



Board of Education Report

File #: Rep-346-21/22, **Version:** 1

Define and Approve 33 Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

June 14, 2022

Facilities Services Division

Action Proposed:

Define and approve 33 projects to provide critical replacements and upgrades of school building/site systems and components, as listed on Attachments A and B, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the 33 projects is \$7,717,557.

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 proposed projects, including budget modifications and the purchase of equipment and materials.

Background:

Priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. More than 70 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, and more than \$50 billion of unfunded school facilities needs have been identified Districtwide, and these needs grow every year. As the District's capital needs far exceed available funding, the most pressing unfunded critical needs will continue to be addressed based on an evaluation of known facilities conditions and needs at schools. Projects developed under this category of need, *Critical Replacements and Upgrades of School Building/Site Systems and Components*, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first.

The project proposals contained in this Board Report align with these priorities. Attachment A includes three projects to replace failing building systems that create safety concerns and are disruptive to school operations. Attachment B includes 30 projects to provide new secure entry systems.

Expected Outcomes:

Staff anticipates that the Board of Education will define and approve 33 projects that address critical replacement and upgrade needs, and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed projects to improve student health, safety and educational quality.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the project proposals in accordance with the provisions set forth in Los Angeles Unified local bond

measures K, R, Y, Q, and RR. If the proposed action is not approved, Bond Program funds will not be expended, and critical replacement and upgrade needs will remain unaddressed.

Policy Implications:

The proposal 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. Moreover, the proposed secure entrance projects support the *Protecting Our Students and School Sites Board Resolution* (Res-032-17/18).

Budget Impact:

The total combined budget for the 33 projects is \$7,717,557. The projects will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components.

Each project budget was prepared based on the current information known and assumptions about the project scope, site conditions, and market conditions. Individual 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 each project.

Student Impact:

Approval of the proposed projects enables the District to continue our ongoing efforts to undertake facilities improvements that help ensure students are provided with safe school environments that promote teaching and learning.

Equity Impact:

Please see attached statement.

Issues and Analysis:

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If through the planning and design process it is determined that the proposed project scope(s) will not sufficiently address the critical needs identified, the project scope, schedule and budget will be revised accordingly.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizen’s Oversight Committee (BOC) at its meeting on June 2, 2022. 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 implement the Facilities SEP.

Attachments:

- Attachment A - Projects to Replace Failing Building Systems that Create Safety Concerns and are Disruptive to School Operations
- Attachment B - Projects to Provide New Secure Entry Systems
- Attachment C - BOC Resolution

Informatives:

None.

Submitted:

5/20/22

RESPECTFULLY SUBMITTED,


APPROVED BY:


ALBERTO M. CARVALHO
Superintendent


MEGAN K. REILLY
Deputy Superintendent

REVIEWED BY:


APPROVED BY:


DEVORA NAVERA REED
General Counsel
 Approved as to form.


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

PRESENTED BY:


TONY ATIENZA
Director, Budget Services and Financial Planning
 Approved as to budget impact statement.


ROBERT LAUGHTON
Director of Maintenance and Operations
Facilities Services Division

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
FACILITIES SERVICES DIVISION
*Equity Impact Statement***

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

DATE: May 25, 2022

FROM: Mark Hovatter, Chief Facilities Executive

SUBJECT: BR-346-21/22 DEFINE AND APPROVE 33 PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

Board Meeting Date:	6/14/2022
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Equity Impact				
Component	1	2	3	4
Recognition	Does not recognize historical inequities	Vaguely recognizes historical inequities	Affirmatively recognizes historical inequities	Actively recognizes and specifies historical inequities to correct
Resource Prioritization	Does not prioritize resources based on student need	Somewhat prioritizes resources based on student need	Prioritizes resources based on student need	Effectively prioritizes resources based on student need
Results	Unlikely to result in closed opportunity gaps and/or closing achievement gaps	May result in closed opportunity gaps and/or closing achievement gaps	Likely to result in closed opportunity gaps and/or closing achievement gaps	Extremely likely to result in closed opportunity gaps and/or closing achievement gaps

