



Board of Education Report

File #: Rep-293-23/24, Version: 1

Define and Approve 16 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

June 4, 2024

Facilities Services Division

Action Proposed:

Define and approve 16 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 \$8,554,153.

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 70 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, with more than \$50 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 new paving and underground utilities at Johnnie L. Cochran Jr. Middle School along with 15 projects to provide new secure entry systems at various schools.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 23, 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 that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve 16 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, and RR. 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. Moreover, the proposed secure entrance projects support the Protecting Our Students and School Sites Board Resolution.

Budget Impact:

The total combined budget for the 16 projects is \$8,554,153 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 scope, 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 7,880 students attending these 16 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 That Address Critical Replacement and Upgrade Needs

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

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Informatives:

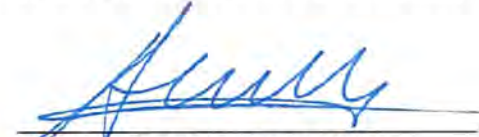
None

Submitted:


04/29/24

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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 BY:


KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

☒ Approved as to form.

REVIEWED BY:


NOLBERTO DELGADILLO
Deputy Chief Business Officer, Finance

PRESENTED BY:


GREGORY GARCIA
Acting Director of Facilities Maintenance and Operations

☒ Approved as to budget impact statement.

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

**Exhibit A
Projects That Address Critical Replacement and Upgrade Needs**

Project to Replace Failing Building Systems that Create Safety Concerns and are Disruptive to School Operations

Johnnie L. Cochran Jr. Middle School Paving and Underground Utilities Project

Region West, Board District 1 (Dr. George McKenna)

Project Scope: The project will replace approximately 86,500 square feet of asphalt on the main playground and around the Shop Building, repair cracks and coat approximately 46,000 square feet of asphalt on the playground, provide solar reflective coating for playground areas, and construct a new reading garden with decomposed granite, trees, seating, landscaping, and irrigation. The project also replaces underground utilities including approximately 300 linear feet of storm drain, 670 linear feet of sewer line, 660 linear feet of domestic water lines, and associated drainage improvements as well as replaces approximately 3,200 square feet of concrete sidewalk along Johnnie Cochran Vista. Accessibility upgrades include path of travel, staff and student restrooms, and a drinking fountain station with bottle filler.

Project Budget: \$7,754,153

Construction Schedule: Construction is anticipated to begin in Q3-2026 and be completed by Q2-2028.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Projects That Address Critical Replacement and Upgrade Needs

Projects to Provide Secure Entry Systems

#	Board District	Region	School	Project Budget*
1	1	S	59th St. ES	\$50,000
2	1	W	Queen Anne ES	\$50,000
3	1	S	Raymond ES	\$50,000
4	2	E	Belvedere ES	\$50,000
5	2	E	MacArthur Park ES for the Visual and Performing Arts	\$50,000
6	3	N	Beckford Charter for Enriched Studies	\$50,000
7	4	W	Broadway ES	\$50,000
8	4	W	Hancock Park ES	\$50,000
9	4	W	Westminster Math & Technology/Environmental Studies Magnet ES	\$50,000
10	4	W	Westwood Charter ES	\$50,000
11	5	W	Cahuenga ES	\$50,000
12	5	E	Ochoa Learning Center	\$100,000
13	6	N	Fair ES	\$50,000
14	7	S	15th St. ES	\$50,000
15	7	S	White Point ES	\$50,000
Total				\$800,000

* Projects budgets of \$50,000 per system are based on the average cost for similar completed projects. Obtaining project definition approval now will allow for the immediate purchase of long lead-time items and will accelerate the completion of these projects.

Total Project Budget: \$800,000

Construction Schedule: Construction is anticipated to begin in Q3-2024 and be completed by Q4-2024.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

155

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 IV31st 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 & 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 2024-24**BOARD REPORT NO. 293-23/24****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE 16 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 16 projects that provide critical replacements and upgrades (Projects) with a combined budget of \$8,554,153 as described in Board Report 293-23/24 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 Projects include one new paving and underground utilities project at Johnnie L. Cochran Jr. Middle School along with 15 projects to provide new secure entry systems at various schools.

