

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

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LAUSD Student Parent

**Vacant**

LAUSD Student Parent

**Vacant**

CA Charter School Association

**Vacant**

L.A. City Mayor's Office

**Joseph P. Buchman – Legal Counsel**

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**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Timothy Popejoy**

Bond Oversight Administrator

**Clarissa Griego**

Interim Asst. Administrative Analyst

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**RESOLUTION 2016-11**

**BOARD REPORT NO. 340-15/16**

**COMPREHENSIVE MODERNIZATION PROJECTS -- ADOPTION OF PROJECT  
TENETS, APPROVAL OF THREE PROJECT DEFINITIONS, AND  
AUTHORIZATION TO ADD CLASSROOM INTERIOR IMPROVEMENT SCOPE  
TO PROJECTS**

WHEREAS, District staff proposes that the Board of Education:

1. Formally adopt the Comprehensive Modernization Project Tenets used to develop all existing and future Project Definitions for School Upgrade Program comprehensive modernization projects. The tenets prioritize health and safety and ensure each project addresses the most critical physical conditions and limits work on less critical items, as detailed in Board Report No. 340-15/16 (attached hereto); and
2. Amend the Facilities Services Division Strategic Execution Plan (FSD-SEP) to approve Project Definitions for comprehensive modernization projects at Grant, North Hollywood, and Polytechnic High Schools, as outlined in Exhibit A of Board Report No. 340-15/16 (attached hereto), and incorporate them into the FSD-SEP; and
3. Authorize District Staff to add classroom interior improvement scope to all comprehensive modernization projects and incorporate this scope into the Comprehensive Modernization Project Tenets.

WHEREAS, The comprehensive modernization projects at Grant, North Hollywood, and Polytechnic High Schools are anticipated to be developed and constructed in phases over a

## **RESOLUTION 2016-11**

### **COMPREHENSIVE MODERNIZATION PROJECTS -- ADOPTION OF PROJECT TENETS, APPROVAL OF THREE PROJECT DEFINITIONS, AND AUTHORIZATION TO ADD CLASSROOM INTERIOR IMPROVEMENT SCOPE TO PROJECTS**

#### **PAGE 2**

four to six year period, and have a combined project budget of approximately \$485.9 Million; and

WHEREAS, The added classroom interior improvement scope will address the interior of classrooms and adjacent interior corridors that would otherwise not be addressed as part of the projects;

WHEREAS, The additional scope will be developed to improve the interior physical conditions of classroom buildings only, and may include new interior paint, improvements to flooring systems, and upgraded permanent classroom fixtures such as window treatments/blinds and whiteboards; and

WHEREAS, District Staff will issue an informative to the Bond Citizens' Oversight Committee (BOC) and Board of Education outlining the additional scope, along with its associated budget and schedule impacts, if any, to be undertaken at each comprehensive modernization project prior to starting the work; and

WHEREAS, The Comprehensive Modernization Project Tenets are already being utilized, however, based on discussions with school site staff and stakeholders, including some confusion regarding the goals and intent of comprehensive modernization projects, Facilities staff believes the Board of Education's formal adoption of the project tenets would be beneficial; and

WHEREAS, District staff believes that formal adoption of the Comprehensive Modernization Project Tenets will help ensure a consistent, transparent and equitable approach to the development (from planning through design and construction) of all comprehensive modernization projects under the School Upgrade Program, and will help minimize the inclusion of non-critical scope, thus enabling more school sites to be comprehensively modernized; and

WHEREAS, District staff utilized the Comprehensive Modernization Project Tenets to develop the Project Definition proposals for the three proposed comprehensive modernization projects, as well as the previous eight approved Project Definitions; and

WHEREAS, The scope, schedule and budget for each of the three 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, District 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

**RESOLUTION 2016-11****COMPREHENSIVE MODERNIZATION PROJECTS -- ADOPTION OF PROJECT TENETS, APPROVAL OF THREE PROJECT DEFINITIONS, AND AUTHORIZATION TO ADD CLASSROOM INTERIOR IMPROVEMENT SCOPE TO PROJECTS****PAGE 3**

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 be revised 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 to Board Report No. 340-15/16), District Staff will issue an informative to the Board of Education and Bond Citizens' Oversight Committee.

