



Text File

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..Title

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Five Projects to 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 five projects to address critical school repair needs, as listed in Attachment A. The total combined budget for these projects is \$4,273,847.

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. As proposed projects are developed, they will be submitted to the Bond Oversight Committee (BOC) for its consideration and the Board of Education for its approval.

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 five proposed projects to address critical school repair needs are necessary to improve student health, safety and educational quality (as Attachment A).

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed action to define five 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 five 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 five critical school repair projects is \$4,273,847. 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 February 27, 2014. The BOC's adopted resolution, including the vote of the Committee, will be forwarded under separate cover. 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- Project Definitions for Five Projects to Address Critical School Repair Needs



LOS ANGELES UNIFIED SCHOOL DISTRICT

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ATTACHMENT A

1. Leland Elementary School – Project to Address Deteriorated Arcade (West & North)

Educational Service Center South, Board District 7

- *Project Background and Scope* – The structural integrity of the arcade has been compromised by severe corrosion at the base of the vertical support members and studs. Replacement and/or alterations to the arcade are required to address this critical school repair need. Temporary shoring has been installed to provide limited access to the area until a permanent solution is in place. The project scope, schedule and budget is based on the expectation that the arcade and associated retaining wall, footings, flatwork and stairs are removed and replaced.
- *Project Budget* -- \$668,650
- *Project Schedule* -- Construction is anticipated to begin in August 2015, and conclude in February 2016.

2. Bravo Medical Magnet – Project to Address Reoccurring Water Intrusion in the Main Building

Educational Service Center East, Board District 2

- *Project Background and Scope* – This project has been developed to relieve persistent site flooding issues. The scope includes the removal and replacement of drain pipes and damaged sidewalks, gutters, curbs, tree wells, and hardwood flooring at the main building; re-grading slopes, concrete, and sidewalks to prevent water intrusion; and providing a sump pump system for below grade-level drainage. Proposed improvements to the public right-of-way will be coordinated with the local government agency, including any necessary access and use agreements.
- *Project Budget* -- \$ 2,943,082
- *Project Schedule* -- Construction is anticipated to begin in August 2015, and conclude in February 2016.

3. Northridge Academy High School – Project to Address Failing Concrete Planter Boxes

Educational Service Center North, Board District 3

- *Project Background and Scope* – The concrete planter boxes (10) located throughout the school site are no longer able to sustain the weight of their contents of trees, shrubs and soil, which has created a potential safety hazard. The planter boxes have been secured with metal bands to prevent them from collapsing. The scope of work includes the demolition of the concrete planter boxes (10) and the associated water supply and waste lines; removal of the trees and shrubs contained within the planter boxes, and equipping the school grounds with tables, umbrellas and benches of a permanent nature, in place of the failing concrete planter boxes.
- *Project Budget* -- \$99,328
- *Project Schedule* -- Construction is anticipated to begin in July 2014, and conclude in August 2014.



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ATTACHMENT A

4. Hillside Elementary School - Project to Address Deteriorated Upper Deck Concrete Walkway (Connecting Multipurpose and Classroom Building)

Educational Service Center East, Board District 2

- *Project Background and Scope* – The concrete membrane of the upper deck walkway connecting the Multipurpose and Classroom Building 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* -- \$81,794
- *Project Schedule* -- Construction is anticipated to begin on April 14, 2014, and conclude in late April 2014 (Spring Recess).

5. 93rd Street Elementary School – Project to Address Damaged Asphalt in Parking Lot and Path of Travel Requirements

Educational Service Center South, Board District 7

- *Project Background and Scope* – The asphalt in the parking lot is damaged and in need of resurfacing. The scope of work includes removing and replacing damaged asphalt pavement, and associated path of travel upgrades according to the Division of State Architect approved drawings.
- *Project Budget* -- \$480,993
- *Project Schedule* -- Construction is anticipated to begin in early July 2014, and conclude in September 2014.