

Los Cerritos ES Modernization & Interim Housing: Staff Recommendation

FEBRUARY 12, 2026



Board Presentation Agenda

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Existing Campus Recap

2

Campus Modernization Option #2

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Interim Housing Option at Baden

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Cost, Timeline, & Recommendation

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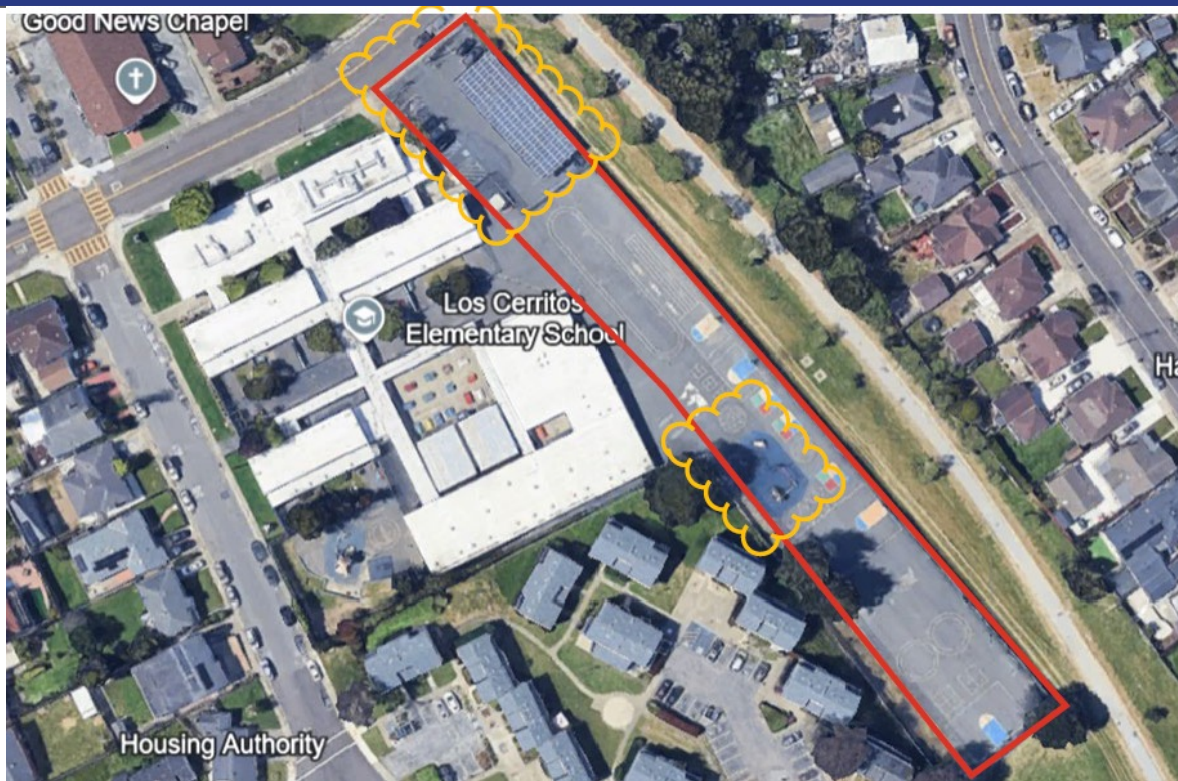
Next Steps & Questions



1 Existing Campus Recap

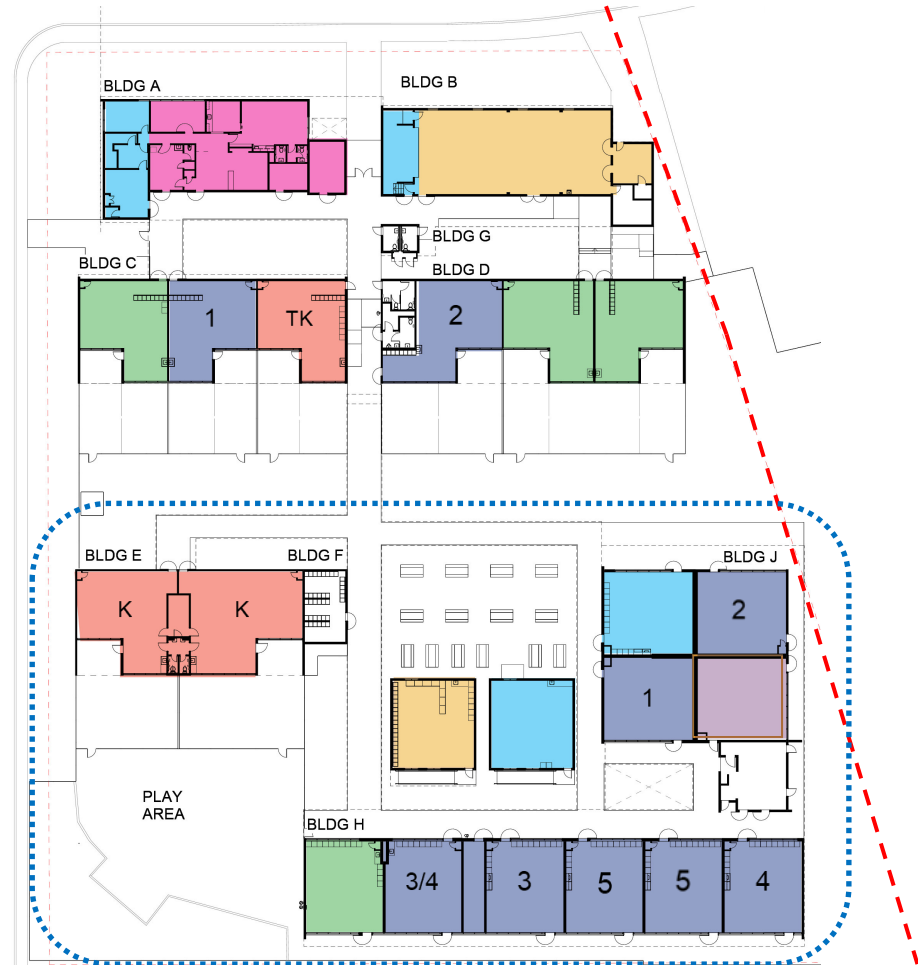


Existing Los Cerritos ES Campus



LOS CERRITOS ES EXISTING CAMPUS LAYOUT

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

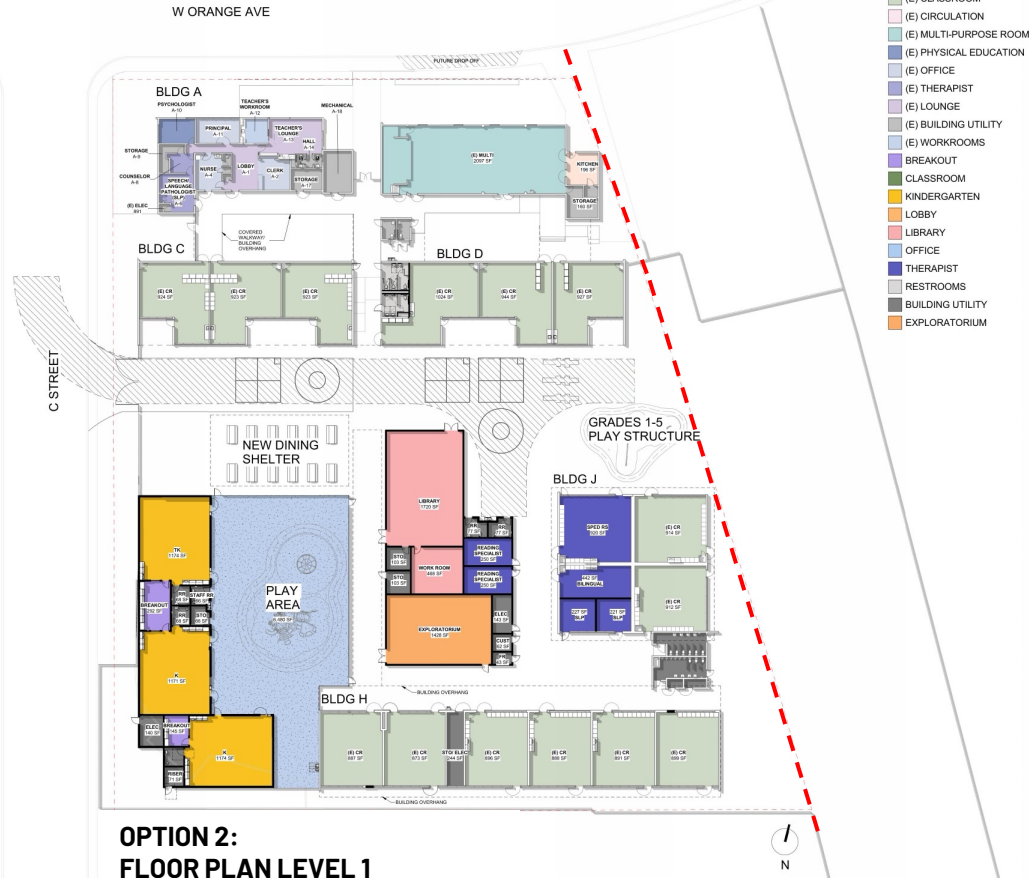


2 Campus Modernization Option #2



OPTION 2: 1 STORY CLASSROOM BUILDING CONCEPT PLAN

- New Exploratorium and Library Building
- New 1-Story Classroom Building for TK/K
- New TK/K Play Area
- Modernization of Building J for Student Support Services
- Emergency Vehicle Access Drive on campus
- New Dining Shelter
- Space for upper grade play structure on campus ... *no longer required*