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 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 three comprehensive modernization projects; adopt the Comprehensive Modernization Project Tenets used to develop all existing and future Project Definitions for School Upgrade Program comprehensive modernization projects; and authorize District staff to add classroom interior improvement scope to all comprehensive modernization projects and incorporate this scope into the Comprehensive Modernization Project Tenets, as described in Board Report No. 340-15/16, 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 March 31, 2016 by the following vote:

**RESOLUTION 2016-11  
COMPREHENSIVE MODERNIZATION PROJECTS -- ADOPTION OF PROJECT  
TENETS, APPROVAL OF THREE PROJECT DEFINITIONS, AND  
AUTHORIZATION TO ADD CLASSROOM INTERIOR IMPROVEMENT SCOPE  
TO PROJECTS  
PAGE 4**

AYES: 10

ABSTENTIONS:0

NAYS:0

ABSENCES:0

*Pamela Schmidt*\_\_\_\_\_  
Pamela Schmidt  
Chair

*Scott Folsom*\_\_\_\_\_  
Scott Folsom  
Vice Chair



## Board of Education Report

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**File #:** Rep-340-15/16, **Version:** 1

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### **Comprehensive Modernization Projects -- Approval of Three Project Definitions, Authorization to Add Classroom Interior Improvement Scope to Projects, and Adoption of Project Tenets**

**April 12, 2016**

**Facilities Services Division**

#### **Action(s) Proposed:**

Staff proposes that the Board of Education take the following three actions related to the current 11, and all future, comprehensive modernization projects developed under the School Upgrade Program:

1. Amend the Facilities Services Division Strategic Execution Plan (FSD-SEP) to approve Project Definitions for comprehensive modernization projects at Grant, North Hollywood, and Polytechnic High Schools, as outlined in Exhibit A (attached), and incorporate them into the FSD-SEP. The combined project budget for the three projects is approximately \$485.9 Million.
2. Authorize staff to add additional scope ("classroom interior improvements") to address the interior of classrooms and adjacent interior corridors that would otherwise not be addressed as part of the projects under the current project tenets utilized by staff. The additional scope will be developed to improve the interior physical conditions of classroom buildings only, and may include new interior paint, improvements to flooring systems, and upgraded permanent classroom fixtures such as window treatments/blinds and whiteboards.
3. Adopt the Comprehensive Modernization Project Tenets to help ensure a consistent, transparent and equitable approach in the planning, design and construction of each project. The Project Tenets prioritize the critical physical conditions that exist on a school site as well as classroom spaces where instruction and learning take place. The tenets are as follows:
  - 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 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 appearance including landscape, hardscape, and painting.
- The interior conditions of classrooms and adjacent interior corridors (that would otherwise not be addressed as part of the projects under the previous project tenets) should be improved in order to enhance the learning environment.

**Background:**

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, Sherman Oaks Center for Enriched Studies (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 school sites were identified based on need and were determined to have 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 the first 11 comprehensive modernization projects under the School Upgrade Program, staff initiated pre-design/due diligence activities in order to analyze the schools' physical conditions and create a recommended scope with 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, site surveys (including topographic, geological and utility surveys), and infrastructure analyses have been conducted. School-site administrators and staff, Local District representatives, District leadership and community stakeholders have been engaged in the preliminary assessment stage, especially as it relates to the ongoing educational programming efforts. The Board of Education amended the FSD-SEP to approve the Project Definitions for comprehensive modernization projects at Huntington Park, Jefferson, Roosevelt, and San Pedro High Schools and SOCES on December 8, 2015, (Board Report No. 182-15/16) and on February 9, 2016, approved the Project Definitions for comprehensive modernization projects at Burroughs Middle School, Cleveland Charter High School, and Venice High School (Board Report No. 246-15/16).

