



## Board of Education Report

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**File #:** Rep-281-22/23, **Version:** 2

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**Approve the Redefinition of the Fairfax High School Major Modernization Project, the Definition of the James J. McBride Special Education Center - Career and Transition Center West / Grand View Boulevard Elementary School Campus Improvement Project, and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**June 13, 2023**

**Facilities Services Division**

**Action Proposed:**

Approve the redefinition of the Fairfax High School Major Modernization Project, define the James J. McBride Special Education Center - Career and Transition Center West / Grand View Boulevard Elementary School Campus Improvement Project, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein as follows:

1. Fairfax High School Major Modernization Project (FHS Project):

The Board of Education (Board) previously approved site due diligence, planning, and feasibility activities for the FHS Project. The redefinition action, if approved, will incorporate the full scope, budget, and schedule required to address the most critical physical conditions and essential safety issues at the school site. The FHS Project includes but is not limited to:

- Construction of approximately five specialty classrooms and support spaces, new gymnasium, and new maintenance and operations building.
- Demolition of the existing gymnasium, shop building, and maintenance and operations building.
- Exterior painting of all remaining buildings to provide a uniform appearance.
- Associated landscape, hardscape, parking improvements, and infrastructure upgrades including, but not limited to, sanitary sewer, water, storm water, and electrical utilities.
- Interim facilities, as required.
- Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.
- The third-party funded DSA-approved design for the New Art Gallery and Classroom Building in the construction bid documents as an alternate. Construction authorization is contingent on the identification of funding, which could include external and/or District sources.

The budget for the redefined FHS Project is \$148,789,344. Construction is anticipated to begin in the second quarter of 2026 and be completed in the fourth quarter of 2029.

2. James J. McBride Special Education Center - Career and Transition Center West / Grand View Boulevard Elementary School Campus Improvement Project (Campus Improvement Project):

The Campus Improvement Project supports the unification of Career and Transition Center West (CTC West) with the James J. McBride Special Education Center (McBride). The facilities improvements provided by the Campus Improvement Project are necessary to relocate CTC West from the Fairfax High School campus to McBride. The Campus Improvement Project includes consolidating the adjacent Grand View Boulevard Elementary School (Grand View) Extended Transitional Kindergarten (ETK)/Transitional Kindergarten (TK) through 5th grade programs on the Grand View west site and creating a boundary between McBride/CTC West and Grand View. The Campus Improvement Project includes, but is not limited to:

- Construction of an approximately 3,000 square foot lunch shelter, renovation of classrooms and restrooms, and site fencing/gates and storm/sewer infrastructure upgrades to accommodate the relocated CTC West programs.
- Upgrade existing classrooms to support relocated elementary grade classes, address uncertified/deteriorated relocatable buildings, remove two classrooms in relocatable buildings, and install one new modular building with two classrooms, restrooms, and storage space to support the students with extensive needs, and upgrade outdoor areas with green landscaping to accommodate the consolidation of Grand View.
- Upgrade portions of the Grand View north parking lot to replace parking in the Grand View south parking lot.
- Provide chain link fencing and gates between McBride/CTC West and Grand View.
- Associated landscape, hardscape, and utilities improvements.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

The proposed Campus Improvement Project budget is \$16,912,842. Construction is anticipated to begin in the second quarter of 2025 and be completed in the second quarter of 2026.

Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the projects including budget modifications.

**Background:**

On August 24, 2021, the Board adopted an update to the School Upgrade Program (SUP) to integrate Measure RR funding and priorities into its operational framework and approved the Measure RR Implementation Plan (Implementation Plan) to help guide the identification of sites and development of project proposals. The Implementation Plan included, among other things, the development of seven major modernization projects, one in each Board District, and funding identified for projects that either upgrade and/or alter school facilities to support efforts to realign and/or unify schools and programs.

On October 12, 2021, the Board approved the project definition for the due diligence, planning, and feasibility activities necessary to propose scope recommendations, budget, and schedule for a major modernization project at Fairfax High School. In the first quarter of 2022, staff commenced studying the site's physical conditions by gathering and analyzing significant data and information including, but not limited to, seismic and historic evaluations, site surveys and infrastructure analysis (including topographic, geological, and utility surveys), and educational programming.

