



Board of Education Report

File #: Rep-261-24/25, **Version:** 1**Agenda Date:** 4/8/2025**In Control:** Facilities

Define and Approve Four Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Facilities Services Division

Brief Description:

(Define and Approve Four Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of four projects essential for replacing and upgrading critical systems and components of school buildings, as detailed in Exhibit A, and the amendment of the Facilities Services Division Strategic Execution Plan to incorporate therein, for a combined budget of \$25,320,917.

Action Proposed:

Define and approve four projects to provide critical replacements and upgrades of school building/site systems and components, as listed on Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for these proposed projects is \$25,320,917.

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 projects, including budget modifications and the purchase of equipment and materials.

Background:

Priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. More than 60 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, with more than \$80 billion of unfunded school facilities needs identified Districtwide, and these needs grow every year. As the District's capital needs far exceed available funding, the most pressing unfunded critical needs will continue to be addressed based on an evaluation of known facilities conditions and needs at schools. Projects developed under this School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first.

The project proposals contained in this Board Report align with these priorities. Exhibit A includes a project to replace arcades and paving at Hillcrest Elementary School, a project to replace gym bleachers at Hollywood High School, a project to provide a new accessible play structure and greening improvements at Halldale Elementary School, and a project to upgrade the synthetic track, scoreboard, and tennis courts at Nathaniel Narbonne High School.

In Control: Facilities

The project at Halldale Elementary School was awarded a grant from the Community Project Funding (CPF) program administered by the U.S. Department of Housing and Urban Development. Under the CPF program, Members of Congress select specific projects in their communities for funding which is approved as part of the annual appropriations process. Representative Nanette Barragán, an alumna of Halldale Elementary School representing California's 44th Congressional District, designated CPF funding in the fiscal year 2024 appropriations bill for the new accessible play structure and greening improvements project. This CPF grant is a cost-reimbursement award which requires initial funding to be provided and then allows documented costs to be fully reimbursed up to the project budget of \$2,500,000.

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 B. The presentation that was provided is included as Exhibit C. 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 four projects that address critical replacement and upgrade needs. Approval will authorize staff to proceed with the implementation of the proposed projects 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 undertake the proposed projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US. If the proposed action is not approved, Bond Program funds will not be expended, and critical replacement and upgrade needs will remain unaddressed.

Policy Implications:

The proposal is consistent with Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan, Pillar 4 Operational Effectiveness, Modernizing Infrastructure by providing critical replacements and upgrades at schools.

Budget Impact:

The total combined budget for the four proposed projects is \$25,320,917 and will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components. Staff anticipates reimbursement of up to \$2,500,000 in CPF grant funds for the proposed project at Halldale Elementary School.

Each project budget was prepared based on the current information known and assumptions about the proposed project scopes, site conditions, and market conditions. Individual project budgets will be reviewed as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each project.

Student Impact:

Approval of the proposed projects enables the District to continue ongoing efforts to undertake facilities

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improvements that help ensure the approximately 3,800 current and future students attending these four schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

Building components/systems in the worst condition, especially those that pose a safety hazard and/or negatively impact school operations and other building systems if not addressed, will be addressed first.

Issues and Analysis:

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If it is determined the proposed project scopes will not sufficiently address the critical needs identified, the project scope, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Projects to Replace Failing Building/Site Systems and Components

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Submitted:

03/11/25

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In Control: Facilities

Agenda Date: 4/8/2025

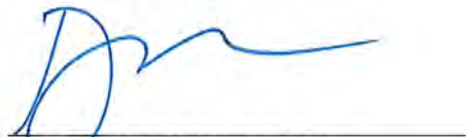
RESPECTFULLY SUBMITTED,


ALBERTO M. CARVALHO
Superintendent

APPROVED BY:


PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

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.

PRESENTED BY:


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

**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

**Exhibit A
Projects to Replace Failing Building/Site Systems and Components**

1. Hillcrest Elementary School Arcades and Paving Replacement Project

- *Region South, Board District 1*
- *Project Scope:* This project addresses soil subsidence issues as well as deteriorated arcades on the campus. The project replaces sections of the arcade structures and provides new roofing of approximately 9,500 square feet for the arcades. The project also replaces approximately 20,200 square feet of uneven concrete paving, replaces or repairs approximately 10,700 square feet of asphalt paving including solar reflective coating at the kindergarten play yard and area adjacent to the lunch shelter, and provides accessibility upgrades for path of travel.
- *Project Budget:* \$7,267,509
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q4-2028.

2. Hollywood High School Bleachers Replacement Project

- *Region West, Board District 4*
- *Project Scope:* This project replaces the existing manually operated, deteriorated bleachers in the main gymnasium of the Physical Education Building with new motorized telescoping bleachers. The project also provides accessibility upgrades to the Physical Education Building including path of travel, restrooms, a new drinking water station, and a new wheelchair lift.
- *Project Budget:* \$1,809,499
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q4-2028.

3. Halldale Elementary School New Play Structure and Greening Project

- *Region South, Board District 7*
- *Project Scope:* This project replaces the play structure and matting with a new accessible play structure with integrated shade and new matting of approximately 4,100 square feet. The project also provides greening improvements of approximately 8,300 square feet including planter areas with trees, shade shrubs, irrigation, log benches, and an outdoor learning environment.
- *Project Budget:* \$2,500,000
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q4-2027.

**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

**Exhibit A
Projects to Replace Failing Building/Site Systems and Components**

- 4. Nathaniel Narbonne High School Synthetic Track, Scoreboard, and Tennis Court Upgrades Project**
 - *Region South, Board District 7*
 - *Project Scope:* This project replaces approximately 28,000 square feet of deteriorated tennis courts and approximately 78,700 square feet of deteriorated synthetic track and infield areas for track and field events including long jump, triple jump, and pole vault. The project also replaces a scoreboard and provides accessibility upgrades including parking, path of travel, restrooms, and a drinking fountain.
 - *Project Budget:* \$13,743,909
 - *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q1-2029.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair
American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
Dr. Samantha Rowles, Secretary
LAUSD Student Parent
Patrick MacFarlane, Executive Committee
Early Education Coalition
Scott Pansky, Executive Committee
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
Aleigh Lewis
L.A. City Controller's Office
Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA
Santa Ramirez
Tenth District PTSA

William O. Ross IV
31st District PTSA
Dr. Bevin Ashenmiller (Alternate)
Tenth District PTSA
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
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 2025-09**BOARD REPORT NO. 261-24/25**

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS 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 four projects that provide critical replacements and upgrades (Projects) with a combined budget of \$25,320,917 as described in Board Report 261-24/25 attached hereto, 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 projects, including budget modifications and the purchase of equipment and materials; and

WHEREAS, Projects developed under the School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first; and

WHEREAS, The proposed Projects provide arcades and paving replacement at Hillcrest Elementary School, gym bleachers replacement at Hollywood High School, a new accessible play structure and greening improvements at Halldale Elementary School, and upgrades to the synthetic track, scoreboard, and tennis courts at Nathaniel Narbonne High School; and.

WHEREAS, The project at Halldale Elementary School was awarded a grant from the Community Project Funding (CPF) program administered by the U.S. Department of Housing and Urban

RECOMMENDING THE BOARD DEFINE AND APPROVE FOUR PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

Development. Under the CPF program, Members of Congress select specific projects in their communities for funding which is approved as part of the annual appropriations process. Representative Nanette Barragán, an alumna of Halldale Elementary School representing California's 44th Congressional District, designated CPF funding in the fiscal year 2024 appropriations bill for the new accessible play structure and greening improvements project. This CPF grant is a cost-reimbursement award which requires initial funding to be provided and then allows documented costs to be fully reimbursed up to the project budget of \$2,500,000; and

WHEREAS, The proposed Projects are consistent with the Los Angeles Unified School District (Los Angeles Unified or District)'s long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

WHEREAS, District Staff has determined that the proposed Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, the Board of Education's approval of the proposed Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; and

WHEREAS, the District's Office of the General Counsel has reviewed the proposed Projects and determined that they 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 four projects that provide critical replacements and upgrades with a combined budget of \$25,320,917 and amend the Facilities SEP to incorporate therein, as described in Board Report 261-24/25, 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.

RESOLUTION 2025-09

RECOMMENDING THE BOARD DEFINE AND APPROVE FOUR PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

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



Critical Replacements and Upgrades of School Building/Site Systems and Components

Bond Oversight Committee Meeting
March 27, 2025

Critical Replacements and Upgrades

Item	Board District	Region	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	1	South	Hillcrest Elementary School	Arcades and Paving Replacement	Q2-2027	Q4-2028	\$7,267,509
2	4	West	Hollywood High School	Bleachers Replacement	Q2-2027	Q4-2028	\$1,809,499
3	7	South	Halldale Elementary School	New Play Structure and Greening	Q2-2027	Q4-2027	\$2,500,000
4	7	South	Narbonne High School	Synthetic Track, Scoreboard, and Tennis Court Upgrades	Q2-2027	Q1-2029	\$13,743,909
Total:							\$25,320,917

Hillcrest Elementary School

Arcades and Paving Replacement

Project Scope:

- Replace sections of the arcade structures
- Provide approx. 9,500 sq. ft. of new roofing for the arcades
- Replace approx. 20,200 sq. ft. of uneven concrete paving
- Replace or repair approx. 10,700 sq. ft. of asphalt paving including solar reflective coating at the kindergarten play yard and area adjacent to the lunch shelter
- Provide accessibility upgrades for path of travel

Enrollment: 485

Construction Schedule: Q2-2027 to Q4-2028

Project Budget: \$7,267,509

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
1.0%	11.4%	75.3%	5.5%	6.8%



Hollywood High School

Bleachers Replacement

Project Scope:

- Replace the existing manually operated, deteriorated bleachers in the main gymnasium of the Physical Education Building with new motorized telescoping bleachers
- Provide accessibility upgrades to the Physical Education Building including path of travel, restrooms, a new drinking water station, and a new wheelchair lift

Enrollment: 1,031

Construction Schedule: Q2-2027 to Q4-2028

Project Budget: \$1,809,499

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
3.6%	10.9%	74.0%	5.3%	6.2%



Halldale Elementary School

New Play Structure and Greening

Project Scope:

- Replace the play structure and matting with a new accessible play structure with integrated shade and new matting of approx. 4,100 sq. ft.
- Provide greening improvements of approx. 8,300 sq. ft. including planter areas with trees, shade shrubs, irrigation, log benches, and an outdoor learning environment

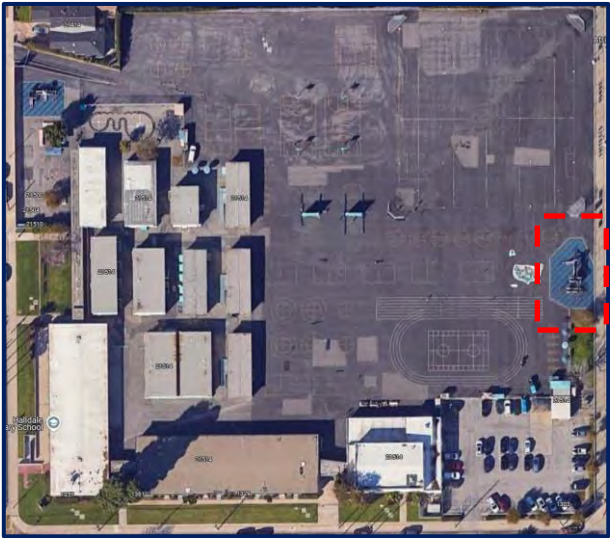
Enrollment: 421

Construction Schedule: Q2-2027 to Q4-2027

Project Budget: \$2,500,000
(Anticipated reimbursement from Community Project Funding grant administered by U.S. Dept. of Housing & Urban Development)

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
3.1%	13.1%	74.3%	2.3%	7.2%



Structure Location



Playground Area

Narbonne High School

Synthetic Track, Scoreboard, and Tennis Court Upgrades

Project Scope:

- Replace approx. 28,000 sq. ft. of deteriorated tennis courts
- Replace approx. 78,700 sq. ft. of deteriorated synthetic track and infield areas including long jump, triple jump, and pole vault
- Replace deteriorated scoreboard
- Provide accessibility upgrades including parking, path of travel, restrooms, and a drinking fountain

Enrollment: 1,875

Construction Schedule: Q2-2027 to Q1-2029

Project Budget: \$13,743,909

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
0.5%	11.4%	75.8%	5.5%	6.8%



Area of Work



Scoreboard

Narbonne High School

Synthetic Track, Scoreboard, and Tennis Court Upgrades

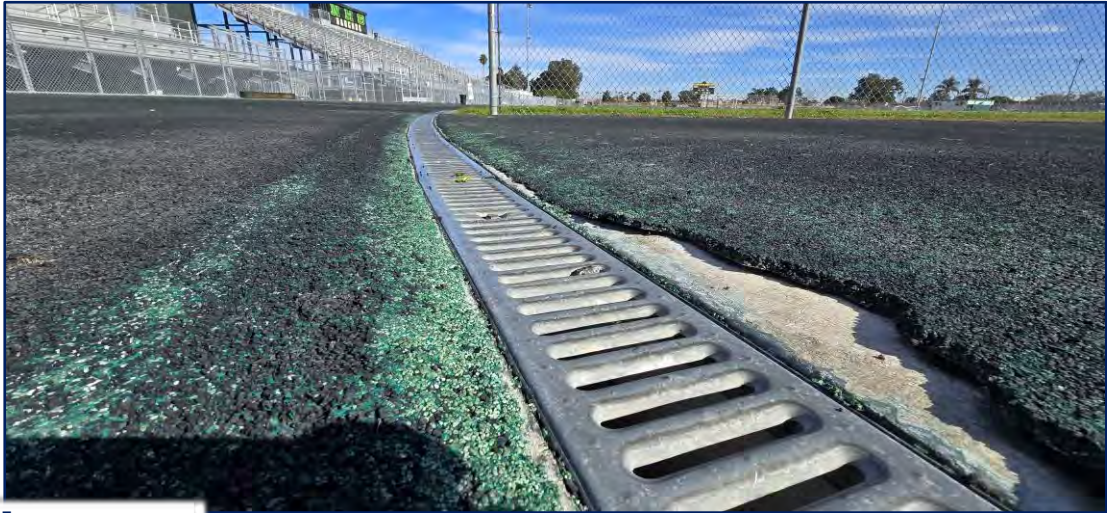


Tennis Court

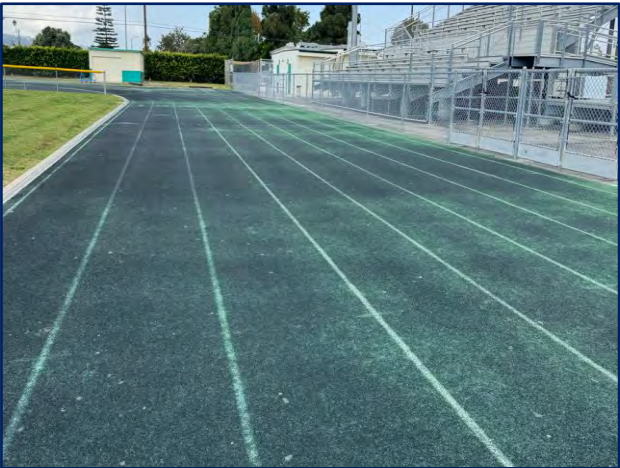


Narbonne High School

Synthetic Track, Scoreboard, and Tennis Court Upgrades



Track



Questions?