While the Comprehensive Modernization Project Tenets are already being utilized by staff, based on discussions with school site staff and stakeholders, and some occurrences of confusion regarding the goals and intent of comprehensive modernization projects, Facilities staff believes the Board of Education's adoption of the Project Tenets would be beneficial. Adoption will help ensure a consistent, transparent and equitable approach in the planning, design and construction of all comprehensive modernization projects under the School Upgrade Program.

**Expected Outcomes:**

Staff anticipates that the Board of Education will approve the following three actions related to the current 11, and all future, comprehensive modernization projects developed under the School Upgrade Program:

1. Approve the proposed Project Definitions for comprehensive modernization projects located at Grant, North Hollywood, and Polytechnic High Schools. The comprehensive modernization projects, once completed, will help ensure that the approximately 8,000 students attending these three schools are provided with a safe and healthy environment that promotes learning. The projects will also decrease the demand for repair and maintenance, alleviate the burden placed on school-site custodial staff, and benefit the local economy by creating tax revenue and new jobs.

2. Authorize staff to add additional classroom interior improvement scope. This additional scope will address the interior of classrooms and adjacent interior corridors, therefore improving the learning/teaching environment for all students and staff. Staff will issue an informative to the Bond Citizens' Oversight Committee (BOC) and Board of Education outlining the additional classroom interior improvement scope, along with its associated budget and schedule impacts, if any, to be undertaken at each comprehensive modernization project prior to starting the work.
3. Adopt the Comprehensive Modernization Project Tenets, which prioritize the critical physical conditions that exist on a school site as well as classroom spaces where instruction and learning take place. The Board's authorization of the project tenets will help ensure a consistent, transparent and equitable approach in the planning, design and construction of every comprehensive modernization project.

### **Board Options and Consequences:**

Approval of the proposed three Project Definitions will allow staff to proceed with design activities, environmental studies, and the required regulatory approvals for the three comprehensive modernization projects. However, if the Project Definitions are not approved, Grant, North Hollywood, and Polytechnic High Schools 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 or operate. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

If the Board of Education does not authorize staff to add classroom interior improvement scope to the existing 11 and future comprehensive modernization projects, some classrooms will not be improved and inferior spaces will remain.

If the Board of Education does not adopt the Comprehensive Modernization Project Tenets, ambiguity regarding the intent and goals of the comprehensive modernization projects may persist at school sites and within the community. Maintaining equity between the projects may be challenging as well.

### **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 three comprehensive modernization projects is approximately \$485.9 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.

### **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 to construction.

Preliminary historic resource evaluations (character-defining features memorandums) were prepared 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 be revised 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 BOC.

Facilities staff continues to closely assess, on a project-by-project basis, the tools and techniques that could be utilized to accelerate each comprehensive modernization project. The acceleration options will be weighed against the real and potential impacts to the project budget, school operations, school instruction, labor partner relations, and the General Fund. Potential options will be discussed with Board Offices, Local District leadership, and school-site administrators. Special attention will be given to options that may require changes to school operations.

With regard to the classroom interior improvement scope, staff will issue an informative to the Bond Citizens' Oversight Committee (BOC) and Board of Education outlining the additional classroom interior improvement scope, along with its associated budget and schedule impacts, if any, to be undertaken at each comprehensive modernization project prior to starting the work.

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on March 31, 2016. 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

**Informatives:**

None.



**RESPECTFULLY SUBMITTED,**

**APPROVED & PRESENTED BY:**

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MICHELLE KING  
Superintendent

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MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**

**APPROVED & PRESENTED BY:**

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DAVID HOLMQUIST  
General Counsel

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KRISZTINA TOKES  
Director of Asset Management  
Facilities Services Division

\_\_\_ Approved as to form.

**REVIEWED BY:**

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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:
    - Administration
    - Library
    - Two industrial arts classroom buildings
    - Arts building
    - Maintenance and Operations (M&O) Building
    - Agricultural/horticultural classroom building and auxiliary structures
    - Approximately 27 classrooms located in relocatable buildings
  - 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, science, specialty) and support spaces
    - Administration
    - Library
    - Maintenance and Operations (M&O)
  - 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
    - Gymnasium – the building will be seismically retrofitted and the fire alarm and HVAC systems will be upgraded
    - Multi-purpose building – the building will be seismically retrofitted, the HVAC system will be upgraded, and Grant Hall will be modernized
    - Agricultural/horticultural area – landscape and utility improvements
  - Site upgrades:
    - Site-wide infrastructure, including sanitary sewer, water, and electrical utilities
    - 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, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$126.5 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q2-2016 and be completed in Q4-2018 (including DSA review and approval). Construction activities are anticipated to begin Q1-2019 and be completed in Q1-2022.



## EXHIBIT A

### COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

#### 2. North Hollywood High School Comprehensive Modernization Project

*Local District Northeast, Board District 3 (Schmerelson)*

- The proposed project will include:
  - Demolition of the following:
    - Boys' physical education building
    - Girls' physical education building
    - Classroom building (Randolph Hall)
    - Wood shop building
    - Shop building
    - Auto shop building
    - Instrument music classroom
    - Student store & concession buildings
    - Approximately 29 classrooms located in relocatable and modular buildings
  - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
    - Approximately 62 classrooms (general, science, specialty) and support spaces
    - Gymnasium
  - Modernization and/or upgrades to the following facilities:
    - Classroom and administration building (Kennedy Hall) – the building will be seismically retrofitted and modernized
    - Classroom building (Fraser Hall) – the building will be seismically retrofitted and modernized
    - Auditorium – the building will be seismically retrofitted and modernized
    - Library – the building will be seismically retrofitted and modernized
  - Site upgrades:
    - Site-wide infrastructure, including sanitary sewer, water, and electrical utilities
    - 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, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$197.1 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q2-2016 and be completed in Q4-2018 (including DSA review and approval). Construction activities are anticipated to begin Q1-2019 and be completed in Q1-2022.



## EXHIBIT A

### COMPREHENSIVE MODERNIZATION PROJECT DEFINITIONS

#### 3. Polytechnic High School Comprehensive Modernization Project

*Local District Northeast, Board District 6 (Ratliff)*

- The proposed project will include:
  - Demolition of the following:
    - Administration building
    - Boys' gymnasium
    - Girls' gymnasium
    - Cafeteria & lunch shelter
    - Music building
    - Auditorium
    - Library & study hall building
    - Math & science building
    - Student store & concessions buildings
    - Utility building
    - Restrooms/sanitary
    - Approximately 16 classrooms located in relocatable and modular buildings
  - Construction of the following facilities (which will be designed, constructed, and furnished/equipped to current code requirements and District design standards):
    - Approximately 41 classrooms (general, science, specialty) and support spaces
    - Gymnasium
    - Auditorium & performing arts
    - Food service & lunch shelter
    - Maintenance & Operations
    - Administration & library
    - Restrooms/sanitary
  - Site upgrades:
    - Site-wide infrastructure, including sanitary sewer, water, and electrical utilities
    - Site-wide upgrades to remove identified and prioritized barriers to program accessibility
    - Landscape, hardscape, and exterior paint
    - Roof repair and replacement at approximately 13 classroom buildings
  - 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, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.
- Project Budget: \$162.3 Million
- Project Schedule: Pre-construction activities are anticipated to begin in Q2-2016 and be completed in Q4-2018 (including DSA review and approval). Construction activities are anticipated to begin Q1-2019 and be completed in Q1-2022.