

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Celia Ayala (Alternate)

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Connie Yee (Alternate)

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

Jose Zambrano (Alternate)

Tenth District PTSA

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

BOC Staff

RESOLUTION 2019-35

BOARD REPORT NO. 141-19/20

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE A CLASSROOM REPLACEMENT PROJECT AT
LAWRENCE MIDDLE SCHOOL**

WHEREAS, Los Angeles Unified Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define a classroom replacement project at Ernest Lawrence Middle School (Lawrence MS) to address State requirements associated with the removal of certain relocatable buildings; and

WHEREAS, Additionally, Los Angeles Unified Staff proposes 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 projects including budget modifications and the purchase of equipment and materials; and

WHEREAS, The proposed project is needed to remove and replace one Department of Housing (DOH) relocatable building in order to comply with State requirements. A DOH relocatable building does not meet the building standards of a school building per California Education Code section 17280; and

WHEREAS, The proposed project will provide the school with one Los Angeles Unified owned certifiable relocatable building that will be reconfigured, upgraded and furnished to support the school's Student Health and Human Services (SHHS) clinic program operating in the DOH building, and associated site upgrades; and

Bond Oversight Committee

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RESOLUTION 2019-35

AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE A CLASSROOM REPLACEMENT PROJECT AT LAWRENCE MIDDLE SCHOOL

WHEREAS, The Project budget is \$2,800,000 and will be funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings; and

WHEREAS, The project budget 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 project; and

WHEREAS, Pre-construction activities are anticipated to begin in Q4-2019, construction activities are anticipated to commence in Q4-2020 and be completed in Q3-2021; and

WHEREAS, During the recent development of an approved accessibility enhancement project at the site, Los Angeles Unified Staff learned that the building was a DOH and could not be certified as initially intended; and

WHEREAS, Over the course of this year, Los Angeles Unified Staff has been working to identify the best facilities solution for the SHHS clinic program that has been operating in the DOH relocatable building; and

WHEREAS, Approval of the proposed project will enable Facilities to proceed with design activities, environmental studies, and the required regulatory approvals; and

WHEREAS, The proposed project supports Los Angeles Unified's commitment to implement Education Code section 17292 compliance plan; and

WHEREAS, The Project, once complete, will provide students with a safe and up-to-date facility to access comprehensive medical and mental health services and a Healthy Start Program; and

WHEREAS, The SHHS Clinic provides services that include immunizations, physical exams, primary care illness visits, vision exams, mental health care, and Medi-Cal enrollment assistance. The facility also includes a Healthy Start program that links students and community members to resources for food, shelter, clothing, transportation and legal assistance; and

WHEREAS, The SHHS operated clinic will continue to operate in the DOH relocatable building until the replacement project is complete; and

WHEREAS, Los Angeles Unified Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect Los Angeles Unified's ability to successfully complete the FSD SEP.

RESOLUTION 2019-35
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO DEFINE A CLASSROOM REPLACEMENT PROJECT AT
LAWRENCE MIDDLE SCHOOL

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt Los Angeles Unified Staff's proposal to amend the Facilities SEP to define a Classroom Replacement Project at Lawrence Middle School, with a Project budget of \$2,800,000, as described in Board Report 141-19/20, 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 Bond 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 Bond Oversight Committee and Los Angeles Unified.


ADOPTED on October 24, 2019, by the following vote:

AYES: 19

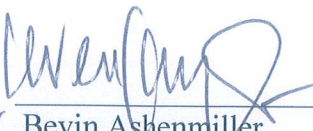
ABSTENTIONS: 0

NAYS: 0

ABSENCES: 6


Rachel Greene
Chair


Karen Kryzior
FN


Bevin Ashenmiller
Vice-Chair



Board of Education Report

File #: Rep-141-19/20, **Version:** 1

Amendment to the Facilities Services Division Strategic Execution Plan to Define a Classroom Replacement Project at Lawrence Middle School

November 5, 2019

Facilities Services Division

Action Proposed:

Staff proposes that the Board of Education (Board) adopt an amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to define a classroom replacement project at Ernest Lawrence Middle School (Lawrence MS) to address State requirements associated with the removal of certain relocatable buildings.

Additionally, staff proposes 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 projects including budget modifications and the purchase of equipment and materials.

