

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
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RESOLUTION 2024- 39

BOARD REPORT 101-24/25

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN 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 seven Playground and Campus Exterior Upgrade Projects (Projects) with a combined budget of \$93,047,853, as described in Board Report No. 101-24/25 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 structures, and accessibility upgrades; and

WHEREAS, Additionally, the proposed project at Dolores Street Elementary School (Dolores) will incorporate Bond Program funds earmarked in the Implementation Plan for the Americans with Disabilities Act (ADA) Transition Plan Implementation. On October 10, 2017, the Board approved the Self-Evaluation and Transition Plan (Transition Plan) under the ADA to further Los Angeles Unified efforts to comply with ADA Title II program accessibility requirements. The Transition Plan identified program accessibility upgrades as a priority at Dolores and these have been incorporated into the Project as described in Exhibit A; and

RESOLUTION 2024-39

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN PLAYGROUND AND CAMPUS EXTERIOR UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, The \$27,861,742 budget for the proposed Project at Dolores includes \$8,215,000 for accessibility upgrades. Bond Program funds targeted for the ADA Transition Plan Implementation will be transferred to funds earmarked in the SUP for critical replacements and upgrades of school building/site systems and components; and

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.

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 seven Playground and Campus Exterior Upgrade Projects, with a combined budget of \$93,047,853, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 101-24/25, 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.

NOT ADOPTED on December 12, 2024, by the following vote:

AYES: 5

ABSTENTIONS: 1

NAYS: 4

ABSENCES: 3

D. Michael Hamner
Chair

Robert Campbell
Vice-Chair



Board of Education Report

File #: Rep-101-24/25, **Version:** 1

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

January 14, 2025

Facilities Services Division

Action Proposed:

Define and approve seven Playground and Campus Exterior Upgrade Projects (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 \$93,047,853.

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 structures, and accessibility upgrades, as described in Exhibit A.

Additionally, the proposed project at Dolores Street Elementary School (Dolores) will incorporate Bond Program funds earmarked in the Implementation Plan for the Americans with Disabilities Act (ADA) Transition Plan Implementation. On October 10, 2017, the Board approved the Self-Evaluation and Transition Plan (Transition Plan) under the ADA to further Los Angeles Unified efforts to comply with ADA Title II program accessibility requirements. The Transition Plan identified program accessibility upgrades as a priority at Dolores and these have been incorporated into the Project 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 December 12, 2024, as referenced in Exhibit B. 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'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 seven 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 combined budget for the seven proposed Projects is \$93,047,853. The proposed Projects will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components.

The \$27,861,742 budget for the proposed Project at Dolores includes \$8,215,000 for accessibility upgrades. Bond Program funds targeted for the ADA Transition Plan Implementation will be transferred to funds earmarked in the SUP 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 more than 3,000 current and future students attending the seven 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

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Project scopes will not sufficiently address the critical needs identified, the proposed Project scopes, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Seven Playground and Campus Exterior Upgrade Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Informatives:

None

Submitted:

11/25/24

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 Financial Officer

ISSAM DAHDUL
Director of Facilities Planning and
Development

___ Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Seven Playground and Campus Exterior Upgrade Projects

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

- *Board District 5 – Karla Griego, Region West*
- *Project Scope*
 - Replace approximately 66,000 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 may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 32% 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 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:* \$8,626,490
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q2-2029.

2. Dolores Street Elementary School – Playground and Campus Exterior Upgrade Project with ADA Improvements

- *Board District 7 – Tanya Ortiz Franklin, Region South*
- *Project Scope*
 - Replace approximately 115,000 square feet of paving in two main playgrounds (North and South) and two kindergarten playgrounds.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 1.7% 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.
 - Includes correction, replacement, or installation of 11 paths of travel, 10 restrooms, six drinking fountains, one concrete ramp, three metal ramps, one assembly seating area, one stage lift with stage adapt, one parking area, and other accessibility upgrades, in order to provide programmatic access.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget:* \$27,861,742
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q4-2029.

LOS ANGELES UNIFIED SCHOOL DISTRICT
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Exhibit A
Seven Playground and Campus Exterior Upgrade Projects

3. MacArthur Park Elementary School for the Visual and Performing Arts – Playground and Campus Exterior Upgrade Project

- *Board District 2 – Dr. Rocío Rivas, Region East*
- *Project Scope*
 - Replace approximately 18,000 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 may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 26% 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:* \$5,444,141
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q4-2028.

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

- *Board District 6 – Kelly Gonez, Region North*
- *Project Scope*
 - Replace approximately 87,000 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 may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 19% green).
 - Installation of privacy fencing as required.
 - Painting the exterior of existing buildings and structures.
 - Provide new 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:* \$14,134,315
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q2-2029.

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Exhibit A
Seven Playground and Campus Exterior Upgrade Projects

5. Palms Elementary School – Playground and Campus Exterior Upgrade Project

- *Board District 1 – Sherlett Hendy Newbill, Region West*
- *Project Scope*
 - Replace approximately 53,000 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 may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 6% 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:* \$9,131,296
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q2-2029.

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

- *Board District 4 – Nick Melvoin, Region West*
- *Project Scope*
 - Replace approximately 80,000 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 may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 25% 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:* \$12,201,794
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q2-2029.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Seven Playground and Campus Exterior Upgrade Projects

7. Woodland Hills Elementary Charter for Enriched Studies – Playground and Campus Exterior Upgrade Project

- *Board District 4 – Nick Melvoin, Region North*
- *Project Scope*
 - Replace approximately 62,000 square feet of paving in the two main playgrounds (upper and lower), kindergarten playground, and the north campus schoolyard.
 - Hardscape upgrades inclusive of solar reflective coating at playgrounds.
 - Replacement of playground equipment as necessary.
 - Greening improvements may include playfields with new irrigation, outdoor learning and activity stations, landscaping, and planting areas to meet the District’s goal for schoolyards to be 30% green/natural (currently the schoolyard is approximately 8% green).
 - Installation of privacy fencing and replacement of retaining walls at new fence posts, as required.
 - Painting the exterior of existing buildings, structures, and retaining/planter walls.
 - Provide new 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:* \$15,648,075
- *Project Schedule:* Construction is anticipated to begin in Q2-2027 and completed in Q2-2029.