



Board of Education Report

File #: Rep-189-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definition Proposals for Six Classroom Replacement/Addition Projects for Pre-Construction and Limited Construction Activities

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 the Project Definition proposals, as listed in Exhibit A, for six classroom replacement/addition projects for pre-construction and limited construction activities at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin Avenue, and South Shores Elementary Performing Arts Magnet elementary schools.

Pre-construction and limited construction activities include: due diligence, planning, design activities, and installation of temporary facilities, including submittal to the Division of the State Architect (DSA), and environmental analysis in accordance with the California Environmental Quality Act (CEQA) regulations. The total combined budget for the pre-construction and limited construction activities is \$32,594,262.

Staff will return to the Board and Bond Citizens' Oversight Committee (BOC) at a later date for authorization and funding for construction related activities. Staff anticipates that the pre-construction and limited construction activities, as defined in Exhibit A for each project, will be completed by the fourth quarter of 2019. 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.

Background:

Approximately 30 percent (8,200) of the District's classrooms are in temporary relocatable buildings. As part of the Bond Program, relocatable classroom buildings are removed primarily to comply with State requirements, with a focus on Department of Housing (DOH) relocatable buildings that do not meet current State standards for school buildings. Moreover, relocatable buildings are also removed to restore play space; eliminate safety hazards; and/or reduce Maintenance and Operations costs. All removals are coordinated with the Charter Division, Master Planning and Demographics, and the Office of General Counsel.

The proposed classroom replacement/addition projects were identified to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings. To properly site new classrooms, correct site inefficiencies, and achieve economies of scale, the proposed classroom replacement/addition projects also include the removal and replacement of other non-DOH relocatable buildings and required code upgrades. The development of the project scope considered site accessibility; safety; supervision; site configuration and size; site utilization; play space size; resident enrollment projections; educational programs; physical condition of buildings and infrastructure, and DSA certification status. The proposed projects will be designed to significantly reduce each schools' reliance on relocatable buildings, remove supervision barriers, improve overall site utilization, and in two instances, to provide additional classroom capacity to accommodate neighborhood enrollment and essential school programs.

The District has made significant progress toward achieving full compliance with section 17292. Approximately 85 percent of the rooms in DOH relocatable buildings have been removed or are no longer being used as a school building, and projects have been defined to address nearly all DOH relocatable buildings used for classroom purposes.

Expected Outcomes:

Staff anticipates that the Board will approve the Project Definition proposals for pre-construction and limited construction activities, as listed in Exhibit A, for six classroom replacement/addition projects at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin Avenue, and South Shores Performing Arts Magnet elementary schools.

Board Options and Consequences:

Approval of the project proposals will enable Facilities to proceed with pre-construction and limited construction activities, including the removal of DOH relocatable buildings and placement of temporary facilities to support school enrollment and ensure compliance with section 17292 as soon as reasonably possible.

If the Board does not approve the project proposals, staff will begin to implement materially disruptive arrangements at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin Avenue, and South Shores Performing Arts elementary schools to ensure the DOH relocatable buildings currently used as classrooms are vacated as soon as reasonably possible. This may include: cancelling existing student permits; capping school enrollment; involuntarily busing students; proposing the redrawing of attendance boundaries; repurposing other existing spaces to reduce and/or eliminate critical instructional support programs, and District and school set-asides; adjusting grade level configurations; and other educational and operational challenges. Staffing at the school sites would likely be impacted as well.

Policy Implications:

The project proposals support the District's commitment to implement the section 17292 compliance plan (Board Report No. 024-15/16). Moreover, the project proposals help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018, as approved by the Board on October 10, 2017 (Board Report No. 048-17/18).

Budget Impact:

The total combined budget for the pre-construction and limited construction activities for the six classroom replacement/addition project proposals is \$32,594,262. Projects are funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to schools, and potentially Developer Fees.

Student Impact:

This action allows the District to remove classrooms in relocatable buildings that do not meet State standards and provides students with a safe and healthy learning environment and facilities that comply with DSA requirements.

Issues and Analysis:

The six classroom replacement/addition projects require a significant period of design and as such are being proposed for approval of pre-construction and limited construction activities only, as defined in Exhibit A. Pre-construction and limited construction activities include: due diligence, planning, design activities, and installation of temporary facilities, including submittal to the Division of the State Architect (DSA), and environmental analysis in accordance with the California Environmental Quality Act (CEQA) regulations. Temporary facilities will be installed, as soon as reasonably possible, to allow for the removal of relocatable buildings that do not comply with State regulations and to support the school's existing capacity. Placement of temporary facilities require accessibility, infrastructure and site related upgrades. Limited construction activities are required to address safety and compliance issues created by the removal of existing relocatable buildings and placement of temporary facilities.

Facilities staff is continuously monitoring funding requirements, existing sources and uses of funds, trends, and changes in the construction industry and economy in order to mitigate potential impacts to the Facilities managed Bond Program. Staff has a high degree of confidence that over the course of the next six years (design and DSA approval duration), additional sources of funds will be identified. At this early stage in the development of the projects, staff anticipates that at least \$155,000,000 of future funding will be needed to procure and complete the construction activities for the classroom replacement/addition projects at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin, and South Shores Elementary Performing Arts Magnet elementary schools. Future sources of funds may include annual Developer Fee revenue, funds associated with the continued close-out of legacy projects, and State matching funds. These future funding sources currently appear to be sufficient to fund the construction activities for these projects.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on November 2, 2017. 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:

Exhibit A
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

Approved as to form.

PRESENTED BY:


AARON BRIDGEWATER
Director of Asset Management
Facilities Services Division

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

EXHIBIT A PROJECT DEFINITION PROPOSALS FOR SIX CLASSROOM REPLACEMENT PROJECTS FOR PRE-CONSTRUCTION ACTIVITIES

1. Canyon Charter Elementary School Classroom Replacement Project

Local District West, Board District 4 (Melvoin)

Canyon Charter Elementary School has seven classrooms located in four relocatable buildings. Two of the classrooms are located in a DOH relocatable building. Additionally, two existing kindergarten classrooms in a permanent building are separated from the main campus by a parking lot. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - The construction of approximately nine classrooms (3 Kindergarten and 6 general classrooms) and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing as needed.
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$3,912,025

Pre-Construction Activities Schedule: Q4-2017 through Q4-2019 (including DSA review & approval)



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

2. Castle Heights Elementary School Classroom Replacement Project

Local District West, Board District 1 (McKenna)

Castle Heights Elementary School has ten classrooms located in seven relocatable buildings. Four of the classrooms are located in two DOH relocatable buildings. Moreover, Castle Heights Elementary School is projected to continue to have one classroom of excess capacity. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - The construction of approximately nine classrooms and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing, as needed.
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$3,523,424

Pre-Construction Activities Schedule: Q4-2017 through Q4-2019 (including DSA review & approval)



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

3. Delevan Dr. Elementary School Classroom Replacement Project

Local District Central, Board District 5 (Dr. Rodriguez)

Delevan Drive Elementary School has fifteen classrooms located in nine relocatable buildings. Four of the classrooms are located in two DOH relocatable buildings. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - The construction of approximately 15 classrooms and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing, as needed.
 - Construction of a new food service facility.
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$5,934,016

Pre-Construction Activities Schedule: Q4-2017 through Q4-2019 (including DSA review & approval)



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

4. Dixie Canyon Elementary School Classroom Replacement/Addition Project

Local District NE, Board District 3 (Schmerelson)

Dixie Canyon Elementary School has sixteen classrooms located in ten relocatable buildings. Two of the classrooms are located in one DOH relocatable building. Dixie Canyon is also experiencing growth in its neighborhood enrollment that exceeds existing capacity requiring up-to three additional classrooms to provide space for essential school programs. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - The construction of approximately 16 classrooms and support spaces to replace 13 classrooms in relocatable buildings and three classrooms to support neighborhood enrollment (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing, as needed.
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$4,901,023

Pre-Construction Activities Schedule: Q4-2017 through Q4-2019 (including DSA review & approval)



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

5. Franklin Avenue Elementary School Classroom Replacement/Addition Project

Local District Central, Board District 5 (Dr. Rodriguez)

Franklin Avenue Elementary School has eleven classrooms located in six relocatable buildings. Four of the classrooms are located in two DOH relocatable buildings. Franklin Avenue Elementary School is also experiencing growth in its neighborhood enrollment that exceeds existing capacity requiring up-to two additional classrooms to provide space for essential school programs. There is no on-site staff parking and only restricted parking off-site. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - Construction of approximately 12 classrooms (4 kindergarten and 8 general classrooms) and support spaces to replace 10 classrooms in relocatable buildings and two classrooms to support neighborhood enrollment (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing, as needed.
 - Construction of a parking structure and a new food service facility.
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Installation of campus-wide fire alarm system (as part of pre-construction activities).
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$7,403,093

Pre-Construction Activities Schedule: Pre-construction activities: Q4-2017 through Q4-2019 (including DSA review & approval)



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

6. South Shore Elementary School Classroom Replacement Project

Local District South, Board District 7 (Vladovic)

South Shores Performing Arts Magnet Elementary School has twelve classrooms located in six relocatable buildings. Four of the classrooms are located in two DOH relocatable buildings. The proposed Project Definition authorizes pre-construction and limited construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
 - Construction of approximately 12 classrooms (2 kindergarten and 10 general classrooms) and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards) and interim housing, as needed
 - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
 - Upgrades to landscape, hardscape, parking, and playground areas where portable buildings have been removed or in areas of other project related improvements.
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- Removal of relocatable buildings and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Installation of campus-wide fire alarm system (as part of pre-construction activities).
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$6,920,681

Pre-Construction Activities Schedule: Pre-construction activities: Q4-2017 through Q4-2019 (including DSA review & approval)

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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LAUSD Student Parent

Barry Waite, Vice Chair

CA Tax Reform Assn.

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Greg Good

L.A. City Mayor's Office

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L.A. City Controller's Office

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Ron Miller

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

Scott Pansky

L.A. Area Chamber of Commerce

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 2017-44

BOARD REPORT NO. 189-17/18

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITION PROPOSALS FOR SIX
CLASSROOM REPLACEMENT/ADDITION PROJECTS FOR PRE-CONSTRUCTION
AND LIMITED CONSTRUCTION ACTIVITIES**

WHEREAS, District Staff is proposing that the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the Project Definition proposals, as listed in Exhibit A, for six classroom replacement/addition projects for pre-construction and limited construction activities at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin Avenue, and South Shores Elementary Performing Arts Magnet elementary schools, as described in Board Report No. 189-17/18, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, Pre-construction and limited construction activities include: due diligence, planning, design activities, and installation of temporary facilities, including submittal to the Division of the State Architect (DSA), and environmental analysis in accordance with the California Environmental Quality Act (CEQA) regulations; and

WHEREAS, The six classroom replacement/addition projects require a significant period of design and as such are being proposed for approval of pre-construction and limited construction activities only, as defined in Exhibit A; and

WHEREAS, District Staff anticipates that the pre-construction and limited construction activities, as defined in Exhibit A for each project, will be completed by the fourth quarter of 2019; and

Bond Oversight Committee

333 S. Beaudry Avenue, 23rd Floor, Los Angeles, CA 90017 ♦ Phone: 213. 241.5183 ♦ Fax: 213.241.8354 ♦ www.laschools.org/bond

RESOLUTION 2017-44

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE PROJECT DEFINITION PROPOSALS FOR SIX CLASSROOM REPLACEMENT/ADDITION PROJECTS FOR PRE-CONSTRUCTION AND LIMITED CONSTRUCTION ACTIVITIES

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WHEREAS, As part of the Bond Program, relocatable classroom buildings are removed primarily to comply with State requirements, with a focus on Department of Housing (DOH) relocatable buildings that do not meet current State standards for school buildings; and

WHEREAS, Approximately 85 percent of the rooms in DOH relocatable buildings have been removed or are no longer being used as a school building, and projects have been defined to address nearly all DOH relocatable buildings used for classroom purposes; and

WHEREAS, The proposed classroom replacement/addition projects were identified to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings; and

WHEREAS, Approval of the project proposals will enable Facilities to proceed with pre-construction and limited construction activities, including the removal of DOH relocatable buildings and placement of temporary facilities to support school enrollment and ensure compliance with section 17292 as soon as reasonably possible; and

WHEREAS, The project proposals help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018, as approved by the Board on October 10, 2017 (Board Report No. 048-17/18); and

WHEREAS, The total combined budget for the pre-construction and limited construction activities for the six classroom replacement/addition project proposals is \$32,594,262; and

WHEREAS, At this early stage in the development of the projects, staff anticipates that at least \$155,000,000 of future funding will be needed to procure and complete the construction activities for the classroom replacement/addition projects at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin, and South Shores Elementary Performing Arts Magnet elementary schools; and

WHEREAS, This action allows the District to remove classrooms in relocatable buildings that do not meet State standards and provides students with a safe and healthy learning environment and facilities that comply with DSA requirements; 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; and

**RESOLUTION 2017-44
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITION PROPOSALS FOR SIX
CLASSROOM REPLACEMENT/ADDITION PROJECTS FOR PRE-CONSTRUCTION
AND LIMITED CONSTRUCTION ACTIVITIES
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NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee (BOC) recommends that the Board of Education amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the Project Definition proposals, as listed in Exhibit A, for six classroom replacement/addition projects for pre-construction and limited construction activities at Canyon Charter, Castle Heights, Delevan Drive, Dixie Canyon, Franklin Avenue, and South Shores Elementary Performing Arts Magnet elementary schools, as described in Board Report No. 189-17/18, 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 Bond 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: 0

ABSENCES: 4



Quynh Nguyen
Chair



Stuart Magruder
Executive Committee