



Board of Education Report

File #: Rep-082-23/24, **Version:** 1

Define and Approve Four 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

October 17, 2023

Facilities Services Division

Action Proposed:

Define and approve four projects to provide critical replacements and upgrades of school building/site systems and components (Projects), as described on Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the four proposed Projects is \$11,307,329.

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.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on October 5, 2023. Pursuant to the Memorandum of Understanding (MOU) between the BOC and the Board of Education (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 to approve three critical replacement and upgrade projects to provide new staircases and the BOC decided not to take a vote at their October 5, 2023 meeting on the synthetic turf field replacement project. Having fulfilled the requirements under the MOU, and after further review with staff, the proposal will proceed to the Board without a BOC recommendation.

Expected Outcomes:

Staff anticipates that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve four 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:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the proposed Projects 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 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. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan, Pillar 4 Operational Effectiveness, Modernizing Infrastructure by providing critical replacements and upgrades at schools.

Budget Impact:

The total combined budget for the four proposed Projects is \$11,307,329. The proposed 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 proposed Project.

Student Impact:

Approval of the proposed Projects enables the District to continue ongoing efforts to undertake facilities improvements that help ensure the approximately 3,480 students attending these four schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

Building components/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.

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 the proposed Project scopes will not sufficiently address the critical needs identified, the Project scopes, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Projects to Replace Building Systems to Improve Safety and School Operations

Exhibit B - BOC Resolution

Informatives:

None

Submitted:

09/19/23

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:



KRISTINA TOKES
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:



NORBERTO DELGADILLO
Deputy Chief Business Officer, Finance

☒ Approved as to budget impact statement.

PRESENTED BY:



INDIA R. GRIFFIN
Director of Facilities Maintenance and Operations

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Projects to Replace Building Systems to Improve Safety and School Operations

1. Hollywood High School – Project to Provide New Staircases

- *Board District 4 – Nick Melvoin, Region West*
- *Project Background and Scope* – This proposed project provides two new exterior staircases at the Auditorium to replace those that have deteriorated.
- *Project Budget* -- \$559,908
- *Project Schedule* – Construction is anticipated to begin in Q3-2025 and complete in Q1-2026.

2. Pio Pico Middle School – Project to Provide New Staircases

- *Board District 1 – Dr. George McKenna, Region West*
- *Project Background and Scope* – This proposed project provides two new staircases in the Cafeteria Building to replace those that have deteriorated.
- *Project Budget* -- \$497,993
- *Project Schedule* – Construction is anticipated to begin in Q3-2025 and complete in Q1-2026.

3. Walnut Park Elementary School – Project to Provide New Staircases

- *Board District 5 – Jackie Goldberg, Region East*
- *Project Background and Scope* – This proposed project provides a new staircase in Building A and another in Building B to replace those that have deteriorated.
- *Project Budget* -- \$674,747
- *Project Schedule* – Construction is anticipated to begin in Q3-2025 and complete in Q1-2026.

4. Esteban Torres High School – Project to Replace Synthetic Turf Field

- *Board District 2 – Dr. Rocio Rivas, Region East*
- *Project Background and Scope* – This proposed project removes and replaces approximately 103,600 square feet of synthetic turf on the multipurpose field, including re-grading and irrigation as required. The scope of work also includes removing and replacing approximately 28,400 square feet of decomposed granite infield at the baseball and softball areas.
- *Project Budget* -- \$9,574,681
- *Project Schedule* – Construction is anticipated to begin in Q4-2025 and complete in Q4-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Margaret Fuentes, Chair

LAUSD Student Parent

D. Michael Hamner, FAIA, Vice-Chair

American Institute of Architects

Samantha Rowles, Secretary

LAUSD Student Parent

Robert Campbell, 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

Chad Boggio

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

Jeffrey Fischbach

CA Tax Reform Assn.

Aleigh Lewis

L.A. City Controller's Office

Patrick MacFarlane

Early Education Coalition

Jennifer McDowell

L.A. City Mayor's Office

Brian Mello

Assoc. General Contractors of CA

Dr. Clarence Monteclaro

Tenth District PTSA

William O. Ross IV

31st District PTSA

Connie Yee (Alternate)

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

Vacant

AARP

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Services Joint

Powers Authority

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

RESOLUTION 2023-31

BOARD REPORT 082-23/24

**RECOMMENDING THE BOARD DEFINE AND APPROVE THREE 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, Los Angeles Unified School District (Los Angeles Unified or District) Staff proposes that the Board of Education (Board) define and approve four projects that address critical replacement and upgrade needs at schools with a combined budget of \$11,307,329 (the "Projects") as described in Board Report 082-23/24 attached hereto as items 1-4, 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, District Staff has developed the Projects 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, District Staff has determined that the proposed 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 proposed Projects are necessary to improve student health, safety, and educational quality; and

RESOLUTION 2023-31

RECOMMENDING THE BOARD DEFINE AND APPROVE THREE 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 proposed 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 (BOC) recommends that the Board of Education define and approve three of the four proposed Projects, identified as Items 1-3 in Board Report 082-23/24, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference, with a combined budget of \$1,732,648, and amend the Facilities SEP to incorporate therein.
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 October 5, 2023, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair