



## Board of Education Report

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**File #:** Rep-122-21/22, **Version:** 1

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

**November 16, 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 Garfield High 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 \$1,200,000.

Approve a waiver to the selection criteria for major modernization projects included in the Measure RR implementation plan (Board Report No. 027-21/22), wherein Board Members select one site from the top ten percent of school sites that were determined to be in the greatest need of a major modernization project based on an assessment of 10 weighted facilities-based datasets.

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%)

Board Member García has reviewed the Board District 2 sites within the top 10 percent and has determined that Garfield High school, a site in need of a major modernization, but not within the top 10 percent should be selected for a major modernization now. Investing in high schools is a priority for Board Member García, however the top 10 percent of sites does not include a high school in Board District 2. Moreover, a major modernization at Garfield High School will have a more significant impact in Board District 2 than at any site within the top 10 percent given its sizable enrollment and capacity of approximately 2,500. Other factors influencing the selection include the opportunity to attract and retain students residing in this far eastern boundary of Los Angeles Unified that opt to attend schools outside of the District, which would be made possible by the significant academic gains recently achieved (Garfield was a Program Improvement 5 school and is now a California Distinguished School) coupled with the significant improvements and enhancements a major modernization project would bring, providing the students the support and opportunities they need to learn and succeed.

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 is 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. Garfield High School is located in Board District 2 (Mónica García).

**Expected Outcomes:**

Approval of the proposed Project Definition for site due diligence, planning, and feasibility activities for a major modernization project at Garfield High School, a waiver to the selection criteria for major modernization projects, 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 the 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 2,500 students annually attending Garfield High School 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 requires the Board approve a waiver to the selection criteria for major modernization projects included in the Measure RR implementation plan, wherein Board Members select one site from the top ten percent of school sites that were determined to be in the greatest need of a major modernization project based on an assessment of 10 weighted facilities-based datasets.

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 \$1,200,000. The project will be funded by Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses.

**Student Impact:**

The major modernization project, once completed, will help ensure that the approximately 2,500 students annually attending Garfield High School 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 the 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 to 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 School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on October 28, 2021. Pursuant to the Memorandum of Understanding (MOU) between the BOC and the Board, the District provided the BOC with the opportunity to consider the bond funded proposal and make a recommendation to the Board as to whether to approve or disapprove the proposal, prior to presenting the item to the Board for final action. Following discussion, a vote was taken which resulted in 6 ayes, 1 nay, 5 abstentions, and 3 absences. Having fulfilled the requirements under the MOU, and after further review with staff, the proposal will proceed to the Board without a BOC recommendation.

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**Attachments:**

Exhibit A: Overview of Key Preliminary Findings and Facts

Exhibit B: BOC Resolution (not adopted)

**Informatives:**

Not Applicable

**Submitted:**

11/01/21

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**



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MEGAN K. REILLY  
Interim Superintendent



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PEDRO SALCIDO  
Interim Deputy Superintendent

**REVIEWED BY:**

**APPROVED BY:**



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DEVORA NAVERA REED  
General Counsel



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MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

Approved as to form.

**REVIEWED BY:**

**PRESENTED BY:**



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TONY ATIENZA  
Director, Budget Services and Financial Planning



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AARON BRIDGEWATER  
Director of Facilities Planning & Development  
Facilities Services Division

Approved as to budget impact statement.




## Exhibit A: Overview of Key Preliminary Findings and Facts

# James A. Garfield High School

East Los Angeles Community of Schools, Local District East, Board District 2 (Mónica García)



### Legend

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

### Existing Site Information:

- Total Site Acreage: 19.26
- 14 Permanent Buildings (105 Classrooms)
- 4 Portable Buildings (4 Classrooms)
- Total Classrooms: 109
- Year Built: 1925 to 2013
- 6 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Campus Requires Evaluation
- New Baseball Field Project Currently Under Construction (Anticipated Completion Q4 2022)

### Enrollment Information:

- 2,503 Students (2020 – 2021 ECAR)
- Grades: 9-12
- Two Programs:
  - Traditional High School
  - Computer Science Magnet

### Due Diligence, Planning, and Feasibility Activities Information:

- Schedule: Q4 2021 through Q4 2022
- Budget: \$1,200,000

### Site Facilities Condition Index Information:

TOTAL SCORE	BUILDINGS FCI	SEISMIC	GROUNDINGS FCI	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO
29.12	4.21	11.50	2.19	2.00	0.54	0.81	4.02	0.38	0.00	3.46

**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**

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 2021-34****BOARD REPORT NO. 122-21/22****RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT GARFIELD 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 Garfield High School, and to amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) accordingly as described in Board Report No. 122-21/22 (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. The budget for the Project is \$1,200,000.

WHEREAS, the Project requires the Board to approve a waiver to the selection criteria for major modernization projects included in the Measure RR implementation plan (Board Report No. 027-21/22), wherein Board Members select one site from the top ten percent of school sites that were determined to be in the greatest need of a major modernization project based on an assessment of 10 weighted facilities-based datasets.

WHEREAS, Board Member García has reviewed the Board District 2 sites within the top 10 percent and has determined that Garfield High school, a site in need of a major modernization, but not within the top 10 percent should be selected for a major modernization now. Investing in high schools is a priority for Board Member García, however the top 10 percent of sites does not include a high school in Board District 2. Moreover, Board Member García has determined that a major

**RESOLUTION 2021-34****RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT GARFIELD HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

modernization at Garfield High School will have a more significant impact in Board District 2 than at any site within the top 10 percent given its sizable enrollment and capacity of approximately 2,500. Other factors influencing the selection include the opportunity to attract and retain students residing in this far eastern boundary of Los Angeles Unified that opt to attend schools outside of the District, which would be made possible by the significant academic gains recently achieved (Garfield was a Program Improvement 5 school and is now a California Distinguished School) coupled with the significant improvements and enhancements a major modernization project would bring, providing the students the support and opportunities they need to learn and succeed.

WHEREAS, District Staff anticipates that the due diligence, planning, and feasibility activities will 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, District Staff has determined that the Project will help ensure that approximately 2,500 students annually attending Garfield High School are provided with a safe and healthy environment that promotes learning; and

WHEREAS, Furthermore, District Staff has determined that the Project 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; and

WHEREAS, The initial project budget for site due diligence, planning, and feasibility activities is \$1,200,000 and will be funded by Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses; 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 Garfield High School, and amend the Facilities SEP accordingly, as described in Board Report No. 122-21/22, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.

**RESOLUTION 2021-34  
RECOMMENDING BOARD APPROVAL OF THE PROJECT DEFINITION FOR SITE  
DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT GARFIELD  
HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT  
TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO  
INCORPORATE THEREIN**

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

ADOPTED on October 28, 2021, by the following vote:

AYES: 6

ABSTENTIONS: 5

NAYS: 1

ABSENCES: 3

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Rachel Greene  
Chair

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Chris Hannan  
Vice-Chair

NOT ADOPTED

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

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

**DATE:** November 16, 2021

**FROM:** Mark Hovatter, Chief Facilities Executive

**SUBJECT: BR-122-21/22 APPROVAL OF THE PROJECT DEFINITION FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES AT GARFIELD HIGH SCHOOL FOR A MAJOR MODERNIZATION PROJECT, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

<b>Board Meeting Date:</b>	<b>11/16/2021</b>
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<b>Equity Impact</b>				
<b>Component</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Recognition</b>	Does not recognize historical inequities	Vaguely recognizes historical inequities	Affirmatively recognizes historical inequities	Actively recognizes and specifies historical inequities to correct
<b>Resource Prioritization</b>	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
<b>Results</b>	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

<b>Component</b>	<b>Score</b>	<b>Score Rationale</b>
<b>Recognition</b>	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 Garfield High School were constructed as early as 1925 and six buildings are seismically vulnerable.
<b>Resource Prioritization</b>	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. Based on feedback from Board Member García a major modernization at Garfield High School will have a more significant impact

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

Component	Score	Score Rationale
		in Board District 2 than at any site scored within the top 10 percent, given its sizable enrollment and capacity of approximately 2,500. Influencing factors also include the opportunity to attract and retain students residing in this far eastern boundary of Los Angeles Unified that opt to attend schools outside of the District, which would be made possible by the significant academic gains recently achieved (Garfield was a Program Improvement 5 school and is now a California Distinguished School) coupled with the significant improvements and enhancements a major modernization project would bring, providing the students the support and opportunities they need to learn and succeed.
<b>Results</b>	3	The major modernization project will help ensure that the approximately 2,500 students annually attending Garfield High School in its aging and deteriorating facilities are provided with a safe, healthy, and updated environment that promotes and supports learning.
<b>TOTAL</b>	10	

<b>Contact Person:</b>	<b>Telephone:</b>	<b>Email:</b>
Andrea Reyes		<a href="mailto:andrea.reyes@lausd.net">andrea.reyes@lausd.net</a>

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