

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
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Tenth District PTSA

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2026-14

BOARD REPORT NO. 438-25/26

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SIX 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, Los Angeles Unified School District (Los Angeles Unified or District) Staff proposes that the Board of Education (Board) define and approve six projects that provide critical replacements and upgrades of school building/site systems and components (Projects) with a combined budget of \$20,742,064 as described in Board Report 438-25/26 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 are consistent with the 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

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RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SIX 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 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 six projects that provide critical replacements and upgrades with a combined budget of \$20,742,064 and amend the Facilities SEP to incorporate therein, as described in Board Report 438-25/26, 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 May 28, 2026, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 5

/Michael Hamner/

D. Michael Hamner
Chair

/Robert Campbell/

Robert Campbell
Vice-Chair



Board of Education Report

File #: Rep-438-25/26, **Version:** 1

Agenda Date: 6/12/2026

In Control: Facilities

Define and Approve Six 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 Six 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 six critical school facility projects to replace and upgrade essential building and site systems, as detailed in Exhibit A (Projects). Also recommends amendment of the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to include these projects, with a combined budget of \$20,742,064, 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 six projects to provide critical replacements and upgrades of school building/site systems and components, as listed on Exhibit A, and amend the Facilities SEP to incorporate therein. The total combined budget for these proposed Projects is \$20,742,064.
2. Authorize the Chief Procurement Officer, Chief Facilities Executive 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 needs are 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 continue to grow annually. As the District's capital needs far exceed available funding, the most critical unfunded needs are prioritized based on objective assessments of facility conditions, with emphasis on addressing sites with the greatest deficiencies, safety concerns, and potential impacts to school operations.

Projects developed under this School Upgrade Program category of need - Critical Replacements and Upgrades of School Building/Site Systems and Components - focus on replacing failing building systems that create safety concerns and disrupt school operations. Systems in the worst condition, particularly those that pose safety risks or may negatively impact other building systems if not addressed, are prioritized for implementation. The proposed Projects contained in this Board Report align with these priorities.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 28, 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 anticipate that the Board of Education (Board) will adopt the proposed amendment to the Facilities SEP to define and approve six 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 six proposed Projects is \$20,742,064 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 4,100 current and future students attending these six schools are provided with a safe school environment that promotes teaching and learning.

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 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:

05/18/26

RESPECTFULLY SUBMITTED,

APPROVED BY:

ANDRES E. CHAIT
Acting Superintendent

PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:

APPROVED & PRESENTED BY:

DEVORA NAVERA REED
General Counsel

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

___ Approved as to form.

REVIEWED BY:

APPROVED & PRESENTED BY:

KURT E. JOHN
Deputy Chief Financial Officer

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

___ Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Projects That Address Critical Replacement and Upgrade Needs

- 1. Horace Mann UCLA Community School Roofing Replacement Project**
 - *Board District 1, Region South*
 - *Project Scope:* The project replaces approximately 144,700 square feet of deteriorated roofing campus-wide at 12 buildings, 3 arcades, and a lunch pavilion. The project includes replacement of roofing-related components such as flashing and metal coping for weatherproofing as well as new gutters and roof hatches.
 - *Project Budget:* \$5,270,976
 - *Construction Schedule:* Construction is anticipated to begin in Q4-2026 and be completed by Q3-2027.

- 2. Normandie Elementary School HVAC Chiller Replacement Project**
 - *Board District 1, Region South*
 - *Project Scope:* This project replaces the existing 35-ton air-cooled chiller serving the Assembly Building and upgrades the Energy Management System (EMS) by incorporating enhanced controls, monitoring capabilities, and system optimization features to improve overall performance, reliability, and energy efficiency.
 - *Project Budget:* \$1,304,796
 - *Construction Schedule:* Construction is anticipated to begin in Q1-2027 and be completed by Q2-2027.

- 3. Palms Middle School Track Replacement Project**
 - *Board District 1, Region West*
 - *Project Scope:* This project relocates and replaces the long jump area and the existing decomposed granite track with a new synthetic track to mitigate erosion issues. The scope of work includes demolition, grading, paving, landscaping and natural turf in place of decomposed granite, and irrigation modifications.
 - *Project Budget:* \$3,259,154
 - *Construction Schedule:* Construction is anticipated to begin in Q3-2027 and be completed by Q2-2028.

- 4. Carpenter Community Charter Elementary School HVAC Replacement at Main Building Project**
 - *Board District 3, Region North*
 - *Project Scope:* This project replaces 10 rooftop heating, ventilation, and air conditioning (HVAC) units at the Main Building. The scope of work includes removing old equipment, eliminating gas lines, upgrading electrical systems, installing a new condensate drainage system, repairing roofing, and commissioning the new units. The project also upgrades the Energy Management System (EMS) by incorporating enhanced controls, monitoring capabilities, and system optimization features to improve overall performance, reliability, and energy efficiency.
 - *Project Budget:* \$2,851,657
 - *Construction Schedule:* Construction is anticipated to begin in Q4-2026 and be completed by Q2-2027.

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Exhibit A

Projects That Address Critical Replacement and Upgrade Needs

5. Emerson Community Charter Middle School Lunch Shelters Upgrade Project

- *Board District 4, Region West*
- *Project Scope:* This project replaces two deteriorated lunch shelters with two new 28' x 48' lunch shelters. The project also provides new asphalt paving, installs power and new lights on the new lunch shelters, and purchases and installs new lunch tables and benches. Also included are accessibility upgrades to restrooms, drinking fountain, and path of travel.
- *Project Budget:* \$3,697,448
- *Construction Schedule:* Construction is anticipated to begin in Q2-2028 and be completed by Q1-2029.

6. Byrd Middle School HVAC Chiller Replacement Project

- *Board District 6, Region North*
- *Project Scope:* This project consists of replacing the existing 350-ton air-cooled chiller and chilled water pumps, piping modifications, electrical upgrades, and insulation repairs. The project also provides new Energy Management System (EMS) controls to integrate with the existing EMS as well as performs required software and firmware upgrades to EMS servers, workstations, and supervisory controllers to ensure system integrity.
- *Project Budget:* \$4,358,033
- *Construction Schedule:* Construction is anticipated to begin in Q4-2026 and be completed by Q2-2027.