



FACILITIES SERVICES DIVISION

Monthly Program Status Report **NEW CONSTRUCTION**

Prepared for
Bond Oversight Committee Meeting
January 2010

Through December 15, 2009



Monthly Program Status Report
NEW CONSTRUCTION

*** A B R I D G E D ***

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*Note: This is an abridged report due to in-process baseline updates in support of the SEP 2010.



PROGRAM EXECUTIVE NOTES

REAL ESTATE

Recent Board Actions

- Resolutions of intention to dedicate easements were approved by the Board of Education on December 8, 2009 with public hearings to be held at the Board of Education meeting on January 12, 2010 for the following:
 - South Region HS #7
 - Palisades HS

Site Acquisition Activities

- With the exception of South Region ES Addition #1, which may be redefined following a review of the demographic needs in the project area, preferred sites have been designated by the Board of Education for all projects requiring land acquisition within the current New Construction SEP.
- 130 out of 139 projects requiring land acquisition within the current New Construction SEP are entirely owned by the District and vacated.
- There are currently 8 projects with preferred sites designated that are pending completion of acquisition and/or relocation of households and businesses.

Program Activities

- The Real Estate Department coordinated the effort to submit final state funding applications for 16 New Construction projects and an environmental hardship state funding application for 1 New Construction project on November 2, 2009. We are also exploring alternative state funding opportunities such as overcrowding relief grants (ORG), modernization funds, and career technical education (CTE) funds for additional projects.
- The Real Estate Department is currently managing 23 New Construction projects through the preconstruction phase and has transitioned a total of 44 projects to the Construction Department as of December 15, 2009. After projects are handed over, we continue working to resolve project issues such as finalizing pending eminent domain cases, relocating remaining occupants on the site, filing state funding applications and providing responses to the state's review, providing information during the state's annual and final audits, and completing offsite improvements, dedications/easements, and street and alley vacations.



PROGRAM EXECUTIVE NOTES

DESIGN MANAGEMENT

Current Design Activities

- **Recent DSA Activities:**

- DSA continues to have resource challenges due to layoffs, furloughs and a limited ability to utilize consultant reviewers.
- Design Management is focused on bidding the schools recently approved by the DSA. This bid process includes addenda (final plan updates) that also must be submitted to the DSA for review and approval.
- Since the last report Design Management has received DSA approval on East LA Star HS Academy - Gymnasium

- **Currently at the DSA under review:**

- South Region HS #7 - Pool and Pool Building
- Valley Region Blythe ES Addition - Modernization
- South Region HS #15 - Pool and Pool Building
- Bell Education Center

- **Future DSA Submittals:**

- 9th St. Span K-8 Redevelopment in September 2010
- South Region HS #8 in December 2010

Design Management Priorities:

- A/E technical support for construction in the field.
- Addendum packages for projects that were recently approved. These addendum packages will add general conditions and updates to the projects in preparation for bidding.



PROGRAM EXECUTIVE NOTES

CONSTRUCTION

Construction Economics

2009 economic declines in construction were broader, steeper and faster than anticipated as private non-residential building markets succumbed to the credit crunch and many public markets waited for stimulus funding. Within this economic climate, we are beginning to see a few defaults among subcontractors engaged on LAUSD projects. In each case, general contractors have either replaced or augmented crews without impact to the program.

Construction Summary

With 82 new K-12 schools completed, construction continues on additional new school projects. Eight of these projects are scheduled to be completed in the first quarter of 2010. In December, contractors for 2 projects were selected for construction. Of the remaining 13 projects in the program to be awarded, 10 contractor procurements are scheduled to be made during the first quarter of 2010.

Two projects (Gratts New PC and Valley Region ES #10) are facing challenges in achieving a 2010 completion. Through intensive management with the respective contractors, additional resources have been brought to each project and recovery measures are being implemented to deliver these projects by the 2010 school year. As progress on Valley Region ES #12 is ahead of schedule, a decision has been made to open this project in 2010, one year ahead of schedule.

Twenty-one new schools are scheduled to open in September 2010:

Central Region

- Central LA Learning Center #1 MS/HS
- Central Region ES #13
- Central Region ES #15
- Central Region ES #16 & EEC #1
- Central Region ES #17
- Central Region ES #18
- East LA HS #2
- Gratts New PC and Central Region Gratts EEC

South Region

- South Region ES #1
- South Region ES #2
- South Region ES #3 & EEC #1
- South Region ES #4 & EEC #2
- South Region ES #7
- South Region MS #2
- South Region MS #6

Valley Region

- Valley Region ES #6
- Valley Region ES #7
- Valley Region ES #8
- Valley Region ES #9
- Valley Region ES #10
- Valley Region ES #12



PROGRAM EXECUTIVE NOTES

CONSTRUCTION

Specific Project Updates

- **South Region Span K-8 #1**

This 50-classroom project was awarded to Tilden-Coil Constructors with the NTP issued on December 2, 2009. The contractor mobilized the owner and contractor trailers and project staff will be onsite starting early January.

- **Central Region ES #17**

This project was substantially complete on October 16, 2009 and is now 100% complete. On December 15, 2009, this project was submitted to DSA for certification only 59 days after substantial completion. The project is scheduled for school opening in September 2010.

- **Valley Region ES #12**

The roofing system and exterior plaster activities are complete. The mechanical, electrical and plumbing rough-in activities are also complete. Drywall installation is in progress.

