



Board of Education Report

File #: Rep-201-16/17, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Three New Projects and Redefine One Existing Project to Address Additional Critical School Repair Needs November 15, 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 three new projects and redefine an existing project at Eagle Rock High School to address additional critical school repair needs. The scope, schedule and budget for the three proposed and the redefined project at Eagle Rock High School are described in Attachment A. The total combined budget for the three new projects and one redefined project is \$12,405,202.

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 three proposed projects and one redefined project that address critical school repairs are necessary to improve student health, safety and educational quality. One of the three new proposed projects (Cheremoya Elementary School) includes scope that was previously considered for Routine Repair and General Maintenance funding (Board Report No. 449-15/16). During the project development and review process, selected scope elements were subsequently determined to be eligible for bond funding as a critical repair project. The redefined project at Eagle Rock High School has been expanded to include seismic retrofit work at the main gymnasium.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to define and approve three new projects and one redefined project 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 three proposed projects and one redefined 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 four projects is \$12,405,202. 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 November 3, 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 Three Projects and One Redefined Project that Address Critical School Repair Needs

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:


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. Cheremoya Elementary School – Project to Address Various Critical Repair Needs

- *Local District West, Board District 4– Zimmer*
- *Project Background and Scope* –This project is to replace all deteriorated windows at the Main building and two bungalow buildings. The scope of work also includes painting as part of the window replacement, restroom renovation, and replacement of school signs, chain-link fence, and exterior lights.
- *Project Budget* -- \$1,709,777
- *Project Schedule* – Construction is anticipated to begin in Q3 2017 and conclude in Q3 2018.

2. Eagle Rock High School – Project to Provide Seismic Retrofit for Gymnasium Building

- *Local District Central, Board District 5 – Rodriguez*
- *Original Project Background:* This project was originally approved by the Board on December 8, 2015 (Board Report No. 178-15/16) with a project budget of \$3,175,505 as part of the School Upgrade Program. The proposed project was approved to address cooling needs in the gymnasium building. The scope of work included investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air conditioning system and upgrading the fire alarm system. The scope of work also included equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint if required.
- *Redefined Project Background and Scope* – In addition to the originally approved scope, new scope will be added to include the structural analysis which was not completed to initiate the seismic project at the time the original project was developed. The Main Gymnasium is approximately 27,000 square feet, built in 1957 and may be a historical building. New scope includes constructing shear walls, wall anchorage connections and cross-ties for transferring lateral loads and creating adequate structural capacity for life safety demand levels. The scope of work also includes framing and retrofitting the roof diaphragm.
- *Redefined Project Budget* -- \$8,451,640 which includes the original scope and \$5,276,135 in new scope
- *Redefined Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q4 2019.

3. King Middle School- Project to Replace Deteriorated Gymnasium Flooring

- *Local District Central, Board District 5 – Rodriguez*
- *Project Background and Scope* – This project will replace approximately 8,000 square feet of deteriorated wooden floors in the Main Gymnasium. Scope of work also includes repainting the school logo, game lines, letterings, walls, and basketball backboards as required.
- *Project Budget* -- \$368,303
- *Project Schedule* – Construction is anticipated to begin in Q2 2017 and conclude in Q3 2017.

4. Logan Elementary School- Project to Replace Deteriorated Playground Paving

- *Local District Central, Board District 5 – Rodriguez*
- *Project Background and Scope* – Project is to replace approximately 74,000 square feet of deteriorated asphalt paving in playground areas. The existing asphalt concrete paving is over 15 years old.
- *Project Budget* -- \$ 1,875,482
- *Project Schedule* – Construction is anticipated to begin in Q2 2018 and conclude in Q3 2019.

LOS ANGELES UNIFIED SCHOOL DISTRICT

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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

Clarissa Griego

Interim Asst. Administrative Analyst

RESOLUTION 2016-40

BOARD REPORT NO. 201-16/17

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE THREE NEW PROJECTS AND REDEFINE ONE EXISTING PROJECT TO ADDRESS ADDITIONAL 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 three new projects and redefine an existing project at Eagle Rock High School to address additional critical school repair needs with a combined budget of \$12,405,202 (collectively, the "Project") as described in Board Report 201-16/17 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

Resolution 2016-40

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE THREE NEW PROJECTS AND REDEFINE ONE EXISTING PROJECT TO ADDRESS ADDITIONAL CRITICAL SCHOOL REPAIR NEEDS

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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 three new projects and redefine an existing project at Eagle Rock High School to address additional critical school repair needs with a combined budget of \$12,405,202 as defined in Board Report 201-16/17, 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 November 3, 2016, by the following vote:

AYES: 12

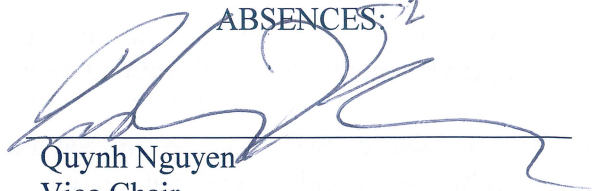
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2



Pamela Schmidt
Chair



Quynh Nguyen
Vice Chair