

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 10, 2005

Board Members Present:

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

Bond Oversight Committee Member Present:

Mr. Scott Folsom

Staff Present:

Mr. James A. McConnell, Jr., Chief Facilities Executive  
Mr. Guy Mehula, Deputy Chief Facilities Executive, New Construction  
Mr. Bruce Kendall, Deputy Chief Executive, Existing Facilities  
Mr. Bassam Raslan, Project Manager, Facilities Services Division  
Ms. Jessica Rappaport, CEQA Project Manager, Environmental Health & Safety  
Mr. Rod Hamilton, Development Manager, South Region, Real Estate

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The meeting convened at 9:05 a.m.  
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NEW SCHOOL CONSTRUCTION PROGRAM UPDATE (REMARKS) – ITEM 1

Mr. Jim McConnell reported that the Facilities Division opened thirteen new schools for 17,000 students across Los Angeles Unified School District on the opening day of school. He added that the City of South Gate has a new high school; a new middle school and all schools in that area are now on a traditional calendar. Mr. McConnell also announced a ribbon cutting at Morningside Elementary School in Pacoima.

Committee Members made comments regarding attending the opening of New Jefferson High School No. 1 and congratulated the Facilities Division on their progress.

## MONTHLY PROGRAM STATUS REPORT FOR EXISTING FACILITIES – ITEM 2

Mr. Bruce Kendall acknowledged the Board for their support of the local Bond Measure Y Initiative, which was approved by the public on November 8, 2005. He announced that the new funding for repair is not reflected in this month's presentation but would be at the next Facilities meeting.

Mr. Kendall presented pictures of projects completed at existing facilities, which included Calahan Elementary School, installation of garden seating and a 120 x 135 ft. grass lawn; Oxnard Elementary School, replacement of deteriorated flooring; Marina Del Rey Middle School, new asphalt and concrete yard resurfacing; Pacific Blvd. Special Education Center, modernization with tree replacement of bushes and shrubs.

Mr. Kendall gave an overview of the total existing facilities program progress to date. He stated that there are over 18,574 funded projects valued at over \$3.7 billion. Over 11,180 projects with a value of \$1.7 billion have been completed. Mr. Kendall's report included a program status of projected vs. actual cash outflows, notice of construction contract awards and an announcement that of the first quarter construction contract awards, 80% were awarded to small businesses. Mr. Kendall reported that the change order rate for the District is below 5%.

*Committee Member David Tokofsky requested that Mr. Kendall share with him the requests he has made to the District's television station, KLCS, regarding carrying pictures of the Facilities program status of existing facilities in color instead of black and white. Additionally, Committee Member Tokofsky requested a list of the remaining BB projects from the Maintenance and Operations Division.*

Mr. McConnell and Mr. Kendall responded to comments from Committee Members regarding the budget of the Small Learning Communities and their timelines in correlation with existing facilities projects as well as comments on lunch shelters, capacity issues with contractors and percentage matching from the state.

## MONTHLY PROGRAM STATUS REPORT FOR NEW CONSTRUCTION – ITEM 3

Mr. Guy Mehula presented an update and monthly report for new construction since the last Committee meeting. Slides of some of the newly completed high schools shown included Central L.A. Area New Middle School No. 4, construction will be completed in May 2006 with 1,700 seats; Southeast Area New Middle School No. 3, construction completed in September 2004; Central L.A. Area New Middle School No. 1, construction will be completed in August 2006 with 1,700 seats; and East Valley Area Middle School No. 1, with construction to be completed in June 2007 with approximately 1,800 seats.

Mr. Mehula reported that three Requests for Proposals (RFPs) will be released this month for charter schools, seven Memorandums of Understanding (MOUs) have been submitted to potential partners and project definitions will be coming to the Board in six months. Mr. Mehula informed the Committee that the District did not have enough matching state funds and therefore needed legislation to move forward into Phase IV. Mr. Mehula gave a brief update on schools

that are currently under construction: Vista Hermosa, Central L.A. Area New High School No. 9, Ramona Opportunity High School, Anthony Office Building, and informed the Committee that Facilities issued a termination order with Thompson Pacific at Southeast Learning Center and Banning.

*Committee Member David Tokofsky made several requests to Facilities for: a list of the schools which have moved from Concept 6 to 4-Track by Council District and Board District; an update on the Early Elementary program; AB 491 legislation on Eligibility; a listing of the seven Joint-Use MOUs; the Aurora Bankruptcy and which school it is affecting, and an informative of the accident that occurred at the El Sereno New School.*

Mr. Mehula responded to comments made by Committee Members regarding the discolored soil that was found at Central Los Angeles Area Middle School No. 4, the tower at the 450 N. Grand site, and joint-use agreements. *Chairperson Mike Lansing requested a full report on the Joint-Use Program that should include who is participating, where is the funding coming from and what will be the exact cost to the District.*

### SOUTH LOS ANGELES HIGH SCHOOL NO. 3 CEQA APPROVAL AND PROJECT APPROVAL -- ITEMS 5 & 6

Mr. Pat Schanen presented the CEQA report for the proposed project that will consist of 1,215 two-semester seats, 9-12 grades, 45 classrooms and administrative areas, library/media center/multi-purpose room, performing arts/music facilities, physical education/athletic facilities, food services, a student store, a career center, and associated support facilities. The campus would provide parking for approximately 115 vehicles.

Mr. Schanen reported that independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was prepared in accordance with the California Education Code and was approved by the Department of Toxic Substance Control (DTSC). He reported that a Removal Action Plan was being prepared to remove localized metals and volatile organic compounds in the soil.

Mr. Schanen and Ms. Jessica Rappaport responded to questions from the Committee Members regarding the CEQA report.

Mr. Rod Hamilton and Mr. Bassam Raslan presented background for the Project Approval. They reported that the proposed school site would be bounded by Slauson Avenue, Hoover Street, Menlo Avenue, and 59<sup>th</sup> Street, on 8.20 acres, with relocation of 72 residential units, 12 businesses and one parking lot.

Mr. Raslan and Mr. Hamilton answered questions regarding the joint-use of an existing parking lot. They reported that the plans are to relocate the parking lot off the current site. *Committee Member Tokofsky requested a location of a similar setup where there is a joint-use of a parking lot in order that the Board Members may go and view its structure.*

## SPEAKERS

Ms. Estella Valenzuela, Manual Arts Community Representative, spoke in support of the project.  
Ms. Maria Pedraza spoke in support of the project.  
Mr. Keith Francis spoke in opposition of the project.  
Ms. Esther Fisher spoke in opposition of the project and its environmental impact.

A motion was passed and both reports are anticipated to come as Receipt Items at the Regular Board Meeting of November 22, 2005.

## SOUTH REGION HIGH SCHOOL NO. 14 PREFERRED SITE DESIGNATION -- ITEM 7

Mr. Rod Hamilton presented the proposal for the preferred site designation. He reported that it is the first of the Phase III projects. It is for a 2,025 two-semester seat high school that would provide relief for overcrowding for both Narbonne and San Pedro High Schools. The area for this new high school is located on Western Avenue, Westmount Drive and Palos Verdes Drive. He shared that it was once used for naval housing and that this site is now being master planned by the developer and the City to build housing for the area. Mr. Hamilton mentioned several other sites and gave reasons why the District did not chose them as preferred sites.

Mr. McConnell and Mr. Hamilton responded to questions made by Committee Members. Some of the concerns discussed were developer fees, overcrowding and demographics.

## SPEAKERS

Ms. Elise Swanson, Councilwoman Janice Hahn's Office, spoke in opposition to this report.  
Dr. Steve Horowitz, Harbor City resident, spoke in favor of the site designation.  
Mr. Jerry Gaino, Western Avenue Task Force, spoke in opposition of the site designation.  
Mr. Albert DiRocco, Mary Star of the Sea High School, spoke in opposition of the site designation.  
Ms. Kit Fox, City of Rancho Palos Verdes, spoke in opposition of the site designation.  
Msgr. Patrick Gallagher, Pastor, Mary Star of the Sea Parish, spoke in opposition to this report.  
Mr. Don Shults, Rolling Hills Homeowners Association, spoke in opposition to this report.  
Mr. Bob Bisno, developer of the site, spoke in opposition to the report and gave alternatives.  
Ms. Irma Sanford, parent, spoke in opposition to this report.  
Ms. Noucha A. Jasanis, resident, spoke in support of this report.

This report is anticipated to come as a Receipt Item at the Regular Board Meeting of November 22, 2005 and for approval at the December meeting.

## NEW CONSTRUCTION SEP AMENDMENT – JEFFERSON NEW ELEMENTARY SCHOOL NO. 1 JOINT-USE FUND AUTHORIZATION -- ITEM 4

Mr. Mehula presented pictures showing District-owned land, City-owned land, and joint-use playground land in this project. He reported some of the costs that have been incurred to implement this joint-use project, land escrow fees \$10,000, design fees \$30,000 and construction

costs of playground equipment cost \$80,000 and utilities, turf, AC paving, fencing, courts, park \$180,000, totaling \$300,000.

Mr. McConnell responded to a comment made by Committee Member LaMotte on how we keep partners holding up to their part in joint-use projects.

This report is anticipated to return as a Receipt Item at the November 22, 2005 Regular Board Meeting.

RECEIPT OF WRITTEN REPORTS -- ITEM 8

The following reports were received by the Committee without discussion:

- Asbestos Technical Unit – AHERA Compliance Report (October 2005)
- Quarterly Greening and Paving Report (September 2005)
- Bond and E-rate Funded Information Technology Infrastructure Projects (October 2005).

*Committee Member David Tokofsky asked that Mr. Bruce Kendall sign off on these Board Reports before submission and that the Committee receive a list of Maintenance Offices with telephone numbers.*

PUBLIC COMMENT

No one signed up to address the Committee as a Public Comment speaker.

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The meeting adjourned at 11:50 p.m.  
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