

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Connie Yee (Alternate)

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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

Bond Oversight Coordinator

RESOLUTION 2021-29

BOARD REPORT NO. 085-21/22

RECOMMENDING BOARD APPROVAL OF FIVE MAJOR MODERNIZATION PROJECT DEFINITIONS FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, Approval of five major modernization Project Definitions for site due diligence, planning, and feasibility activities at: 32nd Street USC Magnet Schools, Canoga Park High School, Fairfax High School, Irving Middle School, and 49th Street Elementary School, and amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; and

WHEREAS, Sites were prioritized for a major modernization project based on an assessment of 10 weighted facilities-based datasets that best express a school's physical condition:

- Facilities Condition Index (FCI) for buildings (26.23%)
- Seismic risk (21.31%)
- FCI for grounds (13.11%)
- Library square footage adequacy (5.94%)
- Assembly square footage adequacy (5.94%)
- Food services square footage adequacy (5.94%)
- Play acreage adequacy (5.94%)
- Percentage of relocatable classroom buildings (5.19%)
- Secure entrance (5.19%)
- Site density (5.19%); and

WHEREAS, The selection of each project site was informed by Board Member input on the sites within their respective geographic area that were ranked within the top 10 percent of the sites with the greatest need for a major modernization project; and

Bond Oversight Committee

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RESOLUTION 2021-29

RECOMMENDING BOARD APPROVAL OF FIVE MAJOR MODERNIZATION PROJECT DEFINITIONS FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, These multi-phased projects may include some or all of the following, but are not limited to:

- Addressing earthquake safety (seismic retrofit, seismic modernization and/or building replacement)
- Providing 21st century general and specialty classrooms
- Upgrading accessibility
- Removing/replacing relocatable buildings
- Addressing failed or failing building systems and grounds
- Landscape upgrades
- Physical security upgrades
- Improvements to interior classroom spaces
- Various site upgrades; and

WHEREAS, The due diligence, planning, and feasibility activities at each of the five sites are anticipated to begin in the fourth quarter of 2021 and be completed by the fourth quarter of 2022; and

WHEREAS, Over the next twelve months significant data and information will be gathered and analyzed, including, but not limited to, seismic and historic evaluations, site surveys and infrastructure analysis (including topographic, geological, and utility surveys), and educational programming; and

WHEREAS, Projects will help ensure that approximately 5,700 students are provided with a safe and healthy environment that promotes learning; and

WHEREAS, 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; and

WHEREAS, The combined initial project budget for site due diligence, planning, and feasibility activities for the five major modernization projects is \$4,750,000 and will be funded by Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses; and

WHEREAS, The intent of the major modernization projects is to address buildings and grounds that pose a safety concern and have the greatest need for upgrades; and

WHEREAS, The core principles to major modernization project scoping are as follows:

1. Buildings meeting Assembly Bill 300 criteria for seismic evaluation may be addressed, to the extent feasible, with a focus on those determined to have a high seismic vulnerability, through retrofit, removal, or seismic modernization; and
2. The buildings, grounds and site infrastructure that have significant/severe physical conditions that pose a health and safety risk, or negatively impact a school's ability to deliver the instructional program and/or operate should be addressed; and

RESOLUTION 2021-29

RECOMMENDING BOARD APPROVAL OF FIVE MAJOR MODERNIZATION PROJECT DEFINITIONS FOR SITE DUE DILIGENCE, PLANNING, AND FEASIBILITY ACTIVITIES, AND AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

3. The District school's reliance on relocatable buildings, especially for K-12 instruction, should be reduced; and
4. Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the District's Self-Evaluation and Transition Plan under Title II of the ADA; and
5. Outdoor learning environments will be developed where the site layout and project planning provide the opportunity; and
6. The interior of classrooms and adjacent interior corridors that would otherwise not be addressed will be improved; and

WHEREAS, Los Angeles Unified 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 approve five major modernization Project Definitions for site due diligence, planning, and feasibility, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 085-21/22, 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 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 September 30, 2021, by the following vote:

