



## Board of Education Report

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**File #:** Rep-074-23/24, **Version:** 1

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### **Define and Approve Two Wellness Center Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**November 14, 2023**

**Facilities Services Division and Office of the Chief Medical Director**

#### **Action Proposed:**

Define and approve two new Wellness Center projects at Los Angeles High School and Wilmington Middle School STEAM Magnet as described in Exhibit A (Projects) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the proposed Projects is \$45,000,000.

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 help guide the identification of sites and development of project proposals, which meet the goals of and priorities for Measure RR.

Funding has been prioritized within the SUP to develop new Wellness Centers and/or expand existing Wellness Centers in areas identified to have the highest need for healthcare facilities determined by various health risk indicators. New Wellness Center projects fall under the SUP category of need for School Upgrades and Reconfigurations to Support Wellness, Health, Athletics, Learning, and Efficiency (WHALE).

Los Angeles Unified is proud to host approximately 20 Wellness Centers on school campuses throughout the District. Wellness Centers integrate and coordinate care for students and their families. Wellness Centers are Los Angeles Unified-built facilities operated by outside medical providers/partners who focus on prevention, education, early intervention, and screening.

In 2022, the Office of the Chief Medical Director completed the Wellness Phase 3 Strategic Roadmap that updated the data mapping and analysis from the previous wellness plans and gathered input from stakeholders to identify the areas with highest need for healthcare facilities. The Office of the Chief Medical Director and Facilities Services Division further assessed school sites within the high priority areas and engaged school administrators to determine which campuses have available space and capacity to accommodate new or expanded wellness centers. Los Angeles High School and Wilmington Middle School STEAM Magnet met the above criteria and have feasible site conditions for developing new Wellness Centers.

After potential school sites were identified for the development of new Wellness Center facilities, the Office of the Chief Medical Director completed a competitive selection process to solicit and select a healthcare provider

to operate each new Wellness Center. The selected healthcare providers for the new Wellness Centers are shown in Exhibit A.

The proposed Projects will provide comprehensive medical, dental, and mental health services for students, families, and community members.

The proposed Projects are located in Region West, Board District 1 (Dr. George McKenna) and Region South, Board District 7 (Tanya Ortiz Franklin).

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on November 02, 2023. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate the successful implementation of the Facilities SEP.

**Expected Outcomes:**

Define and approve the proposed Projects and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed Projects and expenditure of Bond Program funds.

The proposed Projects, once completed, will provide modern healthcare facilities that offer access to free and low-cost comprehensive medical, dental, and mental health services to students, families, and community members. The proposed Projects will also benefit the local economy by creating tax revenue and new jobs.

**Board Options and Consequences:**

Approval will allow staff to further develop, design, and construct the new Wellness Center facilities as described in Exhibit A.

If staff's proposal is not approved, the proposed Projects will not commence, and the students and communities of each school will not be provided with the opportunity to benefit from the services of a new Wellness Center.

**Policy Implications:**

The proposal does not impact Los Angeles Unified policy. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 2 Joy and Wellness by investing and operating modern healthcare facilities that support the health and well-being of students, families, and community members.

**Budget Impact:**

The combined budget for the proposed Projects is \$45,000,000. The proposed Projects will be funded with Bond Program funds earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency.

The Project budgets were prepared based on the current information known, and assumptions about each Project's 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 Projects, once completed, will provide new Wellness Centers that offer comprehensive health services to approximately 2,330 students.

**Equity Impact:**

Funds are allocated for prospective school sites that are in areas identified to have the highest need for healthcare facilities and have adequate space and capacity on the school's campus to construct a new Wellness Center.

**Issues and Analysis:**

Staff will implement all opportunities and coordinate with school administrators to minimize construction impacts on school operations and the surrounding neighborhoods. The proposed Projects include the replacement of existing green spaces with new garden areas and a natural grass play field. A portion of the existing green spaces are anticipated to be unavailable during construction. Staff will utilize all possible opportunities to reduce impacts on the existing green spaces. The proposed Projects also include the removal of existing relocatable buildings.

