

COMMUNITY FOCUS



Play fields at Miguel Contreras Learning Complex, previously known as Central LA Area New HS #10



Swimming pool at Central LA Area New HS #9



Gymnasium at Helen Bernstein HS, previously known as Central LA Area New HS #1

Did you know?

Community Outreach held the following number of events and meetings from Nov. 2000 through Oct. 2008:

- 1,347 Community Meetings
- 232 Special Events
 - 100 groundbreaking
 - 119 ribbon-cuttings
 - 6 open houses
 - 7 other (welcome back, topping-off, fun fence, community event)

As part of the construction of new schools, it is the intent of the Facilities Services Division that school facilities promote the well being of the community to the greatest extent possible. As part of this goal, we work hard to keep neighborhoods informed of our activities and provide opportunities for the community to voice opinions and concerns in the process of developing schools. The following is a listing of community-based initiatives currently underway.

Community Use

LAUSD schools are available for public use after school hours through civic center permits, licenses and joint use agreements. Civic center permits are authorized by the Education Code, and it is LAUSD policy to provide these permits to nonprofit youth and adult organizations. LAUSD issues over 4,300 civic center permits every year to community organizations, resulting in over 70,000 instances of daily use at over 600 school campuses.

LAUSD also has over 700 use agreements (leases, licenses, joint use agreements, other partnerships) with public and private organizations offering a variety of services to the community. These agreements are based on the concept of maximizing the use and benefit of the facility for both the students and the community while minimizing risks and liabilities to LAUSD. Some of these agreements are made possible because of joint use funding agreements with community organizations and government agencies that provide funds to LAUSD to improve existing facilities and construct new facilities for the benefit of our students and the community.

Special efforts are made to design facilities which enable easy public access to classrooms, auditoriums, libraries, gymnasiums, pools and playfields. Once schools are opened, the availability of schools for community use is determined by local district and school administrators in consideration of the overall school operational policies and budget constraints. While schools are designed to enable and foster community use, actual use agreements are established by school administrators to compliment but not interfere with the school program.

Recreational Facilities

Every new school is designed with substantial recreational facilities. These facilities are designed to fulfill the physical education requirements of students attending the school, and when feasible to provide additional recreational resources for the surrounding community. School recreational facilities are designed to provide easy access to the community when they are not being used as part of the school program. Specific design criteria include providing restroom access and enabling selective entry to recreational facilities while limiting access to core school facilities not intended for community use. As with all potential community uses, the use of school recreational facilities is subject to school administrator policy.

The projects defined in this Strategic Execution Plan provide significant recreational facilities for potential community use. In approximate terms, the facilities include:

- 242 acres of green fields, equivalent to 164 soccer fields
- 189 acres of hard surface play areas, equivalent to nearly 1,960 high school basketball courts
- 494,000 square feet of gymnasium space, equivalent to more than 117 high school basketball courts
- 12 competition-size swimming pools

Joint Use Development Program

The Joint Use Development Program is managed by the Planning and Development Branch. Through the passage of local bond Measures K, R and Y, the Board of Education has set aside \$30 million for joint use projects and \$90 million for an innovation fund to encourage and actively seek development opportunities with community-based partners, nonprofit organizations, public agencies, and foundations. This effort is improving, expanding and developing facilities and programs in high-need communities across the District.

The Joint Use Development Program develops partnerships and projects for both new and existing schools. Joint use projects are developed when the District and a contributing partner identify a school and equitably combine resources to provide features and enhancements to benefit students, the partner and the community. Similarly, innovation fund projects are developed to further leverage District and partner resources.

Typically, joint use development partnerships fall under one of three categories:

- Recreational/Athletic
- Educational/Youth Development
- Civic/Community/Health Services

Joint Use and Innovation Fund Projects

In 2008, the Planning and Development Branch developed and presented a Strategic Execution Plan outlining its activities. As a result, the New Construction 2009 SEP focuses on joint use and innovation fund projects related to new construction currently totaling approximately \$39.7 million.

Over the past two years, LAUSD has witnessed unprecedented growth in joint use development. To date, 29 projects have been approved for both new and existing schools, 46 projects are in development, and over 52 partnerships have been formulated via Memorandum of Understanding and/or joint use agreements to develop joint use facilities and programs. As of January 2009, 11 joint use and innovation fund projects have been completed and 18 are under construction. This, in addition to the 52 joint use agreements in existence prior to the creation of the bond program, constitutes one of the largest joint use programs in California.

