

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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L.A. Area Chamber of Commerce

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Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

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Timothy Popejoy
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Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-22

BOARD REPORT 269-24/25

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CAMPUS RECONSTRUCTION PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve three Campus Reconstruction projects (Projects) with a combined budget of \$604,205,000, as described in Board Report No. 269-24/25 attached hereto, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; and

WHEREAS, District Staff also requests that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their designee(s), to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials; and

WHEREAS, In early January 2025, Los Angeles County experienced historic and catastrophic losses due to severe windstorms and multiple wildfires that devastated many cherished communities. For the Los Angeles Unified School District (LAUSD, Los Angeles Unified, or the District), the Palisades Fire caused an unprecedented loss of facilities due to fire damage with significant impacts to Marquez Charter Elementary School, Palisades Charter Elementary School, and Palisades Charter High School. The recommended scope, schedule, and budget for the design and reconstruction of these campuses has been developed to expedite the repopulation of the affected schools as a critical step in the recovery of the Pacific Palisades community; and

WHEREAS, On January 14, 2025, the Board adopted a resolution declaring emergency conditions as a result of the severe windstorms and fire conditions (Emergency Conditions Resolution). This Board action also authorized the execution of emergency contracts through June 30, 2025, to address these emergency conditions and help ensure the continuation of public education, the health and safety of District students and staff, and the repair and restoration of District property. The Facilities Services Division created

RESOLUTION 2025-22

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CAMPUS RECONSTRUCTION PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

emergency projects in response to this resolution to begin preliminary site clearance and remediation at the three schools significantly impacted by the Palisades Fire; and

WHEREAS, The Campus Reconstruction Projects proposed in this action will restore and rebuild the Marquez Charter Elementary School, Palisades Charter Elementary School, and Palisades Charter High School campuses. Marquez Elementary School and Palisades Charter High School includes two phases: Phase 1 provides interim facilities and site restoration to provide students with the opportunity to return to their campuses and Phase 2 provides permanent construction with new buildings and facilities for each campus, as detailed in Exhibit A of Board Report 269-24/25. Palisades Charter Elementary School will remain at its current temporary location of Brentwood Elementary Science Magnet until the Palisades Charter Elementary School campus is restored and the new buildings are constructed, as detailed in Exhibit A of Board Report 269-24/25; and

WHEREAS, The Campus Reconstruction Projects will be implemented under the School Upgrade Program (SUP) – the current phase of Los Angeles Unified’s Bond Program – which was updated by Board actions in 2021 and 2024 to integrate Measures RR and US funds into categories of need that represent goals guiding project development. The proposed Projects for Marquez Charter Elementary School and Palisades Charter Elementary School will be funded by the category of need for major modernizations, upgrades, and reconfigurations to school campuses while the proposed Project for Palisades Charter High School will be funded by the category of need for charter school facilities upgrades and expansions. Projects developed under both of these categories of need are included in the Facilities SEP; and

WHEREAS, The total combined budget for the three proposed Projects is \$604,205,000. The proposed Projects for Marquez Charter Elementary School and Palisades Charter Elementary School, with a combined budget of \$337,584,000, will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses. The proposed Project for Palisades Charter High School, with a budget of \$266,621,000, will be funded by Bond Program funds targeted in the SUP for charter school facilities upgrades and expansions; and

WHEREAS, LAUSD is pursuing additional funding from numerous external sources including insurance claims, the Federal Emergency Management Agency (FEMA), and the State of California School Facilities Program. Staff does not yet know the amount or timing of receipt of funds from any of these potential sources, some of which may be available only as reimbursement. Depending on the timing, any external funding received for these projects would be used in lieu of, or as reimbursement to, bond funds. Even after receiving potential external funding, it is anticipated that some portion of funding from the Bond Program will be required to complete the proposed Projects. Additionally, any bond eligible costs that have been incurred on the emergency projects will be transferred to the Campus Reconstruction Projects; and

WHEREAS, The District Office of General Counsel has reviewed the proposed Projects and determined that they may proceed to the School Construction Citizens’ Bond Oversight Committee (BOC) for its consideration for recommendation to the Board of Education; and

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified’s ability to successfully complete the Facilities SEP.

RESOLUTION 2025-22

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THREE CAMPUS RECONSTRUCTION PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The BOC recommends that the Board of Education define and approve three Campus Reconstruction Projects, with a combined budget of \$604,205,000, and amend the Facilities SEP to incorporate therein, as described in Board Report No. 269-24/25, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified Board and posted on the BOC's website.
3. Los Angeles Unified is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the BOC and Los Angeles Unified.

ADOPTED on May 22, 2025, by the following vote:

AYES: 9

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 4

/Michael Hamner/

D. Michael Hamner
Chair

/Robert Campbell/

Robert Campbell
Vice-Chair



Board of Education Report

File #: Rep-269-24/25, **Version:** 1

Agenda Date: 6/3/2025

In Control: Facilities

Define and Approve Three Campus Reconstruction Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Facilities Services Division

Brief Description:

(Define and Approve Three Campus Reconstruction Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein) Recommends definition and approval of three Campus Reconstruction projects, as described in Exhibit A, and the amendment of the Facilities Services Division Strategic Execution Plan to incorporate therein, for a combined budget of \$604,205,000.

Action Proposed:

Define and approve three Campus Reconstruction Projects (Projects), as described in Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The combined budget for the proposed Projects is \$604,205,000.

Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed Projects including budget modifications and the purchase of equipment and materials.

Background:

In early January 2025, Los Angeles County experienced historic and catastrophic losses due to severe windstorms and multiple wildfires that devastated many cherished communities. For the Los Angeles Unified School District (LAUSD, Los Angeles Unified, or the District), the Palisades Fire caused an unprecedented loss of facilities due to fire damage with significant impacts to Marquez Charter Elementary School, Palisades Charter Elementary School, and Palisades Charter High School. The recommended scope, schedule, and budget for the design and reconstruction of these campuses has been developed to expedite the repopulation of the affected schools as a critical step in the recovery of the Pacific Palisades community.

On January 14, 2025, the Board of Education (Board) adopted a resolution declaring emergency conditions as a result of the severe windstorms and fire conditions (Emergency Conditions Resolution). This Board action also authorized the execution of emergency contracts through June 30, 2025, to address these emergency conditions and help ensure the continuation of public education, the health and safety of District students and staff, and the repair and restoration of District property. The Facilities Services Division created emergency projects in response to this resolution to begin preliminary site clearance and remediation at the three schools significantly impacted by the Palisades Fire.

The Campus Reconstruction Projects proposed in this action will restore and rebuild the Marquez Charter Elementary School, Palisades Charter Elementary School, and Palisades Charter High School campuses. Marquez Elementary School and Palisades Charter High School includes two phases: Phase 1 provides interim facilities and site restoration to provide students with the opportunity to return to their campuses and Phase 2

In Control: Facilities

provides permanent construction with new buildings and facilities for each campus, as detailed in Exhibit A. Palisades Charter Elementary School will remain at its current temporary location of Brentwood Elementary Science Magnet until the Palisades Charter Elementary School campus is restored and the new buildings are constructed, as detailed in Exhibit A.

The Campus Reconstruction Projects will be implemented under the School Upgrade Program (SUP) - the current phase of Los Angeles Unified's Bond Program - which was updated by Board actions in 2021 and 2024 to integrate Measures RR and US funds into categories of need that represent goals guiding project development. The proposed Projects for Marquez Charter Elementary School and Palisades Charter Elementary School will be funded by the category of need for major modernizations, upgrades, and reconfigurations to school campuses while the proposed Project for Palisades Charter High School will be funded by the category of need for charter school facilities upgrades and expansions. Projects developed under both of these categories of need are included in the Facilities SEP. Although the Projects will be funded by local bonds, external funding sources are being sought as reimbursement to the Bond Program as well as to the emergency projects; these sources could include funding from insurance proceeds, the Federal Emergency Management Agency (FEMA), and the State of California School Facilities Program.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on May 22, 2025, as referenced in Exhibit B. The presentation that was provided is included as Exhibit C. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified's ability to successfully implement the Facilities SEP.

Expected Outcomes:

Staff anticipates the Board will adopt the proposed amendment to the Facilities SEP to define and approve three proposed Projects. Approval will authorize staff to proceed with the implementation of the proposed Projects to provide facilities that promote student health, safety, and educational quality.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the proposed Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US. If the proposed action is not approved, Bond Program funds will not be expended, and the campus reconstruction efforts will not move forward.

Policy Implications:

The proposal is consistent with Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by providing new facilities that are urgently needed due to the devastating Palisades Fire.

Budget Impact:

The total combined budget for the three proposed Projects is \$604,205,000. The proposed Projects for Marquez Charter Elementary School and Palisades Charter Elementary School, with a combined budget of \$337,584,000, will be funded by Bond Program funds targeted in the SUP for major modernizations, upgrades, and reconfigurations to school campuses. The proposed Project for Palisades Charter High School, with a budget of \$266,621,000, will be funded by Bond Program funds targeted in the SUP for charter school facilities

upgrades and expansions.

LAUSD is pursuing additional funding from numerous external sources including insurance claims, FEMA, and the State of California School Facilities Program. Staff does not yet know the amount or timing of receipt of funds from any of these potential sources, some of which may be available only as reimbursement. Depending on the timing, any external funding received for these projects would be used in lieu of, or as reimbursement to, bond funds. Even after receiving potential external funding, it is anticipated that some portion of funding from the Bond Program will be required to complete the proposed Projects. Additionally, any bond eligible costs that have been incurred on the emergency projects will be transferred to the Campus Reconstruction Projects.

Each Project budget was prepared based on the current information known and assumptions about the proposed project scopes, site conditions, and market conditions. Individual Project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each proposed Project.

Student Impact:

Approval of the proposed Projects enables the District to continue ongoing efforts to provide facilities that help ensure the approximately 3,620 current and future students attending these three schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

These Projects replace facilities at Marquez Charter Elementary School, Palisades Charter Elementary School, and Palisades Charter High School that were impacted by the Palisades Fire. Permanent facilities will be constructed to serve the student enrollment at each school prior to the Palisades Fire.

Issues and Analysis:

LAUSD is committed to restoring these three school communities by providing facilities that allow for the expeditious repopulation of each campus. Initially, interim facilities will be placed to provide students with the opportunity to return to Marquez Charter Elementary School and Palisades Charter High School. Palisades Charter Elementary School will remain at its current temporary location of Brentwood Elementary Science Magnet until the Palisades Charter Elementary School campus is restored and the new buildings are constructed. Thereafter, the District will design and construct permanent replacement facilities to fully restore the operations of each school.

Facilities assessments, environmental remediation efforts, planning and design efforts, interim facilities procurement and installation, and other activities that were immediately necessary in response to the Palisades Fire are currently underway as part of the emergency projects created in response to the Emergency Conditions Resolution. The proposed Campus Reconstruction Projects will meet the District's commitment to a prompt reopening of these schools.

It may be necessary to undertake additional feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed Projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed Projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If it is determined the proposed Project scopes will not sufficiently address the critical needs identified, the proposed Project scopes, schedules, and budgets will be revised accordingly.

Attachments:

Exhibit A - Scope, Budget, and Schedule for Three Campus Reconstruction Projects

Exhibit B - BOC Resolution

Exhibit C - BOC Presentation

Informatives:

None

Submitted:

5/5/2025

RESPECTFULLY SUBMITTED,

APPROVED BY:

ALBERTO M. CARVALHO
Superintendent

PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:

APPROVED BY:

DEVORA NAVERA REED
General Counsel

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

___ Approved as to form.

REVIEWED BY:

PRESENTED BY:

NOLBERTO DELGADILLO
Deputy Chief Financial Officer

ISSAM DAHDUL
Director of Facilities
Planning and Development

___ Approved as to budget impact statement.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Three Campus Reconstruction Projects

1. Marquez Charter Elementary School – Campus Reconstruction Project

Board District 4 – Nick Melvoin, Region West

▪ *Project Scope*

Phase 1 – Interim Facilities

- Procurement and installation of approximately 19 classroom units, administration units, a modular library, a mobile kitchen and scramble area with shaded lunch area, and 3 restroom units.
- Installation of temporary infrastructure as necessary.
- Site preparation including asphalt removal, soil removal, grading, and hardscape/landscape replacement.
- Site restoration for interim play areas and parking.

Phase 2 – Permanent Construction

- Construction of approximately 22 general, transitional kindergarten/kindergarten, and specialty classrooms with associated support spaces; administrative spaces; new multipurpose room; new library; new food services and lunch shelter; and new maintenance and operations spaces.
 - Removal of 3 portable buildings with classrooms that will be replaced through permanent construction.
 - Associated greening requirements, landscape, hardscape, parking improvements, and full infrastructure replacement including, but not limited to, sanitary sewer, water, stormwater, and electrical utilities.
 - Requirements from the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget:* \$202,594,000
- *Project Schedule:* Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q4-2028 for new buildings, and Q2-2029 for interim facilities removal and play area construction.

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Board of Education Report

Exhibit A

Scope, Budget, and Schedule for Three Campus Reconstruction Projects

2. Palisades Charter Elementary School – Campus Reconstruction Project

Board District 4 – Nick Melvoin, Region West

- *Project Scope*
 - Restoration and repair of existing intact buildings including potentially new building equipment, systems, and interior improvements necessary to reoccupy.
 - Construction of approximately 16 general, transitional kindergarten/kindergarten, and specialty classrooms with associated support spaces; administrative spaces; new multipurpose room; and new maintenance and operations spaces.
 - Associated greening requirements, landscape, hardscape, parking improvements, and full infrastructure replacement including, but not limited to, sanitary sewer, water, stormwater, and electrical utilities.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget:* \$134,990,000
- *Project Schedule:* Construction is anticipated to begin in Q2-2025 and be completed in Q4-2028.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A
Scope, Budget, and Schedule for Three Campus Reconstruction Projects

3. Palisades Charter High School – Campus Reconstruction Project

Board District 4 – Nick Melvoin, Region West

▪ *Project Scope*

Phase 1 – Interim Facilities

- Procurement and installation of approximately 29 classroom units, 5 administration/workroom units, and 3 restroom units.
- Installation of temporary infrastructure as necessary.
- Site preparation including asphalt removal, soil removal, grading, and hardscape/landscape replacement.
- Site restoration for play areas.
- Restoration of existing intact buildings including potentially new building equipment, systems, and interior improvements necessary to reoccupy.

Phase 2 – Permanent Construction

- Construction of approximately 22 general and specialty classrooms with associated support spaces for the high school programs (includes replacement of the buildings destroyed at the former Temescal Canyon Continuation School), and administrative spaces.
 - Replacement of synthetic track and football field, ancillary football field buildings, football and baseball field lighting, baseball field, and storage containers throughout the campus.
 - Associated greening requirements, landscape, hardscape, parking improvements, and infrastructure replacement as necessary including, but not limited to, sanitary sewer, water, stormwater, and electrical utilities.
 - Requirements from the ADA, DSA, CEQA, DTSC, or other improvements to ensure compliance with local, state, and federal requirements.
- *Project Budget:* \$266,621,000
- *Project Schedule:* Construction will be implemented in two phases and is anticipated to begin in Q2-2025 and be completed in Q4-2028 for new buildings, and Q3-2029 for interim facilities removal and baseball field construction.