



Board of Education Report

File #: Rep-334-15/16, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Four New Projects and Redefine One Existing Seismic Retrofit Project to Address Additional Critical School Repair Needs

April 12, 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 four new projects and redefine an existing seismic retrofit project at San Fernando Middle School to address additional critical school repair needs. The scope, schedule and budget for the four proposed projects and the redefined San Fernando Middle School seismic retrofit project are described in Attachment A. The total combined budget for the four new projects and one redefined project is \$12,854,173.

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 four proposed new projects and one redefined existing seismic retrofit project to address additional critical school repair needs 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 four projects and redefine an existing seismic retrofit project to address additional critical school repair needs 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 four proposed projects and redefine an existing seismic retrofit project 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 new four projects and one redefined project is \$12,854,173. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components. The redefined project will be transferred from the Major Repairs program to the Critical Repair program along with its associated budget. The additional funds required for the redefined project will be provided by 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 will evaluate the proposed projects in accordance with the California Environmental Quality Act 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 of March 31, 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 Four New Projects That Address Critical School Repair Needs and One Redefined Existing Seismic Retrofit Project

Informatives:

None.

RESPECTFULLY SUBMITTED,


MICHELLE KING
Superintendent

APPROVED & PRESENTED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:


DAVID HOLMQUIST
General Counsel

APPROVED & PRESENTED BY:


ROGER FINSTAD
Director of Maintenance and 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. 135th Street Elementary School – Project to Address Deteriorated Asphalt Concrete Paving

Local District South, Board District 1 - McKenna

- *Project Background and Scope* – The over 25-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of 134,000 square feet of deteriorated asphalt concrete pavement at the playground, in-between buildings, and parking lot areas. In addition, the scope of work includes the construction of planters and green space. The scope also includes the associated ADA path of travel upgrades and drainage systems required by the DSA and the District’s Storm Water Technical Manual.
- *Project Budget* -- \$3,668,476
- *Project Schedule* – Construction is anticipated to begin in Q1 2018, and conclude in Q3 2019.

2. Hooper Elementary School– Project to Address Deteriorated Asphalt Concrete Paving

Local District Central, Board District 5 - Rodriguez

- *Project Background and Scope* – The over 30-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of 95,000 square feet of deteriorated asphalt concrete pavement at the playground and adjacent to the building areas and the construction of green space. The scope also includes the associated ADA path of travel upgrades and drainage systems required by the DSA and the District’s Storm Water Technical Manual.
- *Project Budget* -- \$2,110,963
- *Project Schedule* – Construction is anticipated to begin in Q1 2018, and conclude in Q4 2018.

3. Los Angeles High School – Project to Address Deteriorated Bleachers and Flooring at Gymnasium

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to address the deteriorated bleachers, shot clock, scoreboard, backboards, wall-mounted back pads, and flooring at the Gymnasium. The current bleachers are temporary bleachers installed over 10 years ago. The scope of work includes removing components and replacing with new, plus upgrading Americans with Disabilities Act (ADA) access to the Gymnasium.
- *Project Budget* -- \$1,431,488
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q1 2018.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

4. Mendez High School – Project to Address Defective Synthetic Turf Field

Local District East, Board District 2 - García

- *Project Background and Scope* – This project will replace the approximately 65,000 square foot synthetic turf field. The scope of work also includes field drainage. On September 9, 2015, the Office of Environmental Health and Safety determined the synthetic turf field at Felicitas and Gonzalo Mendez High School is not safe for play and suspended all activities on the field until repairs are made. The Office of the General Counsel is seeking recourse from the contractor and synthetic turf installer.
- *Project Budget* -- \$1,135,885
- *Project Schedule* – Construction is anticipated to begin in Q1 2017, and conclude in Q2 2017.

5. San Fernando Middle School – Seismic Retrofit - Redefinition to Add Scope to Address Antiquated Heating, Ventilation and Air Conditioning System (Project 10365638)

Local District Northeast, Board District 6 - Ratliff

- *Original Project Background:* This project was originally approved by the Board on November 12, 2013 (Board Report No. 101-13/14) with a project budget of \$2,328,722 as part of the previous Major Repairs managed program. The proposed project was approved to be designed to the current code by providing additional anchoring and reinforcements to wall and roof structures, which will significantly reduce the seismic vulnerability of the building and, in particular, the roof systems.
- *Redefined Project Background and Scope* – In addition to the originally approved scope, new scope will be added to upgrade the existing heating and ventilation system with new HVAC system in the Gymnasium building. The original scope only included the temporary removal of units in order to perform seismic retrofit work. The current system is antiquated, not currently working, and beyond economical repair. Work will be integrated with the existing seismic retrofit project at the Gymnasium building. With this action, the project will be transferred into the School Upgrade Program Critical Repair category of need, along with the associated budget for the original scope.
- *Redefined Project Budget* -- \$4,507,361 including original and \$2,178,639 in new scope.
- *Redefined Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q1 2018.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

(Vacant), Chair

Pamela Schmidt, Vice-Chair

Early Education Coalition

(Vacant), Secretary

Scott Folsom, Executive Committee

Tenth District PTSA

Stuart Magruder, Executive Committee

American Institute of Architects

Arlene Barrera

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

Stephen English

L.A. City Controller's Office

Kate Mergen

Assoc. General Contractors of CA

Ron Miller

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

Scott Pansky

L.A. Area Chamber of Commerce

Kathryn Steinberg

31st District PTSA

Betty Valles

AARP

Barry Waite

CA Tax Reform Assn.

Susan Linschoten (Alternate)

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

Vacant

LAUSD Student Parent

Vacant

LAUSD Student Parent

Vacant

CA Charter School Association

Vacant

L.A. City Mayor'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 2016-09

BOARD REPORT NO. 334-15/16

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE FOUR PROJECTS AND
REDEFINE AN EXISTING SEISMIC RETROFIT PROJECT 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 four projects and redefine an existing Seismic Retrofit project at San Fernando Middle School that address critical school repair needs with a combined budget of \$12,854,173 (collectively, the "Project") as described in Board Report 334-15/16 attached hereto; and

WHEREAS, on February 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

**RESOLUTION 2016-09
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE FOUR PROJECTS AND REDEFINE
AN EXISTING SEISMIC RETROFIT PROJECT THAT ADDRESS CRITICAL
SCHOOL REPAIR NEEDS
PAGE 2**

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

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 four projects and redefine an existing Seismic Retrofit project that address critical school repair needs with a combined budget of \$12,854,173 defined in Board Report 334-15/16 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.

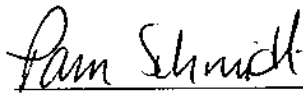
ADOPTED on March 31, 2016, by the following vote:

AYES: 10

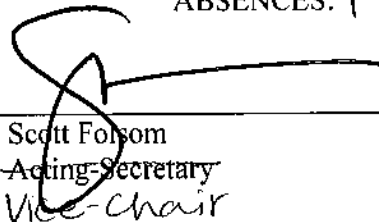
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1



Pamela Schmidt
Vice-Chair
Chair



Scott Folsom
Acting Secretary
Vice-Chair