Component	Score	Score Rationale
Recognition	3	The proposed projects address the severe deterioration and/or inadequacy of these schools' building/site systems and components that result from historic underinvestment in District school facilities.
Resource Prioritization	4	Every student is entitled to a learning space that is safe, secure and functional, and where school building systems are sound, efficient and working. These projects address critical needs of core facilities where systems have failed and/or other pressing unmet school facilities needs. As the District's school facilities needs far exceed available funding, systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, must be addressed first. A Districtwide Facilities Condition Assessment was conducted in which every building, space and room in the District was catalogued and assessed. Building components/systems in the

***Form to be completed for Districtwide or partial Districtwide Board Report items that expend resources.*

Component	Score	Score Rationale
		worst condition are prioritized first to ensure school facilities do not impair or impede students' ability to learn.
Results	3	All students deserve the opportunity to learn in safe and well maintained school facilities. Multiple aspects of the school environment support student learning and the proposed projects address the physical facilities aspect within this overall framework.
TOTAL	10	

Contact Person:	Telephone:	Email:
Andrea Reyes	213.241.6518	andrea.reyes@lausd.net

***Form to be completed for Districtwide or partial Districtwide Board Report items that expend resources.*



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report
Attachment A

Projects to Replace Failing Building Systems that Create Safety Concerns and are Disruptive to School Operations

1. Gompers Middle School – Project to Provide New Roofing

- *Local District South, Board District 7 – Ortiz Franklin*
- *Project Background and Scope* – This project is to provide approximately 121,290 square feet of new roofing at 29 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$3,159,311
- *Project Schedule* – Construction is anticipated to begin in Q3 2023 and conclude in Q1 2024.

2. South Gate High School – Project to Provide New Roofing

- *Local District East, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide approximately 75,193 square feet of new roofing at 28 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,930,970
- *Project Schedule* – Construction is anticipated to begin in Q3 2023 and conclude in Q1 2024.

3. Sherman Oaks Elementary Charter School – Project to Provide New Playground Matting and Structure

- *Local District Northeast, Board District 3 – Schmerelson*
- *Project Background and Scope* – This project is to replace the playground matting and structure in the main yard and replace the playground matting in the kindergarten yard.
- *Project Budget* -- \$1,444,633
- *Project Schedule* – Construction is anticipated to begin in Q3 2023 and conclude in Q1 2024.



**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

**Attachment B
Projects to Provide New Secure Entry Systems**

#	BD	LD	Cost Center	School	Project Budget	Anticipated Construction Start	Anticipated Construction Completion
1	1	West	1552101	95th St. ES	\$32,159	Q2 2022	Q3 2022
2	1	West	1227401	Baldwin Hills ES	\$38,022	Q2 2022	Q3 2022
3	1	Central	1511301	Mack ES	\$32,032	Q2 2022	Q3 2022
4	2	East	1443801	Harrison ES	\$57,626	Q2 2022	Q3 2022
5	2	East	1195301	Perez Special Education Center	\$39,218	Q2 2022	Q3 2022
6	2	Central	1254201	White ES	\$39,373	Q2 2022	Q3 2022
7	3	Northwest	1247001	Blythe ES	\$30,397	Q2 2022	Q3 2022
8	3	Northwest	1270401	Calabash Charter Academy	\$36,160	Q2 2022	Q3 2022
9	3	Northwest	1280201	Capistrano ES	\$36,908	Q2 2022	Q3 2022
10	3	Northwest	1337701	Dearborn Charter Academy ES	\$74,633	Q2 2022	Q3 2022
11	3	Northwest	1434901	Hamlin Charter Academy ES	\$36,876	Q2 2022	Q3 2022
12	3	Northwest	1444501	Hart ES	\$36,826	Q2 2022	Q3 2022
13	3	Northwest	1469201	Justice Academy Charter ES	\$38,642	Q2 2022	Q3 2022
14	3	Northwest	1488701	Lockhurst Charter ES	\$42,217	Q2 2022	Q3 2022
15	3	Northwest	1763701	Welby Way Charter ES	\$39,360	Q2 2022	Q3 2022
16	4	West	1611001	Playa Del Rey ES	\$37,717	Q2 2022	Q3 2022
17	4	Northwest	1660601	Serrania Charter for Enriched Studies	\$38,520	Q2 2022	Q3 2022
18	4	Northwest	1671201	Shirley ES	\$32,662	Q2 2022	Q3 2022
19	5	Central	1454801	Hobart ES	\$57,694	Q2 2022	Q3 2022
20	5	Central	1498201	Los Angeles ES	\$38,086	Q2 2022	Q3 2022
21	5	Central	1498301	Mariposa-Nabi PC	\$37,797	Q2 2022	Q3 2022
22	5	East	1690401	Stanford ES	\$32,777	Q2 2022	Q3 2022
23	5	East	1750701	Victoria ES	\$31,673	Q2 2022	Q3 2022



