

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  
9:00 a.m., Thursday, November 18, 2004

Board Members Present:

Mr. Mike Lansing, Chairperson  
Ms. Marguerite P. LaMotte, Member  
Mr. David Tokofsky, Member  
Ms. Julie Korenstein  
Mr. Jon Lauritzen

Bond Oversight Committee Member Present:

Mr. Scott Folsom

External Member Present:

Mr. Dan Basalone, Associated Administrators of Los Angeles

Staff Present:

Mr. Guy Mehula, Deputy Chief Facilities Executive  
Mr. Jim Delker, Acting Deputy Chief Facilities Executive, Existing Facilities  
Mr. Bruce Kendall, Director of Maintenance and Operations  
Mr. Jim Cowell, Director of Construction  
Mr. John Creer, Valley Region Development Manager  
Mr. Ed Van Ginkel, Senior Development Manager  
Mr. Jim Morris, Assistant Superintendent of Elementary Instructional Programs  
Ms. Carmen Schroeder, Assistant Superintendent, Early Childhood Education Division  
Ms. Roberta Benjamin, Director of Charter Schools Branch

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The meeting convened at 9:15 a.m.  
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NEW SCHOOL CONSTRUCTION UPDATE

Mr. Guy Mehula updated the Committee on progress made during the past month within the division's construction program: Three ribbon cutting ceremonies were held and now the new construction program has 21 schools, 30 expansions, 13 early education centers and one soils remediation project completed. He reported that cost escalation continues to be a major concern of staff and solutions continue to be investigated.

## MONTHLY PROGRAM STATUS REPORT FOR EXISTING FACILITIES

Mr. Jim Delker updated the Committee on progress made within the existing facilities program including the studies for roof insulation and HVAC units, the increases in the construction cost and material cost indices, the amount of work under construction, the program budget, and the core facilities survey including its methodology and next steps to be taken.

Mr. Delker responded to the Committee's questions and concerns regarding bond funding and budgets, the installation of energy saving devices, the core facilities survey and prioritization of need, the maintenance of new schools and repairs made within the first year, the conversion of existing facilities into small learning communities, and state matching funds.

Ms. LaMotte requested a copy of the core facilities matrix on larger paper. Mr. Delker said he would provide this to her.

Mr. Lansing asked about lunch shelters, why some lunch shelters lack tables, and how the tables are funded. Mr. Delker said he would provide this information.

Mr. Delker said that once the analysis of core facilities was complete and a priority list compiled, it would be brought back to the Board for discussion as an amendment to the Existing Facilities Strategic Execution Plan.

## LAUSD BACKLOG OF FACILITIES MAINTENANCE AND REPAIR (NEEDS BASED ASSESSMENT PLAN)

Mr. Bruce Kendall made a presentation describing the actions taken to understand, comprehensively, the condition of District school facilities and the decision making process for capital investments for all funding sources.

Mr. Kendall and Mr. Delker responded to the Committee's questions concerning funding of the deferred maintenance plan, the age of portable buildings, the scoring and prioritization of projects, the scope of different repair and maintenance projects, asset inventory, the cost of construction for portables versus new classrooms, and the inventory of parking and playground spaces.

Mr. Tokofsky asked to receive a comparison of construction costs between building new classrooms and installing portables. Mr. Kendall said he would provide this information.

Mr. Lansing asked that a presentation be made at a future facilities committee meeting regarding the removal of portables from campuses and the planning and utilization of the reclaimed space.

## APPROVAL OF THE SEPTEMBER 7, 2004 AND SEPTEMBER 23, 2004 AUGMENTED FACILITIES COMMITTEE MEETING MINUTES

The minutes were approved as presented with no discussion by the Committee.

AMENDMENT TO THE JANUARY 2004 STRATEGIC EXECUTION PLAN  
AUTHORIZING STAFF TO PROCEED WITH THE EXPENDITURE OF MEASURE R  
BOND DOLLARS FOR THE COST OF STORM WATER MANAGEMENT FOR PHASE II  
SCHOOLS

Mr. Jim Cowell explained the report to the Committee.

Mr. Cowell responded to the Committee's questions regarding storm water runoff, amendments to the strategic execution plan, water reclamation, and different methods of controlling storm water runoff.

Ms. Korenstein requested this report be discussed at the December 9, 2004, School Safety and Health and Human Services Committee.

