



Board of Education Report

File #: Rep-342-18/19, **Version:** 1

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

May 21, 2019

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 eight projects that address critical school repair needs, as listed on Attachment A. Staff further proposes that the Board authorize the (Interim) Chief/Deputy Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials. The total combined budget for the eight projects is \$32,393,112.

Background:

As the District's capital needs far exceed available funding, priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. Based on an evaluation of known facilities conditions and needs at schools, the following types of projects have been identified as the most pressing unfunded critical school repair and safety needs that should continue to be addressed within the limited funding available:

- Failing, deteriorated, and outdated building systems and components
- School buildings, rooms and/or facilities deemed unsafe for occupancy
- Other critical health and safety concerns, urgent/emergency conditions, and/or health and safety code compliance issues that may arise

The project proposals contained in this Board Report align with these identified types of pressing critical school repair and safety conditions. The list consists of flooring, roofing, heating, ventilation, and air conditioning (HVAC)/plumbing, synthetic turf replacement, and campus improvement projects. 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 eight projects to address critical school 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 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 (Board Report No. 048-17/18).

Budget Impact:

The total combined budget for the eight projects is \$32,393,112. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Each project budget was prepared based on the current information known and assumptions about the project scope, site conditions, and market conditions. Individual project budgets 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 each project.

Student Impact:

Continuing our efforts to undertake critical school repair and safety improvement projects is a vital component to the District's ability to provide safe school environments 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 May 9, 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 - Project Definitions for Eight Projects that Address Critical School Repair Needs
BOC Resolution

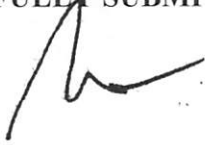
Informatives:

None.

Submitted:

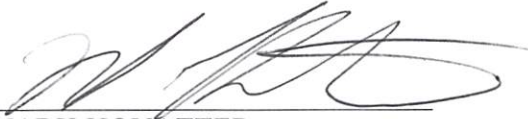
5/3/2019

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:




DAVID HOLMQUIST
General Counsel

PRESENTED BY:




ROBERT LAUGHTON
Director of Maintenance & 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. Miguel Contreras Learning Complex – Project to Provide New Synthetic Turf Field and Slope Remediation**
 - *Local District Central, Board District 2 – García*
 - *Project Background and Scope* – This project is to replace approximately 185,400 square-feet of synthetic turf on the baseball and football fields, install 33,000 square feet of synthetic running track and 47,000 square feet of geogrid in the northern area of the football field to stabilize the slope adjacent to the fields. The scope of work includes installation of irrigation and drainage systems, and ADA upgrades, as required.
 - *Project Budget* -- \$13,608,662
 - *Project Schedule* – Construction is anticipated to begin in Q4 2020 and conclude in Q2 2022.

- 2. Para Los Ninos Gratts Primary Center – Project to Mitigate Water Intrusion**
 - *Local District Central, Board District 2 – García*
 - *Project Background and Scope* – This project is to mitigate water intrusion and correct water damage which consists of replacing concrete surfaces, playground matting, roofing, floor tile, interior ceiling and wall surfaces, door frame, gutters and downspouts. The scope of work also includes installing new storm water drain lines.
 - *Project Budget* -- \$2,037,358
 - *Project Schedule* – Construction is anticipated to begin in Q4 2020 and conclude in Q4 2021.

- 3. Sara Coughlin Elementary School – Project to Provide Storm Water Pump and Street Improvements**
 - *Local District Northeast, Board District 6– Gonez*
 - *Project Background and Scope* – This project is to provide flooding mitigation on the playground at the front of the school. The project consists of the replacement of finished surfaces, concrete catch basin, curb and underground plumbing.
 - *Project Budget* -- \$1,284,083
 - *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q1 2021.
**Pre-construction activities began in Q3 2018 using Maintenance & Operations Routine Repair and General Maintenance funds, which will be reimbursed with Bond Program funds.*

- 4. Woodrow Wilson High School – Project to Provide New Flooring**
 - *Local District East, Board District 2– García*
 - *Project Background and Scope* – This project is to replace approximately 279,000 square feet of deteriorated flooring.
 - *Project Budget* -- \$2,253,493
 - *Project Schedule* – Construction is anticipated to begin in Q1 2020 and conclude in Q2 2022.

- 5. Cortines School of Visual & Performing Arts – Project to Replace Piping Systems and Provide Other Upgrades**
 - *Local District Central, Board District 2– García*
 - *Project Background and Scope* – This project is to replace the existing deteriorated underground and above-ground chilled Heating, Ventilation, and Air Conditioning (HVAC) piping systems. The scope of work also includes replacing a portion of the slab, subgrade, trench drain, fence and curb at the basketball court.
 - *Project Budget* -- \$8,751,806
 - *Project Schedule* – Construction is anticipated to begin in Q1 2021 and conclude in Q1 2022.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Attachment A

6. Crenshaw High School – Project to Provide New Roofing

- *Local District West, Board District 1– McKenna*
- *Project Background and Scope* – This project is to provide approximately 126,000 square feet of new roofing at four buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$2,427,932
- *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q4 2020.

7. 9th Street Elementary School – Project to Provide New Synthetic Turf Field

- *Local District Central, Board District 2– García*
- *Project Background and Scope* – This project is to replace approximately 5,600 square feet of deteriorated synthetic turf at the playfield, near the stage, and in the play yard.
- *Project Budget* -- \$681,426
- *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q4 2020.

8. Dolores Huerta Elementary School – Project to Provide New Synthetic Turf Field

- *Local District Central, Board District 2– García*
- *Project Background and Scope* – This project is to replace approximately 13,000 square feet of deteriorated synthetic turf at the southeast and northwest playfields. The scope of work includes the replacement of asphalt, concrete, and addressing drainage deficiencies.
- *Project Budget* -- \$1,348,352
- *Project Schedule* – Construction is anticipated to begin in Q3 2020 and conclude in Q2 2021.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Tenth District PTSA

Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Susan Linschoten, Secretary

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Araceli Sandoval-Gonzalez, Executive

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CA Tax Reform Assn.

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Celia Ayala (Alternate)

Early Education Coalition

Arlene Barrera (Alternate)

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

Jose Zambrano (Alternate)

Tenth District PTSA

(Vacant)

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

(Vacant)

LAUSD Student Parent

(Vacant)

31st District PTSA

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Asst. Administrative Analyst

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Strategies

RESOLUTION 2019-12

BOARD REPORT NO. 342-18/19

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE EIGHT PROJECTS 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 define and approve eight projects that address critical school repair needs with a budget of \$32,393,112 (the "Projects") as described in Board Report 342-18/19 attached hereto; and authorize the Chief/Deputy Procurement Officer and/or the Chief Facilities Executive, and/or his designee(s), to execute all instruments necessary to implement the proposed projects; and

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

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, 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

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 2019-12
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE EIGHT PROJECTS THAT
ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

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 eight projects that address critical school safety and repair needs, with a budget of \$32,393,112, as defined in Board Report 342-18/19, 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 May 9, 2019, by the following vote:

AYES: 9

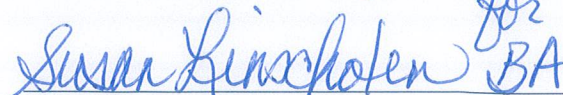
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair