

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
3:00 p.m., Thursday, May 3, 2005

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 Members Present:

Mr. Scott Folsom

External Members Present:

Mr. Dan Basalone, Associated Administrators of Los Angeles

Staff Present:

Mr. James A. McConnell, Jr., Chief Facilities Executive
Ms. Maribel Medina, Special Counsel to the Board
Mr. Guy Mehula, Deputy Chief Facilities Executive, New Construction
Mr. Jim Delker, Acting Deputy Chief Facilities Executive, Existing Facilities
Mr. Pat Schanen, Acting Deputy Director, Office of Environmental Health & Safety
Mr. Joe Gibson, CEQA Project Manager
Mr. Paul Baker, Regional Director, New Construction, San Fernando Valley
Mr. Paul Escala, Education Policy and Program Manager, New Construction

The meeting convened at 3:00 p.m.

NEW SCHOOL CONSTRUCTION PROGRAM UPDATE (REMARKS)

Mr. Jim McConnell updated the Committee on the New Construction Program progress made since the last Committee meeting. He reported that 32 new schools would open in 2005, five of these will open on July 5 and one of these five will be a high school on the Santee Dairy location. Mr. McConnell announced that the Santee Dairy site would be the first comprehensive high school the District has built since 1971. It will have 2,200 students and will relieve Manual Arts and Jefferson High Schools.

Mr. McConnell also reported on the ribbon cutting at Accelerated Charter School and on another one to be held on May 23, at South Gate New Elementary School No. 6. He also mentioned a ground breaking at Fourth Street New Primary Center.

MONTHLY PROGRAM STATUS REPORT FOR EXISTING FACILITIES

Mr. Jim Delker presented pictures of projects completed at existing facilities since the last Committee meeting, including Calahan Elementary School interior and exterior painting; Walgrove Elementary School playground resurfacing; Eagle Rock Elementary School replacement of ceiling tiles and an air conditioning project at Lanterman High School.

Mr. Delker gave a summary of the State Bond matching funds, which showed that \$900 million would be brought in to help with the District's modernization program. Regarding Measure K, he stated that over \$13 million of the projects have been completed with another \$28 million under construction and that in the last month, \$6 million has been awarded in 69 projects. The Measure K Asbestos Abatement Program, managed through Maintenance and Operations, Asbestos Unit, has completed 120 projects at a cost of over \$5 million.

Mr. Delker responded to questions and comments of the Committee regarding the construction budget.

EAST VALLEY HIGH SCHOOL #1A AND MIDDLE SCHOOL #3 (ANTHONY OFFICE BUILDING SITE)

Mr. Paul Baker presented an overview of the high school and middle school being built on the same site. He reported that East Valley High School No. 1A would provide 1,620 two-semester seats for grades 9 through 12 and will be completed in June 2006. He reported that it would have three small learning communities, a multi-purpose room, central library, cafeteria, gymnasium and athletic playfield for baseball, soccer and a running track.

Mr. Baker reported that the progress of Valley Region Middle School No. 3 is scheduled to be completed in June 2008. He noted that it would provide 1,053 two-semester seats for grades 6 through 8 and the budget is \$44.8 million.

Mr. Pat Schanen presented the Board Report for the certification of the final Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

Comments were made regarding Small Learning Communities and their separate identities. Landfills and methane migration was also discussed.

This report is anticipated to return for action at the May 10, 2005, Regular Board Meeting.

SPEAKERS

Mr. Mike O’Gara, community resident, spoke on air quality and hazardous waste materials.

Mr. Karl Kunak, spoke on safety and traffic issues among students at Polytechnic High School.

AMENDMENT TO THE NEW CONSTRUCTION STRATEGIC EXECUTION PLAN FOR USE OF BOND INTEREST PROCEEDS

Mr. Mehula explained that this Board Report is a follow up to Board action taken in April 2005, where the Board of Education approved general fund budget reductions and redirections which included the shifting of some general funded programs to bond funded programs. He noted that it had been determined that certain costs related to the bond program are legitimate and proper obligations against bond funds, and for this reason, staff is requesting amendments to the most recent Strategic Execution Plan to address these newly bond-funded obligations.

