



## Board of Education Report

**File #:** Rep-227-24/25, **Version:** 1

**Agenda Date:** 3/11/2025

**In Control:** Facilities

### **Define and Approve Four Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan (SEP) to Incorporate Therein**

Facilities Services Division

#### **Brief Description:**

(Define and Approve Four Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends the definition and approval of four projects to provide upgrades for Los Angeles Unified School District facilities currently occupied by charter schools and amend the Facilities Services Division Strategic Execution Plan to incorporate therein for a total combined budget of \$73,003,621.

#### **Action Proposed:**

Define and approve four projects to provide upgrades for Los Angeles Unified School District (Los Angeles Unified or District) facilities currently occupied by charter schools, as detailed in 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 \$73,003,621.

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:**

The School Upgrade Program (SUP) - the current phase of Los Angeles Unified's Bond Program - supports the development of projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities to help improve student health, safety, and educational quality. The SUP includes a spending target entitled "Charter School Facilities Upgrades and Expansions." Projects developed under this category of need are included in the Facilities SEP.

Charter school facilities upgrade projects developed under this category of need are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities occupied by charter schools, input from the charter school community, and development of an implementation plan by District staff.

The proposals contained in Exhibit A of this Board Report include projects to replace heating, ventilation, and air conditioning systems at Animo Legacy Charter Middle School and Pacoima Charter Elementary School, a project to provide a secure entry system at Para Los Niños Charter Middle School, and a project to replace fencing and a gravity wall at Santa Monica Community Charter Elementary School.

#### **Bond Oversight Committee Recommendations:**

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its

meeting on February 27, 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 four projects to provide upgrades at District facilities currently occupied by charter schools. 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 project proposals in accordance with the provisions set forth in Los Angeles Unified local bond measures. If the proposed action is not approved, Bond Program funds will not be expended, and the school site system 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 upgrading charter school facilities.

**Budget Impact:**

The total combined budget for the four projects is \$73,003,621 and will be funded with Bond Program funds earmarked specifically for charter school facilities upgrades and expansions.

Each project budget was prepared based on the current information known and assumptions about the proposed project scope, 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 improve facilities that help ensure the approximately 2,720 current and future students attending these four 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 - Charter School Facilities Upgrade Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

**Submitted:**

02/03/25

**RESPECTFULLY SUBMITTED,**

**APPROVED BY:**

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ALBERTO M. CARVALHO  
Superintendent

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PEDRO SALCIDO  
Deputy Superintendent,  
Business Services and Operations

**REVIEWED BY:**

**APPROVED BY:**

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DEVORA NAVERA REED  
General Counsel

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KRISZTINA TOKES  
Chief Facilities Executive  
Facilities Services Division

\_\_\_ Approved as to form.

**REVIEWED BY:**

**PRESENTED BY:**

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NOLBERTO DELGADILLO  
Deputy Chief Financial Officer

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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**  
**Charter School Facilities Upgrade Projects**

- 1. Animo Legacy Charter Middle School Heating, Ventilation, and Air Conditioning Systems Replacement Project**
  - *Board District 1*
  - *Project Scope:* This project replaces the existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at 26 permanent buildings and seven relocatable buildings. In addition, the project provides a new Energy Management System (EMS) at 26 permanent buildings and seven relocatable buildings.
  - *Project Budget:* \$48,087,714
  - *Construction Schedule:* Construction is anticipated to begin in Q3-2027 and be completed in Q1-2031.
  
- 2. Para Los Niños Charter Middle School Secure Entry System Project**
  - *Board District 2*
  - *Project Scope:* This project provides a secure entry system at the charter school's main entrance and three handsets at the main office.
  - *Project Budget:* \$48,883
  - *Construction Schedule:* Construction is anticipated to begin in Q2-2025 and be completed in Q3-2025.
  
- 3. Santa Monica Community Charter Elementary School Fencing and Wall Replacement Project**
  - *Board District 5*
  - *Project Scope:* This project replaces a portion of the chain-link fencing standing 12' high along Santa Monica Blvd. as well as a portion of the gravity wall standing 1.5' high with chain-link fencing standing 8' high on top of the wall along Van Ness Ave. The new fencing along Santa Monica Blvd. includes approximately 200 linear feet, posts and footings, and privacy slats; the new gravity wall and fencing along Van Ness Ave. includes approximately 160 linear feet, posts and footings, and privacy slats. In addition, the project replaces surrounding landscaping as needed, replaces a non-accessible gate, and provides accessibility upgrades such as signage and a drinking fountain.
  - *Project Budget:* \$583,042
  - *Construction Schedule:* Construction is anticipated to begin in Q4-2026 and be completed in Q2-2027.
  
- 4. Pacoima Charter Elementary School Heating, Ventilation, and Air Conditioning Systems Replacement Project**
  - *Board District 6*
  - *Project Scope:* This project replaces the existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at seven permanent buildings and provides a new Energy Management System (EMS) at eight permanent buildings.
  - *Project Budget:* \$24,283,982
  - *Construction Schedule:* Construction is anticipated to begin in Q3-2027 and be completed in Q4-2029.

LOS ANGELES UNIFIED SCHOOL DISTRICT

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

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RESOLUTION 2025

BOARD REPORT NO. 227-24/25

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CHARTER SCHOOL FACILITIES UPGRADE PROJECTS 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 four projects that provide upgrades for Los Angeles Unified School District (Los Angeles Unified or District) facilities currently operated by charter schools (charter facilities upgrade projects), as described in Board Report 227-24/25 attached hereto, for a combined budget of \$73,003,621, 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, the School Upgrade Program (SUP) develops projects that upgrade, modernize, and replace aging and deteriorating school facilities, update technology, and address facilities inequities in order to help improve student health, safety, and educational quality; and

WHEREAS, The SUP includes a spending target entitled "Charter School Facilities Upgrades and Expansions" and projects developed under this category of need are included in the Facilities SEP; and

WHEREAS, Charter school facilities upgrade projects are subject to assessment of the conditions and needs of the school building/site systems and components of District facilities operated by charter schools, input from the charter school community, and development of an implementation plan by District staff; and

WHEREAS, the proposals include projects to replace heating, ventilation, and air conditioning systems at Animo Legacy Charter Middle School and Pacoima Charter Elementary School, a project to provide a secure

**RESOLUTION 2025**

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR CHARTER SCHOOL FACILITIES UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

entry system at Para Los Niños Charter Middle School, and a project to replace fencing and a gravity wall at Santa Monica Community Charter Elementary School; and

WHEREAS, the Board’s approval of the four charter facilities upgrade projects will authorize District Staff to proceed with the implementation of the proposed projects to improve student health and safety; and

WHEREAS, 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; 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 four projects that provide charter school facilities upgrades with a combined budget of \$73,003,621 and amend the Facilities SEP to incorporate therein, as described in Board Report 227-24/25, 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 February 27, 2025, by the following vote:

AYES:

ABSTENTIONS:

NAYS:

ABSENCES:

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D. Michael Hamner  
Chair

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Robert Campbell  
Vice-Chair



## **Charter School Facilities Upgrades**

Bond Oversight Committee Meeting  
February 27, 2025



# Charter School Facilities Upgrades

Item	Board District	School	Description	Anticipated Construction Start	Anticipated Construction Completion	Project Budget
1	2	Para Los Niños Charter MS	Secure Entry System	Q2-2025	Q3-2025	\$48,883
2	5	Santa Monica Community Charter ES	Fencing & Wall Replacement	Q4-2026	Q2-2027	\$583,042
3	1	Animo Legacy Charter MS	HVAC Replacement	Q3-2027	Q1-2031	\$48,087,714
4	6	Pacoima Charter ES	HVAC Replacement	Q3-2027	Q4-2029	\$24,283,982
Total:						\$73,003,621

# Santa Monica Community Charter Elementary School

## Fencing & Wall Replacement

### Project Scope:

- Santa Monica Blvd.
  - Replace approx. 200 linear feet of chain-link fencing standing 12 feet high
- Van Ness Ave.
  - Replace approx. 160 linear feet of gravity wall and chain-link fencing on top of the wall standing 8 feet high
- New fencing will include privacy slats
- Replace surrounding landscaping as needed and provide accessibility upgrades

Enrollment: 702

Construction Schedule: Q4-2026 to Q2-2027

Project Budget: \$583,042

Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Reserve
9.2%	10.3%	68.7%	6.1%	5.7%



Area of work



Fence leaning towards sidewalk and wall cracking on Van Ness Ave.

# Animo Legacy Charter Middle School

## HVAC Replacement

### Project Scope:

- Replace existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at 26 permanent buildings and 7 relocatable buildings.
- Provide a new Energy Management System (EMS) at 26 permanent buildings and 7 relocatable buildings.

Enrollment: 893

Construction Schedule: Q3-2027 to Q1-2031

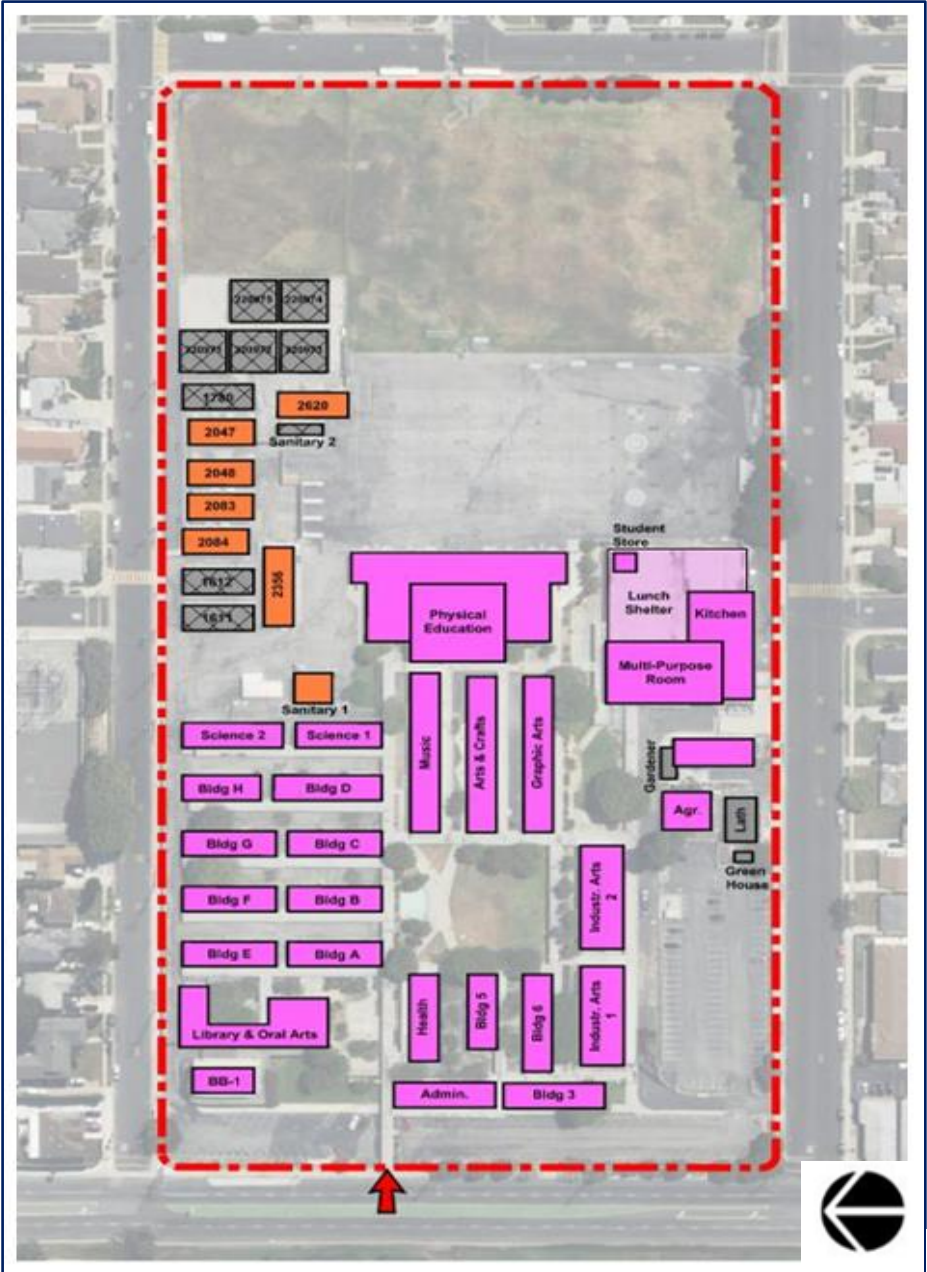
Project Budget: \$48,087,714

### Project Budget Breakdown:

Site & Environmental	Plans	Construction	Management	Reserve
0.2%	11.3%	74.6%	7.4%	6.5%

LEGEND:

- PERMANENT BLDGS IN SCOPE OF WORK
- PERMANENT BLDGS NIC
- CERTIFIED PORTABLES IN SCOPE OF WORK
- UNCERTIFIED PORTABLES NIC





# Animo Legacy Charter Middle School

## HVAC Replacement



BB-1 Building – Existing Rooftop HVAC Unit



MPR Building – Mezzanine Mechanical Room



# Pacoima Charter Elementary School

## HVAC Replacement

### Project Scope:

- Replace existing heating, ventilation, and air conditioning (HVAC) units, exhaust fans, and miscellaneous ductwork as required at 7 permanent buildings.
- Provide a new Energy Management System (EMS) at 8 permanent buildings.

*Enrollment:* 831

*Construction Schedule:* Q3-2027 to Q4-2029

*Project Budget:* \$24,283,982

*Project Budget Breakdown:*

Site & Environmental	Plans	Construction	Management	Reserve
0.3%	11.1%	74.5%	7.8%	6.3%



### LEGEND:



HISTORIC BLDG



PERMANENT BLDGS  
IN SCOPE OF WORK



UNCERTIFIED PORTABLES NIC





# Pacoima Charter Elementary School

## HVAC Replacement



Building "E" Rooftop Unit



Building "F"

**Questions?**