



Board of Education Report

File #: Rep-211-23/24, **Version:** 1

Approve the Definition of Three Classroom Replacement Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

March 12, 2024

Facilities Services Division

Action Proposed:

Approve the definition of three Classroom Replacement Projects at the Carson High School Complex, Clover Avenue Elementary School, and James Madison 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 \$312,214,453.

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:

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 for relocatable classroom replacements.

School sites with an enrollment of more than 400 students, an instructional program with a facilities space need for at least eight classrooms in permanent buildings, and at least four classrooms in relocatable buildings that are not certified by the Division of the State Architect (DSA) were identified. School sites with the most DSA uncertified classrooms and serving the most students across Los Angeles Unified's geographic Regions and Board Districts were prioritized for a proposed Project. Relocatable classroom replacement projects will reduce Los Angeles Unified's reliance on relocatable buildings, restore play space, increase green schoolyards, eliminate health and safety concerns, and/or reduce Maintenance and Operations costs.

The proposed Projects will provide new classrooms and support spaces in permanent buildings that support the student learning environment and enable Los Angeles Unified to remove relocatable buildings that are not certified by DSA. The proposed Projects also include upgrades to outdoor spaces to align with Los Angeles Unified's goal to have 30% green schoolyards, exterior painting of existing permanent buildings and structures to create a cohesive aesthetic across each campus, accessibility improvements, and other required code upgrades.

The development of each proposed Project considered site accessibility, safety, supervision, optimal site configuration and utilization, play space, enrollment projections, educational programs, and operational impacts during construction.

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The school sites are located in Board Districts 1 (George McKenna), 6 (Kelly Gonez), and 7 (Tanya Ortiz Franklin).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on February 29, 2024. 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 School District's ability to successfully complete the Facilities SEP.

Expected Outcomes:

Approval of the three proposed Classroom Replacement 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 new facilities, once completed, will provide facilities that support education programs and student academic 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 classroom replacement and associated campus upgrades being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. The proposed Projects support the 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 replacing existing relocatable buildings with new permanent buildings.

Budget Impact:

The combined budget for the three proposed Classroom Replacement Projects is \$312,214,453. 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 Replacement Projects, once completed, will help ensure approximately 4,080 students attending these three campuses are provided with safe, welcoming, and state-of-the-art learning environments

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that support student-centered and engaged learning. The classroom replacements 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:

The school sites were prioritized based on the number of relocatable buildings that are not certified by DSA and those serving the most students.

Issues and Analysis:

Staff will implement all opportunities to minimize construction impacts on school operations and existing education programs.

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 Three Classroom Replacement Projects

Exhibit B: BOC Resolution

Exhibit C: BOC Presentation

Informatives:

None

Submitted:

02/02/24

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RESPECTFULLY SUBMITTED,

APPROVED BY:


 ALBERTO M. CARVALHO
 Superintendent


 PEDRO SALCIDO
 Deputy Superintendent, Business Services and Operations

REVIEWED BY:

APPROVED BY:


 DEVORA NAVERA REED
 General Counsel



 KRISZTINA TOKES
 Chief Facilities Executive
 Facilities Services Division

☒ Approved as to form.

REVIEWED BY:

PRESENTED BY:


 NOLBERTO DELGADILLO
 Deputy Chief Business Officer, Finance


 AARON BRIDGEWATER
 Director of Facilities Planning & Development
 Facilities Services Division

☒ Approved as to budget impact statement.

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

**Exhibit A
Scope, Budget, and Schedule for Three Classroom Replacement Projects**

1. Carson High School Complex – Classroom Replacement Project

Region South, Board District 7 (Tanya Ortiz Franklin)

Project Background and Scope:

The Carson High School Complex (Complex) spans 29.23 acres and serves students in grades 9-12. The Complex is comprised of the following schools: Carson High STEAM School, Academies of Education and Empowerment, Academy of Medical Arts, Carson High School Musical Entertainment & Digital Arts Magnet, and Eagle Tree Continuation High School. As of the 2023-2024 Electronic Capacity Assessment Review (E-CAR), the Complex served approximately 2,350 students and the projected enrollment for planning purposes is approximately 2,280 students. Eagle Tree Continuation High School serves an additional 60 students annually. The Complex has 20 existing relocatable buildings, 19 of which are not certified by the Division of the State Architect (DSA), containing 37 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 30 classrooms, support and administrative spaces, and covered walkways.
- Replacement of the existing relocatable buildings at Eagle Tree Continuation High School.
- Replacement of the existing softball field impacted by the project development.
- Demolition and/or removal of 20 existing relocatable buildings containing 37 classrooms and associated support spaces.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- Requirements from the Americans with Disabilities Act (ADA), 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: \$145,644,050

