

Alexander Hamilton High School

Online Community Meeting via Zoom

FSD Comp Mod Design Update, Underground Utility Replacement Project Overview & OEHS CEQA & Site Assessment

Wednesday October 28, 2020 from 6pm-7pm

Questions and Comments

(Ashley Mercado- Community Relations- Email: ashley.mercado@lausd.net)

Facilities Services Division Questions:

1. When does construction start, best case scenario?

Scott Singletary: Best case scenario right now is the first quarter of 2022. When we get into the early 2022 we're hoping to be able to have had our approvals on the track and field and be able to get out to bid and start work on the track and field.

2. Isn't the construction going to affect the homeowners in the surrounding area? We also already have an issue with the parking due to a local mechanic shop at 2832 Robertson Blvd who parks all his junk cars on our streets so now we'll have to deal with the construction workers and students parking in our residential streets. Plus, the traffic is horrible as it is. Has it been considered?

Scott Singletary: It definitely is a big consideration for us to think about how parking is going to happen during construction. We try to get our contractors enough space to park on site as much as possible otherwise we look to areas around the neighborhoods for contractors to use like available parking spaces or parking structures. We try to keep them off the neighborhood streets. We do have our inhouse construction team listening in today so knowing that it is a concern as we get closer to construction, we'll continue to work on finding options and opportunities for satellite parking. Also, I'll say we will have more meetings as we get closer to construction to explain how that's all going to work.

CEQA Answer: The impact construction and operation of the project would have on the traffic in the area surrounding Hamilton High School was analyzed in the Initial Study and was found to have a less than significant impact. The following steps will be put in place to reduce the traffic impact during construction. The construction contractor will be required to submit a Construction Worksite Traffic Control Plan prior to construction showing the location of haul routes, hours of operation, warning signs, and applicable transportation related safety measures. The contractor will also provide traffic control to adjacent streets during the construction period to ensure construction does not impede existing vehicle and multimodal traffic flow on surrounding streets. LAUSD will also encourage the contractor to limit construction related truck traffic to off-peak periods as feasible. The Project will not increase the capacity of the school and, therefore, will not increase the number of traffic trips to the school once construction of the Project is complete.

3. The design of the new buildings is beautiful. Can you explain how it also accommodates modern security concerns?

Stephanie Matsuto-Strand: In general, we are trying our best to strategically place the building so that the building becomes more of a protective edge of campus and also by doing that we don't have to have a fence along the street. So, in that sense I think we are really maximizing the site and the situation that we have. We also have all protective glazing anywhere along the street you will find security screens or safety or security glazing to be able to make sure that while we're enjoying the visibility into these spaces and especially the views outside from students to the community, we know that those are safe as well. We've also looked at the fencing of the entire campus to make sure the fencing the series of entry and the points of entry have all been considered and making sure that we have the most secure the most straight forward circulation as well for students.

Scott Singletary: I might also add that we are improving the lobby space so that the lobby will be controlled so a visitor during school hours must enter the lobby but then go into the main office. They can't just get into the lobby and go onto campus.

4. Will there be any solar panels?

Scott Singletary: *The buildings are going to be designed to be solar ready which means they will have all the infrastructure, conduits, and even the extensions to hold the photovoltaics available. The installation of photovoltaics may happen after the project is complete, we usually look to separate programs or funding opportunities and grant programs to actually install it. But all the work we are doing with the project allows us to be ready for a solar panel installation.*

5. I get impacted when there are large events. Will there be additional parking on campus?

Scott Singletary: *We are building parking with the project, it's not underground or multistoried facilities that does get very impactful and expensive, but we are able to accommodate a new parking lot over by the baseball field and it organizes the parking and can create a better parking experience on the site.*

6. Currently the stage sets and debris are in an alley behind the theater. Is anything being done to improve that visually?

