



Board of Education Report

File #: Rep-047-14/15, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve 12 Projects That Address Critical School Repair Needs

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 12 projects that address critical school repair needs. The detailed budget, scope and schedule for the 12 proposed projects are described in Attachment A. The total combined budget for the 12 projects is \$8,453,158.

Background:

On January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality. The Board's action approved the overarching goals and principles, funding sources, specific categories of need, and spending targets for the SUP. In total, \$7,852,970,000 was allocated to support the development of projects under the SUP.

The SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan. The 12 proposed projects that address critical school repair needs are necessary to improve student health, safety and educational quality.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to define and approve 12 projects to address critical school 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 12 proposed projects 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 needs 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.

Budget Impact:

The total combined budget for the 12 projects is \$8,453,158. The projects will be funded by Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Issues and Analysis:

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects prior to initiating design. As necessary, the Office of Environmental Health and Safety

(OEHS) will evaluate the proposed projects 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 School Construction Bond Citizens' Oversight Committee (BOC) at its meeting of August 21, 2014. 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 12 Projects That Address Critical School Repair Needs.

Informatives:

None

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Attachment A

1. **1st Street Elementary School – Project to Address Deteriorated Roof Systems**

Educational Service Center East, Board District 2 - García

- *Project Background and Scope* – This project is to replace the roofing on five classroom buildings. The roofing is more than 18 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$187,184
- *Project Schedule* – Construction is anticipated to begin in March 2015, and conclude in June 2015

2. **95th Street Elementary School – Project to Address Deteriorated Roof Systems**

Educational Service Center West, Board District 1 - McKenna

- *Project Background and Scope* – This project is to replace the roofing on seven classroom buildings. The roofing is more than 35 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$486,636
- *Project Schedule* – Construction is anticipated to begin in March 2015, and conclude in July 2015.

3. **156th Street Elementary School – Project to Address Damaged Asphalt Due to Tree Roots**

Educational Service Center South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to remove five trees whose root system is causing significant damage to the asphalt and concrete paving at various locations on the site. Three ficus trees and two liquidambar trees will be removed and replaced with new trees with less aggressive root systems to preserve the 23,000 square feet of new asphalt paving and 3,300 square feet of concrete paving that will be replaced as a result of the damage.
- *Project Budget* -- \$724,973
- *Project Schedule* – Construction is anticipated to begin October 2015, and conclude in February 2016.

4. **Ambler Elementary School – Project to Address Deteriorated Roof Systems**

Educational Service Center South, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to replace the roofing on seven classroom buildings. The roofing is more than 15 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$190,271
- *Project Schedule* – Construction is anticipated to begin in March 2015, and conclude in June 2015.

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5. Bancroft Middle School – Project to Address Deteriorated Roof Systems

Educational Service Center West, Board District 4 - Zimmer

- *Project Background and Scope* – This project is to replace the roofing on five classroom buildings. The roofing is more than 25 years old. The proposed project includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$520,262
- *Project Schedule* – Construction is anticipated to begin in March 2015, and conclude in June 2015.

6. Banning High School – Project to Address Deteriorated Floor Covering in the Dance Classroom and Foyer of the Gymnasium Building

Educational Service Center XP, Board District 7 - Vladovic

- *Project Background and Scope* – This project is to replace the floor covering in the dance classroom and the foyer of the gymnasium. The project will include asbestos abatement of existing 9X9 asbestos-containing floor tiles.
- *Project Budget* -- \$144,190
- *Project Schedule* – Construction is anticipated to begin in February 2015, and conclude in April 2015.

7. Grant High School – Project to Address Deteriorated Emergency Lighting System on the Football Field

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – This project is to remove and replace the burned out and antiquated inverters that are a part of the emergency lighting system for the football field. The Office of Environmental Health and Safety (OEHS) identified this as a safety hazard and has restricted access to the football field bleachers by students and staff for evening and night activities until the emergency lighting system has been restored to working order. The restriction will not affect the use of the field for football games this Fall, as OEHS has approved M&O to deploy a manned generator during games to be at the ready in case there is a power outage.
- *Project Budget* -- \$198,714
- *Project Schedule* – Construction is anticipated to begin in December 2014, and conclude in February 2015.

8. Griffin Elementary School – Project to Address Deteriorated Upper Deck Concrete Walkway

Educational Service Center East, Board District 2 - García

- *Project Background and Scope* – The concrete membrane of the upper deck walkway and landings has deteriorated, which has created a tripping hazard. The scope of work includes completely removing and replacing the concrete membrane of the upper deck, and repairing the deteriorated areas of the connected stairwell and landings.
- *Project Budget* -- \$102,316
- *Project Schedule* – Construction is anticipated to begin in October 2014, and conclude in November 2014.

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9. Marshall High School – Project to Address Deteriorated Upper Deck Concrete Walkway

Educational Service Center East, Board District 5 - Kayser

- *Project Background and Scope* – The concrete membrane of the upper deck walkway and landings has deteriorated, which has created a tripping hazard. The scope of work includes completely removing and replacing the concrete membrane of the upper deck walkway of the 500 and 700 Buildings.
- *Project Budget* -- \$198,726
- *Project Schedule* – Construction is anticipated to begin in October 2014, and conclude November 2014.

10. Parthenia Elementary School – Project to Address Heating, Ventilation and Air Conditioning Systems

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – This project will replace the existing heating, ventilation and air conditioning systems throughout the entire campus. The existing systems are over 25 years old and are in poor condition resulting in frequent system failures and unreliable service.
- *Project Budget* -- \$4,755,912
- *Project Schedule* – Construction is anticipated to begin in November 2015, and conclude in March 2017.

11. Pinewood Elementary School – Project to Address Deteriorated Floor Covering in the 3-story Main Classroom Building

Educational Service Center North, Board District 6 - Ratliff

- *Project Background and Scope* – This project is to replace the floor covering in the 3-story main classroom building. The project will include asbestos abatement of existing 9X9 asbestos-containing floor tiles.
- *Project Budget* -- \$296,357
- *Project Schedule* – Construction is anticipated to begin in February 2015, and conclude in April 2015.

12. Reed Middle School – Project to Address Deteriorated Boiler System

Educational Service Center North, Board District 3 - Galatzan

- *Project Background and Scope* – This project will replace three hot water boilers with four new hot water boilers and one hot water pump that are more energy efficient. Field findings revealed that the hot water boilers and hot water pump are aged, deteriorated, break often, require frequent/extensive maintenance, and are not energy efficient.
- *Project Budget* -- \$647,617
- *Project Schedule* – Construction is anticipated to begin in May 2015, and conclude in September 2015.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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L.A. City Controller's Office
Pamela Schmidt, Vice-Chair
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Quynh Nguyen, Secretary
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CA Tax Reform Assn.
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Oversight Committee Consultant

Gary C. Anderson, PhD
Bond Administrator
Daniel Hwang
Administrative Analyst

RESOLUTION 2014-30**BOARD REPORT NO. 047-14/15**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE 12 PROJECTS THAT
ADDRESS CRITICAL SCHOOL 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 define and approve 12 projects that address critical school repair needs with a combined budget of \$8,453,158 (collectively, the "Project") as described in Attachment A to Board Report 047-14/15 attached hereto; and

WHEREAS, on January 14, 2014, the Board of Education approved the establishment of the School Upgrade Program (SUP), the next phase of the District's Bond Program which will modernize, build and repair school facilities to improve student health, safety and educational quality; and

WHEREAS, the SUP includes a spending target to address "Critical School Repair and Safety Improvements to School Building Components"; and

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

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

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

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO
DEFINE AND APPROVE 12 PROJECTS THAT ADDRESS CRITICAL SCHOOL REPAIR NEEDS
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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 12 projects that address critical school repair needs with a combined budget of \$8,453,158 as defined in Board Report 047-14/15 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 August 21, 2014, by the following vote:

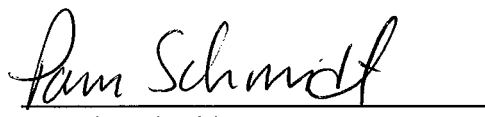
AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3


Stephen English
Chair


Pamela Schmidt
Vice-Chair