS:

ABSENCES: 4



Quynh Nguyen
Chair



Stuart Magruder
Executive Committee