Scott Singletary: *The exterior stage set building area will still take place behind the theater in the general area where it does now. We have designed the new performing arts classrooms, which includes drama spaces, adjacent to the theater so there may be some ability to do some of that work or keep some of the stuff in the storage rooms of the drama classroom. The outside work, the industrial work, the heavy work, will still remain behind the auditorium.*

7. What does the gym look like for basketball?

Scott Singletary: *The competition gym was improved recently and with this Project we are adding the air-conditioning cooling system and doing some retrofit work in the building. Largely it will remain the same. The small gym - we are doing very minimal retrofit work so it's not receiving major upgrades. Unfortunately, as I talked about earlier, we couldn't do everything with these projects and so the gym floor at this time is not getting improved in the small gym.*

8. Is any construction going to begin while the school is closed to students?

Scott Singletary: *I assume you're asking about the pandemic and the remote learning. I really couldn't possibly guess right now as it all depends on when the students are allowed to go back to school. I know the School District is trying to find ways to do that safely. For now, we are not starting construction until 2022 as I mentioned earlier so we have a lot of time to see how things play out with remote learning.*

9. There's a garage across the street on Robertson didn't the district previously use it for local offices?

Scott Singletary: *I don't know the answer to the question of whether we used it for local offices but it's good to know there's a potential there and it's something we can research and see what happens with that - appreciate you letting us know.*

10. Is underground parking a possibility?

See answer to question 5.

11. Will you mandate that construction trucks will use only Robertson, and not the side streets?

Scott Singletary: *At this point I can't say that we absolutely will mandate it. I think it's fairly obvious that Robertson is the best entry point. There may be an entry down across the street from that gas station on the South side of the campus that kind of turns into a side street. We hear that as a concern from you folks and again our construction team is listening in here so it's certainly something for us to continue to look at but Robertson and right at that south corner is probably the primary zone at this point.*

12. Softball field seems small, what regulations were used for planning? And are there no concessions for the softball fans like baseball and football?

Scott Singletary: *The softball field is slightly undersized from what our most generous standard would provide for but it's really not that small in almost all the dimensions it will be a regulation softball field that's going to be great for competitions. I think in some places if it's a little bit short we raise the fences up to make sure we get the right distance for a home run, but it will be a great softball field when it's done. The concessions - we've envisioned that we can use the concessions that are at the football field on the visitor's side.*

Stephanie Matsuto-Strand: The video that we saw only slid past kind of the south end of the stadium on the north end we have visitor concessions ticketing restrooms and its much closer to softball so I think softball viewers would probably use that facility pretty easily.

13. What is being done to improve the street facing look of the continuation high school at the corner of Cattaraugus & Canfield?

Scott Singletary: There will be some improvement to the continuation school. The visitor concession stand and restroom that was shown on the plans is actually being constructed in the area where the continuation school has outdoor lunch tables and outdoor gardens. If you were to envision along the north side of the campus on Cattaraugus there's an area that looks like the back of house of the football field right now where there is storage of old goal post. That area is going to be improved to the continuation school's outdoor area, will be cleaned up and nicely improved for the continuation school.

14. For those of us who live across the street from the high school and work from home, what is the plan on minimizing construction noise and disruption to Hamilton neighbors?

William Meade: We do have several standard conditions in place we really try to be a good neighbor. Construction is a noisy and potentially dusty matter but we really do our best to minimize that and we do that thru using newer equipment mufflers, trying to use quieter methods when feasible, quieter equipment when possible and strategically locating noise barriers or noisy areas of the construction site away from sensitive subjects.

CEQA Answer. The potential impact from construction of the Project, including construction noise was analyzed in the Initial Study. LAUSD will implement Standard Conditions to reduce construction noise, such as requiring that equipment is well maintained and has mufflers installed, using quieter methods of construction when feasible, scheduling the noisiest work during less sensitive times, and possibly installing noise barriers.

