

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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William O. Ross IV

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Tenth District PTSA

Connie Yee (Alternate)

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Vacant

AARP

Vacant

L.A. City Mayor'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 2024-20

BOARD REPORT 297-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CLASSROOM REPLACEMENT PROJECTS 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 four Classroom Replacement Projects (Projects) at Bell High School, Politi Elementary School, Limerick Elementary School, and Third Street Elementary School, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 297-23/24; 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, as legally permissible, to implement the proposed projects including budget modifications and the purchase of equipment and materials; and

WHEREAS, Relocatable classroom replacement projects have been prioritized within the School Upgrade Program (SUP) to reduce Los Angeles Unified's reliance on relocatable buildings, restore play space, increase green schoolyards, eliminate health and safety concerns, and/or reduce Maintenance and Operations costs; and

WHEREAS, The combined project budget for the four proposed Projects is \$402,695,000. The proposed Projects will be funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations, and reconfigurations to school campuses; and

WHEREAS, The school sites were prioritized based on the campuses with the largest number of relocatable classrooms that are not certified by the Division of the State Architect (DSA) and those serving the most students; and

RESOLUTION 2024-20

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CLASSROOM REPLACEMENT PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, The four proposed Projects will provide new classrooms and support spaces in permanent buildings that improve the student learning environment and enable Los Angeles Unified to remove relocatable buildings that are not certified by the DSA. The proposed Projects also include upgrades to outdoor spaces to move towards Los Angeles Unified’s goal to have 30% green schoolyards, exterior painting of existing permanent buildings and structures to create a cohesive aesthetic across each campus, accessibility improvements, and other required code upgrades; and

WHEREAS, The development of each proposed project considered site accessibility, safety, supervision, optimal site configuration and utilization, play space, enrollment projections, educational programs, and operational impacts during construction; and

WHEREAS, the District Office of General Counsel has reviewed the proposed Project and determined that it may proceed to the Bond Oversight Committee for its consideration for recommendation to the Board of Education; 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 Citizens’ Bond Oversight Committee recommends that the Board of Education adopt District staff’s proposal to amend the FSD SEP to approve project definitions for four Classroom Replacement Projects at Bell High School, Politi Elementary School, Limerick Elementary School, and Third Street Elementary School, as defined in Board Report 297-23/24, 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 School District Board of Education and posted on the 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 BOC and Los Angeles Unified.

ADOPTED on May 23, 2024, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair



Board of Education Report

File #: Rep-297-23/24, **Version:** 1

Approve the Definition of Four Classroom Replacement Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

June 4, 2024

Facilities Services Division

Action Proposed:

Approve the definition of four Classroom Replacement Projects at Bell High School, Politi Elementary School, Limerick Elementary School, and Third Street Elementary School (Projects), as described in Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The combined budget for the proposed Projects is \$402,695,000.

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 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. The updated SUP framework and the Measure RR Implementation Plan (Implementation Plan) help guide the identification of sites and development of project proposals. The Implementation Plan included, among other priorities, the development of projects for relocatable classroom replacements.

School sites with an enrollment of more than 400 students, an instructional program with a facilities space need for at least eight classrooms in permanent buildings, and at least four classrooms in relocatable buildings that are not certified by the Division of the State Architect (DSA) were identified. School sites with the most DSA uncertified classrooms and serving the most students across Los Angeles Unified's geographic Regions and Board Districts were prioritized for a proposed Project. Relocatable classroom replacement projects will reduce Los Angeles Unified's reliance on relocatable buildings, restore play space, increase green schoolyards, eliminate health and safety concerns, and/or reduce Maintenance and Operations costs.

The proposed Projects will provide new classrooms and support spaces in permanent buildings that support the student learning environment and enable Los Angeles Unified to remove relocatable buildings that are not certified by DSA. The proposed Projects also include upgrades to outdoor spaces to move towards Los Angeles Unified's goal to have 30% green schoolyards, exterior painting of existing permanent buildings and structures to create a cohesive aesthetic across each campus, accessibility improvements, and other required code upgrades.

The development of each proposed Project considered site accessibility, safety, supervision, optimal site configuration and utilization, play space, enrollment projections, educational programs, and operational impacts during construction.

The school sites are located in Board Districts 2 (Dr. Rocio Rivas), 3 (Scott Schmerelson), 4 (Nick Melvoin), and 5 (Jackie Goldberg).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 23, 2024. The presentation that was provided is included as Exhibit C. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified School District's ability to successfully complete the Facilities SEP.

Expected Outcomes:

Approval of the four proposed Classroom Replacement Projects and amendment to the Facilities SEP to incorporate therein. The approval will enable staff to proceed with the design and construction of the proposed Projects.

The new facilities, once completed, will provide facilities that support education programs and student academic achievement. The proposed Projects will also decrease demands for repair and maintenance, alleviate the burden on custodial staff, and benefit the local economy by creating tax revenue and new jobs.

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, construction, and other activities necessary to implement the proposed Projects.

If the proposal is not approved, the Projects will not commence, and the schools will not benefit from the classroom replacement and associated campus upgrades being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. The proposed Projects support the 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 by replacing existing relocatable buildings with new permanent buildings.

Budget Impact:

The combined budget for the four proposed Classroom Replacement Projects is \$402,695,000. The proposed Projects will be funded by Bond Program funds in the SUP targeted for major modernizations, upgrades, and reconfigurations to school campuses.

The project budgets were prepared based on the current information known, and assumptions about the proposed Project scope, site conditions, and market conditions. The 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 the proposed Projects.

Student Impact:

The proposed Classroom Replacement Projects, once completed, will help ensure approximately 4,200 students attending these four campuses are provided with safe, welcoming, and state-of-the-art learning environments

that support student-centered and engaged learning. The classroom replacements will also allow schools to attract and retain future students, which builds school pride and enhances opportunities to create a positive school culture.

Equity Impact:

The school sites were prioritized based on the number of relocatable buildings that are not certified by DSA and those serving the most students.

Issues and Analysis:

Staff will implement all opportunities to minimize construction impacts on school operations and existing education programs.

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

Attachments:

Exhibit A: Scope, Budget, and Schedule for Four Classroom Replacement Projects

Exhibit B: BOC Resolution

Exhibit C: BOC Presentation

Informatives:

None

Submitted:

05/03/24

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 & Development
Facilities Services Division

___ Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Four Classroom Replacement Projects

1. Bell High School – Classroom Replacement Project

Region East, Board District 5 (Jackie Goldberg)

Project Background and Scope:

Bell High School spans 19.03 acres and serves students in grades 9-12. The campus is comprised of the following schools: Bell High School and the Gifted Science/Technology/Engineering/Math Magnet. As of the 2023-2024 Electronic Capacity Assessment Review (E-CAR), the school served approximately 2,260 students and the projected enrollment for planning purposes is approximately 2,200 students. The school has 15 existing relocatable buildings, all of which are not certified by the Division of the State Architect (DSA), containing 25 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 25 classrooms, multipurpose room, and support and administrative spaces.
- Demolition and/or removal of 10 existing relocatable buildings containing 15 classrooms and associated support spaces and 3 permanent buildings containing 2 music classrooms, practice gym, support and administrative spaces, and storage.
- Improvements necessary to move towards the District’s goal for schoolyards to be 30% green/natural.
- Site improvements include utility upgrades, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- 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.
- A future HVAC project will come at a future time.

Project Budget: \$123,985,000

Project Schedule: Construction activities are anticipated to begin in Q1-2028 and be completed in Q1-2031.

The remaining five existing relocatable buildings containing nine classrooms and one permanent building containing one classroom will temporarily remain at the school to be used as interim facilities to support the school during construction of a separate Heating Ventilation, and Air Conditioning (HVAC) Replacement Project that will be presented to the Board of Education for approval at a later date and will be removed as part of the HVAC Project.

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Exhibit A
Scope, Budget, and Schedule for Four Classroom Replacement Projects

2. Politi Elementary School – Classroom Replacement Project

Region West, Board District 2 (Dr. Rocio Rivas)

Project Background and Scope:

Politi Elementary School spans 6.30 acres and serves students in kindergarten through 5th grade. As of the 2023-2024 E-CAR, the school served 556 students and the projected enrollment for planning purposes is approximately 450 students. The school has 8 existing relocatable buildings, 6 of which are not certified by DSA, containing 16 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 12 classrooms, support and administrative spaces, and covered walkways.
- Demolition and/or removal of 8 existing relocatable buildings containing 16 classrooms.
- Improvements necessary to move towards the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utilities upgrades, new playground areas, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- 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: \$79,404,000

Project Schedule: Construction activities are anticipated to begin in Q1-2028 and be completed in Q4-2030.

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Exhibit A
Scope, Budget, and Schedule for Four Classroom Replacement Projects

3. Limerick Elementary School – Classroom Replacement Project

Region North, Board District 3 (Scott Schmerelson)

Project Background and Scope:

Limerick Elementary School spans 7.50 acres and serves students in kindergarten through 5th grade. The campus is comprised of the following schools and academies: Limerick Elementary School and a Dual Language Immersion Program. As of the 2023-2024 E-CAR, the campus served 646 students and the projected enrollment for planning purposes is approximately 600 students. The school has 23 existing relocatable buildings, 19 of which are not certified by DSA, containing 42 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 29 classrooms, support and administrative spaces, and covered walkways.
- Demolition and/or removal of 23 existing relocatable buildings containing 42 classrooms and associated support spaces.
- Improvements necessary to move towards the District’s goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utilities upgrades, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- 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: \$122,584,000

Project Schedule: Construction activities are anticipated to begin in Q1-2028 and be completed in Q4-2030.

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Exhibit A
Scope, Budget, and Schedule for Four Classroom Replacement Projects

4. Third Street Elementary School – Classroom Replacement Project

Region West, Board District 4 (Nick Melvoin)

Project Background and Scope:

Third Street Elementary School spans 4.58 acres and serves students in kindergarten through 5th grade. The campus is comprised of the following schools and academies: Third Street Elementary School, Dual Language Immersion Program, and a Gifted Magnet Center opening in the 2024-25 school year. As of the 2023-2024 E-CAR, the campus served 693 students and the projected enrollment for planning purposes is approximately 650 students. The campus has 15 existing relocatable buildings, 3 of which are not certified by DSA, containing 20 classrooms.

The proposed project includes, but is not limited to:

- Construction of approximately 11 classrooms, support spaces, and covered walkways.
- Demolition and/or removal of 7 existing relocatable buildings containing 12 classrooms and associated support spaces.
- Improvements necessary to move towards the District's goal for schoolyards to be 30% green/natural.
- Site improvements include new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades.
- Painting the exterior of existing buildings and structures.
- Installation and removal of interim facilities necessary to support school programs during construction.
- 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: \$76,722,000

Project Schedule: Construction activities are anticipated to begin in Q1-2028 and be completed in Q3-2030.