



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

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Report Number:	011-12/13
Date:	August 21, 2012
Subject:	Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve the Fort MacArthur Auto Shop Project
Responsible Staff:	
Name	Mark Hovatter, Interim Chief Facilities Executive Michael Romero, Executive Director
Office/Division	Facilities Services Division Division of Adult and Career Education, Options Programs and Beyond the Bell
Telephone No.	213-241-4811 and 213-241-3150

BOARD REPORT

Action Proposed: Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve the Fort MacArthur Auto Shop project which will be funded with \$4,098,672 of Bond Program funds earmarked specifically for Adult and Career Education facilities projects.

The project will provide a new auto shop training facility to be operated by the Division of Adult and Career Education (DACE). The auto shop will provide high school and adult students with access to a variety of specialized hands-on and classroom automotive training opportunities including: engine, brakes, alignment, general mechanics, and smog certification. The project will provide a new, approximately 4,334 square foot auto shop building, consisting of four state-of-the-art vehicle analysis, diagnostic, and repair bays, a lecture classroom, faculty office, tool room, storage room, and restrooms. The building will be located within the Historical District of the LAUSD owned Fort MacArthur property in San Pedro. The new building will require the demolition of an existing restroom building (J-Building) and a vacant 800 square foot building (Building 947). (See Exhibit "A"). The Board's action will allow Facilities to proceed with site selection, environmental studies, and design for the Fort MacArthur Auto Shop project. Construction is anticipated to begin in the second quarter of 2014 and to be completed in the third quarter of 2015.

Background: The auto training program, previously known as the San Pedro Skills Center, had operated out of warehouse-sheds located in the upper reservation district of the Fort MacArthur site for approximately 30 years. However, this area of the site was needed for the South Region High



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School #15 project, which necessitated the relocation of the DACE program to another District site. In February 2010, in conjunction with the award of the construction contract for the South Region High School #15 project, it was determined that the DACE program should remain on the Fort MacArthur site and that an existing building on the southeast portion of the site should be converted into an auto shop training facility. Certificates of Participation (COPs) earmarked for Adult and Career Education capital outlay projects were identified as the funding source for the new project.

During the design of the conversion project, a review of the funding strategy revealed that COPs had not been issued. The funding review also identified the availability of approximately \$4,500,000 of unallocated Bond Program funds earmarked specifically for Adult and Career Education facilities projects. Based on this new information, District leadership directed staff to change the project's funding strategy from COPs to Bond Program funds for Adult and Career Education.

Staff conducted a review of the overall project objectives and cost factors required, including Field Act compliance, to convert the existing building into the auto shop training facility. The review concluded that the project could be better aligned with current programmatic requirements if funds were invested in the construction of a new facility as opposed to the modernization of the World War I era military storage building.

In June of 2012, staff conducted a feasibility study to confirm that a new auto shop building could be constructed in the Historic District of the Fort MacArthur site. The study looked at fire lane access, utilities and historic district restrictions of developing the project. The study, dated June 26, 2012, concluded that the project was feasible and could be located within the Historic District (Exhibit A) without a significant impact to the historic resource.

This project is located in Educational Service Center South and Board District 7 (Richard Vladovic).

Expected Outcomes: This proposed action will provide high school (after school hours) and adult education students in the Fort MacArthur community with continued access to a variety of specialized automotive training programs.

Board Options and Consequences: Approval of this proposed action will allow staff to proceed with site selection, environmental studies, and design for the Fort MacArthur Auto Shop project.



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Policy Implications:	The action proposed is consistent with Board-approved uses of local bond funds and its commitment to address unmet school facilities needs and provide K-12, early education, and DACE students with a safe and healthy learning environment.
Budget Impact:	The Fort MacArthur Auto Shop project budget is \$4,098,672, which includes \$167,632 of previously incurred costs related to the initial scoping, planning and design of the project. These particular costs were paid for by non-Bond Program funds. The proposed project is funded with Bond Program funds earmarked specifically for Adult and Career Education facilities projects with the exception of the previously incurred costs. DACE currently has approximately \$4,500,000 of unallocated Bond Program funds.
Issues and Analysis:	The proposed project will provide high school (after school hours) and adult students in and around the Fort MacArthur community with continued access to automotive training opportunities. Further, this DACE program will equip students with the skills necessary to compete for a job in the automotive field.
Bond Oversight Committee Recommendations:	This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on August 15, 2012. The BOC adopted the attached resolution by a vote of ____ ayes and ____ nays.
Attachments:	Exhibit A
Informative	N/A
Desegregation Impact Statement	N/A



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Respectfully submitted,

APPROVED BY:

DR. JOHN E. DEASY
Superintendent

MICHELLE KING
Senior Deputy Superintendent
School Operations

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST
General Counsel

MARK HOVATTER
Interim Chief Facilities Executive
Facilities Services Division

Approved as to form.

MICHAEL ROMERO
Executive Director
Division of Adult and Career Education,
Options Programs and Beyond the Bell

PRESENTED BY:

TONY ATIENZA
Director of Budget Services and Financial
Planning (Interim)

KRISZTINA TOKES
Director of Asset Management Branch
Facilities Services Division

Approved as to budget impact statement.