



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

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<b>Report Number:</b>	015-12/13
<b>Date:</b>	August 21, 2012
<b>Subject:</b>	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 15 Major Repairs Projects
<b>Responsible Staff:</b>	
Name	Mark Hovatter, 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 approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve 15 Major Repairs projects with a combined project budget of \$17,927,928, as listed in Attachment A.

**Background:** Historically, Facilities Maintenance and Operations (M&O) has relied on two primary funding sources to manage exigent school site repairs: Routine Repair General Maintenance (RRGM-General Fund) and Deferred Maintenance (DM-General Fund). State budget flexibility provisions have resulted in severe funding reductions to the RRGM and Deferred Maintenance programs. As a result M&O is unable to address large, unforeseen critical repair needs with these funding sources.

Staff recently indentified the need to undertake 15 new Major Repairs projects that are critical to ensure healthy, safe and secure schools, as listed in Attachment A.

**Expected Outcomes:** If the Board of Education approves the proposed action, 15 critically needed projects that will improve the safety and health of students' learning environments will be executed.

**Board Options and Consequences:** A "yes" vote will authorize construction of 15 critical projects. If the proposed Board Report is not approved, safety and structural issues will remain unaddressed.

**Policy Implications:** These actions are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.



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- Budget Impact:** The combined project budget for the 15 Major Repairs projects is \$17,927,928. These projects will be funded by Bond Program funds earmarked specifically for Major Repairs projects at existing schools. Sufficient funding remains in these programs to cover these expenditures.
- Issues and Analysis:** Project costs include appropriate soft costs and contingencies.
- Bond Oversight Committee Recommendations:** This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting of August 15, 2012. The BOC adopted the attached resolution by a vote of X ayes and X nays.
- Staff has concluded that this proposed SEP amendment will facilitate implementation of the SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.
- Attachments:** Attachment A
- Informative**
- Desegregation Impact Statement**



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Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY  
Superintendent

MICHELLE KING  
Senior Deputy Superintendent  
School Operations

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST  
General Counsel

Approved as to form.

MARK HOVATTER  
Interim Chief Facilities Executive  
Facilities Services Division

PRESENTED BY:

TONY ATIENZA  
Director of Budget Services and  
Financial Planning (Interim)

Approved as to budget impact statement.

ROGER FINSTAD  
Director, Maintenance & Operations  
Facilities Services Division



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### ATTACHMENT A - 15 MAJOR REPAIRS PROJECTS AT VARIOUS SITES

#### **1. Beachy Elementary School - Replace Arcade**

*Educational Service Center N, Board District 6*

- *Project Background and Scope* -- Built in the 1950s, the wooden arcade is deteriorated due to water and termite damage and is starting to fail. The roof on the structure also leaks. The arcade roof has been used to support safety and technology conduits, and contains asbestos containing construction material. The new design will account for the added weight of these items. Therefore, the project requires Division of the State Architect approval and associated Americans with Disabilities Act (ADA) upgrades to the school.
- *Project Budget* -- \$1,620,483
- *Project Schedule* -- Construction is anticipated to begin in November 2013 and conclude in July 2014.

#### **2. Bell High School – Replace Lower Roof and Repair Upper Roof, Girls’ Gymnasium**

*Educational Service Center S, Board District 5*

- *Project Background and Scope* -- The proposed project will replace the existing roofing that has deteriorated beyond repair and has poor surface drainage and ponding issues.
- *Project Budget* -- \$69,628
- *Project Schedule* -- Construction is anticipated to begin in December 2012 and conclude in April 2013.

#### **3. Dana Middle School – Repair Slope and Surface Drain**

*Educational Service Center S, Board District 7*

- *Project Background and Scope* -- A portion of the school is built on a terraced slope. The shotcrete on the middle and upper slope has filled with water and failed in some locations, due to poor surface drainage control and thin, poorly constructed shotcrete. In order to mitigate the distressed condition, improvement of the surface drainage is critical. The scope of the proposed project includes the design and installation of appropriate drainage, repair of damaged asphalt, and restoration of irrigation and landscaping. Significant ADA ramps will be required.
- *Project Budget* -- \$1,550,000
- *Project Schedule* -- Construction is anticipated to begin in January 2014 and conclude in September 2014.

#### **4. Downtown Business Magnet - Repair Leaking Rooftop Parking and Water Damage**

*Educational Service Center E, Board District 2*

- *Project Background and Scope* -- This school was built in 1961. Rainwater has intruded below the parking surface into classroom B13, the library and a storage room. Water intrusion has also damaged the overhead steel truss that supports the edge of the school entrance walkway that is at the same elevation as the parking lot. The proposed project will correct the surface drainage system to direct storm runoff away from the property. The project will repair previously water damaged facilities components, and incorporate signage in order to restrict heavy vehicles from using the parking structure. The water-damaged steel truss will be examined and repaired as appropriate.
- *Project Budget* -- \$310,209
- *Project Schedule* -- Construction is anticipated to begin in December 2013 and conclude in June 2014.



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### ATTACHMENT A - 15 MAJOR REPAIRS PROJECTS AT VARIOUS SITES - Continued

#### **5. Downtown Business Magnet - Replacement of Chiller and Boilers and Pneumatic Controls**

*Educational Service Center E, Board District 2*

- *Project Background and Scope* -- The existing chiller and boilers were last replaced in 1980. They are beyond their functional life and require regular repair. The outdated pneumatic controls system has multiple air lines that leak routinely. Some of the leaks are inaccessible and cannot be repaired, causing air compressors to run continuously and breakdown. If one air compressor ceases to function, the entire system fails. The scope of the proposed project includes the design, purchase and installation of one 300-ton chiller and replacement of two 15-year-old heating boilers and associated air handler, controls, and equipment.
- *Project Budget* -- \$3,092,334
- *Project Schedule* -- Construction is anticipated to begin in December 2013 and conclude in July 2014.

#### **6. Emelita Elementary School – Repair Arcade**

*Educational Service Center N, Board District 4*

- *Project Background and Scope* -- The arcade, built in 1954, has deteriorated as a result of water and termite damage, causing stucco pieces to fall. Temporary external braces have been erected to maintain safety. The proposed project will include the design and repair of the structure.
- *Project Budget* -- \$839,022
- *Project Schedule* -- Construction is anticipated to begin in November 2013 and conclude in July 2014.

#### **7. Franklin High School –Main Building Roof Replacement**

*Educational Service Center ISIC, Board District 5*

- *Project Background and Scope* -- The roof on the main building was last replaced in the early 1990's. The existing roof consists of built-up layers of roofing materials that have lost their granulation. Some layers have blown off in heavy winds, and temporary roofing materials in other areas are kept in place with sand bags. The proposed project will remove and replace existing roof and insulation with a new thermoplastic (PVC) membrane roofing system.
- *Project Budget* -- \$495,371
- *Project Schedule* -- Construction is anticipated to begin in December 2012 and conclude in May 2013.

#### **8. Hollenbeck Middle School – Repair Concrete Staircase and Drainage**

*Educational Service Center ISIC, Board District 2*

- *Project Background and Scope* --Instability of an on-site slope has caused damage to a set of stairs, a concrete walkway and retaining wall. As a result tripping hazards have been created on the walkway and at building entrances. The proposed project will stabilize the slope by removing and replacing a retaining wall, adding a drainage system for proper runoff discharge, and improving landscape and irrigation. The project will also remove and replace the damaged concrete walkway and staircase. Design is already complete.
- *Project Budget* -- \$246,880
- *Project Schedule* -- Construction is anticipated to begin in January 2013 and conclude in May 2013.



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#### **9. Le Conte Middle School – Repair Rotted Beams on Lunch Pavilion Roof**

*Educational Service Center W, Board District 4*

- *Project Background and Scope* -- The main beam supporting the lunch pavilion has deteriorated due to water damage, dry rot and termite infestation. Shoring has been placed underneath the lunch shelter in order to hold the roof in place. The proposed project will design and construct a new structural support for the pavilion. Design is already complete.
- *Project Budget* -- \$234,854
- *Project Schedule* -- Construction is anticipated to begin in July 2013 and conclude in January 2014.

#### **10. Lincoln High School - Repair Slope and Install Drainage**

*Educational Service Center E, Board District 2*

- *Project Background and Scope* -- During the winter of 2004, approximately 300 feet of the retaining wall along North Broadway was undermined by rain water. The entire retaining wall was compromised and had to be rebuilt. The retaining wall construction has been completed, but additional associated drainage work remains to be done. The drainage system is being overwhelmed by rainwater, which is eroding the slope. If left unattended, the wall will likely be undermined again. The proposed project will repair the slope and fencing, provide drainage and construct necessary path of travel items.
- *Project Budget* -- \$608,500
- *Project Schedule* -- Construction is anticipated to begin in January 2013 and conclude in July 2013.

#### **11. Marshall High School - Repair Spalling Concrete Main Building**

*Educational Service Center E, Board District 5*

- *Project Background and Scope* -- The Administration Building opened in 1931 and was designed by Architect George Lindsay in a Collegiate Gothic style. It is considered a significant Historic Resource. Due to rusting of the internal reinforcing steel, concrete spalling on the historic main tower has caused concrete pieces to fall, creating a serious safety hazard. Fencing was erected to protect the public from falling pieces, but the masonry must be stabilized to ensure continued safety and to preserve the historic and structural integrity of the building. The proposed project includes the cost to install a scaffold at the front of the tower and to provide a canopy or tunnel for the main entrance until completion of the project. The project will repair damaged concrete window frames and mullions, and damage due to aging of the tower brickwork.
- *Project Budget* -- \$1,129,869
- *Project Schedule* -- Construction is anticipated to begin in January 2014 and conclude in September 2014.

#### **12. Stevenson Middle School - Air Conditioning System Replacement in Two Buildings**

*Educational Service Center ISIC, Board District 2*

- *Project Background and Scope* -- The existing HVAC system in the Federal Building and Classroom Building C was installed in 1969 and has outlived its serviceable life. The equipment breaks down regularly, impacting more than 25 classrooms, two of which are special education classrooms. The system is beyond repair, the equipment is obsolete and parts are unavailable. This proposed project will design and construct the removal and replacement of the existing systems that serve Classroom Building C and the Federal building.
- *Project Budget* -- \$2,542,320
- *Project Schedule* -- Construction is anticipated to begin in January 2014 and conclude in September 2014.



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### ATTACHMENT A - 15 MAJOR REPAIRS PROJECTS AT VARIOUS SITES - Continued

#### **13. Van Nuys High School - Roof Replacements**

*Educational Service Center N, Board District 6*

- *Project Background and Scope* -- The proposed project will remove and replace roofing on the Shop Building, bridge between the Science Building and Administration Building, and portable classrooms 703-704. These roofs were last replaced more than 20 years ago. Within the last four years, M&O has been called out for service calls multiple times.
- *Project Budget* -- \$235,000
- *Project Schedule* -- Construction is anticipated to begin in September 2012 and conclude in January 2013.

#### **14. Walnut Park Elementary School –Roof Subsidence Upgrades**

*Educational Service Center S, Board District 5*

- *Project Background and Scope* -- The library roof framing members have failed and are currently shored up with a temporary brace. Staff analysis concludes that the failure was due to an under-design of the existing beam structures. The proposed project will design and construct appropriate roof upgrades.
- *Project Budget* -- \$503,178
- *Project Schedule* -- Construction is anticipated to begin in December 2013 and conclude in April 2014.

#### **15. Wilson High School - Air Conditioning System Replacement**

*Educational Service Center E, Board District 2*

- *Project Background and Scope* -- The school's air conditioning system has deteriorated beyond repair and requires regular M&O presence to maintain functionality. Because this is a central plant system, the chiller services nearly the entire Wilson complex, which means that the whole school goes out when the system fails. The proposed project will design and construct the removal and replacement of two chillers and related air handlers and other associated equipment.
- *Project Budget* -- \$4,450,280
- *Project Schedule* -- Construction is anticipated to begin in January 2014 and conclude in October 2014.