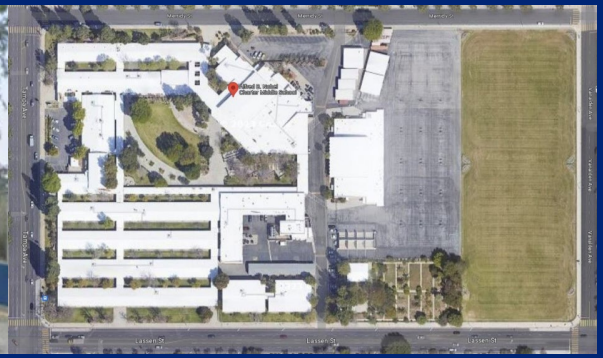




LA Unified Board of Education Facilities & Procurement Committee
February 24, 2026

Committee Purpose

The Facilities & Procurement Committee will examine District facilities and procurement processes and projects to promote public transparency and awareness. The committee will identify barriers and make recommendations to streamline and improve current policies and practice.

Agenda

1. Welcome & Introductions
2. Pre-Engineered Structures
3. Shade Structures Follow-Up
4. Update on *Building Stronger Communities: Leveraging School Facilities for Engagement and Financial Stewardship* (Res-021-25/26)
5. Public Comment

Previous Recommendations

1. Facilities Construction Cost & Time Comparison
2. Quantify Cost & Time Savings from Identified Improvements
3. Additional Review of Modular Structures
4. Specification Review Update
5. Explore Revenue Opportunities
6. Explore and Leverage Buying Contracts
7. Expanding the Scope of Qualified Bidders to at Least Three
8. Increase Maintenance & Operations Capacity
9. Continue to Explore Alternative Project Delivery Approaches

Welcome & Introductions

Normot Outdoor Learning Center, Gary Coronado, LA Times

Pre-Engineered Structures

Jeff Bloedorn,
CUUBE Consultant,
Retired District Facilities Director

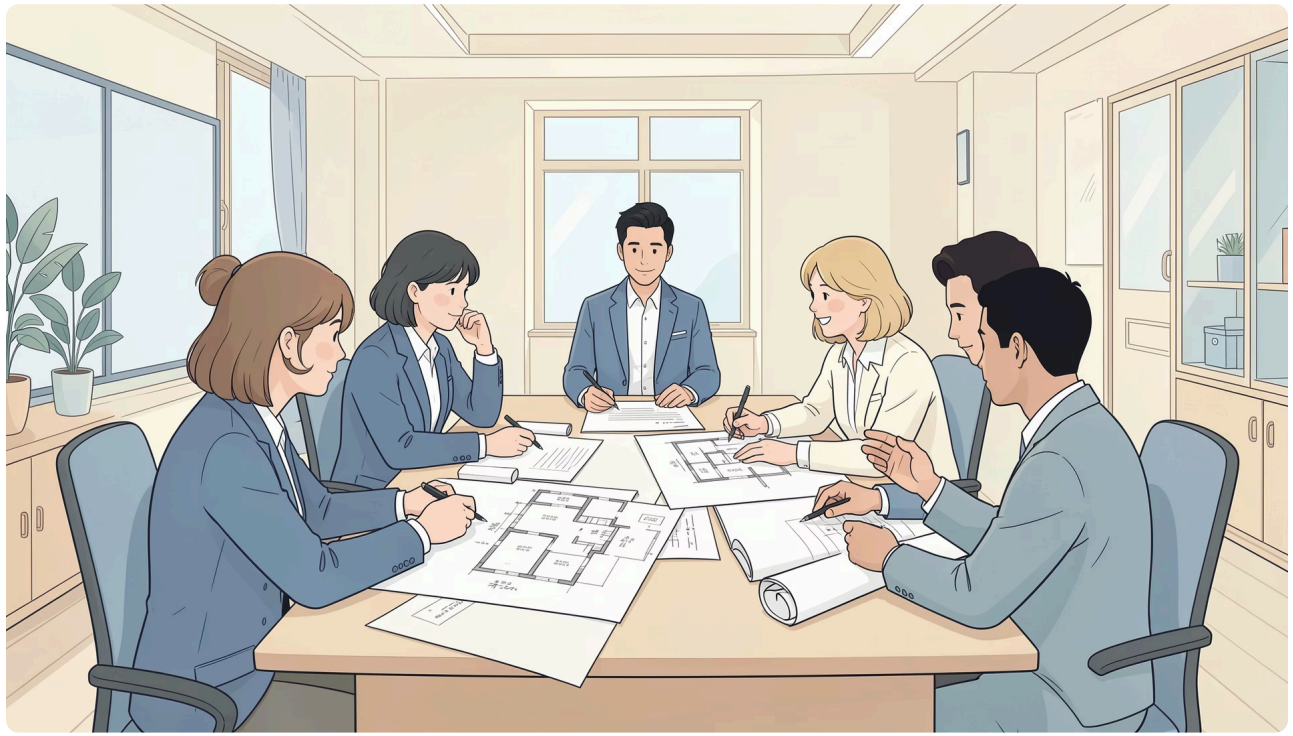
Michelle Fox,
KYA Regional Manager

Pre-Engineered Building Systems for K-12 Education

Understanding delivery methods, cost structures, and risk considerations for large school districts navigating facility modernization and seismic upgrade programs.

TODAY'S FOCUS

An Overview for Decision-Makers



This presentation provides clarity on pre-engineered building delivery methods as you evaluate upcoming facility needs. We'll cover what these systems are, how they differ from conventional construction, cost considerations, successful implementations, and factors relevant to large district planning.

The Reality of School Districts Today

Aging Infrastructure

Facilities reaching end of useful life requiring seismic upgrades or full replacement

Cost Escalation

Construction costs rising faster than budgets, straining bond programs

Timeline Pressure

DSA approval processes and delivery schedules creating occupancy delays

Predictability Gap

Need for consistent outcomes across multiple campus projects

Most districts today aren't struggling to design buildings—they're struggling to deliver them predictably, on time, and within budget.

What Is a Pre-Engineered Building System?

Core Definition

A building where major structural and envelope components are engineered as a coordinated system before project start, creating repeatable, predictable delivery.

Typical System Components

- Structural framework (steel or panelized)
- Roof system with integrated drainage
- Exterior wall panels and insulation
- Major mechanical and electrical systems
- Standardized connection details

Key concept: Move from one-off prototypes to repeatable building platforms that can be deployed across multiple campuses.

Two Approaches to Building Delivery

Conventional Construction

Fully custom each project — every building designed from scratch

Design-bid-redesign cycles — value engineering after bids received

Late cost certainty — pricing confirmed only at bid opening

Higher change order exposure — coordination issues discovered during construction

Extended approval timelines — each project requires full review

Pre-Engineered Approach

System engineered upfront — core components pre-coordinated

Repeatable details — same proven systems deployed multiple times

Earlier cost clarity — pricing known during planning phase

Reduced change orders — coordination resolved before fabrication

Scalable deployment — streamlined approvals for repeat applications

This approach does not replace architectural services—it simply avoids reinventing core building systems for each individual project.

When Districts Consider Pre-Engineered Systems

Pre-engineered approaches are most commonly evaluated when districts face specific program challenges that benefit from systematic, repeatable solutions.

Multiple Building Replacements

Seismic upgrade programs requiring numerous structures across campuses

Enrollment Shifts

Need for flexible, relocatable, or expandable facilities responding to demographic changes

Bond Program Timelines

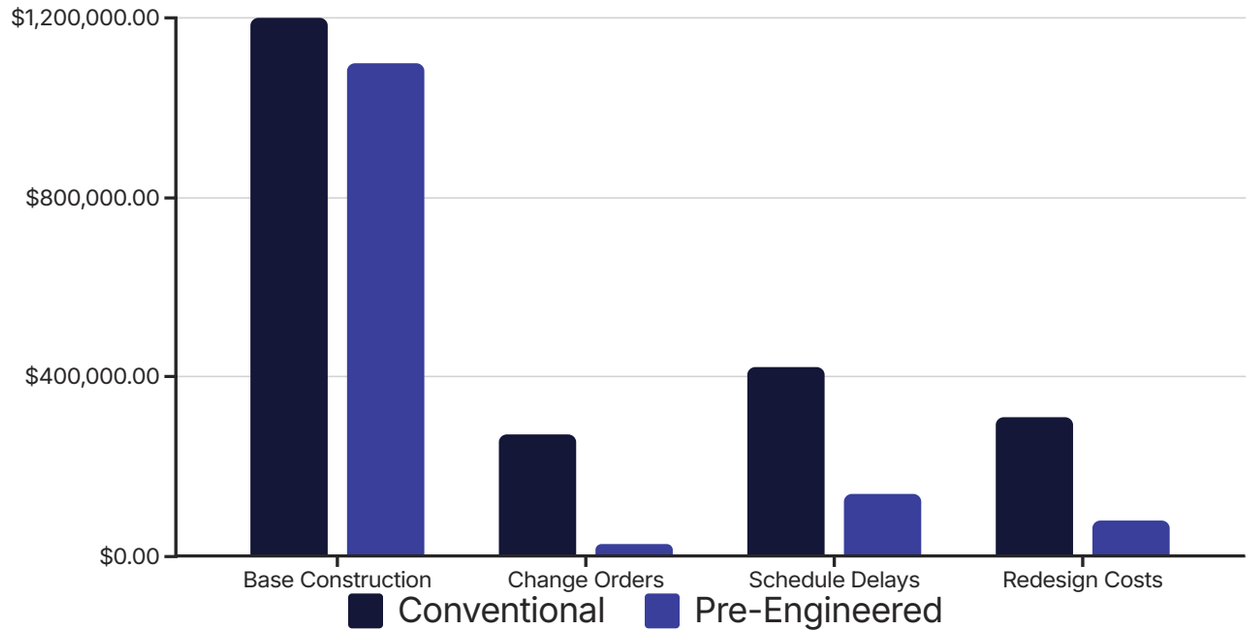
Voter-approved funding with defined delivery schedules requiring execution certainty