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: Healthcare Providers, Scope, Budget, and Schedule for Two Wellness Center Projects

Exhibit B: BOC Resolution

**Link Material:**

Previously adopted Board Report referenced in the Background section:

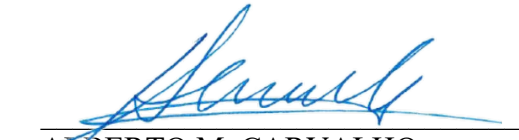
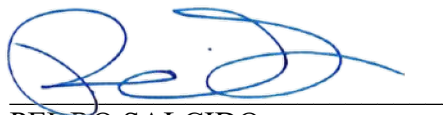
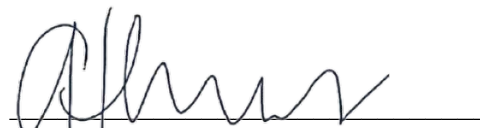
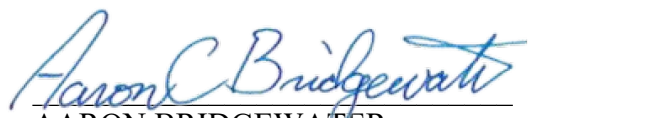
- Adopted August 24, 2021: [Board Report No. 027-21/22](https://drive.google.com/file/d/1ws0cZ4p0q8GGavT-ICD_KuDFpXTUzhcx/view?usp=sharing)  
<[https://drive.google.com/file/d/1ws0cZ4p0q8GGavT-ICD\\_KuDFpXTUzhcx/view?usp=sharing](https://drive.google.com/file/d/1ws0cZ4p0q8GGavT-ICD_KuDFpXTUzhcx/view?usp=sharing)>

**Informatives:**

None

**Submitted:**

10/16/23

**RESPECTFULLY SUBMITTED,**  
ALBERTO M. CARVALHO  
Superintendent**APPROVED BY:**  
PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations**REVIEWED BY:**  
DEVORA NAVERA REED  
General Counsel☒ Approved as to form.**APPROVED BY:**  
KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division**REVIEWED BY:**  
NOLBERTO DELGADILLO  
Deputy Chief Business Officer, Finance☒ Approved as to budget impact statement.**APPROVED BY:**  
DR. SMITA MALHOTRA  
Chief Medical Director  
Office of the Chief Medical Director**PRESENTED BY:**  
AARON BRIDGEWATER  
Director of Facilities Planning and Development  
Facilities Services Division

**LOS ANGELES UNIFIED SCHOOL DISTRICT  
Board of Education Report**

**Exhibit A  
Healthcare Providers, Scope, Budget, and Schedule for Two Wellness Center Projects**

**1. Los Angeles High School – Wellness Center Project**

*Region West, Board District 1 (Dr. George McKenna)*

The project includes, but is not limited to:

- Approximately 6,000 square feet of new construction and related site improvements, including a parking lot, fencing, gates, landscape, hardscape, and infrastructure improvements.
- The removal of seven existing relocatable buildings.
- The replacement of the existing natural grass play field impacted by the new wellness center, with a new natural grass play field.
- Improvements to ensure compliance with local, state, and federal requirements including from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), and Department of Toxic Substances Control (DTSC).

The healthcare provider, Eisner Health, would operate the new wellness center and provide medical, dental, and mental health services to students, families, and community members.

Project Budget: \$23,700,000

Project Schedule: Construction is anticipated to begin in Q2-2026 and be completed in Q2-2028.

**2. Wilmington Middle School STEAM Magnet – Wellness Center Project**

*Region South, Board District 7 (Tanya Ortiz Franklin)*

The project includes, but is not limited to:

- Approximately 6,000 square feet of new construction and related site improvements, including a parking lot, fencing, gates, landscape, hardscape, and infrastructure improvements.
- The removal of the existing agriculture building.
- The replacement of the existing garden areas impacted by the new wellness center with new garden areas.
- The replacement of the existing outdoor fenced storage area impacted by the new wellness center.
- Improvements to ensure compliance with local, state, and federal requirements including from the ADA, DSA, CEQA, and DTSC.

