



Palisades Charter High School Reconstruction Project

Palisades CHS Community Meeting

October 28, 2025

Agenda

- I. Welcome & Meeting Logistics
 - Lorena Padilla-Melendez, Community Relations Director, LAUSD
- II. Project Update
 - Tim Spaeth, Senior Project Development Manager, LAUSD
- II. Progress Update of Environmental Work
 - Jennifer Flores, Deputy Environmental Health and Safety Director, LAUSD
- IV. New Construction Design Progress
 - Jeffrey Zolan, Project Manager, DLR Group
 - Alenoush Aghajanians, Principal Design Leader, DLR Group
 - Questions, Comments & Community Engagement Next Steps

Tim Spaeth

Project Update

Palisades Charter HS Campus Reconstruction Project

Board Approved June 3, 2025

\$266M –Bond Funds target to upgrade and expand charter school facilities

Reimbursement will be pursued through insurance and FEMA

Scope – replace facilities that were destroyed in the fire, including:

- General/specialty classrooms, support spaces, and athletic support buildings
 - Includes portable buildings that remained post fire that have been removed due to extensive mitigation requirements
- Infrastructure, landscape, track and field and other impacted facilities
- Both temporary and permanent facilities will be constructed to serve the student populations that were present prior to the fire.

Project Update Timeline

JANUARY – MARCH

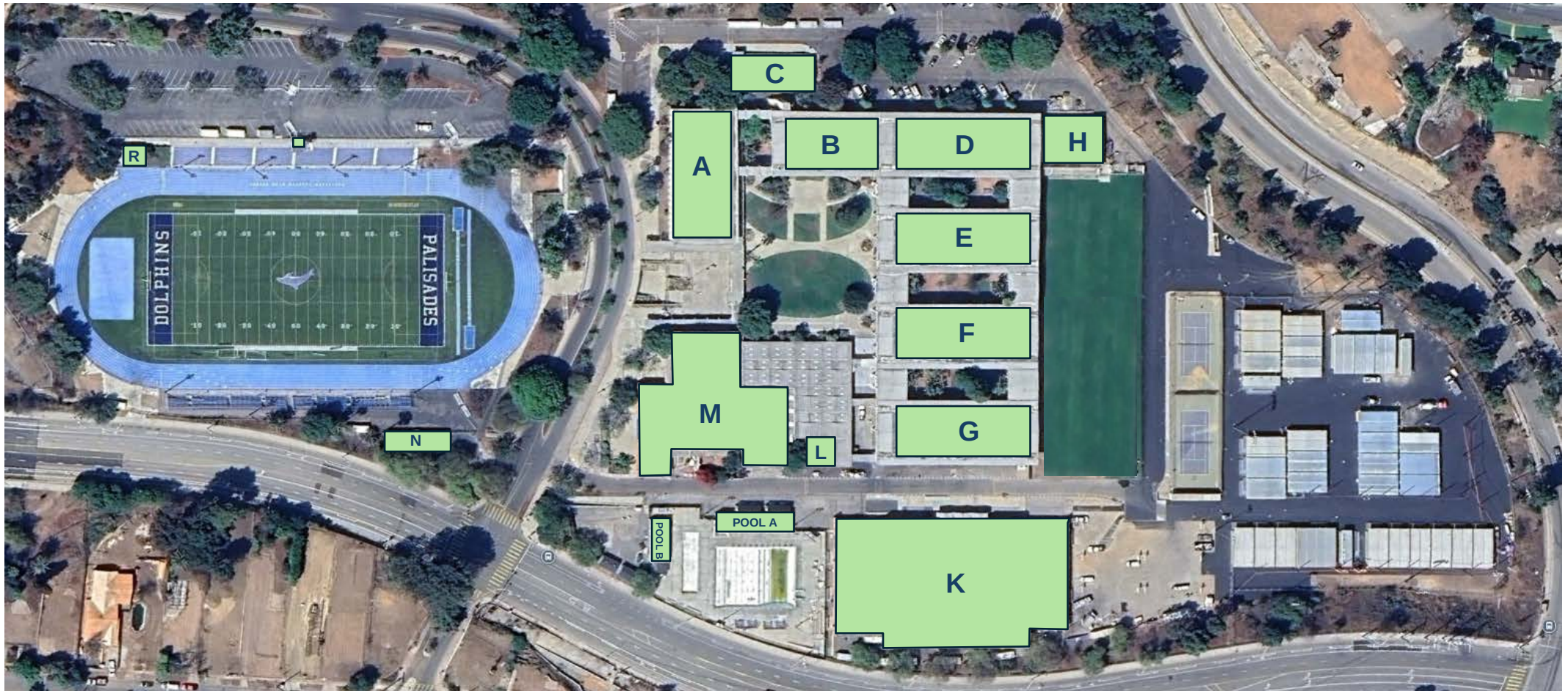
- Fire debris removal
- Fire related hazardous material cleanup

APRIL – AUGUST

- Site assessment and cleanup
- Building decontamination
- Site restoration
- Portable village installation

SEPTEMBER – DECEMBER

- Utilities restoration – power, gas, water
- Systems restoration – HVAC, fire alarm
- Final building cleaning
- Surface & air sampling and testing
- Final occupancy inspections



New Construction – Program Overview

New Classroom Building

- 21 General Classrooms
- 1 Flexible Science Lab w/ workroom
- 1 Flexible Engineering Classroom
- 1 Media and Filmmaking Classroom
- 1 Multi-Media Computer Technology Classroom
- 1 Special Ed Type III Classroom w/support spaces
- 1 Special Ed Type I Classroom
- Collaboration Spaces, Workrooms, RSP, & Storage
- Administrative Spaces: 13 faculty/staff offices, 1 IEP Office, Conference Rooms, Clerical Areas, & Reception/Public Waiting
- Restrooms for students and staff

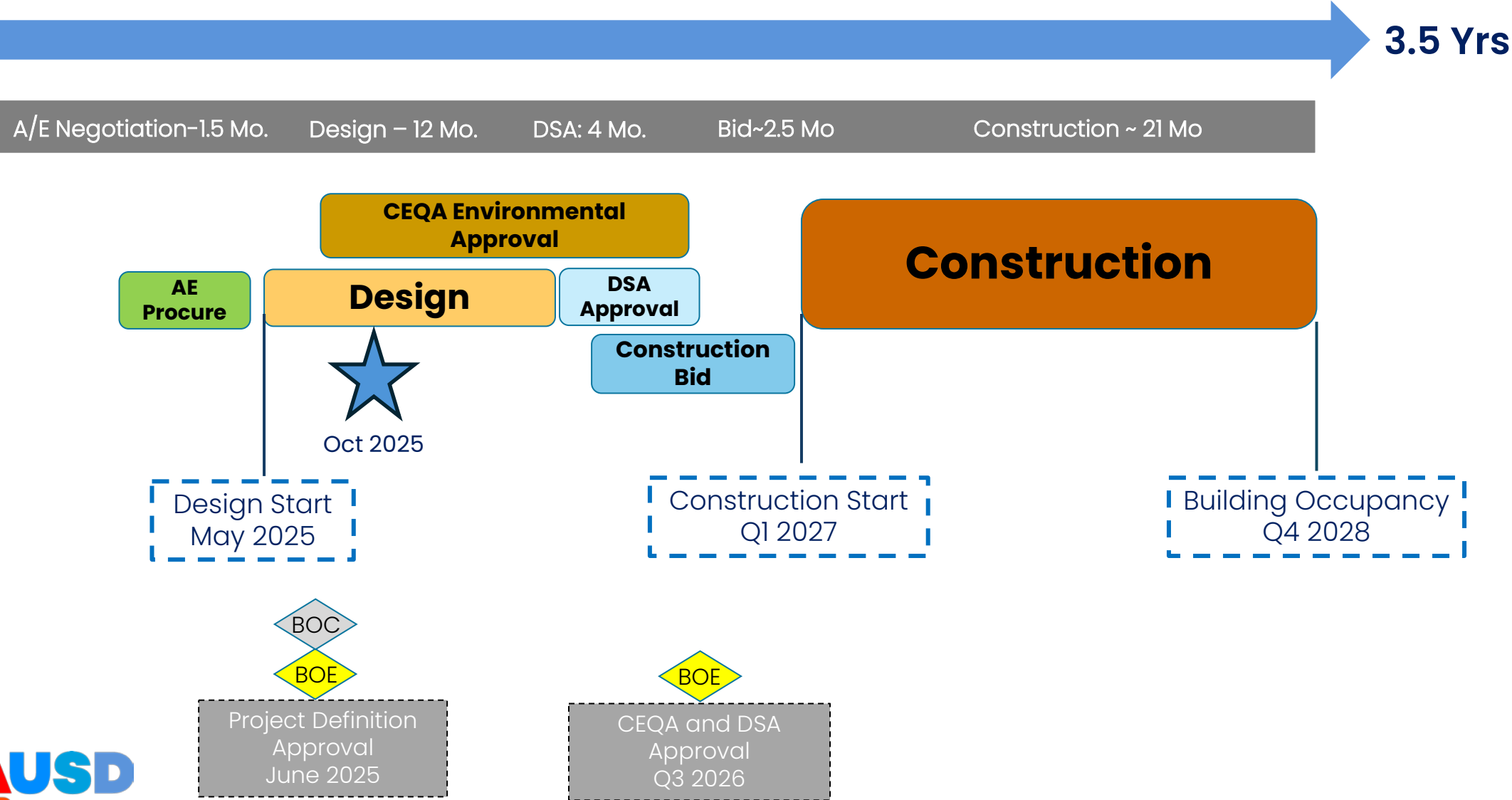
Palisades Academy

- 3 General Classrooms
- 3 faculty/staff offices

Athletic Field Areas

- Track and Field
- 2 x Athletic Support Spaces
- Ticket Booth
- Baseball Field

Anticipated Reconstruction Timeline



Jennifer Flores
Office of Environmental
Health & Safety

OEHS Updates



Environmental Work Complete / Checklist

1. ☒ USACE Household Hazardous Waste Removal (Phase 1)
2. ☒ USACE Debris Removal (Phase 2)
 - Includes site assessment and removal of any asbestos, debris (i.e. concrete, metal, ash), and surface soils (top 3-6 inches)
3. ☒ LAUSD Debris Removal
4. ☒ LAUSD Contractor – Environmental Assessment of Soils
5. ☐ LAUSD Contractor – Comprehensive Environmental Assessment and Cleanup of Building Interiors
6. ☐ LAUSD Pre-occupancy Testing and Inspection



OEHS Updates

Materials Tested and Analyses

Soil

- Volatile Organic Compounds (VOCs)
- Total Petroleum Hydrocarbons
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Title 22 Metals, including mercury
- Organochlorine Pesticides
- Polychlorinated Biphenyls (PCBs)
- Dioxins and Furans
- Asbestos

Air

- Asbestos
- Fire-related VOCs

Surfaces (via wipes)

- Title 22 metals, including mercury
- PAHs
- Dioxins and Furans



OEHS Updates

Safety Measures When Students Return

Continued Environmental Monitoring

LA Unified Know Your Air Network 2.0

- Enhanced air quality monitoring (PM2.5, PM10, NO2, and weather data) in real time with online public access
- 21 schools impacted by the fires or near reconstruction zones have received new, enhanced equipment. PM 10 sensors are scheduled to be added in the coming weeks.
- Five high-priority schools have been equipped with multiple monitoring locations. Will provide site-specific decision-making information during cleanup and reconstruction





OEHS Updates

Summary of Post-Fire Cleanup & Assessment



Summary of Post-Fire Cleanup & Assessment Palisades Charter High School

In preparation for the reopening of Palisades Charter High School, Los Angeles Unified is overseeing the comprehensive cleanup and environmental testing of the school buildings and grounds at the school. This effort is being overseen by the Office of Environmental Health and Safety (OEHS), and conducted by independent, third-party environmental professionals.

The US Army Corps of Engineers removed building debris, surface soil under building structures, and hazardous materials, including lead-based paint and asbestos. Environmental contractors then removed broken asphalt, vacuumed and washed surfaces, and removed fire debris including impacted soil from landscaped areas. Environmental consultants tested the soil and are nearly done with the cleanup of a small amount non-fire-related contaminant found during the testing. All other soils have been tested and determined to be free of fire-related contaminants.

For the interiors of remaining buildings, environmental contractors removed impacted materials and are conducting a full environmental cleaning of the buildings. As this process is completed, surface dust and air sampling are being conducted for contaminants associated with wildfires listed below. This testing, done under the oversight of professional geologists and certified industrial hygienists, will demonstrate, once completed, the successful removal of the wildfire debris and contamination from the campus.

Additional details regarding this effort can be found at <https://oehs.lausd.org/> under the January 2025 Fire Response Quicklink. As consultant reports are finalized, we will continue to post them on this website. Our commitment is to prioritize transparency of this work.

Examples of Environmental Testing Being Performed

- Asbestos
- Dioxins and furans
- Heavy metals including lead and arsenic
- Polycyclic aromatic hydrocarbons (PAHs)
- Polychlorinated biphenyls (PCBs)

- Pesticides
- Total petroleum hydrocarbons (TPH)
- Volatile organic compounds (VOCs)
- Ash, char, and soot

We plan to monitor air quality conditions going forward, using newly designed, and manufactured PM 10 sensors that have been added to our [Know Your Air Network](#) in the Palisades to help detect larger particulates that were previously not monitored. Further enhancements include the addition of nitrogen dioxide sensors and meteorological monitoring equipment to help determine how future smoke and dust events could impact the school.

10/28/25



<https://oehs.lausd.org/>

Design Progress
DLR Group
Jeffrey Zolan
Alenoush Aghajanians

Your Team

 **DLR GROUP**



And many more.....

Consulting Engineers

P S O M A S

 **roshanian**
& associates

Kimley»Horn

 **MAROKO & SHWE, INC**
Consulting Mechanical Engineers

 **BRANDOW & JOHNSTON**
STRUCTURAL + CIVIL ENGINEERS
EST 1945

HLCM

 **PROTECTION DESIGN AND CONSULTING**

**Historic
Resources
Group**



DLR's project goals/guiding principles.

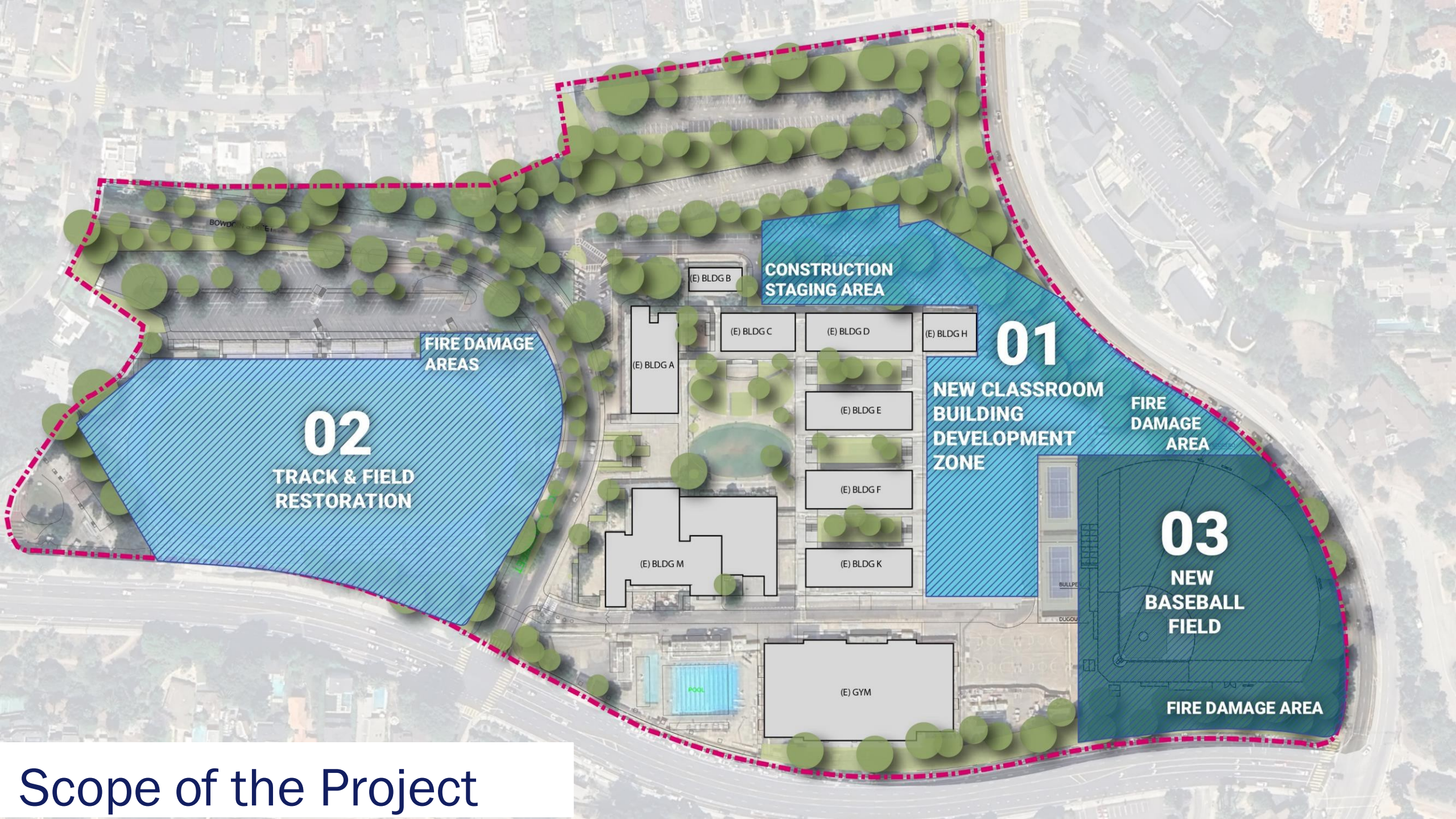
Belonging
Resilience
Sustainability

Design Concept
Interlace. Connect. Thrive.

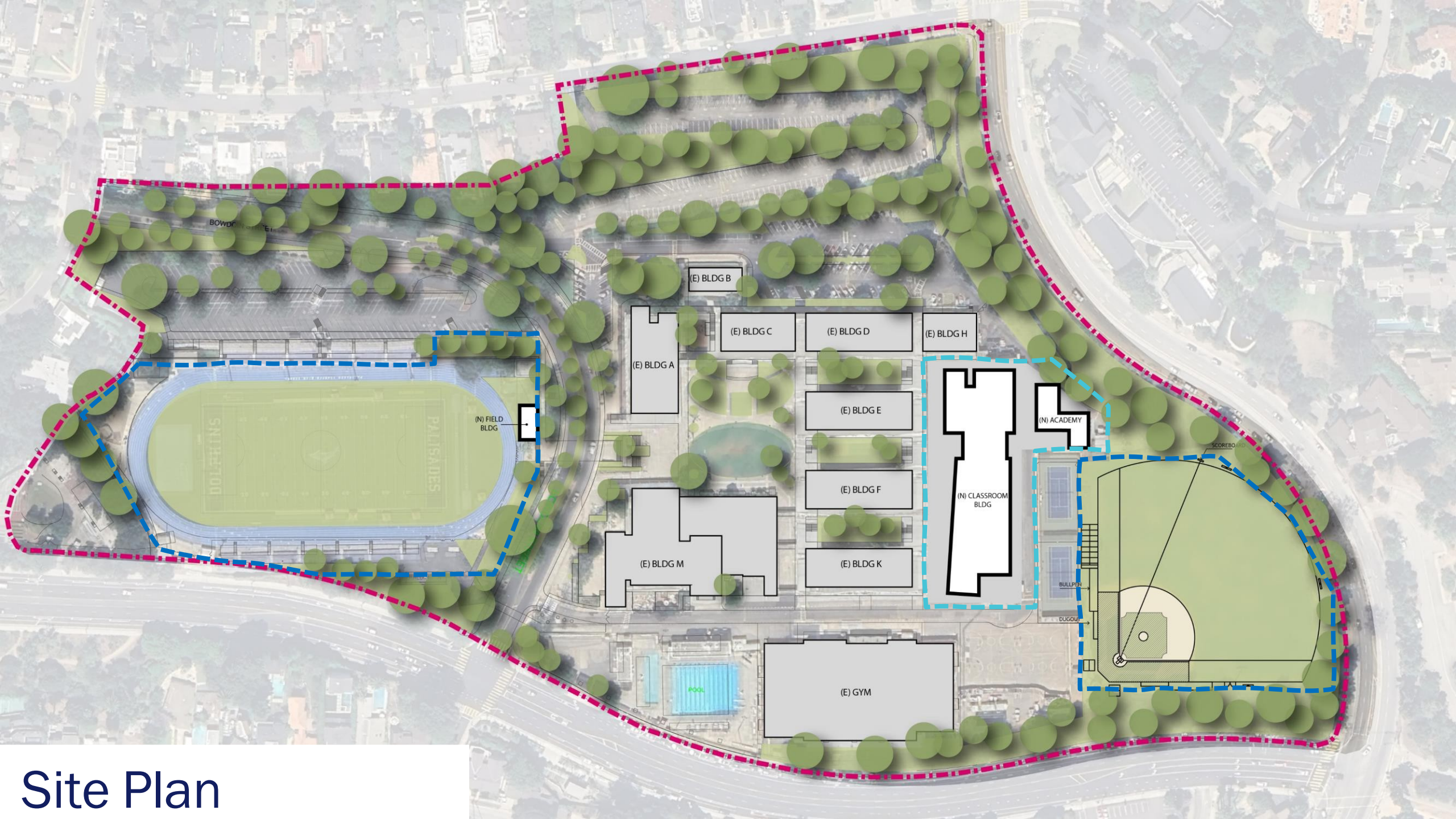
Interlace — the spatial and programmatic strategy

Connect — to each other, the past, and the future

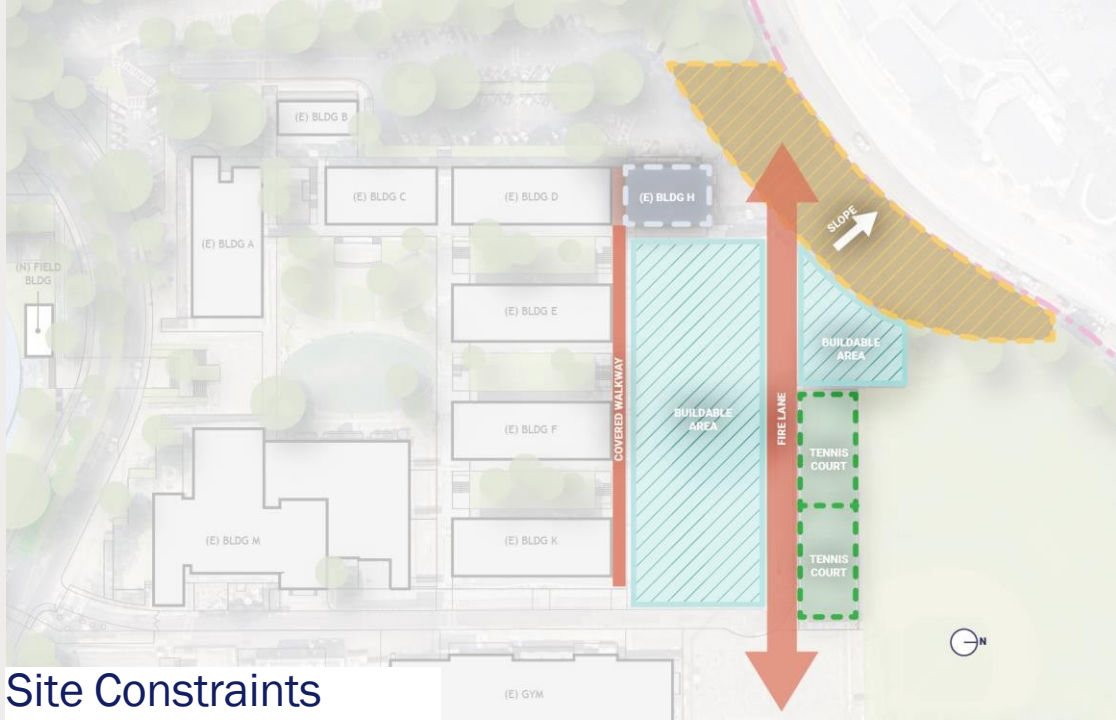
Thrive — not just survive; speaks to student success and
community strength



