



## Board of Education Report

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**File #:** Rep-252-23/24, **Version:** 1

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### **Define and Approve Three Early Education Center Outdoor Classroom and Campus Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**May 7, 2024**

**Facilities Services Division and Early Childhood Education Division**

#### **Action Proposed:**

Define and approve three Early Education Center (EEC) Outdoor Classroom and Campus Upgrade Projects (Projects) at the following schools and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the proposed Projects, as described in Exhibit A, is \$21,402,233.

1. Dayton Heights EEC
2. Sylvan Park EEC
3. Westminster Avenue EEC

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 Los Angeles Unified School District (Los Angeles Unified or District) School Upgrade Program includes a spending target entitled "Early Childhood Education Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP.

The proposed Projects will create dynamic, nature-based outdoor learning spaces to enable the District's youngest learners to acquire a deep, intuitive understanding of the natural world through hands-on experiences. Each outdoor classroom may include a number of learning stations with the following components:

- Music and movement
- Climbing and balance
- Messy materials
- Nature art
- Water play
- Sand play
- Garden
- Dirt digging
- Building materials

The proposed Projects will provide outdoor classrooms by dividing the existing playground areas into distinct activity areas with paving, new playground matting and equipment, and landscaping. Campus upgrades include new heating, ventilation, and air-conditioning units, new roofing, exterior painting of buildings and structures,

and fire alarm system and utilities upgrades. The scope of work includes Americans with Disabilities Act accessibility upgrades, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on April 25, 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's ability to successfully implement the Facilities SEP.

**Expected Outcomes:**

Staff anticipates the Board of Education will define and approve the proposed Projects, as described in Exhibit A, and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed Projects.

**Board Options and Consequences:**

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to implement the proposed Projects. If the proposal is not approved, Bond Program funds will not be expended, access to nature-based green space will remain limited, and early education facilities needs will remain unaddressed.

**Policy Implications:**

This action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by providing capital improvements at schools.

**Budget Impact:**

The total combined budget for the proposed Projects is \$21,402,233. The proposed Projects will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions.

Each project budget was prepared based on the current information known and assumptions about the proposed 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 proposed Project.

**Student Impact:**

The proposed Projects will establish nurturing, nature-based outdoor spaces that support whole-child development and learning, as well as address early education facilities needs that are necessary to improve student health, safety, and educational quality to benefit approximately 1,000 students.

Expected developmental outcomes include enhanced imaginative play, increased physical and mental well-being, and environmental stewardship. These outdoor classrooms will encourage and support community, student, and parent engagement through the creation of partnerships that help establish and maintain the newly developed garden spaces. These spaces can also reduce stress for staff, families, and children. Children and their parents will be able to connect with the natural world as a regular part of their healthy growth and development in the areas that lack parks and green environments.

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**Equity Impact:**

The proposed Projects were identified by the Early Childhood Education Division (ECED) in consultation with Regions and school site administrators. Sites were selected based upon each center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics.

**Issues and Analysis:**

Staff's proposal supports ECED's commitment to providing a quality early education experience that will prepare students for success in school and life, while valuing and respecting the needs, languages, and cultures of all students, families, staff, and respective communities.

The Office of Environmental Health and Safety will evaluate the Project proposals in accordance with the California Environmental Quality Act to ensure compliance. If through the planning and design process, it is determined that the proposed Project scopes will not sufficiently address the facilities needs identified, the Project scope, schedule, and budget will be revised accordingly.

**Attachments:**

Exhibit A - Three Early Education Center Outdoor Classroom and Campus Upgrade Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

**Informatives:**

None

**Submitted:**

03/25/24

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RESPECTFULLY SUBMITTED,



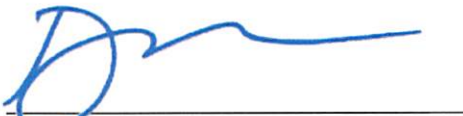
ALBERTO M. CARVALHO  
Superintendent

APPROVED BY:



PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

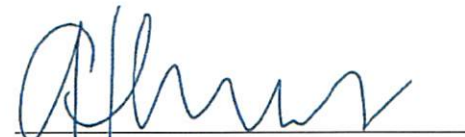
REVIEWED BY:



DEVORA NAVERA REED  
General Counsel

☒ Approved as to form.

APPROVED BY:



KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

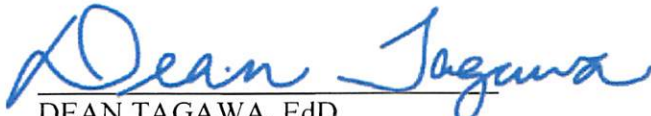
REVIEWED BY:



NOLBERTO DELGADILLO  
Deputy Chief Business Officer, Finance

☒ Approved as to budget impact statement.

APPROVED BY:



DEAN TAGAWA, EdD  
Executive Director  
Early Childhood Education Division

PRESENTED BY:



GREG GARCIA  
Acting Director of Facilities Maintenance and Operations  
Facilities Services Division

**1. Dayton Heights Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Region West, Board District 2 – Dr. Rocio Rivas*
- *Project Scope* – The project provides an outdoor classroom by dividing the existing playground area into distinct activity areas with paving, new playground matting and equipment, and landscaping. The project will also provide new heating, ventilation, and air conditioning (HVAC) units, roofing, exterior painting of the Children’s Center Building and lunch shelter, and necessary upgrades to the fire alarm system and utilities. Americans with Disabilities Act (ADA) upgrades include accessible path of travel, parking area, doors and signage, and restrooms.
- *Project Budget:* \$7,286,028
- *Construction Schedule:* Q2 2026 – Q3 2027

**2. Sylvan Park Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Region North, Board District 3 – Scott Schmerelson*
- *Project Scope* – The project provides an outdoor classroom by dividing the existing playground area into distinct activity areas with paving, new playground matting and equipment, and landscaping. The project will also provide new HVAC units, roofing, exterior painting of the Children’s Center and Modular Classroom Buildings, and necessary upgrades to the fire alarm system and utilities. ADA upgrades include accessible path of travel, parking area, doors and signage, restrooms, and a drinking water station.
- *Project Budget:* \$6,101,559
- *Construction Schedule:* Q2 2026 – Q4 2027

**3. Westminster Avenue Early Education Center Outdoor Classroom and Campus Upgrade Project**

- *Region West, Board District 4 – Nick Melvoin*
- *Project Scope* – The project provides an outdoor classroom by dividing the existing playground area into distinct activity areas with paving, new playground matting and equipment, and landscaping. The project will also provide new HVAC units, roofing, exterior painting of the Children’s Center and Modular Classroom Building, and necessary upgrades to the fire alarm system and utilities. ADA upgrades include accessible path of travel, parking area, doors and signage, restrooms, and drinking water stations.
- *Project Budget:* \$8,014,646
- *Construction Schedule:* Q2 2026 – Q3 2027

**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

**Brian Mello**

Assoc. General Contractors of CA

**Dr. Clarence Montecarlo**

Tenth District PTSA

**William O. Ross IV**31<sup>st</sup> District PTSA**Santa Ramirez (Alternate)**

Tenth District PTSA

**Connie Yee (Alternate)**

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

**Vacant**

AARP

**Vacant**

L.A. City Mayor's Office

**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 2024-14****BOARD REPORT NO. 252-23/24****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes the Board of Education (Board) define and approve three Early Education Center (EEC) Outdoor Classroom and Campus Upgrade Projects (Projects) at Dayton Heights EEC, Sylvan Park EEC, and Westminster Avenue EEC, as described in Board Report No. 252-23/24, 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 to implement the proposed Projects, including budget modifications and the purchase of equipment and materials; and

WHEREAS, The School Upgrade Program includes a spending target entitled "Early Childhood Education Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, The proposed Projects will provide outdoor classrooms by dividing the existing playground areas into distinct activity areas with paving, new playground matting and equipment, and landscaping. Campus upgrades include new heating, ventilation, and air-conditioning units, new roofing, exterior painting of buildings and structures, and fire alarm system and utilities upgrades. The scope of work includes Americans with Disabilities Act (ADA) accessibility upgrades, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements; and

**RESOLUTION 2024-14****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The proposed projects were identified by the Early Childhood Education Division in consultation with Regions and school site administrators. Sites were selected based upon each center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics; and

WHEREAS, The total combined budget for the proposed Projects is \$21,402,233. The projects will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions; and

WHEREAS, The District Office of General Counsel has reviewed the proposed Projects and determined that they may proceed to the Bond Oversight Committee 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 School Construction Bond Citizens' Oversight Committee recommends that the Board of Education define and approve three EEC Outdoor Classroom and Campus Upgrade Projects, with a combined budget of \$21,402,233, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 252-23/24, 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. 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 April 25, 2024, by the following vote:

AYES: 10

ABSTENTIONS: 2

NAYS: 0

ABSENCES: 1

/Margaret Fuentes/

Margaret Fuentes  
Chair

/Michael Hamner/

D. Michael Hamner  
Vice-Chair



## **Early Childhood Education Projects**

Bond Oversight Committee Meeting  
April 25, 2024



# Early Childhood Education

## Outdoor Classroom and Campus Upgrades

The scope of work includes:

- Outdoor classroom activity areas
- Paving
- Landscaping
- Playground matting & equipment
- Heating, ventilation, and air conditioning (HVAC) units
- Roofing
- Exterior painting of buildings & structures
- Fire alarm system upgrades
- Utilities upgrades

Item	Board District	Region	School	Project Budget	Anticipated Construction Start	Anticipated Construction Completion
1	2	W	Dayton Heights EEC	\$ 7,286,028	Q2-2026	Q3-2027
2	3	N	Sylvan Park EEC	\$ 6,101,559	Q2-2026	Q4-2027
3	4	W	Westminster EEC	\$ 8,014,646	Q2-2026	Q3-2027
Total: \$ 21,402,233						

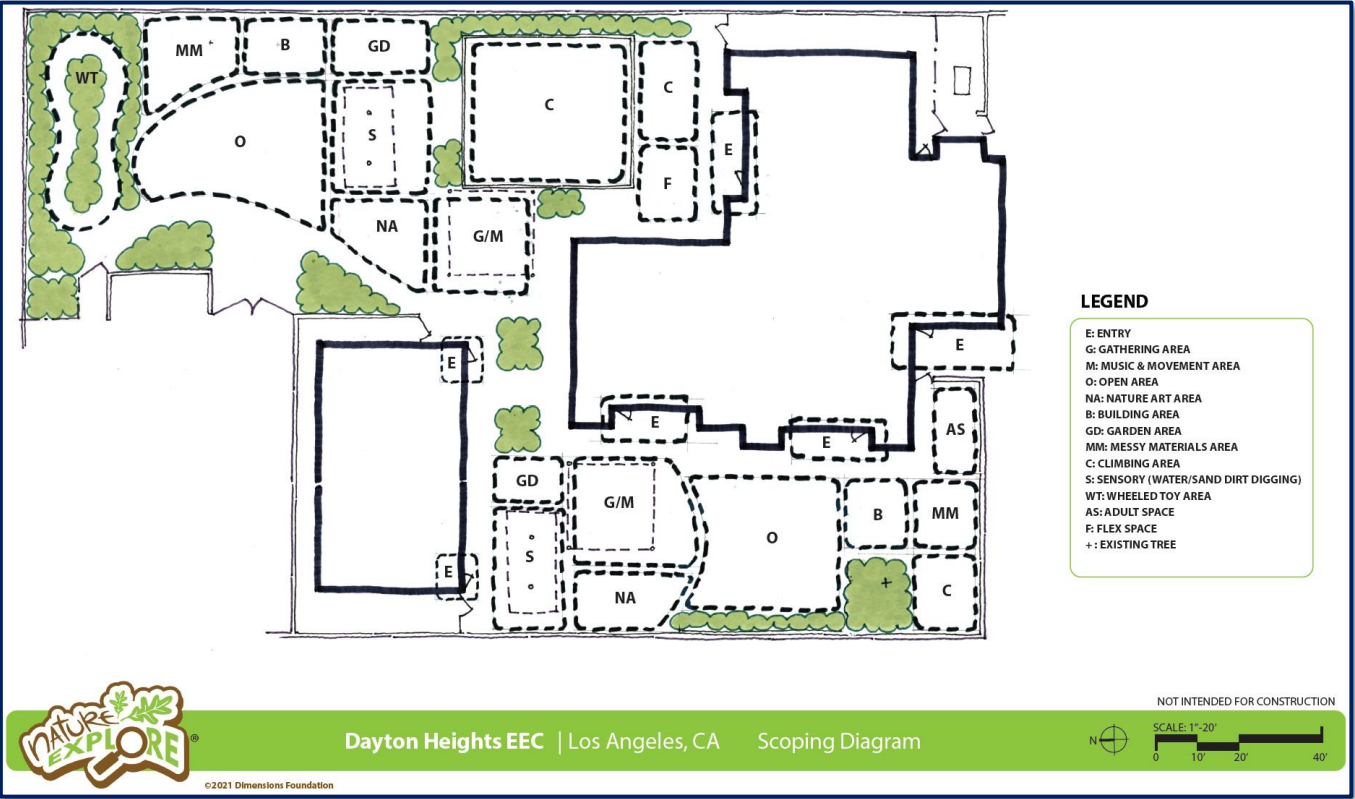
# Dayton Heights EEC

Construction Schedule: Q2 2026 – Q3 2027

Board District: 2, Region: West

Project Budget: \$7,286,028

Pre-Construction	Construction	Project Management	Project Reserve
14%	74%	6%	7%



Concept – Subject to Change



Site Aerial View

# Sylvan Park EEC

Construction Schedule: Q2 2026 – Q4 2027  
Board District: 3, Region: North

