

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Oversight Committee Consultant

Gary C. Anderson, PhD

Bond Administrator

Daniel Hwang

Administrative Analyst

RESOLUTION 2014-34

BOARD REPORT NO. 102-14/15

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE EIGHT PROJECTS THAT
ADDRESS CRITICAL SCHOOL REPAIR NEEDS**

WHEREAS, staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve eight projects that address critical school repair needs with a combined budget of \$44,624,380 (collectively, the "Project") as described in Board Report 102-14/15 attached hereto; and

WHEREAS, on January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality; and

WHEREAS, the SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

WHEREAS, District Staff has determined that the Project is necessary to improve student health, safety and educational quality; and

WHEREAS, the Board of Education's approval of the Project will authorize District Staff to proceed with the expenditure of bond funds to undertake the Project in accordance with the provisions set forth in Measures K, R, Y and Q; and

WHEREAS, these projects are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

RESOLUTION 2014-34

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
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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.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve eight projects that address critical school repair needs with a combined budget of \$44,624,380 as defined in Board Report 102-14/15 a copy of which is 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 September 25, 2014, by the following vote:

AYES: **9**

ABSTENTIONS: **0**

NAYS: **0**

ABSENCES: **5**

Stephen English

Stephen English
Chair

Pamela Schmidt

Pamela Schmidt
Vice-Chair



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

| | |
|---------------------------|---|
| Report Number: | 102-14/15 |
| Date: | October 14, 2014 |
| Subject: | Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Eight Projects that Address Critical School Repair Needs |
| Responsible Staff: | |
| 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 approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve eight projects that address critical school repair needs. The scope, schedule and budget for the eight proposed projects are described in Attachment A. The total combined budget for the eight projects is \$44,624,380.

Background: On January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality. The Board's action approved the overarching goals and principles, funding sources, specific categories of need, and spending targets for the SUP. In total, \$7,852,970,000 was allocated to support the development of projects under the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan. The eight proposed projects that address critical school repair needs are necessary to improve student health, safety and educational quality.

Expected Outcomes: Staff anticipates that the Board of Education will approve the proposed action to define and approve eight projects to address critical school repair needs that will improve student health, safety and educational quality.

Board Options and Consequences: A "yes" vote will authorize staff to proceed with the expenditure of bond funds to undertake the eight proposed projects in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is



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not approved, bond funds will not be expended and critical school repair needs will remain unaddressed.

Policy Implications: These actions are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.

Budget Impact: The total combined budget for the eight projects is \$44,624,380. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Issues and Analysis: It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If through the planning and design process it is determined that the proposed project scope(s) will not sufficiently address the critical need identified, the project scope, schedule and budget will be revised accordingly.

Bond Oversight Committee Recommendations: This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting of September 25, 2014. Staff has concluded that this proposed FSD 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.

Attachments: Attachment A- Project Definitions for Eight Projects That Address Critical School Repair Needs.

☐ **Informative** None.

☐ **Desegregation** N/A.

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

PRESENTED BY:

TONY ATIENZA
Director of Budget Services and
Financial Planning

☐ Approved as to budget impact statement.

ROGER FINSTAD
Director, Maintenance & Operations
Facilities Services Division



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Attachment A

1. Broadous Elementary School – Project to Address Antiquated Heating, Ventilation and Air Conditioning Systems

Educational Service Center North, Board District 6 - Ratliff

- *Project Background and Scope* – This project will upgrade the existing heating, ventilation and air conditioning system in 8 classrooms in Buildings C and D. The existing systems are over 40 years old and are in poor condition resulting in frequent system failures and unreliable service. The project includes installation of new ductwork, insulation, and abatement of all asbestos containing materials.
- *Project Budget* -- \$981,173
- *Project Schedule* – Construction is anticipated to begin in Q3 2015, and conclude in Q1 2016.

2. Columbus Middle School – Project to Address Deteriorated Asphalt Concrete Paving

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – The 30-year-old asphalt concrete paving on the campus is severely damaged and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement as needed, redesigning the outdoor athletic areas to meet current requirements, and replacement or repair of outdoor apparatus and fencing as necessary. Also included are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District's Storm Water Technical Manual.
- *Project Budget* -- \$5,056,538
- *Project Schedule* -- Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.

3. Edison Middle School – Project to Address Antiquated Heating, Ventilation and Air Conditioning Systems

Educational Service Center South, Board District 7 - Vladovic

- *Project Background and Scope* – This project will upgrade the existing heating system that serves the Gymnasium Buildings and the severely deteriorated chillers and air handlers in the Main Classroom Building. The existing systems are over 30 years old and are beyond economic repair resulting in frequent system failures and unreliable service.
- *Project Budget* -- \$9,286,404
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q1 2017.

4. Hale Middle School – Project to Address Deteriorated Asphalt Concrete Paving

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – The 25-year-old asphalt concrete paving on the campus is severely damaged and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement as needed, redesigning the outdoor athletic areas to meet current requirements, and replacement or repair of outdoor apparatus and fencing as necessary. Also included are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District's Storm Water Technical Manual.
- *Project Budget* -- \$3,696,621
- *Project Schedule* -- Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.



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5. Kenter Canyon Elementary School – Project to Address Failing Sanitary Sewer and Domestic Water Lines in Various Buildings Throughout the Campus

Educational Service Center West, Board District 4 - Zimmer

- *Project Background and Scope* – This project is to replace the sanitary sewer and domestic water lines in five classroom buildings, an office building, the Auditorium and a sanitary building on the campus. The sanitary sewer lines are failing due to tree root damage and the water lines are deteriorated beyond economic repair. The project will include the removal and replacement of damaged asphalt pavement, as well as the removal and replacement of the Ficus trees with Australian Willow trees.
- *Project Budget* -- \$5,071,234
- *Project Schedule* – Construction is anticipated to begin in Q4 2016, and conclude in Q1 2018.

6. Maclay Middle School – Project to Address Antiquated Heating, Ventilation and Air Conditioning Systems

Educational Service Center North, Board District 6 - Ratliff

- *Project Background and Scope* – This project will upgrade the existing heating, ventilation and air conditioning system in 11 buildings, 42 classrooms, throughout the site. The existing systems are over 20 years old and are in poor condition resulting in frequent system failures and unreliable service.
- *Project Budget* -- \$8,827,649
- *Project Schedule* – Construction is anticipated to begin in Q3 2015, and conclude in Q1 2017.

7. San Miguel Elementary School – Project to Address Antiquated Heating, Ventilation and Air Conditioning Systems and Deteriorated Roofing

Educational Service Center South, Board District 5 - Kayser

- *Project Background and Scope* – This project will upgrade the existing heating, ventilation and air conditioning systems in six buildings, 37 classrooms, at the site. The existing equipment is over 28 years old and in poor condition resulting in frequent system failures and unreliable service. The project will also include replacing the deteriorated roofing on the six classroom buildings. The roofing is also more than 28 years old.
- *Project Budget* -- \$10,757,335
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q4 2016.

8. Valley View Elementary School – Project to Address the Deteriorated Storm Drain System and the Resulting Erosion to the Northeast Hillside

Educational Service Center West, Board District 6 - Zimmer

- *Project Background and Scope* – This project will replace the deteriorated storm drain system that has caused erosion to the northeast hillside, and address the damage to the slope due to the deterioration of the storm drain system.
- *Project Budget* -- \$947,426
- *Project Schedule* – Construction is anticipated to begin in Q2 2015, and conclude in Q4 2015.