

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

**Quynh Nguyen, Chair**

LAUSD Student Parent

**Barry Waite, Vice Chair**

CA Tax Reform Assn.

**Susan Linschoten, Secretary**

L.A. Co. Auditor-Controller's Office

**Stuart Magruder, Executive Committee**

American Institute of Architects

**Rachel Greene, Executive Committee**

Tenth District PTSA

**Bevin Ashenmiller**

LAUSD Student Parent

**Araceli Sandoval-Gonzalez**

Early Education Coalition

**Greg Good**

L.A. City Mayor's Office

**Michael Keeley**

CA Charter School Association

**Karen Krygier**

L.A. City Controller's Office

**Kate Mergen**

Assoc. General Contractors of CA

**Ron Miller**

L.A. Co. Federation of Labor AFL-CIO

**Scott Pansky**

L.A. Area Chamber of Commerce

**Dolores Sobalvarro**

AARP

**Kathryn Steinberg**

31<sup>st</sup> District PTSA

**Celia Ayala (Alternate)**

Early Education Coalition

**Arlene Barrera (Alternate)**

L.A. Co. Auditor-Controller's Office

**Joseph P. Buchman – Legal Counsel**

Burke, Williams & Sorensen, LLP

**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Timothy Popejoy**

Bond Oversight Administrator

**Daniel Hwang**

Asst. Administrative Analyst

---

**RESOLUTION 2017-49**

**BOARD REPORT NO. 226-17/18**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE FOUR PROJECT DEFINITION PROPOSALS TO  
ADDRESS STATE REQUIREMENTS FOR THE REMOVAL OF CERTAIN  
RELOCATABLE BUILDINGS**

WHEREAS, District Staff proposes the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the four Project Definition proposals at Amestoy Elementary School, Ivanhoe Elementary School, Topanga Elementary Charter School and Wilson High School, to address State requirements associated with the removal of certain relocatable buildings and provide replacement classrooms/capacity, and as appropriate, additional capacity to address enrollment growth; as described in Board Report No. 226-17/18, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, The Project Definition proposals for Amestoy and Ivanhoe elementary schools are for authorization of pre-construction and limited construction activities only as they require a significant period of design;

WHEREAS, The Project Definition proposals for Wilson High School and Topanga Elementary Charter School do not require a significant period of design and are being proposed for full design and construction activities. Moreover, the proposal for Topanga Elementary School also includes site due diligence activities to investigate changes in the sloping terrain; and

WHEREAS, The proposed capacity/classroom replacement projects were identified to ensure compliance with Education Code section 17292 requirements to eliminate the use of Department

**Bond Oversight Committee**

333 S. Beaudry Avenue, 23<sup>rd</sup> Floor, Los Angeles, CA 90017 ♦ Phone: 213. 241.5183 ♦ Fax: 213.241.8354 ♦ [www.laschools.org/bond](http://www.laschools.org/bond)

**RESOLUTION 2017-49**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE FOUR PROJECT DEFINITION PROPOSALS TO  
ADDRESS STATE REQUIREMENTS FOR THE REMOVAL OF CERTAIN  
RELOCATABLE BUILDINGS**

**PAGE 2**

of Housing (DOH) relocatable buildings, and the Project Definition proposals contained within Board Report No. 226-17/18 represent the last proposals necessary to ensure compliance with section 17292 requirements; and

WHEREAS, Following careful deliberation of multiple stakeholders, the District Staff have determined the District cannot reasonably eliminate the use of the DOH relocatable buildings at Amestoy Elementary School, Ivanhoe Elementary School, Topanga Elementary Charter School or Wilson High School without causing significant detrimental impacts to students, staff and school operation. As a result, the four Projection Definition proposals are being presented; and

WHEREAS, If the Board of Education does not approve District Staff's proposal, the requirement to remove the DOH relocatable buildings at the four sites will still exist and District Staff will need to implement measures to remove, but not replace, the buildings, and as soon as reasonably possible. This will result in reduced capacity at the four sites and the implementation of materially disruptive arrangements that may cause educational and operational challenges; and

