

LOS ANGELES UNIFIED SCHOOL DISTRICT

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**Joseph P. Buchman – Legal Counsel**

Burke, Williams & Sorensen, LLP

**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Gary C. Anderson, PhD**

Bond Administrator

**Daniel Hwang**

Administrative Analyst

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**RESOLUTION 2014-31**

**BOARD REPORT NO. 048-14/15**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO CONSOLIDATE AND UPDATE TWO FACILITIES  
IMPROVEMENT PROJECTS AT CRENSHAW HIGH SCHOOL**

WHEREAS, District Staff proposes that the Board Education amend the Facilities Services Division's (FSD) Strategic Execution Plan (SEP) to consolidate and update two facilities improvement projects at Crenshaw High School with a project budget of \$68,050,000 as described in Board Report 048-14/15 attached hereto and which describes the project as follows:

- Cancel the urgent repair project previously defined and approved to address the aging and deteriorating Energy Management System (EMS), central plant chillers, and the Heating, Ventilation & Air Conditioning (HVAC) equipment (BOE #317-12/13; Project #10364101); and
- Redefine the seismic modernization project, which was previously defined and approved to provide various seismic corrections, upgrades and/or replacements to the school lunch pavilion, student store building, and multi-purpose/food service building (BOE #317-12/13; Project #10363845), to include the following scope:
  - o Replacement of the school's EMS management system;
  - o Replacement of the central plant chillers;
  - o Replacement of HVAC equipment serving the main classroom/administration building;
  - o Replacement of heating and ventilation equipment serving the gymnasium;
  - o Demolition of the existing lunch pavilion and covered walkways, student store, multi-purpose/food service building and music building;
  - o Construction of a replacement lunch pavilion, student store, and covered walkways;

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- Construction of a new performing arts and food service facility to replace the multi-purpose/food service and music buildings;
- Relocation of utility infrastructure currently installed on the roof of the existing covered walkways; and
- Americans with Disabilities Act (ADA) and path of travel upgrades to ensure compliance with all applicable codes, regulations and laws.

WHEREAS, The proposed redefined Crenshaw High School Modernization project is anticipated to begin construction in the second quarter of 2016, and is anticipated to be completed in the fourth quarter of 2019. The scope of the project related to the EMS and HVAC equipment upgrades is anticipated to be completed prior to completion of the entire project. This work is anticipated to be completed in the second quarter of 2018. The budget for the redefined project is \$68,050,000; and

WHEREAS, The proposed action is consistent with the District's long-term goal to address unmet school facilities needs as described in Proposition BB and Measures K, R, Y, and Q. It is also aligned with the goals and principles of the School Upgrade Program, which was approved by the Board of Education on January 14, 2014; and

WHEREAS, The project will be funded by Bond Program funds associated with the School Upgrade Program. The total combined budget for the two projects previously approved is \$31,499,000. The proposed action will result in an updated budget of \$68,050,000 for the seismic modernization project; and

WHEREAS, The budget increase of \$36,551,000 will be funded by Bond Program funds associated with the School Upgrade Program. The major renovations, modernizations and reconfigurations category of need will provide \$27,975,000 of the budget increase. The critical school repair and safety improvements category of need will provide the remaining \$8,576,000. This project, including the associated budget, will be accounted for and tracked as part of the School Upgrade Program's major renovations, modernizations and reconfigurations category of need; and

WHEREAS, Combining the facilities improvement projects at Crenshaw High School will enable staff to better coordinate design and construction efforts, minimizing impacts to the learning environment. The redefined project will also enable staff to improve specific facilities at Crenshaw so that they are safe and secure, sound and efficient, and align with the school's instructional program; 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.

