

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, January 27, 2005

Board Members Present:

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

Bond Oversight Committee Members Present:

Mr. Robert Garcia
Mr. Scott Folsom

External Member Present:

Mr. Dan Basalone, Associated Administrators of Los Angeles

Staff Present:

Mr. Roy Romer, Superintendent of Schools
Mr. James A. McConnell, Jr., Chief Facilities Executive
Mr. Guy Mehula, Deputy Chief Facilities Executive, New Construction
Mr. Jim Delker, Acting Deputy Chief Facilities Executive, Existing Facilities
Mr. Ed Van Ginkel, Senior Development Manager
Mr. Rod Hamilton, Development Manager, South Region, Real Estate
Mr. Angelo Bellomo, Director, Environmental Health and Safety Office
Mr. Pat Shannon, Acting Deputy Director, Environmental Health and Safety Office
Ms. Donnalyn Anton, Associate Superintendent, Special Education Division

The meeting convened at 9:10 a.m.

REMARKS

Mr. James McConnell updated the Committee on the Division's construction program progress made this past month. He reported that as of the beginning of 2005, the Facilities Division has completed 71 of the 243 projects in the new construction program. Twenty-one of them are new schools and 34 are major additions to schools. Ribbon cuttings have occurred at Camelia Elementary School, Venice High School and East Valley New Continuation High School No. 1.

APPROVAL OF REVISED PROJECT DEFINITIONS AND AMENDMENT OF THE 2004
NEW CONSTRUCTION STRATEGIC EXECUTION PLAN FOR SELECTED PHASE II
PROJECTS (3 PROJECTS)

Mr. Mehula explained that this report revises a couple of already approved project definitions originally brought before the Committee in Phase II. Mr. Van Ginkel presented and explained the changes. The project redefinition of a new early education center co-located with Valley Region Elementary School No. 6 would now be located on the grounds of an existing facility, Chase Elementary School. South Region No. 7 was previously designated as a Span school (6-12) but will now be made into a high school. South Region Middle School No. 6 will be redefined as a middle school instead of a K-8 Span school.

Mr. Van Ginkel responded to questions and comments made by Committee Members.

ENROLLMENT SIZE AND SCHOOL DESIGN

Chairperson Lansing introduced the Board Report with a brief history of past school bond measures, which included amounts spent on per square footage costs, Phase II designs, questioning of past proposed school sizes and small learning communities. He commented on costs going beyond the dollar amount of past bond measures, which led to a deficit in funds. He did not want the District to repeat the same mistake.

Mr. Lansing asked for responses, at a later time, to a list of questions he supplied to staff.

1. What is the average property size and enrollment of an elementary school, middle school and high school, in Phase I, II, & III?
2. Is there any research that indicates which enrollment size is best? How large can a school population be and still obtain its effectiveness?
3. What core facilities and comprehensive resources should every elementary, middle and high school contain? Not the minimum the State allows but what should they contain.
4. The current enrollment thresholds for providing comprehensive services and amenities.
5. Are there opportunities for joint use with the City or County that can be used by two or three secondary schools?
6. What are the pros and cons of building recreational complexes in the middle of two or three new schools?
7. What are we planning for in a bond if we are going to have one in the November election. Should we include a need for recreational space since the City does not provide this.

Discussion and comments were made by Committee Members on school sizes, small learning communities and eliminating year-round schooling. Mr. Mehula announced that most of the questions would be answered at the next Facilities meeting.

Mr. Garcia, Chair of the Bond Oversight Committee, reported that the Strategic Execution Plan went before the Bond Oversight Committee last week and it was not approved. Mr. Garcia noted that he does not believe the District has an all-encompassing vision plan that ties together

instruction with the facilities. He said he believed the LAUSD children were failing in academics. Mr. Garcia made comments about an over arching vision, a vision that unites existing facilities and new construction, measurable goals, acreages of playing fields in LAUSD today, and starting to focus on academics and not just seats delivered.

Additional comments were made by Committee Members regarding gymnasiums, libraries, design of health offices, and the funding of smaller learning communities.

After hearing the comments made by Mr. Garcia, Committee Member LaMotte requested staff define for her the purpose of the Bond Oversight Committee.

Chairperson Lansing requested staff respond to his questions prior to the Facilities presentation at the Special Board Meeting to bring out Phase III Project Definitions.

DESIGNATION OF THE SITE LOCATED AT THE SOUTHWEST CORNER OF WESTERN AND 46TH STREET AS THE PREFERRED SITE FOR THE LOCATION OF THE NEW SOUTH REGION MIDDLE SCHOOL NO. 6 (FORMERLY SOUTH REGION SPAN SCHOOL K-8 NO. 2)

Mr. Rod Hamilton presented the modification of a site previously designated as a preferred site. He explained the original project and the reconfiguration, with its better urban planning.

SPEAKERS

Mr. Alfredo Mejia spoke in support of the proposal.

Ms. Noemi Munoz spoke on the need for parks within the schools to allow for more activity.

Ms. Estella Viorquiz spoke on the need for more space for more activity.

Mr. Freddie Hamlin, a resident of the preferred site, spoke in opposition of the report.

Mr. Hamilton and Mr. Pat Shannon responded to questions and comments made by Committee Members.

This report was received at the January 25, 2005 Board Meeting and will return to the next Board Meeting for final discussion.

