



## Board of Education Report

**File #:** Rep-190-24/25, **Version:** 1

**Agenda Date:** 2/11/2025

**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 (SEP) 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 (SEP) to Incorporate Therein) Recommends definition and approval of three projects essential for replacing and upgrading critical systems and components of school buildings, as detailed in Exhibit A and the amendment of the Facilities Services Division Strategic Execution Plan to incorporate therein, for a combined budget of \$14,974,504.

#### **Action Proposed:**

Define and approve three projects to provide critical replacements and upgrades of school building/site systems and components, 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 \$14,974,504.

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 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 three projects to provide roofing replacements at Franklin High School, Fremont High School, and Los Angeles Academy Middle School.

**Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on January 30, 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 anticipates 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 \$14,974,504 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 4,140 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 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 to Replace Failing Building/Site Systems and Components


Exhibit B - BOC Resolution

Exhibit C - BOC Presentation


**Submitted:**

01/06/25


**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:**

  
NOLBERTO DELGADILLO  
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 to Replace Failing Building/Site Systems and Components**

**1. Franklin High School Roofing Replacement Project**

- *Region East, Board District 2*
- *Project Scope:* This project replaces approximately 148,900 square feet of deteriorated roofing on 19 buildings, an arcade, and the lunch shelter on the Franklin High School and Franklin Community Adult School campus including the replacement of damaged wood, installation of new gutters and downspouts, and paint to match the affected areas.
- *Project Budget:* \$5,181,684
- *Construction Schedule:* Construction is anticipated to begin in Q4-2025 and be completed by Q4-2026.

**2. Fremont High School Roofing Replacement Project**

- *Region South, Board District 7*
- *Project Scope:* This project replaces approximately 110,100 square feet of deteriorated roofing on 11 buildings, two arcades, a lunch pavilion, and an announcer's booth on the Fremont High School and Hope Continuation High School campus including the replacement of damaged wood, installation of new gutters and downspouts, and paint to match the affected areas.
- *Project Budget:* \$4,590,211
- *Construction Schedule:* Construction is anticipated to begin in Q4-2025 and be completed by Q3-2026.

**3. Los Angeles Academy Middle School Roofing Replacement Project**

- *Region East, Board District 7*
- *Project Scope:* This project replaces approximately 128,600 square feet of deteriorated roofing on six buildings, an extensive arcade, and the lunch pavilion including the replacement of damaged wood, installation of new gutters and downspouts, and paint to match the affected areas.
- *Project Budget:* \$5,202,609
- *Construction Schedule:* Construction is anticipated to begin in Q4-2025 and be completed by Q1-2027.

**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

**Neelura Bell**  
CA Charter School Association  
**Sandra Betts**  
CA Tax Reform Assn.  
**Chad Boggio**  
L.A. Co. Federation of Labor AFL-CIO  
**Aleigh Lewis**  
L.A. City Controller's Office  
**Jennifer McDowell**  
L.A. City Mayor's Office  
**Brian Mello**  
Assoc. General Contractors of CA  
**Santa Ramirez**  
Tenth District PTSA

**William O. Ross IV**  
31<sup>st</sup> District PTSA  
**Dr. Bevin Ashenmiller (Alternate)**  
Tenth District PTSA  
**Ashley Kaiser (Alternate)**  
Assoc. General Contractors of CA  
**Connie Yee (Alternate)**  
L.A. Co. Auditor-Controller's Office  
**Vacant**  
Senior Citizens' Organization  
**Vacant**  
LAUSD Student Parent

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

**RESOLUTION 2025-01****BOARD REPORT NO. 190-24/25**

**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 (Projects) with a combined budget of \$14,974,504 as described in Board Report 190-24/25 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 providing roofing replacements at Franklin High School, Fremont High School, and Los Angeles Academy Middle School;

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

**RESOLUTION 2025-01**

**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 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 Bond Citizens’ Oversight Committee (BOC) for consideration and 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 \$14,974,504 and amend the Facilities SEP to incorporate therein, as described in Board Report 190-24/25, 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 January 30, 2025, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Robert Campbell/

Robert Campbell  
Vice-Chair

/Samantha Rowles/

Dr. Samantha Rowles  
Secretary



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

Bond Oversight Committee Meeting  
January 30, 2025



# Critical Replacements and Upgrades

Item	Board District	Region	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	2	East	Franklin High School	Roofing Replacement	Q4-2025	Q4-2026	\$5,181,684
2	7	South	Fremont High School	Roofing Replacement	Q4-2025	Q3-2026	\$4,590,211
3	7	East	Los Angeles Academy Middle School	Roofing Replacement	Q4-2025	Q1-2027	\$5,202,609
Total:							\$14,974,504

# Franklin High School

## Roofing Replacement

### Project Scope:

- Replace approximately 148,900 square feet of deteriorated roofing on 19 buildings, an arcade, and the lunch shelter on the Franklin HS & Franklin Community Adult School campus
- Install new gutters and downspouts

*Enrollment:* 1,303

*Construction Schedule:* Q4-2025 to Q4-2026

*Project Budget:* \$5,181,684

### Project Budget Breakdown:

Plans	0.5%
Construction	88.8%
Management	2.6%
Reserve	8.1%





# Fremont High School

## Roofing Replacement

### *Project Scope:*

- Replace approximately 110,100 square feet of deteriorated roofing on 11 buildings, 2 arcades, a lunch pavilion, and an announcer's booth on the Fremont HS and Hope Continuation HS campus
- Install new gutters and downspouts

*Enrollment:* 2,013

*Construction Schedule:* Q4-2025 to Q3-2026

*Project Budget:* \$4,590,211

*Project Budget Breakdown:*

Plans	0.5%
Construction	88.9%
Management	2.6%
Reserve	8.0%





# Los Angeles Academy Middle School

## Roofing Replacement

*Project Scope:*

- Replace approximately 128,600 square feet of deteriorated roofing on 6 buildings, an extensive arcade, and the lunch pavilion
- Install new gutters and downspouts

*Enrollment:* 828

*Construction Schedule:* Q4-2025 to Q1-2027

*Project Budget:* \$5,202,609

*Project Budget Breakdown:*

Plans	0.5%
Construction	88.8%
Management	2.6%
Reserve	8.1%



# Questions?