

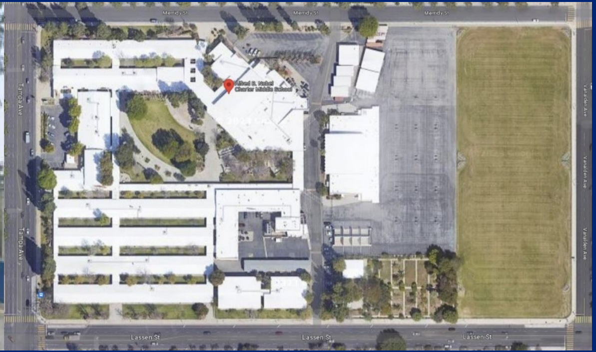

LA Unified Board of Education Facilities & Procurement Committee
May 19, 2026

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. Update on Shade Over Play Projects
3. Facilities Procurement – Crafting Construction Request for Proposals (RFPs) 3
4. Update on Building Stronger Communities: Leveraging School Facilities for
5. Committee Recommendations
6. Public Comment

LOS ANGELES UNIFIED READY FOR THE WORLD

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Shade Over Play:

Program Update

Facilities and Procurement Committee Meeting

May 19, 2026

Program Overview

Installation of Shade Shelters Over Play Structures

- $40M identified in School Upgrade Program
- 49 projects districtwide; additional projects will be identified if funds remain

Other Upgrades Based on Site Conditions May Include:

- Replacement of play matting
- Repair of play structure
- ADA accessibility improvements
- Mitigation for soil conditions

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Progress to Date

Planning

- Developed and approved prioritization methodology
- Established priority list of 49 schools
- Developed implementation strategy

Due Diligence

- Initiated geotechnical investigations for eight (8) liquefaction zone sites
- Completed due diligence and site visits at 20 sites

Project Delivery

- Advancing first projects to May BOC / June BOE
- Conducted market research and outreach to shade shelter manufacturers with DSA Pre-check (PC) products

Install Shade Shelters Over Play Structures

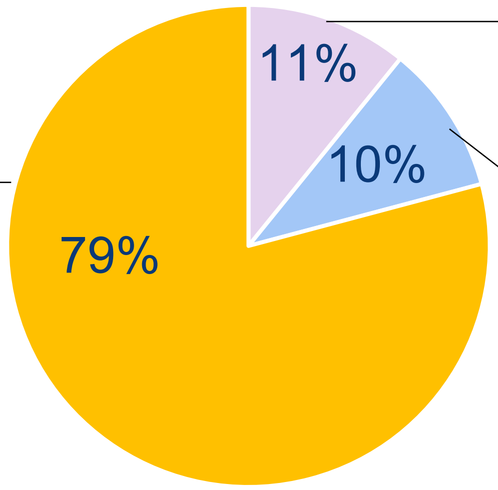
Prioritization Methodology

49 initial projects anticipated

Each Board District receives equal distribution

Prioritization:

a) Elementary Schools without shade over play structures
b) 250+K-5 enrollment
c) Ranked by Student Equity Need Index



53 elementary schools with current or planned shade over play structures

387 elementary schools without shade over play structures

49 elementary schools proposed with Measure US funds

Shade Shelters Over Play Structures Projects

Equally Distributed across Board Districts
All sites with 250+K-5 enrollment; ranked by SENI

Site Name	Board District	Average Baseline Temp.	SY % Total Shade	2025-2026 SENI Score	2025-2026 K-5 Enrollment
HYDE PARK EL	1	83.25	6.82%	87.5	351
68TH ST EL	1	86.82	9.60%	85	342
61ST ST EL	1	86.82	12.32%	83	365
MILLER EL - COS	1	86.82	6.73%	76.5	447
MACK EL	1	88.81	9.66%	73.5	250
24TH ST EL	1	88.81	16.25%	71.5	394
WESTERN EL	1	86.82	13.33%	71.5	377
ANTON EL	2	94.15	3.53%	65	342
FRANK DEL OLMO ELEM SCHOOL	2	91.11	7.17%	62	370
BROOKLYN AVE EL	2	94.15	2.67%	57.5	275
ARROYO SECO MUSEUM SCIENCE MAGNET	2	92.52	24.36%	55.5	256
4TH ST EL	2	94.15	17.93%	47	257
ALEXANDRIA EL	2	91.11	7.77%	46.5	444
LEE, DR. SAMMY MEDICAL HLTH SCI MAGNET	2	91.11	8.08%	39	530
BLYTHE EL	3	97.43	14.23%	75	296
PARTHENIA EL	3	94.23	9.54%	58.5	324
MELVIN EL	3	97.43	16.87%	55.5	306
NAPA EL	3	97.43	9.12%	55	310
STAGG EL	3	97.43	11.31%	51.5	362
CANTARA EL	3	97.43	5.95%	50.5	282
NEVADA EL	3	98.37	10.52%	50.5	313

Site Name	Board District	Average Baseline Temp.	SY % Total Shade	2025-2026 SENI Score	2025-2026 K-5 Enrollment
RESEDA EL	4	97.43	16.77%	57.5	304
CALVERT EL	4	99.73	12.56%	49.5	269
GARDNER EL	4	87.94	15.26%	43	326
FULLBRIGHT EL	4	98.37	11.38%	42.5	258
GRAND VIEW EL	4	84.33	13.56%	39.5	423
SERRANIA EL	4	99.73	10.96%	35	435
HANCOCK PARK EL	4	87.94	24.26%	34.5	447
20TH ST EL	5	88.81	9.62%	78	410
HOOPER EL	5	86.82	12.29%	77	525
MAGNOLIA EL	5	88.81	9.36%	72	402
WEST VERNON EL	5	88.81	10.05%	70	377
WALNUT PARK EL	5	89.67	15.73%	69.5	469
CORONA EL	5	89.67	9.84%	54.5	476
MICHELTORENA EL	5	91.11	16.42%	37.5	346
BROADOUS EL	6	94.41	20.83%	82	279
VALERIO EL	6	94.23	18.52%	77	592
CHASE EL	6	94.23	14.36%	71	342
LIGGETT EL	6	94.23	9.08%	68.5	412
BEACHY EL	6	94.23	11.49%	68.5	332
RANCHITO EL	6	95.22	6.98%	64.5	385
GRIDLEY EL	6	94.41	14.87%	61.5	364
FLOURNOY EL	7	86.85	7.77%	87	269
GRAHAM EL	7	89.67	8.80%	84.5	400
112TH ST EL	7	84.83	11.64%	84.5	269
SOUTH PARK EL	7	86.82	12.43%	81.5	602
99TH ST EL	7	86.82	18.67%	81.5	360
MAIN ST EL	7	86.82	16.91%	80.5	505
WISDOM EL	7	86.82	9.23%	74	446
				TOTAL	18,217

These 49 schools represent the first phase of investment — additional schools will be prioritized as funding becomes available.

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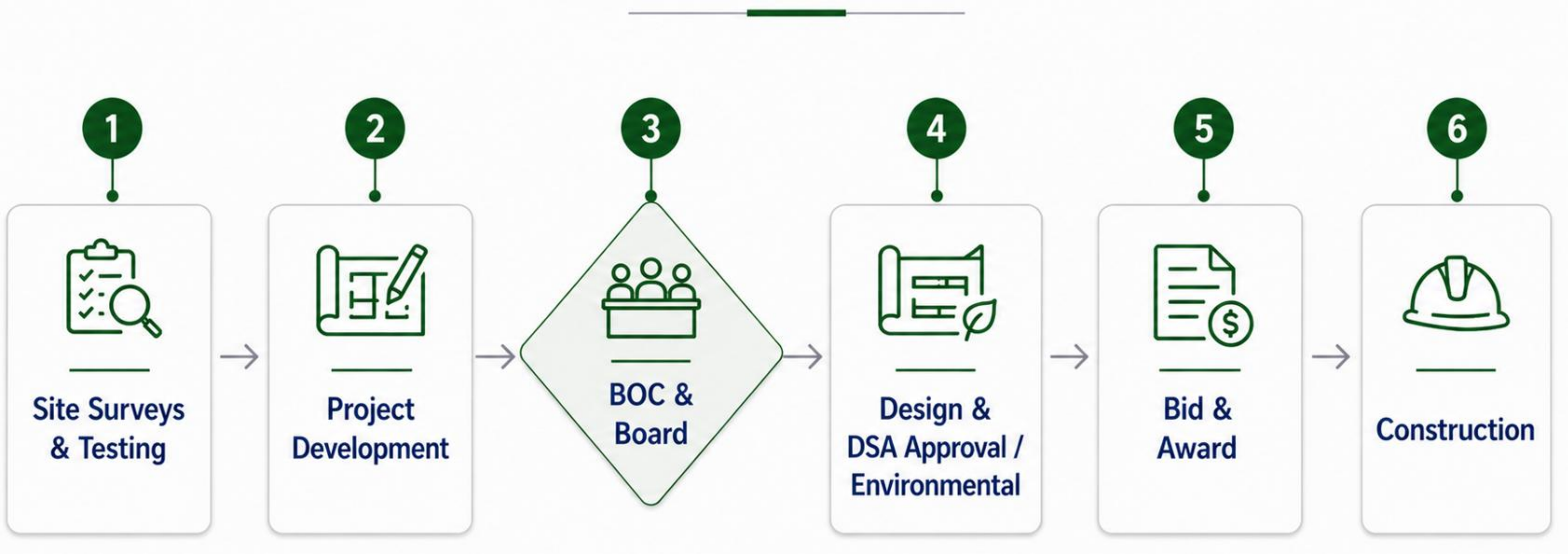
Implementation Strategies

