



Board of Education Report

File #: Rep-443-15/16, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Redefine the Marshall High School Tower Repair Project

June 21, 2016

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to redefine the Marshall High School Tower Repair project.

The scope of the initial Project Definition consisted only of repairs to the exterior façade of the historic tower portion of the Administration Building. The redefined project will include the following scope of work:

- Replacement of the roofing at the Administration Building;
- Repairs and improvements to the historic façade of the Administration Building including the tower;
- Seismic strengthening of the tower portion of the Administration Building; and
- Americans with Disabilities Act (ADA) required accessibility upgrades including modifications to provide an accessible entry to the school.

Marshall High School is located in Local District Central and Board District 5 (Dr. Ref Rodriguez). The proposed redefined project is anticipated to begin construction in the second quarter of 2017, and is anticipated to be completed in the third quarter of 2020. The scope of the project related to roofing replacement is anticipated to be completed in the fourth quarter of 2017, prior to completion of the entire project. The budget for the redefined project is \$10,990,000, which includes all costs incurred to date. With this action, the redefined project will be transferred from the Major Repairs Program and incorporated into the critical school safety and repairs program under the School Upgrade Program.

Background:

On August 21, 2012, the Board of Education approved a Major Repairs Project (project no. 10108866) to repair the exterior façade of the Administration Building's tower at Marshall High School (Board Report No. 015-12/13). The project's scope only included the repair of damaged concrete window frames, mullions, and the aging brickwork on the historic tower portion of the Administration Building only.

In order to fully understand all of the factors contributing to the deteriorated and failing building elements and to identify the best solution to address the problems, following the Board's approval of the project in August 2012, staff initiated pre-design/due diligence activities. Feasibility studies and seismic evaluations, including reviews of the prior retrofits and repairs from the 1970s were conducted. These efforts led to the identification of additional deficient building conditions not only in the tower, but throughout the Administration Building. The façade of the historic administration building (including the tower) has been impacted by water intrusion and requires repair. Furthermore, the studies indicate that there is deterioration to the roof of the Administration Building (including the tower) which requires replacement, and the tower warrants seismic

strengthening. Based on the results, staff has determined that the original project must be redefined to address the additional potential safety hazards.

Expected Outcomes:

Staff anticipates that the Board of Education will approve an amendment to the FSD-SEP to redefine the Marshall High School Tower Repair Project. The proposal, if approved, will enable staff to better address critical school safety and repair needs in support of the School Upgrade Program.

Board Options and Consequences:

Approval of this proposal will authorize staff to proceed with the expenditure of Bond Program funds to design and construct the proposed redefined critical school safety and repair project at Marshall High School. If the proposed action is not approved, staff would not be authorized to proceed with the updated scope of work deemed necessary by the recently completed seismic evaluation and infrastructure analysis. The original scope of work is insufficient, and for this reason, staff does not recommend proceeding with the project as currently defined.

Policy Implications:

The proposed action is consistent with the District's long-term goal to address unmet school facilities needs as described in Proposition BB and Measures K, R, Y, and Q. It is also aligned with the goals and principles of the School Upgrade Program, which was approved by the Board of Education on January 14, 2014.

Budget Impact:

The budget of the original Major Repairs project at Marshall High School is \$1,553,794. The project is currently funded by Bond Program funds earmarked specifically for Major Repair projects at legacy schools in the first phase of the Bond Program. The budget for the proposed redefined project, (including the budget for the initial scope of work and all costs incurred to date) is \$10,990,000. The additional \$9,436,206 being added to the project budget will be funded by Bond Program funds earmarked in the School Upgrade Program for critical school safety and repairs. There is no impact to the General Fund.

Issues and Analysis:

Repairs to older buildings require significant analysis in order to fully understand all of the factors contributing to deteriorated or failing building elements. When repairing a building of historic significance, an unusual level of care is required in order to ensure the failing building elements are repaired in a manner that ensures safety of students and staff, and compliance with all local, state and federal building codes, while preserving the historic integrity of the building. The administration building has been determined to be of historic significance, which adds to the complexity of repairing and upgrading this older school.

Staff has been engaged in preliminary discussions with the Historic Schools Investment Fund (HSIF) regarding the possibility of providing funding to add scope to the Marshall High School Tower Repair Project to restore certain historic elements of the tower. If ultimately HSIF determines it would like to invest in the restoration of certain historic elements, the required documentation will be executed prior to the District entering into a construction contract.

The HSIF, a fund to be used to restore and preserve historic structures in District schools and to educate District students about the value of preservation, was established in 2005 as part of a settlement agreement with the Los Angeles Conservancy. The Conservancy challenged the adequacy of the final environmental impact report (EIR) prepared for the Central Los Angeles Learning Center #1 project (CLALC #1) which was constructed on the former site of the Ambassador Hotel (officially named as: RFK Community of Schools). The District

deposited \$4,900,000 into the trust fund in 2005, and deposited an additional \$4,000,000 in 2007 to settle the action filed by the Conservancy challenging the supplemental environmental impact report (SEIR) for the CLALC#1 project. Under the terms of the settlement agreement, income earned upon the fund shall be available for distribution, but the principal balance transferred by the District (\$8,900,000) shall remain in the fund at all times and shall not be distributed in grants or for any other purpose. The fund is managed by the California Community Foundation and currently includes approximately \$2,000,000 of earned interest.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 26, 2016. Staff has concluded that this proposed FSD-SEP amendment will help facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

Attachments:

BOC Resolution

Informatives:

None.

RESPECTFULLY SUBMITTED,



MICHELLE KING
Superintendent

APPROVED BY:



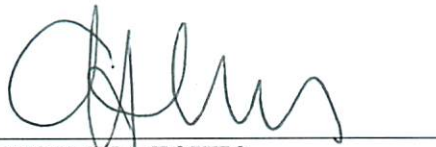
MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

PRESENTED BY:



KRISZTINA 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Pamela Schmidt, Chair
Early Education Coalition

Scott Folsom, Vice Chair
Tenth District PTSA

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

Mike Keeley
CA Charter School Association

Elizabeth Lugo
LAUSD Student Parent

Kate Mergen
Assoc. General Contractors of CA

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

Quynh Nguyen
LAUSD Student Parent

Scott Pansky
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

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP

Thomas A. Rubin, CPA
Oversight Committee Consultant

Timothy Popejoy
Bond Oversight Administrator
Clarissa Griego
Interim Asst. Administrative Analyst

RESOLUTION 2016-27

BOARD REPORT NO. 443-15/16

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO REDEFINE THE MARSHALL HIGH SCHOOL
TOWER REPAIR PROJECT**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to redefine the Marshall High School Tower Repair project; and

WHEREAS, On August 15, 2012 the BOC adopted a Resolution in support of the Marshall High School Tower Repair project and on August 21, 2012, the Board of Education approved the project; and

WHEREAS, The scope of the initial Project Definition consisted only of repairs to the exterior façade of the historic tower portion of the Administration Building; and

WHEREAS, In order to fully understand all of the factors contributing to the deteriorated and failing building elements and to identify the best solution to address the problems, following the Board's approval of the project in August 2012, District staff initiated pre-design/due diligence activities; and

WHEREAS, Feasibility studies and seismic evaluations, including reviews of the prior retrofits and repairs from the 1970s were conducted. These efforts led to the identification of additional deficient building conditions not only in the tower, but throughout the Administration Building; and

WHEREAS, Repairs to older buildings require significant analysis in order to fully understand all of the factors contributing to deteriorated or failing building elements. When repairing a building of historic significance, an unusual level of care is required in order to ensure the failing building elements are repaired in a manner that ensures safety of students and staff, and

RESOLUTION 2016-27
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO REDEFINE THE MARSHALL HIGH SCHOOL TOWER
REPAIR PROJECT

compliance with all local, state and federal building codes, while preserving the historic integrity of the building. The administration building is of historic significance, which adds to the complexity of repairing and upgrading this older school; and

WHEREAS, The façade of the historic administration building (including the tower) has been impacted by water intrusion and requires repair. Furthermore, the studies indicate that there is deterioration to the roof of the Administration Building (including the tower) which requires replacement, and the tower warrants seismic strengthening. Based on the results, District staff has determined that the original project must be redefined to address the additional potential safety hazards; and

WHEREAS, The redefined project will include the following scope of work: replacement of the roofing at the Administration Building; repairs and improvements to the historic façade of the Administration Building including the tower; seismic strengthening of the tower portion of the Administration Building; and Americans with Disabilities Act (ADA) required accessibility upgrades including modifications to provide an accessible entry to the school; and

WHEREAS, The proposed redefined project is anticipated to begin construction in the second quarter of 2017, and is anticipated to be completed in the third quarter of 2020. The scope of the project related to roofing replacement is anticipated to be completed in the fourth quarter of 2017, prior to completion of the entire project; and

WHEREAS, The budget of the original Major Repairs project at Marshall High School is \$1,553,794, and the budget for the redefined project is \$10,990,000, which includes all costs incurred to date; and

WHEREAS, The project is currently funded by Bond Program funds earmarked specifically for Major Repair projects at legacy schools in the first phase of the Bond Program. The budget for the proposed redefined project, (including the budget for the initial scope of work and all costs incurred to date) is \$10,990,000. The additional \$9,436,206 being added to the project budget will be funded by Bond Program funds earmarked in the School Upgrade Program for critical school safety and repairs; 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 approve an amendment to the Facilities Services Division Strategic Execution Plan to Refine the Marshall High School Tower Repair Project as defined in Board Report

**RESOLUTION 2016-27
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO REDEFINE THE MARSHALL HIGH SCHOOL TOWER
REPAIR PROJECT**

443-15/16, 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.

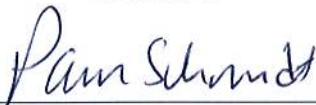
ADOPTED on May 26, 2016, by the following vote:

AYES: 11

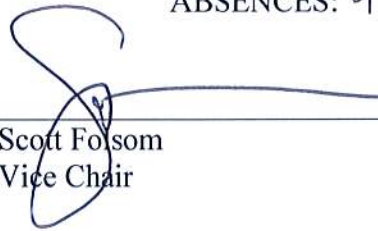
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1



Pamela Schmidt
Chair



Scott Folsom
Vice Chair