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Interim Housing Option at Baden



Interim Housing Option at Baden



BADEN – INTERIM HOUSING ADVANTAGES

- 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

Note: Diagram is conceptual only



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Cost, Timeline, & Recommendation



Budget Estimate for Los Cerritos Modernization

Possible Options for Los Cerritos (LCES) *	Estimated Cost	Current Bond Allocation for LCES	Additional Funding Needed
Option #1 - Two Story Classroom Building	\$43.8M	\$20.3M	\$23.5M
Option #2 - One Story Classroom Building **	\$34.0M	\$20.3M	\$13.7M
Option #3 - Merge Los Cerritos with Sunshine Gardens	\$70.0M	\$20.3M	\$49.7M

* Assuming Partial Campus Interim Housing at Baden

** Staff's Recommendation due to available funding

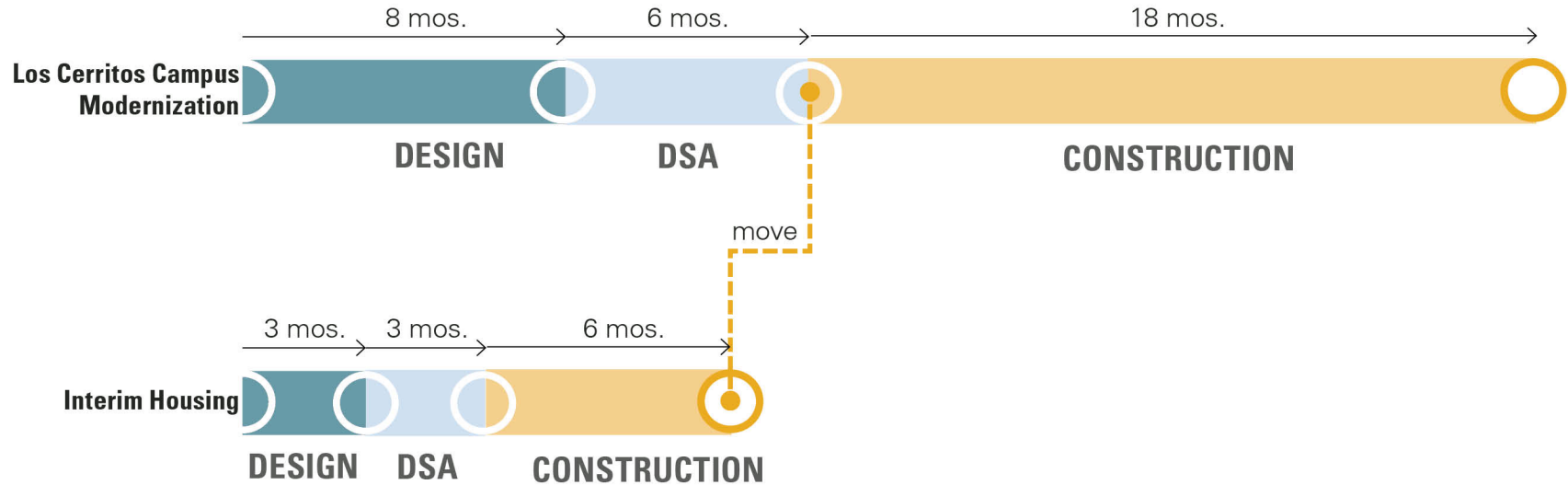


Considerations

- Costs are based on high level planning, not detailed design documents.
- Time is a factor; the longer the project start is delayed, the more it will cost due to construction cost escalation (estimated at 5.3% per year).
- 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.



Typical Timelines



Staff Recommendation

Staff is recommending Option #2 with Interim Housing at the Baden site (partial student and staff temporarily relocated during construction):

- This is the lowest cost option and requires the least amount of additional funding (~\$14 million) to bridge the gap.
- The construction timeline is more streamlined
- Infrastructure improvements at Baden will not only be utilized for the Los Cerritos ES interim housing project but will also be a long-term improvement for the Baden campus.



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Next Steps & Questions



Next Steps (Board Decisions)

- 1) Obtain Board approval and direction for Los Cerritos Campus Modernization One-Story Option, and
- 2) Obtain Board approval and direction for Interim Housing at the Baden for partial LCES campus



Next Steps (after Board Direction)

- 1) Engage Architectural design team to begin design process for both LCES Campus Modernization and Interim Housing efforts
- 2) Establish Schedules for Design and Construction Modernization and Interim Housing projects
- 3) Project Assessment of Baden Infrastructure (Water, Power, etc.) to support Interim Housing
- 4) Address Transportation needs if required
- 5) Start CEQA Process



Questions?



Thank You

