



## Board of Education Report

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**File #:** Rep-111-23/24, **Version:** 1

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### **Approve the Definition of Four Classroom Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**November 14, 2023****Facilities Services Division**

#### **Action Proposed:**

Approve the definition of four Classroom Upgrade Projects at Gompers Middle School, Los Angeles Academy Middle School, Palms Middle School, and Pacoima Middle School (Projects), as described in Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The combined budget for the proposed Projects is \$36,535,026.

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 projects including budget modifications and the purchase of equipment and materials.

#### **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. The updated SUP framework and the Measure RR Implementation Plan (Implementation Plan) help guide the identification of sites and development of project proposals. The Implementation Plan included, among other priorities, the development of projects to provide upgrades focused on the interior of existing classroom spaces.

The school sites identified for the proposed Projects were deemed to have the highest need for classroom upgrades based on their overall Facilities Condition Index (FCI) score for interior classroom spaces. FCI scores indicate the remaining service life of the physical components within classroom spaces and as compared to other schools. Additionally, the priority for implementation of Classroom Upgrade Projects focused on middle school programs with the goal of attracting and retaining students transitioning from elementary to secondary education across the District's four geographic Regions.

The proposed Projects will provide upgrades to classrooms utilized for instruction, special education, and school set-asides within permanent and relocatable buildings. Each classroom within a school site has unique conditions and will be surveyed to understand deficiencies needing to be addressed. Based on the individual need of each classroom, the scope may include upgrades to technology, electrical upgrades to support new classroom technology, white boards, tack boards, window blinds, paint, and security locks. The Projects also include providing new classroom furniture, replacing damaged ceiling tiles, and other upgrades required to comply with local, state, and federal requirements.

#### **Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on November 2, 2023. 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:**

Approval of the four proposed Classroom Upgrade Projects and amendment to the Facilities SEP to incorporate therein. The approval will enable staff to proceed with the design and construction of the proposed Projects.

The upgraded classrooms, once completed, will provide facilities that support education programs and student achievement. The proposed Projects will also decrease demands 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 and begin the environmental reviews and clearances, design, procurement, construction, and other activities necessary to implement the proposed Projects.

If the proposal is not approved, the Projects will not commence, and the schools will not benefit from the upgrades being proposed.

**Policy Implications:**

The proposal does not impact Los Angeles Unified policy. It furthers implementation of the update to the SUP to integrate Measure RR funding and priorities into its operational framework. Furthermore, 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. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by upgrading classrooms at schools.

**Budget Impact:**

The combined budget for the four proposed Classroom Upgrade Projects is \$36,535,026. The proposed Projects will be funded by Bond Program funds in the SUP targeted for major modernizations, upgrades, and reconfiguration to school campuses.

The project budgets were prepared based on the current information known, and assumptions about the proposed project scope, site conditions, and market conditions. The 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 the proposed Projects.

**Student Impact:**

The proposed Classroom Upgrade Projects, once completed, will help ensure approximately 3,400 students attending these four schools are provided with safe, welcoming, and state-of-the-art learning environments that support student-centered, experiential, and engaged learning. The classroom upgrades will also allow schools to attract and retain future students, which builds school pride and enhances opportunities to create a positive school culture.

**Equity Impact:**

School sites represent all four Regions (North, East, South, and West) and were prioritized based on their Facilities Condition Index scores.

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**Issues and Analysis:**

Staff will implement all opportunities to minimize construction impacts on school operations and existing education programs. As necessary, the temporary use of unused classrooms, off-hour construction and other opportunities will be utilized to reduce impacts to the existing education programs at each school.

The Office of Environmental Health and Safety (OEHS) will evaluate the proposed Projects in accordance with the California Environmental Quality Act (CEQA).

**Attachments:**

Exhibit A: Scope, Budget, and Schedule for Four Classroom Upgrade Projects

Exhibit B: BOC Resolution

Previously adopted Board reports referenced in the Background section:

- Adopted August 24, 2021: Board Report No. 027-21/22  
<[https://drive.google.com/file/d/1WJNvfl\\_ATG8VbpDx6KXq4\\_w2GxmSBNJA/view?usp=sharing](https://drive.google.com/file/d/1WJNvfl_ATG8VbpDx6KXq4_w2GxmSBNJA/view?usp=sharing)>

**Informatives:**

None

**Submitted:**

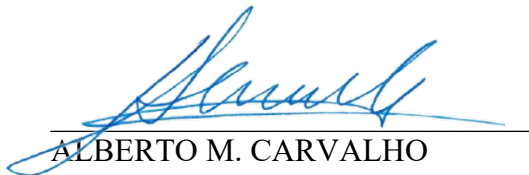
10/15/23

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**RESPECTFULLY SUBMITTED,**



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ALBERTO M. CARVALHO  
Superintendent

**APPROVED BY:**



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PEDRO SALCIDO  
Deputy Superintendent, Business Services and Operations

**REVIEWED BY:**

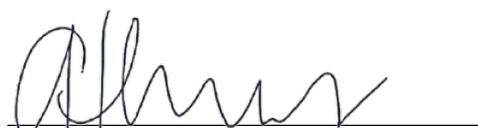


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DEVORA NAVERA REED  
General Counsel

☒ Approved as to form.

**APPROVED BY:**



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KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**



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NOLBERTO DELGADILLO  
Deputy Chief Business Officer, Finance

☒ Approved as to budget impact statement.

**PRESENTED BY:**



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AARON BRIDGEWATER  
Director of Facilities Planning & Development  
Facilities Services Division

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

**Exhibit A**  
**Scope, Budget, and Schedule for Four Classroom Upgrade Projects**

**1. Gompers Middle School – Classroom Upgrade Project**

*Region South, Board District 7 (Tanya Ortiz Franklin)*

The proposed project includes upgrades to the interior of approximately 42 classrooms utilized for instruction, special education, and support spaces. The scope may include, but is not limited to:

- Technology upgrades such as:
  - Installation of new interactive display boards.
  - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$7,252,899

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q1-2025 and be completed in Q2-2026.

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

**Exhibit A**  
**Scope, Budget, and Schedule for Four Classroom Upgrade Projects**

**2. Los Angeles Academy Middle School - Classroom Upgrade Project**  
*Region East, Board District 7 (Tanya Ortiz Franklin)*

The proposed project includes upgrades to the interior of approximately 59 classrooms utilized for instruction, special education, and support spaces. The scope may include, but is not limited to:

- Technology upgrades such as:
  - Installation of new interactive display boards.
  - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- 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: \$9,613,195

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q1-2025 and be completed in Q2-2026.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
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**Exhibit A**  
**Scope, Budget, and Schedule for Four Classroom Upgrade Projects**

**3. Pacoima Middle School - Classroom Upgrade Project**

*Region North, Board District 6 (Kelly Gonez)*

The proposed project includes upgrades to the interior of approximately 64 classrooms utilized for instruction, special education, and support spaces. The scope may include, but is not limited to:

- Technology upgrades such as:
  - Installation of new interactive display boards.
  - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$10,618,588

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q1-2025 and be completed in Q2-2026.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
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**Exhibit A**  
**Scope, Budget, and Schedule for Four Classroom Upgrade Projects**

**4. Palms Middle School – Classroom Upgrade Project**

*Region West, Board District 1 (George McKenna)*

The proposed project includes upgrades to the interior of approximately 56 classrooms utilized for instruction, special education, and support spaces. The scope may include, but is not limited to:

- Technology upgrades such as:
  - Installation of new interactive display boards.
  - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$9,050,344

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q1-2025 and be completed in Q2-2026.



**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**31<sup>st</sup> District PTSA**Connie Yee (Alternate)**

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

**Vacant**

AARP

**Joseph P. Buchman – Legal Counsel**

Burke, Williams &amp; 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 2023-37****BOARD REPORT 111-23/24****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CLASSROOM UPGRADE PROJECTS 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 Classroom Upgrade Projects at Gompers Middle School, Los Angeles Academy Middle School, Palms Middle School, and Pacoima Middle School (Projects), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Exhibit A to Board Report No. 111-23/24; 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 to implement the proposed Projects; and

WHEREAS, The proposed Projects will provide upgrades to classrooms utilized for instruction, special education and school set-asides within permanent and relocatable buildings. Each classroom within a school site has unique conditions and will be surveyed to understand deficiencies needing to be addressed. Based on the individual need of each classroom, the scope may include upgrades to technology, electrical upgrades to support new classroom technology, white boards, tack boards, window blinds, paint, and security locks. The proposed Projects also include providing new classroom furniture, replacing damaged ceiling tiles, and other upgrades required to comply with local, state, and federal requirements; and

WHEREAS, The combined budget for the four proposed Classroom Upgrade Projects is \$36,535,026. The proposed Projects will be funded with Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses; and

**RESOLUTION 2023-37****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CLASSROOM UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully implement the Facilities SEP

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee (BOC) recommends that the Board define and approve four Classroom Upgrade Projects at Gompers Middle School, Los Angeles Academy Middle School, Palms Middle School, and Pacoima Middle School, and amend the Facilities SEP, accordingly, as described in Board Report No. 111-23/24, 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 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 November 2, 2023, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 2

/Margaret Fuentes/

Margaret Fuentes  
Chair

/Scott Pansky/

Scott Pansky  
Executive Committee Member