



Board of Education Report

File #: Rep-205-16/17, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for 11 Comprehensive Modernization Projects

December 13, 2016

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to approve Project Definitions for 11 comprehensive modernization projects at the following sites, and as outlined in Exhibit A (attached):

1. 92nd Street Elementary School
2. Ascot Elementary School
3. Belvedere Middle School
4. Elizabeth Learning Center
5. Hamilton High School
6. Kennedy High School
7. Lincoln High School
8. McKinley Elementary School
9. Reseda High School
10. Shenandoah Elementary School
11. Taft High School

The combined project budget for all 11 projects is \$1,411,950,000. 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:

An assessment of 10 facilities-based datasets that express a school's physical condition indicate that the school sites for the 11 proposed comprehensive projects have critical physical conditions that may pose a health and safety risk and are in need of a comprehensive modernization project. The conditions assessed for the District's legacy K-12 school facilities were: Facilities Condition Index (FCI) for buildings, seismic risk, FCI for grounds, core facility size (multi-purpose room/auditorium, library, and food service), play space size, percentage of relocatable classroom buildings, controlled public access point, and site density.

The proposed comprehensive modernization projects will address the most critical physical conditions and essential safety issues. This will be achieved by modernizing, repairing, reconfiguring and/or replacing existing buildings, constructing new buildings, and upgrading deteriorated and outdated site infrastructure. Projects will address seismic vulnerabilities; failing or broken building and site systems, infrastructure, and components; barriers to program accessibility; deteriorated exterior conditions; and interior classroom spaces. The projects will also significantly reduce the District school's reliance on relocatable buildings.

The 11 proposed comprehensive modernization projects represent the second group of this project type to be undertaken under the School Upgrade Program. The second group of projects will address approximately 50 buildings requiring seismic upgrades and remove/replace approximately 230 classrooms in relocatable buildings. The first group of comprehensive modernization projects was identified in March 2015, and the projects are in various stages of the design process. The first group of projects is addressing approximately 60 buildings requiring seismic upgrades and removing/replacing approximately 200 classrooms in relocatable buildings.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed Project Definitions for 11 comprehensive modernization projects, which would allow for significant investments to be undertaken at 92nd Street, Ascot, McKinley, and Shenandoah Elementary Schools; Belvedere Middle School; Hamilton, Kennedy, Lincoln, Reseda, and Taft High Schools; and Elizabeth Learning Center. The comprehensive modernization projects, once completed, will help ensure that the approximately 17,000 students attending these schools are provided with a safe and healthy environment that promotes learning. The projects will also decrease the demand for repair and maintenance, alleviate the burden placed on school-site custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Approval will allow staff to proceed with design activities, environmental studies, and the required regulatory approvals for the 11 proposed comprehensive modernization projects.

If staff's proposal is not approved, 92nd Street, Ascot, McKinley, and Shenandoah Elementary Schools; Belvedere Middle School; Hamilton, Kennedy, Lincoln, Reseda, and Taft High Schools; and Elizabeth Learning Center will continue to operate with buildings, grounds and site infrastructure that have: critical physical conditions that may pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program or operate. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

Policy Implications:

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 K, R, Y and Q.

Budget Impact:

The combined project budget for the 11 comprehensive modernization projects is \$1,411,950,000. 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:

The intent of the comprehensive modernization projects is to address buildings and grounds in the greatest need of upgrade. Emphasis is placed on seismic safety and failed building systems and components. The projects are comprehensive in nature, addressing not only the critical physical conditions of a building, but also improving the facilities to support the educational program. While the projects are comprehensive in nature, less critical items are not addressed. This approach allows the District to reach more schools with the limited funding available.

The Project Definitions, which consists of each project's budget, scope and schedule, are based on lessons learned from developing the first group of comprehensive modernization projects, the core principles to project scoping, Division of the State Architect (DSA) directives, and the number of relocatable buildings and buildings requiring seismic upgrades at each site. Utilizing the core principles to project scoping helps ensure a consistent, transparent and equitable approach in the planning, design and construction of all comprehensive modernization projects.

The core principles to comprehensive modernization project scoping are as follows:

1. The buildings identified to be seismically vulnerable must be addressed.

These buildings will be retrofitted, modernized, and/or demolished and replaced depending on the level of effort required to address the seismic vulnerabilities, the historic context the building/site, and the approach that best ensures compliance with DSA requirements.

2. The buildings, grounds and site infrastructure that have significant/severe physical conditions that already do, or are highly likely in the near future to pose a health and safety risk, or negatively impact a school's ability to deliver the instructional program and/or operate should be addressed.