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NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends Board Education amend the Facilities Services Division's (FSD) Strategic Execution Plan (SEP) to consolidate and update two facilities improvement projects at Crenshaw High School with a project budget of \$68,050,000 as described in Board Report 048-14/15 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 August 21, 2014, by the following vote:

AYES: **12**

ABSTENTIONS: **0**

NAYS: **0**

ABSENCES: **2**

*Stephen English*

Stephen English  
Chair

*Pamela Schmidt*

Pamela Schmidt  
Vice-Chair



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Report Number:</b>	48-14/15
<b>Date:</b>	September 9, 2014
<b>Subject:</b>	Amendment to the Facilities Services Division Strategic Execution Plan to Consolidate and Update Two Facilities Improvement Projects at Crenshaw High School
<b>Responsible Staff:</b>	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213-241-4811

### BOARD REPORT

**Action Proposed:** Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to consolidate and update two facilities improvement projects at Crenshaw High School as follows:

- Cancel the urgent repair project previously defined and approved to address the aging and deteriorating Energy Management System (EMS), central plant chillers, and the Heating, Ventilation & Air Conditioning (HVAC) equipment (BOE #317-12/13; Project #10364101); and
- Redefine the seismic modernization project, which was previously defined and approved to provide various seismic corrections, upgrades and/or replacements to the school lunch pavilion, student store building, and multi-purpose/food service building (BOE #317-12/13; Project #10363845), to include the following scope:
  - o Replacement of the school's EMS management system;
  - o Replacement of the central plant chillers;
  - o Replacement of HVAC equipment serving the main classroom/administration building;
  - o Replacement of heating and ventilation equipment serving the gymnasium;
  - o Demolition of the existing lunch pavilion and covered walkways, student store, multi-purpose/food service building and music building;
  - o Construction of a replacement lunch pavilion, student store, and covered walkways;



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- Construction of a new performing arts and food service facility to replace the multi-purpose/food service and music buildings;
- Relocation of utility infrastructure currently installed on the roof of the existing covered walkways; and
- Americans with Disabilities Act (ADA) and path of travel upgrades to ensure compliance with all applicable codes, regulations and laws.

### **Background:**

Crenshaw High School is located in Board District 1 (vacant) and operated by the Intensive Support and Innovation Center. The proposed redefined project is anticipated to begin construction in the second quarter of 2016, and is anticipated to be completed in the fourth quarter of 2019. The scope of the project related to the EMS and HVAC equipment upgrades is anticipated to be completed prior to completion of the entire project. This work is anticipated to be completed in the second quarter of 2018. The budget for the redefined project is \$68,050,000.

On June 18, 2013, the Board of Education amended the FSD-SEP and the Information Technology SEP to define and approve 309 school facilities improvement projects deemed urgent in nature (BOE #317-12/13). This action included two projects at Crenshaw High School, an EMS and HVAC urgent repair project and a seismic modernization project.

The seismic modernization project was initially defined to include:

- Demolition of the existing lunch pavilion/student store;
- Construction of a replacement lunch pavilion/student store and a new outdoor dining courtyard;
- Seismic retrofit and modernization of the multi-purpose/food service building;
- Relocation of utility lines; and
- ADA and path of travel upgrades to ensure compliance with all applicable codes, regulations and laws.

The seismic modernization project was originally defined with a \$25,099,000 budget. Construction was anticipated to begin in the fourth quarter of 2015, and to be completed in the second quarter of 2018.



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The EMS and HVAC urgent repair project was initially defined to include:

- Replacement of the EMS with a web-based direct digital controls system;
- Replacement of the central plant chillers;
- Replacement of HVAC equipment serving the classroom/administration building; and
- Replacement of heating and ventilation equipment serving the gymnasium.

The urgent repair project was originally defined with a \$6,400,000 budget. It was anticipated to begin construction in the second quarter of 2015, and to be completed in the second quarter of 2016. To date, approximately \$3,000 has been expended on this project.

Following the Board's approval of the projects in June 2013, staff initiated preliminary design efforts for both facilities improvement projects at Crenshaw High School. An engineering and architectural analysis of the site's existing infrastructure was undertaken in order to evaluate the extent and detail of work necessary to ensure each project complied with all codes, standards and requirements. The analysis also identified potential overlaps and impacts that each project may have on the other.

