

COMMUNITY FOCUS



Soccer field at East LA Area New HS #1



Gymnasium at East LA Area New HS #1

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, neighborhoods are informed of facilities activities and provided with opportunities to voice opinions and concerns in the process of developing schools.

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 approximately 4,300 civic center permits every year to community organizations, resulting in more than 70,000 instances of daily use at more than 600 school campuses.

LAUSD also has more than 700 use agreements (leases, licenses, joint use agreements and 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, construct new facilities, or provide programming opportunities 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. 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 recreational facilities. These facilities are designed to fulfill the physical education requirements of students attending the school, and when feasible, 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 recreational facilities for potential community use. In approximate terms, the facilities include:

- 239 acres of green fields, equivalent to 162 soccer fields
- 189 acres of hard surface play areas, equivalent to nearly 1,960 high school basketball courts
- 505,000 square feet of gymnasium space, equivalent to more than 120 high school basketball courts
- 13 competition-size swimming pools

Did you know?

Community Outreach held the following number of events and meetings from Nov. 2000 through Dec. 2009:

- 1,448 Community Meetings
- 269 Special Events
 - 114 groundbreakings
 - 131 ribbon-cuttings
 - 10 open houses
 - 14 other (welcome back, topping-off, fun fence, community event)

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 2010 SEP focuses on joint use and innovation fund projects related to new school construction projects only.

Over the past two years, LAUSD has witnessed unprecedented growth in joint use development. As of September 2009, the School Board has approved \$44 million in joint use funds and \$33 million in innovation funds and obtained \$133 million in partner contributions and commitments. Further, the approved Innovation Fund projects have resulted in the development and expansion of health care clinics and infrastructure, regional youth center development and modernization of an opportunity school for at-risk female students in partnership with the City of Los Angeles and Metropolitan Transit Authority.

As of September 2009, 18 joint use and innovation fund projects have been completed, 7 projects are under construction and 15 projects are in design. This, in addition to the 52 joint use agreements in existence prior to the creation of the current 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, and the use of pools, multi-purpose buildings and other facilities such as youth centers and health clinics. For further information related to the joint use program, please refer to the Planning and Development Strategic Execution Plan.

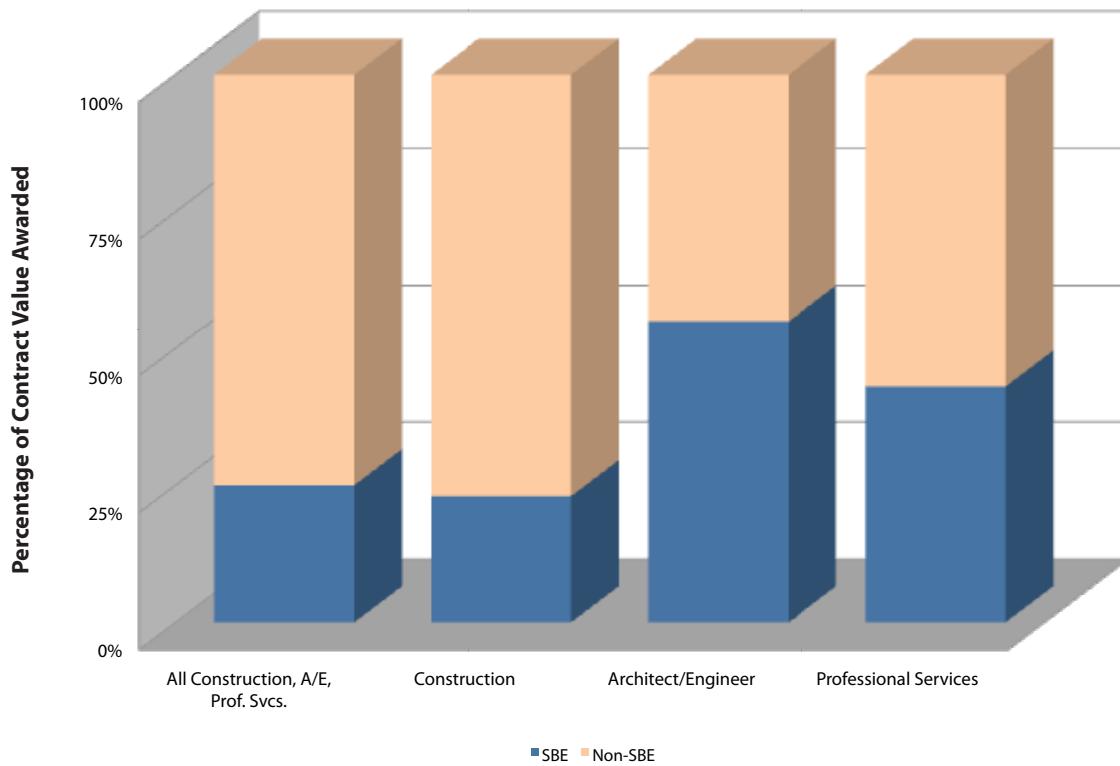
The following are the New Construction joint use and innovation fund projects approved by the Board of Education since 2006:

