



Los Cerritos ES Modernization Options

OCTOBER 23, 2025



Board Presentation Agenda

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Existing Campus Constraints &
Program Needs

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Campus Modernization Options

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Interim Housing Options

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Cost & Timeline

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Next Steps & Questions



1 Existing Campus



Existing Los Cerritos ES Campus



SFPUC Property Adjacent to LCES Campus



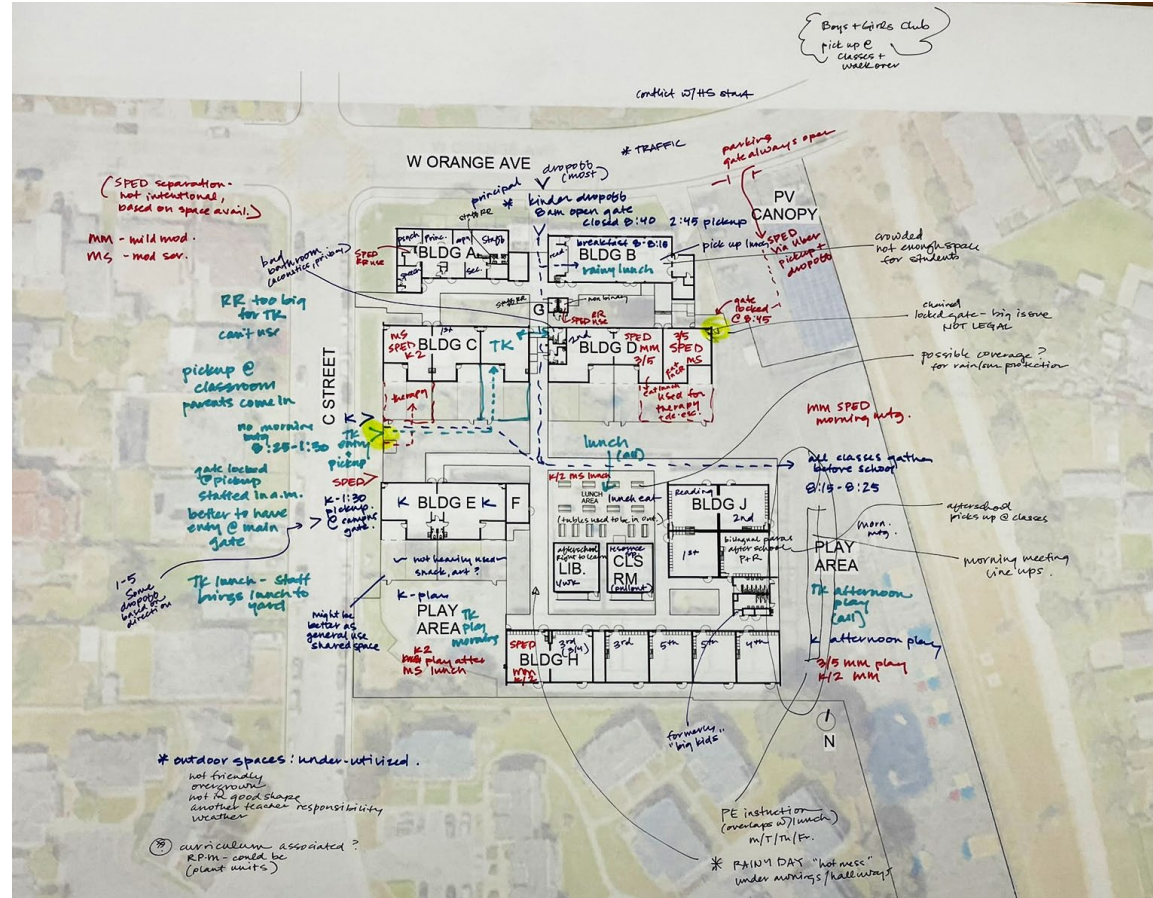
LCES Campus Parking Area & Play Structure



LCES EXISTING CLASSROOM LAYOUT

- STANDARD CLASSROOM
- SPED CLASSROOM
- TK / KINDER CLASSROOM
- PULL-OUT / SPECIALIST
- OTHER SCHOOL PROGRAMS
- ADMINISTRATION
- NON-SCHOOL USE





LCES ORIGINAL PROJECT ASSESSMENT SCOPE

- 17 Total Classrooms
- New Library Space
- New TK classrooms (2 provided, 1 required)
- Renovation of Building J for student support spaces
- Fencing & access improvements
- Site accessibility upgrades
- Upgraded campus electrical systems & classroom HVAC
- Limited interior refresh
- Limited site improvement enhancements



2 Campus Modernization Options



SITE PLANNING CONSTRAINTS

REQUIRED:

- Emergency Vehicle Access
- Outdoor Play Areas (TK/K + Upper grades play structure)
- Outdoor Dining Space
- Classroom & Support Space as programmed (17 classrooms, Reading Specialist, SLP)

OTHER SITE CONSTRAINTS

- Staff Parking
- Off-street drop-off



OPTION 1: 2 STORY CLASSROOM BUILDING

- New 2-Story Classroom Building; TK/K, Exploratorium, Library, and Upper grade Classrooms
- New TK/K Play Area
- Modernization of Building H for Student Support Services
- Emergency Vehicle Access Drive on campus
- Space for upper grade play structure on campus
- New Covered Dining

