



Board of Education Report

File #: Rep-268-24/25, **Version:** 1

Agenda Date: 4/8/2025

In Control: Facilities

Approve the Redefinition of the Bell High School Classroom Replacement Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Facilities Services Division

Brief Description:

(Approve an Amendment to the Facilities Services Division Strategic Execution Plan to Redefine the Bell High School Classroom Replacement Project) Recommends approval of an amendment to the Facilities Services Division Strategic Execution Plan to redefine the Bell High School (BD5, Region East) Classroom Replacement Project with a revised budget of \$197,435,000.

Action Proposed:

Approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to redefine the Bell High School (BD5, Region East) Classroom Replacement Project as described in Exhibit A. The budget for the redefined project is \$197,435,000, an increase of \$73,450,000.

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 redefined project including budget modifications and the purchase of equipment and materials.

Background:

The Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields at Bell High School have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system. Staff initially considered proposing a new standalone critical replacement project to address the deteriorated HVAC system in these buildings. However, in an effort to maximize efficiencies and expedite the HVAC replacement, Staff recommends that the Bell High School Classroom Replacement Project be redefined to include the replacement and upgrade of the existing HVAC systems. Coordinating and performing the proposed replacement and upgrade of the HVAC system in the Main Building, Locker & Shower Building, and Sanitary Buildings concurrently with the planned work of the Classroom Replacement project will streamline design and construction efforts and eliminate any potential duplicative work that may occur with two separate projects and general contractors.

The proposed redefinition of the Bell High School Classroom Replacement Project includes the following added scope:

- Replacement of heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork at the Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields.
- Installation of a new Energy Management System (EMS) for all permanent and relocatable buildings that will remain after completion of this project.

- Installation and removal of interim facilities including approximately 30 classrooms, 2 administrative spaces, and 2 restrooms necessary to support school programs during construction.
- Construction of new tennis courts and a new softball field as well as restoration of parking and landscaping where interim facilities and existing relocatable buildings are to be removed.

The prior scope approved in the Bell High School Classroom Replacement Project included the removal of 10 existing relocatable buildings and 3 permanent buildings assuming that a standalone HVAC project would remove an additional 5 existing relocatable buildings and 1 permanent building. The redefined project includes the removal of all 15 existing relocatable buildings and 4 permanent buildings. The prior definition also included some interim facilities; however, this has been expanded in the redefined project to expedite the replacement of classrooms and HVAC together. The complete scope, budget, and schedule for the redefined project is provided in Exhibit A.

Staff anticipates that construction activities will begin in the 3rd quarter of 2027. The activities for site/utilities/interim facilities may begin in advance of this work in an earlier phase. Construction is anticipated to be completed by the 4th quarter of 2031.

Bell High School is located in Region East and Board District 5 (Karla Griego).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on March 27, 2025, as referenced in Exhibit B. The presentation that was provided is included herein as Exhibit C. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified School District's ability to successfully complete the Facilities SEP.

Expected Outcomes:

Staff anticipates that the Board of Education will adopt the proposed amendment to the Facilities SEP to redefine the Bell High School Classroom Replacement Project. Approval will authorize staff to proceed with the design and construction of the redefined project.

The new facilities, once completed, will provide facilities that support education programs and student achievement. The redefined project will also decrease demand for repair and maintenance, alleviate the burden on custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds for environmental reviews and clearances, design, procurement, construction, and other activities necessary to implement the redefined project.

If the proposal is not approved, the project will not be redefined, and the school will not benefit from the additional critical replacements and associated campus upgrades being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. 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, RR, and US. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by replacing existing relocatable buildings with new permanent buildings and providing critical replacements and upgrades.

Budget Impact:

The redefinition of the Bell High School Classroom Replacement Project increases the project budget by \$73,450,000, which results in an updated project budget of \$197,435,000. This budget reflects current information known, and assumptions about the project scope, site conditions, and market conditions. The project budget 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 the project.

The redefined project, including the new HVAC scope, is funded by Bond Program funds targeted in the School Upgrade Program (SUP) for major modernizations, upgrades, and reconfigurations to school campuses. This action will require the transfer of \$73,450,000 from the SUP category of need for critical replacements and upgrades of school building/site systems and components to the SUP category of need for major modernizations, upgrades, and reconfigurations to school campuses.

Student Impact:

The redefined Bell High School Classroom Replacement project, once completed, will help ensure approximately 2,100 students attending this school are provided with safe, welcoming, and state-of-the-art learning environments that support student-centered and engaged learning. The redefined project will also ensure the students attending Bell High School are provided with updated facilities that are well-ventilated with efficient heating and air conditioning systems that support learning.

Equity Impact:

Bell High School was prioritized for a classroom replacement project based on 1) the number of relocatable buildings that are not certified by the Division of the State Architect and 2) the number of students served. The new HVAC scope was prioritized according to the critical replacement criteria of first addressing the building components/systems in the worst condition, especially those that pose a safety hazard and/or negatively impact school operations and other building systems if not addressed.

Issues and Analysis:

The Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields at Bell High School have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system. Redefining the Classroom Replacement project instead of proposing a new standalone critical replacement project to address the deteriorated HVAC system in these buildings will enable staff to better coordinate design and construction efforts, maximize budget efficiencies, and minimize impacts on the learning environment.

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Attachments:

Exhibit A - Scope, Budget, and Schedule for Redefined Project

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

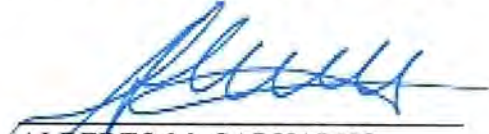
Submitted:

03/11/25

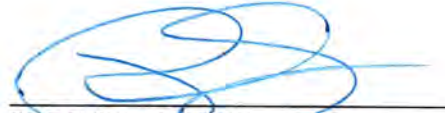
File #: Rep-268-24/25, **Version:** 1
In Control: Facilities

Agenda Date: 4/8/2025

RESPECTFULLY SUBMITTED,


 ALBERTO M. CARVALHO
 Superintendent

APPROVED BY:


 PEDRO SALCIDO
 Deputy Superintendent
 Business Services and Operations

REVIEWED BY:


 DEVORA NAVERA REED
 General Counsel

✓ Approved as to form.

APPROVED BY:


 KRISZTINA TOKES
 Chief Facilities Executive
 Facilities Services Division

REVIEWED BY:


 NOLBERTO DELGADILLO
 Deputy Chief Financial Officer

✓ Approved as to budget impact statement.

PRESENTED BY:


 ISSAM DAHDUL
 Director of Facilities
 Planning and Development
 Facilities Services Division

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Redefined Project

1. Bell High School – Classroom Replacement and HVAC Project

Region East, Board District 5 (Karla Griego)

Project Background and Scope:

Bell High School spans 19.03 acres and serves students in grades 9-12. The campus is comprised of the following schools: Bell High School and the Gifted Science/Technology/Engineering/Math Magnet. As of the 2024-2025 Electronic Capacity Assessment Review (E-CAR), the school served approximately 2,102 students and the projected enrollment for planning purposes is approximately 2,200 students. The school has 15 existing relocatable buildings, all of which are not certified by the Division of the State Architect (DSA), containing 24 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 25 classrooms, multipurpose room, and support and administrative spaces.
- Replacement of heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork at the Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields.
- Installation of a new Energy Management System (EMS) for all permanent and relocatable buildings that will remain after completion of this project.
- Installation and removal of interim facilities including approximately 30 classrooms, 2 administrative spaces, and 2 restrooms necessary to support school programs during construction.
- Greening improvements in alignment with the District's Green Schoolyards for All Plan.
- Site improvements such as utility upgrades, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Demolition and/or removal of 15 existing relocatable buildings containing 24 classrooms and associated support spaces and 4 permanent buildings containing 2 music classrooms, 1 art classroom, practice gym, support and administrative spaces, and storage.
- Construction of new tennis courts and a new softball field as well as restoration of parking and landscaping where interim facilities and existing relocatable buildings are to be removed.
- Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$197,435,000

