

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

AUGMENTED FACILITIES COMMITTEE MEETING NOTES

333 S. Beaudry Avenue, Board Room
10:00 a.m., Thursday, October 11, 2007

Board Members Present:

Ms. Yolie Flores Aguilar, Chairperson
Ms. Mónica García, Member
Ms. Marguerite Poindexter LaMotte, Member
Mr. Richard Vladovic, Member

Bond Oversight Committee Advisor Present:

Mr. David L. Crippens

External Representative Present:

Dr. Richard Kladifko, Associated Administrators of Los Angeles

Staff Present:

Mr. Guy Mehula, Chief Facilities Executive

The meeting convened at 10:10 a.m.

CHAIRPERSON'S OPENING REMARKS

Ms. Flores Aguilar welcomed and introduced each member of the Facilities Committee. Ms. Flores Aguilar stated her interest in rethinking the work of the Facilities Committee. She said the Committee will be policy focused, with the Committee being the space for dialogue and thinking about the future of how the District builds schools, where we build them and how we maintain them.

LAUSD FACILITIES PROGRAM GOALS AND STATUS REPORT – TAB 2

Mr. Guy Mehula, Chief Facilities Executive, Facilities Services Division, made comments on a list of topics Facilities Division believes the Board may want to consider discussing in the future: Career Tech Education; Campus Security; Disaster Plan; Physical Education and Competition Fields; Green Building; Food Service Design; Small Business Program; Public-Private Joint-Use; Facilities Support to Charters; Design Attributes in all Schools; Asset Management; and Classroom Furniture.

Chairperson Flores Aguilar asked for feedback and assistance of the Committee Members to help prioritize the topics brought forth by Mr. Mehula.

EXISTING FACILITIES MONTHLY STATUS REPORT – TAB 3

Mr. Bruce Kendall, Deputy Chief Executive, Existing Facilities, presented the Existing Facilities Monthly Status Report. Mr. Kendall announced that each month Facilities would focus on a particular bond measure with the updates. A slide that gave a complete overview of the Repair and Modernization Program indicated that the total project value was \$5.48 billion and 49% or \$2.69 billion worth of projects have been completed. Mr. Kendall described the categories of completion, unallocated, planning, design, contracts and construction.

Mr. Kendall reported on the BB Bond Program and on the Measure K Construction bonds, approved by local voters. The Proposition BB Construction Bond passed in 1997 and was supplemented by State monies. It was a \$3 billion program. To date, 87% of the projects are completed. The remaining projects are in the following categories with the value indicated: Planning \$20.9 million; Design \$52.5 million; Contracts \$16.5 million, and Construction \$220.9 million. Mr. Kendall named the top five project types by remaining dollars: air conditioning; lighting improvements; fire alarms; modernizations; and safety & technology, which formed the largest part of the BB Program valued at over \$800 million. Mr. Kendall reported that Safety and Technology funds have put data communications in every classroom. Public address systems and the school bell systems were updated and provide telephone 911 access from the classrooms.

Mr. Kendall reported on the Measure K Construction Bond approved in 2002. For Existing Facilities there were \$430.4 million of construction projects. The District has completed 50% of the projects totaling \$211.7 million: Planning \$34.9 million; Design \$89.8 million; Contracts \$19.2 million, and Existing Construction \$74.8 million. Mr. Kendall named the top five project types remaining with Measure K funds: auditorium renovations; lunch shelters; modernizations; new buildings at existing facilities; and paving and greening.

Mr. Kendall spoke on the \$500 million construction costs submitted to the State, which was matched by Los Angeles Unified School District.

Mr. Kendall and Mr. Mehula responded to questions made by Committee Members. Dr. Richard Vladovic asked if the Los Angeles Unified School District stockpiled materials and if we have to follow how the State directs us to spend their matching funds. Mr. Kendall answered in the negative to stockpiling and that other rules determine the use of State matched funds. Concerned about the commitment of Maintenance to the State, *Committee Member Mónica García* asked if the District should continue to use school bells and wanted to know what impact will this make on the allocation of dollars in relation to all the school projects. *Committee Member Garcia* wanted to know how the District would bring the State and private sector into supporting District projects. Mr. Kendall answered that he would answer her questions at a future meeting. Mr. Kendall shared the steps to address shortfalls in construction starts of the Existing Facilities: Initiated a team to improve the ability to schedule; elevated department goals; increased focus on design through put; and have established a Project Control Center.

Committee Member Marguerite LaMotte asked for an approximate timeline when all schools in the District would have internet connectivity. Mr. Kendall reported that there is only one school left in the District to be connected. Mr. Kendall answered yes to Ms. LaMotte's question if there have been any lessons learned from the first schools built where Maintenance could improve and do a better job on new construction sites. *Chairperson Yolie Flores Aguilar requested that during the Focus segment of the Facilities Committee Meeting these learned lessons be presented to the Facilities Committee.*

Committee Member Richard Vladovic asked if the District projected using solar power, thermal power and wind power. Mr. Kendall reported that Facilities was looking at power-type agreements in capital projects and renewable energy sources.

NEW CONSTRUCTION – MONTHLY STATUS REPORT – TAB 4

Mr. Fred Smith, Acting Deputy Chief, New Construction, presented a program overview of the \$12.4 billion New Construction Program. He reported completion of: 67 of 144 new schools; 57 of 71 additions; 29 of 38 Early Education Centers and expansions; 16 playgrounds; 457 schools with full day kindergarten; and 68,500 new schools seats.

Mr. Smith named new schools that had received significant construction awards: Cahuenga New Elementary School No. 1 (Charles H. Kim ES), CHPS (Collaborative for High Performance Schools) Green Apple Award Winner from the 2007 Green Tools for Healthy Schools Conference and Expo; Southeast Area New Learning Center (Maywood Academy High School), CHPS Green Apple Honorable Mention from the 2007 Green Tools for Healthy Schools Conference and Expo; Central Los Angeles Area New High School No. 10 (Miguel Contreras Learning Complex) received the Education & Design Honor Award from the 2007 Concrete and Masonry Design Awards from the Concrete and Masonry Association of California and Nevada; Central Region High School No. 13 received the 2007 Merit Award – Unbuilt Category given out by the Pasadena/Foothill Chapter of the American Institute of Architects (AIA)

Mr. Smith announced that 65% of the construction of the High School for the Visual and Performing Arts (450 N. Grand site) has been completed. \$5 million in funding is coming from the Discovering the Arts Agreement for this project. The contract for Phase II of Central Los Angeles New Learning Center No. 1 (Ambassador Hotel & Cocoanut Grove site) will be coming to the Board for approval in November. Phase I, which consists of K-3 elementary schools under construction, has an anticipated completion date in 2009. Phase II consists of the middle school and high school. Mr. Smith gave highlights of the school play field and the public arts program at the school. Mr. Smith reported that 81% of the Central L.A. High School No. 11, Vista Hermosa has been completed. This site has an anticipated construction completion of 2008.

Mr. Smith included in his report Central Region Glassell Park EEC, with an anticipated construction completion of 2010. He reported that Construction Branch has over 1200 "lessons learned" implemented utilizing this method.

Mr. Smith explained the Best Value Contract concept authorized by California Education Code 17406. Awards are based on multiple factors other than price: qualifications and experience;

schedule; and Small Business Enterprise goals. This method attracts more sophisticated contractors and brings more bidders to the table. Mr. Smith named future board action items utilizing this method.

Discussion was held on California Education Code 17406, allowing the Best Value Contractor and not the lowest bidder. Mr. Mehula responded to a question asked by Committee Member Marguerite LaMotte of the promise of outside entities to pay for some of the Visual and Performing Arts site project. Mr. Mehula said the amount was \$5 million.

Committee Members made comments on contractor diversity.

Chairperson Yolie Flores Aguilar requested that the successes of the New Construction Program be placed on the KLCS screen with bullets of each project before every Facilities Committee meeting.

NEW CONSTRUCTION TWO-SEMESTER NEIGHBORHOOD SCHOOL PROGRAM DEFINITION AND FUNDING STRATEGY – TAB 5

Mr. Ed Van Ginkel presented the Board Report, which will be going for Board approval on October 23, 2007. This report will provide the long-term goal of providing construction funding to finish 76 schools and achieve the goal of having every school in LAUSD to be on a two-semester calendar without having any involuntary busing.

Mr. Van Ginkel gave a chronology of the New Construction Program, which began with an enrollment growth from 1980 to 2002 and overcrowding of school facilities. Placing portable classrooms at schools, instituting multi-track calendars and busing students across the district, addressed over-crowding. In 1997, LAUSD voters approved the first local school bond in 34 years, Proposition BB, that began relieving overcrowding and the elimination of involuntary busing. In 2005 LAUSD voters approved Local School Bond Measure Y. Some of the goals mentioned by Mr. Van Ginkel were to: eliminate involuntary busing; eliminate Concept 6 calendar; two-semester neighborhood school for all; and implement full-day kindergarten District wide.

Mr. Van Ginkel announced to the Committee that \$1.2 billion was required to complete the two-semester program. He asked that the Board re-designate \$1.05 billion of Measure Y Bond funds to this program. Mr. Van Ginkel shared with the Committee the vision that by 2012 every student be able to attend school in their own neighborhood, the Concept 6 calendar will be eliminated, small learning communities will be implemented in secondary schools and full-day kindergarten will be fully implemented.

Mr. Mehula responded to comments made by Committee Members. Dr. Kladifko asked about critical bills on the Governor's desk of which the District should be aware. Mr. Mehula informed the Committee of AB-1014 (Bass). This bill would alter the projection formula for the way eligibility is created and would create State-matching dollars that are not currently available to the District. SB-121 (Romero) is also currently on the Governor's desk. Chairperson Flores

Aguilar urged the public to support the District and urge the Governor to sign these bills, which must be signed by October 14, 2007.

NEW CONSTRUCTION RELOCATION PLAN – TABS 6

Mr. Terrence Fennessy presented the proposal that the Board of Education approve the Relocation Plan for South Region Elementary School No. 5, South Region Elementary School No. 6 and South Los Angeles Area New High School No. 3. Mr. Fennessy explained that the proposed New School Construction projects would provide new classrooms and two-semester seats to further relieve overcrowding in the District's South Region. Construction of the three new schools will result in the displacement and potential relocation of approximately five commercial businesses and 242 residential units. Therefore, in accordance with the California Code of Regulations, Title 25, a Relocation Plan, has been prepared for the three proposed schools. The Plan must be approved by the Board of Education prior to relocating occupants of the potential new school sites.

The Relocation Plan involves 42 single-family residences and 51 multi-family residences. Mr. Fennessy explained the process used, based on the salary of each tenant, in order to establish his or her benefits. The Relocation Plan concludes that an adequate number of available replacement units, within a seven mile radius of each project site, currently exist to accommodate the relocation of residential occupants who may be displaced as a result of the acquisition of the new school sites. Mr. Fennessy provided copies of the brochure explaining the Relocation Assistance Program.

EXISTING FACILITIES STRATEGIC EXECUTION PLAN AMENDMENT – YOUTH CENTER AT MARKHAM MIDDLE SCHOOL – TAB 7

Mr. Paul Escala, Director of Joint-Use Services, Planning and Development Branch, Facilities Division, presented the Board Report that proposes the Board of Education authorize the use of up to \$300,000 in Measure Y Innovation Funds to establish an at-risk youth center at Markham Middle School, matching resources and funding contributed for capital and program cost by the Watts/Willowbrook Boys and Girls Club and the Los Angeles City Attorney's Office; and, amend the Existing Facilities Strategic Execution Plan to include the project and funding.

The Boys and Girls Club will contribute \$150,000 towards the program, which includes on-site staff, activities, materials, and equipment, among other related items. The City Attorney's Office will contribute \$100,000 towards the purchase and installation of two modular buildings, which will house the youth center. The club will operate daily, after-school, and on weekends for special programs. The center will be located adjacent to the school's existing gymnasium, play courts, restrooms, and the recently approved artificial turf soccer facility.

Mr. Escala responded to comments and questions made by Committee Members. Ms. LaMotte asked how this provider was selected. Mr. Escala reported that it was an informal Request for Proposals (RFP) process. The City Attorney's Office, who is partnering with Markham Middle School, provided some additional funding to provide a catalyst for this opportunity. Mr. Mehula added that Facilities is willing to work with any partners with resources.

Committee Member Marguerite LaMotte asked if the District was providing funds to the other joint-use partners that were on campus. Chairperson Flores Aguilar requested an informative or a presentation from the Facilities Division with information regarding the grant funds that are provided to Beyond the Bell.

External Representative Robert Kladifko asked what additional responsibilities would be placed on the school with the added program. Mr. Escala responded that program operational funding would offset the additional programs. The Boys and Girls Club will absorb costs through their own funding. External Representative David Crippens, representing the Bond Oversight Committee, suggested the Committee have another meeting presentation on Joint-Use, including the real cost of operations and facilities. Committee Member LaMotte asked that the presentation include the number of after-school programs at Markham Middle School.

EXISTING FACILITIES STRATEGIC EXECUTION PLAN AMENDMENT – MOBILE HEALTH CLINIC PROJECT FOR LOCAL DISTRICT 8 – TABS 8

Mr. Paul Escala introduced the Board Report that proposes the Board of Education authorize the use of up to \$1,000,000 in Measure Y Innovation funds to install mobile health clinic infrastructure at 28 school sites, matching contributions and resources provided by Little Company of Mary Hospital and the Asthma and Allergy Foundation of America; and, amend the Existing Facilities Strategic Execution Plan to include the project and funding.

Mr. Escala gave a background of how the Facilities Division staff engaged the LAUSD Student Health Services and the Los Angeles Trust for Children's Health to discuss how collaboration between providers and the District could be developed to expand health care access to uninsured children on District campuses.

Little Company of Mary Hospital and the Asthma and Allergy Foundation of America (partnering with the Los Angeles County Department of Health Services and USC Medical Center) propose to provide free, primary health care to 5,000 uninsured children through the expansion of mobile health clinic infrastructure at 28 LAUSD school sites in Local District 8. Each partner will contribute \$500,000 annually towards the purchase of mobile clinics, medical personnel, laboratory testing, materials, and vehicle operating costs.

EXISTING FACILITIES STRATEGIC EXECUTION PLAN AMENDMENT – ENVIRONMENTAL AND SOCIAL POLICY SMALL LEARNING COMMUNITY – TAB 9

Mr. Neil Gamble, Director of Maintenance and Operations, presented the Board Report that proposes that the Board of Education approve an amendment to the Existing Facilities Strategic Execution Plan (SEP) to fund improvements to the existing adult education facilities at East Los Angeles Skill Center to accommodate the Academy of Environmental and Social Policy (AESP) at Roosevelt High School with a total estimated project cost of \$3,467,828.

Dr. Santiago Jackson, Assistant Superintendent, Adult and Career Education, announced that the Division of Adult and Career Education would be examining eligibility for matching some of

Proposition 1 Career and Tech funds that are available and matching with what the District has already made.

Ms. Lupe Panamo, Local District 5 Director, Roosevelt High School, reported on Small Learning Communities at Roosevelt High School. Dr. Santiago Jackson explained how students with the small learning communities were taking concurrent classes at Roosevelt High School. Dr. Robert Kladifko, External Representative, asked about the transportation of the students. Dr. Jackson answered that transportation was not a problem. The District transported students after school and city transportation was close to Roosevelt High School and the East Los Angeles Skill Center.

Committee Member Marguerite LaMotte requested that a report be brought to the next Facilities Committee giving an update on the Abram Friedman project.

JOINT USE-LEASE AGREEMENT AND DEVELOPMENT AGREEMENT WITH YMCA AT UNIVERSITY HIGH SCHOOL – TAB 10

Mr. John Creer presented the Board Report that proposes that the Board of Education authorize District staff to execute a Joint Use—Lease Agreement followed by a Development Agreement with the YMCA of Metropolitan Los Angeles for the development of facilities that are mutually beneficial at University High School.

Mr. Creer reported that in an effort to maximize District assets to benefit the school district and community for joint use of amenities and after school programming, the Facilities Planning and Development Branch and the Westside Family YMCA, a Branch of the YMCA of Metropolitan Los Angeles Association, initiated discussions to collaboratively develop and locate a new YMCA facility on the University High School campus.

