

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP

(Vacant)
Oversight Committee Consultant

Timothy Popejoy
Bond Oversight Administrator

Daniel Hwang
Asst. Administrative Analyst

RESOLUTION 2018-04

BOARD REPORT NO. 341-17/18

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO APPROVE FOUR PROJECT DEFINITION
PROPOSALS TO ADDRESS CRITICAL SCHOOL SAFETY
AND REPAIR NEEDS**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to approve four Project Definition proposals to address critical school safety and repair needs as described in Attachment A of Board Report 341-17/18 attached hereto; and authorize the Chief Facilities Executive, and/or his designee, to execute the associated Board-approved scope, including the purchase of equipment and materials necessary for project execution; and

WHEREAS, the total combined budget for the four Project Definition proposals is \$5,022,972 of which \$3,594,003 will support pre-construction and construction activities for two projects, and \$1,428,969 will support preconstruction activities only for two projects, as described in the Board Report; and

WHEREAS, District Staff has determined that the project proposals will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional requirements through 2018 (Board Report No. 048-17/18); and

WHEREAS, the School Upgrade Program, the latest phase of the District's Bond Program, includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

RESOLUTION 2018-04

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve four Project Definition proposals to address critical school safety and repair needs, with an overall combined budget impact of \$5,022,972, as defined in Board Report 341-17/18, 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 1, 2018, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

Quynh Nguyen

Quynh Nguyen
Chair

Barry Waite

Barry Waite
Vice Chair



Board of Education Report

File #: Rep-341-17/18, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Approve Four Project Definition Proposals to Address Critical School Safety and Repair Needs

March 13, 2018

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve four Project Definition proposals to address critical school safety and repair needs (as described in Attachment A), and authorize the Chief Facilities Executive, and/or his designee, to execute the Board-approved scope, including the purchase of equipment and materials necessary for project execution.

The Project Definition proposals for Andrew Carnegie Middle School and Castle Heights Elementary School are for authorization of pre-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 combined budget for pre-construction activities at the two sites is \$1,428,969. The Project Definition proposals for Canoga Park High School and Benjamin Franklin High School are for all project related activities (pre-construction and construction). The combined budget for the two projects is \$3,594,003. The overall budget impact of staff's proposal is \$5,022,972.

Background:

The District encompasses approximately 1,300 different schools and centers, and Facilities is responsible for maintaining, repairing, and upgrading more than 13,500 school buildings, the majority of which are over 50 years old. Despite the significant investments the District has made in its school facilities over the last two decades, schools continue to age and deteriorate and older buildings may not align with instructional requirements. As the District's capital needs far exceed available funding, priorities for the expenditure of capital funding must be evaluated to ensure the District's most pressing priorities are being addressed.

Staff recently completed an evaluation of known school facilities conditions and needs to identify the most pressing unfunded critical school repair and safety needs that should continue to be addressed through the end of 2018 within the limited available funding. Failing air conditioning systems, deteriorated roofs, and school buildings/rooms damaged by fire incidents and/or deemed unsafe for occupancy were all identified as pressing critical school repair and safety needs. The project proposals contained in this Board Report align with the identified types of pressing critical school repair and safety conditions.

Included in this Board Report are Project Definition proposals for a roofing replacement project at Canoga Park High School, a chiller replacement project at Benjamin Franklin High School, and pre-construction activities to replace HVAC systems at Andrew Carnegie Middle School and Castle Heights Elementary School. Attachment A provides additional details.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the Project Definition proposals, as described in Attachment A, to address critical school safety and repair needs that will improve student health, safety and educational quality.

Board Options and Consequences:

A “yes” vote will authorize staff to proceed with the expenditure of bond funds to undertake the proposals in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is not approved, bond funds will not be expended and critical school repair and safety needs will remain unaddressed.

Policy Implications:

The action is consistent with the District’s commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the Project Definition proposals are aligned with the Board-adopted Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements through 2018 (Board Report No. 048-17/18).

Budget Impact:

The total combined budget for the four Project Definition proposals is \$5,022,972 of which \$3,594,003 will support pre-construction and construction activities for two projects, and \$1,428,969 will support pre-construction activities only for two projects, as described in Attachment A. The four projects will be funded with Bond program funds earmarked specifically for critical school repair and safety improvements.

Student Impact:

These project proposals address critical school repair and safety improvement needs that must be undertaken to provide students with a safe and healthy learning environment, and up-to-date facilities that promote teaching and learning.

Issues and Analysis:

Traditionally, projects are initially presented to the BOC and the Board to authorize funding for both pre-construction and construction activities. However, before a project can proceed into construction, the design, plans, and specifications must be completed and approved by DSA, and California Environmental Quality Act (CEQA) review must be complete, and as applicable, certified by the Board. At least two years are needed to complete these activities and obtain DSA approval. (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.)

An alternative project approval approach is to request initial funding for pre-construction activities only. Pre-construction activities include: due diligence, planning, and design activities, and may include environmental analysis in accordance with CEQA regulations. This approach allows more pressing needs to be addressed through design and DSA approval and allocates significantly less funding today. Given that a significant amount of unfunded needs exist and the amount of funding that remains available to address critical school repair and safety needs is limited, and moreover that design typically occurs over a period of two years, staff has determined that using this alternative approach for some project proposals would allow more of these needs to be addressed sooner because more projects would be ready to start construction when funding becomes available in the future. Future sources of funds may include funds associated with the continued close-out of legacy projects and State matching funds.

This action includes project proposals at Andrew Carnegie Middle School and Castle Heights Elementary School that require a significant period of design and as such are being proposed for funding for pre-construction activities only. Staff will return to the BOC and the Board at a later date for authorization and funding for construction related activities.

The Office of Environmental Health and Safety (OEHS) will evaluate the project proposals in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If through the planning and design process it is determined that the proposed project scope(s) will not sufficiently address the critical need identified, the project scope, schedule and budget will be revised accordingly.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on March 1, 2018. Staff has concluded that this proposed FSD SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

Attachments:

Attachment A - Project Definitions for Four Project Definition Proposals to Address Critical School Repair Needs
BOC Resolution

Informatives:

None.

Submitted:

2/23/18

RESPECTFULLY SUBMITTED,

APPROVED BY:

VIVIAN EKCHIAN
Interim Superintendent

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

PRESENTED BY:

DAVID HOLMQUIST
General Counsel

GREGORY GARCIA
Interim Director of Maintenance & Operations
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

Attachment A

PRE-CONSTRUCTION & CONSTRUCTION

1. Canoga Park High School – Project to Provide New Roofing Campus-Wide and Selected HVAC Units

- *Local District Northwest, Board District 3 – Schmerelson*
- *Project Background and Scope* – This project is to provide approximately 139,000 square feet of new roofing campus-wide, including new Heating, Ventilation and Air Conditioning units and equipment, skylights, gutters and downspouts, and painting of affected areas.
- *Project Budget* -- \$3,035,590
- *Project Schedule* – Construction is anticipated to begin in Q4 2018 and conclude in Q3 2019.

2. Benjamin Franklin High School– Project to Replace Failed Chiller

- *Local District Central, Board District 5 – Rodriguez*
- *Project Background and Scope* – This project is to replace a failed 210-ton chiller serving the Main Building.
- *Project Budget* -- \$558,413
- *Project Schedule* – Construction began in Q4 2017 and is expected to conclude in Q1 2018.

The replacement of the failed chiller began in October 2017 using Routine Repair and General Maintenance Funds (RRGM), which will be reimbursed with Bond funds.

PRE-CONSTRUCTION ONLY

3. Andrew Carnegie Middle School – Pre-Construction Activities for Project to Replace Heating, Ventilation and Air Conditioning Systems for Multiple Buildings

- *Local District South, Board District 7 – Vladovic*
- *Project Background and Scope* – This project is for pre-construction activities associated with the replacement of Heating, Ventilation and Air Conditioning systems at the Administration and Library/Oral Arts Buildings.
- *Project Budget* -- \$437,777
- *Project Schedule* – Pre-construction activities are anticipated to begin in Q3 2018 and conclude in Q1 2019.

Staff anticipates the total budget for this project (including pre-construction and construction activities) to be \$3,639,130. We expect this would be updated prior to future Board approval of construction activities based on a completed design.

4. Castle Heights Elementary School – Pre-Construction Activities for Project to Replace Heating, Ventilation and Air Conditioning Systems for Multiple Buildings

- *Local District West, Board District 1– McKenna*
- *Project Background and Scope* – This project is for pre-construction activities associated with the replacement of Heating, Ventilation and Air Conditioning systems at multiple buildings.
- *Project Budget* -- \$991,192
- *Project Schedule* – Pre-construction activities are anticipated to begin in Q3 2018 and conclude in Q1 2019.

Staff anticipates the total budget for this project (including pre-construction and construction activities) to be \$8,770,977. We expect this would be updated prior to future Board approval of construction activities based on a completed design.