



Board of Education Report

File #: Rep-292-20/21, **Version:** 1

**Amendment to the Facilities Services Division Strategic Execution Plan to Authorize Construction Activities for the South Shores Elementary Performing Arts Magnet Classroom Replacement Project
April 13, 2021**

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to authorize and fund construction activities for the South Shores Elementary Performing Arts Magnet (South Shores Magnet) Classroom Replacement Project (Project). This action amends the current project definition, which includes pre-construction and limited construction activities, and allocates an additional \$26,925,318 to the Project for full construction activities. The total project budget is \$34,841,659, including the previously approved budget of \$7,916,341.

The project definition, as amended, will include all pre-construction and full construction activities for the following scope of work:

- Removal of 12 classrooms located in relocatable buildings.
- Construction of 12 classrooms and support spaces that will be designed, constructed, and furnished/equipped to current code requirements and Los Angeles Unified design standards.
- Installation of interim housing to support the school site during construction of the new permanent building.
- Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system and a new campus-wide fire alarm system.
- Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities.
- Restoration of the eastern portion of the upper playground area that will be utilized for interim housing, including asphalt replacement, striping and installation of playground fixtures.
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Background:

On November 14, 2017, the Board adopted a proposal to define the South Shores Magnet Classroom Replacement Project (Board Report No. 189-17/18) and authorize pre-construction activities for the development of a 12-classroom replacement project to replace 12 classrooms in relocatable buildings (four classrooms were located in Department of Housing (DOH) relocatable buildings), and associated infrastructure, site, and code required upgrades. Pre-construction activities included: due diligence, planning, design activities, submittal to DSA, and environmental analysis in accordance with CEQA.

The Board's action also authorized limited construction activities including the removal of the four classrooms in DOH relocatable buildings that did not comply with State regulations and the installation of temporary replacement classrooms to support the school's student enrollment. The authorized activities also included accessibility, infrastructure, and site related upgrades related to the installation of the temporary classrooms. All DOH classroom buildings have been removed from the site and demolished.

The Project was developed to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings. Moreover, to properly site new classrooms, correct site inefficiencies, remove supervision barriers, and achieve economies of scale, the Project also includes the removal and replacement of other relocatable buildings and required code upgrades.

South Shores Magnet is located in the San Pedro Community of Schools, Local District South, and Board District 7 (Tanya Ortiz Franklin). South Shores Magnet has 23 classrooms on site and as of the 2020-2021 Electronic Capacity Assessment Review (E-CAR) served 452 students in kindergarten through fifth grade. Approximately 52 percent of the school's classrooms are currently located in relocatable buildings (12 classrooms).

Expected Outcomes:

Staff anticipates that the Board will adopt staff's proposal to authorize full construction activities and funding for the Project. The proposed Project will be designed and constructed to provide replacement classrooms to accommodate the school's magnet program enrollment and essential school programs.

Board Options and Consequences:

Approval of this proposal will authorize staff to proceed with the expenditure of Bond Program funds to construct the Project at South Shores Magnet. If the proposed action is not approved, staff would not be authorized to proceed with full construction activities and South Shores Magnet would continue to operate with nearly 52 percent of its classrooms in relocatable buildings.

Policy Implications:

The proposed action helps facilitate the implementation of the Facilities SEP and 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.

Budget Impact:

Authorizing and funding full construction activities for the South Shores Magnet Classroom Replacement Project will increase the project budget by \$26,925,318, which results in an updated project budget of \$34,841,659.

The project definition, as amended to include full construction activities, is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to

school buildings. This action will require the temporary transfer of \$26,925,318 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings 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. This anticipated future proposal will support the continuation of a successful program, funding flexibility and efficiency, and an efficient operation of the Bond Program.

Student Impact:

Authorizing full construction activities and funding will provide the students of South Shores Magnet with 12 new, safe, permanent, and updated classroom buildings that support learning.

Issues and Analysis:

The Project required a significant period of design and was originally authorized for pre-construction and limited construction activities only. This approach, as opposed to authorizing pre-construction and full construction activities in a single action, required the allocation of a fraction of the overall cost of the Project, the majority of which is attributed to construction activities.

The Project received DSA approval in the fourth quarter of 2020. The Project will be ready to proceed into bid and award once construction activities and funding are authorized. Moving forward now will enable the Project to be delivered in a timely manner.

If construction activities and funding are authorized, it is anticipated that the construction contract will be advertised and bid shortly after authorization is provided. Construction activities related to the installation of additional interim facilities are anticipated to begin in the fourth quarter of 2021 and to be completed in the second quarter of 2022. Construction of the new building is anticipated to begin in the second quarter of 2022 and to be completed in the third quarter of 2024.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on April 01, 2021. Staff has concluded that this proposed amendment will help facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the Facilities SEP.