AYES: 12

ABSTENTIONS: 1

NAYS: 0

ABSENCES: 2

/Rachel Greene/

Rachel Greene
Chair

/Chris Hannan/

Chris Hannan
Vice-Chair



Board of Education Report

File #: Rep-085-21/22, **Version:** 1

Approval of Five Major Modernization Project Definitions for Site Due Diligence, Planning, and Feasibility Activities, and Amendment to the Facilities Services Division Strategic Execution Plan to Incorporate Therein

October 12, 2021

Facilities Services Division

Action Proposed:

Approval of five major modernization Project Definitions for site due diligence, planning, and feasibility activities at: 32nd Street USC Magnet Schools, Canoga Park High School, Fairfax High School, Irving Middle School, and 49th Street Elementary School, and amendment to the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. An overview of the key conditions at each project site, and the schedule and budget for the activities being proposed for approval are included in Exhibit A. The combined project budget for the limited activities is \$4,750,000.

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 site due diligence, planning, and feasibility activities, including budget modification.

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 and approved the Measure RR Implementation Plan to help guide the identification of sites and development of project proposals (Board Report No. 027-21/22). The implementation plan included, among other things, the development of seven major modernization projects, one in each Board District.

Most of Los Angeles Unified School District (Los Angeles Unified or District) legacy school sites are aging, deteriorating, and do not adequately meet today's teaching, learning and safety standards. While Measure RR provides significant funding to continue the work to provide every student with access to a safe, secure, and updated school that supports 21st century teaching and learning, it will not allow Los Angeles Unified to address all identified capital school facilities and technology needs. As such, sites were prioritized for a major modernization project based on an assessment of 10 weighted facilities-based datasets that best express a school's physical condition:

- Facilities Condition Index (FCI) for buildings (26.23%)
- Seismic risk (21.31%)
- FCI for grounds (13.11%)
- Library square footage adequacy (5.94%)
- Assembly square footage adequacy (5.94%)
- Food services square footage adequacy (5.94%)
- Play acreage adequacy (5.94%)

- Percentage of relocatable classroom buildings (5.19%)
- Secure entrance (5.19%)
- Site density (5.19%)

The needs of different geographic regions vary greatly across the District, and other significant and meaningful factors beyond physical condition exist at many schools. Given these realities, and the importance of geographic equity, the selection of each project site was informed by Board Member input on the sites within their respective geographic area that were ranked within the top 10 percent of the sites with the greatest need for a major modernization project.

The proposed major modernization projects will be planned to address the most critical physical conditions and essential safety issues. These multi-phased projects may include some or all of the following, but are not limited to:

- Addressing earthquake safety (seismic retrofit, seismic modernization and/or building replacement)
- Providing 21st century general and specialty classrooms
- Upgrading accessibility
- Removing/replacing relocatable buildings
- Addressing failed or failing building systems and grounds
- Landscape upgrades
- Physical security upgrades
- Improvements to interior classroom spaces
- Various site upgrades

During the project development phase, feeder pattern schools may also be assessed, and consideration given to addressing some of their needs at the selected major modernization project site.

The due diligence, planning, and feasibility activities at each of the five sites are anticipated to begin in the fourth quarter of 2021 and be completed by the fourth quarter of 2022. The sites are located in Board Districts: 1 (McKenna), 3 (Schmerelson), 4 (Melvoin), 5 (Goldberg) and 7 (Ortiz Franklin). Discussions are ongoing with Board District 2 (García) and 6 (Gonez) regarding selection of a project site. Project Definition proposals for site due diligence, planning, and feasibility activities at a site in Board Districts 2 and 6 will be submitted at a later date.

Expected Outcomes:

Approval of the proposed five major modernization Project Definitions for site due diligence, planning, and feasibility activities only, and amendment to the Facilities SEP to incorporate therein. The approval will enable staff to analyze the school sites' physical conditions and create a recommended scope and associated project schedule and budget for the design and construction of each major modernization project. Over the next twelve months significant data and information will be gathered and analyzed, including, but not limited to, seismic and historic evaluations, site surveys and infrastructure analysis (including topographic, geological, and utility surveys), and educational programming.

The major modernization projects, once completed, will help ensure that the approximately 5,700 students annually attending these five schools are provided with a safe and healthy environment that promotes learning. The projects will also decrease the demand for repair and maintenance, alleviate the burden placed on school-site custodial staff, and benefit the local economy by creating tax revenue and new jobs.

