



## Board of Education Report

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**File #:** Rep-265-21/22, **Version:** 1

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### **Define and Approve One Early Education Center Re-Opening Project and Four Early Education Center Outdoor Classroom and Campus Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**April 5, 2022**

#### **Facilities Services Division and Early Childhood Education Division**

#### **Action Proposed:**

Define and approve one Early Education Center (EEC) re-opening project and four EEC outdoor classroom and campus upgrade projects and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the projects as described in Attachment A is \$15,614,540.

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:**

The Los Angeles Unified School District (Los Angeles Unified or District) School Upgrade Program includes a spending target entitled "*Build New and Repair Aging Early Childhood Education Centers to Promote Learning for Youngest Students.*" Projects developed under this category of need are included in the Facilities Services Division Strategic Execution Plan.

#### *West Valley Occupational Center EEC Re-Opening Project*

In Los Angeles County, approximately 230,000 children, ages two to four, lack access to a seat in a licensed childcare center. Within the boundaries of the Los Angeles Unified alone, more than 110,000 children, ages two to four, do not have access to a seat in a licensed facility at a neighborhood school. The California Department of Social Services (CDSS) Community Care Licensing Division has established a priority by ZIP code of the areas that are the most underserved and in the highest need for full-day early education services. West Valley Occupational Center EEC, which has been closed since 2009, is located in a priority ZIP code that according to CDSS is in high need of licensed care.

West Valley Occupational Center EEC is located at 6200 Winnetka Avenue in Woodland Hills, 91367, on the campus of the West Valley Occupational Center, a school within the Los Angeles Unified Division of Adult and Career Education that provides career training to San Fernando Valley residents. Staff's proposal for upgrade and improvements at this site was developed in support of the Early Childhood Education Division's plans to re-open this center and provide much-needed licensed preschool spaces for the West Valley community in the 2024-25 school year. Please see Attachment A for details on the proposed project.

The Early Childhood Education Division anticipates full enrollment will provide approximately 72 licensed childcare spaces for the children and families of the West Valley Occupational Center. Offering free early learning and care to Los Angeles Unified Adult Education students helps provide Angelinos with equitable access to the education and tools they need to end the cycle of poverty by removing the financial burden of

childcare, so they may pursue their academic and career goals, and reducing the barriers of time and transportation, by allowing parents and young children to attend school on the same campus.

#### Outdoor Classroom and Campus Upgrade Projects

Staff's proposal also includes outdoor classroom and campus upgrade projects at four school sites: Cabrillo EEC, El Sereno EEC, Hawaiian EEC and San Fernando EEC. These projects will convert existing asphalt and playground areas into dynamic nature-based learning environments, as well as provide upgrades to school building/site systems that have reached or exceeded their service life.

Early Education Center outdoor classrooms will be designed to enable the District's youngest learners to acquire a deep intuitive understanding of the natural world through hands-on experiences. Each outdoor classroom will include a number of learning stations with the following components:

- Large-motor activities learning station
- Climbing/crawling learning station
- Messy materials learning station
- Building block learning station
- Nature art learning station
- Music and movement learning station
- Planting garden/pathway through planting learning station
- Gathering learning station
- Materials storage learning station

Construction of outdoor classrooms includes Americans with Disabilities Act (ADA) accessibility upgrades, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.

The proposed projects also include campus upgrades to address aging, deteriorating systems that have reached and/or exceeded their service life. Upgrades include new heating, ventilation, and air conditioning and roofing systems, fire alarm and ADA accessibility upgrades and new playground matting. Please see Attachment A for additional details.

The proposed projects were identified by the Early Childhood Education Division in consultation with Local District and school site administrators. Sites were selected based upon the responses received to questionnaires sent to all EECs, each center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics.

#### **Expected Outcomes:**

Staff anticipates the Board of Education will define and approve one EEC re-opening project and four EEC outdoor classroom and campus upgrade projects, as described in Attachment A, and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed projects.

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

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to implement the proposed projects. If staff's proposal is not approved, Bond funds will not be expended, and early education facilities needs will remain unaddressed, and much-needed licensed preschool spaces for the West Valley community will not be provided.

**Policy Implications:**

This action is consistent with the District’s commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment.

**Budget Impact:**

The total combined budget for the projects is \$15,614,540. The projects will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions.

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:**

The West Valley Occupational Center EEC Re-Opening Project will provide high-quality licensed care facilities for our children and families in a community that per the State has a high need for licensed care. The four outdoor classroom and campus upgrade projects will establish nurturing, nature-based outdoor spaces that support whole-child development and learning, as well as address early education facilities needs that are necessary to improve student health, safety, and educational quality.

Over the past 12 years, the Early Childhood Education Division has worked closely with the Arbor Day Foundation, the Dimensions Educational Research Foundation, and Nature Explore - all non-profit organizations - to evaluate the benefits of implementing such programs at Los Angeles Unified. Experience has demonstrated that children benefit most from these programs when parents, administrators and staff have received adequate training and support on the optimal use of outdoor classrooms. To maximize the potential benefits and ensure the success of the instructional programs, the Early Childhood Education Division, together with these non-profit organizations, will offer training on the use and maintenance of outdoor classrooms to EEC administrators, staff, and parents. Training to support learning in the natural environment, visual-spatial learning and sustaining the outdoor classroom will be offered. Family training and activities for parents, involving their children in nature and in the outdoor classroom, will also be provided.

**Equity Impact:**

Please see attached statement.

**Issues and Analysis:**

Staff’s proposal supports the Early Childhood Education Division’s commitment to providing a quality early education experience that will prepare students for success in school and life, while valuing and respecting the needs, languages, and cultures of all students, families, staff, and the respective communities.

The Office of Environmental Health and Safety will evaluate the project proposals in accordance with the California Environmental Quality Act to ensure compliance. If, through the planning and design process, it is determined that the proposed project scope(s) will not sufficiently address the facilities needs identified, the project scope, schedule, and budget will be revised accordingly.

**Bond Oversight Committee Recommendation:**

This item was considered by the School Construction Bond Citizen’s Oversight Committee (BOC) at its meeting on March 24, 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: List of Projects

Attachment B: BOC Resolution

**Informatives:**

None.


**Submitted:**

3/18/22

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**

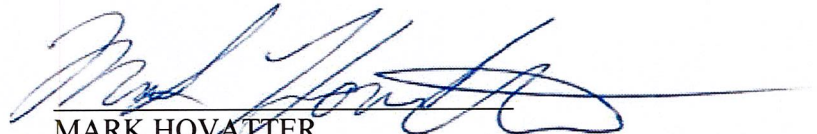
  
ALBERTO M. CARVALHO  
Superintendent

  
MEGAN K. REILLY  
Deputy Superintendent

**REVIEWED BY:**

**APPROVED BY:**


  
DEVORA NAVERA REED  
General Counsel

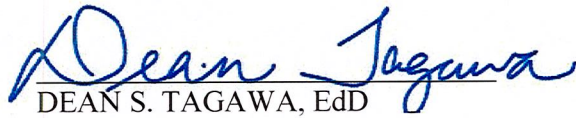
  
MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

**REVIEWED BY:**

**APPROVED BY:**

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

  
DEAN S. TAGAWA, EdD  
Executive Director  
Early Childhood Education Division

**PRESENTED BY:**

  
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:** March 21, 2022

**FROM:** Mark Hovatter, Chief Facilities Executive

**SUBJECT: BR-265-21/22 DEFINE AND APPROVE ONE EARLY EDUCATION CENTER RE-OPENING PROJECT AND FOUR EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

<b>Board Meeting Date:</b>	<b>4/5/2022</b>
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<b>Equity Impact</b>				
<b>Component</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Recognition</b>	Does not recognize historical inequities	Vaguely recognizes historical inequities	Affirmatively recognizes historical inequities	Actively recognizes and specifies historical inequities to correct
<b>Resource Prioritization</b>	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
<b>Results</b>	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

<b>Component</b>	<b>Score</b>	<b>Score Rationale</b>
<b>Recognition</b>	<b>3</b>	In Los Angeles County, approximately 230,000 children, ages two to four, lack access to a seat in a licensed childcare center. Within the boundaries of the Los Angeles Unified School District alone, more than 110,000 children, ages two to four, do not have access to a seat in a licensed facility at a neighborhood school. The California Department of Social Services Community Care Licensing Division has established a priority by ZIP code of the areas that are the most underserved and in the highest need for full-day early education services. Additionally, many Los Angeles Unified families with young learners reside in communities that have been historically underserved and under-resourced with a lack of access to community parks and green environments. The West Valley Occupational Center Early Education Center that is reopening is located in a priority zip code.

