



Board of Education Report

File #: Rep-015-19/20, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Four Accessibility Enhancement Projects

September 3, 2019

Facilities Services Division and Division of Special Education

Action Proposed:

Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define and approve four accessibility enhancement projects, at the following schools, as described in Exhibit A, to support the implementation of the Board-approved Self-Evaluation and Transition Plan:

1. State Street Elementary School
2. Sunrise Elementary School
3. Telfair Avenue Elementary School
4. West Hollywood Elementary School

The total combined budget of the four proposed projects is \$30,264,781.

Additionally, staff proposes that the Board 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 the purchase of equipment and materials.

Background:

On October 10, 2017, the Board approved the Self-Evaluation and Transition Plan (Plan) under the Americans with Disabilities Act (ADA) to further District efforts to comply with ADA Title II program accessibility requirements (Board Report No. 124-17/18). The Plan outlined the District's proposed approach to providing program accessibility, which considers the characteristics of the District, student population, variety of educational programs, as well as the existing level of accessibility. The Plan established a specific approach and goals for achieving program accessibility within eight years through facility modifications and operational means.

Under the Plan, each school is assigned to one of three levels of accessibility (Category One, Two, or Three) based on assessments of more than two dozen criteria, including school programs, matriculation options, geographic location, known (or anticipated/matriculating) population of students with disabilities or parents/guardians with disabilities, type of instructional model, and public input. The assigned category reflects the level of accessibility the site needs to meet. Schools that do not yet meet the criteria for their assigned category will undergo accessibility improvements and are prioritized for project development based on the criteria mentioned above. The three categories of accessibility are as follows:

- Category One: These are "key" schools and will have the highest level of access, generally in accordance with applicable physical accessibility standards. Category 1A will provide "full

accessibility” for the schools that were built to new construction standards, while Category 1B will provide “high accessibility” for schools that have been altered with some limited exceptions.

- Category Two: These will be “program-accessible” schools. The core spaces and features of these schools would be made accessible; in addition, program accessibility would be provided to all programs and activities at the school.
- Category Three: These schools will have “core access,” which means that the core spaces (certain common spaces) would be made accessible, to ensure a basic level of access to the building. These include, for example, parking, the main entrance and main office, assembly areas, and some restrooms.

The four school sites for which an accessibility enhancement project is being proposed do not yet meet their assigned category/level of accessibility and thus require facilities improvements. The scope, schedule, and budget for each proposed project reflects the existing known conditions at each school site and the improvements necessary to meet each schools’ assigned category of accessibility. The conditions of significance include: acreage, topography, building square footage, existence of multi-story buildings, age of buildings, as well as the number of schools, programs, features and activities at a school site.

Expected Outcomes:

Staff anticipates that the Board will adopt the proposed amendment to the Facilities SEP to define and approve four accessibility enhancement projects, as detailed in Exhibit A. 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 immediately begin designing the accessibility enhancement projects at four school sites.

If the Board does not approve the proposal, staff will be unable to initiate the four proposed projects, which are necessary to achieve program accessibility as outlined in the Self-Evaluation and Transition Plan and required for compliance with Section 504 of the Rehabilitation Act and the Americans with Disabilities Act.

Policy Implications:

The proposal furthers implementation of the Board-approved Self-Evaluation and Transition Plan. As outlined in the Plan, at Category One, Two and Three schools, an appropriate number of classrooms will be identified to serve as accessible learning spaces, some of which may require facility improvements to meet the criteria for their assigned accessibility category.

Any potential future room changes by Administrators or Principals will be reviewed by the Division of Special Education, the ADA Compliance Administrator, and the Facilities Services Division to ensure that new accessibility problems are not created as a result of the classroom moves. This will be done in close coordination with school staff to ensure disruptions are minimized.

Budget Impact:

The total combined budget, as currently estimated, for the four proposed accessibility enhancement projects is \$30,264,781. The projects will be funded by Bond Program funds in the School Upgrade Program (SUP) targeted for increasing special education facilities on general education campuses (transition program improvements) category of capital need.

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 proposed projects will remove barriers to program accessibility for students and qualified members of the community and ensure that all have an equal opportunity to access programs and activities at each campus.

Issues and Analysis:

Both Title II of the ADA and Section 504 of the Rehabilitation Act of 1973 impose broad-reaching prohibitions against discrimination on the basis of disability. As to facilities, a key requirement for both the ADA and Section 504 is program accessibility: programs, benefits, services and activities provided by public entities must be accessible to people with disabilities. This means that a qualified individual with a disability is not to be discriminated against because the entity's facilities are inaccessible; however, this does not necessarily mean that all facilities must be accessible. While both laws do require that newly constructed and altered facilities meet stringent accessibility requirements, they do not require that all existing facilities meet those standards, so long as the programs and services provided in those facilities are made accessible to people with disabilities. A program or service can be made accessible by relocating it, providing it in a different manner, or utilizing some other strategy to ensure that people with disabilities have an equal opportunity to benefit from the entity's programs and activities. These proposed projects are in alignment with the District's implementation of the Board-approved Self-Evaluation and Transition Plan.

The Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizen's Oversight Committee (BOC) at its meeting on August 22, 2019. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the Facilities SEP.

Attachments:

- Exhibit A - Define and Approve Four Accessibility Enhancement Projects
- Exhibit B - BOC Resolution

Informatives:

None.

Submitted:

8/16/19

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



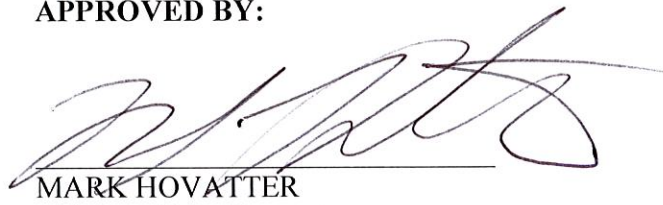
MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

REVIEWED BY:



DAVID HOLMQUIST
General Counsel

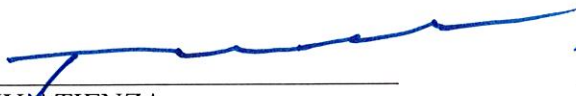
APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form.

REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

APPROVED BY:



ANTHONY AGUILAR
Chief of Special Education, Equity and Access

Approved as to budget impact statement.

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Exhibit A Define and Approve Four Accessibility Enhancement Projects

1. State Street Elementary School Accessibility Enhancement Project

Local District East, Board District 5 – Jackie Goldberg

Project Background and Scope: The State Street Elementary School site spans 4.54 acres and is comprised of two K-5 schools/programs, the traditional elementary school and a Dual Language Program (Spanish & English). The building area is approximately 65,694 square feet, and includes six permanent buildings, three of which are multi-story, and one relocatable sanitary building. The buildings were constructed between 1924 and 2009, and some are identified as historical resources. Currently, 65 students with disabilities attend the schools/programs on site. The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to seven buildings are required, including approximately: two new concrete ramps and one new ADA TMP ramp, upgrades to 13 restrooms, one new stage lift, Division of the State Architect (DSA) Certification or replacement of one relocatable sanitary building, upgrades to one assembly area, one new assistive listening device, seven automatic door openers, two casework/counters, 10 new door/jamb, 11 new door hardware, 15 new drinking fountains, five existing elevator upgrades, 14 furniture accessibility upgrades, one parking lot upgrade, 19 accessible path of travel upgrades, 11 new railings, 55 new signs, 13 new sinks, 23 new thresholds, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$ 6,379,446

Project Schedule: Construction is anticipated to begin in Q3-2021, and complete in Q1-2023.

2. Sunrise Elementary School Accessibility Enhancement Project

Local District East, Board District 2 – Mónica García

Project Background and Scope: The Sunrise Elementary School site spans 7.75 acres and is comprised of three K-6 schools/programs, the traditional elementary school, a Dual Language Program (Spanish & English), and a co-located charter school (Excelencia Charter Academy). The building area is approximately 68,101 square feet and includes 13 single-story permanent buildings and 20 relocatable buildings. The buildings were constructed between 1937 and 2000. Currently, 61 students with disabilities attend the schools/programs on site. The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to 21 buildings are required, including approximately: four new concrete ramps and five new ADA TMP ramps, upgrades to 10 restrooms, one new stage lift, DSA certification or replacement of one relocatable sanitary building and two relocatable classroom buildings, upgrades to one assembly area, one new assistive listening device, two casework/counter upgrades, one new door/jamb, 22 new door hardware, two new drinking fountains, two furniture accessibility upgrades, one intercom, three parking lot upgrades, 34 accessible path of travel upgrades, 15 new railings, 48 new signs, 15 new sinks, five new thresholds, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$ 7,910,562

Project Schedule: Construction is anticipated to begin in Q3-2021, and complete in Q1-2023.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Exhibit A

Define and Approve Four Accessibility Enhancement Projects

3. Telfair Avenue Elementary School Accessibility Enhancement Project

Local District Northeast, Board District 6 – Kelly Gonez

Project Background and Scope: The Telfair Avenue Elementary School site spans 8.06 acres and is comprised of two K-5 schools/programs, the traditional elementary school and a Dual Language Program (Spanish & English). The building area is approximately 66,861 square feet and includes 15 single-story permanent buildings and 19 relocatable buildings. The buildings were constructed between 1949 and 2011. Currently, 115 students with disabilities attend the schools/programs on site. The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to 19 buildings are required, including approximately: three new concrete ramps and nine new ADA TMP ramps, upgrades to nine restrooms, DSA certification or replacement of two relocatable sanitary buildings, one new assistive listening device, 24 new door hardware, six new drinking fountains, one furniture accessibility upgrade, one nurse's exam room upgrade, 23 accessible path of travel upgrades, eight new railings, 25 new signs, 10 new sinks, nine new thresholds, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$ 6,202,653

Project Schedule: Construction is anticipated to begin in Q3-2021, and complete in Q1-2023.

4. West Hollywood Elementary School Accessibility Enhancement Project

Local District West, Board District 4 – Nick Melvoin

Project Background and Scope: The West Hollywood Elementary School site spans 3.00 acres and is comprised of one traditional K-5 school/program. The building area is approximately 32,534 square feet, and includes one two-story permanent building, and three relocatable buildings. The buildings were constructed between 1923 and 1998. Currently, 11 students with disabilities attend the school/program on site. The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to three buildings are required, including approximately: one new arcade, eight new concrete ramps and one new ADA TMP ramp, upgrades to seven restrooms, one new elevator, DSA certification or replacement of one relocatable classroom building, upgrades to one assembly area, one new assistive listening device, six door/jambs, 22 new door hardware, four new drinking fountains, one intercom, one parking lot upgrade, one playground component upgrade, 11 accessible path of travel upgrades, 11 new railings, 28 new signs, six new sinks, eight new thresholds, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$ 9,772,120

Project Schedule: Construction is anticipated to begin in Q4-2021, and complete in Q3-2023.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Rachel Greene, Chair
Tenth District PTSA
Bevin Ashenmiller, Vice-Chair
LAUSD Student Parent
Karen Krygier, Secretary
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Kate Mergen
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Dolores Sobalvarro
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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 2019-25

BOARD REPORT NO. 015-19/20

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE FOUR ACCESSIBILITY
ENHANCEMENT PROJECTS**

WHEREAS, District Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define and approve four accessibility enhancement projects, at the following schools, as described in Exhibit A, to support the implementation of the Board-approved Self-Evaluation and Transition Plan: State Street Elementary School, Sunrise Elementary School, Telfair Avenue Elementary School, West Hollywood Elementary School; and

WHEREAS, The total combined budget of the four proposed projects is \$30,264,781; and

WHEREAS, On October 10, 2017, the Board approved the Self-Evaluation and Transition Plan (Plan) under the Americans with Disabilities Act (ADA) to further District efforts to comply with ADA Title II program accessibility requirements (Board Report No. 124-17/18); and

WHEREAS, Under the Plan, each school is assigned to one of three levels of accessibility (Category One, Two, or Three) based on assessments of more than two dozen criteria, including school programs, matriculation options, geographic location, known (or anticipated/matriculating) population of students with disabilities or parents/guardians with disabilities, type of instructional model, and public input; and

WHEREAS, Category 1A will provide “full accessibility” for the schools that were built to new construction standards, while Category 1B will provide “high accessibility” for schools that have been altered with some limited exceptions. The core spaces and features of Category Two

Bond Oversight Committee

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RESOLUTION 2019-25

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE FOUR ACCESSIBILITY ENHANCEMENT PROJECTS

schools would be made accessible; in addition, program accessibility would be provided to all programs and activities at the school. Category Three schools will have “core access,” which means that the core spaces (certain common spaces) would be made accessible, to ensure a basic level of access to the building; and

WHEREAS, The four school sites for which an accessibility enhancement project is being proposed do not yet meet their assigned category/level of accessibility and thus require facilities improvements; and

WHEREAS, Approval will authorize staff to proceed with the implementation of the proposed projects; and

WHEREAS, Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to immediately begin designing the accessibility enhancement projects at four school sites; and

WHEREAS, As outlined in the Plan, at Category One, Two and Three schools, an appropriate number of classrooms will be identified to serve as accessible learning spaces, some of which may require facility improvements to meet the criteria for their assigned accessibility category; and

WHEREAS, Any potential future room changes by Administrators or Principals will be reviewed by the Division of Special Education, the ADA Compliance Administrator, and the Facilities Services Division to ensure that new accessibility problems are not created as a result of the classroom moves; and

WHEREAS, The projects will be funded by Bond Program funds in the School Upgrade Program (SUP) targeted for increasing special education facilities on general education campuses (transition program improvements) category of capital need; and

WHEREAS, 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; and

WHEREAS, The proposed projects will remove barriers to program accessibility for students and qualified members of the community and ensure that all have an equal opportunity to access programs and activities at each campus; and

WHEREAS, A program or service can be made accessible by relocating it, providing it in a different manner, or utilizing some other strategy to ensure that people with disabilities have an equal opportunity to benefit from the entity’s programs and activities; and

WHEREAS, The Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA); and

**RESOLUTION 2019-25
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE AND APPROVE FOUR ACCESSIBILITY
ENHANCEMENT PROJECTS**

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District'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 adopt District Staff's proposal to amend the Facilities SEP to define and approve four accessibility enhancement projects, with a total combined budget of \$30,264,781, as described in Board Report 015-19/20, 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 Bond 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 Bond Oversight Committee and the District.


ADOPTED on August 22, 2019, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3



Rachel Greene
Chair



Bevin Ashenmiller
Vice-Chair