Classroom Counts

- 9 Existing Classrooms
- 6 Classrooms (New)
- 2 Kindergarten (New)
- 1 TK (New)

Total of 18 Classrooms (17 req'd)

W ORANGE AVE



OPTION 1:
FLOOR PLAN LEVEL 1



OPTION 1:
FLOOR PLAN LEVEL 2





OPTION 1: DEMOLITION & PHASING

DEMOLITION

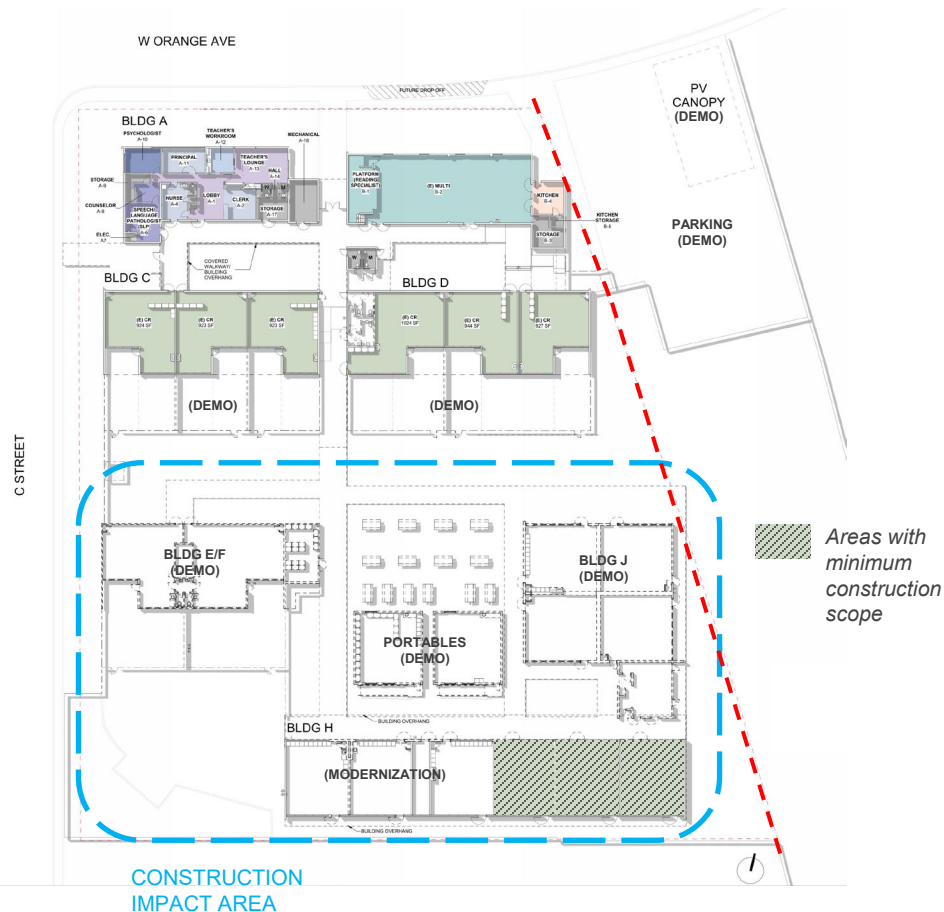
- Remove PV Canopy, Parking & Upper Grade Play Area
- Reduce outdoor learning areas at Buildings C & D for new Emergency Vehicle Access.
- Remove Kindergarten Buildings E & F; Building J; Library and Resource Specialist Portables

POTENTIAL CONSTRUCTION PHASING

- Modernization of Building H for converting classrooms to Student Support Services
- Construction of new TK/K Classrooms, Upper Grade Classrooms, Exploratorium and Library Building
- Construction of new TK/K and Upper Grades Play Area.

Interim Housing Need: 14 Portables

(depending on construction phasing)



OPTION 1: 2 STORY CLASSROOM BUILDING

W ORANGE AVE

CONSIDERATIONS:

- Additional Classroom provided
- More new classrooms overall
- More open space
- Better sightlines & connectivity
- 2-Story building massing



