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Facilities Services Division Overview

Family and Community Engagement Committee
December 14, 2022

Our Areas of Responsibility

- Maintain, Clean, and Operate Facilities at the District's 1,300 Schools and Centers, and Various Administrative Sites
- Manage the Planning, Design and Construction Efforts of a $32.7 Billion Capital Bond Program
- Manage the District's Real Estate Assets; and Planning for Future Capital Projects to Address Ongoing and Unmet School Facility Needs

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Some of What We Do

K-12 Sites

- 300,000 Service Calls A Year (1,300 Average Per Day)
- Roofing: Over 65,000,000 Sq Ft -- Enough To Cover Over Half Of The Highway From Los Angeles To Las Vegas
- Parking: 40,732 Spaces -- More Spaces Than Dodgers Stadium, Angels Stadium And Disneyland Combined
- Flooring: 33,595,189 Sq ft Of Vinyl, 3,536,981 Sq ft Of Carpet, 2,675,326 Sq ft Of Tile
- HVAC Technicians Maintain Over 58,000 Air-conditioners And Heaters -- If Stacked, Taller Than Seven Mt. Everest's
- Clean Floor Space Equal To 32 Crypto.com Arenas (Staples Centers) Each Day

Some of What We Do
(continued)

- Music Repair Department Maintains Thousands Of Instruments Including 4,500 Pianos
- Custodial Staff Service 8,000 Restrooms Three Times A Day
- Plumbers Repair Plumbing Systems That Flow Enough Water To Fill 3,330 Olympic Size Pools Each Year
- Gardeners Mow 1,000 Acres Of Lawn Every Two Weeks, Equivalent to Mowing All Major League Baseball Stadiums Each Day
- Energy Unit Processes And Pays Over 4,000 Utility Bills From Over 20 Separate Utility Providers Each Month

Advancing The 2022-26 Strategic Plan

Facilities Bond Projects

Approximately $6 Billion of Work Underway

$2 Billion in Pre-Construction and $4 Billion Under Construction

Pillar 2 Joy and Wellness | Priority 2A Welcoming Learning Environments

Develop safe and sustainable green spaces, outdoor learning environments, and shaded areas

- Outdoor Learning Environment Projects
- Early Education Center Outdoor Classroom Projects
- Sustainable Environment Enhancement Developments for Schools (SEEDS) Learning Gardens

Why this Matters: Healthy and Safe Environments Increase Student Capacity for Learning and Success

Advancing The 2022-26 Strategic Plan

Facilities Bond Projects (continued)

Pillar 4 Operational Effectiveness | Priority 2B Modernizing Infrastructure

Upgrade and maintain modernized facilities that maximize student learning, prioritized by areas of need

- Campus Modernization Projects
- Americans with Disabilities Act (ADA) Accessibility Upgrades
- School Cafeteria Upgrades
- Critical Replacements and Upgrades of School Building/Site Systems and Components (Roofing, Flooring, HVAC (Heating, Ventilation, and Air Conditioning), Paving, Plumbing, Secure Entry Systems)
- And more!

Why this Matters: Every Member of the School Community Deserves a Clean, State-of-the-Art, and Accessible Teaching and Learning Environment to Support Them in Reaching Their Full Potential

Identifying & Prioritizing Projects

Big Picture Realities

- More than 70 percent of our school buildings were built more than 50 years ago.
- Over the past 20+ years, more than $21.2 billion invested in school facilities, with another approximately $6 billion currently underway.
- Estimates show more than $43 billion of unfunded school facilities and technology needs have been identified Districtwide.
- These needs grow every year and no single priority can be completely addressed with the funds available.

Identifying & Prioritizing Projects (continued)

Method of Prioritization – "The Worst, First"

- Districtwide programs and initiatives have been developed to address specific facilities needs with defined prioritization criteria that varies by program.

