

LOS ANGELES UNIFIED SCHOOL DISTRICT

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Bond Oversight Administrator

Vacant

Asst. Administrative Analyst

**RESOLUTION 2015-45
BOARD REPORT NO. 182-15/16**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE PROJECT DEFINITIONS FOR SIX
COMPREHENSIVE MODERNIZATION PROJECTS AND CANCEL TWO
CRITICAL SCHOOL REPAIR AND SAFETY PROJECTS**

WHEREAS, District staff proposes that the Board of Education amend the Facilities Services Division Strategic Execution Plan to:

- A) Approve Project Definitions for six comprehensive modernization projects at Grant, Huntington Park, Jefferson, Roosevelt and San Pedro High Schools and Sherman Oaks Center for Enriched Studies (SOCES, as detailed in Exhibit A of Board Report No. 182-15/16 (attached hereto); and
- B) Cancel two critical school repair and safety projects as the conditions will be addressed by proposed comprehensive modernization projects (A ceiling system improvement project at Roosevelt High School and a project to address antiquated HVAC systems at Grant High School).

WHEREAS, The six comprehensive modernization projects are anticipated to be developed and constructed over a four to six year period, and have a combined project budget of approximately \$726.2 Million; and

WHEREAS, District staff developed the Project Definition proposals for the six comprehensive modernization projects based on the following tenets:

- A) The buildings that have been evaluated and identified as requiring seismic upgrades must be addressed.
- B) The buildings, grounds and site infrastructure determined to have significant/severe physical conditions that already do, or are highly likely (in

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Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Six Comprehensive Modernization Projects and Cancel Two Critical School Repair and Safety Projects

the near future) to pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program and/or operate must be addressed.

- C) The school's reliance on relocatable buildings, especially for K-12 instruction, should be significantly reduced.
- D) Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the provisions of the Modified Consent Decree (MCD).
- E) The exterior conditions of the school site should be addressed to improve the visual elements including landscape, hardscape, and painting.

WHEREAS, The critical school repair and safety projects that are being proposed for cancellation would address conditions in buildings that are being proposed to be demolished and replaced as part of the comprehensive modernization projects at Grant and Roosevelt High Schools; and

WHEREAS, These conditions are important to address, however District staff does not believe that investing several million dollars to improve buildings that are anticipated to be demolished is a good use of the District's limited capital funding; and

WHEREAS, The scope, schedule and budget for each of the six comprehensive modernization projects is based on certain assumptions, some of which have the potential to impact the approach to addressing a building and/or a project schedule and budget; and

WHEREAS, Based on the completed evaluations and studies, staff is proposing buildings in critical condition be modernized, upgraded, or demolished and replaced, and the proposed modernizations and structural upgrades to existing buildings and construction of new buildings must meet DSA's structural, fire/life/safety and access compliance requirements and comply with any CEQA requirements and/or mitigations; and

WHEREAS, If through the design, environmental review, and regulatory approval process it is determined that a) a building cannot be demolished and must be modernized; or b) demolishing an existing building (initially intended to be modernized/upgraded) and constructing a new building would provide the best value and investment, the project scope, schedule and budget will change accordingly. In any instance where the approach to address a critical building is altered from what is

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Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Six Comprehensive Modernization Projects and Cancel Two Critical School Repair and Safety Projects

proposed in the detailed Project Definitions (Exhibit A to Board Report No. 182-15/16), District staff will issue an informative to the Board of Education and Bond Citizen' Oversight Committee.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education approve an amendment to the Facilities Services Division Strategic Execution Plan to approve Project Definition proposals for six comprehensive modernization projects and cancel two critical school repair and safety projects, as described in Board Report No. 182-15/16, 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.

NOT ADOPTED on November 19, 2015, by the following vote:

AYES: 7

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 8

Stephen English
Chair

Pamela Schmidt
Vice Chair



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Report Number:	182 – 15/16
Date:	December 8, 2015
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Approve Project Definitions for Six Comprehensive Modernization Projects and Cancel Two Critical School Repair and Safety Projects
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 amend the Facilities Services Division Strategic Execution Plan (FSD-SEP) to approve Project Definitions for six comprehensive modernization projects, as outlined in Exhibit A (attached), and incorporate them into the FSD-SEP.

The six comprehensive modernization projects will be developed at Grant, Huntington Park, Jefferson, Roosevelt and San Pedro High Schools and Sherman Oaks Center for Enriched Studies (SOCES). These projects are anticipated to be developed and constructed over a four to six year period. The combined project budget for the six comprehensive modernization projects is approximately \$726.2 Million.

