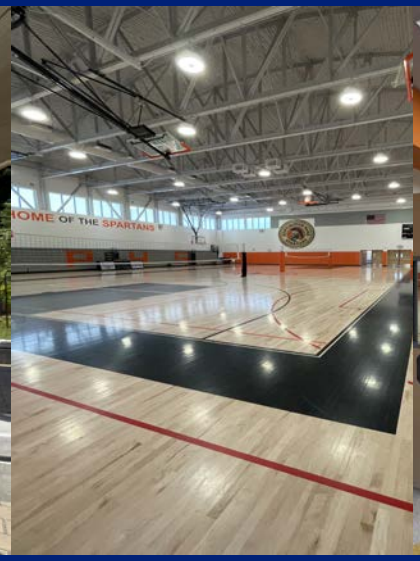
# Industry Forum

## Upcoming Projects

## October 21, 2026







Huntington Park HS Comprehensive Modernization





92nd Street ES Comprehensive Modernization

LAUSD UNIFIED

# Agenda

- **Welcome –** Jorge Ballardo, Deputy Chief Procurement Officer (Facilities)
- **Introduction**
  Krisztina Tokes, Chief Facilities Executive
  Ed Cadena, Director of Facilities Project Execution
- **Upcoming Bids**
  Issam Dahdul, Director of Facilities Planning & Development
  Scott Singletary, Deputy Director of Facilities Planning & Development
- **Procurement Information**
  Courtney Pettus, Procurement Facilities Contracts
- **Project Stabilization Agreement**
  Nhu Nguyen, Project Labor Administrator
- **Contractor Resources**
  Jorge Ballardo, Deputy Chief Procurement Officer (Facilities)
- **Questions & Comments**

# How We Deliver The Work

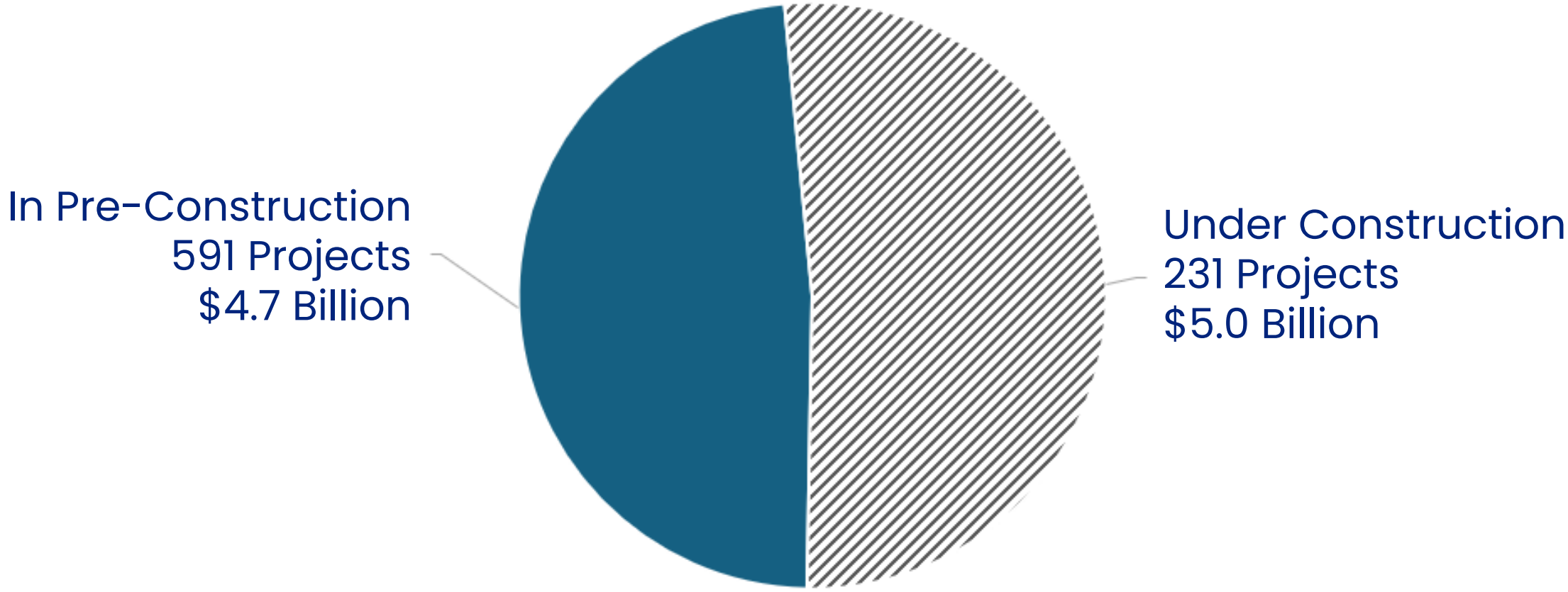
*A Large Capital Program, Deliberately Improving Execution*

- The largest education capital program in California
- Focused effort over the last three years to improve planning and delivery
- Clear expectations around accountability, performance, and predictability
- Continuous improvement as a core operating principle



# School Facilities Projects Underway

*822 Active Projects Valued at ~ $9.7 Billion*




~$4.9 Billion in funding not yet allocated to projects

# Business Practice Improvements

- **Contractor Engagement**

  Questionnaire and survey responses have facilitated internal process improvement.

- **Updated Specifications Implemented**

  Significant focus on Mechanical, Electrical, and Plumbing (MEP) resulting from workshops.

- **Improved Due Diligence to Minimize Change Order Processing and Schedule Impacts**

  Internal checklists to minimize unforeseen conditions on site.

- **Increased Pool of Estimating Consultants**

- **Increased General Contractor Markup to 10%**

# Seismic Modernization Projects

## *Upcoming Bids (Design-Build)*

| Projects | Estimated Construction Value* | Anticipated Bid Advertisement* |
|---|---|---|
| Normandie Elementary School (Alternative DB) | ~$55 Million | August 2026 (In Progress) |
| 107th Street Elementary School | ~$120 Million | October 2026 |
| Menlo Elementary School (Alternative DB) | ~$55 Million | November 2026 |
| Narbonne High School | ~$215 Million | November 2026 |
| 122nd Street Elementary School | ~$55 Million | Q1 2027 |
| **Approximate and subject to change* **TOTAL:** | **~$500 Million** | |

- **Active 'Design-Bid-Build' Projects**
  The Board-approved projects for *93rd Street ES* and *96th Street ES* are currently in design.

- **Future Projects (DB and DBB)**
  Approximately *17 additional* Seismic Modernization projects expected to be defined in 2027.

# Normandie Elementary School

## Seismic Modernization (Alternative DB)

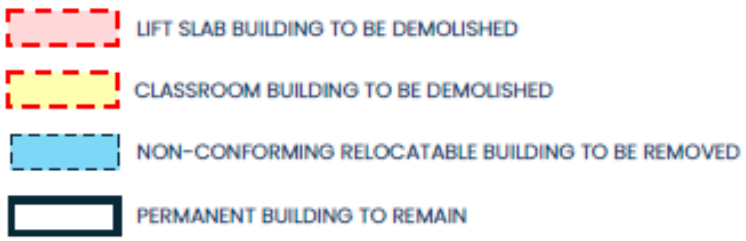
**Demolition:**

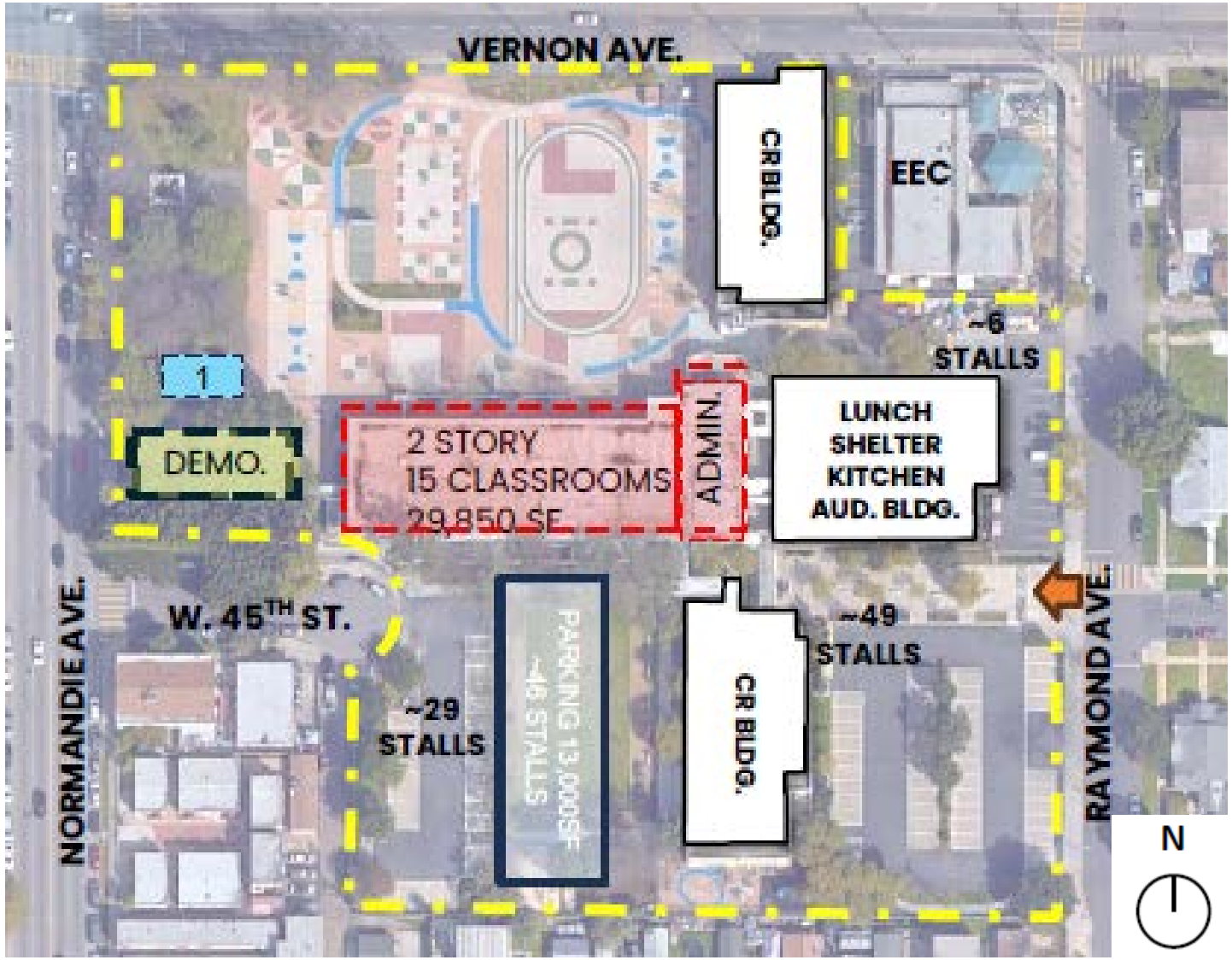
- 2 permanent lift slab buildings (18 classrooms, administration offices, M&O)
- 1 permanent building (3 kindergarten classrooms)
- 1 relocatable building (1 classroom)

**New Construction:**

- 3 kindergarten classrooms
- Administration office
- Library
- new Central Plant with utility connections
- new campus-wide fire alarm system
- exterior painting of remaining structures
- site improvements

**Estimated Construction Value: ~$55 Million**



# 107th Street Elementary School

## Seismic Modernization

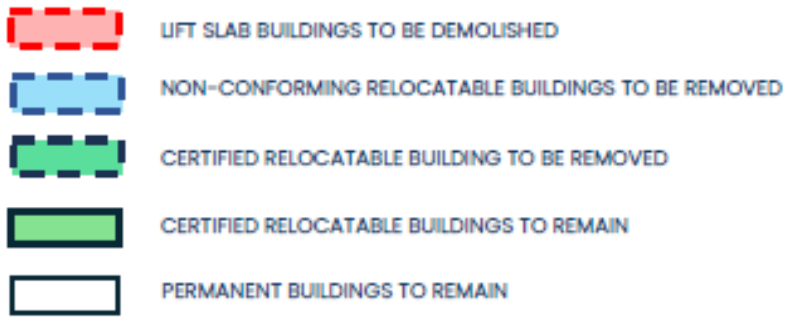
**Demolition:**

- 2 permanent lift slab buildings (27 classrooms, M&O)
- 7 relocatable buildings (14 classrooms)

**New Construction**:

- 26 classrooms
- Library
- Maintenance and Operations spaces
- New campus-wide fire alarm system
- Exterior painting of remaining structures
- Site improvements
- Temporary-use facilities as necessary

**Estimated Construction Value: ~$120 Million**






# Menlo Elementary School

## Seismic Modernization (Alternative DB)

**Demolition:**

- 2 permanent lift slab buildings (18 classrooms, administration and health offices)
- 5 relocatable buildings (10 classrooms)
- 1 permanent storage building

**New Construction**:

- 3 kindergarten classrooms
- Administrative and health offices
- 10 classrooms and restrooms in new relocatable facilities.
- New campus-wide fire alarm system
- Exterior painting of remaining structures
- Site improvements