CTC West is currently co-located on the Fairfax High School site and provides the transition program for

students in Region West who are on the alternate curriculum and have completed four years of high school. The CTC West and McBride programs are operated by the same administration with shared operational resources. Grand View provides inclusive programming for elementary aged students on an alternate curriculum.

Fairfax High School is located within the boundaries of Fairfax Community of Schools, Region West, and Board District 4 (Nick Melvoin) and provides a 9<sup>th</sup> - 12<sup>th</sup> grade high school program. The site spans 23.63 acres and has two portable buildings and 11 permanent buildings including three buildings listed or eligible for listing on the Assembly Bill 300 2002 Seismic Safety Inventory of California Public Schools Report (AB300 List). Two buildings, the Auditorium Building constructed in 1923 and the Administration and Classroom Building constructed in 1969, are individually eligible for listing in the California Register and for designation in the City of Los Angeles. A portion of the campus has been identified eligible as a historic district consisting of nine contributing buildings, two contributing arcades, and three contributing courtyards with a period of significance from 1967-1969. The buildings were constructed between 1923 and 1969. As of the 2022-2023 Electronic Capacity Assessment Review (E-CAR), the school served 1640 students and the projected enrollment for planning purposes is 1800 students.

McBride is located within the boundaries of Venice Community of Schools, Region West, and Board District 4 and provides a 6<sup>th</sup> - 12<sup>th</sup> grade special education program. As of the 2022-2023 E-CAR, the school served 28 students.

CTC West is located within the boundaries of Venice Community of Schools, Region West, and Board District 4 and currently provides programming on the Fairfax High School campus for 120 students.

Grand View is located within the boundaries of Venice Community of Schools, Region West, and Board District 4 and provides an ETK/TK - 5<sup>th</sup> grade elementary school program. As of the 2022-2023 E-CAR, the school served 504 students.

#### Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 18, 2023. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified's ability to successfully complete the Facilities SEP.

#### **Expected Outcomes:**

Approval of the proposed FHS Project redefinition, Campus Improvement Project definition, and amendment to the Facilities SEP to incorporate therein. The approval will enable staff to proceed with the implementation of the proposed projects and realign the programs on each school site to further support the instructional programs and school operations.

The projects, once completed, will help ensure that students attending these schools are provided with safe and healthy environments that promote learning. The projects will also decrease the demand for repair and maintenance and alleviate the burden placed on school-site administration and custodial staff. While the projects are underway, the local economy will benefit from tax revenue and new jobs.

#### **Board Options and Consequences:**

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds and begin the environmental reviews and clearances, design, procurement, and other activities necessary to implement the proposed projects.

If staff's proposal is not approved, the activities discussed above will not commence and Fairfax High School will continue to operate with buildings, grounds, and site infrastructure that have critical physical conditions that may pose a health and safety risk; limit or constrain program accessibility; or negatively impact the school's ability to deliver the instructional program or operate efficiently. Additionally, students attending CTC West and McBride will not benefit from the efficiency of shared resources and administrators provided by the reconfiguration of their programs on a single site. Grand View will not benefit from a consolidation of their classroom spaces and the upgrades to classrooms for students with extensive needs. Furthermore, students, staff, and the community will not benefit from the significant proposed facilities improvements.

**Policy Implications:**

The proposal does not impact Los Angeles Unified policy. It furthers implementation of the update to the SUP to integrate Measure RR funding and priorities into its operational framework. Furthermore, the proposal is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures K, R, Y, Q, and RR.

**Budget Impact:**

The combined budget for the projects is \$165,702,186. The projects will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses.

The project budgets were prepared based on the current information known, and assumptions about the project scopes, site conditions, and market conditions. The project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of the projects.

**Student Impact:**

The major modernization project, once completed, will help ensure that students attending Fairfax High School are provided with a safe and healthy environment that promotes learning. Additionally, students attending CTC West and McBride will benefit from the reconfiguration of their programs on a single site, sharing resources and administrators, and the facilities upgrades to support their specialized programs. Grand View will benefit from the consolidation of their classroom spaces and the facilities improvements to provide new classrooms and support spaces for students with extensive needs.

**Equity Impact:**

The intent of the major modernization project is to address buildings and grounds that pose a safety concern and have the greatest need for upgrades with emphasis placed on seismic safety, reducing Los Angeles Unified's reliance on relocatable buildings, and addressing the most critical/severe physical conditions. While the project may be extensive in nature, less critical items may not be addressed. This approach allows the District to reach more schools with the limited funding available.

**Issues and Analysis:**

Fairfax High School currently has 112 classrooms per the 2022-23 E-CAR including 11 classrooms occupied by CTC West. The FHS Project includes the demolition of the shop building, which currently houses Fairfax High School's weight room, dance room, drama classroom, ceramics, instrumental music, sports medicine, and six classrooms occupied by CTC West. The FHS Project will demolish the shop building and replace the specialty classrooms in new buildings, and the Campus Improvement Project will provide the facilities improvements necessary to allow for CTC West to relocate and unify with McBride.

The Grand View instructional programs currently located on the Grand View east site will be relocated to new and existing spaces on the Grand View west site allowing for CTC West to relocate to the Grand View east portion of the site. The Community of Schools Administrator Offices and non-Grand View programs will no longer be allocated space at Grand View to facilitate the capacity needs required by the reconfiguration.

The recommended scope, schedule and budget for the design and construction of the proposed major modernization project at Fairfax High School was developed based on lessons learned from developing previous modernization projects, the Core Principles to Scoping Major Modernization Projects (Core Principals), and DSA directives. Utilizing the Core Principles helps ensure a consistent, transparent, and equitable approach in the planning, design, and construction of major modernization projects. Staff applied the Core Principles and considered the school site's most critical and significant issues, the opportunity to make the greatest improvement to the school site with the least amount of impact to school operations and considers the future development and improvement of the site.

The updated Core Principles are as follows:

1. Buildings meeting Assembly Bill 300 criteria for seismic evaluation may be addressed, to the extent feasible, with a focus on those determined to have a high seismic vulnerability, through retrofit, removal, or seismic modernization, which will be determined based on an assessment of the seismic vulnerability of the building(s), the historic context of the building/site, actual or potential impact to the learning environment, site layout, and the approach that best ensures compliance with DSA requirements.
2. The buildings, grounds and site infrastructure that have significant/severe physical conditions that already do or are highly likely in the near future to pose a health and safety risk, or negatively impact a school's ability to deliver the instructional program and/or operate may be addressed by repair or replacement.
3. The District's reliance on relocatable buildings, especially for K-12 instruction, should be reduced.
4. Necessary and prioritized upgrades will be made throughout priority school sites in order to comply with the program accessibility requirements of the ADA Title II Regulations, and the District's Self-Evaluation and Transition Plan under Title II of the ADA.
5. The exterior conditions of the school site will be enhanced including landscape and hardscape improvements around new buildings and/or areas impacted by construction and the painting of building exteriors throughout the school site.
6. Outdoor learning environments will be developed where the site layout and project planning provide the opportunity.

The FHS Project will be fully coordinated with other ongoing projects at Fairfax High School as they move forward. Staff will implement all opportunities to minimize construction impacts on the school's operations and explore design and construction cost and schedule efficiencies.

The Office of Environmental Health and Safety will evaluate the proposed projects in accordance with CEQA.

**Attachments:**

Exhibit A - BOC Resolution

Previously adopted Board Reports referenced in the Background section:

- Adopted August 24, 2021: [Board Report No. 027-21/22](https://drive.google.com/file/d/1LJdE5OA6AmwRpIHiY7TIHh0J36i8z5XG/view?usp=sharing)  
<<https://drive.google.com/file/d/1LJdE5OA6AmwRpIHiY7TIHh0J36i8z5XG/view?usp=sharing>>
- Adopted October 12, 2021: [Board Report No. 085-21/22](https://drive.google.com/file/d/1mSb_auoCgjTXx-geDugKB--go9cYmRmi/view?usp=sharing)  
<[https://drive.google.com/file/d/1mSb\\_auoCgjTXx-geDugKB--go9cYmRmi/view?usp=sharing](https://drive.google.com/file/d/1mSb_auoCgjTXx-geDugKB--go9cYmRmi/view?usp=sharing)>


**Informatives:**

None

**Submitted:**

05/11/2023

RESPECTFULLY SUBMITTED,

  
ALBERTO M. CARVALHO  
Superintendent


APPROVED BY:

  
PEDRO SALCIDO  
Deputy Superintendent, Business Services and Operations

REVIEWED BY:

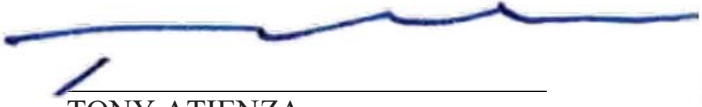
  
DEVORA NAVERA REED  
General Counsel

APPROVED BY:

  
MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

REVIEWED BY:

  
TONY ATIENZA  
Director, Budget Services and Financial Planning

PRESENTED BY:

  
AARON BRIDGEWATER  
Director of Facilities Planning & Development  
Facilities Services Division

Approved as to budget impact statement.

## LOS ANGELES UNIFIED SCHOOL DISTRICT

## SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

**Margaret Fuentes, Chair**  
LAUSD Student Parent  
**D. Michael Hamner, FAIA, Vice-Chair**  
American Institute of Architects  
**Jennifer McDowell, Secretary**  
L.A. City Mayor's Office  
**Scott Pansky, Executive Committee**  
L.A. Area Chamber of Commerce

**Neelura Bell**  
CA Charter School Association  
**Robert Campbell**  
L.A. Co. Auditor-Controller's Office  
**Jeffrey Fischbach**  
CA Tax Reform Assn.  
**Chris Hannan**  
L.A. Co. Federation of Labor AFL-CIO  
**Hyepin Im**  
L.A. City Controller's Office  
**Brian Mello**  
Assoc. General Contractors of CA  
**Dr. Clarence Monteclaro**  
Tenth District PTSA

**William O. Ross IV**  
31<sup>st</sup> District PTSA  
**Samantha Rowles**  
LAUSD Student Parent  
**Araceli Sandoval-Gonzalez**  
Early Education Coalition  
**Dolores Sobalvarro**  
AARP  
**Celia Ayala (Alternate)**  
Early Education Coalition  
**Chad Boggio (Alternate)**  
L.A. Co. Federation of Labor AFL-CIO  
**Connie Yee (Alternate)**  
L.A. Co. Auditor-Controller's Office

**Joseph P. Buchman – Legal Counsel**  
Burke, Williams & Sorensen, LLP  
**Lori Raineri and Keith Weaver – Oversight Consultants**  
Government Financial Strategies Joint Powers Authority

**Timothy Popejoy**  
Bond Oversight Administrator  
**Perla Zitle**  
Bond Oversight Coordinator

## RESOLUTION 2023-17

## BOARD REPORT 281-22/23

**RECOMMENDING BOARD APPROVAL OF THE REDEFINITION OF THE FAIRFAX HIGH SCHOOL MAJOR MODERNIZATION PROJECT, THE DEFINITION OF THE JAMES J. MCBRIDE SPECIAL EDUCATION CENTER – CAREER AND TRANSITION CENTER WEST / GRAND VIEW BOULEVARD ELEMENTARY SCHOOL CAMPUS IMPROVEMENT PROJECT, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education (Board) approve the redefinition of the Fairfax High School Major Modernization Project (FHS Project), define the James J. McBride Special Education Center – Career and Transition Center West / Grand View Boulevard Elementary School Campus Improvement Project (Campus Improvement Project), as described in Board Report 281-22/23, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, and authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the projects including budget modifications; and

WHEREAS, The budget for the redefined FHS Project is \$148,789,344. Construction is anticipated to begin in the second quarter of 2026 and be completed in the fourth quarter of 2029; and

WHEREAS, The redefinition action, if approved, will incorporate the full scope, budget, and schedule required to address the most critical physical conditions and essential safety issues at Fairfax High School. The FHS Project includes but is not limited to:

- Construction of approximately five specialty classrooms and support spaces, new gymnasium, and new maintenance and operations building.
- Demolition of the existing gymnasium, shop building, and maintenance and operations building.

