



## Board of Education Report

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**File #:** Rep-250-16/17, **Version:** 1

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

**December 13, 2016**

#### **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 five projects that address critical school repair needs. The scope, schedule and budget for the five proposed projects are described in Attachment A. The total combined budget for the five projects is \$8,062,653.

#### **Background:**

On January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality. The Board's action approved the overarching goals and principles, funding sources, specific categories of need, and spending targets for the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." Projects developed under these categories of need are included in the Facilities Services Division Strategic Execution Plan.

The five proposed projects that address critical school repair are necessary to improve student health, safety and educational quality.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action to define and approve five 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 five proposed projects 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:**

These actions are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.

#### **Budget Impact:**

The total combined budget for the five projects is \$8,062,653. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

**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 School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on December 1, 2016. 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 Five Projects that Address Critical School Repair Needs

**Informatives:**

None.

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**

  
MICHELLE KING  
Superintendent

  
MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**

**PRESENTED BY:**


  
DAVID HOLMQUIST  
General Counsel

  
ROGER FINSTAD  
Director of Maintenance of 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. Arroyo Seco Museum Science Magnet School – Project to Provide Sanitary Buildings

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is for the purchase and installation of two sanitary buildings including the site preparation and utility connections. The scope of work includes the construction of an ADA ramp, elevator and other related access compliance work.
- *Project Budget* -- \$2,262,908
- *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q2 2019.

#### 2. Ramon C. Cortines School of Visual & Performing Arts– Project to Replace Heating, Ventilation and Air Conditioning System

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is to remove and replace the failed chiller unit and the central plant control system. The chiller unit and control system which have failed are beyond the warranty coverage period and economical repair.
- *Project Budget* -- \$577,720
- *Project Schedule* – Construction is anticipated to begin in Q1 2017 and conclude in Q2 2017.

#### 3. Frost Middle School- Project to Replace Deteriorated Stair Structures

- *Local District Northwest, Board District 3 – Schmerelson*
- *Project Background and Scope* – This project is to replace deteriorated exterior wood stairs, structures, bridges, and landings at the Main and classroom buildings. The stairs and attached structures have required extensive repairs and are beyond economical repair. The deteriorated wood will be replaced with steel structures, supporting concrete over metal decking to prevent termite and dry rot damage. This project will consist of ADA compliance work which includes the installation of a new elevator.
- *Project Budget* -- \$3,048,433
- *Project Schedule* – Construction is anticipated to begin in Q4 2018 and conclude in Q4 2020.

#### 4. King Middle School- Project to Replace Synthetic Turf Fields

- *Local District Central, Board District 5 – Rodriguez*
- *Project Background and Scope* – This project is to replace approximately 70,000 square feet of deteriorated synthetic turf field, repair cooling for irrigation and cleaning of field drainage. The warranty for the existing turf has expired.
- *Project Budget* -- \$1,615,250
- *Project Schedule* – Construction is anticipated to begin in Q3 2017 and conclude in Q1 2018.

#### 5. Lassen Elementary School- Project to Repair Library Building

- *Local District Northwest, Board District 6 – Ratliff*
- *Project Background and Scope* – This project is to provide repairs at the Library building which was damaged as a result of a fallen tree. The roof and arcade structures were damaged and will require replacement. The fallen tree has been removed.
- *Project Budget* -- \$558,342 (The District's insurance deductible is \$1M.)
- *Project Schedule* – Construction is anticipated to begin in Q4 2017 and conclude in Q3 2018.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

**Pamela Schmidt, Chair**

Early Education Coalition

**Quynh Nguyen, Vice Chair**

LAUSD Student Parent

**Susan Linschoten, Secretary**

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L.A. City Controller's Office

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L.A. City Mayor's Office

**Rachel Greene**

Tenth District PTSA

**(Vacant)**

CA Charter School Association

**Kate Mergen**

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

**Scott Pansky**

L.A. Area Chamber of Commerce

**Kathryn Steinberg**

31<sup>st</sup> District PTSA

**Betty Valles**

AARP

**Barry Waite**

CA Tax Reform Assn.

**Arlene Barrera (Alternate)**

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

**(Vacant)**

LAUSD Student Parent

**Joseph P. Buchman – Legal Counsel**

Burke, Williams & Sorensen, LLP

**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Timothy Popejoy**

Bond Oversight Administrator

**(Vacant)**

Asst. Administrative Analyst

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**RESOLUTION 2016-47**

**BOARD REPORT NO. 250-16/17**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE FIVE PROJECTS THAT ADDRESS CRITICAL SCHOOL 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 five projects that address critical school repair needs with a combined budget of \$8,062,653 (collectively, the "Project") as described in Board Report 250-16/17 attached hereto; and

WHEREAS, on January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality; and

WHEREAS, the SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

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

WHEREAS, the Board of Education's approval of the Project will authorize District Staff to proceed with the expenditure of bond funds to undertake the Project in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, these 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

**Resolution 2016-47**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE FIVE PROJECTS THAT ADDRESS  
CRITICAL SCHOOL REPAIR NEEDS**

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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 five projects that address critical school repair needs with a combined budget of \$8,062,653 as defined in Board Report 250-16/17, 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 Memorandum of Understanding between the Oversight Committee and the District.

ADOPTED on December 1, 2016, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1



Pamela Schmidt  
Chair



Quynh Nguyen  
Vice Chair