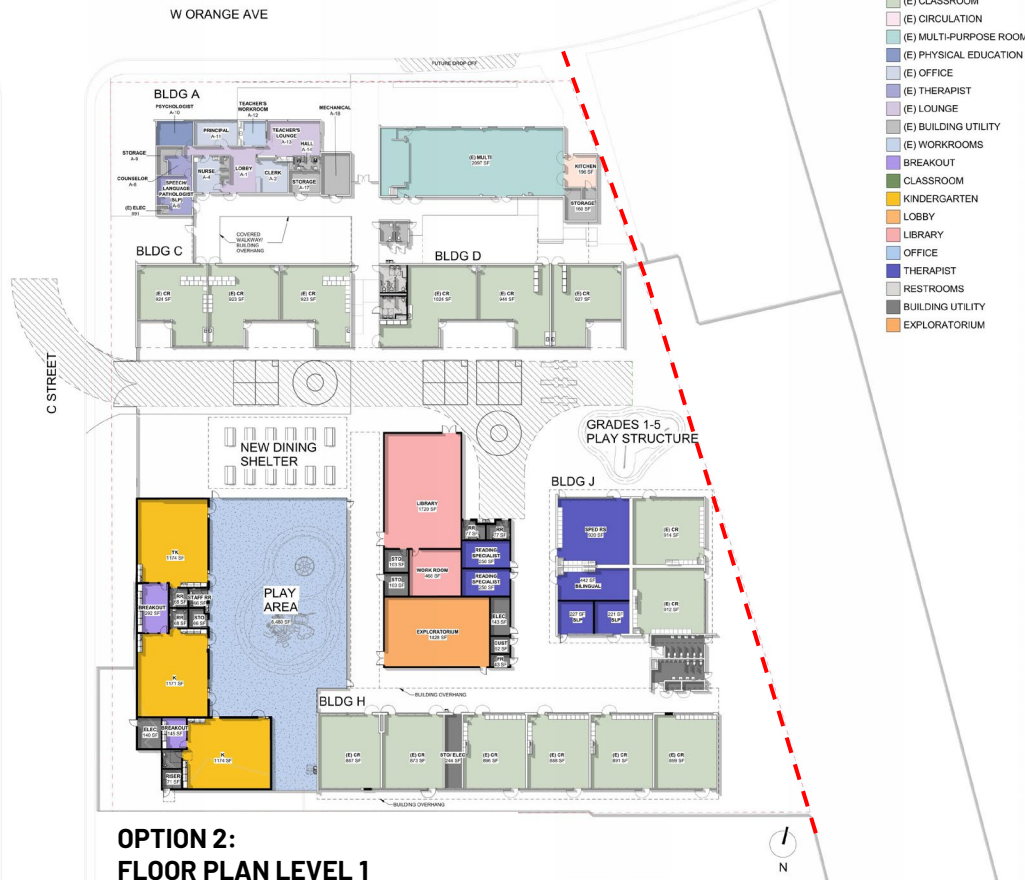
OPTION 2: 1 STORY CLASSROOM BUILDING

- New 1-Story Classroom Building; TK/K, Exploratorium, Library, and Upper grade Classrooms
- New TK/K Play Area
- Modernization of Building J for Student Support Services
- Emergency Vehicle Access Drive on campus
- Space for upper grade play structure on campus
- New Dining Shelter

Classroom Counts

- 14 Existing Classrooms
- 2 Kindergarten (New)
- 1 TK (New)

Total of 17 Classrooms (17 req'd)





OPTION 2: DEMOLITION & PHASING

DEMOLITION

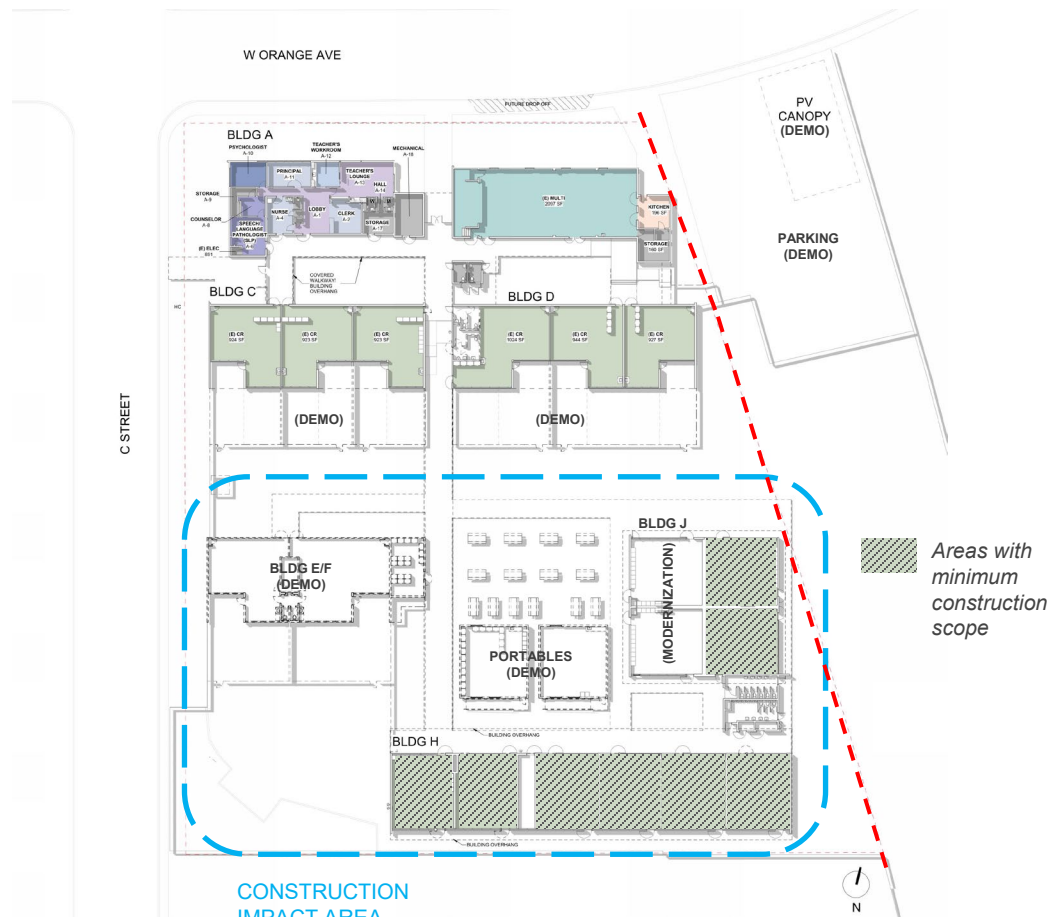
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POTENTIAL PHASING

- Modernization of Building J for converting classrooms to Student Support Services
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- Construction of new TK/K and Upper Grades Play Area.

Interim Housing Need: 14 Portables

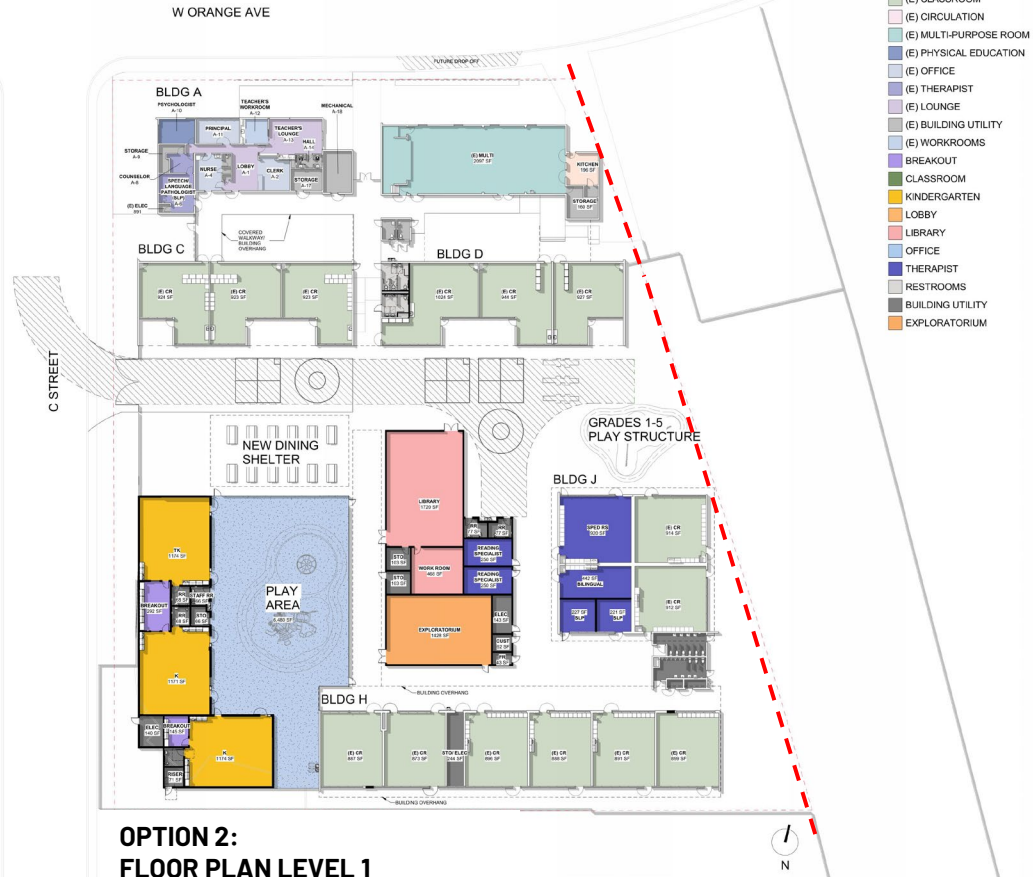
(depending on construction phasing)



OPTION 2: 1 STORY CLASSROOM BUILDING

CONSIDERATIONS:

- Single story building massing
- Potential for multiple phases of construction to reduce temp housing need
- Direct connection between TK/K classrooms and play area
- Limited Site Area for upper grade play structure and Dining



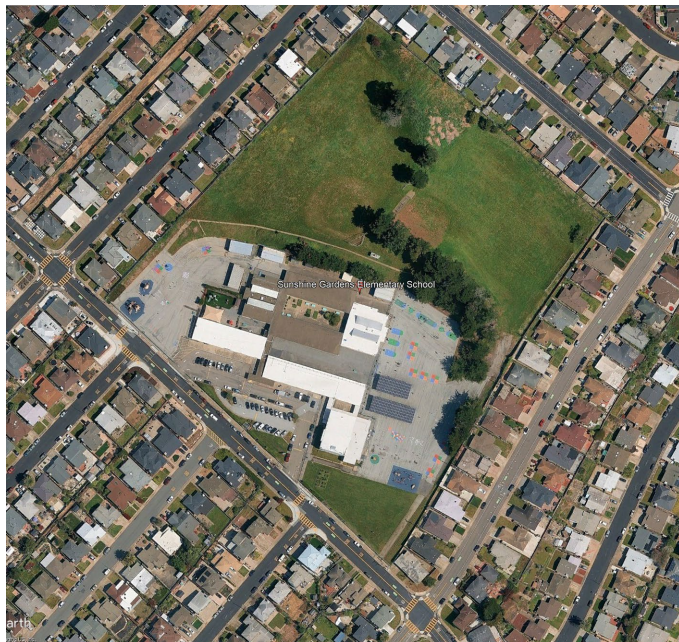


3 Interim Housing Options



Interim Housing Options

Sunshine Gardens ES



Baden High School



SUNSHINE GARDENS ES (SGES) INTERIM HOUSING ANALYSIS

- Analyzed 3 Potential Site Locations



SITE 1 - ANALYSIS

- Large enough area to accommodate required number of portables (14)
- Short run for utilities to portables
- Flat site (less site work development)
- Minor displacement of existing hardscape play area
- Adjacent to existing MPR/Kitchen/Dining
- Potential use of existing play structures
- No modification to the existing Emergency Vehicle Access Drive
- Adjacent to parking/dropoff
- Provides independence for LCES while not feeling isolated.

Conclusion:

Only Supports a partial interim campus (14 portables)





SITE 2 - ANALYSIS

- Area does not accommodate required number of portables.
- Displacement of existing play area
- Requires rework of Emergency Vehicle Access drive
- Short run for utilities to portables
- Flat site (less site work development)
- Adjacent to parking/dropoff
- Long distance to existing MPR/Kitchen/Dining

Conclusion:

Location not large enough to accommodate interim housing needs





SITE 1 - ANALYSIS

- Requires a lot of Site Development
- Steep slope to access from the main part of campus
- Requires excessive ramping and retaining walls for accessibility
- Requires new Emergency Vehicle access
- Furthest run to provide utilities to portables
- Most isolated location for Los Cerritos's Students and staff

Conclusion:

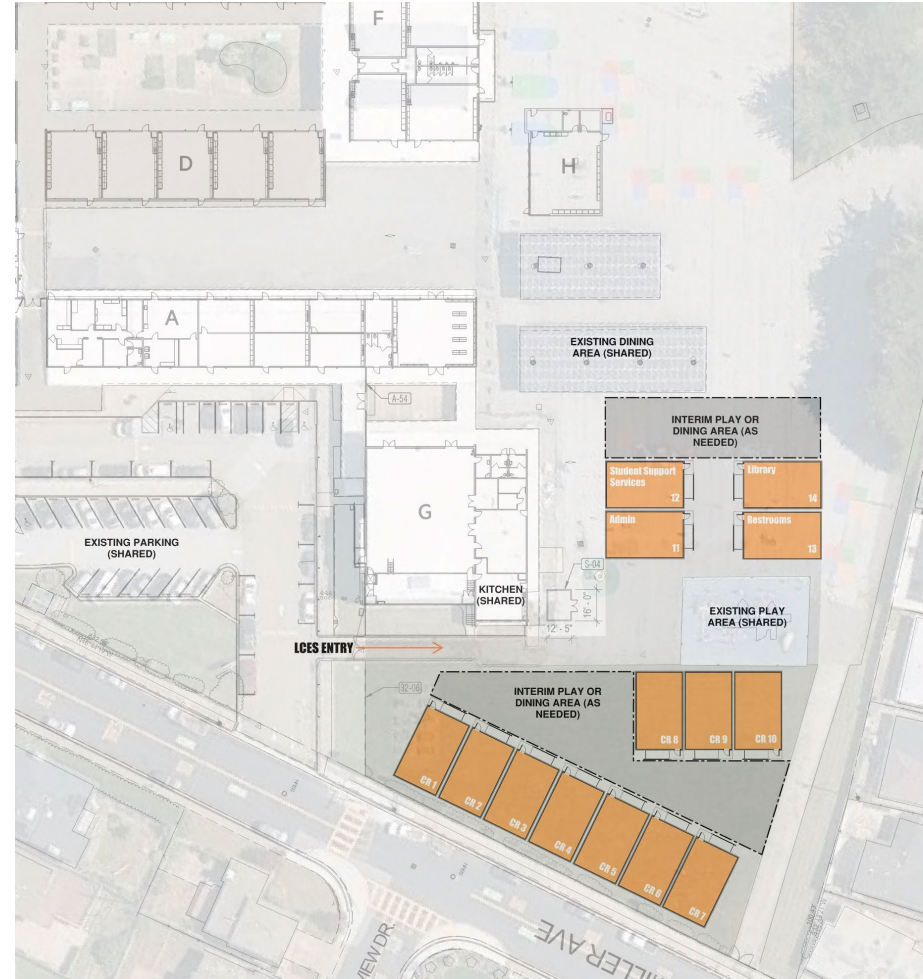
Can accommodate interim housing needs, but is most expensive option to develop

