



Board of Education Report

File #: Rep-191-25/26, **Version:** 1**Agenda Date:** 12/16/2025**In Control:** Facilities

Define and Approve Three Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Facilities Services Division

Brief Description:

(Define and Approve Three Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of three critical school facility projects to replace and upgrade essential building and site systems, as detailed in Exhibit A. Also recommends amending the Facilities Services Division Strategic Execution Plan to include these projects, with a combined budget of \$9,762,321, 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 critical replacements and upgrades of school building/site systems and components (Projects), as listed on Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for these proposed Projects is \$9,762,321.
- 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:

Priorities for the expenditure of capital funding are evaluated to ensure the District's most pressing priorities are being addressed. More than 60 percent of Los Angeles Unified School District (Los Angeles Unified or District) school buildings were built more than 50 years ago, with more than \$80 billion of unfunded school facilities needs identified Districtwide, and these needs grow every year. As the District's capital needs far exceed available funding, the most pressing unfunded critical needs will continue to be addressed based on an evaluation of known facilities conditions and needs at schools. Projects developed under this School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first.

The project proposals contained in this Board Report align with these priorities. Exhibit A includes roofing replacement projects at Playa Del Rey Elementary School and Chester W. Nimitz Middle School along with a project to renovate the swimming pool at Panorama High School.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on December 11, 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:

Staff anticipate that the Board of Education will adopt the proposed amendment to the Facilities SEP to define and approve three projects that address critical replacement and upgrade needs. 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 proposed Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US. If the proposed action is not approved, Bond Program funds will not be expended, and critical replacement and upgrade 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 providing critical replacements and upgrades at schools.

Budget Impact:

The total combined budget for the three proposed Projects is \$9,762,321 and will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components.

Each project budget was prepared based on the current information known and assumptions about the proposed project scopes, 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 undertake facilities improvements that help ensure the approximately 2,650 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

File #: Rep-191-25/26, **Version:** 1**Agenda Date:** 12/16/2025**In Control:** Facilities

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

Attachments:

Exhibit A - Projects That Address Critical Replacement and Upgrade Needs

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Submitted:

11/17/25

File #: Rep-191-25/26, Version: 1
In Control: Facilities

Agenda Date: 12/16/2025

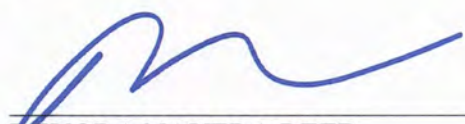
RESPECTFULLY SUBMITTED,


ALBERTO M. CARVALHO
Superintendent

APPROVED BY:

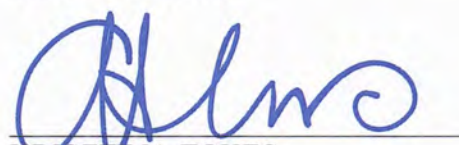

PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:


DEVORA NAVERA REED
General Counsel

☒ Approved as to form.

APPROVED BY:

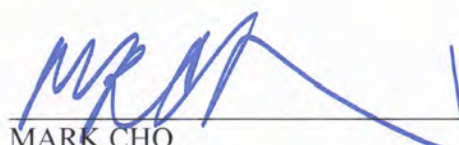

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:


KURT E. JOHN
Deputy Chief Financial Officer

☒ Approved as to budget impact statement.

PRESENTED BY:


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

**LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report**

**Exhibit A
Projects That Address Critical Replacement and Upgrade Needs**

- 1. Playa Del Rey Elementary School Roofing Replacement Project**
 - *Board District 4, Region West*
 - *Project Scope:* The project replaces approximately 39,300 square feet of deteriorated roofing at 11 buildings, an arcade, the lunch pavilion, and lunch shelter. The project also includes replacement of roofing-related components such as flashing for weatherproofing as well as new gutters and downspouts.
 - *Project Budget:* \$1,725,590
 - *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q1-2027.

- 2. Chester W. Nimitz Middle School Roofing Replacement Project**
 - *Board District 5, Region East*
 - *Project Scope:* The project replaces approximately 123,500 square feet of deteriorated roofing at 20 buildings and 5 arcades. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.
 - *Project Budget:* \$4,569,616
 - *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q1-2027.

- 3. Panorama High School Swimming Pool Renovation Project**
 - *Board District 6, Region North*
 - *Project Scope:* This project replaces approximately 4,000 square feet of concrete pool deck and 7,600 square feet of pool finishes including plaster, tile grout, and coping. Mechanical upgrades include replacing the pool heater with a new high-efficiency system, replacing the circulation pump with a variable frequency drive pump, and integrating all new equipment with existing systems. The chemical and control systems will be upgraded with new pumps, tanks, and automation controls, along with rebalancing of water chemistry. The scope of work includes comprehensive testing, calibration, and final commissioning. The project also provides new pool equipment and accessories as well as accessibility upgrades as required.
 - *Project Budget:* \$3,467,115
 - *Construction Schedule:* Construction is anticipated to begin in Q4-2026 and be completed by Q2-2027.

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
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
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
Brian Mello
Assoc. General Contractors of CA

Tamar Poladian-Perron
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Monica Carlos (Alternate)
LAUSD Student Parent
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Asha Lang (Alternate)
LAUSD Student Parent
Jeanalee Obergfell (Alternate)
L.A. City Mayor's Office
Brendan Sullivan (Alternate)
Tenth District PTSA

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-47**BOARD REPORT NO. 191-25/26**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE PROJECTS
TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL
BUILDING/SITE SYSTEMS AND COMPONENTS 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 critical replacements and upgrades of school building/site system and components (Projects) with a combined budget of \$9,762,321 as described in Board Report 191-25/26 attached hereto, 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, Projects developed under the School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first; and

WHEREAS, The proposed Projects include roofing replacement projects at Playa Del Rey Elementary School and Nimitz Middle School along with a project to renovate the swimming pool at Panorama High School; and

RESOLUTION 2025-47**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE PROJECTS TO PROVIDE CRITICAL REPLACEMENTS AND UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, The proposed Projects are consistent with the Los Angeles Unified School District (Los Angeles Unified or District)'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, District Staff has determined that the proposed Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, the Board of Education's approval of the proposed Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; 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 critical replacements and upgrades with a combined budget of \$9,762,321 and amend the Facilities SEP to incorporate therein, as described in Board Report 191-25/26, 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 December 11, 2025, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner
Chair

/Samantha Rowles/

Dr. Samantha Rowles
Secretary



Critical Replacements and Upgrades of School Building/Site Systems and Components

Bond Oversight Committee Meeting
December 11, 2025

Critical Replacements and Upgrades

Item	Board District	Region	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	4	West	Playa Del Rey ES	Roofing Replacement	Q2-2026	Q1-2027	\$1,725,590
2	5	East	Nimitz MS	Roofing Replacement	Q2-2026	Q1-2027	\$4,569,616
3	6	North	Panorama HS	Swimming Pool Renovation	Q4-2026	Q2-2027	\$3,467,115
Total							\$9,762,321

Playa Del Rey Elementary School

Roofing Replacement

Project Scope:

- Replace approximately 39,300 square feet of deteriorated roofing at 11 buildings, an arcade, the lunch pavilion, and lunch shelter.
- Replace roofing-related components such as flashing for weatherproofing as well as new gutters and downspouts.

Enrollment: 275

Construction Schedule: Q2-2026 to Q1-2027

Project Budget: \$1,725,590

Project Budget Breakdown:

Plans	Construction	Management	Reserve
1.5%	88.5%	2.3%	7.7%



Nimitz Middle School

Roofing Replacement

Project Scope:

- Replace approximately 123,500 square feet of deteriorated roofing at 20 buildings and 5 arcades.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and downspouts.

Enrollment: 1,056

Construction Schedule: Q2-2026 to Q1-2027

Project Budget: \$4,569,616

Project Budget Breakdown:

Plans	Construction	Management	Reserve
0.8%	88.8%	2.4%	8.0%



Panorama High School

Swimming Pool Renovation

Project Scope:

- Replace approximately 4,000 square feet of concrete pool deck and 7,600 square feet of pool finishes including plaster, tile grout, and coping.
- Mechanical upgrades include replacing the pool heater with a new high-efficiency system, replacing the circulation pump with a variable frequency drive pump, and integrating all new equipment with existing systems.
- Upgrade chemical and control systems with new pumps, tanks, and automation controls, along with rebalancing of water chemistry.
- Comprehensive testing, calibration, and final commissioning.
- New pool equipment and accessories.
- Accessibility upgrades as required.

Enrollment: 1,315

Construction Schedule: Q4-2026 to Q2-2027

Project Budget: \$3,467,115

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Reserve
0.4%	12.0%	78.2%	2.4%	7.0%



Panorama High School

Swimming Pool Renovation



Questions?