The proposed project includes, but is not limited to:

- Removal of one Department of Housing (DOH) relocatable building and associated site restoration (i.e. asphalt improvements).
- Construction/installation of one Los Angeles Unified owned 1,920 square foot Division of the State Architect (DSA) certifiable relocatable building that will be reconfigured, upgraded and furnished to provide offices, exam rooms and support spaces for the Student Health and Human Services (SHHS) clinic program serving students on campus.
- Site upgrades as required to support the relocatable building and SHHS program, including parking lot improvements, fencing, controlled entry, and relocation of a storage container.
- Required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$2,800,000

Project Schedule: Pre-construction activities are anticipated to begin in Q4-2019 and be completed in Q3-2020 (including DSA review & approval). Construction activities are anticipated to commence in Q4-2020 and be completed in Q3-2021.

Lawrence Middle School is located within the boundaries of Local District Northwest and Board District 3 (Scott M. Schmerelson).

Background:

Los Angeles Unified has approximately 34,000 classrooms and approximately 7,500 are in a relocatable building. The effort to remove relocatable classroom buildings has focused primarily on those buildings identified as a DOH relocatable building that do not meet the building standards of a school building per

California Education Code section 17280. Relocatable classroom buildings are also removed to comply with State requirements; secure State matching funds for school construction projects; to facilitate or support a bond project; eliminate safety hazards; and/or reduce Maintenance and Operations costs. All removals are coordinated with the Charter Schools Division, School Management Services, and the Office of the General Counsel, Facilities Team.

The Board approved a plan to satisfy the requirements of California Education Code section 17292 in 2015. This action included the adoption of a resolution certifying to the State Allocation Board that commencing September 30, 2015, 428 rooms in DOH relocatable buildings will no longer be used as a school building, and declared that the Board had formally approved a plan to address the remaining inventory of rooms in DOH relocatable buildings to fully achieve the outcomes contemplated by section 17292 (Board Report No. 024-15/16). At the time the relocatable building being proposed to be replaced at Lawrence MS had not been identified as a DOH. During the recent development of an approved accessibility enhancement project at the site, staff learned that the building was a DOH and could not be certified as initially intended.

Over the course of this year, staff has been working to identify the best facilities solution for the SHHS clinic program that has been operating in the DOH relocatable building. The relocation of the program to relocatable buildings currently at Lawrence MS was explored, and it was determined that installing and improving a relocatable building located at another school site would be more cost efficient and in the best interest of Los Angeles Unified.

Expected Outcomes:

Staff anticipates that the Board of Education will approve the proposed project definition for the classroom replacement project at Lawrence MS.

Board Options and Consequences:

Approval of the proposed project will enable Facilities to proceed with design activities, environmental studies, and the required regulatory approvals. The proposed project helps ensure compliance with section 17292.

If the Board does not adopt staff's proposal, the requirement to remove the DOH relocatable building will still exist and staff will need to implement measures to remove, but not replace, the building, and as soon as reasonably possible.

Policy Implications:

The proposed project supports Los Angeles Unified's commitment to implement the section 17292 compliance plan. Furthermore, the proposed action is consistent with the long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in local bond measures.

Budget Impact:

The project budget is \$2,800,000. The project will be funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school buildings. It will be necessary to transfer funding from the Facilities Bond Program Reserve to the major renovations, modernizations, and reconfigurations to school buildings "category of need" to fund this project.

The project budget was prepared based on the current information known, and assumptions about the project scope, site conditions, and market conditions. The project budget 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 project.

Student Impact:

The Project, once complete, will provide students with a safe and up-to-date facility to access comprehensive medical and mental health services and a Healthy Start Program.

Issues and Analysis:

The SHHS Clinic at Lawrence MS provides a comprehensive array of services that support student achievement and success in Los Angeles Unified. It serves eligible students and their siblings ages one to 18, and Special Education students through age 22. Services include immunizations, physical exams, primary care illness visits, vision exams, mental health care, and Medi-Cal enrollment assistance. The facility also includes a Healthy Start program that links students and community members to resources for food, shelter, clothing, transportation and legal assistance.

The SHHS operated clinic will continue to operate in the DOH relocatable building until the replacement project is complete.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on October 24, 2019. Staff has concluded that this proposed Facilities SEP amendment will facilitate implementation of the Facilities SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

Attachments:

Attachment A - BOC Resolution

Informatives:

None.

Submitted:

10/18/19

RESPECTFULLY SUBMITTED,

APPROVED BY:

AUSTIN BEUTNER
Superintendent

MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST
General Counsel

MARK HOVATTER
Chief Facilities Executive
Facilities Services Division

___ Approved as to form.

REVIEWED BY:

PRESENTED BY:

TONY ATIENZA
Director, Budget Services and Financial Planning

AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

___ Approved as to budget impact statement.