SPEAKERS

Ms. Mee Semcken, Chairperson of the Board of the Westside YMCA, and also a graduate of University High School, spoke of the YMCA's support and commitment to this agreement.

Mr. Doug Grogan, representing Metropolitan YMCA, conveyed the excitement of the YMCA in supporting the District's educational efforts in this endeavor.

Mr. Ruben Corona, Executive Director, East Los Angeles YMCA, expressed support of the development of the joint-use agreement with YMCA.

Mr. Creer responded to comments made by the Committee Members. Committee Member Marguerite LaMotte inquired of the seismic activity on the campus of University High School and asked that the rules of engagement between the school and the YMCA be made clear to all.

BOARD RESOLUTION ON SMALL SCHOOLS FOR SUCCESS – TAB 11

Mr. Ellis Kaufman gave the history of the Small Learning Communities (SLC) program and highlighted Small School for Success. The Board of Education passed a resolution in 2004, the District followed with policy Bulletin 1600 that established the seven attributes and educational programs of Small Learning Communities: Unifying Vision and Identity; Rigorous Standards-Based Curriculum, Instruction, and Assessment; Equity and Access; Personalization; Accountability and Distributed Leadership; Collaboration and Parent and Community Engagement; and Professional Development. The District partnered with the Bill and Melinda Gates Foundation and engaged Victoria Bergsagel and Architects of Achievement to provide expert small schools and Small Learning Communities consultation to the LAUSD Instruction and Facilities divisions.

Mr. Kaufman described the physical environment of a Small Learning Community. They have 350-500 seats each, separate SLC entrances, satellite administrative offices, teacher collaboration rooms, student and staff restrooms, and science facilities.

Mr. Kaufman quoted Deborah Meier, a veteran small school Principal in New York City, who said:

“It helps if schools are of a reasonable size...small enough
...for everyone to be known well by everyone else
...for schools and families to collaborate face-to-face
...so that children belong to the same community as the adults in their lives
...to feel safe and be safe
...so that phony data can easily be detected
...so that the people most involved can never say they weren't consulted
...for faculty members to sit around a table and iron things out.

Mr. Kaufman reported that research says that small schools produce better results than traditional sized schools. Mr. Kaufman quoted the results of a study by Craig Howley and Gary Huang that of 5,209 students, socio-economic status affected student achievement less in small schools, with an enrollment under 500 students, than larger schools.

Mr. Kaufman asked the Facilities Committee if the District is ready for small schools. Mr. Van Ginkel responded that Facilities Division could deliver whatever facility the Board directs Facilities to deliver. Mr. Van Ginkel explained that the track Facilities has been on is to build comprehensive campuses with Small Learning Communities inside. Mr. Van Ginkel gave a categorical breakdown of the cost of building small schools, larger schools with separate small learning communities within as well as adding small learning communities to existing schools.

Chairperson Yolie Flores Aguilar introduced Mr. David Rattray, Co-Chair of the Central Small Learning Communities Committee, of the Los Angeles Chamber of Commerce. Mr. Rattray told the Facilities Committee that the Chamber has supported all the school bonds, State bonds, and local bonds and will be supportive of new bonds. Mr. Rattray pledged that the Los Angeles Chamber of Commerce would be at the service of the District in future works. Ms. LaMotte made the comment that we must integrate construction with instruction in this District.

LOCATING SCHOOLS NEAR FREEWAYS – TAB 12

This item was postponed and will be brought back to the November 8, 2007 Facilities Committee Meeting.

WE BUILD PROGRAM PROJECT STABILIZATION AGREEMENT-FISCAL YEAR 2007 REPORT – TAB 13

This item was postponed and will be brought back to the November 8, 2007 Facilities Committee Meeting.

COLLABORATIVE FOR HIGH PERFORMANCE HIGH SCHOOLS QUARTERLY REPORT – TAB 14

This item was postponed and will be brought back to the November 8, 2007 Facilities Committee Meeting.

The meeting adjourned at 1:01 p.m.

Notes by: Brenda Jones, Board Secretariat