



## Board of Education Report

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**File #:** Rep-266-21/22, **Version:** 1

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### **Define and Approve a Project to Provide Americans with Disabilities Act (ADA) Accessibility Upgrades at Evans Community Adult School and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**April 5, 2022**

**Facilities Services Division and Division of Adult and Career Education**

#### **Action Proposed:**

Define and approve a project to provide Americans with Disabilities Act (ADA) accessibility upgrades at Evans Community Adult School and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. Construction is anticipated to begin in the second quarter of 2024 and complete in the second quarter of 2025. The total budget for this project is \$588,853.

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:**

The School Upgrade Program (SUP) - the current phase of the Los Angeles Unified School District's (Los Angeles Unified or District) Bond Program - supports the development of projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to order to help improve student health, safety and educational quality. The SUP includes a spending target entitled "*Adult and Career Education Facilities Upgrades.*" Projects developed under this category of need are included in the Facilities SEP.

The proposed project will provide ADA accessibility upgrades on the first floor of main classroom and cafeteria building at Evans Community Adult School. The hallways will be reconfigured to support path of travel (POT) modifications, including upgrades to the elevator lobby and entrance to the cafeteria. Upgrades will also be made to two restrooms along the POT to meet the Division of the State Architect ADA requirements. This project will also replace double-doors previously leading to the first floor's hallway exit with a fixed, store-front window.

Evans Community Adult School is located in Downtown Los Angeles with an annual enrollment of more than 3,500 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. The school also provides English as a Second Language (ESL) classes and a High School Diploma Program. Evans Community Adult School is located within the boundaries of Board District 2 (Mónica García).

#### **Expected Outcomes:**

Staff anticipates the Board of Education will define and approve the Evans Community Adult School ADA Upgrade Project and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed project.

**Board Options and Consequences:**

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to implement the proposed project. If staff's proposal is not approved, Bond funds will not be expended, and the school's facilities needs will remain unaddressed.

**Policy Implications:**

These actions are consistent with the District's commitment to address unmet school facilities needs, as described in Los Angeles Unified local bond measures, and provide facilities upgrades to existing Division of Adult and Career Education centers and sites.

**Budget Impact:**

The total budget for this project is \$588,853. The 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 project.

**Student Impact:**

The proposed project will help ensure that Evans Community Adult School students are provided with safe and updated facilities.

**Equity Impact:**

Not applicable.

**Issues and Analysis:**

Evans Community Adult School was established at its current site in 1972. The raised walkway along the classroom and cafeteria building was constructed circa 1981. Extensive corrosion from water infiltration over the years has significantly deteriorated the first-floor walkway. The Division of Adult and Career Education, in consultation with Facilities and the Office of Environmental Health & Safety (OEHS) has undertaken efforts to provide temporary shoring for the raised walkway to mitigate potential for failure. This shoring will remain in place until the demolition of the walkway and soil erosion mitigation. Construction activities for the proposed project, including first floor ADA accessibility upgrades and installation of the store-front window, will be carried out in sequence following the mitigation and demolition work.

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed project prior to initiating design. As necessary, OEHS will evaluate the proposed project in accordance with the California Environmental Quality Act to ensure compliance. If, through the planning and design process, it is determined the proposed project scope will not sufficiently address the need identified, the project scope, schedule, and budget will be revised accordingly.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizen's Oversight Committee (BOC) at its meeting on March 24, 2022. 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.

**Attachments:**

Attachment A: BOC Resolution

**Informatives:**

None.

**Submitted:**

3/18/22

RESPECTFULLY SUBMITTED,

APPROVED BY:

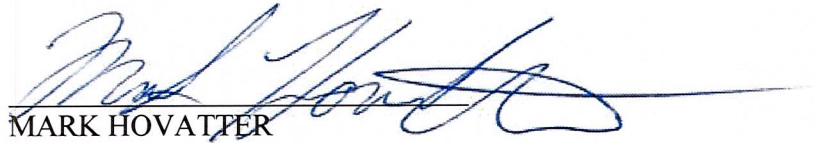
  
ALBERTO M. CARVALHO  
Superintendent

  
MEGAN K. REILLY  
Deputy Superintendent

REVIEWED BY:

APPROVED BY:

  
DEVORA NAVERA REED  
General Counsel


  
MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

✓ Approved as to form.