Through joint use collaborations, LAUSD students and the community enjoy improved schools, expanded open space access, lighting of sports fields, use of pools, multi-purpose buildings and other facilities like youth centers and health clinics. For further information related to the program, please refer to the Planning and Development Strategic Execution Plan.

The following are the New Construction joint use and innovation fund projects approved by the Board of Education since 2006:

- **Central LA Area New HS #1 (Helen Bernstein High School):** A joint use partnership with the Community Redevelopment Agency of Los Angeles (CRA) and City of Los Angeles established a joint use project in the Hollywood area. As part of their contribution, the CRA-LA will provide capital dollars to help fund the installation of artificial turf on the school's multipurpose field. The City of Los Angeles offers programming to the students of Helen Bernstein High School and the surrounding neighborhood to facilitate year-round community programming.
- **Central LA Area New HS #2 (West Adams Preparatory High School):** LAUSD and the City of Los Angeles have partnered to facilitate joint use community programming and facility upgrades at the first comprehensive high school in the historic community of West Adams. The District agreed to leverage the City's contribution of recreational programming with facility enhancements such as artificial turf, spectator bleachers, synthetic running track, and community restrooms and concession facilities.
- **Central LA Area New MS #1 (John H. Liechty Middle School):** A joint use partnership with the American Youth Soccer Organization (AYSO) established the first AYSO program in the Pico-Union community. As part of their contribution, AYSO agreed to offer youth soccer programming to the students of Liechty Middle School and the surrounding feeder schools for five years. LAUSD matched AYSO's programmatic contribution with funding to install artificial turf on the school's main field to facilitate year-round community programming.

- **Central LA New Learning Center #1 MS/HS (Ambassador Park):** LAUSD, the CRA and the City of Los Angeles have partnered to provide an educational, reflective and interpretive recreation space in a highly dense, park-poor community of Los Angeles; the Mid-Wilshire District. Contributions from CRA-LA and City of Los Angeles provide half the funding and materials needed to develop the project, maximizing the District's leveraging capability.
- **Central Region Glassell Park EEC:** This innovative project will establish a jointly-planned development in which the District will construct an early education center on one half of the project site, while the other half will provide a workforce housing development opportunity. Both facilities will share a common parking garage, community development room, and playground.
- **East LA Area New HS #1:** A joint use partnership with Cal South, a youth soccer association allows the expansion and installation of artificial turf, field lighting and restroom facilities to the school's athletic field. This partnership brings developmental soccer programs to the students and the community of Boyle Heights during non-school hours.
- **East LA HS #2 (Esteban Torres High School):** A joint use partnership with the East LA Classic Theater Company will establish a professional theater company at this LAUSD high school. The result of this collaboration expands secondary visual and performing arts programming over ten years. The project includes an upgrade of the auditorium and construction of an outdoor performance venue to facilitate educational and professional performances.
- **East Valley Area New HS #1B:** LAUSD and the City of Los Angeles have partnered at East Valley HS to construct a swimming pool that accommodates year-round community use. The City of Los Angeles provided both capital and programmatic contributions towards the project, funding the additional infrastructure needed to facilitate aquatic programming and instructional programs for students and the community during non-school hours.
- **Jefferson New ES #1 (Lizarraga Elementary School):** This project was the product of a collaborative effort between LAUSD and the City of Los Angeles whereby a small city "pocket park" is being used as part of the new school site. The park was redeveloped and is now part of the school, designed as a playground for students during school hours and the community during off-school hours.
- **Ramona Opportunity High School:** A joint use, planning and development partnership between LAUSD, Metropolitan Transit Authority (MTA) and the City of Los Angeles. MTA is constructing a light rail line through the Eastside of Los Angeles that requires a portion of school property in order to build it. The MTA Board of Directors has agreed to pay a portion of the relocation and construction of the existing school. The City of Los Angeles has agreed to fund after-school and weekend programs for the students and community as their joint use contribution to the project.
- **South Region HS #12:** The District and the City of Los Angeles have partnered to seamlessly connect South Region High School #12 with Green Meadows Park. Located in South Los Angeles, the District will construct a swimming pool, parking area, and park restoration, providing a competitive sport and recreational facility. The City of Los Angeles Recreation and Parks Department will develop and maintain a recreational program for students and the public for the length of the joint use agreement. The accessibility to the enhanced and new athletic complex will ensure the facility can accommodate both school and community use year-round.
- **South Region MS #2:** A joint use partnership with the City of Bell to establish a youth development facility at a new middle school. As a result of this collaboration, the City of Bell will expand secondary after-school programming over ten years. LAUSD will upgrade the athletic field with artificial turf, add field lighting and enhance the outdoor play courts, with the multi-purpose room to facilitate academic intervention and enrichment programming.
- **Valley Region HS #5:** LAUSD and the City of San Fernando have formulated an agreement to jointly plan and develop the first high school facility in the City of San Fernando. Elements of the school project will include additional athletic field and court lighting as well as additional seating capacity in the multi-purpose room to facilitate use of the school by members of the community. When complete, the school's multi-purpose room will be the largest indoor gathering space in the City of San Fernando, providing a civic auditorium for public performances and meetings.