Staff further proposes that the Board of Education cancel the following two critical school repair and safety projects as the conditions will be addressed by proposed comprehensive modernization projects:

- Roosevelt High School -- ceiling system improvement project in the gymnasium (Board Report No. 393-14/15, approved May 13, 2014, project no. 10366320)
- Grant High School -- project to address antiquated heating, ventilation, and air conditioning (HVAC) systems in the main building and library (Board Report No. 172-14/15, approved November 18, 2014, project no. 10366567)

Background: On January 14, 2014, the Board of Education approved the School Upgrade Program (“Program”), considered to be the next phase of the District's Bond Program (BOE #143- 13/14). The Board's action approved the allocation of approximately \$7.8 Billion in Program funding, 18 specific categories of capital need with individual spending targets, and



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the overarching goals and principles of the Program. Under the Program, projects are developed to address a particular category, or type of need, and align with the Program's goals and principles: schools should be safe and secure, school building systems should be sound and efficient, and facilities should align with instructional requirements and vision. Currently, approximately \$3.2 Billion is targeted within the Program to support the development of "comprehensive modernization" projects that will renovate, modernize, and/or reconfigure school sites.

On March 10, 2015, the Board of Education approved the identification of 11 school sites (Cleveland, Grant, Huntington Park, Jefferson, North Hollywood, Polytechnic, Roosevelt, San Pedro, and Venice High Schools, SOCES, and Burroughs Middle School) for the development of comprehensive modernization projects that would address the most critical physical conditions of each school's buildings and grounds (Board Report No. 373-14/15). These schools sites were identified as having a multitude of critical physical conditions that may pose a health and safety risk or negatively impact a school's ability to deliver the instructional program and/or operate.

Upon receiving approval to develop comprehensive modernization projects at the first 11 school sites, staff initiated pre-design/due diligence activities in order to analyze the schools' physical conditions and create a recommended scope and associated project schedule and budget for each comprehensive modernization project. Over the past several months, significant data and information has been gathered and analyzed. Seismic and historic evaluations, and site surveys and infrastructure analysis (including topographic, geological and utility surveys) have been conducted. School-site administrators and staff, Local District representatives, and District leadership have been engaged in the preliminary assessment stage, especially as it relates to the ongoing educational programming efforts. Two public community meetings have also been held at Grant, Huntington Park, Jefferson, Roosevelt, and San Pedro High Schools, and SOCES. For the remaining five school sites, one public community meeting has already been held for each school, and a second meeting will be scheduled prior to staff presenting a Project Definition proposal.

While staff is presenting six Project Definitions as part of this proposal, the proposed scope of work for all 11 school sites was reviewed and compared to ensure a consistent project scoping approach. The Project Definitions are developed based on the following tenets:



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- The buildings that have been evaluated and identified as requiring seismic upgrades must be addressed.
- The buildings, grounds and site infrastructure determined to have significant/severe physical conditions that already do, or are highly likely (in the near future) to pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program and/or operate must be addressed.
- The school's reliance on relocatable buildings, especially for K-12 instruction, should be significantly reduced.
- Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the provisions of the Modified Consent Decree (MCD).
- The exterior conditions of the school site should be addressed to improve the visual elements including landscape, hardscape, and painting.

The critical school repair and safety projects that are being proposed for cancellation would address conditions in buildings that are being proposed to be demolished and replaced as part of the comprehensive modernization projects at Grant and Roosevelt High Schools. While these conditions are important to address, staff does not believe that investing several million dollars to improve buildings that are anticipated to be demolished is a good use of the District's limited capital funding.

Expected Outcomes: Staff anticipates that the Board of Education will approve the proposed Project Definitions for six comprehensive modernization projects located at: Grant, Huntington Park, Jefferson, Roosevelt and San Pedro High Schools and SOCES. Staff further anticipates that the Board of Education will approve the cancellation of the HVAC critical school repair and safety project at Grant High School and the ceiling system improvement project at Roosevelt High School.

The comprehensive modernization projects, once completed, will help ensure that the approximately 13,000 students attending these six school sites are provided with a safe and healthy environment that promotes learning. The projects will also decrease the demand for repair and maintenance at the six schools, alleviate the burden placed on school-site



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custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Approval of this proposed action will allow staff to proceed with design activities, environmental studies, and the required regulatory approvals for the six comprehensive modernization projects.

If the proposed action is not approved, Grant, Huntington Park, Jefferson, Roosevelt and San Pedro High Schools and SOCES will continue to operate with buildings, grounds and site infrastructure determined to have significant/severe physical conditions that already do, or are highly likely (in the near future) to pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program and/or operate. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

Policy Implications:

The proposed action is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures K, R, Y and Q.

Budget Impact:

The combined project budget for the six comprehensive modernization projects is approximately \$726.2 Million. The projects will be funded by Bond Program funds, including potentially Developer Fees, and those targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings

The budgets and commitments related to the critical school repair and safety projects proposed for cancellation at Grant and Roosevelt High Schools are being reviewed and analyzed in order to determine the amount of funds that will be returned to the critical school repair and safety category of need in the School Upgrade Program, and made available for new projects.

Issues and Analysis:

The Office of Environmental Health and Safety (OEHS) will be evaluating the proposed projects in accordance with the California Environmental Quality Act (CEQA). The preparation of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) may be necessary. If so, certification of the EIR (or approval of the MND), and project approval by the Board of Education is required prior to the project proceeding into construction.



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Preliminary historic resource evaluations (character-defining features memorandums) were done as part of the due diligence activities. Buildings being proposed for renovations and/or demolition will be further reviewed as part of the CEQA process, for their historic context, and to ensure the project complies with CEQA statutes and requirements.

The scope, schedule and budget for each project is based on certain assumptions, some of which have the potential to impact the approach to addressing a building and/or a project schedule and budget. Based on the completed evaluations and studies, staff is proposing buildings in critical condition be modernized, upgraded, or demolished and replaced. The proposed modernizations and structural upgrades to existing buildings and construction of new buildings must meet DSA's structural, fire/life/safety and access compliance requirements and comply with any CEQA requirements and/or mitigations. If through the design, environmental review, and regulatory approval process it is determined that a) a building cannot be demolished and must be modernized; or b) demolishing an existing building (initially intended to be modernized/upgraded) and constructing a new building would provide the best value and investment, the project scope, schedule and budget will change accordingly. In any instance where the approach to address a critical building is altered from what is proposed in the detailed Project Definitions (Exhibit A), staff will issue an informative to the Board of Education and Bond Citizen's Oversight Committee.

**Bond Oversight
Committee
Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on November 19, 2015. Staff has concluded that this proposed 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 SEP.

Attachments:

Exhibit A – Project Definitions

☐ **Informative**

None.

☐ **Desegregation
Impact Statement**

N/A



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Respectfully submitted,

APPROVED BY:

RAMON C. CORTINES
Superintendent

MICHELLE KING
Chief Deputy Superintendent

REVIEWED BY:

APPROVED &
PRESENTED BY:

DAVID HOLMQUIST
General Counsel

☐ Approved as to form.

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

KRISZTINA TOKES
Director of Asset Management
Facilities Services Division

CHERYL SIMPSON
Director, Budget Services and
Financial Planning

☐ Approved as to budget impact statement.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

1. Grant High School Comprehensive Modernization Project

Local District Northeast, Board District 3 (Schmerelson)

- The proposed project will include:
 - Demolition of the following facilities:
 - Library building
 - Administration building
 - Two industrial arts classroom buildings
 - Arts building
 - Approximately 27 classrooms located in relocatable buildings
 - School-site Maintenance and Operations (M&O) building
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 40 classrooms (general and specialty) and support spaces
 - Library
 - Administration
 - School-site M&O area
 - Modernization and/or upgrades to the following facilities:
 - Classroom buildings (#100 & #200) – the buildings will be seismically retrofitted and the electrical and HVAC systems will be upgraded
 - The gymnasium building will be seismically retrofitted and the fire alarm and HVAC systems will be upgraded
 - The multi-purpose building will be seismically retrofitted and the HVAC system will be upgraded
 - Site upgrades:
 - Site-wide infrastructure, including sanitary sewer, water, and electrical utility
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
 - Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$120.1 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

2. Huntington Park High School Comprehensive Modernization Project

Local District East, Board District 5 (Rodriguez)

- The proposed project will include:
 - Demolition of the following facilities:
 - Gymnasium building and pool
 - Annex building
 - Approximately 11 classrooms located in relocatable buildings
 - Approximately four classrooms located in two-story modular buildings
 - Welding shop building
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Gymnasium
 - Pool
 - Approximately 14 classrooms (general and specialty) and support spaces
 - Modernization and/or upgrades to the following facilities:
 - Administration building -- the HVAC and fire alarm systems will be upgraded and the reception area will be reconfigured to provide a secure entryway
 - Science building -- the HVAC system will be upgraded
 - Classroom building #1 -- the HVAC system will be upgraded
 - Home economics building -- the building will be seismically retrofitted and modernized
 - Central plant -- the failed equipment will be upgraded and the roof of the building will be replaced
 - Site upgrades include:
 - Site-wide infrastructure, including electrical, storm drain, gas, sewer, and water
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
 - Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$112.8 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

3. Jefferson High School Comprehensive Modernization Project

Local District Central, Board District 5 (Rodriguez)

- The proposed project will include:
 - Demolition of the following facilities:
 - Gymnasiums (practice and competitive)
 - Mechanical arts building
 - Industrial arts building
 - Metal shop
 - Utility building
 - Lunch shelter/service building
 - Approximately 30 classrooms in relocatable buildings
- Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Gymnasium (practice and competitive facilities)
 - Approximately 46 classrooms (general and specialty) and support spaces
 - Lunch pavilion
 - Baseball/softball field
 - Permanent lighting at football field
- Modernization and/or upgrades to the following facilities:
 - Administration/library building -- the building will be seismically retrofitted and modernized
 - Main classroom building -- the building will be seismically retrofitted and modernized
 - Cafeteria building -- the building will be seismically retrofitted and modernized
- Site upgrades:
 - Site-wide infrastructure, including plumbing, electrical and storm drain
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$130.5 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

4. Roosevelt High School Comprehensive Modernization Project

Local District East, Board District 2 (García)

- The proposed project will include:
 - Demolition of the following facilities:
 - Auditorium/classroom building
 - Two-story classroom building (along Mott Street)
 - Gymnasium building
 - Industrial arts building
 - Auto storage building
 - Lunch shelter
 - Maintenance and Operations building
 - Two music buildings
 - Approximately 30 classrooms located in relocatable buildings
 - Approximately eight classrooms located in two-story modular buildings
- Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 76 classrooms (general and specialty) and support spaces
 - Auditorium
 - Gymnasium (practice and competitive facilities)
 - Lunch shelter
- Site upgrades:
 - Site-wide infrastructure including plumbing, electrical and storm drain
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$137.4 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

5. San Pedro High School Comprehensive Modernization Project

Local District South, Board District 7 (Vladovic)

- The proposed project will include:
 - Demolition of the following facilities:
 - Shop building
 - Industrial arts building
 - Approximately 13 classrooms located in relocatable buildings
 - Approximately four classrooms located in two-story modular buildings
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 33 classrooms (general and specialty) and support spaces
 - Modernization and/or upgrades to the following facilities:
 - Home economics building -- the building will be seismically retrofitted and modernized
 - Administration building -- the building will be seismically retrofitted and modernized
 - Classroom building #1 -- the building will be seismically retrofitted and modernized
 - Old main gymnasium -- the building will be seismically retrofitted, and the roofing and flooring systems will be upgraded
 - Central plant -- the deteriorated building equipment will be upgraded with new equipment
- Site upgrades:
 - Site-wide infrastructure including electrical, storm drain, gas, sewer, and water
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Student drop-off area
 - Landscape, hardscape, and exterior paint
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$132 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.



EXHIBIT A

COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

6. SOCES Comprehensive Modernization Project

Local District Northwest, Board District 3 (Schmerelson)

- The proposed project will include:
 - Demolition of the following facilities:
 - Gymnasium building
 - Lunch shelter
 - Approximately 12 classrooms located in relocatable buildings
 - Music building
 - Industrial arts building #2
 - Classroom building B
 - Classroom building C
 - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
 - Approximately 28 classrooms (general and specialty) and support spaces
 - Gymnasium
 - Lunch shelter
 - Modernization and/or upgrades to the following facilities:
 - Auditorium building -- the building will be seismically retrofitted and modernized
 - Administration and counseling buildings -- the central administration area will be reconfigured to create a secure entryway
- Site upgrades:
 - Site-wide infrastructure including plumbing, electrical and storm drain
 - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
 - Landscape, hardscape, and exterior paint
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for program accessibility, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$93.4 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q4-2015 and be completed in Q2-2018 (including DSA review and approval). Construction activities are anticipated to begin in Q3-2018, and to be completed in Q2-2022.