**Estimated Construction Value:**
**~$55 Million**



# Narbonne High School

## Seismic Modernization

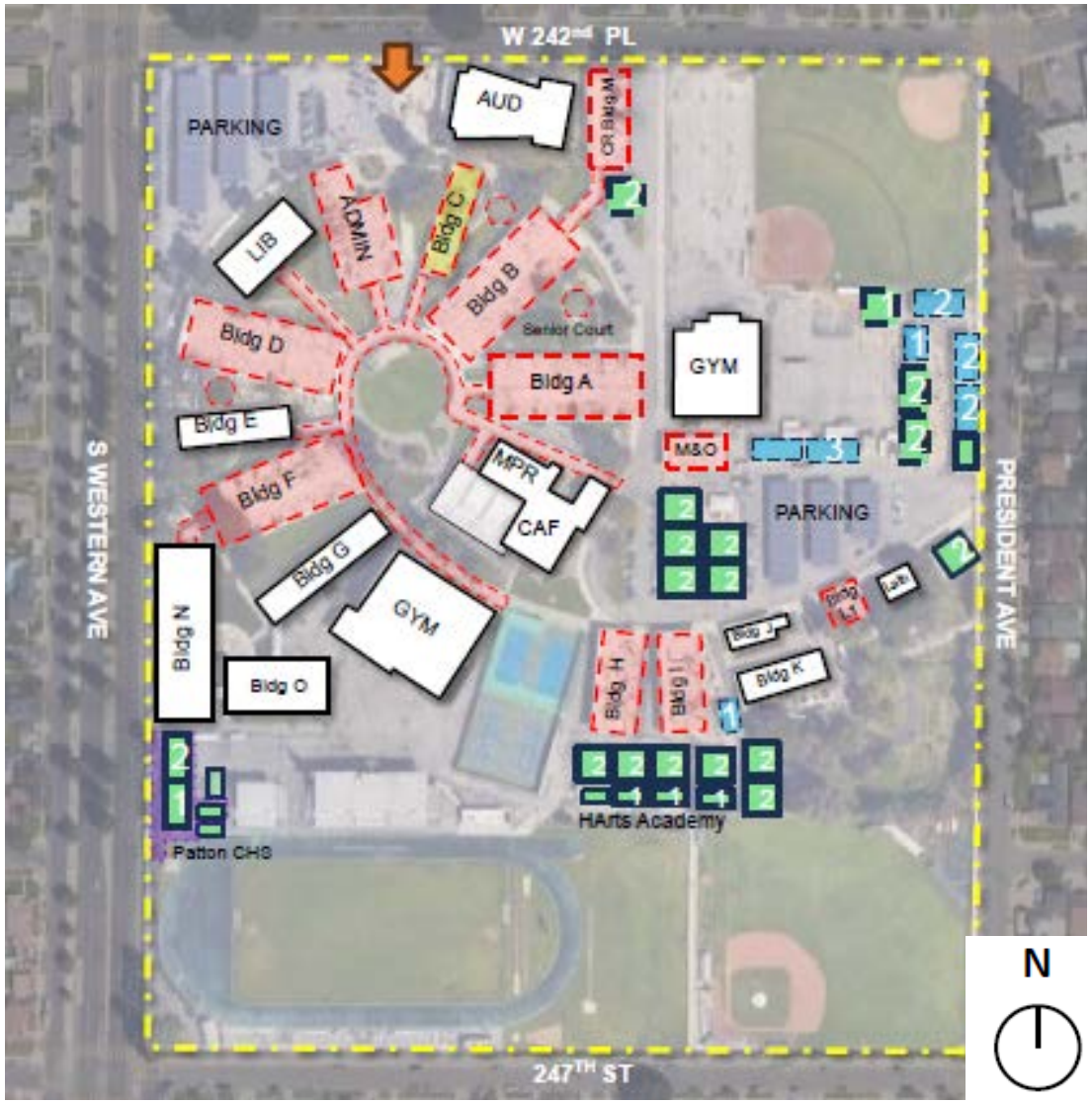
**Demolition:**

- 10 permanent lift slab buildings (40 classrooms, administration offices, health offices, student store, M&O)
- 1 permanent building (4 classrooms)
- 11 relocatable buildings (18 classrooms)

**New Construction**:

- 21 classrooms
- Administration and health offices
- Student store
- Maintenance and Operations spaces
- New campus-wide fire alarm system
- Exterior painting of remaining structures
- Site improvements
- Temporary-use facilities as necessary

**Estimated Construction Value: ~$215 Million**




LIFT SLAB TO BE DEMOLISHED
CLASSROOM BUILDING TO BE DEMOLISHED
NON-CONFORMING RELOCATABLE BUILDING TO BE REMOVED
CERTIFIED RELOCATABLE BUILDING TO BE REMOVED
CERTIFIED RELOCATABLE BUILDING TO REMAIN
PERMANENT BUILDING TO REMAIN
PATTON CONTINUATION HIGH SCHOOL

# 122nd Street Elementary School

## Seismic Modernization

**Demolition:**

- 2 permanent lift slab buildings (22 classrooms, library, M&O)
- 2 relocatable buildings (4 classrooms)

**New Construction**:

- 6 classrooms
- Library
- 4 classrooms in new relocatable buildings.
- Exterior painting of remaining structures
- Site improvements

**Estimated Construction Value:**
**~$55 Million**




LIFT SLAB TO BE DEMOLISHED

NON-CONFORMING RELOCATABLE BUILDINGS TO BE REMOVED & REPLACED WITH NEW PORTABLES

CERTIFIED RELOCATABLE BUILDINGS TO REMAIN

PERMANENT BUILDINGS TO REMAIN

# Upcoming 2026-27 Bids *(Design-Bid-Build)*

| Project Type | Project Qty* | Estimated Construction Value* | Anticipated Bid Advertisement* |
|---|---|---|---|
| Classroom Upgrade Projects | 47 | $180 Million ($3M-$8M per project) | Q4 2026 – Q2 2027 |
| Green Schoolyard Upgrade Projects | 14 | $60 Million ($3M-$7M per project) | Q1 2027 – Q3 2027 |
| Barrier Removal (ADA) Projects | 9 | $35 Million ($1M-$8M per project) | Q4 2026 – Q4 2027 |
| Athletic Improvement Projects | 5 | $65 Million ($5M-$30M per project) | Q4 2026 – Q4 2027 |
| Wellness Clinic Projects (LAHS) | 1 | $20 Million | Q4 2026 |
| Outdoor Learning Environment Projects | 6 | $10 Million ($1M-$3M per project) | Q4 2026 |
| Playground & Campus Exterior Upgrade Projects (PACEUP) | 27 | $250 Million ($5M-$15M per project) | Q1 2027 – Q4 2027 |
| HVAC Upgrades (Virgil MS) | 1 | $30 Million | Q4 2027 |
| **TOTAL:** | **110** | **~$650 Million** | |

**Approximate and subject to change*

# Classroom Upgrade Projects

**Approximately 50 classrooms per site**

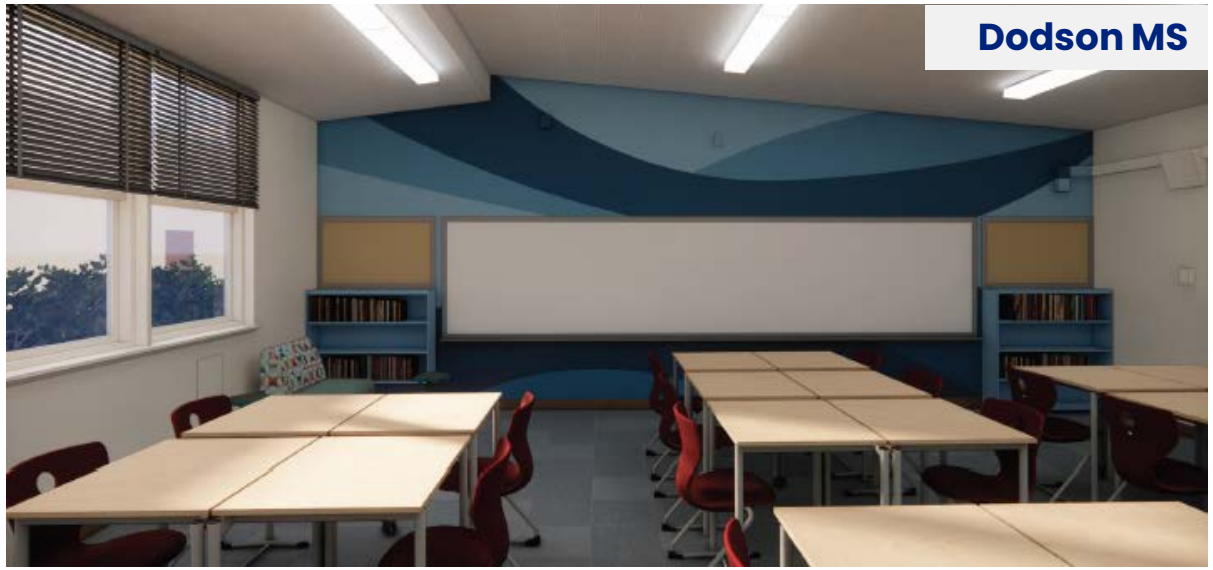
Schools will remain operational
- Swing space may be utilized
- Swing shifts may be required

**Work may include:**
- New interactive mobile display boards
- Replacement of damaged white boards
- Sound enhancements – Teacher oration
- New classroom furniture
- Replacement of damaged window blinds
- Interior painting
- Address damaged ceiling tiles
- Security door locks
- Limited electrical upgrades to support new classroom technology