Mr. Mehula responded to questions by Committee members.

This Report has already been received by the Board and will be on the Regular Calendar at the Board Meeting on May 10.

AMENDMENT TO THE NEW CONSTRUCTION STRATEGIC EXECUTION PLAN FOR NORTH HOLLYWOOD ELEMENTARY SCHOOL #3 – DEMOLITION OF POLICE STATION

Mr. Mehula showed slides of the police station building adjacent to North Hollywood New Elementary School No. 3 that is to be demolished in preparation for the new school.

Mr. Mehula responded to questions and comments by Committee members.

This Report has already been received by the Board and will be on the Consent Calendar at the Board Meeting on May 10.

MONTHLY PROGRAM STATUS REPORT FOR NEW CONSTRUCTION

Mr. Mehula presented pictures of new construction depicting progress made since the last committee meeting. He reported that Central Los Angeles High School #2 had a groundbreaking, Southeast Area New High School #2 has an anticipated opening date of September 2005 and the Accelerated Charter School’s opening began in stages in September 2004.

Mr. Mehula updated Committee members on the Phase III project definitions that were delayed, current construction projects, information on the Santee Dairy School, general information on a partnering meeting with LADOT, contract renewals and a construction management contract which has a Request for Proposal (REP) underway.

Mr. Mehula responded to questions of Committee members. At the request of Board Member Jon Lauritzen, Mr. Mehula explained the Education Code 17406, Lease, Lease Back Process. He explained that when the District has a piece of property, the District can lease it to the developer, who can build on the property and then the District can regain the property and lease or buy the improvements, a school built and ready for students.

ESCUTIA PROGRAM PORTABLES

Mr. Mehula made a presentation as a follow up to a request made by the Committee on the update of the Escutia Program portables. He gave a brief background of the planned removal of 528 portable classrooms. He reported that 30 acres of space would be restored to the school district through the removal of Escutia portables.

Mr. Mehula responded to comments by Committee members. Committee Member David Tokofsky requested a site-by-site list of the removal of portables.

JOINT USE PRESENTATION

Mr. Paul Escala made a presentation on the Construction Joint Use Program. He described the distinct differences between Joint Use, Joint Planning and Community Use.

Mr. Escala defined Joint Use as an agreement the District enters into as a partnership with an organization, City, or County for shared use of a facility, where the partner would contribute to the project either through capital dollars, operation of the facility, or maintenance of the facility. He showed some examples of this agreement—Los Angeles Center for Enriched Studies; Loreto Elementary School Orthopedic Hospital High School; Valley New High School #1 and Mt. Washington Elementary School.

Mr. Escala defined Joint Planning as a situation where a partner is willing to utilize the facility but not contribute funds, or to the operation or maintenance of the facility. Some examples are Canoga Park Elementary School; Central L.A. Middle School; East Valley High School; Gratts Primary Center and Manual Arts Elementary School. He added information of funding restrictions as set by the State of California, under Propositions 57 and 55 as well as the LAUSD policy.

Mr. Escala defined Community Use as a consideration of community use in the designing of a facility, such as a multi-purpose room, auditorium, gymnasium, play fields, athletic competition facilities. These design accommodations all include street access, public restrooms access from interior of building, additional drinking fountains, etc. Mr. Escala mentioned other methods of the public use of school facilities such as Civic Center Permits, license agreements, health partnerships, LA's Best after school program, Beyond the Bell Branch Youth Services, after school program.

Mr. Escala responded to questions on the use of Joint Use funds by Committee members.

RECEIPT OF WRITTEN REPORTS

The following reports were received by the Committee without discussion:

- Asbestos Technical Unit AHERA Compliance (March 2005)
- Bond and E-rate Funded Information Technology Infrastructure Projects (April 2005)
- Small Business Enterprise 3rd Quarter Report

PUBLIC COMMENTS

Jacqueline Williams Ballard, parent, spoke on the closing of the City of Angels sites.

The meeting adjourned at 5:05 p.m.
