



Board of Education Report

File #: Rep-082-21/22, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Seven Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components

October 12, 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 to provide critical replacements and upgrades of school building/site systems and components, as listed on Attachment A. The total combined budget for the seven projects is \$23,549,209.

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 proposed projects, including budget modifications and the purchase of equipment and materials.

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 projects 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 adopt the proposed amendment to the Facilities SEP to define and approve seven projects that address critical replacement and upgrade needs. Approval will authorize staff to proceed with the implementation of the proposed projects to improve student health, safety and educational quality.

Board Options and Consequences:

A "yes" vote will authorize staff to proceed with the expenditure of Bond Program 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 Program 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 \$23,549,209. 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.

Equity Impact:

See attached impact statement.

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 30, 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

Attachment B - BOC Resolution

Informatives:

None.

Submitted:

09/24/21

RESPECTFULLY SUBMITTED,



MEGAN K. REILLY
Interim Superintendent

APPROVED BY:



PEDRO SALCIDO
Interim Deputy Superintendent

REVIEWED BY:



DEVORA NAVERA REED
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

PRESENTED BY:



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. Carson High School – Project to Replace Synthetic Turf Field

- *Local District South, Board District 7 – Ortiz Franklin*
- *Project Background and Scope* – This project is to provide approximately 80,000 square feet of synthetic turf on the football field. The scope of work also includes re-grading the field and surrounding areas, installation of drainage and irrigation systems, replacement of deteriorated sections of the running track, and Americans with Disabilities Act (ADA) upgrades as required.
- *Project Budget* -- \$3,311,758
- *Project Schedule* – Construction is anticipated to begin in Q3 2023 and conclude in Q4 2023.

2. Gridley Elementary School – Project to Provide New Heating, Ventilation and Air Conditioning Systems

- *Local District Northeast, Board District 6 – Gonez*
- *Project Background and Scope* – This project is to provide a new heating, ventilation and air conditioning (HVAC) system at five permanent buildings, 21 relocatable buildings, and one sanitary building. The scope of work also includes installing new ductwork, controls, thermostats, piping, diffusers, registers, grilles, and painting of affected areas.
- *Project Budget* -- \$15,470,059
- *Project Schedule* – Construction is anticipated to begin in Q4 2023 and conclude in Q4 2025.

3. Panorama High School – Project to Provide Guardrail Extensions at Exterior Stairways

- *Local District Northeast, Board District 6 – Gonez*
- *Project Background and Scope* – This project is to provide enclosures at landings and stairs above the second floor at three stair towers to enhance student safety.
- *Project Budget* -- \$637,893
- *Project Schedule* – Construction is anticipated to begin in Q3 2023 and conclude in Q1 2024.

4. City Terrace Elementary School – Project to Provide New Roofing

- *Local District East, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to provide approximately 25,214 square feet of new roofing at five buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$534,491
- *Project Schedule* – Construction is anticipated to begin in Q4 2022 and conclude in Q1 2023.

5. Coeur d’Alene Elementary School – Project to Provide New Roofing

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 44,638 square feet of new roofing at 16 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,063,011
- *Project Schedule* – Construction is anticipated to begin in Q4 2022 and conclude in Q1 2023.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report
Attachment A

6. Grand View Elementary School – Project to Provide New Roofing

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 67,124 square feet of new roofing at 21 buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,487,521
- *Project Schedule* – Construction is anticipated to begin in Q4 2022 and conclude in Q2 2023.

7. Westminster Elementary Math and Technology/Environmental Studies Magnet – Project to Provide New Roofing

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 51,354 square feet of new roofing at seven buildings, including the installation of new gutters and downspouts and painting of affected areas.
- *Project Budget* -- \$1,044,476
- *Project Schedule* – Construction is anticipated to begin in Q4 2022 and conclude in Q2 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 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

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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)

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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 2021-28

BOARD REPORT NO. 082-21/22

RECOMMENDING BOARD APPROVAL OF AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS

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 to provide critical replacements and upgrades of school building/site systems and components with a budget of \$23,549,209 (the "Projects") as described in Board Report 082-21/22 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 School District (Los Angeles Unified or 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 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 2021-28**RECOMMENDING BOARD APPROVAL OF AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS**

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 to provide critical replacements and upgrades of school building/site systems and components, with a budget of \$23,549,209, as defined in Board Report 082-21/22, 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 30, 2021, by the following vote:

AYES: 14

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1

/Rachel Greene/

Rachel Greene
Chair

/Chris Hannan/

Chris Hannan
Vice-Chair

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

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

DATE: October 6, 2021

FROM: Mark Hovatter, Chief Facilities Executive

SUBJECT: BOARD REPORT 082-21/22 - AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS (

Board Meeting Date:	10/12/2021
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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 proposed projects address the severe deterioration and/or inadequacy of these schools' building/site systems and components that result from historic underinvestment in District school facilities.
Resource Prioritization	3	Every student is entitled to a learning space that is safe, secure and functional, and where school building systems are sound, efficient and working. These projects address critical needs of core facilities where systems have failed. As the District's school facilities needs far exceed available funding, 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, must be addressed first. A Districtwide Facilities Condition Assessment was conducted in which every building, space and room in the District was catalogued and assessed. Building components/systems in the worst condition are prioritized first.

Component	Score	Score Rationale
Results	3	Multiple aspects of the school environment support student learning, as well as help close opportunity gaps and/or achievement gaps. The proposed projects address the physical facilities aspect within this overall framework.
TOTAL	9	

Contact Person:	Telephone:	Email:
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***Form to be completed for Districtwide or partial Districtwide Board Report items that expend resources.*