Small Business and Workforce Development

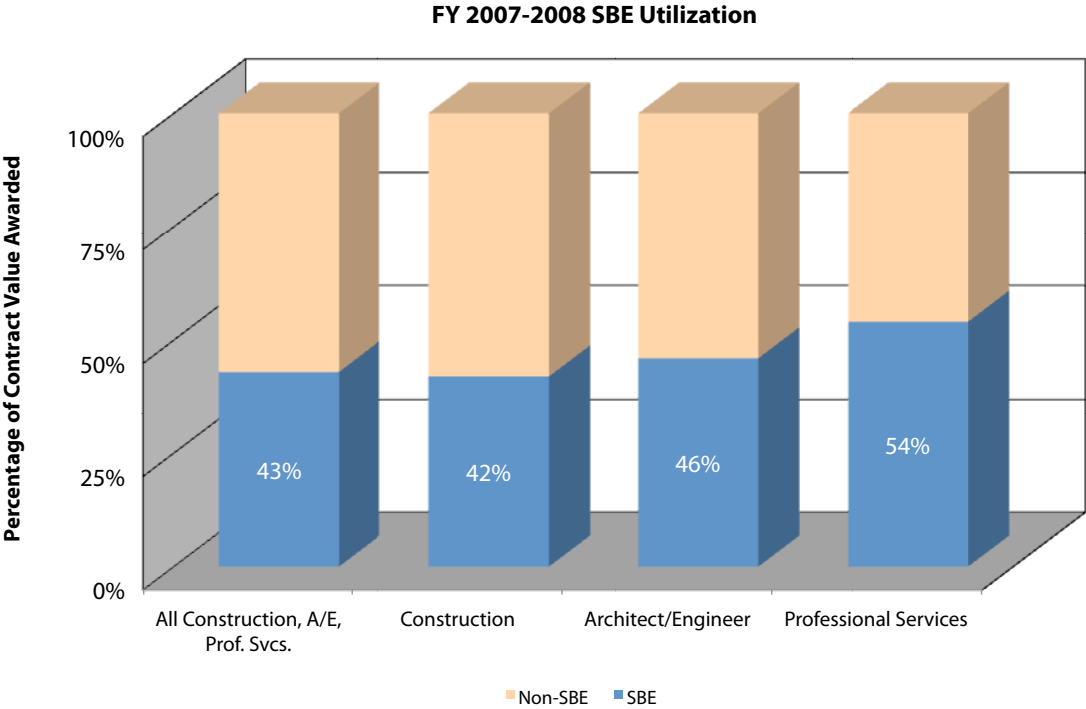
The Los Angeles Unified School District’s New School Construction, and Repair and Modernization programs represent tremendous economic impact to the local Los Angeles economy. These programs stimulate small business growth, thereby creating a need for a skilled workforce from the design and construction sectors. The Facilities Services Division has created a program designed to support small business growth to meet its demand for construction services, and it has executed a workforce development strategy that cultivates a skilled labor force beginning in high school.

Small Business Program - No Business Is Too Small for Success

The Board of Education’s Small Business Enterprise (SBE) policy established a 25% participation goal on all District contracts effective July 1, 2003. In FY 07-08, the Facilities Services Division awarded \$409.7 million, or 42%, of total formal construction contracts valued at \$974.8 million to qualified, competitive SBE firms.

To maximize competition and increase contractor capacity, the Facilities Services Division’s Small Business Program executes programs to help contractors learn how to conduct business with LAUSD, as well as gain access to contracting opportunities.

The Small Business Program executes workshops and seminars for those interested in conducting business with LAUSD. Targeted outreach is achieved by working with a large network of business and trade organizations, direct outreach to contractors, and active participation and outreach at regional trade and business expos.



Small Business Boot Camp Program

The Small Business Boot Camp Program is now in its fifth year of service providing small contractors with the tools and resources necessary for them to understand and navigate the public contracting process. Through a series of eight weekly seminars, the program delivers a curriculum that includes the basics of bonding, safety, prequalification, owner controlled insurance program (OCIP), labor compliance, scheduling, and information on how to bid on District contracts. Graduates of the Small Business Boot Camp have been awarded over \$125 million in LAUSD contracts.

The program has been conducted in Central/South Los Angeles, San Fernando Valley, and East Los Angeles areas, and to date has served over 550 small contractors representing all specialty trades throughout the District.

Contractor MoneyWorks

The Contractor MoneyWorks Program was launched by the Small Business Program in spring 2007 to help improve the financial literacy and capacity of contractors to compete in the public sector and especially on LAUSD jobs. Comprised of five seminars, the program enables a small contractor to establish a stronger financial structure for their business as well as identify resources to fix any past problems with credit or taxes that may hinder future growth. Below are the five business-building seminars:

- Cash Flow Management
- Credit Clean-Up
- State & Federal Tax Guidelines
- Legal Business Structure
- Financial Statements

Contractor BondWorks

The Contractor BondWorks Program compliments the Small Business Program's innovative slate of capacity-building programs for small contractors. Contractor BondWorks helps eliminate the barriers to bonding and access to capital funds confronted by small contractors that wish to perform construction services for LAUSD. The program's efforts will result in an increase in the pool of competitive contractors bidding on LAUSD projects and it supports the long-term growth of small contractors. Below are the core program services provided by the Contractor BondWorks Program.

- **Bid, Performance and Payment Bond Guarantees:** Eligible contractors will be positioned to secure bid, performance and payment bonds for LAUSD contracts. The bond guarantee maximum is 40% of the bond or \$400,000, whichever is less, per contract, per contractor.
- **Contract Financing Guarantees:** Working capital is essential to small business growth. Contractors will have access to contract financing guarantees of up to 50% of contract-specific financing or \$200,000, whichever is less. Contractors may utilize a combination of bond and finance guarantees up to a maximum value of \$400,000.
- **Contractor Consultation & Technical Assistance:** Contractors will be provided with one-on-one consultations to determine bonding and financing eligibility, and access to financial management workshops.
- **Third Party Funds Administration:** Participating contractors will be provided with funds administration services to ensure timely payment to suppliers and subcontractors, and to fulfill labor expense obligations. A successful payment history will increase contractor credit worthiness for continued access to bonding and capital.

"We Build" Program—Creating a Local Construction Workforce

The construction industry faces a critical labor shortage. For every four individuals who leave the trades, by retirement or otherwise, only one new person is supplied by apprenticeship programs. The Department of Labor estimates that the construction industry will require about 240,000 new workers each year for the next five years. A career in construction translates into good pay, benefits, and a pension.

Through the "We Build" Program, LAUSD is helping to cultivate a highly skilled labor force to meet the needs of its multi-billion dollar construction program. The program provides local District residents, both men and women, a high quality, 10-week pre-apprenticeship construction training program through the Division of Adult and Career Education and the Century Community Training Program (CCTP). Upon graduation, "We Build" graduates are well positioned for placement on a LAUSD construction project through its contractors and the local trade unions.

Local Worker Participation—Local Bond Dollars Create Economic Impact

In recognition of the size and complexity of its school construction program, LAUSD entered into a Project Stabilization Agreement (PSA) to ensure the availability of skilled labor, labor stability, and to maximize local economic benefits through a 50% local worker participation goal. This ambitious local worker participation goal is the foundation for the "We Build" Program.