WHEREAS, District Staff's proposal supports the District's commitment to implement the section 17292 compliance plan (Board Report No. 024-15/16). Moreover, the project proposals help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018, as recommended by the Committee on September 28, 2017, and approved by the Board on October 10, 2017 (Board Report No. 048-17/18); and

WHEREAS, The total budget impact of District Staff's proposal is \$17,402,629. Projects are funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to schools, and potentially Developer Fees; and

WHEREAS, Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The School Construction Bond Citizens' Oversight Committee (BOC) recommends that the Board of Education amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the four Project Definition proposals at Amestoy Elementary School, Ivanhoe Elementary School, Topanga Elementary Charter School and Wilson High School, to address State requirements associated with the removal of certain relocatable buildings and provide replacement classrooms/capacity, and as appropriate, additional capacity to address enrollment growth; as described in Board Report No. 226-17/18, a copy of which is attached hereto in the form it was presented to

**RESOLUTION 2017-49**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO APPROVE FOUR PROJECT DEFINITION PROPOSALS TO  
ADDRESS STATE REQUIREMENTS FOR THE REMOVAL OF CERTAIN  
RELOCATABLE BUILDINGS**

**PAGE 3**

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 Bond 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 November 30, 2017, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 6

*Barry Waite*

Barry Waite  
Vice Chair

*Susan Linschoten*

Susan Linschoten  
Secretary



## Board of Education Report

---

**File #:** Rep-226-17/18, **Version:** 1

---

### **Amendment to the Facilities Services Division Strategic Execution Plan to Approve Four Project Definition Proposals to Address State Requirements for the Removal of Certain Relocatable Buildings December 12, 2017**

#### **Facilities Services Division**

#### **Action Proposed:**

Staff proposes that the Board of Education (Board) amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to approve the four Project Definition proposals, as described in Exhibit A, to address State requirements associated with the removal of certain relocatable buildings. The projects will provide replacement classrooms/capacity, and as appropriate, additional capacity to address enrollment growth.

The Project Definition proposals for Amestoy and Ivanhoe elementary schools are for authorization of pre-construction and limited construction activities only. Staff will return to the Board and Bond Citizens' Oversight Committee (BOC) at a later date for authorization and funding for construction related activities. The total combined budget for the pre-construction and limited construction activities at the two sites is: \$13,099,248. The Project Definition proposals for Wilson High School and Topanga Elementary Charter School are for full design and construction activities. The proposal for Topanga Elementary School also includes site due diligence activities to investigate changes in the sloping terrain. The total combined budget for the two projects is \$4,303,381. The overall budget impact of staff's proposal is \$17,402,629.

#### **Background:**

Approximately 30 percent (8,200) of the District's classrooms are in temporary relocatable buildings. As part of the Bond Program, relocatable classroom buildings are removed primarily to comply with State requirements, with a focus on Department of Housing (DOH) relocatable buildings that do not meet current State standards for school buildings. Moreover, relocatable buildings are also removed to restore play space; eliminate safety hazards; and/or reduce Maintenance and Operations costs. All removals are coordinated with the Charter Division, Master Planning and Demographics, and the Office of General Counsel.

The proposed capacity/classroom replacement projects were identified to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings. To properly site new classrooms, correct site inefficiencies, and achieve economies of scale, the proposed capacity replacement/addition projects also include the removal and replacement of other non-DOH relocatable buildings and required code upgrades. The development of the project's scope considered site accessibility; safety; supervision; site configuration and size; site utilization; play space size; resident enrollment projections; educational programs; physical condition of buildings and infrastructure, and Division of the State Architect (DSA) certification status. The proposed projects will be designed to reduce each schools' reliance on relocatable buildings, remove supervision barriers, improve overall site utilization, and in one instance, to provide additional classroom and food service capacity to accommodate neighborhood enrollment and essential school programs.

The District has made significant progress toward achieving full compliance with section 17292. Approximately 85 percent of the rooms in DOH relocatable buildings have been removed or are no longer being used as a school building. The Project Definition proposals contained within represent the last proposals necessary to ensure compliance with section 17292 requirements.

