## **BOARD OF EDUCATION OF THE CITY OF LOS ANGELES Governing Board of the Los Angeles Unified School District**

FACILITIES AND PROCUREMENT COMMITTEE 3:00 p.m., Tuesday, April 25, 2023
333 South Beaudry Avenue
Board Room, Los Angeles, CA 90017

#### **Committee Members**

Mr. Nick Melvoin, Chairperson

Mr. Scott Schmerelson, Board Member

Ms. Tanya Ortiz Franklin, Board Member

#### **District Representative**

Mr. Mark Hovatter, Chief Facilities Executive

#### **External Representative**

Mr. Joe Dixon, DIXON Smart School House

#### **Board Secretariat Contact**

Ms. Janet Saavedra Tel: (213) 241-7002

Email: janet.saavedra@lausd.net

#### Method for Accessing the Meeting and Providing Public Comment

There are three ways members of the public may access this Committee Meeting: (1) online (<u>Granicus stream</u> or join the zoom webinar), (2) by telephone by calling 1-888-475-4499 (Toll Free) and entering the Meeting ID: **847** 5091 8745, or (3) in person. Please note that due to the continued public health risks associated with COVID-19, the Board Room will be operating at reduced capacity.

The Board of Education encourages public comment on the items on this agenda and all other items related to the District. Any individual wishing to address the Board must register to speak using the Speaker Sign Up website: <a href="https://boardmeeting.lausd.net/speakers">https://boardmeeting.lausd.net/speakers</a>, and indicate whether comments will be provided over the phone or in person. Registration will open 24 hours before the meeting. A maximum of 15 speakers may sign up for general Public Comment. Each speaker will be allowed a single opportunity to provide comments to the Committee.

Speakers who do not register online to provide comments may use the following alternative methods to provide comments to Board Members:

- Email all Board Members at boardmembers@lausd.net;
- Mail comments via US Mail to 333 S. Beaudry Ave., Los Angeles, CA 90017; and
- Leave a voicemail message at (213) 443-4472, or fax (213) 241-8953. Communications received by 5 p.m. the day before the meeting will be distributed to all Board Members.

Speakers registered to provide public comments over the phone need to follow these instructions:

- 1. Call 1-888-475-4499 and enter Meeting ID: **847** 5091 8745 at the beginning of the meeting.
- 2. Press #, and then # again when prompted for the Participant ID.
- 3. Remain on hold until it is your turn to speak.
- 4. Call in from the same phone number entered on the Speaker Sign Up website. <u>If you call in from a private or blocked phone number</u>, we will be unable to identify you.
- 5. When you receive the signal that your phone has been removed from hold and/or unmuted, please press \*6 (Star 6) to be brought into the meeting.

Please contact the Board Secretariat at (213) 241-7002 if you have any questions.

#### **AGENDA**

- I. Welcome and Introductions Board Member Nick Melvoin Chairperson

  II. Committee Presentations:

  1. Bond Oversight Committee Report Mr. Timothy Popejoy Bond Oversight Committee Administrator

  Ms. Margaret Fuentes Chair, Bond Oversight Committee

  2. Facilities Updates Mr. Mark Hovatter Chief Facilities Executive
  - How Facilities Projects Get Funded
  - Measure RR Update
  - Facilities Case Studies
- III. Public Comment
- IV. Adjournment

Requests for disability related modifications or accommodations shall be made 24 hours prior to the meeting to the Board Secretariat by calling (213) 241-7002.

Materials related to an item on this Order of Business distributed to the Board of Education are available for public inspection at the Security Desk on the first floor of the Administrative Headquarters and at: <a href="https://achieve.lausd.net/boe#calendar73805/20230420/event/68531">https://achieve.lausd.net/boe#calendar73805/20230420/event/68531</a>







# SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE (BOC)

**Presentation to the Facilities and Procurement Committee** 

**April 25, 2023** 

## Who We Are

- 15-member independent oversight panel.
- Volunteers appointed by various organizations as directed by state law and the <u>Charter and Memorandum of Understanding</u> (<u>MOU</u>) between the BOC and LAUSD.
- California Education Code, Strict Accountability in Local School Construction Bonds Act of 2000 <u>15264 - 15288</u>
- Proposition 39 School Facilities. 55% Local Vote. Bonds, Taxes. Accountability Requirements. California Constitution.
- Bond measures including project list <u>BOC Quick Links</u>

## Where Do BOC Members Come From?

THE STATE OF THE S	Board of Education → 2 parents/guardians of LAUSD students
AARP	American Association of Retired Persons
CALIFORNIA Tak Reform Association	California Tax Reform Association
Los Angeles Area Chamber of Commerce	Los Angeles Area Chamber of Commerce
ATA Los Angeles	American Institute of Architects, LA Chapter
AGC CALIFORNIA	Associated General Contractors of California, LA District
CCSA  California Charter Schools Association	California Charter School Association
Curones.	County of Los Angeles, Office of the Auditor-Controller
	Controller of the City of Los Angeles
Conferring COMMUNITY Fran Explicati	Early childhood education advocate ← Nominating Committee: California Community Foundation, LA Universal Preschool, Preschool California, Public Counsel Law Center
	Mayor of the City of Los Angeles
L.A. UNION	Los Angeles County Federation of Labor, AFL-CIO
P7\$/4* everychild.one voice.*	Parent Teacher Student Association, District 10
PTS/A* everychild.onevoice.*	Parent Teacher Student Association, District 31

## **Mission Statement**

- Oversee the permissible and prudent expenditure of funds for the construction, repair, and modernization of schools by the Los Angeles Unified School District.
- Remain strong and independent.
- Responsible to the District, the teachers, the students and the taxpayers.

