



## Board of Education Report

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**File #:** Rep-239-19/20, **Version:** 1

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**Amendment to the Facilities Services Division Strategic Execution Plan to Approve Construction Activities for the Palisades Charter High School Plumbing Upgrade Project  
February 4, 2020  
Facilities Services Division**

**Action Proposed:**

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to authorize and fund construction activities for a plumbing upgrade project at Palisades Charter High School. This action amends the current project definition, which includes pre-construction activities only and allocates an additional \$6,624,935 to the project. The total project budget is \$7,523,970, including the previously approved budget of \$899,035.

Staff further proposes that the Board authorize the Chief 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 project, including budget modifications and the purchase of equipment and materials.

**Background:**

On November 14, 2017, the Board approved a project definition proposal to address critical school repair needs at Palisades Charter High School (Board Report No. 086-17/18). The proposal requested initial funding in the amount of \$899,035 for pre-construction activities associated with a major plumbing upgrade project on campus. (Pre-construction activities include due diligence, planning, and design activities, and may include environmental analysis in accordance with CEQA regulations.) This work began in Q1 2018 and concluded in Q4 2019.

Staff's proposal now requests construction authority and funding to complete the Palisades Charter High School Plumbing Upgrade Project (Project). The Project will replace the deteriorated underground hot water pipes serving the entire campus. The pipes were originally installed in the 1960s and have repeatedly failed, resulting in flooding throughout the campus. Temporary repairs have been provided until a long-term solution could be implemented to address the deteriorated water pipes. The Project includes providing new hot water boilers at eight classroom buildings. Construction is anticipated to begin in Q2 2020 and conclude in Q2 2021.

Palisades Charter High School is located within the boundaries of Local District West and Board District 4 (Melvoin).

**Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action 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 proposal 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 to fully implement the Project 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 project budget is \$7,523,970, which includes the previously approved budget of \$899,035 for pre-construction activities and an increase of \$6,624,935 for construction activities. The Project will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components. However, the 6,624,935 will first be transferred from Bond funds earmarked specifically for districtwide charter school facilities.

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 construction phase as new information becomes known or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of the 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:**

The Palisades Charter High School Plumbing Upgrade Project was previously defined and approved by the Board to include pre-construction activities only. Whereas traditionally projects are presented for authorization for both pre-construction and construction activities, this alternative approach was used for select projects that require a significant period of design as it allocates less funding at the time of approval. Having concluded pre-construction activities and identified funding, the Project is ready to proceed with construction following Board approval of this action.

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on January 23, 2020. 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:**

1/17/20

**RESPECTFULLY SUBMITTED,**



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AUSTIN BEUTNER  
Superintendent

**APPROVED BY:**



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MEGAN K. REILLY  
Deputy Superintendent  
Office of the Deputy Superintendent

**REVIEWED BY:**



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DAVID HOLMQUIST  
General Counsel

**APPROVED BY:**



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MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

**REVIEWED BY:**



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TONY ATIENZA  
Director, Budget Services and Financial Planning

**PRESENTED BY:**



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ROBERT LAUGHTON  
Director of Maintenance & Operations  
Facilities Services Division

Approved as to budget impact statement.

**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 2020-2****BOARD REPORT NO. 239-19/20****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE CONSTRUCTION ACTIVITIES FOR THE PALISADES CHARTER HIGH SCHOOL PLUMBING UPGRADE PROJECT**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to authorize and fund construction activities for the Palisades Charter High School Plumbing Upgrade Project (Project), as described in Board Report 239-19/20 attached hereto; and

WHEREAS, This action amends the current project definition, which includes pre-construction activities only and allocates an additional \$6,624,935 to the Project. The total project budget is \$7,523,970, including the previously approved budget of \$899,035; and

WHEREAS, In November 2017, the Board approved a project definition proposal to address critical school repair needs at Palisades Charter High School (Board Report No. 086-17/18). The proposal requested initial funding of \$899,035 for pre-construction activities associated with a major plumbing upgrade project on campus; and

WHEREAS, District Staff's current proposal requests construction authority and funding in the amount of \$6,624,935 to complete the Project to replace the deteriorated underground hot water pipes serving the entire campus; and

WHEREAS, The Project is consistent with the District's commitment to address school facilities needs and significantly improve conditions of aging and deteriorating school facilities; and

**Bond Oversight Committee**

**RESOLUTION 2020-2  
 AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION  
 PLAN TO APPROVE CONSTRUCTION ACTIVITIES FOR THE PALISADES CHARTER  
 HIGH SCHOOL PLUMBING UPGRADE PROJECT**

WHEREAS, District Staff has determined that the Project will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional; and

WHEREAS, The Board of Education’s approval of the proposal will authorize District Staff to proceed with the expenditure of Bond Program funds to fully implement the Project in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, The Project will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components. The additional allocation of \$6,624,935 will first be transferred from Bond funds earmarked specifically for districtwide charter school facilities; 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:

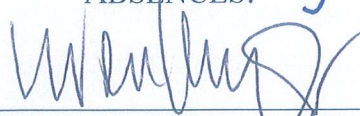
1. The School Construction Citizens’ Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division Strategic Execution Plan to authorize and fund construction activities for the Palisades Charter High School Plumbing Upgrade Project for a total project budget of \$7,523,970, which includes the previously approved budget of \$899,035 for pre-construction activities and an increase of \$6,624,935 for construction activities, as defined in Board Report 239-19/20 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.

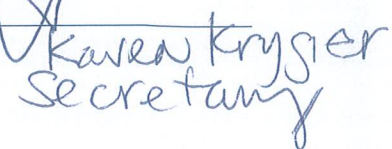
ADOPTED on January 23, 2020, by the following vote:

AYES: 10  
 NAYS: 0

ABSTENTIONS: 0  
 ABSENCES: 5

  
 Rachel Greene  
 Chair

  
 Bevin Ashenmiller  
 Vice-Chair

  
 Karen Krygier  
 Secretary