Following careful deliberation of multiple stakeholders, it was determined that the District could not reasonably eliminate the use of the DOH relocatable buildings at Amestoy Elementary School, Ivanhoe Elementary School, Topanga Elementary Charter School or Wilson High School without causing significant detrimental impacts to students, staff and school operation. As a result, the four Projection Definition proposals are being presented. The detailed background and scope of the Project Definition proposals is outlined in Exhibit A.

**Expected Outcomes:**

Staff anticipates that the Board will approve the Project Definition proposals, as described in Exhibit A, to address State requirements associated with the removal of certain relocatable buildings at Amestoy, Ivanhoe, and Topanga Charter elementary schools, and Wilson High School. The proposed projects will be designed and constructed to provide replacement classrooms/capacity, and in one instance, to provide additional classroom and food service capacity to accommodate neighborhood enrollment and essential school programs.

**Board Options and Consequences:**

Approval of the Project Definition proposals will enable Facilities to proceed with pre-construction and limited construction activities at Amestoy and Ivanhoe elementary schools, including the removal of DOH relocatable buildings and placement of temporary facilities to support school enrollment and ensure compliance with section 17292 as soon as reasonably possible. Moreover, approval of the proposed action will provide authorization to undertake full design and construction activities at Wilson High School and Topanga Elementary School, as well as site due diligence activities at the latter site.

If the Board does not approve the Project Definition proposals, the requirement to remove the DOH relocatable buildings at the four sites will still exist and staff will need to implement measures to remove, but not replace, the buildings, and as soon as reasonably possible. This will result in reduced capacity at the four sites and the implementation of materially disruptive arrangements that may cause educational and operational challenges such as: immediately cancelling existing student permits; capping school enrollment; redrawing of attendance boundaries; and repurposing other existing spaces to reduce and/or eliminate critical instructional support programs.

**Policy Implications:**

The Project Definition proposals support the District's commitment to implement the section 17292 compliance plan (Board Report No. 024-15/16). Moreover, the project proposals help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018, as approved by the Board on October 10, 2017 (Board Report No. 048-17/18).

**Budget Impact:**

The total budget impact of staff's proposal is \$17,402,629. Projects are funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to schools, and potentially Developer Fees.

**Student Impact:**

This action allows the District to remove classrooms in relocatable buildings that do not meet State standards and provides students with a safe and healthy learning environment and facilities that comply with DSA requirements.

**Issues and Analysis:**

The Amestoy Elementary School and Ivanhoe Elementary School Project Definition proposals for pre-construction and limited construction activities require a significant period of design and as such are being proposed for these limited activities. Staff anticipates that the pre-construction and limited construction activities, as defined in Exhibit A for each proposed project, will be completed by the fourth quarter of 2019. Once DSA approval is obtained, the District has one year to begin construction activities and may request renewal of the approval for up to three additional years.

Pre-construction and limited construction activities include: due diligence, planning, design activities, and installation of temporary facilities, including submittal to the Division of the State Architect (DSA), and environmental analysis in accordance with the California Environmental Quality Act (CEQA) regulations. Temporary facilities will be installed, as soon as reasonably possible, to allow for the removal of relocatable buildings that do not comply with State regulations and to support the school's existing capacity. Placement of temporary facilities require accessibility, infrastructure and site related upgrades. Limited construction activities are required to address safety and compliance issues created by the removal of existing relocatable buildings and placement of temporary facilities.

Facilities staff is continuously monitoring funding requirements, existing sources and uses of funds, trends, and changes in the construction industry and economy in order to mitigate potential impacts to the Facilities managed Bond Program. Staff has a high degree of confidence that over the course of the next six years (design and DSA approval duration), additional sources of funds will be identified. Future sources of funds may include annual Developer Fee revenue, funds associated with the continued close-out of legacy projects, and State matching funds. These future funding sources currently appear to be sufficient to fund the construction activities for these projects.

