
Agenda Item #5



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Report Number:	-08/09
Date:	April 28, 2009
Subject:	Amendment to the Existing Facilities Strategic Execution Plan to Fund the Removal of Portable Classrooms
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approve an amendment to the Existing Facilities Strategic Execution Plan to allocate \$1,960,000 from Measure Y for the removal of portable classrooms.

Staff Recommendation and Rationale: Staff recommends that the Board of Education approve an SEP amendment for the immediate removal of 49 portable classrooms (12 of which are Department of Housing portable classrooms) as described in Attachment A, and the allocation of \$1,960,000 towards that purpose.

This action will enable the District to improve our students' learning environments by increasing playground/open space. The requested budget allocation for removals includes the cost of asbestos inspection, dismantling, capping utilities, and rehabilitation of site to good condition.

Staff has coordinated with and has concurrence from Local District Superintendents to remove these portables. In formulating this list staff has also coordinated demographic projections of Master Planning and Demographics, enrollment and capacity data from School Management Services, and review by the Planning and Development Branch on behalf of the Charter Schools Division to confirm the portables are not necessary for co-locations under Proposition 39.

For the purposes of this report, "removal" may take one of the following forms subject to various legal requirements:

- Return leased buildings to the lessor.
- Repurposing for non K-12, administrative, charter schools and other uses.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

- Transfer of title to a third party (including charter schools) through a public auction for use on non-District property, or other legal means.
- Demolition.

To help charter school needs, portables identified for removal will first be offered for lease to charter schools for installation on non-District property. To minimize the potential for waste, if no charter school expresses interest the portables will be put up for public auction and sold to the highest bidder. Only if no charter school takes the portables, and if the District receives no bids at auction, the portables will be dismantled. Portables provided to charter schools could be in lieu of a co-location on a District campus under Proposition 39. The Planning and Development Branch will facilitate the portable offering to charter schools.

Background:

\$175 million in Measure Y funds were initially allocated for the development of a master plan for portable classrooms, the removal of DOH classrooms, provision of access compliance for portable classrooms, and the replacement of select portable classrooms with permanent facilities. However, Measure Y was developed with no knowledge of Measure Q. Where Measure Y specifically called for a master plan for portable classrooms buildings, Measure Q calls for selective comprehensive campus plans. Staff recommends that the Measure Y master planning for portable classroom buildings be integrated into the Measure Q planning process in order to take advantage of cost-saving opportunities to both programs, and to make the most efficient use of limited bond funding. Since removing portable classrooms could be a part of any campus renewal, and in order to capture the fiscal and program benefits of removals immediately, staff recommends proceeding with this portable classroom removal as a first step in that direction.

In October 2007, the Board approved a reallocation of \$116,400,000 of Measure Y funds to the New Construction program, leaving a balance of \$58,600,000 for portable projects (BOE #112-07/08). This report is requesting \$1,960,000 of that \$58,600,000 to address the removal of portable classrooms.

Policy Implications: This action does not affect District policy.

Budget Impact: The cost of \$1,960,000 will be funded by Measure Y from the \$58,600,000 remaining in the program for portable building projects.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

No General Funds will be expended; however, the restricted maintenance fund is expected to benefit from an estimated \$1,950,000 in cost avoidance on maintenance over 10 years (beginning 1 year after removal).

Issues/Considerations: The removal of these classrooms will benefit the District and the Board of Education by reducing maintenance costs, reducing potential legal exposure to the District and Board Members, and savings created by canceling or reducing the scope of major projects which would otherwise need to be completed.

Offering these portables to charter schools may alleviate the demand for co-locations under Proposition 39 by providing charter schools with a alternative facilities solution.

Effect of “yes” vote:

1. Improvement of school environments by reducing playground and parking deficiencies, and bringing the campuses closer to District standards.
2. Achieving an estimated \$1,950,000 in cost avoidance on maintenance over 10 years (beginning 1 year after removal).
3. Cost avoidance through reduced maintenance and cancellations or reduced scope of major projects involving subject classrooms
4. Progress towards compliance with the State requirement to remove K-12 DOH classrooms by 2015.
5. Availability of portable classrooms to charter schools.

Effect of “no” vote:

1. No increase of playground or parking space on affected campuses.
2. Expenditure of an estimated \$1,950,000 in restricted maintenance fund monies over 10 years.
3. No cost avoidance through reduced maintenance and cancellations or reduced scope of major projects involving subject classrooms.
4. No progress towards compliance with State mandate to remove DOH classrooms, which are not Field Act compliant.
5. None of these portable classrooms available to charter schools.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

Action Proposed: Approve an amendment to the Existing Facilities Strategic Execution Plan to allocate \$1,960,000 million for the removal of portable classrooms.

Expected Outcomes: The Board of Education approves the use of \$1,960,000 of Measure Y funds for the removal of portable classroom buildings.

Board Options and Consequences: A “yes” vote will achieve progress towards compliance with the State requirement to remove K-12 DOH classrooms by 2015, improve the school environment at affected campuses by reducing playground and parking deficiencies, achieve cost avoidance through reduced maintenance and cancellations or reduced scope of major projects, and make portable classroom buildings available to charter schools.

A “no” vote will delay progress towards compliance with State requirement to remove DOH classrooms, which are not Field Act compliant; result in no reduction in potential legal liability; no increase of playground or parking space on affected campuses; no cost avoidance through reduced maintenance, and cancellations or reduced scope of major projects; and reduce availability of portable classrooms to charter schools.

Policy Implications: There are no policy implications. The proposed removals will make progress towards satisfying the State’s requirement that DOH classrooms be removed by 2015.

Budget Impact:

- \$1,960,000 for the immediate removal of 49 portable classrooms (12 DOH portables) to be funded by Measure Y.
- \$1,950,000 cost avoidance in restricted maintenance funds on maintenance over 10 years (beginning 1 year after removal).

Issues and Analysis: Staff collected data on select K-12 LAUSD campuses including demographic projections, 2-semester operating capacity, enrollment, playground acreage, parking counts, permanent classroom counts, portable classroom counts, classroom utilization, Escutia obligations, DOH classrooms, planned projects affecting portable classrooms, and future relief from attendance area changes and new school construction. All of the data were integrated into a consolidated database and analyzed on a school-by-school basis to develop a set of removal recommendations

No legal issues

Legal informative attached



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

which both maximizes compliance with Measure Y's directives, and maximizes cost avoidance and savings to the District. The resulting recommendations were then presented to School Management Services, Master Planning and Demographics, and the Local Districts for their review. The Planning and Development Branch, on behalf of the Charter Schools Division, reviewed to ensure the portables were not necessary to accommodate any charter co-locations under Proposition 39. Additionally, portables were also selected to offer to charter schools after their removal, from District property. Any comments and concerns were incorporated and the recommendations were revised accordingly. Staff expects to continue this process on an annual basis and bring action items to the Board as required.

Although the preponderance of our portable buildings themselves were designed and manufactured as classrooms in compliance with the Field Act and California building code, many of them have not received DSA certification, thus these are termed "non-DSA certified" portables. Certification by DSA indicates that a building is compliant with the California building code, the Americans with Disabilities Act (ADA), and the Field Act. Of our current inventory, 63% have not received DSA certification due to ADA compliance issues and/or insufficiency of information necessary to complete the required administrative filings.

The District's inventory of portable classrooms share many of the same issues with permanent facilities, including "non-conforming" portables which were code compliant at the time of their installation and received DSA certification, but they do not meet current building code and ADA requirements. Capital work on these portables requires them to be upgraded to meet today's building code and ADA requirements.

Recently, we have put forth a concerted effort to achieve full DSA certification on our portables, which includes compliance of the buildings and their site-specific placement with the Field Act, ADA, and building codes. We are currently researching record drawings, contracts, and inspection records, to find needed documents to complete the administrative requirements for certification. At the same time, we are removing those portables that are otherwise not needed, and of the remaining portables we are determining which physical modifications and upgrades are needed achieve full DSA certification. A priority was placed on all those portables needing seismic retrofit, and we have recently completed that effort.

Committee

This item was scheduled to appear on the agenda of the April 2, 2009



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Information: Facilities Committee.

Bond Oversight Committee Recommendation: This item was scheduled to appear on the agenda of the April 15, 2009 Bond Oversight Committee.

Staff has concluded that this proposed SEP amendment will help facilitate implementation of the SEP, and therefore, it will not adversely affect the District's ability to successfully complete the SEP.

Reporting Requirements and Benchmarks: The Existing Facilities Strategic Execution Plan (SEP) is updated annually. SEP amendments are also reported on the Facilities Services Division website <http://www.laschools.org/>. Specific project information is available on the web at <http://mo.laschools.org/fis/existing-facilities/> by school.

Accountable Staff: Bruce Kendall, Deputy Chief Executive, Existing Facilities

Applicable Board Delegations:

Superintendent's Comments: The Superintendent recommends approval of this action.

Miscellaneous Issues and Matters: This item does not require a Desegregation Impact Statement.

Desegregation Impact Statement attached

Division of Accountability and System wide Performance

Informative



**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

Respectfully submitted,

RAMON C. CORTINES
Superintendent of Schools

APPROVED &
PRESENTED BY:

A handwritten signature in cursive script, appearing to read "J. Mehula".

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff

ATTACHMENT A REMOVALS

LD	Board District	Org Code	School	Classrooms	Program Cost	Estimated Project Schedule
7	1	6534	KING EL	2	\$80,000.00	2009
3	1	7795	WILSHIRE CREST EL	6	\$240,000.00	2009
4	2	3575	ELYSIAN HEIGHTS EL	6	\$240,000.00	2009
1	3	5479	NEWCASTLE AVE EL	2	\$80,000.00	2009
3	4	3260	COWAN AVE EL	2	\$80,000.00	2009
3	4	6952	STONER AVE EL	5	\$200,000.00	2009
3	4	8886	UNIVERSITY HS	5	\$200,000.00	2009
3	5	2233	ATWATER AVE EL	6	\$240,000.00	2009
4	5	4164	GLENFELIZ BLVD EL	4	\$160,000.00	2009
2	6	8843	SAN FERNANDO SH	3	\$120,000.00	2009
8	7	3452	DOLORES ST EL	2	\$80,000.00	2009
7	7	8721	JORDAN HS	6	\$240,000.00	2009
TOTALS				49	\$1,960,000.00	