

# Chief Facilities Executive's Report



Los Angeles Unified School District  
School Construction Bond Citizens' Oversight Committee  
September 24, 2020

# **Facilities Project Prioritization Processes**

# Critical Repairs Project Prioritization Process



# Critical Repairs Prioritization: Facilities Condition Assessment & Facilities Condition Index

The Facilities Condition Assessment (FCA) is specified in the Bond Q language as an Accountability Safeguard

FCAs are an industry standard for generating an inventory to prioritize an organization's assets and identify when those assets need to be replaced

FCAs are an objective way to know where to invest valuable funds to maintain our sites in order to keep them operating and limit interruptions to the educational mission

The Facilities Condition Index (FCI) is the ratio of the cost to repair a deficiency over the replacement value of that component

$$\text{FCI: } \frac{\text{Cost of Needed Repairs}}{\text{Replacement Value}}$$



# **Critical Repairs Prioritization: Additional Factors Taken into Consideration**

- Cost of emergency repairs
- Number of days a school function cannot be performed due to breakdowns
- Criticality of the impacted program
- Number of students impacted
- Other concurrent repairs

# Early Childhood Education (ECE) Nature Explore Outdoor Classrooms Project Prioritization



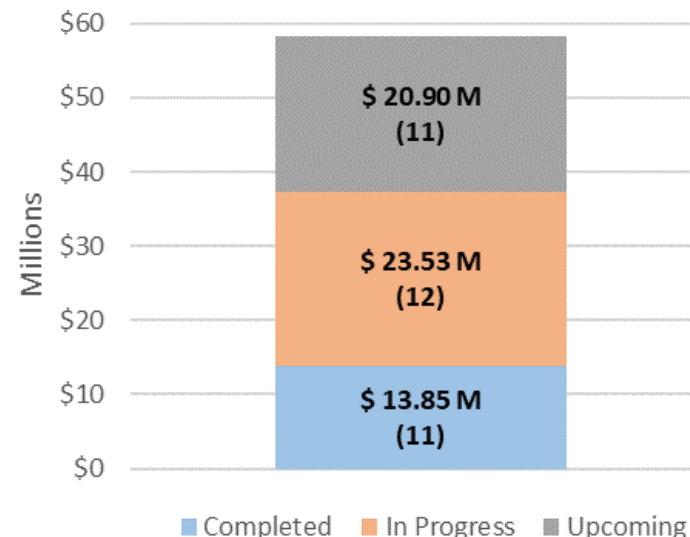
# Early Childhood Education (ECE) Nature Explore Outdoor Classroom Upgrades Project Prioritization

## Method of Prioritization

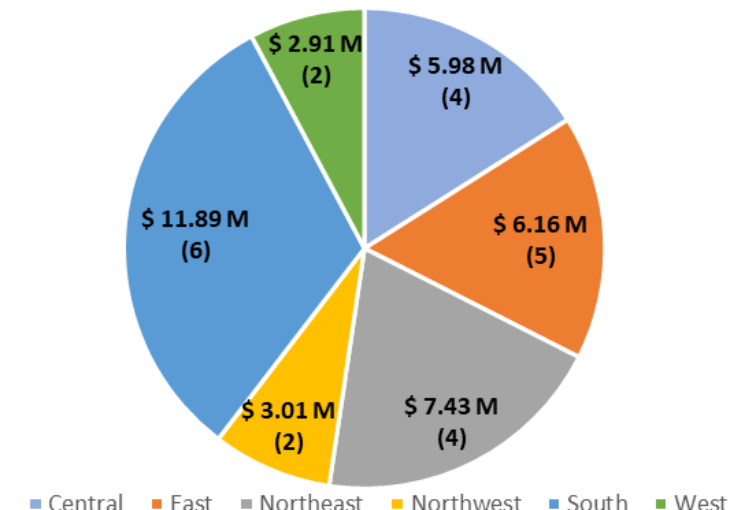
- Centers' proximity and access to existing green space
- Evidence of parent, administrator and staff commitment to the success of the program
- Centers' surrounding community's demographics including income, centers' enrollment data, community interest and demographics
- Facilities scoping (11) additional projects for Board of Education (BOE) consideration in the Spring 2021
- Total of 88 ECEs. Projects completed or scheduled for 34 sites; no projects scheduled for remaining 54.



Projects' Value



Board Approved Projects by Local District



# Parent Center Program Project Prioritization

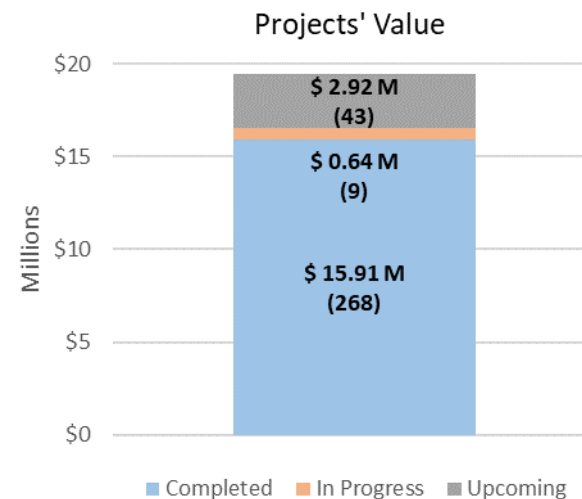




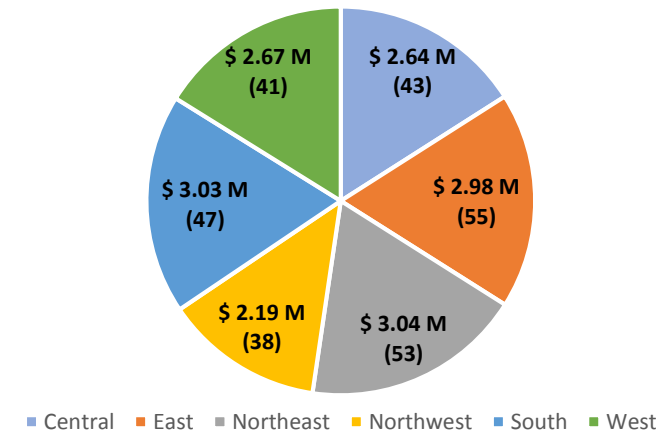
# Parent Center Program

## Method of Prioritization

- Schools funding a Parent Community Representative *with* an available classroom are encouraged to apply for a Parent Center Upgrade
- Application Packages include:
  - Evidence of parent engagement
  - Parent training programming details
  - Parent Center vision statement
- Applications are blind-read and scored
- Site visits and interviews occur for short-listed schools
- To date, (268) centers have been upgraded; remaining bond funds will be used for roughly (43) centers, the last of the Parent Center upgrades (BOE consideration Spring 2021)



Board Approved Projects by Local District



# Playground Matting & Structures Project Prioritization



# Playground Matting & Structures

## Method of Prioritization

- Facilities Condition Index (FCI) identified the remaining service life of mattings and structures.
- Priority was given to sites with mattings and structures that were severely damaged or deteriorated beyond economical repair, and those that would potentially pose safety hazards.

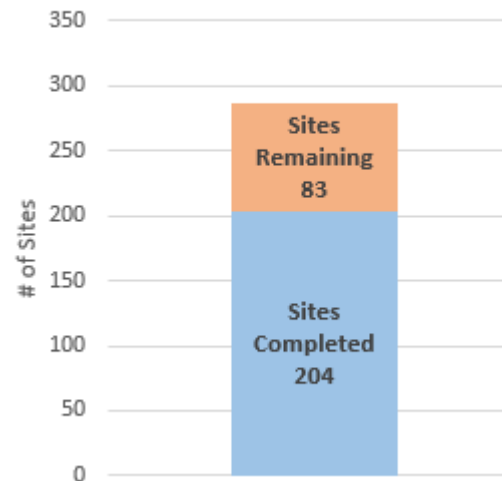
Before



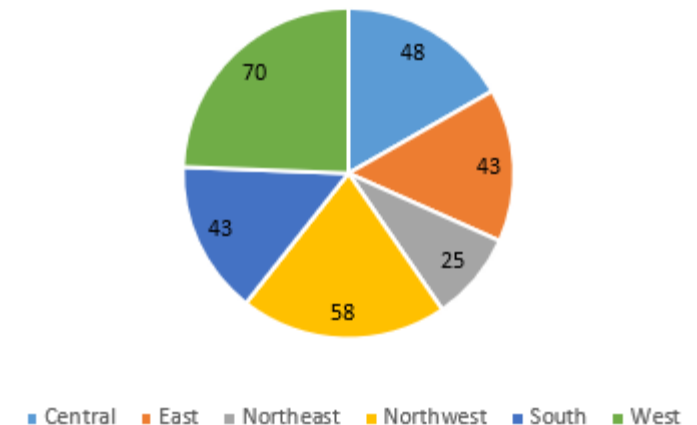
After



Projects' Status



Board Approved Projects by Local District





# Drinking Water Quality Prioritization





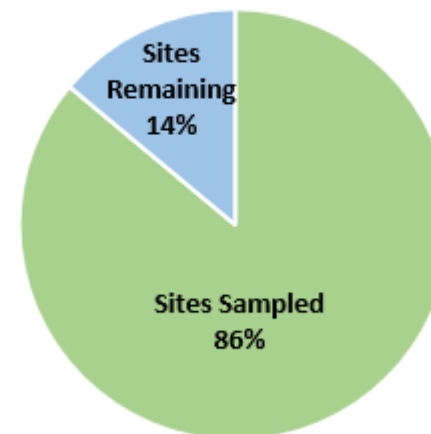
# Drinking Water Quality

## Method of Prioritization

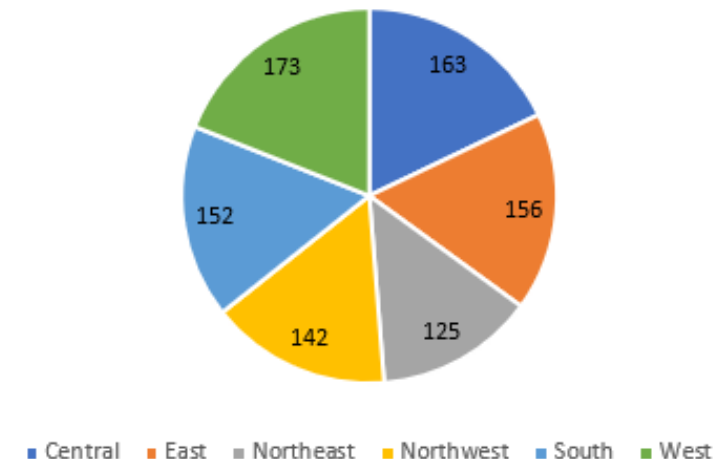
- Sample all sites and shutdown outlets with test results greater than or equal than (5) parts per billion (ppb).
- Ingestion of lead has a greater effect on younger students. Therefore, priority is given to Early Education Centers, Primary Centers, and Special Education Centers first, then Elementary Schools and Middle Schools, and finally, High Schools.
- Within each category of site, we prioritize by the highest number of outlets that test greater than or equal to (5) ppb.
- Install at least (1) bottle filling station and completely remove any outlets that were shut off during testing phase unless they are in a required location.
- Facilities Legislation, Grants and Funding identified a grant which provides funding for the installation of bottle filling stations at (63) Early Education Centers – we are beginning our installations at these sites so that we receive the maximum reimbursement available.



Phase 3 Sampling Status



Board Approved Sites by Local District



# Lighting Retrofit Prioritization

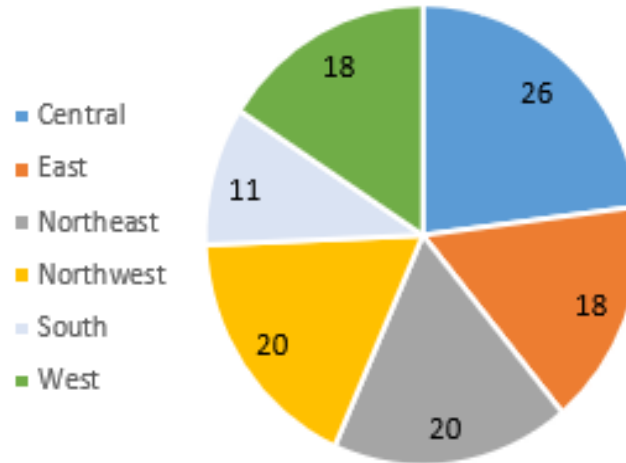


# Lighting Retrofit

## Method of Prioritization

- Upgrade T-12 lighting systems containing magnetic fluorescent lighting ballasts that may contain organic chemicals such as polychlorinated biphenyls (PCBs)
  - Priority was to address schools with the highest number of ballasts
  - Upgrades completed
- Replace T-8 lighting fixtures that have been known to catch fire after extended use and upgrade deteriorated and inefficient lighting fixtures to energy efficient LED fixtures.
  - Schools prioritized based on the condition of lighting systems and grade configuration, starting with schools serving the youngest students
  - 113 sites completed; upgrades and site surveys ongoing