The Project Definition proposals for Topanga Elementary Charter School and Wilson High School do not require a significant period of design, and as such are being proposed for full design and construction activities. Additionally, the proposal for Topanga Charter Elementary School includes site due diligence activities to further investigate movements in the terrain including elevation changes across the concrete slabs of the school's buildings and floor and wall cracks and water ponding. The due diligence activities will help determine the appropriate location for the replacement classrooms, and as such are necessary to be undertaken as part of the Project Definition proposal. Moreover, if the results of the site due diligence activities determine that a more comprehensive solution is warranted, staff will develop a project redefinition proposal to present to the Board and BOC

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on November 30, 2017. Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

**Attachments:**

Exhibit A  
BOC Resolution

**Informatives:**

None.

**Submitted:**

11/27/17

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**

---

MICHELLE KING, Ed.D.  
Superintendent

---

MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**

**PRESENTED BY:**

---

DAVID HOLMQUIST  
General Counsel

---

AARON BRIDGEWATER  
Director of Asset Management  
Facilities Services Division

\_\_\_ Approved as to form.

**REVIEWED BY:**

---

CHERYL SIMPSON  
Director, Budget Services and Financial Planning

\_\_\_ Approved as to budget impact statement.





# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### EXHIBIT A

#### 1. AMESTOY ELEMENTARY SCHOOL CLASSROOM REPLACEMENT PROJECT

*Local District South, Board District 7 (Vladovic)*

##### **Project Background**

Amestoy serves students in kindergarten through fifth grade in 45 standard-sized classrooms located on 4.7 acres. Approximately 70 percent of the school's capacity (32 classrooms) is located in relocatable buildings. Moreover, six of the classrooms are located in DOH relocatable buildings, and an additional eight are located in uncertified relocatable buildings. The remaining relocatable buildings that house 18 classrooms are located on the southern portion of the school site and are DSA certified.

Amestoy operates a traditional instructional program and a trilingual magnet center. All 45 classrooms are utilized; 31 are allocated for direct instructional purposes, nine are allocated for school support spaces, one is allocated for a State pre-school/pre-k program, and four are allocated for special education. The total site enrollment has fluctuated slightly over the past five years and this trend is anticipated to continue over the course of the next five to ten years.

School Year	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013
Norm Day Site Enrollment	796	788	783	816	785	812

The classroom replacement project is being proposed for approval for pre-construction and limited construction activities only. Based on an assessment of the relocatable buildings on site, site conditions and constraints, and the school's enrollment, operations, and utilization of space, the proposed project will be designed to remove 14 classrooms in relocatable buildings (six DOHs and eight uncertified) and construct 12 new classrooms. The school's enrollment is anticipated to remain consistent with recent trends, however, should neighborhood enrollment increase to the point that more classrooms are needed for direct instruction, the number of classrooms utilized for school support spaces can be reduced to provide the necessary capacity to support the instructional program. As is customary, to ensure the appropriate number of classrooms are being constructed, changes in enrollment and the school's utilization of space will be regularly assessed during the development of the proposed project.

Assessments may result in subsequent adjustments to the number of new classrooms to be designed and constructed (construction activities subject to a subsequent authorization).

##### **Project Scope**

The Project Definition proposal is for pre-construction and limited construction activities only as follows:

- **Pre-Construction Activities:**

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
  - The construction of 12 classrooms and support spaces to replace 14 classrooms in relocatable buildings, and interim housing as needed. The new classrooms will be designed, constructed, and furnished/equipped to current code requirements and District design standards.
  - Infrastructure upgrades as required to support the new facilities, including an



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

enhanced Information Technology network convergence system.

- Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities.
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

▪ Limited Construction Activities:

- Removal of 6 classrooms located in DOH relocatable buildings and placement of temporary facilities during the pre-construction phase to support the school site and ensure compliance with State statutes as soon as reasonably possible.
- Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

Pre-Construction Activities Budget: \$6,679,971

Pre-Construction Activities Schedule: Anticipated to begin in the first quarter of 2018 and to be completed in the fourth quarter of 2019 (including DSA review & approval)

## 2. IVANHOE ELEMENTARY SCHOOL CLASSROOM REPLACEMENT/ADDITION PROJECT

*Local District Central, Board District 5 (Rodriguez)*

### Project Background

Ivanhoe serves students in kindergarten through fifth grade in 17 standard-sized classrooms and one under-sized classroom (18 total). The site is 3.5 acres and includes dramatic grade changes. Approximately 60 percent of the school's capacity (11 classrooms) is located in relocatable buildings. Moreover, two of the classrooms are located in DOH relocatable buildings, and an additional six are located in uncertified relocatable buildings.