WHEREAS, The 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

RESOLUTION 2024-24**RECOMMENDING THE BOARD DEFINE AND APPROVE 16 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**

the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

WHEREAS, District Staff has determined that the Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, The Board of Education's approval of the 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, and RR; 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 16 projects that provide critical replacements and upgrades with a combined budget of \$8,554,153 and amend the Facilities SEP to incorporate therein, as described in Board Report 293-23/24, 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 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 May 23, 2024, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair



Critical Replacements and Upgrades of School Building/Site System Components

Bond Oversight Committee Meeting
May 23, 2024

Cochran Middle School

Paving and Underground Utilities

Project Scope:

- Replace approx. 86,500 SqFt of asphalt on the main playground and around the Shop Building
- Repair cracks and coat approximately 46,000 SqFt of asphalt on the playground
- Provide solar reflective coating for the playground areas
- Construct new reading garden with decomposed granite, trees, seating, landscaping, and irrigation to move towards the District's goal for 30% green space
- Replace underground utilities including approx. 300 linear feet of storm drain, 670 linear feet of sewer line, 660 linear feet of domestic water lines, and associated drainage improvements
- Provide accessibility upgrades

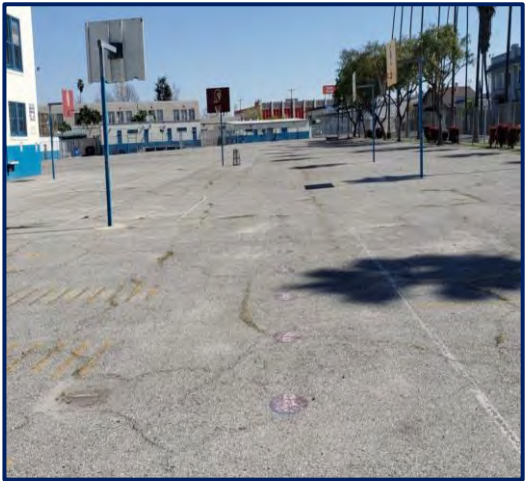
Region: West, Board District: 1

Enrollment: 485

Construction Schedule: Q3-2026 to Q2-2028

Project Budget: \$7,754,153

Site & Environmental	Plans	Construction	Management	Reserve
3%	12%	76%	2%	7%



Secure Entry System Program

Objective:

Provide secure entry systems at all Elementary Schools

Challenges:

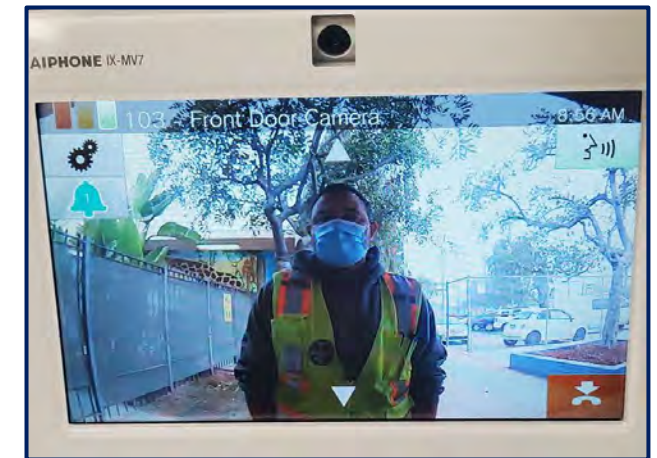
- Global supply chain on microchips in cameras and phones
- Staffing

Steps to Accelerate:

Halfway through program implementation, pivoted from a rolling project approval and procurement strategy to a consolidated approach

Current Status:

- All 226 projects originally approved have been completed
- 15 projects remaining to be approved



Projects to Provide New Secure Entry Systems

Construction Schedule: Q3-2024 to Q4-2024

Item	Board District	Region	School	Project Budget*
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8	4	W	Hancock Park ES	\$50,000
9	4	W	Westminster Math & Technology/Environmental Studies Magnet ES	\$50,000
10	4	W	Westwood Charter ES	\$50,000
11	5	W	Cahuenga ES	\$50,000
12	5	E	Ochoa Learning Center	\$100,000**
13	6	N	Fair ES	\$50,000
14	7	S	15th St. ES	\$50,000
15	7	S	White Point ES	\$50,000
Total				\$800,000

* Project budgets of \$50,000 per system are based on the average cost for similar completed projects. Obtaining project definition approval now will allow for the immediate purchase of long lead-time items and will accelerate the completion of these projects.

** Ochoa Learning Center will receive two systems due to the multiple entry points on campus.

Questions?