



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

<b>Report Number:</b>	499-13/14
<b>Date:</b>	June 10, 2014
<b>Subject:</b>	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Four Projects to Address Critical School Repair Needs
<b>Responsible Staff:</b>	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213-241-4811

#### BOARD REPORT

**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 four projects to address critical school repair needs. The total combined budget for these projects is \$2,623,070. The scope, schedule and budget for the proposed projects are listed below:

#### 1. 135<sup>th</sup> Street Elementary School – Project to Address Deteriorated Roofing Systems

*Educational Service Center South, Board District 1*

- *Project Background and Scope* – The roofing system on the lunch shelter, arcades, cafeteria building and 12 classroom buildings is more than 35 years old and consist of multiple layers and patches. The project will replace the roofing systems on these buildings, and includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$595,331
- *Project Schedule* – Construction is anticipated to begin in November 2014, and conclude in February 2015.



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#### **2. Bravo Medical Magnet – Project to Address Deteriorated Hot Water Storage Tank and Boiler**

*Educational Service Center East, Board District 2*

- *Project Background and Scope* – The campus consists of one five story building which houses all operational equipment, including the hot water storage tank located on the fifth floor above the library, administrative offices, and numerous classrooms. The tank is approximately 20 years old and in poor condition with extensive visible corrosion. Previously the tank ruptured, flooding the building and causing extensive water damage. The water in the tank is required to be stored at approximately 140 degrees Fahrenheit which poses a potential safety hazard in the event the tank were to rupture while the school is occupied. The project will provide Bravo Medical Magnet with a new hot water storage tank and boiler in a more appropriate location.
- *Project Budget* -- \$897,875
- *Project Schedule* – Construction is anticipated to begin in April 2015, and conclude in July 2015.

#### **3. Haskell Elementary School – Project to Address Deteriorated Roofing Systems**

*Educational Service Center North, Board District 3*

- *Project Background and Scope* – The roofing system on the lunch shelter and 16 classroom buildings is more than 20 years old and consists of multiple layers and patches. The project will replace the roofing systems on these buildings, and includes the installation of new metal flashing, replacement of damaged wood, and painting to match existing areas affected in the roof demolition.
- *Project Budget* -- \$701,859
- *Project Schedule* – Construction is anticipated to begin in October 2014, and conclude in January 2015.



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#### 4. Sunny Brae Elementary School – Project to Address Deteriorated Flooring

*Educational Service Center North, Board District 3*

- *Project Background and Scope* – The deteriorated asbestos-containing floor tiles are in poor condition causing not only a tripping hazard, but a health hazard due to the risk of an asbestos release. The project will replace the deteriorated flooring and abate the asbestos in various rooms located in the main office building, auditorium and classroom buildings.
- *Project Budget* -- \$428,005
- *Project Schedule* –Construction is anticipated to begin in July 2014, and conclude in September 2015.

#### **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 four 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 and approve four 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 four 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.



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**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 four critical school repair projects is \$2,623,070. 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 May 29, 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:** None.

☐ **Informative**


☐ **Desegregation  
Impact Statement**




# LOS ANGELES UNIFIED SCHOOL DISTRICT

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Respectfully submitted,

  
DR. JOHN E. DEASY  
Superintendent


APPROVED BY:

  
MICHELLE KING  
Senior Deputy Superintendent  
School Operations

REVIEWED BY:

  
DAVID HOLMQUIST  
General Counsel

APPROVED BY:

  
MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

☒ Approved as to form.



TONY ATIENZA  
Director of Budget Services and  
Financial Planning

PRESENTED BY:

  
ROGER FINSTAD  
Director, Maintenance & Operations  
Facilities Services Division

☒ Approved as to budget impact statement.

**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

**Bill Brewington**  
Thirty-First District PTSA  
**Paul Escala**  
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 2014-26**

**BOARD REPORT NO. 499-13/14**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE FOUR 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 and approve four projects to address critical school repair needs with a combined budget of \$2,623,070 (collectively, the "Project"):

1. 135<sup>th</sup> Street Elementary School – Project to Address Deteriorated Roofing Systems - \$595,331
2. Bravo Medical Magnet – Project to Address Deteriorated Hot Water Storage Tank and Boiler - \$897,875
3. Haskell Elementary School – Project to Address Deteriorated Roofing Systems - \$701,859
4. Sunny Brae Elementary School – Project to Address Deteriorated Flooring - \$428,005

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

**RESOLUTION 2014-26**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION  
PLAN TO DEFINE AND APPROVE FOUR PROJECTS TO ADDRESS CRITICAL  
SCHOOL REPAIR NEEDS**

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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

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 four projects to address critical school repair needs with a combined budget of \$2,623,070 such that the Strategic Execution Plan is amended to include the four projects to address critical school repair needs as defined in Board Report 499-13/14, 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 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 May 29, 2014, by the following vote:

AYES: 8

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5



Pamela Schmidt  
Vice-Chair



Quynh Nguyen  
Secretary