Ivanhoe operates a highly sought after traditional instructional program. All 18 classrooms are utilized; 17 are allocated for direct instructional purposes and the one under-sized classroom is allocated for special education. The school is challenged to manage its neighborhood enrollment demand. To accommodate neighborhood enrollment, minor boundary changes have had to be implemented and changes have been made to school operations and utilization of space, including the elimination of school support spaces and a pre-k program. The total site enrollment has fluctuated slightly over the past five years and enrollment is projected to increase over the course of the next five to ten years.

School Year	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013
Norm Day Site Enrollment	459	455	457	462	457	427

The classroom replacement project is being proposed for approval for pre-construction and limited construction activities only. Based on an assessment of the relocatable buildings on site, site conditions and constraints, and the school's enrollment, operations, and utilization of space, the proposed project will be designed to remove 11 classrooms in relocatable buildings and an undersized food services hot



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

shack, and construct 15 new classrooms to support neighborhood enrollment demand and essential school support spaces, including a new food service facility to meet County of Los Angeles Health Department standards. As is customary, to ensure the appropriate number of classrooms are being constructed, changes in enrollment and the school's utilization of space and operations will be regularly assessed during the development of the proposed project. Assessments may result in subsequent adjustments to the number of new classrooms to be designed and constructed (construction activities subject to a subsequent authorization).

### **Project Scope**

The Project Definition proposal is for pre-construction and limited construction activities as follows:

- **Pre-Construction Activities:**
  - Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA), and design activities, including submittal to DSA for:
    - The construction of 15 classrooms and support spaces to replace 11 classrooms in relocatable buildings and support increased neighborhood enrollment growth and provide essential instructional support spaces, and interim housing as needed. The new classrooms will be designed, constructed, and furnished/equipped to current code requirements and District design standards.
    - The construction of a new, minimally-sized, food service facility to replace the undersized existing hot shack that does not meet County of Los Angeles Health Department standards.
    - Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system.
    - Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities.
    - ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.
- **Limited Construction Activities:**
  - Removal of 2 classrooms located in a DOH relocatable building and placement of temporary facilities during pre-construction to support the school site and ensure compliance with State statutes as soon as reasonably possible.
  - Site work, ADA and path of travel and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements during pre-construction.

**Pre-Construction Activities Budget:** \$6,419,277

**Pre-Construction Activities Schedule:** Anticipated to begin in the first quarter of 2018 and to be completed in the fourth quarter of 2019 (including DSA review & approval)



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

### 3. TOPANGA ELEMENTARY CHARTER SCHOOL CLASSROOM REPLACEMENT PROJECT

*Local District West, Board District 4 (Melvoin)*

#### **Project Background**

Topanga serves students in kindergarten through fifth grade in 21 standard-sized classrooms. The site is 12.20 acres and is located within the Topanga Canyon area of the Santa Monica Mountains in an area of sloping terrain. Nearly 40 percent of the school's capacity (eight classrooms) is located in relocatable buildings. Moreover, two of the classrooms are located in DOH relocatable buildings, and the remaining six are located in uncertified relocatable buildings.

Topanga operates a traditional instructional program. All 21 classrooms are utilized; 14 are allocated for direct instructional purposes, six are allocated for school support spaces, and one is allocated for special education. The total site enrollment has fluctuated slightly over the past five years and is anticipated to remain consistent over the course of the next five to ten years.

School Year	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013
Norm Day Site Enrollment	297	292	293	301	307	309

Staff is requesting approval for full design and construction activities associated with the replacement of the DOH relocatable building with a DSA-certifiable relocatable building, as well as site due diligence activities to further investigate movements in the terrain including elevation changes across the concrete slabs of the school's buildings and floor and wall cracks and water ponding. The due diligence activities will help determine the appropriate location for the replacement classrooms, and as such are necessary to be undertaken as part of the Project Definition proposal. Moreover, if the results of the site due diligence activities determine that a more comprehensive solution is warranted, staff will develop a project redefinition proposal to present to the Board and BOC.

