

LOS ANGELES UNIFIED SCHOOL DISTRICT
SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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AARP

Chad Boggio (Alternate)

L.A. Co. Federation of Labor AFL-CIO

Connie Yee (Alternate)

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

Vacant

L.A. City Controller'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 2023-27

BOARD REPORT 037-23/24

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE GALA CAMPUS
RECONFIGURATION AND UPGRADE PROJECT AND AMEND THE FACILITIES SERVICES
DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, Los Angeles Unified School District (Los Angeles Unified) Staff proposes that the Board of Education (Board) define and approve the Girls Academic Leadership Academy (GALA) Campus Reconfiguration and Upgrade (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 037-23/24; and

WHEREAS, The definition action, if approved, will provide upgrades and alterations to facilities at the former Frank Lanterman High School (Lanterman) site to accommodate the Girls Academic Leadership Academy: Dr. Michelle King School for STEM (GALA). The Project includes but is not limited to:

Phase 1

- Minor interior improvements including limited replacement of damaged and deteriorated flooring and ceiling tiles, demolition and associated restoration of classroom sinks, ovens, and cabinetry, and painting the interior and exterior of existing buildings.
- Upgrade cafeteria with the purchase of additional merchandisers, electrical modifications, and low voltage upgrades needed to reorganize the servery.
- Install and replace exterior signage and graphics.
- Install camera and buzzer system at the main entry gate.

Phase 2

- Deliver and permanently install approximately (9) classrooms, support spaces, and restrooms in permanent relocatable buildings.
- Demolition and removal of (3) existing non-DSA certified relocatable classroom buildings.

RESOLUTION 2023-27

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE GALA CAMPUS RECONFIGURATION AND UPGRADE PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

- Minor interior improvements at existing classrooms.
- Installation of lockers to accommodate GALA students.
- Associated landscape, hardscape, parking adjustments, security improvements, and infrastructure upgrades including, but not limited to, sanitary sewer, water, storm water, and electrical utilities.
- Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements; and

WHEREAS, Total project budget is \$32,749,434. The project will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses and more specifically from amounts allocated for Campus Upgrades and Alterations. The relocation of GALA from Los Angeles HS to the Lanterman campus will be paid by non-bond sources; and

WHEREAS, Los Angeles Unified 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 projects; and

WHEREAS, The proposed Project will provide the capital improvements necessary to accommodate GALA at the former Lanterman site; and

WHEREAS, The proposed Project supports the relocation of GALA to a standalone campus which will enhance the autonomy needed to meet the academic, social and emotional needs of the GALA students. Moving GALA to an autonomous campus is in alignment with the vision of the school to create a single-gender, focused learning environment for its students, families, and staff. Additionally, the new location at the Lanterman site is an ideal location that is directly adjacent to one of GALA's core partnerships, Mt. St. Mary's College, an all-woman's university. This location allows GALA to greatly expand on the benefits that this partnership provides, including access to valuable college preparatory instructional resources, facilities, and educational programs, further enriching the overall student learning experience; and

WHEREAS, Los Angeles Unified Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully implement the Facilities SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee (BOC) recommends that the Board define and approve the GALA Campus Reconfiguration and Upgrade Project, and amend the Facilities SEP, accordingly, as described in Board Report No. 037-23/24, 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 Board and posted on the BOC's website.

RESOLUTION 2023-27

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE GALA CAMPUS RECONFIGURATION AND UPGRADE PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

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 BOC and Los Angeles Unified.

ADOPTED on August 31, 2023, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair



Board of Education Report

File #: Rep-037-23/24, **Version:** 1

Define and Approve the Girls Academic Leadership Academy (GALA) Campus Reconfiguration and Upgrade Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

September 12, 2023

Facilities Services Division

Action Proposed:

Define and approve the GALA Campus Reconfiguration and Upgrade Project (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The proposed Project will provide upgrades and alterations to facilities at the former Frank Lanterman High School (Lanterman) site to accommodate the Girls Academic Leadership Academy: Dr. Michelle King School for STEM (GALA). The Project includes but is not limited to:

Phase 1

- Minor interior improvements including limited replacement of damaged and deteriorated flooring and ceiling tiles, demolition and associated restoration of classroom sinks, ovens, and cabinetry, and painting the interior and exterior of existing buildings.
- Upgrade cafeteria with the purchase of additional merchandisers, electrical modifications, and low voltage upgrades needed to reorganize the servery.
- Install and replace exterior signage and graphics.
- Install camera and buzzer system at the main entry gate.

Phase 2

- Deliver and permanently install approximately (9) classrooms, support spaces, and restrooms in relocatable buildings.
- Demolition and removal of (3) existing non-DSA certified relocatable classroom buildings.
- Minor interior improvements at existing classrooms.
- Installation of lockers to accommodate GALA students.
- Associated landscape, hardscape, parking adjustments, security improvements, and infrastructure upgrades including, but not limited to, sanitary sewer, water, storm water, and electrical utilities.
- Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.

The proposed Project budget is \$33,047,367. Phase 1 construction is anticipated to begin in the fourth quarter of 2023 and be completed in the third quarter of 2024. Phase 2 construction is anticipated to begin in the third quarter of 2025 and be completed in the third quarter of 2026.

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.

Background:

On April 14, 2015, the Board conditionally approved the establishment of Girls Academic Leadership, Dr Michelle King School for STEM (GALA) at Los Angeles High School. Approval was conditioned upon the State Board of Education’s (SBE) approval of a waiver to enable the District to operate a single gender school. On June 18, 2015, the California Department of Education (CDE) replied to the District’s waiver request and stated that as long as the District ensures the school complies with state and federal statutory and Constitutional requirements regarding nondiscrimination that a waiver is not needed. Accordingly, the condition for the approval of GALA is no longer applicable.

On September 1, 2015, the Board approved a proposal to allow GALA to reconfigure and upgrade a standalone building at Los Angeles High school to allow for a separate and distinct space for the operation of the Board-approved GALA school (Board Report No. 023-15/16). GALA currently occupies 30 classrooms at Los Angeles High School per the 2022-23 E-CAR.

GALA, a single-gender school that provides female students in grades 6-12 with a wide variety of academic and extracurricular programs, has been co-located on the Los Angeles Senior High School campus since it opened in 2016. GALA seeks an autonomous campus that supports a welcoming environment for families, fosters a sense of pride and ownership, and provides a single gender student environment.

Frank Lanterman High School opened in 1983 serving high school aged students with special needs. The Lanterman High School program closed in June 2020. The Lanterman facilities have since been utilized for various administrative functions including office space for District leadership, information and technology, and nursing staff, storage, and professional development. All programs not directly related to GALA will be relocated or removed off of the Lanterman site providing the facility space necessary to house GALA.

The proposed project is located in Board District 5 (Jackie Goldberg).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens’ Oversight Committee (BOC) at its meeting on August 31, 2023. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate the successful implementation of the Facilities SEP.

Expected Outcomes:

Approval of the proposed GALA Campus Reconfiguration and Upgrade Project, and amendment to the Facilities SEP to incorporate therein. Approval will enable staff to proceed with the implementation of the proposed project to provide the capital improvements necessary to accommodate GALA at the former Lanterman site.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds and begin the environmental reviews and clearances, design, procurement, and other activities necessary to implement the proposed project.

If staff's proposal is not approved, the activities discussed above will not commence and the capital improvements necessary to accommodate GALA at the former Lanterman site will not proceed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. The proposal furthers implementation of the update to the SUP to integrate Measure RR funding and priorities into its operational framework. 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. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure and District of Choice by upgrading facilities to support GALA, a highly sought after single-gender school.

Budget Impact:

The total project budget is \$33,047,367. The project will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses and more specifically from amounts allocated for Campus Upgrades and Alterations. The relocation of GALA from Los Angeles HS to the Lanterman campus will be paid by non-bond sources.

The project budget was prepared based on the current information known, and assumptions about the project scopes, 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 projects.

Student Impact:

The proposed project supports the relocation of GALA to a standalone campus which will enhance the autonomy needed to meet the academic, social and emotional needs of the approximately 760 GALA students. Moving GALA to an autonomous campus is in alignment with the vision of the school to create a single-gender, focused learning environment for its students, families, and staff. Additionally, the new location at the Lanterman site is an ideal location that is directly adjacent to one of GALA's core partnerships, Mt. St. Mary's College, an all-woman's university. This location allows GALA to greatly expand on the benefits that this partnership provides, including access to valuable college preparatory instructional resources, facilities, and educational programs, further enriching the overall student learning experience.

Equity Impact:

Not applicable.

Issues and Analysis:

The Project will be implemented in phases with the first phase providing the minimum improvements and relocation efforts necessary to operate GALA at the Lanterman site beginning in the 2024-2025 school year. The second phase of work will upgrade the newly established GALA site (formerly Lanterman) to align the facility to the capacity demands, including support spaces, specialty classrooms and outdoor areas that support the GALA instructional and extra-curricular programs. Athletic facilities will be limited to only practices on campus due to space constraints and coordination of offsite athletic facilities to support competitions and full practices will be required. Staff will implement all opportunities to minimize construction impacts on school operations during the second phase of construction.

The Office of Environmental Health and Safety (OEHS) will evaluate the proposed Project in accordance with the California Environmental Quality Act (CEQA).

Attachments:

Exhibit A - BOC Resolution

Linked Materials - Board Report No. 037-23/24: Referenced Board Reports

- Adopted April 24, 2015: [Board Report No. 400-14/15 <https://drive.google.com/file/d/1faUFZ-M9kwY0_85oDUTRQbJw4W5XKur6/view?usp=sharing>](https://drive.google.com/file/d/1faUFZ-M9kwY0_85oDUTRQbJw4W5XKur6/view?usp=sharing)
- Adopted September 1, 2015: Board Report No. 023-15/16
<<https://drive.google.com/file/d/1CvuBj0bUW65cu9oAGZbgbupVfCTpLMef/view?usp=sharing>>

Informatives:

None

Submitted:

August 11, 2023

RESPECTFULLY SUBMITTED,

APPROVED BY:

ALBERTO M. CARVALHO
Superintendent

PEDRO SALCIDO
Deputy Superintendent, Business Services and Operations

REVIEWED BY:

APPROVED BY:

DEVORA NAVERA REED
General Counsel

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

___ Approved as to form.

REVIEWED BY:

PRESENTED BY:

NOLBERTO DELGADILLO
Deputy Chief Business Officer, Finance

AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division

___ Approved as to budget impact statement.