

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
 L.A. Area Chamber of Commerce

Bevin Ashenmiller
 Tenth District PTSA
Chad Boggio
 L.A. Co. Federation of Labor AFL-CIO
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Charlotte Lerchenmuller
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 31st District PTSA
Rachelle Anema (Alternate)
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Monica Carlos (Alternate)
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Asha Lang (Alternate)
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Jeanalee Obergfell (Alternate)
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Jason Peterson (Alternate)
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Brendan Sullivan (Alternate)
 Tenth District PTSA
Vacant
 Assoc. General Contractors of CA
Vacant
 CA Charter School Association
Vacant
 CA Tax Reform Association
Timothy Popejoy
 Bond Oversight Administrator
Perla Zitle
 Bond Oversight Coordinator

Joseph P. Buchman and Brian S. Ginter – Legal Counsel
 Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
 Government Financial Services Joint Powers Authority

The LAUSD School Construction Bond Citizens' Oversight Committee (BOC) is authorized by the California Strict Accountability in Local School Construction Bonds Act of 2000 [Education Codes 15264 - 15288] and the LAUSD BOC Charter and Memorandum of Understanding (MOU)

School Construction Bond Citizens' Oversight Committee
Regular Meeting
LAUSD HQ – Board Room
333 S. Beaudry Avenue
Los Angeles, CA 90017
Thursday, September 24, 2026
10:00 a.m.

Live video stream available for this meeting at
<https://lausdca.new.swagit.com/views/827>

The meeting shall be held at the LAUSD HQ Board Room and through teleconferencing. Members of the public may, observe the meeting online through the live video stream above, on YouTube or on KLCS Channel 58 when it airs as detailed below. Members of the public may offer public comment in person, at teleconference locations, in writing, or telephonically by following the instructions provided below.

	Item	Presentation/ Discussion Time	Presenter
	Call to Order		Michael Hamner
	Chair's Remarks		Michael Hamner
1.	Public Comment	20 minutes	Michael Hamner
2.	Consent Calendar A. September 3, 2026 Meeting Minutes	2 minutes	Michael Hamner

	Item	Presentation/ Discussion Time	Presenter
3.	Amendment to the FY2027 OIG Work Plan	10 minutes	William Hoffman Inspector General, OIG
4.	Technical Evaluation of PCN3, Inc. and the Benjamin Franklin Senior High School Auditorium Seismic Retrofit Project (Information Only)	10 minutes	Amy Long Assistant Inspector General, OIG
5.	Response to: Technical Evaluation of PCN3, Inc. and the Benjamin Franklin Senior High School Auditorium Seismic Retrofit Project (information Only)	10 minutes	Krisztina Tokes Chief Facilities Executive, FSD
6.	Discussion of Non-Agenda Matters	10 minutes	Michael Hamner
Reference Materials			
<ul style="list-style-type: none"> • Measure US Strategies to Implement 2024 Bond Priorities (August 7, 2024) • 2026 Funding Allocation for Board District and Region Priority Projects • Green Schoolyards for All Plan (April 2024) 			

The Bond Oversight Committee is committed to ensuring the health and safety of the community. Anyone who is symptomatic or has recently been exposed to someone with COVID-19 should participate in the meeting remotely.

The Bond Oversight Committee encourages public comment on the items on this Regular Meeting agenda, and all other items related to the business of the Bond Oversight Committee. You may register online to provide comments and call in during the meeting, but please consider using our alternative method. Commenters can send an email that will be shared with all Committee Members at boc@laschools.org. Email communications received by 5 p.m., the day before the meeting will be distributed to all Committee Members before the meeting and will be added to the records of the meeting. Individuals wishing to address the Committee telephonically at the meeting must register to speak using the Speaker Sign Up Google Form: <https://forms.gle/EL9zBEXK8fHbWJ2R6>. Registration will open 24 hours before the meeting and will close 20 minutes after the start of the meeting.

Each item will allow for up-to five (5) speakers, and up-to 10 speakers may sign up for general Public Comment. All speakers will be heard at the beginning of the meeting unless the Chair permits speakers to address the BOC later in the meeting. The timed period for public comment will end 20 minutes after the start of the meeting, or when all individuals who have signed up or registered to speak have made their comments.

Speakers who have registered through the Speaker Sign Up Google Form for this meeting will need to follow these instructions:

1. Dial *82 (to activate caller ID), then 1-213-338-8477 and enter Meeting ID **891 6942 7036** at the beginning of the meeting.
2. Press #, and then # again when prompted for the Participant ID.
3. Remain on hold until it is your turn to speak. You can watch the meeting on the live video stream (<https://lausdca.new.swagit.com/views/827>) until your item comes before the Committee.
4. Callers will be identified based on their phone number. You will need to call in from the same phone number entered on the Speaker Sign Up website. Callers will need to have their phone number ID displayed and may need to adjust their phone settings. Dialing *82 first when calling in should permit caller id to work if the phone number is usually blocked.

Bond Oversight Committee

333 S. Beaudry Avenue, 23rd Floor, Los Angeles, CA 90017 ♦ Phone: 213.241.5183 ♦ <https://bondoversight.lausd.org/>

5. Callers will know to speak when receiving the signal that their phone can be unmuted. Callers will then press *6 (Star 6) and be brought into the meeting.

Public speakers will have three (3) minutes to provide comments unless the Committee Chair, in order to accommodate all registered speakers within a reasonable amount of time, announces a shorter time for comments. If a speaker wishes to comment on multiple agenda items, the speaker will be allowed a total of six (6) minutes to speak to all the agenda items for which they have registered unless the Chair grants the speaker additional time. Please contact the Committee's Coordinator at 213-241-5183 if you have any questions.

Bond Oversight Committee Upcoming Meeting Schedule:

- | | | |
|--------------------|--------------------|----------------|
| • October 29, 2026 | • February 4, 2027 | • May 6, 2027 |
| • December 3, 2026 | • March 4, 2027 | • May 27, 2027 |
| • January 14, 2027 | • April 8, 2027 | |

Bond Oversight Committee meetings are aired on KLCS-TV (channel 58) on the Sunday following the meeting date. Broadcast time of the Bond Oversight Committee meetings may change due to the volume of broadcasts scheduled for the day. Please call (213) 241-4036 the Friday prior to the Sunday Broadcast to verify the time.

This agenda has been prepared and posted as required by law to inform the public and assist in the orderly administration of the Committee's meetings. The Committee may take action on any item that appears on this agenda. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Bond Oversight Committee Administrator at (213) 241-5183. Notification of 48 hours prior to the meeting will enable the Oversight Committee to make reasonable arrangements to ensure accessibility to this meeting (28CFR 35.102-35.104 ADA Title II).

Any member of the public may request being added to an email list to receive BOC meeting materials by submitting a request to boc@laschools.org

Updated School Upgrade Program Summary
Compiled by BOC Staff based on Financial Data
Submitted by District Staff

	Category Spending Target ⁽²⁾	Spending Target Available (\$) ⁽³⁾	Spending Target Available (%)
As of 7/31/26 ⁽¹⁾	A	B	C = B/A
FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN			
Major Modernizations/Upgrades/Reconfigurations	\$11,985,028,360	\$3,041,666,157	25.4%
Critical Replacements and Upgrades	\$3,388,401,775	\$957,147,281	28.2%
School Cafeteria Upgrades	\$647,063,449	\$487,062,723	75.3%
Wellness, Health, Athletics, Learning, and Efficiency	\$923,700,630	\$211,984,103	22.9%
ADA Transition Plan Implementation	\$1,096,851,916	\$163,398,523	14.9%
Charter School Facilities	\$820,499,046	\$81,760,021	10.0%
Early Childhood Education Facilities	\$339,623,932	\$93,776,768	27.6%
Adult and Career Education Facilities	\$284,734,819	\$140,044,166	49.2%
Board District Priority Projects ⁽⁴⁾	\$87,968,759	\$48,576,170	55.2%
Region Priority Projects ⁽⁴⁾	\$71,765,831	\$43,777,083	61.0%
FSD Subtotal	\$19,645,638,517	\$5,269,192,995	26.8%
INFORMATION TECHNOLOGY SERVICES STRATEGIC EXECUTION PLAN			
Technology Infrastructure and System Upgrades	\$1,825,637,025	\$615,097,560	33.7%
Upgrade and Equip with 21st Century Technology	\$381,396,933	\$70,036,000	18.4%
IT Campus Safety Upgrades	\$188,722,008	\$8,957,882	4.7%
ITS Subtotal	\$2,395,755,966	\$694,091,442	29.0%
TRANSPORTATION SERVICES STRATEGIC EXECUTION PLAN			
Replace Aging and Polluting School Buses	\$66,875,000	\$4,295,323	6.4%
OFFICE OF THE INSPECTOR GENERAL			
Independent Audits of Bond Projects	\$110,000,000	\$65,326,101	59.4%
TOTAL, School Upgrade Program	\$22,218,269,483	\$6,032,905,861	27.2%

1) Data supplied by District staff is dated 7/31/26 for FSD, 6/30/26 for ITS, 7/31/26 for OIG, and 9/15/26 for TSD.

2) Spending Target is the Board-approved allocation of funds available for each category. It includes Board action to integrate Measure US (approved by voters on 11/5/2024), Measure RR (approved by voters on 11/3/2020) and other actions that modified the amount available for projects since the inception of the SUP approved by the Board in January 2014. Allocations to indirect costs and program reserve (\$1,568,000,000 for Measure US and \$1,044,905,000 for Measure RR) have been deducted from the spending target. Allocations to the defeasance of COPs (\$175,000,000 for ITS and \$75,000,000 for TSD, approved by the Board on 3/11/2025) have been deducted from the spending target. When the BOC recommends a project, it recommends an allocation of funds from the spending target toward a project budget. However, ultimately it is the Board's responsibility to approve projects and budgets. The spending target is primarily funded by bond measures though includes other sources such as interest earnings, State funds, developer fees, etc.

3) Allocation available can change monthly based on new projects being approved as well as updates to the budget on existing projects previously approved. More specifically, the budget is the expenditure estimate at completion (EAC), which may be updated as a project progresses.

4) Board District and Region Priority categories have a high percentage remaining because funds for these priorities pre-date the SUP and are allocated over a long-term timeframe.

Measure RR and US Implementation Plans and SUP Summary Update

Prepared by BOC Staff based on SUP Summary as of 7/31/26

SUP Categories	Project Types	Measure RR Budget ⁽¹⁾	Measure US Budget ⁽²⁾	Spending Target Available ⁽³⁾
FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN				
Major Modernizations/Upgrades/Reconfigurations	-Major Modernizations	\$840,000,000	\$2,240,000,000	
	-Classroom Replacements	\$720,000,000	\$640,000,000	
	-Classroom Upgrades	\$350,000,000	\$56,000,000	
	-Pre-Construction Authorized	\$265,000,000	\$0	
	-Outdoor Learning Spaces	\$50,000,000	\$0	
	-Campus Upgrades	\$50,000,000	\$480,000,000	
	-Greening Schoolyards/Playgrounds	\$0	\$480,000,000	
	-Shade Shelters	\$0	\$40,000,000	
	-Universal TK Upgrades	\$0	\$56,000,000	
	-TBD/Uncategorized	\$115,400,000	\$0	
	Facilities Project Subtotal	\$2,390,400,000	\$3,992,000,000	
	-Reserve and Indirect Costs	\$489,600,000	\$998,000,000	
	Category Total	\$2,880,000,000	\$4,990,000,000	\$3,041,666,157
Critical Replacements and Upgrades	-Replace Building Systems	\$800,000,000	\$745,600,000	
	-Playgrounds and Exterior	\$300,000,000	\$0	
	-Secure Entrances	\$15,000,000	\$12,000,000	
	-TBD/Uncategorized	\$154,900,000	\$0	
	Facilities Project Subtotal	\$1,269,900,000	\$757,600,000	
	-Reserve and Indirect Costs	\$260,100,000	\$189,400,000	
	Category Total	\$1,530,000,000	\$947,000,000	\$957,147,281
School Cafeteria Upgrades	-HVACs	TBD	\$0	
	-Management Systems	TBD	\$0	
	-Serving Area Modernizations	TBD	\$0	
	-Regional Kitchen(s)	\$0	\$240,000,000	
	-Walk-in Freezers	\$0	\$100,000,000	
	-Combi Ovens and Electrical	\$0	\$16,000,000	
	-Service Kiosks and Electrical	\$0	\$12,800,000	
	Facilities Project Subtotal	\$162,265,000	\$368,800,000	
	-Reserve and Indirect Costs	\$33,235,000	\$92,200,000	
	Category Total	\$195,500,000	\$461,000,000	\$487,062,723
Wellness, Health, Athletics, Learning, and Efficiency	-Athletic Facilities	\$180,000,000	\$184,000,000	
	-Wellness Centers	\$50,000,000	\$32,000,000	
	-Pre-Construction Authorized	\$30,000,000	\$0	
	-SEEDs	\$5,000,000	\$4,000,000	
	-Partner Funded Programs	\$5,000,000	\$8,000,000	
	-TBD/Uncategorized	\$4,232,000	\$0	
	-Solar, Electrical Infrastructure	\$0	\$140,000,000	
	-School Libraries	\$0	\$8,000,000	
	Facilities Project Subtotal	\$274,232,000	\$376,000,000	
	-Reserve and Indirect Costs	\$56,168,000	\$94,000,000	
	Category Total	\$330,400,000	\$470,000,000	\$211,984,103
Early Childhood Education Facilities	-Outdoor Classrooms	TBD	\$0	
	-Replace Building Systems	TBD	\$0	
	-Upgrades, Expansions, Additions	TBD	\$0	
	Facilities Project Subtotal	\$108,149,000	\$160,000,000	
	-Reserve and Indirect Costs	\$22,151,000	\$40,000,000	
	Category Total	\$130,300,000	\$200,000,000	\$93,776,768

Measure RR and US Implementation Plans and SUP Summary Update

SUP Categories	Project Types	Measure RR Budget⁽¹⁾	Measure US Budget⁽²⁾	Spending Target Available⁽³⁾
FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN				
Adult and Career Education Facilities	-Technology Upgrades	TBD	\$24,000,000	
	-Replace Building Systems	TBD	\$10,400,000	
	-Upgrades, Expansions, Additions	TBD	\$74,400,000	
	-Exterior Improvements	\$0	\$6,400,000	
	Facilities Project Subtotal	\$108,149,000	\$115,200,000	
	-Reserve and Indirect Costs	\$22,151,000	\$28,800,000	
	Category Total	\$130,300,000	\$144,000,000	\$140,044,166
ADA Transition Plan Implementation	-Accessibility Enhancements	\$347,000,000	\$200,000,000	
	-Rapid Access Program	\$10,000,000	\$6,400,000	
	-TBD/Uncategorized	(\$100,000)	\$0	
	Facilities Project Subtotal	\$356,900,000	\$206,400,000	
	-Reserve and Indirect Costs	\$73,100,000	\$51,600,000	
	Category Total	\$430,000,000	\$258,000,000	\$163,398,523
Charter School Facilities	-Prop 39 Annual Renovation	TBD	\$16,000,000	
	-Prop 39 Co-Location	TBD	\$4,000,000	
	-Failing Building Systems	TBD	\$0	
	-Technology Upgrades	TBD	\$0	
	-Upgrades, Modernizations	TBD	\$220,000,000	
	-Augmentation Grants	TBD	\$0	
	Facilities Project Subtotal	\$373,500,000	\$240,000,000	
	-Reserve and Indirect Costs	\$76,500,000	\$60,000,000	
	Category Total	\$450,000,000	\$300,000,000	\$81,760,021
Board District Priority Projects	Facilities Project Subtotal	\$29,050,000	\$36,000,000	
	-Reserve and Indirect Costs	\$5,950,000	\$9,000,000	
	Category Total	\$35,000,000	\$45,000,000	\$48,576,170
Region Priority Projects	Facilities Project Subtotal	\$29,050,000	\$20,000,000	
	-Reserve and Indirect Costs	\$5,950,000	\$5,000,000	
	Category Total	\$35,000,000	\$25,000,000	\$43,777,083
FSD Subtotal	-Facilities Project Subtotal	\$5,101,595,000	\$6,272,000,000	\$5,269,192,995
	-Category Total	\$6,146,500,000	\$7,840,000,000	
INFORMATION TECHNOLOGY SERVICES STRATEGIC EXECUTION PLAN				
Technology Infrastructure and System Upgrades	-Network Infrastructure	\$597,532,424	\$886,000,000	\$615,097,560
Upgrade and Equip with 21st Century Technology	-Technology Equipment	\$182,467,576	\$0	\$70,036,000
IT Campus Safety Upgrades	-Access, camera, alarm systems	\$0	\$169,000,000	\$8,957,882
ITS Subtotal		\$780,000,000	\$1,055,000,000	\$694,091,442
TRANSPORTATION SERVICES STRATEGIC EXECUTION PLAN				
Replace Aging and Polluting School Buses	-School Buses	\$33,500,000	\$75,000,000	\$4,295,323
OFFICE OF THE INSPECTOR GENERAL				
Independent Audits of Bond Projects	-Audits and Reviews	\$40,000,000	\$30,000,000	\$65,326,101
TOTAL	-Measures RR and US	\$7,000,000,000	\$9,000,000,000	\$6,032,905,861

Notes:

1) Based on Measure RR Proposed Implementation Plan per BOE Report No. 027-21-22 dated August 24, 2021. TBD/Uncategorized are calculated based on the difference between the Facilities Project Subtotal associated with the Measure RR Allocation and the summation of Measure RR Budgets for identified Project Types in the Measure RR Proposed Implementation Plan.

2) Based on Measure US Proposed Priorities, Funding Targets and Implementation Strategies per BOE Report No. 029-24-25 dated August 7, 2024. The facilities project subtotals are based on the funding targets identified less the allocations for program reserve (10%) and indirect program costs (10%) that are drawn from each category as described in a footnote to the BOE Report.

3) Based on Updated School Upgrade Program Summary. Includes all funding sources for the SUP such as Measure RR, Measure US, remaining funds from prior bond measures, State funds, developer fees, interest earnings, etc. Allocations to reserve and indirect costs, as well as to the defeasance of COPs, have been deducted from the Spending Target Available. Spending Target Available can change monthly based on new projects being approved as well as updates to the budget on existing projects previously approved. More specifically, the budget is the expenditure estimate at completion (EAC), which may be updated as a project progresses.

Board District Priority and Region Priority Projects Summary
Compiled by BOC Staff based on Financial Data
Submitted by District Staff

As of 7/31/26 ⁽¹⁾	Active Projects ⁽²⁾	Active Project Budgets	Current Funds Available ⁽³⁾
BOARD DISTRICT PRIORITY (BDP) PROJECTS			
BD 1	13	\$10,176,084	\$4,261,349
BD 2	25	\$9,083,419	\$2,559,365
BD 3	105	\$21,049,827	(\$80,661)
BD 4	22	\$11,985,784	\$2,553,953
BD 5	39	\$18,904,277	\$2,110,156
BD 6	38	\$12,617,709	\$2,291,650
BD 7	79	\$14,087,965	\$1,357,868
BDP Subtotal	321	\$97,905,065	\$15,053,680
REGION PRIORITY (RP) PROJECTS			
East	33	\$18,280,141	\$8,071,126
North	31	\$29,435,025	\$2,199,243
South	36	\$23,059,981	\$5,065,460
West	23	\$12,974,868	\$7,583,076
RP Subtotal	123	\$83,750,015	\$22,918,905
TOTAL, BDP and RP Projects	444	\$181,655,080	\$37,972,585

1) Data supplied by District staff is dated 7/31/26 per FSD.

2) Projects identified as active may be in pre-construction, construction, or closeout status.

3) Board District and Region Priority categories have a lower amount of funds currently available than the SUP spending target identified in the SUP Summary because funds for these priorities are allocated over a long-term timeframe.

AGENDA ITEM

#1

Public Comment

AGENDA ITEM

#2

LOS ANGELES UNIFIED SCHOOL DISTRICT
SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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**School Construction Bond Citizens' Oversight
Committee Regular Meeting
LAUSD HQ – Board Room
333 S. Beaudry Avenue
Los Angeles, CA 90017
Thursday, September 3, 2026
10:00 a.m.**

Please see the archived video of the meeting for all discussions/questions:
<https://lausdca.new.swagit.com/videos/399949> (English)
<https://lausdca.new.swagit.com/videos/399950> (Spanish)

Committee Members Present (12): Robert Campbell, Michael Hamner, Ashley Kaiser, Mellina Lathe, Charlotte Lerchenmuller, Patrick MacFarlane, Jennifer McDowell, Scott Pansky, Jason Peterson (alternate to Chad Boggio), Tamar Poladian-Perron, Dr. Samantha Rowles, Brendan Sullivan (alternate to Dr. Bevin Ashenmiller).

Absent (1): Aleigh Lewis

Vacancy: (1) CA Tax Reform Association

00:00:02 Call to Order

Mr. Michael Hamner, BOC Chair, called the meeting to order at 10:08 a.m. and welcomed all to the second regular meeting of the 2026-2027 school year.

00:00:23 Mr. Hamner read the mission statement from the BOC Charter and Memorandum of Understanding (MOU) stating that it establishes a shared vision between the Committee and the District to build, modernize, and maintain schools that support the full development of a child, are educationally and environmentally sound, serve as community hubs, and use land efficiently. He added that the MOU also states the BOC has a duty to recommend *against* bond fund expenditures when the District

fails to provide sufficient oversight information or when a project does not appear permissible or prudent.

Mr. Hamner stated that one BOC member was participating remotely in compliance with the Brown Act. He also thanked the KLCS Staff for their production work, Information Technology Services Staff for their technical support, Spanish Interpretation Staff for their work in translating and other District staff for their assistance in broadcasting the hybrid BOC meeting.

Introductory Remarks

00:01:45 Mr. Hamner asked Mr. Campbell, BOC Vice-Chair, to provide additional remarks.

Mr. Campbell announced that the BOC website could be found at <https://www.bondoversight.lausd.org>. He also indicated that meeting materials and live stream in both English and Spanish were located under the tab *Upcoming Meetings*. He added that upcoming meeting dates are published on the BOC website. He also stated that the BOC website included recent correspondence to the District regarding the BOC's decision not to recommend the purchase of electric buses, as well as information on a recent San Francisco school district case involving challenges to its bond oversight committee and its independence. He stated that at the May 28, 2026 BOC meeting, the BOC also rejected proposed revisions to the memorandum of understanding (MOU) with the District that would have removed language defining the Committee's independence and oversight responsibilities, while expressing interest in revisiting the MOU with the District in the future.

Mr. Campbell explained that public speakers were asked to sign up using a hyperlink to a Google form included on the meeting agenda. He stated that in-person speakers would be asked to step up to the podium to be heard.

00:04:16 Mr. Hamner made the following announcements:

Mr. Hamner encouraged BOC members to attend a ribbon cutting ceremony to celebrate the impact the bond program has on schools. He announced two upcoming events: 1) Huntington Park High School Comprehensive Modernization Project – Ribbon-Cutting Ceremony on September 24 at 9 a.m. 2) Bright Elementary School Outdoor Learning Environment Project – Ribbon-Cutting Ceremony on September 25 at 8:30 a.m.

00:05:18 **Agenda Item 1. Superintendent's Remarks (Information Only)**

Presenter: Andrés Chait, LAUSD Superintendent

BOC Chair Hamner welcomed Superintendent Chait, who had been invited to address the BOC. The BOC Chair briefly shared positive impressions from a recent meeting with the Superintendent and expressed enthusiasm for working with him, his office, and District Staff during the school year.

Superintendent Chait thanked the BOC for the opportunity to address them and briefly shared his background with LAUSD noting that he began his career with the District in 1998 as a kindergarten teacher. He discussed his experience working on projects that intersected with the BOC's responsibilities and emphasized the positive impact that well-designed, modernized school facilities can have on student experience and academic achievement. Superintendent Chait also highlighted the BOC's important role in maintaining community trust and accountability, particularly when the District seeks voter support for bond measures and funding for school construction and modernization, and expressed his support for the BOC's oversight role. He said that he looked forward to establishing a strong working relationship with the Committee and offered to remain available to BOC members as the work develops.

BOC Vice-Chair Campbell stated appreciation for the Superintendent's remarks and emphasized the importance of the BOC's work while acknowledging its advisory role and limitations. He noted that the Committee seeks to ask meaningful questions and obtain a thorough understanding of District matters within its available resources. He voiced that the proposed MOU revisions from the District were unproductive and concerning, in particular, the language describing the Committee's independence. He asked what the BOC could expect from the new District administration regarding the MOU process and how future revisions and information-gathering should be handled. He shared optimism about establishing a constructive relationship and emphasized that the BOC does not wish to carry forward issues from the previous MOU process.

In response to Mr. Campbell's comments, Superintendent Chait said that the overall tone and direction is set by the Superintendent along with clear guidance to staff while delegating the detailed work. He stated that he reviewed prior drafts of the MOU and emphasized to staff the importance of meaningful dialogue throughout the process. He noted that the prior MOU process appeared to rely on document exchanges rather than substantive discussion. He said that, going forward, proposed changes should be accompanied by conversation, context to explain the rationale, concerns, and perspectives behind the revisions, even when disagreements remain.

Vice-Chair Campbell also raised concerns regarding the BOC's participation in the bond program audits stating that the Committee is legally designated as an oversight entity. He stressed the importance of allowing the BOC to communicate with auditors before an audit begins to identify areas of interest for consideration without directing or influencing the audit. He characterized the issue as fundamental access to information and expressed hope that it would be addressed as part of improving the BOC's relationship with the District. He concluded by expressing his appreciation for the Superintendent's engagement and positive change in communication and tone.

There was a discussion focused on the need to finalize the District's MOU with the BOC with the Superintendent's commitment to possibly completing it by the end of the calendar year. There was also a discussion on declining enrollment and the need to evaluate school consolidation, closures, campus utilization, existing investments, and program availability over a three-to-five-year period. When asked by Mr. Pansky, the Superintendent Chait expressed support for expanding business and community partnerships to offset the bond program and create student opportunities including LA28. There was a statement made by Ms. Poladian-Perron, representing the 31st District PTSA, expressing appreciation for Superintendent Chait's positive leadership and collaborative approach, enthusiasm for working together, commitment to strengthening communication and ensuring positive outcomes for the LAUSD community. Mr. Sullivan, representing the 10th District PTSA, seconded those comments on behalf of his organization. Ms. Kaiser, representing the Association of General Contractors, expressed her support for the Superintendent's approach and touched on the need to continue to work with the District to address the complexities of and to streamline the procedures of the contract and construction management process for contractors. Mr. Pansky, who has served on the BOC for many years, described the Superintendent's tone and candor as a refreshing change from District leadership.

There were comments related to finding ways to reduce unnecessary costs and to improve the efficiency of bond-funded school construction projects to redirect savings toward other critical District projects. Members expressed hope for continued collaboration between the Superintendent, Board of Education and BOC to advance the District in a positive and impactful manner for students. Ms. Lathe described her experience collaborating with Superintendent Chait when he served in Local District Northeast and assisted with a school's expansion project alongside Local Superintendent Del Cueto. Ms. Lerchenmuller described her prior experience with Superintendent Chait in Staff Relations describing him as fair, honest, and truthful.

BOC Chair Hamner expressed his appreciation for the Superintendent's time, leadership, and thoughtful responses. He highlighted the concerns regarding the MOU and lack of a previous dialogue and welcomed a more urgent timeline to reconvene. He also emphasized the complexity and unique dynamics of the District conveying confidence in the direction ahead related to the MOU and audit matters.

Superintendent Chait concluded by thanking BOC members for the engagement and reaffirmed clear direction, reinforced by the present discussion, to his team regarding the MOU. He also proposed establishing ongoing dialogue with the BOC Chair, either formally or informally, to support continued communication and collaboration.

00:40:08 Agenda Item 2. Public Comment

There were no public speakers.

00:40:21 Agenda Item 3. Consent Calendar – September 3, 2026 Meeting Minutes

Ms. Kaiser made a motion to move the Consent Calendar for approval.

Mr. Pansky seconded.

