



## Board of Education Report

---

**File #:** Rep-280-20/21, **Version:** 1

---

### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Nine Projects that Address Critical School Repair Needs**

**April 13, 2021**

#### **Facilities Services Division**

#### **Action Proposed:**

Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve nine projects that address critical school repair needs, as listed on Attachment A. Staff further 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. The total combined budget for the nine projects is \$55,173,233.

#### **Background:**

Priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. Based on an evaluation of known facilities conditions and needs at schools, the following types of projects have been identified as the most pressing unfunded critical school repair and safety needs that should continue to be addressed within the funding available:

- Failing, deteriorated, and outdated building systems and components
- School buildings, rooms and/or facilities deemed unsafe for occupancy
- Other critical health and safety concerns, urgent/emergency conditions, and/or health and safety code compliance issues that may arise

The project proposals contained in this Board Report align with these identified types of pressing critical school repair and safety conditions. These include roofing and seismic retrofit projects. Attachment A provides additional details pertaining to the proposed projects.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action to define and approve nine projects to address critical school repair needs that will improve student health, safety and educational quality.

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

A "yes" vote will authorize staff to proceed with the expenditure of bond funds to undertake the project proposals in accordance with the provisions set forth in local bond measures. If the proposed action is not approved, bond funds will not be expended and critical school repair needs will remain unaddressed.

#### **Policy Implications:**

The action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the proposal is aligned with the Board-adopted Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements (Board Report No. 048-17/18).

**Budget Impact:**

The total combined budget for the nine projects is \$55,173,233. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building 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.

This action will require the temporary transfer of \$55,173,233 from the Facilities Program Reserve to the critical school repair and safety improvements to school buildings components 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.

**Student Impact:**

Continuing our efforts to undertake critical school repair and safety improvement projects is a vital component to the District's ability to provide safe school environments that promote teaching and learning.

**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 need identified, the project scope, schedule and budget will be revised accordingly.

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on April 1, 2021. 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 FSD SEP.

**Attachments:**

Attachment A - Project Definitions for Nine Projects that Address Critical School Repair Needs  
Attachment B - BOC Resolution

**Informatives:**

None.

**Submitted:**

3/26/21

**RESPECTFULLY SUBMITTED,**



AUSTIN BEUTNER  
Superintendent

**APPROVED BY:**



MEGAN K. REILLY  
Deputy Superintendent  
Business Services & Operations

**REVIEWED BY:**



DEVORA NAVERA REED  
Interim General Counsel

Approved as to form.

**APPROVED BY:**



MARK HOVATTER  
Chief of Facilities Executive  
Facilities Services Division

**REVIEWED BY:**



TONY ATIENZA  
Director, Budget Services and Financial Planning

Approved as to budget impact statement.

**PRESENTED BY:**



ROBERT LAUGHTON  
Director of Maintenance and Operations  
Facilities Services Division



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

**1. Berendo Middle School – Project to Provide New Roofing**

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is to provide approximately 76,345 square feet of new roofing sitewide, including the installation of new gutters and downspouts, skylights, gravity vents, and painting of affected areas.
- *Project Budget* -- \$1,687,203
- *Project Schedule* – Construction is anticipated to begin in Q1 2022 and conclude in Q4 2022.

**2. Esperanza Elementary School – Project to Provide New Roofing**

- *Local District Central, Board District 2 – García*
- *Project Background and Scope* – This project is to provide approximately 50,464 square feet of new roofing sitewide, including the installation of new gutters and downspouts, skylights, gravity vents, and painting of affected areas.
- *Project Budget* -- \$1,127,549
- *Project Schedule* – Construction is anticipated to begin in Q1 2022 and conclude in Q4 2022.

**3. Narbonne High School – Project to Provide New Roofing**

- *Local District South, Board District 7 – Ortiz Franklin*
- *Project Background and Scope* – This project is to provide approximately 368,287 square feet of new roofing sitewide, including the installation of new gutters and downspouts, skylights, and painting of affected areas.
- *Project Budget* -- \$6,274,774
- *Project Schedule* – Construction is anticipated to begin in Q1 2022 and conclude in Q1 2023.

