



Board of Education Report

File #: Rep-145-21/22, **Version:** 1

Approval of the Project Definition for Site Due Diligence, Planning, and Feasibility Activities at Sylmar Charter High School for a Major Modernization Project, and Amendment to the Facilities Services Division Strategic Execution Plan to Incorporate Therein

December 7, 2021

Facilities Services Division

Action Proposed:

Approval of the Project Definition for site due diligence, planning, and feasibility activities for a major modernization project at Sylmar Charter High School (an affiliated charter school), and amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. An overview of the key conditions at the project site, and the schedule and budget for the activities being proposed for approval are included in Exhibit A. The project budget for the limited activities is \$1,300,000.

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 site due diligence, planning, and feasibility activities, including budget modification.

Background:

On August 24, 2021, the Board of Education (Board) adopted an update to the School Upgrade Program (SUP) to integrate Measure RR funding and priorities into its operational framework and approved the Measure RR Implementation Plan to help guide the identification of sites and development of project proposals (Board Report No. 027-21/22). The implementation plan included, among other things, the development of seven major modernization projects, one in each Board District, to be selected from the top 10 percent of the sites determined to have the greatest need for a major modernization project based on an assessment of 10 weighted facilities-based datasets that best express a school's physical condition:

- Facilities Condition Index (FCI) for buildings (26.23%)
- Seismic risk (21.31%)
- FCI for grounds (13.11%)
- Library square footage adequacy (5.94%)
- Assembly square footage adequacy (5.94%)
- Food services square footage adequacy (5.94%)
- Play acreage adequacy (5.94%)
- Percentage of relocatable classroom buildings (5.19%)
- Secure entrance (5.19%)
- Site density (5.19%)

The needs of different geographic regions vary greatly across the District, and other significant and meaningful factors beyond physical condition exist at many schools. Given these realities, and the importance of geographic equity, the selection of the project site was informed by input from Board Member Gonez on the

sites within Board District 6 that were ranked within the top 10 percent of the sites with the greatest need for a major modernization project.

The proposed major modernization project will be planned to address the most critical physical conditions and essential safety issues. This multi-phased project may include some or all of the following, but are not limited to:

- Addressing earthquake safety (seismic retrofit, seismic modernization and/or building replacement)
- Providing 21st century general and specialty classrooms
- Upgrading accessibility
- Removing/replacing relocatable buildings
- Addressing failed or failing building systems and grounds
- Landscape upgrades
- Physical security upgrades
- Improvements to interior classroom spaces
- Various site upgrades

During the project development phase, feeder pattern schools may also be assessed, and consideration given to addressing some of their needs.

The due diligence, planning, and feasibility activities are anticipated to begin in the fourth quarter of 2021 and be completed by the fourth quarter of 2022. The Sylmar Charter High School campus is located in Board District 6 (Kelly Gonez), and includes two separately operated schools, the Sylmar Charter High School, including its Science Technology Math Magnet, and the Sylmar Academy Biotech Health & Engineering Magnet.

Expected Outcomes:

Approval of the proposed Project Definition for site due diligence, planning, and feasibility activities for a major modernization project at Sylmar Charter High School, and an amendment to the Facilities SEP to incorporate therein. The approval will enable staff to analyze the school site's physical conditions and create a recommended scope and associated project schedule and budget for design and construction of the major modernization project. Over the next twelve months significant data and information will be gathered and analyzed, including, but not limited to, seismic and historic evaluations, site surveys and infrastructure analysis (including topographic, geological, and utility surveys), and educational programming.

The major modernization project, once completed, will help ensure that the approximately 1,800 students annually attending Sylmar Charter High School and Sylmar Academy Biotech Health & Engineering Magnet are provided with a safe and healthy environment that promotes learning. The project will also decrease the demand for repair and maintenance, alleviate the burden placed on school-site custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Approval will allow staff to commence site due diligence, planning, and feasibility activities including: stakeholder engagement, site survey and analysis, space programming, educational programming/specifications, structural evaluations, geotechnical investigations, and preliminary environmental studies. These activities are necessary to develop the project's full scope, budget, and schedule. Once these activities are complete staff will return to the Bond Citizens' Oversight Committee (BOC) and the Board with an updated project definition proposal to include design and construction activities and funding.

If staff's proposal is not approved, the activities discussed above will not commence and the school will continue to operate with buildings, grounds and site infrastructure that have critical physical conditions that may pose a health and safety risk; limit or constrain program accessibility; or negatively impact the school's ability to deliver the instructional program or operate efficiently. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. It furthers implementation of the update to the School Upgrade Program to integrate Measure RR funding and priorities into its operational framework (Board Report No. 027-21/22) adopted by the Board of Education on August 24, 2021. Furthermore, the proposal is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in the District's local bond measures K, R, Y, Q, and RR.

Budget Impact:

The initial project budget for site due diligence, planning, and feasibility activities is \$1,300,000. The project will be funded with Bond Program funds earmarked specifically for major modernizations, upgrades, and reconfigurations to school campuses.

