



Spring 2026 Facilities Bond Program Update

Construction Network
El Segundo, CA

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Deputy Chief Facilities Executive

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Capital Bond Program



How We Deliver The Work

A Large Capital Program, Deliberately Improving Execution

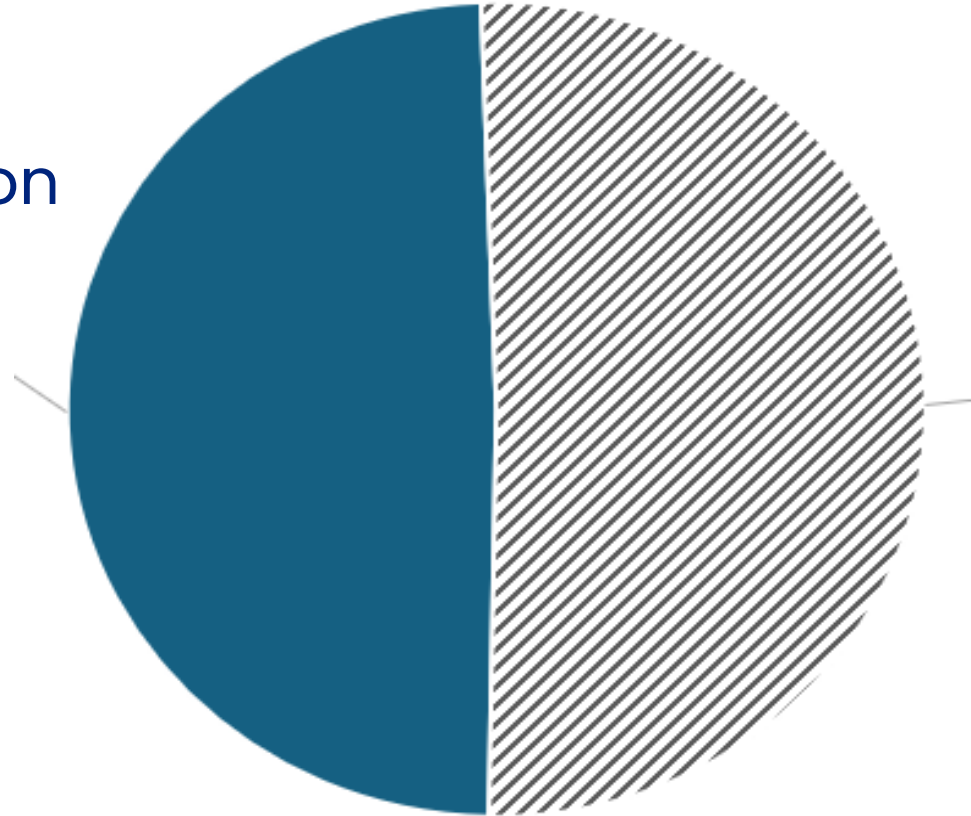
- One of the largest public-sector capital programs in California
- Focused effort over the last two years to improve planning and delivery
- Clear expectations around accountability, performance, and predictability
- Continuous improvement as a core operating principle



Projects Underway

889 Active Projects Valued at ~ \$9.5 Billion

In Pre-Construction
688 Projects
\$4.7 Billion



Under Construction
201 Projects
\$4.8 Billion

One-Year Look-Ahead > \$1 Billion

Programs include:

Project Type	No. of Projects *	Project Budget	Anticipated Bid Advertisement*
Classroom Upgrade Projects	47	\$406 million (\$5M-\$12M per project)	Q3 2026 – Q1 2027
Critical Replacements/Upgrades	30	\$226 million (hvac, roofing, etc.)	Q2 2026 – Q2 2027
Green Schoolyard Upgrade Projects	14	\$90 million (\$5M-\$7M per project)	Q3 2026 – Q2 2027
Barrier Removal (ADA) Projects	14	\$86 million (\$1M-\$12M per project)	Q2 2026 – Q2 2027
Playground & Campus Ext Upgrades	8	\$88 million (\$9M-\$11M per project)	Q1 2027 – Q2 2027
EEC Outdoor Classrooms	10	\$57 million (\$1M-\$8M per project)	Q3 2026 – Q2 2027
Athletic Improvement Projects	7	\$52 million (\$1M-\$14M per project)	Q2 2026 – Q2 2027
Wellness Clinic Projects	2	\$49 million (\$24M-\$25M per project)	Q2 2026
Seismic Retrofits	3	\$23 million (\$6M-\$8M per project)	Q1 2027 – Q2 2027
Outdoor Learning Environment	7	\$18 million (\$2M-\$3M per project)	Q2 2026 – Q3 2026

*Approximate and subject to change

Key 2027 Procurements

Design-Bid-Build Projects

- **Green Schoolyard Upgrade & Improvement Projects**
11 projects (\$71M) – campus-wide landscape, shade, outdoor classrooms, accessibility
- **Playground and Campus Exterior Upgrade Projects**
8 projects (\$90M) – campus-wide hardscape, landscape, shade, exterior paint, play elements, and ADA accessibility
- **Athletic Improvement Projects**
7 projects (\$54M) – upgrades to high school competitive athletic facilities
- **Roofing, HVAC Upgrades, Barrier Removal (ADA) Projects, and more**

Design-Build Projects

- **Seismic Upgrade Projects**
3 projects (\$23M) – removal and replacement of structurally deficient buildings



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Palisades Recovery Projects



Palisades Charter High School

Phase 1 – Interim Housing, Repairs and Remediation – Completed

Phase 2 – Permanent Reconstruction – Anticipated Completion 2029

New Classroom Building

- 21 General classrooms
- 6 Specialty classrooms
- Administration spaces

Palisades Academy

- 3 General classrooms
- Faculty/Staff offices

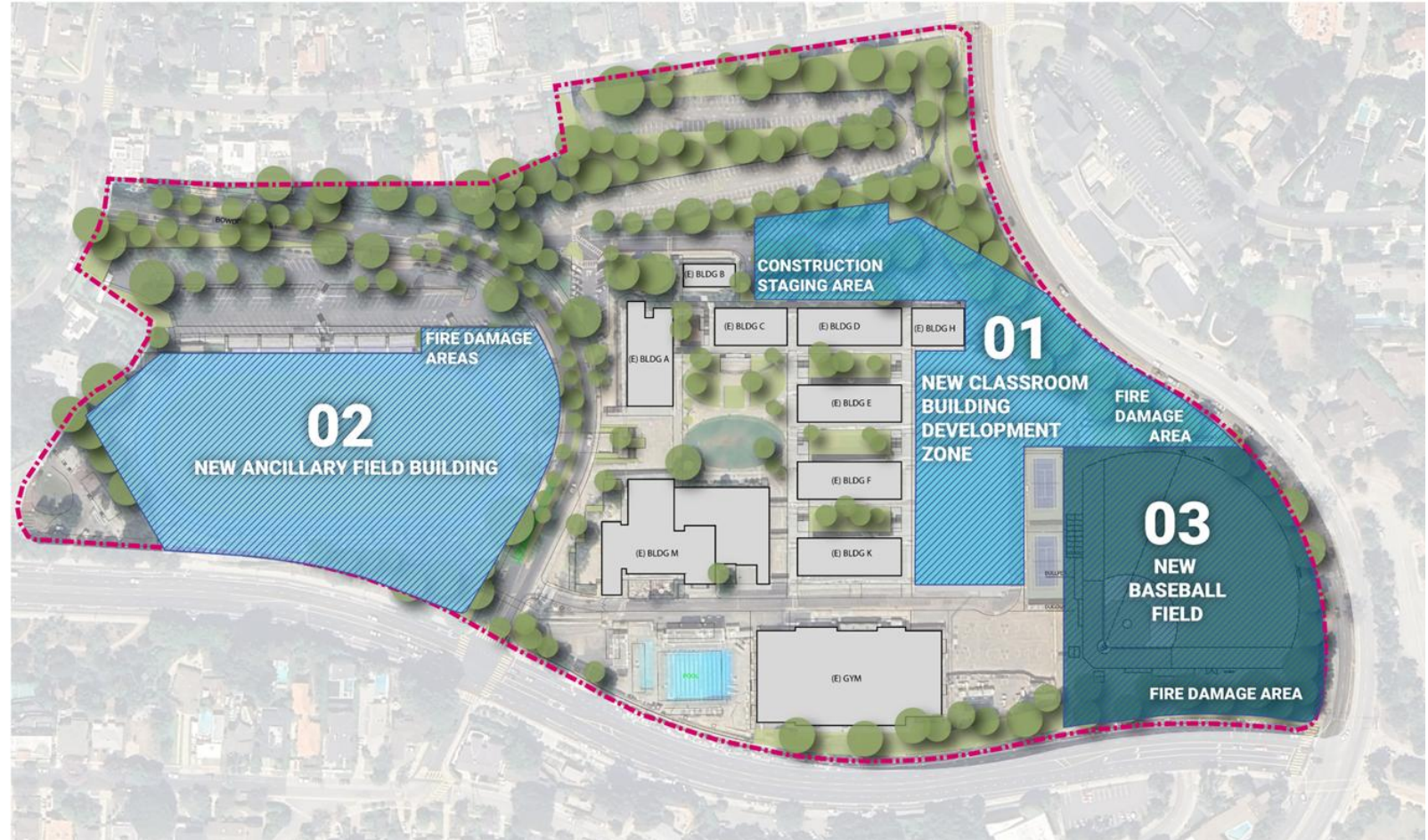
Athletic Field Areas

- Ancillary Field Buildings
- Baseball Field
- Other related amenities

Electrical Service Upgrades

Project Budget: \$266 million

Bid Advertisement: May 2026



Palisades Charter High School Campus Reconstruction Renderings



Marquez Charter Elementary School

Phase 1 – Interim Housing, Repairs and Remediation – Completed

Phase 2 – Permanent Reconstruction – Anticipated Completion 2028

New Classrooms

- 13 General classrooms
- 4 Kinder/TK classrooms
- Flexible learning/maker spaces
- Parent center

Library

Administration

Food Services

Multi-Purpose Room

Electrical Service Upgrades

Project Budget: \$202 million

Bid Advertisement: April 20, 2026 Release



Marquez Charter Elementary School Campus Reconstruction Renderings



Palisades Charter Elementary School Campus Reconstruction

Repair and Upgrades to Existing Buildings

Exteriors – Paint and new marquee signage.

HVAC – Full replacement including rooftop units and distribution ductwork.

Administrative Area – Layout modifications for improved visual connection and functional flow. New furnishings and finishes.

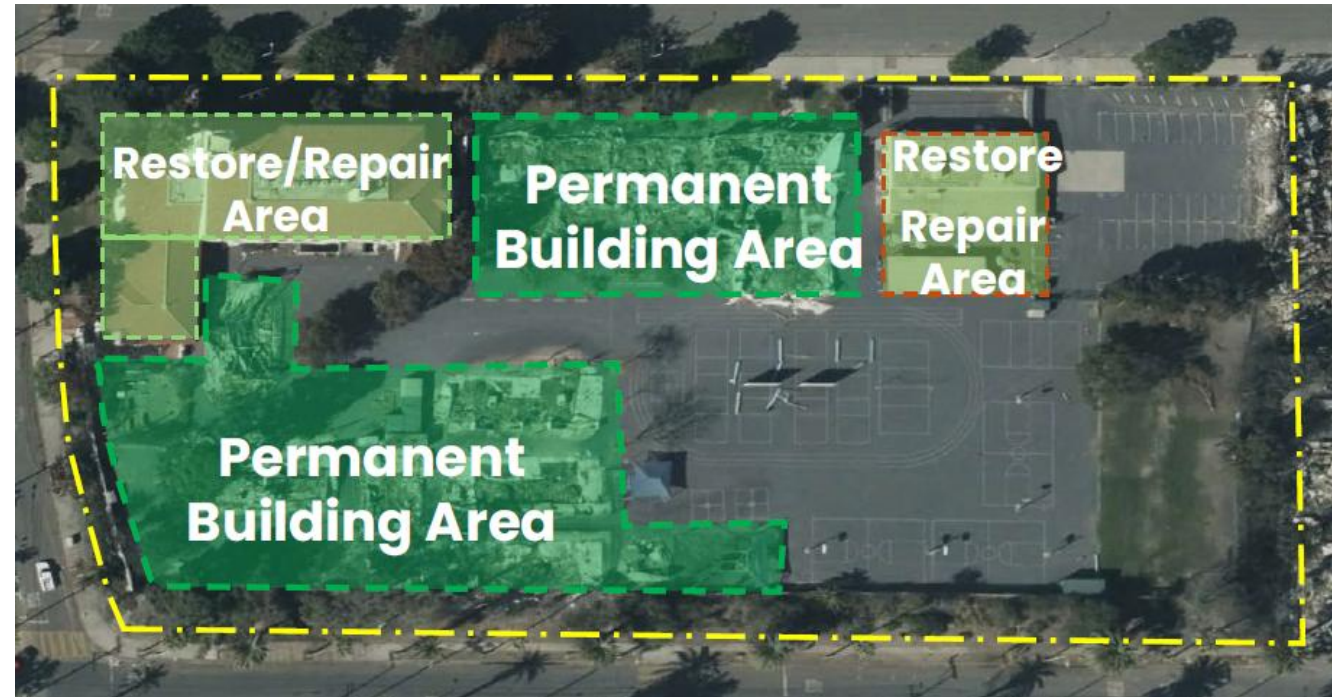
Interior Finishes – Upgrades of finishes, including paint, ceilings, window treatments, flooring, and new furnishings.

Restrooms – Accessibility Upgrades to existing Restroom facilities to meet current regulatory requirements.