*47 projects (estimated valued of $180 Million)*



Pacoima MS


Dodson MS

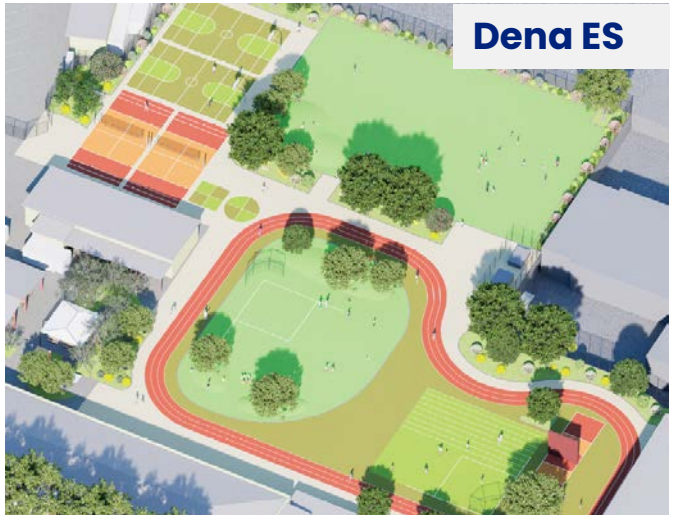
# Green Schoolyard Upgrade Projects

**Schoolyard improvements to help meet the goal of providing up to 30% safe and sustainable green schoolyards, and up to 20% shade, which may include:**

- New planting areas with drought tolerant plants
- Addition of natural grass play field(s)
- Installation of trees and other shade elements
- Outdoor classroom elements
- Irrigation, decomposed granite and pavers
- Asphalt repair and play court restriping
- Accessibility improvements

*14 projects (estimated value of $60 Million)*









# Athletic Improvement Projects

## Upcoming projects:

- South Gate HS – Multipurpose Synthetic Turf
  - ~$8 Million
- Cleveland Charter HS – Synthetic Turf Field
  - ~$13 Million
- Monroe HS – PE Building and Natural Track
  - ~$5 Million
- San Fernando HS – Football Stadium Upgrades
  - ~$29 Million
- Valley Oaks CES – Multipurpose Athletic Field
  - ~$10 Million

*5 projects (estimated value of $65 Million)*









# Wellness Center Projects

**Comprehensive Health Care**:

- Physical Health
- Mental Health
- Dental Health
- Health Education and Career Pathways

**Work Generally Includes:**

- New ~6,000SF wellness center building
- Site improvements (parking lot, fencing/gates, landscape, hardscape and infrastructure upgrades
- Code and accessibility compliance

*1 project (estimated value of $20 Million)*



Los Angeles HS

# Outdoor Learning Environment Projects

**Creation of approximately 3,000 square foot outdoor learning space, which may include**:

- Landscape (trees, plants, decomposed granite)
- Shade structure and other shaded seating areas
- Internet connectivity
- Irrigation and outdoor sink
- Accessibility improvements

*6 projects (estimated value of $10 Million)*









# Playground and Campus Exterior Upgrade Projects (PACEUP)

**Schoolyard improvements that address the most severely degraded asphalt, which may include:**

- Replacement of deteriorated asphalt
- Solar reflective coating in playground areas
- Greening improvements may include new play fields, outdoor learning and activity stations, landscaping, planting areas, trees and irrigation
- Privacy fencing as required
- Painting exteriors of existing buildings and structures
- Utility upgrades as necessary (sanitary and storm)
- Accessibility improvements

*27 projects (estimated value of $250 Million)*



Roscomare MS

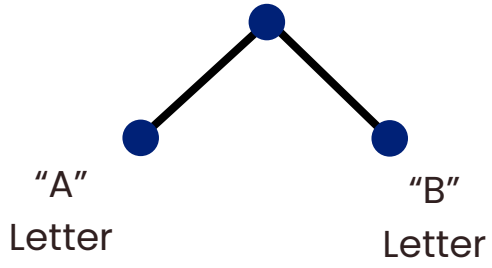


Germain Academy

# Doing Business with LAUSD

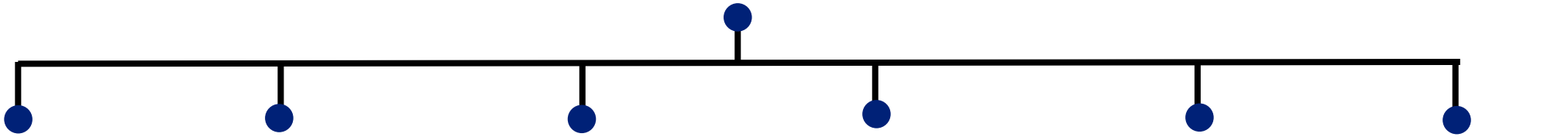
# Contract On-Ramps

## Informal Contracts




**Please Note:** The contract amount is below the CA Dept of Education bid threshold, which adjusts annually. Currently $119,100 maintenance, $15k construction

## Formal Contracts



- Formal Low Bid
- Job Order Contracts (JOC)
- **Best Value**
- **Design Build/ Alternative Design Build**
- Architecture/ Engineering
- Task Orders/ Purchase Orders (TOPOs)




**For more information on Bidding Opportunities**
**Please visit:**
**https://tinyurl.com/r7k3rhb4**

# Best Value (BV) Procurement

- **Key Steps in Selection**
  - Submission of Statement of Qualifications (SOQ)
  - Shortlist contractors
  - Submission of a Price Proposal
- **Factors considered in qualification scores**
  - Relevant experience*
  - Safety record*
  - Past performance
  - Demonstrated management competency (PM, Superintendent, Safety, QC)
  - Interview-Complex BV
  - Project Plan (Schedule, logistics, subcontractor management)-Complex BV
- **Price remains a component of award selection, and award is made to the responsible bidder with the lowest cost per point**

# Design Build(DB)vs. Alternative Design Build (ADB) Similar Goals. Different Paths. Same End Result.

| Design-Build (17250.10-17250.55) | Alternative Design-Build (17250.60-17250.69) |
|---|---|
| • Uses RFQ/RFP<br>• Contractor and Architect form a team (Design-Build Entity)<br>• Projects are procured from a single DBE based on "best value." Best value is determined by evaluation of objective criteria that may include **price, features, functions, life-cycle costs, experience, and past performance.** | |
| • A school district, with approval of its governing board, may utilize the DB procurement method for projects in excess of **$1,000,000.** | • A school district, with approval of its governing board, may utilize the ADB procurement method for projects in excess of **$5,000,000.** |
| • **2-step contracting process:**<br>• 1. RFQ to create a shortlist<br>• 2. RFP and Price Proposals | • **3-step contracting process:**<br>• 1. RFQ to create a shortlist<br>• 2. RFP and Price Proposals for **Design & Pre-Construction**<br>• **3. Price Proposal for DB Construction** Project design and open-book contract price is progressed towards a final Guaranteed Maximum price (GMP) and Schedule. (The District is not obligated to proceed with DB Construction Services.) |

# Prequalification for LAUSD Construction Projects

**Prime Contractors**

- Prequalification is **required** to bid on LAUSD construction projects
- Firms must meet **financial, experience, and performance criteria**
- Prequalification must be **approved 5 business days prior to bidding or submission of SOQ for DB & ADB**

**MEP Subcontractors**

- Prequalification is **required** for Mechanical, Electrical, and Plumbing contractors
- Required for participation on **LAUSD projects subject to prequalification**
- Ensures qualified subcontractors with relevant experience and capacity

# Important Update: New Prequalification System

**LAUSD has transitioned to *Quality Bidders***

- All contractor and subcontractor prequalification will be managed through the **Quality Bidders** platform
- Streamlined application, document uploads, and status tracking
- Replaces the District's previous prequalification process

**Support & Drop-In Sessions**

**Drop-in assistance sessions will be available, please visit the Procurement website for additional information**

Learn how to:

- Create a Quality Bidders account
- Complete and submit prequalification applications
- Navigate the new system with confidence
- Open to **all contractors**

# Tips for Navigating LAUSD Procurements

- Keep your prequalification current
- Provide verifiable references
- Login to Ariba in advance of submitting your bids
- Make sure that RFQ responses are tailored to the procurement
- Make sure your contact information is current
- Remember that every point counts
- Familiarize yourself with District bid requirements
- Request a debrief

# Project Stabilization Agreement (PSA) & Prevailing Wage Key Updates

## PSA updates to projects awarded on/after January 1, 2024

- **Core Employee Eligibility Requirements**
  - *No longer required to be District Residents*
  - Have 2,000 hours of craft experience in the last 2 years
  - Contractor to submit a Core Employee List prior to start of work
- **Local Hire**
  - Percentages will be calculated by hours
  - Local Hire expanded to include LAUSD graduates, MC3 graduates, and Veterans; regardless of where they reside

## Recently passed Prevailing Wages Bills to be aware of:

- **AB 1198** – Changes how to determine prevailing wage rates for contracts greater than $35 million
- **AB 1838** – Disclosure of wage and hour violations in bidding
- **SB 909** – Increases cap to DIR contractor registration fee and increases penalties for failing to comply with prevailing wage requirements
- **SB 1316** - Discusses Labor Commissioner Liens and Evidence

# Contractor Resources

- Prequalification Program, Email: prequalification@lausd.net OR Call: (213) 241-2651
- Prevailing Wage / Labor Compliance Program (LCP), Email: lcp@lausd.net
- Project Stabilization Agreement (PSA), Email: psa@lausd.net
- Small Business Enterprise (SBE), Email: sbe@lausd.net
- Owner Controlled Insurance Program (OCIP), Email: OCIP@lausd.net OR jxr6146@lausd.net (Jesse Rico)
- District's Design Standards and Technical Specifications: https://facilities.lausd.org/apps/pages/design-standards

# Contractor Resources

To view our Contractor Resources, visit **https://procurement.lausd.org/apps/pages/ContractorResources**

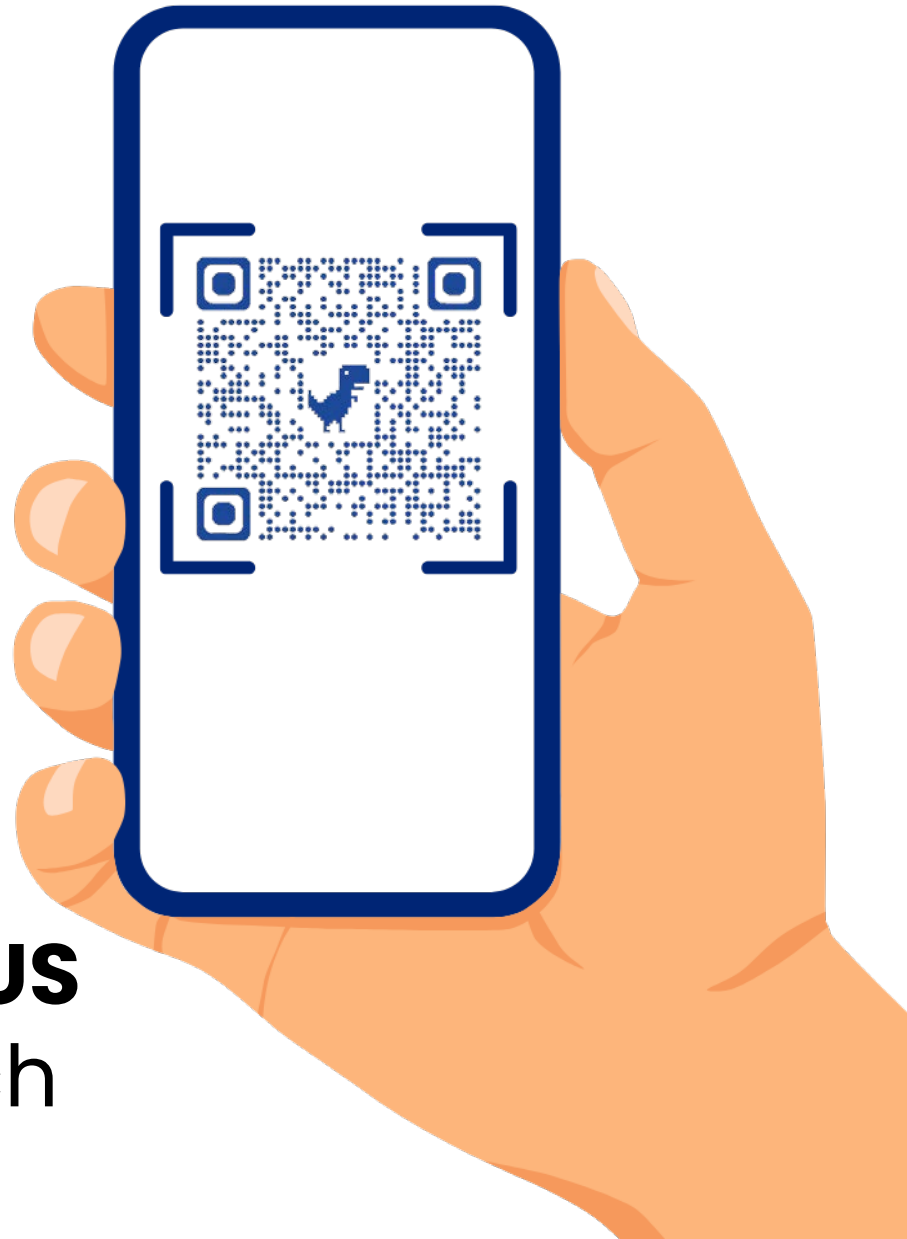
Current bidding opportunities are posted publicly:

**https://tinyurl.com/r7k3rhb4**

Information provided includes details on the scope of services, submittal instructions, and District contacts.

Submit an Inquiry

Submit Feedback



**CONTACT US**

Get In Touch

# Questions & Comments