15. Will the tennis courts and track, etc. be open to the public at some point?

Scott Singletary: The District facilities are open to the public via permit process. There's a civic center permit process that folks or organizations can sign up for to utilize or rent the fields on weekends or at nights from the district. The fields are generally not opened up for common use - there has to be a permit involved.

16. Will the Hami Garden remain open during construction?

Scott Singletary: The Hamilton garden should be open during construction.

17. Which building will house Humanities when the project is finished, assuming that the magnet will still be all together in a central location?

Scott Singletary: That is a topic that we are working with the school site administration on and it will be up to the Principal and the APs and those who run the humanities program and the other programs to determine exactly where each program is located and it's definitely a work in progress and I'm sure the administrators are all already thinking about it.

18. How is the baseball field on Livonia Ave. being changed? Will the tall fence remain?

Scott Singletary: The baseball field is going to stay just about the same as far as all the dimensions. We are even adding more fencing on the sides to protect areas within the campus. It will largely remain the same and the large existing fencing will be protecting balls from going into the street.

19. Shouldn't we really consider Parking, construction, traffic and all the residents in the area versus telling us that we will discuss as we get closer to the projected time?

Ashley Mercado: We follow a process of community engagement and we are currently in the design portion of this process and we will come back when we are ready to present construction elements.

William Meade: How it will impact the residents nearby is something we did consider preparing the environmental documents and what we found is with the standard conditions and compliance with regulations in place that would have less than significant impact that doesn't mean it would have no impact

but less than significant but if you have specific concerns about it please we are taking your comments now and will address them in our response to comments and feel free to add comments in writing.

CEQA Answer. Many of the details, such as haul routes and where construction parking will occur, will not be determined until the Project is closer to the start of construction. However, the Initial Study/Negative Declaration did consider the potential impacts from Project construction and traffic to the residents in the vicinity of Hamilton High School.

20. What will construction work hours be?

Ashley Mercado: We follow the City of LA which is 7 AM to 9 PM Monday to Friday as necessary and then 8-6 on Saturdays and then no construction work on Sundays or holidays.

Scott Singletary: Even though we follow the city's hours as a limitation a general work day is 7-3 with a spill over to about 4 but contractors generally work from about 7-3.

Ashley Mercado: But when needed we can transition our hours to a different shift like we have done on projects before.

Scott Singletary: Exactly, and I just want to add Ashley will be a great point of contact throughout the life of construction and if there are issues or challenges we look to you to reach out to us to help solve those issues.

21. What is the noise expected?

CEQA Answer. The noise impacts of the Project were analyzed in the Initial Study/Mitigated Negative Declaration. The maximum average equivalent sound levels (Leq) from construction of the project at nearby sensitive receptors were estimated to range from 80.4 dBA to 93.6 dBA. LAUSD will implement Standard Conditions to reduce construction noise, such as requiring that equipment is well maintained and has mufflers installed, using quieter methods of construction when feasible, scheduling the noisiest work during less sensitive times, and possibly installing noise barriers. The noise from operation of the school once the Project is complete is expected to be similar to the existing noise levels from the school.

22. Is the corner school at the corner of Canfield and Cattaraugus included in the modernization? Will it remain?

See answer to question 13.

OEHS Questions:

23. Has the environmental impact review been completed?

William Meade: We completed a draft of the study and that's where we are at right now its out for public review so right now we are at the point were we are taking in comments on the draft we are open for comments and that period goes until November 16th after that point we then prepare the final document and that goes to the Board once the Board approves it that's when its officially final. The draft is complete but the whole CEQA process is not complete and the slide that's up right now is a good one for this question because this is how to access the documents if you want to comment on them.

CEQA Answer. The environmental impact review process has not been completed. LAUSD completed an Initial Study which found that the project would not have a significant impact on the environment; therefore a Negative Declaration was prepared. The public review period for the Initial Study/Negative Declaration is from October 15 to November 16, 2020. Following the public review period, a Final Initial Study/Negative Declaration will be prepared, which will include responses to the comments received during the public review period in a Response to Comments section. The Final Initial Study/Negative Declaration will go to the Board of Education, who will decide whether to adopt the Final Initial Study/Negative Declaration at a hearing. The date of the hearing has not been determined, but is anticipated to be in the first quarter of 2021.