- Prioritization is based on an assessment of various data sets to determine sites with greatest need (for example, Facilities Condition Assessment and Facilities Condition Index, etc.).

- New Planning Tool: **The Greening Index (link)**, developed as part of the Superintendent's 100-Day Plan, assigns a "green score" to help identify which schools are most in need of greening resources.

Factors That Impact Costs

- State-Mandated Prevailing Wages
- Designing to the Division of the State Architect Standards
- Compliance with Strict Environmental Regulations
- Compliance with Americans with Disabilities Act (ADA) Accessibility Codes
- Compliance with Fire Protection Codes
- Complications from Executing Construction Projects at Operational Campuses
- Performing Work on Aged, Deteriorated, and Historic Facilities
- Schedule Changes

Example: Bottle Filling Stations

Project costs generally include the following and vary due to differing site conditions:

Labor (In-House and/or Contractor)

- Removal of the existing drinking fountain
- Installation of infrastructure (to support the new bottle filler (includes any ADA upgrades)
- Installation of new bottle filler
- Removal and re-installation of water and waste lines
- Lead and asbestos management efforts

Materials:

- Bottle filler
- Plaster, tile, paint
- Water and waste piping
- Metal backing plate

Cost breakdown of a few recently approved project budgets

School	Project	Budget	Labor	Materials	Contingency
52nd St. ES	Install (1) water bottle filling station	$ 22,264	58%	33%	9%
Carthay Center ES	Install (1) water bottle filling station	$ 21,895	69%	22%	9%
Vine ES	Install (2) water bottle filling stations	$ 40,992	77%	14%	9%

Example: Shade Shelter

Cost breakdown of a $269,757 project to install a shade structure at Sylvan Park Elementary School

Pre-Construction Activities	Construction Activities	Project Management	Contingency & Escalation
-Design -Site Assessment -Asbestos, Soil, and Materials Testing	-Fabrication of Structure -Freight Delivery and Tax -Concrete Footings -Installation of Structure - Path of Travel Upgrades (ADA)	-Construction Management -Inspection -Insurance	-Project Contingency -Escalation Forecast
$61,642	$114,606	$49,272	$44,237

Approximately 25% of projects costs ($67,439) pertain to compliance with ADA Accessibility Requirements

Maintaining, Operating And Keeping Schools Safe and Clean

Custodial Allocations

Enhanced Sanitizing and Air Filtration

Air Filter Device Donations

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Custodial Allocations

LAUSD uses a custodial allotment formula to allocate a resources to all schools.

Factors included in allotment calculations:

- Size of the buildings and grounds (measured in square feet)
- Food service area needs (standard set for each school type)
- Student enrollment
- Standard assumptions for common duties at most sites (boiler or heater care, opening and closing of site, office calls, etc.)
- Secondary schools add factors for gymnasium and locker room cleaning
- Special Education enrollment is also considered in the allotment formula

Enhanced Sanitizing & Ventilation

The District continues to implement measures for safe and healthy learning environments at every school, including enhanced sanitizing efforts and increased ventilation on school campuses:

- Disinfection of all high-touch surfaces in restrooms twice daily.
- $2 million, one-time purchase of electrostatic disinfecting units. Units are deployed nightly to disinfect all classrooms, restrooms, support spaces, and administrative areas.
- $71 million temporary investment in additional, intensive custodial support to disinfect all spaces nightly. (COVID-19 emergency relief funding)
- $700,000 additional annual investment in COVID-19 related cleaning and disinfecting supplies.

Enhanced Sanitizing & Ventilation (continued)

- HVAC systems programmed to support increased air ventilation even when heating or cooling is not required. These fans are operating 24 hours a day, seven days a week.
    - Air exchange rates vary depending on the type of structure, type of HVAC system used in the structure, efficiency of the structure, number of occupants, and windows/doors being opened or closed.
- $20 million annual investment in maintaining upgraded air filtration systems.
- $2.4 million investment in 2,750 portable high-efficiency particulate air (HEPA) air cleaning devices for rapid deployment to affected space where an HVAC service call has been initiated.

