



Board of Education Report

File #: Rep-049-14/15, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Redefine the Monroe High School Industrial Arts Building Rehabilitation Project as the Monroe High School Industrial Arts Building Replacement Project and Approve the Revised Project

Action Proposed:

Staff proposes that the Board of Education amend the Facilities Services Division's (FSD) Strategic Execution Plan (SEP) to redefine the Monroe High School Industrial Arts Building rehabilitation project as a building replacement project with a revised project budget of \$14,949,557. This action will update the project definition of the Monroe Industrial Arts Rehabilitation Project previously approved by the Board of Education on August 20, 2013 (Board of Education Report Number 016-13/14, Project #10364177) with a budget of \$7,800,000 and the new project will be named the Monroe High School Industrial Arts Building Replacement Project.

Background:

The existing Industrial Arts building at Monroe High School was substantially damaged by fire on November 9, 2012 placing a portion of the building under containment and making it unusable. Hazardous material abatement was completed in January 2014 allowing access to the containment area and further investigation of the fire damage. The investigation exposed more extensive damage to the structure above the Wood Shop than was originally expected. Rehabilitation of the existing building would have required new structural framing, seismic retrofit, code upgrades to mechanical and fire sprinkler systems, compliance with the current American Disability Act regulations, and replacement of fire-damaged electrical system components. The extent of work required to bring the building to current standards warrants the existing structure be demolished and a replacement facility be constructed.

The Monroe Industrial Arts Building Replacement Project will provide a new facility that will include a Robotics Laboratory, Wood Shop, Media Center, one classroom, and related restrooms and support spaces. The demolition of the existing Industrial Arts Building will follow the construction and occupancy of the new building.

Preconstruction activities will proceed Q3-2014. Construction is anticipated to begin Q4-2016 and be completed with occupancy Q2-2018. This project is located Educational Service Center XP, Board District 6 (Monica Ratliff).

Expected Outcomes:

Staff anticipates that the Board of Education will amend the FSD-SEP to redefine the Monroe High School Industrial Arts Building rehabilitation project as a building replacement project and approve the revised project totaling \$14,949,557. This project will revise the Monroe Industrial Arts Rehabilitation Project previously approved by the Board of Education on August 20, 2013 (Board of Education Report Number 016-13/14, Project #10364177) for \$7,800,000.

Board Options and Consequences:

Approval of this proposed action will authorize staff to proceed with the expenditure of Bond Program funds to

design and construct the proposed Monroe High School Industrial Arts Building Replacement Project. If the proposed action is not approved, this project will not be constructed and staff will develop alternate options for student housing.

Policy Implications:

The proposed action is consistent with the District's long-term goal to address unmet school facilities needs as described in Proposition BB and Measures K, R, Y, and Q. It is also aligned with the goals and principles of the School Upgrade Program approved by the Board of Education on January 14, 2014

Budget Impact:

The project is funded by Bond Program funds associated with the School Upgrade Program Critical Repair category of need and yet to be determined insurance claim proceeds. To the extent insurance proceeds are received in the future they will be incorporated into the Bond Program and used on this project. The total budget for the project is \$14,949,557.

Issues and Analysis:

The redefined project will also enable staff to improve specific facilities at Monroe High School so that they are safe and secure, sound and efficient, and align with the school's instructional program.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on August 21, 2014. Staff has concluded that this proposed FSD-SEP amendment will help facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

Attachments:**Informatives:**

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Stephen English, Chair

L.A. City Controller's Office

Pamela Schmidt, Vice-Chair

Early Education Coalition

Quynh Nguyen, Secretary

LAUSD Student Parent

Scott Folsom, Executive Committee

Tenth District PTSA

Stuart Magruder, Executive Committee

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Thirty-First District PTSA

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CA Charter School Association

Garrett Francis

Assoc. General Contractors of CA

Elizabeth Lugo

LAUSD Student Parent

Abigail Marquez

L.A. City Mayor's Office

Ron Miller

L.A. Co. Federation of Labor AFL-CIO

John Naimo

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

Scott Pansky

L.A. Area Chamber of Commerce

Barry Waite

CA Tax Reform Assn.

Susan Linschoten (Alternate)

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

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Thomas A. Rubin, CPA

Oversight Committee Consultant

Gary C. Anderson, PhD

Bond Administrator

Daniel Hwang

Administrative Analyst

RESOLUTION 2014-33**BOARD REPORT NO. 049-14/15**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO REDEFINE THE MONROE HIGH SCHOOL
INDUSTRIAL ARTS BUILDING REHABILITATION PROJECT AS THE
MONROE HIGH SCHOOL INDUSTRIAL ARTS BUILDING REPLACEMENT
PROJECT AND APPROVE THE REVISED PROJECT**

WHEREAS, District Staff proposes that the Board Education amend the Facilities Services Division's (FSD) Strategic Execution Plan (SEP) to redefine the Monroe High School Industrial Arts Building rehabilitation project as a building replacement project with a revised project budget of \$14,949,557 as described in Board Report 049-14/15 attached hereto; and

WHEREAS, this action will update the project definition of the Monroe Industrial Arts Rehabilitation Project previously approved by the Board of Education on August 20, 2013 (Board of Education Report Number 016-13/14, Project #10364177) with a budget of \$7,800,000 and the new project will be named the Monroe High School Industrial Arts Building Replacement Project; and

WHEREAS, District Staff has advised the BOC of the following:

- The existing Industrial Arts building at Monroe High School was substantially damaged by fire on November 9, 2012 placing a portion of the building under containment and making it unusable.
- Hazardous material abatement was completed in January 2014 allowing access to the containment area and further investigation of the fire damage.
- The investigation exposed more extensive damage to the structure above the Wood Shop than was originally expected.
- Rehabilitation of the existing building would have required new structural framing, seismic retrofit, code upgrades to mechanical and fire sprinkler

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO
REDEFINE THE MONROE HIGH SCHOOL INDUSTRIAL ARTS BUILDING REHABILITATION
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PROJECT AND APPROVE THE REVISED PROJECT
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systems, compliance with the current American Disability Act regulations, and replacement of fire-damaged electrical system components.

- The extent of work required to bring the building to current standards warrants the existing structure be demolished and a replacement facility be constructed.
- The Monroe Industrial Arts Building Replacement Project will provide a new facility that will include a Robotics Laboratory, Wood Shop, Media Center, one classroom, and related restrooms and support spaces.
- The demolition of the existing Industrial Arts Building will follow the construction and occupancy of the new building.
- Preconstruction activities will proceed Q3-2014. Construction is anticipated to begin Q4-2016 and be completed with occupancy Q2-2018.

WHEREAS, the proposed action is consistent with the District's long-term goal to address unmet school facilities needs as described in Proposition BB and Measures K, R, Y, and Q and is aligned with the goals and principles of the School Upgrade Program approved by the Board of Education on January 14, 2014; and

WHEREAS, the project is funded by Bond Program funds associated with the School Upgrade Program Critical Repair category of need and yet to be determined insurance claim proceeds which will be incorporated into the Bond Program and used on this project; and

WHEREAS, the redefined project will also enable staff to improve specific facilities at Monroe High School so that they are safe and secure, sound and efficient, and align with the school's instructional program; 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 redefine the Monroe High School Industrial Arts Building rehabilitation project as a building replacement project with a revised project budget of \$14,949,557 as described in Board Report 049-14/15 a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO
REDEFINE THE MONROE HIGH SCHOOL INDUSTRIAL ARTS BUILDING REHABILITATION
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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.

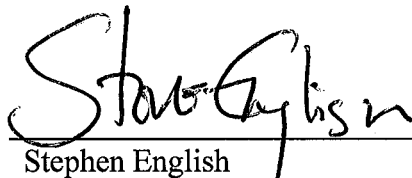
ADOPTED on August 21, 2014, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2



Stephen English
Chair



Pamela Schmidt
Vice-Chair