Board Options and Consequences:

Approval will allow staff to commence site due diligence, planning, and feasibility activities at the five school sites including: stakeholder engagement, site survey and analysis, space programming, educational programming/specifications, structural evaluations, geotechnical investigations, and preliminary environmental studies. These activities are necessary to develop the full scope, budget, and schedule for each major modernization project. Once these activities are complete staff will return to the Bond Citizens' Oversight Committee (BOC) and the Board with updated project definition proposals to include design and construction activities and funding.

If staff's proposal is not approved, the activities discussed above will not commence and schools will continue to operate with buildings, grounds and site infrastructure that have critical physical conditions that may pose a health and safety risk; limit or constrain program accessibility; or negatively impact a school's ability to deliver the instructional program or operate efficiently. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. It furthers implementation of the update to the School Upgrade Program to integrate Measure RR funding and priorities into its operational framework (Board Report No. 027-21/22) adopted by the Board of Education on August 24, 2021. 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.

Budget Impact:

The combined initial project budget for site due diligence, planning, and feasibility activities for the five major modernization projects is \$4,750,000. The projects will be funded by Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses.

Student Impact:

The major modernization projects, once completed, will help ensure that the approximately 5,700 students annually attending these five schools are provided with a safe and healthy environment that promotes learning.

Issues and Analysis:

The intent of the major modernization projects is to address buildings and grounds that pose a safety concern and have the greatest need for upgrades. Emphasis is placed on seismic safety and failed building systems and components. The projects are anticipated to address not only the critical physical conditions of a building, but also improve the facilities to support the educational program. While the projects may be extensive in nature, less critical items are not addressed. This approach allows the District to reach more schools with the limited funding available.

The recommended scope, schedule and budget for the design and construction of each major modernization project will be developed based on lessons learned from developing previous modernization projects, the core principles to project scoping, and Division of the State Architect (DSA) directives. Utilizing the core principles to project scoping helps ensure a consistent, transparent, and equitable approach in the planning, design, and construction of major modernization projects.

The core principles to major modernization project scoping are as follows:

1. Buildings meeting Assembly Bill 300 criteria for seismic evaluation may be addressed, to the extent feasible, with a focus on those determined to have a high seismic vulnerability, through retrofit, removal, or seismic modernization, which will be determined based on an assessment of the seismic vulnerability of the building(s), the historic context of the building/site, actual or potential impact to the learning environment, site layout, and the approach that best ensures compliance with DSA requirements.
2. The buildings, grounds and site infrastructure that have significant/severe physical conditions that already do or are highly likely in the near future to pose a health and safety risk, or negatively impact a school's ability to deliver the instructional program and/or operate should be addressed.

The broken or failing systems, infrastructure, and/or components in these buildings will be repaired and/or replaced. The major modernization project may not significantly modernize and update the building as a whole, or demolish and replace the building with a few exceptions.

3. The District school's reliance on relocatable buildings, especially for K-12 instruction, should be reduced.
4. Necessary and prioritized upgrades must be made throughout the school site in order to comply with the program accessibility requirements of the Americans with Disabilities Act (ADA) Title II Regulations, and the District's Self-Evaluation and Transition Plan under Title II of the ADA. The exterior conditions of the school site will be addressed to improve the visual appearance including landscape, hardscape, and painting.
5. Outdoor learning environments will be developed where the site layout and project planning provide the opportunity.
6. The interior of classrooms and adjacent interior corridors that would otherwise not be addressed will be improved. Improvements may include new interior paint, replacement of carpet flooring, and upgraded permanent classroom fixtures such as window treatments/blinds and white boards.

Bond Oversight Committee Recommendations:

This item was considered by the BOC at its meeting on September 30, 2021. 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 complete the Facilities SEP.

Attachments:

Exhibit A: Overview of Key Preliminary Findings and Facts

Exhibit B: BOC Resolution

Informatives:

None.

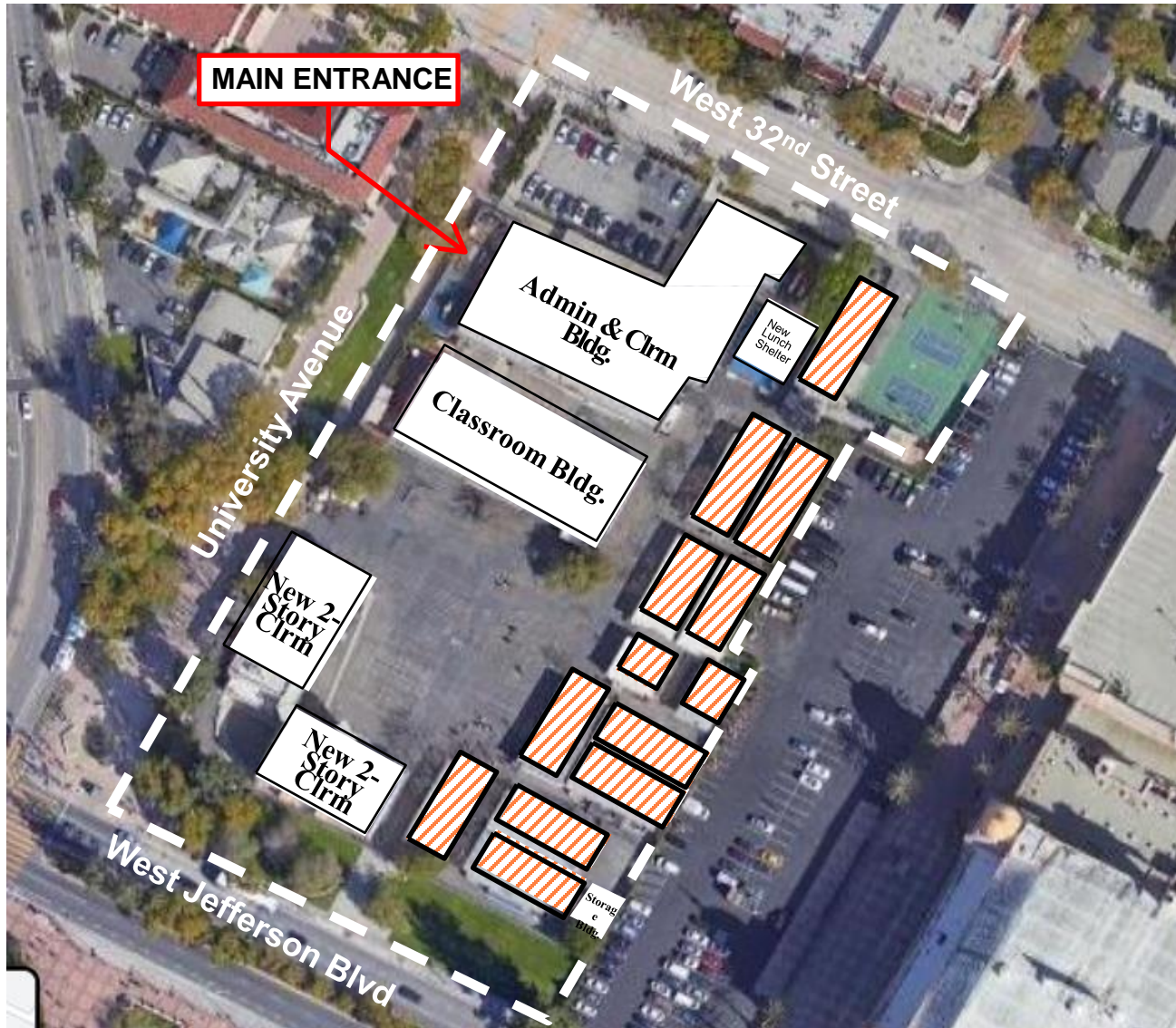
Submitted:

09/24/21

Exhibit A: Overview of Key Preliminary Findings and Facts

32nd Street USC Magnet Schools

Manual Arts/Vermont Square Community of Schools, Local District Central, Board District 1 (Dr. George McKenna)



Legend

- Permanent Buildings/Structures
- Portable Buildings
- Seismic Evaluation (AB 300)

Existing Site Information:

- Total Site Acreage: 3.67
- 5 Permanent Buildings (22 Classrooms)
- 13 Portable Buildings (23 Classrooms)
- Total Classrooms: 45
- Year Built: 1949 to 2010
- No Seismic Evaluation Required (AB 300)
- Potential Historical Significance: Ineligible

Enrollment Information:

- 1,006 Students (2020 – 2021 ECAR)
- Grades: K-5 and 6-12
- Two Programs:
 - Performing Arts Magnet (K-5)
 - Media Arts/Engineering Magnet (6-12)

Due Diligence, Planning, and Feasibility Activities Information:

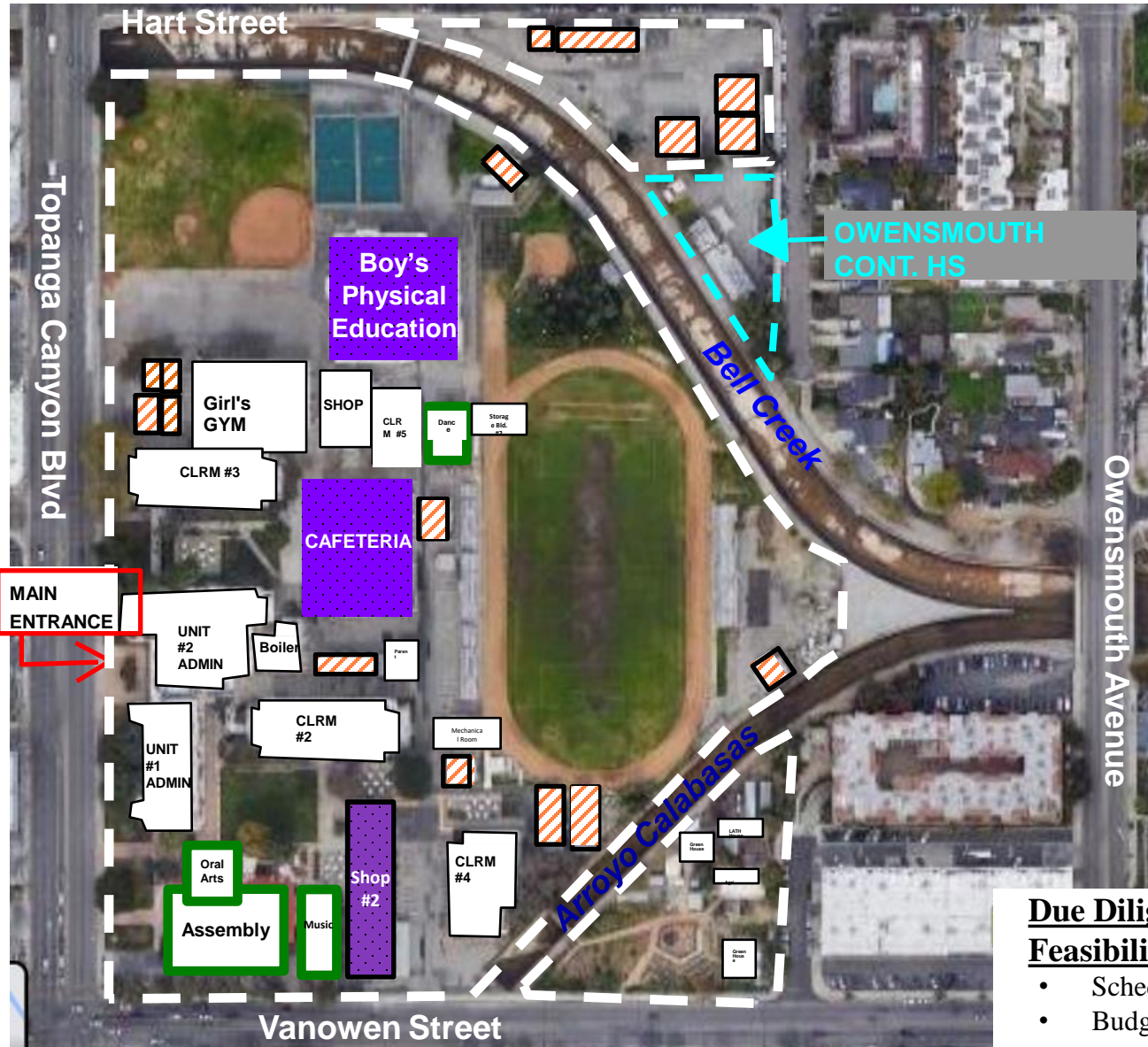
- Schedule: Q4 2021 through Q4 2022
- Budget: \$800,000

Site Facilities Condition Index Information:

TOTAL BUILDINGS SCORE	SEISMI C	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO		
55.46	21.07	0.00	5.87	0.39	5.58	5.25	3.44	4.18	5.19	4.48

Canoga Park High School

Canoga Park/Chatsworth Community of Schools, Local District Northwest, Board District 3 (Scott Schmerelson)



Legend

- Permanent Buildings/Structures
 - Portable Buildings
 - Seismic Evaluation (AB 300)
 - VAPA Facilities Upgrade Project
- (Substantial Completion Q1 2022)

Existing Site Information:

- Total Site Acreage: 21.38
- 23 Permanent Buildings (69 Classrooms)
- 16 Portable Buildings (18 Classrooms)
- Total Classrooms: 87
- Year Built: 1924 to 2001
- 3 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Auditorium is Eligible

Enrollment Information:

- 1,483 Students (2020 – 2021 ECAR)
- Grades: 9-12
- Three Programs:
 - Traditional High School
 - Communication Arts/Media Magnet
 - Engineering, Environmental and Veterinary Sciences Magnet

Due Diligence, Planning, and

Feasibility Activities Information:

- Schedule: Q4 2021 through Q4 2022
- Budget: \$1,100,000

Site Facilities Condition Index Information:

TOTAL SCORE	BUILDINGS FCI	SEISMIC	GROUND FCI	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO
48.18	20.23	5.23	8.77	0.39	0.54	0.44	3.47	1.74	5.19	2.18

Fairfax High School

Fairfax Community of Schools, Local District West, Board District 4 (Nick Melvoin)



Legend

- Permanent Buildings/Structures
- Portable Buildings
- Seismic Evaluation (AB 300)

Existing Site Information:

- Total Site Acreage: 23.63
- 11 Permanent Buildings (111 Classrooms)
- 2 Portable Buildings (2 Classrooms)
- Total Classrooms: 113
- Year Built: 1924 to 2011
- 3 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Rotunda & Auditorium are Eligible. Campus Requires Further Evaluation as a Potential Historic District

Enrollment Information:

- 1,858 Students (2020 – 2021 ECAR)
- Grades: 9-12
- Three Programs:
 - Traditional High School
 - Police Academy Magnet
 - Visual Arts Magnet

Due Diligence, Planning, and Feasibility Activities Information:

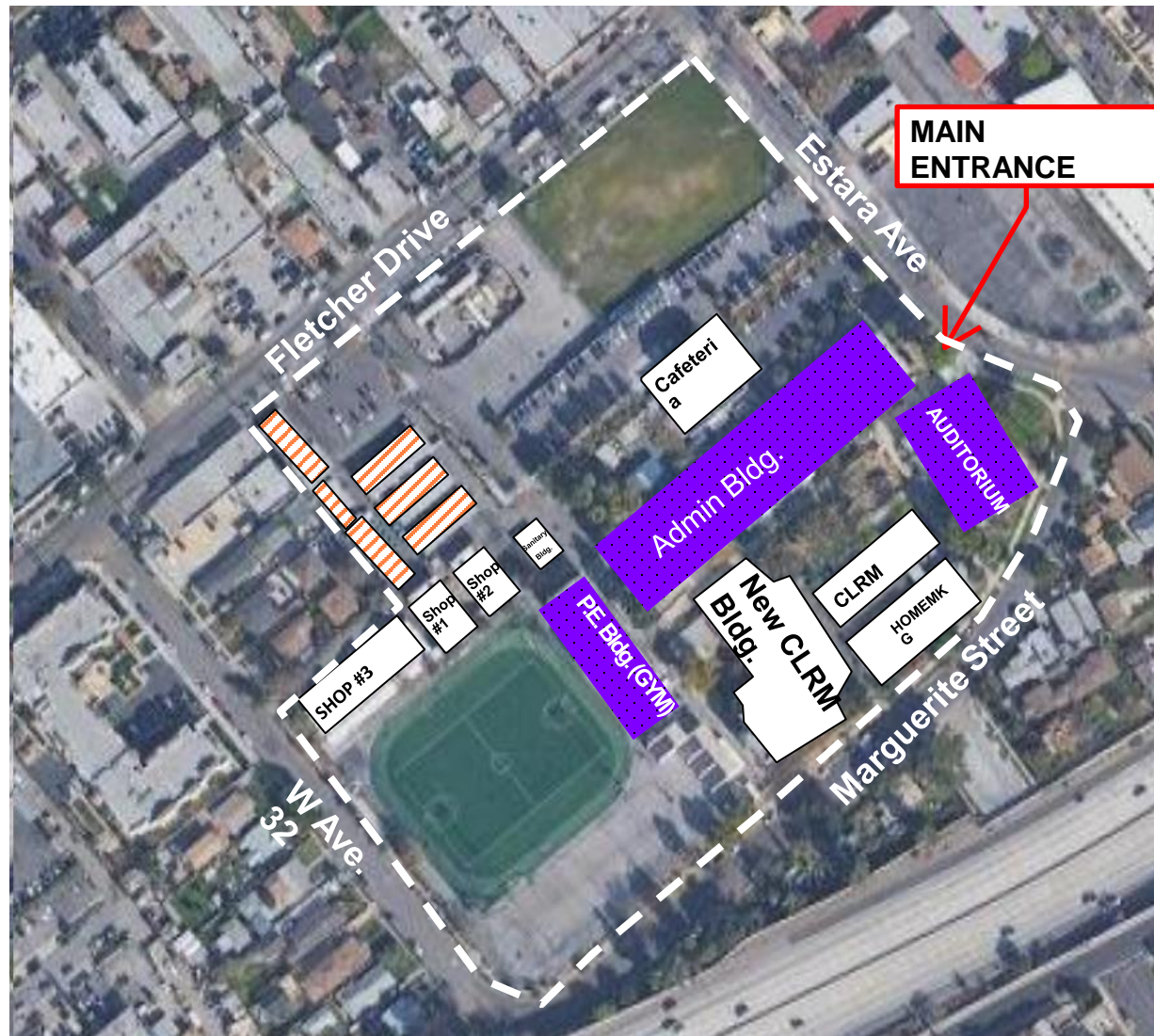
- Schedule: Q4 2021 through Q4 2022
- Budget: \$1,100,000

Site Facilities Condition Index Information:

FOOD											
TOTAL SCORE	BUILDING S FCI	SEISMIC	GROUND S FCI	SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO	
54.41	26.23	7.60	7.87	0.39	0.54	0.56	3.46	0.23	5.19	2.34	

Washington Irving Middle School Math Music Engineering Magnet

Glassell Park/Los Feliz Community of Schools, Local District Central, Board District 5 (Jackie Goldberg)



Legend

- Permanent Buildings/Structures
- Portable Buildings
- Seismic Evaluation (AB 300)

Existing Site Information:

- Total Site Acreage: 11.18
- 11 Permanent Buildings (57 Classrooms)
- 6 Portable Buildings (11 Classrooms)
- Total Classrooms: 68
- Year Built: 1937 to 2004
- 3 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Eligible Historic District

Enrollment Information:

- 764 Students (2020 – 2021 ECAR)
- Grades: 6-8
- One Program:
 - Math Music Engineering Magnet
- Co-Located Charter: Isana Octavia

Due Diligence, Planning, and Feasibility Activities Information:

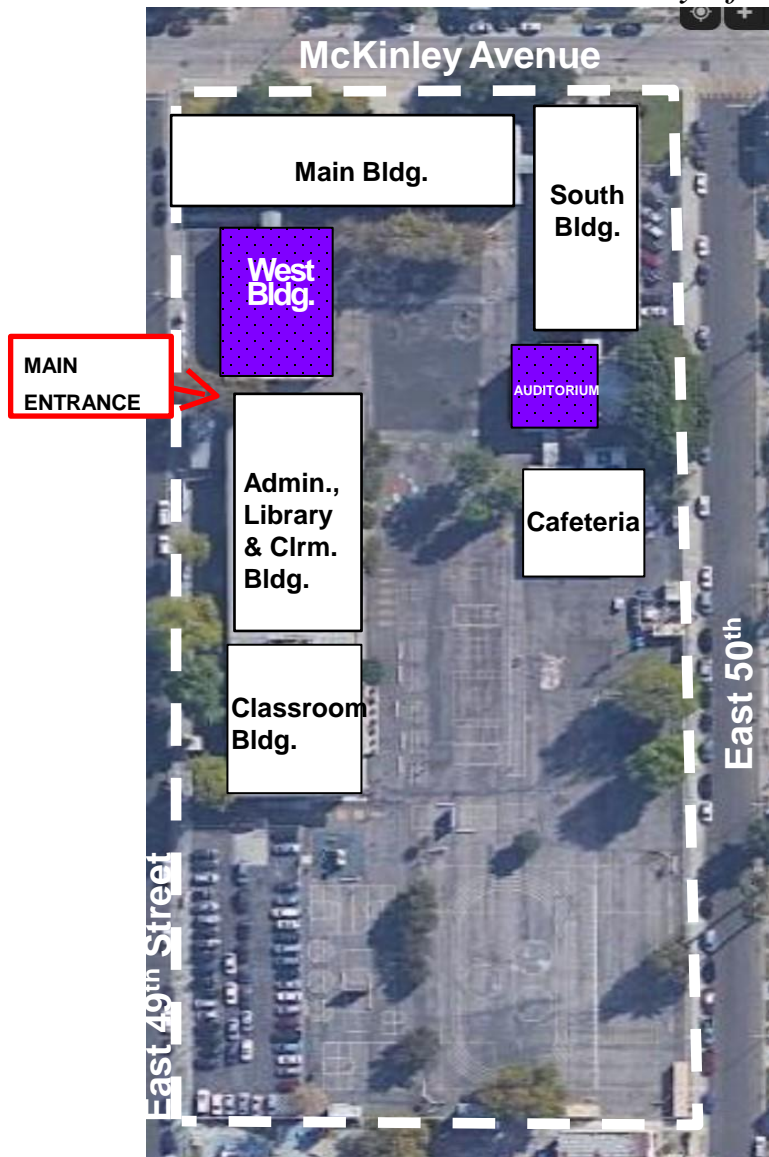
- Schedule: Q4 2021 through Q4 2022
- Budget: \$1,100,000

Site Facilities Condition Index Information:

TOTAL SCORE	BUILDINGS FCI	SEISMIC	GROUND FCI	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO
56.44	10.85	21.31	5.94	2.71	0.55	1.66	4.53	1.41	5.19	2.28

49th Street Elementary School

Historic Central Avenue Community of Schools, Local District Central, Board District 7 (Tanya Ortiz Franklin)



Legend

- Permanent Buildings/Structures
- Portable Buildings
- Seismic Evaluation (AB 300)

Existing Site Information:

- Total Site Acreage: 5.73
- 7 Permanent Buildings (46 Classrooms)
- No Portable Building
- Total Classrooms: 46
- Year Built: 1923 to 1969
- 2 Bldgs. Require Seismic Evaluation (AB 300)
- Potential Historical Significance: Eligible Historic District

Enrollment Information:

- 622 Students (2020 – 2021 ECAR)
- Grades: K-5
- One Program:
 - Traditional Elementary School

Due Diligence, Planning, and

Feasibility Activities Information:

- Schedule: Q4 2021 through Q4 2022
- Budget: \$650,000

Site Facilities Condition Index Information:

TOTAL SCORE	BUILDINGS FCI	SEISMIC	GROUND FCI	FOOD SERVICES SF RATIO	ASSEMBLY SF RATIO	LIBRARY SF RATIO	PLAY ACRES RATIO	PORTABLE PERMANENT PERCENTAGE	SECURE ENTRANCE CALCULATION	SITE DENSITY RATIO
51.45	19.41	7.50	6.35	0.85	0.58	5.69	2.93	0.00	5.19	2.96