Based on an assessment of the school's enrollment, operations, and utilization of space, as well as the terrain changes that necessitate further studies, the proposed project will be designed and constructed to remove the two classrooms located in a DOH relocatable building and replace it with a two-classroom relocatable building, construct ADA path of travel, and place one portable sanitary building as required to achieve DSA certification.

#### **Project Scope**

The Project Definition proposal is for pre-construction and construction activities, as well as site due diligence activities, as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA)
- Construction/placement of 2 classrooms located in a relocatable building and one relocatable sanitary building.
- Removal of 2 classrooms located in a DOH relocatable building.
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

- Site due diligence activities to further investigate movements in the terrain including elevation changes across the concrete slabs of the school's buildings and floor and wall cracks and water ponding. Activities include planning studies, site analysis and investigation of existing geotechnical, civil and structural related issues. If the due diligence activities determine that a more comprehensive solution is necessary, staff will develop a project redefinition proposal to present to the Board and BOC.

**Budget:** \$1,303,420

**Schedule:** Site due diligence is anticipated to begin in the first quarter of 2018, DSA approval is anticipated for the third quarter of 2018; with construction anticipated to begin and complete in the first quarter of 2019.

#### 4. WILSON SENIOR HIGH SCHOOL CAPACITY REPLACEMENT PROJECT

*Local District East, Board District 2 (García)*

##### **Project Background**

Wilson serves students in ninth through twelfth grade in 129 standard-sized classrooms and three undersized classrooms (132 total), located on 39.6 acres. Approximately 50 percent of the school's capacity (67 classrooms) is located in relocatable buildings, two of which are located in a DOH relocatable building.

Wilson operates a traditional instructional program, a police academy magnet, an administrative law magnet, and a firefighter academy magnet. The four instructional programs utilize 57 of the classrooms for direct instructional purposes and 15 classrooms for school support spaces. Additionally, 34 classrooms are out of service, three are allocated for special education, and 20 are allocated for District uses (primarily school police). The school has been experiencing a declining in enrollment over the past five years.

School Year	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013
Norm Day Site Enrollment	1,492	1,527	1,548	1,674	1,748	1,878

The school has a Student Health and Human Services (SHHS) program that is located in the two classroom DOH relocatable building located on site. The specialized and sensitive nature of the student health care program requires facilities that are easily accessible by students that are configured for offices, exam rooms, and support spaces that provide privacy to students in need of the services.

The capacity replacement project is being proposed for approval for all design and construction activities associated with the replacement of a DOH relocatable building with one DSA certifiable relocatable building (and the removal of three uncertified relocatable buildings located in the footprint of the replacement relocatable building). Based on an assessment of the relocatable buildings on site, site conditions and constraints, and the SHHS use of the DOH relocatable building, the proposed project will be designed and constructed to remove seven classrooms in relocatable buildings (two DOHs and five uncertified) and replace them with a two-classroom relocatable building that is reconfigured and



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

upgraded to support the school's SHHS program, and construct ADA path of travel necessary to achieve DSA certification.

### **Project Scope**

The Project Definition proposal is for pre-construction and construction activities as follows:

- Site surveys and assessments, infrastructure analysis, environmental assessments (including CEQA)
- Construction/placement of a 2-classroom relocatable building, approximately 1,900 square feet, that will be reconfigured, upgraded, and furnished to provide offices, exam rooms, and support spaces for the school's SHHS program.
- Removal of 7 classrooms in relocatable buildings (two DOHs and five uncertified).
- Infrastructure upgrades as required to support the new facilities.
- Upgrades to landscape and hardscape, fencing, and gates, as appropriate, to support the removal of relocatable buildings and construction/placement of a new relocatable building.
- ADA, DSA, CEQA, DTSC, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

**Budget:** \$2,999,961

**Schedule:** Construction activities are anticipated to begin in the second quarter of 2018 and complete in the third quarter of 2019.