

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

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LAUSD Student Parent  
**Connie Yee** (Alternate)  
L.A. Co. Auditor-Controller's Office  
**Vacant**  
L.A. Area Chamber of Commerce

**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

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**RESOLUTION 2022-17**

**BOARD REPORT NO. 253-21/22**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO PROJECTS TO PROVIDE CHARTER SCHOOL FACILITIES UPGRADES AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education define and approve two projects to provide replacements and upgrades of school building/site systems and components of Los Angeles Unified School District (Los Angeles or District) facilities operated by a charter school(s) with a budget of \$35,097,199 (the "Projects") as described in Board Report 253-21/22 attached hereto, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, and authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their designee(s), to execute all instruments necessary to implement the Projects; and

WHEREAS, Projects developed under the School Upgrade Program (SUP) category of need upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to order to help improve student health, safety and educational quality; and

WHEREAS, The SUP includes a spending target entitled "*Charter School Facilities Upgrades and Expansions*" and the projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, Projects developed under this category of need are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities

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operated by a charter school(s), input from charter school community, and development of an implementation plan by District Staff; and

WHEREAS, the Board of Education's approval of the Projects will authorize District Staff to proceed with the implementation of the proposed projects to improve student health, safety and; and

WHEREAS. The proposal is consistent with the 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; 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 Citizens' Bond Oversight Committee recommends that the Board of Education define and approve two Charter School Facilities Upgrade Projects, with a combined budget of \$35,097,199, and amend the Facilities SEP to incorporate therein, as described in Board Report 253-21/22, 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 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 March 24, 2022, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Rachel Greene/

Rachel Greene  
Chair

/Chris Hannan/

Chris Hannan  
Vice-Chair



## Board of Education Report

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**File #:** Rep-253-21/22, **Version:** 1

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### **Define and Approve Two Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**April 5, 2022**

**Facilities Services Division**

#### **Action Proposed:**

Define and approve two Charter School Facilities Upgrade Projects to provide replacements and upgrades of school building/site systems and components of Los Angeles Unified School District (Los Angeles or District) facilities operated by a charter school(s), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the two projects, as listed on Attachment A, is \$35,097,199.

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 School Upgrade Program (SUP) - the current phase of the Los Angeles Unified's Bond Program - supports the development of projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to order to help improve student health, safety and educational quality. The SUP includes a spending target entitled "*Charter School Facilities Upgrades and Expansions*." Projects developed under this category of need are included in the Facilities SEP.

Charter School Facilities Upgrade Projects developed under this category of need are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities operated by a charter school(s), input from charter school community, and development of an implementation plan by District staff.

The project proposals contained in this Board Report will provide new playground matting and equipment at Montague Charter Academy and heating, ventilation and air condition upgrades at Palisades Charter High School. Please see Attachment A for additional details pertaining to the proposed projects.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will define and approve two Charter School Facilities Upgrade Projects, and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed projects to improve student health, safety and educational quality at District facilities operated by a charter school(s).

#### **Board Options and Consequences:**

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the project proposals in accordance with the provisions set forth in Los Angeles Unified local bond measures. If the proposed action is not approved, Bond Program funds will not be expended, and the school building/site system needs will remain unaddressed.

**Policy Implications:**

The proposal is consistent with the 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.

**Budget Impact:**

The total combined budget for the two projects is \$35,097,199. The projects will be funded with Bond Program funds earmarked specifically for charter school facilities upgrades and expansions.

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

**Student Impact:**

The proposed projects continue Los Angeles Unified's ongoing efforts to undertake improvements at District facilities that help ensure students are provided with safe school environments that promote teaching and learning.

**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 that the proposed project scope(s) will not sufficiently address the critical needs identified, the project scope, schedule and budget will be revised accordingly.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizen's Oversight Committee (BOC) at its meeting on March 24, 2022. 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.

**Attachments:**

Attachment A: Charter School Facilities Upgrade Projects

Attachment B: BOC Resolution

**Informatives:**

None.

**Submitted:**

3/18/22



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

**1. Montague Charter Academy – Project to Provide Playground Matting and Equipment**

- *Board District 6 – Kelly Gonez*
- *Project Background and Scope* – This project is to upgrade the deteriorated playground matting and equipment in the kindergarten yard. It includes new paving under the matting.
- *Project Budget* -- \$408,899
- *Project Schedule* – Construction is anticipated to begin in Q3 2022 and conclude in Q3 2022.

**2. Palisades Charter High School – Project to Provide Heating, Ventilation and Air Conditioning (HVAC)**

- *Board District 4 – Melvoin*  
*Project Background and Scope* – This project will remove and replace campus-wide existing heating-only air handlers with HVAC air handlers or fan coil units and connect them to the central 4-pipe system. It will provide two new chillers to add cooling to the site, a new boiler for the gym, and split heat pump units for smaller spaces that do not currently have air conditioning.
- *Project Budget* -- \$34,688,300
- *Project Schedule* – Construction is anticipated to begin in Q3 2024 and conclude in Q4 2026.