Project Schedule: Construction activities are anticipated to begin in Q4-2027 and be completed in Q4-2030.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Three Classroom Replacement Projects

2. Clover Avenue Elementary School – Classroom Replacement Project
Region West, Board District 1 (Dr. George McKenna)

Project Background and Scope:

Clover Avenue Elementary School spans 7.75 acres and serves students in kindergarten through 5th grade. As of the 2023-2024 E-CAR, the school served 497 students and the projected enrollment for planning purposes is approximately 450 students. The school has 12 existing relocatable buildings containing 20 classrooms that are not certified by DSA.

The proposed project includes, but is not limited to:

- Construction of approximately 19 classrooms, support spaces, and covered walkways.
- Demolition and/or removal of 12 existing relocatable buildings containing 20 classrooms and associated support spaces, a permanent restroom building, a permanent storage building, and shade structures.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$105,819,442

Project Schedule: Construction activities are anticipated to begin in Q4-2027 and be completed in Q4-2030.

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

**Exhibit A
Scope, Budget, and Schedule for Three Classroom Replacement Projects**

3. James Madison Middle School – Classroom Replacement Project

Region North, Board District 6 (Kelly Gonez)

Project Background and Scope:

James Madison Middle School spans 19.37 acres and serves students in grades 6-8. The campus is comprised of the following schools and academies: James Madison Middle School; Computer Science and Engineering Design Magnet; Medical, Math and Science Magnet; School for Advanced Studies; and Discover Media Arts and Communication Academy. As of the 2023-2024 E-CAR, the campus served 1,234 students and the projected enrollment for planning purposes is approximately 1,200 students. The campus has 17 existing relocatable buildings, 14 of which are not certified by DSA, containing 28 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately nine classrooms, support spaces, and covered walkways.
- Demolition and/or removal of 17 relocatable buildings containing 28 classrooms and associated support spaces.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, new playground areas, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$60,750,961

Project Schedule: Construction activities are anticipated to begin in Q4-2027 and be completed in Q2-2030.

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
Dr. 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
Santa Ramirez (Alternate)
 Tenth 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 2024-06

BOARD REPORT 211-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CLASSROOM REPLACEMENT PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, Los Angeles Unified School District (Los Angeles Unified) Staff proposes that the Board of Education (Board) define and approve three Classroom Replacement Projects (Projects) at the Carson High School Complex, Clover Avenue Elementary School, and James Madison Middle School, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 211-23/24; and

WHEREAS, Los Angeles Unified 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, Relocatable classroom replacement projects have been prioritized within the School Upgrade Program (SUP) to reduce Los Angeles Unified's reliance on relocatable buildings, restore play space, increase green schoolyards, eliminate health and safety concerns, and/or reduce Maintenance and Operations costs; and

WHEREAS, The combined project budget for the three proposed Projects is \$312,214,453. The proposed Projects will be funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school campuses; and

WHEREAS, The school sites were prioritized based on the campuses with the largest number of relocatable classrooms that are not certified by the Division of the State Architect (DSA) and those serving the most students; and

RESOLUTION 2024-06**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CLASSROOM REPLACEMENT PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The three proposed Projects will provide new classrooms and support spaces in permanent buildings that improve the student learning environment and enable Los Angeles Unified to remove relocatable buildings that are not certified by the DSA. The proposed Projects also include upgrades to outdoor spaces to align with Los Angeles Unified's goal to have 30% green schoolyards, exterior painting of existing permanent buildings and structures to create a cohesive aesthetic across each campus, accessibility improvements, and other required code upgrades; and

WHEREAS, The development of each proposed project considered site accessibility, safety, supervision, optimal site configuration and utilization, play space, enrollment projections, educational programs, and operational impacts during construction; and

