



Board of Education Report

File #: Rep-415-18/19, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Two Early Education Center Reopening Projects and Redefine One Early Education Center Campus Upgrade Project

June 18, 2019

Facilities Services Division and Early Childhood Education Division

Action Proposed:

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve two reopening projects with outdoor classrooms at Kentwood Early Education Center (EEC) and San Pedro Community Adult School EEC, as described in Attachment A. The total combined budget of the two proposed projects is \$10,027,871.

Staff further proposes that the Board approve an amendment to the FSD-SEP to redefine the State EEC restroom upgrade and office conversion project, to include a new parking lot (and necessary accessibility upgrades) in conjunction with the project, as described in Attachment A. The additional scope increases the previously approved project budget of \$532,429 (Board Report No. 188-17/18) by \$945,848, which results in an updated budget of \$1,478,277.

Additionally, staff proposes that the Board authorize the Chief/Deputy 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:

In the County of Los Angeles, approximately 230,000 children, ages two to four, lack access to a seat in a licensed childcare center. Within the boundaries of L.A. 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.

Kentwood EEC and San Pedro Community Adult School EEC, both closed since 2012, are located in priority ZIP codes that according to CDSS are in high need of licensed care. (Kentwood EEC is located at 8376 Dunbarton Avenue in the City of Los Angeles, 90045. San Pedro Community Adult School EEC is located at 950 West Santa Cruz Street in the City of San Pedro, 90731, on the campus of the Harbor Community Adult School.) Staff's proposal for upgrade and improvement projects at these sites was developed in support of the Early Childhood Education Division's (ECED) plans to reopen these two centers and provide much-needed licensed preschool spaces for the Kentwood and San Pedro communities, beginning in the 2019-20 school year. ECED anticipates full enrollment in the upcoming school year for both centers, which will provide a combined total of approximately 130 licensed childcare spaces.

Staff's proposal also includes the redefinition of a restroom upgrade and office conversion project at State EEC previously approved by the Board on November 14, 2017 (Board Report No. 188-17/18). The project will be

redefined to include the original campus upgrades as well as a parking lot and associated accessibility upgrades, as currently there is not any designated available parking for staff.

Attachment A provides additional details pertaining to the proposed projects and project redefinition.

The District currently operates 90 Early Education Centers that provide full-day early care and education for approximately 20,000 children. Currently over 20 sites remain closed and/or are used for other District programs. ECED, in coordination with Facilities, continues to evaluate operational and capital needs of Early Education Centers. As funding permits, staff will return to the Board and the Bond Citizens' Oversight Committee (BOC) with new project proposals that address early education facilities needs.

Expected Outcomes:

Staff anticipates that the Board will approve the proposed amendment to the FSD-SEP to define and approve two Early Education Center reopening projects and redefine one campus upgrade project, as detailed in Attachment A. Approval will authorize staff to proceed with the implementation of the proposed projects.

Board Options and Consequences:

Approval of the proposal will enable staff to proceed with site due diligence activities, design activities, environmental studies, and the required regulatory approvals necessary to implement the proposed projects at Kentwood EEC and San Pedro Community Adult School EEC, and the redefined project at State EEC.

If the Board does not adopt staff's proposal, much-needed licensed preschool spaces for the San Pedro and Kentwood communities will not be provided, and State EEC will continue to operate without parking for staff.

Policy Implications:

These actions are 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 proposed projects at Kentwood EEC and San Pedro Community Adult School EEC is \$10,027,871. The projects will be funded by Bond Program funds in the School Upgrade Program (SUP) targeted specifically for addressing early education facilities needs.

The proposed redefinition of the project at State EEC increases the project's budget by \$945,848 resulting in an updated project budget of \$1,478,277. The increase will be funded by Bond Program funds in the SUP targeted specifically for addressing early education facilities needs.

The budget was prepared based on the latest available information and assumptions about the project scope, site conditions, and market conditions. The budget 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 project.

Student Impact:

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 proposed projects will provide high-quality licensed care facilities for our children and families that need them the most.

Issues and Analysis:

The proposed projects at Kentwood EEC and San Pedro Community Adult School EEC will provide facilities upgrades and improvements to support the reopening of these closed sites as fully-operational licensed centers. The projects will be undertaken in multiple phases to allow for the centers to open in the 2019-2020 school year and meet licensing requirements as well as health, safety and program standards.

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 Recommendations:

This item was considered by BOC at its meeting on June 6, 2019. Staff has concluded that this proposed FSD-SEP amendment will help facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

Attachments:

Attachment A - Define and Approve Two EEC Reopening Projects and Redefine One EEC Campus Upgrade Project

Attachment B - BOC Resolution

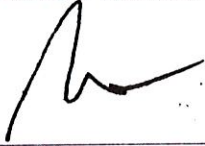
Informatives:

None.

Submitted:

05/31/2019

RESPECTFULLY SUBMITTED,



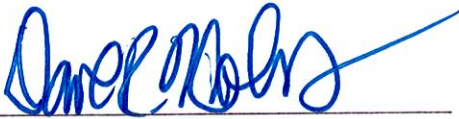
AUSTIN BEUTNER
Superintendent

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

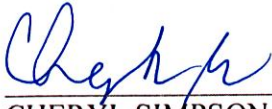
APPROVED BY:



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

Approved as to form.

REVIEWED BY:



CHERYL SIMPSON
Director, Budget Services and Financial Planning

PRESENTED BY:



ROBERT LAUGHTON
Director of Maintenance & Operations
Facilities Services Division

Approved as to budget impact statement.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Attachment A

Define and Approve Two EEC Reopening Projects and Redefine One EEC Campus Upgrade Project

1. Kentwood EEC Reopening with Outdoor Classroom Project

Local District West, Board District 4 – Nick Melvoin

- *Project Background and Scope* – The Kentwood EEC site, closed in 2012, is located adjacent to Kentwood Elementary School. The site includes one single-story building with approximately 4,480 square feet. This project will provide upgrades to both the interior and exterior of the classroom building, including a new HVAC unit, flooring, and IT upgrades, as well as upgrades to the existing fire alarm and public address systems, and paint. New furniture will be provided to the center. Additionally, the project will provide Americans with Disabilities Act (ADA) upgrades as necessary, including path of travel access to the main entrance and staff restroom upgrades for ADA compliance. A new outdoor classroom to provide opportunities for a hands-on, nature-based learning experience is included with the project.
- *Project Budget* -- \$5,332,601
- *Project Schedule* – Construction is anticipated to begin in Q4-2019, and complete in Q3-2021.

2. San Pedro Community Adult School EEC Reopening with Outdoor Classroom Project

Local District South, Board District 7 – Dr. Richard A. Vladovic

- *Project Background and Scope* – The San Pedro Community Adult School EEC site, closed in 2012, is located on the Harbor Community Adult School campus. The site includes two single-story buildings with approximately 6,160 square feet. This project will provide upgrades to both the interior and exterior of the classroom buildings including flooring, principal's office, and IT upgrades, as well as separating and upgrading the existing fire alarm and public address systems from the host site, Harbor Community Adult School, and paint. New furniture will be provided to the center. Additionally, the project will provide ADA upgrades as necessary, including path of travel access to the main entrance and staff restroom upgrades for ADA compliance. A new outdoor classroom to provide opportunities for a hands-on, nature-based learning experience is included with the project.
- *Project Budget* -- \$4,695,270
- *Project Schedule* – Construction is anticipated to begin in Q4-2019, and complete in Q3-2021.

3. State EEC Campus Upgrade Project -- Project Redefinition

Local District East, Board District 5 – Jackie Goldberg

- *Project Background and Scope* – An upgrade project at State EEC was approved by the Board on November 14, 2017 with a project budget of \$532,429 (Board Report No. 188-17/18). The project was approved to provide an ADA compliant restroom and to renovate an existing conference room to provide a principal's office. In addition to the originally-approved scope, the redefined project will provide a new 7-stall faculty parking lot, with ADA upgrades as necessary including path of travel access to the main entrance. Additionally, the project will provide new wrought-iron decorative fencing.
- *Budget* -- \$1,478,277, including \$945,848 in new scope
- *Project Schedule* – Construction is anticipated to begin in Q4-2020, and complete in Q2-2021.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Rachel Greene, Chair

Tenth District PTSA

Bevin Ashenmiller, Vice-Chair

LAUSD Student Parent

Susan Linschoten, Secretary

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

Araceli Sandoval-Gonzalez, Executive Committee

Early Education Coalition

Karen Krygier, Executive Committee

L.A. City Controller's Office

Jeffrey Fischbach

CA Tax Reform Assn.

Greg Good

L.A. City Mayor's Office

Chris Hannan

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

Michael Keeley

CA Charter School Association

Kate Mergen

Assoc. General Contractors of CA

Scott Pansky

L.A. Area Chamber of Commerce

Dolores Sobalvarro

AARP

Douglas Teiger

American Institute of Architects

Celia Ayala (Alternate)

Early Education Coalition

Arlene Barrera (Alternate)

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

Jose Zambrano (Alternate)

Tenth District PTSA

(Vacant)

LAUSD Student Parent

(Vacant)

31st District PTSA

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Asst. Administrative Analyst

RESOLUTION 2019-23

BOARD REPORT NO. 415-18/19

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE TWO EARLY EDUCATION CENTER REOPENING PROJECTS AND REDEFINE ONE EARLY EDUCATION CENTER CAMPUS UPGRADE PROJECT

WHEREAS, District staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve two reopening projects with outdoor classrooms at Kentwood Early Education Center (EEC) and San Pedro Community Adult School EEC, as described on Attachment A of Board Report No. 415-18/19 for a combined budget of 10,027,871; and

WHEREAS, Staff further propose that the Board approve an amendment to the FSD-SEP to redefine the State EEC restroom upgrade and office conversion project, to include a new parking lot (and necessary accessibility upgrades) in conjunction with the project, as described in Attachment A. The additional scope increases the previously approved project budget of \$532,429 (Board Report No. 188-17/18) by \$945,848, which results in an updated budget of \$1,478,277; and

WHEREAS, In the County of Los Angeles, approximately 230,000 children, ages two to four, lack access to a seat in a licensed childcare center. Within the boundaries of L.A. 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; and

WHEREAS, Kentwood EEC and San Pedro Community Adult School EEC, both closed since 2012, are located in priority ZIP codes that according to CDSS are in high need of licensed care; and staff's proposal for upgrade and improvement projects at these sites was developed in support of the Early Childhood

RESOLUTION 2019-23

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE TWO EARLY EDUCATION CENTER REOPENING PROJECTS AND REDEFINE ONE EARLY EDUCATION CENTER CAMPUS UPGRADE PROJECT

Education Division’s plans to reopen these two centers and provide much-needed licensed preschool spaces for the Kentwood and San Pedro communities, beginning in the 2019-20 school year; and

WHEREAS, Staff’s proposal also includes the redefinition of a restroom upgrade and office conversion project at State EEC previously approved by the Board on November 14, 2017 (Board Report No. 188-17/18). The project will be redefined to include the original campus upgrades as well as a parking lot and associated accessibility upgrades; and

WHEREAS, These actions are consistent with the District’s commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

WHEREAS, The projects will be funded by Bond Program funds in the School Upgrade Program targeted specifically for addressing early education facilities needs; and

WHEREAS, Staff has concluded that this proposed FSD-SEP amendment will facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District’s ability to successfully complete the SEP; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education adopt an amendment to the FSD-SEP to define and approve two early education center reopening projects (for a combined budget of \$10,027,871) and redefine one early education center campus upgrade project (with an updated budget of \$1,478,277), as described in Board Report No. 415-18/19, 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.

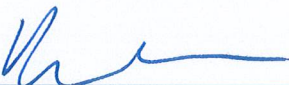
ADOPTED on June 6, 2019, by the following vote:

AYES: 9

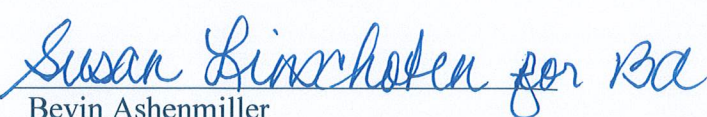
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair