

BOARD OF EDUCATION OF THE CITY OF LOS ANGELES
Governing Board of the Los Angeles Unified School District

FACILITIES COMMITTEE MEETING NOTES

333 S. Beaudry Avenue, Board Room

10:00 a.m., Thursday, April 10, 2008

Board Members Present:

Yolie Flores Aguilar, Chairperson
Mónica García
Marguerite P. LaMotte
Dr. Richard Vladovic

District Staff Present:

Joseph Mehula, Chief Facilities Executive
Dr. Shelley Weston, Assistant Superintendent,
Secondary Instruction

External Representatives:

David Crippens, Bond Oversight Committee
Mary Najera, Parent Representative

The meeting convened at 10:12 a.m.

OPENING REMARKS

Chairperson Flores Aguilar made brief remarks and introduced the first item to be discussed.

SMALL SCHOOLS UPDATE

Mr. Ellis Kaufman, Director of Small Learning Communities and School Redesign, and Ms. Victoria Bergsagel, President of Architects of Achievement, provided an update on the Small Schools for Success Committee. Ms. Bergsagel stated that the committee was focusing on creating an effective Board Resolution and the possibility of providing companion resolutions around quality teachers, leadership development, and creative personnel improved instruction.

Mr. Kaufman presented the next steps for the Small Schools for Success Committee. He stated that a study tour to San Diego Schools would take place in May 2008, a Special Ad Hoc Committee session would take place to discuss small schools issues and a Board Resolution would be introduced in June 2008.

Chairperson Flores Aguilar announced that the vision for the Board Resolution is that by the year 2020, the majority of the District's elementary and high school students be in schools of 500 students and 400 students per middle school.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND PROJECT APPROVAL –
VALLEY REGION MONROE SPAN K-8 ADDITION

Mr. Al Grazioli, Real Estate Development Manager, provided an overview of the Valley Region Monroe Span K-8 addition. The addition would be located on the existing Rosa Parks Learning Center, on 8855

Noble Avenue in North Hills, and would consist of 18 classrooms that would serve approximately 486 students. The addition would relieve overcrowding at Sepulveda and Vista Middle Schools.

Ms. Randi Cooper, CEQA Manager, discussed the Environmental Impact Report (EIR) for this item. The EIR determined that traffic would have a significant impact, but could be mitigated to a less than significant level with the implementation of an Automated Traffic Surveillance and Control Adaptive Traffic Control System. Ms. Cooper stated that pedestrian safety factors also pose a significant impact, but may be mitigated to a less than significant level with the installation of crosswalks and sidewalks. However, since these installations are not within the District's jurisdiction, the impacts are considered significant and unavoidable and would require a Statement of Overriding Considerations.

Chairperson Flores Aguilar indicated that this item would be on the Regular Calendar at the April 22, 2008, Board Meeting.

PREFERRED SITE DESIGNATION – SOUTH REGION MIDDLE SCHOOL NO. 3

Mr. Rod Hamilton, Regional Development Manager, provided an overview of the South Region Middle School No. 3 project, which consists of 1,026 seats and 38 classrooms. The project would be located on the Northwest corner of Walnut Terrace and South Santa Fe Avenue in the County of Los Angeles.

Mr. Hamilton stated that the project would relieve overcrowding at Gage Middle School. The preferred site would displace 15 single-family residences, 37 multi-family units, and 10 commercial properties.

Chairperson Flores Aguilar indicated that this item would be on the Regular Calendar at the April 22, 2008, Board Meeting.

SPEAKERS

The following speakers expressed their views on this item:

- Mr. Wally Shidlier, Walnut Park Resident
- Mr. Ernesto Ramirez, Walnut Park Resident
- Mr. Jose Fonseca, Walnut Park Resident
- Ms. Irene Bandala, LAUSD Parent
- Ms. Suzanne Leon, LAUSD Parent
- Mr. Giannina Gonzalez, LAUSD Parent
- Mr. Doty Fuentes, LAUSD Parent
- Mr. Ricardo Matamoros, Walnut Park Resident
- Mr. Victor Melendez, Walnut Park Resident
- Mr. Abel De La Torre, Walnut Park Resident
- Mr. Joseph Baltazar, Walnut Park Community Representative
- Mr. Edgar Cisneros, Southeast Deputy, Office of Gloria Molina, Supervisor, First District

NEW CONSTRUCTION STRATEGIC EXECUTION PLAN (SEP) AMENDMENT REDEFINITION AND PREFERRED SITE DESIGNATION – CENTRAL REGION ELEMENTARY SCHOOL NO. 20

Mr. Ed Van Ginkel, Senior Development Manager, discussed the proposal to redefine Central Region High School No. 14. He stated that recent demographics justify the need to redefine this project as an 800 seat project, as opposed to the previously approved 950 seat project. Mr. Van Ginkel stated that the preferred site designation would be on the existing Virgil Middle School playfields. The playfields would

then be moved a block north of Virgil Middle School. Although the preferred site does not displace any residences, the proposed site for the playfields and surface parking displaces three commercial properties. In response to questions raised by Chairperson Flores Aguilar concerning environmental safety issues, Mr. Van Ginkel stated that environmental clean up would be investigated further and informed the Committee of a preliminary budget of \$10 million for soil clean up.

Chairperson Flores Aguilar indicated that this item would be on the Regular Calendar at the April 22, 2008, Board Meeting.

SPEAKERS

The following speakers expressed their views on this item:

Ms. Lois Arkin, Los Angeles Eco-Village
Ms. Alison Rosenblatt, Los Angeles Eco-Village
Ms. Mara Morrison, Los Angeles Eco-Village
Ms. Michelle Wong, Los Angeles Eco-Village
Ms. Carmelina Gonzalez, LAUSD Parent
Ms. Maria Magana, Virgil Middle School Staff
Mr. Ahsaf Goldman, Virgil Middle School Staff
Ms. Ada Snethen, Virgil Middle School Principal
Ms. Suzy Sherod, Former LAUSD Educator
Ms. Alejandra Marroquin, Field Deputy, Councilman Eric Garcetti

JOINT USE: EAST VALLEY HIGH SCHOOL SWIMMING POOL, EAST LOS ANGELES HIGH SCHOOL FIELD AND UTAH STREET ELEMENTARY SCHOOL AUDITORIUM PROJECTS

Mr. Paul Escala, Director of Joint Use Development, presented three ongoing joint use projects.

The East Valley High School swimming pool project would be a partnership with the City of Los Angeles. The scope would be a 25 meter x 25 yard swimming pool with a pool house. The City of Los Angeles would contribute \$2.5 million over five years for programming and \$500 thousand in capital to construct additional public facilities. The District's commitment would be \$3 million in joint use bond funds for capital construction. The project is scheduled to commence in May 2008 and should be completed in January 2009.

The East Los Angeles High School No. 1 field project would be a partnership with the California Youth Soccer Association (CAL South). The scope is an expanded athletic field, with artificial turf, field lights and restroom facility. CAL South would contribute \$2 million over five years for youth soccer programming, staff, maintenance and operations, utilities, and liability. The District's commitment would be \$1.7 million in joint use bond funds for capital construction. Substantial completion of the project is expected by January 2010.

The Utah Street Elementary School auditorium project would be a partnership with the East Los Angeles Classic Theater. The scope is a flexible performing arts facility. The East Los Angeles Classic Theater would contribute \$471,250 over five years for youth performing arts programming, staff, maintenance and operations, utilities, and liability. The District's commitment would be \$257,911 in joint use bond funds for capital construction and \$75,000 in Prop BB Board Member Matching Funds. The project is scheduled to commence in February 2009 and should be completed in April 2009.

Ms. LaMotte requested that Mr. Escala provide the Committee with a list of issues encountered with the Los Angeles Center for Enriched Studies joint use pool and that lessons learned be identified and how they are being applied to new joint use projects.

Chairperson Flores Aguilar indicated that this item would be on the Regular Calendar at the April 22, 2008, Board Meeting.

BOND ASSISTANCE PROGRAM IMPLEMENTATION PLAN

Ms. Veronica Soto, Director of Contract Relations and Small Business Programs, provided an overview of the Bond & Finance Assistance Program. She stated that when applying for public projects, small contractors were challenged by limited credit history, minimal or no collateral and insufficient working capital. Ms. Soto stated that the program goals were to increase the pool of contractors and competition by creating access for small contractors who encounter barriers to bonding and capital, and reduce the number of stop notices and takeover contracts.

Ms. Soto stated that the core program services were to provide a surety bond guarantee from 20% to 40% to a maximum of \$400,000, provide a line of credit with Bank of America of up to \$200,000, and fund administration services to ensure that payment is being made to subcontractors, suppliers and laborers. She stated that the cost of the three year program would be \$850,000, in addition of \$50,000 annually for the funds administration services fee and Letter of Credit Fee. The program would be paid for with bond funds.

Ms. Soto concluded by stating that the Facilities Services Division is requesting Board approval to establish a \$5 million pool for the program and delegation of authority to the Director of Contracts. If approval is granted on April 22, 2008, the program would kick-off in June 2008.

Ms. LaMotte requested that on April 22, 2008, Ms. Soto provide the criteria for obtaining financial assistance.

Chairperson Flores Aguilar indicated that this item would be on the Regular Calendar at the April 22, 2008 Board Meeting.

EXISTING FACILITIES – MONTHLY STATUS REPORT

Mr. Bruce Kendall, Deputy Chief Executive of Existing Facilities, presented the Bond Modernization and Repair Program report. He stated that 1,069 projects were under construction and 16,738 were completed. Mr. Kendall noted that the goal is for more than \$550 million worth of projects to be completed in the current year. He indicated that by June 2008, 80% of the program would be completed or under construction, and that within the past month \$57 million in projects had been awarded.

Chairperson Flores Aguilar requested that Mr. Kendall set a goal for the change order rate and present it to the Committee.

NEW CONSTRUCTION – MONTHLY STATUS REPORT

Mr. Fred Smith, Acting Deputy Chief Executive of New Construction, presented an overview of the New Construction Program. He stated that the program consists of 132 new school projects, of which 70 were completed. Mr. Smith provided an overview of the three groundbreaking sites: South Region Elementary School No. 1 on April 7, 2008, Central Region Elementary School No. 17 on April 10, 2008, and Central Region Elementary School No. 18 on April 23, 2008.

Mr. Smith stated that the District was not overbuilding. Although there would be no forced bussing and the District would be on a two-semester calendar by the year 2012, the District's student enrollment rate per school would still exceed the State average enrollment rate. He stated that 72 of the 75 middle schools would exceed the state average enrollment rate of 850 students, 56 of the 64 high schools would exceed the state average enrollment rate of 1,500 students, and there would still be approximately 200,000 students in portable classrooms.

PUBLIC COMMENT

Chairperson Flores Aguilar concluded by stating that a presentation on the possibility of a new Bond for November 2008 would be provided at the next scheduled Facilities Committee Meeting or in a Special Meeting.

The meeting adjourned at 12:45 p.m.

Notes by: Janet Saavedra
Office of the Board Secretariat