



## Board of Education Report

---

**File #:** Rep-143-19/20, **Version:** 1

---

### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve a Fire Alarm Upgrade Project at West Valley Occupational Center**

**November 5, 2019**

**Facilities Services Division and Division of Adult and Career Education**

#### **Action Proposed:**

Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve a project to provide fire alarm system upgrades at West Valley Occupational Center. Construction is anticipated to begin in the last quarter of 2020 and be completed in the third quarter of 2021. The total budget for this project is \$2,296,453.

#### **Background:**

The current phase of the District's Bond Program, the School Upgrade Program (SUP), was established to support the development of projects that would upgrade, build and repair school facilities to improve student health, safety and educational quality (Board Report No. 143-13/14). The SUP includes a spending target entitled "Provide/Upgrade Adult and Career Education Facilities Necessary to Provide Career Training and Adult Courses." Projects developed under this category of need will address upgrades to various building systems in need of replacement.

The existing fire alarm system at West Valley Occupational Center was installed in the late 1970's to early 1980's. This system has failed and is now inoperable. A new fire alarm system is necessary for future long-term use. A temporary system has been installed to comply with the Fire Code and will tie into the new system once it is in place.

The proposed project at West Valley Occupational Center will upgrade the existing fire alarm system to a fully automatic and addressable fire alarm and voice evacuation system for the three-story Business Education Building that complies with the 2020 California Building Code. The new fire alarm system control panel will be networked with the current temporary fire alarm control panel located at the Admission Building. The temporary fire alarm system will remain intact and operational during the design and construction of the new fire alarm system.

West Valley Occupational Center is one of 11 Career Training Centers or (Occupational and Skills Centers) in the Los Angeles Unified School District Division of Adult and Career Education and has an annual enrollment of more than 5,000 students. Its location draws a diverse student population seeking low-cost, short-term career training. West Valley Occupational Center is located within the boundaries of Board District 4 (Nick Melvoin).

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action at West Valley Occupational Center, which is necessary to address facilities needs that will improve health, safety and educational quality.

**Board Options and Consequences:**

Approval of this proposed action will authorize staff to proceed with the expenditure of Bond Program funds to execute this project 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 the Adult and Career Education facilities needs will remain unaddressed.

**Policy Implications:**

These actions are consistent with the District's commitment to address unmet school facilities needs and provide the community with adequate facilities for career training and adult courses.

**Budget Impact:**

The total combined budget for this project is \$2,296,453. The project will be funded with Bond Program funds earmarked specifically for the upgrade of Adult and Career Education facilities necessary to provide career training and adult courses.

The budget was prepared based on the latest available information and assumptions about the project scope, site conditions, and market conditions. The budget will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of the project.

**Student Impact:**

The proposed Project, once complete, will help ensure that West Valley Occupational Center students are provided with a safe and healthy environment, and up-to-date systems.

**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 on October 24, 2019. 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 - BOC Resolution

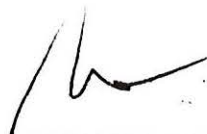
**Informatives:**

None.

**Submitted:**

10/18/19

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER  
Superintendent

APPROVED BY:



MEGAN K. REILLY  
Deputy Superintendent  
Office of the Deputy Superintendent

REVIEWED BY:



DAVID HOLMQUIST  
General Counsel

APPROVED BY:



MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

REVIEWED BY:



TONY ATIENZA  
Director, Budget Services and Financial Planning

PRESENTED BY:



JOSEPH STARK  
Executive Director  
Division of Adult and Career Education

Approved as to budget impact statement.

PRESENTED BY:



ROBERT LAUGHTON  
Director of Maintenance & Operations  
Facilities Services Division

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE****Rachel Greene, Chair**

Tenth District PTSA

**Bevin Ashenmiller, Vice-Chair**

LAUSD Student Parent

**Karen Krygier, Secretary**

L.A. City Controller's Office

**Araceli Sandoval-Gonzalez, Executive Committee**

Early Education Coalition

**Amber Aviles**

Assoc. General Contractors of CA

**Tracy Bartley**31<sup>st</sup> District PTSA**Jeffrey Fischbach**

CA Tax Reform Assn.

**Melanie Freeland**

American Institute of Architects

**Margaret Fuentes**

LAUSD Student Parent

**Greg Good**

L.A. City Mayor's Office

**Chris Hannan**

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

**Michael Keeley**

CA Charter School Association

**Scott Pansky**

L.A. Area Chamber of Commerce

**Dolores Sobalvarro**

AARP

**Guy Zelenski**

L.A. Co. Auditor-Controller's Office

**Celia Ayala (Alternate)**

Early Education Coalition

**Connie Yee (Alternate)**

L.A. Co. Auditor-Controller's Office

**Jose Zambrano (Alternate)**

Tenth District PTSA

**Joseph P. Buchman – Legal Counsel**

Burke, Williams &amp; Sorensen, LLP

**Lori Raineri and Keith Weaver – Oversight****Consultants**

Government Financial Strategies

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

BOC Staff

**RESOLUTION 2019-32****BOARD REPORT NO. 143-19/20****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE A FIRE ALARM UPGRADE PROJECT AT WEST VALLEY OCCUPATIONAL CENTER**

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 a project to provide fire alarm system upgrades at West Valley Occupational Center for a project budget of \$2,296,453, as described in Board Report 143-19/20 attached hereto (the "Project"); and

WHEREAS, The current phase of the District's Bond Program, the School Upgrade Program (SUP), was established to support the development of projects that would upgrade, build and repair school facilities to improve student health, safety and educational quality; and the SUP includes a spending target entitled "Provide/Upgrade Adult and Career Education Facilities Necessary to Provide Career Training and Adult Courses;" and

WHEREAS, Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan; and

WHEREAS, The existing fire alarm system at West Valley Occupational Center has failed and is now inoperable, a new fire alarm system is necessary for future long-term use; and

WHEREAS, The Project will upgrade the existing fire alarm system to a fully automatic and addressable fire alarm and voice evacuation system that complies with the 2020 California Building Code; and

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE A FIRE ALARM UPGRADE PROJECT AT WEST VALLEY OCCUPATIONAL CENTER**

WHEREAS, District Staff concludes that the Project is necessary to address facilities needs that will improve health, safety and educational quality, and provide the community with adequate facilities for career training and adult courses; 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, 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 Strategic Execution Plan to define and approve a project to provide fire alarm upgrades at West Valley Occupational Center for a project budget of \$2,296,453 as described in Board Report 143-19/20 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 October 24, 2019, by the following vote:

AYES: 10


ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5

  
 Rachel Greene  
 Chair



  
 Bevin Ashenmiller  
 Vice-Chair