



## Board of Education Report

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**File #:** Rep-242-23/24, **Version:** 1

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### **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




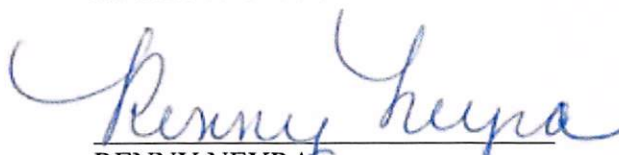
**Submitted:**

03/12/24

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**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:**  
RENNY NEYRA  
Executive Director  
Division of Adult and Career Education**PRESENTED BY:**  
AARON BRIDGEWATER  
Director of Facilities Planning and Development  
Facilities Services Division

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

**Margaret Fuentes, Chair**  
LAUSD Student Parent  
**D. Michael Hamner, FAIA, Vice-Chair**  
American Institute of Architects  
**Dr. 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  
**Brian Mello**  
Assoc. General Contractors of CA

**Dr. Clarence Monteclaro**  
Tenth District PTSA  
**William O. Ross IV**  
31<sup>st</sup> 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 2024-10****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

**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





**LAUSD**  
**UNIFIED**

# Bond Oversight Committee Meeting

March 28, 2024



**East Los Angeles Occupational Center  
Classroom Replacement Project**



# Division of Adult and Career Education

**Renny L. Neyra**  
Executive Director  
Division of Adult and Career Education





# DACE Overview

## Who is DACE?

The Division of Adult and Career Education (DACE), funded entirely through state and federal adult education categorical funds, provides access to high quality pre- and post-secondary education and training opportunities in local communities throughout L.A. Unified. DACE specializes in serving adults with high barriers to employment and higher education.

DACE is both a national and state leader in adult education, serving over 60,000 students annually in programs such as English as a second language, academic and high school studies, and career and technical education.

DACE also administers the largest apprenticeship training program in the country with 62 trades and 41 individual program sponsors.

During the 2022–23 school year, the DACE apprenticeship program served over 8,900 registered apprentices.

# DACE Overview

## Serves Over 60,000 Students Annually



**32%**

Annual increase in the number of DACE students who complete a CTE sequence.

**2022-23 Target = 10% Increase**



**40**

DACE classes offered at 14 community schools.  
**2022-23 Target = 10 Classes**



**1,385**

Students completed workforce certifications to enter or retain LAUSD employment.

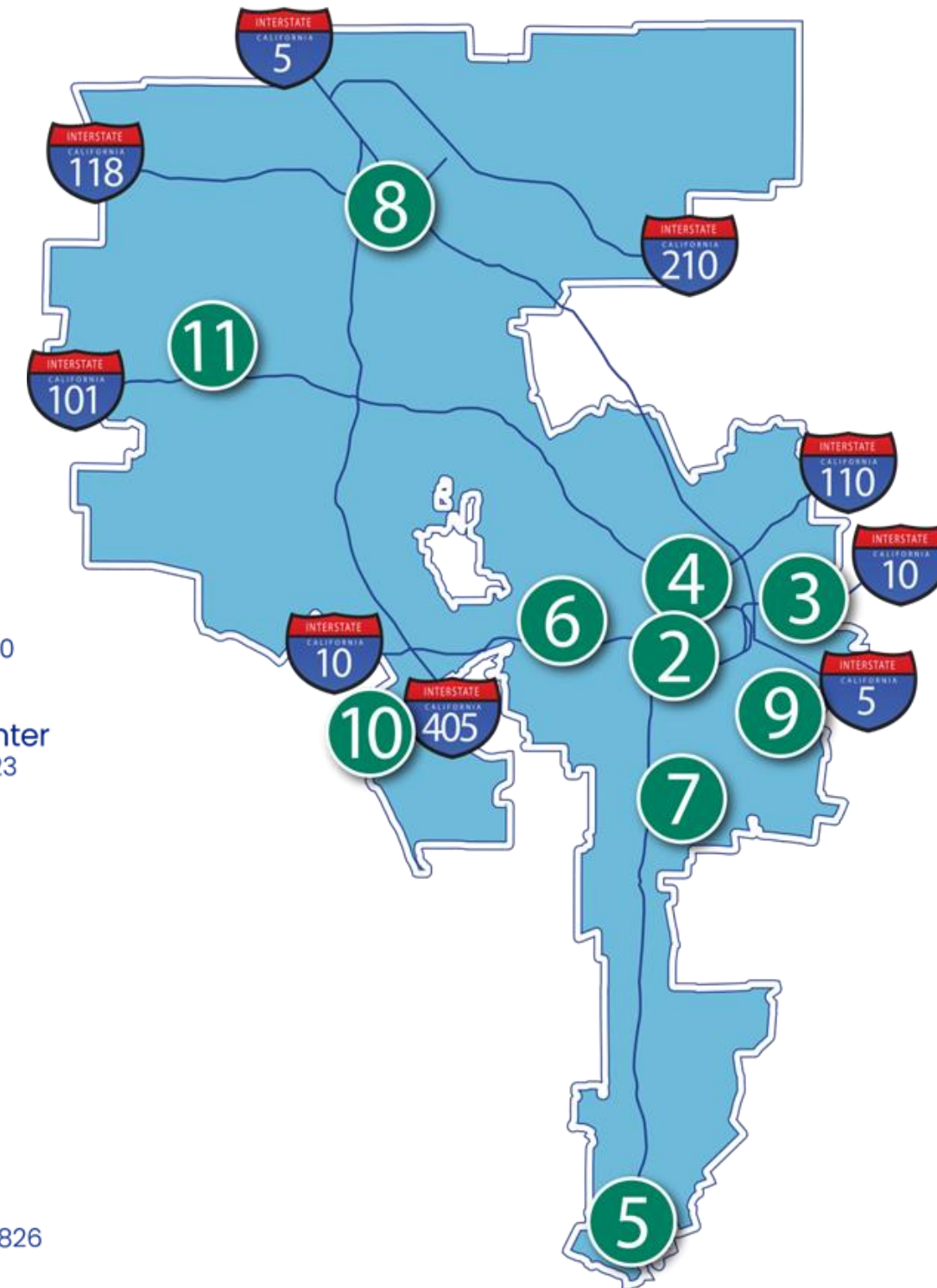
**2022-23 Target = 500 Students**

# DACE Overview

DACE is very similar to a local district with a centralized team to assist schools with operational, instructional and fiscal support. There are 10 main campuses and over 140 satellite locations.

At the campus level, principals collaborate with various stakeholders to design educational/workforce training offerings and schedules that meet the needs of the communities they serve.

- 1 Adult Education Virtual Academy **ONLINE**  
LAUSDAdultEd.org/Aeva | (213) 241-3150
- 2 Abram Friedman Occupational Center  
1646 S. Olive Street | Los Angeles, CA 90015-3507  
(213) 765-2400
- 3 East Los Angeles Occupational Center  
2100 Marengo Street | Los Angeles, CA 90033-1321  
(323) 276-7000
- 4 Evans Community Adult School  
717 N. Figueroa Street | Los Angeles, CA 90012-2118  
(213) 613-7900
- 5 Harbor Occupational Center  
740 N. Pacific Avenue | San Pedro, CA 90731-1630  
(310) 241-4800
- 6 Los Angeles Technology Center  
3721 W. Washington Blvd. | Los Angeles, CA 90018-1160  
(323) 373-2300
- 7 Maxine Waters Employment Preparation Center  
10925 S. Central Avenue | Los Angeles, CA 90059-1023  
(323) 357-7700
- 8 North Valley Occupational Center  
11450 N. Sharp Avenue | Mission Hills, CA 91345-1232  
(818) 256-1400
- 9 Slawson Southeast Occupational Center  
5500 Rickenbacker Road | Bell, CA 90201  
(323) 729-6400
- 10 Venice Skills Center  
611 5th Avenue | Venice, CA 90291-3512  
(310) 664-5888 day & (310) 577-4230 eve
- 11 West Valley Occupational Center  
6200 Winnetka Avenue | Woodland Hills, CA 91367-3826  
(818) 346-3540





# DACE Overview: Core Programs

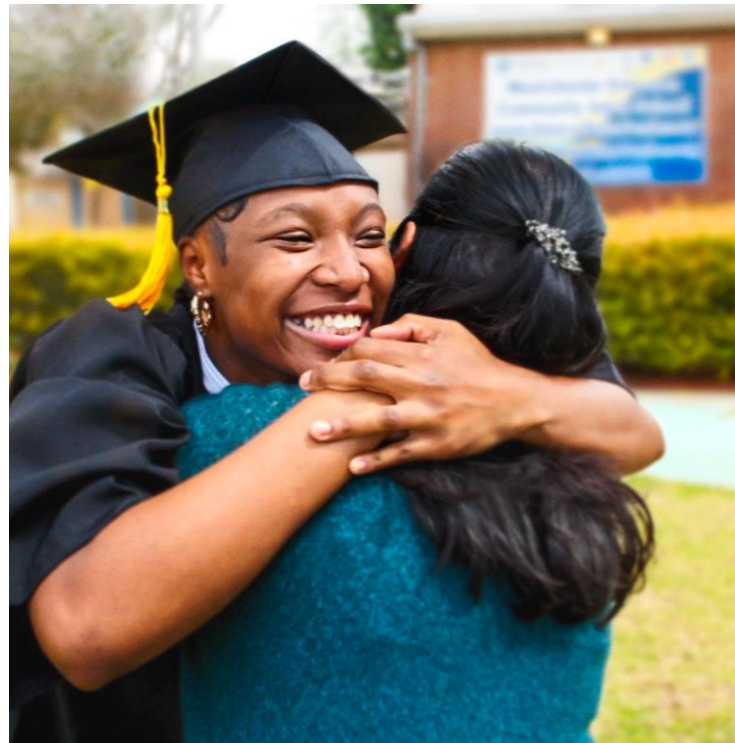
English as a Second  
Language (ESL)



## Learn English

Prepare for a job  
and/or higher  
education

High School  
Diploma (HSD)



## Earn Your Diploma

Earn credits to graduate  
on time or go back and  
graduate

Career Technical  
Education (CTE)



## Train for a Career

Advance in your  
current career, or train  
for a new one with us

# Career Technical Education

## ESL for:

- Communication
- Citizenship
- The workplace
- Families





# Adult High School Diploma

## Adult Secondary Education / Adult Basic Education



- Teacher directed classes and Individualized Instruction Labs
- Adult Basic Skills (Reading, Writing, and Math) to help students who need extra support to be successful in the HS Diploma Program

## High School Equivalency



- HSE Preparation Classes
- Teacher-Directed and Online Self-Study Courses (Zoom, Schoology, Apex, Edmentum)
- High School Equivalency Test (HiSET)

## Accelerated College and Career Transition



- Serving 18-24 Year Olds
- Small Learning Community
- Individualized Instruction (synchronous and asynchronous)
- Online Curriculum (Schoology, Apex)



# Career Technical Education

## 16,000+ CTE Students

CTE enrollment grew by 21% this year

## 15 Industry Sectors

DACE offers career pathways across all 15 industry sectors

## 36 Different CTE Pathways

A variety of job training opportunities with stackable certifications

## CDE-Approved Curriculum

Aligned with CTE model standards

## Apprenticeship Leader

LEA for the largest apprenticeship program in Southern California





# Career Technical Education

## A **career pathway** for every student

- A+ Certification/IT Support
- Accounting
- Automotive
- Aviation Mechanics
- Barbering
- Building & Grounds
- Child Development
- Computer Operations
- Construction
- Cosmetology
- Culinary Arts & ServSafe
- Cybersecurity
- Dental Assistant
- Electrician
- Esthetician
- Graphic Design
- HVAC
- Machinist
- Manicuring
- Medical Assistant
- Medical Office Administration
- Multi-Craft Core Curriculum
- Networking
- Nursing/Home Health
- Office Technician
- Personal Care Aide
- Pharmacy Technician
- Photovoltaics
- Physical/Sports Therapy
- Plumbing
- Powerline Mechanic
- Radiologic Technologist
- Security Officer
- Vocational Nurse
- Warehouse Oper.: Forklift
- Welding
- X-Ray Technologist



## What are DACE's goals over the next three years?

DACE has been highly successful in aligning efforts with federal, state, and regional adult education and workforce development initiatives. From 2022-25, we will expand efforts through the following initiatives:

- **Aligning our workforce training pipeline with leading and emerging industries**  
We will collaborate with business and workforce development agencies to ensure we are providing the best opportunities for Angelinos while creating a skilled workforce that is prepared for Los Angeles' thriving future.
- **Expanding access through a comprehensive online initiative**  
In this effort, students will have “anywhere/anytime” access to high-quality online education and a team of dedicated, caring school leaders and teachers who will ensure the success of every student.
- **Ensuring student equity by expanding comprehensive services and supports**  
We will accomplish this by continuing to strengthen workforce partnerships with agencies serving historically marginalized adults experiencing high barriers to employment and higher education as well as collaborating with LA Unified local districts to amplify career pathways.



# East Los Angeles Occupational Center Classroom Replacement Project

**Aaron Bridgewater**  
Director  
Facilities Asset Management



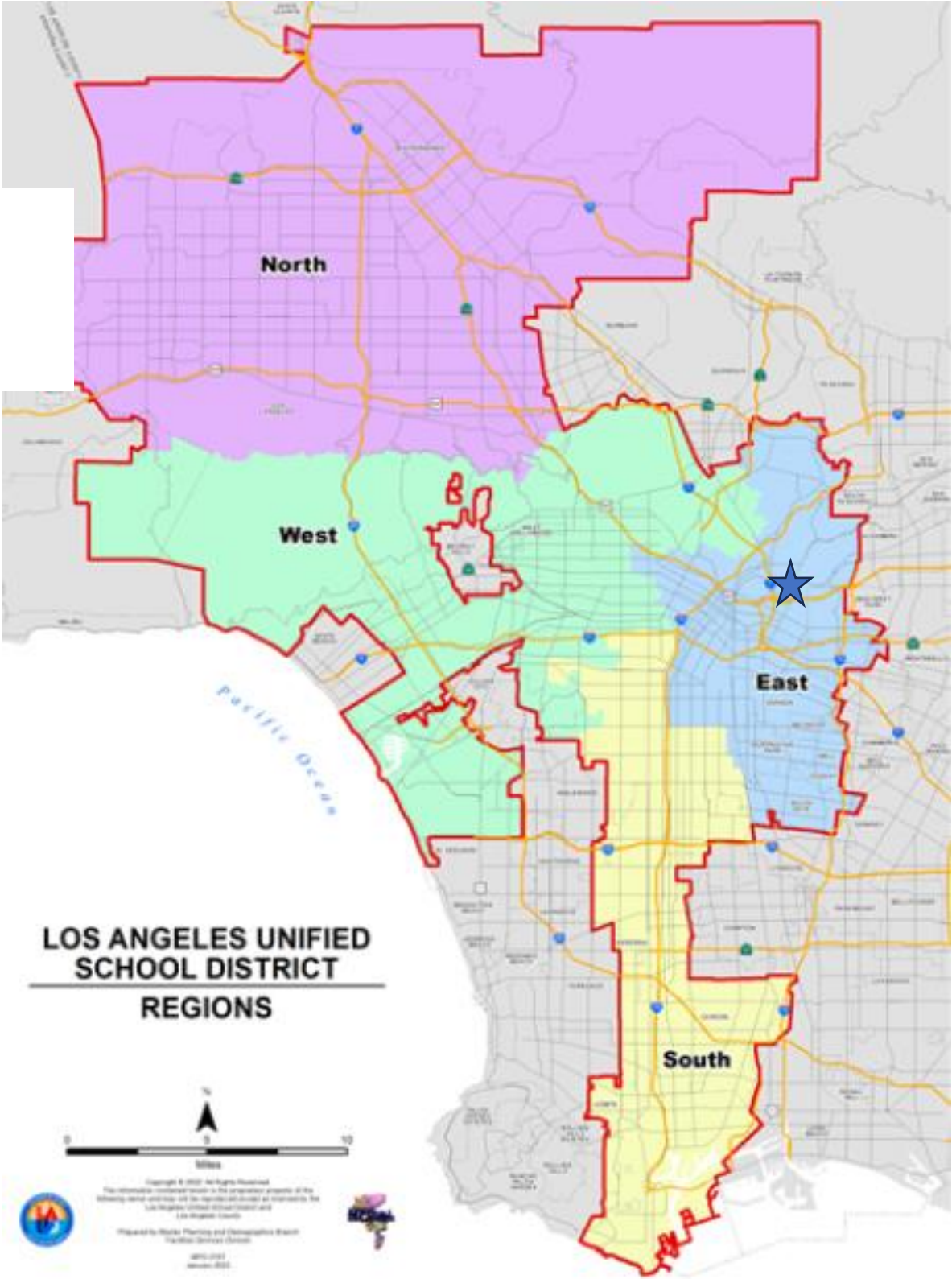
# Background

- On August 24, 2021, the Board of Education (Board) adopted an update to the School Upgrade Program.
  - Integrated Measure RR funding and priorities into its operational framework.
  - Approved the Measure RR Implementation Plan (Implementation Plan).
- Implementation Plan includes:
  - Adult and Career Education Facilities Upgrades
    - Upgrades, expansions, and/or additions to existing adult and career education campuses to support the expansion of career technical program offerings and/or enrollment



# Project Location Map

★ **EAST LOS ANGELES OCCUPATIONAL CENTER**  
REGION EAST  
BOARD DISTRICT 2





# East Los Angeles Occupational Center – Programs

- Located adjacent to Downtown Los Angeles.
- Annual enrollment of approximately 4,550 students.
- Provides quality, low-cost, educational opportunities, and career training.
- Classes offered daily in various fields including:
  - Computer technology
  - Pharmaceutical technology
  - Physical therapy support
  - Health information technology
  - Medical assistant program
  - English as a Second Language classes
  - High School Diploma Program
- Site was prioritized given its high and growing enrollment, number of relocatable buildings, and serving as a hub for programs supporting the surrounding community and local workforce.

# East Los Angeles Occupational Center Classroom Replacement

DIVISION OF ADULT AND CAREER EDUCATION

BOARD DISTRICT 2

BOARD MEMBER DR. ROCIO RIVAS

## Project Scope

- 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 buildings containing 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.
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- 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

