



Board of Education Report

File #: Rep-206-16/17, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Three Projects to Remove and Replace Relocatable Buildings

December 13, 2016

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 project definitions for three projects to remove and replace relocatable buildings at: 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, as outlined in Exhibit A (attached).

The combined project budget for the three projects is \$35,820,000. The projects will be funded by Bond Program funds, including potentially Developer Fees, and those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings.

Background:

The District's Bond Program is making up for decades of unmet school 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, but 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, School Management Services, and the Office of General Counsel, Facilities Team.

The effort to remove relocatable classroom buildings has focused primarily on those buildings identified as a Department of Housing (DOH) relocatable building. A DOH relocatable building is a building that does not meet the building standards of a school building per California Education Code section 17280. Section 17292 permitted the use of these buildings as classrooms until September 30, 2015, if certain enumerated conditions have been met.

Over the last decade, the District has removed approximately 85 percent of rooms in DOH relocatable buildings. Despite these significant efforts and achievements, and following careful deliberation of multiple stakeholders, in September 2015, it was determined that the District could not reasonably eliminate the use of its remaining inventory of 80 DOH relocatable buildings (at approximately 16 sites) without causing significant detrimental impacts to students, staff and school operation.

Last year the Board approved a plan to satisfy the requirements of California Education Code section 17292. This action included the adoption of a resolution certifying to the State Allocation Board that commencing September 30, 2015, 428 rooms in DOH relocatable buildings will no longer be used as a school building, and declared that the Board had formally approved a plan to address the remaining inventory of 80 rooms in DOH relocatable buildings to fully achieve the outcomes contemplated by section 17292 (Board Report No. 024-15/16).

Over the course of the last year, staff has been working to identify the best solution for the remaining 16 schools with a DOH relocatable building(s). The specific conditions and needs at each school site, the realities surrounding the use and maintenance of relocatable buildings in general, and budget constraints are all considerations for the development of each project. The three proposed projects at 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, represent the first removal and replacement projects under the section 17292 compliance plan. The proposed projects will enable the District to comply with applicable State statutes, remove supervision barriers, and improve playground space and overall site utilization.

The instructional programs at 156th Street Elementary School and Calabash Charter Academy require maintaining the use of two rooms in DOH relocatable buildings until the replacement project is complete. At Stevenson Middle School, until recently, one DOH building served as a student locker room, and Student Health and Human Services (SHHS) operated student programs in two rooms in DOH relocatable buildings. The locker room has been relocated, and the SHHS programs have been temporarily moved to facilities at Stevenson Middle School that are considered to be undersized and not appropriately configured to service the specialized student health care programs. The SHHS programs will remain in temporary facilities until the replacement project is complete.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed project definitions for three projects to remove and replace relocatable buildings at: 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, as outlined in Exhibit A (attached).

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 156th Street Elementary School and Calabash Charter Academy 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. If the Board does not approve the proposed project at Stevenson Middle School, the SHHS programs provided to Stevenson Middle School students will continue to operate in temporary, undersized facilities considered to be insufficient to deliver specialized student health care programs.

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 three projects to remove and replace relocatable buildings at 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School is \$35,820,000. The projects will be funded by Bond Program funds, including potentially Developer Fees, and those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings.

Issues and Analysis:

To properly site new classrooms, correct site inefficiencies, and achieve economies of scale, proposed relocatable building removal and 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 Division of the State Architect (DSA) certification status.

The three proposed projects are anticipated to begin design activities in the first quarter of 2017, with construction starting in the second quarter of 2019 and completing by the third quarter of 2020. This schedule anticipates that a design-build delivery method will be used to execute these addition projects. This enables a shortened project delivery schedule because certain procurement steps are consolidated, the design process is streamlined, with the result that changes and associated costs are minimized during construction.

