



Board of Education Report

File #: Rep-413-18/19, **Version:** 1

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

June 18, 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 seven projects that address critical school repair needs, as listed on Attachment A. Staff further proposes that the Board authorize the 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 seven projects is \$28,335,582.

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- Failing, deteriorated, and outdated building systems and components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 roofing, heating, ventilation, and air conditioning (HVAC), and flooring 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 seven 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 seven projects is \$28,335,582. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

The budget was prepared based on the latest available information 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 will evaluate the proposed projects in accordance with the California Environmental Quality Act 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 June 6, 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 Seven Projects that Address Critical School Repair Needs
Attachment B - BOC Resolution

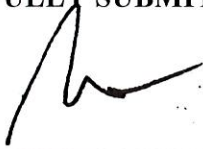
Informatives:

None.

Submitted:

05/31/2019

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



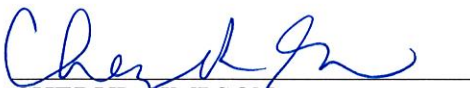
DAVID HOLMQUIST
General Counsel

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. Gault Elementary School – Project to Provide New Roofing

- *Local District Northwest, Board District 3– Schmerelson*
- *Project Background and Scope* – This project is to provide approximately 56,000 square feet of new roofing at 18 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,175,040
- *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q3 2020.

2. Haddon Elementary School – Project to Provide New Roofing

- *Local District Northeast, Board District 6– Gonez*
- *Project Background and Scope* – This project is to provide approximately 57,000 square feet of new roofing at 10 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,233,403
- *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q3 2020.

3. Markham Middle School – Project to Provide New Roofing

- *Local District South, Board District 7– Vladovic*
- *Project Background and Scope* – This project is to provide approximately 42,000 square feet of new roofing at 28 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,117,617
- *Project Schedule* – Construction is anticipated to begin in Q2 2020 and conclude in Q3 2020.

4. Albion Elementary School – Project to Provide New Heating, Ventilation and Air Conditioning Systems

- *Local District East, Board District 2– García*
- *Project Background and Scope* – This project is to provide a new heating, ventilation and air conditioning (HVAC) system in the Main Building, Auditorium, Unit 2 and 3 classroom buildings, and classroom bungalow.
- *Project Budget* -- \$8,081,381
- *Project Schedule* – Construction is anticipated to begin in Q3 2021 and conclude in Q1 2023.

5. Soto Elementary School – Project to Provide New Heating, Ventilation and Air Conditioning Systems

- *Local District East, Board District 2– García*
- *Project Background and Scope* – This project is to provide a new heating, ventilation and air conditioning (HVAC) system in seven classroom bungalows.
- *Project Budget* -- \$9,884,564
- *Project Schedule* – Construction is anticipated to begin in Q3 2021 and conclude in Q1 2023.

6. Bethune Middle School – Project to Provide New Flooring

- *Local District South, Board District 7– Vladovic*
- *Project Background and Scope* – This project is to replace approximately 126,000 square feet of deteriorated vinyl tile, rubber tile and hardwood flooring.
- *Project Budget* -- \$4,811,949
- *Project Schedule* – Construction is anticipated to begin in Q1 2020 and conclude in Q2 2022.

7. Eagle Rock High School – Project to Provide New Flooring

- *Local District Central, Board District 5– Goldberg*
- *Project Background and Scope* – This project is to replace approximately 145,000 square feet of deteriorated vinyl tile, rubber tile and hardwood flooring.
- *Project Budget* -- \$2,031,628
- *Project Schedule* – Construction is anticipated to begin in Q1 2020 and conclude in Q2 2022.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Rachel Greene, Chair

Tenth District PTSA

Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Susan Linschoten, Secretary

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

Araceli Sandoval-Gonzalez, Executive Committee

Early Education Coalition

Karen Krygier, Executive Committee

L.A. City Controller's Office

Jeffrey Fischbach

CA Tax Reform Assn.

Greg Good

L.A. City Mayor's Office

Chris Hannan

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

Michael Keeley

CA Charter School Association

Kate Mergen

Assoc. General Contractors of CA

Scott Pansky

L.A. Area Chamber of Commerce

Dolores Sobalvarro

AARP

Douglas Teiger

American Institute of Architects

Celia Ayala (Alternate)

Early Education Coalition

Arlene Barrera (Alternate)

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

Jose Zambrano (Alternate)

Tenth District PTSA

(Vacant)

LAUSD Student Parent

(Vacant)

31st District PTSA

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

Asst. Administrative Analyst

RESOLUTION 2019-21

BOARD REPORT NO. 413-18/19

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SEVEN 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 seven projects that address critical school repair needs with a budget of \$28,335,582 (the "Projects") as described in Board Report 413-18/19 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

**RESOLUTION 2019-21
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE SEVEN 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 seven projects that address critical school safety and repair needs, with a budget of \$28,335,582, as defined in Board Report 413-18/19, 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 June 6, 2019, by the following vote:

AYES: 9


ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4



Rachel Greene
Chair



Susan Kinschoten for BA
Bevin Ashenmiller
Vice-Chair