00:40:42 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 12 – Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lathe, Ms. Lerchenmuller, Mr. MacFarlane, Ms. McDowell, Mr. Pansky, Mr. Peterson, Ms. Poladian-Perron, Dr. Rowles, Mr. Sullivan.

Nays: 0

Abstentions: 0

Absences: 1 – Ms. Lewis,

The Consent Calendar was approved.

00:41:57 **Agenda Item 4. Chief Facilities Executive's Report (Information Only)**
Presenter: Krisztina Tokes, Chief Facilities Executive, FSD

[BOC Member Rowles left meeting at 11:18 a.m.]

Ms. Krisztina Tokes, Chief Facilities Executive, began her presentation sharing an update on Early Education Center projects noting that six projects received \$6M in CAL FIRE grants funding to support cooling and greening improvements at school sites. She played a video illustrating the impact these grants have on schools and reported that the District has completed 37 of 64 approved projects with 12 under construction and 15 in pre-construction with a total value of \$252M.

Ms. Tokes provided an overview of the District's seismic safety investments including the evaluation and prioritization of lift-slab buildings following 2022 guidance from the Department of the State Architect and a ranking for the highest vulnerability under the updated Federal Emergency Management Agency (FEMA) methodology. This resulted in the identification of 43 buildings with deficiencies. She stated that LAUSD has historically prioritized seismic safety and invested approximately \$6B since 1999.

Ms. Tokes informed that the District has allocated approximately \$2.8B for major modernization for seismic work and is currently prioritizing lift-slab sites based on building size and seismic vulnerability. She said that the four proposed sites presented at the meeting represent the largest lift-slab facilities with additional sites to be addressed as funding and due diligence allow. She added the projects may require demolition without replacing buildings based on projected enrollment and capacity which could create an opportunity for potential green or play areas.

There were questions related to school enrollment projections, minimum enrollment criterion for schools, the architect for Roosevelt HS, FEMA and insurance money for the rebuilding of the Palisades schools, maintenance allocation for greening, use of smart irrigation technology, and community engagement. There was a comment about the positive impact on children of the greening projects.

01:05:54 **Agenda Item 5. The Definition of Four Seismic Modernization Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: Issam Dahdul, Director of Facilities Planning and Development, FSD

Issam Dahdul, Director of Facilities Planning and Development, presented Four Seismic Modernization Projects and an amendment to the Facilities Services Division Strategic Execution Plan at Menlo Elementary School, 93rd Street Elementary School, 96th Street Elementary School, and 122nd Street Elementary School. He provided an overview of the District's seismic modernization program established following the passage of Measure US in November 2024. He stated that it prioritizes the modernization or replacement of buildings with lift-slab construction identified through an engineering analysis as the highest priority building type. He stated that the projects are being prioritized primarily on classroom space and square footage associated with the vulnerable building space considering enrollment trends, greening, additional due diligence requirements, and feasibility. He provided a brief project description, budget, and construction schedule for each proposed

project. The total combined budget for all projects was \$322.6M. Please refer to Board Report No. 018-26/27 for further detailed information.

Mr. Dahdul explained that the main objective of each seismic project was to remove lift-slab buildings. He highlighted that the project scoping also considered the condition and certification of portable buildings, fire alarm requirements, accessibility improvements required by the Division of the State Architect (DSA), long-term campus planning, play space, and coordination with other projects already planned or underway at each site. He emphasized the importance of right-sizing sites, which may result in fewer classrooms being rebuilt and a reduced overall building footprint and future maintenance requirements.

There were questions related to the reason for uncertified portable classrooms being replaced by new portables rather than incorporated into new permanent construction, the overall size of a school site that would be losing approximately 15-20 classrooms, at what point a portable classroom would transition to a permanent structure, how many portable classrooms would be equivalent to another permanent structure, sites with existing projects and whether the budgets presented for the seismic work would be revised to incorporate those projects, or whether the projects would remain separate and be completed independently. There were further questions about whether Proposition 2 or State Allocation Board funding could be leveraged, clarification on how any outside funding or cost offsets would be tracked and whether those funds would return to the bond program or remain available for other purposes. Other questions were asked about whether outside funding sources might require a more detailed or defined project budget for potential local matching funds, what measures are being taken to ensure other projects at the same school site are protected from potential damage during the seismic work, whether any existing projects at the proposed school sites needed to be modified or rescoped as a result of the seismic work, community engagement, how closely project budget estimates align with actual costs, and a request was made for a case study of a completed seismic retrofit including the original budget, final cost, and factors that contributed to any cost differences.

Ms. Tokes explained that the Facilities Grants and Funding Department identifies and pursues available grant opportunities including State Proposition funding, which has specific eligibility criteria and campus-level allocation requirements. She noted that the District tracks applications by school site and program and had previously secured approximately \$140M for seismic upgrades through grant funds. She clarified that the proposed projects were still in the early stages, and grant applications required more developed designs and cost estimates. She offered to provide an update on the District's past seismic grant applications and funding received.

All questions were answered by Ms. Tokes and Mr. Dahdul.

Mr. Sullivan made a motion to move the draft resolution document recorded as Resolution 2026-20.

Mr. Pansky seconded.

01:49:54 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 11 – Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lathe, Ms. Lerchenmuller, Mr. MacFarlane, Ms. McDowell, Mr. Pansky, Mr. Peterson, Ms. Poladian-Perron, Mr. Sullivan.

Nays: 0

Abstentions: 0

Absences: 2 – Ms. Lewis, Dr. Rowles.

Resolution 2026-20 passed.

01:51:03 **Agenda Item 6. Discussion of Non-Agenda Matters**

The BOC Chair expressed positive and cautious optimism regarding the Superintendent's remarks describing his approach as genuine, open, collaborative, and receptive to accountability. He noted that his communication style and willingness to engage appeared consistent with the BOC's goal of working collaboratively rather than in an adversarial manner.

BOC members shared prior positive experiences with Superintendent Chait and expressed hope that his understanding of the District and engagement with stakeholders would support meaningful progress. They also acknowledged that the Superintendent will need to work with District executives and the Board of Education but viewed his selection and approach as encouraging signs of a positive change.

BOC Chair Hamner announced that the next BOC meeting would be on September 24 and adjourned the meeting at 12:13 p.m.

Minutes of September 3, 2026, approved per School Construction Bond Citizens' Oversight Committee.

/Dr. Samantha Rowles/

Dr. Samantha Rowles, Secretary

AGENDA ITEM

#3

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
L.A. Area Chamber of Commerce

Bevin Ashenmiller
Tenth District PTSA
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Mellina Lathe
LAUSD Student Parent
Charlotte Lerchenmuller
Assn. of CA School Admin. - Retired
Aleigh Lewis
L.A. City Controller's Office
Jennifer McDowell
L.A. City Mayor's Office
Tamar Poladian-Perron
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office

Monica Carlos (Alternate)
LAUSD Student Parent
Asha Lang (Alternate)
LAUSD Student Parent
Jeanalee Obergfell (Alternate)
L.A. City Mayor's Office
Jason Peterson (Alternate)
L.A. Co. Federation of Labor AFL-CIO
Brendan Sullivan (Alternate)
Tenth District PTSA
Vacant
Assoc. General Contractors of CA
Vacant
CA Charter School Association
Vacant
CA Tax Reform Association
Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

Joseph P. Buchman and Brian S. Ginter –
Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight
Consultants
Government Financial Services Joint
Powers Authority

RESOLUTION 2026-21

BOARD REPORT NO. 122-26/27

AMENDMENT TO THE FISCAL YEAR 2027 OIG WORK PLAN/
STRATEGIC EXECUTION PLAN

WHEREAS, District Staff proposes that the Board of Education approve the Amendment to the Fiscal Year 2027 Office of the Inspector General (OIG) Work Plan; and

WHEREAS, on May 28, 2026, the School Construction Citizens' Bond Oversight Committee recommended that the Board of Education adopt the Fiscal Year 2027 OIG Work Plan/Strategic Execution Plan; and

WHEREAS, on June 23, 2026, the Board of Education adopted the Fiscal Year 2027 OIG Work Plan; and

WHEREAS, the associated amendment to the Fiscal Year 2027 OIG Work Plan/Strategic Execution Plan adds one new project to the work plan and proposes to use School Upgrade Program (SUP) funds within the OIG's existing budget and staffing authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt the amendment to the Fiscal Year 2027 OIG Work Plan/ Strategic Execution Plan as defined in Board Report No. 122-26/27, 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 Bond Oversight Committee's website.

**RESOLUTION 2026-21
AMENDMENT TO THE FISCAL YEAR 2027 OIG WORK PLAN/STRATEGIC
EXECUTION PLAN**

3. The District 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 Bond Oversight Committee and the District.

ADOPTED on September 24, 2026, by the following vote:

AYES:

ABSTENTIONS:

NAYS:

ABSENCES:

D. Michael Hamner
Chair

Robert Campbell
Vice-Chair



Board of Education Report

File #: Rep-122-26/27, **Version:** 1

Agenda Date: 10/6/2026

In Control: Board of Education

Amendment to the Fiscal Year 2027 OIG Work Plan

Office of the Inspector General

Brief Description:

(Amendment to the Fiscal Year 2027 OIG Work Plan) Recommends approval of the proposed amendment to the Fiscal Year 2027 OIG Work Plan.

Action Proposed:

Approve the amendment to the Fiscal Year 2027 Office of the Inspector General Work Plan (Attachment A).

Background:

The Office of the Inspector General (OIG) performs its work in accordance with professional standards including the Principles and Standards for Offices of Inspector General and Government Auditing Standards. These standards require the efficient and effective use of resources as well as keeping appropriate officials informed of OIG activities. Since adoption of the FY 2027 Work Plan on June 23, 2026, the OIG identified an additional area presenting elevated risk and oversight significance. The proposed amendment adds one new project to the work plan. Bond-related items are allowable to the extent permitted by law.

Expected Outcomes:

With Board approval of this amendment, the OIG will allocate resources necessary to perform the engagement within the OIG's budget and staffing authority.

Board Options and Consequences:

If the Board does not approve this item, the OIG will be unable to address new and/or elevated risks to the District in a timely manner.

If the Board approves this item, the OIG will allocate the necessary resources to address identified and emerging risk areas and will continue to conduct its oversight activities in accordance with applicable professional standards and the OIG Charter.

Policy Implications:

The OIG Charter requires the Inspector General to present an annual work plan for the Board of Education's review and approval.

Budget Impact:

Not Applicable

Student Impact:

Not Applicable

File #: Rep-122-26/27, **Version:** 1
In Control: Board of Education

Agenda Date: 10/6/2026

Issues and Analysis:

Not Applicable

Attachments:

Attachment A - Amendment to the Fiscal Year 2027 OIG Work Plan

Attachment B - BOC Resolution

Submitted:

09/10/26

RESPECTFULLY SUBMITTED,

WILLIAM D. HOFFMAN
Inspector General
Office of the Inspector General

REVIEWED BY:

DEVORA NAVERA REED
General Counsel

___ Approved as to form.

REVIEWED BY:

KURT E. JOHN
Deputy Chief Financial Officer

___ Approved as to budget impact statement.

AMENDMENT NO. 1

**OFFICE OF THE INSPECTOR GENERAL
FISCAL YEAR 2027 ANNUAL WORK PLAN**

The Board of Education adopted the OIG FY 2027 Annual Work Plan (Work Plan) on June 23, 2026. The Work Plan is available via this link: [FY27 Work Plan](#)

Since adoption of the Work Plan, the OIG has identified an additional area of risk that warrants immediate attention. Accordingly, the OIG proposes amending its Work Plan to add the following OIG activity.

TYPE OF OIG ACTIVITY	ITEM NO.	PROJECT NAME	DESCRIPTION	USER DEPARTMENT	Bond Eligible
Audit	22	Cybersecurity Assessment	An assessment to evaluate the security of the LAUSD network.	Information Technology Services	Yes

AGENDA ITEM

#4



LAUSD Office of the Inspector General Technical Evaluation

Comprehensive assessment of the \$12.2M Seismic Retrofit of the Auditorium
Project at Benjamin Franklin Senior High School



Project Overview

Contract Details

Contractor	PCN3, Inc.
Contract Method	Formal (Contract No. 4400009999)
Original Contract Value	\$6,090,000
Start Date	03/23/2022
Substantial Completion	10/22/2023 (Original) → 10/22/2024 (Actual)
Project Duration	609 Days (Original) → 975 Days (Actual)

Major Project Scope

- **Seismic Retrofit of the Auditorium (40,200 sq. ft.)**
 - Repair Exterior Concrete Structural Cracks
 - Strengthen Walls and Columns Using FRP Strips
 - Reinforce the Existing Diaphragm
- **Americans with Disabilities Act (ADA) Upgrades**
- **Replacement of Interior Finishes and Utility Systems**



Technical Evaluation: Focus on Five Key Areas

1.  **Schedule**
Completion of the project on time
2.  **Cost**
Completion of the project within budget and review of change orders
3.  **Quality of Work**
Completion of the scope of work according to the contract documents
4.  **Contractor Performance**
PCN3's performance related to supervision, subcontractor management, and safety
5.  **District's Compliance**
District staff's compliance with LAUSD policies and procedures



Technical Evaluation Findings

1 Project Schedule Delay of 366 Days

The project was delayed due to

- Seven late End User Requests
- Field condition changes
- PCN3's insufficient labor force

2 High CO Rate of 100.16%

Significantly higher than the industry average of 8–14% and the District average of 13.25%

3 High Errors and Omissions (E&O) CO Rate of 27.16%

Higher than the industry standards of 5%

4 Six Questioned COs Totaling \$88,010.90

We identified five fully questioned COs and one partially questioned CO, totaling \$88,010.90

Technical Evaluation Findings - Continued

5 Defective PVC Membrane Installation at the Auditorium Roof

Workmanship deficiencies in the PVC roof membrane installation

6 PCN3's Noncompliance with Project Management Staff Requirements

Required full-time, on-site staff were not consistently provided

7 Performance Gaps in PCN3's Project Management and Administrative Practices

Deficiencies in job supervision, subcontractor oversight, COP submissions, and safety incident reporting

8 Inadequate Oversight of Fair Cost Estimates (FCE) for COs Over \$25,000

23 FCEs for COs over \$25,000 were prepared by unauthorized staff

9 Roof Work Not Included in 10-Month Warranty Inspection

Roofing work was excluded, leaving the membrane issues noted in Finding No. 5 undetected

