



METRO TRAINING & INNOVATION CENTER

Executive Management Committee October 15, 2020



Joanne Peterson – Chief Officer, Human Capital & Development

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VISION

The Los Angeles County Metropolitan Transportation Authority (Metro) is developing a Training and Innovation Center in South Los Angeles to build the infrastructure workforce of the future.

The Training & Innovation Center will be part of the transformation of infrastructure in Los Angeles. The center will help expand equitable professional development resources in this historically marginalized community by serving as an innovation hub for existing Metro employees, residents from across the county seeking employment and professional advancement. The center will become a resource for students and lifelong learners.

IMPACT

Metro's Training and Innovation Center will be a state-of-the-art facility providing classrooms, learning labs and interactive meeting spaces to promote relevant job training and innovative practices

ENHANCE SUCCESS OF POTENTIAL CANDIDATES

- WIN-LA Training & Partnerships
- Resume & Interview Workshops
- On-site Recruitment Activities
- Business Skills Trainings
- Veteran Transition Workshops
- Professional Development Courses for the emerging workforce (TCAP, MIP, ELTP)

PROFESSIONAL DEVELOPMENT FOR EXISTING METROEMPLOYEES

- 719 Metro employees live within a 2-mile radius (75% are African American and 20% are Hispanic)
- Department 100 & 200 training
- Career Pathway Development Training
- Course Offerings from College Partners for Tuition Reimbursement

COMMUNITY ENGAGEMENT AND EDUCATION

- Job and Career Fairs
- Youth & Adult Programming
- Art Programs
- Resource Center
- Community-Based Organization collaboration in support of Fair Chance recruitment efforts

VERMONT/MANCHESTER MIXED-USED PROJECT

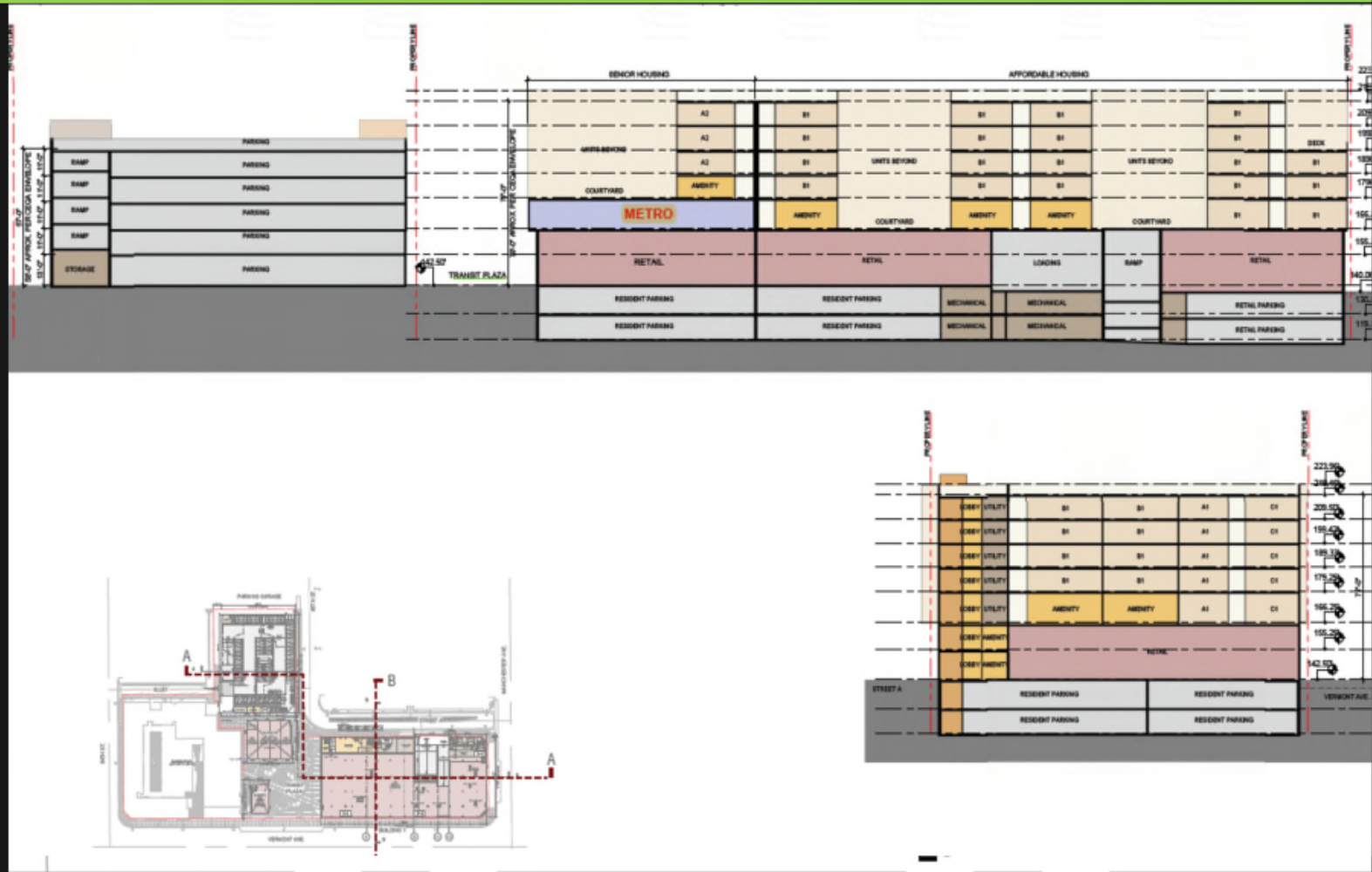
4.3 acres located on the east side of 8400 & 8500 blocks of South Vermont Ave

Overall Project Goals:

- Revitalize South Los Angeles to improve quality of life, increase public safety and workforce development

Elements include:

- Affordable Housing Units
- Retail/ Grocery Store
- SEED LA
- Metro Transit Innovation Center
- Parking Structure



OFFICE LEASE: DEAL POINTS

Metro is negotiating a 15-year office lease with Primestor Development LLC, for the Metro Training and Innovation Center.

OFFICE LEASE

- Duration 15-years with four 5-year options
- Annual base rent starting at \$630,000
- Operating expenses projected at \$150,000 per year
- Metro will design and fund the construction of the tenant improvements (NTE \$11.6M)
- Owner will construct the shell and exterior of the space
- Owner will construct the tenant improvements according to Metro's final design
- Metro will contribute up to \$3.5M for the construction of the transit plaza

PARKING RIGHTS AGREEMENT

- Metro shall have access to 60 reserved parking spaces
- Metro will have access to the premises and parking structure 24-hrs per day/7-days a wk.
- Metro will contribute up to \$3M for the acquisition of the exclusive use of the spaces
- The location of the reserved parking spaces will be subject to Metro's approval
- The term of the Agreement shall be at least 35-years.
- Metro shall pay its pro rata share of the costs of operating and maintaining the Parking Structure.

CAPITAL COSTS

VERMONT/MANCHESTER - METRO TRAINING AND INNOVATION CENTER					
Use of Funds	FY21	FY22	FY23	FY24+	Total Capital Costs
Design Phase					
Design Costs	400,000	1,300,000	-	-	1,700,000
Legal Assistance with Real Estate	100,000	-	-	-	100,000
Agency Costs	-	-	-	-	-
Design Phase Total	500,000	1,300,000	-	-	1,800,000
Construction Phase					
Construction - Tenant Improvements	-	3,000,000	3,615,000	-	6,615,000
Construction - Parking	-	-	3,000,000	-	3,000,000
Construction - Transit Plaza	-	-	3,500,000	-	3,500,000
Transit Plaza including (TVMs and Signage)	-	-	750,000	-	750,000
FF&E (Furniture / Equipment)	-	-	1,136,000	-	1,136,000
Design Support During Construction	-	100,000	100,000	-	200,000
Development Fee (5%)	-	290,000	290,000	-	580,000
Construction Management Consultants	-	100,000	100,000	-	200,000
Agency Costs	-	100,000	100,000	-	200,000
LEED ID+Silver Commissioning	-	-	519,000	-	519,000
Project Contingency	-	-	-	1,400,000	1,400,000
Construction Phase Total	-	3,590,000	13,110,000	1,400,000	18,100,000
Total Project Cost	500,000	4,890,000	13,110,000	1,400,000	19,900,000

OPERATING COSTS

Mobility Training & Innovation Center (Operating Costs)

CBU	Personnel Type	# of Employees	Hour Rate	Year Salary	Cost/Year Fully Burdened
NC	Admin (Project Manager)	2	\$ 54.16	\$ 112,653	\$ 342,014
NC	Admin (ELTP)	2	\$ 22.14	\$ 46,051	\$ 139,811
NC	Admin (Librarian)	1	\$ 33.00	\$ 68,640	\$ 104,196
Sub-Total Administration					\$ 586,021
FM/CAM Charges					\$ 150,000
Sub-Total Facilities					\$ 150,000
TEAMSTER	Transit Security Officer 1	2.5	\$ 18.99	\$ 39,508	\$ 157,537
TEAMSTER	Sr Transit Security Officer	0.5	\$ 33.13	\$ 68,910	\$ 54,956
Sub-Total Security					\$ 212,493
Sub-Total Lease Cost					\$ 630,000
Sub-Total Miscellaneous Cost					\$ 100,000
Total Cost					\$ 1,678,514

Assumptions:

- Hours of operation 8:00 am - 8:00 pm, seven days a week (14 shifts)
- Two shifts per day, 7:00 am - 3:00 pm and 1:00 pm - 9:00 pm

Miscellaneous Costs:

- Office Supplies
- Computers for Training
- Unanticipated Expenses

The operating costs outlined here are an estimate based on proposed outcomes at this time. Personnel type and number of employees are subject to change in order to meet the business needs of the Metro Training and Innovation Center.

RAPID EQUITY ASSESSMENT

The Metro Training and Innovation Center will address important equity impacts on the community of South Los Angeles.

OPPORTUNITIES TO IMPROVE EQUITY

- Approximately 63% of South Los Angeles residents are Latino, 36% are Black
- 39% of the households in South Los Angeles earn less than \$25k a year
- 4% of the residents in the area have a four-year degree
- Over 700 Metro employees live within a 2-mile radius of the site

KEY BENEFITS

- Access to technology (*computers, internet access*)
- Workforce Development resources for members of the community
- Center for collaboration amongst community partners and Metro
- Professional Development courses for existing Metro Employees

MOVING FORWARD

- Community Engagement via dedicated phone number and email address
- Construction Work Plan – Noise and dust mitigation measures
- Traffic mitigation measures
- Comprehensive communication plan to keep the community informed

DESIGN CONSIDERATIONS



There will be multiple conferencing/work spaces ranging from 1000sf to 3000sf.

Spaces are flexible to accommodate multiple event types such as:

- Training/ Education Workshops
- Conferences/Events
- Business Meetings

Dedicated work area for preassembled independent work pods that can be rented or used by metro employees for satellite offices.

Conference Rooms to be equipped with equipment to meet all functional needs such as:

- Writable Walls & Glass
- Floor Outlets & Data
- Moveable Partition Wall on track system with 360 swivel



VERMONT MANCHESTER – TRANSIT PLAZA

Transit Plaza located on the first level between the SEED LA School and the Grocery Store.

Function as a Transit Plaza and Outdoor Gathering space.

- The design of the gathering space functions and aesthetics will be determined by the developers design team.

Metro will budget for the following:

- Digital Message Boards
- Transit related Artwork
- Metro Signage – Wayfinding
- Ticket Vending Machines



NEXT STEPS

- Board Authorization and Approval of LOP: October 22, 2020
- Execute Office Lease and ancillary agreements: November 2020
- Start design of interior space: November 2020
- Construction Start Dates:
 - SEED School: Late 2020
 - Housing/Retail/Parking: Fall 2021
- Capital Contribution: FY2022—FY2024



THANK YOU FOR YOUR SUPPORT