



## Board of Education Report

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**File #:** Rep-149-24/25, **Version:** 1

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### **Define and Approve Two 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**

**January 14, 2025**

**Facilities Services Division**

#### **Action Proposed:**

Define and approve two projects to provide critical replacements and upgrades of school building/site systems and components, as listed on Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for these proposed projects is \$6,366,108.

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 60 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, with more than \$80 billion of unfunded school facilities needs 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. Exhibit A includes a project to provide roofing replacement at Thomas A. Edison Middle School and a project to provide stormwater system replacement at Verdugo Hills High School.

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

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on December 12, 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 two 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, RR, and US. 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 two proposed projects is \$6,366,108 and 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 proposed project scopes, 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:**

Approval of the proposed projects enables the District to continue ongoing efforts to undertake facilities improvements that help ensure the approximately 2,000 current and future students attending these two 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 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 scope, schedule, and budget will be revised accordingly.

**Attachments:**

Exhibit A - Projects to Replace Failing Building/Site Systems and Components

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

**Informatives:**

None

**Submitted:**

11/26/24

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**

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ALBERTO M. CARVALHO  
Superintendent

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PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

**REVIEWED BY:**

**APPROVED BY:**

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DEVORA NAVERA REED  
General Counsel

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KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

\_\_\_ Approved as to form.

**REVIEWED BY:**

**PRESENTED BY:**

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NOLBERTO DELGADILLO  
Deputy Chief Financial Officer

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MARK K. CHO  
Deputy Director of Facilities  
Maintenance and Operations  
Facilities Services Division

\_\_\_ Approved as to budget impact statement.

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

**Exhibit A**  
**Projects to Replace Failing Building/Site Systems and Components**

**1. Thomas A. Edison Middle School Roofing Replacement Project**

- *Region South, Board District 7*
- *Project Scope:* This project replaces approximately 140,000 square feet of deteriorated roofing on 22 buildings, arcades, and the lunch pavilion. The project includes installation of new gutters and downspouts, roof vents, and paint to match the affected areas.
- *Project Budget:* \$5,802,037
- *Construction Schedule:* Construction is anticipated to begin in Q4-2025 and be completed by Q3-2026.

**2. Verdugo Hills High School Stormwater System Replacement Project**

- *Region North, Board District 6*
- *Project Scope:* This project reconfigures the stormwater system including replacing two catch basins and piping as well as installing approximately 432 cubic feet of slope remediation via concrete slurring under the shotcrete shell.
- *Project Budget:* \$564,071
- *Construction Schedule:* Construction is anticipated to begin in Q1-2026 and be completed by Q3-2026.

**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

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**RESOLUTION 2024-40****BOARD REPORT NO. 149-24/25****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO 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 (Board) define and approve two projects that provide critical replacements and upgrades (Projects) with a combined budget of \$6,366,108 as described in Board Report 149-24/25 attached hereto, 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, 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. 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; and

WHEREAS, The proposed Projects include providing roofing replacement at Thomas A. Edison Middle School and stormwater system replacement at Verdugo Hills High School; and

WHEREAS, 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

**RESOLUTION 2024-40**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO 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 has determined that the proposed Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, the Board of Education's approval of the proposed Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; 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 two projects that provide critical replacements and upgrades with a combined budget of \$6,366,108 and amend the Facilities SEP to incorporate therein, as described in Board Report 149-24/25, 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 December 12, 2024, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner  
Chair

/Robert Campbell/

Robert Campbell  
Vice-Chair



## **Critical Replacements and Upgrades of School Building/Site Systems and Components**

Bond Oversight Committee Meeting  
December 12, 2024



# Critical Replacements and Upgrades

Item	Board District	Region	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	7	South	Edison Middle School	Roofing Replacement	Q4-2025	Q3-2026	\$5,802,037
2	6	North	Verdugo Hills High School	Stormwater System Replacement	Q1-2026	Q3-2026	\$564,071
Total:							\$6,366,108

# Edison Middle School

## Roofing Replacement

*Project Scope:*

- Replace approximately 140,000 square feet of deteriorated roofing on 22 buildings, arcades, and the lunch pavilion
- Install new gutters and downspouts and roof vents

*Construction Schedule:* Q4-2025 to Q3-2026

*Project Budget:* \$5,802,037



Plans	0.4%
Construction	89%
Management	2.6%
Reserve	8%





# Verdugo Hills High School

## Stormwater System Replacement

### Project Scope:

- Replace two catch basins and piping
- Install approximately 432 cubic feet of slope remediation

Construction Schedule: Q1-2026 to Q3-2026

Project Budget: \$564,071



Site & Environmental	10%
Plans	9%
Construction	71%
Management	5%
Reserve	5%



**Questions?**