



Board of Education Report

File #: Rep-072-22/23, **Version:** 1

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

November 15, 2022

Facilities Services Division

Action Proposed:

Define and approve seven projects to provide critical replacements and upgrades of school building/site systems and components, as listed on Attachments A and B, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the seven projects is \$12,921,574.

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 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 includes five projects to replace failing building systems that create safety concerns and are disruptive to school operations. Attachment B includes two projects to provide new secure entry systems.

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. Moreover, the proposed secure entrance projects support the *Protecting Our Students and School Sites* Board Resolution (Res-032-17/18).

Budget Impact:

The total combined budget for the seven projects is \$12,921,574. 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 approximately 3,051 students attending the seven schools are provided with safe school environments that promote teaching and learning.

Equity Impact:

See Attached.

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 29, 2022. 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 - Projects to Replace Failing Building Systems that Create Safety Concerns and are Disruptive to School Operations

Attachment B - Projects to Provide New Secure Entry Systems

Attachment C - BOC Resolution

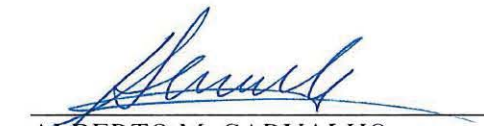
Informatives:

None.

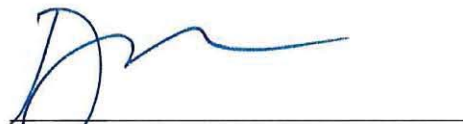
Submitted:

10/19/22

RESPECTFULLY SUBMITTED,


ALBERTO M. CARVALHO
Superintendent

REVIEWED BY:


DEVORA NAVERA REED
General Counsel

☒ Approved as to form.

REVIEWED BY:


TONY ATIENZA
Director, Budget Services and Financial Planning

☒ Approved as to budget impact statement.

APPROVED BY:


MEGAN KREILLY
Deputy Superintendent

APPROVED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

PRESENTED BY:


INDIA R. GRIFFIN
Director of Maintenance and Operations
Facilities Services Division

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

TO: Members, Board of Education
 Alberto M. Carvalho, Superintendent

DATE: October 05, 2022

FROM: Mark Hovatter, Chief Facilities Executive

SUBJECT: BR-072-22/23 DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

Board Meeting Date:	11/15/2022
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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	4	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 and/or other pressing unmet school facilities needs. 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

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

Component	Score	Score Rationale
		assessed. Building components/systems in the worst condition are prioritized first to ensure school facilities do not impair or impede students' ability to learn.
Results	3	All students deserve the opportunity to learn in safe and well-maintained school facilities. Multiple aspects of the school environment support student learning and the proposed projects address the physical facilities aspect within this overall framework.
TOTAL	10	

Contact Person:	Telephone:	Email:
Katy Szeto	213-241-5113	katy.szeto@lausd.net

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



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report
Attachment A

Projects to Replace Failing Building Systems that Create Safety Concerns and are Disruptive to School Operations

1. 153rd Street Elementary School – Project to Provide New Roofing

- *Local District South, Board District 7 – Ortiz Franklin*
- *Project Background and Scope* – This project is to provide approximately 28,450 square feet of new roofing at 13 buildings, including the installation of new gutters and downspouts, and painting of affected areas.
- *Project Budget* -- \$696,555
- *Project Schedule* – Construction is anticipated to begin in Q4 2023 and conclude in Q2 2024.

2. Cowan Avenue Elementary School – Project to Provide New Roofing

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 28,450 square feet of new roofing at 12 buildings, including the installation of new gutters and downspouts, and painting of affected areas.
- *Project Budget* -- \$695,707
- *Project Schedule* – Construction is anticipated to begin in Q1 2024 and conclude in Q3 2024.

3. Open Magnet Charter Elementary School* – Project to Provide New Roofing

- *Local District West, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to provide approximately 46,460 square feet of new roofing at 15 buildings, including the installation of new gutters and downspouts, and painting of affected areas.
- *Project Budget* -- \$1,148,730
- *Project Schedule* – Construction is anticipated to begin in Q1 2024 and conclude in Q3 2024.

4. Maywood Academy High School – Project to Provide Exterior Wall System Upgrades

- *Local District East, Board District 5 – Goldberg*
- *Project Background and Scope* – This project is to upgrade and replace the deteriorated wall system on the exterior of all the buildings, including the installation of new parapet cap copping metal, insulation, gutters, downspouts, weeps, weather barrier, and panels attachments. To address potential safety issues, work began on the project using Maintenance and Operations Routine Restricted Maintenance Account (RRMA) funds. Approximately \$160,000 of RRMA funds used for design services will be reimbursed with Bond Program funds.
- *Project Budget* -- \$9,770,735
- *Project Schedule* – Construction is anticipated to begin in Q1 2023 and conclude in Q1 2024.

5. Newcastle Elementary School – Project to Provide New Playground Mattings and Structure

- *Local District Northwest, Board District 4 – Melvoin*
- *Project Background and Scope* – This project is to replace the deteriorated playground mattings in the Main Yard and Special Education Yard. The scope of work also includes replacement of the play structure in the Special Education Yard.
- *Project Budget* -- \$537,753
- *Project Schedule* – Construction is anticipated to begin in Q4 2023 and conclude in Q2 2024.

*LAUSD Affiliated Charter School



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Attachment B
Projects to Provide New Secure Entry Systems

#	BD	LD	Cost Center	School	Estimated Project Budget	Anticipated Construction Start	Anticipated Construction Completion
1	1	West	1757501	Virginia ES	\$33,950	Q4 2022	Q4 2023
2	1	Central	1524701	Menlo ES	\$38,144	Q4 2022	Q4 2023
Total					\$72,094		

LOS ANGELES UNIFIED SCHOOL DISTRICT**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE****Margaret Fuentes, Chair**

LAUSD Student Parent

D. Michael Hamner, Vice-Chair

American Institute of Architects

Jennifer McDowell, Secretary

L.A. City Mayor's Office

Susan Linschoten, Executive Committee

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

Scott Pansky, Executive Committee

L.A. Area Chamber of Commerce

Neelura Bell

CA Charter School Association

Jeffrey Fischbach

CA Tax Reform Assn.

Chris Hannan

L.A. Co. Federation of Labor AFL-CIO

Hyepin Im

L.A. City Controller's Office

Brian Mello

Assoc. General Contractors of CA

Dr. Clarence Monteclaro

Tenth District PTSA

William O. Ross IV31st District PTSA**Samantha Rowles**

LAUSD Student Parent

Araceli Sandoval-Gonzalez

Early Education Coalition

Dolores Sobalvarro

AARP

Celia Ayala (Alternate)

Early Education Coalition

Chad Boggio (Alternate)

L.A. Co. Federation of Labor AFL-CIO

Peggy Robertson (Alternate)

Assoc. General Contractors of CA

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 2022-41**BOARD REPORT NO. 072-22/23****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education define and approve seven projects that address critical replacement and upgrade needs at schools with a budget of \$12,921,574 (the “Projects”) as described in Board Report 072-22/23 attached hereto, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, and authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their 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 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

RESOLUTION 2022-41**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The Board of Education's approval of the Projects 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, and RR; 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 define and approve seven projects that address critical replacement and upgrade needs at schools, with a combined budget of \$12,921,574, and amend the Facilities SEP to incorporate therein, as described in Board Report 072-22/23, 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 29, 2022, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair