

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Vacant

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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 2024-10

BOARD REPORT 242-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE EAST LOS ANGELES OCCUPATIONAL CENTER CLASSROOM REPLACEMENT PROJECT 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 the East Los Angeles Occupational Center (ELAOC) Classroom Replacement Project (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 242-23/24; 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 Project including budget modifications and the purchase of equipment and materials; and

WHEREAS, The project budget for the proposed Project is \$61,156,305. The proposed Project will be funded by Bond Program funds targeted for adult and career education facilities upgrades; and

WHEREAS, The proposed Project includes, but is not limited to, the following:

- Construction of approximately 14 new classrooms including six general classrooms, four Career Technical Education (CTE) Classrooms with four associated lab spaces, and support spaces. The four CTE Programs supported by the new classrooms include Dental Assistant, Medical Assistant, Pharmacy Technician, and X-Ray/Radiologic Technician.
- Demolition of eight existing relocatable classroom buildings that include 11 classrooms, administrative spaces, and a Los Angeles Unified Personnel Commission satellite office.
- Site improvements include resurfacing/restriping the existing parking lot, new marquee, associated utility

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RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE EAST LOS ANGELES OCCUPATIONAL CENTER CLASSROOM REPLACEMENT PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

upgrades, landscaping, and hardscaping.

- Facilities improvements necessary for the relocation of the existing Los Angeles Unified Personnel Commission satellite office, which may include but is not limited to, office partitions, utility upgrades, signage, and furniture at a new location to be determined.
- Requirements from the Americans with Disabilities Act (ADA), DSA, California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.

WHEREAS, Construction is anticipated to begin in the first quarter of 2027 and be completed in the fourth quarter of 2029.

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 define and approve the East Los Angeles Occupational Center Classroom Replacement Project, as defined in Board Report No. 242-23/24, 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 March 28, 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-242-23/24, **Version:** 1

Define and Approve the East Los Angeles Occupational Center Classroom Replacement Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

April 9, 2024

Facilities Services Division and Division of Adult and Career Education

Action Proposed:

Approve the definition of the East Los Angeles Occupational Center (ELAOC) Classroom Replacement Project (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The budget for the proposed Project is \$61,156,305.

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 Project 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 SUP includes a spending target entitled "*Adult and Career Education Facilities Upgrades.*" Projects developed under this category of need include upgrades, expansions, and/or additions to existing adult and career education campuses to support the expansion of career technical program offerings and/or enrollment, among others, and are included in the Facilities SEP.

ELAOC is located adjacent to Downtown Los Angeles with an annual enrollment of approximately 4,550 students and provides quality, low-cost, educational opportunities, and career training. Classes are offered daily in various fields including computer technology, pharmaceutical technology, physical therapy support, health information technology, and a new medical assistant program. ELAOC also provides English as a Second Language (ESL) classes and a High School Diploma Program.

The proposed Project will provide ELAOC with new facilities to support Career and Technical Education programs. Additionally, the proposed Project will remove classrooms located in uncertified relocatable buildings that do not comply with the Division of the State Architect (DSA) standards.

The proposed Project includes, but is not limited to, the following:

- Construction of approximately 14 new classrooms including six general classrooms, four Career Technical Education (CTE) Classrooms with four associated lab spaces, and support spaces. The four CTE Programs supported by the new classrooms include Dental Assistant, Medical Assistant, Pharmacy Technician, and X-Ray/Radiologic Technician.

- Demolition of eight existing relocatable classroom buildings that include 11 classrooms, administrative spaces, and a Los Angeles Unified Personnel Commission satellite office.
- Site improvements include resurfacing/restriping the existing parking lot, new marquee, associated utility upgrades, landscaping, and hardscaping.
- Facilities improvements necessary for the relocation of the existing Los Angeles Unified Personnel Commission satellite office, which may include but is not limited to, office partitions, utility upgrades, signage, and furniture at a new location to be determined.
- Requirements from the Americans with Disabilities Act (ADA), DSA, California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.

Construction is anticipated to begin in the first quarter of 2027 and be completed in the fourth quarter of 2029.

ELAOC is located in Region East and Board District 2 (Dr. Rocio Rivas).

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on March 28, 2024. The presentation that was provided is included as Exhibit B. 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:

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

The new facilities, once completed, will provide facilities that support education programs and student academic achievement. The proposed Project 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 Project.

If the proposal is not approved, the Project will not commence, and the school will not benefit from the new facilities being proposed.

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'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 project budget for the proposed Project is \$61,156,305. The proposed Project will be funded with Bond Program funds earmarked specifically for upgrades to Adult and Career Education facilities.

The budget was prepared based on the latest available information and assumptions about the project scope, site conditions, and market conditions. The budget 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 Project.

Student Impact:

The proposed Project will help ensure ELAOC students are provided with safe and updated facilities.

Equity Impact:

ELAOC was prioritized for a proposed Project given its high and growing enrollment, number of relocatable buildings, and serving as a hub for programs supporting the surrounding community and local workforce.

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 Project in accordance with CEQA.

Attachments:

Exhibit A: BOC Resolution

Exhibit B: BOC Presentation

Informatives:

None

Submitted:

March 12, 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:

APPROVED BY:

NOLBERTO DELGADILLO
Deputy Chief Business Officer, Finance

RENNY NEYRA
Executive Director
Division of Adult and Career Education

___ Approved as to budget impact statement.

PRESENTED BY:

AARON BRIDGEWATER
Director of Facilities Planning and Development
Facilities Services Division