- Limited number of shade shelter configurations to streamline design solutions and procurement
- Bundle projects to reduce cost and compress schedule
  - Geographically group 4-8 projects in a single bid package
  - Bundle non-liquefaction and liquefaction area projects separately through design, procurement, and construction
- Expand competition by increasing the contractor pool for both manufacturing and construction of shade shelters
  - Outreach to shade shelter manufacturers and contractors
  - Proactive invitation to contractors to submit proposals

Design and Execution Process



Anticipated Timing for Board Actions

Phase 1 (7 Schools): June BOE

#	Board District	Region	School
1	3	North	Blythe ES
2	3	North	Cantara ES
3	3	North	Stagg ES
4	4	North	Reseda ES
5	6	North	Chase ES
6	6	North	Ranchito
7	6	North	Valerio ES

All 49 projects will be brought to the Board between Summer 2026 and Spring 2027

Questions

FACILITIES PROCUREMENT

Expanding Competition While Protecting Quality

Facilities & Procurement Committee

May 2026

How do we maintain strong qualification standards while maximizing bidder participation?

OUR ANSWER

Right-size the procurement path.

Protect Quality
Maintain safety, experience, performance, financial, bonding, and responsibility standards.

Expand Competition
Remove unnecessary barriers and broaden access for capable contractors

How Projects Reach Procurement

1 Sponsor Need + Strategic Plan

Site, program, facility condition, or operational need is aligned to Facilities planning /SEP.

2 BOC + Board Approval

Project general scope and funding are presented for Board review and approval.

3 ASB Internal Controls

ASB confirms and approves project definition and procurement methods.

4 Procurement Executes

Facilities Contracts guides the procurement process and applies delegated authority or Board action.

Procurement focuses on the path, competition strategy, and award readiness for projects that are already vetted.

Early pathing decisions shape competition, cost, and award timing

1 **Delivery Method**

IFB, Best Value, JOC, Design-Build/Alternative Design-Build, Task Order, RFQ.

2 **Market Strategy**

Timing, saturation, bundling/packaging, outreach, pre-bid meetings.

3 **Bid Requirements**

Licensing, experience, scoring, interviews/project plan, and required submittals.

4 **Risk Controls**

Bondability, prequalification, due diligence, responsibility review.

Competition goal is being met while savings remain visible

COMPETITION
95%
Solicitations achieving at least three responses.

SAVINGS
$26.2M
Total bid market savings (Best Value & Formal)

SAVINGS RATE
4.8%
Best Value and Formal cost avoidance ratio

CYCLE TIME
~115
Average cycle (Formal 110, Best Value 118).

How we use the metrics

Competition
Signals when requirements may be too narrow or timing is saturating the market.

Savings
Benchmarks value created through competitive outcomes.

Cycle time
Identifies where process improvements can support faster awards.

Moving from passive posting to active market engagement

WHAT WE ARE DOING

Forums

Project look-ahead, networking, pre-bid education.

Drop-in Support

Quality Bidders, Ariba, and prequalification support.

Targeted Outreach

Lapsed bidders, small/medium companies, and subcontractors.

Digital Channels

Instagram, LinkedIn, SAP, and PSD website updates.

EARLY IMPACT **111 new prequalification applications** in FY25/26 to date **(vs. 48 in FY24/25)**

COMPLETED / UNDERWAY

Quality Bidders
Streamlined application, uploads, status tracking, and contractor experience.

8-year experience window
Three completed projects within eight years broadens the realistic bidder pool.

Consolidated path
Move toward a clearer, linear process with fewer duplicative steps.

Bondability-based capacity
Bid capacity follows demonstrated bondability and experience rather than hard caps.