Finding No. 1 – Project Schedule Delay of 366 Days

PCN3 achieved substantial completion on October 22, 2024, 366 days after the original date of October 22, 2023

Causes of the Delay

- Late-Stage End User Requests (EUR)
- Additional Field Condition Changes
- Insufficient PCN3 Labor Force

Seven End User Requests Driving Schedule Delay:

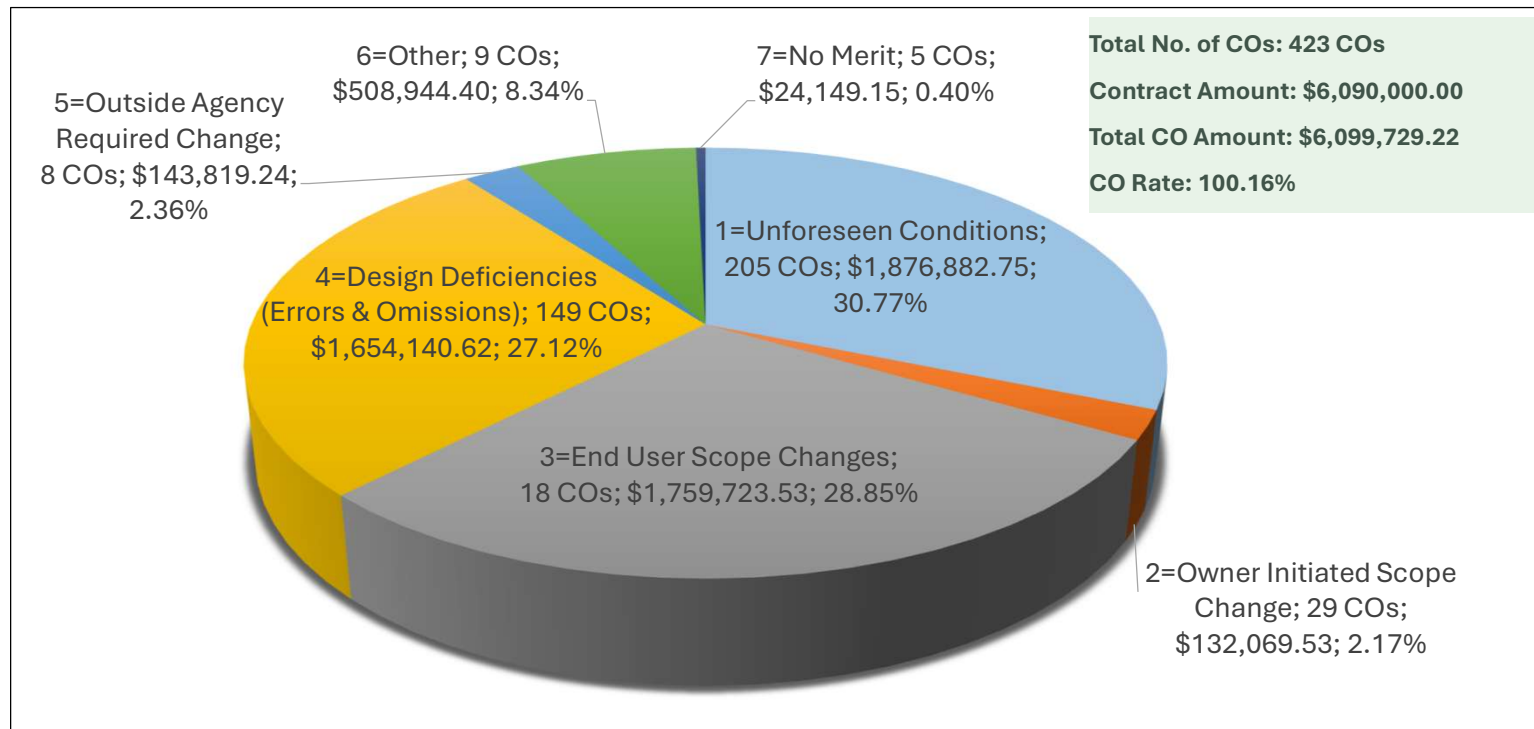
EUR	Description	CO Amount
001	Replace ceiling and wall tile	\$245,541.23
002	Roof access platform and door	\$79,423.24
003	Comprehensive roof changes	\$190,199.46
004	Comprehensive floor changes	\$298,044.20
005	New Tectum ceiling panels (critical path)	\$663,132.42
006	Aisle light replacement	\$172,195.87
007	Roof HVAC installation	\$23,957.20

EUR Total: \$1,672,493.62

27.46% of the original contract amount

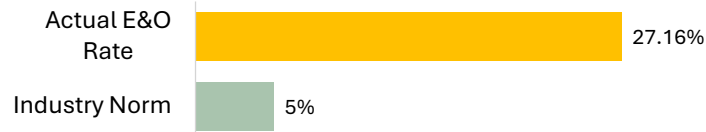
All seven EURs were requested by the school principal in May 2023 — just months before the original October 2023 completion date and were not formally issued until August 2023.

Finding No. 2 – High CO Rate of 100.16%, Significantly Above Industry and District Averages



This CO rate is significantly higher than the average CO rate of 8–14% for capital construction projects, as well as the District's overall CO rate of 13.25% for formal construction contracts.

Finding No. 3 – High Errors and Omissions (E&O) CO Rate 27.16%, Higher than Industry Standards



In our review of 149 E&O COs, we identified the following four causes:

Reasons for E&O Change Orders	No. of E&O COs	Amount of E&O COs	Percentage
1. Omission of Existing Demolition or Reinstallation Work Necessary for Structural Upgrades	80	\$1,015,908.21	61.42%
2. Design Discrepancies with Actual Field Conditions	49	\$413,286.40	24.98%
3. Design Non-Compliance with Codes or LAUSD Standards	14	\$160,611.39	9.71%
4. Lack of Access for Work	6	\$64,334.62	3.89%
Total E&O COs	149	\$1,654,140.62	100.00%

Finding No. 4 – Six Questioned COs Totaling \$88,010.90

CO No.	Issue	Amount	Basis
T-503 / T-539 / T-914	Premium time for weekend work	\$2,911.20	Weekend premium time already included in original contract terms
T-535	Removed/replaced low-voltage pull box	\$13,061.11	Work was already included in the original contract scope
T-850	Installation of new flare landing	\$8,176.84	Duplicative of work already covered by CO T-918
T-910 (partial)	Full-time PE cost for 241-day extension	\$63,861.75	PCN3 provided only 25% of a full-time PE during the period billed
Total Questioned CO Amount		\$88,010.90	

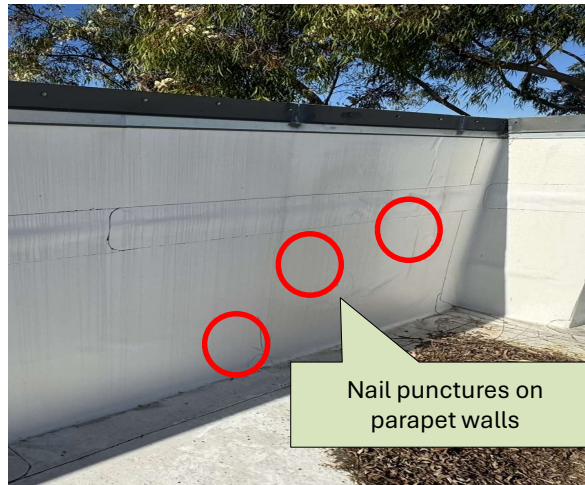
\$66,725.15

Total recovered amount

FSD agreed to recover the full cost of COs T-503, T-535, T-539, T-850, and T-914 through deductive change orders. For CO T-910, FSD reopened negotiations with PCN3 and executed Credit CO T-963 for \$42,576, reducing the PE allocation to 25% and aligning PM time with construction daily reports.

Finding No. 5 – Defective PVC Membrane Installation on the Roof

Our site visit identified several deficiencies in the workmanship and detailing of the roof PVC membrane installation on the auditorium roof, including multiple blisters, wrinkles, punctures, and uneven surfaces on parapet walls.



PCN3 repaired the nail punctures and lifted the sheathing. The remaining conditions are to be monitored under the 5-year warranty.

Finding No. 6 – PCN3’s Noncompliance with Full-Time Project Management Staff Requirements

3 MONTHS

No on-site full-time PS

Notice to Proceed was delayed from March 23, 2022, to June 19, 2022

6 MONTHS

No on-site full-time PE

1 YEAR

No on-site full-time PE

October 26, 2023, to October 22, 2024; part-time/off-site

NO APPROVAL

New PS assignment

Qualifications were not submitted for Owner review

Duration of PCN3 Project Management Staff Assignments

	<div>NTP: 3/23/2022</div>												<div>Original Substantial Completion: 10/22/2023</div>												<div>Actual Substantial Completion: 10/22/2024</div>																																			
Year	2022												2023												2024																																			
Month	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																										
PCN3 Project Management Staff																																																												
Project Manager (PM)	I.B. (3/23/22 - 1/5/24)																								A.J. (2/15/24 - 10/22/24)																																			
Project Superintendent (PS)	<div>No On-Site Full-Time Superintendent (3/23/22-6/19/22)</div>			<div>B.B. (6/20/22-7/27/22)</div>			J.K. (8/9/22-10/22/24)																																																					
Project Engineer (PE)	<div>M.K. (3/23/22-9/22/22)</div>						<div>Not On-site Full-Time Project Engineer</div>																		<div>K.I. (9/23/22-10/25/23)</div>												<div>Not On-Site Full-Time Project Engineer (10/26/23-10/22/24)</div>																							

PERFORMANCE IMPACT

Replacement PM had limited on-site presence and reduced effectiveness.

Result: Performance declined and District oversight increased.

Finding No. 7 – Performance Gaps in PCN3’s Project Management and Administrative Practices

JOB SUPERVISION

Insufficient labor and trade coordination

NOEs 044, 046 & 047 cited insufficient labor; NOE 051 documented unsupervised painting work.

Landscaping subcontractor omitted from the final payment listing.

COP ADMINISTRATION

Late and incomplete COPs

84 unilateral COs resulted from PCN3’s late, missing, incomplete COPs.

40 COPs were incomplete or lacked supporting documentation.

SAFETY REPORTING

2 of 3 reports were late

Written incident reports were required within 24 hours.

Two safety incident reports were submitted three days after each incident.

OVERALL IMPACT

Late and incomplete COPs delayed CO processing, required repeated FSD reviews, and increased the administrative workload. They also led to unilateral COs, increasing the risk of cost disputes and reducing project management efficiency.

Finding No. 8 – Inadequate Oversight and Preparation of 23 FCEs for COs Exceeding \$25,000

POLICY REQUIREMENT for FCEs

\$50,000+	Must be prepared by a PEX estimator or the Estimating Unit.
\$25,000–\$50,000	Recommended: PEX estimator or Estimating Unit; qualified OARs may prepare with upper management approval.
\$25,000 or less	May be prepared by the OAR.

23 FCEs (\$25K-50K)

Prepared by APE II

Rather than the OAR or a PEX cost estimator

69.57%

Within ±5% of COPs

16 of 23 comparable FCEs

30.43%

Within ±1% of COPs

7 of 23 comparable FCEs

3 FCEs

Nearly identical to COPs

COs T-528, T-538, and T-541

FCE INDEPENDENCE CONCERN

FCEs should be independent owner estimates; however, their close alignment with PCN3's COPs and lack of standardized estimating methods weakened the District's CO cost review and cost controls, as reflected in the six questioned COs in Finding No. 4.

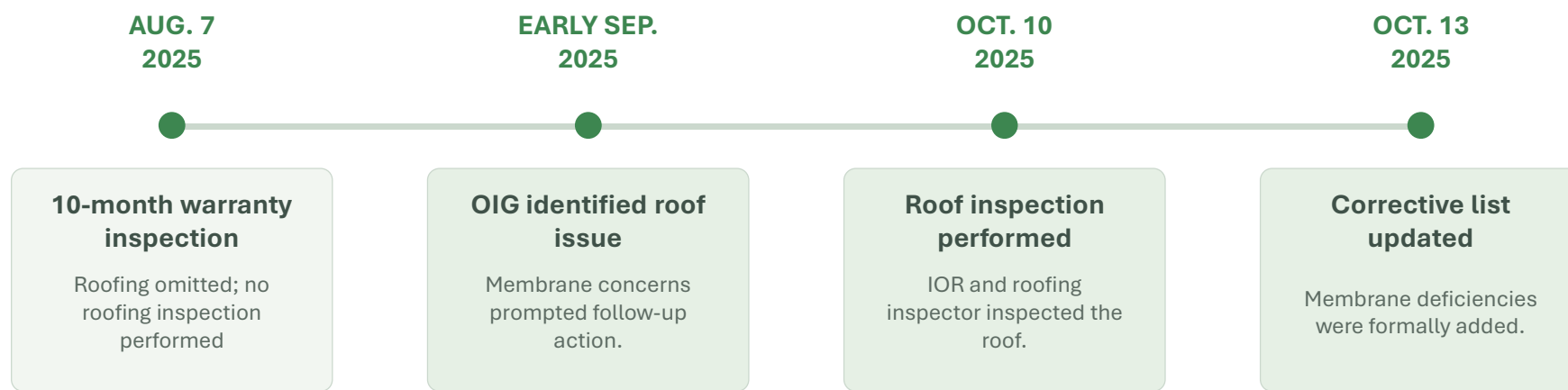
COST CONTROL IMPACT

Weakened price validation, negotiation support, and control over CO pricing.

Linked to the six questioned COs in Finding No. 4.

Finding No. 9 – Roof Work Not Included in 10-Month Warranty Inspection

WARRANTY INSPECTION TIMELINE



WHY IT WAS MISSED

The replacement IOR lacked full knowledge of the project and relied on the Plant Manager rather than verifying the contract scope.

IMPORTANCE OF WARRANTY INSPECTION

Warranty inspections help identify post-completion deficiencies and prevent future repair costs to the District.

Conclusion of Technical Evaluation

FIVE-OBJECTIVE ASSESSMENT

1	TIME / SCHEDULE	366-day delay	Late scope changes, field conditions, and workforce shortages.
2	COST / BUDGET	CO rate: 100.16% E&O CO rate: 27.12%	423 COs added \$6.10 million to the original \$6.09 million contract. The rate substantially exceeded the industry norm
3	QUALITY	Roof Membrane deficiencies	PVC membrane blisters, wrinkles, punctures, and uneven surfaces were identified.
4	CONTRACTOR PERFORMANCE	Management gaps	Staffing, supervision, COP completeness, subcontractor oversight, and safety reporting needed improvement.
5	DISTRICT PERFORMANCE	Oversight gaps	Design quality, FCE independence, and warranty-scope verification required stronger oversight.

Stakeholder Responses

“

FSD Response

FSD agreed or generally agreed with the recommendations and reported corrective actions, including credits, repairs, enhanced reviews, and procedure updates.

”

“

PCN3 Response

PCN3 disagreed with portions of the schedule, roofing, and management findings while stating that it would meet contractual and warranty obligations.

”

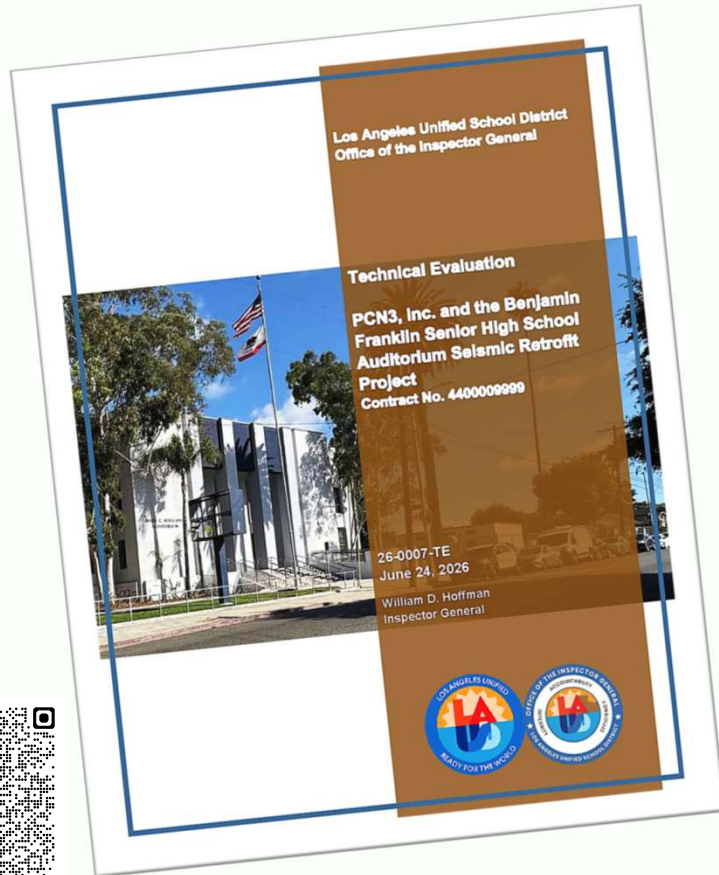
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OIG Position

After reviewing PCN3’s responses, OIG retained the findings and recommendations because PCN3 did not provide sufficient evidence to support its disagreement.

”

Complete Report



Link to the complete report: [Technical Evaluation PCN3, Inc. and the Benjamin Franklin Senior HS Auditorium Seismic Retrofit Project](https://oig.lausd.org/technical-evaluation-pcn3-inc-and-the-benjamin-franklin-senior-hs-auditorium-seismic-retrofit-project)

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- ☐ **Retaliation for reporting misconduct**
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AGENDA ITEM

#5



Franklin HS Auditorium Seismic Retrofit

Facilities Response
OIG's Technical Evaluation

LAUSD School Construction Bond
Citizens' Oversight Committee
September 24, 2026



Seismic Retrofit of Franklin HS Auditorium

Description

- Project was approved to address seismic vulnerabilities at the school's Auditorium Building.
 - Approximately 40,200 square feet of building space.
 - Americans with Disabilities Act (ADA) upgrades as required by code.
- The Auditorium Building was included on the AB300 Program List.
 - The District identified seismically vulnerable school buildings per AB300 and subsequently added Lift Slab Buildings to this list.
- Budget: \$17.3M
- Construction: 2022 – 2024

Seismic Retrofit of Franklin HS Auditorium

Background

- The Franklin HS auditorium seismic retrofit project challenges illustrate the complexities of addressing seismic vulnerabilities in an older historic building.
- The Auditorium Building was built in 1924.
- A project to structurally strengthen the Auditorium was completed in 1968.
- As an existing building, the as-built construction documents were limited, and many existing conditions were not documented or evident.





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Key Findings Recommendations And Facilities Actions

Finding Theme	OIG Recommendation	FSD Action	Status
1. Schedule Delay	Early Stakeholder Engagement	Engage End-User Stakeholders in earliest stages	✅ Ongoing
	Evaluate contractor responsibility for delays	Determination rendered for 45 days of contractor responsible delays	✅ Completed
2. Change Orders	Strengthen pre-design surveys, scope definition, and design/constructability reviews to reduce change orders	Expand pre-design testing; share lessons learned; strengthen constructability review; and realign design management for complex projects	✅ In Progress (due Q4-2026)

Finding Theme	OIG Recommendation	FSD Action	Status
3. Errors and Omissions	Strengthen design review and use project lessons learned to improve future design; incorporate construction performance into A/E evaluations	Share lessons learned and add post-construction performance evaluation to the A/E review process	✅ In Progress (due Q4-2026)
4. Questioned Change Orders	Recover \$88,010.90	Reimbursements secured at \$65,871.63 with OIG concurrence	✅ Completed
5. PVC Membrane Installation	Ensure defective roofing work is corrected under warranty and verified by Inspection	All items covered under 10th month warranty inspection have been completed and signed off by Inspection	✅ Completed

Finding Theme	OIG Recommendation	FSD Action	Status
6. PCN3 Full-Time Project Management Staff Requirements	Contractor to strengthen staffing procedures for continuous assignment	Continue issuance of notices for compliance. Carry experienced performance forward to Best Value evaluations.	 Completed and on-going
7. PCN3 Performance Gaps	Contractor management practices require improvement	Continue issuance of notices for compliance. Carry experienced performance forward to Best Value evaluations.	 Completed and on-going

Finding Theme	OIG Recommendation	FSD Action	Status
8. Fair Cost Estimates	For CO rates exceeding industry average require professional estimator developed FCE exceeding \$25k	FSD to maintain its utilization of in-house estimators, consultant estimators and competent PEX staff for timely processing and equitable pricing	✓ Completed and on-going
9. 10-Month Warranty Inspection	Ensure warranty inspections cover the full contract scope and formalize IOR turnover procedures	Updated inspection workflow, completed staff training, and incorporated turnover requirements into the revised process and procedures	✓ Completed and on-going

Unforeseen/End User Request Schedule Impacts

- Two major rain events in 2022 and 2023 damaged multiple areas of the building during construction.
 - Ceiling panels required replacement and other areas including the stage, multiple rooms at each floor, restrooms and offices also had damage to ceilings and walls requiring new ceilings, paint and other finishes.
 - Resulting replacement work impacted the critical path and added 241 compensable calendar days to the schedule.
- Additional roofing was added including replacing roof drains and HVAC equipment.
- The original scope of flooring replacement was limited to the auditorium seating and stage areas. As work neared completion, an End User Request was generated to replace the entire flooring.

Strengthened Project Scoping Efforts

- Approach to scoping seismic projects and pre-design practices have evolved significantly.
- The Division of the State Architect pre-design required testing also expanded.
- Scoping of Critical Upgrade & Replacement Projects has evolved significantly.
 - Typically, focus had been on the critical system, and not other work in the same building that may have been impacted or might have benefited from doing the work under the same contract.
- Due diligence best practices prior to the scoping of a project have been expanded to include more site investigation and destructive testing to decrease the impact of unforeseen conditions during construction.

Strengthened Project Scoping Efforts

Pre-Planning for Seismic Retrofit Projects

- Expanded site investigation and destructive testing provides more detailed information about existing conditions and required project scope which informs the budget.
- Determining the right amount of destructive testing requires balancing benefits.
 - Destructive testing impacts the use of the facilities and has its own risks to operations.
 - Destructive testing will not uncover all built conditions in older buildings or identify non-compliant construction.
- Additional investigation increases the early phases of a project schedule but informs the logistics planning and construction schedule durations.

Errors and Omissions Designations

- 27% rate of change orders classified as Errors and Omissions (E&O).
- Designations are not always agreed upon as issues raised during construction may initially form from safety issues, unforeseen existing conditions, or work associated with a previous uncertified project and rain events.
 - To address a prior uncertified HVAC project, LAUSD and DSA agreed to incorporate outstanding scope into the Franklin project, which subsequently generated related change orders.
- FSD continues working between Branches to improve consistency in change-order classification and documentation and continued training.

Change Order Management Analysis

- Five change orders totaling \$24,149 were questioned on the basis of merit.
- One additional change order was questioned for a \$63,862 overpayment.
 - Subsequent review honored the lack of merit for \$24,129 and additional fact-finding established an overpayment to a revised amount of \$42,576. Total amount recovered was \$66,725 with OIG agreement.

Change Order Management Reviews

- Owner Authorized Representatives (OAR) provides the front-line review of change-order merit, with Senior Project Manager oversight. Changes exceeding established thresholds are escalated through Regional Directors and higher levels of review.
- PEX Branch Director also reviews and challenges change orders as part of the Board approval process. Facilities uses in-house and consultant estimators, along with Project Execution field staff, to support timely processing and equitable pricing.

Contractor Performance

- The project findings reinforce the importance of contractor performance and executive-level engagement when a project encounters challenges.
- Where contractor performance or project-management practices are not meeting expectations, the District has mechanisms to elevate those issues and engage contractor executive and ownership personnel directly.
- We actively use senior-level engagement not simply as an escalation mechanism, but as a tool for recovery, accountability and compliance with contract requirements.
- Contractor performance evaluations are considered when awarding future contracts.

10 Month Warranty Inspection: Roof Work

- Warranty Policy updated to ensure that all General Warranty items are captured and addressed 10 months after Substantial Completion.
- In April 2026, the Inspection Department held an All-Hands professional development seminar where staff were trained on the updated warranty policies and procedures.
- Franklin HS auditorium building roof work stood up in the latest round of storms, no leaks reported.

Looking Ahead

- Ongoing updates to specifications, policies and procedures, and metrics monitoring are utilized to advance systemic improvements.
- Cross-division task force originally formed to analyze change orders from projects completed in 2024 & 2025 will continue its work in subsequent years.
 - Looking specifically at how we can improve our understanding and better anticipate existing conditions in underground and inaccessible areas.
- Better information earlier, stronger controls throughout the project, and a disciplined process for turning experience into improvement.



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Questions



FACILITIES SERVICES DIVISION

Consolidated Monthly Program Status Report



Consolidated Monthly Program Status Report

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Board of Education Actions	12

**Status of Top 10 Largest Active Construction Projects**

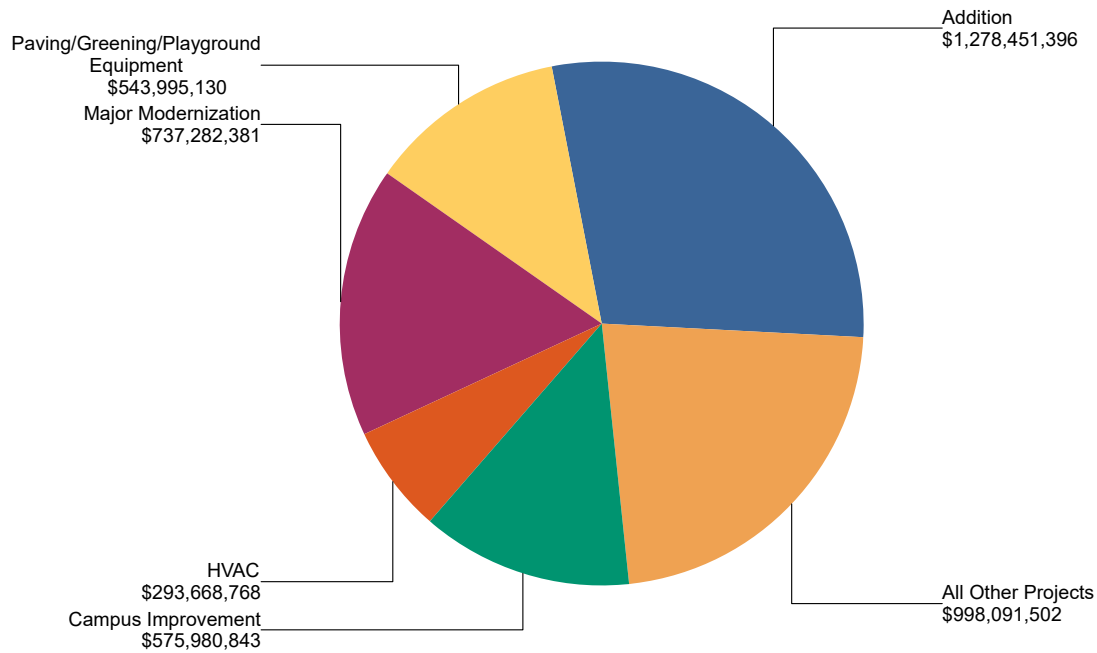
Project Name	Budget	Approved Contract Amount⁽¹⁾	Change Order Percent⁽¹⁾	NTP Construction	Substantial Completion	Percent Complete⁽¹⁾
Hamilton HS - Comprehensive Modernization	\$598,224,433	\$423,934,704	0.0%	11/17/2025	11/3/2031	9%
Lincoln HS - Comprehensive Modernization	\$290,901,365	\$229,233,347 ⁽²⁾	4.2%	8/28/2023	12/28/2028	52%
Burroughs MS - Comprehensive Modernization	\$276,892,153	\$220,623,065 ⁽²⁾	2.6%	10/28/2022	9/6/2030	46%
North Hollywood HS - Comprehensive Modernization	\$319,580,382	\$229,099,455	14.8%	2/2/2021	8/31/2026	95%
Kennedy HS - Comprehensive Modernization	\$273,688,519	\$193,272,869	8.0%	2/27/2023	8/14/2028	60%
San Pedro HS - Comprehensive Modernization	\$283,202,050	\$192,175,001	12.0%	5/10/2021	12/31/2027	76%
Jefferson HS - Comprehensive Modernization	\$273,508,924	\$179,171,292	9.7%	7/5/2022	12/31/2028	60%
Polytechnic HS - Comprehensive Modernization	\$208,379,908	\$165,333,690 ⁽²⁾	4.1%	8/25/2020	10/15/2026	94%
Reseda Charter HS - Comprehensive Modernization	\$181,220,667	\$143,443,531 ⁽²⁾	4.7%	3/29/2022	7/31/2026	96%
Taft Charter HS - Comprehensive Modernization	\$233,530,476	\$144,258,758	9.8%	12/6/2021	11/27/2028	64%

