



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	008-11/12
Date:	September 13, 2011
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Update the Photovoltaic Program
Responsible Staff:	Kelly J. Schmader, Interim 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 (FSD) Strategic Execution Plan (SEP) to update the Photovoltaic (PV) Program and take the following associated actions:

- Consolidate all previously Board-approved PV installations and their scope and funding sources by adding eight installation sites that had an initial funding strategy that did not include bond funds to the PV Program within the FSD SEP:
 - Ann Street Elementary School
 - Banning High School
 - Canoga Park High School
 - Cleveland High School
 - El Dorado Elementary School
 - Polytechnic High School
 - Edward R. Roybal Learning Center
 - Pico Rivera Warehouse

The allocation of approximately \$23.9 Million of Los Angeles Department of Water and Power (LADWP) settlement and incentive funds was previously approved for installations at these sites and will be incorporated into the PV Program sources of funds.

- Remove six installation sites from the PV Program that were previously approved for solar installations that were reexamined and determined to be no longer feasible and/or cost effective:



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

g. Edward R. Roybal Learning Center

Approximately \$23.9 million of LADWP settlement and incentive funds that was previously approved for these projects will be incorporated into the PV Program sources of funds for use on administrative sites.

- 2) Amend the SEP to add the previously Board approved PV project at the Pico Rivera Warehouse (Board Report # 469-07-08) to the PV program. This project was funded and built through a Power Purchase Agreement.
- 3) Amend the SEP to approve six new PV projects at the following sites:
 - a. Central Region Elementary School #14
 - b. Chatsworth High School
 - c. Gardena High School
 - d. Reseda High School
 - e. San Fernando High School
 - f. San Fernando Middle School

Approximately \$12.9 million of PV Program funds will be allocated to these projects.

- 4) Alter the scope of the PV project at South Region High School #15
 - a. Increase the scope of this previously Board-approved project to include a rooftop installation and a second shade shelter installation. The original scope was a single shade shelter installation.

Approximately \$2 million in PV program funds will be allocated to this installation.

- 5) Cancel six PV projects that have been determined to be no longer feasible and/or cost effective. These project sites are:
 - a. Central Region High School #16
 - b. Jordan High School
 - c. Roosevelt High School
 - d. Sepulveda Bus Garage



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

- e. Wellness Clinic at Belmont High School
- f. Wellness Clinic at Washington Prep High School

Approximately \$10.5 million of PV Program funds was previously approved for installations at these sites and will be made available for other installations included in this action.

- 6) Modify the PV project at Central Region Elementary School #22.
 - a. This rooftop installation project will continue as planned however, it will be funded and executed as part of the new school construction project and budget, and not executed as a separate project as previously presented to the Board.
 - b. Funds for this installation will not be taken from the overall PV Program but this PV system will be included in District PV Program reporting.

The actions listed above result in an overall PV Program budget of \$146,147,765. In total, PV systems will be installed at 59 locations Districtwide including the one installation location that is funded as part of a new school construction project (see Attachment A). The installations at these 59 locations will generate approximately 21.4 megawatts of PV energy that is anticipated to avoid at least \$114,000,000 in General Fund costs over a 20-year period.

Background:

One of the guiding principles of the District's current Bond Program is to provide green, sustainable neighborhood schools for its students and the community at large. This has largely been achieved by incorporating sustainable concepts that help promote a healthy learning environment that is energy and water efficient and minimizes maintenance demands, into the design of school construction projects. Within the last three years, the District's commitment to a sustainable environment has expanded to include the installation of PV systems.

Beginning in June 2008, the Board approved four separate actions related to the installation of PV systems including a number of changes to the PV Program as a result of:

- Unexpected changes in the direction of the current Bond



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Program including:

- Initiation of Districtwide assessment and planning effort
- Desire to minimize the use of Certificates of Participation (COPs) as a result of the District's budget crisis
- Reallocation of Bond Program funds
- Unforeseen conditions at school and project sites including:
 - Definition of new projects including campus-wide redevelopment projects
 - Unfunding of projects
 - Development of conceptual campus master plans to redevelop school sites
 - Installation of PV system included in the scope of a larger Board-approved project
- Enhanced Division of the State Architect (DSA) requirements for PV installations on rooftops including:
 - Increased number of required roof penetrations
 - Increased number of required roof attachments
- Completion of PV installations including:
 - Actual and anticipated cost of installation and/or PV system size differ

The updates to the PV Program being proposed as part of this action are as a result of the same unanticipated changes, unforeseen conditions, enhanced State requirements and the completion of PV installation that have resulted in previous amendments to the Program. Additionally, in an effort to ensure that the District's commitment to install PV systems and decrease its energy consumption can easily be reported, all PV installations are being incorporated into the PV Program within the FSD SEP.

In addition to the PV systems currently in operation, the status of the remaining 53 Board-approved PV system installations at 52 sites is as follows:

- In operation – 7 sites generating 3.3 MW of PV energy
- In construction - 3 PV systems
- Contract awarded for design and construction - 18 PV systems
- Pending contract award and approval - 26 PV systems
- Awaiting site approval by Board of Education - 6 PV systems



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Expected Outcomes:	Should the Board approve the proposed actions, the PV Program will be updated to include all Board-approved PV installation locations. Bond Program funds and LADWP incentive and settlement funds will make up the overall PV Program sources of funds and will be used as appropriate on any one of the Board-approved installation locations.
Board Options and Consequences:	Failure or delay of approval will postpone the execution and implementation of the projects proposed and the associated General Fund benefits from the cost avoidance to the utility budget.
Policy Implications:	These actions are consistent with the District's commitment to address unmet school facilities needs, provide students with a safe and healthy learning environment and to create and support quality schools. The installation of PV systems will help move the District closer to achieving its goal of reducing its energy consumption by 10 percent from its 2009 usage and to promoting a healthier environment through green technology.
Budget Impact:	<p>The total sources of funds for the PV program is \$146,147,765, which includes the following funding sources:</p> <ul style="list-style-type: none">▪ \$13,734,062 in LADWP settlement funds▪ \$32,413,703 in estimated incentive funds▪ \$100,000,000 in local Bond funds <p>LADWP funds were not previously included in the FSD SEP. All actions proposed as part of this action are funded by Bond Program funds allocated specifically for the installation of PV systems. The PV Program, once completed and as currently defined, is estimated to save the General Fund \$114,000,000 over 20 years.</p>
Bond Oversight Committee Recommendation:	<p>This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting of August 10, 2011. The BOC adopted the attached resolution by a vote of 11 ayes and 0 nays.</p> <p>Staff has concluded that this proposed SEP amendment will help facilitate implementation of the SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.</p>
Issues and Analysis:	



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Attachments: Attachment A – PV Program Installation Locations

- ☐ **Informative**
- ☐ **Desegregation
Impact
Statement**

Respectfully submitted,

APPROVED BY:

JOHN E. DEASY, PH.D.
Superintendent of Schools


MICHELLE KING
Senior Deputy Superintendent
School Operations

REVIEWED BY:

APPROVED &
PRESENTED BY:

DAVID HOLMQUIST
General Counsel

☐ Approved as to form.


KELLY J. SCHMADER
Interim Chief Facilities Executive
Facilities Services Division

TONY ATIENZA
Budget Director (Interim)

☐ Approved as to budget impact statement.

