



Board of Education Report

File #: Rep-598-16/17, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Two Classroom Replacement Projects

June 13, 2017

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the Project Definitions proposed for two classroom replacement projects at Dahlia Heights and Wonderland Avenue Elementary Schools, as outlined in the background section.

The combined project budget for the two projects is \$16,404,000. The projects will be funded by Bond Program funds, including those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings, and potentially Developer Fees.

Background:

The District's Bond Program is making up for decades of unmet school facilities needs caused by a lack of available funding and the impacts of a 200,000-student increase in enrollment between 1980 and 2002. Multi-track calendars, involuntary busing and the placement of relocatable classrooms were used as temporary patchwork solutions for overcrowding.

Approximately 30 percent (8,200) of the District's classrooms are in temporary relocatable buildings. As part of the Bond Program, relocatable classroom buildings are removed primarily to comply with State requirements, with a focus on Department of Housing (DOH) relocatable buildings that do not meet current standards for school buildings. Moreover, relocatable buildings are also removed to restore play space; secure State matching funds for school construction projects; eliminate safety hazards; and/or reduce Maintenance and Operations costs. All removals are coordinated with the Charter Division, Master Planning and Demographics, and the Office of General Counsel.

The proposed classroom replacement projects were identified to ensure compliance with State requirements to eliminate the use of DOH relocatable buildings. Moreover, once the proposed projects are complete, each school will operate only with permanent classroom buildings, supervision barriers will be removed, and overall site utilization will be improved.

Dahlia Heights Elementary School Classroom Replacement Project

Dahlia Heights Elementary School is located on 1.92 acres and has 1.01 acres of play space. Approximately 30 percent of the school's classroom capacity is located in relocatable buildings. The school has a total of five classrooms in three portable buildings, one of which is a DOH relocatable building consisting of two classrooms. The proposed Project Definition includes, but is not limited to, the following:

- Construction of 5 classrooms, one Resource Specialist Program (RSP) room and support spaces which will be designed, constructed, and furnished/equipped to current code requirements and District design standards

- Placement of interim classrooms during construction
- Infrastructure upgrades as required to support the new facilities
- Restoration of landscape, hardscape, and playground where portables have been removed
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements

The project budget is \$9,400,000. Pre-construction activities, which include site surveys and assessments, infrastructure analysis, environmental assessments, and design activities including review and approval by DSA, are anticipated to begin in the third quarter of 2017 and be completed in the second quarter of 2019. Construction activities are anticipated to begin in the second quarter of 2019 and be completed in the second quarter of 2021. Dahlia Heights Elementary School is located in Local District Central and Board District 5 (Rodriguez).

Wonderland Elementary School Classroom Replacement Project

Wonderland Elementary School is located on 2.1 acres and has .2 acres of play space. Approximately 10 percent of the school's classroom capacity is located in relocatable buildings. The school has two classrooms, both of which are kindergarten, located in one relocatable building. The building is a DOH relocatable building. In addition, each classroom is half the size of the District's standard for kindergarten classrooms. The proposed Project Definition includes, but is not limited to, the following:

- Construction of 2 classrooms (which are anticipated to be kindergarten) and support spaces which will be designed, constructed, and furnished/equipped to current code requirements and District design standards
- Interim housing, as needed
- Construction of a retaining wall, grading of the hill area, and drainage as required
- Expansion of the parking area, and construction of a new fence and gate
- Infrastructure upgrades as required to support the new facilities
- Restoration of landscape, hardscape, and playground where portables have been removed
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements

The project budget is \$7,004,000. Pre-construction activities, which include site surveys and assessments, infrastructure analysis, environmental assessments, and design activities including review and approval by DSA, are anticipated to begin in the third quarter of 2017 and be completed in the second quarter of 2019. Construction activities are anticipated to begin in the second quarter of 2019 and be completed in the second quarter of 2021. Wonderland Elementary School is located in Local District West and Board District 4 (Zimmer).

The instructional programs at Dahlia Heights Elementary School require maintaining the use of two rooms in DOH relocatable buildings and an additional two interim housing classrooms until the proposed classroom replacement project is complete. At Wonderland Avenue Elementary School, one DOH building will remain until the proposed classroom replacement project is complete. Removing these buildings without replacement would cause significant detrimental impacts to students, staff and school operation.

Expected Outcomes:

Staff anticipates that the Board will approve the Project Definitions proposed for the classroom replacement projects at Dahlia Heights and Wonderland Avenue Elementary Schools.

Board Options and Consequences:

Approval of the proposed projects will enable Facilities to proceed with design activities, environmental studies, and the required regulatory approvals.

If the Board does not approve the proposed projects, staff will begin to implement materially disruptive arrangements at Dahlia Heights and Wonderland Avenue Elementary Schools to ensure the four rooms in DOH relocatable buildings (two at each site) currently used as classrooms are vacated as soon as reasonably possible. This may include: cancelling existing student permits; capping school enrollment; involuntarily busing students; proposing the redrawing of attendance boundaries; repurposing other existing spaces to reduce and/or eliminate critical instructional support programs, and District and school set-asides; adjusting grade level configurations; and other educational and operational challenges. Staffing at the school sites would likely be impacted as well.