The broken or failing systems, infrastructure, and/or components in these buildings will be repaired and/or replaced. The comprehensive modernization project will not significantly modernize and update the building as a whole, nor the project demolish and replace with a new building with a few exceptions. The exceptions to this principle are ancillary buildings such as, but not limited to, lunch shelters, storage units, M&O buildings, and outdated and inaccessible federal buildings.

3. The District school's reliance on relocatable buildings, especially for K-12 instruction, should be significantly reduced.
4. Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the provisions of the Modified Consent Decree (MCD).
5. The exterior conditions of the school site will be addressed to improve the visual appearance including landscape, hardscape, and painting.
6. The interior of classrooms and adjacent interior corridors that would otherwise not be addressed will be improved. Improvements may include new interior paint, improvements to flooring systems, and upgraded permanent classroom fixtures such as window treatments/blinds and whiteboards.

The schedule for each project was developed based on the assumption that at least 10 additional senior level design and project management professionals are hired within the next six months. This is necessary in order for the staffing of the Facilities Asset Management Branch to align with current and future workload.

At least nine of the eleven sites currently have facilities improvement projects that are in various stages of development. Upon evaluation, these projects may proceed as planned or be incorporated into the comprehensive modernization project. If the scope will be accomplished as part of a comprehensive modernization project, staff will prepare a proposal to cancel the standalone project and present it to the Bond Citizens' Oversight Committee (BOC) and Board for their consideration and approval at a later date.

The Office of Environmental Health and Safety (OEHS) will be evaluating the proposed projects in accordance with the California Environmental Quality Act (CEQA). As part of the CEQA process, buildings being proposed for renovations and/or demolition will be reviewed for their historic context, and to ensure the project complies with CEQA statutes and requirements. The preparation of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) may be necessary. If so, certification of the EIR (or approval of the MND), and project approval by the Board of Education is required prior to the project proceeding to construction.

Each Project Definition is based on certain assumptions, some of which, if altered, have the potential to impact a project's schedule and budget. Staff will provide the Board and BOC with project updates via informative throughout the development of each project.

Bond Oversight Committee Recommendations:

This item was considered by the 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:

Exhibit A - Project Definitions
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.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

1. 92nd Street Elementary School Comprehensive Modernization Project

Local District South, Board District 7 – Vladovic

Project Description: 92nd Street Elementary School is located on a 6 acre site. The site consists of 10 permanent buildings and eight classrooms in relocatable buildings. The permanent structures were constructed between 1940 and 1970. One of the permanent buildings, the Assembly/Classroom Building West has been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Assembly/Classroom Building West to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- Americans with Disabilities Act (ADA), Division of the State Architect (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: \$87,220,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review & approval). Construction activities: Q1-2020 through Q1-2023.

2. Ascot Elementary School Comprehensive Modernization Project

Local District Central, Board District 5 – Rodriguez

Project Description: Ascot Elementary School is located on a 5.3 acre site. The site consists of eight permanent buildings and 15 classrooms in relocatable buildings. The majority of permanent structures were constructed between 1923 and 1977, and a new parking and classroom building was constructed in 2004. Two of the permanent buildings, the Administrative Classroom Building and the Auditorium and Classroom Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Administrative Classroom Building and the Auditorium and Classroom Building to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$80,180,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

3. Belvedere Middle School Comprehensive Modernization Project

Local District East, Board District 2 – García

Project Description: Belvedere School is located on a 12.1 acre site. The site consists of 15 permanent buildings and 6 classrooms in relocatable buildings. The Administrative, Home Economics, Shop and Academic Building were constructed in the 1920's, and the majority of the remaining permanent buildings were constructed in the 1950's and 1960's. Seven of the permanent buildings, the Classroom Building, Academic Building, Shop Building, Administrative Building, Classroom/Library Building, Home Economics Building, and Physical Education Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Classroom Building, Academic Building, Shop Building, Administrative Building, Classroom/Library Building, Home Economics Building, and Physical Education Building to improve seismic safety and support the educational program
- The removal and replacement of District classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$164,780,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.

4. Elizabeth Learning Center Comprehensive Modernization Project

Local District East, Board District 5 – Rodriguez

Project Description: Elizabeth Learning Center is located on a 16 acre site. The site consists of 15 permanent buildings and 31 classrooms in relocatable buildings. Elizabeth Learning Center was originally built in the 1920s as a K-8, however all of its original structures have been demolished. Its oldest existing permanent structures, are two classroom buildings which were constructed in 1949. The Administrative Building was constructed in 1958, followed by the Multi-Purpose Room Building in 1960, and the Classroom Building East in 1963. The remaining permanent structures were constructed in 1989. The site does not have any buildings identified as requiring structural upgrades. The proposed project includes, but is not limited to, the following:

- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$100,910,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