COMPLETE THE INSTALLATION OF PORTABLE CLASSROOMS WITH MEASURE R  
FUNDS AND UPDATE THE EXISTING FACILITIES STRATEGIC EXECUTION PLAN

This item was withdrawn by staff.

DESIGNATION OF THE SITE LOCATED AT THE NORTHEAST CORNER OF SATICOY  
STREET AND BEN AVENUE AS THE PREFERRED SITE FOR THE LOCATION OF THE  
NEW VALLEY REGION ELEMENTARY SCHOOL NO. 7

Mr. John Creer explained the project, the community involvement process, the schools to be relieved, the site selection process, and the characteristics of the preferred site.

SPEAKERS

Mr. Juan Soto and Mr. Roberto Rodriguez voiced their opposition to the proposed preferred site.

Mr. Jorge Fernandez spoke in regards to relocation information.

Ms. Ana de Jesus spoke in favor of the proposed preferred site.

Mr. Lansing read a statement concerning preferred site selection.

Ms. Korenstein discussed alternative sites considered.

Mr. Creer responded to the Committee's questions regarding the community outreach process, and alternative sites considered including the area around Sun Valley Middle School.

Mr. Ed Van Ginkel responded to the Committee's questions regarding project timelines and the relocation process.

Mr. Lansing requested that the Board be provided information about the airport rules and regulations in regards to Sun Valley Middle School. Mr. Creer said he would provide this information.

This report will be received by the Board on November 23, 2004, with action anticipated on December 14, 2004.

DESIGNATION OF THE SITE LOCATED ON THE SOUTH SIDE OF BROMONT AVENUE AND THE NORTH SIDE OF 8<sup>TH</sup> STREET AS THE PREFERRED SITE FOR THE LOCATION OF THE NEW VALLEY REGION ELEMENTARY SCHOOL NO. 8

Mr. Creer explained the project, the community involvement process, the schools to be relieved, the site selection process, and the characteristics of the preferred site.

SPEAKERS

Ms. Maribel de la Torre, mayor of the city of San Fernando, spoke in support of the proposed preferred site and the need for traffic mitigation in the immediate neighborhood surrounding the site.

Ms. Griselda Guevara spoke in support of the proposed preferred site.

Ms. Korenstein discussed alternative proposed sites. She requested that the charter schools office address traffic congestion caused by the operation of a new charter school in the immediate area. Mr. Creer said this request would be communicated to the charter schools office.

This report will be received by the Board on November 23, 2004, with action anticipated on December 14, 2004.

AMENDMENT TO THE JANUARY 2004 NEW CONSTRUCTION STRATEGIC EXECUTION PLAN AUTHORIZING STAFF TO PROCEED WITH THE EXPENDITURE OF MEASURE R BOND DOLLARS AND MEASURE R BOND INTEREST PROCEEDS FOR FURNITURE AND EQUIPMENT ENHANCEMENTS INCLUDING ADDITIONAL LOCKERS AT NEW MIDDLE AND HIGH SCHOOLS ON MULTI-TRACK CALENDARS FOR PHASE I AND PHASE II NEW CONSTRUCTION PROJECTS

Mr. Cowell explained the report to the Committee.

Mr. Mehula and Mr. Cowell responded to the Committee's questions regarding concerns voiced by the Bond Oversight Committee Members at their November 17, 2004 meeting. They also responded to the Committee's questions concerning the Board's locker policy, the ratio of students to computers, and the guidelines for use of Measure R bond interest.

Mr. Lansing requested that the Board receive a copy of the Board's locker policy and information regarding the plan for unused lockers when schools convert from multi-track to traditional school calendars. Mr. Mehula said he would provide this information.

This report will be received by the Board on November 23, 2004 with action anticipated on December 14, 2004.

APPROVAL OF FULL-DAY KINDERGARTEN IMPLEMENTATION PLAN AND AMENDMENT OF NEW CONSTRUCTION STRATEGIC EXECUTION PLAN

Mr. Jim Morris explained the full-day kindergarten program and Mr. Mehula described the full-day kindergarten implementation plan.

Mr. Morris, Mr. Mehula, and Mr. Van Ginkel responded to the Committee's questions and concerns regarding supervision of kindergarten students and safety issues, enrollment trends and ADA numbers, staff needed for execution of the full-day kindergarten program at schools, bathroom facilities for these students, prioritization of schools listed in the plan, and state matching funds.

SPEAKERS

Mr. Mike Dreebin, United Teachers Los Angeles (UTLA) Elementary Vice President, spoke in regards to a balanced age appropriate curricula, noon duty aides, and alternative schedules for schools not going on full-day kindergarten.

The Committee asked to receive information regarding supervision and bathrooms and what the cost would be to supply the bare minimum to every school. Mr. Mehula said this information would be provided.

This report will be received by the Board on November 23, 2004 with action anticipated on December 14, 2004.

AUTHORIZATION TO USE MEASURE K AND MEASURE R FUNDING FOR SITE PREPARATION FOR HOUSING OF READY FOR SCHOOL PROGRAMS AND ADDITION OF THREE PROJECTS TO THE JANUARY 2004 NEW CONSTRUCTION STRATEGIC EXECUTION PLAN

Ms. Carmen Schroeder explained the report to the Committee; staff is requesting the expenditure of \$720,000 in early education bond funding to provide money for site preparation for portable buildings at three early education centers.

There was no discussion by the Committee.

This report will be received by the Board on November 23, 2004 with action anticipated on December 14, 2004.

AMENDMENT TO ADD WESTCHESTER HIGH SCHOOL CHARTER SCHOOL PROJECT TO THE JANUARY 2004 STRATEGIC EXECUTION PLAN FOR NEW CONSTRUCTION

Ms. Roberta Benjamin explained the report to the Committee; staff is requesting to allocate proceeds from Measure R to reimburse the general fund for completed renovations at Westchester High School, that allowed excess space at the school to be used by an independent charter school.

Ms. Benjamin responded to the Committee's questions and concerns regarding potential overcrowding at Westchester High School, the approval process for placing charter schools at existing campuses, the timeline for Proposition 39 applications and approvals, the District's charter school expansion policy, and the age and number of students at the Central City Charter School.

Mr. Tokofsky requested that the topic of charter schools and their related policies be discussed at the March Committee of the Whole meeting; discussion should include an instructional facilities assessment that would guide future decision-making regarding the placement of charter schools on existing campuses.

This report will be received by the Board on November 23, 2004 with action anticipated on December 14, 2004.

ANALYSIS OF POTENTIAL TIMELINE FOR CONCEPT-6 SCHOOLS TO MOVE TO A 180-DAY CALENDAR

Mr. Mehula began by discussing program reserve funds and their usage due to escalating construction costs. He then discussed costs associated with Phases II and III site size, small learning communities, design features, and leveraging funds.

As mandated by the Williams Case settlement, the District must eliminate the Concept-6 school calendar by July 1, 2012. Mr. Mehula said that by January 1, 2005, the District must present a plan for adhering to this mandate. He presented the projected District enrollment until 2013 as well as a potential timeline for Concept-6 schools to move to a 180-day calendar.

Mr. Tokofsky asked that the Board receive the Bond Oversight's Committee opinion on this issue if one was given.

Mr. Basalone discussed the California Attorney General's opinion regarding the use of construction bond funds.

SPEAKER

Mr. Mike Dreebin UTLA Elementary Vice President, asked that he receive information detailing the school calendar schools would move to after they leave Concept-6.

Ms. LaMotte asked that the presented information be broken down by Board member districts. Mr. Mehula said he would do this.

MONTHLY PROGRAM STATUS REPORT FOR NEW CONSTRUCTION

Mr. Mehula updated the Committee on progress made within the new construction program including several project updates, construction cost escalations, and roof leaks in new schools.

Mr. Tokofsky asked that the Board receive information regarding Central Los Angeles High School No. 2 and Los Angeles Continuation High School No. 1 and how much money would be saved if the continuation high school was removed from the project. Mr. Mehula said he would provide this information.

Mr. Mehula responded to the Committee's questions and concerns regarding shared athletic facilities. The Committee decided to discuss this topic at a future Committee of the Whole where instructional and facilities issues are discussed comprehensively.

RECEIPT OF WRITTEN REPORTS

The following reports were received by the Committee without discussion:

- Asbestos Technical Unit AHERA Compliance – October 2004
- Bond and E-rate Funded Information Technology Infrastructure Projects

PUBLIC COMMENTS

There were no public comments.

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The meeting adjourned at 1:25 p.m.  
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