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Attachment B
Projects to Provide New Secure Entry Systems

#	BD	LD	Cost Center	School	Project Budget	Anticipated Construction Start	Anticipated Construction Completion
24	6	Northeast	1429501	Gridley ES	\$56,059	Q2 2022	Q3 2022
25	6	Northeast	1460301	Hubbard ES	\$48,507	Q2 2022	Q3 2022
26	7	South	1663001	75th St. ES	\$32,049	Q2 2022	Q3 2022
27	7	South	1283601	Carson ES	\$31,064	Q2 2022	Q3 2022
28	7	South	1338401	Del Amo ES	\$32,425	Q2 2022	Q3 2022
29	7	South	1231301	Moore Math/Science/Technology Academy	\$31,871	Q2 2022	Q3 2022
30	7	South	1687201	Wisdom ES	\$33,293	Q2 2023	Q3 2023
Total					\$1,182,643		

LOS ANGELES UNIFIED SCHOOL DISTRICT**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE****Rachel Greene, Chair**

Tenth District PTSA

Chris Hannan, Vice-Chair

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

Margaret Fuentes, Secretary

LAUSD Student Parent

Araceli Sandoval-Gonzalez, Executive Committee

Early Education Coalition

Laura Baz

LAUSD Student Parent

Neelura Bell

CA Charter School Association

Jeffrey Fischbach

CA Tax Reform Assn.

D. Michael Hamner

American Institute of Architects

Hypin Im

L.A. City Controller's Office

Susan Linschoten

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

Jennifer McDowell

L.A. City Mayor's Office

Scott Pansky

L.A. Area Chamber of Commerce

Dolores Sobalvarro

AARP

Celia Ayala (Alternate)

Early Education Coalition

Chad Boggio (Alternate)

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

Dr. Clarence Monteclaro (Alternate)

Tenth District PTSA

Samantha Rowles (Alternate)

LAUSD Student Parent

Connie Yee (Alternate)

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

Vacant31st District PTSA**Vacant**

Assoc. General Contractors of CA

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

RESOLUTION 2022-27**BOARD REPORT NO. 346-21/22****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE 33 PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education define and approve 33 projects that address critical replacement and upgrade needs at schools with a budget of \$7,717,557 (the "Projects") as described in Board Report 346-21/22 attached hereto, 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 to implement the Projects; and

WHEREAS, Projects developed under the School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations; and

WHEREAS, The Projects are consistent with the Los Angeles Unified School District (Los Angeles Unified or 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 Los Angeles Unified local bond measures; and

WHEREAS, District Staff has determined that the Projects are necessary to improve student health, safety and educational quality; and

RESOLUTION 2022-27**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE 33 PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, the Board of Education's approval of the Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, and RR; 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 Citizens' Bond Oversight Committee recommends that the Board of Education define and approve 33 projects that address critical replacement and upgrade needs at schools, with a combined budget of \$7,717,557, and amend the Facilities SEP to incorporate therein, as described in Board Report 346-21/22, 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 June 2, 2022, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Rachel Greene/

Rachel Greene
Chair

/Chris Hannan/

Chris Hannan
Vice-Chair