



## Board of Education Report

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**File #:** Rep-260-20/21, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Authorize Construction Activities for the Amestoy Elementary School Classroom Replacement Project**

**March 9, 2021**

#### **Facilities Services Division**

#### **Action Proposed:**

Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to authorize and fund construction activities for the Amestoy Elementary School (Amestoy ES) Classroom Replacement Project (Project). This action amends the current project definition, which includes pre-construction and limited construction activities, and allocates an additional \$29,049,471 to the Project for full construction activities. The total project budget is \$35,729,442, including the previously approved budget of \$6,679,971.

The project definition, as amended, will include all pre-construction and full construction activities for the following scope of work:

- Construction of 12 classrooms and support spaces to replace 14 classrooms in relocatable buildings. The new classrooms will be designed, constructed, and furnished/equipped to current code requirements and Los Angeles Unified design standards.
- Installation of interim housing to support the school site during construction of the new permanent building.
- Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system and a new campus-wide fire alarm system.
- Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities.
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

#### **Background:**

On December 12, 2017, the Board adopted a proposal to define the Amestoy ES Classroom Replacement Project (Board Report No. 226-17/18) and authorize pre-construction activities for the development of a 12-classroom replacement project to replace 14 classrooms in relocatable buildings (six were located in Department of Housing (DOH) relocatable buildings), and associated infrastructure, site, and code required upgrades. Pre-construction activities included: due diligence, planning, design activities, submittal to DSA, and environmental analysis in accordance with CEQA.

The Board's action also authorized limited construction activities including the installation of temporary facilities, as soon as reasonably possible, to allow for the removal of the six DOH relocatable buildings that did not comply with State regulations and to enable the school to continue to support its student enrollment. The authorized activities also included accessibility, infrastructure, and site related upgrades related to the installation of the temporary facilities. All DOH classroom buildings have been removed from the site and demolished.

The Project was developed to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings. Moreover, to properly site new classrooms, correct site inefficiencies, remove supervision barriers, and achieve economies of scale, the Project also includes the removal and replacement of other relocatable buildings and required code upgrades.

Amestoy ES is located in the Gardena Community of Schools, Local District South, and Board District 7 (Tanya Ortiz Franklin). Amestoy ES has 41 classrooms on site and as of the 2020-2021 Electronic Capacity Assessment Review (E-CAR) served 752 students in kindergarten through fifth grade. Approximately 70 percent of the school's classrooms are located in relocatable buildings (28 classrooms).

**Expected Outcomes:**

Staff anticipates that the Board will adopt staff's proposal to authorize full construction activities and funding for the Project. The proposed Project will be designed and constructed to provide replacement classrooms to accommodate neighborhood enrollment and essential school programs.

**Board Options and Consequences:**

Approval of this proposal will authorize staff to proceed with the expenditure of Bond Program funds to construct the Project at Amestoy ES. If the proposed action is not approved, staff would not be authorized to proceed with full construction activities and Amestoy ES would continue to operate with nearly 70 percent of its classrooms in relocatable buildings.

**Policy Implications:**

The proposed action helps facilitate the implementation of the Facilities SEP, and is consistent with the Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures.

**Budget Impact:**

Authorizing and funding full construction activities for the Amestoy ES Classroom Replacement Project will increase the project budget by \$29,049,471, which results in an updated project budget of \$35,729,442.

The project definition, as amended to include full construction activities, is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to school buildings. This action will require the temporary transfer of \$29,049,471 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need. It is anticipated that these funds will be transferred back to the Facilities Program Reserve at a later date when staff proposes that the School Upgrade Program be updated to incorporate Measure RR funding and priorities into the framework. This anticipated future proposal will support the continuation of a successful program, funding flexibility and efficiency, and an efficient operation of the Bond Program.

**Student Impact:**

Authorizing full construction activities and funding will provide the students of Amestoy ES with 12 new, safe, and updated classroom buildings that support learning.

**Issues and Analysis:**

The Project required a significant period of design and as such was originally authorized for pre-construction and limited construction activities only. This approach, as opposed to authorizing pre-construction and full construction activities in a single action, required the allocation of a fraction of the overall cost of the Project, the majority of which is attributed to construction activities.

The Project is anticipated to receive DSA approval in the first quarter of 2021. Upon receiving approval the Project will be ready to proceed into bid and award once construction activities and funding are authorized. Moving forward now will enable the Project to be delivered in a timely manner.

If construction activities and funding are authorized, it is anticipated that construction activities will begin shortly after authorization is provided. Construction activities related to the installation of additional interim housing are anticipated to begin in the first quarter of 2021 and be completed in the third quarter of 2021. Construction of the new building is anticipated to begin in the third quarter of 2021 and is anticipated to be completed in the first quarter of 2024.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on February 25, 2021. Staff has concluded that this proposed amendment will help facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP.

**Attachments:**

Attachment A - BOC Resolution

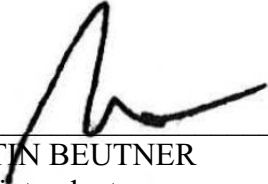
**Informatives:**

None.

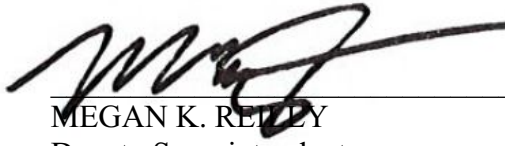
**Submitted:**

2/19/21

**RESPECTFULLY SUBMITTED,**

  
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AUSTIN BEUTNER  
Superintendent

**APPROVED BY:**

  
\_\_\_\_\_  
MEGAN K. REILLY  
Deputy Superintendent  
Business Services & Operations

**REVIEWED BY:**


  
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DEVORA NAVERA REED  
Interim 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:**

  
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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****Rachel Greene, Chair**

Tenth District PTSA

**Dr. Bevin Ashenmiller, Vice-Chair**

LAUSD Student Parent

**Chris Hannan, Secretary**

L.A. Co. Federation of Labor AFL-CIO

**Margaret Fuentes, Executive Committee**

LAUSD Student Parent

**Araceli Sandoval-Gonzalez, Executive Committee**

Early Education Coalition

**Tracy Bartley**31<sup>st</sup> District PTSA**Neelura Bell**

CA Charter School Association

**Jeffrey Fischbach**

CA Tax Reform Assn.

**Melanie Freeland**

American Institute of Architects

**Greg Good**

L.A. City Mayor's Office

**Karen Krygier**

L.A. City Controller's Office

**Dolores Sobalvarro**

AARP

**Alvin Trotter, Jr.**

L.A. Area Chamber of Commerce

**Roger Uy**

Assoc. General Contractors of CA

**Guy Zelenski**

L.A. Co. Auditor-Controller's Office

**Celia Ayala (Alternate)**

Early Education Coalition

**Dr. Clarence Montecarlo (Alternate)**

Tenth District PTSA

**Connie Yee (Alternate)**

L.A. Co. Auditor-Controller's Office

**Joseph P. Buchman – Legal Counsel**

Burke, Williams &amp; Sorensen, LLP

**Lori Raineri and Keith Weaver – Oversight Consultants**

Government Financial Strategies

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

BOC Staff

**RESOLUTION 2021-08****BOARD REPORT NO. 260-20/21****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE AMESTOY ELEMENTARY SCHOOL CLASSROOM REPLACEMENT PROJECT**

WHEREAS, Los Angeles Unified School District Staff (Staff) proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to authorize and fund construction activities for the Amestoy Elementary School (Amestoy ES) Classroom Replacement Project (Project), as described in Board Report 260-20/21, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference; and

WHEREAS, The project definition, as amended, will include all pre-construction and full construction activities for the following scope of work:

- Construction of 12 classrooms and support spaces to replace 14 classrooms in relocatable buildings; and
- Installation of interim housing to support the school site during construction of the new permanent building; and
- Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system and a new campus-wide fire alarm system; and
- Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities; and

**Bond Oversight Committee**

**RESOLUTION 2021-08****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE AMESTOY ELEMENTARY SCHOOL CLASSROOM REPLACEMENT PROJECT**

- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements; and

WHEREAS, On December 12, 2017, the Board adopted a proposal to define the Amestoy ES Classroom Replacement Project (Board Report No. 226-17/18) and authorize pre-construction activities for the development of a 12-classroom replacement project to replace 14 classrooms in relocatable buildings (six were located in Department of Housing (DOH) relocatable buildings), and associated infrastructure, site, and code required upgrades; and

WHEREAS, All DOH classroom buildings have been removed from the site and demolished; and

WHEREAS, The Project was developed to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings; and

WHEREAS, Approximately 70 percent of the school's classrooms are located in relocatable buildings (28 classrooms); and

WHEREAS, The proposed Project will be designed and constructed to provide replacement classrooms to accommodate neighborhood enrollment and essential school programs; and

WHEREAS, Approval of this proposal will authorize Staff to proceed with the expenditure of Bond Program funds to construct the Project at Amestoy ES; and

WHEREAS, The proposed action helps facilitate the implementation of the Facilities SEP, and is consistent with the Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

WHEREAS, Authorizing and funding full construction activities for the Amestoy ES Classroom Replacement Project will increase the project budget by \$29,049,471, which results in an updated project budget of \$35,729,442; and

WHEREAS, This action will require the temporary transfer of \$29,049,471 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need; and

WHEREAS, Authorizing full construction activities and funding will provide the students of Amestoy ES with 12 new, safe, and updated classroom buildings that support learning; and

WHEREAS, The Project required a significant period of design and as such was originally authorized for pre-construction and limited construction activities only; and

**RESOLUTION 2021-08  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION  
PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE AMESTOY  
ELEMENTARY SCHOOL CLASSROOM REPLACEMENT PROJECT**

WHEREAS, Upon receiving DSA approval the Project will be ready to proceed into bid and award once construction activities and funding are authorized; and

WHEREAS, Construction of the new building is anticipated to begin in the third quarter of 2021 and is anticipated to be completed in the first quarter of 2024; and

WHEREAS, Staff has concluded that this proposed amendment will help facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect 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 adopt an amendment to the Facilities SEP to authorize and fund construction activities for the Amestoy Elementary School Classroom Replacement Project, as described in Board Report 260-20/21, 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 Board and posted on the Bond Oversight Committee's website.
3. Los Angeles Unified 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 Bond Oversight Committee and Los Angeles Unified.

ADOPTED on February 25, 2021, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

*/Rachel Greene/*

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Rachel Greene  
Chair

*/Bevin Ashenmiller/*

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Bevin Ashenmiller  
Vice-Chair