



## Board of Education Report

**File #:** Rep-011-25/26, **Version:** 1

**Agenda Date:** 8/26/2025

**In Control:** Facilities

### **Define and Approve Seven 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 Seven 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 seven critical school facility projects to replace and upgrade essential building and site systems, as detailed in Exhibit A. Also recommends amending the Facilities Services Division Strategic Execution Plan to include these projects, with a combined budget of \$36,193,839, and authorizes the Chief Procurement Officer, Chief Facilities Executive or designee(s) to take all legally permissible actions to implement the projects, including executing instruments, budget modifications and procurement of necessary equipment and materials.

#### **Action Proposed:**

Define and approve seven projects to provide critical replacements and upgrades of school building/site systems and components (Projects), 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 \$36,193,839.

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 roofing replacement projects at Cienega Elementary School, Los Angeles Center for Enriched Studies, Manhattan Elementary School, and Haynes Charter for Enriched Studies; field upgrade projects at Fairfax High School

and Huntington Park High School; and a stormwater retention tank replacement project at Walnut Park Middle School.

**Bond Oversight Committee Recommendations:**

The School Construction Bond Citizens' Oversight Committee (BOC) reviewed this item at its August 14, 2025 meeting. Under the Memorandum of Understanding (MOU), the District presented the bond-funded proposal to the BOC for their recommendation before Board consideration. The BOC decided to consider some of the projects separately, adopting a resolution recommending the Board approve five projects, as detailed in Exhibit B (four roofing and one stormwater retention tank replacement), and failing to make a recommendation on the two synthetic turf and track replacement projects, as detailed in Exhibit C.

Having fulfilled the requirements of the MOU requirements, all projects will be presented to the Board for consideration and action. The BOC presentation is included as Exhibit D.

**Expected Outcomes:**

Staff anticipate that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve seven 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 seven proposed Projects is \$36,193,839 and will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components.

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 improvements that help ensure the approximately 6,050 current and future students attending these seven 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:**

Los Angeles Unified continues to follow Policy Bulletin BUL-6847.0 - *Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields*, as referenced in Exhibit E. The policy establishes, among other items, that existing synthetic turf fields will be replaced with new synthetic turf unless they are not in high-usage areas. These projects align with the policy as the Fairfax High School and Huntington Park High School athletic fields meet the criteria of high-usage areas that serve school competitive sports and community activities.

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, through the planning and design process, 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 That Address Critical Replacement and Upgrade Needs

Exhibit B - BOC Resolution 2025-28A

Exhibit C - BOC Resolution 2025-28B

Exhibit D - BOC Presentation

Exhibit E - Policy Bulletin BUL-6847.0 - Policy for Selection, Usage, and Maintenance of Synthetic Turf Field

**Submitted:**

08/18/25, Revision # 1

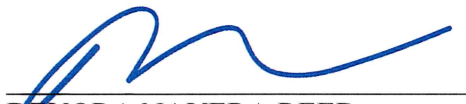
**RESPECTFULLY SUBMITTED,**

  
ALBERTO M. CARVALHO  
Superintendent

**APPROVED BY:**

  
PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

**REVIEWED BY:**

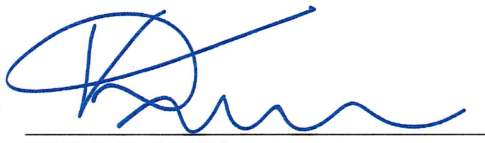
  
DEVORA NAVERA REED  
General Counsel

☒ Approved as to form.

**APPROVED BY:**

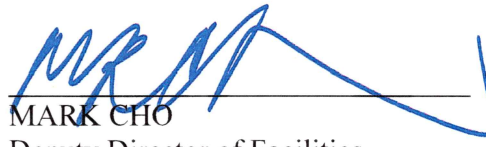
  
KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**

  
KURT E. JOHN  
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 That Address Critical Replacement and Upgrade Needs**

**1. Cienega Elementary School Roofing Replacement Project**

- *Region West, Board District 1*
- *Project Scope:* The project replaces approximately 43,800 square feet of deteriorated roofing campus-wide at four permanent buildings, two arcades, and the lunch pavilion. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.
- *Project Budget:* \$2,130,702
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q4-2026.

**2. Los Angeles Center for Enriched Studies Roofing Replacement Project**

- *Region West, Board District 1*
- *Project Scope:* The project replaces approximately 124,000 square feet of deteriorated roofing at eight permanent buildings, three arcades, and an elevator tower. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.
- *Project Budget:* \$4,957,896
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q1-2027.

**3. Manhattan Elementary School Roofing Replacement Project**

- *Region South, Board District 1*
- *Project Scope:* The project replaces approximately 62,400 square feet of deteriorated roofing campus-wide at six permanent buildings, eight portable buildings, nine arcades, and the lunch shelter. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.
- *Project Budget:* \$2,831,935
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q4-2026.

**4. Haynes Charter for Enriched Studies Roofing Replacement Project**

- *Region North, Board District 3*
- *Project Scope:* The project replaces approximately 45,300 square feet of deteriorated roofing at seven permanent buildings, one arcade, and the lunch pavilion adjacent to the Multipurpose Building. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.
- *Project Budget:* \$1,997,179
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q4-2026.

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

**Exhibit A**  
**Projects That Address Critical Replacement and Upgrade Needs**

**5. Fairfax High School Field Upgrades with Synthetic Turf and Track Project**

- *Region West, Board District 4*
- *Project Scope:* The project replaces the existing synthetic track and field located at the south end of the campus. The synthetic turf field is approximately 98,400 square feet with a soccer/football field and surrounding track. The synthetic track and infield surface is approximately 48,900 square feet with high jump and pole vault on the east end, long jump and triple jump on the west end, and a rubberized 400-meter track surface over an asphalt base. The project also includes improvements to landscaping and irrigation, installation of athletic equipment, upgrades to the storm drainage system, and accessibility upgrades including path of travel, an accessible gate, and a drinking water station.
- *Project Budget:* \$10,175,704
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q2-2028.

**6. Huntington Park High School Field Upgrades with Synthetic Turf and Track Project**

- *Region East, Board District 5*
- *Project Scope:* The project replaces the existing synthetic track and field located at the north end of the campus, adjacent to the gymnasium and basketball practice courts. The synthetic turf field is approximately 73,500 square feet with a soccer/football field and surrounding track. The synthetic track and infield surface is approximately 61,900 square feet with high jump and pole vault on the west end, long jump and triple jump on the east end, and a rubberized 400-meter track surface over an asphalt base. The project also includes improvements to landscaping, irrigation, and accessibility upgrades including path of travel, an accessible gate, and restroom upgrades.
- *Project Budget:* \$12,431,162
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed by Q2-2028.

**7. Walnut Park Middle School Stormwater Retention Tank Replacement Project**

- *Region East, Board District 5*
- *Project Scope:* The project replaces the stormwater retention tank, stormwater lift station with submersible pumps, and storm drain piping. In addition, the project replaces approximately 4,800 square feet of natural turf and irrigation in the soccer field to correct a sinkhole caused by the failure of the existing retention tank.
- *Project Budget:* \$1,669,261
- *Construction Schedule:* Construction is anticipated to begin in Q1-2026 and be completed by Q4-2026.

**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

**Bevin Ashenmiller**

Tenth District PTSA

**Neelura Bell**

CA Charter School Association

**Sandra Betts**

CA Tax Reform Association

**Chad Boggio**

L.A. Co. Federation of Labor AFL-CIO

**Charlotte Lerchenmuller**

Assn. of CA School Admin. - Retired

**Aleigh Lewis**

L.A. City Controller's Office

**Jennifer McDowell**

L.A. City Mayor's Office

**Brian Mello**

Assoc. General Contractors of CA

**William O. Ross IV**31<sup>st</sup> District PTSA**Rachelle Anema (Alternate)**

L.A. Co. Auditor-Controller's Office

**Ashley Kaiser (Alternate)**

Assoc. General Contractors of CA

**Vacant**

LAUSD Student Parent

**Joseph P. Buchman – Legal Counsel**

Burke, Williams &amp; Sorensen, LLP

**Lori Raineri and Keith Weaver – Oversight****Consultants**

Government Financial Services Joint

Powers Authority

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

Bond Oversight Coordinator

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**RESOLUTION 2025-28A****BOARD REPORT NO. 011-25/26****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE 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 five projects that provide critical replacements and upgrades of school building/site system and components (Projects) with a combined budget of \$13,586,973 as described and identified as projects 1-4 and 7 in Exhibit A of Board Report 011-25/26 attached hereto in the form present to the BOC, 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 includes roofing replacement projects at Cienega Elementary School, Los Angeles Center for Enriched Studies, Manhattan Elementary School, and Haynes Charter for Enriched Studies; and a stormwater retention tank replacement project at Walnut Park Middle School; 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

**RESOLUTION 2025-28A**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE 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 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 five projects that provide critical replacements and upgrades with a combined budget of \$13,586,973 and amend the Facilities SEP to incorporate therein, as described and identified as projects 1-4 and 7 in Exhibit A of Board Report 011-25/26, 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 August 14, 2025, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner  
Chair

/Robert Campbell/

Robert Campbell  
Vice-Chair



**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

**Bevin Ashenmiller**  
Tenth District PTSA  
**Neelura Bell**  
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**Sandra Betts**  
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**Rachelle Anema (Alternate)**  
L.A. Co. Auditor-Controller's Office  
**Ashley Kaiser (Alternate)**  
Assoc. General Contractors of CA  
**Vacant**  
LAUSD Student Parent

**Timothy Popejoy**  
Bond Oversight Administrator  
**Perla Zitle**  
Bond Oversight Coordinator

**RESOLUTION 2025-28B****BOARD REPORT NO. 011-25/26**

**RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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 two projects that provide critical replacements and upgrades of school building/site system and components (Projects) with a combined budget of \$22,606,866 as described and identified as projects 5 and 6 in Exhibit A of Board Report 011-25/26 attached hereto in the form it was presented to the BOC, 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 include field upgrades with synthetic turf and track projects at both Fairfax High School and Huntington Park High School; and

WHEREAS, Los Angeles Unified staff stated at the August 14, 2025, BOC meeting that these two proposed projects conform to District Policy Bulletin BUL-6847.0 - Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields. It was stated that the policy establishes, among other items, that existing synthetic turf fields will be replaced with new synthetic turf unless they are not in high-usage areas. District staff stated that these projects align with the policy as the Fairfax High School and Huntington Park High School athletic fields meet the criteria of high-usage areas that serve school competitive sports and community activities.

**RESOLUTION 2025-28B**

**RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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, 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; and

WHEREAS, notwithstanding District Policy Bulletin BUL-6847.0 - Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields and the findings of District Staff, the BOC concludes that it is imprudent to proceed with the proposed Projects due to:

1. The significant environmental impacts synthetic turf fields have on the environment, including the leeching and dissemination of microplastic pollution, contaminated stormwater runoff issues and use of water for the sole purpose of temporarily cooling the synthetic surface; and
2. The significant surface temperature difference between synthetic turf and natural grass that potentially increases heat-related health risks for sports participants and students; and
3. The potential for greater injury to sports participants and students on synthetic turf versus natural grass (the District did not cite health related studies to support the use of synthetic fields versus natural grass); and
4. The absence of a determinative life cycle analysis supporting the premise that installing, replacing and maintaining synthetic fields, at a capital cost of \$10-15M or more every ten years, would be more cost-effective than installing and maintaining natural grass fields; and
5. Unresolved questions regarding the legal interpretation of whether the installation of natural grass athletic fields is bond fund eligible. BOC members recalled previous projects that included examples of the installation of natural turf as part of a bond funded project.

**RESOLUTION 2025-28B**

**RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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**

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The BOC recommends against the Board of Education defining and approving the two Field Upgrades with Synthetic Turf and Track projects with a combined budget of \$22,606,866 and amending the Facilities SEP to incorporate therein, as described and identified as projects 5 and 6 in Exhibit A of Board Report 011-25/26, 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.

**NOT ADOPTED** on August 14, 2025, by the following vote:

AYES: 6

ABSTENTIONS: 5

NAYS: 0

ABSENCES: 3

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D. Michael Hamner  
Chair

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Robert Campbell  
Vice-Chair



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

Bond Oversight Committee Meeting  
August 14, 2025

# Critical Replacements and Upgrades

| Item          | Board District | Region | School                                  | Description                                | Anticipated Construction Start | Anticipated Construction Completion | Project Budget      |
|---------------|----------------|--------|-----------------------------------------|--------------------------------------------|--------------------------------|-------------------------------------|---------------------|
| 1             | 1              | West   | Cienega ES                              | Roofing Replacement                        | Q2-2026                        | Q4-2026                             | \$2,130,702         |
| 2             | 1              | West   | Los Angeles Center for Enriched Studies | Roofing Replacement                        | Q2-2026                        | Q1-2027                             | \$4,957,896         |
| 3             | 1              | South  | Manhattan ES                            | Roofing Replacement                        | Q2-2026                        | Q4-2026                             | \$2,831,935         |
| 4             | 3              | North  | Haynes Charter for Enriched Studies     | Roofing Replacement                        | Q2-2026                        | Q4-2026                             | \$1,997,179         |
| 5             | 5              | East   | Walnut Park MS                          | Stormwater Retention Tank Replacement      | Q1-2026                        | Q4-2026                             | \$1,669,261         |
| 6             | 4              | West   | Fairfax HS                              | Field Upgrades with Synthetic Turf & Track | Q2-2027                        | Q2-2028                             | \$10,175,704        |
| 7             | 5              | East   | Huntington Park HS                      | Field Upgrades with Synthetic Turf & Track | Q2-2027                        | Q2-2028                             | \$12,431,162        |
| <b>Total:</b> |                |        |                                         |                                            |                                |                                     | <b>\$36,193,839</b> |

# Cienega Elementary School

## Roofing Replacement

**Project Scope:**

- Replace approximately 43,800 square feet of deteriorated roofing campus-wide at 4 permanent buildings, 2 arcades, and the lunch pavilion.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.

**Enrollment:** 366

**Construction Schedule:** Q2-2026 to Q4-2026

**Project Budget:** \$2,130,702

**Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.5%  | 89.3%        | 2.4%       | 7.8%    |





# Los Angeles Center for Enriched Studies

## Roofing Replacement

**Project Scope:**

- Replace approximately 124,000 square feet of deteriorated roofing at 8 permanent buildings, 3 arcades, and an elevator tower.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.

**Enrollment:** 1,361

**Construction Schedule:** Q2-2026 to Q1-2027

**Project Budget:** \$4,957,896

**Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.5%  | 89.0%        | 2.4%       | 8.1%    |





# Manhattan Elementary School

## Roofing Replacement

### **Project Scope:**

- Replace approximately 62,400 square feet of deteriorated roofing campus-wide at 6 permanent buildings, 8 portable buildings, 9 arcades, and the lunch shelter.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.

**Enrollment:** 220

**Construction Schedule:** Q2-2026 to Q4-2026

**Project Budget:** \$2,831,935

### **Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.5%  | 89.2%        | 2.4%       | 7.9%    |





# Haynes Charter for Enriched Studies

## Roofing Replacement

**Project Scope:**

- Replace approximately 45,300 square feet of deteriorated roofing at 7 permanent buildings, 1 arcade, and the lunch pavilion adjacent to the Multipurpose Building.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.

**Enrollment:** 385

**Construction Schedule:** Q2-2026 to Q4-2026

**Project Budget:** \$1,997,179

**Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.5%  | 89.3%        | 2.4%       | 7.8%    |





# Walnut Park Middle School

## Stormwater Retention Tank Replacement

### Project Scope:

- Replace the stormwater retention tank, stormwater lift station with submersible pumps, and storm drain piping.
- Replace approx. 4,800 square feet of natural turf and irrigation in the soccer field to correct a sinkhole caused by the failure of the existing retention tank.

**Enrollment:** 736

**Construction Schedule:** Q1-2026 to Q4-2026

**Project Budget:** \$1,669,261

### Project Budget Breakdown:

| Site & Environmental | Plans | Construction | Management | Reserve |
|----------------------|-------|--------------|------------|---------|
| 5.2%                 | 6.7%  | 77.9%        | 3.5%       | 6.7%    |



# Fairfax High School

## Field Upgrades with Synthetic Turf & Track

### Project Scope:

- Replace the existing synthetic track and field:
  - The synthetic turf field is approx. 98,400 square feet with a soccer/football field and surrounding track.
  - The synthetic track and infield surface is approx. 48,900 square feet with high jump, pole vault, long jump, and triple jump areas, along with a rubberized 400-meter track surface over an asphalt base.
- Improvements to landscaping and irrigation, installation of athletic equipment, upgrades to the storm drainage system, and accessibility upgrades including path of travel, an accessible gate, and a drinking water station.



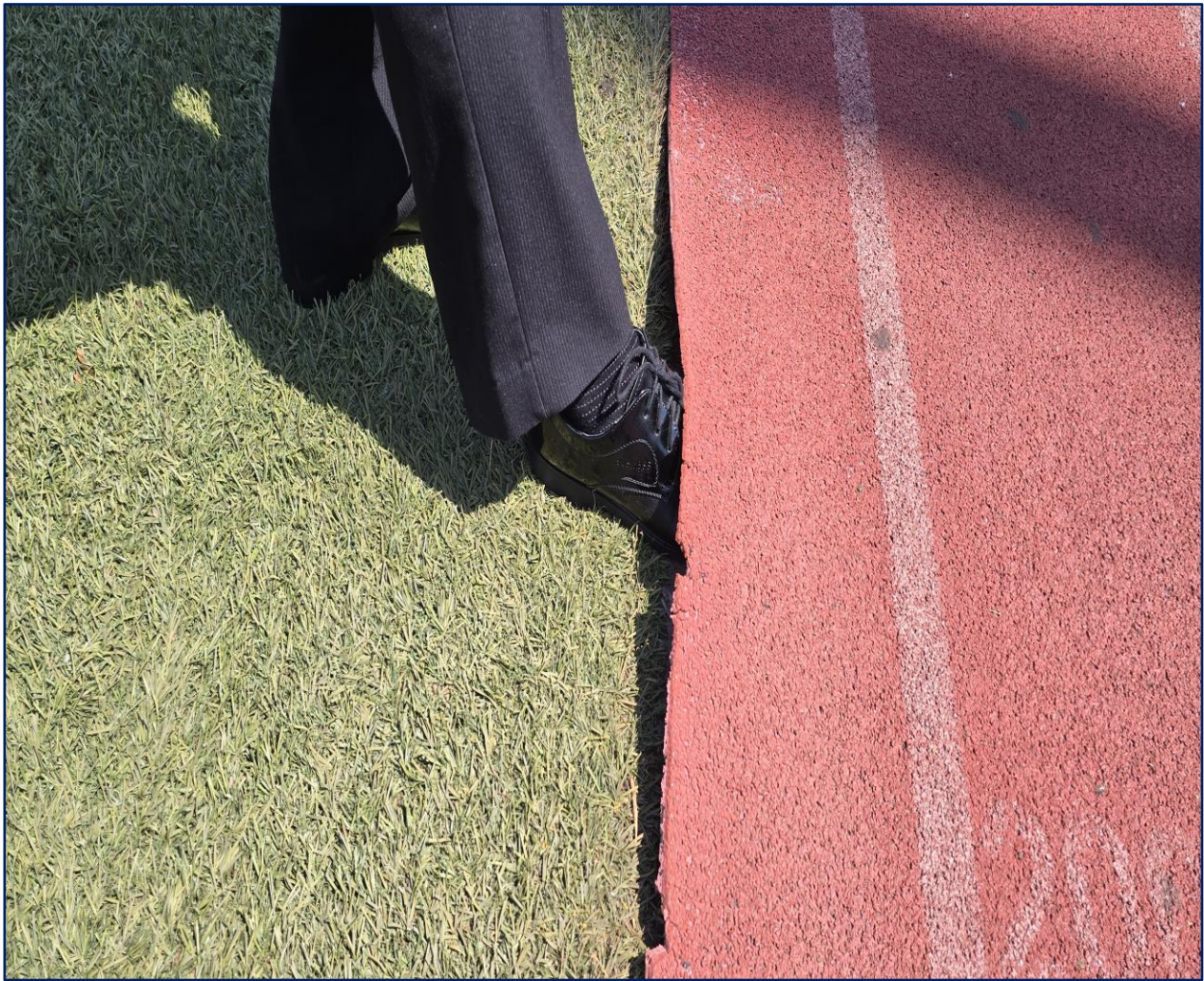
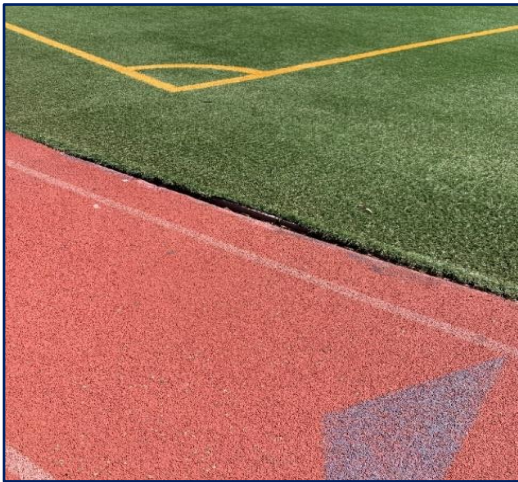
**Enrollment:** 1,503  
**Construction Schedule:** Q2-2027 to Q2-2028  
**Project Budget:** \$10,175,704  
**Project Budget Breakdown:**

| Site & Environmental | Plans | Construction | Management | Reserve |
|----------------------|-------|--------------|------------|---------|
| 1.3%                 | 11.3% | 75.1%        | 5.6%       | 6.7%    |



# Fairfax High School

## Field Upgrades with Synthetic Turf & Track





# Fairfax High School

## Field Upgrades with Synthetic Turf & Track





# Huntington Park High School

## Field Upgrades with Synthetic Turf & Track

### Project Scope:

- Replace the existing synthetic track and field:
  - The synthetic turf field is approx. 73,500 square feet with a soccer/football field and surrounding track.
  - The synthetic track and infield surface is approx. 61,900 square feet with high jump, pole vault, long jump, and triple jump areas, along with a rubberized 400-meter track surface over an asphalt base.
- Improvements to landscaping and irrigation.
- Accessibility upgrades including path of travel, an accessible gate, and restroom upgrades.



**Enrollment:** 1,486

**Construction Schedule:** Q2-2027 to Q2-2028

**Project Budget:** \$12,431,162

### Project Budget Breakdown:

| Site & Environmental | Plans | Construction | Management | Reserve |
|----------------------|-------|--------------|------------|---------|
| 0.9%                 | 11.3% | 75.4%        | 5.6%       | 6.8%    |



# Huntington Park High School

## Field Upgrades with Synthetic Turf & Track





# Huntington Park High School

## Field Upgrades with Synthetic Turf & Track





# Questions?



## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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**TITLE:** POLICY FOR SELECTION, USAGE, AND  
MAINTENANCE OF SYNTHETIC TURF FIELDS

**NUMBER:** BUL-6847.0

**ISSUER:** Mark Hovatter, Chief Facilities Executive  
Facilities Services Division

**DATE:** April 1, 2017

**BACKGROUND:** The Los Angeles Unified School District (District), in order to provide quality playfields for students, must select the most appropriate type of field based upon expected use. The two available options are natural grass and synthetic turf.

Synthetic turf, as an alternative to natural grass, has been installed at several campuses throughout the District. It is a grass-like ground cover that replicates lush natural grass in appearance and function. When installed at athletic fields and properly maintained, synthetic turf can provide a consistent year-round, all-weather playing surface built to withstand extended use with minimal downtime for recovery.

As the installation of synthetic turf fields has increased as an alternative to natural grass, it has become increasingly important for the District to set forth a policy that establishes the process for selecting between natural grass and synthetic turf for District playfields. This process considers:

- The necessary prerequisites for initiating a synthetic turf field installation project including evaluation criteria, need determination, environmental impacts, and a formal approval process;
- A thorough determination of field surface replacement capital costs and future maintenance demands;
- The need for consistency in evaluating proposed synthetic turf fields and the standardization of materials and designs;
- Coordination with school administrators and community stakeholders.

This policy does not mandate the removal of natural turf or the installation of synthetic turf at any location. Flexibility will be maintained in selecting a type of field suitable for each site.

**ROUTING**  
All Employees  
All Locations





## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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### MAJOR CHANGES:

This is a new Bulletin.

### GUIDELINES

#### I. SELECTION OF NEW OR REPLACEMENT FIELD

A. When synthetic turf is considered as a new installation, a renovation, or a field replacement project, the project initiator must work closely with Facilities Services Division staff to evaluate the viability of the field project. The evaluation at a minimum will consist of the following:

- i. Completion of the *Synthetic Turf Project Request Form* by the Project Initiator (Attachment A);
- ii. Initial project review by the Sustainability Initiatives Unit, Project Planning and Development, Technical Services Unit and other related offices within the Facilities Services Division;

This process ensures staff has evaluated all project considerations such as community access to existing playfields, joint-use or community partnerships, current and future field utilization, safety, cost, and the District's use of water resources.

Staff performing the evaluation consists of the Architectural and Engineering Services Department (District Landscape Architect); Technical Services Unit, Design Standards Unit, the Landscape Technical Supervisor, Office of Environmental Health and Safety (OEHS), and the Project Planning and Development Department.

New synthetic fields will generally be considered only where there is high use and shared cost with third-party users. Existing synthetic turf fields will be replaced with new synthetic turf fields unless it is not a high usage area. Other considerations may include the current and expected amount of usage, the type of usage, the initial investment, maintenance, replacement costs, staffing, and material costs.

Replacement will vary based upon the use and condition of the field. Typical replacement occurs between 8 and 10 years. For site-specific field replacement information, the Landscape Technical Supervisor should review the contract, warranty information, and assess current field conditions to determine the appropriate replacement method for the synthetic field. OEHS strongly recommends that once the synthetic turf field reaches the end of its useful life, the options to recycle and repurpose be evaluated to avoid materials being transported to landfills.



## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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The Landscape Technical Supervisor and the District Landscape Architect will examine and assess the field condition and make a recommendation on whether it should be replaced, and if so, by synthetic or natural grass turf.

If the decision is made to remove and dispose of the entire turf system, the Landscape Technical Supervisor will ensure that the contract includes language pertaining to the proper removal and disposal of synthetic turf by the contractor.

B. Approval of a project to install a synthetic turf field will depend on the extent to which it provides:

- i. Extended hours of play – Synthetic turf provides extended hours of play and allows greater school and community use;
- ii. Reduced maintenance costs – Synthetic turf fields have a relatively high installation cost, which can be offset by the savings generated from potentially lower maintenance costs when compared to natural turf fields and by financial contributions from joint-use partners and community groups;
- iii. Reduced water usage – Synthetic turf fields, when used and maintained properly, require minimal water usage, which promotes conservation and lowers consumption costs.

The Facilities Acquisition Strategy Board will conduct final review and make a recommendation for approval to the Bond Oversight Committee and the Board of Education.

## II. SYNTHETIC FIELD PROPER USE AND CARE

Proper use of synthetic playfields is the responsibility of school staff, teachers, students, and community users. The Maintenance and Operations Branch technical staff, Complex Project Managers, and Plant Managers support the care and maintenance of synthetic turf fields by school maintenance staff.

- A. Staff must follow manufacturer-recommended guidelines for activities performed on synthetic turf fields. Appropriate signage should be displayed in areas visible near playfields that inform all users about the proper usage of the field. Signage should be placed along the perimeter of the field that explains the types of activities that are prohibited on and around the field. All signage should be in both English and Spanish.





## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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- B. Appropriate precautions must be taken by staff when using synthetic turf outside its recommended guidelines. There are a number of activities that may cause damage to the field such as:
  - i. Movement of equipment;
  - ii. Playing certain sports such as golf or shot put;
  - iii. Events such as graduation, which require the placement of chairs and may include exposure to footwear such as high heels worn on the field, etc.
- C. Any joint or shared use agreement must provide funding for the installation and/or the on-going maintenance costs of the synthetic turf field. Moreover, the agreement must include stringent conditions prohibiting animals, bicycles and skateboards, food and drink, glass containers, sunflower seeds, gum, painting/chalking, stakes or spikes, or improper footwear on the synthetic turf field(s). These guidelines will be provided to any third party entity or group utilizing the field with the appropriate approvals.

### III. SYNTHETIC FIELD MAINTENANCE

#### A. Routine Preventative Maintenance

Synthetic turf can tolerate more hours of competitive play and longer seasons than natural grass turf with significantly less downtime necessary for proper maintenance. Routine preventative maintenance is required to maximize the lifespan of a synthetic turf field.

The basic steps for synthetic turf field maintenance include:

- i. *Keeping the surface free of debris*  
Each Plant Manager is responsible for keeping the field free of debris on a daily basis and ensuring sufficient trash can capacity in the vicinity of synthetic turf fields. Additionally, the Plant Manager is responsible for ensuring that debris left behind by third-party users is removed, and that any improper use of the field is reported to the Site Administrator so that proper use of the field may be enforced.
- ii. *Keeping the fibers in an upright position and the infill from compacting*  
Machine brushing, sweeping, grooming and top dressing shall be performed by the District's Landscape Department. Such maintenance ensures that field fibers and in-fill materials are evenly spread resulting



## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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in a consistent play area and an extended useful life of the synthetic turf field. These preventive maintenance activities shall be performed on the industry recommended routine maintenance schedule:

- a. Machine-groom –performed at least once per month;
- b. Power-groom– performed every other year at a maximum and used to deep-clean and de-compact the infill or to remove excess infill on an older field;
- c. Tine raking – performed 2-3 times a year to help keep the infill materials from being compacted. (If this is performed on a regular basis, power-grooming should not be necessary);
- d. Top-dressing Infill materials– should be added on as-needed basis and annually to ensure even distribution of materials.

iii. *Keeping the field cool*

Synthetic turf fields retain heat and produce higher temperatures than natural turf fields, which means they require more cooling. Synthetic turf fields should be lightly watered-down to reduce the heat prior to use on high temperature days.

B. Inspection Protocols

The Landscape Technical Supervisor, and/ or Synthetic Turf Consultant is responsible for inspecting synthetic turf fields for the proper maintenance and prompt repair of tears, lifted seams, rippling and other disruptions of the field surface. Staff is expected to follow the standard inspection protocols. All repairs should be performed by a qualified synthetic turf technician.

Use of Standard Inspection Protocols

- i. Frequency – Inspection is recommended every other month.
- ii. Components inspected – Seams, hash marks, inlays, infill levels, turf fiber height, turf connection edges.
- iii. Documentation – The Landscape Technical Supervisor must complete a report for maintenance performed during each visit including a map identifying the location of repairs. Once completed, the report along with an estimate of repairs is provided to the Complex Project Manager (CPM) and kept as part of the maintenance records for the respective school site. Should repairs be required, the CPM will review and verify the estimates with the Landscape Technical Supervisor and upon approval, execute the needed repairs.





## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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- iv. Reporting Chain – Landscape Technical staff will develop condition reports, take appropriate corrective action and forward a report to the CPM who will keep a file on all maintenance and repair work performed on the field.
- C. Maintenance at charter school campuses can vary based upon the stipulations set forth in the charter school's agreement with the District. For specific roles and responsibilities concerning the maintenance of school facilities, the school's lease agreement will need to be referenced.

### IV. FUNDING STRATEGIES

The Facilities Services Division will utilize the following funding options when initiating the installation or the replacement of synthetic turf fields:

- A. Continue the use of bond funding for the replacement of existing synthetic turf fields;
- B. Use shared funding when converting a natural field to synthetic turf, i.e., bond funding provided by the Critical Repair program (50%) with contributions from other programs (e.g. Board Member Priority and Local District Priority or other) for the remaining 50%.
- C. Support joint-use agreements for synthetic turf fields which include maintenance and re-capitalization contributions;
- D. Promote leasing of our synthetic turf fields and augment revenues to help offset the cost of field replacement.

**AUTHORITY:** This is a policy of the Facilities Services Division.



## LOS ANGELES UNIFIED SCHOOL DISTRICT POLICY BULLETIN

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### RELATED RESOURCES:

1. School Design Guidelines (School Design Guide, Technical Guide Specification and Standard Technical Drawings).
2. BUL-5993: Procedures for Third-Party Use of School Facilities during Non-School Hours
3. BUL-963.2: Guidelines for Preventing Heat Stress
4. Heat Illness Prevention Posters

### ASSISTANCE:

For assistance or further information, please contact Architectural and Engineering Services at (213) 241-0813.