Could support a full interim campus



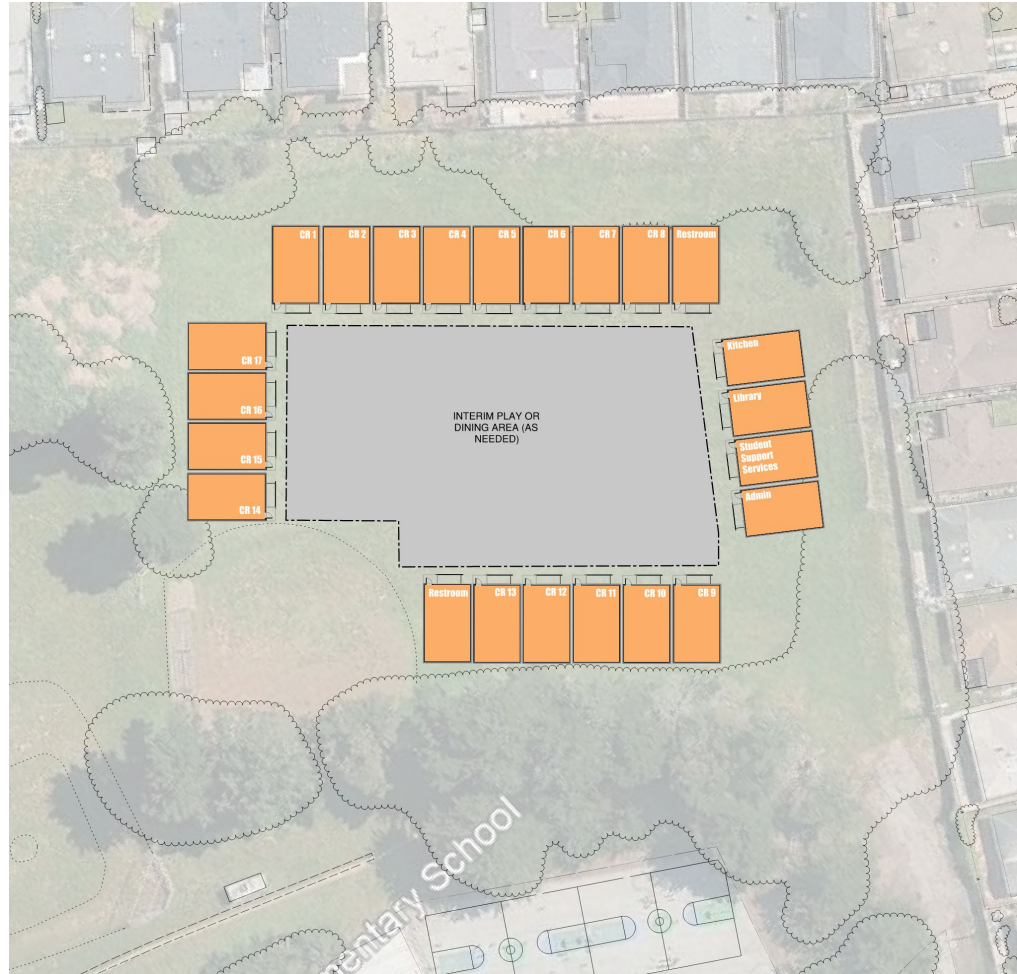
SITE 1 – PARTIAL CAMPUS INTERIM HOUSING TEST FIT

- 14 Total Portables
- 10 Classroom Portables
- 1 Administration Portable
- 1 Student Services Portable
- 1 Library Portable
- 1 Restroom Portable
- Shared Kitchen
- Shared Parking
- New Play/Dining Area
- Existing Play Structure to Remain
- Emergency Vehicle Access Drive to Remain



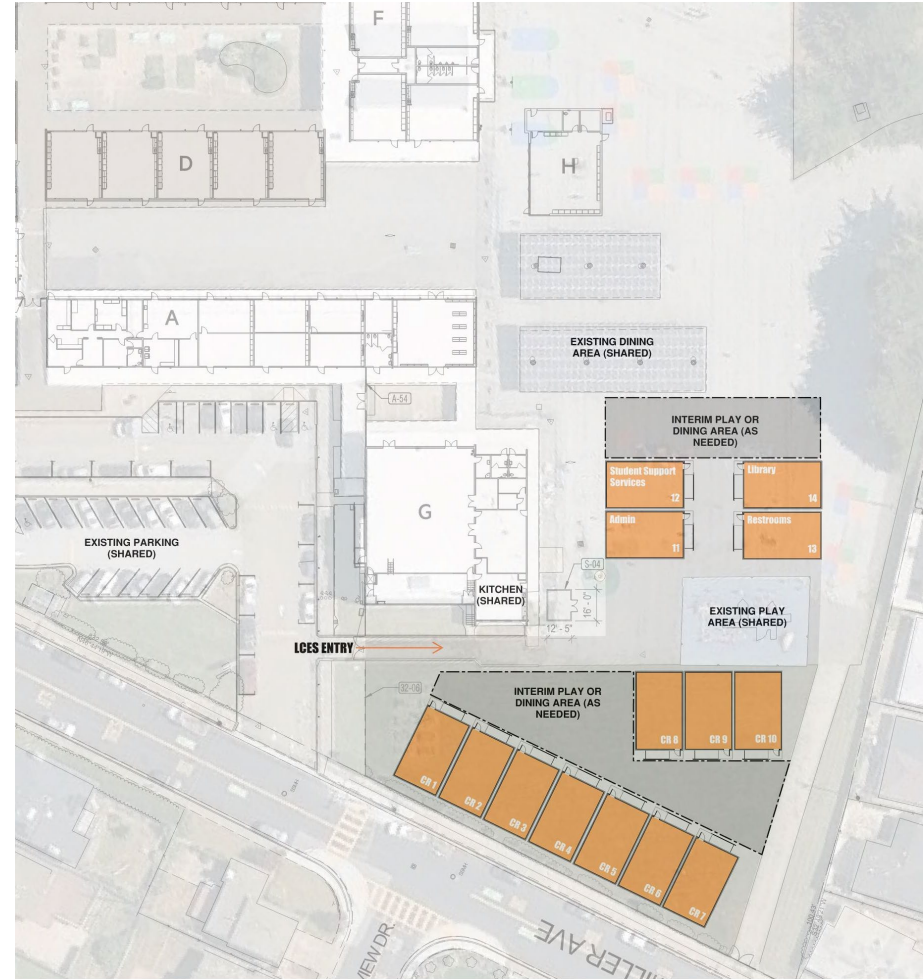
SITE 3 – FULL CAMPUS INTERIM HOUSING TEST FIT

