Los Angeles Unified School District
333 South Beaudry Ave,
Los Angeles, CA 90017

Board of Education Report

File #: Rep-262-24/25, **Version:** 1 **Agenda Date:** 4/8/2025
In Control: Facilities

Define and Approve the Lemay Street Early Education Center Outdoor Classroom and Campus Upgrade Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein
Facilities Services Division and Early Childhood Education Division

Brief Description:
(Define and Approve the Lemay Street Early Education Center Outdoor Classroom and Campus Upgrade Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of a project to provide an outdoor classroom and campus upgrades at Lemay Street Early Education Center (BD 3 Region N), and the amendment of the Facilities Services Division Strategic Execution Plan to incorporate therein, for a budget of $8,544,763.

Action Proposed:
Define and approve the Lemay Street Early Education Center (BD 3 Region N) Outdoor Classroom and Campus Upgrade Project (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The budget for the proposed project is $8,544,763.

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 Los Angeles Unified School District (Los Angeles Unified or District) School Upgrade Program includes a spending target entitled "Early Childhood Education Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP.

The proposed Project will create dynamic, nature-based outdoor learning spaces to enable the District's youngest learners to acquire a deep, intuitive understanding of the natural world through hands-on experiences. The outdoor classroom may include learning stations with the following components:

- Music and movement
- Climbing and balance
- Messy materials
- Nature art
- Water play
- Sand play
- Garden
- Dirt digging
- Building materials

The proposed Project will provide an outdoor classroom by dividing the existing playground areas into distinct activity areas with paving, new playground matting, and landscaping. Campus upgrades include new heating, ventilation, and air conditioning units, roofing, irrigation system, exterior painting of the Children's Center Building, necessary upgrades to the fire alarm system and utilities, and interim facilities to support school programs during construction. Americans with Disabilities Act accessibility upgrades include accessible path of travel, parking area, doors and signage, and a children's restroom. The scope of work also includes any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements. Construction is anticipated to begin in the first quarter of 2027 and be completed in the third quarter of 2028.

Bond Oversight Committee Recommendations:
This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on March 27, 2025, as referenced in Exhibit A. The presentation that was provided is included as Exhibit B. 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.

Expected Outcomes:
Staff anticipates that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve the proposed Project. Approval will authorize staff to proceed with the implementation of the proposed Project to improve student health, safety, and educational quality.

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 the proposal is not approved, Bond Program funds will not be expended, access to nature-based green space will remain limited, and early education facilities needs will remain unaddressed.

Policy Implications:
This action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by providing capital improvements at schools.

Budget Impact:
The total budget for the Project is $8,544,763 and will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions.

The Project budget was prepared based on the current information known and assumptions about the proposed scope, site conditions, and market conditions. The Project 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 establish nurturing, nature-based outdoor spaces that support whole-child development and learning, as well as address early education facilities needs that are necessary to improve student health, safety, and educational quality to benefit approximately 115 students at Lemay Street Early

Education Center (Board District 3, Region North).

Expected developmental outcomes include enhanced imaginative play, increased physical and mental well-being, and environmental stewardship. These outdoor spaces will encourage and support community, student, and parent engagement through the creation of partnerships that help establish and maintain the newly developed garden spaces. These spaces can also reduce stress for staff, families, and children. Children and their parents will be able to connect with the natural world as a regular part of their healthy growth and development in the areas that lack parks and green environments.

Equity Impact:
The proposed Project was identified by the Early Childhood Education Division (ECED) in consultation with the Region and school site administrator. The site was selected based upon the center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics.

Issues and Analysis:
Staff's proposal supports ECED's commitment to providing a quality early education experience that will prepare students for success in school and life, while valuing and respecting the needs, languages, and cultures of all students, families, staff, and respective communities.

The Office of Environmental Health and Safety will evaluate the Project's proposal in accordance with the California Environmental Quality Act to ensure compliance. If through the planning and design process, it is determined that the proposed Project's scope will not sufficiently address the facilities needs identified, the Project's scope, schedule, and budget will be revised accordingly.

Attachments:
Exhibit A - BOC Resolution
Exhibit B - BOC Presentation

Submitted:
03/11/25

RESPECTFULLY SUBMITTED,

ALBERTO M. CARVALHO
Superintendent
Business Services and Operations

APPROVED BY:

PEDRO SALCIDO
Deputy Superintendent,

REVIEWED BY:

DEVORA NAVERA REED
General Counsel

✓ Approved as to form.

APPROVED BY:

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:

NOLBERTO DELGADILLO
Deputy Chief Financial Officer

✓ Approved as to budget impact statement.

APPROVED BY:

DEAN TAGAWA, EdD
Executive Director
Early Childhood Education Division

PRESENTED BY:

MARK CHO
Deputy Director of Facilities
Maintenance and Operations
Facilities Services Division

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
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LAUSD Student Parent
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Early Education Coalition
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L.A. Area Chamber of Commerce

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Neelura Bell
CA Charter School Association
Sandra Betts
CA Tax Reform Assn.
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
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Tenth District PTSA

William O. Ross IV
31st District PTSA
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Tenth District PTSA
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Connie Yee (Alternate)
L.A. Co. Auditor-Controller's Office
Vacant
Assoc.CA School Administrators – Ret.
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-10

BOARD REPORT NO. 262-24/25

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE LEMAY STREET EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECT 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 the Lemay Street Early Education Center Outdoor Classroom and Campus Upgrade Project (Project), as described in Board Report 262-24/25, 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, as legally permissible, to implement the proposed Project, including budget modifications and the purchase of equipment and materials; and

WHEREAS, The School Upgrade Program includes a spending target entitled "Early Childhood Education Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, The proposed Project will provide an outdoor classroom by dividing the existing playground areas into distinct activity areas with paving, new playground matting, and landscaping. Campus upgrades include new heating, ventilation, and air conditioning units, roofing, irrigation system, exterior painting of the Children's Center Building, necessary upgrades to the fire alarm system and utilities, and interim facilities to support school programs during construction. The scope of work includes Americans with Disabilities Act accessibility upgrades, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements; and

RESOLUTION 2025-10
RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE LEMAY STREET EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, The proposed Project was identified by the Early Childhood Education Division in consultation with the Region and school site administrator. The site was selected based upon the center's proximity and access to existing community green space, and evidence of parent, administrator, and staff commitment to the success of the program. Other factors considered included income level, center enrollment, community interest, and demographics; and

WHEREAS, the total budget for the proposed Project is $8,544,763 and will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions; and

WHEREAS, the District's Office of the General Counsel has reviewed the proposed Project and determined that it may proceed to the School Construction Citizens' Bond Oversight Committee (BOC) for its consideration for recommendation to the Board of Education; 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 BOC recommends that the Board of Education define and approve the Lemay Street Early Education Center Outdoor Classroom and Campus Upgrade Project with a budget of $8,544,763 and amend the Facilities SEP to incorporate therein, as described in Board Report 262-24/25, 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 BOC'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 BOC and the District.

ADOPTED on March 27, 2025, by the following vote:

AYES:	12	ABSTENTIONS:	0
NAYS:	0	ABSENCES:	1

/Michael Hamner/
D. Michael Hamner
Chair

/Samantha Rowles/
Dr. Samantha Rowles
Secretary

Lemay Early Education Center
Outdoor Classroom and Campus Upgrade Project

Bond Oversight Committee Meeting
March 27, 2025

Lemay Early Education Center

Outdoor Classroom and Campus Upgrade

Project Scope:

- Outdoor classroom activity areas
- Paving
- Landscaping
- Playground matting
- Heating, ventilation, and air conditioning (HVAC) units
- Roofing
- Irrigation system
- Exterior painting of the Children's Center Building
- Accessibility upgrades
- Fire alarm system upgrades
- Utilities upgrades

Board District: 3 ***Region***: North

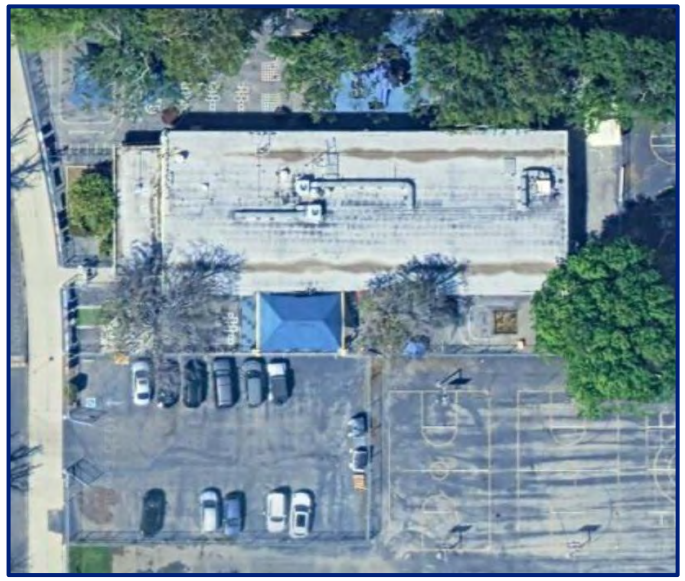
Enrollment: 100

Construction Schedule: Q1-2027 to Q3-2028

Project Budget: $8,544,763

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
1.2%	11.8%	74.9%	5.4%	6.7%



Concept – Subject to Change

Lemay Street Early Education Center
Outdoor Classroom and Campus Upgrade

LAUSD UNIFIED

Examples of Completed Projects

Gledhill EEC

Northridge EEC

Toluca Lake EEC

LAUSD UNIFIED

Questions?