WHEREAS, the District Office of General Counsel has reviewed the proposed Projects and determined that it may proceed to the Bond Oversight Committee for its consideration for recommendation to the Board of Education; and

WHEREAS, Los Angeles Unified 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 Citizens' Bond Oversight Committee recommends that the Board of Education adopt District staff's proposal to amend the FSD SEP to approve project definitions for three Classroom Replacement Projects at the Carson High School Complex, Clover Avenue Elementary School, and James Madison Middle School, as defined in Board Report 211-23/24, 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 School District Board of Education and posted on the Oversight Committee'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 February 29, 2024, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair

Classroom Replacement Projects

Bond Oversight Committee
Meeting

February 29, 2024



Background

- August 2021 – Facilities School Upgrade Program was approved, which included \$720 Million for Relocatable Classroom Replacement Projects
- Projects will replace existing relocatable buildings with new permanent buildings based on the capacity needs



Prioritization Methodology

1. Establish an Eligibility List – 69 school sites

- Minimum Qualifying Requirements per School Site:
 - Enrollment of more than 400 students
 - At least 8 classrooms are needed to meet the school's capacity demands in permanent buildings
 - At least 4 classrooms in relocatable buildings that are not certified by DSA
- Sustainable Schools
- No major investments in new/upgraded classrooms

2. Establish a Priority List

- Prioritize school sites with the most DSA uncertified classrooms and serving the most students
- Rank school sites by Region and at least one project per Board District

Priority School Sites

| School Site | Region | Board District | Enrollment (2023–2024) |
|-----------------------------------|--------|----------------|------------------------|
| Bell High School | East | 5 | 2,269 |
| Carson High School Complex | South | 7 | 2,354* |
| Clover Avenue Elementary School | West | 1 | 497 |
| Leo Politi Elementary School | West | 2 | 556 |
| Limerick Avenue Elementary School | North | 3 | 646 |
| James Madison Middle School | North | 6 | 1,234 |
| Third Street Elementary School | West | 4 | 693 |

~165 new classrooms to replace DSA uncertified classrooms
~8,250 students positively impacted

**Eagle Tree Continuation High School is not included in the total enrollment, which currently serves an additional 30–90 students annually.*

Scoping Tenets

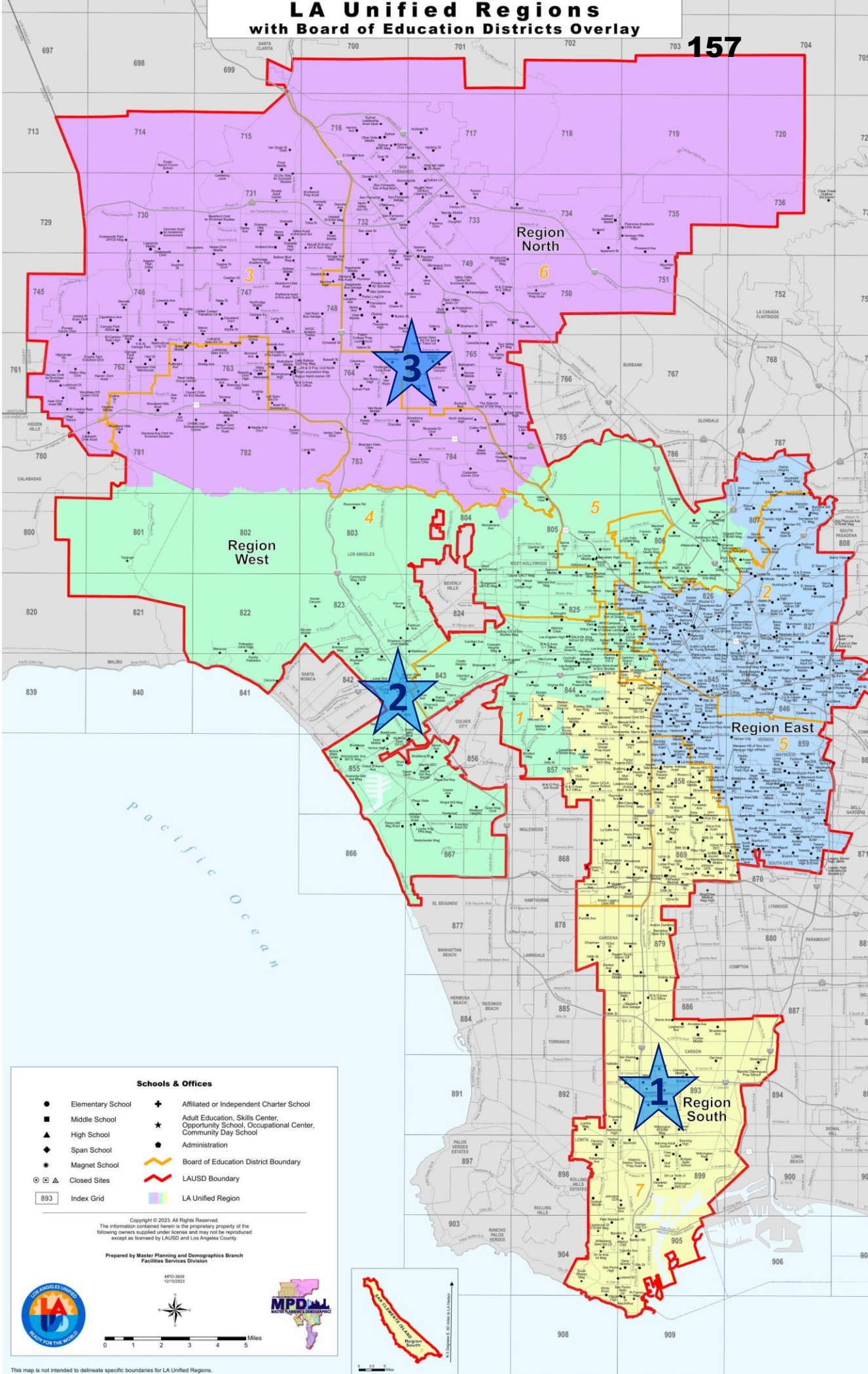
- Remove relocatable buildings and replace the capacity needed in new permanent buildings
- Remove all classrooms in relocatable buildings that are not DSA certified
- Upgrade outdoor spaces to align with the District's goal to have 30% green schoolyards
- Accessibility improvements (as necessary per DSA requirements)
- Paint exterior of existing permanent buildings



Credit: TSK Architect/davisREED and Hongjoo Kim

Project Location Map

- 1. **Carson High School Complex**
Region South
Board District 7
- 2. **Clover Avenue Elementary School**
Region West
Board District 1
- 3. **James Madison Middle School**
Region North
Board District 6



Carson High School Complex* Classroom Replacement

REGION SOUTH

BOARD DISTRICT 7

BOARD MEMBER TANYA ORTIZ FRANKLIN

Project Scope

- Construction of approximately 30 classrooms, support and administrative spaces, and covered walkways.
- Replacement of the existing relocatable buildings at Eagle Tree Continuation High School.
- Replacement of the existing softball field impacted by the project development.
- Demolition and/or removal of 20 existing relocatable buildings containing 37 classrooms and associated support spaces.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- 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

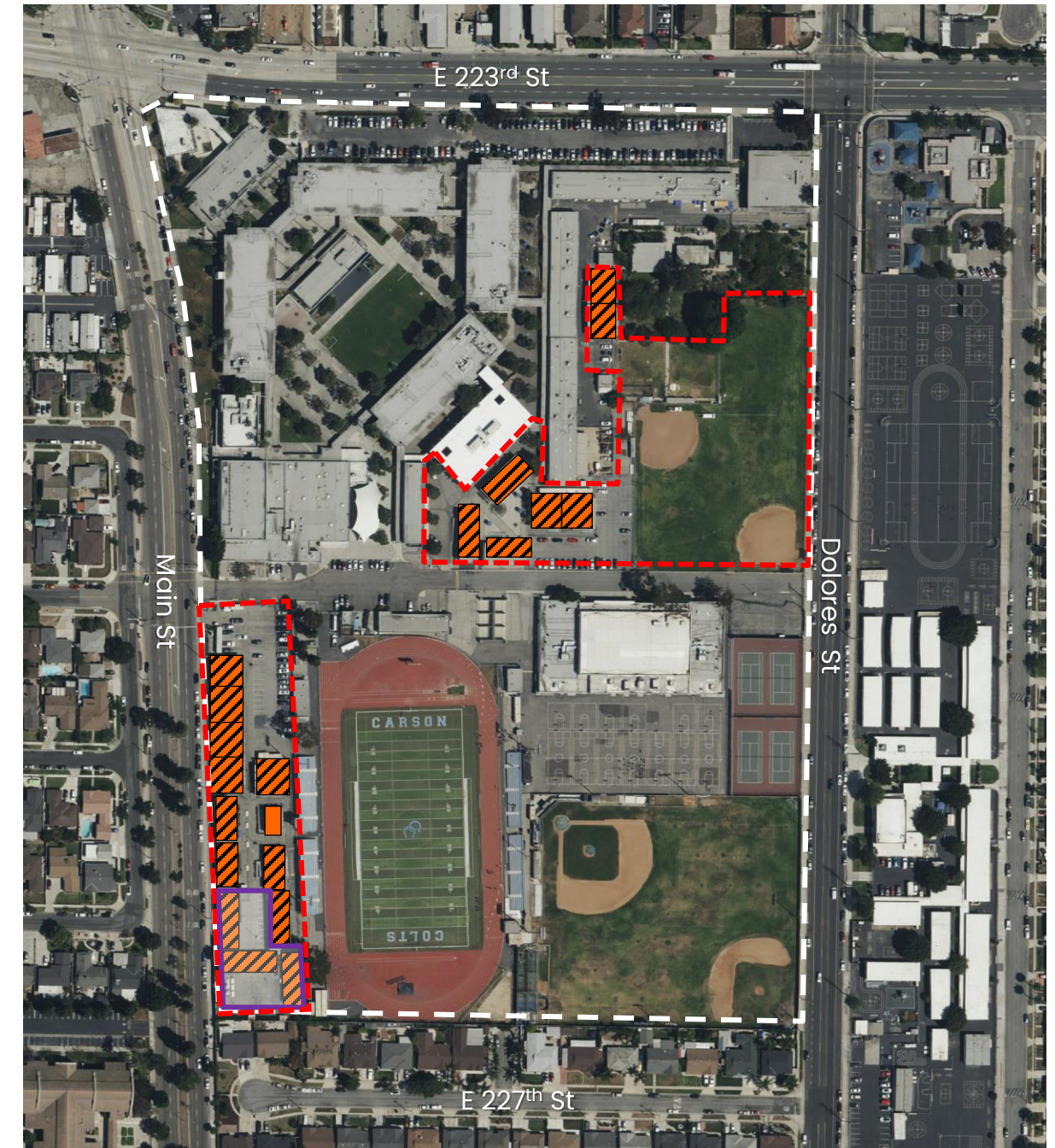
\$145,644,050

Anticipated Construction Schedule

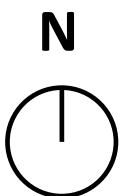
Start: Q4-2027

Completion: Q4-2030

**Carson High School Complex includes the following schools: Carson High STEAM School, Carson High School Musical Entertainment and Digital Arts Magnet, Academies of Education and Empowerment, Academy of Medical Arts, and Eagle Tree Continuation High School*



- Development Zone
- Relocatable Building to be Removed
- Relocatable Building to Remain
- DSA Uncertified
- Permanent Building to be Removed
- Eagle Tree Continuation High School



Clover Avenue Elementary School Classroom Replacement

REGION WEST

BOARD DISTRICT 1

BOARD MEMBER DR. GEORGE MCKENNA

Project Scope

- Construction of approximately 19 classrooms, support spaces, and covered walkways.
- Demolition and/or removal of 12 existing relocatable buildings containing 20 classrooms and associated support spaces, a permanent restroom building, a permanent storage building, and shade structures.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, new playground areas, a Kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- 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.