Food Services Building – Upgrades of finishes and equipment.

Project Budget: \$135 million

Bid Advertisement: March 23, 2026 Release



Palisades Charter Elementary School Permanent Reconstruction

New Classrooms (14 CSRs)

- 7 General Classrooms
- 5 Kinder/TK Classrooms
- Flexible Learning/Maker Space Classrooms
- Resource Specialist Rooms

Multi-Purpose Room

Outdoor Areas

- Lunch Shelter
- Outdoor Play Areas / Learning Environments

Electrical Service Upgrades



Palisades Charter Elementary School Campus Reconstruction Renderings



Practice

Project Delivery Improvements

Business Practice Improvements

- **Updated Specifications Implemented**
 - Updated Mechanical, Electrical, Plumbing and EMS Sections
 - Balance of Specifications under final review
 - Updating Information Technology (Classroom Technology)
- **Increased Due Diligence to Minimize Change Order Processing and Schedule Impacts**
 - Expanded checklists developed to minimize unforeseen conditions
- **Increased General Contractor Markup from 5% to 10%**
- **Increased Pool of Estimating Consultants**
- **Contractor Engagement**

Expanding Procurement and Delivery Options

Increased Use of Design-Build and Alternative Design-Build

- Reduces delivery time frames for procurement, design and construction
- Integrates contractor expertise early in design to improve phasing, constructability and logistics planning
- Utilizes best-value selection criteria with emphasis on qualifications, experience, and cost factors
- Ongoing cost alignment and informed decision-making throughout design
- Reduces project risk and minimizes change orders through early coordination

Ongoing Focus Areas

- Consistent early site analysis including pot-holing and destructive testing
- Industry Standard approach to project specifications
- Alignment of delivery method to project type and complexity
- Expanded contractor outreach and prequalification efforts
- Improved fair cost estimating and escalation process
- Reduce Change Order backlog
- Reduce time frame for design professional contracting process
- Increase training across departments
 - Risk Management training focus on effective change management
 - Annual CMAA training provided

AI and Innovation in Project Delivery

- Learning about emerging trends and applications of AI tools from Architects and Contractors
- Saving time and improving quality of both design and construction
 - Clash detection
- Insights from these discussions may inform:
 - Future procurement and contract strategies
 - Internal operational improvements
 - Enhanced project coordination and delivery efficiency



Changes in Educational Planning

Greening Investments

Outdoor Learning Environments

- Construction of approx. 2,000 sq. ft. outdoor classroom
- Landscape (trees and pavers)
- Shaded seating areas
- Internet access and electrical outlets
- ADA accessibility improvements

Green Schoolyard Upgrades

- Replace asphalt with green/natural elements such as outdoor learning spaces, landscaping & trees, grass playfields
- ADA accessibility improvements
- Removal of underutilized portable buildings
- Utility infrastructure improvements as necessary



48 Classroom Upgrade Projects

Approximately 50 classrooms per site

Schools will remain operational

- Swing space may be utilized
- Swing shifts may be required

Work may include:

- New interactive mobile display boards
- Replacement of damaged whiteboards
- Sound enhancements – Teacher oration
- New classroom furniture
- Replacement of damaged window blinds
- Interior painting
- Address damaged ceiling tiles
- Security door locks
- Limited electrical upgrades to support new classroom technology

Pacoima MS



Dodson MS



Wellness Center Projects

Comprehensive Health Care:

- Physical Health
- Mental Health
- Dental Health
- Health Education and Career Pathways

Scope Includes:

- New ~6,000SF wellness center building
- Site improvements (parking lot, fencing/gates, landscape, hardscape, and infrastructure upgrades)
- Code and accessibility compliance





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Transformation

- Capturing underutilized space for new uses
- Replacing relocatable classrooms with right-sized new buildings
- Transforming existing classroom space into future ready learning environments

Kenter Canyon Elementary School Courtyards





**Calabash Elementary School
Classroom Replacement**



**Shenandoah Elementary School
Comprehensive Modernization**





Dena ES



2nd St. ES



Dena ES



2nd St. ES



Malabar ES



Mayall ES



Harbor City ES

SEEDS Learning Gardens



Carthay STEM Magnet

Hollywood High School

Conversion of a former Auto Shop to an Arts, Media and Entertainment Center



Before



After



After



After



After



Before



After

Sylmar High School Conversion of a Metal Shop into a Medical Simulation Lab

Opportunities for Emotional Connections

Unspoken Messages

- Providing for communal activities
- Reinforcing the excitement of movement & energy
- Balancing the stimulation of passage with the opportunity to stop & rest
- Emphasizing the unique attributes of place & community





Palisades Charter High School
DLR



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Questions

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