



## Board of Education Report

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File #: Rep-107-24/25, Version: 1

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Define and Approve Three Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

November 19, 2024

Facilities Services Division

### Action Proposed:

Define and approve three projects to provide upgrades for Los Angeles Unified School District (Los Angeles Unified or District) facilities currently occupied by charter schools and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for these proposed projects, as listed on Exhibit A, is \$7,285,115.

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:

The School Upgrade Program (SUP) - the current phase of Los Angeles Unified's Bond Program - supports the development of projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities in order to help improve student health, safety, and educational quality. The SUP includes a spending target entitled "Charter School Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP.

Charter school facilities upgrade projects developed under this category of need are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities occupied by charter schools, input from the charter school community, and development of an implementation plan by District staff.

The project proposals contained in Exhibit A of this Board Report will upgrade deteriorated playground matting systems at Aspire Firestone Academy and Camino Nuevo Charter Academy #4: Cisneros Learning Academy along with a project to provide roofing replacement at Animo Legacy Charter Middle School.

### Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on November 7, 2024, as referenced in Exhibit B. The presentation that was provided is included as Exhibit C. 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.

**Expected Outcomes:**

Staff anticipates that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve three projects to provide upgrades at District facilities currently occupied by charter schools. 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 project proposals in accordance with the provisions set forth in Los Angeles Unified local bond measures. If the proposed action is not approved, Bond Program funds will not be expended, and the school site system 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 upgrading charter school facilities.

**Budget Impact:**

The total combined budget for the three projects is \$7,285,115 and will be funded with Bond Program funds earmarked specifically for charter school facilities upgrades and expansions.

Each project budget was prepared based on the current information known and assumptions about the proposed project scope, site conditions, and market conditions. Individual project budgets will be reviewed as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each project.

**Student Impact:**

The proposed projects continue Los Angeles Unified's ongoing efforts to undertake improvements at District facilities that help ensure the approximately 1,900 current and future students attending these three 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 analyses, 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 scopes will not sufficiently address the critical needs identified, the project scopes, schedules and budgets will be revised accordingly.

**Attachments:**

Exhibit A - Charter School Facilities Upgrade Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

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Informatives:

None

Submitted:

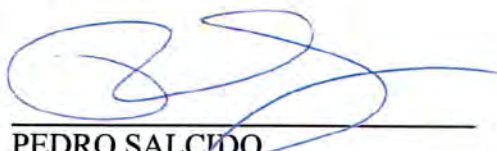
10/20/24

RESPECTFULLY SUBMITTED,



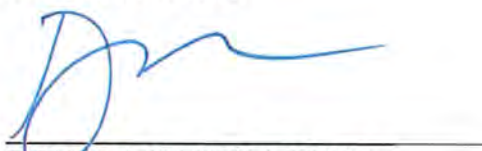
ALBERTO M. CARVALHO  
Superintendent

APPROVED BY:



PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

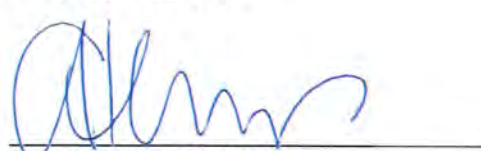
REVIEWED BY:



DEVORA NAVERA REED  
General Counsel

✓ Approved as to form.

APPROVED BY:



KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

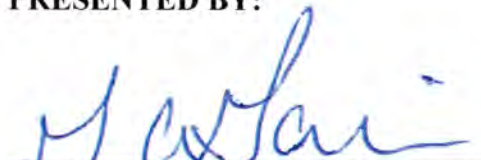
REVIEWED BY:



NOLBERTO DELGADILLO  
Deputy Chief Financial Officer

✓ Approved as to budget impact statement.

PRESENTED BY:



GREGORY GARCIA  
Interim Director of Facilities  
Maintenance and Operations  
Facilities Services Division

**LOS ANGELES UNIFIED SCHOOL DISTRICT  
Board of Education Report**

**Exhibit A**

**Charter School Facilities Upgrade Projects**

- 1. Aspire Firestone Academy Playground Matting Replacement Project**
  - *Board District 5*
  - *Project Scope:* This project replaces two deteriorated playground matting systems.
  - *Project Budget:* \$109,972
  - *Construction Schedule:* Construction is anticipated to begin in Q4-2024 and be completed by Q1-2025.
  
- 2. Camino Nuevo Charter Academy #4: Cisneros Learning Academy Playground Matting Replacement Project**
  - *Board District 2*
  - *Project Scope:* This project replaces four deteriorated playground matting systems.
  - *Project Budget:* \$153,692
  - *Construction Schedule:* Construction is anticipated to begin in Q4-2024 and be completed by Q1-2025.
  
- 3. Animo Legacy Charter Middle School Roofing Replacement Project**
  - *Board District 1*
  - *Project Scope:* This project replaces approximately 203,000 square feet of deteriorated roofing on 37 buildings and arcades. The project includes replacing roof hatches and skylights, damaged wood, and the installation of new gutters and downspouts.
  - *Project Budget:* \$7,021,451
  - *Construction Schedule:* Construction is anticipated to begin in Q2-2025 and be completed by Q1-2026.