(1) Data through 5/31/26**(2) Design-Build Contract**

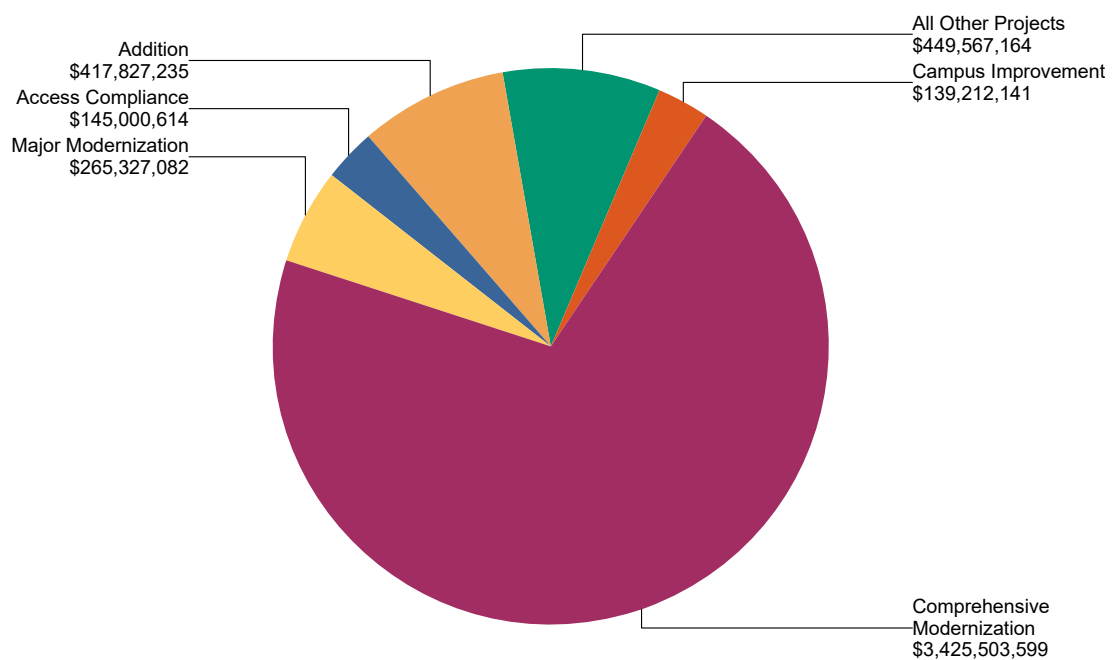


TOTAL BUDGET OF FIVE LARGEST PROJECT TYPES

Pre-Construction



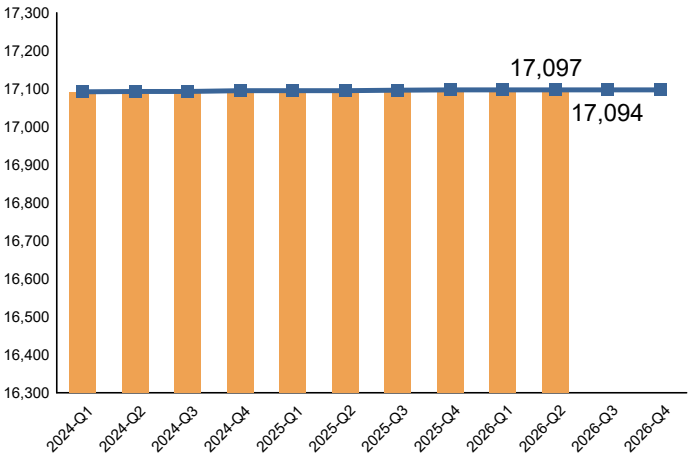
Under Construction



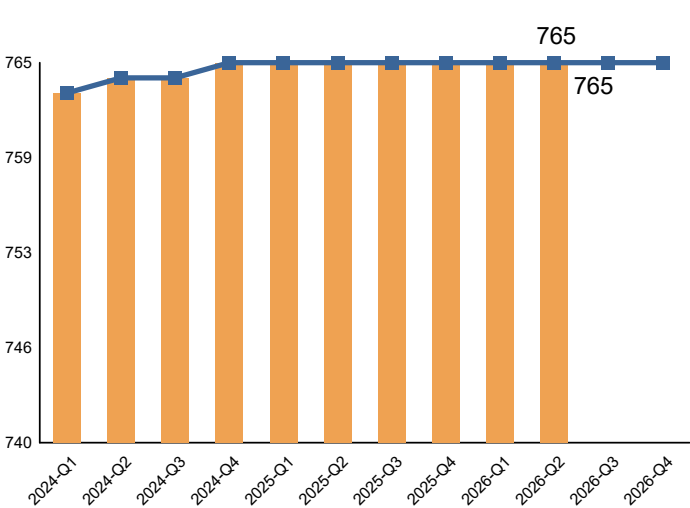


KEY DELIVERABLES

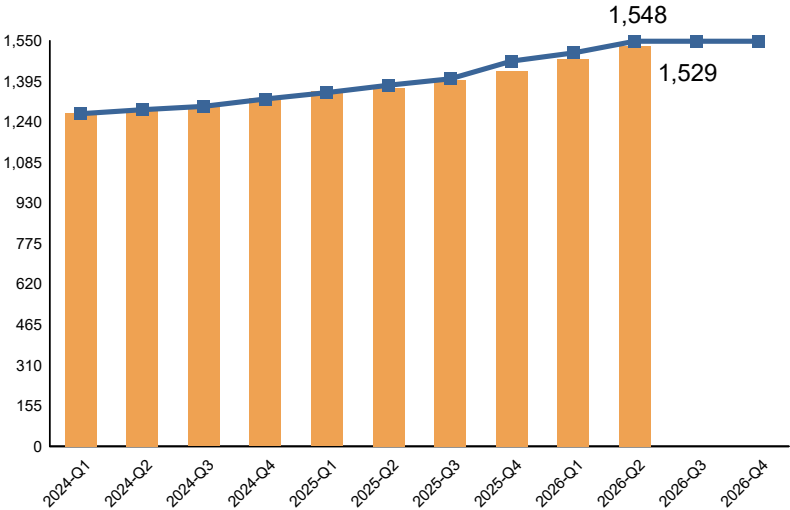
Legacy Repair & Modernization



Capital Improvement Program



School Upgrade Program

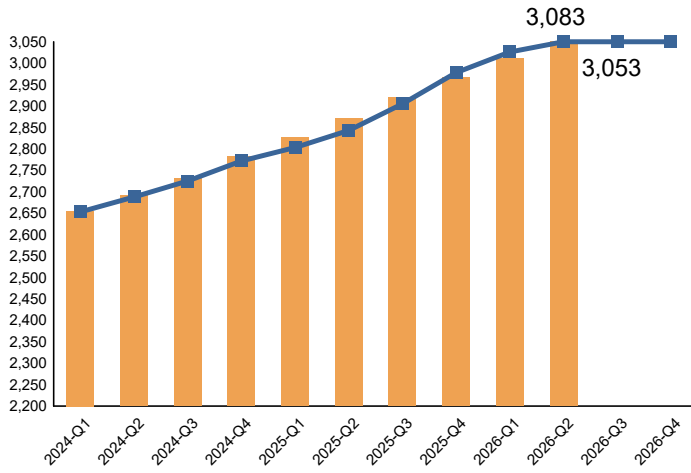


Actual data in the charts above is adjusted at Substantial Completion.
Baseline is the 2025 Facilities Services Division Strategic Execution Plan as amended by Board of Education actions to date.

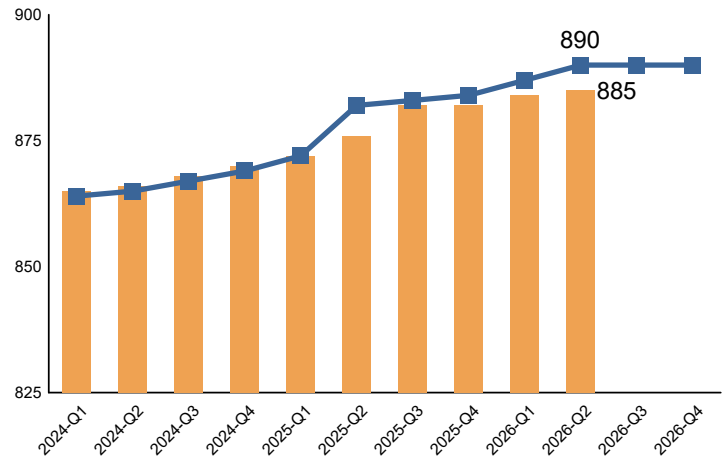


KEY DELIVERABLES

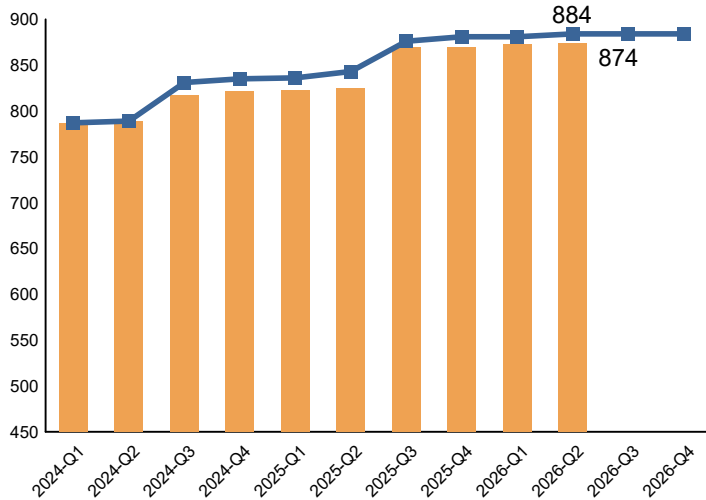
Board District / Region Priority



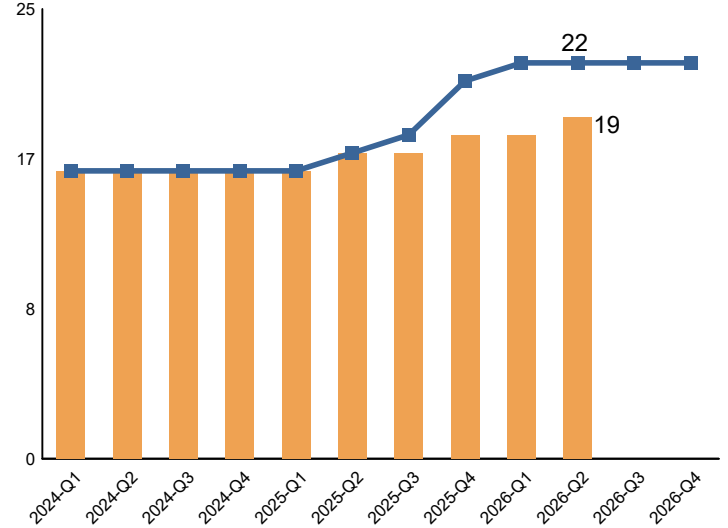
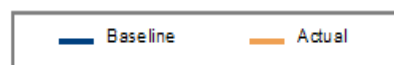
Early Childhood Education



Charter School Projects



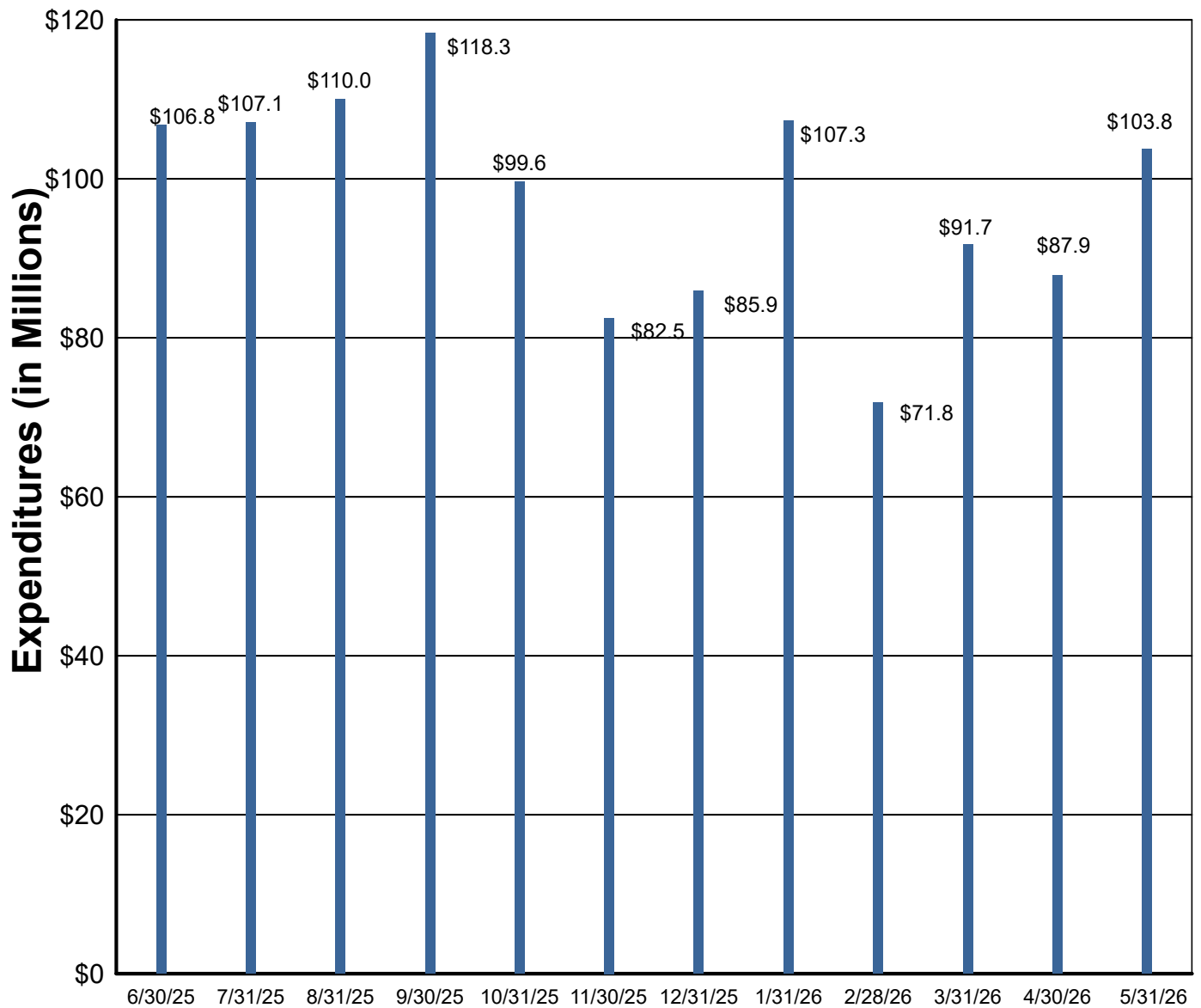
Adult and Career Education



Actual data in the charts above is adjusted at Substantial Completion.
Baseline is the 2025 Facilities Services Division Strategic Execution Plan as amended by Board of Education actions to date.



