



Board of Education Report

File #: Rep-125-22/23, **Version:** 1

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

January 17, 2023

Facilities Services Division

Action Proposed:

Define and approve two 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 the two projects, as listed on Attachment A, is \$10,104,575.

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 this Board Report will replace the synthetic turf soccer field at the Juanita Tate Elementary School site and the deteriorated roof systems at Alain Leroy Locke College Preparatory Academy. Please see Attachment A for additional details.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on December 1, 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.

Expected Outcomes:

Staff anticipates that the Board of Education will define and approve two charter school facilities upgrade projects and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed projects to improve student health, safety and educational quality at District facilities currently occupied by charter schools.

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 building/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.

Budget Impact:

The total combined budget for the two projects is \$10,104,575. The projects 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 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:

The proposed projects continue Los Angeles Unified's ongoing efforts to undertake improvements at District facilities that help ensure approximately 2,097 students are provided with safe school environments that promote teaching and learning.

Equity Impact:

Not Applicable.

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 a proposed project scope will not sufficiently address the critical needs identified, the project scope, schedule and budget will be revised accordingly.

Attachments:

Attachment A - Two Charter School Facilities Upgrade Projects

Attachment B - BOC Resolution


Informatives:
Not Applicable.

Submitted:
11/18/22

RESPECTFULLY SUBMITTED,


ALBERTO M. CARVALHO
Superintendent

APPROVED BY:



PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:

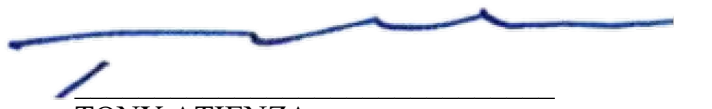

DEVORA NAVERA REED
General Counsel

☒ Approved as to form.

APPROVED BY:


MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:


TONY ATIENZA
Director, Budget Services and Financial Planning

☒ 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

Attachment A
Two Charter School Facilities Upgrade Projects

- 1. Juanita Tate Elementary School (Aspire Inskip Academy Charter, Aspire Juanita Tate Academy Elementary, and Aspire Slauson Academy Elementary) – Project to Replace Synthetic Turf Field**
 - *Board District 7 – Ortiz-Franklin*
 - *Project Background and Scope* – This project is to replace approximately 86,000 square feet of synthetic turf and infill on the soccer field.
 - *Project Budget* – \$5,576,296
 - *Project Schedule* – Construction is anticipated to begin in Q3 2024 and conclude in Q2 2025.

- 2. Alain Leroy Locke College Preparatory Academy (Green Dot Public Schools) – Project to Replace Roof Systems**
 - *Board District 7 – Ortiz-Franklin*
 - *Project Background and Scope* – This project is to replace approximately 222,940 square feet of deteriorated roofing on 35 buildings with new polyvinyl chloride (PVC) roofing and metal flashing. The scope of work also includes the installation of new gutters and downspouts and paint to match the affected areas.
 - *Project Budget* – \$4,528,279
 - *Project Schedule* – Construction is anticipated to begin in Q2 2024 and conclude in Q2 2025.

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 2022-53

BOARD REPORT 125-22/23

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO 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 two projects to 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 125-22/23 attached hereto, for a combined budget of \$10,104,575, as listed on Attachment A, 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 are developed under the School Upgrade Program (SUP) category of need, 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." 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 a charter school(s), input from charter school community, and development of an implementation plan by District staff; and

RESOLUTION 2022-53**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The project proposals contained in this Board Report will replace the synthetic turf soccer field at the Juanita Tate Elementary School site and the deteriorated roof systems at Alain Leroy Locke College Preparatory Academy; and

WHEREAS, The projects will be funded with Bond Program funds earmarked specifically for charter school facilities upgrades and expansions; and

WHEREAS, the Board's approval of the two charter facilities upgrade projects will authorize District Staff to proceed with the implementation of the proposed projects to improve student health, safety, and educational quality; 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, 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 two charter school facilities upgrade projects, with a combined budget of \$10,104,575, and amend the Facilities SEP to incorporate therein, as described in Board Report 125-22/23, 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 December 01, 2022, by the following vote:

AYES: 9

ABSTENTIONS: 1

NAYS: 0

ABSENCES: 5

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair