



Board of Education Report

File #: Rep-383-24/25, **Version:** 1

Agenda Date: 6/3/2025

In Control: Facilities

Define and Approve Five Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein
Facilities Services Division and Eco-Sustainability Office

Brief Description:

(Define and Approve Five Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends the definition and approval of five Sustainable Environment Enhancement Developments for Schools Projects, as described in Exhibit A, and the amendment of the Facilities Services Division Strategic Execution Plan, for a combined budget of \$700,000.

Action Proposed:

Define and approve five SEEDS Projects at Elysian Heights Arts Magnet Elementary School, Mulholland Middle School, Stoner Avenue Elementary School, Toland Way Elementary School, and Warner Elementary School (Projects), as described in Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the five proposed Projects is \$700,000.

Authorize the Chief Facilities Executive, Chief Procurement Officer, and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed SEEDS Projects, including budget modifications and the purchase of equipment and materials.

Background:

The SEEDS Program supports the development of projects that will enhance school sites by creating outdoor learning spaces in collaboration with school-based and community-led efforts (Program). There are two components to the Program:

1. Development of the outdoor learning space constructed by Los Angeles Unified includes capital investments, such as asphalt removal, installation of irrigation and utilities, and any associated testing and inspection.
2. Collaboration with a school site and/or partner organization that will outfit the outdoor learning space with the plant materials and landscaping features that align with the school's instructional vision and program. This component is essential to the success of each project.

Potential projects are identified through proposals submitted by schools and/or partners. A school site by itself, or in cooperation with a partner organization, may submit a SEEDS application to receive up to \$100,000 to create or improve an outdoor learning space. An additional \$50,000 is available to schools ranked in the top 150 on the Los Angeles Unified Greening Index of schools in need of green space as published in August 2022 (Greening Index).

The Greening Index ranks the five schools as follows: Elysian Heights Arts Magnet Elementary School (619), Mulholland Middle School (577), Stoner Avenue Elementary School (91), Toland Way Elementary School (336), and Warner Elementary School (144). Therefore, Stoner Avenue Elementary School and Warner Elementary School are eligible for the additional \$50,000 allocation.

District staff evaluates the proposals based on the specific criteria and requirements outlined in the SEEDS Program Guide to ensure each proposal meets the eligibility requirements. Proposals must include a written project narrative describing the project scope, an explanation of how the project will be integrated into the school's curriculum, and confirmation of the availability of resources to outfit and maintain the outdoor learning space. The recommended Projects included in this Board Report have been reviewed and have been found to comply with the program requirements, including feasibility and equitable distribution throughout the District.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 22, 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:

Approval of this proposed action will enable staff to proceed with the design and construction of these five proposed Projects. Approval of these greening Projects will improve the learning environment for students, teachers, and staff, increase sustainability, and enhance the outdoor school environment.

Board Options and Consequences:

Approval of this proposed action will authorize staff to proceed with the expenditure of Bond Program funds to execute these proposed Projects that support educational programs related to nutrition, health, literacy, math, and science. If these proposed projects are not approved, the school sites will not benefit from the creation of these outdoor learning spaces.

Policy Implications:

The proposed action is consistent with the District's long-term goal to address the unmet needs of school facilities and provide students with safe and healthy learning environments. The action is also aligned with Board Resolutions that reiterate Los Angeles Unified's commitment to creating green learning spaces (Expand Sustainable Schoolyards and Environmental Initiatives and Curriculum Board Resolution, Creating New School Gardens and Campus and Community-Shared Green Spaces to Provide Outdoor Learning Opportunities and Create Sustainable and Healthy Environments, and Green Schools for All: Equitable Funding and Expansion of Green Spaces across District Campuses). The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 2 Joy and Wellness Welcoming Learning Environments by developing safe and sustainable green spaces, outdoor learning environments, and shaded areas at schools.

Budget Impact:

The combined project budget for the five proposed Projects is \$700,000. The Projects will be funded with Bond Program funds earmarked specifically for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency.

The combined project budget includes a contribution of \$100,000 from Bond Program funds earmarked for Board District Priority Projects in Board District 4. This contribution will be transferred to funds earmarked in the School Upgrade Program (SUP) for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency. The breakdown of this contribution by project is shown in Exhibit A.

Student Impact:

The proposed SEEDS projects at Elysian Heights Arts Magnet Elementary School, Mulholland Middle School, Stoner Avenue Elementary School, Toland Way Elementary School, and Warner Elementary School will provide outdoor learning spaces that create environments for student-centered, experiential, and engaged learning. These SEEDS learning gardens will facilitate educational programs related to nutrition, health, literacy, math, and science, and may also be used during recess and lunchtime by approximately 2,510 current and future students. These proposed Projects also encourage and support community, student, and parent engagement through the creation of partnerships that help establish and maintain the newly developed garden spaces.

Equity Impact:

Potential projects are identified through proposals submitted by schools and/or partners. A school by itself, or in cooperation with a partner organization, may submit an application for a SEEDS project for up to \$100,000. Schools ranked in the top 150 on the Greening Index will receive an additional \$50,000 for their SEEDS project. Two of the five proposed projects included in this Board Report qualify for this additional funding.

Issues and Analysis:

In order to ensure the long-term permanence of each SEEDS project, the school site and/or its partner organization must enter into a Maintenance Agreement that provides for the ongoing maintenance of the proposed outdoor learning space.

Attachments:

Exhibit A - Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Submitted:

05/05/25

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Agenda Date: 6/3/2025

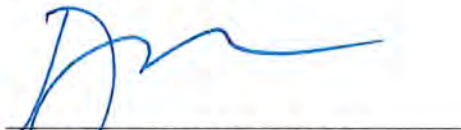
RESPECTFULLY SUBMITTED,


 ALBERTO M. CARVALHO
 Superintendent

APPROVED BY:


 PEDRO SALCIDO
 Deputy Superintendent,
 Business Services & Operations

REVIEWED BY:


 DEVORA NAVERA REED
 General Counsel

APPROVED BY:


 JAIME TORRENS
 Senior Advisor to the Superintendent

✓ Approved as to form.

REVIEWED BY:


 NOLBERTO DELGADILLO
 Deputy Chief Financial Officer
 Facilities Services Division
 ✓ Approved as to budget impact statement.

APPROVED BY:


 KRISZTINA TOKES
 Chief Facilities Executive

APPROVED BY:


 CHRISTOS CHRYSILIOU
 Chief Eco-Sustainability Officer
 Eco-Sustainability Office

APPROVED & PRESENTED BY:


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

EXHIBIT A
Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects

Item	Board District	Region	School	Partner Organization	Schoolyard % Green	Project Description	Project Budget ¹	Anticipated Construction Start	Anticipated Construction Completion
1	3	N	Mulholland MS	School	51.41%	Construct an outdoor learning environment of approximately 2,170 square feet. The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$100,000	Q2-2026	Q1-2027
2	4	W	Stoner Avenue ES ²	Ballona Creek Renaissance	7.96%	Construct an outdoor learning environment of approximately 3,400 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$200,000	Q2-2026	Q1-2027
3	4	W	Warner ES ³	School	2.50%	Construct an outdoor learning environment of approximately 7,750 square feet. The project includes the removal of asphalt and the addition of a grass field, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$200,000	Q2-2026	Q1-2027
4	5	W	Elysian Heights Arts Magnet ES	School	19.14%	Construct an outdoor learning environment of approximately 2,260 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$100,000	Q2-2026	Q1-2027
5	5	E	Toland Way ES	Wild Yards Project	4.39%	Construct an outdoor learning environment of approximately 2,380 square feet. The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$100,000	Q2-2026	Q1-2027
TOTAL							\$700,000		

¹ Project budget reflects the design services and improvements undertaken by the District. The outfitting and maintenance of the outdoor learning space will be provided by the school site community and/or partner organization.

² The budget for Stoner Avenue ES includes \$150,000 of SEEDS/SEEDS+ funds plus a contribution of \$50,000 of Board District Priority funds from Board District 4.

³ The budget for Warner ES includes \$150,000 of SEEDS/SEEDS+ funds plus a contribution of \$50,000 of Board District Priority funds from Board District 4.

Greening Index:

Elysian Heights Arts Magnet Elementary School Greening Index Rank No. 619

Mulholland Middle School Greening Index Rank No. 577

Stoner Avenue Elementary School Greening Index Rank No. 91

Toland Way Elementary School Greening Index Rank No. 336

Warner Elementary School Greening Index Rank No. 144

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
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Bevin Ashenmiller (Alternate)
Tenth District PTSA
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Vacant
Assoc. of CA School Admin - Retired
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-26**BOARD REPORT 383-24/25**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE
SUSTAINABLE ENVIRONMENT ENHANCEMENT DEVELOPMENTS FOR SCHOOLS
(SEEDS) PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC
EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, District Staff proposes the Board of Education define and approve five Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects at Elysian Heights Arts Magnet Elementary School, Mulholland Middle School, Stoner Avenue Elementary School, Toland Way Elementary School, and Warner Elementary School (Projects), which have a total combined budget of \$700,000, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, as defined in Board Report No. 383-24/25; and

WHEREAS, The SEEDS Program was established to support the development of projects that will enhance school sites by creating outdoor learning spaces in collaboration with school-based and community-led efforts (Program); and

WHEREAS, Potential projects are identified through proposals submitted by schools and/or partners. A school site by itself, or in cooperation with a partner organization, may submit a SEEDS application to receive up to \$100,000 to create or improve an outdoor learning space. An additional \$50,000 is available to schools ranked in the top 150 on the Los Angeles Unified Greening Index of schools in need of green space as published in August 2022 (Greening Index); and

WHEREAS, The Los Angeles Unified Greening Index ranks Elysian Heights Arts Magnet Elementary School (619), Mulholland Middle School (577), Stoner Avenue Elementary School (91), Toland Way Elementary School (336), and Warner Elementary School (144); and

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE SUSTAINABLE ENVIRONMENT ENHANCEMENT DEVELOPMENTS FOR SCHOOLS (SEEDS) PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, District Staff evaluates proposals based on the specific criteria and requirements outlined in the SEEDS Program Guide to ensure each proposal meets the eligibility requirements and includes a written project narrative describing the project scope, an explanation of how the project will be integrated into the school's curriculum, and confirmation of the availability of resources to outfit and maintain the outdoor learning space, and the projects being recommended were reviewed and are found to be in compliance with the Program requirements; and

WHEREAS, The combined project budget for the five proposed Projects is \$700,000. The Projects will be funded with Bond Program funds earmarked specifically for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency; and

WHEREAS, The combined project budget includes a contribution of \$100,000 from Bond Program funds earmarked for Board District Priority Projects in Board District 4. This contribution will be transferred to funds earmarked in the SUP for school upgrades and reconfigurations to support wellness, health, athletics, learning, and efficiency. The breakdown of this contribution by project is shown in Exhibit A of Board Report No. 383-24/25; and

WHEREAS, In order to ensure the long-term permanence of each SEEDS project, the school site and/or its partner organization must enter into a Maintenance Agreement that provides for the ongoing maintenance of the proposed outdoor learning space; 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 Bond Citizens' Oversight Committee (BOC) for consideration and 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 School Construction Citizens' Bond Oversight Committee (BOC) recommends the Board of Education define and approve five SEEDS Projects at Elysian Heights Arts Magnet Elementary School, Mulholland Middle School, Stoner Avenue Elementary School, Toland Way Elementary School, and Warner Elementary School, with a total combined budget of \$700,000, and amend the Facilities SEP to incorporate therein, as defined in Board Report No. 383-24/25, 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 Oversight Committee's website.

RESOLUTION 2025-26**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE SUSTAINABLE ENVIRONMENT ENHANCEMENT DEVELOPMENTS FOR SCHOOLS (SEEDS) PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

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 Oversight Committee and the District.

ADOPTED on May 22, 2025, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Michael Hamner/

D. Michael Hamner
Chair

/Robert Campbell/

Robert Campbell
Vice-Chair



Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects

Bond Oversight Committee Meeting
May 22, 2025

Facilities Services Division and Eco-Sustainability Office

Sustainable Environment Enhancement Developments for Schools (SEEDS)⁸⁰

Overview

- SEEDS projects provide outdoor learning spaces in collaboration with school and community led efforts
- The program provides the infrastructure and site work needed, such as asphalt removal, irrigation systems, and soils testing, to make the site “garden ready”
- The school site and/or partner outfits the outdoor learning space with the plant materials and landscaping features that align with the school’s instructional vision and program to move towards 30% green/natural schoolyards
- 111 SEEDS projects have been approved by the Board of Education
 - 79 projects have been completed
 - 3 under construction
 - 29 pending construction start



Lankershim ES



Victoria ES

Sustainable Environment Enhancement Developments for Schools (SEEDS) ⁸¹

Funding

- Originally provided up to \$25,000 to projects
- In 2015, increased to \$35,000
- In 2016, increased to \$100,000
- In 2022, an additional \$50,000 was made available to SEEDS+ schools
- \$13M of Bond funds have been allocated to the SEEDS Program
 - Approximately \$8.93M has been allocated to approved SEEDS projects
 - Approximately \$4.07M remaining



Selection Criteria

- Schools are selected by request (schools submit an application)
- LAUSD determines if there is a feasible location and whether there is a greening project or other significant exterior projects planned for the site
- SEEDS+ are those ranked in the top 150 in the LAUSD Greening Index

Sustainable Environment Enhancement Developments for Schools (SEEDs) ⁸²

Item	Board District	Region	School	Partner Organization	Schoolyard % Green	Project Description	Project Budget ¹	Anticipated Construction Start	Anticipated Construction Completion
1	5	W	Elysian Heights Arts Magnet ES	School	19.14%	Construct an outdoor learning environment of approximately 2,260 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$100,000	Q2-2026	Q1-2027
2	3	N	Mulholland MS	School	51.41%	Construct an outdoor learning environment of approximately 2,170 square feet. The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$100,000	Q2-2026	Q1-2027
3	4	W	Stoner ES ²	Ballona Creek Renaissance	7.96%	Construct an outdoor learning environment of approximately 3,400 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$200,000	Q2-2026	Q1-2027
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5	4	W	Warner ES ³	School	2.50%	Construct an outdoor learning environment of approximately 7,750 square feet. The project includes the removal of asphalt and the addition of a grass field, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.	\$200,000	Q2-2026	Q1-2027
TOTAL							\$700,000		

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Mulholland Middle School Greening Index Rank No. 577

Stoner Elementary School Greening Index Rank No. 91

Toland Way Elementary School Greening Index Rank No. 336

Warner Elementary School Greening Index Rank No. 144

- Construct an outdoor learning environment of approximately 2,260 square feet.
- The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Construction Schedule:

Project Budget: \$100,000



Concept – Subject to Change

Mulholland Middle School

SEEDS Garden Project

Project Scope:

- Construct an outdoor learning environment of approximately 2,170 square feet.
- The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Enrollment: 1,105

Construction Schedule:

Q2-2026 to Q1-2027

Project Budget: \$100,000



Concept – Subject to Change

Stoner Elementary School

SEEDS Garden Project

85

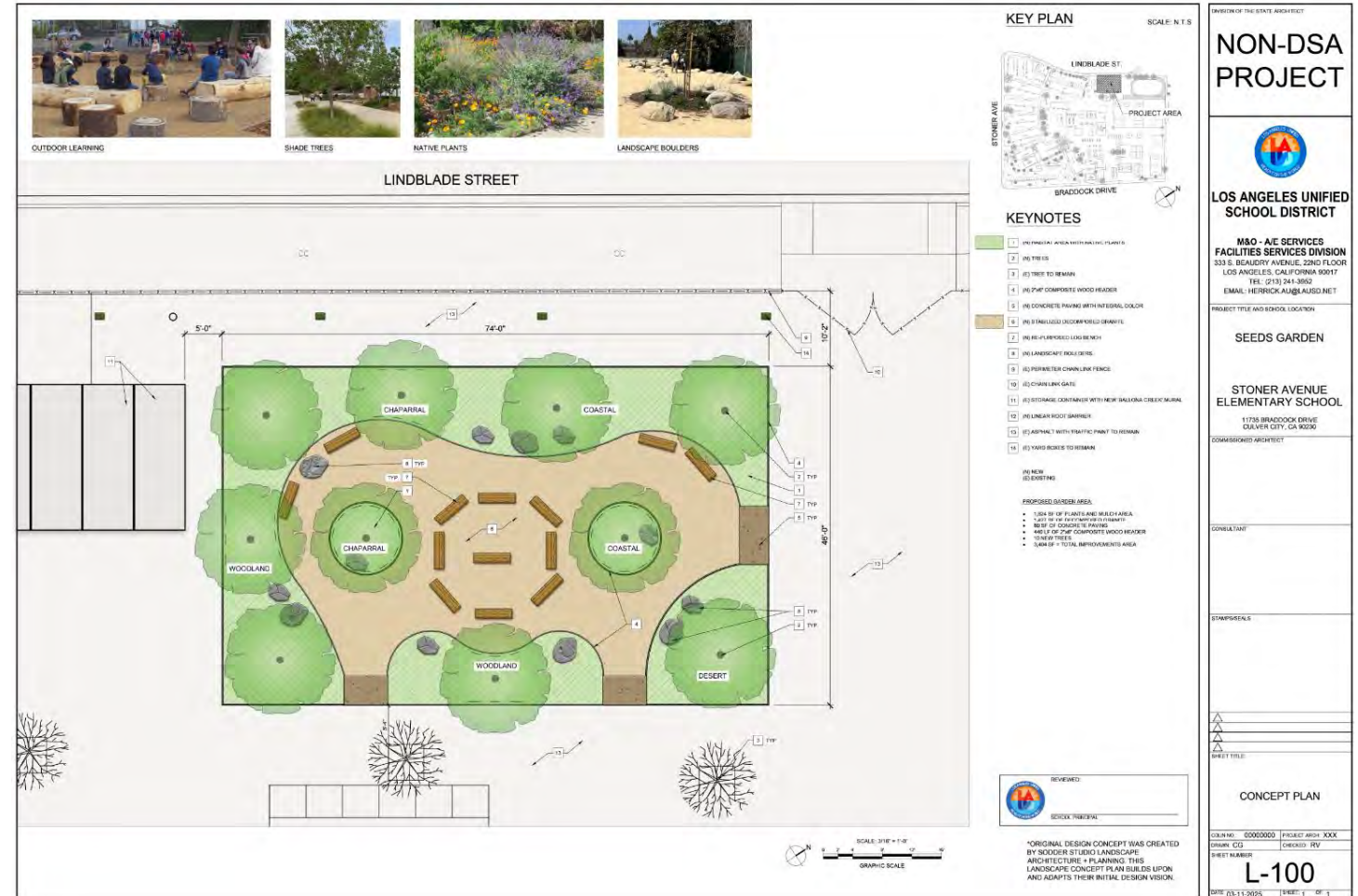
Project Scope:

- Construct an outdoor learning environment of approximately 3,400 square feet.
- The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Enrollment: 251

Construction Schedule:
Q2-2026 to Q1-2027

Project Budget: \$200,000



Concept – Subject to Change

- Construct an outdoor learning environment of approximately 2,380 square feet.
- The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Construction Schedule:
Q2-2026 to Q1-2027



Warner Elementary School SEEDS Garden Project

Project Scope:

- Construct an outdoor learning environment of approximately 7,750 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Enrollment: 545

Construction Schedule:
Q2-2026 to Q3-2026

Project Budget: \$200,000



Questions?