

LOS ANGELES UNIFIED SCHOOL DISTRICT

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L.A. City Controller's Office

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Daniel Hwang

Asst. Administrative Analyst

RESOLUTION 2015-34

BOARD REPORT NO. 016-15/16

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE 14 PROJECTS THAT
ADDRESS CRITICAL SCHOOL REPAIR NEEDS**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve 14 projects that address critical school repair needs with a combined budget of \$37,255,104 (collectively, the "Project") as described in Board Report 016-15/16 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, the Project is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

RESOLUTION 2015-34

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE 14 PROJECTS THAT ADDRESS CRITICAL SCHOOL REPAIR NEEDS

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 14 projects that address critical school repair needs with a combined budget of \$37,255,104 as defined in Board Report 016-15/16, 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 August 20, 2015 by the following vote:

AYES: **10** – Mr. English, Ms. Schmidt, Ms. Nguyen, Mr. Folsom, Mr. Magruder,
Mr. Francis, Ms. Marquez, Mr. Pansky, Mr. Waite, Ms. Linschoten

NAYS: **0**

ABSTENTIONS: **0**

ABSENT: **4**

Stephen English

Stephen English
Chair

Pamela Schmidt

Pamela Schmidt
Vice-Chair



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Report Number:	016-15/16
Date:	September 1, 2015
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 14 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 14 projects that address critical school repair needs. The scope, schedule and budget for the 14 proposed projects are described in Attachment A. The total combined budget for the 14 projects is \$37,255,104.

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 14 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 14 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 14 proposed projects in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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 14 projects is \$37,255,104. 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 August 20, 2015. 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 14 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:

RAMON C. CORTINES
Superintendent of Schools

MICHELLE KING
Chief 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. Audubon Middle School – Project to Address Antiquated Roofing

Local District West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to upgrade 87,700 square feet of roofing on eight (8) buildings with a Polyvinyl Chloride (PVC) material. The roofs are over 40 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition. The scope of work also includes the replacement of approximately 5,500 square feet of clay tile roofing on the south portion of the assembly hall building.
- *Project Budget* -- \$1,134,006
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

2. Banning Senior High School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems in the Main, Multi-Purpose, Shop #1 and Shop #3 buildings. The HVAC systems are over 40 years old and are beyond economical repair.
- *Project Budget* -- \$6,595,746
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

3. Bushnell Way Elementary School – Project to Address Failing Slope

Local District Central, Board District 5 - Rodriguez

- *Project Background and Scope* – This project will address the failing slope on the north end of the campus adjacent to the Kindergarten building. In addition to remediating the erosion of the soil, the scope also includes upgrading the curbs, gutters, catch basin, storm drain system, planter wall and 22 feet of chain link fencing.
- *Project Budget* -- \$770,992
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q4 2017.

4. Dana Middle School – Project to Address Antiquated Roofing

Local District South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to upgrade 37,000 square feet of roofing on eight (8) buildings with a PVC material. The roofs are over 24 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$785,670
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

5. Fries Avenue Elementary School – Project to Address Deteriorated Asphalt Concrete Paving *Local District South, Board District 7 – Vladovic*

- *Project Background and Scope* – The over 30-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, replacing outdoor apparatus, playground matting and fencing as necessary, and providing greening as needed. The scope also includes the associated Americans with Disabilities Act (ADA) 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* -- \$2,302,959
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q2 2018.

6. Frost Middle School – Project to Address Deteriorated Asphalt Concrete Paving *Local District Northwest, Board District 3 – Schmerelson*

- *Project Background and Scope* – The over 40-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, replacing outdoor apparatus and fencing as necessary, and providing greening as needed. The scope also includes the associated ADA path of travel upgrades and drainage systems required by the DSA and the District's Storm Water Technical Manual.
- *Project Budget* -- \$5,368,945
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q2 2018.

7. Holmes Middle School – Project to Address Antiquated Roofing *Local District Northwest, Board District 3 - Schmerelson*

- *Project Background and Scope* – This project is to upgrade 75,000 square feet of roofing on five (5) buildings and all of the arcades throughout the campus with a PVC material. The roofs are over 25 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$1,167,937
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q3 2016.

8. Johnson Community Day School – Project to Address Antiquated Roofing *Local District South, Board District 7 - Vladovic*

- *Project Background and Scope* – This project is to upgrade 20,000 square feet of roofing on six (6) buildings, a lunch shelter and all of the arcades throughout the campus with a PVC material. The roofs are over 20 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$315,593
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

9. Miller Career and Transition Center – Project to Address Antiquated Roofing

Local District Northwest, Board District 3 - Schmerelson

- *Project Background and Scope* – This project is to upgrade 45,000 square feet of roofing on six (6) buildings and all of the arcades throughout the campus with a PVC material. The roofs are over 40 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$622,528
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

10. Millikan Middle School – Project to Address Antiquated Plumbing Utilities

Local District Northeast, Board District 3 - Schmerleson

- *Project Background and Scope* – This project is to upgrade the deteriorated domestic water, sewer and building drainage systems. The existing plumbing utilities are over 55 years old and are in poor condition resulting in unreliable service.
- *Project Budget* -- \$6,269,185
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

11. Plummer Elementary School – Project to Address Antiquated Roofing

Local District Northwest, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to upgrade 52,900 square feet of roofing on 13 buildings and all of the arcades throughout the campus with a PVC material. The roofs are over 40 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$612,390
- *Project Schedule* – Construction is anticipated to begin in Q1 2016, and conclude in Q2 2016.

12. Polytechnic Senior High School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems. The existing floors are over 50 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$ 724,172
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

13. Verdugo Hills Senior High School – Project to Address Antiquated Plumbing Utilities

Local District Northeast, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to upgrade the deteriorated domestic water, sewer and building drainage systems. The existing plumbing utilities are over 70 years old and are in poor condition resulting in unreliable service. The scope also includes the associated ADA path of travel upgrades and drainage systems required by the DSA and the District's Storm Water Technical Manual, as well as the rest of the deteriorated asphalt concrete walkways and service roads.
- *Project Budget* -- \$7,044,521
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q3 2018.

14. Wilson Senior High School – Project to Address Failing Slope

Local District East, Board District 2 - García

- *Project Background and Scope* – This project will address the failing slope on the east end of the campus. In addition to remediating the erosion of the soil, the scope also includes installing a 120-linear-foot reinforced concrete retaining wall with water proofing and drainage systems.
- *Project Budget* -- \$3,540,460
- *Project Schedule* – Construction is anticipated to begin in Q2 2017, and conclude in Q1 2018.