



Facilities & Procurement Committee Follow-ups from November 28, 2023 Meeting

MAINTENANCE & OPERATIONS

1. What processes, training, or other measures have we put in place to improve communication between M&O and school leaders following the IG audit?
 - **Following the OIG performance audit of M&O service requests, M&O has implemented a new weekly communications protocol: an auto-generated e-mail is sent to Principals every Monday that includes the number of service calls completed the previous week and the current number of open service requests ([image 1](#)). The e-mail also includes a link to the Principal's Corner ([image 2](#)) website where Principals can view all the requests for their school.**
2. Can the District send regular or daily reminders to crafts people to ensure they close out service responses?
 - **Yes, an e-mail is sent daily to Regional Facilities Directors and Area Facilities Services Directors with a report of all Open Service Calls by Craft ([image 3](#)). The daily e-mail includes a link to the M&O Reporting Dashboard ([image 4](#)) where the Open Service Calls can be reviewed by craft.**
3. What efforts are underway with the personnel commission to make sure the District fills vacant M&O positions?
 - **The Personnel Commission is currently recruiting and testing for a variety of M&O positions in the skilled trades. Job postings are routinely advertised on multiple social media platforms to increase visibility and they also participate in hiring fairs and local events, along with other Facilities staff to promote open job opportunities.**
4. Have we compared our maintenance staffing to other Districts? What are we doing to recruit & retain employees?
 - **A comparison study has not been undertaken to compare Los Angeles Unified maintenance staffing to that of other school districts. In 2023, Los Angeles Unified and the Los Angeles/Orange County Building Trades Council did reach an agreement for employees in Unit E (skilled crafts) that includes salary increases for 2022-2023, 2023-2024 and 2024-2025. That is anticipated to assist with the District's recruitment and retainment efforts.**
5. Can we receive a list of the schools that were visited as part of the M&O Audit
 - **[Click here](#) to access the list of schools.**



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6. Can our system be more automated/online?

- ***The M&O service call system is automated. Service calls are routed to the corresponding craft based on routing codes and description. Adjustments are made if needed.***

OFFICE OF CHIEF BUSINESS OFFICER - DEVELOPER FEES

1. How can Board Members be helpful in gathering developer fees?

- ***Board Members may reach out to the offices of the elected officials (or representatives) of the different cities and municipalities that have not already entered into agreements with the District regarding the collection and remittance of developer fees to encourage them to do so for developments that are within the District's geographic boundaries.***

2. What action is being taken with municipalities that did not respond to District requests regarding developer fees?

- ***In response to the audit, the Developer Fee Office reached out to each of the municipalities to discuss the collection of developer fees, to which the District received a few responses. The District will continue to try to compel cities to comply with Education Code 17620, which prohibits cities from issuing building permits until they have verified that the required developer fees have been paid.***
- ***As mentioned in the prior question, it may also be helpful if Board Members reach out to the cities and municipalities in their area, as these offices may be more receptive to LAUSD Board of Education outreach than our Developer Fee Office outreach.***

3. Can developer fees be used to supplement the M&O budget?

- ***No, developer fees generally cannot be used to supplement the M&O budget. Education Code 17620 allows school districts to assess fees on residential and commercial construction within their respective boundaries and these revenues may be used for the "construction and reconstruction of school facilities". Ed Code 17620 clarifies that "construction and reconstruction of school facilities" does not encompass (a) regular maintenance or routine repair of school buildings and facilities, (b) the inspection, sampling, analysis, encapsulation, or removal of asbestos-containing materials except where incidental to school facilities construction or reconstruction, or (c) or deferred maintenance.***

FACILITIES

1. Can, and how can the District use more double or triple shifts to speed up projects?

- ***Response will be provided as part of a Facilities Presentation that will be given at the April Committee meeting.***



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2. Can, What analysis has or can be done on the cost and time savings that might accrue by using more modular units instead of custom built ones?
 - *Response will be provided as part of a Facilities Presentation that will be given at the April Committee meeting.*
3. Does FSD routinely compare LAUSD's cost estimates for construction projects with other school districts within California? Could they?
 - *Response will be provided as part of a Facilities Presentation that will be given at the April Committee meeting.*