**4. Albion Elementary School – Project to Provide Seismic Retrofits at Auditorium, Classroom 1, and Classroom 2 Buildings**

- *Local District East, Board District 2 – García*
- *Project Background and Scope* – This project is to provide seismic retrofits at the Auditorium, Classroom 1, and Classroom 2 Buildings with a total area of approximately 36,445 square feet. The scope of work includes American with Disabilities Act (ADA) upgrades as required.
- *Project Budget* -- \$8,893,974
- *Project Schedule* – Construction is anticipated to begin in Q1 2023 and conclude in Q1 2025.

**5. Irving STEAM Magnet Middle School – Project to Provide Seismic Retrofits at Auditorium Building**

- *Local District Central, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide seismic retrofits at the Auditorium Building with a total area of approximately 15,107 square feet. The scope of work includes ADA upgrades as required.
- *Project Budget* -- \$2,148,763
- *Project Schedule* – Construction is anticipated to begin in Q2 2023 and conclude in Q4 2024.



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

**6. Micheltorena Elementary School – Project to Provide Seismic Retrofits at Main Building**

- *Local District Central, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide seismic retrofits at the Main Building with a total area of approximately 36,338 square feet. The scope of work includes ADA upgrades as required.
- *Project Budget* -- \$3,370,829
- *Project Schedule* – Construction is anticipated to begin in Q2 2023 and conclude in Q4 2024.

**7. 1<sup>st</sup> Street Elementary School – Project to Provide Seismic Retrofits and New Heating, Ventilation, and Air Conditioning at East Building**

- *Local District East, Board District 2 – García*
- *Project Background and Scope* – This project is to provide seismic retrofits and new heating, ventilation, and air conditioning (HVAC) systems at the East Building with a total area of approximately 10,032 square feet. The scope of work includes ADA upgrades as required.
- *Project Budget* -- \$6,143,652
- *Project Schedule* – Construction is anticipated to begin in Q2 2023 and conclude in Q4 2024.

**8. Aldama Elementary School – Project to Provide Seismic Retrofits and New Heating, Ventilation, and Air Conditioning at Main Building**

- *Local District Central, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide seismic retrofits and HVAC systems at the Main Building with a total area of approximately 31,500 square feet. The scope of work includes ADA upgrades as required.
- *Project Budget* -- \$17,523,919
- *Project Schedule* – Construction is anticipated to begin in Q2 2023 and conclude in Q1 2025.

**9. Lockwood Elementary School – Project to Provide Seismic Retrofits and New Heating, Ventilation, and Air Conditioning at Main Building**

- *Local District Central, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide seismic retrofits and HVAC systems at the Main Building with a total area of approximately 11,480 square feet. The scope of work includes ADA upgrades as required.
- *Project Budget* -- \$8,002,570
- *Project Schedule* – Construction is anticipated to begin in Q2 2023 and conclude in Q4 2024.

**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 Monteclaro (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**

Bond Oversight Coordinator

**RESOLUTION 2021-11****BOARD REPORT NO. 280-20/21****AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE NINE PROJECTS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, District staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve nine projects that address critical school repair needs with a budget of \$55,173,233 (the "Projects") as described in Board Report 280-20/21 attached hereto; and authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or his designee(s), to execute all instruments necessary to implement the proposed projects; and

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

WHEREAS, District staff has determined that the Projects will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional requirements; and

WHEREAS, the Projects 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 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 local bond measures; and

**Bond Oversight Committee**

**RESOLUTION 2021-11  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION  
PLAN TO DEFINE AND APPROVE NINE PROJECTS THAT ADDRESS CRITICAL  
SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, District staff has concluded that the proposed SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve nine projects that address critical school safety and repair needs, with a budget of \$55,173,233, as defined in Board Report 280-20/21, 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 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 April 1, 2021, by the following vote:

AYES: 13

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2

*/Rachel Greene/*

\_\_\_\_\_  
Rachel Greene  
Chair

*/Bevin Ashenmiller/*

\_\_\_\_\_  
Bevin Ashenmiller  
Vice-Chair