



Board of Education Report

File #: Rep-214-23/24, **Version:** 1

Define and Approve Three Athletic Facilities Upgrade 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 projects to upgrade athletic facilities at Fulton College Preparatory School, Monroe High School, and Westchester Enriched Sciences Magnets (Projects) as described in Exhibit A and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the three proposed Projects is \$14,496,735.

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 help guide the identification of sites and development of project proposals.

Pursuant to the Board Resolution, Modernization, Upgrade and Development of High School Athletic Facilities, adopted on June 22, 2021, funding has been prioritized within the SUP to modernize, upgrade, or develop new high school athletic facilities in each Board District. Projects to upgrade high school athletic facilities within each Board District fall under the SUP category of need for School Upgrades and Reconfigurations to Support Wellness, Health, Athletics, Learning, and Efficiency. Funds are allocated for each Board District based on each Board District's proportionate share of high school enrollment and number of sports teams. Proposed Projects are identified by Board offices in consultation with stakeholders and developed by Facilities staff.

The proposed athletic facilities upgrades will support each school's physical education and athletic programs and allow schools to practice for and/or host athletic events which contributes to student athletic achievement, school pride, and a positive school culture.

The proposed Projects are located in Board Districts 4 (Nick Melvoin) and 6 (Kelly Gonez).

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 the successful implementation of the Facilities SEP.

Expected Outcomes:

Define and approve the proposed Projects and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed Projects and expenditure of Bond Program funds.

The upgraded athletic facilities, once completed, will provide modern high-performance athletic facilities that support physical education programs, student athletic achievement, and athletic programs. 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:

Approval will allow staff to further develop, design, and construct the proposed athletic facilities upgrades.

If staff's proposal is not approved, the proposed improvements will not commence, and the schools will continue to operate without upgraded athletic facilities and/or continue to use athletic facilities that are deteriorating and do not comply with current standards.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. The proposal supports the implementation of the Modernization, Upgrade and Development of High School Athletic Facilities Board Resolution. 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 athletic facilities at schools.

Budget Impact:

The combined project budget for the three athletic facilities upgrade projects is \$14,496,735. The proposed Projects will be funded with Bond Program funds earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency, and more specifically from the amounts allocated for upgrades to athletic facilities in Board Districts 4 and 6.

The Project budgets were prepared based on the current information known, and assumptions about each proposed Project's 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 Projects, once completed, will provide new and improved athletic facilities that support physical education programs, student athletic achievement, and athletic programs to benefit approximately 4,000 students. The athletic facilities upgrades will also allow schools to practice for and/or host games and other school community events, which builds school pride and enhances opportunities to create a positive school culture.

Equity Impact:

Funds are allocated for each Board District based on each Board District's proportionate share of high school enrollment and number of sports teams.

Issues and Analysis:

Staff will implement all opportunities to minimize construction impacts on school operations and existing athletic programs. As necessary, the temporary use of local parks, neighboring school athletic facilities, and other opportunities will be utilized to reduce impacts to the existing athletic 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 Three Athletic Facilities Upgrade Projects

Exhibit B: BOC Resolution

Exhibit C: BOC Presentation

Informatives:

None

Submitted:

02/06/24

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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 Business Officer, Finance

☒ Approved as to budget impact statement.

PRESENTED BY:


AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

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

Exhibit A

Scope, Budget, and Schedule for Three Athletic Facilities Upgrade Projects

1. Fulton College Preparatory School – New Football Scoreboard

Region North, Board District 6 (Kelly Gonez)

The project includes, but is not limited to:

- The design and construction of a new football field scoreboard complete with electrical connection to adjacent building.
- 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 regulations.

Project Budget: \$438,197

Project Schedule: Construction is anticipated to begin in Q1-2025 and be completed in Q3-2025.

2. Monroe High School – Physical Education Building & Natural Track Upgrades

Region North, Board District 6 (Kelly Gonez)

The project includes, but is not limited to:

- Upgrades to the Physical Education Building including:
 - Removal and replacement of telescoping bleachers, scoreboard, light fixtures, and acoustical wall tiles in the competition gym.
 - Painting the competition gym, practice gym, and lobby and concession areas.
 - Removal and replacement of flooring in the lobby and concession areas.
 - Removal and replacement of concessions casework.
- Resurfacing the existing decomposed granite track with new compacted decomposed granite surfacing.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal regulations.

Project Budget: \$4,900,084

Project Schedule: Construction is anticipated to begin in Q3-2026 and be completed in Q3-2027.