Attachments:

Attachment A - 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 BY:




MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

Approved as to form.

REVIEWED BY:

PRESENTED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning



AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

Approved as to budget impact statement.

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 Bartley31st 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 & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

RESOLUTION 2021-13**BOARD REPORT NO. 292-20/21**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE SOUTH SHORES
ELEMENTARY PERFORMING ARTS MAGNET CLASSROOM REPLACEMENT
PROJECT**

WHEREAS, Los Angeles Unified School District Staff (Staff) proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to authorize and fund construction activities for the South Shores Elementary Performing Arts Magnet (South Shores Magnet) Classroom Replacement Project (Project); and

WHEREAS, The project definition, as amended, will include all pre-construction and full construction activities for the following scope of work:

- Removal of 12 classrooms located in relocatable buildings.
- Construction of 12 classrooms and support spaces that will be designed, constructed, and furnished/equipped to current code requirements and Los Angeles Unified design standards.
- Installation of interim housing to support the school site during construction of the new permanent building.
- Infrastructure upgrades as required to support the new facilities, including an enhanced Information Technology network convergence system and a new campus-wide fire alarm system.
- Upgrades to landscape, hardscape, parking, and playground areas as appropriate to support the removal of relocatable buildings and construction of new facilities.

Bond Oversight Committee

**RESOLUTION 2021-13
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE SOUTH SHORES
ELEMENTARY PERFORMING ARTS MAGNET CLASSROOM REPLACEMENT PROJECT**

- Restoration of the eastern portion of the upper playground area that will be utilized for interim housing, including asphalt replacement, striping and installation of playground fixtures.
- Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements; and

WHEREAS, On November 14, 2017, the Board adopted a proposal to define the South Shores Magnet Classroom Replacement Project (Board Report No. 189-17/18) and authorize pre-construction activities for the development of a 12-classroom replacement project to replace 12 classrooms in relocatable buildings (four classrooms were located in Department of Housing (DOH) relocatable buildings), and associated infrastructure, site, and code required upgrades; and

WHEREAS, All DOH classroom buildings have been removed from the site and demolished; and

WHEREAS, The Project was developed to ensure compliance with Education Code section 17292 requirements to eliminate the use of DOH relocatable buildings; and

WHEREAS, Approximately 52 percent of the school's classrooms are currently located in relocatable buildings (12 classrooms); and

WHEREAS, The proposed Project will be designed and constructed to provide replacement classrooms to accommodate the school's magnet program enrollment and essential school programs; and

WHEREAS, Approval of this proposal will authorize staff to proceed with the expenditure of Bond Program funds to construct the Project at South Shores Magnet; and

WHEREAS, The proposed action helps facilitate the implementation of the Facilities SEP, and 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; and

WHEREAS, Authorizing and funding full construction activities for the South Shores Magnet Classroom Replacement Project will increase the project budget by \$26,925,318, which results in an updated project budget of \$34,841,659; and

WHEREAS, This action will require the temporary transfer of \$26,925,318 from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need; and

WHEREAS, Authorizing full construction activities and funding will provide the students of South Shores Magnet with 12 new, safe, permanent, and updated classroom buildings that support learning; and

**RESOLUTION 2021-13
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO AUTHORIZE CONSTRUCTION ACTIVITIES FOR THE SOUTH SHORES
ELEMENTARY PERFORMING ARTS MAGNET CLASSROOM REPLACEMENT PROJECT**

WHEREAS, The Project required a significant period of design and as such was originally authorized for pre-construction and limited construction activities only; and

WHEREAS, The Project will be ready to proceed into bid and award once construction activities and funding are authorized; and

WHEREAS, Construction activities related to the installation of additional interim facilities are anticipated to begin in the fourth quarter of 2021 and to be completed in the second quarter of 2022. Construction of the new building is anticipated to begin in the second quarter of 2022 and to be completed in the third quarter of 2024; and

WHEREAS, Staff has concluded that this proposed amendment will help facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect 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 adopt an amendment to the Facilities SEP to authorize and fund construction activities for the South Shores Magnet Classroom Replacement Project, as described in Board Report 292-20/21, 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 Board and posted on the Bond Oversight Committee's website.
3. Los Angeles Unified 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 Los Angeles Unified.

ADOPTED on April 01, 2021, by the following vote:

AYES: 13

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2

/Rachel Greene/

Rachel Greene
Chair

/Bevin Ashenmiller/

Dr. Bevin Ashenmiller
Vice-Chair