



## Board of Education Report

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**File #:** Rep-501-14/15, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Ten 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 ten projects that address critical school repair needs. The scope, schedule and budget for the ten proposed projects are described in Attachment A. The total combined budget for the ten projects is \$21,861,776.

#### **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 ten 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 ten 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 ten 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 ten projects is \$21,861,776. The projects will be funded with 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 28, 2015. 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 Ten Projects That Address Critical School Repair Needs.

**Informatives:**

None



Attachment A

**1. Belmont High School – Project to Address Failing Concrete Deck**

*Intensive Support and Innovation Center, Board District 2 - García*

- *Project Background and Scope* – This project is to remove the 3-inch concrete deck and membrane above the Physical Education and Gymnasium building that is cracked causing ponding above and leaking below into the building.
- *Project Budget* -- \$ 1,451,175
- *Project Schedule* – Construction is anticipated to begin in Q4 2016, and conclude in Q4 2017.

**2. Carnegie Middle School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems**

*Educational Service Center South, Board District 7 - Vladovic*

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems. The existing floors are over 50 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$415,997
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

**3. El Camino Real Charter High School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems**

*Independent Charter, Board District 3 -Galatzan*

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems. The existing floors are over 45 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$864,487
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

**4. El Sereno Middle School – Project to Address Antiquated Roofing**

*Educational Service Center East, Board District 2 - García*

- *Project Background and Scope* – This project is to upgrade 148,000 square feet of roofing on 28 buildings and two arcades. The age of the roofs range from 15 to 20 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* -- \$1,482,704
- *Project Schedule* – Construction is anticipated to begin in Q4 2015, and conclude in Q2 2016.

**5. Liechty Middle School – Project to Address Deteriorated Synthetic Turf Field**

*Educational Service Center East, Board District 2 - García*

- *Project Background and Scope* – This project will replace the approximately 122,000 Square Foot synthetic turf field.
- *Project Budget* -- \$2,074,312
- *Project Schedule* – Construction is anticipated to begin in Q4 2015, and conclude in Q2 2016.



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### 6. Marvin Elementary School – Project to Address Antiquated Heating, Ventilation and Air Conditioning System

*Educational Service Center West, Board District 1 - McKenna*

- *Project Background and Scope* – This project will upgrade the heating, ventilation and air conditioning (HVAC) systems at Classroom A, Classroom B and Cafeteria buildings. The HVAC systems are over 20 years old and have completely failed. The District is renting a temporary chiller that provides cooling to these building pending replacement.
- *Project Budget* -- \$4,610,601
- *Project Schedule* – Construction is anticipated to begin in Q1 2017, and conclude in Q3 2018.

### 7. Porter Middle School – Project to Address Deteriorated Asphalt Concrete Paving

*Educational Service Center North, Board District 3 - Galatzan*

- *Project Background and Scope* – The 30-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, and replacement or repair of outdoor apparatus and fencing as necessary. Also included are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District's Storm Water Technical Manual.
- *Project Budget* -- \$4,929,537
- *Project Schedule* – Construction is anticipated to begin in Q1 2017, and conclude in Q1 2018.

### 8. South Gate Middle School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems

*Educational Service South, Board District 5 - Kayser*

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems including replacing windows that leak. The existing floors are over 70 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$293,784
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.

### 9. South Gate High School – Project to Address Deteriorated Gymnasium Wood Floors and Wall Systems

*Educational Service South, Board District 5 - Kayser*

- *Project Background and Scope* – This project will replace the wood floors in the Gymnasium Building and rehabilitate adjacent wall systems including replacing windows that leak. The existing floors are over 50 years old and are in poor condition resulting in a hazardous condition at the site.
- *Project Budget* -- \$913,076
- *Project Schedule* – Construction is anticipated to begin in Q2 2016, and conclude in Q3 2016.



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### **10. Stagg Elementary School – Project to Address Deteriorated Asphalt Concrete Paving**

*Educational Service Center North, Board District 6 - Ratliff*

- *Project Background and Scope* – The over 30-year-old asphalt concrete paving on the campus is severely deteriorated and in need of replacement. The scope of work includes replacement of deteriorated asphalt concrete pavement throughout the campus, redesigning the outdoor athletic areas to meet current requirements, and replacement or repair of outdoor apparatus and fencing as necessary. Also included are the associated path of travel upgrades and drainage systems required by the Division of State Architect (DSA) and the District's Storm Water Technical Manual.
- *Project Budget* -- \$4,826,103
- *Project Schedule* – Construction is anticipated to begin in Q1 2017, and conclude in Q1 2018.

## 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**  
American Institute of Architects

**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

**Betty Valles**  
AARP

**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

**Timothy Popejoy**  
Interim Bond Administrator

**Daniel Hwang**  
Asst. Administrative Analyst

## RESOLUTION 2015-26

## BOARD REPORT NO. 501-14/15

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE TEN 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 ten projects that address critical school repair needs with a combined budget of \$21,861,776 (collectively, the "Project") as described in Board Report 501-14/15 attached hereto; and

WHEREAS, on February 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, the Project is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and



## RESOLUTION 2015-26

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

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 ten projects that address critical school repair needs with a combined budget of \$21,861,776 defined in Board Report 501-14/15 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.

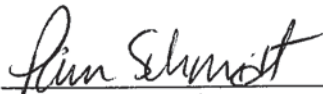
ADOPTED on May 28, 2015, by the following vote:

AYES: 8

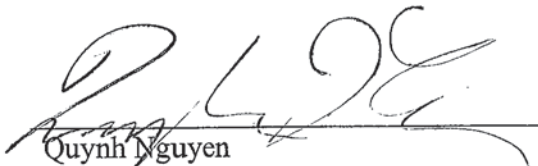
NAYS: 0

ABSTENTIONS: 0

ABSENT: 0



Pamela Schmidt  
Vice-Chair



Quynh Nguyen  
Secretary