MONTHLY PROGRAM EXPENDITURE CHART



**MONTHLY PROGRESS****NTP Design**

Project #	Managed Program	Project Name	Date
10375111	SUP	Bell HS - Photovoltaic Installation	1-Jun-26

DSA Approval

Project #	Managed Program	Project Name	Date
10368378	SUP	Markham MS - Walk-In Freezer Modernization	19-May-26
10372109	SUP	Canoga Park HS - Major Modernization	27-May-26
10371975	SUP	Maywood Academy HS - Exterior Wall System Upgrades	8-Jun-26
10374472	SUP	Westchester Enriched Sciences Magnets - Field Upgrades with Natural Turf & Synthetic Track	10-Jun-26
10375760	RP	Van Nuys HS - New Football Scoreboard	11-Jun-26

NTP Construction

Project #	Managed Program	Project Name	Date
10374043	RP	59th St. ES - Shade Structure	18-May-26
10377187	RP	Le Conte MS- Motorized Parking Lot Gate	19-May-26
10375366	SUP	Armstrong MS - Secure Entry System	20-May-26
10375624	BDP	Johnson Community Day School - Library Bookshelves	20-May-26
10377095	SUP	Pueblo de LA Continuation HS - Secure Entry System	20-May-26
10377078	SUP	Central Continuation HS - Secure Entry System	21-May-26
10373372	SUP	2nd St. ES - Outdoor Learning Environment	21-May-26
10377123	BDP	Virgil MS - Gym Scoreboard	21-May-26
10377657	SUP	Cesar Chavez Learning Academies H4Z 24-25 - Sustainability Project	21-May-26
10377421	SUP	Blythe ES - Energy Conservation Lighting	26-May-26
10370154	SUP	4th St. ES - Walk-In Freezer Modernization	26-May-26
10377697	RP	McKinley ES - Secure Entry System Upgrade	26-May-26
10375375	SUP	Chatsworth Charter HS - Secure Entry System	26-May-26
10377685	BDP	Valley View ES - Playground Lighting	26-May-26
10377692	BDP	Angelou Community HS - Interactive Displays	27-May-26
10373165	SUP	Langdon ES - Outdoor Learning Environment	27-May-26
10373164	SUP	Barrett ES - Outdoor Learning Environment	27-May-26
10373163	SUP	95th St. ES - Outdoor Learning Environment	27-May-26
10377684	BDP	Valley View ES - Interactive Displays	27-May-26
10369481	SUP	Dolores ES - Walk-In Freezer Modernization	27-May-26
10377214	BDP	Patton Continuation HS - Video Camera System	27-May-26
10377691	BDP	Parks Learning Center - Chromebooks	27-May-26
10375785	ADA	Hazeltine ES - Install Ramp	27-May-26
10373166	SUP	Victory ES - Outdoor Learning Environment	27-May-26
10375422	SUP	Polytechnic HS - Secure Entry System	28-May-26
10377714	CHRT	Harte Preparatory MS - 2026-27 Prop 39	29-May-26
10377715	CHRT	Fulton College Preparatory School - 2026-27 Prop 39	29-May-26
10377724	CHRT	Wilton ES - 2026-27 Prop 39	29-May-26
10377717	CHRT	Hobart ES - 2026-27 Prop 39	29-May-26
10377720	CHRT	Sun Valley Magnet: Engineering, Arts & Technology - 2026-27 Prop 39	29-May-26
10377712	CHRT	Dymally HS - 2026-27 Prop 39	29-May-26
10377706	CHRT	Canoga Park MS - 2026-27 Prop 39	29-May-26
10377704	CHRT	24th St. ES - 2026-27 Prop 39	29-May-26
10377721	CHRT	Trinity ES - 2026-27 Prop 39	30-May-26

**NTP Construction**

Project #	Managed Program	Project Name	Date
10377110	SUP	Roscoe ES - Energy Conservation Lighting	1-Jun-26
10372111	SUP	Irving STEAM Magnet MS - Major Modernization	1-Jun-26
10377186	BDP	Hoover ES -Electronic Free-Standing Marquee	1-Jun-26
10377733	SUP	Open Magnet Charter ES H4Z 24-25 - Sustainability Project	1-Jun-26
10374524	SUP	Walnut Park MS - Stormwater Retention Tank Replacement	1-Jun-26
10377228	BDP	Calabash Charter Academy - Electronic Wall-Mounted Marquee	2-Jun-26
10377133	ADA	Walnut Park - Install Ramp	3-Jun-26
10375377	SUP	Cleveland Charter HS - Secure Entry System	3-Jun-26
10377426	SUP	Huntington ES - Micro-Forest Pilot	5-Jun-26
10374888	SUP	Drew MS - Roofing	5-Jun-26
10372942	SUP	Carson HS - Modernize Serving Line	8-Jun-26
10377659	SUP	Cabrillo ES - Energy Conservation Lighting	8-Jun-26
10373618	ECE	Chatsworth EEC	8-Jun-26
10377667	SUP	Van Nuys ES - Energy Conservation Lighting	8-Jun-26
10374650	ADA	Lowman Special Education & Career Transition Center - ADA Barrier Removal	8-Jun-26
10373194	BDP	66th St. EEC - Install Play Matting	8-Jun-26
10377695	BDP	Bradley EEC - Classroom Furniture	10-Jun-26
10377666	SUP	Mack ES - Energy Conservation Lighting	10-Jun-26
10377671	BDP	Del Olmo ES - Electronic Free-Standing Marquee	11-Jun-26
10374649	ADA	Hollywood HS - ADA Barrier Removal	11-Jun-26
10374857	BDP	Westside Global Awareness Magnet - Landscaping and Irrigation	11-Jun-26
10377188	RP	West Adams Preparatory HS - Water Bottle Filling Stations	12-Jun-26
10377683	BDP	Rogers Continuation HS - Exterior Lunch Tables and Benches	12-Jun-26
10377690	BDP	Rio Vista ES - Upgrade Classrooms 16 and 23	15-Jun-26
10377679	BDP	Justice Academy Charter ES - Exterior Lunch Tables and Benches	15-Jun-26
10374722	BDP	Mosk ES - Landscaping and Irrigation	15-Jun-26
10373387	SUP	Reseda Charter HS - Field Upgrades with Natural Turf & Synthetic Track	15-Jun-26
10377665	SUP	Kim ES - Energy Conservation Lighting	15-Jun-26
10373385	SUP	Gardena HS - Stadium Upgrades with Natural Turf Field & Synthetic Track	15-Jun-26

**Substantial Completion**

Project #	Managed Program	Project Name	Date
10366800	SUP	Huntington Park HS - Comprehensive Modernization	18-May-26
10377077	SUP	South East HS - Secure Entry System	19-May-26
10377189	RP	Chavez Learning Academies - Water Bottle Filling Station	19-May-26
10375385	SUP	Fleming MS - Secure Entry System	19-May-26
10377104	SUP	Jordan HS - Secure Entry System	20-May-26
10377422	SUP	Crescent Heights Language Arts/Social Justice Magnet ES - Energy Conservation Lighting	22-May-26
10374727	BDP	Rosewood Urban Planning & Design Magnet ES - Landscaping and Irrigation	22-May-26
10377425	SUP	Locke EEC - Energy Conservation Lighting	22-May-26
10374512	ACE	Venice Skills Center - Communications & Network Upgrades	22-May-26
10377655	ADA	Harding ES - Door Widening	24-May-26
10377193	BDP	Pacoima MS - Esports Lab	26-May-26
10375749	RP	Hawkins HS - Electronic Wall-Mounted Marquee	27-May-26
10377056	BDP	Ranchito ES - Classroom Furniture	28-May-26
10377240	BDP	Lorne ES - 4th-5th Grade Classroom Furniture	28-May-26
10369497	SUP	Barrett ES - Walk-In Freezer Modernization	29-May-26
10373627	BDP	Mid-City's Prescott School of Enriched Sciences - Motorized Parking Lot Gate	29-May-26
10377423	SUP	Fries ES - Energy Conservation Lighting	29-May-26
10377103	SUP	Carson HS: Academy of Education and Empowerment - Secure Entry System	1-Jun-26
10377227	BDP	Beckford Charter for Enriched Studies - Classroom Furniture	2-Jun-26
10375409	SUP	Mount Lukens Continuation HS - Secure Entry System	2-Jun-26
10377124	BDP	Marshall HS - Gym Scoreboard	3-Jun-26
10375759	BDP	Danube ES - Chain Link Privacy Fence	3-Jun-26
10377183	BDP	Rosewood Urban Planning & Design Magnet ES - Exterior Lunch Tables and Benches	3-Jun-26
10377123	BDP	Virgil MS - Gym Scoreboard	3-Jun-26
10377657	SUP	Cesar Chavez Learning Academies H4Z 24-25 - Sustainability Project	3-Jun-26
10377181	BDP	Woodlake Community Charter ES - Chromebooks	4-Jun-26
10377135	SUP	De La Torre ES - H4Z 21-22 - Sustainability Project	4-Jun-26
10377105	SUP	San Pedro HS Police Academy Magnet - Secure Entry System	5-Jun-26
10375757	RP	Chatsworth Park Urban Planning Magnet ES - Pedestrian Gate	5-Jun-26
10377417	ADA	Mulholland MS - Install Stage Adapt	7-Jun-26
10375391	SUP	Hale Charter Academy MS - Secure Entry System	8-Jun-26
10377426	SUP	Huntington ES - Micro-Forest Pilot	8-Jun-26
10375437	SUP	Valley Academy of Arts and Sciences - Secure Entry System	8-Jun-26
10375624	BDP	Johnson Community Day School - Library Bookshelves	8-Jun-26
10377242	BDP	Porter MS - Chromebooks	8-Jun-26
10374903	BDP	Escalante EEC - Electronic Wall-Mounted Marquee	9-Jun-26
10377099	SUP	Torres HS - Secure Entry System	9-Jun-26
10377228	BDP	Calabash Charter Academy - Electronic Wall-Mounted Marquee	10-Jun-26
10377095	SUP	Pueblo de LA Continuation HS - Secure Entry System	10-Jun-26
10375375	SUP	Chatsworth Charter HS - Secure Entry System	10-Jun-26
10377421	SUP	Blythe ES - Energy Conservation Lighting	12-Jun-26
10375366	SUP	Armstrong MS - Secure Entry System	12-Jun-26
10375719	BDP	Mountain View ES - Audio/Visual Equipment and Lighting in Auditorium	12-Jun-26
10375431	SUP	Sepulveda MS - Secure Entry System	12-Jun-26
10377182	RP	Broadway ES - Chain Link Privacy Fence	12-Jun-26
10377110	SUP	Roscoe ES - Energy Conservation Lighting	12-Jun-26
10375422	SUP	Polytechnic HS - Secure Entry System	15-Jun-26
10375752	BDP	Chandler ES - Audio/Visual Equipment in Auditorium	15-Jun-26
10377733	SUP	Open Magnet Charter ES H4Z 24-25 - Sustainability Project	15-Jun-26



DSA Certification

Project #	Managed Program	Project Name	Date
10373376	ADA	Soto ES - ADA Barrier Removal	8-Jun-26
10371923	ADA	Nimitz MS - ADA Improvements	11-Jun-26
10372470	ECE	West Valley EEC - Reopening and Campus Upgrade	11-Jun-26



MONTHLY PROGRESS

Managed Program Glossary

<u>Managed Program</u>	<u>Managed Program Description</u>
2SEM	Two-Semester Neighborhood School Program
ADA	Americans with Disabilities Act - Transition Plan Implementation
ACE	Adult Career Education
ASAB	Asbestos Abatement
B_B	Bond BB
BDP	Board District Priority
CHRT	Charter School Bond Program
CIPR	Capital Improvement Program
CPS	Certificates of Participation
CRF	Core Facilities
CTE	Career Tech Education
ECE	Early Childhood Education
FA	Fire Alarm
JTU	Joint Use
LSS	Life Safety and Seismic Retrofit
M_K	Measure K
MCD	Modified Consent Decree
MJR	Major Repairs
NAC	Non-Air Conditioned Spaces
PFA_Y	Proficiency For All
PMP	Portable Removal Plan
QZB	Qualified Zone Academy Bond
RHU	Relocatable Housing Unit
RP	Region Priority
SLC	Small Learning Communities
SLR_R	Science Lab Renovation Measure R
SRU	Seismic Retrofit Upgrades
SUP	School Upgrade Program
YBR_Y	Bond Funded - Deferred Maintenance