As additional projects to remove and replace relocatable buildings are developed, staff will continue to review enrollment figures and demographic projections. Where possible, relocatable buildings will be removed and not replaced to ensure compliance with State statutes, remove supervision barriers, and improve playground space and overall site utilization. This review and analysis has helped further the District's plan to address the remaining inventory of 80 rooms in DOH relocatable buildings to fully achieve the outcomes contemplated by section 17292. Due to changes in enrollment and utilization of space, an additional four rooms at two sites, have since been removed.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on December 1, 2016. Staff has concluded that this proposed Facilities 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:

Exhibit A- Project Definitions
BOC Resolution

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


KRISTINA TOKES
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.



EXHIBIT A

PORTABLE REPLACEMENT PROJECT DEFINITIONS

1. 156th Street Elementary School Portable Replacement Project

Local District South, Board District 7 (Vladovic)

Project Description: 156th Street Elementary School has eight classrooms located in four portable buildings. Two of the classrooms are located in a Department of Housing (DOH) portable building and 6 classrooms are located in three uncertified relocatable buildings. The proposed project includes, but is not limited to, the following:

- Removal of 1 DOH portable building with 2 classrooms and 3 uncertified portable buildings with 6 classrooms
- Construction of 8 classrooms and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards)
- New fire alarm system campus wide as required by Division of the State Architect (DSA)
- 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), 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

Project Budget: \$15,620,000

Project Schedule: Pre-construction activities: Q1-2017 through Q2-2019 (including DSA review & approval)

Construction activities: Q2-2019 through Q3-2020

2. Calabash Charter Academy Portable Replacement Project

Local District North West, Board District 4 (Zimmer)

Project Description: Calabash Charter Academy has eight classrooms located in four portable buildings. Two of the classrooms are located in a DOH portable building and 6 classrooms are located in three uncertified relocatable buildings. The proposed project includes, but is not limited to, the following:

- Removal of 1 DOH portable building with 2 classrooms, 3 uncertified portable buildings with 6 classrooms, and 1 uncertified portable restroom and book storage building
- Construction of 8 classrooms (including kindergarten classrooms), a book storage room, restrooms and support spaces (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards and interim housing, as needed)
- 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

Project Budget: \$16,800,000

Project Schedule: Pre-construction activities: Q1-2017 through Q2-2019 (including DSA review & approval)

Construction activities: Q2-2019 through Q3-2020

3. Stevenson Middle School Portable Replacement Project

Local District East, Board District 2 (Garcia)

Project Description: Stevenson Middle School has a Student Health and Human Services (SHHS) program serving students that up until recently was located in a DOH portable building. The DOH portable building was removed and the SHHS program was temporarily relocated to facilities on the Stevenson Middle School campus that are considered undersized and not appropriately configured to service the specialized student health care program. The proposed project includes, but is not limited to, the following:

- Removal of 1 uncertified portable building with 2 total classrooms
- Construction of approximately 1,900 square foot building with offices, exam rooms and support spaces for the SHHS program serving students on campus



EXHIBIT A

PORTABLE REPLACEMENT PROJECT DEFINITIONS

- 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

Project Budget: \$3,400,000

Project Schedule: Pre-construction activities: Q1-2017 through Q2-2019 (including DSA review & approval)

Construction activities: Q2-2019 through Q3-2020

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

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

Stephen English, Executive Committee

L.A. City Controller's Office

Stuart Magruder, Executive Committee

American Institute of Architects

Greg Good

L.A. City Mayor's Office

Rachel Greene

Tenth District PTSA

(Vacant)

CA Charter School Association

Kate Mergen

Assoc. General Contractors of CA

Ron Miller

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

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L.A. Area Chamber of Commerce

Kathryn Steinberg

31st 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

RESOLUTION 2016-44

BOARD REPORT NO. 206-16/17

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR THREE PROJECTS TO REMOVE AND REPLACE RELOCATABLE BUILDINGS

WHEREAS, District Staff proposes that the Board of amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve project definitions for three projects to remove and replace relocatable buildings at: 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, as detailed in Exhibit A of Board Report No. 206-16/17 (attached hereto); and

WHEREAS, The combined project budget for the three projects is \$35,820,000. The projects will be funded by Bond Program funds, including potentially Developer Fees, and those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings; and

WHEREAS, As part of the Bond Program, relocatable classroom buildings are removed primarily to comply with State requirements, but 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, School Management Services, and the Office of General Counsel, Facilities Team; and .

WHEREAS, The effort to remove relocatable classroom buildings has focused primarily on those buildings identified as a Department of Housing (DOH) relocatable building; and

WHEREAS, The District has removed approximately 85 percent of rooms in DOH relocatable buildings. Despite these significant efforts and achievements, and following careful deliberation of multiple stakeholders, in September 2015, it was determined that the District could not reasonably eliminate the use of its remaining inventory of 80 DOH relocatable buildings (at

Resolution 2016-44

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR THREE PROJECTS TO REMOVE AND REPLACE RELOCATABLE BUILDINGS

approximately 16 sites) without causing significant detrimental impacts to students, staff and school operation; and

WHEREAS, The three proposed projects at 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, represent the first removal and replacement projects under the section 17292 compliance plan. The proposed projects will enable the District to comply with applicable State statutes, remove supervision barriers, and improve playground space and overall site utilization; and

WHEREAS, To properly site new classrooms, correct site inefficiencies, and achieve economies of scale, proposed relocatable building removal and 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 Division of the State Architect (DSA) certification status; 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 District staff's proposal to amend the FSD-SEP to approve project definitions for three projects to remove and replace relocatable buildings at: 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School, as defined in Board Report 206-16/17, 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.

Resolution 2016-44

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR THREE PROJECTS TO REMOVE AND REPLACE RELOCATABLE BUILDINGS

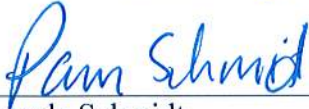
ADOPTED on December 1, 2016, by the following vote:

AYES: 14

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2



Pamela Schmidt
Chair



Quynh Nguyen
Vice Chair

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: December 5, 2016

TO: Michelle King, Superintendent
Members, Board of Education

FROM: Mark Hovatter, Chief Facilities Executive



SUBJECT: SUPPLEMENTAL INFORMATION FOR DECEMBER 13, 2016 MEETING OF THE BOARD OR EDUCATION RELATED TO BOARD REPORT NO. 206-16/17, TAB 12

On December 13, 2016, the Board of Education (Board) will be considering staff's proposal to amend the Facilities Services Division Strategic Execution Plan to approve project definitions for three projects to remove and replace relocatable buildings at 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School. During briefings on the item questions arose regarding how the school sites were selected. This Informative provides the requested information.

Last year it was determined that the District could not reasonably eliminate, by September 30, 2015, the use of its remaining inventory of approximately 80 Department of Housing (DOH) relocatable buildings without causing significant detrimental impacts to students, staff and school operations. Based on this determination, in September 2015, the Board approved a plan to satisfy the requirements of Education Code section 17292, which would necessitate the development of projects to remove DOH relocatable buildings and replace them with permanent buildings. In total, Facilities staff anticipates that it will propose 16 projects to ensure compliance with section 17292. The sites are as follows:

156th Street Elementary School
Amestoy Elementary School
Calabash Elementary School
Canyon Elementary School
Castle Heights Elementary School
Dahlia Heights Elementary School
Delevan Drive Elementary School
Dixie Canyon Elementary School

Franklin Elementary School
Ivanhoe Elementary School
South Shores Performing Arts Magnet
Stevenson Middle School
Topanga Elementary Charter School
Valerio Street Elementary School
Wilson High School
Wonderland Elementary School

However, if future changes in enrollment or demographic projections occur that permit a DOH building to be removed without being replaced, a project may not be necessary. The projects proposed at 156th Street Elementary School, Calabash Charter Academy, and Stevenson Middle School represent the first removal and replacement projects under the section 17292 compliance plan. The proposed projects will enable the District to comply with applicable State statutes, remove supervision barriers, and improve playground space and overall site utilization.

If you have any questions or would like additional information, please contact me at 213.241.4811 or Krisztina Tokes at 213.241.4213.

c: David Holmquist
Alma Peña-Sanchez
Nicole Elam-Ellis
Thelma Melendez

Frances Gipson
Jefferson Crain
Krisztina Tokes