
Agenda Item #6



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	225-08/09
Date:	February 10, 2008
Subject:	Project Approval for Central Region Early Education Center No. 2
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approval of the Central Region Early Education Center No. 2 project authorizes staff to proceed with the construction of the project.

Staff Recommendation and Rationale: Staff recommends that the Board of Education approve the Central Region Early Education Center No. 2 project.

Central Region Early Education Center No. 2 project will provide educational facilities for 144 pre-kindergarten students. The proposed project will include six classrooms, administration and play area.

The school is scheduled to be available for occupancy in the third quarter of 2010.

Background: The proposed project will provide a pre-kindergarten education facility for the East Los Angeles community. The proposed project will be located on .55 acres on the eastside of 4th Street Elementary School campus, which is situated in an unincorporated portion of Los Angeles County. The existing kindergarten building will be modernized and reconfigured to contain the administration office and two early education classrooms. Additionally, two new permanent modular buildings containing four early education classrooms will be placed on the site.

This project is located in Local District 5 and Board District 5 (Yolie Flores Aguilar).

Policy Implications: This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.



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Budget Impact: The total project budget for the Central Region Early Education Center No. 2 is \$3,320,500. However, it is currently anticipated that the costs may increase by the time the project is bid for construction. Funding will be provided by local bond funds.

Issues/Considerations: The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with the provisions of the California Environmental Quality Act. (CEQA) and State CEQA Guidelines. The environmental review resulted in a determination that the proposed project is exempt from the provisions of CEQA and the State CEQA Guidelines. A Notice of Exemption will be filed after the project is approved.

Independent of the CEQA process, the OEHS has evaluated the area delineated for this addition on the existing school campus pursuant to the California Education Code and Department of Toxic Substance Control protocols. Based on the findings of the Draft Phase I Environmental Site Assessment, focused subsurface sampling for potential lead-based paint residue and organochlorine pesticides, due to the historical residential use and current school use, was conducted. Based on the preliminary results of the focused soil investigation, no further action is required.

Effect of “yes” vote: Approval of the project authorizes staff to proceed with and construction of the project. The early education center is scheduled to be available for occupancy in the third quarter of 2010.

Effect of “no” vote: Failure to approve the project could potentially delay construction of the Early Education facility. Delay of this project approval would delay delivery of the needed early education seats in this underserved neighborhood of East Los Angeles.



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B. BOARD REPORT

- Action Proposed:** Approval of the Central Region Early Education Center No. 2 project which authorizes staff to proceed with the construction of the project.
- Expected Outcomes:** The school is scheduled to be available for occupancy in the third quarter of 2010.
- Board Options and Consequences:** Approval of this project authorizes staff to proceed with the construction of this early education center project. Without this approval, this early education project will not move forward.
- Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.
- Budget Impact:** The total project budget for the Central Region Early Education Center (EEC) No. 2 is \$3,320,500. Funding will be provided by local bond funds. However, it is currently anticipated that the costs may increase by the time the project is bid for construction. Funding will be provided by local bond funds.
- Issues and Analysis:**
- Property Description: The proposed early education center project site is situated in the County of Los Angeles. The site is located on the 4th Street Elementary School campus and is comprised of approximately .55 acres.
- Community Outreach Process: Initially, considerable project opposition was expressed by members of the 4th Street Elementary School staff and community stakeholders based on concerns over possible negative impacts to the 4th Street Elementary School program. Concentrated efforts to address their concerns included 20 individual, small group, and community briefings, as well as two open tours of the temporary Hammel Early Education Center at Brooklyn Elementary School. Also, District staff held two community meetings on October 1, 2008 and October 23, 2008. At these meetings, the Local District Superintendent and Early Education Program Directors and principals from EECs and elementary schools discussed advantages of the Early Education Center program and answered community questions. These efforts appear to have alleviated much of the community concerns.



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Environmental Analysis: The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with the provisions of the California Environmental Quality Act, (CEQA), and State CEQA Guidelines. The environmental review resulted in a determination that the proposed project is exempt from the provisions of CEQA and the State CEQA Guidelines. A Notice of Exemption will be filed after the project is approved.

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Committee Information:

This item was on the agenda of the February 5, 2009 Facilities Board Committee.

Reporting Requirements and Benchmarks:

Progress is reported monthly in the New Construction Monthly Status Report and updated annually, in the New Construction Strategic Execution Plan. Facilities Services Division status reports are posted on www.laschools.org.

Accountable Staff:

Tom Calhoun, Real Estate Department Regional Development Manager

Applicable Board Delegations:

Superintendent's Comments:

The Superintendent recommends approval of this action.

Miscellaneous Issues and Matters:

Desegregation Impact Statement attached

This action does not require a Desegregation Impact Report.

Division of Accountability and Systemwide Performance

Informative



**LOS ANGELES UNIFIED SCHOOL DISTRICT
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Sincerely,

RAMON C. CORTINES
Superintendent of Schools

APPROVED &
PRESENTED BY:

A handwritten signature in cursive script, appearing to read "J. Mehula".

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff