

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Tenth District PTSA

William O. Ross IV

31st District PTSA

Santa Ramirez (Alternate)

Tenth District PTSA

Connie Yee (Alternate)

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

Vacant

AARP

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 2024-09

BOARD REPORT 215-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE EIGHT PLAYGROUND AND CAMPUS EXTERIOR UPGRADE PROJECTS 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 eight Playground and Campus Exterior Upgrade Projects at Allesandro Elementary School, Carson Elementary School, Charnock Elementary School, Erwin Elementary School, Germain Academy for Academic Achievement, Hart Elementary School, Melrose Math/Science/Technology Magnet Elementary School, and Plasencia Elementary School, with a combined budget of \$94,727,092 (Projects), as described in Board Report 215-23/24 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, as legally permissible, to implement the proposed Projects including budget modifications and the purchase of equipment and materials; and

WHEREAS, The Measure RR Implementation Plan included, among other things, the development of playground and campus exterior upgrade projects within the category of need for Critical Replacements and Upgrade of School Building/Site Systems and Components; and

WHEREAS, These proposed Projects will address the most deteriorated paving conditions and transform playground areas; and

WHEREAS, The proposed Projects include, but are not limited to, greening and landscaping improvements throughout the campus to meet the District's goal of schoolyards to be 30% green/natural, paving replacement in playgrounds and other areas, solar reflective coating in playgrounds, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades; and

RESOLUTION 2024-09

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

WHEREAS, The Board of Education’s approval of the proposed Projects will authorize District Staff to proceed with the expenditure of Bond Program 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 Office of General Counsel has reviewed the proposed Projects and determined that they may proceed to the Bond Oversight Committee 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 School Construction Citizens’ Bond Oversight Committee (BOC) recommends that the Board of Education define and approve eight Playground and Campus Exterior Upgrade Projects, with a combined budget of \$94,727,092, and amend the Facilities SEP to incorporate therein, as described in Board Report 215-23/24, 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.
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 February 29, 2024, 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-215-23/24, **Version:** 1

Define and Approve Eight Playground and Campus Exterior Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

March 12, 2024

Facilities Services Division

Action Proposed:

Define and approve eight Playground and Campus Exterior Upgrade Projects (Projects) at Allesandro Elementary School, Carson Elementary School, Charnock Elementary School, Erwin Elementary School, Germain Academy for Academic Achievement, Hart Elementary School, Melrose Math/Science/Technology Magnet Elementary School, and Plasencia Elementary School as described in Exhibit A and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the eight proposed Projects is \$94,727,092.

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:

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 (Implementation Plan) to help guide the identification of sites and development of project proposals. The Implementation Plan included, among other things, the development of playground and campus exterior upgrade projects within the category of need for Critical Replacements and Upgrades of School Building/Site Systems and Components. These proposed Projects will address the most deteriorated paving conditions and transform playground areas.

The proposed Projects include, but are not limited to, greening and landscaping improvements throughout the campus to meet the District's goal of schoolyards to be 30% green/natural, paving replacement in playgrounds and other areas, solar reflective coating in playgrounds, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades, as described in Exhibit A.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on February 29, 2024. 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 the Board will adopt this proposed amendment to the Facilities SEP to define and approve the eight proposed Projects. 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 playground and campus exterior 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 playground and campus exterior upgrades at schools.

Budget Impact:

The total combined budget for the eight proposed Projects is \$94,727,092. The proposed Projects 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 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 proposed Project.

Student Impact:

Approval of the proposed Projects enables the District to continue ongoing efforts to undertake facilities improvements that help ensure the approximately 3,890 students attending the eight schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

Facilities Condition Assessment data identified schools with the worst paving condition based on age, aesthetics, deterioration, health and safety concerns, and weighting factors for paving condition and the Los Angeles Unified Greening Index was applied to achieve an equitable distribution to prioritize schools across the District for development of a proposed Project.

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 proposed Project scopes, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Eight Playground and Campus Exterior Upgrade Projects
Exhibit B - BOC Resolution

Informatives:

None

Submitted:

February 7, 2024

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

___ Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Eight Playground and Campus Exterior Upgrade Projects

1. Allesandro Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 5 – Jackie Goldberg, Region West*
- *Project Scope*
 - Replace approximately 47,000 square feet of paving in the main and kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 10% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - 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.
- *Project Budget* -- \$8,038,596
- *Project Schedule* – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.

2. Carson Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 7 – Tanya Ortiz Franklin, Region South*
- *Project Scope*
 - Replace approximately 100,000 square feet of paving in the main and kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 2% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Upgrades to existing trash enclosure.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget* -- \$10,995,805
- *Project Schedule* – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Eight Playground and Campus Exterior Upgrade Projects

3. Charnock Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 1 – George McKenna, Region West*
- *Project Scope*
 - Replace approximately 94,000 square feet of paving in the main and kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 5% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Upgrades to existing trash enclosure.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$11,208,254*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*

4. Erwin Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 6 – Kelly Gonez, Region North*
- *Project Scope*
 - Replace approximately 151,000 square feet of paving in the main and kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 2% green).
 - Installation of privacy fencing as required.
 - Upgrades to existing trash enclosure.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$15,471,436*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Eight Playground and Campus Exterior Upgrade Projects

5. Germain Academy for Academic Achievement – Playground and Campus Exterior Upgrade Project

- *Board District 3 – Scott Schmerelson, Region North*
- *Project Scope*
 - Replace approximately 146,000 square feet of paving in the main and kindergarten playgrounds and lunch shelter area.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 3% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Upgrades to existing trash enclosure.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$18,429,579*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*

6. Hart Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 3 – Scott Schmerelson, Region North*
- *Project Scope*
 - Replace approximately 96,000 square feet of paving in the main and kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 7% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Upgrades to existing trash enclosure.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$11,157,825*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Eight Playground and Campus Exterior Upgrade Projects

7. Melrose Math/Science/Technology Magnet Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 4 – Nick Melvoin, Region West*
- *Project Scope*
 - Replace approximately 67,000 square feet of paving in the main and kindergarten playgrounds and lunch shelter areas.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 8% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Upgrades to existing trash enclosure.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$9,351,253*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*

8. Plasencia Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 2 – Rocio Rivas, Region East*
- *Project Scope*
 - Replace approximately 38,000 square feet of paving in two main and two kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements necessary to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 10% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Infrastructure upgrades including sanitary sewer and storm drainage utilities as necessary.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget -- \$10,074,344*
- *Project Schedule – Construction is anticipated to begin in Q3 2026 and complete in Q3 2028.*