**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**  
31<sup>st</sup> 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**  
Senior Citizens' Organization  
**Vacant**  
LAUSD Student Parent

**Timothy Popejoy**  
Bond Oversight Administrator  
**Perla Zitle**  
Bond Oversight Coordinator

**RESOLUTION 2024-35****BOARD REPORT NO. 107-24/25**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve three projects that provide upgrades for Los Angeles Unified School District (Los Angeles Unified or District) facilities currently operated by charter schools (charter facilities upgrade projects), as described in Board Report 107-24/25 attached hereto, for a combined budget of \$7,285,115, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, and

WHEREAS, District Staff also requests that the Board 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; and

WHEREAS, the School Upgrade Program (SUP) develops projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities in order to help improve student health, safety, and educational quality; and

WHEREAS, the SUP includes a spending target entitled "Charter School Facilities Upgrades and Expansions" and projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, Charter school facilities upgrade projects are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities operated by charter schools, input from the charter school community, and development of an implementation plan by District staff; and

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, the project proposals include projects to upgrade deteriorated playground matting systems at Aspire Firestone Academy and Camino Nuevo Charter Academy #4: Cisneros Learning Academy along with a project to provide roofing replacement at Animo Legacy Charter Middle School; and

WHEREAS, the Board's approval of the three charter facilities upgrade projects will authorize District Staff to proceed with the implementation of the proposed projects to improve student health and safety; and

WHEREAS, 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; and

WHEREAS, the District's Office of the General Counsel has reviewed the proposed projects and determined that they may proceed to the School Construction Citizens' Bond 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 BOC recommends that the Board of Education define and approve three projects that provide charter school facilities upgrades with a combined budget of \$7,285,115 and amend the Facilities SEP to incorporate therein, as described in Board Report 107-24/25, 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 BOC'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 BOC and the District.

ADOPTED on November 7, 2024, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Robert Campbell/

Robert Campbell  
Vice-Chair

/Samantha Rowles/

Dr. Samantha Rowles  
Secretary



## **Charter School Facilities Upgrades**

Bond Oversight Committee Meeting  
November 7, 2024

## Charter School Facilities Upgrades

| Item   | Board District | School   | Description                    | Anticipated Construction Start | Anticipated Construction Completion | Project Budget |
|--------|----------------|--|--------------------------------|--------------------------------|-------------------------------------|----------------|
| 1      | 5              | Aspire Firestone Academy at Azalea Academies               | Playground Matting Replacement | Q4-2024                        | Q1-2025                             | \$109,972      |
| 2      | 2              | Camino Nuevo Charter Academy 4 at Cisneros Learning Center | Playground Matting Replacement | Q4-2024                        | Q1-2025                             | \$153,692      |
| 3      | 1              | Animo Legacy Charter Middle School at Clay Middle School   | Roofing Replacement            | Q2-2025                        | Q1-2026                             | \$7,021,451    |
| Total: |                |  |                                |                                |                                     | \$7,285,115    |

# Animo Legacy Charter Middle School

## Roofing Replacement

*Project Scope:*

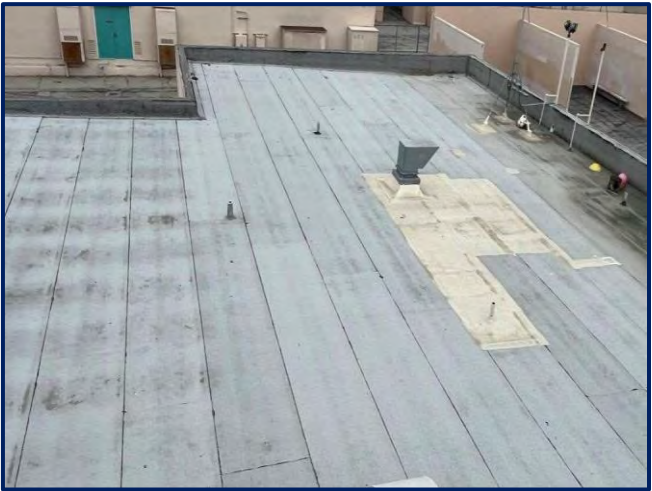
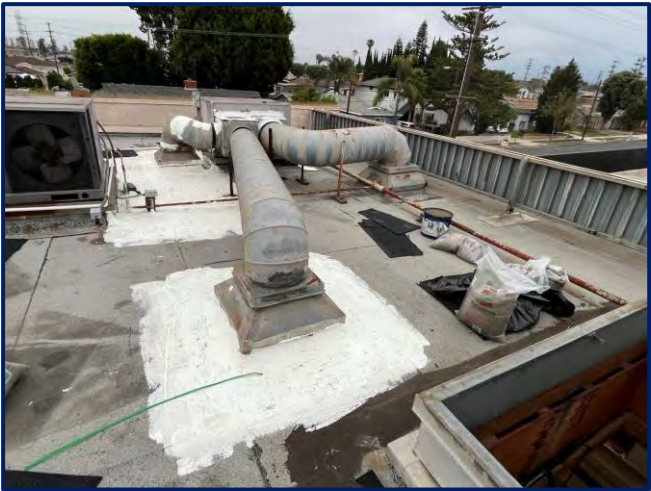
- Replace approximately 203,000 square feet of deteriorated roofing on 37 buildings and arcades
- Replace roof hatches, skylights, and damaged wood
- Install new gutters and downspouts

*Construction Schedule:* Q2-2025 – Q1-2026

*Project Budget:* \$7,021,451



|              |     |
|--------------|-----|
| Plans        | 1%  |
| Construction | 88% |
| Management   | 3%  |
| Reserve      | 8%  |



# Questions?