The analysis included a structural evaluation and identification of the necessary upgrades to retrofit and modernize the multi-purpose/food service building. Based on the results, staff has determined that the extent of work needed to bring the multi-purpose/food service building to current standards warrants the existing structure be demolished and a replacement facility be constructed. Additionally, the existing multi-purpose/food service building and adjacent music building have previously been identified by school site staff as not providing adequate performing arts spaces to support the school's educational program. In an effort to provide Crenshaw High School with facilities that are safe and secure, sound and efficient, and aligned with the school's instructional program, the new building(s) replacing the existing multi-purpose/food service and adjacent music building will include:

- Food services facilities:
  - o Kitchen and service lines; and
  - o Student and faculty dining.
- Performing arts facilities:
  - o Auditorium with lobby, seating, stage, and control room;
  - o Choral, music and dance rooms; and
  - o Storage and restrooms.



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The analysis also evaluated the extent of work required to complete the critical upgrades to the EMS and HVAC equipment previously approved by the Board. The evaluation identified additional five fan units and air mixing components in the classroom/administration building that require replacement but were previously not included in the project. The evaluation also indicated that air ducts throughout the building will require selective repair to ensure the maximum efficiency of the system.

**Expected Outcomes:** Staff anticipates that the Board of Education will amend the FSD-SEP to consolidate and update two facilities improvement projects at Crenshaw by cancelling the EMS and HVAC urgent repair project and redefining the seismic modernization project. This action, if approved, will enable staff to better address important repair, modernization, and upgrade needs in support of the School Upgrade Program.

**Board Options and Consequences:** Approval of this proposed action will authorize staff to proceed with the expenditure of Bond Program funds to design and construct the proposed redefined seismic modernization project at Crenshaw High School. If the proposed action is not approved, staff would not be authorized to proceed with the updated scope of work deemed necessary by the recently completed engineering and architectural site analysis. Since the original scope of work is insufficient, the projects could not proceed as currently defined. Staff would begin preparing an alternative action to propose to the Board at a later date.

**Policy Implications:** The proposed action is consistent with the District's long-term goal to address unmet school facilities needs as described in Proposition BB and Measures K, R, Y, and Q. It is also aligned with the goals and principles of the School Upgrade Program, which was approved by the Board of Education on January 14, 2014.

**Budget Impact:** The project is funded by Bond Program funds associated with the School Upgrade Program. The total combined budget for the two projects previously approved is \$31,499,000. The proposed action will result in an updated budget of \$68,050,000 for the seismic modernization project.

The budget increase of \$36,551,000 will be funded by Bond Program funds associated with the School Upgrade Program. The major renovations, modernizations and reconfigurations category of need will provide \$27,975,000 of the budget increase. The critical school repair and safety improvements category of need will provide the remaining \$8,576,000. This project, including the associated budget, will be accounted for and tracked as



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part of the School Upgrade Program's major renovations, modernizations and reconfigurations category of need.

**Issues and Analysis:** Combining the facilities improvement projects at Crenshaw High School will enable staff to better coordinate design and construction efforts, minimizing impacts to the learning environment. The redefined project will also enable staff to improve specific facilities at Crenshaw so that they are safe and secure, sound and efficient, and align with the school's instructional program.

**Bond Oversight Committee Recommendations:** This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on August 21, 2014. Staff has concluded that this proposed FSD-SEP amendment will help facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

**Attachments:** None.

**Informative**

**Desegregation  
Impact Statement**



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY  
Superintendent

MICHELLE KING  
Senior Deputy Superintendent  
School Operations

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST  
General Counsel

Approved as to form.

MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

TONY ATIENZA  
Director of Budget Services and  
Financial Planning

Approved as to budget impact statement.

KRISZTINA TOKES  
Director of Asset Management  
Facilities Services Division