Policy Implications:

The proposed projects support the District's commitment to implement the Section 17292 compliance plan. Furthermore, the proposed action is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures.

Budget Impact:

The combined project budget for the two proposed projects is \$16,404,000. The proposed projects will be funded by Bond Program funds, including those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings, and potentially Developer Fees.

Issues and Analysis:

To properly site new classrooms, correct site inefficiencies, and achieve economies of scale, the proposed classroom replacement projects also include the removal and replacement of other non-DOH relocatable buildings and required code upgrades. The development of the project scope considered site accessibility; safety; supervision; site configuration and size; site utilization; play space size; resident enrollment projections; educational programs; and DSA certification status.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on June 1, 2017. 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 SEP.

Attachments:

BOC Resolution

Informatives:

None.

RESPECTFULLY SUBMITTED,


MICHELLE KING
Superintendent

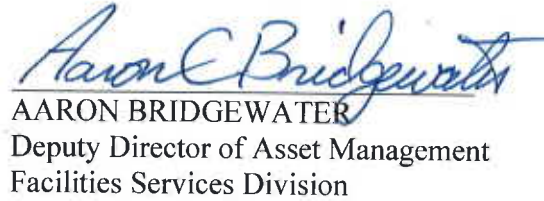
APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

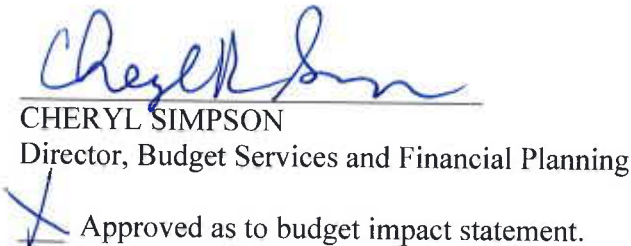


DAVID HOLMQUIST
General Counsel

PRESENTED BY:


AARON BRIDGEWATER
Deputy Director of Asset Management
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

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LAUSD Student Parent

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(Vacant)

AARP

(Vacant)

CA Charter School Association

(Vacant)

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(Vacant)

L.A. City Controller's Office

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Daniel Hwang

Asst. Administrative Analyst

RESOLUTION 2017-28

BOARD REPORT NO. 598-16/17

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR TWO
CLASSROOM REPLACEMENT PROJECTS**

WHEREAS, District Staff proposes that the Board of Education amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the Project Definitions proposed for two classroom replacement projects at Dahlia Heights and Wonderland Avenue Elementary Schools; and

WHEREAS, The combined project budget for the two projects is \$16,404,000. The projects will be funded by Bond Program funds, including those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings, and potentially Developer Fees; and

WHEREAS, The proposed classroom replacement projects were identified to ensure compliance with State requirements to eliminate the use of DOH relocatable buildings. Moreover, once the proposed projects are complete, each school will operate only with permanent classroom buildings, supervision barriers will be removed, and overall site utilization will be improved; and

WHEREAS, Dahlia Heights Elementary School is located on 1.92 acres and has 1.01 acres of play space. Approximately 30 percent of the school's classroom capacity is located in relocatable buildings. The school has a total of five classrooms in three portable buildings, one of which is a DOH relocatable building consisting of two classrooms; and

WHEREAS, Wonderland Elementary School is located on 2.1 acres and has .2 acres of play space. Approximately 10 percent of the school's classroom capacity is located in

Resolution 2017-28

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR TWO
CLASSROOM REPLACEMENT PROJECTS**

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relocatable buildings. The school has two classrooms, both of which are kindergarten, located in one relocatable building. The building is a DOH relocatable building. In addition, each classroom is half the size of the District's standard for kindergarten classrooms; and

WHEREAS, The instructional programs at Dahlia Heights Elementary School require maintaining the use of two rooms in DOH relocatable buildings and an additional two interim housing classrooms until the proposed classroom replacement project is complete. At Wonderland Avenue Elementary School, one DOH building will remain until the proposed classroom replacement project is complete. Removing these buildings without replacement would cause significant detrimental impacts to students, staff and school operations; and

WHEREAS, The proposed projects support the District's commitment to implement the Section 17292 compliance plan. Furthermore, the proposed action is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures; and

WHEREAS, District staff has concluded that the proposed SEP amendment will help further the District's commitment to address unmet school facilities needs as described in the District's local bond measures K, R, Y and Q; and may help 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 amend the Facilities SEP to approve Project Definitions proposed for two classroom replacement projects at Dahlia Heights and Wonderland Avenue Elementary Schools, as defined in Board Report 598-16/17, 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

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AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR TWO
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Memorandum of Understanding between the Oversight Committee
and the District.

ADOPTED on June 1, 2017, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1


Quynh Nguyen
Chair


Barry Waite
Vice Chair