**FORMAL CONTRACT CHANGE ORDER RATES *
BY PROJECT TYPE**

Project Type	Original Contract Amount	Final Contract Amount	Change Order Amount	Total Change Order %
Access Compliance	\$276,424,722	\$331,337,009	\$54,912,286	19.87%
Addition	\$138,433,531	\$154,462,998	\$16,029,468	11.58%
Auditorium Renovation	\$3,185,096	\$3,619,289	\$434,193	13.63%
Campus Improvement	\$130,199,927	\$145,202,076	\$15,002,149	11.52%
Career Technical Education	\$1,662,939	\$2,142,970	\$480,030	28.87%
Ceiling/Wall System	\$4,589,400	\$6,014,451	\$1,425,051	31.05%
Communications/Technology Upgrade	\$1,182,685	\$1,182,685	\$0	0.00%
Comprehensive Modernization	\$1,073,928,411	\$1,180,695,407	\$106,766,997	9.94%
Electrical/Lighting	\$2,741,343	\$2,625,320	\$(116,023)	-4.23%
Fire Alarm System	\$4,350,432	\$4,421,103	\$70,671	1.62%
Flooring	\$12,530,505	\$12,664,353	\$133,847	1.07%
Food Services Renovation	\$10,967,034	\$13,018,357	\$2,051,323	18.70%
Gym/Athletic Facilities Renovation	\$16,238,553	\$18,188,123	\$1,949,570	12.01%
HVAC	\$145,367,684	\$164,484,096	\$19,116,412	13.15%
Lunch/Shade Shelter	\$3,343,212	\$3,685,492	\$342,280	10.24%
New School	\$10,163,523	\$13,359,020	\$3,195,497	31.44%
Paving/Greening/Playground Equipment	\$102,847,991	\$116,307,943	\$13,459,952	13.09%
Plumbing/Irrigation/Drainage	\$53,992,658	\$65,595,688	\$11,603,030	21.49%
Portable Removal with Site Improvements	\$5,710,293	\$6,536,541	\$826,248	14.47%
Reconfiguration	\$6,562,972	\$7,633,943	\$1,070,971	16.32%
Roofing	\$139,860,289	\$143,425,946	\$3,565,657	2.55%
Seismic Modernization	\$185,546,113	\$215,208,665	\$29,662,552	15.99%
Small Learning Community/Academy	\$7,236,768	\$7,618,723	\$381,955	5.28%
Total	\$2,337,066,081	\$2,619,430,198	\$282,364,116	12.08%

* Includes Formal Contracts and Job Order Contracts with completion after January 1, 2021.



BOARD OF EDUCATION ACTIONS

RECENT BOARD ACTIONS

Report #	Action Item	BOC Date	BOC Resolution	BOE Date	BOE Resolution
439-25/26	Define and Approve Seven Shade Structures Over Play Equipment Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein	5/28/2026	Passed	6/12/2026	Adopted
437-25/26	Approve the Definition of Three Seismic Modernization Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein	5/28/2026	Passed	6/12/2026	Adopted
438-25/26	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	5/28/2026	Passed	6/12/2026	Adopted
440-25/26	Define and Approve 21 Board District Priority and Region Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein	5/28/2026	Passed	6/12/2026	Adopted

Reference Materials

Measure US Implementation Plan

STRATEGIES TO IMPLEMENT 2024 BOND PRIORITIES	FUNDING TARGET
<p>Undertake major modernizations, upgrades and reconfigurations to school campuses*</p> <ul style="list-style-type: none"> - Replace or modernize school buildings with seismic vulnerabilities to meet today's building, safety, and learning standards - may include classrooms, core facilities such auditoriums/multi-purpose rooms, libraries, gymnasiums, and support and/or specialized spaces (e.g. career tech education (CTE), UTK, kindergarten, labs, the arts, robotics) (approximately \$2.8 billion) - Replace old and structurally deficient relocatable classroom buildings with new up-to-date permanent classroom buildings, which may include specialized classrooms (e.g. UTK, kindergarten, CTE, the arts, labs, robotics) (approximately \$800 million) - Upgrade/restore outdoor areas and play space - approximately \$1.25 billion <ul style="list-style-type: none"> o Create new green schoolyards/outdoor classrooms, including conversion of a portion of a schoolyard's hard surface into green space, and installation of permeable pavers and irrigation systems, may include removal of relocatable buildings to restore play space, replacement of paved areas, and the installation of shade structures and seating/gathering areas (approximately \$600 million) o Upgrade play space and campus exteriors to replace deteriorated and unsafe pavement, create a schoolyard with approximately 30% sustainable green space, and provide a secure perimeter fence and buildings with a uniform appearance (approximately \$600 million) o Install shade shelters over playground equipment at early education centers, elementary schools and special education centers to mitigate heat and improve the quality of outdoor environments for students (approximately \$50 million) - Upgrade elementary school classrooms and related facilities to provide age-appropriate spaces for UTK and kindergarten students, including furnishing and equipment (approximately \$70 million) - Upgrade, expand, reconfigure, alter, and/or furnish and equip campuses for new and realigned programs (approximately \$70 million) 	\$4,990,000,000

STRATEGIES TO IMPLEMENT 2024 BOND PRIORITIES	FUNDING TARGET
<p>Undertake critical replacements and upgrades of school building/site systems and components*</p> <ul style="list-style-type: none"> - Replace failing building/site systems and components (approximately \$932 million) - Create secure school entrances by installing a camera/buzzer system (approximately \$15 million) 	\$947,000,000
<p>Information Technology Infrastructure (IT) and System Upgrades</p> <ul style="list-style-type: none"> - Comprehensive enhancements to school audio systems - integration and enhancement of school IP-PA Speakers, IP-Based Master Clocks, Audio Enhancement Systems, and Mass Notification Systems (approximately \$521 million) - Upgrade school IT network infrastructure systems, including local area networks and wireless local area networks, and for some, optic cabling (approximately \$342.9 million) - Upgrade core IT network infrastructure system to optimize information applications and communications infrastructure (approximately \$22.1 million) 	\$886,000,000
<p>School Upgrades and Reconfigurations to Support Wellness, Health, Athletics, Learning and Efficiency*</p> <ul style="list-style-type: none"> - Upgrade competitive athletic facilities (approximately \$230 million) - Install photovoltaic panels, electrification and electrical infrastructure (approximately \$175 million) - Campus improvements/enhancements determined by Region/Board District (approximately \$70 million) - Upgrade/reconfigure/construct school-based student wellness facilities (approximately \$40 million) - Upgrades to school libraries to provide updated furnishings and interior alterations (approximately \$10 million) - Improvements to school facilities to support implementation of partner funded projects/programs (approximately \$10 million) - Create sustainable outdoor learning spaces in collaboration with school-based and community-led efforts (approximately \$5 million) 	\$540,000,000

STRATEGIES TO IMPLEMENT 2024 BOND PRIORITIES	FUNDING TARGET
<p>School Cafeteria Upgrades*</p> <ul style="list-style-type: none"> - Construct and/or upgrade (regional) kitchen(s) to prepare fresh healthy student meals and support schools (approximately \$300 million) - Upgrade or replace school walk-in refrigerators/freezers (approximately \$125 million) - Upgrade elementary school cafeterias with new combi ovens and electrical infrastructure (approximately \$20 million) - Construct/install metal serving kiosk and electrical infrastructure as needed to support elementary school kitchens operating out of hot shacks (approximately \$16 million) 	\$461,000,000
<p>Charter School Facilities Upgrades and Expansions*</p> <ul style="list-style-type: none"> - Replace/upgrade school buildings, building systems and components, and grounds at District-owned facilities operated by charter schools or with a charter school co-location pursuant to Proposition 39, focusing on long-standing co-location sites (approximately \$275 million) - Renovate and furnish and equip school sites to provide charter schools with reasonably equivalent facilities pursuant to Proposition 39 (approximately \$20 million) ** - Upgrades at sites, with a newly co-located charter school pursuant to Proposition 39, which are mutually agreed upon by both parties, to jointly improve the lives and learning conditions for students in all schools on the campus (approximately \$5 million) 	\$300,000,000
<p>Americans with Disabilities Act (ADA) Transition Plan Implementation*</p> <ul style="list-style-type: none"> - Upgrades/renovations/installations to remove physical barriers and/or enhance accessibility to support implementation of the ADA Transition Plan (approximately \$250 million) - Alterations and improvements to facilities to ensure a barrier-free learning environment as required by the ADA (Rapid Access Program) (approximately \$8 million) 	\$258,000,000

STRATEGIES TO IMPLEMENT 2024 BOND PRIORITIES	FUNDING TARGET
Early Childhood Education Facilities Upgrades and Expansions* <ul style="list-style-type: none"> - Replace/upgrade failing building/site systems and components and create outdoor learning environments 	\$200,000,000
IT Campus Safety Upgrades <ul style="list-style-type: none"> - Install access control systems to regulate entry and monitor movement at exterior doors and improve safety of school facilities (approximately \$9 million) - Install video camera systems to improve safety of campus infrastructure (approximately \$70.5 million) - Upgrade school intrusion alarm and monitoring systems (approximately \$89.5 million) 	\$169,000,000
Adult and Career Education Facilities Upgrades* <ul style="list-style-type: none"> - Replace deficient buildings with new up-to-date permanent classroom building (approximately \$93 million) - Upgrade school information technology systems and equipment (approximately \$30 million) - Replace/upgrade failing building/site systems and components, so they are safe, functional and operational places to teach and learn (approximately \$13 million) - Exterior upgrades to improve site safety, outdoor areas, and signage (approximately \$8 million) 	\$144,000,000
Replace Aging and Outdated School Buses <ul style="list-style-type: none"> - Improve energy efficiency and support the transition to electrified school buses 	\$75,000,000
Ensure oversight and accountability of bond expenditures <ul style="list-style-type: none"> - Independent audits of bond projects and contracts 	\$30,000,000+
TOTAL	\$9,000,000,000[^]

*Allocations are for direct project costs, Program Reserve and indirect program costs that support Facilities-managed projects. Upon implementation of a new bond, allocations for Program Reserve (10%) and indirect program costs (10%) will be drawn from each category.

** Existing bond allocations fund projects through FY31.

+Existing bond allocations fund audits through mid-FY32.

[^]The foregoing amounts and priorities are subject to future adjustments by Board action should such adjustments prove necessary to accomplish the objectives of the proposed measure, and all projects to be funded by proceeds from this bond measure must be contained in the Bond Project List. It is ultimately the Bond Project List, if approved by the voters, that will control the expenditure of the bond funds.

2026 Funding Allocation for Board District and Region Priority Projects

Board District	Available Prior to 2026 Allocation	2026 Allocation	Available for New Projects As of 1/31/26
BD 1	\$3,178,921	\$1,196,058	\$4,374,979
BD 2	\$1,592,917	\$1,171,266	\$2,764,183
BD 3	\$434,354	\$1,094,639	\$1,528,993
BD 4	\$1,600,556	\$1,022,122	\$2,622,678
BD 5	\$1,470,039	\$1,262,770	\$2,732,809
BD 6	\$1,935,997	\$1,112,710	\$3,048,707
BD 7	\$1,810,520	\$1,271,685	\$3,082,205

Region	Available Prior to 2026 Allocation	2026 Allocation	Available for New Projects As of 1/31/26
East	\$6,864,943	\$1,546,604	\$8,411,547
North	\$2,458,803	\$1,704,205	\$4,163,008
South	\$3,924,464	\$1,437,819	\$5,362,283
West	\$6,570,924	\$1,442,622	\$8,013,546

ATTACHMENT A

ALLOCATION TOOL by BOARD DISTRICT

Weight Value	20%		20%		20%		40%		100%
Board District	Bldg Sq Ft*	Factor	24/25 K-12 Enrollment [#]	Factor	# of Physical Sites [§]	Factor	FCI ⁺	Factor	Total Allocation Factor
1	9,492,455	0.1287	45,041	0.1075	94	0.1230	37.81%	0.1379	12.70%
2	12,477,364	0.1691	57,219	0.1365	119	0.1558	34.56%	0.1260	14.27%
3	8,713,691	0.1181	62,615	0.1494	103	0.1348	45.28%	0.1652	14.65%
4	7,390,293	0.1002	45,432	0.1084	91	0.1191	43.03%	0.1569	12.83%
5	14,079,362	0.1908	75,745	0.1807	131	0.1715	33.51%	0.1222	15.75%
6	9,220,248	0.1250	58,412	0.1394	103	0.1348	41.59%	0.1517	14.05%
7	12,410,734	0.1682	74,643	0.1781	123	0.1610	38.41%	0.1401	15.75%
	73,784,146	1	419,107	1	764	1	3	1	100%

ALLOCATION TOOL by PHYSICAL REGION

Weight Value	20%		20%		20%		40%		100%
Region	Bldg Sq Ft*	Factor	23/24 K-12 Enrollment [#]	Factor	# of Physical Sites [§]	Factor	FCI ⁺	Factor	Total Allocation Factor
EAST	22,440,688	0.3041	113,656	0.2712	207	0.2709	34.97%	0.2256	25.95%
NORTH	20,179,344	0.2735	137,036	0.3270	235	0.3076	43.68%	0.2818	29.44%
SOUTH	17,614,001	0.2387	95,933	0.2289	178	0.2330	36.76%	0.2372	23.50%
WEST	13,550,113	0.1836	72,482	0.1729	144	0.1885	39.58%	0.2554	21.12%
	73,784,146	1	419,107	1	764	1	2	1	100%

Total Allocation Factor: Factor A x 20 + Factor B x 20 + Factor C x 20 + Factor D x 40 = Total Factor E

*Building Square Footage is taken from CAFM database download on 10/7/2024, filtered for K-12 Sites only.

[#]Enrollment is pulled from Student Information Branch 24/25 Norm table. It excludes Non-Affiliated Charter Schools, EECs and Adult Schools.

[§]Physical Sites are identified by fence line separations in the Facilities Division CAFM Asset database on owned properties and do not include programs that exist co-located or sharing core facilities. Adult Ed Sites and EEC's are also excluded. This table was pulled on 10/7/2024.

⁺FCIs reported are summary values from the Facilities FCA database downloaded on 10/8/2024 for all K-12 Schools surveyed in the Facilities Condition Assessment (FCA) program.

Link to [2024 Green Schoolyards for All Plan](#)