Cost Predictability Requirements

Budget constraints demanding accurate forecasting across multi-year capital programs

Key driver: The ability to deploy multiple buildings consistently, with predictable cost and schedule outcomes.

Understanding Total Delivered Cost



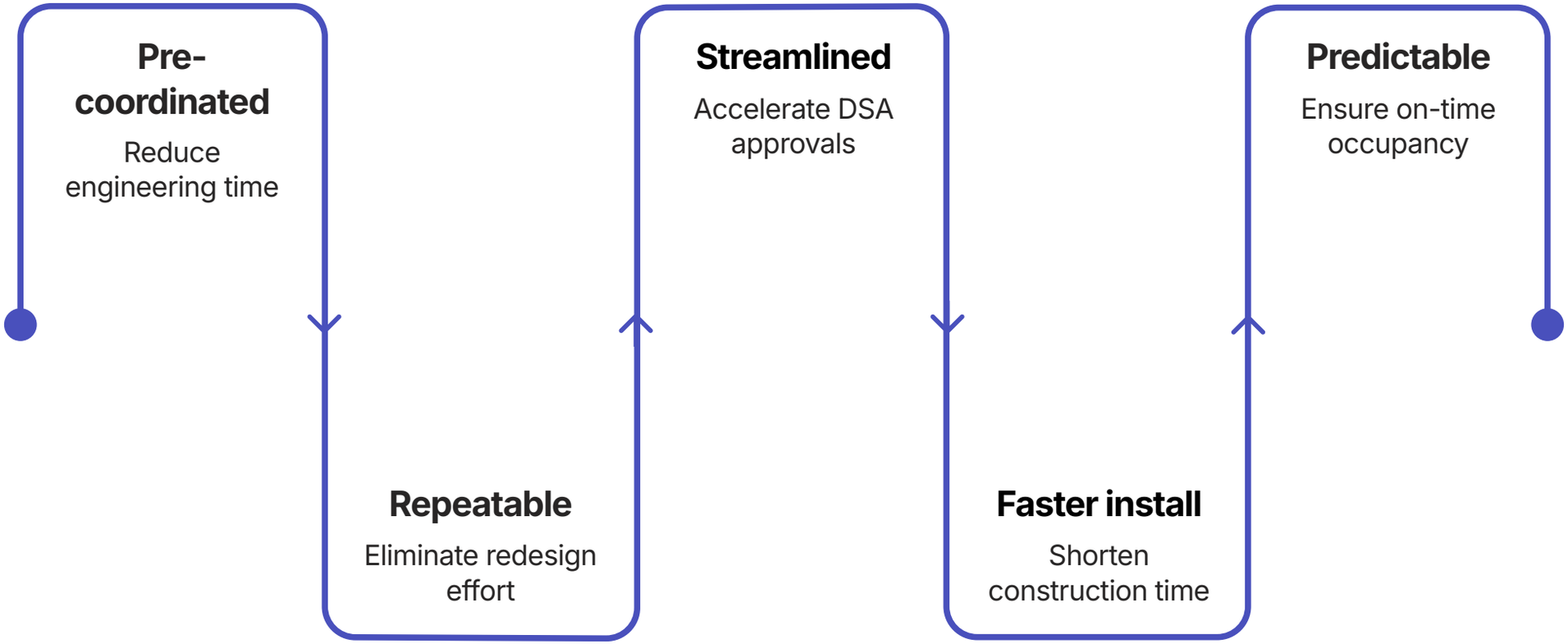
* based on 1000 sq. ft

Pre-Engineered Is Not Always Lowest First Cost

It is often lowest **total delivered cost** when all factors are considered. Savings typically accumulate from reduced change orders, faster schedules, material price certainty, and repeatable design that eliminates redesign costs across multiple campuses.

Greatest value typically emerges across multiple projects rather than a single building, with compounding benefits as the system is deployed repeatedly.

Delivery Timeline Advantages



Time savings come from front-loaded coordination that eliminates delays during construction. Pre-engineered systems shift complexity from the jobsite to the factory, where controlled conditions enable faster, more predictable assembly. The result: more reliable occupancy timelines and reduced exposure to cost escalation.

Meeting Student Success Standards

Pre-engineered does not mean lower quality. These systems can standardize high-performance learning environments that meet or exceed educational specifications.

Acoustic Performance

Engineered ceiling and wall systems meeting ANSI standards for speech intelligibility

Daylighting & Views

Window systems designed for optimal natural light and outdoor connections

Indoor Air Quality

Advanced ventilation systems ensuring thermal comfort and healthy environments

Energy Efficiency

High-performance envelopes and systems reducing operational costs

Benefit: Consistent, high-quality learning environments deployed reliably across all campuses.

Fullerton Elementary School District

Challenge: Multiple middle schools needed a fast, repeatable gymnasium solution for indoor athletic space.

Solution: Standardized a core pre-engineered building system, allowing baseline designs to be reused across campuses while maintaining flexibility for site-specific adjustments.

Outcome: Achieved repeatable deployment, reduced redesign effort, improved schedule predictability, and a consistent student experience across sites. On budget and on time.

Downey Unified School District

Challenge: Initial engineer estimates came in nearly double the district's budget assumptions, requiring a more predictable cost approach.

Solution: Standardized TK/K building to tighten scope definition early, ensuring budget, schedule, and performance alignment from the outset.

Outcome: Delivering these buildings at their original budget, reduced redesign cycles, fewer construction surprises, contingencies and improved alignment between scope and budget expectations.

Temecula Unified School District

Challenge: An aging first-generation modular building failed to meet modern standards for permanence, performance, and long-term maintenance.

Solution: Replaced it with a fast-track permanent pre-engineered building, focusing on coordinated systems and streamlined approval/installation processes.

Outcome: Resulted in a faster replacement timeline, permanent building performance, improved maintenance profile, and a significantly enhanced learning environment.

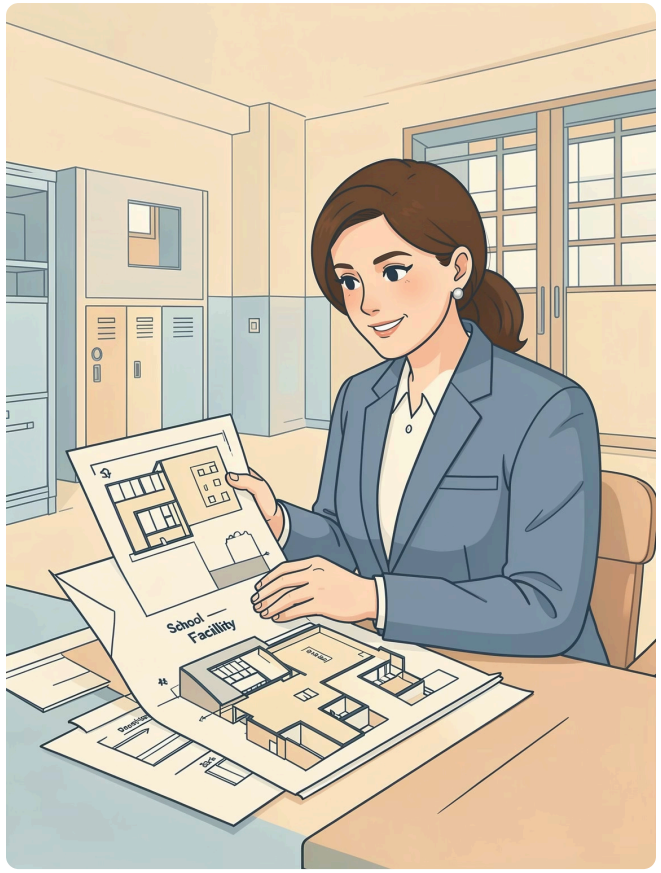
Spencer Valley Elementary School District & San Pasqual Unified School District

Challenge: Rural school districts that needed a new permanent classroom building and GYM but faced consistently high construction pricing due to their remote location. Limited contractor competition, extended travel distances, and material delivery costs created significant budget pressure.

Solution: Explored a more predictable delivery approach that reduced reliance on fully site-built construction and minimized exposure to location-driven cost volatility. Focused on coordinated building systems, clearer scope definition, and reduced onsite construction duration.

Outcome: Improved budget clarity despite remote location, reduced exposure to volatile bid pricing, and a more reliable path to delivering permanent buildings in a cost-constrained environment.

Key Considerations for Your District



As you evaluate future seismic replacement or modernization projects, pre-engineered building systems represent a predictable delivery strategy.

Questions to Guide Your Evaluation

- Should building systems be standardized across campuses?
- How can cost predictability be improved for multi-year programs?
- How can delivery timelines be accelerated to meet deadlines?
- What procurement model provides greatest cost control?
- How can long-term maintenance be simplified district-wide?
- Should you have a true "district standard building"?

When aligned with district standards and strategic procurement, these systems can deliver predictable, scalable, repeatable, and durable facilities that serve students for decades.

Building for Student Success

Our discussion has highlighted how pre-engineered building systems offer **predictability, quality, accelerated delivery**, **and a long lasting permanent solution** for K-12 education facilities.

From ensuring cost certainty to creating enhanced learning environments, these systems provide a robust solution for addressing your district's evolving needs.

Our goal today was to provide clarity as you evaluate options for upcoming projects. If deeper technical or procurement insight would be helpful as you move forward, we are available as a resource.

Thank You!

Shade Structures

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Shade Over Play:

Shade Structure Projects

Facilities and Procurement Committee Meeting

February 24,2026

Overview

LAUSD is adding trees and shade shelters across schoolyards to reduce heat exposure and support student well-being. Measure US Implementation Plan designated $40M for Shade Shelters over Play Structures.

- Design and Cost Considerations
- O'Melveny ES Project
- Sylvan Park ES Project
- Liquefaction Zone Construction Impacts
- Planning and Procurement Strategies

Design and Cost Considerations

General Planning Factors

- Height of the shade shelter must allow for clearance above the play equipment
- Shade fabric typically covers the play equipment in its entirety
- Column locations must be coordinated with the existing play structure and site conditions: play matting, utilities, soil quality, drainage, and irrigation
- If the school is in a liquefaction zone, the specific location of the shade shelter will require geotechnical testing to determine appropriate design parameters

Design and Cost Considerations

Department of State Architect (DSA) Regulatory Requirements

- All shade structures are DSA-regulated projects, requiring structural, access, and safety compliance
- Structural design must meet seismic, wind-load, and site-specific conditions
- Americans with Disabilities Act (ADA) compliance may include accessible path of travel, restroom upgrades, accessible drinking fountains, and necessary replacement of surface materials. Under SB 515, these upgrades are capped at 20% of the total construction cost of the shade shelter

O'Melveny Elementary School

Project Scope: Install a 30' x 40' shade shelter, 12' opening height, over the existing play structure in the kindergarten yard. Upgrades to path of travel and one pedestrian gate to meet ADA requirements.

Construction Schedule: August 2024 - January 2025

Actual Project Cost: $317,942

O'Melveny Elementary School

Pre-Construction Activities	Construction		Project Management	Other Costs	Total Cost
	Structure and Installation	**ADA Upgrades**			
-Design Services -Site Assessment -Asbestos, Soil, and Materials Testing	-Fabrication of Structure -Freight and Tax -Concrete Footings -Installation -Insurance	-Replace non-ADA gate with ADA gate -Insurance	-Construction Management -Inspection	-Project Contingency -Change Order Contingency -Escalation Forecast	

Original Estimated Budget

$54,589	$88,857 (83% of Const.)	$18,043 (17% of Const.)	$40,526	$40,306	$242,321
23%	44%		17%	16%	100%

Actual Cost

$46,241	$183,955 (85% of Const.)	$33,435 (15% of Const.)	$54,311	N/A	$317,942
15%	68%		17%	N/A	100%

Sylvan Park Elementary School

Project Scope: Install a 30’ x 60’ shade structure, 12’ opening height over the existing play structure in the main play yard. Upgrades to path of travel and one pedestrian gate to meet ADA requirements.

Construction Schedule: June 2024 - January 2025

Actual Project Cost: $490,930

Sylvan Park Elementary School

Pre-Construction Activities	Construction		Project Management	Other Costs	Total Cost
	Structure and Installation	**ADA Upgrades**			
-Design Services -Site Assessment -Asbestos, Soil, and Materials Testing	-Fabrication of Structure -Freight and Tax -Concrete Footings -Installation -Insurance	-Path of Travel Upgrades -Insurance	-Construction Management -Inspection	-Project Contingency -Change Order Contingency -Escalation Forecast	

Original Estimated Budget

$61,642	$88,085 (75% of Const.)	$29,241 (25% of Const.)	$46,552	$44,235	$269,755
23%	44%		17%	16%	100%

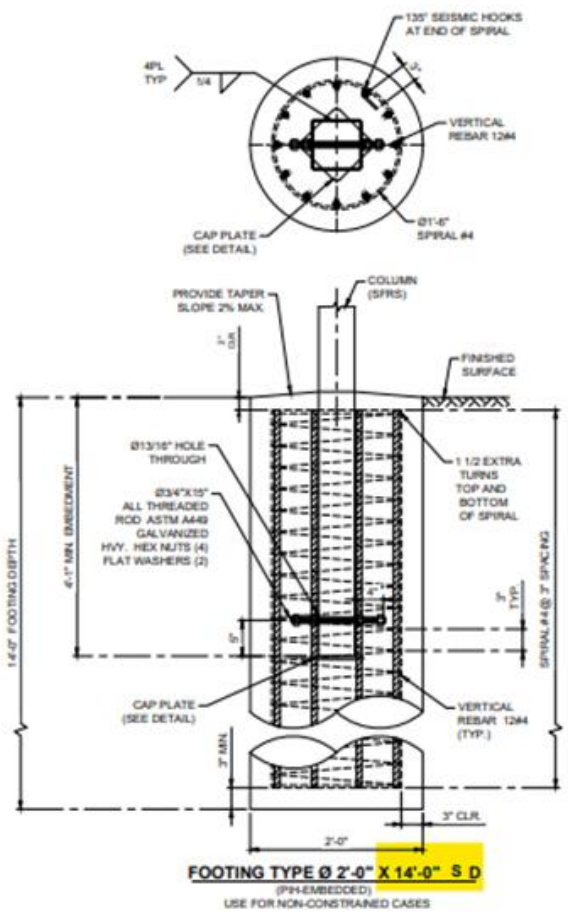
Actual Cost

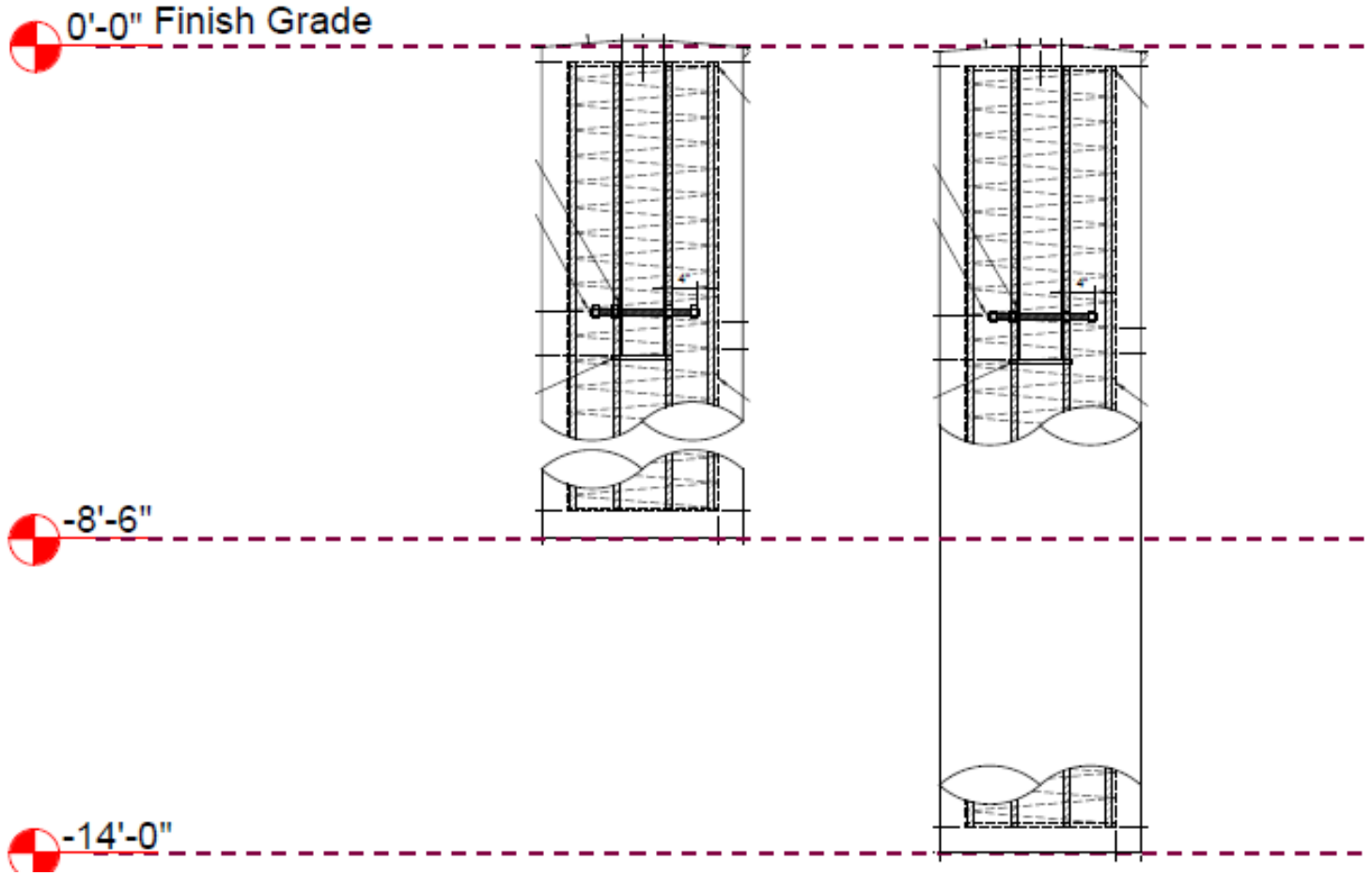
$93,619	$295,268 (92% of Const.)	$25,152 (8% of Const.)	$76,891	N/A	$490,930
19%	65%		16%	N/A	100%

Why Design For Liquefaction Impacts?

- **Differential Settlement**
  - Columns may settle unevenly leading to canopy distortion, tearing of fabric, or structural instability
- **Tilting or Rotation of Columns**
  - Loss of vertical alignment compromises structural connections
- **Uplift or Lateral Movement**
  - Liquefied soil provides poor resistance to wind-induced uplift
  - Anchor bolts or shallow foundations may fail
- **Damage to Underground Utilities**
  - Conduits for lighting or electrical systems associated with shade structures can shear or disconnect

Sylvan Park Structural Foundation





Sylvan Park ES structural columns require 14' deep foundations vs an 8'–6" deep foundation for installation in a non-liquefaction area

Planning and Procurement Strategies

- Update Geotechnical Report data prior to development of Project Definition Proposal for Board Approval
- Reevaluate and update budget templates for design and other soft cost budget assumptions
- Maximize use of the Job Order Contracting (JOC) and Formal Bid procurement options to secure competitive pricing
- Evaluate additional procurement approaches to reduce cost and compress schedule
- Consider limited number of shade shelter configurations to streamline design solutions
- Outreach to contractors to expand competition

Questions

Update on: *Building Stronger Communities: Leveraging School Facilities for Engagement and Financial Stewardship* (Res-021-25/26)

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Leasing Update: Third-Party Use of School Facilities

Facilities and Procurement Committee Meeting

February 24, 2026

Purpose and Background

Purpose

To provide a status update on the District's efforts to modernize policies, rates, and systems governing third-party use of school facilities, pursuant to the Board's November 2025 Resolution.

Department Background:

The Facilities Real Estate and Business Development Department negotiates, prepares, processes, executes, and manages agreements for the use of District and non-District facilities, including:

- License and Lease Agreements
- Film Permits
- Purchase and Sale Agreements
- Joint Use and Joint Powers Agreements
- Civic Center Permits
- Charter School Facility Use Agreements
- Public-Private Partnership Agreements
- Beautification and Murals
- Access and Development Agreements
- Construction Easements

Types of Facilities Use Agreements

CIVIC CENTER	SHORT TERM LICENSE	LONG TERM LICENSE
• Non-Profit organizations (under $60/month) • Recreational Youth Sports Leagues and Events • Boys/Girls Scouts • Neighborhood Councils • Public Meetings	• Childcare, Enrichment • Competitive Sports Leagues and Events • Fundraising • PTA/PTO Booster Events • Parking • Filming Permits	• NOI Agreements • Joint Use • Wellness Centers • Charter Schools • Religious Services • Open Air Markets

Most Common Types of Agreements

	CIVIC CENTER	LICENSE AGREEMENT	FILMING
NO. OF APPLICATIONS ANNUALLY	Approx. 1,000	Approx. 5,000	Approx. 600
LENGTH OF USE	One Permit Period (Maximum of 6 months)	Short Term: 364 days (or less) of use in a fiscal year Long Term (NOI): 365+ days of use in contracted term	Varies: Non-Instructional Hours
HOURS OF USE	Mon – Fri 6pm to 10pm Sat – Sun 8am to 10pm	Varies by request Exceptions based on facility and capacity	Varies
APPLICATION TURN AROUND TIME	Up to 30 Business Days	Up to 30 Business Days	4 Business Days
FACILITY COST ***Additional Cost May Apply***	$38/hour per facility	Market, Direct or Reduced Direct (Varies by Request/User)	Film LA Rate Sheet

Modernization of Leasing Policies and Systems

The *Building Stronger Communities: Leveraging School Facilities for Engagement and Financial Stewardship Resolution* (November 2025) includes the following actions related to facility use and leasing

- **Policy and Fee Updates –** Revise policies on facilities access, use, and fees, including priority access for organizations serving underserved youth and a tiered cost structure

- **Document Management System Upgrade–**Fund and issue RFP for a modern document retention and management system.

- **Community Use Platform Update –** Fund and issue a Request for Proposals for an online facilities management system with public-facing tools, automated alerts, and online payment capabilities.

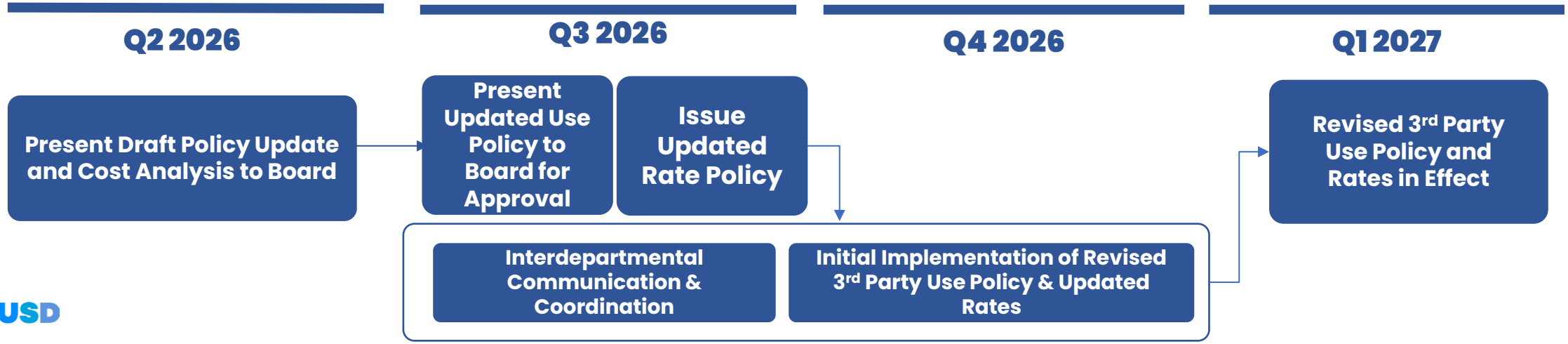
Policy and Fee Updates

3rd Party Use Policy Update

- Internal partners are working together to align Districtwide policy, compliance, and cost recovery practices
- The update will define eligibility, priority tiers, allowable uses, and cost recovery standards to ensure fairness and consistency
- Analysis includes a review of current rates, comparable districts, Civic Center compliance, and full cost recovery

Upcoming Milestones

- Spring/Summer 2026 – Board Consideration of Draft Policy Update
- Fall 2026 - Issue Updated Bulletin “Procedures for Non-District Use of School Facilities”



Community Use Platform Example

Gym - All 3 Courts

Share | Check availability

Huntington Beach High School (HBUHSD) | 1905 Main Street, Huntington Beach, CA 92648 See on map

About this facility

Description Capacity Options: 3007 with bleachers, 2421 without bleachers. The main gym can accommodate basketball and volleyball practices and games. The main gym is equipp...
Show more

Capacity 3007
*Capacity is provided by the venue owner

Rates Log-in or Sign-up to see your rates

Offered with the facility

Additional fees may apply

Comfort
- Heat
- AC
- Tables/Chairs

General
- Parking

Technology
- Projector with Screen
- Mic & Speaker
- Sound System

Services

Select your date below

February 2026

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Open availability through 06/12/2026

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Community Use Platform and Internal Document Management

Community Use Platform

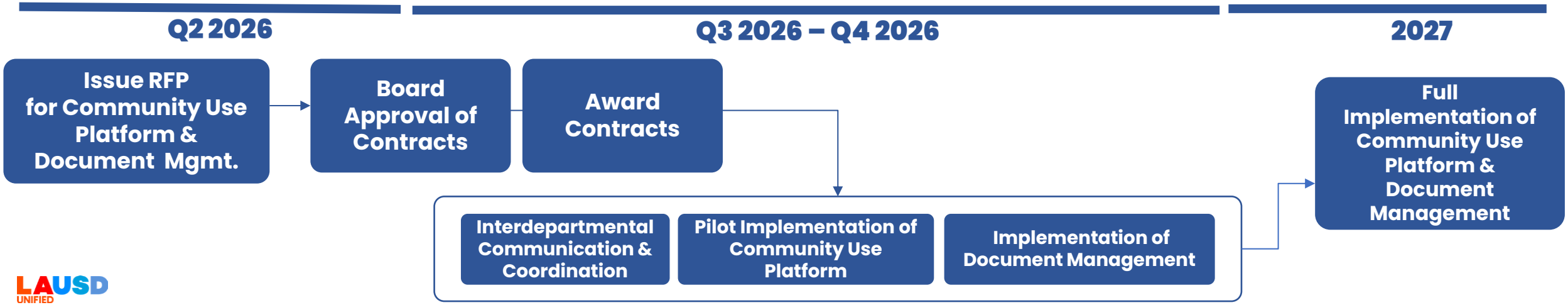
Implementation of a school facility reservation and permitting system to improve community access, ensure compliance, and reduce administrative burden.

Upcoming Milestones: Spring 2026 - Issue Request For Proposals
Fall 2026 – Award Contract

Internal Document Management RFP

Implement a centralized records system for secure retention, compliance, and digitized access.

Upcoming Milestones: Spring 2026 – Issue Request for Proposals
Fall 2026 -Award Contract



Questions

LA Unified Board of Education
Facilities & Procurement Committee

NEXT MEETING
April 28, 2026, 3 pm, Beaudry Headquarters