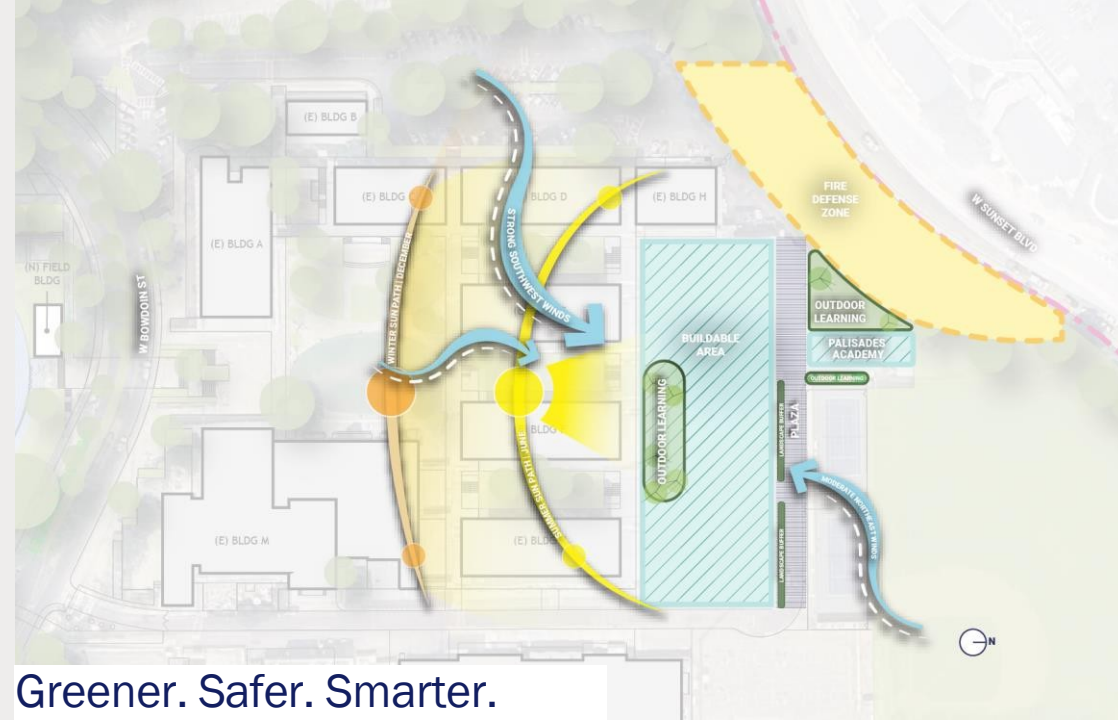
Scope of the Project



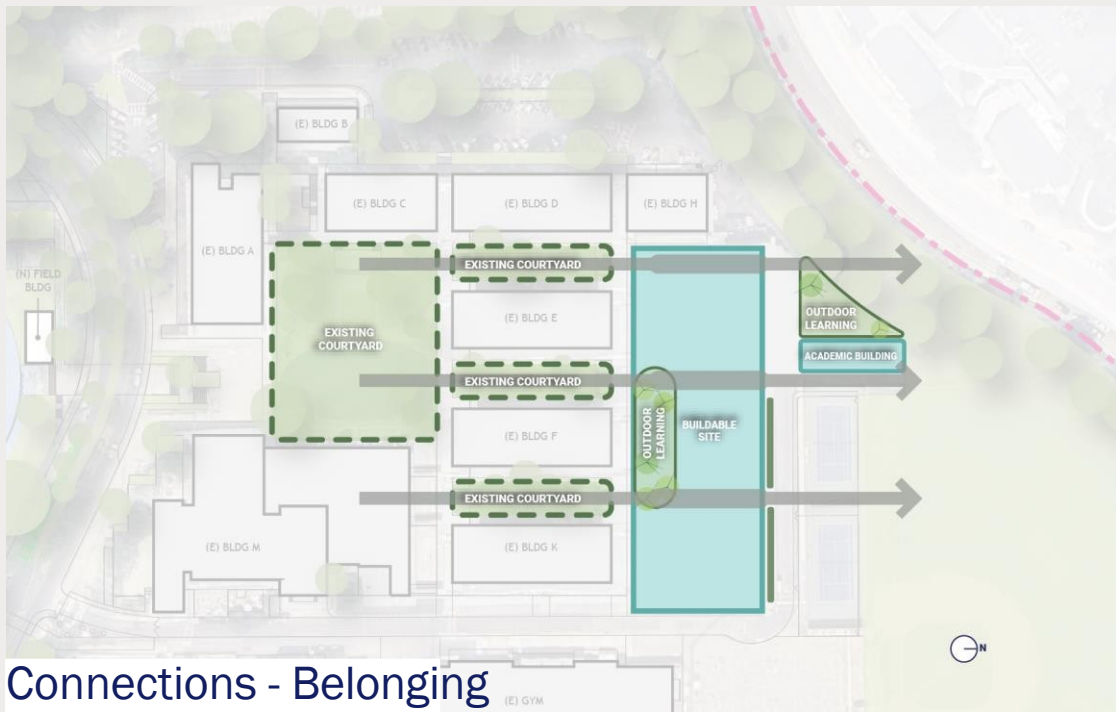
Site Plan



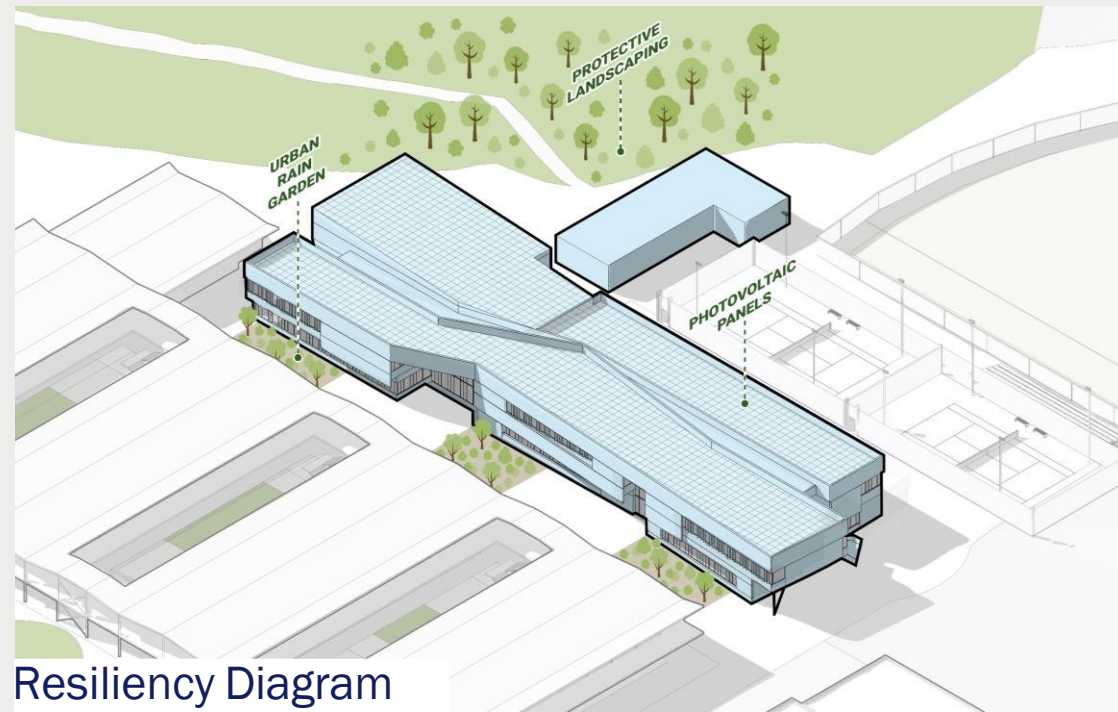
Site Constraints



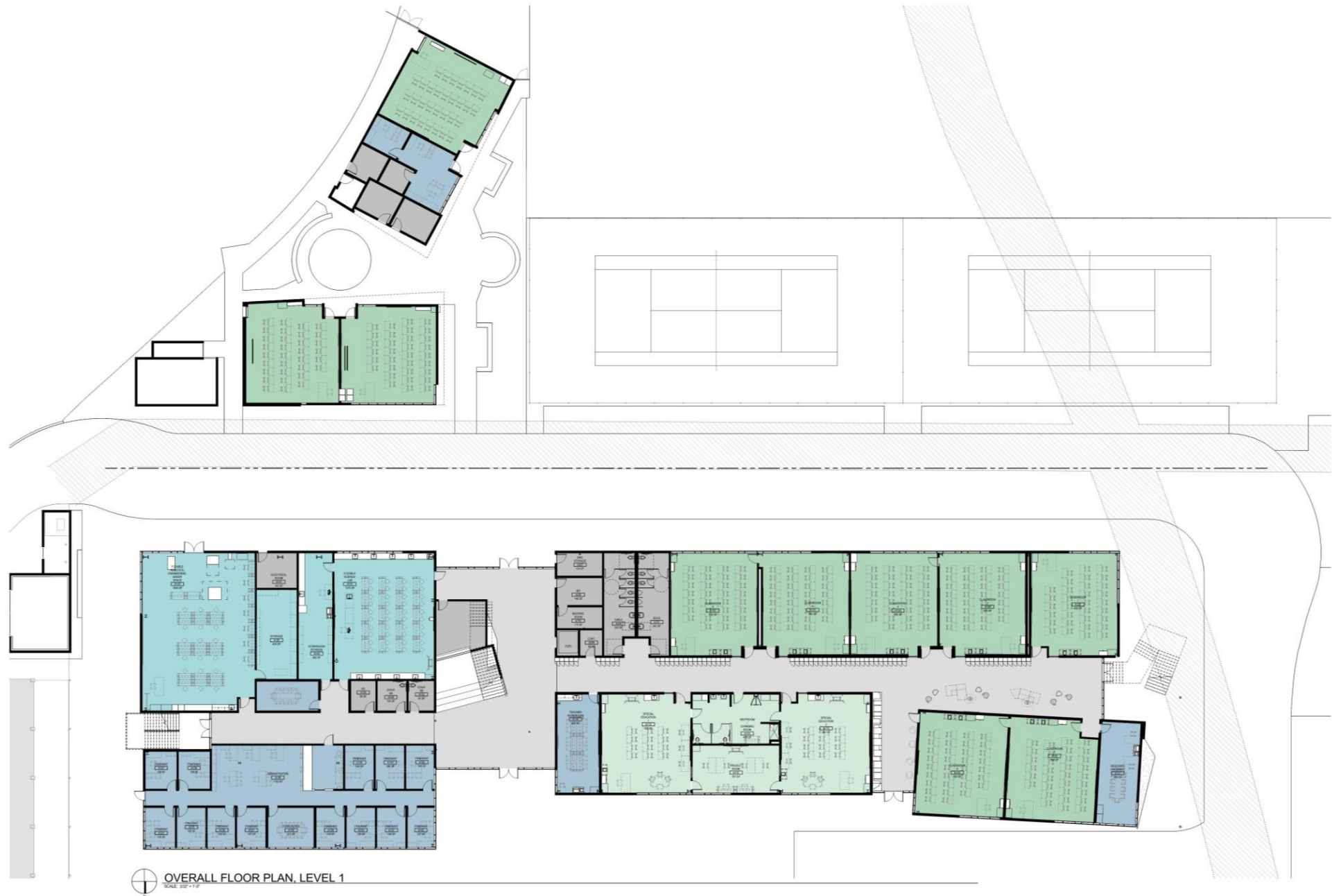
Greener. Safer. Smarter.



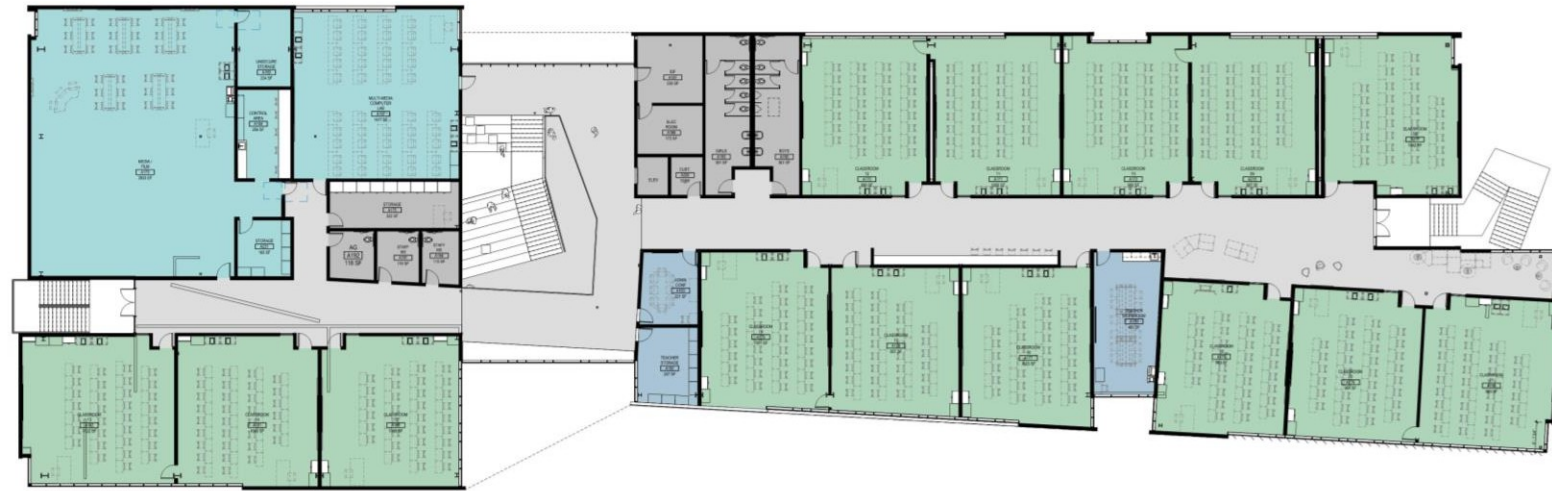
Connections - Belonging



Resiliency Diagram

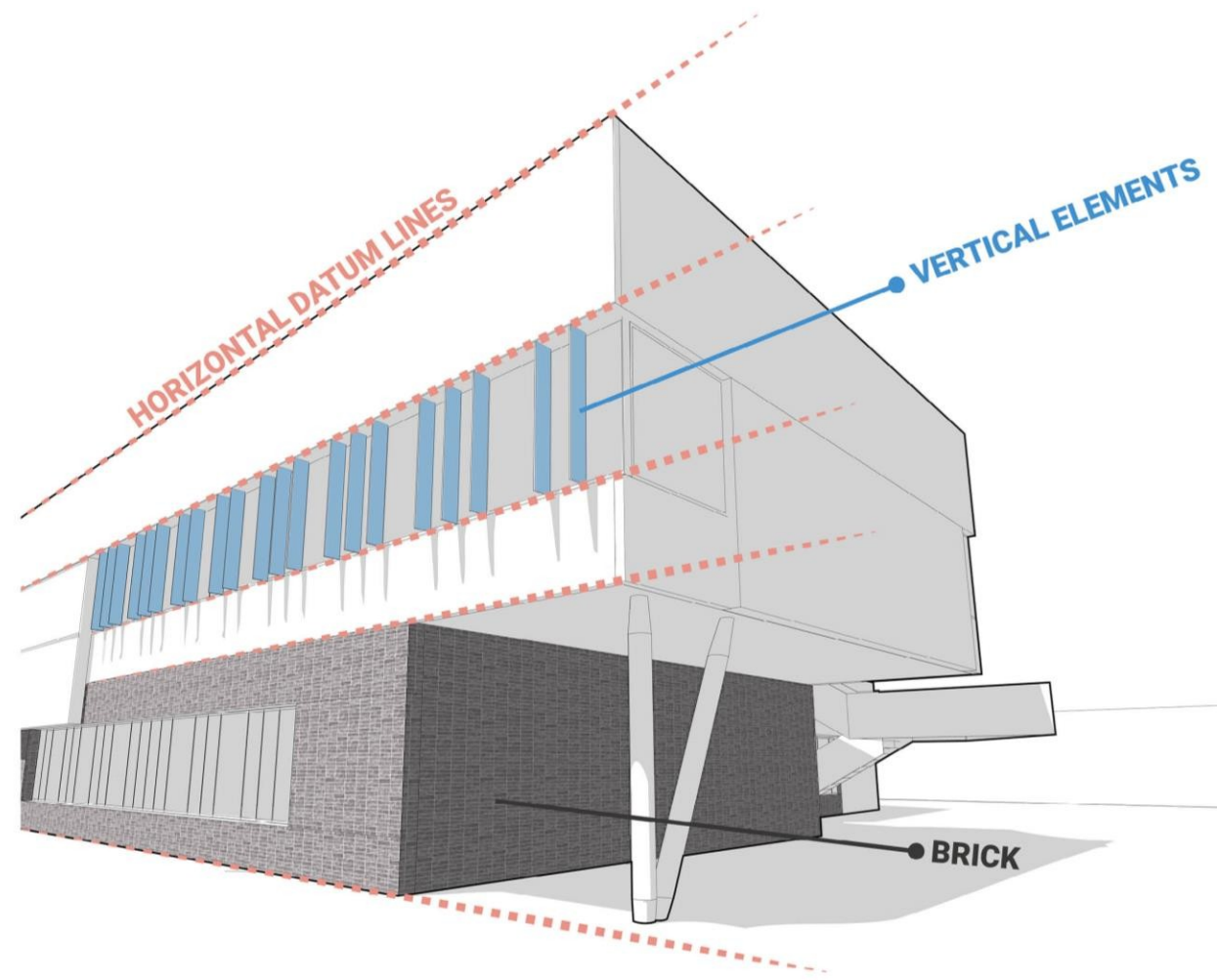
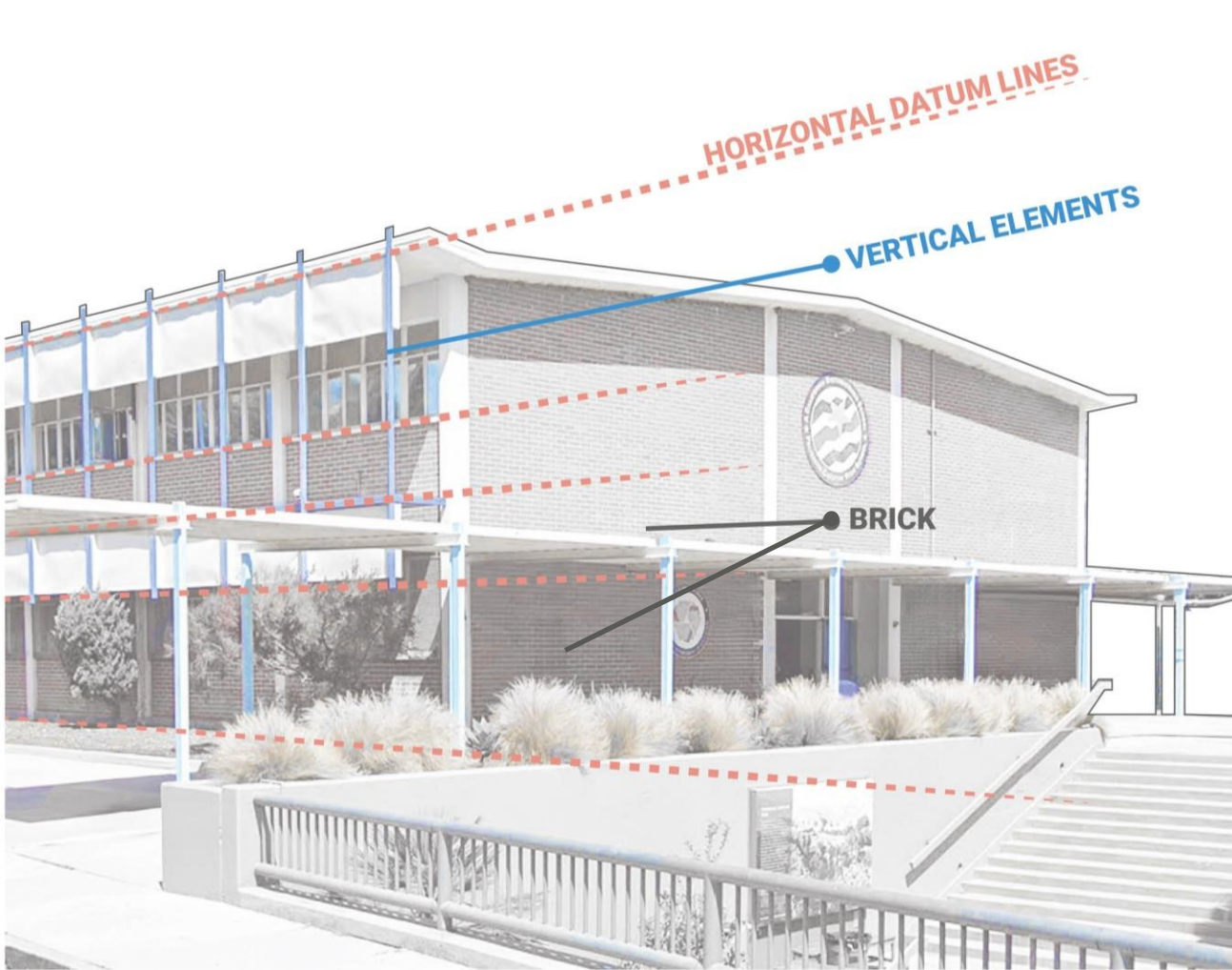


First Floor Plan



FLOOR PLAN, LEVEL 2
SCALE: 3/32" = 1'-0"

Second Floor Plan



Getting Inspired From The Existing Buildings

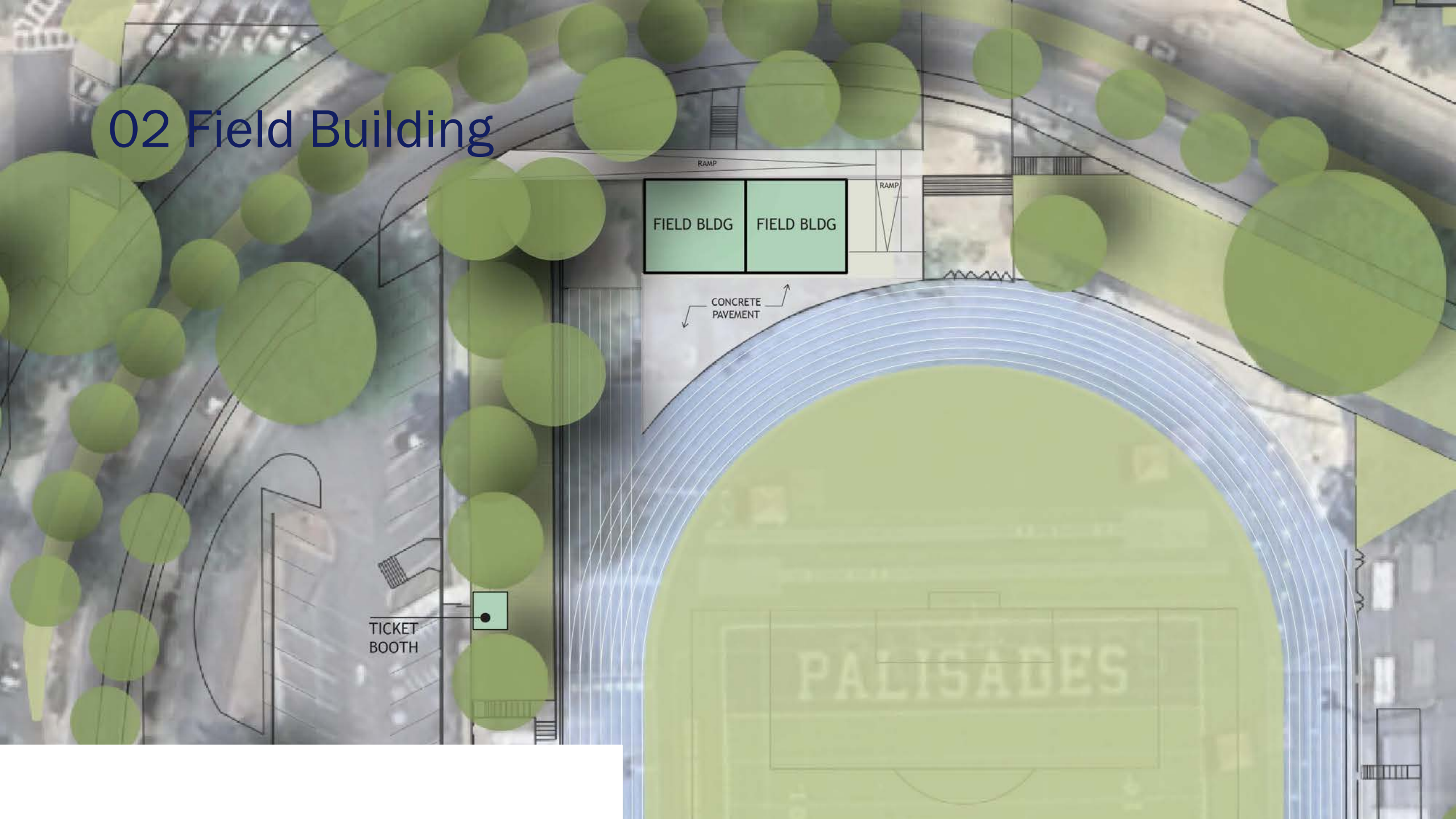


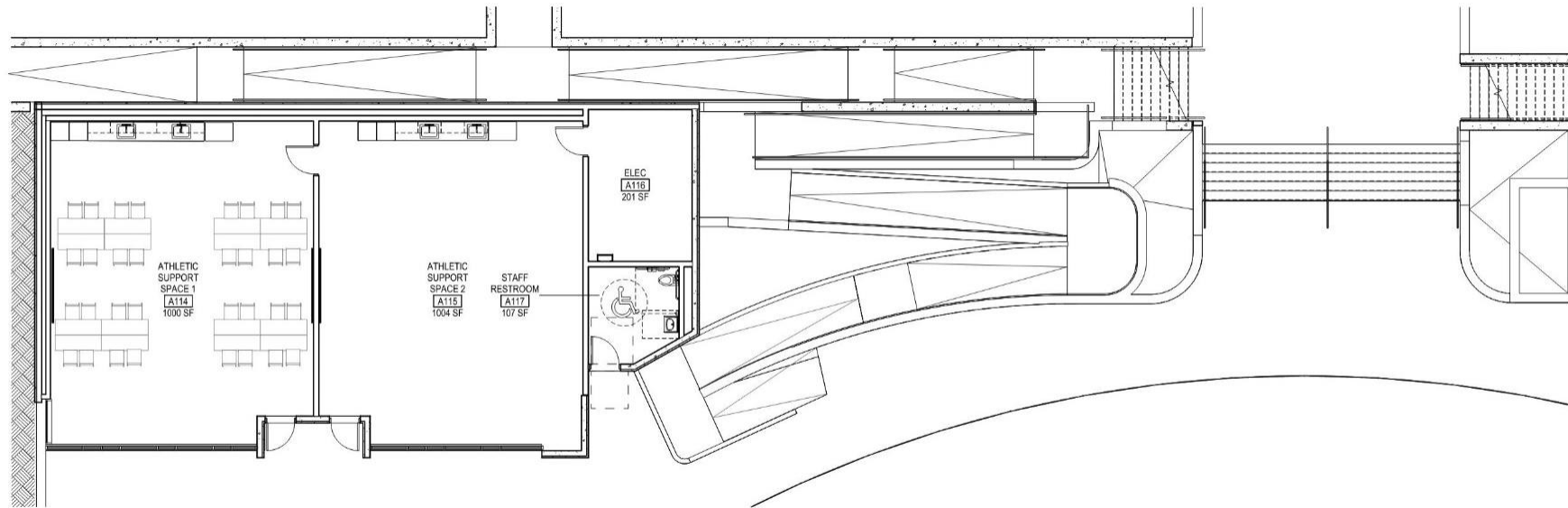






02 Field Building



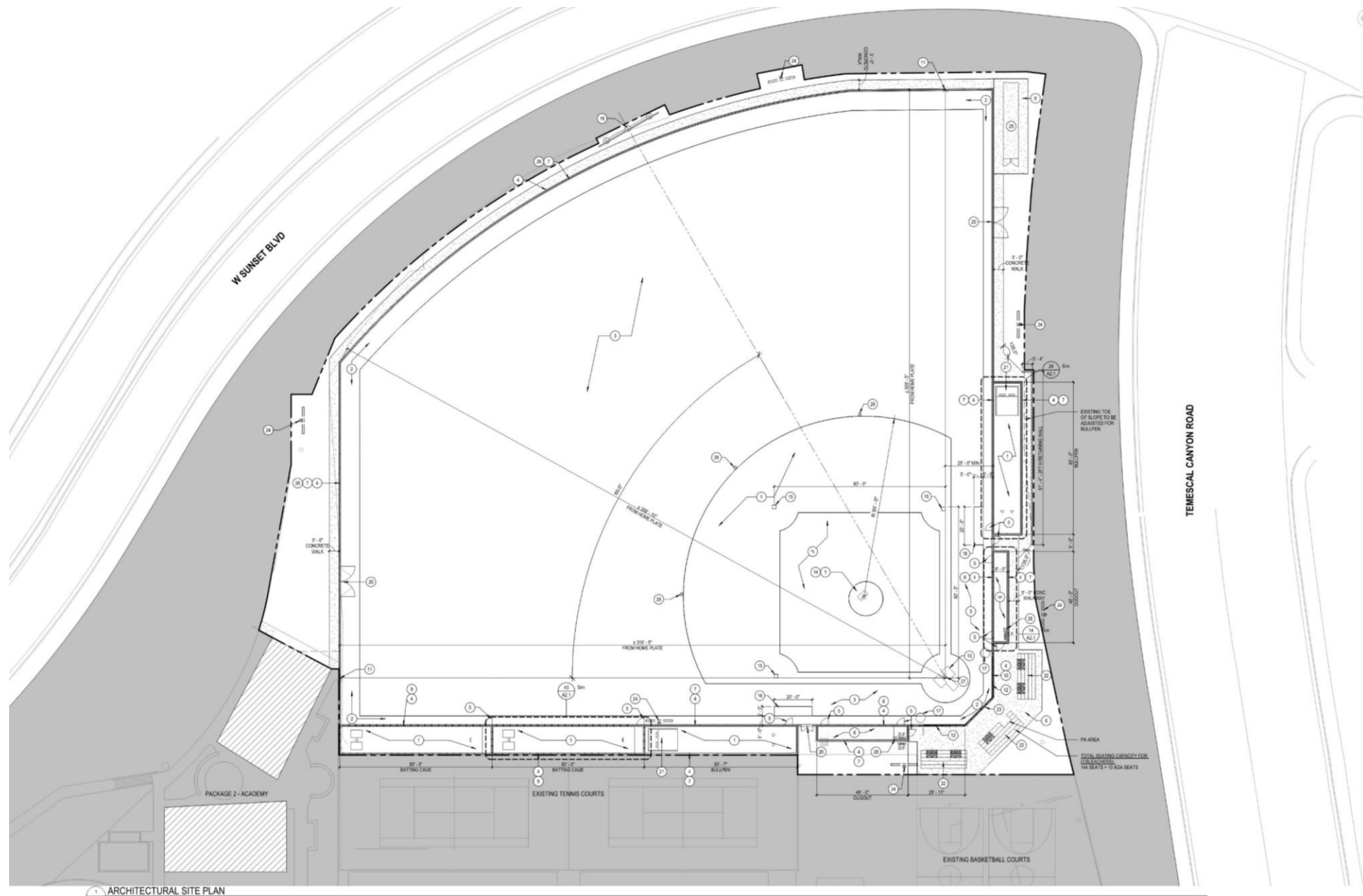


01 OVERALL FLOOR PLAN, CLASSROOM BUILDING - OPTION 01
A1.0 SCALE: 1/8" = 1'-0"

02 Field Building







1 ARCHITECTURAL SITE PLAN

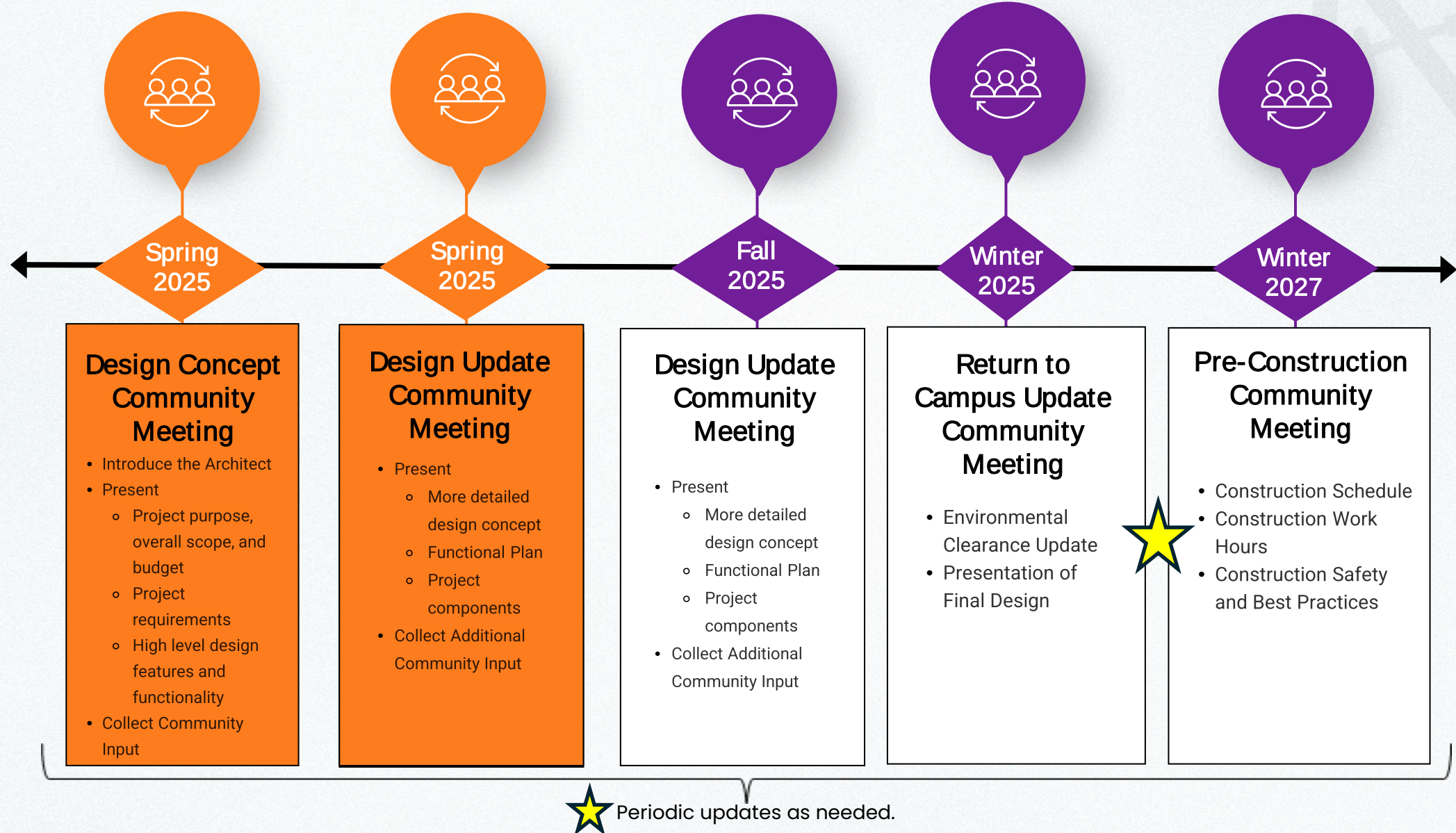
03 Baseball Field

Lorena Padilla-Melendez

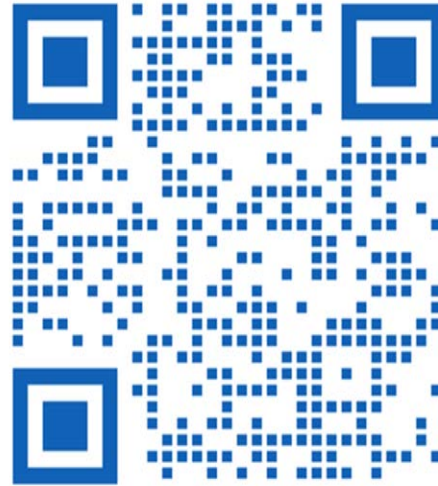
Community Relations

FSD Community Relations

Engagement Plan for the Design Process



Submit questions and comments by
scanning the QR code.



FSD Community Relations Department: 213-241-1340

community.relations@laschools.org

<https://www.lausd.org/facilities/community-relations>

For unrelated construction project questions or concerns,
please email Region West Operations at:

FireRecoveryWest@lausd.net