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

Board of Education Report

File #: Rep-190-25/26, **Version:** 1 **Agenda Date:** 12/16/2025
In Control: Facilities

Define and Approve Two Early Education Center Outdoor Classroom and Campus Upgrade Projects 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 Two Early Education Center Outdoor Classroom and Campus Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of two projects to provide outdoor classrooms and campus upgrades at early education centers, as detailed in Exhibit A. Also recommends amending the Facilities Services Division Strategic Execution Plan to include these projects, with a combined budget of $20,115,559, 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 equipment and materials.

Action Proposed:

1) Define and approve two Early Education Center (EEC) Outdoor Classroom and Campus Upgrade Projects (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 $20,115,559.

2) Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all reasonable instruments, as legally permissible, to implement the proposed Projects, including budget modifications and procurement 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 Projects will provide outdoor classrooms at Shenandoah Street Early Education Center and 112th St. Early Education Center by dividing the existing playground areas into distinct activity areas with paving, new playground matting, and landscaping. The intent of the proposed Projects is to 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 classrooms 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

In addition, the proposed Projects will receive campus upgrades which include new heating, ventilation, and air conditioning, roofing, new shade structures, fire alarm system and utilities upgrades, accessibility upgrades, and additional scope as detailed in Exhibit A.

Bond Oversight Committee Recommendations:
This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on December 11, 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 the Board of Education will define and approve the proposed Projects, as described in Exhibit A, and amend the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed Projects.

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 Projects. 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 combined budget for the proposed Projects is $20,115,559. The proposed Projects will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions.

Each budget for the proposed Projects was prepared based on the current information known and assumptions about their proposed scope, site conditions, and market conditions. Individual budgets for the proposed Projects will be reviewed throughout the planning, design, and construction phases as new information becomes known and/or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of each of the proposed Projects.

Student Impact:
The proposed Projects will establish nurturing, nature-based outdoor spaces that support whole-child development and learning to benefit approximately 140 current and future students.

Expected developmental outcomes include enhanced imaginative play, increased physical and mental well-being, and environmental stewardship. These outdoor classrooms 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 Projects were identified by the Early Childhood Education Division (ECED) in consultation with Regions and school site administrators. Sites were selected based upon each 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 Projects' proposals in accordance with the California Environmental Quality Act to ensure compliance. If through the planning and design process, it is determined that the proposed Projects' scopes will not sufficiently address the facilities needs identified, the Projects' scope, schedule, and budget will be revised accordingly.

Attachments:
Exhibit A - Early Education Center Outdoor Classroom and Campus Upgrade Projects
Exhibit B - BOC Resolution
Exhibit C - BOC Presentation

Submitted:
11/17/25

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.

APPROVED BY:

PIA C. SADAQATMAL
Chief of Transitional Programs
Office of Transitional Programs

PRESENTED BY:

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

APPROVED BY:

RANAE J. AMEZQUITA
Executive Director
Early Childhood Education Division

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Early Education Center Outdoor Classroom and Campus Upgrade Projects

1. **Shenandoah Street Early Education Center Outdoor Classroom and Campus Upgrade Project**
   - *Board District 1, Region West*
   - *Project Scope*: This project provides an outdoor classroom covering approximately 23,400 square feet by dividing the existing playground area into distinct activity areas with paving, new matting, and landscaping. The project also provides new heating, ventilation, and air conditioning (HVAC) units; new sheathing and roofing; renovations to the classroom building including new flooring, ceilings, light fixtures, plumbing fixtures and piping, and a wall to separate the main office from a classroom; irrigation system; necessary upgrades to the fire alarm/sprinkler systems and utilities; new shade cloth and padding at existing shade structures and two new shade structures over the existing play structures; and interim facilities to support school programs during construction. Americans with Disabilities Act (ADA) upgrades include accessible path of travel, concrete ramp, fencing and gate, and doors and signage.
   - *Project Budget*: $12,314,100
   - *Construction Schedule*: Construction is anticipated to begin in Q1-2028 and be completed by Q2-2029.

2. **112th Street Early Education Center Outdoor Classroom and Campus Upgrade Project**
   - *Board District 7, Region South*
   - *Project Scope*: This project provides an outdoor classroom covering approximately 8,800 square feet by dividing the existing playground area into distinct activity areas with paving, new matting, and landscaping. The project also provides new heating, ventilation, and air conditioning (HVAC) units, roofing, irrigation system, necessary upgrades to the fire alarm system and utilities, new outdoor lighting, new shade cloth and padding at existing shade structures, a new 20’ x 40’ shade structure over the existing tricycle track, and new wrought iron fencing standing 8’ high at the front of the school. Americans with Disabilities Act (ADA) upgrades include accessible path of travel, parking area, signage, and a children’s restroom.
   - *Project Budget*: $7,801,459
   - *Construction Schedule*: Construction is anticipated to begin in Q1-2028 and be completed by Q2-2029.

LOS ANGELES UNIFIED SCHOOL DISTRICT

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
CA Charter School Association
Sandra Betts
CA Tax Reform Association
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Mellina Lathe
LAUSD Student Parent
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

Tamar Poladian-Perron
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Monica Carlos (Alternate)
LAUSD Student Parent
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Asha Lang (Alternate)
LAUSD Student Parent
Jeanalee Obergfell (Alternate)
L.A. City Mayor's Office
Brendan Sullivan (Alternate)
Tenth District PTSA

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-48

BOARD REPORT NO. 190-25/26

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORTATE THEREIN

WHEREAS, District Staff proposes the Board of Education (Board) define and approve two Early Education Center (EEC) Outdoor Classroom and Campus Upgrade Projects (Projects) at Shenandoah Street EEC and 112th Street EEC, as described in Board Report No. 190-25/26, 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 reasonable instruments, as legally permissible, to implement the proposed Projects, including budget modifications and procurement 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 Projects will provide outdoor classrooms by dividing the existing playground areas into distinct activity areas with paving, new playground matting, and landscaping; and

WHEREAS, The proposed Projects will provide campus upgrades which include new heating, ventilation, and air conditioning, roofing, new shade structures, fire alarm system and utilities upgrades, accessibility upgrades, and additional scope as detailed in Exhibit A of Board Report No. 190-25/26; and

RESOLUTION 2025-48
RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE TWO EARLY EDUCATION CENTER OUTDOOR CLASSROOM AND CAMPUS UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, The proposed projects were identified by the Early Childhood Education Division in consultation with Regions and school site administrators. Sites were selected based upon each 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 combined budget for the proposed Projects is $20,115,559 and will be funded with Bond Program funds earmarked specifically for Early Childhood Education facilities upgrades and expansions; and

WHEREAS, the District Office of General Counsel has reviewed the proposed Projects and determined that they may proceed to the School Construction Bond Citizens' 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 define and approve two EEC Outdoor Classroom and Campus Upgrade Projects, with a combined budget of $20,115,559, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 190-25/26, 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 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 December 11, 2025, by the following vote:

AYES: 12	ABSTENTIONS: 0
NAYS: 0	ABSENCES: 3

/Michael Hamner/
D. Michael Hamner
Chair

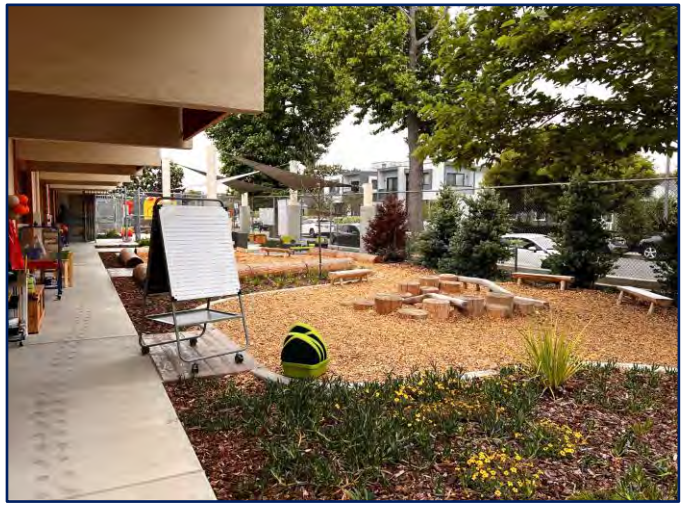
/Samantha Rowles/
Dr. Samantha Rowles
Secretary

Early Education Center
Outdoor Classroom & Campus Upgrade Projects

Bond Oversight Committee Meeting
December 11, 2025

Early Education Center
Outdoor Classroom & Campus Upgrades

Item	Board District	Region	School	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	1	West	Shenandoah EEC	Q1-2028	Q2-2029	$12,314,100
2	7	South	112th St. EEC	Q1-2028	Q2-2029	$7,801,459
					Total:	**$20,115,559**



Kentwood EEC – Outdoor Classroom

Shenandoah Early Education Center

Outdoor Classroom and Campus Upgrade

Project Scope:

- Outdoor classroom activity areas
- Paving, playground matting, landscaping
- Shade structures
- Renovations in classroom building
- HVAC & roofing
- Fire alarm and utility upgrades
- New fire sprinkler system
- Accessibility upgrades

Enrollment: 87

Construction Schedule: Q1-2028 to Q2-2029

Project Budget: $12,314,100

Site & Environmental	Plans	Construction	Management	Other/Reserve
0.8%	11.4%	75.4%	5.5%	6.9%

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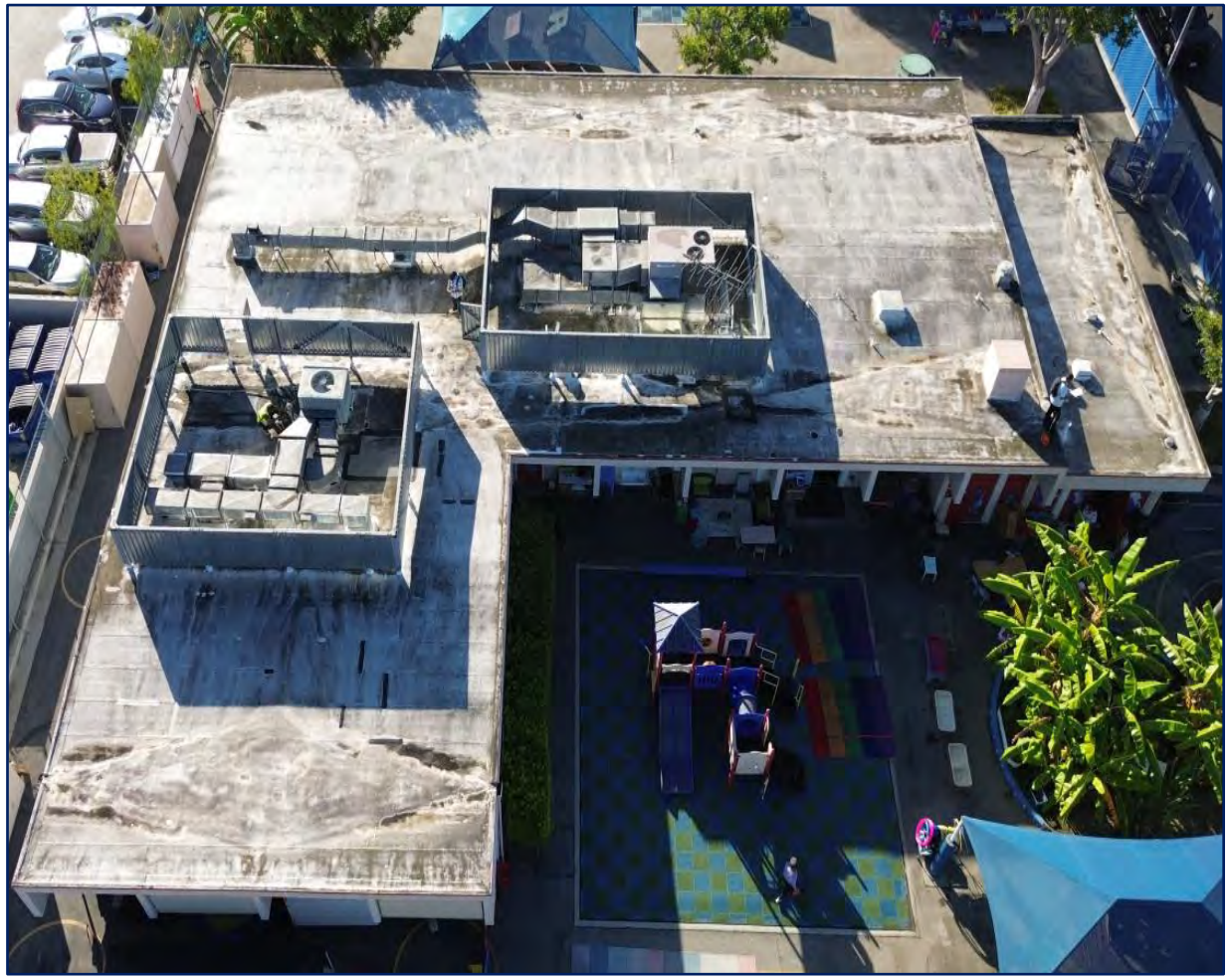
Shenandoah Early Education Center
Outdoor Classroom and Campus Upgrade



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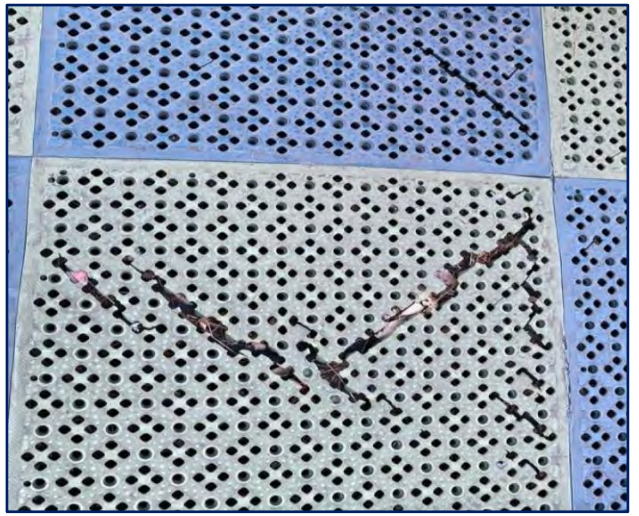
112th Street Early Education Center

Outdoor Classroom and Campus Upgrade

Project Scope:

- Outdoor classroom activity areas
- Paving, playground matting, landscaping
- Shade structure
- Outdoor lighting
- HVAC, roofing
- Fire alarm and utility upgrades
- Accessibility upgrades



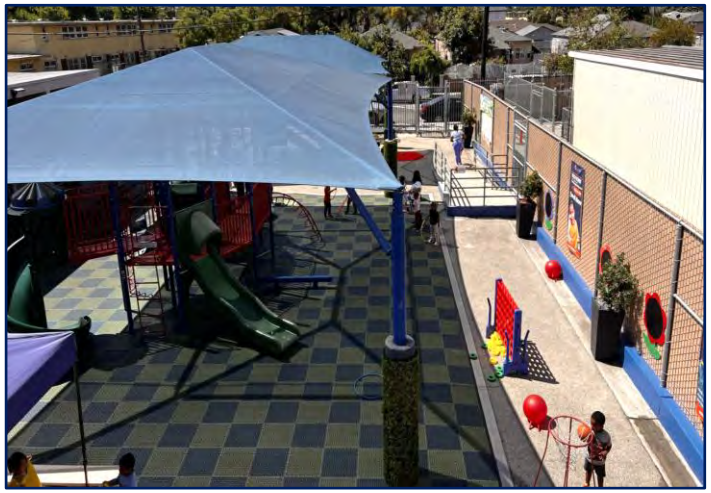
Enrollment: 58

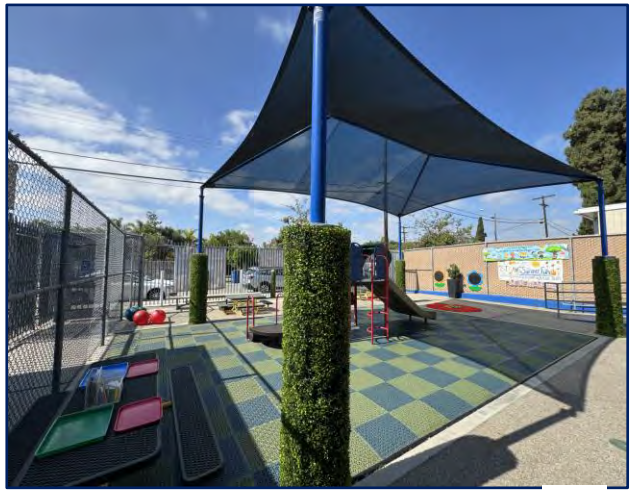
Construction Schedule: Q1-2028 to Q2-2029

Project Budget: $7,801,459

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Other/Reserve
1.3%	11.4%	75.0%	5.5%	6.8%





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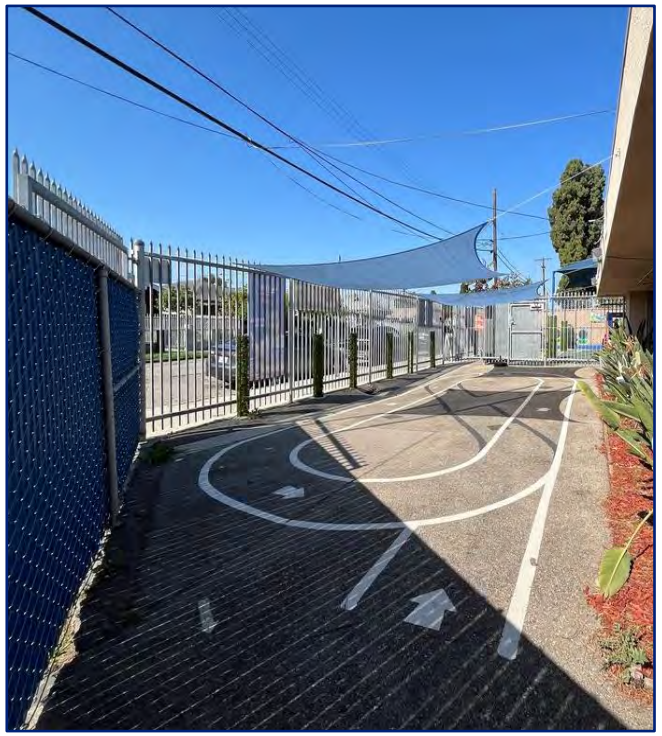
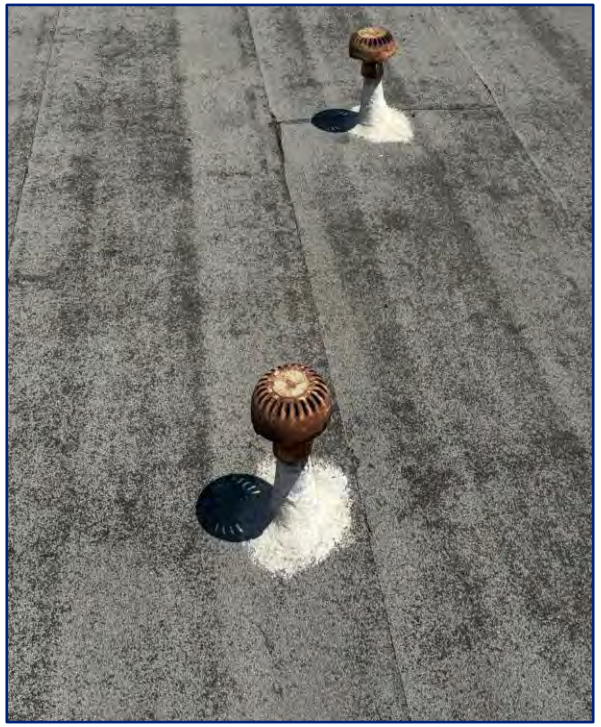
112th Street Early Education Center

Outdoor Classroom and Campus Upgrade





Examples of Completed Projects

Gledhill EEC

Northridge EEC

Toluca Lake EEC

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Questions?