



## Board of Education Report

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**File #:** Rep-393-13/14, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Eleven Projects to Address Critical School Repair Needs**

#### **Action Proposed:**

Division (FSD) Strategic Execution Plan (SEP) to define eleven projects to address critical school repair needs. The detailed budget, scope and schedule for the eleven proposed projects is described in Attachment A. Ten of the projects will improve the structural integrity of suspended ceiling systems, and the remaining project will address deteriorated conditions in a school's two gymnasiums. The total combined budget for these projects is \$11,807,477.

#### **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 eleven proposed projects to 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 eleven 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 eleven 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 eleven critical school repair projects is \$11,807,477. 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 April 24, 2014. 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 Eleven Projects to Address Critical School Repair Needs.

**Informatives:**

None.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Attachment A

#### 1. Hamilton High School – Project to Address Deteriorated Conditions in the Large and Small Gymnasiums

*Educational Service Center West, Board District 1*

- *Project Background and Scope* –The wood floor and collapsible bleachers in the Large Gymnasium are in poor condition and require replacement. The wood floor in the Small Gymnasium is also in poor condition and requires sanding and refinishing. Also included is the repair of deteriorated wall systems such as ceiling tiles, wall tiles and paint, throughout both gymnasium buildings, as needed, and the re-piping, re-tiling and replacement of drinking fountains in the Large Gymnasium foyer.
- *Project Budget* -- \$3,024,580
- *Project Schedule* -- The project will be constructed in two phases. The first phase which does not require review by the Division of the State Architect (DSA) includes the floor replacement and refinishing which is anticipated to begin in December 2014, and finish in June 2015. The second phase is for construction of the bleachers which requires DSA-approval and is anticipated to begin in June 2015 and conclude in June 2016.

#### 2. 118<sup>th</sup> Street Elementary School Ceiling System Improvement Project

*Educational Service Center South, Board District 7*

- *Program Background and Scope* – Approximately 8,000 square feet of the suspended ceiling systems in the 009DCR classroom building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$422,243
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 3. Carson High School Ceiling System Improvement Project

*Educational Service Center ISIC, Board District 7*

- *Program Background and Scope* – Approximately 12,000 square feet of the suspended ceiling systems in the 027DCR classroom building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$659,851
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Attachment A - continued

#### 4. Curtiss Middle School Ceiling System Improvement Project

*Educational Service Center South, Board District 7*

- *Program Background and Scope* – Approximately 40,000 square feet of the suspended ceiling systems in the 002DCR classroom building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$3,315,392
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 5. El Camino Real High School Ceiling System Improvement Project

*Independent Charter, Board District 3*

- *Program Background and Scope* – Approximately 11,000 square feet of the suspended ceiling systems in the 003DAR multipurpose room building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$819,909
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 6. Grape Elementary School Ceiling System Improvement Project

*Educational Service Center South, Board District 7*

- *Program Background and Scope* – Approximately 29,000 square feet of suspended ceiling systems in the 002DCR administrative/library building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$1,333,145
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Attachment A – continued

#### 7. Hyde Park Elementary School Ceiling System Improvement Project

*Educational Service Center Intensive Support and Innovation, Board District 1*

- *Program Background and Scope* – Approximately 4,000 square feet of suspended ceiling systems in the 002CAJ auditorium building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$154,884
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 8. Marvin Elementary School Ceiling System Improvement Project

*Educational Service Center West, Board District 1*

- *Program Background and Scope* – Approximately 2,000 square feet of suspended ceiling systems in the 003DCS food services building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$80,688
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 9. Roosevelt High School Ceiling System Improvement Project

*Educational Service Center ISIC, Board District 2*

- *Program Background and Scope* – Approximately 30,000 square feet of suspended ceiling systems in the 020CER boys' gymnasium building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$1,507,981
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Attachment A – continued

#### 10. Stevenson Middle School Ceiling System Improvement Project

*Educational Service Center Intensive Support and Innovation, Board District 2*

- *Program Background and Scope* – Approximately 1,000 square feet of suspended ceiling systems in the 017CAS student store building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$58,989
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.

#### 11. Vaughn Next Century Learning Center Ceiling System Improvement Project

*Independent Charter, Board District 6*

- *Program Background and Scope* – Approximately 7,000 square feet of suspended ceiling systems in the 003DAN classroom building has been identified as requiring seismic corrections and upgrades to improve its structural integrity. The scope of work includes installation of new seismic compression struts, and hanger wire upgrades per code requirements, including upgraded hanger wires for the fire sprinkler piping. The scope of work also includes abatement of asbestos, and removing and replacing impacted components that are beyond their remaining service life such as ceiling tiles, light fixtures, and fire sprinkler heads.
- *Project Budget* -- \$429,815
- *Project Schedule* -- Construction is anticipated to begin in June 2015, and conclude in July 2016.



**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

**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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**Bill Brewington**  
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

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**RESOLUTION 2014-19**

**BOARD REPORT NO. 393-13/14**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION  
PLAN TO DEFINE AND APPROVE ELEVEN PROJECTS TO 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 eleven projects to address critical school repair needs as described in Attachment A of Board of Education Report No. 393-13/14 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 eleven proposed projects to address critical school repair needs are necessary 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." Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan; and

WHEREAS, District Staff is proposing an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define eleven projects to address critical school repair needs; and

WHEREAS, ten of the projects will improve the structural integrity of suspended ceiling systems, and the remaining project will address deteriorated conditions in a school's two gymnasiums; and

WHEREAS, the total combined budget for the eleven critical school repair projects is \$11,807,477. The projects will be funded by Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components; and

**Bond Oversight Committee**

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**RESOLUTION 2014-19**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO  
DEFINE AND APPROVE ELEVEN PROJECTS TO ADDRESS CRITICAL SCHOOL REPAIR NEEDS  
PAGE -2-**

WHEREAS, District Staff has concluded that this proposed FSD-SEP Amendment will facilitate the 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 Bond Citizens' Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division Strategic Execution Plan to define eleven projects to address critical school repair needs such that the Strategic Execution Plan is amended to include the eleven projects to address critical school repair needs as described in the Board Report No. 393-13/14 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 BOC's website.
3. That a written response, as required by the Charter and Memorandum of Understanding between the District and the BOC shall be provided to the BOC within 30 days, reporting either action taken or proposed to be taken in response to this resolution and each recommendation herein.

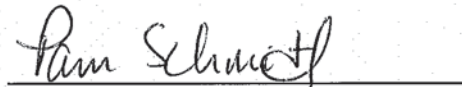
ADOPTED on April 24, 2014 by the following vote:

AYES: 10

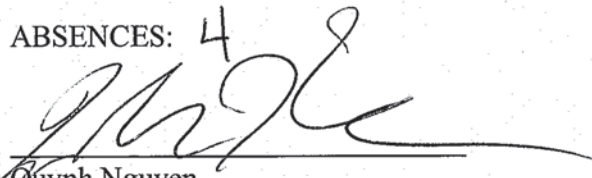
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4



Pamela Schmidt  
Vice-Chair



Quynh Nguyen  
Secretary