Measure K
Bond Program Update

December 1, 2009
Board of Education Workshop
I. Implementation Update
II. Current Major Projects Update
III. Project Development Update
IV. Master Program Budget Update
V. Master Program Schedule Update
VI. Facility Master Plan Review
VII. Program Successes

Key Legend

- Significant Effort
- Cost Savings Measure
I. Implementation Update

- Program Management
- Planning
- Program Accounting and Financials
- Project Support
- Project Execution
I. Implementation Update
Program Management – Program Management Structure

- Area Coordination
- Board Coordination
- OOC Coordination
- Communications/Media Relations
- Document Controls
- Fiscal Program Planning
- Government Relations/Legislative Coordination
- Internship/Apprenticeship Program
- Master Program Budgeting
- Master Program Delivery
- Master Program Scheduling
- Policies and Procedures
- Programs Controls Systems
- Project Prioritization and Delivery
- Special Projects

- Integrated Team

- LBUSD Staff
- Bond Program Manager
- Consultant/Existing Gap

- Educational Specifications
- Emergency Planning and Preparedness Coordination
- Enrollment Project/Student Reporting Coordination
- Facility Master Plan
- Project Development and Site Initiated Priorities
- Site Acquisition
- Site Utilization Planning
- Standards and Master Specifications
- Strategic Planning/Asset Management – Real Property
- Surplus Property
- Sustainability/GHGP
- Team Development
- Technology Implementation

- Audits
- Expenditure Reporting
- Funding/Eligibility/Grants
- OPSC Coordination
- Payments
- Program Accounting
- Budgeting
- Tax and Interest Reporting

- Asset Management - FFE
- CAFM Support
- Claims Management
- Contracts
- Insurance
- Labor Compliance
- Lease Management
- Legal Services
- MOU/Move Joint Use
- Agreements
- Outreach
- Purchasing/Warehousing
- Procurements
- Records and Systems Management
- Risk Management

- Project Delivery
- Pre-Design Services
- Design Phase Management
- Construction Logistics/Coordination
- Move Coordination
- Project Hand-Off
- Project Close-Out
- Agency Compliance Approvals
- CDE Coordination
- CEQA/DTSC/Environmental
- Constructability Reviews/Value Engineering
- Cost Estimating/Validation
- DSA and IDR Coordination
- In-House Reviews
- Intern Housing
- Project Accounting
- Project Systems Controls
- Safety
- Title I, II, 24 Compliance
I. Implementation Update

Program Management
Citizens’ Oversight Committee (COC)

• COC Workshop - August 27, 2009
  (Update on Measure K Bond Program Board Workshop, Review of Quarterly Report Format, Acronym List)

• COC Meeting - September 24, 2009
  (Regular Meeting – Minutes Approval, Communications, Staff and Bond Consultant Reports, Quarterly Financial Update, Sample Annual COC Reports)

• Upcoming Meetings (2009-2010 Calendar)
  ▪ December 17, 2009
  ▪ March 25, 2010
  ▪ June 24, 2010
  ▪ Annual Report to Board (date to be determined)
I. Implementation Update

Program Management

Communications

• Communications Planning
  ▪ Communications Advisory Team
  ▪ Overall Strategic Planning
    ◆ Keeping Community and Stakeholders Informed
    ◆ Communications Protocols
    ◆ Measure K Website Objectives and Criteria
  ▪ Day-to-Day Coordination
    ◆ Communications Coordinator
  ▪ Publications
    • New 6-8 Middle School #1 (at GTE Site) Project Fact Sheet
    • New High School #1 – Early College and Academic Technical School (ECATS) Project Fact Sheet
I. Implementation Update

Program Management

Policies and Procedures Development

Over 70 Identified with 10 Currently in Development

- Program and Project Management
- Budget and Accounting
- Technology
I. Implementation Update

Planning

- Standards
  - Educational Specifications
  - Design Standards
  - Construction and Material Specifications
  - Technology/Low Voltage Standards
- Site Utilization Planning
  - Enrollment
  - Capacity
  - Use
- Sustainability/Collaborative for High Performance Schools (CHPS)
  - Identification of Pilot Projects
- Due Diligence Activities
  - Title V Review
Program Accounting and Financials

Program and Project Accounting

- Backbone Development and Implementation
  - Chart of Accounts
  - Budget Development
  - Project and Program Funding and Internal Work Flow Processes
  - Report Format Development (i.e. COC Reports)
- Systems Integration
  - District (FinSys) - Fiscal
  - Colbi Technologies (Account-Ability) - Facilities
I. Implementation Update

Program Accounting and Financials

Program and Project Accounting (cont.)