Project Budget: \$6,101,559

Pre-Construction	Construction	Project Management	Project Reserve
13%	75%	6%	7%



Concept – Subject to Change



Site Aerial View



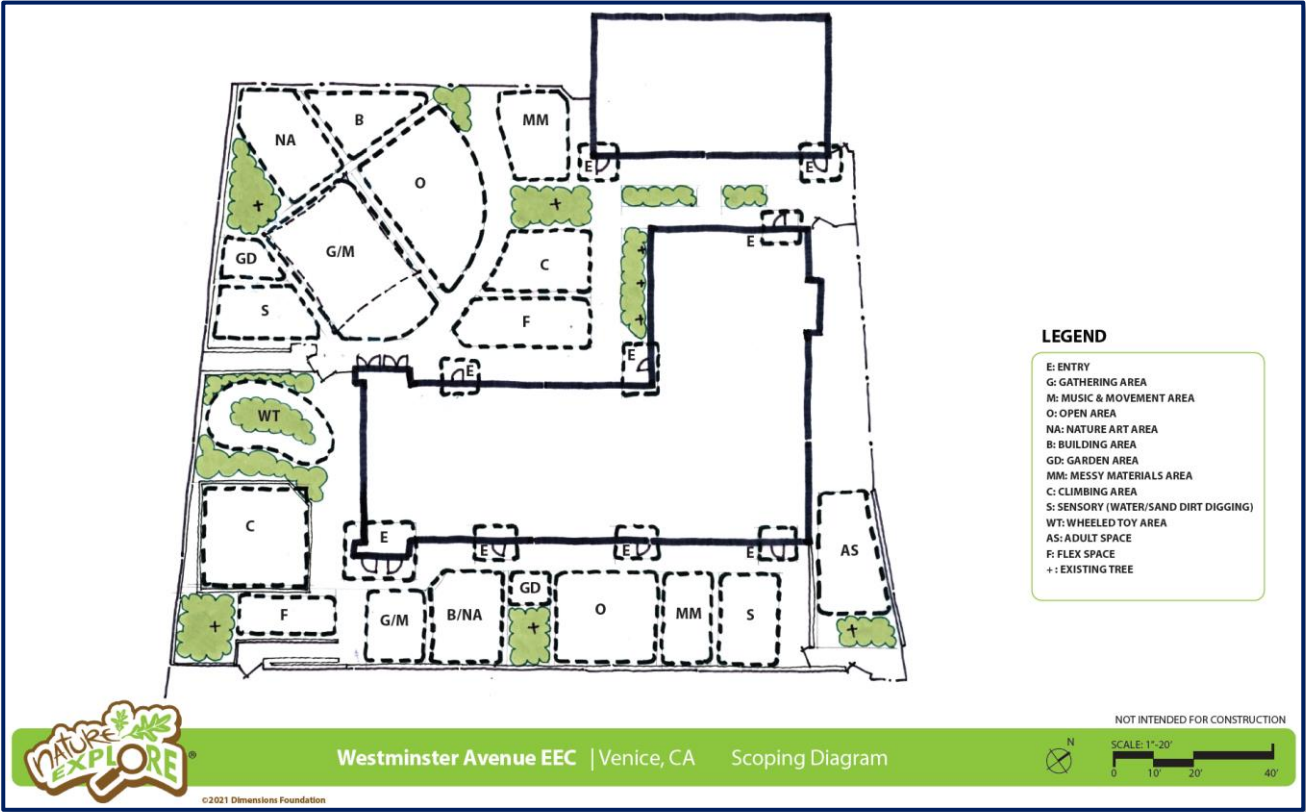
# Westminster EEC

Construction Schedule: Q2 2026 – Q3 2027

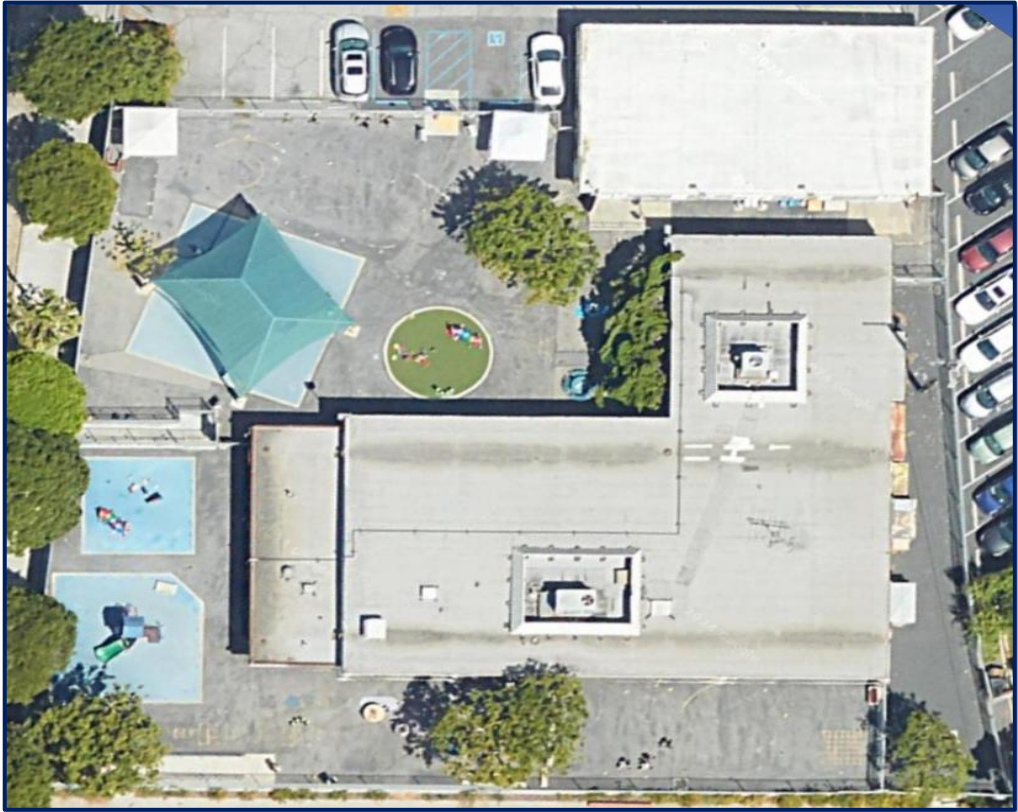
Board District: 4, Region: West

Project Budget: \$8,014,646

Pre-Construction	Construction	Project Management	Project Reserve
14%	74%	6%	7%



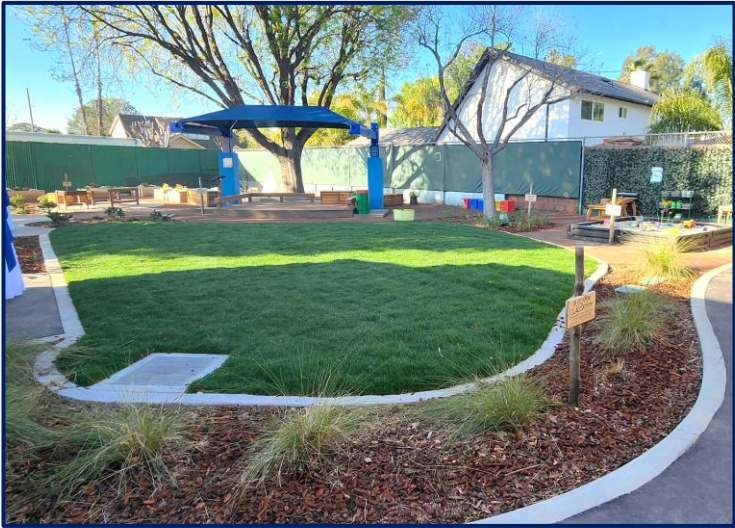
Concept – Subject to Change



Site Aerial View



# Examples of Completed Projects



Gledhill EEC

Toluca Lake EEC



**Questions?**