- **9th St. Span K-8 Redevelopment:** This project will establish a jointly-planned development in which the District will construct a new elementary and charter middle school in collaboration with Para Los Niños - a 501(c)3. Additionally, the Innovation fund will contribute funds for the development of a health care clinic on site to be run by Para Los Niños and a federally qualified health care provider.
- **Central LA Area New HS #1 (Helen Bernstein HS):** A joint use partnership with the Community Redevelopment Agency of Los Angeles (CRA-LA) 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 HS and the surrounding neighborhood to facilitate year-round community programming.
- **Central LA Area New HS #2 (West Adams Preparatory HS):** 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 MS #1 (John H. Liechty MS):** 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 John H. Liechty MS 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-LA 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 the 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 (Felicitas and Gonzalo Mendez Learning Center):** 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 HS):** 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 (East Valley HS):** 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 (Ricardo Lizarraga ES):** 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 HS:** A joint use, planning and development partnership between LAUSD, Metropolitan Transit Authority (MTA) and the City of Los Angeles. MTA has constructed a light rail line through the Eastside of Los Angeles that required a portion of school property. The MTA Board of Directors has agreed to pay for 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 HS #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 HS #15:** Located in the San Pedro area of the City of Los Angeles, the District will develop shared facilities that include a swimming pool complex and parking at South Region HS #15. 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 utilization of 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 an additional athletic field and court lighting as well as increased 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.

FY 2008-2009 SBE Utilization



Small Business and Workforce Development

The Los Angeles Unified School District's New School Construction and Modernization Program has a tremendous economic impact to the local Los Angeles economy. The full term of the current Bond Program will generate an estimated 239,000 one-year, full-time equivalent jobs, \$12 billion in wages and \$1.2 billion in local and State tax revenues. The construction program stimulates small business growth and creates a need for a skilled workforce within the design and construction sectors.

The Facilities Services Division created a program designed to support small business growth to meet its demand for construction and design services, and it has executed a workforce development strategy to cultivate a skilled labor force that begins in middle school.

Small Business Program - No Business Is Too Small for Success

The Board of Education's Small Business Enterprise (SBE) policy established a 25 percent participation goal on all District contracts effective July 1, 2003. In FY 08-09, the Facilities Services Division (FSD) awarded \$241.9 million, or 23 percent, of total formal and best value construction contracts valued at \$1.09 billion to qualified, competitive SBE firms. The level of construction contracts awarded to SBE firms will increase significantly as certified subcontractor payment data is available for contracts awarded through the best value procurement process authorized by section 17406 of the Education Code.

To maximize competition and increase contractor capacity, the Small Business Program executes programs to help contractors learn how to conduct business with LAUSD, as well as improve their competitive capacity to grow. 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 concluded its sixth year of service providing small contractors with the tools and resources necessary 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, public contract law, labor compliance, scheduling, and information on how to bid on District contracts.

The program has been conducted in the Central/South Los Angeles, San Fernando Valley, and East Los Angeles areas. To date, the program has served 870 small contractors representing all specialty trades. Graduates of the Small Business Boot Camp have been awarded over \$150 million in LAUSD contracts.

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. The five business-building seminars provided include:

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

Contractor BondWorks

The Contractor BondWorks Program complements 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.

The core program services provided by the Contractor BondWorks Program are:

- **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 percent 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 percent 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.

Investment in Workforce Development

The size, complexity and contracting value associated with the construction and modernization of schools was the catalyst to create a comprehensive workforce development strategy. An investment in workforce development will help cultivate a local, skilled workforce and by extension maximize the local economic impact of the building program.

Since July 2004, 72,157 construction trade workers have performed work on District projects—of these workers, 67 percent reside within Los Angeles County and 38 percent are local District residents. Construction workers have earned \$973.8 million in total wages at an average hourly wage of \$31.30, and are close to representing the region's diversity. Sixty-six (66%) percent of the construction workforce is minority.

"We Build" Program—Creating a Local Construction Workforce

The construction industry faces a 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 can translate into good pay, benefits, and a pension.

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 percent local worker participation requirement. This ambitious commitment to local worker participation is the foundation of the "We Build" Program.

The school building program provides access to 10 weeks of quality pre-apprenticeship construction training at six district-wide locations through the "We Build" Program. The "We Build" Program, made possible through a partnership with the Division of Adult and Career Education, has trained and graduated 1,282 local District residents since July 2004. This training effort enables local residents to begin a well-paid career in construction and to benefit directly from the Bond Program. The diversity of "We Build" graduates also contributes to the diversity of the construction industry—ninety percent of graduates are minority.

The placement of "We Build" graduates on District projects is made possible through contractors and the local craft unions. Eighty-four percent of graduates who are ready to work are working in construction. The importance of training and the participation of local residents are prominent elements of the PSA, which applies to all bond-funded projects.

"We Build Green" – Training a Workforce for the Green Economy

In February 2009, FSD kicked-off the "We Build Green" Program in partnership with East Los Angeles Skills Center. The program provides local residents with training to learn about photovoltaic technology and installation. Graduates from the program will have an opportunity to work on the District's solar projects under PSA guidelines.

Local district residents participating in "We Build Green" have an opportunity to receive 400 hours of training. Those completing this level of instruction may test to receive national certification from the North American Board of Certified Energy Practitioners (NABCEP).



Participants in "We Build" Job Fair event



Participants in "We Build Green" Program

iSEE Architecture & Engineering Program - Cultivating the Next Generation of Design and Construction Professionals

The design and construction industries are competitive and to some degree homogenous. In 2007, FSD implemented the iSEE (I'm a Student Exploring Excellence) Architecture & Engineering Internship Program to expose high school students to the design and construction industries with the intent to cultivate a future generation of architects, engineers and construction managers that will be more representative of the District's diverse population. Students enrolled in the program participate in industry seminars, attend college courses in AutoCAD and Revit, and have an opportunity to participate in a paid internship. To date, 423 students, representing more than 35 high schools, have participated in the program and each year approximately 30 - 35 percent of these students are female. The iSEE program has become a vehicle to increase female student exposure to these non-traditional fields in an effort to increase gender diversity in the design and construction industries.

Jr. iSEE Program—Increasing Student Access to Educational Opportunities

In order to expose students as early as possible to careers in design and to increase student involvement in Science Technology Engineering and Math (STEM), FSD created the Jr. iSEE Program and the Technology Center at Maclay Middle School. Beginning in November 2009, students participating in this after-school program will have an opportunity to learn how to design skate parks, solar projects, and bridges using the AutoDesk suite of professional software programs. The computer hardware and software used in the Jr. iSEE Technology Center are made possible by a donation from former City Attorney Rocky Delgadillo and his partnership with the FSD joint use program. Jr. iSEE students will transition to the iSEE Program upon entering high school and thus continue on a career pathway in design and/or construction.

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 Bond 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.

Contractor Academy

The Contractor Academy training program provides both "first time" and seasoned contractors and subcontractors a better understanding of the contract provisions and business procedures required when working with LAUSD. The Contractor Academy is designed to help contractors successfully perform and to provide guidance on how to capitalize on new District



Artist rendering of Central LA New Learning Center #1 MS/HS, scheduled to open Fall 2010.

procedures and business processes that improve contractor cash flow. Two classes are 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 free and 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 Bond 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 Bond Program. Over 3,000 individuals attended this year's event representing the construction industry, including more than 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



Central LA New Learning Center #1 MS/HS under construction.