



## Board of Education Report

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**File #:** Rep-036-21/22, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Seven Projects that Address Critical Replacement and Upgrade Needs at Schools**

**September 14, 2021**

#### **Facilities Services Division**

#### **Action Proposed:**

Approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define and approve seven projects that address critical replacement and upgrade needs at schools, as listed on Attachment A. And further 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 seven projects is \$12,716,601.

#### **Background:**

Priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. More than 70 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, and more than \$50 billion of unfunded school facilities needs have been identified Districtwide, and these needs grow every year. As the District's capital needs far exceed available funding, the most pressing unfunded critical needs will continue to be addressed based on an evaluation of known facilities conditions and needs at schools. Projects developed under this category of need, *Critical Replacements and Upgrades of School Building/Site Systems and Components*, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first.

The project proposals contained in this Board Report align with these priorities. Attachment A provides additional details pertaining to the seven proposed projects.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action to define and approve seven projects to address critical replacement and upgrade 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 Los Angeles Unified local bond measures K, R, Y, Q, and RR. If the proposed action is not approved, bond funds will not be expended, and critical replacement and upgrade needs will remain unaddressed.

**Policy Implications:**

The proposal 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:**

The total combined budget for the seven projects is \$12,716,601. The projects will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and 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.

**Student Impact:**

Approval of the proposed projects enables the District to continue our ongoing efforts to undertake facilities improvements that help ensure students are provided with 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 needs identified, the project scope, schedule and budget will be revised accordingly.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizen's Oversight Committee (BOC) at its meeting on September 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 implement the Facilities SEP.

**Attachments:**

Attachment A - Project Definitions for Seven Projects that Address Critical Replacement and Upgrade Needs  
Attachment B - BOC Resolution


**Informatives:**

None.


**Submitted:**

8/27/21

**RESPECTFULLY SUBMITTED,**

  
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MEGAN K. REILLY  
Interim Superintendent

**APPROVED BY:**

  
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PEDRO SALCIDO  
Interim Deputy Superintendent

**REVIEWED BY:**

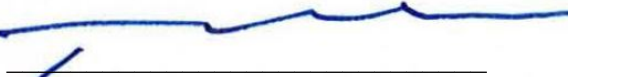
  
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DEVORA NAVERA REED  
General Counsel

**APPROVED BY:**

  
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MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

**REVIEWED BY:**

  
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TONY ATIENZA  
Director, Budget Services and Financial Planning

**PRESENTED BY:**

  
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ROBERT LAUGHTON  
Director of Maintenance and Operations  
Facilities Services Division

Approved as to budget impact statement.



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

**1. Alta Loma Elementary School – Project to Provide New Roofing**

- *Local District West, Board District 1 – McKenna*
- *Project Background and Scope* – This project is to provide approximately 45,398 square feet of new roofing sitewide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,027,482
- *Project Schedule* – Construction is anticipated to begin in Q3 2022 and conclude in Q4 2022.

**2. Bell Senior High School – Project to Provide New Roofing**

- *Local District East, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide approximately 212,217 square feet of new roofing sitewide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$3,597,686
- *Project Schedule* – Construction is anticipated to begin in Q2 2022 and conclude in Q4 2022.

**3. Foshay Learning Center – Project to Provide New Roofing**

- *Local District Central, Board District 1 – McKenna*
- *Project Background and Scope* – This project is to provide approximately 92,142 square feet of new roofing sitewide, including the installation of new gutters and downspouts, gravity vents, and painting of affected areas.
- *Project Budget* -- \$2,252,088
- *Project Schedule* – Construction is anticipated to begin in Q2 2022 and conclude in Q4 2022.

**4. Palms Middle School – Project to Provide New Roofing**

- *Local District West, Board District 1 – McKenna*
- *Project Background and Scope* – This project is to provide approximately 156,947 square feet of new roofing sitewide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$2,105,197
- *Project Schedule* – Construction is anticipated to begin in Q2 2022 and conclude in Q4 2022.

**5. Richland Elementary School – Project to Provide New Roofing**

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 52,238 square feet of new roofing sitewide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,093,435
- *Project Schedule* – Construction is anticipated to begin in Q3 2022 and conclude in Q4 2022.

**6. Roscomare Elementary School – Project to Provide New Roofing**

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 43,664 square feet of new roofing sitewide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$913,087
- *Project Schedule* – Construction is anticipated to begin in Q2 2022 and conclude in Q3 2022.



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
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**Attachment A**

**7. Walnut Park Elementary School – Project to Provide New Roofing**

- *Local District East, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide approximately 81,168 square feet of new roofing site-wide, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,727,626
- *Project Schedule* – Construction is anticipated to begin in Q3 2022 and conclude in Q1 2023.

## 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 Bartley**31<sup>st</sup> 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**

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**Lori Raineri and Keith Weaver – Oversight****Consultants**

Government Financial Strategies

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

Bond Oversight Coordinator

**RESOLUTION 2021-24****BOARD REPORT NO. 036-21/22**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS  
THAT ADDRESS CRITICAL REPLACEMENT AND UPGRADE NEEDS  
AT SCHOOLS**

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 seven projects that address critical replacement and upgrade needs at schools with a budget of \$12,716,601 (the "Projects") as described in Board Report 036-21/22 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 Projects; and

WHEREAS, Projects developed under the School Upgrade Program category of need, *Critical Replacements and Upgrades of School Building/Site Systems and Components*, will replace failing building systems projects that create safety concerns and are disruptive to school operations; and

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

**Bond Oversight Committee**

**RESOLUTION 2021-24  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS  
THAT ADDRESS CRITICAL REPLACEMENT AND UPGRADE NEEDS  
AT SCHOOLS**

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 Los Angeles Unified local bond Measures K, R, Y, Q, and RR; and

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 seven projects that address critical replacement and upgrade needs at schools, with a budget of \$12,716,601, as defined in Board Report 036-21/22, 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 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 September 2, 2021, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

*/Rachel Greene/*

Rachel Greene  
Chair

*/Margaret Fuentes/*

Margaret Fuentes  
Secretary