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

Exhibit A

Scope, Budget, and Schedule for Three Athletic Facilities Upgrade Projects

3. Westchester Enriched Sciences Magnets – Field Upgrades with Natural Turf & Synthetic Track

Region West, Board District 4 (Nick Melvoin)

The project includes, but is not limited to:

- The design and construction of a new synthetic track, reseed of existing natural turf football field, irrigation and drainage, fencing and gates, batting cage relocation, scoreboard and goal posts.
- Associated landscape, hardscape, and infrastructure upgrades.
- Demolition and removal of the existing decomposed granite track, batting cage, scoreboard and goal posts.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal regulations.

Project Budget: \$9,158,454

Project Schedule: Construction is anticipated to begin in Q4-2025 and be completed in Q2-2027.

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 2024-08

BOARD REPORT 214-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE ATHLETIC FACILITIES UPGRADE 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 projects to upgrade athletic facilities at Fulton College Preparatory School, Monroe High School, and Westchester Enriched Sciences Magnets (Projects), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 214-23/24; 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, Pursuant to the Board Resolution, Modernization, Upgrade and Development of High School Athletic Facilities, adopted on June 22, 2021, funding has been prioritized within the School Upgrade Program to modernize, upgrade, or develop new high school athletic facilities in each Board District. Projects to upgrade high school athletic facilities will be undertaken within each Board District with funding earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency and more specifically upgrading athletic facilities. Funds are allocated for each Board District based on each Board District's proportionate share of high school enrollment and number of sports teams. Proposed projects are identified by Board offices in consultation with stakeholders and developed by Facilities staff; and

WHEREAS, The proposed upgrades will provide new and improved athletic facilities that support each school's physical education program, student athletic achievement, and athletic programs. The athletic facilities upgrades

RESOLUTION 2024-08**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE ATHLETIC FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

will also allow schools to practice for and/or host games and other school community events, which builds school pride and enhances opportunities to create a positive school culture; and

WHEREAS, The combined project budget for the three athletic facilities upgrade projects is \$14,496,735. The proposed Projects will be funded with Bond Program funds earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency, and more specifically from the amounts allocated for upgrades to athletic facilities in Board Districts 4 and 6; and

WHEREAS, The District Office of General Counsel has reviewed the proposed Project 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 Bond Citizens' Oversight Committee (BOC) recommends that the Board define and approve three projects to upgrade athletic facilities at Fulton College Preparatory School, Monroe High School, and Westchester Enriched Sciences Magnets, and amend the Facilities SEP, accordingly, as described in Board Report No. 214-23/24, 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 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

Athletic Facilities Upgrade Projects

Bond Oversight Committee Meeting

February 29, 2024



Fulton College Preparatory School



Monroe High School



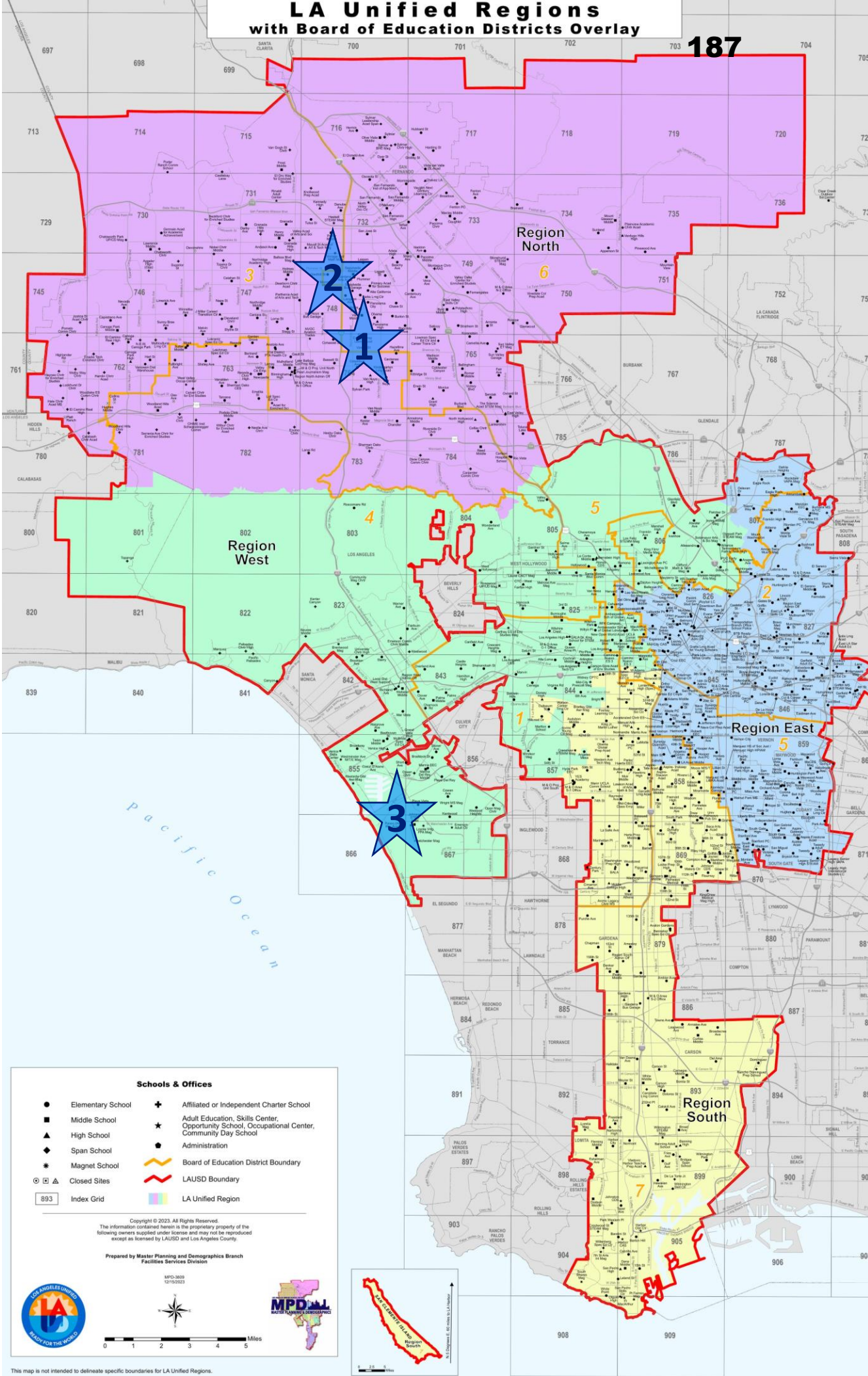
Westchester Enriched Sciences Magnets

Prioritization Methodology

- The updated School Upgrade Program (SUP) framework and the Measure RR Implementation Plan, which will help guide the identification of sites and development of project proposals, reflect the goals of and priorities for Measure RR.
- The need for athletic amenities were identified as a high priority for attracting and retaining high school students.
- Pursuant to the Board Resolution, Modernization, Upgrade and Development of High School Athletic Facilities, adopted on June 22, 2021, funding has been prioritized within the SUP to modernize, upgrade, or develop new high school athletic facilities in each Board District.
- Projects to upgrade high school athletic facilities will be undertaken within each Board District with funding earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency and more specifically upgrading athletic facilities.
- Funds are allocated for each Board District based on each Board District's proportionate share of high school enrollment and number of sports teams.
- Proposed projects are identified by Board offices in consultation with stakeholders and developed by Facilities staff.

Project Location Map

- 1. **Fulton College Preparatory School**
Board District 6
- 2. **Monroe High School**
Board District 6
- 3. **Westchester Enriched Sciences Magnets**
Board District 4



Fulton College Preparatory School – New Football Scoreboard¹⁸⁸

REGION – NORTH BOARD DISTRICT – 6 BOARD MEMBER – KELLY GONEZ

Project Scope

Site Improvements

- New football field scoreboard complete with electrical connection to adjacent existing building
- Other improvements to ensure compliance with local, state and federal requirements

Project Budget

\$438,197

Anticipated Construction Schedule

Start: Q1-2025 Completion: Q3-2025



 Development Zone

Monroe HS – Physical Education Building & Natural Track Upgrades¹⁸⁹

REGION – NORTH BOARD DISTRICT – 6 BOARD MEMBER – KELLY GONEZ

Project Scope

Physical Education Building Improvements

- Removal and replacement of telescoping bleachers, scoreboard, light fixtures, and acoustical wall tiles in the competition gym
- Painting the competition gym, practice gym, and lobby and concession areas
- Removal and replacement of flooring in the lobby and concession areas
- Removal and replacement of concessions casework

Site Improvements

- Resurfacing the existing decomposed granite track with new compacted decomposed granite surfacing
- Other improvements to ensure compliance with local, state and federal requirements

Project Budget

\$4,900,084

Anticipated Construction Schedule

Start Q3 2026 Completion Q3 -2027



 Development Zone

Westchester Enriched Sciences Magnets – Field Upgrades with Natural Turf & Synthetic Track¹⁹⁰

REGION – WEST BOARD DISTRICT – 4 BOARD MEMBER – NICK MELVOIN

Project Scope

- The design and construction of a new synthetic track, replace irrigation, replace & reseed existing natural turf football field, install drainage, fencing and gates, batting cage relocation, scoreboard and goal posts.
- Associated landscape, hardscape, and infrastructure upgrades.
- Demolition and removal of the existing decomposed granite track, batting cage, score board and goal posts.
- 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 regulations.

Project Budget

\$9,158,454

Anticipated Construction Schedule

Start: Q4-2025 Completion: Q2-2027



 Development Zone

Questions ?