

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

FACILITIES COMMITTEE MEETING NOTES

333 S. Beaudry Avenue, Board Room

9:00 a.m., Thursday, May 10, 2007

Board Members Present:

Mike Lansing, Chairperson  
Mónica García  
David Tokofsky

District Staff Present:

Joseph Mehula, Chief Facilities Executive

External Representatives Present:

Scott Folsom, Bond Oversight Committee  
Robert Kladifko, Associated Administrators of Los Angeles

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The meeting convened at 9:15 a.m.  
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OPENING REMARKS

Chairperson Lansing and Mr. Joseph Mehula, Chief Facilities Executive, made brief opening remarks and presented the next item for discussion.

NEW CONSTRUCTION STRATEGIC EXECUTION PLAN AMENDMENT - REVISED PROJECT DEFINITION FOR SOUTH REGION HIGH SCHOOL NO. 14 AND A NEW PROJECT DEFINITION AND PREFERRED SITE DESIGNATION FOR SOUTH REGION HIGH SCHOOL NO. 15

Mr. Rod Hamilton, Regional Development Manager, provided an overview of the proposal to redefine South Region High School No. 14 as an 810 seat project as opposed to the previously approved 2,025 seat project. The project would be located in San Pedro, on Westmont Drive and Palos Verdes Drive North.

Mr. Hamilton also provided an overview of the proposal to define South Region High School No. 15 as a 1,215 seat project. Mr. Hamilton identified the preferred site as 28 acres at Fort MacArthur, which is located South of San Pedro High School, adjacent to Alma Street.

Mr. Hamilton stated that the above projects would allow a 10% size reduction at both Narbonne and San Pedro High Schools.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

SPEAKER

Mr. Kit Fox, City of Rancho Palos Verdes, expressed his view on this item.

## NEW CONSTRUCTION EXECUTION PLAN AMENDMENT - BELL FEDERAL SERVICE CENTER SITE - DIVISION OF ADULT AND CAREER EDUCATION PROJECT DEFINITION

Mr. Hamilton presented the proposal to approve the new project definition for the Bell Education Center and amend the New Construction Strategic Execution Plan. He provided a description of the center and identified the areas it would serve.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

## PROJECT APPROVAL - EAST VALLEY HIGH SCHOOL NO. 1B ADDITION

Mr. Al Grazioli, Development Manager, presented an overview of the East Valley High School No. 1B Addition, which consists of 19 classrooms and 513 seats. The addition would allow the school to seat 2,106 students, run on a two-semester calendar and relieve overcrowding at North Hollywood High School.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

## SPEAKER

Ms. Lillybeth Reveles, East Valley High School Employee, expressed her views on this item.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) - EAST VALLEY HIGH SCHOOL ADDITION

Ms. Randi Cooper, CEQA Manager, discussed the Environmental Impact Report (EIR) for this item. The EIR determined that air quality, noise, traffic circulation, and parking in immediate area would have significant and unavoidable impacts and would require a Statement of Overriding Considerations.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

## NEW CONSTRUCTION MONTHLY STATUS REPORT

Mr. Jim Cowell, Deputy Chief Executive of New Construction, presented the monthly status report. He indicated that: (1) there was a ribbon cutting at Mt. Washington Elementary School on April 30, 2007, (2) the construction contract for East Los Angeles High School No. 11 was awarded on April 24, 2008, (3) the budget for the Ambassador Phase 1 project was increased from \$309 million to \$341 million, (4) the Vista Hermosa project was 60% complete and had a recent budget increase of \$23.5 million, and (5) the Central Los Angeles Area New High School No. 9 was 42% complete and classroom move-in would begin June 2008.

## NEW CONSTRUCTION PROGRAM FUNDING STRATEGY

Mr. Cowell presented the New Construction Program funding strategy. He discussed the November 2006 recap and stated that there was a \$1.6 billion funding gap. He stated that analysis showed a trend of higher bids, ranging from \$400 to \$800 per square foot. Mr. Cowell identified two legislative initiatives that would provide additional construction funding and could become law with Governor Arnold Schwarzenegger's signature in October 2007: AB1014 for \$640 million, and AB818 for \$230 million. He stated that even with

the above legislative relief, there would still be a shortfall of over \$1 billion. Mr. Cowell presented additional solution options, such as the reallocation of Measure Y funds, authorizing Certificates of Participation of \$500 million, redefining, reconfiguring and reducing scopes of New Construction projects and considering other funding sources.

#### EXISTING FACILITIES MONTHLY STATUS REPORT

Mr. Bruce Kendall, Deputy Chief Executive, Existing Facilities, presented the monthly status report. He stated that in April 2007, \$9 million of safety and technology improvements had been completed in 230 classrooms, and \$3 million in playground resurfacing repairs at eight schools had also been completed. Mr. Kendall stated that there were approximately 19,983 projects, of which 14,939 have been completed.

#### EXISTING FACILITIES STRATEGIC EXECUTION PLAN AMENDMENT - JOINT USE AT MARKHAM MIDDLE SCHOOL AND CARVER MIDDLE SCHOOL

Mr. Paul Escala, Director of Joint Use Development, provided an overview of the Markham Middle School and Carver Middle School field projects. The scope for both projects is to install artificial turf, field lighting and restroom facilities. Both are scheduled for completion on January 29, 2009.

The Markham Middle School field project is a partnership with the State of California and the American Youth Soccer Organization (AYSO). The State of California would contribute \$1,000,000 and AYSO would contribute \$3,320,000. The District's commitment would be \$3,584,548 in Measure K, R and Y Joint Use Funds.

The Carver Middle School field project is a partnership with Concerned Citizens of South Central Los Angeles (CCSCLA). The CCSCLA would provide an in-kind contribution of \$760,000 and a program contribution of \$2,781,200. The District's commitment would be \$2,836,502 in Measure K, R and Y Joint Use funds.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

#### EXISTING FACILITIES STRATEGIC EXECUTION PLAN AMENDMENT – FIVE-YEAR DEFERRED MAINTENANCE PLAN

Mr. Neil Gamble, Director of Maintenance and Operations, provided an overview of the Deferred Maintenance Plan. Mr. Gamble stated that the plan is based on a five-year projection, and can be amended each year. He stated that the plan assists Local Districts with expenditures for major repair or replacement of existing building components, such as plumbing, electrical, painting, and so forth. Mr. Gamble identified the plan backlog and indicated that there is a total of \$7.2 million in backlog projects.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

#### EXISTING FACILITIES STRATEGIC EXECUTION PLAN (SEP) ANNUAL UPDATE

Mr. Kendall presented the SEP annual update. He indicated that over \$500 million in projects were allocated to nearly 500 projects. He stated that \$476 million in projects has been started to date, and a completion of \$435 million, by the end of the 2006-2007 Fiscal Year, was expected. Mr. Kendall then identified shortfalls totaling \$22 billion.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

EXISTING FACILITIES STRATEGIC EXECUTION PLAN (SEP) AMENDMENT – ALTERATIONS & IMPROVEMENTS AND BOARD MEMBER APPROVED PROJECTS

Mr. Kendall presented the proposal to amend the Existing Facilities SEP, to fund alterations and improvements and Board Member priority projects. He presented a list of the proposed projects and stated that they were previously approved by the Local District Superintendents and voters.

Chairperson Lansing indicated that this item would be on the Regular Calendar at the May 22, 2007, Board Meeting.

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The meeting adjourned at 11:55 a.m.  
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Notes by: Janet Saavedra,  
Office of the Board Secretariat