



Los Angeles Unified School District

ADOPTED BY BOARD

NOVEMBER 18, 2025

Board of Education Report

File #: Rep-057-25/26, Version: 1
In Control: Facilities Contract Actions

Agenda Date: 11/18/2025

Approval of Facilities Contracts Actions Procurement Services Division - Facilities Contracts

Brief Description:

(Approval of Facilities Contracts Actions) Recommends the ratification of Procurement Services Division contract actions taken by Facilities Contracts under delegated authority as listed in Attachment “A” including: award of advertised construction contracts; approval of change orders; completion of contracts; award of informal contracts; assignment and assumption of rights and delegation of duties; award of architectural and engineering contracts; extra services / amendments for architectural and engineering contracts; emergency contract amendment and approved proposed contracts in Attachment B including professional services contracts; architectural and engineering contracts; and environmental laboratory services contracts.

Action Proposed:

Ratify the Procurement Services Division (PSD) contract actions taken by Facilities Contracts under delegated authority as listed in Attachment “A” including: award of advertised construction contracts; award of job order contracts; award of job order contract amendments; approval of change orders; completion of contracts; award of informal contracts; assignment and assumption of rights and delegation of duties; award of architectural and engineering contracts; extra services / amendments for architectural and engineering contracts and approved proposed contracts in Attachment B including fire life safety training and video creation services and materials testing and special inspection services contracts.

Background:

Facilities Contracts staff prepares monthly reports for contract actions necessary for the execution of projects approved by the Board and contained in the FSD Strategic Execution Plan (SEP), and for the maintenance and operation of District facilities in accordance with District policies and Board-delegated authority. As described in the November 12, 2013 Board Report #048-13/14 Informative, detailed information is provided on the Facilities Services website.

Expected Outcomes:

Approval of these items will allow services provided by these contracts to proceed in support of FSD projects, District policies and goals, and the Board-approved FSD-SEP.

Board Options and Consequences:

The Board can approve all actions presented or postpone selected actions pending receipt of additional information. Non-ratification of actions awarded under delegated authority in Attachment “A” will result in the immediate discontinuance of services. While non-ratification may be legally defensible, it will likely result in costly litigation over discontinued payments or if the District attempts to reclaim payments made to a vendor. District costs will likely increase as fewer contractors compete for future procurements.

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Policy Implications:

This action does not change District policy and conforms to California Education Code section 17604 that permits the Board of Education to delegate authority for Facilities Contracts (Board Report #444-17/18), which the Board exercised on May 08, 2018.

Budget Impact:

The contract actions presented are within the budget authority previously approved by the Board. Unless indicated otherwise, all contract actions are Bond funded.

Student Impact:

The contract actions will help ensure that the students are provided with safe and healthy environments, and up to-date facilities that promote learning.

Equity Impact:

Not Applicable

Issues and Analysis:

There are no policy implications on these agreements.

Attachments:

Attachment A - Ratification of Facilities Contract Actions Awarded Under Delegated Authority

Attachment B - Request for Approval of Contracts Not Under Delegated Authority

Linked Materials

Submitted:

10/23/25

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RESPECTFULLY SUBMITTED,


APPROVED BY:


ALBERTO M. CARVALHO
Superintendent


PEDRO SALCIDO
Deputy Superintendent
Business Services & Operations

REVIEWED BY:

APPROVED BY:



DEVORA NAVERA REED
General Counsel

✓ Approved as to form.


SUNG YON LEE
Deputy Chief Business Officer
Business Services and Operations

REVIEWED BY:

APPROVED & PRESENTED BY:


KURT E. JOHN
Deputy Chief Financial Officer


MATTHEW A. FRIEDMAN
Chief Procurement Officer
Procurement Services Division

✓ Approved as to budget impact statement.

REVIEWED BY:


KRISZTINA TOKES
Chief Facilities Executive

✓ Approved as to facilities impact

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item A**\$8,809,600***Bond funded unless noted otherwise*

Contractor/ ID No.	Site	Project Type	Project Authorization and Scope	Contract Term	Contract Amount	BD/ Region
Golden Sun Firm & Co., Inc./C10019	75 th ES	Green Schoolyard Improvement	Board Report No. 024-23/24 12/12/23	09/29/25 – Completion	\$899,750 ELOP*	BD-7 South
Best Contracting Services, Inc. /C9974	Markham MS	Roofing Project	Board Report No. 413-18/19 06/18/19	09/19/25 – Completion	\$6,142,824	BD-7 South
Empire Construction Services, Inc. /C10022	Soto ES	Green Schoolyard Improvement	Board Report No. 024-23/24 12/12/23	10/07/25 – Completion	\$980,026 ELOP*	BD-2 East
HZS Engineering, Inc., dba HZS Construction /C10023	Canyon Creek	Site Improvements and Repairs	Board Report 316-23/24 06/25/24	09/16/25 – Completion	\$787,000 ELOP*	N/A

**Extended Learning Opportunities Program*

Ratification of formally competed construction contracts to provide green schoolyard improvements, site improvements and a roofing project.

<p>ADOPTED BY BOARD</p> <p>NOVEMBER 18, 2025</p>
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ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ADVERTISED CONSTRUCTION CONTRACTS – BEST VALUE

Item B**\$15,877,123***Bond funded unless noted otherwise*

Contractor/ ID No.	Site	Project Type	Project Authorization and Scope	Contract Term	Contract Amount	BD/ Region
C&P Construction Development, Inc./C9859	Webster MS	ADA Improvement	Board Report No. 183-22/23 03/27/23	09/18/25 – Completion	\$5,989,000	BD-4 West
The Nazerian Group /C10011	Pacoima MS	Underground Piping Replacement	Board Report No. 025-22/23 09/27/22	10/20/25 – Completion	\$9,888,123	BD-5 West

Ratification of formally competed best value construction contracts to provide Americans with Disabilities Act (ADA) improvements and underground piping replacement.

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

ADOPTED BY BOARD NOVEMBER 18, 2025

Item C**B. APPROVAL OF CHANGE ORDERS****September 2025 = \$7,852,753**

		<u>QUANTITY</u>	<u>AMOUNT</u>
	i. New Construction contract change orders that do not individually exceed 10 percent for September 2025 (Average Transaction: \$57,546; Median Transaction: \$23,862)	9	\$517,916
	ii. New Construction contract credit change orders for September 2025:	4	<\$62,562>
	iii. Existing Facilities contract change orders that do not individually exceed 15 percent for September 2025 (Average Transaction: \$18,707; Median Transaction: \$4,843):	411	\$7,688,559
	iv. Existing Facilities contract credit change orders for September 2025:	18	<\$291,160>
	v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for September 2025, requiring 75 percent approval by the Board:	0	\$0

C.	COMPLETION OF CONTRACTS – September 2025	26	\$20,790,709
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D.	AWARD OF INFORMAL CONTRACTS (Not Exceeding \$114,800)		
	A & B Letters for September 2025 (Average Transaction: \$51,693; Median Transaction: \$46,000)	9	\$465,237

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES –
TASK ORDER ARCHITECTURAL AND ENGINEERING SERVICES**Item D**

<u>CONSULTANT</u>	<u>IDENTIFICATION NO.</u>	<u>AMOUNT</u>
Land Images, Inc. to KFA, LLP dba KFA Land Images	2220006 / 4400009704	\$304,299

Ratification of Assignment and Assumption Agreement due to change in firm ownership, from Land Images, Inc. to KFA, LLP dba KFA Land Images, to provide task order architectural and engineering services in support of AE Services, Maintenance and Operations (M&O) Branch.

<p>ADOPTED BY BOARD</p> <p>NOVEMBER 18, 2025</p>
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ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item E**\$5,902,682***Bond funded unless noted otherwise*

Contractor/ ID No.	Site	Project Type	Project Authorization and Scope	Contract Term	Contract Amount	BD/ Region
The Hill Partnership, Inc. dba HPI Architecture /C9286	Fleming MS	Classroom Upgrade	Board Report No. 299-23/24 06/04/24	09/17/25– Closeout	\$357,743	BD-7 South
The Hill Partnership, Inc. dba HPI Architecture /C9850	Bancroft MS	Classroom Upgrade	Board Report No. 299-23/24 06/04/24	08/25/25– Closeout	\$261,646	BD-4 West
Cunningham Group Architecture, Inc. /C7506	Gardena ES	Green Schoolyard Upgrade	Board Report No. 024-23/24 12/12/23	09/03/25– Closeout	\$525,858	BD-7 South
Harley Ellis Devereaux Corporation /C9758	Lawrence MS	Classroom Upgrade	Board Report No. 233-24/25 03/11/25	08/04/25– Closeout	\$388,273	BD-3 North
Harley Ellis Devereaux Corporation /C10027	Mulholland MS	Classroom Upgrade	Board Report No. 064-24/25 10/22/24	07/31/25– Closeout	\$432,764	BD-3 North
Harley Ellis Devereaux Corporation /C9760	Porter MS	Classroom Upgrade	Board Report No. 233-24/25 03/11/25	08/04/25– Closeout	\$357,237	BD-3 North
Martinez + Marin Architecture /C9962	Sylvan Park ES	Green Schoolyard Upgrade	Board Report No. 024-23/24 12/12/23	09/03/25– Closeout	\$393,118	BD-3 North

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ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item E (cont'd)

Contractor/ ID No.	Site	Project Type	Project Authorization and Scope	Contract Term	Contract Amount	BD/ Region
IDS Group, Inc. /C10016	Leland ES	Accessibility Enhancement Project	Board Report No. 377-24/25 06/03/25	09/22/25– Closeout	\$504,148	BD-7 South
SVA Architects /C9654	Woodland Hills Charter ES	Playground & Campus Exterior Upgrade	Board Report No. 215-23/24 , 03/12/24	07/14/25– Closeout	\$877,716	BD-4 North
Richard Berliner Architect, Inc. dba Berliner Architects/ C9574	Bassett ES	Playground & Campus Exterior Upgrade	Board Report No. 236-24/25 03/11/25	09/08/25– Closeout	\$762,322	BD-3 North
tBP/Architecture, Inc./C9671	Calahan ES	Playground & Campus Exterior Upgrade	Board Report No. 236-24/25 03/11/25	09/12/25– Closeout	\$1,041,857	BD-3 North

Ratification of design contracts to provide architectural and engineering services procured via RFQ R-24025 to provide site analysis/preliminary schematic design, final schematic design, design development, and construction documents for various projects.

<p>ADOPTED BY BOARD</p> <p>NOVEMBER 18, 2025</p>
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ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

EXTRA SERVICES / AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS \$227,915

Item F

CONTRACT NOS.	1620142/C3075; 1820025/C2943; 1820025/C2943; 1820026/C2873; 1920012/C492; 2420015/C3124; 2420020/C3126
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Extra services are for design work that is not covered under the original Agreement. August through September Extra Services are listed at the following link: [BOE 057 Extra Services](#)

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ATTACHMENT A

**RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY
BUILDING AND SITE DECONTAMINATION SERVICES CONTRACT AMENDMENT**

Item G**\$1,382,765**

Contractor/ ID No.	Description	Project Authorization and Scope	Contract Term Including This Amendment	Amendment Amount
AIR Inc. 2590077/C9195	Palisades Charter HS Campus Reconstruction Project: Building & Site Decontamination Services Capacity Increase	Board Report No. 269-24/25 06/03/25	03/20/25– *12/31/25	*\$1,382,765 Bond Funds (100%)

Ratification of a building site and decontamination services contract amendment to increase capacity of a contract awarded to respond effectively to the January 2025 Severe Windstorm and Wildfire Conditions as authorized by the Board of Education per Board Report [201-24/25](#) dated January 14, 2025. Pursuant to Board Report No. 269-24/25, any bond eligible costs incurred on the emergency projects will be transferred to the Campus Reconstruction Projects.

Initial Contract Value:	\$ 2,502,699
*Amendment No. 1	\$ 1,382,765
	Contract Term Revised
	(Executed Date: 08/26/25)

Aggregate Contract Value: \$3,885,464**Current Ratification*

ADOPTED BY BOARD NOVEMBER 18, 2025

ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

**A. APPROVAL OF ARCHITECTURAL AND ENGINEERING CONTRACTS –
CIVIL ENGINEERING SERVICES**

ITEM H

<u>Contractor / ID No.</u>	<u>Contract Term</u>	<u>Not-To-Exceed Aggregate Amount</u>
	01/01/26 - 01/31/31 includes two (2) one-year renewal options	\$5,000,000 Bond Funds (95%) General Funds (5%)

Brandow and Johnston (SBE) / 2620062
 Breen Design Group, Inc. (SBE) / 2620063
 Bureau Veritas North America / 2620064
 CASC Engineering and Consulting, Inc. (SBE) / 2620065
 Encompass Consultant Group (SBE) / 2620066
 FPL and Associates, Inc. (SBE) / 2620067
 John M. Cruikshank Consultants, Inc. (JMC2) (SBE) / 2620068
 Kimley-Horn and Associates, Inc. / 2620069
 KPFF Consulting Engineers / 2620070
 Land Design Consultants, Inc. (SBE) / 2620071
 Latitude 33 (SBE) / 2620072
 MA Engineering (SBE) / 2620073
 Mollenhauer Group Civil, Inc. (SBE) / 2620074
 Psomas / 2620075
 P.A. Arca Engineering, Inc. (SBE) / 2620076
 Uniplan Engineering, Inc. (SBE) / 2620077
 VCA Engineers, Inc. (SBE) / 2620078

Authorization to award seventeen (17) formally competed architectural and engineering contracts to provide task order civil engineering services Districtwide procured via RFQ R-25063. The authority to increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$5,000,000.

Civil engineering contracts provide needed services to ongoing Modernization, Critical Repair, Independent Monitor Americans with Disabilities Act (ADA) Compliance, Division of State Architect (DSA) Certification Programs and maintenance work ranging from ADA-compliant restrooms to playgrounds and lunch shelters at District facilities. These standing contracts enable the District to react quickly conditions with civil engineering impacts.

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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

**B. APPROVAL OF ARCHITECTURAL AND ENGINEERING CONTRACTS –
LAND SURVEY SERVICES**

ITEM I

<u>Contractor / ID No.</u>	<u>Contract Term</u>	<u>Not-To-Exceed Aggregate Amount</u>
	01/01/26 -01/12/31 includes two (2) one-year renewal options	\$25,000,000 Bond Funds (95%) General Funds (5%)

BKF Engineers / 2620079
CASC Engineering and Consulting, Inc. (SBE) / 2620080
Conaway Geomatics, Inc. (SBE) / 2620081
D. Woolley & Associates, Inc. (SBE) / 2620082
Encompass Consultant Group, Inc. (SBE) / 2620083
IMEG / 2620084
JT Engineering (SBE) / 2620085
KPFF, Inc. / 2620086
Land Design Consultants, Inc. (SBE) / 2620087
Michael Baker International, Inc. (SBE) / 26200288
Mollenhauer Group Civil, Inc. (SBE) / 2620089
P.A. Arca Engineering, Inc. (SBE) / 2620090
Psomas (SBE) / 2620091
Stantec Consulting (SBE) / 2620092
The Culver Group (SBE) / 2620093
Uniplan Engineering, Inc. (SBE) / 2620094
VCA Engineers, Inc. (SBE) / 2620095

Authorization to award seventeen (17) formally competed architectural and engineering contracts to provide task order land survey services Districtwide procured via RFQ R-25064. The authority to increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$25,000,000.

Land surveying services contracts provide land surveying services to ongoing Modernization, Critical Repair, Independent Monitor ADA Compliance, DSA Certification Programs and maintenance work ranging from ADA-compliant restrooms to playgrounds and lunch shelters at District facilities. These standing contracts enable the District to react quickly to land surveying needs.

<p style="text-align: center;">ADOPTED BY BOARD NOVEMBER 18, 2025</p>
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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

**C. APPROVAL OF ARCHITECTURAL AND ENGINEERING CONTRACTS –
MECHANICAL ENGINEERING SERVICES**

ITEM J

<u>Contractor / ID No.</u>	<u>Contract Term</u>	<u>Not-To-Exceed Aggregate Amount</u>
	01/01/26 - 01/12/31 includes two (2) one- year renewal options	\$15,000,000 Bond Funds (95%) General Funds (5%)
AE Group Mechanical Engineers, Inc. (SBE) / 2620096 Breen Design Group, Inc. (SBE) / 2620097 Budlong & Associates, Inc. (SBE) / 2620098 Capital Engineering Consultants, Inc. (SBE) / 2620099 Goss Engineering, Inc. (SBE) / 2620100 IMEG Consultants Corp. / 2620101 J.C. Chang & Associates, Inc. (SBE) / 2620102 Optimum Energy Design, LLC / 2620103 P2S LP / 2620104 Pacific Engineers Group (SBE) / 2620105 PBS Engineers, Inc. (SBE) / 2620106 S Y Lee Associates, Inc. (SBE) / 2620107 Salas O'Brien Engineers, Inc. / 2620108 WSP USA Buildings, Inc. / 2620109		

Authorization to award fourteen (14) formally competed architectural and engineering contracts to provide task order mechanical engineering services procured via RFQ R-25065. The authority to increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$15,000,000.

Mechanical engineering services contracts provide professional engineering services to ongoing Modernization, Critical Repair, DSA Certification Programs and maintenance work related to mechanical and plumbing replacements and upgrades at District facilities. These standing contracts enable the District to react quickly for mechanical engineering services requests.

ADOPTED BY BOARD
NOVEMBER 18, 2025

ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

D. APPROVAL OF PROFESSIONAL SERVICES CONTRACTS

\$1,500,000

ITEM K

<u>Contractor / ID No.</u>	<u>Contract Term</u>	<u>Not-To-Exceed Aggregate Amount</u>
	12/01/25 - 11/30/30 includes two (2) one- year renewal options	\$1,500,000 General Funds (100%)
EMSL Analytical, Inc. / 2690004 Eurofins Built Environment Testing West, LLC / 2690005 SGS North America, Inc. / 2690006		

Authorization to award three (3) formally competed contract selected from four (4) proposals received to provide Environmental Laboratory Services Districtwide procured via RFP R-26001.

The Contractors shall provide analytical services which will include, but not limited to, asbestos; general chemistry; metals; volatile and semi-volatile organic compounds; and microbiological analysis of e-coli; and fungi mold. Other contaminants not listed in this scope of work may also be tested in response to emergency situations.

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NOVEMBER 18, 2025

ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

E. APPROVAL TO AWARD ADVERTISED CONSTRUCTION CONTRACTS

ITEM L

Contractor/ ID No.	Site	Project Type	Project Authorization and Scope	Contract Term	Contract Amount	BD/ Region
HZS Engineering, Inc., dba HZS Construction /C10092	Canyon Creek	Obstacle Course	Board Report No. 316-23/24 , 6/25/24	10/30/25 – Completion	\$1,487,300 <i>Extended Learning Opportunities Program</i>	N/A

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