



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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Report Number:	016-13/14
Date:	August 20, 2013
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve the Monroe High School Industrial Arts Building Rehabilitation Project
Responsible Staff:	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
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BOARD REPORT

Action Proposed: Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve the Monroe High School Industrial Arts Building Rehabilitation Project ("Rehabilitation Project"), with a project budget of \$7,800,000.

The Rehabilitation Project will return Monroe High School's Industrial Arts Building to a fully-functional state of operation, and includes, but is not limited to:

- Repairs to portions of the building's structural support beams, support columns, roof rafters, and roof coverings that were significantly damaged and/or destroyed by fire and smoke;
- Seismic retrofitting to the building, a masonry/concrete frame structure built in 1958, a building type that is not expected to perform as well (as other types) in future earthquakes.
- Asbestos abatement/remediation; and
- 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.

Construction is anticipated to begin in the second quarter of 2014 and be completed in the third quarter of 2016. The project is physically located in Educational Service Center North and Board District 6 (Ratcliff). The operation of Monroe High School is overseen by the Intensive Support and Innovation Center (ISIC).

The project's scope, schedule and budget is based on the expectation that



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the proposal to repair and retrofit the 55-year old Industrial Arts Building will meet DSA's structural, fire/life/safety and access compliance requirements. However, if through the planning and design process, it is determined that demolishing the existing building, and constructing a new Industrial Arts Building would provide the best value and investment, the project scope, schedule and budget will change accordingly.

Background:

The proposed project is a result of a November 9, 2012, fire at Monroe High School that caused significant fire and smoke damage to the Industrial Arts Building. The approximately 23,000 square foot building, which was constructed for operation as a shop building, housed the school's woodshop, robotics lab, media center, parent & family center, textbook rooms, administrative offices, and maintenance storage prior to the fire. Due to the damage incurred, the rooms previously occupied by the woodshop, robotics lab, parent & family center, administrative offices, and some storage space are no longer useable.

Expected Outcomes:

If the Board of Education approves the proposed project definition, staff will proceed with investigative studies, due diligence, planning, design, environmental reviews, and remediation of the Monroe High School Rehabilitation Project. Construction will commence upon receipt of DSA-stamped plans and specifications and the subsequent award of a construction contract.

Board Options and Consequences:

Approval of this proposed action will allow staff to proceed with planning, environmental studies, design and construction of the Rehabilitation Project. When complete, the Industrial Arts Building will be safe and fully-functional.

If the proposed action is not approved, Monroe High School will continue to operate without a fully-functional Industrial Arts Building. The fire damaged building will further deteriorate and pose a safety hazard until repaired.

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 Measures K, R, Y and Q.



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Budget Impact:

The Monroe High School Industrial Arts Building Rehabilitation Project budget is \$7,800,000. The project is proposed to be funded by a combination of Bond Program funds and proceeds from a claim with the insurance provider. These insurance proceeds, when received, will offset local bond program funds which will be returned to the Bond Program Reserve. The bond proceeds will come from already issued and/or to-be-issued Measures K, R and Y.

The District has already expended \$205,355 of General Funds out of the Fire Damage Fund to temporarily relocate some of the uses displaced by the fire to another part of the campus, and to clean-up, secure, and remove materials deemed hazardous to the site. The project budget includes these expenditures. If the proposed action is approved, funding will be returned to the Fire Damage Fund.

Issues and Analysis:

This project that has been deemed urgent in nature as it impacts instructional programs at the school site and poses a safety hazard until repaired.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee ("BOC") at its meeting on August 14, 2013. The BOC adopted the attached amended resolution by a vote of _ ayes and _ nays.

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

Attachments:

None.


Informative

Desegregation Impact Statement



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Respectfully submitted,


DR. JOHN E. DEASY
Superintendent

APPROVED BY:



MICHELLE KING
Senior Deputy Superintendent
School Operations

APPROVED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



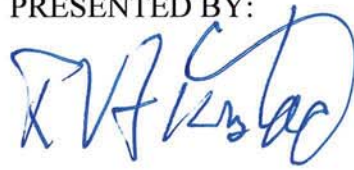
DAVID HOLMQUIST
General Counsel

☒ Approved as to form.


TONY ATIENZA
Director of Budget Services and
Financial Planning

☒ Approved as to budget impact statement.

PRESENTED BY:


ROGER FINSTAD
Director, Maintenance and Operations
Facilities Services Division