Air Filtration Device Donations

Air filtration devices that do not pose a safety or health risk, or otherwise interfere with effective instruction may be considered as donations for use in the classrooms.

Principals can coordinate with their Facilities liaison, the Complex Project Manager, to ensure donated devices meet applicable safety, noise, and energy standards.

Do-It-Yourself (DIY) Air Filters:

Assembled using cardboard, tape, a box fan and air filters (Air flows through the filter sides and then flows out through the fan at the top.) Must meet these standards:

- A new 20-inch box fan that is either Underwriters Laboratories (UL) or Electrical Testing Labs (ETL/Intertek) certified.
- New 20-inch HVAC filters that are rated MERV-13 or higher.

Air Filtration Device Donations (continued)

High-Efficiency Particulate Air (HEPA) Air Cleaning Devices:

- New donated devices must be approved for use by the Office of Environmental Health and Safety (OEHS).
- List of approved HEPA Air Cleaning devices can be found on OEHS website (**link**).
- If a device is not on the approved list, submit to OEHS for evaluation. Send a link or pdf of the manufacturer's specifications and owner's manual to OEHSQuestions@lausd.net.

Secure Entry System Program & Drinking Water Quality Program

Overview and Objectives

Current Status

Facilities Point of Contact:
Complex Project Manager

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Gate Buzzer/Camera

Close-Up

Monitor

Drinking Fixture Before

Drinking Fixture After

Secure Entry System Program

Objective:

Provide secure entry systems at all Primary Centers, Early Education Centers, and Elementary Schools (277)

Challenges:

Global supply chain issues for microchips in cameras and phones

Steps to Accelerate:

- Halfway through program implementation, pivoted from a rolling project approval and procurement strategy to a consolidated approach
    - All Project Approvals complete
    - All contracts in place
    - All necessary equipment ordered

Current Status:

- 83 Schools Completed
- 194 Schools In Progress

Goal:

- Complete by Q4 of 2023

Board District	# of Schools	**# of Schools Completed**	# of Schools Remaining
BD-1	24	9	15
BD-2	31	12	19
BD-3	60	16	44
BD-4	32	8	24
BD-5	33	16	17
BD-6	62	8	54
BD-7	35	14	21
Total	277	**83**	194

Drinking Water Quality Program

Current Phase: 'Phase Three'

Objectives:

- Resample all active drinking water fountains at all school sites
    - Outlets with test results of lead levels at or above 15 parts per billion (ppb) are immediately decommissioned
- Upgrade drinking water fountains to bring lead levels to below five (5) ppb
- Install water bottle filling station(s) at school sites
- $15 million allocation represents a portion of the funding required for this effort, staff's approach will be to start with schools serving the youngest students and most sensitive receptors.

Before

After

Drinking Water Quality Program

Current Phase: 'Phase Three' (continued)

Current Status:

- Resampling of drinking water fountains – **97% Complete**
- Bottle Filling Stations installed at 190 schools
  - Early Education Centers and Special Education Centers – **100% Complete**
  - Elementary Schools – **In Progress**

Board District	# of Schools Installed	# of Schools Remaining
BD-1	25	91
BD-2	41	118
BD-3	24	86
BD-4	11	92
BD-5	25	124
BD-6	34	92
BD-7	30	119
Total	**190**	**722**

Complex Project Manager

The role of the Complex Project Manager (CPM) is to be the Principal's single point of contact for all facilities-related activities at a school.

- Routine repairs, alterations and improvements requests
- Modernization and construction projects
- Custodial, gardening, tree maintenance, and pest management
- Any other facilities-related function

The CPM will also help identify, resolve, and respond to safety issues, complaints, and inquiries.

If there is a facilities issue—anything from the grass to the roof and anything in-between—call your CPM! They will be there to assist!

Questions/Comments