Attachment A
Photovoltaic Program - installation Locations
FSD Strategic Execution Plan

	Loc Code	Site Name	Local District	Board District	PV System Size (kW)	Installation Type	Estimated Cost	Status	Estimated Completion Date
1	2137	Ann Street ES	5	2	134	Rooftop	#N/A	Completed	Completed
2	8529	Banning HS	8	7	769	Rooftop	#N/A	Completed	Completed
3	3577	Bellingham ES	2	3	85	Rooftop	#N/A	Pending Contract Award	Q3 2012
4	1390	Bus Services Division Stores	5	2	1,425	Rooftop and Shade Structure	#N/A	Awarded	Q1 2012
5	8080	Byrd MS	2	6	300	Shade Structure	#N/A	Construction	Q1 2012
6	8571	Canoga Park HS	1	3	273	Rooftop	#N/A	Completed	Completed
7	2940	Central Region ES #14	4	5	93	Rooftop	#N/A	Awaiting Board Approval	Q1 2012
8	2307	Central Region ES #20	4	2	100	Rooftop	#N/A	Pending Contract Award	Q3 2013
9	2306	Central Region ES #22	3	4	265	Rooftop	Included in new construction project budget	Construction	Q3-2012
10	8577	Central Region HS #13	4	5	455	Shade Structure	#N/A	Pending Contract Award	Q1 2012
11	8583	Chatsworth HS	1	3	500	Shade Structure	\$3,674,917	Awaiting Board Approval	Q1 2012
12	8590	Cleveland HS	1	3	30	Rooftop	#N/A	Completed	Q1 2011
					395	Shade Structure	\$798,321	Awarded	Q1 2012
13	8607	East Valley Area New HS #1B	2	3	407	Shade Structure	#N/A	Pending Contract Award	Q1 2012
14	8116	East Valley Area New MS #1	2	3	308	Shade Structure	#N/A	Pending Contract Award	Q1 2012
15	8117	East Valley Area New MS #2	1	6	299	Shade Structure	#N/A	Pending Contract Award	Q1 2012
16	3541	El Dorado ES	2	6	216	Rooftop	#N/A	Completed	Completed
17	5385	Franklin PC #1	4	5	181	Shade Structure	#N/A	Pending Contract Award	Q1 2012
18	8151	Gage MS	6	5	309	Shade Structure	#N/A	Awarded	Q1 2012
19	1404	Gardena Bus Garage	8	7	374	Shade Structure	#N/A	Awarded	Q4 2011
20	8664	Gardena HS	8	7	299	Shade Structure	#N/A	Awaiting Board Approval	Q1 2012
21	8683	Grant HS	2	3	201	Shade Structure	#N/A	Awarded	Q4 2011
22	1366	LD 5 Office	5	2	387	Shade Structure	#N/A	Awarded	Q2 2011
23	1393	M&O Central 3 Office	3	2	514	Rooftop and Shade Structure	#N/A	Awarded	Q1 2012
24	1428	M&O North Office	2	6	148	Shade Structure	#N/A	Awarded	Q1 2012
25	8779	Narbonne HS	8	7	436	Shade Structure	#N/A	Awarded	Q1 2012
26	1472	Newman Nutrition Center	5	2	473	Shade Structure	#N/A	Awarded	Q1 2012
27	8853	Orthopaedic Hospital HS	5	2	434	Shade Structure	#N/A	Pending Contract Award	Q1 2012
28	0525	Pico Rivera Warehouse	N/A	N/A	1,000	Rooftop	Paid by PFA	Completed	Completed
29	8636	Polytechnic HS	2	6	974	Rooftop	#N/A	Construction	Q3 2012
30	8814	Reseda HS	1	3	347	Shade Structure	#N/A	Awaiting Board Approval	Q1 2012
31	8544	Roybal Learning Center	4	2	556	Rooftop	#N/A	Completed	Completed
32	8843	San Fernando HS	2	6	392	Shade Structure	#N/A	Awaiting Board Approval	Q1 2012
33	8358	San Fernando MS	2	6	176	Shade Structure	#N/A	Awaiting Board Approval	Q4 2011
34	8881	South East HS	6	5	462	Shade Structure	#N/A	Awarded	Q1 2012
35	8871	South Gate HS	6	5	229	Shade Structure	#N/A	Awarded	Q1 2012
36	2311	South Region ES #10	7	1	145	Shade Structure and/or Rooftop	#N/A	Pending Contract Award	Q3 2012
37	2312	South Region ES #11	7	1	175	Shade Structure	#N/A	Pending Contract Award	Q1 2012
38	2313	South Region ES #12	7	7	165	Shade Structure	#N/A	Pending Contract Award	Q3 2012
39	6884	South Region ES #5	6	5	255	Shade Structure and/or Rooftop	#N/A	Pending Contract Award	Q3 2012
40	2309	South Region ES #9	6	5	155	Shade Structure and/or Rooftop	#N/A	Pending Contract Award	Q3 2012
41	8937	South Region HS #15	8	7	338	Rooftop & Two Shade Structures	#N/A	Pending Contract Award	Q3 2012
42	8867	South Region HS #2	7	7	396	Shade Structure	#N/A	Pending Contract Award	Q1 2012
43	8868	South Region HS #4	8	7	113	Shade Structure	#N/A	Pending Contract Award	Q1 2012

Attachment A
Photovoltaic Program - installation Locations
FSD Strategic Execution Plan

	Loc Code	Site Name	Local District	Board District	PV System Size (kW)	Installation Type	Estimated Cost	Status	Estimated Completion Date
44	8921	South Region HS #9	6	5	375	Shade Structure	#N/A	Pending Contract Award	Q3 2012
45	8882	Southeast Area New Learning Center	6	5	248	Shade Structure	#N/A	Pending Contract Award	Q1 2012
46	8153	Southeast MS	6	5	233	Shade Structure	#N/A	Awarded	Q1 2012
47	8880	Taft HS	1	4	411	Shade Structure	#N/A	Awarded	Q4 2011
48	7402	Valley Region ES #10	1	3	155	Shade Structure	#N/A	Pending Contract Award	Q1 2012
49	2302	Valley Region ES #13	1	6	215	Shade Structure	#N/A	Pending Contract Award	Q3 2012
50	4521	Valley Region Hesby Span K-8 Reopening	1	4	126	Shade Structure	#N/A	Pending Contract Award	Q1 2012
51	8901	Valley Region HS #5	2	6	397	Shade Structure	#N/A	Pending Contract Award	Q1 2012
52	8905	Valley Region HS #9	2	6	420	Shade Structure	#N/A	Pending Contract Award	Q1 2012
53	8433	Valley Region MS #3	2	6	227	Shade Structure	#N/A	Pending Contract Award	Q1 2013
54	2303	Valley Region Porter Ranch Span K-8 #2	1	3	275	Shade Structure	#N/A	Pending Contract Award	Q3 2012
55	7408	Valley Region Span K-8 #1	2	6	170	Shade Structure	#N/A	Pending Contract Award	Q3 2012
56	8907	Venice HS	3	4	181	Shade Structure	#N/A	Awarded	Q4 2011
57	8928	Washington Preparatory HS	8	1	244	Shade Structure	#N/A	Awarded	Q4 2011
58	8943	Westchester HS	T	4	757	Shade Structure	#N/A	Awarded	Q4 2011
59	8487	White MS	8	7	306	Shade Structure	#N/A	Awarded	Q1 2012
		Scope to be added to one or more Board-approved installation location			505		\$3,989,805		

Funding Sources:

Bond Funds: \$100,000,000
Estimated Incentive Funds: \$32,413,703
DWP Settlement Funds: \$13,734,062
Total PV Sources: **\$146,147,765**

Uses:

Estimated Costs: #N/A
Reserve: \$1,000,000
Total PV Uses: **#N/A**

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

David Crippens, Chair
L.A. Area Chamber of Commerce
Elizabeth Bar-El, Vice Chair
LAUSD Student Parent
(Primary Member)
John Naimo, Secretary
L.A. County Auditor-Controller's
Office (Primary Member)

Ilene Ashcraft
Tenth District PTSA
Maria Cabildo
LAUSD Student Parent
(Primary Member)
Sylvia Cunningham
AARP
Stephen English
L.A. City Controller's Office
Paul Escala
California Charter School
Association
John Hakel
Associated General Contractors of
California
Robbie Hunter
L.A. Co. Federation of Labor,
AFL-CIO

Lynda Levitan
Thirty-First District PTSA
Pamela Schmidt
Early Education Coalition
Joan Sullivan
L.A. Mayor's Office
Wendy Watanabe
L.A. County Auditor-Controller's
Office (Alternate Member)
Chester Widom
American Institute of Architects
Barry Waite
LAUSD Student Parent
(Alternate Member)
(Vacant)
California Tax Reform

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

Thomas A. Rubin
Oversight Committee Consultant

Gary C. Anderson
Director
Frank Padilla
Administrator

RESOLUTION 2011-XX

BOARD REPORT NO. 008-11/12

Facilities Services Division Strategic Execution Plan Amendment to Update the Photovoltaic Program

WHEREAS, one of the guiding principles of the District's current Bond Program is to provide green, sustainable neighborhood schools for its students and the community at large by incorporating sustainable practices that help promote a healthy learning environment that is energy and water efficient; and

WHEREAS, within the last three years, the District's commitment to a sustainable environment has expanded to include the installation of Photovoltaic (PV) systems; and

WHEREAS, beginning in 2008, the Board approved four separate actions related to the installation of PV systems including a number of changes to the PV Program as a result of unexpected changes in the direction of the current Bond Program, unforeseen conditions at school and project sites; enhanced Division of the State Architect (DSA) requirements for PV installation on rooftops; and Completion of PV installations; and

WHEREAS, the PV Program has encountered the same unanticipated changes, unforeseen conditions, enhanced State requirements and the completion of PV installation, staff proposes that the Board of Education approve an amendment to the Facilities Services Division Strategic Execution Plan (SEP) to update the Photovoltaic (PV) Program as follows:

1. Consolidate all previously Board-approved PV installations and their scope and funding sources by adding eight installation sites that had an initial funding strategy that did not include bond funds to the PV Program within the FSD SEP:

Resolution 2011-XX

Facilities Services Division Strategic Execution Plan Amendment to Update the Photovoltaic Program

Page -2-

- Ann Street Elementary School
 - Banning High School
 - Canoga Park High School
 - Cleveland High School
 - El Dorado Elementary School
 - Polytechnic High School
 - Edward R. Roybal Learning Center
 - Pico Rivera Warehouse
2. Remove six installation sites from the PV Program that were previously approved for solar installations that were reexamined and determined to be no longer feasible and/or cost effective:
- Central Region High School #16
 - Jordan High School
 - Roosevelt High School
 - Sepulveda Bus Garage
 - Wellness Clinic at Belmont High School
 - Wellness Clinic at Washington Prep High School
3. Add six installation sites to the PV Program:
- Central Region Elementary School #14
 - Chatsworth High School
 - Gardena High School
 - Reseda High School
 - San Fernando High School
 - San Fernando Middle School
4. Increase the scope of the previously Board-approved South Region High School #15 installation site to include a rooftop installation and a second shade shelter installation
5. Amend previously Board-approved Central Region Elementary School #22 installation site to cancel the shade shelter installation

WHEREAS, the PV Program, once completed and as currently defined, is estimated to save the General Fund \$114 Million over 20 years; and

WHEREAS, Facilities Services Division has concluded that amending the Facilities Strategic Execution Plan to update the PV Program will facilitate implementation of the SEP; and (2) that the proposed amendment will not adversely affect the District's ability to successfully complete the 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 Strategic Execution Plan to amend the Photovoltaic as described in the attached Board Report.

Resolution 2011-XX

Facilities Services Division Strategic Execution Plan Amendment to Update the Photovoltaic Program

Page -3-

2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Oversight Committee and the District.

ADOPTED on August 10, 2011, by the following vote:

AYES: 0

ABSTAIN: 0

NAYS: 0

ABSENT: 0

David Crippens
Chair

Elizabeth Bar-El
Vice Chair