

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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LAUSD Student Parent

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Jeffrey Fischbach

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L.A. City Controller's Office

Patrick MacFarlane

Early Education Coalition

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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

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 2024-21

BOARD REPORT 299-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE EIGHT CLASSROOM UPGRADE 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 eight Classroom Upgrade Projects at Adams Middle School, Audubon Middle School, Bancroft Middle School, Burbank Arts Tech Community Magnet Middle School, Fleming Middle School, Hale Charter Academy Middle School, Louis Armstrong Middle School, and Webster Middle School (Projects), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Exhibit A to Board Report No. 299-23/24; 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 Projects including budget modifications and the purchase of equipment and materials; and

WHEREAS, The proposed Projects will provide upgrades to classrooms utilized for instruction, special education, and school set-asides within permanent and relocatable buildings. Each classroom within a school site has unique conditions and will be surveyed to understand deficiencies needing to be addressed. Based on the individual needs of each classroom, the scope may include upgrades to technology, electrical upgrades to support new classroom technology, white boards, tack boards, window blinds, paint, and security locks. The Projects also include providing new classroom furniture, replacing damaged ceiling tiles, and other upgrades required to comply with local, state, and federal requirements; and

WHEREAS, The combined Project budget for the eight Classroom Upgrade Projects is \$64,215,000. The proposed Projects will be funded with Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses; and

RESOLUTION 2024-21

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

WHEREAS, The proposed Classroom Upgrade Projects at Audubon Middle School, Louis Armstrong Middle School, and Webster Middle School include a total of \$5,120,000 for co-located charter school classrooms. Bond Program funds targeted for Charter School Facilities Upgrades and Expansions will be transferred to funds earmarked in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses; and

WHEREAS, the Los Angeles Unified 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.

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 eight Classroom Upgrade Projects at Adams Middle School, Audubon Middle School, Bancroft Middle School, Burbank Arts Tech Community Magnet Middle School, Fleming Middle School, Hale Charter Academy Middle School, Louis Armstrong Middle School, and Webster Middle School, and amend the Facilities SEP, accordingly, as described in Board Report No. 299-23/24, 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 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-299-23/24, **Version:** 1

Approve the Definition of Eight Classroom Upgrade 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 eight Classroom Upgrade Projects at Adams Middle School, Audubon Middle School, Bancroft Middle School, Burbank Arts Tech Community Magnet Middle School, Fleming Middle School, Hale Charter Academy Middle School, Louis Armstrong Middle School, and Webster Middle 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 \$64,215,000.

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 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 to provide upgrades focused on the interior of existing classroom spaces.

The school sites identified for the proposed Projects were deemed to have the highest need for classroom upgrades based on their overall Facilities Condition Index (FCI) score for interior classroom spaces. FCI scores indicate the remaining service life of the physical components within classroom spaces and as compared to other schools. Additionally, the priority for implementation of Classroom Upgrade Projects focused on middle school programs with the goal of attracting and retaining students transitioning from elementary to secondary education across the District's four geographic Regions.

The proposed Projects will provide upgrades to classrooms utilized for instruction, special education, and school set-asides within permanent and relocatable buildings. Each classroom within a school site has unique conditions and will be surveyed to understand deficiencies needing to be addressed. Based on the individual needs of each classroom, the scope may include upgrades to technology, electrical upgrades to support new classroom technology, white boards, tack boards, window blinds, paint, and security locks. The Projects also include providing new classroom furniture, replacing damaged ceiling tiles, and other upgrades required to comply with local, state, and federal requirements.

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 eight proposed Classroom Upgrade 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 upgraded classrooms, once completed, will provide facilities that support education programs and student 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 upgrades being proposed.

Policy Implications:

The proposal does not impact Los Angeles Unified policy. It 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 by upgrading classrooms at schools.

Budget Impact:

The combined Project budget for the eight proposed Classroom Upgrade Projects is \$64,215,000. The Projects will be funded by Bond Program funds targeted in the School Upgrade Program for major modernizations, upgrades, and reconfigurations to school campuses.

The proposed Classroom Upgrade Projects at Audubon Middle School, Louis Armstrong Middle School, and Webster Middle School include a total of \$5,120,000 for co-located charter school classrooms. Bond Program funds targeted for Charter School Facilities Upgrades and Expansions will be transferred to funds earmarked in the SUP 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 Upgrade Projects, once completed, will help ensure approximately 7,000 students attending these eight schools are provided with safe, welcoming, and state-of-the-art learning environments that support student-centered, experiential, and engaged learning. The Classroom Upgrade Projects 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:

School sites represent all four Regions (North, East, South, and West) and were prioritized based on their Facilities Condition Index scores.

Issues and Analysis:

Staff will implement all opportunities to minimize construction impacts on school operations and existing education programs. As necessary, the temporary use of unused classrooms, off-hour construction and other opportunities will be utilized to reduce impacts to the existing education programs at each school.

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 Eight Classroom Upgrade Projects

Exhibit B: BOC Resolution

Exhibit C: BOC Presentation

Informatives:

None

Submitted:

05/05/24

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 Eight Classroom Upgrade Projects

1. Adams Middle School – Classroom Upgrade Project

Region East, Board District 5 (Jackie Goldberg)

The proposed project includes upgrades to the interiors of approximately 49 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- 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: \$7,062,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

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Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

2. Audubon Middle School - Classroom Upgrade Project
Region South, Board District 1 (Dr. George McKenna)

The proposed project includes upgrades to the interiors of approximately 54 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$7,659,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

3. Bancroft Middle School – Classroom Upgrade Project

Region West, Board District 4 (Nick Melvoin)

The proposed project includes upgrades to the interiors of approximately 42 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$6,484,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
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Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

4. Burbank Arts Tech Community Magnet Middle School – Classroom Upgrade Project
Region East, Board District 2 (Dr. Rocio Rivas)

The proposed project includes upgrades to the interiors of approximately 60 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$8,630,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

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Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

5. Fleming Middle School – Classroom Upgrade Project

Region South, Board District 7 (Tanya Ortiz Franklin)

The proposed project includes upgrades to the interiors of approximately 60 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$6,539,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
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Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

6. Hale Charter Academy Middle School – Classroom Upgrade Project
Region North, Board District 3 (Scott Schmerelson)

The proposed project includes upgrades to the interiors of approximately 71 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$10,007,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

7. Louis Armstrong Middle School - Classroom Upgrade Project
Region North, Board District 3 (Scott Schmerelson)

The proposed project includes upgrades to the interiors of approximately 72 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$10,344,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
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Exhibit A
Scope, Budget, and Schedule for Eight Classroom Upgrade Projects

8. Webster Middle School – Classroom Upgrade Project

Region West, Board District 4 (Nick Melvoin)

The proposed project includes upgrades to the interiors of approximately 51 classrooms utilized for instruction, special education, and support spaces. Based on the individual needs of each classroom, the scope may include, but is not limited to:

- Technology upgrades such as:
 - Installation of new interactive display boards.
 - Upgrading sound enhancement devices for teacher oration.
- Limited electrical upgrades to support new classroom technology.
- Installation of new and/or renovation of white boards/tack boards.
- Purchase and installation of new classroom furniture.
- Upgrades to window blinds.
- Painting of classroom interior surfaces.
- Installation of security locks.
- Replacement of ceiling tiles as needed.
- Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.

Project Budget: \$7,490,000

Project Schedule: Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q3-2026.