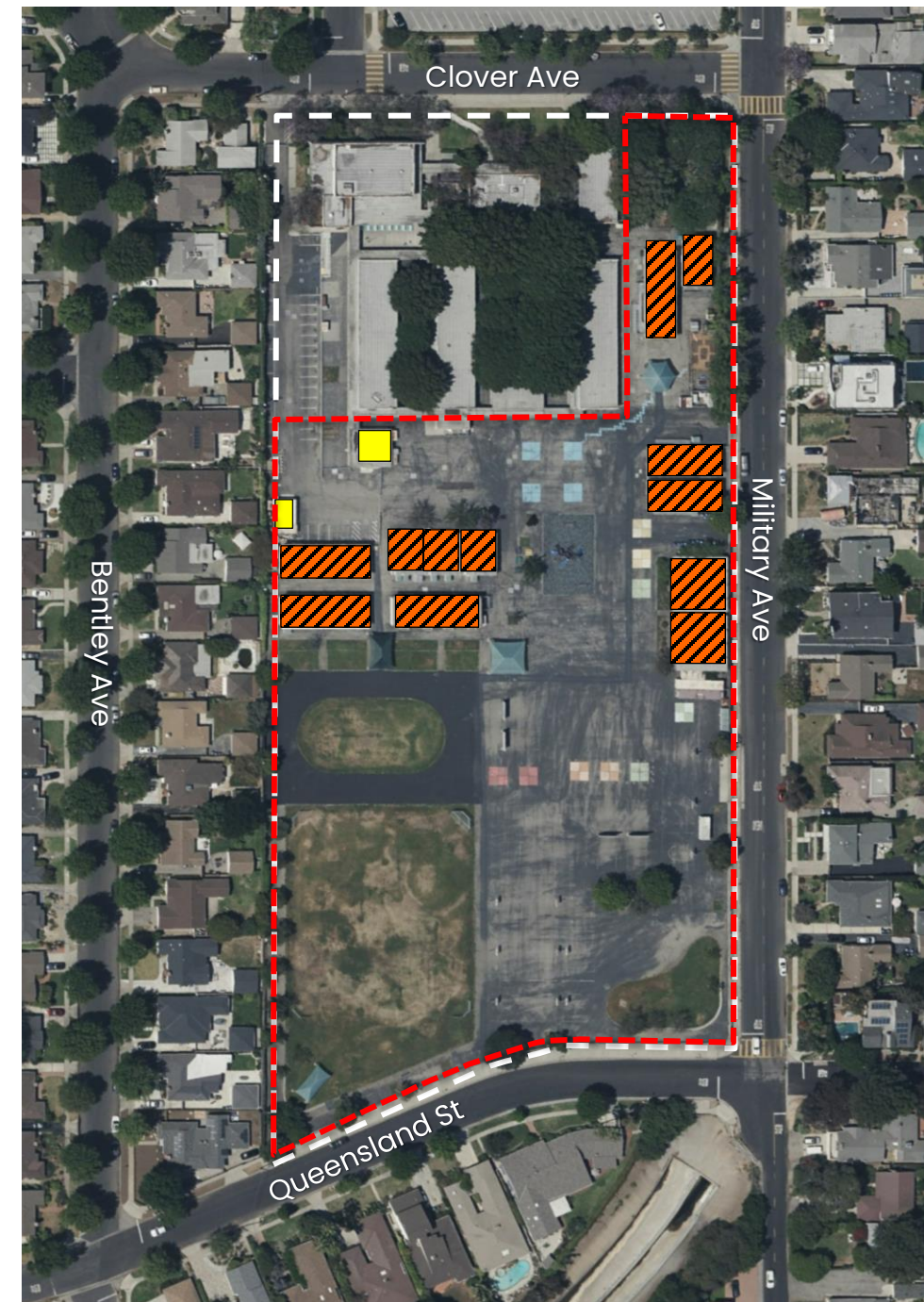
Project Budget

\$105,819,442

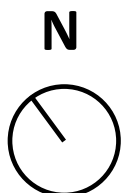
Anticipated Construction Schedule

Start: Q4-2027

Completion: Q4-2030



- Development Zone
- Relocatable Building to be Removed
- Relocatable Building to Remain
- DSA Uncertified
- Permanent Building to be Removed