DESIGNATION OF THE SITE LOCATED AT THE NORTHEAST CORNER OF CARSON STREET AND SANTA FE AVENUE AS THE PREFERRED SITE FOR THE LOCATION OF THE NEW SOUTH REGION HIGH SCHOOL NO. 4

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

SPEAKERS

Councilwoman Julie Ruiz Raber, City of Carson, spoke in support of the proposed site.

Mr. Tony Thomas spoke in support of the proposed site.

Mr. Roye Love spoke against the proposed site.

Mr. Carl Robinson spoke against the proposed site.

Ms. Sharon Guidry spoke in support of the proposed site.

Mayor Jim Dear, City of Carson, spoke in support of the proposed site.

Mr. Hamilton made comments on the Preliminary Environmental Review, which is done before the site is designated. He explained that this review consists of an evaluation of known soil and ground water contamination within a quarter mile, looks at identification of geo hazards associated with the site and an initial assessment of power lines, pipe lines and rail lines and, lastly, an assessment of air emissions within a quarter mile.

Mr. Angelo Bellomo commented on the Environmental Due Diligence of the report, which is done after the site is designated.

A discussion was held regarding the various search areas, including the Dominguez Hills area and the Broadacres area, and how it affects the neighboring city boundaries and attendance.

This report was received at the last Board Meeting and will return for approval at the February 8, 2005 Regular Board Meeting.

GRATTS NEW PRIMARY CENTER AND EARLY EDUCATION CENTER

Mr. Pat Shannon, Office of Environmental Health and Safety and Mr. Jim Colwell, presented the report to the Committee asking for adoption of the final Mitigated Negative Declaration (MND) and findings of fact and subject to the Facilities Services Division.

SPEAKERS

Ms. Dora Gallo, property owner, spoke in opposition of the proposal.

Mr. Samuel Caminker, property owner, spoke in opposition of the proposal.

Mr. Lorenzo Velasquez, resident, spoke in opposition of the proposal.

Ms. Sylvia Liang inquired about the relocation timeframe.

Ms. Alejandra Ayala spoke in favor of the proposal.

Mr. Van Ginkel announced that staff was in the foyer to give residents information on the relocation process.

This report will return to the February 8, 2005 Board Meeting for approval.

NEW CONSTRUCTION STRATEGIC EXECUTION PLAN UPDATE 2005

Mr. Mehula presented a new Strategic Execution Plan to the Committee and noted that it is also going to the Bond Oversight Committee. Before taking the Committee through a step-by-step process that the plan will take, he reminded the Committee that the Board has already approved each project by separate action and that this is an update of the plan.

Mr. Mehula highlighted that this plan will include full-day kindergarten, Charter and Adult Education schools.

Mr. Mehula reported that if legislation does not go through to change the way State matching funds eligibility is calculated, we will not have eligibility and we cannot move forward on another bond.

Mr. McConnell, Mr. Mehula and Mr. Delker responded to questions made by the Committee regarding bungalows.

This report was originally assigned to the February 8, 2005 Board Meeting but will be postponed to the February 22, 2005 Board Meeting.

MONTHLY PROGRAM STATUS REPORT FOR NEW CONSTRUCTION

Mr. Mehula updated the Committee on progress of each project made within the last month in the Division's new construction program. He showed a slide of elementary schools looking to be completed in 2005. He noted that there would be an impact of finishing schedules with the unusual heavy rainfalls this area has experienced this year.

Mr. Mehula announced that he would be adding to the reports received by Committee Members a new section titled Executive Notes. In this month's report it showed that 2006 would be a big year for eliminating Concept 6 schools and that there will be a large difference this year in the number of schools being required to bus students to other areas.

Mr. Mehula reported on updated planning. He announced that Final Phase II sites are being selected and Phase III projects being brought to the Board at the next Facilities meeting will include cost escalation estimates. He added that the Ambassador filming project would be ending in February. He also updated the Committee on CSUN, a school that opened in September where contractors were slow in responding to a deficiency list and LAUSD elected to perform some work in-house.

SPECIAL EDUCATION FACILITIES NEEDS – CONSENT DECREE REPORT (REFERRED FROM COMMITTEE OF THE WHOLE)

Ms. Donnalyn Anton, Associate Superintendent, Special Education and Mr. Jim Delker addressed the Committee on requests related to program accessibility for students covered under the Individuals with Disabilities Education Act (IDEA) and Section 504 of the Rehabilitation Act of 1973.

Mr. Delker responded to questions on the funding of handicapped ramps. He explained that the funding would come from Measure R funds and not the funds of the Consent Decree. He stated that the presentation on \$20 million did not have anything to do with these questions.

MONTHLY PROGRAM STATUS REPORT FOR EXISTING FACILITIES

Mr. Delker presented photographs of projects completed within the District. He gave an overview of the BB Bond projects.

RECEIPT OF WRITTEN REPORTS

- Asbestos Technical Unit AHERA Compliance – November and December 2004
- First Quarterly FY 2004-2005 Small Business Enterprise (SBE) Report (July-September 2004)
- Bond and E-rate Funded Information Technology Infrastructure Projects (January 2005)

PUBLIC COMMENTS

No speakers signed up for public comments.

The meeting adjourned at 12:45 p.m.