- Project Accounting – System Start-Up
  - Data Input and Verification
  - Reconciliation
- Staff and Project Management Training
  - Two Days
    - Chart of Accounts
    - Budget Development
    - Contracts
    - Expenditures
  - Additional Training to be Scheduled
I. Implementation Update

Program Accounting and Financials

Expenditure Reporting and
2008/2009 Measure K Audits

- COC Report
- Cash Flow Reports Updated
- 2008/2009 Measure K Audit
- Performance and Financial
  - Auditors – Vicenti, Lloyd & Stutzman, LLP
  - First Annual Audit Report to Board
I. Implementation Update

Consultant Qualifications Screenings

- Architectural Pre-Qualified Pool
- Surveying Pre-Qualified Pool
- California Environmental Quality Act (CEQA) Pre-Qualified Pool
- Geotechnical Pre-Qualified Pool
- Traffic Pre-Qualified Pool
- Cost Estimators Pre-Qualified Pool
- Division of the State Architect (DSA) Inspectors Pre-Qualified Pool

Pending
- Environmental Testing and Inspection
- Access Compliance
- Construction Management and Builders Project Management
- Communications Coordinator
- Move Coordinator

Project Support

Asset Management Planning

Boilerplate Contract Development

Lease-Lease Back

Professional Services
(i.e. design, environmental)
II. Current Major Projects Update

New 6-8 Middle School #1
(former GTE Site)

New High School #1
Early College and Academic Technical School (ECATS)
II. Current Major Projects Update

New 6-8 Middle School #1

- 6-8 Middle School in the Poly Planning Area
- Site Located at E. 20th Street/Cherry Avenue (8+ acres) – Former GTE Site
- 800 Students (840 capacity)
- 31 Classrooms (89,288 square feet)
- Library/Media Center, Gymnasium, Multipurpose Room, Other Support Facilities including a Soccer Field and Hard Court Areas
II. Current Projects Update

New 6-8 Middle School #1 – Site Location
II. Current Major Projects Update

New 6-8 Middle School #1

Budget and Schedule

Budget
• Construction Budget: GMP - $38.3 M
• State Funding Set Aside of $12.9 M Under Critically Overcrowded Schools (COS) Program

Schedule
• Construction Contract Awarded July 7, 2009
• Notice to Proceed Issued on July 30, 2009
• Anticipated Construction Duration – 22 months
• Anticipated School Opening – September 6, 2011
II. Current Projects Update

New 6-8 Middle School #1 – Unforeseen Underground Conditions

Found To Date

- Hydraulic Lift
- Clarifier
- Pipe Containing Oil By-products
- Sub-surface Sumps
- Lead- and Asbestos-Containing Building Materials and Transite Pipe
- Concrete Stem Walls and Unknown Previous Building Foundations
II. Current Projects Update

New 6-8 Middle School #1 – Soil Remediation

- Soil Remediation Began on September 1, 2009
- 99% Complete
- Remedial Action Goals Have Been Met
- Department of Toxic Substances Control (DTSC) Oversight and Concurrence Throughout Remediation Activities

Tonnage of Soil Removed from Site

+ 15,000 tons
II. Current Projects Update

New 6-8 Middle School #1 – Grading and Compaction

- Over Excavation, Re-Compaction and Grading for Building Pad Complete
- Foundation Work Has Begun
New High School #1 – Early College and Academic Technical School (ECATS)

- Proposed Conversion of DeMille Middle School into New High School
- 1080 Students in Grades 9th – 12th
- 7 New Buildings (Administration, North Academy, Science, Food Service, Gym, South Academy, Lecture Hall)
- 43 Total Classrooms
- Self-Contained Athletics/Extra-Curricular Programs
II. Current Projects Update

New High School #1 – ECATS – Site Conversion

DeMille Middle School
(Current Site Lay-Out)

New High School #1 – ECATS
(Proposed Site Lay-Out)
II. Current Major Projects Update

New High School #1 – ECATS

Grant Applications

• Submitted on September 18, 2009 to California Department of Education (CDE) for Career Technical Education (CTE) Facilities Program

• Three Separate Grant Applications Requesting State Matching Funds
  • $1.5 M for Health/Medical
  • $1.5 M for Engineering Design
  • $3.0 M for Legal/Law Enforcement/Forensics
II. Current Major Projects Update

New High School #1 – ECATS

• Drawings and Specifications to DSA
• Constructability Reviews Underway by Third Party
II. Current Major Projects Update

New High School #1 – ECATS

Regulatory Approvals

• DSA – Drawings and Specifications Submitted on August 24, 2009
• CDE – Final Plan Approval
• DTSC – Revisions to Phase I and Phase II Reports Currently Being Completed
II. Current Major Projects Update

New High School #1 – ECATS

Budget

- Facility Master Plan Estimated Cost: $72.8 M - $103.3 M
- Current Estimated Construction Cost: $81 M
- Current Estimated Total Project Budget: $100.3 M
II. Current Major Projects Update

New High School #1 – ECATS

Anticipated Schedule

- Architectural Design Submitted to DSA 8/24/09
- CEQA Comment Period Closed 11/23/09
- Board Consideration of Project * 12/15/09
- DSA Approval (8 months) * 8/24/09 – 4/24/10
- Construction Contract Approval 4/24/10 – 6/30/10
- Construction (25 months) * 7/1/10 – 7/30/12
- Target School Opening Date * 9/4/12

* Tentative
Agency Approvals Pending (DSA, CDE, DTSC)
II. Current Major Projects Update

New High School #1 – ECATS

Schedule Considerations

• DTSC’s Timely Review of Phase I and Phase II Reports and Their Response for “No Further Action”
• DSA’s Approval of Construction Drawings and Specifications
II. Current Projects Update

New High School #1 – ECATS – Architectural Rendering
III. Project Development Update

Future Projects – Unassigned Projects (Major Projects) $578,350,000
- Jordan High School (Area A)
- Millikan High School (Area C)
- Hill Middle School (Area F)
- Roosevelt Elementary School (Area E)
- New High School #2 at Browning School Site (Area E)
- Avalon K-12 (Area G)
- Hamilton Middle School (Area A)
- Bancroft Middle School (Area B)
- Cabrillo High School – Pool (Area D)

District-Wide Projects (Various Sites) $170,000,000
- AB 300 Buildings
- Access Compliance
- Deferred Maintenance
- Deportablization
- DSA Certification and Close-Out
- Pilot Projects
- Technology Upgrades
III. Project Development Update

- STRATEGIC PLAN (3/2008)
  - FACILITY MASTER PLAN (1/08)
  - TECHNOLOGY MASTER PLAN (6/08)

- MEASURE K BALLOT (11/08)

- ALL POSSIBLE PROJECTS

- APPLY PRIMARY CRITERIA
  (FROM BOARD WORKSHOPS ON 7/8/08, 7/12/08 AND 12/1/08)

- FACILITY MASTER PLAN
- DETERIORATED & OUTDATED SCHOOLS
- SCHOOL SITE & BUILDING SAFETY (2/08)
- SCHOOL SITE CAPACITY & UTILIZATION
- EDUCATIONAL PROGRAM ENHANCEMENT
- HANDICAPPED ACCESSIBILITY (ADA)
- VOTER EXPECTATIONS
- BOARD RECOMMENDATIONS

- RECOMMENDED GROUP 1 PROJECTS

- REvised FACILITY MASTER PLAN W/PRIMARY CRITERIA

- CONSIDER IMPACT OF KEY PRIMARY CRITERIA
  - DETERIORATED AND OLD FACILITIES
  - SEISMIC STRENGTHENING (AB300 BUILDINGS)
  - SITE UTILIZATION (DEPORTABLEIZATION & REMOVE PORTABLES)
  - EDUCATIONAL PROGRAM ENHANCEMENTS