24. Have you studied what toxic materials might be contained in the buildings? What is the amount of fine particles released into the air quality during teardown and construction activities? What is the impact of the additional construction traffic on the environment in the neighborhood?

Steven Morrill: For demolition it does happened under site assessment but we are concerned about asbestos lead based paint and then PCB containing materials in the building structures. So, all that has to be abated and remediated before any type of demolition. We have policies to do that and we do that thru 2 separate departments our FETU Facilities Environmental technical Unit and then our OEHS site assessment where we handle the PCBs. So, everything will be tested beforehand we identified any type of hazardous materials on the site on the buildings and it would have to be remediated before demolition.

William Meade: That's right it will be done safely and when the contract is let to a contractor, they'll will have all the protocols written into the contract and in place and even while they are doing there work it will be monitored by a 3rd party monitor to consistently make sure there's no issues.

CEQA/SA Answer. Asbestos and PCBs will be assessed/tested on and within the buildings that will be demolished or modernized. Any PCBs, asbestos, and lead-based paint will be remediated prior to demolition. The remediation process includes negative vacuum containment around the building and inside and outside air monitoring for dust and hazardous contaminants.

The Initial Study/Negative Declaration analyzed the impact of construction traffic on the neighborhood surrounding Hamilton High School and found the impact to be less than significant. The following steps will be put in place to reduce traffic impacts during construction. The construction contractor will be required to submit a Construction Worksite Traffic Control Plan prior to construction showing the location of haul routes, hours of operation, warning signs, and applicable transportation related safety measures. The contractor will also provide traffic control to adjacent streets during the construction period to ensure construction does not impede existing vehicle and multimodal traffic flow on surrounding streets. LAUSD will also encourage the contractor to limit construction related truck traffic to off-peak periods as feasible.

25. What steps are going to be taken to mitigate hazardous particles in the air?

Steven Morrill: That could follow under 2 different types of phases for like the arsenic and lead impacted areas that actually is not a lot of impacted soil volume but its 9 locations they are the common contaminates that we find at these LAUSD school sites for these new constructions its on every school site and we have are screening levels very low but when we do clean it out we imply dust mitigation measures we have air monitoring to keep dust down almost to a deminimus level anything you see would go over our trigger levels for our dust monitors and we do continuous dust mitigation mostly we do misting water misting which really knocks down any type of dust. When we do a small dig out like in these 9 locations and they're very small area there should be no dust. We have to implement dust mitigation measures during the dig out and loading of the truck when the trucks leave the site they're covered our RAWR includes all the procedures to eliminate all dust in terms of the demo when we're doing the hazards building contaminates which is asbestos lead based paint and PCBs we put it under enclosures a negative pressure enclosure so no dust leaves the shrouds that we put over the abatement of those chemicals for the building demolition

SA Answer. Asbestos and PCBs will be assessed/tested on and within the buildings that will be demolished or modernized. Any PCBs, asbestos, and lead-based paint will be remediated prior to demolition. The remediation process includes negative vacuum containment around the building and inside and outside air monitoring for dust and hazardous contaminants.

A Removal Action Workplan (RAW) will be completed for any lead or arsenic impacted soil identified in the PEA. The RAW will provide details and procedures for the soil removal and disposal of impacted soil. Additionally, the RAW will provide dust mitigation and monitoring procedures that will be followed during any soil removal activities. Once the RAW is completed, a 30 day RAW public review and public meeting will be completed in 2021. The procedures to mitigated hazardous particles in the air will be provided in the RAW.

Comments:

26. In normal times, traffic backs up on Robertson during rush hour as it flows to/ from the freeway. This needs to be carefully addressed re construction trucks, or this could cause backups all the way to Pico!