James Madison Middle School Classroom Replacement

REGION NORTH

BOARD DISTRICT 6

BOARD MEMBER KELLY GONEZ

Project Scope

- Construction of approximately 9 classrooms, support spaces, and covered walkways.
- Demolition and/or removal of 17 relocatable buildings containing 28 classrooms and associated support spaces.
- Improvements necessary to meet the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, new playground areas, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
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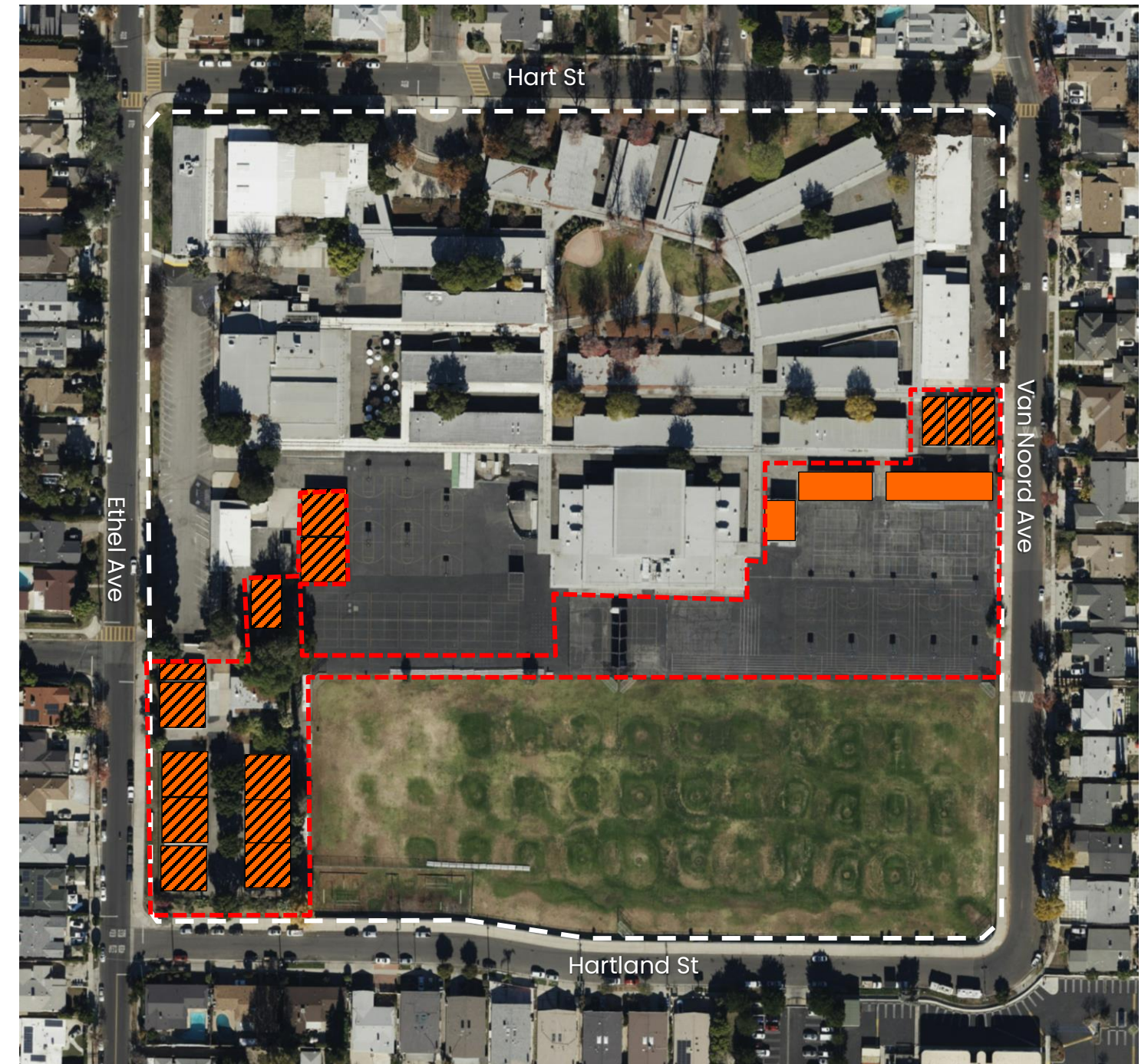
Project Budget

\$60,750,961

Anticipated Construction Schedule

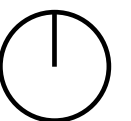
Start: Q4-2027

Completion: Q2-2030



- Development Zone
- Relocatable Building to be Removed
- Relocatable Building to Remain
- DSA Uncertified
- Permanent Building to be Removed

N



Questions?



Credit: John Friedman Alice Kimm Architects and Geronimo Concrete, Inc.



Credit: GGA+ and Kemp Bros. Construction, Inc.