POLICY SHIFT
Position prequalification where it protects the District without becoming an unnecessary early barrier.

Bondability

Experience

Better risk controls with fewer unnecessary front-end barriers

Solicitation and Policy Improvements

Formal Bids

Non-mandatory meetings for most bids

License Requirements

Scope-based license requirements

Abatement

Dual-license requirements removed where unnecessary

Best Value P&P

Flexible scoring and process design

Requirements that fit the work, not one-size-fits-all

Use scoring to reward what matters most for the specific project

Best Value balances price and qualifications

Price + Quality = Value

Simple BV

Less complex work; leaner process with qualifications and price.

Complex BV

Higher-risk work; adds project plan, interviews, and deeper management review.

Price remains in the formula through a cost-per-point framework. Qualifications must meaningfully justify a higher-priced proposal.

Right-size scoring Use balanced, project-specific factors that expand the bidder pool.

Four checks before every solicitation

1 Market + Timing

How many firms can realistically compete? Are we saturating the market?

2 Scope + Licensing

Does the license requirement match the actual work and avoid artificial limits?

3 Risk + Requirements

What project risks justify higher experience or safety thresholds, or additional submittals like project plans and interviews?

4 Award Readiness

Can prequalification, due diligence, and responsibility review be completed on time?

Procurement focus: diagnose first, craft second, execute cleanly.

Committee Takeaways

Quality + competition

Preserve standards while removing unnecessary barriers.

Early pathing matters

Delivery method, licensing, scoring, timing, and outreach shape market response.

Improvements are practical

Quality Bidders, bid capacity, policy updates, and clearer solicitations.

Next-Step Commitments

Communicate clearly

Plain-language notices, timelines, FAQs, and clear points of contact.

Use contractor feedback

Capture no-bid reasons and use forums, drop-ins, and digital channels to reduce avoidable barriers.

Measure results

Track competition, savings, cycle time, and outreach-to-award outcomes.

Community Use of District Facilities Update

Facilities & Procurement Committee

May 19, 2026

Agenda

1. RFP Update
2. Policy Update
    a. Student Benefit Rate
3. Rate Update
4. Outreach Strategy
5. Next Steps

RFP Update

1

Community Use Platform

Online system with public-facing tools for browsing, pricing, and online payments.

Timeline: solicitation is currently open and due in June.

2

Document Management System

Online documentation system to facilitate workflows, agreement management, and performance tracking.

Timeline: solicitation will be opened within a month.

Policy Update

Civic Center

- Add a verification checklist
- Term: 6 months —> 364 days
- Rate: Civic Center rates based on facility type (no longer one rate)

License Agreements

- Strengthen Notice of Intent (NOI) process
- Term: Up to 5 years
- Rate Categories: Simplify number of rate categories from five to two (Market, Student Benefit)

Why These Changes

- Current policy allows for use of our facilities and flexibility in users.
- Proposed policy refines the existing policy by:
    - Reducing differing interpretations of eligibility and facilities
    - Reducing repeat applications for year-long and multi-year programs
    - Supporting a leaner team by reducing application cycles, automating workflows, and streamlined processes
- New policy will go to the BOE to supersede Board Rules (dated 10/23/23)

Proposed Student Benefit Rate

Program Purpose

Reduced rate reserved for non-profit organizations and official Department events (i.e., City of Los Angeles voter registration event) serving students and families.

Qualification Criteria

- Verified 501(c)(3) Non-Profit Status
- Serve families and students through youth programs, education services, or family support
- Must not charge students or families to participate in programs or services

Key Point: Student Benefit Rate ensures equitable access to facilities for youth-serving nonprofits.

Facility Use Rate Qualifications

Student Benefit Rate

- Verified 501(c)(3) Non-Profit Status.
- Serve students and families through youth programs, education, or support services.
- Programs and services must be free of charge for students and families.

Civic Center Rate

- Non-profit organizations, community groups, or public agencies.
- Activities must be for public benefit, educational, or recreational purposes.
- If for a recreational youth sports league, must charge under $60/month
- Organization cannot operate for commercial profit from facility use.

Market Rate

- Any use that does not meet the qualifications for Student Benefit or Civic Center rates and is not LAUSD-sponsored.

Rate Comparison

Key Findings

- Across all facility types, LAUSD charges significantly less compared to peer districts.
- LAUSD's flat Civic Center rate is **below** all other jurisdiction's Civic Center rate **in all categories**.
- LAUSD's Market Rate is **below** peer averages across all facility types.
- Rate modernization is essential to cost recovery for the District.

2026 Peer Civic Center Facility Use Rates

Facility Type	Peer Rate Avg	LAUSD Cost
Classroom	$115/hr	$38/hr
Auditorium	$152/hr	$38/hr
Gymnasium	$179/hr	$38/hr
Field	$298/hr	$38/hr

2026 Peer Market Facility Use Rates

Facility Type	Peer Rate Avg	LAUSD Rate Avg
Classroom	$119.29/hr	$31.16/hr
Auditorium	$179.66/hr	$171.50/hr
Gymnasium	$324.52/hr	$133.65/hr
Field	$347.33/hr	$259.32/hr

Note: Peer averages are based on all facility use rates charged for that facility type across peer districts. LAUSD averages reflect all facility charges across capacity and size variations within each facility type.

LAUSD Cost Analysis

Case Study: Athletic Fields

Actual LAUSD Cost: $368/hour

Actual LAUSD Cost includes the cost of maintenance, utilities, custodial, staffing, and restoration/repair costs for a 60,000 SF field and one bathroom. Estimate uses instructional day rates and does not include overtime.

Civic Center Users (e.g., DTLA Soccer)

- Charged: $38/hour
- Difference: **($297)/hour**

Market Users (e.g., LA Sports Net)

- Charged: $260/hour
- Difference: **($108)/hour**

Impact: LAUSD absorbs the difference. The General Fund deficit grows with every hour of facility use. Athletic Fields get used ~40,000 hours/year.

Rate Considerations

Current Rate Parameters

The Civic Center Acts allows charges for **custodial, utilities, supplies, staffing, maintenance, repair, and restoration** only.

Market rate is wholly set by the District and is unrestricted by State law and regulation.

LAUSD Facility Usage

- 5,000+ active agreements across the district
- Top 100 schools nearly fully scheduled on weeknights
- Full weekend utilization year-round

Revenue / Cost Mismatch

LAUSD charges **all non-District users** across Civic Center and Market rates less than the District's actual costs. Ongoing $8M+ annual subsidy; unsustainable long-term.

Single-Rate Outlier

LAUSD is the **only district** that staff evaluated that uses a single Civic Center rate for all facilities.

Rate Updates

Two-Year Rollout: Adjustments will be implemented gradually over two (2) years to support a smooth transition.

LAUSD/School Groups

Essential school groups will continue to use facilities free of charge.

Student Benefit Rate

Minimum direct operational costs to be determined based off the use, square footage, and hours rented. Will be variable for each rental.

Civic Center Rate

Rate reflects 50% of total allowable Civic Center costs.

Market Rate

Rate increase reflects cumulative CPI adjustment between 2018 and 2026.

Impact: Rate increases balance LAUSD cost recovery with continued access.

Proposed Civic Center Rates

Civic Center Rate Changes: reflects 50% of total allowable Civic Center costs. Rates will be rolled out over two years.

Facility Type	Current	SY 27-28	SY 28-29	Current Peer Avg
Classroom / MPR	$38	$38	$38	$115
Auditorium	$38	$47	$56	$152
Gymnasium	$38	$56	$74	$179
Field	$38	$72	$106	$298

Key Finding: Even with proposed increases, LAUSD's SY 28-29 Civic Center rates remain below all other peer districts in three of the four facility categories (Classroom, Auditorium, Gym). For fields, LAUSD rates are in the bottom 30% of today's peer district rates.

Proposed Market Rates

Market Rate Changes: Rate reflects cumulative CPI adjustment between 2018 and 2026. Rates will be rolled out over two years. Any updates beyond 2028-2029 School Year will be evaluated and updated at a later time.

Facility Type	Current	SY 27-28	SY 28-29	Current Peer Avg
Classroom / MPR	$31 - 50	$37 - 59	$42 - 67	$31.16
Auditorium	$135 - 209	$158 - 245	$181 - 281	$171.50
Gymnasium	$98 - 169	$115 - 199	$132 - 228	$133.65
Field	$182 - 339	$214 - 397	$245 - 455	$259.32

Note: Market rents for each facility type are based on size and capacity and will differ between facilities.

Community Outreach Strategy

August 2026: Permit & License Application Notices

Add clear notices to all current permits and licenses so users are aware of and may now budget for new rates in advance.

Fall 2026: Website Updates

Post graphics and notifications on the website to alert applicants and visitors to the upcoming rate changes.

Spring 2027: High-Use School Campaign

Run an outreach campaign at high-utilization schools to reach frequent users and community partners directly.

Throughout SY 2026 – 2027: Meetings with Major Stakeholders

Direct engagement with nonprofits and other major stakeholders to explain the proposed rate change.

Next Steps & Questions

Fall of 2026-27 School Year

Approval of new Community Use Policy

Summer of 2026-27 School Year

Implement 1st step of rate change

Summer of 2027-28 School Year

Implement 2nd step of rate change

Questions

DRAFT Recommendations

1. Pilot Pre-Engineered Structures
2. Increase Number of Qualified Bidders on Facilities and Non-facilities Procurement
3. Hasten Housing Initiative
4. Clarify Changes to the Bench Process
5. Expand Shade
6. Conduct Facilities Construction Time Comparison
7. Increase Maintenance & Operations Capacity
8. Report on Progress for Athletic Fields

DRAFT Recommendations

1. **Pilot Pre-Engineered Structures**: District staff has identified that the availability of modular structures for construction components is rapidly evolving. The Committee recommends that the District purchase and install pre-engineered structures and share lessons learned. It also recommends annual assessments of whether newly available products would support the needs and/or increase efficiency of construction projects.

DRAFT Recommendations

2. Increase Number of Qualified Bidders on Facilities and Non-facilities Procurement:
Prior recommendations have highlighted the need to increase the number of bidders on construction projects. Actions taken to date have included additional outreach and rethinking bidding requirements. The Committee requests a report with data showing the number of bidders over time and ongoing efforts to increase bidding on facilities projects. The Committee recommends Facilities Division interview leading contractors in the industry to understand why many do not bid for LAUSD projects. Additionally, the Committee would like information demonstrating how non-facilities procurement is ensuring the maximum number of participants in procurement.

DRAFT Recommendations

3. Hasten Housing Initiative: The Committee has received multiple presentations demonstrating the need for and viability of District housing projects. Given District delays on this work reflecting a possible disconnect with the market regarding proposal requirements, the Committee expects an update demonstrating that the District is moving forward with deliberate speed and has selected entities to move forward with projects by Fall 2026.

DRAFT Recommendations

4. Clarify Changes to the Bench Process: The Committee requests a follow-up presentation to provide more public clarity and transparency on non-facilities procurement, including the distinctions between contract capacity and spend. In particular, the Committee would like to further understand the historical use of "benches" and ongoing changes to bench processes. This should also include information specific to technology contracts, which have been of particular interest to the public.

DRAFT Recommendations

5. Expand Shade: The Committee asks the District to explore all opportunities to decrease the cost of shade, including purchasing off the shelf solutions, bundling projects for state review, pushing on state interpretations of federal ADA requirements to ensure that shade structure over playground projects cost less than $500,000, and also provide information on other strategies for heat mitigation on yards.

DRAFT Recommendations

6. Conduct Facilities Construction Time Comparison: The Committee requests a follow up evaluation to the MGT comparison study, which focused primarily on costs, to understand construction timelines, compare timelines and processes to comparable districts or municipalities, and identify areas for time savings, including those changes in procurement, district reviews and approvals, accelerated work during non-instructional hours, parallel processing of approvals, and/or improvements to state law or administrative timelines.

DRAFT Recommendations

7. Increase Maintenance & Operations Capacity: The Committee reiterates its prior recommendation and request for an update on the District’s ability to increase capacity to provide maintenance and operations services to the aging infrastructure. The Committee requests a presentation to the board demonstrating how the District ensures custodial and other maintenance services in a declining enrollment environment.

DRAFT Recommendations

8. Report on Progress for Athletic Fields: The Committee requests that once the artificial turf and natural grass study has been completed and recommendations adopted by the Board of Education, that the District share next steps for field replacement projects with the Committee, including how backlogged and new projects will move forward with expediency.

Committee Acknowledgement

Thank you to Members of the 2025-2026 LAUSD Facilities & Procurement Committee.

Nick Melvoin, Chairperson

Tanya Ortiz Franklin, Board Member

Sherlett H. Newbill, Board Member

Krisztina Tokes, Chief Facilities Executive

Matthew Friedman, Chief Procurement Officer

Steve Newton, Government Contracts Consultant

Randy Johnson, Managing Partner, RSJ & Associates Development Services

David Rodriguez, Procurement Warehouse Representative

Nicolle Fefferman, District Parent & Educator

Rebecca Cunningham, District Parent

Dayna Greenspan, District Parent and Construction Project Manager

Eric Geier, District Parent

LA Unified Board of Education
Facilities & Procurement Committee

NEXT MEETING - TBD 2026-2027 School Year