



Board of Education Report

File #: Rep-156-19/20, **Version:** 1

Consolidation of Portable Building Programs and Authorization to Sell Used Portable Buildings to the County and City of Los Angeles

March 10, 2020

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division Strategic Execution Plan to consolidate the funding and functions of the two remaining Legacy Repair & Modernization Programs related to relocatable/portable buildings (portables), the Relocatable Housing Unit (RHU) program and the Portable Removal Program (PRP).

Staff further proposes that the Board authorize the Chief Facilities Executive and/or his designee to sell used and unneeded portable buildings of de minimis value to the County and/or City of Los Angeles at a cost not-to-exceed \$1.00 each, with all relocation costs to be borne by the County and City (not including site restoration).

Background:

In order to improve efficiencies and simplify operations, staff is proposing to consolidate the functions and funding of the RHU and PRP programs. As a result, approximately \$8,200,000 will be available for projects that will either: restore playground or parking areas with the removal of unneeded portable classroom buildings and/or make necessary capital improvements to enable Division of the State of Architect (DSA) certification of the placement of portable classroom buildings. Approximately 6,600 of the District's classrooms are in portable buildings, and nearly all the funding allocated for the removal of portable buildings and the restoration of play/parking areas has been exhausted.

With the completion of the District's New School Construction Program and an environment of declining enrollment, most of the new projects to be undertaken under the consolidated portable program will be related to removal of portable buildings and the restoration of playground and parking areas. To expedite the restoration of play and parking areas that are displaced by portable buildings; eliminate safety hazards; and/or reduce maintenance and operations costs, in June 2010, the Board authorized staff to implement a process whereby portable building removal and play/parking area restoration projects are defined and reported to the Board of Education on an annual basis in lieu of the current practice of obtaining Board approval on individual projects in advance (Board Report No. 405-09/10). Consistent with current policies, potential portable removal and site restoration projects are identified by Facilities staff, school site administrators, Local District Offices, and Board of Education Offices. Potential projects are also coordinated with the Charter School Division, Master Planning and Demographics, and the Office of General Counsel to ensure school sites have the necessary capacity to support current and projected enrollment, instructional support programs, and facilities construction and modernization projects; and that the District is able to meet its obligations under Education Code Section 47614.

The scope of portable removal and site restoration projects may include all or some of the following:

- Removal of a portable building(s)
- Disconnection/relocation/reconnection of associated site utilities and wiring
- Environmental mitigation
- Dismantling of a portable building(s)
- Demolition of a portable building(s)
- Restoration of area(s) immediately under the removed portable building(s) and area(s) disturbed by the project (i.e. required trenching)
- Site leveling
- New asphalt
- Striping
- Outdoor court(s)
- Futsal court installation
- Abatement
- Concrete curb
- Drainage
- Cool coating
- Geotech liner, decomposed granite and a concrete curb to make the area “garden ready” where it makes sense for the long-term use of the site
- Greening and/or installation of sustainable features, to the extent that it makes sense for the long-term use of the site.

The scope of each project will be determined by several factors including, but not limited to, the number of portable buildings removed, the size of the area impacted by the removal(s), current or planned construction/modernization projects, and future utilization plans. These projects typically don’t require Division of State Architect review. The average cost of a project involving two portable buildings is between \$100,000 and \$300,000.

When portable buildings are removed from a school site, the condition, age, and potential future use of the building is assessed. When it is determined that a portable building will meet a current or future need (i.e. swing space during a construction/modernization project), the building may be temporarily stored or relocated to another school site. With such a large inventory of portable buildings, there are many instances when the buildings are dismantled and demolished at a cost of approximately \$20,000 per classroom or disposed of provided the building’s de minimis salvage value. In lieu of this, staff is proposing that the unneeded portable buildings be sold to the County and/or City of Los Angeles at a cost not-to-exceed \$1.00 to aid in their efforts to provide shelter to people experiencing homelessness. The County and/or City will be responsible for all relocation costs.

In addition to the RHU and PRP programs, portable buildings may, as appropriate and necessary, be removed, upgraded, relocated and/or certified as part of a comprehensive modernization, seismic modernization, accessibility enhancement, or classroom replacement project. Portable buildings that will be removed as part of these projects may also be made available to the County and/or City for sale.

Should the need arise for a project that would make necessary capital improvements to enable DSA certification of a portable building, a project proposal will be presented to the Citizens’ Bond Oversight Committee (BOC) for its review and the Board for its approval prior to the expenditure of bond funds.

Expected Outcomes:

Staff anticipates that the Board will adopt staff's proposal to consolidate the RHU and PRP programs to improve efficiencies and simplify operations; and authorize the sale of used and unneeded portable buildings of de minimis value to the County and/or City of Los Angeles at a cost not-to-exceed \$1.00 each. The proposal will enable additional portable building removal and play/parking area restoration projects to be undertaken. The funding earmarked specifically for the PRP program is nearly exhausted.

Board Options and Consequences:

If the Board adopts the proposal, unneeded portable buildings will be removed from school campuses and the hardscape play and parking areas that have long been displaced will be restored. The removal of the unneeded portable buildings will also lessen the demand for maintenance and improve student safety by improving line of site for supervision. Moreover, unneeded portable buildings will be sold to the County and/or City to assist with their efforts to provide shelter to people experiencing homelessness.

If the Board does not adopt staff's proposal, the PRP will be finalized within the coming months once funds are exhausted, and no additional projects will be undertaken. Additionally, the County and City will not be able to utilize the District's unneeded portable buildings to help address the homeless crisis.

Policy Implications:

Staff's proposal is consistent with the project lists contained in the District's local bond measures, and the broad policy objective of reducing the number of portable buildings on school campuses which often displace playground space and parking areas.

Budget Impact:

The proposal consolidates the current Bond Program funding associated with the RHU and PRP programs. In total approximately \$8,200,000 will be available to support future capital projects related to portable buildings. The Facilities SEP will be updated to reflect this proposal.

Student Impact:

This proposal will allow the District to continue to remove classrooms in portable buildings that are no longer needed, restore hardscape play and parking areas, and improve student safety by improving line of site for supervision.

Issues and Analysis:

Consolidation of the RHU and PRP programs will improve efficiencies and simplify operations. Financial reporting will be further streamlined, and potential redundancies related to the existence of two similar programs will be eliminated.

The cost for, and responsibility of, the relocation of a used District portable building sold to the County and/or City will be borne by the County and/or City (not including site restoration).

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on February 27, 2020. 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 FSD SEP.

Attachments:

Attachment A - BOC Resolution

Informatives:

None.

Submitted:


2/21/20

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

Approved as to form.

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division


REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

Approved as to budget impact statement.

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

LOS ANGELES UNIFIED SCHOOL DISTRICT

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

Tracy Bartley

31st 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

(Vacant)

Assoc. General Contractors of CA

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

BOC Staff

RESOLUTION 2020-8

BOARD REPORT NO. 156-19/20

**CONSOLIDATION OF PORTABLE BUILDING PROGRAMS AND AUTHORIZATION
TO SELL USED PORTABLE BUILDINGS TO THE COUNTY AND CITY OF LOS
ANGELES**

WHEREAS, Los Angeles Unified Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to consolidate the funding and functions of the two remaining Legacy Repair & Modernization Programs related to relocatable/portable buildings (portables), the Relocatable Housing Unit (RHU) program and the Portable Removal Program (PRP); and

WHEREAS, Additionally, Los Angeles Unified Staff further proposes that the Board authorize the Chief Facilities Executive and/or his designee to sell used and unneeded portable buildings of de minimis value to the County and/or City of Los Angeles at a cost not-to-exceed \$1.00 each, with all relocation costs to be borne by the County and City (not including site restoration); and

WHEREAS, As a result, approximately \$8,200,000 will be available for projects that will either: restore playground or parking areas with the removal of unneeded portable classroom buildings and/or make necessary capital improvements to enable Division of the State of Architect (DSA) certification of the placement of portable classroom buildings; and

WHEREAS, Consistent with current policies, potential portable removal and site restoration projects are identified by Facilities staff, school site administrators, Local District Offices, and Board of Education Offices and are also coordinated with the Charter School Division, Master Planning and Demographics, and the Office of General Counsel to ensure school sites have the necessary capacity to support current and projected enrollment, instructional support programs,

Bond Oversight Committee

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and facilities construction and modernization projects; and that the District is able to meet its obligations under Education Code Section 47614; and

WHEREAS, The scope of portable removal and site restoration projects may include all or some of the following: removal of a portable building(s), disconnection/relocation/reconnection of associated site utilities and wiring, environmental mitigation, dismantling of a portable building(s), demolition of a portable building(s), restoration of area(s) immediately under the removed portable building(s) and area(s) disturbed by the project (i.e. required trenching), site leveling, new asphalt, striping, outdoor court(s), futsal court installation, abatement, concrete curb, drainage, cool coating, Geotech liner, decomposed granite and a concrete curb to make the area “garden ready” where it makes sense for the long-term use of the site, greening and/or installation of sustainable features, to the extent that it makes sense for the long-term use of the site; and

WHEREAS, The average cost of a project involving two portable buildings is between \$100,000 and \$300,000; and

WHEREAS, Los Angeles Unified Staff is proposing that the unneeded portable buildings be sold to the County and/or City of Los Angeles at a cost not-to-exceed \$1.00 to aid in their efforts to provide shelter to people experiencing homelessness; and

WHEREAS, In addition to the RHU and PRP programs, portable buildings may, as appropriate and necessary, be removed, upgraded, relocated and/or certified as part of a comprehensive modernization, seismic modernization, accessibility enhancement, or classroom replacement project; and

WHEREAS, Should the need arise for a project that would make necessary capital improvements to enable DSA certification of a portable building, a project proposal will be presented to the Citizens’ Bond Oversight Committee (BOC) for its review and the Board for its approval prior to the expenditure of bond funds; and

WHEREAS, The proposal will enable additional portable building removal and play/parking area restoration projects to be undertaken; and

WHEREAS, The removal of the unneeded portable buildings will also lessen the demand for maintenance and improve student safety by improving line of site for supervision; and

WHEREAS, If the Board does not adopt staff’s proposal, the PRP will be finalized within the coming months once funds are exhausted, and no additional projects will be undertaken; and

WHEREAS, Los Angeles Unified Staff’s proposal is consistent with the project lists contained in the District’s local bond measures, and the broad policy objective of reducing the number of portable buildings on school campuses which often displace playground space and parking areas; and

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WHEREAS, The Facilities SEP will be updated to reflect this proposal; and

WHEREAS, This proposal will allow the Los Angeles Unified to continue to remove classrooms in portable buildings that are no longer needed, restore hardscape play and parking areas, and improve student safety by improving line of site for supervision; and

WHEREAS, Consolidation of the RHU and PRP programs will improve efficiencies and simplify operations; and

WHEREAS, Los Angeles Unified 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 Facilities SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt Los Angeles Unified Staff's proposal to consolidate the portable building programs and authorize to sell used portable buildings to the County and City of Los Angeles, as described in Board Report 156-19/20, 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. Los Angeles Unified 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 Bond Oversight Committee and Los Angeles Unified.

ADOPTED on February 27, 2020, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair