



Board of Education Report

File #: Rep-323-25/26, **Version:** 1**Agenda Date:** 3/10/2026**In Control:** Facilities

Define and Approve Three Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Facilities Services Division

Brief Description:

(Define and Approve Three Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of three projects to provide upgrades for Los Angeles Unified School District (Los Angeles Unified, District or LAUSD) facilities currently occupied by charter schools, as detailed in Exhibit A. Also recommends amendment of the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to include these projects, with a combined budget of \$55,560,270, 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 three projects to provide upgrades for LAUSD facilities currently occupied by charter schools, as detailed in Exhibit A, and amend the Facilities SEP to incorporate therein. The total combined budget for these proposed projects is \$55,560,270.
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 School Upgrade Program (SUP) - the current phase of LAUSD's Bond Program - supports the development of projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to help improve student health, safety, and educational quality. The SUP includes a spending target entitled Charter School Facilities Upgrades and Expansions. Projects developed under this category of need are included in the Facilities SEP.

Charter school facilities upgrade projects developed under this category of need are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities occupied by charter schools, input from the charter school community, and development of an implementation plan by District staff.

The proposals contained in Exhibit A of this Board Report include projects to upgrade heating, ventilation, and air conditioning systems at Our Community School and CHIME Institute's Schwarzenegger Community School and a project to provide a new play structure and matting with integrated shade structures at Fenton Charter Elementary School.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on February 26, 2026, 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 that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve three projects to provide upgrades at District facilities currently occupied by charter schools. Approval will authorize staff to proceed with the implementation of the proposed projects to improve student health, safety, and educational quality.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the project proposals in accordance with the provisions set forth in Los Angeles Unified local bond measures. If the proposed action is not approved, Bond Program funds will not be expended, and the school site system needs will remain unaddressed.

Policy Implications:

The proposal is consistent with Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan, Pillar 4 Operational Effectiveness, Modernizing Infrastructure by upgrading charter school facilities.

Budget Impact:

The total combined budget for the three projects is \$55,560,270 and will be funded with Bond Program funds earmarked specifically for charter school facilities upgrades and expansions.

Each project budget was prepared based on the current information known and assumptions about the proposed project scope, site conditions, and market conditions. Individual project budgets will be reviewed as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each project.

Student Impact:

Approval of the proposed projects enables the District to continue ongoing efforts to improve facilities that help ensure the approximately 1,840 current and future students attending these three schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

Building components/systems in the worst condition, especially those that pose a safety hazard and/or negatively impact school operations and other building systems if not addressed, will be addressed first.

Issues and Analysis:

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed Projects. The Office of Environmental Health and Safety (OEHS) will evaluate the proposed Projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If, through the planning process, it is determined the proposed project scopes will not sufficiently address the critical needs

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identified, the project scope, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Charter School Facilities Upgrade Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Submitted:

02/12/26

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In Control: Facilities

Agenda Date: 3/10/2026

RESPECTFULLY SUBMITTED,



ANDRES E. CHAIT
Acting Superintendent

APPROVED BY:



PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:



DEVORA NAVERA REED
General Counsel

✓ Approved as to form.

APPROVED & PRESENTED BY:



KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

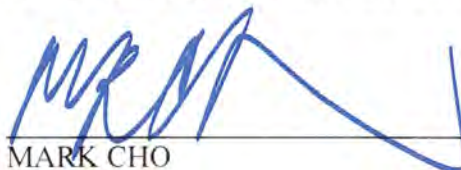
REVIEWED BY:



KURT E. JOHN
Deputy Chief Financial Officer

✓ Approved as to budget impact statement.

APPROVED & PRESENTED BY:



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

APPROVED & PRESENTED BY:



ISSAM DAHDUL
Director of Facilities
Planning & Development
Facilities Services Division

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Charter School Facilities Upgrade Projects

1. Our Community School Heating, Ventilation, and Air Conditioning Systems Replacement Project

- *Board District 3*
- *Project Scope:* This project replaces the existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at seven permanent buildings. In addition, the project provides a new campus-wide Energy Management System (EMS), electrical service upgrades, and interim facilities necessary to support school programs during construction.
- This project is located on the former District-owned Devonshire Elementary School campus, which is operated by Our Community School under a long-term lease.
- *Project Budget:* \$29,093,738
- *Construction Schedule:* Construction is anticipated to begin in Q2-2028 and be completed in Q3-2030.

2. CHIME Institute's Schwarzenegger Community School Heating, Ventilation, and Air Conditioning Systems Replacement Project

- *Board District 4*
- *Project Scope:* This project replaces the existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at five permanent buildings. In addition, the project provides a new campus-wide Energy Management System (EMS), electrical service upgrades, new fire alarm system, and interim facilities necessary to support school programs during construction.
- This project is located on the former District-owned Collier Elementary School campus, which is operated by CHIME Institute's Schwarzenegger Community School under a long-term lease.
- *Project Budget:* \$24,984,790
- *Construction Schedule:* Construction is anticipated to begin in Q2-2028 and be completed in Q2-2030.

3. Fenton Charter Elementary School Play Structure, Matting, and Shade Structures Project

- *Board District 6*
- *Project Scope:* This project replaces the existing play structure and matting with approximately 2,800 square feet of new matting and a new accessible play structure designed for students ages 5-12 with integrated shade structures. The project also provides accessibility upgrades for parking, path of travel, and drinking fountains.
- *Project Budget:* \$1,481,742
- *Construction Schedule:* Construction is anticipated to begin in Q2-2027 and be completed in Q4-2027.

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
Ashley Kaiser
Assoc. General Contractors of CA
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

Tamar Poladian-Perron
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Monica Carlos (Alternate)
LAUSD Student Parent
Asha Lang (Alternate)
LAUSD Student Parent
Jeanalee Obergfell (Alternate)
L.A. City Mayor's Office
Jason Peterson (Alternate)
L.A. Co. Federation of Labor AFL-CIO
Brendan Sullivan (Alternate)
Tenth District PTSA

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2026-05**BOARD REPORT NO. 323-25/26**

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve three projects that provide upgrades for Los Angeles Unified School District (Los Angeles Unified or District) facilities currently operated by charter schools (charter facilities upgrade projects), as described in Board Report 323-25/26 attached hereto, for a combined budget of \$55,560,270, 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 (SUP) develops projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities in order to help improve student health, safety, and educational quality; and

WHEREAS, The SUP includes a spending target entitled "Charter School Facilities Upgrades and Expansions" and projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, Charter school facilities upgrade projects are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities operated by charter schools, input from the charter school community, and development of an implementation plan by District staff; and

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, the proposals include projects to upgrade heating, ventilation, and air conditioning systems at Our Community School and CHIME Institute's Schwarzenegger Community School and a project to provide a new play structure and matting with integrated shade structures at Fenton Charter Elementary School; and

WHEREAS, the Board's approval of the three charter facilities upgrade projects will authorize District Staff to proceed with the implementation of the proposed projects to improve student health and safety; and

WHEREAS, the proposal is consistent with Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; 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 Citizens' Bond 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 of Education define and approve three projects that provide charter school facilities upgrades with a combined budget of \$55,560,270 and amend the Facilities SEP to incorporate therein, as described in Board Report 323-25/26, 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 of Education 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 February 26, 2026, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 1

ABSENCES: 2

/Michael Hamner/

D. Michael Hamner
Chair

/Robert Campbell/

Robert Campbell
Vice-Chair



Charter School Facilities Upgrades

Bond Oversight Committee Meeting
February 26, 2026

Charter School Facilities Upgrades

Item	Board District	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	6	Fenton Charter ES	New Play Structure, Matting, and Shade Structures	Q2-2027	Q4-2027	\$1,481,742
2	3	Our Community Charter School (former Devonshire ES campus)	HVAC Replacement	Q2-2028	Q3-2030	\$29,093,738
3	4	CHIME Institute's Schwarzenegger Community School (former Collier ES campus)	HVAC Replacement	Q2-2028	Q2-2030	\$24,984,790
Total:						\$55,560,270

Fenton Charter Elementary School Play Structure, Matting and Shade Structures

Board District 6, Board Member Kelly Gonez

Project Scope:

- Replace existing play structure and approximately 2,800 square feet of matting with integrated shade structures.
- Provide accessibility upgrades for parking, path of travel, and drinking fountains as required.

Enrollment: 696

Construction Schedule: Q2-2027 to Q4-2027

Project Budget: \$1,481,742

Project Budget Breakdown.

Site & Environmental	Plans	Construction	Management	Reserve
4.1%	12.0%	74.3%	3.2%	6.4%



Our Community Charter School – HVAC

Board District 3, Board Member Scott Schmerelson

Project Scope:

- Replace existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at 7 permanent buildings.
- Provide a new campus-wide Energy Management System (EMS).
- Upgrade site electrical service.
- Install interim facilities to support school during construction.

Enrollment: 410

Construction Schedule: Q2-2028 to Q3-2030

Project Budget: \$29,093,738

Project Budget Breakdown.

Site & Environmental	Plans	Construction	Management	Reserve
0.4%	8.5%	79.4%	6.6%	5.1%



LEGEND:

- PERMANENT BUILDINGS
- PERMANENT BUILDINGS NOT IN SCOPE
- PROPERTY LINE





Rooftop central hot water loop



Rooftop package unit at Assembly Building



Typical classroom transom package units



Rooftop condenser unit at Administration Building



Multi-zone heating fan unit at Library Building

CHIME Institute's Schwarzenegger Community School – HVAC

Board District 4, Board Member Nick Melvoin

Project Scope:

- Replace existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at 5 permanent buildings.
- Provide a new campus-wide Energy Management System (EMS).
- Provide a new fire alarm system.
- Upgrade site electrical service.
- Install interim facilities to support school during construction.

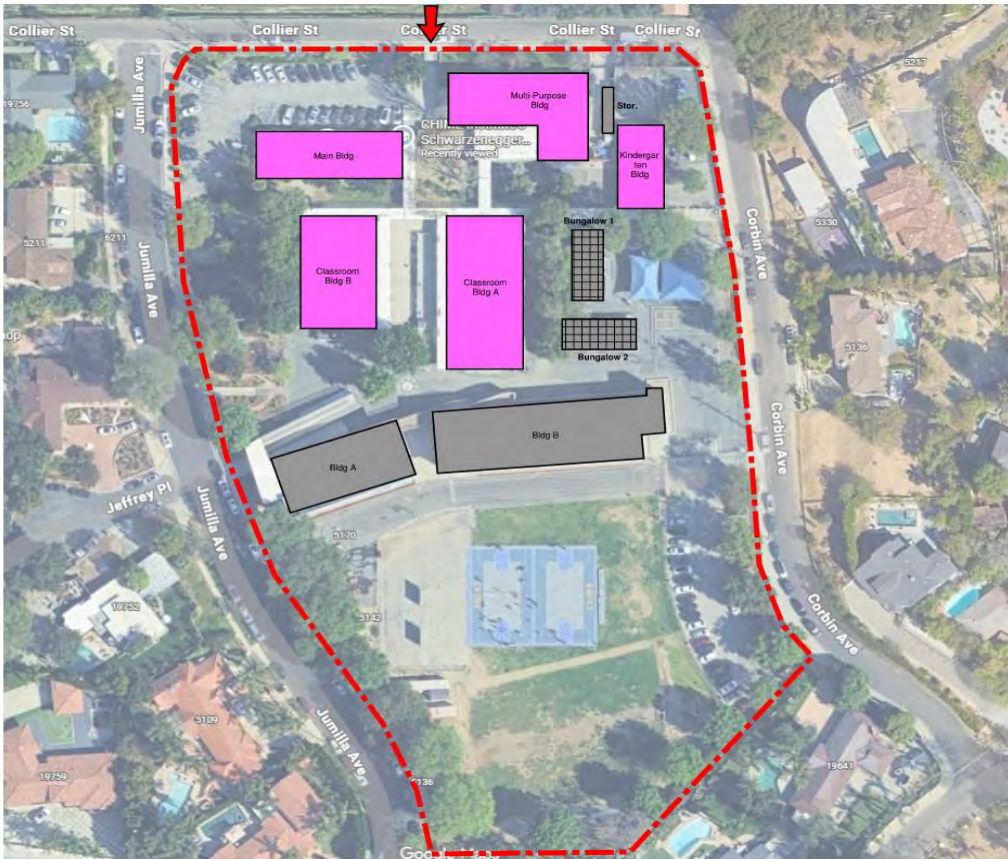
Enrollment: 729

Construction Schedule: Q2-2028 to Q2-2030

Project Budget: \$24,984,790

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Reserve
0.5%	8.1%	80.2%	6.3%	4.9%



LEGEND:

-  PERMANENT BUILDINGS
-  PERMANENT BUILDINGS NOT IN SCOPE
-  UNCERTIFIED PORTABLES NOT IN SCOPE
-  PROPERTY LINE



CHIME Institute's Schwarzenegger Community School – HVAC

306



Multipurpose Building boiler in mezzanine



Typical Classroom Building with package wall units



Classroom Building A boiler unit



Administration Building package wall unit

Questions?