# FY 2021-22 Year End Summary - By the Numbers

Item	Number
Projects Considered	717
Dollar Value of Projects Considered	\$963,187,383
Resolutions Considered	57
Resolutions Approved	54
Resolutions Not Approved	3
FSD Reports	9
ITD Reports	8
OIG Reports	5
<b>PC</b> Reports	1
Superintendent Reports	1
External Auditor Reports	2
Task Force Items	8
Member Trainings	1
New Members	6
Departing Members	6

Types of Projects Considered	Number	<b>Dollar Value</b>
Major Modernizations	10	\$45,824,219
Critical Repairs	144	\$434,257,187
Cafeteria Upgrades	0	\$0
WHALE	7	\$9,822,415
ADA	6	\$42,062,434
Charter School Facilities	77	\$52,346,448
Early Ed Facilities	23	\$40,942,370
Adult Ed Facilities	1	\$448,163
BMP/LDP	140	\$9,666,162
Capital Improvement (Legacy)	46	\$4,210,533
Technology(ITD)	262	\$290,207,452
Transportation (TSD)	1	\$33,400,000
Total, All Projects	717	\$963,187,383

# **Voter-Approved Bond Measures**

- Proposition BB: \$2.400 billion on April 8, 1997.
- Measure K: \$3.350 billion on November 5, 2002.
- Measure R: \$3.870 billion on March 2, 2004.
- Measure Y: \$3.985 billion on November 8, 2005.
- Measure Q: \$7.000 billion on November 4, 2008.
- Measure RR: \$7.000 billion on November 3, 2020.

#### Updated School Upgrade Program Summary Compiled by BOC Staff based on Financial Data Submitted by District Staff

	Category <u>Spending Target<sup>(2)</sup></u>	Spending Target  Available (\$) <sup>(3)</sup>	Spending Target Available (%)		
As of 11/30/22 <sup>(1)</sup>	Α	В	C = B/A		
FACILITIES SERVICES DIVISION STRATEGIC EXECUTION	N PLAN				
Major Modernizations/Upgrades/Reconfigurations	\$6,937,757,109	\$1,515,128,808	21.8%		
Critical Replacements and Upgrades	\$2,577,398,685	\$986,385,388	38.3%		
School Cafeteria Upgrades	\$270,809,728	\$151,260,019	55.9%		
Wellness, Health, Athletics, Learning, and Efficiency	\$453,340,708	\$195,937,701	43.2%		
ADA Transition Plan Implementation	\$897,941,989	\$252,405,309	28.1%		
Charter School Facilities	\$608,201,918	\$394,107,040	64.8%		
Early Childhood Education Facilities	\$173,815,774	\$72,561,421	41.7%		
Adult and Career Education Facilities	\$169,797,279	\$112,500,656	66.3%		
Board Member Priority Projects <sup>(4)</sup>	\$54,231,584	\$39,129,869	72.2%		
Local District Priority Projects <sup>(4)</sup>	\$57,342,867	\$47,407,457	82.7%		
FSD Subtotal	\$12,200,637,641	\$3,766,823,668	30.9%		
INFORMATION TECHNOLOGY DIVISION STRATEGIC E	XECUTION PLAN				
Technology Infrastructure and System Upgrades	\$1,074,044,044	\$308,553,903	28.7%		
Upgrade and Equip with 21st Century Technology	\$441,726,559	\$263,867,576	59.7%		
ITD Subtotal	\$1,515,770,603	\$572,421,479	37.8%		
TRANSPORTATION SERVICES STRATEGIC EXECUTION PLAN					
Replace Aging and Polluting School Buses	\$66,875,000	\$24,581,976	36.8%		
OFFICE OF THE INSPECTOR GENERAL					
Independent Audits of Bond Projects	\$80,000,000	\$49,133,781	61.4%		
TOTAL, School Upgrade Program	\$13,863,283,244	\$4,412,960,904	31.8%		