- APPLY INFLUENCING CRITERIA
  - AB300
  - ADA (AMERICANS WITH DISABILITIES ACT) COMPLIANCE
  - BOARD RECOMMENDATIONS
  - EDUCATIONAL PROGRAM ENHANCEMENTS
  - ENROLLMENT CHANGES - SHIFTS/SITE UTILIZATION
  - EQUITY
  - TECHNOLOGY NEEDS
III. Project Development Update

Project Strategic Planning

- A Strategic Plan Is Being Developed for All Projects
  - Plan Components
    - Goals and Objectives (Based Upon Program Guiding Principles)
    - Priorities
    - Scope
    - Schedule
    - Budget
    - Quality and Expectations
  - Process
    - Assess What Is Known
    - Work with Primary Team to Confirm and Outline Plan
    - Develop Plan
    - Identify Resources Needed
    - Implement Plan
III. Project Development Update

Major Projects

Currently in Planning

- Roosevelt Elementary School (Complete Re-Build)
  - Strategic Planning Kick-Off Meeting Held in November 2009
- Jordan High School (Major Renovation, AB 300 Buildings)
  - Strategic Planning Kick-Off Meeting Being Set for January 2010
- Cabrillo High School (Pool Addition)
  - Strategic Planning Kick-Off Meeting Being Set for January 2010
- New High School #2 at Browning School Site
  - Due Diligence Activities
III. Project Development Update

District-Wide Projects
AB 300 Buildings

- Strategic Planning Meeting with Working Group Completed
- Reviewing Structural Engineering Information
- Assessing Scope By Site and By Building
- Considering Other Available Funding
- Office of Public School Construction (OPSC) Funding Applications

Next Steps
  - Further Refinement of Scope of Work
  - Cost Estimating
  - Completion of Strategic Plan
  - Regulatory Changes of State Seismic Program Eligibility Criteria

- Meet with DSA as Needed
III. Project Development Update

District-Wide Projects

Access Compliance

- Access Compliance Consultant Proposal in Progress
- Site Assessments and Transition Plans
- Next Steps
  - Develop Strategic Plan
  - Meet with DSA as Needed
III. Project Development Update

District-Wide Projects

Deferred Maintenance

- Strategic Planning Meeting with Working Group Completed
- Scope of Work May Include Windows, Lighting, Ceiling and Boiler Replacement/Repairs
- Next Steps
  - Prioritizing List of School Sites for Work
III. Project Development Update

District-Wide Projects
Deportablization

- Completed Initial Planning Meetings with Working Group
- Priorities
  - Remove Department of Housing (DOH) Buildings
  - Remove Oldest Bungalows
- Performing Site Investigations
- Phase 1: 15-20 Sites Identified
- Next Steps
  - Develop Scope for Demolition and Removal
  - Develop Schedule for Summer/Fall 2010 Projects
III. Project Development Update

District-Wide Projects

DSA Certification and Close-Out

- Strategic Planning Meeting with Working Group Completed
- Updating Site Certification Log
- Summary Status – Total of 366 Applications Identified
  - 127 Certified (Complete)
  - 33 at DSA for Certification
  - 206 Remaining
    - 13 Still Being Investigated
    - 38 Require Major Corrective Work
    - 113 Require Post Inspection Work
    - Remaining Applications Being Finalized for DSA Submission
  - 4 District Sites “Clear” – Addams E.S., Bancroft M.S., Jordan Academy and Twain E.S.
- Next Steps
  - Completion of Strategic Plan
  - Meet with DSA as Needed
III. Project Development Update

District-Wide Projects

Pilot Projects

• Currently Developing List of Possible Pilot Projects and Evaluation/Reporting Criteria
• Implementing Grass and Irrigation Projects
• Next Steps
  ▪ Completion of Strategic Plan
III. Project Development Update

District-Wide Projects

Technology Upgrades

- Conducting Series of Meetings with District Staff and Project Teams
- Reviewing District Technology and Low Voltage Standards
  - Pathway and Infrastructure
  - Cabling
  - EMS (Energy Management Systems)
  - Security/Intrusion and Fire Protection/Alarm
  - Telephone
  - Wireless Access
  - Intercom/Clock/Speaker
  - Public Address (P.A.)
  - Multimedia (Television/CATV – Community Access Television)
  - Classroom Audio Visual
  - Assistive Listening Devices
  - Point of Sale
### IV. Master Program Budget Update

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<th>Fiscal Period</th>
<th>State School Facilities Program</th>
<th>Measure K General Obligation Bond</th>
<th>Measure K Self-Refinancing</th>
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**BUDGETS through 06/15/09 & EXPENDITURES through 08/31/09**

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<th>Preliminary Budget</th>
<th>Current Budget</th>
<th>Committed Contracts</th>
<th>Expenditures To Date</th>
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Cash Flow Analysis

- Development of Cash Flow Analysis for Recommended Group 1 and District-Wide Projects
  - Scenario #1 – No State Funding
  - Scenario #2 – With State Funding
- Impact On Cash Flow
  - Current Balance of Funds
  - Planning Dollars versus Construction Dollars
  - Anticipated Timing for Next Bond Issuance
  - Size of Project
- Other Influencing Factors
  - State Funding
  - Assessed Property Values
  - Bridge Financing Options
V. Master Program Schedule Update

Five-Year Look Ahead Schedule – Major Projects
V. Master Program Schedule Update

Five-Year Look Ahead Schedule – District-Wide Projects
VI. Facility Master Plan Review

- Plan Principles Review
- Community Advisory Committee Recommendations Review
- Facility Master Plan Update
VI. Facility Master Plan Review

Principles Review

- Creating Learning Environments to Meet Schools for the Next Generation
- Renovating and Replacing Aging Infrastructure
- Declining Enrollment and Elimination of Portables and Bungalows
- Changing the Size and Types of High Schools
- Joint Use
- School Safety and Security
VI. Facility Master Plan Review

Community Advisory Committee Recommendations Review

1. Adopt Facility Master Plan as a Guide to Renovate and Replace
2. Student Needs and Academic Achievement High Priority Focus
3. Projects and Priorities List *from Executive Committee*
4. Phase Projects
5. Reduce or Eliminate Portables and Bungalows
6. Reduce Number of Students at Comprehensive High Schools and Establish Smaller Thematic High Schools
7. On-going Maintenance and Component Replacement
8. Develop Interim Housing Plan
9. Follow Sustainable Design Practices
VI. Facility Master Plan Review

Community Advisory Committee
Recommendations Review (cont.)

10. Incorporate Green Space and Landscaping
11. Accomplish Projects in Timely Manner
12. Facilities Branch Develop Internal Capacity and Authorize
   Professional Services to Implement Facility Master Plan
13. Continue to Adjust Attendance Boundaries to Balance Enrollments
    and Optimize Operational Efficiencies
14. Approve Educational Specifications and Construction Standards
15. Update Facility Master Plan Every Five Years (January 2013)
16. Continually Involve Community in Planning and Implementation of
    Recommendations
VI. Facility Master Plan Review

Facility Master Plan Update

Four-Legged Stool

- Enrollment (Assessed Yearly – i.e. K-1 and High School Spikes)
- Conditions (Maintenance Strategy to Sites in Groups 3 and 4)
- Costs (Re-Evaluated During Project Development)
- Educational Program (Confirmed during Project Scoping)
VII. Program Successes

★ Program and Project Accounting Systems
★ Measure A Expenditure Review and Reconciliation
★ COC Training and Two Meetings
★ COC Quarterly Financial Report
★ Consultant Pre-Qualified Short Lists
★ DSA Certification and Close-Out Program Activities
★ Facility Master Plan Review
★ Development and Implementation of Program Management Tools
  (such as Board Action Item Summary and 90-Day Tracker, DSA Document Log, Meeting Records Form)
★ Routine and Regular Staff Trainings
★ Updating of Program FAQs
★ Development of Two Project Fact Sheets
★ New 6-8 Middle School #1 DTSC Site Clearance
★ New High School #1 – ECATS Submitted to DSA
★ Value Engineering on New High School #1 – ECATS Project
★ Constructability Review on New High School #1 – ECATS Project
This Presentation
(along with Board Workbook Materials)
is available at:

www.lbschools.net