



2022 CSFC Annual Summit

Embassy Suites Sacramento Riverfront Promenade
October 27-28, 2022

Facility Inspection Tool Training

Jema Estrella

Director, Facilities and Construction
Los Angeles County Office of Education

Ian Padilla

Legislative Advocate
Coalition for Adequate School Housing

Speaker Biography

Jema Estrella
Director, Facilities and Construction
Los Angeles COE

Jema Estrella is the Director of Facilities and Construction at the Los Angeles County Office of Education, as well as the current Chair of the CSFC Executive Committee. Her background is in architecture and she has 18 years of experience in facilities design and construction and management of retail and educational facilities.

Jema currently oversees over 400 school facilities for various programs including Special Education, County Community Schools, Juvenile Court Schools, Head Start and Early Head Start, and various administrative offices. Her role includes leasing, design, construction, maintenance and operations, security, emergency preparedness and school compliance programs such as facilities inspections according to the Williams Legislation.

Ian Padilla
Legislative Advocate
Coalition for Adequate School Housing

Ian Padilla is currently a partner with the firm of Murdoch, Walrath & Holmes in Sacramento, which specializes in Governmental Relations and Association Management. He is also a Legislative Advocate for the Coalition for Adequate School Housing (CASH), which was formed in 1978 to advocate for funding to build, modernize and maintain K-12 public schools in California.


He is a former legislative aide to Senator Richard G. Polanco, amending clerk for the Chief Clerk of the Assembly and research assistant for Ross Communications.



Williams Facilities Inspections and the FIT


COE Observations from 2022-2023

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AGENDA

- ❖ OPSC's FIT updates
- ❖ Ed Code updates
 - ❖ Handling of Extreme Deficiencies
 - ❖ Inclusion of Charter Schools
- ❖ Post-Pandemic trends
- ❖ Future projections





Williams Facilities 2022-23

OPSC Changes to Facilities Inspection Tool (FIT)

- ❖ Approved by the State Allocation Board on April 27, 2022
- ❖ **Required:** additional building and site information
 - ✓ Total estimated building square footage
 - ✓ Total estimated site square footage
 - ✓ Restroom count

	Students	Adults
Female Fixtures		
Male Urinals		
Male Toilets		
Gender-Neutral Toilets		



Williams Facilities 2022-23

OPSC Changes to Facilities Inspection Tool (FIT)

- ❖ LACOE approach to receiving site data from LEAs:
 - ❖ Request via email
 - ❖ Request in 2 virtual meetings
 - ❖ If needed, request when communicating inspection date and in person during visit
 - ❖ Not all have provided the information
 - ❖ Intent / history behind the issue



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Williams Facilities 2022-23

OPSC Changes to Facilities Inspection Tool (FIT)

- ❖ Any non-interior surface deficiencies should be included in “Overall Cleanliness” category
- ❖ Verification that restrooms are stocked with menstrual products to comply with current law and post notification (products in office OK)
- ❖ Number of custodial and maintenance staff (**optional**)



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Williams Facilities 2022-23

Ed Code Updates

- ❖ Fewer schools to inspect due to list development criteria
- ❖ Includes charter schools – no issues in LA County
- ❖ Extreme deficiencies can be added to COE's website and reported to the LEA's Board
- ❖ **LACOE's approach:** increase communication about the extreme deficiency at lower levels of LEA



Williams Facilities 2022-23

Post-Pandemic Trends

- ❖ Cleaner schools
- ❖ Less extreme deficiencies
- ❖ Typical issues re-opening a closed building

LACOE Statistics as of 10/5/22	Quantity
Schools qualifying for inspection	313
Schools that provided SF and restroom data	210 (67%)
Inspections performed	71
Extreme deficiencies	8 (1 resolved, 2 eligible for reinspection)
Ratings	Exemplary: 29 (41%) Good: 35 (49%) Fair: 7 (10%) Poor: 0



Williams Facilities 2022-23

Future Projections

- ❖ Increase in schools receiving Differentiated Assistance?

The screenshot shows a web browser displaying the page lacoed.edu/Superintendent/Williams-Settlement-Legislation/Facility-Inspection. The page features the LACOE logo and navigation menu. The main content area is titled "Williams Facility Inspections" and includes a photograph of a school hallway with a door labeled "1132".

Williams Facility Inspections

Settled in 2004, the Williams Case resulted in oversight-related activities for the lowest one-third of schools in California based on test scores to ensure "Good Repair", defined as "clean, safe and functional in California Education Code 17002(d)(1).

In 2021, Governor Newsom approved AB 599, directing the California Department of Education (CDE) to develop a new list of schools, including Charters, to be inspected beginning in the 2022-2023 school year. The new list and more information can be found [here](#).

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