Project Schedule: Construction activities are anticipated to begin in Q3-2027 and be completed in Q4-2031.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair
American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
Dr. Samantha Rowles, Secretary
LAUSD Student Parent
Patrick MacFarlane, Executive Committee
Early Education Coalition
Scott Pansky, Executive Committee
L.A. Area Chamber of Commerce

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Neelura Bell
CA Charter School Association
Sandra Betts
CA Tax Reform Assn.
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Aleigh Lewis
L.A. City Controller's Office
Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA
Santa Ramirez
Tenth District PTSA

William O. Ross IV
31st District PTSA
Dr. Bevin Ashenmiller (Alternate)
Tenth District PTSA
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Connie Yee (Alternate)
L.A. Co. Auditor-Controller's Office
Vacant
Assoc. CA School Administrators – Ret.
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-12**BOARD REPORT 268-24/25****RECOMMENDING BOARD APPROVAL TO APPROVE THE REDEFINITION OF THE BELL HIGH SCHOOL CLASSROOM REPLACEMENT PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education (Board) approve an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to redefine the Bell High School Classroom Replacement Project with a revised budget of \$197,435,000, as described in Board Report No. 268-24/25 attached hereto, 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 redefined project including budget modifications and the purchase of equipment and materials; and

WHEREAS, The Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields at Bell High School have an inefficient and unreliable HVAC system that is well beyond its useful life and needs to be replaced and upgraded with a new system; and

WHEREAS, The proposed redefinition of the Bell High School Classroom Replacement Project includes the following added scope:

- Replacement of heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork at the Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields; and
- Installation of a new Energy Management System (EMS) for all permanent and relocatable buildings that will remain after completion of this project; and
- Installation and removal of interim facilities including approximately 30 classrooms, 2 administrative spaces, and 2 restrooms necessary to support school programs during construction; and
- Construction of new tennis courts and a new softball field as well as restoration of parking and landscaping where interim facilities and existing relocatable buildings are to be removed; and

RESOLUTION 2025-12**RECOMMENDING BOARD APPROVAL TO APPROVE THE REDEFINITION OF THE BELL HIGH SCHOOL CLASSROOM REPLACEMENT PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The prior scope approved in the Bell High School Classroom Replacement Project included the removal of 10 existing relocatable buildings and 3 permanent buildings assuming that a standalone HVAC project would remove an additional 5 existing relocatable buildings and 1 permanent building. The redefined project includes the removal of all 15 existing relocatable buildings and 4 permanent buildings. The prior definition also included some interim facilities; however, this has been expanded in the redefined project to expedite the replacement of classrooms and HVAC together. The complete scope, budget, and schedule for the redefined project is provided in Exhibit A; and

WHEREAS, District Staff anticipates that construction activities will begin in the 3rd quarter of 2027 and be completed by the 4th quarter of 2031; and

WHEREAS, The redefinition of the Bell High School Classroom Replacement Project increases the project budget by \$73,450,000, which results in an updated project budget of \$197,435,000; and

WHEREAS, This action will require the transfer of \$73,450,000 from the SUP category of need for critical replacements and upgrades of school building/site systems and components to the SUP category of need for major modernizations, upgrades, and reconfigurations to school campuses; and

WHEREAS, Redefining the Classroom Replacement project instead of proposing a new standalone critical replacement project to address the deteriorated HVAC system in these buildings will enable staff to better coordinate design and construction efforts, maximize budget efficiencies, and minimize impacts on the learning environment; and

WHEREAS, Redefining the Classroom Replacement Project to include the upgrade of HVAC systems help ensure the students attending Bell High School are provided with updated facilities that are well-ventilated with efficient heating and air conditioning systems that support learning; and

WHEREAS, The Board of Education's approval of the redefined project will authorize District Staff to proceed with the expenditure of Bond Program funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; and

WHEREAS, The District Office of General Counsel has reviewed the proposed Project and determined that it may proceed to the School Construction Bond Citizens' Oversight Committee (BOC) for its consideration for recommendation to the Board of Education; 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 Citizens' Bond Oversight Committee recommends that the Board of Education approve an amendment to the Facilities SEP to redefine the Bell High School Classroom Replacement Project with a revised budget of \$197,435,000, as described in Board Report No. 268-24/25, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.

RESOLUTION 2025-12**RECOMMENDING BOARD APPROVAL TO APPROVE THE REDEFINITION OF THE BELL HIGH SCHOOL CLASSROOM REPLACEMENT PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

2. This resolution shall be transmitted to the Los Angeles Unified Board and posted on the BOC'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 BOC and Los Angeles Unified.

ADOPTED on March 27, 2025, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2

/Michael Hamner/

D. Michael Hamner
Chair

/Samantha Rowles/

Dr. Samantha Rowles
Secretary



Bell HS Classroom Replacement Project Redefinition

Bond Oversight Committee Meeting
March 27, 2025

Bell HS Classroom Replacement Project

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- Project definition approved by the Board of Education on June 4, 2024
 - Planning was underway for HVAC replacement as a standalone critical replacement project to address deteriorated HVAC systems in the Main Building, Locker & Shower Building, and Sanitary Buildings adjacent to the playfields
- Proposed redefinition of the Classroom Replacement Project to include the replacement and upgrade of the existing HVAC systems
 - Expedite the HVAC replacement and maximize budget efficiencies
 - Enable better coordination of design and construction efforts
 - Minimize impacts on the learning environment
- Budget
 - Original Classroom Replacement Project = \$123,985,000
 - Redefined Classroom Replacement and HVAC Project = \$197,435,000
 - Increase of \$73,450,000 will be transferred from the SUP category of need for critical replacements to the SUP category of need for major modernizations, upgrades, and reconfigurations

Bell HS

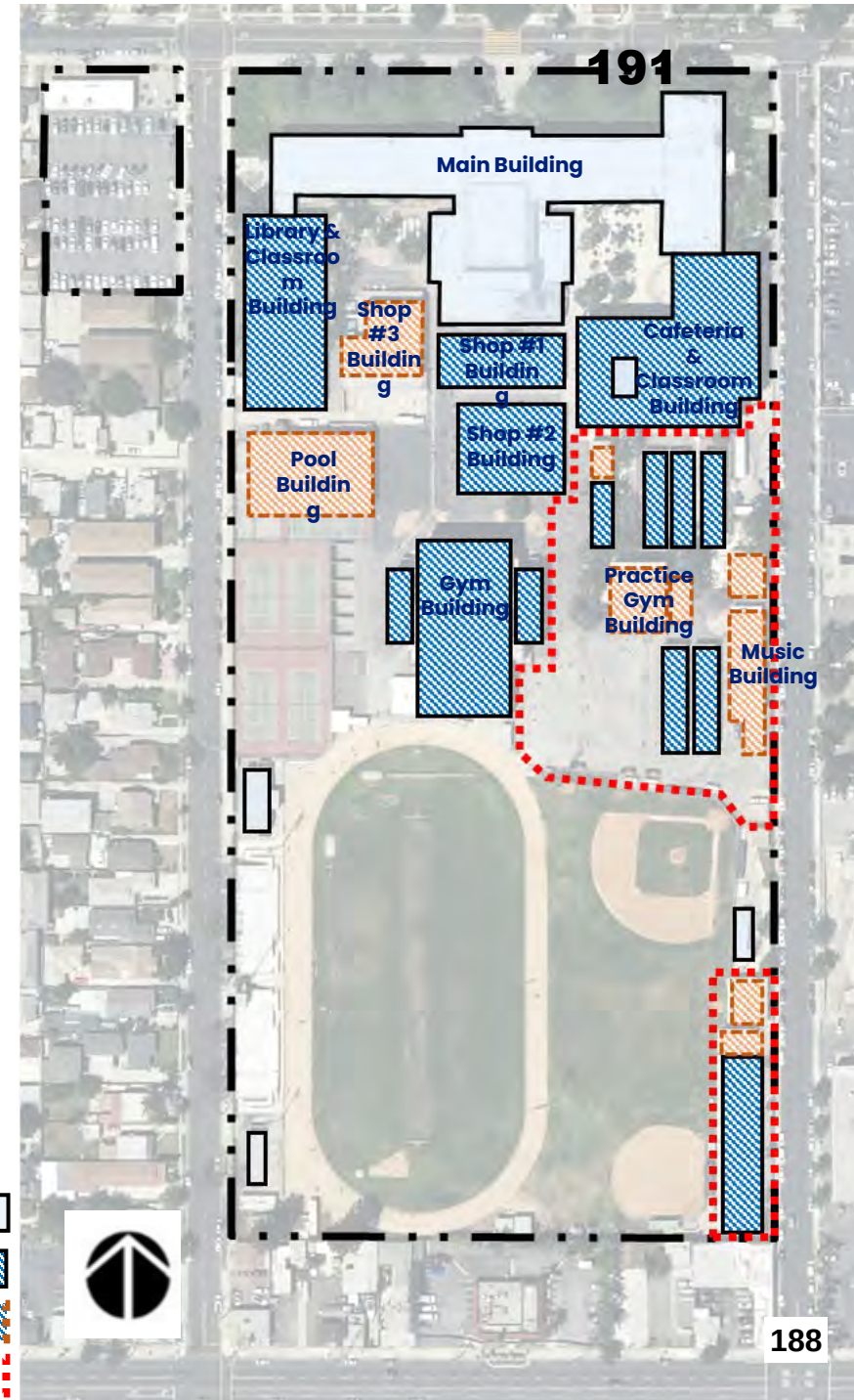
Redefinition to Add HVAC Replacement

Added Project Scope.

- Replace existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork at the Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields
- Install a new Energy Management System (EMS) for all permanent buildings and relocatable buildings that will remain after completion of this project
- Install and remove interim facilities including approximately 30 classrooms, 2 administrative spaces, and 2 restrooms necessary to support school programs during construction
- Construct new tennis courts and a new softball field as well as restore parking and landscaping where interim facilities and existing relocatable buildings are to be removed

Revised Project Scope.

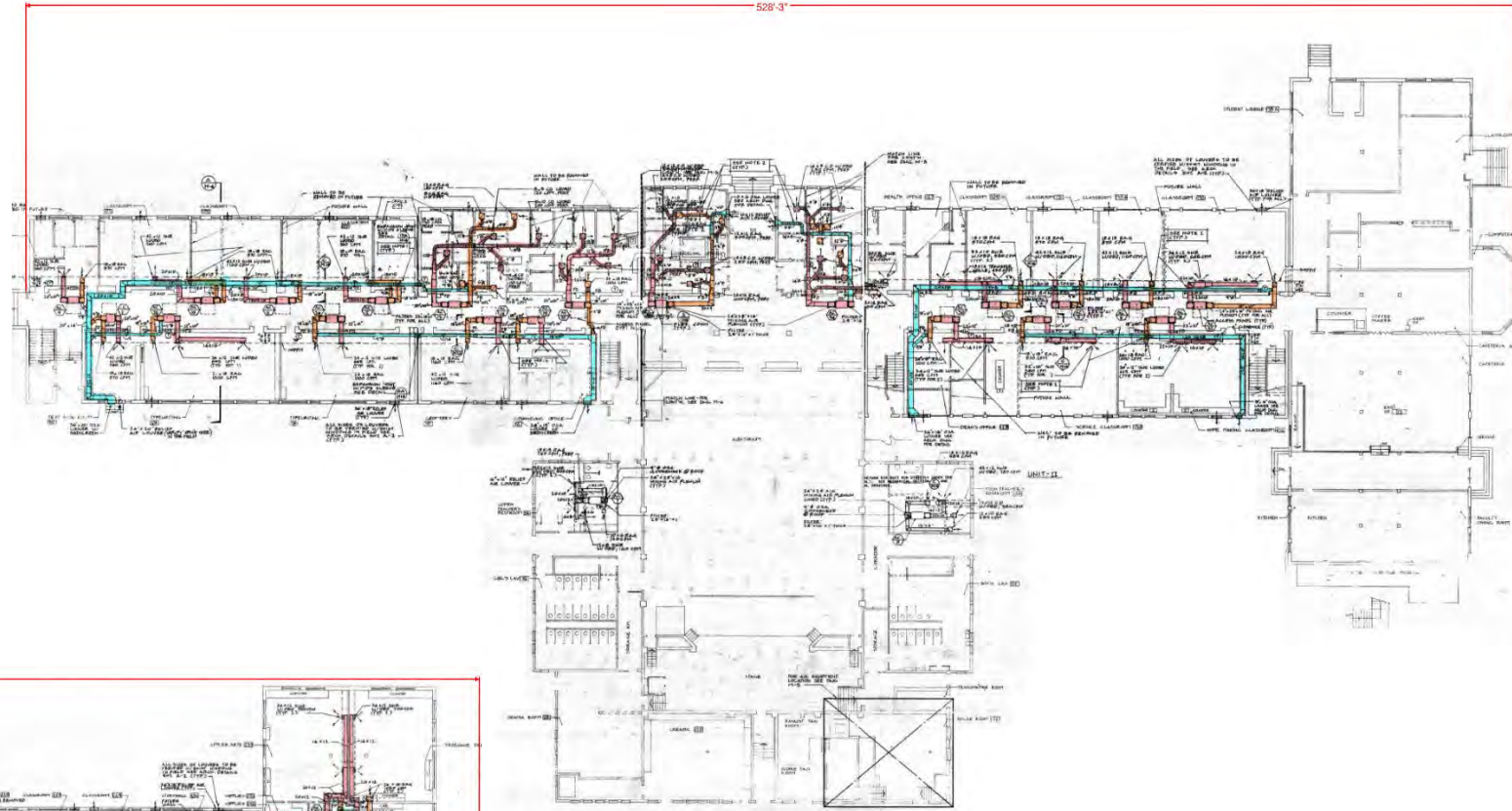
- Removal of 10 existing relocatable buildings and 3 permanent buildings has been increased to removal of 15 existing relocatable buildings and 4 permanent buildings
- Plan for interim facilities has been expanded to expedite the replacement of classrooms and HVAC together



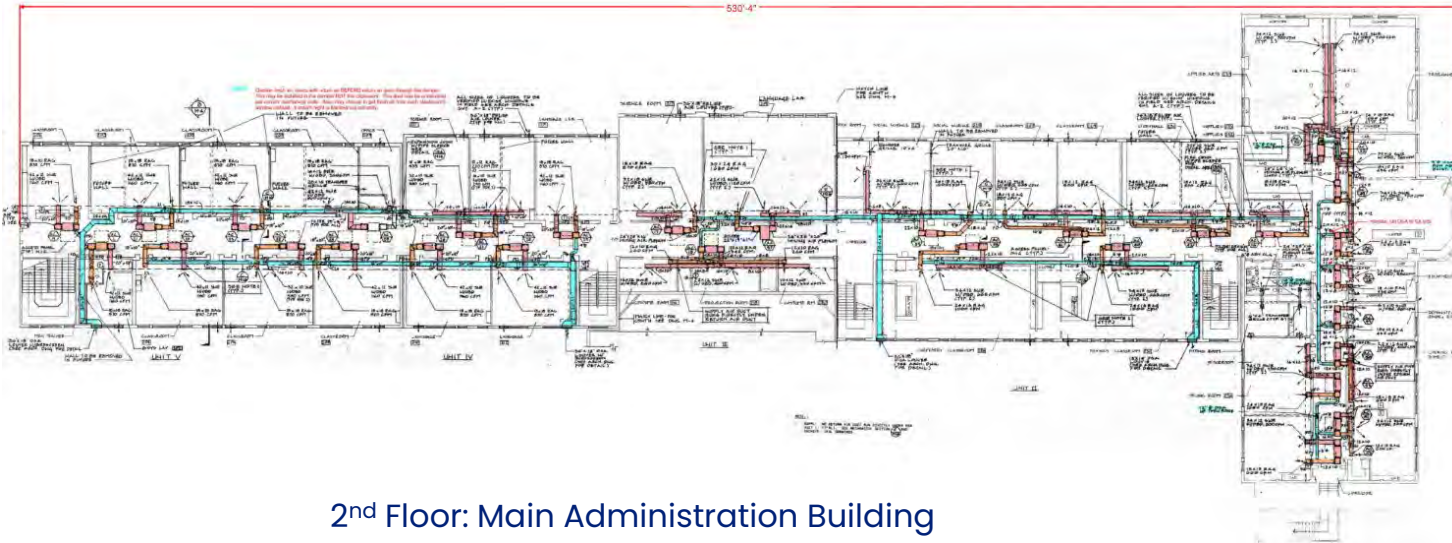
Redefinition to Add HVAC Replacement

One of LAUSD's largest buildings with a single HVAC piping system serving 50 classrooms and administrative space

Total Main Building SF – Approx. 101,000



1st Floor: Main Administration Building with Auditorium



2nd Floor: Main Administration Building

Bell HS

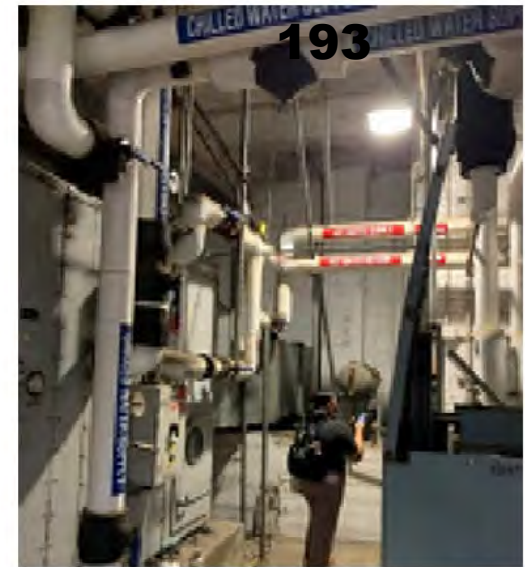
Redefinition to Add HVAC Replacement



Typical Corridor



Photo 5: Existing boiler room



Auditorium Fan Room



Cooling Tower

Bell HS Classroom Replacement and HVAC

Proposed Redefinition

Project Scope

- Construction of approximately 25 classrooms, multipurpose room, and support and administrative spaces.
- Replacement of heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork at the Main Building as well as the Locker & Shower and Sanitary Buildings adjacent to the playfields.
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- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Enrollment (2024-25)	2,102
Construction Schedule	Q3-2027 to Q4-2031
Project Budget	\$197,435,000

Original CRR Project Budget Breakdown

Site & Environmental	Plans	Construction	Management	Reserve
0.5%	11.6%	75.8%	5.3%	6.8%

Redefinition Project Budget Breakdown

Site & Environmental	Plans	Construction	Management	Reserve
0.3%	7.7%	78.6%	6.4%	7.0%

Questions?