



## Board of Education Report

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**File #:** Rep-252-16/17, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Upgrades at Abram Friedman Occupational Center**

**December 13, 2016**

**Facilities Services Division and Division of Adult and Career Education**

#### **Action Proposed:**

Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve upgrades at Abram Friedman Occupational Center. The proposed project includes the replacement of the antiquated and deteriorated heating, ventilation and air conditioning systems and the upgrade of the elevators and fire alarm systems. Construction is anticipated to begin in the first quarter of 2018, and be completed in the fourth quarter of 2019. The total budget for this project is \$15,741,379.

#### **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 "Provide/Upgrade Adult and Career Education Facilities Necessary to Provide Career Training and Adult Courses." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan. The project proposed in this Board Report will upgrade and/or enhance the learning environment for students. The project addresses upgrades to various systems in need of replacement.

Abram Friedman Occupational Center is one of five regional occupational centers in the Los Angeles Unified School District Division of Adult and Career Education, and has an annual enrollment of more than 5,000 students. Its central location in the city draws a diverse student population seeking low-cost, short-term career training.

The proposed project for this site consists of replacing the antiquated and deteriorated heating, ventilation and air conditioning (HVAC) system, and upgrading the elevators and the fire alarm system.

The 12-story building was constructed in 1926. The existing HVAC system was installed in 1969 and partially refurbished in 2004. The HVAC control system is antiquated and the components are beyond economical repair. The system is incapable of consistently maintaining temperatures and requires ongoing maintenance to remain operational.

This project also includes the replacement of the elevator motor and car components including elevator controllers for four passenger and two freight elevators. The replacement of the elevator controllers and the HVAC systems will be integrated with the installation of a new, fully automatic, fire alarm system.

The proposed project is located in Board District 2 (Monica García) and Local District Central.

**Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action to provide upgrades at Abram Friedman Occupational Center, which are necessary to support the career training and adult courses.

**Board Options and Consequences:**

Approval of this proposed action will authorize staff to proceed with the expenditure of Bond Program funds to execute this 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 the Adult and Career Education facilities needs will remain unaddressed.

**Policy Implications:**

These actions are consistent with the District's commitment to address unmet school facilities needs and provide the community with adequate facilities for career training and adult courses.

**Budget Impact:**

The total combined budget for this project is \$15,741,379. The project will be funded with Bond Program funds earmarked specifically for the upgrade of Adult and Career Education facilities necessary to provide career training and adult courses.

**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:**

None.

RESPECTFULLY SUBMITTED,



MICHELLE KING  
Superintendent

APPROVED BY:



MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

REVIEWED BY:



DAVID HOLMQUIST  
General Counsel

APPROVED BY:



JOSEPH STARK  
Executive Director  
Division of Adult and Career Education

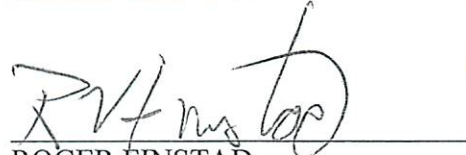
Approved as to form.

REVIEWED BY:



CHERYL SIMPSON  
Director, Budget Services and Financial Planning

PRESENTED BY:



ROGER FINSTAD  
Director of Maintenance and Operations  
Facilities Services Division

Approved as to budget impact statement.

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

**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 2016-50**

**BOARD REPORT NO. 252-16/17**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE UPGRADES AT ABRAM  
FRIEDMAN OCCUPATIONAL CENTER**

WHEREAS, staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve a project to provide upgrades at Abram Friedman Occupational Center for a total project budget of \$15,741,379 as described in Board Report 252-16/17 attached hereto; and

WHEREAS, the various bond programs include a spending target to "Provide/Upgrade Adult and Career Education Facilities Necessary to Provide Career Training and Adult Courses;" and

WHEREAS, Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan; and

WHEREAS, the project proposed in this Board Report will upgrade and/or enhance the learning environment for students; 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, this project is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

**RESOLUTION 2016-50  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
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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 a project to provide upgrades at Abram Friedman Occupational Center for a total project budget of \$15,741,379 as described in Board Report 252-16/17 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



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Pamela Schmidt  
Chair



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Quynh Nguyen  
Vice Chair