- 23 Total Portables
- 17 Classroom Portables
- 1 Administration Portable
- 1 Student Services Portable
- 1 Library Portable
- 1 Kitchen Portable
- 2 Restroom Portables
- Shared Parking
- Challenging for LCES student drop off
- Accessibility Challenges
- SGES Existing Play Area to Remain
- New Emergency Vehicle Access Drive



SITE 1 – INTERIM HOUSING TEST FIT CONSIDERATIONS

- Shared facilities minimizes number of portables (but puts a strain on SGES operations)
- Extends period of impact on SGES campus
- Potential neighborhood traffic concern
- Parking constraints
- Visual impact (portables at front of school)
- Decreased Playground (for SGES students)
- Split Program (LCES Students and Staff)
- Current proposed SGES Modernization project includes storm system replacement in this area. LCES interim housing construction could not start until 2028.



BADEN CAMPUS INTERIM HOUSING ANALYSIS

- Analyzed 1 Potential Site Location



BADEN – INTERIM HOUSING TEST FIT

- 15 Total Portables
- 10 Classroom Portables
- 1 Administration Portable
- 1 Student Services Portables
- 1 Library Portable
- 1 Kitchen Portable
- 1 Restroom Portable
- New Play/Dining Area
- Shared Parking
- New Emergency Vehicle Access Drive
- Rework of existing fence & gates



BADEN FULL CAMPUS– INTERIM HOUSING TEST FIT

- 23 Total Portables
- 17 Classroom Portables
- 1 Administration Portable
- 1 Student Services Portables
- 1 Library Portable
- 1 Kitchen Portable
- 2 Restroom Portables
- New Play Area
- Shared Parking
- New Emergency Vehicle Access Drive
- Rework of existing fence & gates



BADEN – INTERIM HOUSING TEST FIT CONSIDERATIONS

- Adequate space for dedicated facilities (including whole campus if needed)
- Less impact to existing Baden program(s)
- More capacity in existing parking/access
- Infrastructure considerations
- Allows for LCES independence
- Potential to align temporary facilities with long term site improvement needs



4

Cost & Timeline





Cost Estimate Considerations

- Costs are based on high level planning, not detailed design documents.
- Based on current market rates; significant market shifts (ie tariffs or other unknown factors) not included
- Does not include construction cost escalation; longer duration or multiple phases will increase costs (interim housing at SGES could not start until 2028= estimated 18%+/- cost increase).
- Time is a factor; the longer the project start is delayed, the more it will cost due to construction cost escalation.
- Construction costs do not include consultant costs or other soft costs (i.e. permit fees, Geotech, Surveys, & DSA review fees)





Additional Factors

- Potential project start delay based on current pending projects at Sunshine Gardens ES
- Additional infrastructure needs at Sunshine Garden ES needs to be studied and defined further
- Additional infrastructure needs at Baden needs to be studied and defined further. Baden Project Assessment process has not started
- Administrative confirmation of detailed interim housing programmatic & operational requirements for each campus
- Other costs not included for transportation and parking.
- The SFPUC has required the district to update the use-permit and is now requiring these costs:

Application fee (one-time) of \$750

Annual use fee of \$10,500 plus 4% annual increase

Permit term for 9 years

The SFPUC use-permit will be reviewed by the county attorney prior to signing.



LCES Campus Modernization Cost Estimate

Campus Option	Cost
OPTION 1 (2 Story)	\$26.8M*
OPTION 2 (1 story)	\$19.8M*

* The above is an estimate for Construction Cost only



OPTION 1 (2 Story)



OPTION 2 (1 Story)





Interim Housing Cost Estimate

Site Location	Partial Temp Campus Cost (14 to 15 Portables)	Full Temp Campus Cost (23 Portables)
SUNSHINE GARDEN Site 1** (Upper Grade Playground)	\$4.7M	Does not accommodate Full Temp Campus
SUNSHINE GARDEN Site 3 (Upper Fields)	\$6.7M	\$7.8M
BADEN Site 1	\$4.5M	\$5.8M

* The above is an estimate for **Construction Cost only**

** Assumes 24 months start delay with associated escalation at estimated 5.3% +/- per year



Cost Estimate: Construction Only

LOS CERRITOS CAMPUS MODERNIZATION		PARTIAL CAMPUS INTERIM HOUSING		FULL CAMPUS INTERIM HOUSING	
		BADEN**	SUNSHINE GARDEN (UPPER GRADE PLAYGROUND)	BADEN	SUNSHINE GARDENS (UPPER FIELD)
		\$4.5M	\$4.7M	\$5.8M	\$7.8M
OPTION 1 (2 story)	\$26.8M	\$31.3M*	\$31.5M*	\$32.6M*	\$34.6M*
OPTION 2 (1 story)	\$19.8M	\$24.3M*	\$24.5M*	\$25.6M*	\$27.6M*

* The above is an estimate for Construction Cost only

** Includes extra portable for kitchen & more site development



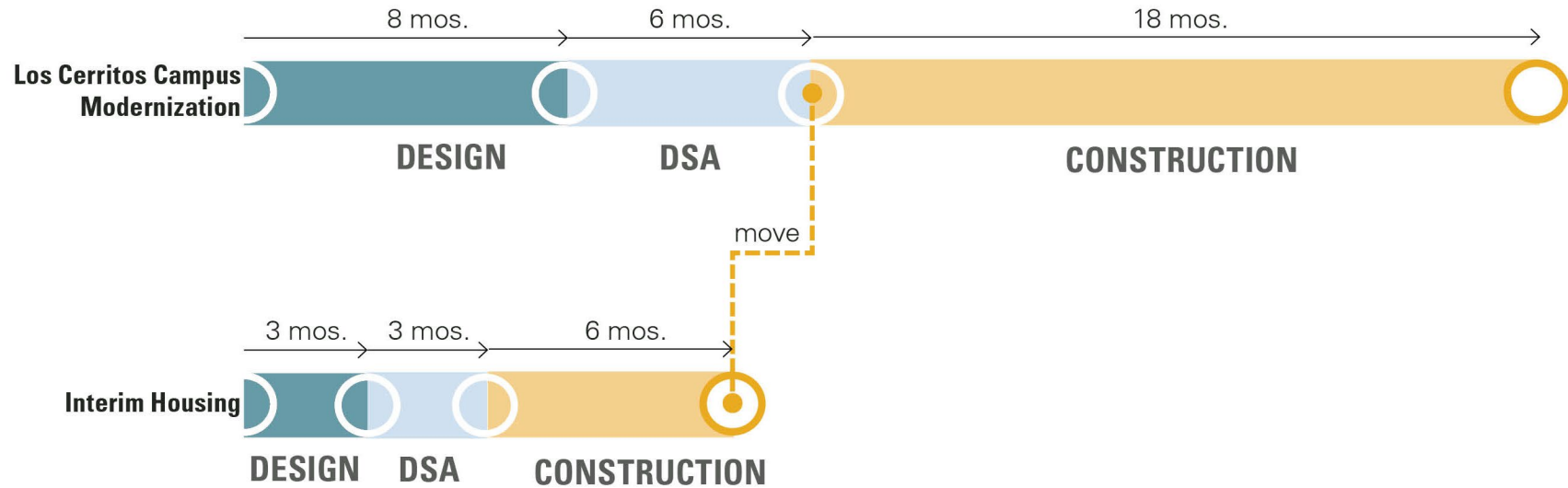
Cost Estimate: Construction + Soft Costs

LOS CERRITOS CAMPUS MODERNIZATION		PARTIAL CAMPUS INTERIM HOUSING		FULL CAMPUS INTERIM HOUSING	
		<i>BADEN*</i>	<i>SUNSHINE GARDEN (UPPER GRADE PLAYGROUND)</i>	<i>BADEN</i>	<i>SUNSHINE GARDENS (UPPER FIELD)</i>
		\$6.3M	\$6.6M	\$8.1M	\$10.9M
OPTION 1 (2 story)	\$37.5M	\$43.8M	\$44.1M	\$45.6M	\$48.4M
LCES Allocation	\$20.3M	(+\$23.5M)	(+\$23.8M)	(+\$25.3M)	(+\$28.1)
OPTION 2 (1 story)	\$27.7M	\$34.0M	\$34.3M	\$35.8M	\$38.6M
LCES Allocation	\$20.3M	(+\$13.7M)	(+\$14.0M)	(+\$15.3M)	(+\$18.3M)





Schedule Duration





Unknown Schedule Impacts

- CEQA Process & Timing (both SGES or Baden)
 - Traffic impacts
 - Neighborhood impacts
 - Noise impacts
- Project Assessment Needs Process (Baden)
 - Potential for long-term campus use
 - Available facilities for interim housing use
- Expanded Stakeholder Engagement Process (LCES, SGES or Baden)



5 Next Steps



Next Steps (Board Decisions)

- 1) Obtain Board direction for Los Cerritos Campus
- 2) Obtain Board direction for Interim Housing
- 3) Discuss additional funding source(s)



Next Steps (after Board Direction)

- 1) Establish Schedule
- 2) Engage Architectural design team to begin design process for both LCES Campus Modernization and Interim Housing efforts



Board Considerations

- Interim Housing site selection on families (ie transportation)
- Interim Housing site selection on traffic, parking, and on existing school/programs
- Campus design impact on staff parking
- Campus design impact for student play area during future PUC construction (and availability of PUC play yard)



5 Questions



Thank You

