

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, June 12, 2008

Board Members Present:

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

District Staff Present:

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

External Representative Present:

David Crippens, Bond Oversight Committee

The meeting convened at 10:08 a.m.

OPENING REMARKS

Chairperson Flores Aguilar called the meeting to order and provided an update on the Small Schools Resolution. She informed the Committee and public that the Resolution would be brought to the Board for consideration and approval on the June 24, 2008, Regular Board Meeting.

AIR POLLUTION REDUCTION RESOLUTION UPDATE

Ms. Yi Hwa Kim, Interim Director of Environmental Health and Safety, provided an update on the efforts to reduce health risks from air pollution at schools. Ms. Kim announced that an Interagency Air Pollution Working Group was formed, at the request of Chairperson Flores Aguilar. The working group participants include the Office of Environmental Health and Safety, Facilities Services Division, Government & Legislative Affairs, Local District 5, Asthma Program, Air Quality Management District, Los Angeles County Department of Public Health, and the University of California Los Angeles. Ms. Kim indicated that the working group met on June 5, 2008, to discuss the scope of the air pollution problem, current steps taken by the District, and proposed legislation. She stated that focus groups would be created to develop technical recommendations for filtration and technology, outdoor exposure, and transportation and bussing. Ms. Kim stated that within the next several months, the working group would consolidate recommendations and prioritize legislative actions.

WORKFORCE PROGRAM - "UNION MADE" DOCUMENTARY

Ms. Veronica Soto, Small Business Outreach Manager, presented an overview of the Workforce Program and the "Union Made" Documentary. She stated that since it's inception in 2004, the Workforce Program employed over 39,000 workers, generating over \$409.2 million in wages. Of the 39,000 workers, 12,681 were residents of the District, who earned \$140.2 million in wages, an average hourly rate of \$27.82.

Ms. Soto presented a clip from the Union Made documentary movie, created by Mr. Kelly Candaele, Member of the Board of Trustees, Los Angeles Community College. The film contained personal experiences from building trade members and gave an overview of the opportunities offered in the Workforce Program. The full movie will be aired on KLCS/TV in the months of July and August.

Mr. Robbie Hunter, Ironworkers Local 433 President, Mr. Daniel Villao, Building & Construction Trades Council, Representative, and Mr. Kelly Candaele expressed their support for the Workforce Program and congratulated the District team for their efforts.

Mr. Julio Silva, Ironworkers Local 433, thanked the District and Committee and stated that the Workforce Program transformed his life by giving him the opportunity to improve Los Angeles, be a better father and be an example to his peers.

Committee Members thanked the unions and staff for their great efforts in establishing this program and expressed support and admiration for Mr. Silva's success story.

OVERVIEW OF THE COMMUNITY OUTREACH PROCESS

Ms. Lorena Padilla-Melendez, Director of Community Outreach, provided an overview of the community outreach process and stated that the primary steps are to identify stakeholders, develop an outreach strategy, design outreach materials, implement outreach strategy, and finally host community meetings and special events. Ms. Padilla-Melendez identified feedback received from five of the seven Board Member Offices and listed the action items that would be taken. She stated that the Community Outreach Department would (1) communicate with Board Member staff on a monthly basis to discuss upcoming and past activities, (2) develop and impart formalized training on cultural awareness and community engagement, and (3) submit a proposal to the Chief Facilities Executive to hold 8-10 events in the 2008-2009 school year.

Ms. Padilla-Melendez stated that in the month of June 2008, the Community Outreach Department reached the mark of hosting over 1,500 community meetings and special events within the last six and a half years.

Chairperson Flores Aguilar requested that training be provided on understanding important social indicators that impact the community.

SPEAKERS

The following speakers expressed their views on this item:

Mr. Bill Ring, Parent Collaborative
Ms. Lorena Jaramillo, District Parent

CLOSED SCHOOLS MASTER PLAN

Ms. Anna Lasso, Planning and Development Branch, presented the proposal to adopt the Closed Schools Master Plan. The plan consists of six closed schools; two are occupied by Local District 1, Adult Education and Beyond the Bell, the other four remain unoccupied. The plan proposed that Oso Elementary be used as the Valley Region Professional Development Center for Local Districts 1, 2 & 3; Devonshire Elementary be used to consolidate leases to accommodate Local District 1 Support Unit North;

Hughes Middle School be used as an adult education center and a section for Charter Schools; Collins Elementary be used as a green technology and building trades apprenticeship program; and Highlander Elementary and Platt Ranch Elementary be used for Charter Schools.

Mr. Dominick Cistone, Adult and Career Education, provided additional comments on the proposed use of Collins Elementary.

Chairperson Flores Aguilar requested that Ms. Lasso provide specific data on the cost and revenue sources for each proposed use.

SPEAKERS

The following speakers expressed their views on this item:

Mr. Daniel Villao, Los Angeles and Orange County Building and Construction Trades Council
Mr. Sam Bekerian, CHIME Institute
Ms. Laura Sangiacomo, CHIME Institute
Ms. Deborah Cours, CHIME Institute
Mr. John Metrut, CHIME Institute
Mr. Patrick Smith, CHIME Institute
Ms. Anela Freeman, Los Angeles Region, California Charter Schools Association
Ms. Chris Ferris, Our Community School
Mr. Eugene Selivanov, Ivy Academia
Mr. Bill Powers, United Chambers of Commerce

EXISTING FACILITIES STRATEGIC EXECUTION PLAN (SEP) 2008 UPDATE

Mr. Bruce Kendall, Deputy Chief Executive, Existing Facilities, presented the 2008 Existing Facilities SEP update. The update consists of 938 projects from Board approved amendments, with a project value of \$293 million. The SEP identified construction starts of \$247 million in 2007/08, \$550 million in 2008/09, and \$408 million in 2009/10; and construction completions of \$207 million in 2007/08, \$550 million in 2008/09, \$550 million in 2009/10, and \$461 million in 2010/11.

Mr. Kendall stated that in 2007 and 2008, the Board passed resolutions to create a Sustainability Program that would benefit for the students, the budget and the environment. He identified the program components as smart growth, energy efficiency, water conservation, and renewable energy.

Mr. Kendall indicated that Existing Facilities was developing partnerships, internally and with outside agencies, to meet energy and water conservation goals.

PLANNING AND DEVELOPMENT STRATEGIC EXECUTION PLAN (SEP) AMENDMENT - PROPOSITION 39 PROJECTS

Ms. Ana Teresa Fernandez, Charter Planning Manager, Planning and Development Branch, presented the proposal to add 17 Proposition 39 colocation projects. Ms. Fernandez indicated that the approximate cost for the projects would be \$4.1 million.

Mr. José J. Cole-Gutiérrez, Executive Director, Charter Schools Division, and Ms. Fernandez addressed questioned asked by the Committee Members, regarding the Crescendo Charter Preparatory Central.

SPEAKERS

The following speakers expressed their views on this item:

Mr. Maria Diaz, Crescendo Charter Preparatory Central parent
Ms. Rosalinda Macias, Crescendo Charter Preparatory Central parent
Ms. Lilia Martinez, Crescendo Charter Preparatory Central parent
Ms. Lorena Jaramillo, LAUSD parent

AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS AND OR QUALIFICATIONS FOR HOUSING AT GARDENA HIGH SCHOOL

Mr. Sam Mistrano, Senior Facilities Project Manager, discussed the proposal to issue a Request for Proposals and or Qualifications for housing at Gardena High School. The Gardena High School housing would target teachers and earning between \$42,000-\$54,000. Mr. Mistrano pointed out that the housing initiative objectives are to create workforce housing to retain teachers, save costs, generate revenue, improve campus facilities and create community amenities.

Mr. Mistrano provided an overview of the site analysis and selection process, discussed the evaluation criteria to determine qualified proposers and best proposals, and highlighted the existing uses within the Gardena High School campus.

Chairperson Flores Aguilar and Committee Members expressed support for the project, but requested that Mr. Mistrano provide clarification on several items.

Ms. LaMotte requested that Mr. Mistrano provide clarification on how this project would reduce density at District campuses, and requested that he identify an estimated dollar amount for potential revenue. Chairperson Flores Aguilar requested that the criteria for land, space and partnership selection be identified.

EXISTING FACILITIES - MONTHLY STATUS REPORT

Mr. Kendall stated that a change order analysis was prepared, at the request of the Committee, and was based on projects completed between March 2004 through April 2008. He reported that 77% of the projects were completed below a 5% change order rate, with an average contract value of \$276,189, achieving the target rate of 5%. The average contract value of projects exceeding the target rate of 5% was \$550,857. Mr. Kendall stated that the analysis team looked at correlation between change order rate and design firms, contractor, local district project management, project value, and project type. He reported that the highest correlation was found with project type and project value, specifically with safety and technology, modernization, and heating, ventilation, and air conditioning projects.

Mr. Kendall stated that the cumulative change order rate since 2004 was 6.57%, and the rate for 2008 was 9.39%, not including the Belmont High School project. The yearly rate for 2008, including the Belmont High School project would be 12.36%.

Mr. Kendall indicated that the primary drivers for change orders were unforeseen conditions, design errors and omissions, and owner initiated changes. He concluded identifying control initiatives and stated that a follow-up report would be prepared in several months to report on the outcome of the control initiatives.

NEW CONSTRUCTION - MONTHLY STATUS REPORT

Mr. Fred Smith, Acting Deputy Chief Executive, New Construction, presented the monthly status report for New Construction. He indicated that the program consists of 132 new school projects, 65 addition projects, 17 playground projects, and 5 reconfigurations. Mr. Smith highlighted that the program completed 72 new schools, 59 additions, 16 playgrounds, and 3 reconfigurations. He provided an overview of six new schools that are scheduled to open in the Fall of 2008. Mr. Smith discussed delays for the Central Region Elementary School #14, and stated that the school is scheduled to open in 2011, instead of 2010.

PUBLIC COMMENT

Ms. Lorena Jaramillo, District parent, expressed concern with overcrowded schools, and stated that overcrowding affects the instruction, safety and harmony of the students. She was concerned with the placing of Charter schools on campuses that are already considered overcrowded. Ms. Jaramillo questioned how Measure K, R and other bond funds were spent.

Chairperson Flores Aguilar concluded by acknowledging the work of the Facilities Services Division staff and addressed Ms. Jaramillo's question regarding the use of bond funds. She stated that with the last four bonds passed, the District successfully built 72 new schools, which significantly reduced overcrowding, returned children from being bussed outside their neighborhood, and returned schools to a traditional calendar. Chairperson Flores Aguilar stated that 60 new schools were in the process of being built and thanked the public and voters for their continued support for the bonds. She announced that the Facilities Committee meetings would resume in August 2008.

The meeting adjourned at 1:14 p.m.

Notes by: Janet Saavedra
Office of the Board Secretariat