Student Impact:

The major modernization project, once completed, will help ensure that the approximately 1,800 students annually attending Sylmar Charter High School and Sylmar Academy Biotech Health & Engineering Magnet are provided with a safe and healthy environment that promotes learning.

Equity Impact:

See attached impact statement.

Issues and Analysis:

The intent of the major modernization project is to address buildings and grounds that pose a safety concern and have the greatest need for upgrades. Emphasis is placed on seismic safety and failed building systems and components. The project is anticipated to address not only the critical physical conditions of a building, but also improve the facilities to support the educational program. While the project may be extensive in nature, less critical items are not addressed. This approach allows the District to reach more schools with the limited funding available.

The recommended scope, schedule and budget for design and construction will be developed based on lessons learned from developing previous modernization projects, the core principles to project scoping, and Division of the State Architect (DSA) directives. Utilizing the core principles for project scoping helps ensure a consistent, transparent, and equitable approach in the planning, design, and construction of major modernization projects.

The core principles to major modernization project scoping are as follows:

1. Buildings meeting Assembly Bill 300 criteria for seismic evaluation may be addressed, to the extent feasible, with a focus on those determined to have a high seismic vulnerability, through retrofit, removal, or seismic modernization, which will be determined based on an assessment of the seismic vulnerability of the building(s), the historic context of the building/site, actual or potential impact to the

learning environment, site layout, and the approach that best ensures compliance with DSA requirements.

2. The buildings, grounds and site infrastructure that have significant/severe physical conditions that already do or are highly likely in the near future to pose a health and safety risk, or negatively impact a school's ability to deliver the instructional program and/or operate should be addressed.

The broken or failing systems, infrastructure, and/or components in these buildings will be repaired and/or replaced. The major modernization project may not significantly modernize and update the building as a whole, or demolish and replace the building with a few exceptions.

3. The District school's reliance on relocatable buildings, especially for K-12 instruction, should be reduced.
4. Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the District's Self-Evaluation and Transition Plan under Title II of the ADA. The exterior conditions of the school site will be addressed to improve the visual appearance including landscape, hardscape, and painting.
5. Outdoor learning environments will be developed where the site layout and project planning provide the opportunity.
6. The interior of classrooms and adjacent interior corridors that would otherwise not be addressed will be improved. Improvements may include new interior paint, replacement of carpet flooring, and upgraded permanent classroom fixtures such as window treatments/blinds and white boards.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on December 2, 2021. 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 complete the Facilities SEP.

Attachments:

Exhibit A: Overview of Key Preliminary Findings and Facts

Exhibit B: BOC Resolution

Informatives:

None.

Submitted:


11/19/21

RESPECTFULLY SUBMITTED,



MEGAN K. REILLY
Interim Superintendent

APPROVED BY:



PEDRO SALCIDO
Interim Deputy Superintendent

REVIEWED BY:



DEVORA NAVERA REED
General Counsel


Approved as to form.

APPROVED BY:



MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

Approved as to budget impact statement.

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
FACILITIES SERVICES DIVISION
*Equity Impact Statement***

TO: Members, Board of Education
Megan K. Reilly, Interim Superintendent

DATE: December 7, 2021

FROM: Mark Hovatter, Chief Facilities Executive

SUBJECT: BR-145-21/22 APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT SYLMAR CHARTER HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

Board Meeting Date:	12/7/2021
----------------------------	------------------

Equity Impact				
Component	1	2	3	4
Recognition	Does not recognize historical inequities	Vaguely recognizes historical inequities	Affirmatively recognizes historical inequities	Actively recognizes and specifies historical inequities to correct
Resource Prioritization	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
Results	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

Component	Score	Score Rationale
Recognition	3	The project will significantly upgrade aging and deteriorating legacy school facilities that are outdated and do not adequately meet today's teaching, learning and safety standards. Buildings at Sylmar Charter High School (an affiliated charter school) were constructed as early as 1960 and two buildings are seismically vulnerable.
Resource Prioritization	4	Sites are scored by an assessment of 10 weighted facilities-based datasets that best express a school's physical condition: Facilities Condition Index (FCI) for buildings, seismic risk, FCI for grounds, library square footage adequacy, assembly square footage adequacy, food services square footage adequacy, play acreage adequacy, percentage of relocatable classroom buildings, secure entrance, and site density. The selection of the project site was informed by input from Board Member Gonez on the sites within Board District 6 that were ranked

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

Component	Score	Score Rationale
		within the top 10 percent of the sites with the greatest need for a major modernization project.
Results	3	The major modernization project will help ensure that the approximately 1,800 students annually attending Sylmar Charter High School and Sylmar Academy Biotech Health & Engineering Magnet in its aging and deteriorating facilities are provided with a safe, healthy, and updated environment that promotes and supports learning.
TOTAL	10	

Contact Person:	Telephone:	Email:
Andrea Reyes		andrea.reyes@lausd.net

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




Exhibit A: Overview of Key Preliminary Findings and Facts

Sylmar Charter High School

San Fernando/Sylmar Community of Schools, Local District Northeast, Board District 6 (Kelly Gonez)



Legend

-  Permanent Buildings/Structures
-  Portable Buildings
-  Seismic Evaluation (AB 300)

Existing Site Information:

- Total Site Acreage: 30
- 22 Permanent Buildings (87 Classrooms)
- 18 Portable Buildings (28 Classrooms)
- Total Classrooms: 115
- Year Built: 1960 to 1972
- 2 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Eligible

Enrollment Information:

- 1,800 Students (2021 – 2022 ECAR)
 - Includes 217 for Sylmar Academy Biotech Health/Engineering Magnet
- Grades: 9-12
- Two Schools:
 - Affiliated Charter High School
 - Science Technology Math Magnet
 - Sylmar Academy Biotech Health/Engineering Magnet

Due Diligence, Planning, and

Feasibility Activities Information:

- Schedule: Q4 2021 through Q4 2022
- Budget: \$1,300,000

Site Facilities Condition Index Information:

TOTAL BUILDINGS SCORE	BUILDINGS FCI	SEISMIC	GROUNDS FCI	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO
48.09	17.58	6.84	7.57	0.39	1.87	2.26	2.21	2.07	5.19	2.11

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

Alvin Trotter, Jr., Executive Committee

L.A. Area Chamber of Commerce

Tracy Bartley31st District PTSA**Laura Baz**

LAUSD Student Parent

Neelura Bell

CA Charter School Association

Jeffrey Fischbach

CA Tax Reform Assn.

Greg Good

L.A. City Mayor's Office

D. Michael Hamner

American Institute of Architects

Hyepin Im

L.A. City Controller's Office

Susan Linschoten

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

Dolores Sobalvarro

AARP

Roger Uy

Assoc. General Contractors of CA

Celia Ayala (Alternate)

Early Education Coalition

Dr. Clarence Monteclaro (Alternate)

Tenth District PTSA

Samantha Rowles (Alternate)

LAUSD Student Parent

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 2021-43**BOARD REPORT NO. 145-21/22**

**RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE
DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT SYLMAR
CHARTER HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION
PLAN TO INCORPORATE THEREIN**

WHEREAS, Los Angeles Unified School District (District) Staff proposes that the Board of Education (Board) approve the Project Definition for site due diligence, planning, and feasibility activities for a major modernization project at Sylmar Charter High School (an affiliated charter school) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) accordingly, as described in Board Report No. 145-21/22 (the "Project") and 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 site due diligence, planning, and feasibility activities, including budget modification, associated with the Project; and

WHEREAS, The Measure RR Implementation Plan included, among other things, the development of seven major modernization projects, one in each Board District, to be selected from the top 10 percent of the sites determined to have the greatest need for a major modernization project based on an assessment of 10 weighted facilities-based datasets that best express a school's physical condition; and

WHEREAS, The selection of the project site was informed by input from Board Member Gonez on the sites within Board District 6 that were ranked within the top 10 percent of the sites with the greatest need for a major modernization project; and

RESOLUTION 2021-43**RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT SYLMAR CHARTER HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, This multi-phased project may include some or all of the following, but are not limited to: addressing earthquake safety (seismic retrofit, seismic modernization and/or building replacement), providing 21st century general and specialty classrooms, upgrading accessibility, removing/replacing relocatable buildings, addressing failed or failing building systems and grounds, landscape upgrades, physical security upgrades, improvements to interior classroom spaces, and various site upgrades; and

WHEREAS, The due diligence, planning, and feasibility activities are anticipated to begin in the fourth quarter of 2021 and be completed by the fourth quarter of 2022; and

WHEREAS, Over the next twelve months significant data and information will be gathered and analyzed, including, but not limited to, seismic and historic evaluations, site surveys and infrastructure analysis (including topographic, geological, and utility surveys), and educational programming; and

WHEREAS, The major modernization project, once completed, will help ensure that the approximately 1,800 students annually attending Sylmar Charter High School and Sylmar Academy Biotech Health & Engineering Magnet are provided with a safe and healthy environment that promotes learning; and

WHEREAS, The initial project budget for site due diligence, planning, and feasibility activities is \$1,300,000 and will be funded with Bond Program funds earmarked specifically for major modernizations, upgrades, and reconfigurations to school campuses; and

WHEREAS, District Staff has determined that the project is necessary to improve student health, safety and educational quality; 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 approve the Project Definition for site due diligence, planning, and feasibility activities for a major modernization project at Sylmar Charter High School (an affiliated charter school), and amend the Facilities SEP, accordingly, as described in Board Report No. 145-21/22, 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 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

RESOLUTION 2021-43

RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT SYLMAR CHARTER HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

section 6.2 of the Charter and Memorandum of Understanding between the Bond Oversight Committee and Los Angeles Unified.

ADOPTED on December 2, 2021, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5

/Chris Hannan/

Chris Hannan
Vice-Chair

/Margaret Fuentes/

Margaret Fuentes
Secretary