#### Notes:

- 1) Data supplied by District staff is dated 11/30/22 for FSD, 12/31/22 for ITD, and 1/31/23 for OIG. Data for TSD per Board of Education Report dated 8/24/21 on Update to the School Upgrade Program to Integrate Measure RR Funding and Priorities with data dated 6/30/21 and subsequently updated per Board of Education Report adopted 12/7/21.
- 2) Spending Target is the Board-approved allocation of funds available for each category. It includes Board action to integrate Measure RR on 8/24/2021 and other actions that modified the amount available for projects since the inception of the SUP approved by the Board in January 2014. Allocations to indirect costs and program reserve, which were \$1,044,905,000 for Measure RR, have been deducted from the spending target. When the BOC recommends a project, it recommends an allocation of funds from the spending target toward a project budget. However, ultimately it is the Board's responsibility to approve projects and budgets. The spending target is primarily funded by bond measures though includes other sources such as interest earnings, State funds, developer fees, etc.
- 3) Allocation available can change monthly based on new projects being approved as well as updates to the budget on existing projects previously approved. More specifically, the budget is the expenditure estimate at completion (EAC), which may be updated as a project progresses.
- 4) Board Member and Local District Priority categories have a high percentage remaining because funds for these priorities pre-date the SUP and are allocated over a long-term timeframe.

## **School Construction Bond Citizens' Oversight Committee**

#### **About Bond Oversight Committee**

The Bond Oversight
Committee (BOC) is a 15member independent
oversight panel established
pursuant to the requirements
of the school construction
bond measures passed by
the voters of the Los



Angeles Unified School District (LAUSD) and state law. Its members are volunteers appointed by various organizations as directed by state law and the Charter and Memorandum of Understanding (MOU) between the BOC and LAUSD. The BOC meets monthly to review and to adopt resolutions recommending the expenditure of construction bond funds to the LAUSD Board of Education. LAUSD staff present proposed projects to the BOC for consideration as "Strategic Execution Plan" amendments. Proposed projects must include descriptions of the project scope, budget and schedule.

#### Governance and Responsibilities of the BOC are described in the following documents:

- · Charter and Memorandum of Understanding
- Oversight Committee Bylaws

#### **Quick Links**

- BOC Review Process Flowchart Diagram
- · Establishment of April 1997 School Repair Bonds
- Proposition BB
- Measure K
- Measure R
- Measure RR
- · Measure RR Proposed Implementation Plan
- Measure Y
- Measure Q
- . Office of the Inspector General (OIG) Hotline
- · Frequently Asked Questions

#### Contact Us

333 South Beaudry Ave., 23rd Floor

Los Angeles, CA 90017

Ph: 213-241-5183

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https://achieve.lausd.net/boc

## March 16, 2023 BOC Meeting:

- Recognized Susan Linschoten
- Annual Bond Audit
- CFE Report 22 Comp Mod Projects
- Recommended projects for BMP/RP, SEEDS and Pio Pico MS Roof Repair
- Presentations from ITS E-Rate and Wireless Networks

## **April 27, 2023 BOC Meeting Preview:**

- MOU Task Force
- OIG Developer Fee Audit
- Prop 39 Make-Ready Projects





# **Facilities Update**









Facilities & Procurement Committee Meeting
April 25, 2023



# How Facilities Projects Get Funded

Mark Hovatter, Chief Facilities Executive



## 'Colors of Money' – Routine Maintenance

Routine Restricted Maintenance Account (RRMA)

- RRMA funds are restricted to use of ongoing maintenance and repair work to keep school buildings and grounds in working condition and a satisfactory state of repair.
- Education Code Section 17070.75 requires school districts to annually deposit no less than 3% of the total General Fund adopted budget into an account for the purpose of providing for the ongoing and major maintenance of school buildings.
- Approximately 75-80% of RRMA funds are spent on labor and materials in response to service calls.



## 'Colors of Money' – Facilities Services Division (FSD) Bond Program

School Facilities Capital Program – "The FSD Bond Program"

- \$33.1 Billion program to build new schools to reduce overcrowding and modernize existing campuses throughout the District.
  - Invested more than \$23 Billion in students' school facilities.
  - Completed over 23,450 school modernization projects.
- The current focus of the FSD Bond Program is towards further investments in our aging and deteriorating school facilities.
- The School Upgrade Program (SUP) provides a framework for funding and developing projects that modernize, build, and upgrade school facilities to improve student health, safety and educational quality.



## **Identifying & Prioritizing Bond 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 \$21.8 billion invested in school facilities, with another \$6.8 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 Bond Projects (cont.)

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 that includes, among other things:
  - Facilities Condition Assessment
  - Capacity analysis
  - Demographic forecasting
  - Cost avoidance

- Federal accessibility requirements
- Health and safety conditions
- Any facilities modifications required by law, as applicable



## New Planning Tool: The Greening Index

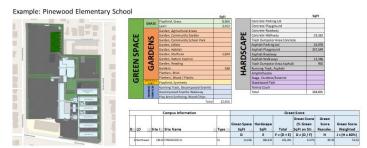
## The Greening Index (link here)

(SEEDS) Projects

- Developed as part of the Superintendent's 100-Day Plan.
- Assigns each school site a green score, based on school site-specific need and community-based need.
- Provides a ranked list of all schools in order of the highest need for green space.
- Informs planning efforts with targeted investments and additional resources [e.g., Outdoor Learning Environment Projects and additional funding for Sustainable Environment Enhancing Developments for Schools

#### Measuring LAUSD Campus-Specific Need: Assigning a Green Score

- Hardscape and green space components identified and summarized by site
- · Athletic fields or undeveloped/unusable space on campus not included
- · Green score expressed as % of total SqFt (hardscape + green space)



# Facilities Condition Assessment & Facilities Condition Index



- Facilities Condition Assessment (FCA):
  - Catalogue of every building structure, building system, space, room and grounds/outdoor area. (>1,300 individual components)
  - An objective way to know where to invest limited funding available in order to maintain sites, keep them operating, and limit interruptions to school operations.
- Facilities Condition Index (FCI):
  - From FCA data, we can determine the FCI, the ratio of the cost to repair a deficiency over the replacement value of that component.
  - The higher the FCI, the greater the need for replacement. Click the following links for a sampling of FCI reports: <u>painting</u>, <u>roofing</u>, <u>HVAC</u>.



# Measure RR Update

Mark Hovatter, Chief Facilities Executive

## Measure RR: Summary of Key Programs





**\$7 Billion** School Upgrades and Safety Measure

<ul> <li>Major Modernizations at 7 School</li> </ul>	ols: \$840M
Critical Replacements/Upgrades	
<ul> <li>Charter School Facilities Upgrad</li> </ul>	es: \$374M
• ADA Accessibility Enhancements	s: \$300M
<ul> <li>School Cafeteria Upgrades:</li> </ul>	\$162M
• Early Childhood Education Facili	ties: \$108M
• Outdoor Learning Environments:	\$50M
<ul><li>Secure Entry Systems:</li></ul>	\$15M
• SEEDS:	\$5M
Adult and Career Education Faci	lities: \$108M
<ul> <li>Playground &amp; Campus Exterior U</li> </ul>	pgrades: \$300M
<ul> <li>Classroom Upgrade Projects:</li> </ul>	\$350M
• Classroom Replacement Project	s \$720M

## Major Modernizations at 7 Schools

**Investment: \$840M Anticipated** 



PILLAR 4: Operational Effectiveness

- Addresses most critical physical conditions and essential safety issues.
- Provides 21<sup>st</sup> century classrooms, accessibility upgrades, site landscaping, interior and exterior upgrades and other site improvements.

# Board Approved Project Definitions





- 2. Canoga Park High School
- 3. Garfield High School
- 4. Irving Middle School
- 5. Sylmar Charter High School



# Anticipated Project Definition Approval:

- 6. Fairfax High School (Q2 2023)
- 7. 32<sup>nd</sup> Street USC Magnet Schools (Q3 2023)

# Critical Replacements/Upgrades Investment: \$800M Anticipated





- Prioritization: Building systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, are addressed first.
- Plumbing, HVAC, Roofing, Paving, Synthetic Turf, etc.

# Board Approved Project Definitions



63 projects with a combined value of approximately \$325.3M.



Ongoing planning and development of new project definition proposals to present to the Board for approval.

## Charter School Facilities Upgrades

### **Investment: \$374M Anticipated**





### Prop 39 (Ed Code Sec 47614) Annual Renovation Projects

Prioritization: Projects are developed annually in response to charter schools that submitted a legally sufficient facilities request, pursuant to Proposition 39, to the District and may locate on District school sites each year.

### Proposition 39 Co-Location Campus Upgrade Program

Prioritization: Annually, District school sites with a new Proposition 39 charter co-location are prioritized for an upgrade project. Projects valued at up-to \$100,000 are selected by both the principal of the District school and the co-located charter school.

### Replace Building Systems and Components

Prioritization: TBD, subject to assessment of the conditions and needs of the building systems and components of District facilities operated by a charter school(s), input from charter school community, and development of an implementation plan by District staff.

# Charter School Facilities Upgrades Investment: \$374M Anticipated (continued)





### **Update School Technology Systems and Equipment**

Prioritization: TBD, subject to assessment of the conditions and needs of technology infrastructure and equipment at Los Angeles Unified school facilities operated by a charter school(s), input from charter school community, and development of an implementation plan by District staff.

### Upgrade/Modernize Buildings and Campuses

Prioritization: TBD, subject to assessment of the conditions and needs of Los Angeles Unified school facilities operated by a charter school(s), input from charter school community, and development of an implementation plan by District staff.

#### **Augmentation Grant Program**

Prioritization: TBD, subject to assessment of the conditions and needs of Los Angeles Unified school facilities operated by a charter school(s), input from charter school community, and development of an implementation plan by District staff.

# ADA Accessibility Enhancement Projects Investment: \$300M Anticipated



PILLAR 4: Operational Effectiveness

- **Prioritization:** Schools are prioritized based on number of students with disabilities or parents/guardians with disabilities; geographic distribution; by Region; matriculation patterns.
- Rapid Access Program: Developed by Facilities in consultation with the Division of Special Education and school administrators in response to an individual student's need for programmatic access.

# Board Approved Project Definitions



16 projects with a combined value of \$137.8M.



# New Project Definition Proposals on a Quarterly Basis

Next group of project proposals at June BOE

## **School Cafeteria Upgrades**

**Investment: \$162M Anticipated** 





### District-wide Program to Provide Air Conditioning (A/C) at School Cafeteria Kitchens (682 sites)

**Prioritization:** Based on schools located in the highest heat zones followed by the Average Daily Participation rate of each school. Heat zone categories are determined based on the number of days the school is measured at more than 86°f.

## Modernize Cafeteria Serving Lines at Secondary School Sites

**Prioritization:** Maximum participation rates.



**Board Approved Project Definitions**District-wide Kitchen A/C Program underway and 4 serving line projects with a combined value of approximately \$34.9M in design.

## Early Childhood Education Facilities

**Investment: \$108M Anticipated** 





### Construction of up to 20 Outdoor Classrooms

**Prioritization:** Proximity and access to safe, public green space areas.

## Replace Failing Building Systems (Safety / School Operations)

Prioritization: Remaining service life and condition -- systems in the worst condition will be addressed first.

# Board Approved Project Definitions



12 outdoor classroom and campus upgrade projects with a combined value of approximately \$38.5M.

## **Outdoor Learning Environment Projects Investment: \$50M Anticipated**





- Prioritization: Using the <u>Greening Index</u> for a ranking of sites with greatest greening need and applying data to identify sites with excess portable classrooms that can be removed. (~20 school sites).
- 2,000 ft² outdoor learning spaces with landscaping, shaded seating areas, and Americans with Disabilities Act improvements.

# Board Approved Project Definitions



9 projects with a combined value of approximately \$21.2M.



**New Project Definition Proposals on Quarterly** Basis through 2023

Next group of project proposals at June BOE

## Secure Entry System Program

### **Investment: \$15M Anticipated**





- Provide secure entry systems at all Primary Centers, Early Education Centers, and Elementary Schools.
- Halfway through program implementation, pivoted from a rolling project approval and procurement strategy to a consolidated approach.



Board-approved projects and contracts in place and necessary equipment ordered.



### **In Progress:**

45% complete 156 remain underway

#### Goal:

100% complete by Q1 of 2024

# Sustainable Environment Enhancing Developments for Schools (SEEDS) Projects

PILLAR 2: Joy and Wellness

**Investment: \$5M Anticipated** 

- Prioritization: Identified through proposals submitted by partners and/or schools -- projects must be integrated into the curriculum and resources available to outfit and maintain the outdoor learning space.
- Up to \$100,000 per project. An additional \$50,000 (SEEDS+) is now available to schools ranked in the top 150, or top 20%, of the <u>Greening</u> <u>Index</u>.



### New Project Definition Proposals on a Quarterly Basis

49 applications received since program re-launch, approximately 33% of which anticipated to receive SEEDS+

19 Board-approved projects
Next group of project proposals at June BOE



# Adult and Career Education Facilities Investment: \$108M Anticipated



### **Wireless Convergence Systems and Computing Devices**

**Prioritization:** Goal is to address all sites, prioritization likely based on an assessment of enrollment and access.

## Replace Failing Building Systems Projects (Safety/School Operations)

**Prioritization:** Remaining service life and condition -- systems in the worst condition will be addressed first.

# Upgrades, Expansions, and/or Additions to Existing Centers and Locations

**Prioritization:** Program demands, enrollment, and condition of facilities.



# Playground & Campus Exterior Upgrades Investment: \$300M Anticipated



- Prioritization: Using playground asphalt paving data from the Facilities
  Condition Assessment database to develop a priority list based on age
  of asphalt, maintenance service calls, visual inspection of paving
  conditions, health and safety concerns (e.g., cracks).
- Replaces asphalt playgrounds and other areas, installs landscaping, planters, trees, and greening; cool coating painting in playground area; exterior painting, privacy fencing, as needed.



By Q3 2023 – Present first group of projects to the Board.



## Classroom Upgrade Projects

**Investment: \$350M Anticipated** 



- **Prioritization:** Facilities working with Regions to establish priorities. (Approximately 2,300 classrooms at up-to 50 schools.)
- Transforms classrooms with various upgrades including:
  - Projectors and whiteboards
  - Flexible furniture
  - Electrical upgrades & additional outlets
  - Window blinds
  - Interior paint
  - Removal of asbestos floor tiling





By Q1 of 2024 – Present first group of projects to the Board.



## Classroom Replacement Projects

**Investment: \$720M Anticipated** 



- **Prioritization:** Based on assessment of sites portable classroom buildings that are not certified by the Division of the State Architect and/or have structural deficiencies. (~12 school sites)
- Removal/demolition of uncertified portables & those w/structural deficiencies and failing building systems; construction of permanent classroom buildings with general and specialty classrooms and labs.
- Accessibility upgrades and site upgrades including landscaping/ greening; exterior paint on all buildings.



Q1 of 2024– Present first group of projects to the Board.