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

<b>Component</b>	<b>Score</b>	<b>Score Rationale</b>
<b>Resource Prioritization</b>	<b>3</b>	<p>The West Valley Occupational Center Early Education Center (EEC), which has been closed since 2009, is located on the campus of the West Valley Occupational Center, a school within the Los Angeles Unified Division of Adult and Career Education that provides career training to San Ferando Valley residents. The center is located in a priority ZIP code that according to the State is in high need of licensed care. The project to provide upgrade and improvements at the West Valley Occupational Center EEC was developed in support of the Early Childhood Education Division's plans to re-open this center and provide much-needed licensed preschool spaces for the children and families of the West Valley Occupational Center.</p> <p>The four proposed outdoor classroom and campus upgrade projects were identified by the Early Childhood Education Division in consultation with Local District and school site administrators. Sites were selected based upon the responses received to questionnaires sent to all early education centers, each center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest and demographics.</p>
<b>Results</b>	<b>3</b>	<p>The West Valley Occupational Center EEC Re-Opening Project will provide high-quality licensed care facilities for our children and families in a community that, per the State has a high need for licensed care. Offering free early learning and care to Los Angeles Unified Adult Education students helps provide Angelinos with equitable access to the education and tools they need to end the cycle of poverty by removing the financial burden of childcare, so they may pursue their academic and career goals, and reducing the barriers of time and transportation, by allowing parents and young children to attend school on the same campus.</p> <p>The four Early Education Center outdoor classroom and campus upgrade projects will establish nurturing, nature-based outdoor spaces that support whole-child development and learning, as well as address early education facilities needs that are necessary to improve student health, safety, and educational quality. Outdoor learning spaces are divided into distinct activity areas to provide a wide-ranging mix of educational activities that support children with a variety of needs and learning styles. Expected developmental outcomes include enhanced imaginative play, increased physical and mental well-being, and environmental stewardship. These outdoor classrooms will encourage and support community, student and parent engagement through the creation of partnerships that help establish and maintain the newly developed garden spaces. Children and their parents will be able to connect with the natural world as a regular part of their healthy growth and development in the areas that lack parks and green environments.</p>
<b>TOTAL</b>	<b>9</b>	

<b>Contact Person:</b>	<b>Telephone:</b>	<b>Email:</b>
Andrea Reyes		<a href="mailto:andrea.reyes@lausd.net">andrea.reyes@lausd.net</a>

*\*\*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**

*Early Education Center Re-Opening Project*

**1. West Valley Occupational Center Early Education Center Re-Opening Project**

- *Local District Northwest, Board District 4 – Melvoin*
- *Project Scope* – This project will provide improvements to the 4,000 square-foot classroom building at this site, which was closed as an early education center in 2009. Improvements will include new flooring, interior and exterior paint, and roofing, upgrades to the fire alarm system, a new secure entry system. landscape upgrades, solar reflective asphalt coating, and new exterior furniture.
- *Project Budget:* \$1,039,337
- *Construction Schedule:* Q3 2023 – Q4 2023

*Outdoor Classroom and Campus Upgrade Projects*

**1. Cabrillo Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Local District South, Board District 7 – Ortiz-Franklin*
- *Project Scope* – This project will provide an outdoor classroom, with at least 10 learning stations, by dividing the existing playground into distinct activity areas covering 7,926 square feet. It will also provide new heating, ventilation, and air-conditioning (HVAC) units, new roofing, new playground matting, and necessary upgrades to the fire alarm system. Americans with Disabilities Act (ADA) upgrades will include an accessible path of travel and restroom and drinking water station upgrades.
- *Project Budget:* \$3,084,129
- *Construction Schedule:* Q4 2023 – Q1 2025

**2. El Sereno Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Local District East, Board District 2 – García*
- *Project Scope* – This project will provide an outdoor classroom, with at least 10 learning stations, by dividing the existing playground into distinct activity areas covering 16,290 square feet. It will also provide new HVAC units, new playground matting, and necessary upgrades to the fire alarm system. ADA upgrades will include an accessible path of travel and restroom and drinking water station upgrades.
- *Project Budget:* \$4,162,966
- *Construction Schedule:* Q4 2023 – Q1 2025