5. Hamilton High School Comprehensive Modernization Project

Local District West, Board District 1 – McKenna

Project Description: Hamilton High School is located on a 19.9 acre site. The site consists of 12 permanent buildings and 13 classrooms in relocatable buildings. The school was constructed in several stages starting in the 1930s with three buildings, followed by the construction of seven buildings between 1948 and 1967, and starting in 2004, an additional classroom building was constructed. Seven of the permanent buildings, the Assembly Building, Classroom Building, Arts/Photography Building, Cafeteria Building, Boys' Physical Education Building, Girls' Physical Education Building, and Main Administrative/Classroom Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Assembly Building, Classroom Building, Arts/Photography Building, Cafeteria Building, Boys' Physical Education Building, Girls' Physical Education Building, and Main Administrative/Classroom Building to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- **Project Budget:** \$189,120,000
- **Project Schedule:** Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.

6. Kennedy High School Comprehensive Modernization Project

Local District Northwest, Board District 3 – Schmerelson

Project Description: Kennedy High School is located on a 27.4 acre site. The site consists of 12 permanent buildings and 13 classrooms in relocatable buildings. The majority of permanent buildings were built in the early 1970s, with the exception of a new Administration Building, a Classroom Building and the Gymnasium, which were built in the early 2000s after the 1994 Northridge earthquake. Eleven of the permanent buildings, Classroom Building 1, Classroom Building 2 and Classroom Building 3, the Library Building, Science Building, Student Store Building, Cafeteria Building, Assembly/Oral Arts Building, Administrative Building, Music Building, and Shop Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of three Classroom Buildings (1, 2 & 3), the Library Building, Science Building, Student Store Building, Cafeteria Building, Assembly/Oral Arts Building, Administrative Building, Music Building, and Shop Building to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- **Project Budget:** \$132,890,000
- **Project Schedule:** Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

7. Lincoln High School Comprehensive Modernization Project

Local District East, Board District 2 – García

Project Description: Lincoln High School is located on an 18.6 acre site. The site consists of 10 permanent buildings and 10 classrooms in relocatable buildings. The permanent buildings were built between 1937 and 1980. Five of the permanent buildings, the Administrative Building, Shop Building, Auditorium Building, Home Economics Building, and Physical Education Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Administrative Building, Shop Building, Auditorium Building, Home Economics Building, and Physical Education Building to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$196,550,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.

8. McKinley Elementary School Comprehensive Modernization Project

Local District South, Board District 7 – Vladovic

Project Description: McKinley Elementary School is located on a 4.2 acre site. The site consists of seven permanent buildings and 14 classrooms in relocatable buildings. Approximately half of the permanent structures were constructed in the 1920s and the other half were constructed between 1958 and 1962. Three of the permanent buildings, the Main Administrative Building, Kindergarten Building, and Assembly Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Main Administrative Building, Kindergarten Building, and Assembly Building to improve seismic safety and support the educational program
- The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$85,820,000
- Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

9. Reseda High School Comprehensive Modernization Project

Local District Northwest, Board District 6 – Ratliff

Project Description: Reseda High School is located on a 29.2 acre site. The site consists of 20 permanent buildings and 44 classrooms in relocatable buildings. The permanent buildings were built between 1955 and 1969. Eight of the permanent buildings, Administrative Building, Library Building, Assembly Building, Cafeteria Building, Industrial Arts Building, Homemaking Building, Boys' Gymnasium Building, and Girls' Gymnasium Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Administrative Building, Library Building, Assembly Building, Cafeteria Building, Industrial Arts Building, Homemaking Building, Boys' Gymnasium Building, and Girls' Gymnasium Building to improve seismic safety and support the educational program
 - The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
 - The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
 - Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
 - Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Improvements to landscape, hardscape, and exterior paint
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$168,820,000
 - Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.

10. Shenandoah Elementary School Comprehensive Modernization Project

Local District West, Board District 1 – McKenna

Project Description: Shenandoah Elementary School is located on a 6.7 acre site. The site consists of two permanent buildings and 33 classrooms in relocatable buildings. The original Administrative/Classroom Building on the campus was constructed in 1940 and the Classroom Building North was constructed in 1977. All other buildings on campus are relocatables. One of the buildings, the Classroom Building North, has been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Classroom Building North to improve seismic safety and support the educational program
 - The removal and replacement of classrooms in relocatable buildings with new permanent classrooms
 - The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
 - Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
 - Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Improvements to landscape, hardscape, and exterior paint
 - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- Project Budget: \$74,590,000
 - Project Schedule: Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

11. Taft High School Comprehensive Modernization Project

Local District Northwest, Board District 4 – Zimmer

Project Description: Taft High School is located on a 32.4 acre site. The site consists of 16 permanent buildings and 23 classrooms in relocatable buildings. The permanent buildings were built between 1958 and 1964. Two of the permanent buildings, the Multi-Purpose and Administrative Building have been identified as requiring seismic upgrades. The proposed project includes, but is not limited to, the following:

- The retrofit, modernization or replacement of the Multi-Purpose and Administrative Building to improve seismic safety and support the educational program
- The removal and replacement of District classrooms in relocatable buildings with new permanent classrooms
- The repair, upgrade or replacement of the remaining permanent buildings to address the failing or broken building systems, infrastructure or components
- Improvements to interior conditions of classroom buildings such as: painting, flooring, & window treatments
- Upgrades to the site infrastructure, including sanitary sewer, water, and electrical utility
- Site-wide upgrades to remove identified and prioritized barriers to program accessibility
- Improvements to landscape, hardscape, and exterior paint
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements
- **Project Budget:** \$131,070,000
- **Project Schedule:** Pre-construction activities: Q1-2017 through Q1-2020 (including DSA review and approval). Construction activities: Q1-2020 through Q1-2023.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Pamela Schmidt, Chair
Early Education Coalition

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LAUSD Student Parent

Susan Linschoten, Secretary
L.A. Co. Auditor-Controller's Office

Stephen English, Executive Committee
L.A. City Controller's Office

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Rachel Greene
Tenth District PTSA

(Vacant)
CA Charter School Association

Kate Mergen
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Ron Miller
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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 2016-43

BOARD REPORT NO. 205-16/17

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR 11
COMPREHENSIVE MODERNIZATION PROJECTS**

WHEREAS, District Staff proposes that the Board of Education approve Project Definitions for 11 comprehensive modernization projects at 92nd Street, Ascot, McKinley, and Shenandoah Elementary Schools; Belvedere Middle School; Hamilton, Kennedy, Lincoln, Reseda, and Taft High Schools; and Elizabeth Learning Center as detailed in Exhibit A of Board Report No. 205-16/17 (attached hereto); and

WHEREAS, The 11 comprehensive modernization projects are anticipated to be developed and constructed in phases over a four to six year period, have a combined project budget of \$1,411,950,000, and 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, According to District staff, the proposed comprehensive modernization projects will address the most critical physical conditions and essential safety issues by modernizing, repairing, reconfiguring and/or replacing existing buildings, constructing new buildings, and upgrading deteriorated and outdated site infrastructure.

WHEREAS, Projects will address seismic vulnerabilities; failing or broken building and site systems, infrastructure, and components; barriers to program accessibility; deteriorated exterior conditions; and interior classroom spaces; and significantly reduce the District school's reliance on relocatable buildings.

Resolution 2016-43

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR 11 COMPREHENSIVE MODERNIZATION PROJECTS

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WHEREAS, The Project Definitions, which consists of each project’s budget, scope and schedule, are based on lessons learned from developing the first group of comprehensive modernization projects, the core principles to project scoping, Division of the State Architect (DSA) directives, and the number of relocatable buildings and buildings requiring seismic upgrades at each site; and

WHEREAS, The 11 proposed comprehensive modernization projects represent the second group of this project type to be undertaken under the School Upgrade Program. The second group of projects will address approximately 50 buildings requiring seismic upgrades and remove/replace approximately 230 classrooms in relocatable buildings; 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 11 comprehensive modernization projects as defined in Board Report 205-16/17, 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 December 1, 2016, by the following vote:

AYES: 11


NAYS: 0

ABSTENTIONS: 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. 205-16/17, TAB 11

Purpose

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 11 comprehensive modernization projects (Board Report No. 205-16/17, Tab 11). During briefings on the item questions arose regarding the rationale and formula used to develop the ranked list; the overall budget of the proposed 11 projects as compared to the previous 11 projects already approved by the Board; and the project schedules. This Informative addresses these questions.

Ranked List

A mathematical and statistical model was used to help identify the legacy schools with the worst physical conditions and the greatest need for a comprehensive modernization project. The model scored, calculated, and ranked the schools based on an assessment of 10 facilities-based datasets that express a school's physical condition: Facilities Condition Index (FCI) for buildings, seismic risk score, FCI for grounds, core facility size (multi-purpose room/auditorium, library, and food service), play space size, percentage of portable classroom buildings, controlled public access point, and site density. Facilities provided an Informative with the ranked list of schools on November 4, 2016.

Project Budgets and Schedules

The combined project budgets for the proposed second group of comprehensive modernization projects is nearly identical to that of the first group of projects. To date the Board has approved 11 comprehensive modernization projects and their combined project budget is \$1,420,494,952. The combined project budget for the 11 projects being proposed as part of Board Report No. 205-16/17 is \$1,411,950,000. The individual project budgets reflect the extent of critical safety conditions that must be addressed at each site based on the core principles to project scoping. The project schedules are anticipated to take between five and six years, depending on the scope of work and construction phasing required at each respective site. The project schedules for each are noted in the Board Report.

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

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