



## Board of Education Report

**File #:** Rep-047-25/26, **Version:** 1

**Agenda Date:** 9/16/2025

**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 \$5,170,347, 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 necessary 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 \$5,170,347.
- 2) Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed Projects including budget modifications and the purchase 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 Figueroa Elementary School and Independence Elementary School along with a project to replace flooring in the gymnasium and provide water intrusion mitigation at Fulton College Preparatory

School.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on September 4, 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 \$5,170,347 and will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components. Los Angeles Unified is also pursuing possible insurance claims for the Fulton College Preparatory School Gymnasium Flooring and Water Intrusion Mitigation Project. Any approved insurance proceeds will offset or reimburse bond funding, though bond funds will likely still be needed to complete the project.

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 2,060 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. As necessary, 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 and design 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:**

08/21/25

**RESPECTFULLY SUBMITTED,**



ALBERTO M. CARVALHO  
Superintendent

**APPROVED BY:**



PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

**REVIEWED BY:**



DEVORA NAVERA REED  
General Counsel

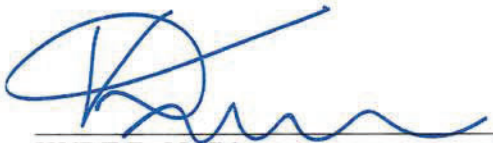
☒ Approved as to form.

**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. Figueroa Elementary School Roofing Replacement Project**

- *Region South, Board District 1*
- *Project Scope:* The project replaces approximately 39,300 square feet of deteriorated roofing campus-wide at five permanent buildings. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.
- *Project Budget:* \$1,684,163
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q4-2026.

**2. Independence Elementary School Roofing Replacement Project**

- *Region East, Board District 5*
- *Project Scope:* The project replaces approximately 50,500 square feet of deteriorated roofing campus-wide at two permanent buildings, five portable buildings, two arcades, and the lunch pavilion. The project also includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatch.
- *Project Budget:* \$2,269,648
- *Construction Schedule:* Construction is anticipated to begin in Q2-2026 and be completed by Q1-2027.

**3. Fulton College Preparatory School Gymnasium Flooring and Water Intrusion Mitigation Project**

- *Region North, Board District 6*
- *Project Scope:* This project replaces approximately 6,600 square feet of flooring and exterior doors that were damaged due to water intrusion in the gymnasium within the smaller Physical Education Building. To prevent further intrusion, concrete waterproofing will be applied beneath the new flooring and the thresholds at the south entry will be replaced including mastic cement fill for weatherproofing. The project also provides accessibility upgrades in the student restrooms of the smaller Physical Education Building and in the faculty restroom of the northern Administration & Classroom Building.
- *Project Budget:* \$1,216,536
- *Construction Schedule:* Construction is anticipated to begin in Q4-2027 and be completed by Q2-2028.

**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  
**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  
**William O. Ross IV**  
31<sup>st</sup> District PTSA  
**Rachelle Anema (Alternate)**  
L.A. Co. Auditor-Controller's Office  
**Ashley Kaiser (Alternate)**  
Assoc. General Contractors of CA  
**Vacant**  
LAUSD Student Parent

**Timothy Popejoy**  
Bond Oversight Administrator  
**Perla Zitle**  
Bond Oversight Coordinator

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**RESOLUTION 2025-33****BOARD REPORT NO. 047-25/26**

**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 \$5,170,347 as described in Board Report 047-25/26 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 instruments necessary, as legally permissible, to implement the proposed projects including budget modifications and the purchase 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 Figueroa Elementary School and Independence Elementary School along with a project to replace flooring in the gymnasium and provide water intrusion mitigation at Fulton College Preparatory School; and

**RESOLUTION 2025-33**

**RECOMMENDING THE BOARD 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 \$5,170,347 and amend the Facilities SEP to incorporate therein, as described in Board Report 047-25/26, 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 September 4, 2025, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner  
Chair

/Robert Campbell/

Robert Campbell  
Vice-Chair



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

Bond Oversight Committee Meeting  
September 4, 2025



## Critical Replacements and Upgrades

| Item   | Board District | Region | School                            | Description                                     | Anticipated Construction Start | Anticipated Construction Completion | Project Budget |
|--------|----------------|--------|-----------------------------------|-------------------------------------------------|--------------------------------|-------------------------------------|----------------|
| 1      | 1              | South  | Figueroa ES                       | Roofing Replacement                             | Q2-2026                        | Q4-2026                             | \$1,684,163    |
| 2      | 5              | East   | Independence ES                   | Roofing Replacement                             | Q2-2026                        | Q1-2027                             | \$2,269,648    |
| 3      | 6              | North  | Fulton College Preparatory School | Gymnasium Flooring & Water Intrusion Mitigation | Q4-2027                        | Q2-2028                             | \$1,216,536    |
| Total: |                |        |                                   |                                                 |                                |                                     | \$5,170,347    |

# Figueroa Elementary School

## Roofing Replacement

**Project Scope:**

- Replace approximately 39,300 square feet of deteriorated roofing campus-wide at 5 permanent buildings.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatches.

**Enrollment:** 403

**Construction Schedule:** Q2-2026 to Q4-2026

**Project Budget:** \$1,684,163

**Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.4%  | 89.5%        | 2.3%       | 7.8%    |





# Independence Elementary School

## Roofing Replacement

**Project Scope:**

- Replace approximately 50,500 square feet of deteriorated roofing campus-wide at 2 permanent buildings, 5 portable buildings, 2 arcades, and the lunch pavilion.
- Replace roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters, downspouts, and roof hatch.

**Enrollment:** 418

**Construction Schedule:** Q2-2026 to Q1-2027

**Project Budget:** \$2,269,648

**Project Budget Breakdown:**

| Plans | Construction | Management | Reserve |
|-------|--------------|------------|---------|
| 0.4%  | 89.3%        | 2.4%       | 7.9%    |



# Fulton College Preparatory School

## Gymnasium Flooring & Water Intrusion Mitigation

### Project Scope:

- Replace approximately 6,600 square feet of flooring and exterior doors that were damaged due to water intrusion in the gymnasium within the smaller Physical Education Building.
- To prevent further intrusion, concrete waterproofing will be applied beneath the new flooring and the thresholds at the south entry will be replaced including mastic cement fill for weatherproofing.
- Provide accessibility upgrades in the student restrooms of the smaller Physical Education Building and in the faculty restroom of the northern Administration & Classroom Building.

**Enrollment:** 1,242

**Construction Schedule:** Q4-2027 to Q2-2028

**Project Budget:** \$1,216,536

### Project Budget Breakdown:

| Site & Environmental | Plans | Construction | Management | Reserve |
|----------------------|-------|--------------|------------|---------|
| 6.7%                 | 11.5% | 72.4%        | 3.3%       | 6.1%    |



**Questions?**