



Board of Education Report

File #: Rep-224-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Four Projects that Address Critical School Safety and Repair Needs

December 12, 2017

Facilities Services Division

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 four projects that address critical school safety and repair needs (as listed on Attachment A), and authorize the Chief Facilities Executive, and/or his designee, to execute the Board-approved scope associated with the projects, including the purchase of equipment and materials necessary for project execution. The total combined budget for the four projects is \$9,745,493.

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.

Staff recently completed an evaluation of known school facilities conditions and needs to identify the most pressing unfunded critical school repair and safety needs that should continue to be addressed through the end of 2018 within the limited available funding. Failing air conditioning systems, deteriorated roofs, and school buildings/rooms damaged by fire incidents and/or deemed unsafe for occupancy were all identified as pressing critical school repair and safety needs. The project proposals contained in this Board Report align with the identified types of pressing critical school repair and safety conditions.

The proposed projects in this Board Report consist of roofing replacement projects at Burbank Middle School, Nobel Charter Middle School, Sutter Middle School, and addressing critical repair needs at the Venice High School Auditorium. Attachment A provides additional details pertaining to the proposed projects.

Expected Outcomes:

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

The action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the proposal is aligned with the Board-adopted 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).

Budget Impact:

The total combined budget for the four projects is \$9,745,493. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

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:

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 BOC at its meeting on November 30, 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 - Project Definitions for Four Projects that Address Critical School Repair Needs
BOC Resolution

Informatives:

None.

Submitted:

11/27/17

RESPECTFULLY SUBMITTED,

APPROVED BY:


MICHELLE KING, Ed.D.
Superintendent


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

PRESENTED BY:


DAVID HOLMQUIST
General Counsel


MARK CHO
Deputy 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

- 1. Burbank Middle School – Project to Provide New Roofing Campus-Wide and Selected HVAC**
 - *Local District Central, Board District 5 – Rodriguez*
 - *Project Background and Scope* – This project is to provide approximately 55,326 square feet of new roofing campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, gutters and downspouts.
 - *Project Budget* -- \$1,277,760
 - *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q4 2018.

- 2. Nobel Charter Middle School – Project to Provide New Roofing Campus-Wide**
 - *Local District Northwest, Board District 3– Schmerelson*
 - *Project Background and Scope* – This project is to provide approximately 229,612 square feet of new roofing campus-wide, including new gutters and downspouts.
 - *Project Budget* -- \$3,676,660
 - *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q4 2018.

- 3. Sutter Middle School – Project to Provide New Roofing Campus-Wide and Selected HVAC**
 - *Local District Northwest, Board District 4 – Melvoin*
 - *Project Background and Scope* – This project is to provide approximately 174,430 square feet of new roofing campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, gutters and downspouts.
 - *Project Budget* -- \$3,098,203
 - *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q4 2018.

- 4. Venice High School – Project to Address Unsafe Conditions in the Auditorium**
 - *Local District West, Board District 4 – Melvoin*
 - *Project Background and Scope* – The auditorium at Venice High School has been deemed unsafe to occupy by the Office of Environmental Health and Safety due to deteriorating, damaged, and failing crown molding attached to walls and ceiling inside of the building. Venice High School is a historically eligible campus and the crown molding is a character defining feature of the auditorium. The proposed project will repair, replace and preserve the crown molding throughout the entire auditorium, thus ensuring the building is safe and the eligibility of the historic resource is retained. Both old and new crown molding sections will be anchored to the walls with a modern anchorage system approved by the Division of State Architect (DSA). When the Venice High School Comprehensive Modernization project was approved, the unsafe conditions in the school’s auditorium were unknown. The comprehensive modernization project’s scope of work includes limited work in the auditorium, focused solely on required accessibility enhancement improvements. As such, a new project is necessary to address the unsafe conditions in the auditorium.
 - *Project Budget* -- \$1,692,870
 - *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q4 2019.

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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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 2017-47

BOARD REPORT NO. 224-17/18

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE FOUR PROJECTS THAT
ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, District Staff proposes that the Board of Education (1) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve four projects that address critical school safety and repair needs with a combined budget of \$9,745,493 (collectively, the "Projects") as described in Board Report 224-17/18 attached hereto in the form it was presented to the BOC and incorporated herein by reference, and (2) authorize the Chief Facilities Executive, and/or his designee, to execute the Board-approved scope associated with the projects, including the purchase of equipment and materials necessary for project execution; and

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

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

RESOLUTION 2017-47

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE FOUR PROJECTS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS

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WHEREAS, the 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

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 four projects that address critical school safety and repair needs, with a combined budget of \$9,745,493, as defined in Board Report 224-17/18, 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.

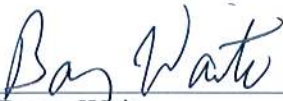
ADOPTED on November 30, 2017, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 6



Barry Waite
Vice Chair



Susan Linschoten
Secretary