**3. Hawaiian Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Local District South, Board District 7 – Ortiz-Franklin*
- *Project Scope* – This project will provide an outdoor classroom, with at least 10 learning stations, by dividing the existing playground into distinct activity areas covering 15,691 square feet. It will provide new HVAC units, necessary upgrades to the fire alarm system, and will repave and restripe the parking lot. ADA upgrades will include an accessible path of travel and restroom and drinking water station upgrades.
- *Project Budget:* \$4,353,720
- *Construction Schedule:* Q4 2023 – Q1 2025



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

**4. San Fernando Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Local District Northeast, Board District 6 – Gonez*
- *Project Scope* – This project will provide an outdoor classroom, with at least 10 learning stations, by dividing the existing playground into distinct activity areas covering 6,300 square feet. It will also provide new HVAC units, new roofing, new playground matting, necessary upgrades to the fire alarm system, and will repave and restripe the parking lot. ADA upgrades will include an accessible path of travel and restroom and drinking water station upgrades.
- *Project Budget:* \$2,974,388
- *Construction Schedule:* Q4 2023 – Q1 2025

## 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

**Tracy Bartley**31<sup>st</sup> District PTSA**Laura Baz**

LAUSD Student Parent

**Neelura Bell**

CA Charter School Association

**Jeffrey Fischbach**

CA Tax Reform Assn.

**D. Michael Hamner**

American Institute of Architects

**Hye-pin Im**

L.A. City Controller's Office

**Susan Linschoten**

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

**Jennifer Pope McDowell**

L.A. City Mayor's Office

**Dolores Sobalvarro**

AARP

**Roger Uy**

Assoc. General Contractors of CA

**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

**Vacant**

L.A. Area Chamber of Commerce

**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**

Bond Oversight Coordinator

## RESOLUTION 2022-18

## BOARD REPORT NO. 265-21/22

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE ONE EARLY EDUCATION CENTER RE-OPENING PROJECT AND FOUR EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District staff proposes that the Board of Education (Board) define and approve one Early Education Center (EEC) re-opening project and four EEC outdoor classroom and campus upgrade projects, (as described in Board Report No. 265-21/22), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; and

WHEREAS, District staff also requests that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s), to execute all instruments necessary to implement the Project, including budget modifications and the purchase of equipment and materials; and

WHEREAS, The School Upgrade Program includes a spending target entitled " *Early Childhood Education Facilities Upgrades and Expansions.*" Projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, The West Valley Occupational Center EEC, which has been closed since 2009, is located on the campus of the West Valley Occupational Center, a school within the Los Angeles Unified School District (Los Angeles Unified or District) Division of Adult and Career Education that provides career training to San Fernando Valley residents. The EEC is located in a priority ZIP code that according to the California Department of Social Services Community Care Licensing Division is in high need of licensed care; and

**RESOLUTION 2022-18****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE ONE EARLY EDUCATION CENTER RE-OPENING PROJECT AND FOUR EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, Staff's proposal to provide upgrade and improvements at the West Valley Occupational Center EEC was developed in support of the Early Childhood Education Division's plans to re-open this center and provide much-needed licensed preschool spaces for the West Valley community; and

WHEREAS, Staff's proposal also includes outdoor classroom and campus upgrade projects at four school sites: Cabrillo EEC, El Sereno EEC, Hawaiian EEC, and San Fernando EEC. These projects will convert existing asphalt and playground areas into dynamic, nature-based learning environments, as well as provide upgrades to school building/site systems (e.g., playground matting, roofing, HVAC systems) that have reached or exceeded their service life; and

WHEREAS, The proposed projects were identified by the Early Childhood Education Division in consultation with Local District and school site administrators. Sites were selected based upon the responses received to questionnaires sent to all EECs, each center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics; and

WHEREAS, The total combined budget for the projects is \$15,614,540. The projects will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions; and

WHEREAS, This action is consistent with Los Angeles Unified's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment, as described in Los Angeles Unified local bond measures; 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 define and approve one EEC re-opening project and four EEC outdoor classroom and campus upgrade projects, with a combined budget of \$15,614,540, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 265-21/22, 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.

**RESOLUTION 2022-18  
RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE ONE EARLY  
EDUCATION CENTER RE-OPENING PROJECT AND FOUR EARLY EDUCATION  
CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND  
THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO  
INCORPORATE THEREIN**

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 March 24, 2022, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

*/Rachel Greene/*

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Rachel Greene  
Chair

*/Chris Hannan/*

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Chris Hannan  
Vice-Chair