REVIEWED BY:


APPROVED BY:

  
TONY ATIENZA  
Director, Budget Services and Financial Planning

  
JOSEPH STARK  
Executive Director  
Division of Adult and Career Education

✓ Approved as to budget impact statement.

PRESENTED BY:

  
ROBERT LAUGHTON  
Director of Maintenance and Operations  
Facilities Services Division

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

**Rachel Greene, Chair**

Tenth District PTSA

**Chris Hannan, Vice-Chair**

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

**Margaret Fuentes, Secretary**

LAUSD Student Parent

**Araceli Sandoval-Gonzalez, Executive Committee**

Early Education Coalition

**Tracy Bartley**31<sup>st</sup> District PTSA**Laura Baz**

LAUSD Student Parent

**Neelura Bell**

CA Charter School Association

**Jeffrey Fischbach**

CA Tax Reform Assn.

**D. Michael Hamner**

American Institute of Architects

**Hypin Im**

L.A. City Controller's Office

**Susan Linschoten**

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

**Jennifer Pope McDowell**

L.A. City Mayor's Office

**Dolores Sobalvarro**

AARP

**Roger Uy**

Assoc. General Contractors of CA

**Celia Ayala (Alternate)**

Early Education Coalition

**Chad Boggio (Alternate)**

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

**Dr. Clarence Monteclaro (Alternate)**

Tenth District PTSA

**Samantha Rowles (Alternate)**

LAUSD Student Parent

**Connie Yee (Alternate)**

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

**Vacant**

L.A. Area Chamber of Commerce

**Joseph P. Buchman – Legal Counsel**

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

Government Financial Strategies

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

Bond Oversight Coordinator

**RESOLUTION 2022-19**

**BOARD REPORT NO. 266-21/22**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE A PROJECT TO PROVIDE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY UPGRADES AT EVANS COMMUNITY ADULT SCHOOL AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve a project to provide Americans with Disabilities Act (ADA) accessibility upgrades at Evans Community Adult School (as described in Board Report No. 266-21/22), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; 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 Project, including budget modifications and the purchase of equipment and materials; and

WHEREAS, The School Upgrade Program (SUP) supports the development of Bond-funded projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to order to help improve student health, safety and educational quality. The SUP includes a spending target entitled "*Adult and Career Education Facilities Upgrades.*" Projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, Evans Community Adult School is located in Downtown Los Angeles with an annual enrollment of more than 3,500 students and provides quality, low-cost, educational opportunities and career training; and

**RESOLUTION 2022-19****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE A PROJECT TO PROVIDE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY UPGRADES AT EVANS COMMUNITY ADULT SCHOOL AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, Staff's proposal will provide ADA accessibility upgrades on the first floor of main classroom and cafeteria building at Evans Community Adult School. The hallways will be reconfigured to support path of travel (POT) modifications, including upgrades to the elevator lobby and entrance to the cafeteria. Upgrades will also be made to two restrooms along the POT to meet the Division of the State Architect ADA requirements. This project will also replace double-doors previously leading to the first floor's hallway exit with a fixed, storefront window; and

WHEREAS, The proposed project's budget is \$588,853 and will be funded with Bond Program funds earmarked specifically for upgrades to Adult and Career Education facilities; and

WHEREAS, This action is consistent with the Los Angeles Unified School District (Los Angeles Unified or District)'s commitment to address unmet school facilities needs, as described in Los Angeles Unified local bond measures, and provide upgrades to existing Division of Adult and Career Education facilities; and

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

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

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board of Education define and approve a project to provide ADA accessibility upgrades at Evans Community Adult School, with a budget of \$588,853, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 266-21/22, 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. The District 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 Oversight Committee and the District.

ADOPTED on March 24, 2022, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

*/Rachel Greene/*

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Rachel Greene  
Chair

*/Chris Hannan/*

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Chris Hannan  
Vice-Chair

**Bond Oversight Committee**