**RESOLUTION 2023-17****RECOMMENDING BOARD APPROVAL OF THE REDEFINITION OF THE FAIRFAX HIGH SCHOOL MAJOR MODERNIZATION PROJECT, THE DEFINITION OF THE JAMES J. MCBRIDE SPECIAL EDUCATION CENTER – CAREER AND TRANSITION CENTER WEST / GRAND VIEW BOULEVARD ELEMENTARY SCHOOL CAMPUS IMPROVEMENT PROJECT, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

- Exterior painting of all remaining buildings to provide a uniform appearance.
- Associated landscape, hardscape, parking improvements, and infrastructure upgrades including, but not limited to, sanitary sewer, water, storm water, and electrical utilities.
- Interim facilities, as required.
- Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.

WHEREAS, The Campus Improvement Project supports the unification of Career and Transition Center West (CTC West) with the James J. McBride Special Education Center (McBride). The facilities improvements provided by the Campus Improvement Project are necessary to relocate CTC West from the Fairfax High School campus to McBride. The Campus Improvement Project includes consolidating the adjacent Grand View Boulevard Elementary School (Grand View) Extended Transitional Kindergarten (ETK)/Transitional Kindergarten (TK) through 5th grade programs on the Grand View west site and creating a boundary between McBride/CTC West and Grand View. The Campus Improvement Project includes, but is not limited to:

- Construction of an approximately 3,000 square foot lunch shelter, renovation of classrooms and restrooms, and site fencing/gates and storm/sewer infrastructure upgrades to accommodate the relocated CTC West programs.
- Upgrade existing classrooms to support relocated elementary grade classes, address uncertified/deteriorated relocatable buildings, remove two classrooms in relocatable buildings, and install one new modular building with two classrooms, restrooms, and storage space to support the students with extensive needs, and upgrade outdoor areas with green landscaping to accommodate the consolidation of Grand View.
- Upgrade portions of the Grand View north parking lot to replace parking in the Grand View reconfigured south parking lot.
- Provide chain link fencing and gates between McBride/CTC West and Grand View.
- Associated landscape, hardscape, and utilities improvements.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

The proposed Campus Improvement Project budget is \$16,912,842. Construction is anticipated to begin in the second quarter of 2025 and be completed in the second quarter of 2026; and

WHEREAS, The combined budget for the projects is \$165,702,186. The projects will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses; and

WHEREAS, Fairfax High School currently has 112 classrooms per the 2022-23 E-CAR including 11 classrooms occupied by CTC West. The FHS Project includes the demolition of the shop building, which currently houses Fairfax High School's weight room, dance room, drama classroom, ceramics, instrumental music, sports medicine, and six classrooms occupied by CTC West. The FHS Project will demolish the shop

**RESOLUTION 2023-17****RECOMMENDING BOARD APPROVAL OF THE REDEFINITION OF THE FAIRFAX HIGH SCHOOL MAJOR MODERNIZATION PROJECT, THE DEFINITION OF THE JAMES J. MCBRIDE SPECIAL EDUCATION CENTER – CAREER AND TRANSITION CENTER WEST / GRAND VIEW BOULEVARD ELEMENTARY SCHOOL CAMPUS IMPROVEMENT PROJECT, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

building and replace the specialty classrooms in new buildings, and the Campus Improvement Project will provide the facilities improvements necessary to allow for CTC West to relocate and unify with McBride; and

WHEREAS, The Grand View instructional programs currently located on the Grand View east site will be relocated to new and existing spaces on the Grand View west site allowing for CTC West to relocate to the Grand View east portion of the site. The Community of Schools Administrator Offices and non-Grand View programs will no longer be allocated space at Grand View to facilitate the capacity needs required by the reconfiguration; and

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully complete the Facilities SEP.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education approve the redefinition of the Fairfax High School Major Modernization Project, define the James J. McBride Special Education Center – Career and Transition Center West / Grand View Boulevard Elementary School Campus Improvement Project with a combined budget of \$165,702,186 and amend the Facilities SEP to incorporate therein, as described in Board Report No. 281-22/23, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Oversight Committee and the District

ADOPTED on May 18, 2023, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5

*/Margaret Fuentes/*

\_\_\_\_\_  
Margaret Fuentes  
Chair

*/Michael Hamner/*

\_\_\_\_\_  
D. Michael Hamner  
Vice-Chair