STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2025-26	6870	Board of Governors, California Community Colleges	5

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
6870-065-COBCP-2025-GB	5680	0014722

Project Title
Los Angeles Community College District, Los Angeles City College: Kinesiology South Replacement

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☒FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 1,294	Preliminary Plans and Working Drawings	$ 41,958

Budget Request Summary

The Board of Governors, California Community Colleges, requests $1,294,000 2024 California Community College Capital Outlay Bond Fund for the preliminary plans and working drawings phases of the Los Angeles Community College District (CCD), Los Angeles City College, Kinesiology South Replacement project. The purpose of the proposed project includes the construction of a new Kinesiology instructional building at Los Angeles City College to address infrastructure and seismic safety concerns, provide functional space, and integrate relevant technologies to serve the Kinesiology programs. The total project cost is $41,958,000 ($17,592,000 state, $24,366,000 district).

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		9654

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
		Hoang Nguyen	1/10/2025
Department Director	**Date**	**Agency Secretary**	**Date**

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	1/10/2025

A. COBCP Abstract:

The Board of Governors of the California Community Colleges requests $1,294,000 2024 California Community College Capital Outlay Bond Fund for the state share of preliminary plans and working drawings for the Los Angeles Community College District, Los Angeles City College: Kinesiology South Replacement project. The proposed project includes demolition of two deficient buildings, Life Science and Chemistry, and construction of a new, approximately 24,900 assignable square feet (ASF) instructional building, consisting primarily of an estimated 24,900 ASF of other space to support the Kinesiology and Physical Education programs. The total project costs are estimated at $41,958,000, including preliminary plans $1,533,000 ($655,000 state, $878,000 district), working drawings $1,536,000 ($639,000 state, $897,000 district), and construction $38,889,000 ($16,298,000 state, $22,591,000 district). The construction amount includes $34,823,000 for construction contract, $1,741,000 for contingency, $696,000 for architectural and engineering services, $820,000 for tests and inspections, $696,000 for construction management, and $113,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in July 2025 and be completed in March 2026. The working drawings are estimated to begin in March 2026 and be completed in June 2027. Construction is scheduled to begin in January 2028 and be completed in December 2029.

B. Purpose of the Project:

Los Angeles Community College District (LACCD) is a multi-campus district with nine colleges and one educational center. Los Angeles City College (LACC) was founded in 1929 and is located on a 49-acre urban campus in the heart of Hollywood in the city of Los Angeles. LACC is a comprehensive college with over 100 vocational and professional programs including degrees, transfer programs, and certificates in their academic programs. LACC has 15,514 students enrolled in its instructional programs, of which 7,602 (49 percent) students are low-income. LACC has 506 full-time equivalent employees who provide instruction, student services, and administrative leadership. The proposed project successfully met the California Community Colleges Board of Governors priorities as a modernization project.

The existing Kinesiology South Building was constructed in 1959 with no major renovations since its original construction and the buildings to be demolished, as part of the scope of this project, were constructed in 1937. This proposal consists of the construction of a new Kinesiology Building to replace and consolidate programs that are currently held in the Life Science and Chemistry buildings at Los Angeles City College. Both buildings are 87 years old, and are in poor condition, with infrastructure issues including the foundation, walls, roofing, plumbing, electrical, sanitary sewer, and building components. The Kinesiology and Physical Education programs will be housed in the new Kinesiology Building. The new Kinesiology Building will provide infrastructural and technological upgrades to provide a more suitable, efficient, and modern physical education/kinesiology space. The replacement building will reconfigure and reallocate space usage to respond to programmatic needs, provide functional adjacencies for flexible use, collaboration, and resource allocation, and will provide students with modern technology and equipment for skills that are in high demand in the healthcare/sports medicine industry.

Infrastructure Deficiencies

The existing Kinesiology South building has notable infrastructure and systems deficiencies that are beyond their useful life cycles. Based on recent facility assessments, the following building deficiencies are past their useful life expectancy: Interior wall framing and stud walls, HVAC systems, electrical systems, exterior and interior doors and framing, pluming piping and fixtures, windows, special electrical detection systems, and fire protection system.

The Facility Condition Index (FCI) which measures the facility repair cost to its replacement value, exceeds 118%, indicating that the building repair costs exceed its replacement value. Additionally, building lavatories, showers, drinking water fountains, sewer pipes and water pipes are damaged or failing and in need of replacement. The outdated building systems and infrastructure do not allow for

flexibility of space, and therefore, negatively impact the College's ability to maintain its existing programs. Although spot repairs to the building infrastructure have been completed, the spot repairs have proven to only be temporary solutions due to the overall systems being past their useful life cycles.

Programmatic Issues

Existing facilities are not adequately sized, equipped, or configured to deliver the specific program needs of the Kinesiology/Physical Education departments. Programs are limited by the design of the building and unsuitable room configurations. The existing gymnasium within the Kinesiology South building is not large enough to accommodate a regulation-sized basketball court with sufficient space along the sidelines. The lack of space creates a safety concern that students running at high speeds may become injured by running into walls at each baseline and sideline. The size of the existing court prohibits it from flexible use for multiple physical education programs. Due to the lack of sufficient instructional space, physical education courses in these programs have extremely limited to no offerings. Furthermore, classes such as KIN 217 (Self Defense Skills) regularly has waitlisted students due to a lack of instructional space in Kinesiology South.

Kinesiology South was originally constructed in 1959 as a dedicated "women's" gymnasium and only has a single large locker room and large banks of shared showers. The layout and function of the existing building is incongruous with the requirements of a modern physical education program. Rather than having a single large locker room, the program requires multiple rooms of assorted sizes for gender neutral, men, and women. Smaller general locker rooms would be sufficient for general student use. Further, the program would benefit from small single person gender neutral shower facilities rather than a large, shared shower/changing room.

Instructional spaces within the Kinesiology South building are not equipped with multi-media technology necessary for modern instructional delivery. Audio/Visual capabilities within Dance studios is limited and uses antiquated systems that are not conducive to Internet based streaming platforms. The existing building was constructed prior to the arrival of Web 2.0 technology and the corresponding proliferation of technology devices, and many of the building's infrastructure components are obsolete and/or overtaxed. While structural/life safety is of utmost concern, the existing building is not designed to integrate the technological infrastructure needed for the Kinesiology programs. Existing infrastructure does not allow for the electrical loads required for a comprehensive multi-media expansion within the building.

The flooring within the existing Dance studio spaces is beyond its useful life and requires replacement. The existing flooring does not provide the proper bounce necessary for students to safely demonstrate and execute instructional techniques. The second floor of the Kinesiology South building includes a storage room that was converted into a studio of 661 ASF. However, due to its size, the room is also highly underutilized because it cannot accommodate the number of students required. KIN 251 (Yoga Skills) consistently has a waitlist because the existing room can only accommodate a maximum of 16 students.

The space used for KIN 250 (Weight Training) can only accommodate a section of 14 students because of clearance requirements for heavy weightlifting equipment. Advancing safety, properly configured space, and technology on campus creates the necessary environment for students to succeed. The intent is to provide a building that will meet the needs of the Physical Education, Kinesiology, and Sports Medicine Programs with a safe, appropriately sized, and technologically smart spaces to effectively deliver instruction to help students succeed.

Career Technical Education careers in Kinesiology include Sports Medicine, Coaching, Teaching, Wellness, Personal Training, Cardiac Rehabilitation, Biomechanics, Physical Therapy, Occupational Therapy, Ergonomics, Corporate Fitness, Sports Management, Athletic Administration, Sports Broadcasting, Exercise Physiology, Sports Psychology and Sports Officiating. This existing Kinesiology South building infrastructure, space, and technological limitations hinder the College's ability to offer

adequate courses that result in a successful career pathway for students. The problems within the existing Kinesiology South building have drastically hindered the ability of the College to efficiently schedule classes.

The proposed new Kinesiology building will replace outdated and deficient instructional space with new and upgraded kinesiology and physical education specialty spaces. Furthermore, the proposed building will provide appropriately configured instructional space to increase resource sharing between related Kinesiology programs, increase campus efficiency, improve guided pathways, and create functional adjacencies between programs. The proposed project will also provide an opportunity to upgrade technology systems and replace outdated infrastructure.

Solution Criteria

To mitigate these problems, Los Angeles City College seeks a permanent, least-cost solution that meets the following criteria:

- Educational Impacts – Reconfigure and reallocate space usage to respond to programmatic needs.
- Educational Impacts – Provide functional adjacencies for flexible use, collaboration, and efficient resource allocation.
- Educational Impacts -Provide updated building infrastructure to support technology and equipment needs.
- Campus Integration or cohesiveness – Is consistent with the College's Educational and Facilities Master Plans goals and objectives.
- Campus Safety/Security – Improves fire/life safety, accessibility, and building code compliance.
- Energy Efficiency and Sustainability – Improves campus energy and water efficiency.
- Delivery Timeline – Delivers a solution in the shortest amount of time.
- Cost – Is the least cost solution.

C. Relationship to the Strategic Plan:

Los Angeles Community College District seeks to advance the changes and goals of Vision 2030, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. This project is one of the highest priority projects in the Los Angeles Community College District's Master Plan which includes the modernization, construction and/or demolition of facilities to meet the community's educational requirements. Replacement of the Kinesiology South building will provide necessary improvement to building infrastructure, as well as enhance the student learning environment. Replacement of outdated facilities is an integral part of the College`s Facilities Master Plan (FMP). The College's Educational and Facilities Master Plans supports this project by replacing a pre-1970 facility with a new building capable of supporting modern teaching methods, responding to outdated and obsolete facilities infrastructure needs, and restoring facility functionality and efficiency at Los Angeles City College.

The proposed modernization aligns with the college's Facilities Master Plan Goal to implement device-dependent technology that improve student access and equity by providing modernized, technologically advanced kinesiology facilities for students to learn and collaborate with other students. The project will integrate the State's environmental sustainability goals for energy efficiency, water conservation measures, minimize solar heat gain, occupant health, and possible participation in the local investor-owned utility energy incentive program.

D. Alternatives:

Los Angeles City College analyzed three alternatives to address the problems discussed above:

- Alternative 1 – Kinesiology South Replacement
- Alternative 2 – Kinesiology South Reconstruction

- Alternative 3 – Installation of Temporary Portables

Alternative 1: Kinesiology South Replacement. Construct a new replacement Kinesiology/Physical Education facility of approximately 24,900 ASF to replace the existing facility and provide technology, infrastructure and functional space for effective student learning and support services. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $41,958,000.

Pros:

- Educational Impacts – Reconfigures and reallocates space usage to respond to programmatic needs.
- Educational Impacts – Provides functional adjacencies for flexible use, collaboration, and efficient resource allocation.
- Educational Impacts – Provides updated building infrastructure to support technology and equipment needs.
- Campus Integration – Is consistent with the College's Educational and Facilities Master Plans goals and objectives.
- Campus Safety/Security – Improves fire/life safety, accessibility, and building code compliance.
- Energy Efficiency and Sustainability – Improves campus water and energy efficiency.
- Delivery Timeline – Delivers a solution in the shortest amount of time.
- Cost – Is the least cost solution.

Cons:

- None.

Alternative 2: Kinesiology South Reconstruction. This alternative proposes to renovate approximately 24,900 ASF within the existing Kinesiology South building for effective student learning and support services. This alternative requires replacement of major building systems, significant accessibility/ADA upgrades, the use of temporary swing space during construction, and requires the facility to undergo structural and mandatory seismic upgrades, as well as hazardous materials abatement. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $46,414,000.

Pros:

- Educational Impacts – Reconfigures and reallocates space usage to respond to programmatic needs.
- Educational Impacts – Provides functional adjacencies for flexible use, collaboration, and efficient resource allocation.
- Educational Impacts – Provides updated building infrastructure to support technology and equipment needs.
- Campus Integration – Is consistent with the College's Educational and Facilities Master Plans goals and objectives.
- Campus Safety/Security – Improves fire/life safety, accessibility, and building code compliance.
- Energy Efficiency and Sustainability – Improves water and energy efficiency.

Cons:

- Delivery Timeline – Does not deliver a solution in the shortest amount of time (institutional operation and instruction may be temporarily disrupted during reconstruction and relocated to specialized, temporary swing space).
- Cost – Is not provide the least cost solution (estimated hard construction costs are higher with this alternative, as well as costs associated with the specialized swing space).

Alternative 3: Installation of Temporary Portables. This alternative includes installation of approximately 24,900 ASF of temporary portable buildings consisting of 24,900 ASF other space. This alternative

includes two installations of portables, i.e., replacement every 30 years over a 60-year period. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $46,703,000.

Pros:

- Educational Impacts – Reconfigures and reallocates space usage to respond to programmatic needs.
- Educational Impacts – Provides updated building infrastructure to support technology and equipment needs.
- Campus Safety/Security – Improves fire/life safety, accessibility, and building code compliance.

Cons:

- Educational Impacts – Does not provide functional adjacencies for flexible use, collaboration, and efficient resource allocation (multiple portable buildings required; thus, limiting functional adjacencies, flexibility, and sharing of space).
- Campus Integration – Is not consistent with goals/objectives within the College's Educational and Facilities Master Plans (increases the College's dependency on temporary facilities).
- Energy Efficiency and Sustainability – Does not improve water and energy efficiency (large footprint and requires duplication of building systems).
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (multiple installation phases extend project construction duration).
- Cost – Is not provide the least cost solution (multiple installation phases significantly impact project cost).

E. Recommended Solution:

1. Which alternative and why?

   Alternative 1, Kinesiology South Replacement, is the least costly solution and is the proposed solution which meets all the solution criteria. Alternative 1 will provide a new building with the necessary technology, data, electrical and mechanical infrastructure, improves campus security, and the appropriately configured instructional and support spaces to support the Kinesiology/Physical Education programs. A new building will also provide instructional and support space to accommodate future enrollment and program growth, flexible space to adapt to promote sharing of resources and interdepartmental collaboration. A new building will be energy and water efficient, improve environmental conditions, and aligns with the college's strategic plan to enhance campus integration to support instructional delivery. As such, Alternative 1 will promote student success and create an educational environment that is responsive to the needs of students.

2. Detailed scope description.

   The scope includes the construction of a new two-story Kinesiology building to replace the existing Kinesiology South building serving the Kinesiology/Physical Education programs. The proposed location of the new building will be in the footprint of the two existing buildings to be demolished as part of this proposal: Life Science and Chemistry. The remaining Kinesiology South building will be inactivated and demolished as part of a future locally funded proposal for the site. The proposed replacement building encompasses approximately 24,900 ASF of other space consisting of an estimated 24,900 ASF other space at the Los Angeles City College campus. Other scope of work includes general site work, site utilities, the removal of hazardous materials used in the construction of these buildings to be demolished, integrating the State's environmental sustainability goals for energy efficiency, water conservation elements, and minimizing solar heat gain on the environment both by design and construction.

3. Basis for cost information.

   JCAF 32.

4. Factors/benefits for recommended solution other than the least expensive alternative.

   The recommended solution is the least cost alternative.

5. Complete description of impact on support budget.

   The project will not result in a need for additional faculty or staff positions. However, any additional expenses for faculty/staff to support expanding or growing programs will come from increased apportionments generated by such programs. This project will include the installation of increasingly efficient systems and the use of improved materials that will ultimately reduce maintenance and operations costs.

6. Identify and explain any project risks.

   There are no unusual or known project risks at this time. During demolition, the removal of hazardous materials will be conducted by persons trained for such work. Other portions of the work will be executed by persons who are familiar with construction, its attendant risks, and who will implement activities, as necessary, to minimize risks.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

   Division of the State Architect and State Fire Marshal reviews for access compliance, energy, structural safety, and fire & life safety plan reviews. State Public Works Board and Department of Finance approval of preliminary plans and working drawings is also required.

F. Consistency with Government Code Section 65041.1:

The California Community Colleges are exempt from the specific provisions of this Government Code Section.