

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 16, 2024

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 Members

Ms. Krisztina Tokes, Chief Facilities Officer

Mr. Christopher Mount, Chief Procurement Officer

External Representative

Mr. Matthew Wickersham, AMJ Construction
Management

Mr. Joe Dixon, Prior Chair, Coalition for
Adequate School Housing

Ms. Kryste Kurlander, Community Member and
AMA Project Management

Board Secretariat Contact

Ms. Miriam Gonzalez

Tel: (213) 241-7002

Email: m.gonzalezledesma@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 ([Granicus stream](#) 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.

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: <https://boardmeeting.lausd.net/speakers>, and indicate whether comments will be provided over the phone or in person. Registration will open 24 hours before the meeting. Registration will open 24 hours before the meeting. **15** speakers may sign up for general Public Comment, and each speaker will have **two** minutes to present. 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. If you call in from

a private or blocked phone number, 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 Follow-up.....Board Member Nick Melvoin
Chairperson

II. Committee Presentations:

1. Updates from the LA Unified School ConstructionMs. Margaret Fuentes
Bond Citizens' Oversight Committee Bond Oversight Committee Chair

2. Updates on Committee's Facilities RecommendationsMs. Krisztina Tokes
Chief Facilities Executive

Ms. Alix O'Brien
Deputy Chief Facilities Executive

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:
<https://www.lausd.org/boe#calendar73805/20240403/event/69469>

[Return to Agenda](#)

TAB 1

WELCOME AND FOLLOW-UP

Facilities & Procurement Committee

Follow-ups from January 30, 2024 Meeting

FACILITIES / MAINTENANCE & OPERATIONS

1. What information can be shared to compare LAUSD's Maintenance and Operations division with other districts in terms of funding, staffing, and work orders?

- The Maintenance and Operations Branch (M&O) supports safe, clean, and well-maintained campuses by providing facilities management, general maintenance and repair, custodial support, gardening, landscaping, and pest management among other services across the Los Angeles Unified School District (LAUSD). M&O divides work amongst its seven geographic areas to cover LAUSD's 710 square mile footprint.

Staffing

Filled Positions	Vacant Positions	Total Number of Positions*
2,293 (83%)	469 (17%)	2,762

*Excludes school-based operation positions such as plant managers, building and grounds workers, and school facilities attendants.

Service Requests

- 285,803 service requests were received last year (April 1, 2023 to April 5, 2024).
- Top 20 crafts with the highest number of requests:

Craft	Number of Service Calls
Maintenance Worker*	47,674
Plumber	46,317
Electrician	35,788
Heating & Air Conditioning	27,722
Painter	22,798
Carpenter	21,245
Locksmith	19,778
Roofer	11,652
Pest Control Technician	7,697
Plaster & Cement Finisher	6,597
Floor Covering Installer	6,116
Sheet Metal Worker	4,477
Tree Surgeon	4,375
Welder	3,741
Glazier	2,701
Refrigeration Fitter	2,099
Woodwind Instrument Technician	1,986
Elevator Inspector	1,633
Brass & Percussion Instrument Technician	1,242
Hand Grader	1,080

*Maintenance Worker performs a variety of tasks in connection with the maintenance and repair of school and office buildings, equipment, appliances, or grounds, including moving and installation of school and office equipment and furniture.

Maintenance Budget (Routine Restricted Maintenance Account)

- **2023 – 2024 Allocation:** \$351,418,569
- The District has a statutory requirement to annually contribute no less than 3% of the total General Fund expenditures to a restricted account for the purposes of ongoing and major maintenance (California Education Code § 17070.75).
- Nearly 80% of these funds go towards labor and materials for service calls to repair aging, deteriorated building systems.

M&O Fingertip Facts

- **Asphalt Pavement:** Over 115,000,000 square feet – equivalent to a four-lane highway from Los Angeles to Las Vegas
- **Interior Space:** Over 79,700,000 square feet of building interior space including 32,553 classrooms
- **Roofing:** Over 66,000,000 square feet – enough to cover half of the highway from Los Angeles to Las Vegas
- **Waterproof Deck Coating:** Over 987,800 square feet – enough to cover the flight deck of 3 Ford Class Super Aircraft Carriers
- **Flooring:** Over 39,800,000 square feet
- **Plumbing:** Plumbers repair plumbing systems that flow enough water to fill over 3,000 Olympic-sized swimming pools yearly
- **Parking:** Over 66,700 spaces – more spaces than Dodgers Stadium, Angels Stadium, and Disneyland combined
- **Seating:** Over 123,500 – more seating than Dodgers Stadium, Angels Stadium, and Staples Center combined
- **Heating, Ventilation, and Air Conditioning (HVAC)** technicians maintain over 58,000 air conditioners and heaters – if stacked, it is taller than seven times Mount Everest
- **Musical Instrument Repair Shop** maintains and repairs thousands of instruments each year including 4,500 pianos
- **Custodial** staff services 8,000 restrooms daily
- **Gardeners** mow 1,000 acres of lawn every two weeks – the equivalent of mowing all Major League Baseball stadiums daily

2. What can be shared about current and planned LAUSD CTE pathways that will prepare students for Maintenance and Operations roles?

- Los Angeles Unified's Career Technical Education (CTE) program provides training in 15 industry sectors ([link](#)) that include five with a broad set of pathways that strongly align with careers in Facilities Maintenance and Operations (M&O):
 - Building and Construction Trades
 - Cabinetry, Millwork, and Woodworking
 - Engineering and Heavy Construction
 - Mechanical Systems Installation and Repair
 - Residential and Commercial Construction
 - Engineering and Architecture
 - Architectural Design
 - Engineering Technology
 - Engineering Design
 - Environmental Engineering
 - Manufacturing and Product Development
 - Welding and Materials Joining
 - Energy, Environment, and Utilities
 - Environmental Resources
 - Energy and Power Technology

- Agriculture and Natural Resources
 - Ornamental Horticulture
 - Plant and Soil Science

CTE pathways offer a variety of courses that integrate core academic knowledge with technical and occupational knowledge. Students take a minimum of two sequenced courses that culminate in an industry recognized certification. Below is a snapshot of courses offered in the *Cabinet, Millwork and Woodworking* pathway as an example. The full 2023-2024 CTE course list can be viewed [here \(link\)](#).

INTRODUCTORY	CONCENTRATOR	CAPSTONE
CABINETRY, MILLWORK, AND WOODWORKING (120)		
7310	7311	7312
Wood Industrial 1 AB (61-15-19/20)	Principles of Woodworking CTE AB (61-15-15/16) a-g (G)	Advanced Woodworking CTE AB (61-15-17/18) a-g (G)
	CTE Int Cab Millwork & Woodwork AB (61-15-67/68) a-g (G)	
	Wood Cabinetmaking 2 AB (61-15-21/22)	CTE Advanced Woodworking AB (61-15-73/74)
CTE Building & Construction Internship (69-99-12) a-g (G) TBD	Bench Carpentry (61-15-50) (sem)	CTE Advanced Wood Cabinetmaking AB (61-15-23/24)
MIDDLE SCHOOL Exploratory Woods MS (61-14-09) (sem) Woods MS AB (61-14-11/12)	CTE Carpentry (61-15-60) (sem)	Woodworking Mach Op AB (61-15-71/72)

For more information regarding Career Technical Education at Los Angeles Unified, please visit [CTE-Linked Learning \(lausd.org\)](https://lausd.org/cte-linked-learning). LAUSD Industry and Pathway Offerings can be viewed by Board District ([link](#)) and by Region ([link](#)).

Facilities and CTE-Linked Learning will collaborate on opportunities for high school students who complete a two-course sequence in the M&O-related CTE pathways to work for the District upon graduation, e.g., hiring fairs at the end of a school year where students have an opportunity to interview for current M&O openings.

Additionally, Facilities continues working closely with the Division of Adult and Career Education to connect its students to M&O employment opportunities.

3. **Can the team provide some of the information presented to the Bond Oversight Committee, including pictures, as part of the materials presented to the Board of Education for bond project approval?**
 - Yes, going forward (and starting with the March 12 Board Meeting Materials distribution to Board Offices) all Board Reports for bond-funded project proposals will include the associated Bond Oversight Committee presentations.
4. **What is the meaning of the “TBD” category in the bond project funding chart that is part of the BOC reference materials?**
 - The Bond Oversight Committee (BOC) reference materials included a copy of the Measure RR implementation plan, which was part of the August 2021 Board Materials for the update to the School Upgrade Program (SUP) to integrate \$7B Measure RR funding and priorities into the SUP operational framework. ([Link to Board Report No. 027-21/22-Please see pages 10-15 for Exhibit D.](#))

The implementation plan was developed in 2021 to help guide the identification of sites and the development of the types of project proposals for each SUP category of need. The plan was designed to be flexible allowing for Facilities and internal stakeholders to continue to identify and prioritize needs within each respective available SUP spending target, hence the use of 'TBD' at the time for the following:

- School Cafeteria Upgrades -\$162M
- Early Childhood Education Facilities and Expansions-\$108M
- Adult and Career Education Facilities Upgrades -\$108M
- Charter School Facilities Upgrades and Expansions-\$374M

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MEASURE RR PROPOSED IMPLEMENTATION PLAN			
PROJECT TYPE	DESCRIPTION	ANTICIPATED INVESTMENT	ANTICIPATED PRIORITIZATION
Early Childhood Education Facilities Upgrades and Expansions - \$108M			
Outdoor Classroom	Construction of outdoor classrooms. Project scope may include, but is not limited to, construction of learning activity stations, conversion of existing and programmed area into dynamic active outdoor learning environments, accessibility upgrades, and any other required improvements or adaptations to ensure compliance with school building codes.	TBD	Schools are prioritized based on proximity and access to safe public green space areas.
Replace/Upgrade Building Systems and Components	Replace critical building systems and components that create safety concerns and are disruptive to school operations, including, but not limited to, painting, plumbing, HVAC, roofing, and systematic roof.	TBD	Remaining service life and condition, 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, will be addressed first.
Upgrade, Expansion, and/or Addition	Upgrades, expansions, and/or additions to existing early childhood education (ECE) spaces and/or elementary schools to create age appropriate facilities for younger learners.	TBD	TBD - Assessment of multiple factors anticipated, including ECE waitlist, facilities, available elementary school classroom capacity, size of site and available site access.
Adult and Career Education Facilities Upgrades - \$108M			
Upgrade School Information Technology Systems and Equipment	Upgrade wireless computer systems and computing devices.	TBD	Focus is to address all sites, prioritization likely based on an assessment of maintenance and access.
Replace/Upgrade Building Systems and Components	Replace critical building systems and components that create safety concerns and are disruptive to school operations, including, but not limited to, painting, plumbing, HVAC, and roofing.	TBD	Remaining service life and condition, 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, will be addressed first.
Upgrade, Expansion, and/or Addition	Upgrades, expansions, and/or additions to existing divisions of Adult and Career Education (DACE) centers, sites, and/or schools to support the expansion of career technical program offerings and to strengthen facilities for DACE facilities.	TBD	DACE will work with Facilities to assess the condition and adequacy of facilities, program demands, and enrollment, and develop a strategic facilities plan for DACE facilities.
Accessories with Disability Act (ADA) Transition Plan Implementation - \$147M			
Accessibility Enhancements	Project reserves resources to accessibility and further Los Angeles Unified efforts to implement full Transition Plan and comply with ADA Title II program accessibility requirements.	~\$147M	Schools are prioritized based on assessment of more than two dozen criteria, including school program, transportation options, geographic location, known (or anticipated) participating population of students with disabilities or pre-existing conditions with disabilities, type of instructional model, and public space.
Rapid Access Program (RAP)	RAP projects include minor renovations and adjustments to facilities to ensure a baseline level meeting requirements as required by the ADA and have a budget cap of \$250,000 per project, pursuant to authority delegated for the Board to Facilities staff.	~\$10M	Projects are developed by Facilities in consultation with the Division of Special Education and School Measurements. Projects are identified and executed pursuant to delegated authority provided to Facilities staff.

As proposed projects are developed for each SUP category of need, they will continue to be submitted to the BOC for consideration and the Board for approval.

5. Can more information be shared about the cameras being funded as part of the capital plan? How will the cameras be used and where will they be installed? How were schools prioritized?

- Per the December 12, 2023 Capital Plan Projects Board Report (#024- 23/24) :
 - Design and install new video camera and intrusion alarm systems for 719 school sites, 291 of which are included in the initial phase of this work ([site list](#)). The scope may include, but is not limited to the design and installation of video camera systems for each individual campus, based on current design standards that are specified in technical design guidelines:
 - Campus Perimeter o Entrance (Main, Parking)
 - Rear/Service Entrance/Delivery
 - Exterior Doors
 - Parking Structure
 - Bus Loading/Unloading Zones
 - Large Assembly Areas o Stairwells
 - Corridors
 - Valuable Resources (Storage)
 - Other site-specific critical areas

Each project will include approximately 20 camera locations at smaller schools and 30 camera locations at larger schools, with each camera location consisting of 3-4 cameras, or a total of 60-120 cameras per school site. The “large and small” school designation will be determined by student enrollment, number of buildings, and campus layout.

The new system will include remote monitoring capabilities through LASPD’s Operations Center.

- The purpose of the cameras and intrusion alarms are to provide property and intrusion detection. Schools were prioritized using a Technology Condition Index, SENI index, and ISTAR data.

6. Where can we find the greening index 2.0 and which projects are guided by that as compared to the Greening 1.0 index?

- The Green Schoolyard (GSY) Index is included in Appendix 3 of the Green Schoolyards For All Plan distributed as part of the Board Informative *"Update on the Green Schoolyards for All Plan - In Response to the Green Schools for All Resolution"* dated April 5, 2024.

TAB 2

COMMITTEE PRESENTATIONS:

1. Updates from the LA Unified School Construction
Bond Citizens' Oversight Committee



LAUSD School Construction Bond Citizens' Oversight Committee (BOC)



Presentation to the Board of Education Facilities and
Procurement Committee

April 16, 2024

BOC 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.

BOC Website: www.lausd.org/boc

[BOC Home](#) [Committee](#) [Meeting Agendas](#) [Reports](#)

About the Bond Oversight Committee

The Bond Oversight Committee (BOC) is a 15-member 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

Mission Statement

The mission of the BOC is to oversee the permissible and prudent expenditure of funds for the construction, repair, and modernization of schools by the Los Angeles Unified School District. In order to effectively carry out that mission the BOC must remain strong and independent. That is our responsibility to the District, the teachers, the students and the taxpayers.



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
Email: boc@laschools.org

Voter-Approved Bond Measures

Year	Measure	Amount
1997	Prop BB	\$2.4B
2002	K	\$3.35B
2004	R	\$3.87B
2005	Y	\$3.98B
2008	Q	\$7.0B
2020	RR	\$7.0B

LAUSD School Upgrade Program (SUP)

As of 1/31/24 ⁽¹⁾	Category <u>Spending Target⁽²⁾</u> A	<u>Spending Target Available (\$)⁽³⁾</u> B	<u>Spending Target Available (%)</u> C = B/A
FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN			
Major Modernizations/Upgrades/Reconfigurations	\$7,410,664,851	\$1,084,872,782	14.6%
Critical Replacements and Upgrades	\$2,616,631,629	\$810,740,531	31.0%
School Cafeteria Upgrades	\$275,081,288	\$125,057,815	45.5%
Wellness, Health, Athletics, Learning, and Efficiency	\$474,714,578	\$24,217,616	5.1%
ADA Transition Plan Implementation	\$898,582,660	\$118,272,841	13.2%
Charter School Facilities	\$607,516,013	\$351,472,713	57.9%
Early Childhood Education Facilities	\$173,685,409	\$53,712,364	30.9%
Adult and Career Education Facilities	\$169,636,819	\$123,885,936	73.0%
Board District Priority Projects ⁽⁴⁾	\$52,930,484	\$32,020,776	60.5%
Region Priority Projects ⁽⁴⁾	\$53,485,391	\$38,837,511	72.6%
FSD Subtotal	\$12,732,929,122	\$2,763,090,885	21.7%
INFORMATION TECHNOLOGY SERVICES STRATEGIC EXECUTION 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%
ITS Subtotal	\$1,515,770,603	\$572,421,479	37.8%
TRANSPORTATION SERVICES STRATEGIC EXECUTION PLAN			
Replace Aging and Polluting School Buses	\$66,875,000	\$23,302,452	34.8%
OFFICE OF THE INSPECTOR GENERAL			
Independent Audits of Bond Projects	\$80,000,000	\$44,458,459	55.6%
TOTAL, School Upgrade Program	\$14,395,574,725	\$3,403,273,275	23.6%

BOC Charter and MOU



Obligations and Responsibilities.



Signatories: Board of Education President, Superintendent, Inspector General, BOC Chair.



Last Amended – April 2017.



BOC Special Review – Sept 2022.



BOC MOU Task Force – Sept 2023.

**BOC
CURRENT
CONCERNS:**

MOU revisions/BOC Task Force.

Bond audits – BOC role.

Greening.

Charter School bond funds.

Artificial Intelligence - impact on the
Bond Program

[Return to Agenda](#)

TAB 2

COMMITTEE PRESENTATIONS:

2. Updates on Committee's Facilities Recommendations



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Facilities Update: Cost Savings Strategies

Facilities & Procurement Committee
April 16, 2024



Credit: Michael Wells.

Reducing Project Costs While Maintaining Quality

Presentation Overview:

- Action Plan: Strategy for Cost Reductions
- Progress: Updates on Work to Date
- Next Steps: Near and Forthcoming

Focus Areas: Key targets for improvement

- Technical Specifications
- Design Standards Guidelines
- Policies & Procedures



Assessment of Design and Construction Challenges



Goal –Minimizing Expenses and Maximizing Impact

Challenges:

- Aging Infrastructure: 70-100 yr-old campuses pose unique hurdles
- Supply Chain Disruptions: Recent shortages in materials and labor
- Regulatory Changes: Evolving building codes, regulatory requirements necessitate continuous adaptation
- Escalating Costs: Significant cost escalation requires strategic planning
- Complex Projects: Multi-phased projects are complex and lengthy

Ongoing Internal Process Improvements

- Identifying and incorporating Lessons Learned from completed projects
- Adapting to new codes and regulations
- Incorporating new building products and components
- Accelerating efforts to address changes in construction and design management

Intra-departmental efforts to remove roadblocks in the delivery of projects

- Improving project delivery within departments
- Recognizing problematic building products for maintenance and repairs
- Addressing internal inefficiencies in project design, review, and construction through better management policies and practices

Engaging Construction Industry for Feedback



- Collaborating with Assoc. of General Contractors of California and National Electrical Contractors Assoc./IBEW
- Conducting anonymous surveys of our General Contractors
- Meeting with long-term design professionals and contractors who are reliable business partners
- Participating in industry forums with public agency owner representatives, architects, and contractors to solicit input and assess trends

Themes from Engagement Process to Date

- Update Specifications, most importantly electrical and mechanical sections
- Confirm the applicability of Design Guidelines to all phases of the project
- Improve coordination between departments, specifically during the construction phase
- Improve Change Order Process, Deviation Request Policy and Procedures, and Constructability Review Process
- Provide training for new staff



Specifications Overview

A detailed description of the materials, techniques, products, systems and workmanship acceptable to the District which establishes and maintains a safe, consistent level of quality across schools Districtwide.

Included in the Construction Documents for each project. Edited for individual projects as appropriate.

- 33 Subject matter divisions
- 315 Specification sections



[Facilities Services Division / Guide Specifications \(lausd.org\)](https://www.lausd.org/facilities-services/division-guide-specifications)

DIVISION 04 - MASONRY		
04 0120	Masonry Restoration and Cleaning	06
04 2100	Clay Unit Masonry	06
04 2200	Concrete Unit Masonry	10
DIVISION 05 - METALS		
05 0513	Hot-Dip Galvanizing	06
05 1200	Structural Steel Framing	16
05 2100	Steel Joist Framing	04
05 3000	Metal Decking	07
05 4100	Structural Metal Stud Framing	06
05 5000	Metal Fabrications	08
05 5100	Metal Stairs and Railings	11

Specifications Updates Underway

Cost-Saving Updates Being Implemented

- Painting – Expand the use of spray painting (vs roller applications)
- Galvanized Metal Fencing – Utilize industry standards for galvanizing
- Welding – Utilize code requirements for welding structural steel
- Foreign piping – Allow piping that meets technical requirements
- Low Voltage Wiring – Clarify when wiring must be in conduit
- Schedule Specifications – reduce technical complexity of project schedule for smaller projects

Specification Updates Forthcoming

- Meetings with Mechanical and Electrical Consultants and Sub-Contractors to advise on current and pending regulatory changes and components available in the marketplace
- Contract with a Specification consultant to assist in updating the process – setting priorities and focusing on those that have the greatest cost-reduction impact
- Address rapidly changing industry standards, new technology, and products by bringing in external experts to provide recommendations

Specification Sections to be Updated:

- | | | |
|----------------------------------|----------------------------|------------------------------|
| • Mechanical | • Glazing / Window Systems | • Cement Plaster Metal Lath |
| • Electrical | • Storefront Systems | • Cast in Place Concrete |
| • Electrical Lighting | • Security Screens | • Interior and Exterior Tile |
| • Underground Piping - Utilities | • Acoustics | • Ceiling Finishes |
| • Exterior Framing and Plaster | • Floor Finishes | • Paint |

Design Standards and Guidelines

Establishes standards for the functionality, quality, and maintainability of all District school facilities. Assures conformance to instructional requirements and equity in our built facilities.

Includes School Design Guide, Educational Specifications, Guide Construction Specifications, and Standard Technical Drawings.



[Facilities Services Division / Guide Specifications \(lausd.org\)](https://www.lausd.org/facilities-services-division/guide-specifications)

Design Standards Updates Underway

Application of new building standards is not required for Existing and Interim Facilities, for example:

- Recessed shower heads / valves
- Adding water hammers to an existing sink
- Omit cleanouts for existing classroom sinks
- Omit copper piping at Interim Facilities
- Porcelain sinks at Interim Facilities

Define use and application of bird-proofing standards

Changes will be reflected in the 2024 update to the School Design Guide.

Design Standards Updates Underway

In Progress:

- Food Services
- Career Technology
- Classroom Technology



Completed:

- Athletic Facilities
- Performing Arts Facilities
- Outdoor Learning Environments
- Libraries
- Special Education



Policies, Procedure, and Practices Updates

In Progress:

- Emergency Egress Window Requirements
- Deviation Request Policy and Procedure
- Submittal Review Process

Forthcoming:

- Constructability Review Process
- Design Build Procurement Process
- Bid Process
- Change Order Process



Follow-up from January Meeting: Multiple-Shifts

1) Consider having construction crews work multiple shifts during construction.

Multiple shift work is:

- Typically undertaken for airport and transportation construction projects.
- Is beneficial for specific circumstances, such as utility cutovers or abatement.
- Limited to interior finishing construction work due to regulations of construction activities

Implementing multiple shifts is problematic and has been proven not to be cost-efficient, as there are additional expenses for construction supervision and administrative staff.

Follow-up from January Meeting: Multiple-Shifts



Additional Considerations:

- Labor availability will be limited for those shifts resulting in less productivity and potentially more quality control and safety concerns.
- Anticipate subcontractors may decline to bid due to concerns about labor availability.
- Contractor would have to double the on-site staffing, e.g., CQC, Safety Officer, Superintendent, Construction Manager.
- Potential for disagreements or confusion among staff working different shifts regarding document control, meetings, and inspection requests
- Work would be scheduled around activities permissible only during the day (e.g., concrete pours, etc.), it's likely the additional shift work would be less impactful than intended because it is not truly sequential.
- Increased neighborhood impacts due to construction noise, lights, additional parking during evening hours when residents are home from work, etc.
- Limited availability of the design team during additional shifts may lead to delayed workflow.

Follow-up from January Meeting: Modulares

2) Consider Modular Construction vs Custom-Built

Modular classroom buildings where feasible could be expected to yield cost savings given the following factors:

- *Lower Building Cost:* Modulares manufactured in controlled factory environments contribute to lower labor costs, typically due to construction duration, and reduced material waste.
- *Shorter Construction Schedule:* Modular buildings are typically manufactured offsite prior to the construction phase; thus, the overall construction schedule could be reduced, which yields savings in construction management staffing and escalation costs.
- *Consistent Quality Control/Fewer Change Orders:*
Modular buildings manufactured in factory environments ensure less unforeseen issues that commonly trigger change orders in stick-built construction.

Follow-up from January Meeting: Modulares

Modular buildings limitations and planning constraints:

- Modular buildings do not meet all District Standards and Specifications, such as ceiling heights and lighting, acoustical construction, mechanical equipment, and quality of finishes.
- Currently, only one-story modular buildings are available for the District's use, which limits the use of modular classrooms on compact sites.
- Historic sites may have limited areas available for placement of modular buildings.



Next Steps

Immediate:

- Issue Task Orders for Mechanical and Electrical Engineering to update respective specifications now, so that the updates can be incorporated into the Specifications of projects that are in design, and have not yet bid.

Summer:

- Contract with a specification consultant firm to identify and prioritize specification section for updates, research new products and systems, draft specifications sections for review and approval, and propose language tailored for Design Build projects.
- Continue Engagement Process with Architects, Contractors, and Subcontractors to share results and get feedback on proposed recommendations and changes.

Near-Term:

- Foster synergy across teams and departments, optimize departmental functions to leverage core strengths, and drive ongoing improvement initiatives.



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Questions and Discussion