## Recap of Key Measure RR Programs

School Cafeteria Upgrades:



\$162M







•	Major Modernizations at 7 Schools:	\$840M
•	Critical Replacements/Upgrades:	\$800M
•	Charter School Facilities Upgrades:	\$374M
•	ADA Accessibility Enhancements:	\$300M

Early Childhood Education Facilities: \$108MOutdoor Learning Environments: \$50M

• Secure Entry Systems: \$15M

• SEEDS: \$5M

Adult and Career Education Facilities: \$108M

Playground & Campus Exterior Upgrades: \$300M

• Classroom Upgrade Projects: \$350M

Classroom Replacement Projects \$720M



# Case Studies: Cleveland High School *and*Kenter Canyon Elementary School

Mark Hovatter, Chief Facilities Executive

### Cleveland HS: Comprehensive Modernization











## Cleveland Charter HS Comprehensive Modernization - Project Scope



- Demolition of the following facilities:
  - Food Service, Multipurpose Building 14 and Lunch Pavilion
  - Classroom Buildings 11, 13 and 17
  - Maintenance and Operations Building
  - Approx. 48 classrooms located in relocatable and modular buildings
- Construction of the following:
  - Approx. 57 classrooms (general and specialty) and support spaces
  - Cafeteria and Multipurpose Buildings
  - Utility Building
  - Transportation Building
  - Child Development Center and Yard





- Modernization and upgrades to the following facilities:
  - Classroom Buildings 4 and 5
  - Physical Education Building
- Site Upgrades: site-wide infrastructure (sewer, water, gas, stormwater and electrical systems); landscape, hardscape, exterior paint, new parking, new softball field, new outdoor basketball courts and tennis courts
- Improvements as required by the Americans with Disabilities Act (ADA) and any other improvements required to ensure compliance with local, state and/or federal facilities requirements.

## LAUSD UNIFIED

#### **Cleveland HS: Project Procurement**

- Procurement: Design Build
- District Design & Construction Estimate at time of RFQ (2016)

\$83,000,000

- 4 Contractors Submitted RFQs
  - Kemp Bros. Construction/PBWS Architects
  - Pinner Construction Co./gkk Works
  - S.J. Amoroso Construction Co./HMC Architects
  - Harper Construction/DLR Architects
- 3 Short-Listed Contractors Bid Proposals (Link to Bid Tab)
  - Kemp Bros. Construction/PBWS Architects
  - Pinner Construction Co./gkk Works
  - S.J. Amoroso Construction Co./HMC Architects

<u>Bid Amount : Best Value Score\*</u>

\$138,748,275 : 91.02

\$149,286,210 : 86.94

\$155,667,000 : 81.18

Contract Awarded to Kemp Bros. Construction/PBWS Architects (2017)

<sup>\*</sup> Best out of a total possible 100 points



### Cleveland HS: Project Procurement (cont.)

#### **Bid Cost Breakdown**

Base Construction Cost Total	\$ 105,761,853
General Requirements (Div. 01)	\$ 1,420,000
General Conditions (Div. 00, 17250 RFQ & RFP, and Agreement	\$ 9,324,342
Developer's Fee	\$ 10,000,000
Developer's Overhead	\$ 260,720
100% Performance and Payment Bonds	<u>\$ 1,125,950</u>
Total Construction Cost	\$ 127,892,865
DSA Fee	\$ 1,383,868
Design Costs	<u>\$ 9,300,000</u>
Total (Developer's Base Bid Proposal)	\$138,576,733
Bid Alternate Section 01 2300, Addendum No. 9 <sup>(1)</sup>	<u>\$ 171,542</u>
Total Board Approved Amount	<u>\$138,748,275</u>

<sup>(1):</sup> Removal of existing bleachers and installation of new retractable telescopic Gym bleachers





 Difference Between District Estimate and Contractor Proposal: \$83,000,000 <u>\$138,748,275</u> \$55,748,275

- 67% delta due to:
  - Addition of classroom interior scope
  - Updated technology standards and requirements
  - Unprecedented escalating market conditions
  - Complex construction phasing schedule (12 distinct stages)

Change Orders:

\$2,742,458

Total Design Build Contract:

\$141,490,733

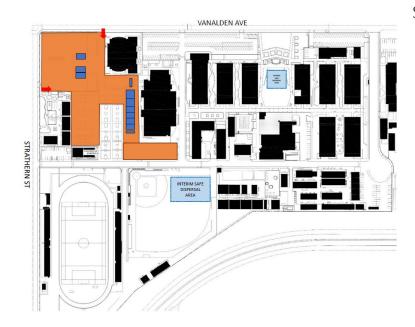








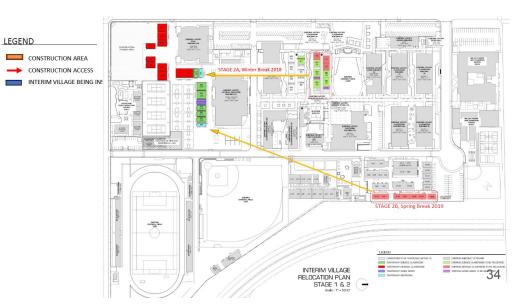




STAGE 1

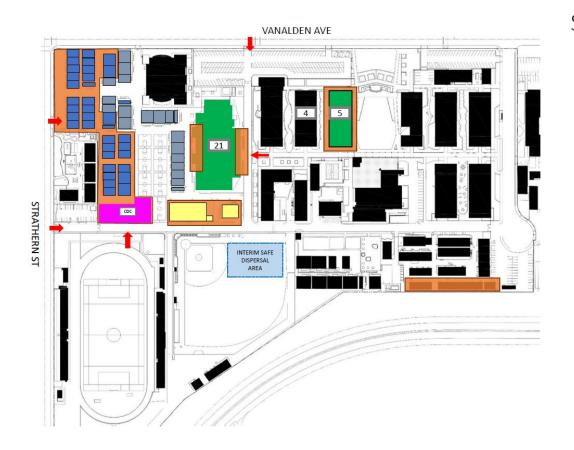
#### June 2018 – December 2018

· Construct Interim Village









#### STAGE 3

#### December 2018 – August 2019

- BUILD 2<sup>ND</sup> PHASE OF INTERIM VILLAGE (Package 1)
- REMODEL CLASSROOM BUILDING 5 (Package 2)
- RENOVATE/UPGRADE GYM (Package 2)
- DEMO EXISITING 54 & 55 BUILDINGS (Package 3)
- BUILD NEW CHILD DEVELOPMENT CENTER (Package 3)
- DEMO EXISTING TRAILERS H-9, H-10, H-25:H-28, H-34
   & MOBILIZATION OF FIELD TEAM (Package 4)

# FOOD SERVICE/LUNCH SHELTER BUILDINGS UNDER RENOVATION CHILD DEVELOPMENT CENTER CONSTRUCTION AREA CONSTRUCTION ACCESS INTERIM VILLAGE INTERIM VILLAGE BEING INSTALLED







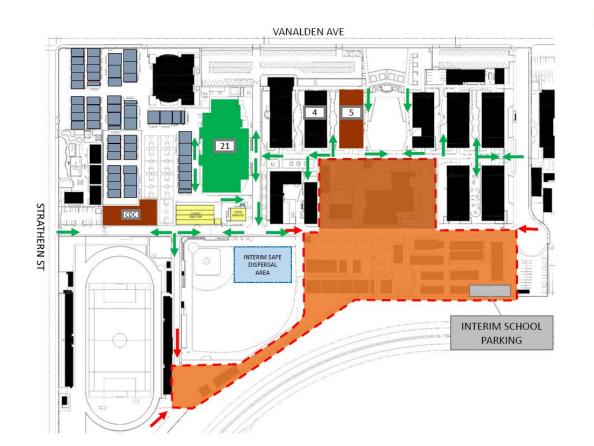
#### STAGE 4 – Relocation

#### June 2019

- MOVE CLASSROOMS & OFFICES INTO INTERIM VILLAGE AND BUILDING 5
  - MOVE H11 CHEMISTRY FROM PORTABLE TO BLDG 4, B1
- MOVE CDC INTO NEW FACILITY

# COMPLETED BUILDINGS INTERIM VILLAGE FOOD SERVICE/LUNCH SHELTER AREAS TO BE RELOCATED BUILDINGS UNDER RENOVATION





#### STAGE 5 – Demolition

#### Summer 2019

- DEMO OLD CDC (Package 3)
- DEMO OLD M&O BUILDING (Package 3)
- DEMO ACCESS ROAD (Package 4)
- DEMO EXISTING FOOD SERVICE/MPR (Package 4)
- DEMO EXISITING CLASSROOM BUILDINGS (Package 4)

# INTERIM VILLAGE FOOD SERVICE/LUNCH SHELTER COMPLETED BUILDINGS DEMOLITON/CONSTRUCTION AREA CONSTRUCTION ACCESS STUDENT/STAFF PATH OF TRAVEL BUILDINGS UNDER RENOVATION





#### STAGE 6 – New Construction

#### Fall 2019 – October 2021

- BUILD M&O BUILDING (E) (Package 3)
- BUILDING TRANSPORTATION BUILDING (G) (Package 3)
- BUILD BUILDINGS A, B, C & D (Package 4)
- BUILD ACCESS ROAD AND PARKING LOTS (Package 4)

# INTERIM VILLAGE FOOD SERVICE/LUNCH SHELTER COMPLETED BUILDINGS CONSTRUCTION AREA BUILDINGS UNDER CONSTRUCTION CONSTRUCTION ACCESS STUDENT/STAFF PATH OF TRAVEL





#### STAGE 7 – Relocation

#### May 2021

- BUILDING A HAS BENEFICIAL OCCUPANCY (Package 4)
- 11 CLASSES FROM INTERIM VILLAGE RELOCATE TO BUILDING A
- BUILDINGS B, C & D ONGOING (Package 4)
- BUILDINGS E & G ONGOING (Package 3)







#### STAGE 8 – Chemistry Upgrade

#### June - July 2021

- ADD FIRE SPRINKLERS TO 3 TRAILERS TO BECOME CHEMISTRY LABS (Package 1)
- REMOVAL OF UNUSED TRAILERS
- BUILDINGS B, C & D ONGOING (Package 4)
- BUILDINGS E & G ONGOING (Package 3)

# INTERIM VILLAGE FOOD SERVICE/LUNCH SHELTER COMPLETED BUILDINGS CONSTRUCTION AREA BUILDINGS UNDER CONSTRUCTION CONSTRUCTION ACCESS STUDENT/STAFF PATH OF TRAVEL

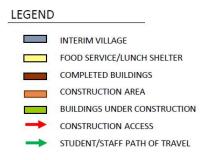




#### STAGE 9 – Relocation

#### June 2021

- RELOCATION BUILDING 4 INTO INTERIM VILLAGE (Package 1)
- BUILDINGS B, C & D ONGOING (Package 4)
- BUILDINGS E & G ONGOING (Package 3)







#### STAGE 10 – Building 4

#### June - October 2021

- REMODEL CLASSROOM BUILDING 4 (Package 2)
- BUILDINGS B, C & D ONGOING (Package 4)
- BUILDINGS E & G ONGOING (Package 3)









STAGE 11 - Relocation

#### Start of School, January 2022

- MOVE TRANSPORTATION (G) AND M&O (E) INTO NEW FACILITIES
- VACATE INTERIM VILLAGE

#### LEGEND

COMPLETED BUILDINGS

INTERIM VILLAGE

FOOD SERVICE/LUNCH SHELTER

AREAS TO BE RELOCATED







#### STAGE 12

#### <u>January 2022 – April 2022</u>

- REMOVE INTERIM VILLAGE
- REMOVE OLD TRANSPORTATION BUILDING
- NEW BASKETBALL AND TENNIS COURTS
- RESTORE SOFTBALL FIELD

# CONSTRUCTION AREA CONSTRUCTION ACCESS COMPLETED BUILDINGS

### Kenter Canyon ES Plumbing Utilities Upgrades



















- Replace sanitary sewer and domestic water lines in five classroom buildings, an office building, the auditorium and a sanitary building.
- Provide upgrades to meet the ADA accessibility requirements:
  - Path of travel and full renovation of Sanitary Building;
  - Install new ADA accessible sinks, cabinets, and drinking fountains in classroom buildings;
  - Implement ADA barrier removal in 2 restrooms in the auditorium;
  - Provide accessible parking, a secure entry system, and path of travel improvements in the north parking lot for staff.

Replace asphalt and/or concrete pavemen

## Kenter Canyon Charter ES Plumbing Utilities Upgrades - Project Scope (cont.)

- Replace select deteriorated asphalt paving and sewer lines.
- Install new water laterals that connect to existing water mains, provide a new water supply for the irrigation system, repairs to the gas distribution system as required.
- Remove and replace trees that are damaging existing utilities and courtyards.









#### Kenter Canyon: Project Procurement

Procurement: Formal Low Bid

Construction Bid Estimate

\$3,933,445

• 2 Contractors Submitted Bids (Link to Bid Tab)

Waisman Construction, Inc.

\$4,440,000

Masters Construction Company

\$4,448,400

Contract awarded low bidder

 Difference between District construction estimate and bid construction awarded value

\$506,555

12% delta attributed to escalating market conditions.



### Kenter Canyon: Project Procurement (cont.)

Contract Award

\$4,440,000

Change Orders

\$843,982

Total Construction

\$5,283,982

- Change orders due to:
  - Accessible path of travel constructability challenges throughout campus were identified and resolved at each phase of the work
  - Unforeseen conditions: As-Built documents did not reflect As-Built conditions thus requiring re-design during construction
  - Extended construction delays as a result of existing and unforeseen conditions.



#### Common Causes of Change Orders

- Unforeseen Conditions
- Errors in Design, i.e., wrong size pump is specified in the contract.
- Error in Omission, i.e., did not include an important part of the scope in the drawings.
- Owner Initiated Scope Changes
- Changes required by 3rd Party Agency
- Acceleration to avoid potential delay in school opening or impacts to school operations.
- Construction duration is extended due to Owner delays.



#### Change Order Process: Checks & Balances

Steps to reduce change orders:

- Hire Architect and Testing Firms to validate soil and environmental conditions.
- Conduct Design reviews through the Design process and conduct constructability reviews to further improve the Design quality.
- Coordination with School Administrators to identify the phasing and logistics in a project.
- Updating the Drawings and Specifications during the Bidding Process.
- Analyzing the Bids and conducting Post-Bid Analysis with Contractor prior to Award.

### Change Order Process: Checks & Balances (cont.)

- Use Best-Value Procurement to attract good contractors and improve upon existing contractors that do business with us.
- Enforce Policies and Procedures to ensure only valid change orders are processed.
  - Contractors must prove that a proposed change order has merit.
- Controls, Audits and Metrics help ensure only valid changes are approved
  - Every project has set change order allocation in the budget that is monitored.
  - Office of Inspector General (OIG) constantly audits FSD contracts including change orders. Additionally OIG has audited Change Order Policy and Procedures many times.



### **Questions and Discussion**