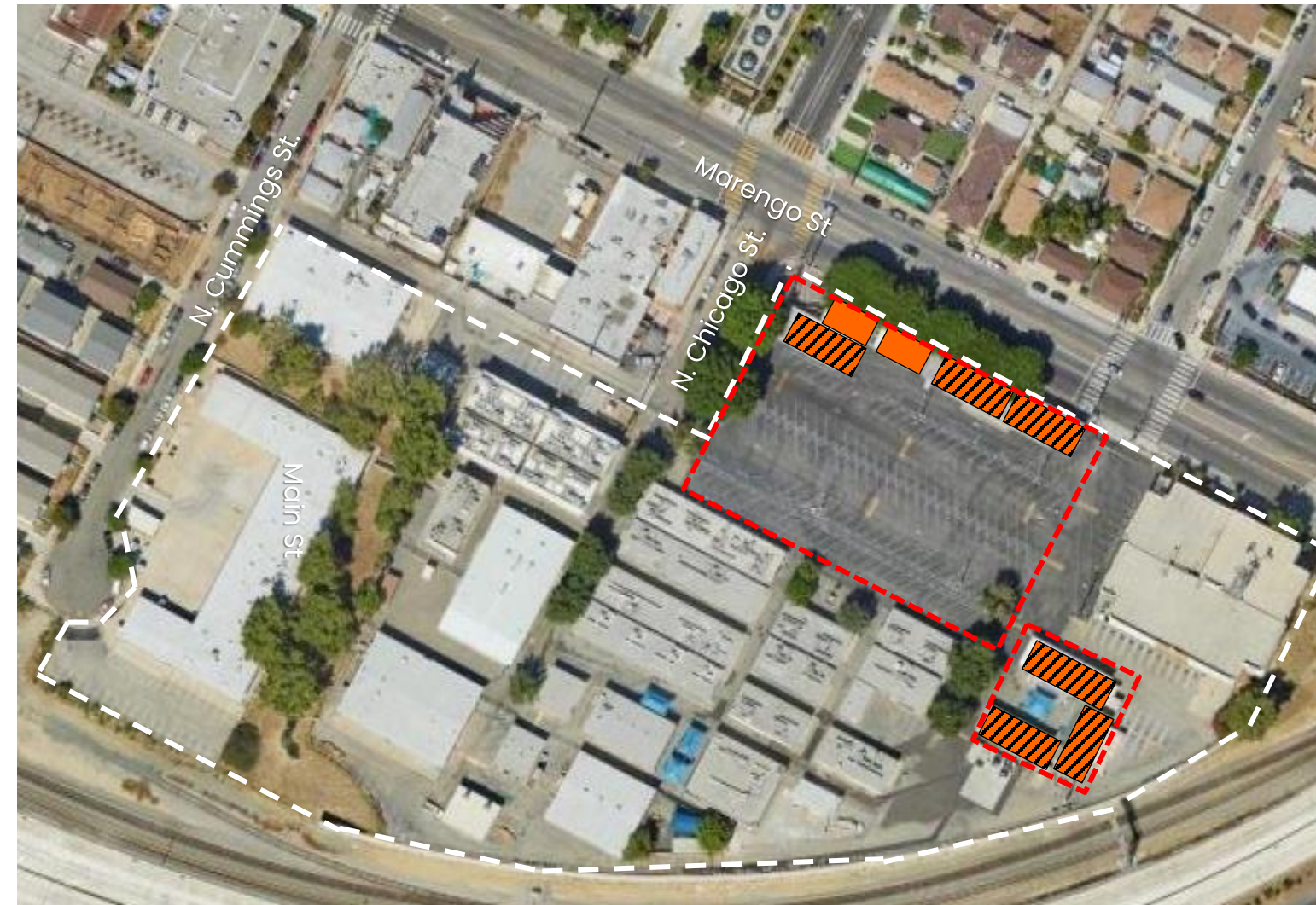
\$61,156,305

- |                        |      |
|------------------------|------|
| • Site & Environmental | 0.4% |
| • Plans                | 10%  |
| • Construction         | 74%  |
| • Management           | 8%   |
| • Other/Reserve        | 6%   |

## Anticipated Construction Schedule

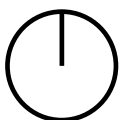
Start: Q1-2027

Completion: Q4-2029



- Development Zone
- Relocatable Buildings to be Removed
- DSA Uncertified

N



**Questions?**