The healthcare provider, Wilmington Community Clinic, would operate the new wellness center and provide medical, dental, and mental health services to students, families, and community members.

Project Budget: \$21,300,000

Project Schedule: Construction is anticipated to begin in Q2-2026 and be completed in Q2-2028.

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

**Margaret Fuentes, Chair**

LAUSD Student Parent

**D. Michael Hamner, FAIA, Vice-Chair**

American Institute of Architects

**Samantha Rowles, Secretary**

LAUSD Student Parent

**Robert Campbell, Executive Committee**

L.A. Co. Auditor-Controller's Office

**Scott Pansky, Executive Committee**

L.A. Area Chamber of Commerce

**Neelura Bell**

CA Charter School Association

**Chad Boggio**

L.A. Co. Federation of Labor AFL-CIO

**Jeffrey Fischbach**

CA Tax Reform Assn.

**Aleigh Lewis**

L.A. City Controller's Office

**Patrick MacFarlane**

Early Education Coalition

**Jennifer McDowell**

L.A. City Mayor's Office

**Brian Mello**

Assoc. General Contractors of CA

**Dr. Clarence Monteclaro**

Tenth District PTSA

**William O. Ross IV**

31<sup>st</sup> District PTSA

**Connie Yee (Alternate)**

L.A. Co. Auditor-Controller's Office

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**Lori Raineri and Keith Weaver – Oversight Consultants**

Government Financial Services Joint Powers Authority

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

Bond Oversight Coordinator

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**RESOLUTION 2023-29**

**BOARD REPORT 074-23/24**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO WELLNESS CENTER PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, Los Angeles Unified School District (Los Angeles Unified or District) Staff proposes that the Board of Education (Board) define and approve two new Wellness Center projects at Los Angeles High School and Wilmington Middle School STEAM Magnet (Projects), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as described in Board Report No. 074-23/24; and

WHEREAS, District 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 to implement the proposed projects; and

WHEREAS, Funding has been prioritized within the School Upgrade Program (SUP) to develop new Wellness Centers and/or expand existing Wellness Centers in areas identified to have the highest need for healthcare facilities determined by various health risk indicators; and

WHEREAS, Projects to provide new Wellness Centers fall under the SUP category of need for School Upgrades and Reconfigurations to Support Wellness, Health, Athletics, Learning, and Efficiency (WHALE); and

WHEREAS, The Office of the Chief Medical Director completed the Wellness Phase 3 Strategic Roadmap that updated the data mapping and analysis from the previous wellness plans and gathered input from stakeholders to identify the areas with highest need for healthcare facilities; and

WHEREAS, The Office of the Chief Medical Director and Facilities Services Division further assessed school sites within the high priority areas and engaged with school administrators to determine which

**RESOLUTION 2023-29****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO WELLNESS CENTER PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

campuses have available space and capacity to accommodate new or expanded Wellness Centers; and

WHEREAS, Los Angeles High School and Wilmington Middle School STEAM Magnet met the above criteria and feasible site conditions for developing new Wellness Centers; and

WHEREAS, The proposed Projects will provide modern healthcare facilities that offer access to free and low-cost comprehensive medical, dental, and mental health services to students, families, and community members; and

WHEREAS, The combined budget for the proposed Projects is \$45,000,000. The proposed Projects will be funded with Bond Program funds earmarked for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency; and

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully implement the Facilities SEP; and

WHEREAS, the District's Office of General Counsel has stated that they have concluded that expenditures of the intended bond funds for these projects are legally permissible under State and Federal law including with respect to the applicable federal tax-exempt bond requirements.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The School Construction Bond Citizens' Oversight Committee (BOC) recommends that the Board define and approve two Wellness Center Projects at Los Angeles High School and Wilmington Middle School STEAM Magnet, and amend the Facilities SEP, accordingly, as described in Board Report No. 074-23/24, 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 November 02, 2023, by the following vote:

AYES: 13

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1

/Margaret Fuentes/

Margaret Fuentes  
Chair

/Michael Hamner/

D. Michael Hamner  
Vice-Chair