Based on cumulative certified payroll data since July 2004, 56,541 total construction workers performed work on LAUSD projects and earned a total of \$664.4 million in wages. Of these workers, 58% are Los Angeles County residents and 32% are local District residents who earned \$221.9 million in wages at an average hourly rate of \$28.15. These jobs also include health and pension benefits for workers.

“We Build” Program Initiatives & Partnerships

The “We Build” Program conducts community outreach throughout the District to create access to careers in construction. The key to the “We Build” Program’s outreach strategy is its partnerships with community and faith-based organizations, WorkSource Centers, neighborhood councils, public and nonprofit collaboratives, and the building trades. Additionally, the program has focused on implementing initiatives that increase the marketability of its graduates for job placement by providing guidance for job-readiness and extensive safety training.

- **Construction Career Fairs:** The “We Build” Program conducts community career fairs throughout the District in conjunction with the personnel department to ensure that local district residents have access to upcoming job and career opportunities associated with either the school construction program, or on the school campuses.
- **“We Build” Job-Readiness Workshop:** The “We Build” team provides workshops to prepare “We Build” graduates for job searching in the construction industry for projects covered under a project stabilization agreement (PSA), how to approach a construction site, interview preparation, and how to develop the necessary soft skills to acquire a job and begin a career in construction.
- **10-Hour CAL-OSHA Training:** The New Construction Safety Department is providing “We Build” students with 10-hour CAL-OSHA Training. This certified safety training makes the “We Build” graduates more marketable to contractors seeking to hire not only skilled workers but safe workers. Additionally, the safety training ensures that new workers on LAUSD projects have a higher understanding of safety principals.
- **40-Hour HazMat Training:** The Teamster’s Training Unit and Upgrading Fund of Southern California provided 40-Hour HazMat training to all “We Build” Program students.

This extra safety training maximizes “We Build” graduate performance and commitment to safety on the construction site, which equally benefits students, contractors and LAUSD.



Participants in “We Build” Job Fair event

iSEE Architecture & Engineering Internship Program

FSD launched the iSEE Architecture & Engineering Internship Program in spring 2007 to encourage LAUSD high school juniors and seniors to explore architecture, engineering and construction as career opportunities by capitalizing on the District’s ownership of the nation’s largest school construction and modernization program.

The program is committed to increasing the diversity of students entering the design and building industries; facilitating student access to college architecture, engineering and construction management academic programs; and providing hands-on experience to make students capable and marketable prior to attending college.

The iSEE Program is designed in two phases. Phase I is comprised of a three-unit college course in Computer Aided Design in partnership with the Los Angeles Community College District and five monthly industry seminars conducted on Saturday mornings. Each seminar provides students an introduction to architecture, engineering, construction and construction management. The seminars prepare students to better understand these disciplines and to fully capitalize on their role as summer interns.

During Phase II, LAUSD will match student interns with architecture, engineering, construction, and construction management firms to ensure maximum exposure to the construction industry. Internships will be either part-time or full-time depending on the needs of the firm and availability of the student. Wages range from \$8 to \$10 per hour. Students must complete Phase I with perfect attendance to participate in the internship.



LAUSD Chief Facilities Executive Guy Mehula joined iSEE Architecture & Engineering students at the Vista Hermosa Park dedication on July 19, 2008

Owner of Choice

LAUSD's Facilities Services Division continues to implement a strong contractor relations strategy called "Owner of Choice". FSD is committed to attracting and maintaining a pool of competitive, qualified contractors to ensure sufficient capacity to successfully execute the New School Construction Program in the years ahead. The primary goal of being the "Owner of Choice" is simple - help make every contractor successful on every project. In most cases, processing payments quickly and avoiding project delays can determine much of a contractor's success. To further this effort, FSD is continually improving its business operations by developing innovative tools and procedures that increase efficiencies and have long-term cost benefits for all parties.

E-Invoices & E-Quick Pay

In 2008, LAUSD launched an E-Invoices system that strengthens its commitment to be the "Owner of Choice". No paper and shorter payment times are the hallmarks of the new system.

The E-Invoices system automates many of the current invoice preparation and processing steps. Contractors submit invoices on-line and are able to track the invoice process from submittal to payment. The 2008 pilot program is open to select contractors starting formal repair or modernization construction contracts. In 2009, the E-Invoices system will be expanded to include more contractors with formal construction contracts and Job Order contracts. Benefits of the E-Invoices system include:

- Immediate 24-hour access to payment information
- On-line invoice validation that will help minimize errors prior to submittal
- Reduction of contractor administrative costs associated with manually processing duplicate paper invoices, and eliminating duplicate data entry and manual keying
- Centralized electronic storage of invoicing data that allows for efficient and precise responses to contractors, departmental, or auditor inquiries
- Quicker and more cost effective manner for contractors to submit invoices

LAUSD is also launching E-Quick Pay, or electronic funds transfer, which was piloted in 2008. E-Quick Pay eliminates the possibility of a check being lost or delayed in the mail and cuts between 3-7 days off the time it takes to get funds into a contractor's bank account, significantly improving cash flow. Contractors who elect to use E-Quick Pay are also able to view payment progress on-line. In 2009, FSD intends to make E-Quick Pay available to all contractors.

Contractor Academy

In February 2008, the District launched the Contractor Academy to provide both "first time" and seasoned contractors and subcontractors a better understanding of their contract provisions. The Contractor Academy is designed to help contractors successfully perform and to provide guidance on how to capitalize on new District procedures and business processes that improve contractor cash flow. There are two classes scheduled each month on a variety of subjects including: "Understanding Your Contract Requirements", "Mock Bid", "A Contractor's Lessons Learned", "How to Avoid Construction Claims", "Getting Your Foot in the Door (Informal Contracts)", and "Understanding Job Order Contracts." This training program is open to all general contractors and subcontractors bidding on LAUSD projects.

Contractor Recognition & Outreach

By demonstrating appreciation for top performance, contractor loyalty to the LAUSD New School Construction Program is increased. Each summer, LAUSD hosts its annual Contractor Recognition Awards event. Additionally, each August LAUSD sponsors the California Construction Expo at the Los Angeles Convention Center. This event attracts new contractors and skilled labor to its New School Construction and modernization programs. Over 3,000 individuals attended this year's event representing the construction industry, including over 400 individuals who were interested in beginning a career in construction.

Public Information

The Facilities Public Information Office communicates our message and strengthens our relationship with elected officials, citizens and the media by:

- Working with the Superintendent's Office to schedule and execute proactive communication, briefings and close liaison work with local, state and federal elected officials

- Facilitating and maintaining core relationships between the Chief Facilities Executive and local political leaders
- Developing and implementing the Division's communications program, creating public relations strategies and working closely with the media, local officials, key stakeholders and senior staff
- Securing major stories in all local print, television and radio outlets, as well as specific construction trade publications
- Orchestrating media site visits for groundbreaking events and ribbon-cutting ceremonies
- Maintaining high quality standards of external communications
- Designing marketing brochures and other information pieces
- Training senior staff members as media spokespeople
- Facilitating interviews and all other communication between staff and members of the media
- Maintaining a publicly accessible website with comprehensive program information

Community Outreach

One of the keys to the success of the Program is working with the community and other stakeholders. Throughout the entire school planning and building process, the Community Outreach department engages and maintains working relationships with parents, teachers, and community stakeholders including grassroots organizations, community-based organizations, neighborhood councils/groups. In addition, the department conducts and organizes community meetings at each phase of a new school project.

During Project Definition

- Conducts extensive outreach to include the community in the project definition process
- Informs the community of current project seat needs and criteria for new projects

During Site Selection & Relocation

- Promotes early and continual community participation in identification of potential sites
- Applies inclusive community approach to selection of preferred sites
- Works closely with the Real Estate department to inform affected communities of all services and options, and to develop good-will initiatives for displacees

During Design and Environmental Approvals

- Involves community in site development planning
- Promotes joint use considerations
- Provides a forum for the community and design team to discuss preferences
- Compliments efforts of State CEQA requirements by broadening outreach efforts
- Co-hosts and organizes community meetings with OEHS

During Construction

- Organizes frequent construction information meetings for the local community
- Conducts outreach to all affected stakeholders
- Organizes groundbreaking and ribbon-cutting ceremonies