T-8/LED Upgrades Completed



# Wall-Fold Table Prioritization



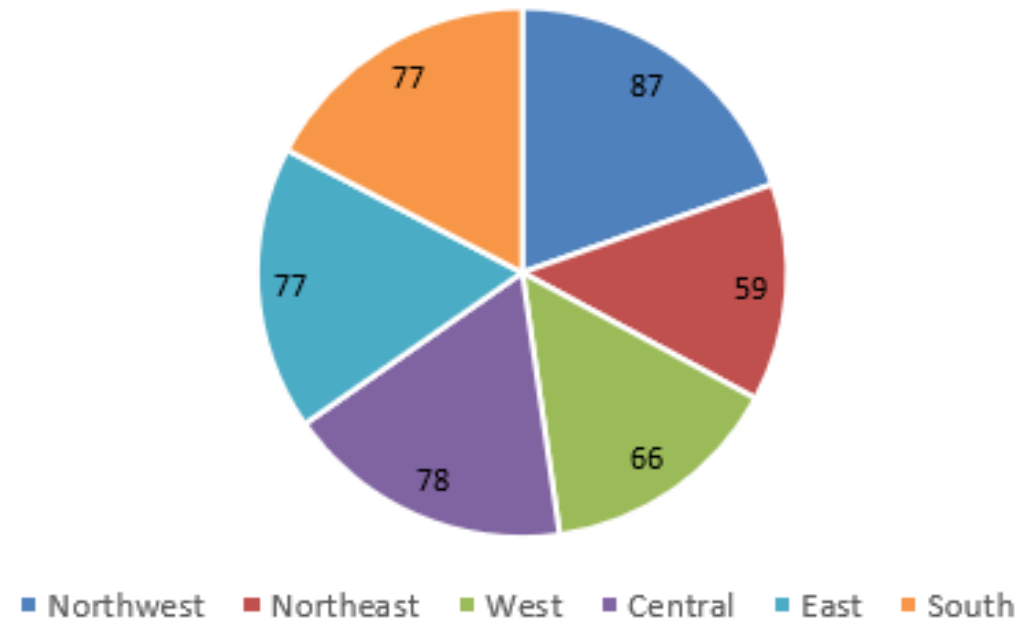


# Wall-Fold Tables

## Method of Prioritization

- Older, existing models of wall-fold tables posed a risk of falling and injuring bystanders. As a result, all sites with these built-in table systems installed were surveyed and identified by overall condition and age group the site served.
- District staff worked with vendors to completely redesign the systems with safety as a priority. The result was a system that was fall-proof and guaranteed security from accidental wall release.
- Systems were replaced at 444 sites.

Wall-Fold Table Upgraded Sites



# Comprehensive Modernization Project Prioritization Process



# Comprehensive Modernization Project Prioritization: Physical Conditions

1.	Buildings Facilities Condition Index (FCI)	26.23%
2.	Seismic Risk	21.31%
3.	Grounds Facilities Condition Index (FCI)	13.11%
4.	Library Square Footage Adequacy	5.94%
5.	Assembly Square Footage Adequacy	5.94%
6.	Food Services Square Footage Adequacy	5.94%
7.	Play Acreage Adequacy	5.94%
8.	Portable versus Permanent Classrooms	5.19%
9.	Secure Entrance	5.19%
10.	Site Density	5.19%

# **Comprehensive Modernization Project**

## **Prioritization cont.**

School sites with the greatest need, those that rank within the top 10% based on physical condition are identified for a comprehensive modernization project

Additional factors beyond physical condition, including significant challenges faced by campuses and the differing geographic needs, are also considered when identifying sites for a comprehensive modernization project



# ADA Project Prioritization



# **Key Factors for ADA Prioritization of School Sites**

Known Population of Students/Parents with Disabilities (Mobility, Hearing, Vision)

Equal Opportunity to choose from wide range of options

Geographic Distribution (Distance Between Schools/Programs)

Access within Entire School Complexes

Use as Emergency Gathering Point or Overnight Shelter

Timing of Capital Improvements, Critical Repairs, or Deferred Maintenance

Use as Polling Place

Availability for Public Use

# Student and Family Wellness Clinic Location Prioritization Process



# Student and Family Wellness Clinic Location Prioritization Process

## 1. Health Needs Index

- Data compiled by Los Angeles County Public Health Department and LAUSD
- Organized by High School Attendance Areas
- Criteria includes:

Obesity

Teen Births

STDs

Tobacco Use

Graduation Rates

Attendance Rates

GPA

Fitness Gram Results

Urban Hardship – Indicator for Poverty and Homelessness



# **Student and Family Wellness Clinic Location Prioritization Process cont.**

## **2. Overlay on LAUSD School Sites**

Opportunities to Build New or Expand Existing Clinics

Find Locations with Access for Public (street) and Student (campus) Population

## **3. Identify a Third-Party Provider, if required**

Sites Must be Viable for Third Party Providers

## **4. Balance Highest Need Areas with:**

Equitable Distribution of Clinics Throughout the District

Available Funding - Make Funding go as Far as Possible

# **Food Services Walk-in Freezer Prioritization (Facilities Installation)**



# Food Services Prioritization for Walk-in Freezers

Safety Hazard	5
Department of Public Health (DPH) Violation (each violation)	4 (EA)
Age (varying from 20-year industry standard, every 20 yrs.)	2 (EA)
Doors Beyond Repair	1 (EA)
Floors, walls, and ceiling deterioration	1

Priority is given to schools with the highest scores

87 schools have new freezers or are in the process of installation

219 remaining school sites on the priority list

# Prioritization for Additional Programs

- Board Member Priority Projects
- Local District Superintendent Priority Projects
- Office of Inspector General Audits
- Adult Education
- Information Technology Division
- Charter School Facilities
- Seismic Retrofits



**Questions/Comments**