



Board of Education Report

File #: Rep-262-23/24, **Version:** 1

Define and Approve the Porter Ranch Community School Phase 2 Classroom Addition Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

May 7, 2024

Facilities Services Division

Action Proposed:

Define and approve the Porter Ranch Community School Phase 2 Classroom Addition Project (Project) and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The budget for the proposed Project is \$2,898,919.

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 Project including budget modifications and the purchase of equipment and materials.

Background:

On an annual basis, the Los Angeles Unified School District (Los Angeles Unified) updates enrollment information and reviews demographic projections in areas with notable enrollment growth trends. Based on a review of this information, it has been determined that additional classroom capacity is necessary to address an increase in enrollment projections for resident area students in the Porter Ranch Community School (School) area. The need for additional classroom capacity is necessary to ensure Los Angeles Unified continues to provide two-semester neighborhood schools Districtwide.

Porter Ranch Community School opened in August 2012. It was developed to accommodate a new demand for classroom seats created by the Porter Ranch Specific Plan, and to provide relief to Castlebay Charter Elementary School and Germain Academy for Academic Achievement as well as Frost and Lawrence Middle Schools. The School serves students in kindergarten through eighth grade. Porter Ranch Community School reached its maximum capacity for the 2023-2024 school year and was not able to enroll 67 students due to capacity limitations.

Total enrollment is projected to increase to 1,434 students by the 2024-2025 school year, based on enrollment trends and additional housing development. Portable classrooms will need to be utilized to address and accommodate the anticipated continued growth. The proposed Project will increase the total classroom count from 57 to 63, enabling the School to serve additional neighborhood students.

The proposed Project includes the refurbishment and relocation of six portable classrooms from the Westchester Enriched Sciences Magnets. The scope also includes the demolition of existing grass area, concrete curb, and irrigation as well as the installation of new asphalt, solar reflective coating, fencing, trees, and irrigation, and connections to existing utilities, as necessary. The proposed Project will include improvements to comply with the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), and Department of Toxic Substances Control (DTSC), to ensure compliance with local, state, and federal requirements. Construction is anticipated to begin in the second quarter of 2024 and be

completed in the first quarter of 2025.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on April 25, 2024. The presentation that was provided is included as Exhibit B. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate the Los Angeles Unified School District's ability to successfully implement the Facilities SEP.

Expected Outcomes:

Approve the proposed action to amend the Facilities SEP to define and approve the proposed Project. The proposed Project will enable Los Angeles Unified to continue to provide every student with the opportunity to attend a neighborhood school which operates on a traditional, two-semester calendar.

Board Options and Consequences:

If the Board of Education (Board) does not approve the proposed action, as the additional housing units are completed in the Porter Ranch area and as more school-aged students move into the area, Porter Ranch Community School may have to involuntarily bus students out of the neighborhood and surrounding area or use of a multi-track calendar may need to be considered. Currently there is no available capacity at the closest elementary schools, Castlebay Charter Elementary School and Germain Academy for Academic Achievement.

Policy Implications:

The proposed Project will help achieve and support Los Angeles Unified's commitment to reduce overcrowding, and its goal to eliminate the use of multi-track calendars and involuntary busing at schools Districtwide. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by providing additional classrooms to support the School's growing enrollment.

Budget Impact:

The budget for the proposed Project is \$2,898,919. The proposed Project will be funded by Bond Program funds in the School Upgrade Program targeted for major modernizations, upgrades, and reconfigurations to school campuses and School Impact Fees.

The project budget was prepared based on the current information known, and assumptions about the proposed Project scope, site conditions, and market conditions. The project budget 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 the proposed Project.

Student Impact:

The proposed Project, once completed, will help ensure approximately 1,400 students attending the School are provided with safe, welcoming, and state-of-the-art learning environments that support student-centered and engaged learning.

Equity Impact:

Upon completion of the proposed Project, the School will have additional capacity to accommodate and enroll neighborhood students.

Issues and Analysis:

Los Angeles Unified's Bond Program (Program) initially focused on providing new schools to address decades

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of overcrowding conditions. At the inception of the Program, nearly 230 schools were operating on a multi-track calendar and approximately 110 schools were involuntarily busing students out of their neighborhoods. To address this overcrowding condition, the Board approved 131 new K-12 school projects and 65 new K-12 addition projects. Demographic projections originally indicated that these projects were sufficient to ensure all Los Angeles Unified students were provided with the opportunity to attend their neighborhood school operating on a traditional, two-semester calendar. However, based on updated demographic projections, the School has reached its enrollment capacity, and the proposed Project is now necessary to accommodate the anticipated growth within the area.

Attachments:

Exhibit A: BOC Resolution

Exhibit B: BOC Presentation

Informatives:

None

Submitted:

03/29/24

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RESPECTFULLY SUBMITTED,



ALBERTO M. CARVALHO
Superintendent

APPROVED BY:



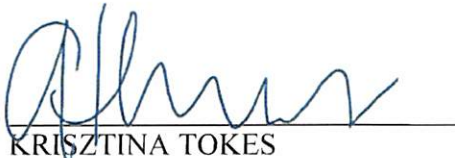
PEDRO SALCIDO
Deputy Superintendent, Business Services and Operations

REVIEWED BY:



DEVORA NAVERA REED
General Counsel

APPROVED BY:



KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

☒ Approved as to form.

REVIEWED BY:



NOLBERTO DELGADILLO
Deputy Chief Business Officer, Finance

PRESENTED BY:



AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

☒ Approved as to budget impact statement.

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**Margaret Fuentes, Chair**

LAUSD Student Parent

D. Michael Hamner, FAIA, Vice-Chair

American Institute of Architects

Dr. Samantha Rowles, Secretary

LAUSD Student Parent

Robert Campbell, Executive Committee

L.A. Co. Auditor-Controller's Office

Scott Pansky, Executive Committee

L.A. Area Chamber of Commerce

Neelura Bell

CA Charter School Association

Chad Boggio

L.A. Co. Federation of Labor AFL-CIO

Jeffrey Fischbach

CA Tax Reform Assn.

Aleigh Lewis

L.A. City Controller's Office

Patrick MacFarlane

Early Education Coalition

Brian Mello

Assoc. General Contractors of CA

Dr. Clarence Monteclaro

Tenth District PTSA

William O. Ross IV31st District PTSA**Santa Ramirez (Alternate)**

Tenth District PTSA

Connie Yee (Alternate)

L.A. Co. Auditor-Controller's Office

Vacant

AARP

Vacant

L.A. City Mayor's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight**Consultants**Government Financial Services Joint
Powers Authority**Timothy Popejoy**

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

RESOLUTION 2024-16**BOARD REPORT 262-23/24****RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE PORTER RANCH COMMUNITY SCHOOL PHASE 2 CLASSROOM ADDITION PROJECT 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 the Porter Ranch Community School Phase 2 Classroom Addition Project with a budget of \$2,898,919 (Project) as described in Board Report 262-23/24 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 to implement the proposed Project, including budget modifications and the purchase of equipment and materials; and

WHEREAS, It has been determined that additional classroom capacity is necessary to address an increase in enrollment projections for resident area students in the Porter Ranch Community School area; and

WHEREAS, The proposed Project will increase the total classroom count from 57 to 63, enabling the school to serve additional neighborhood students; and

WHEREAS, The proposed Project includes the refurbishment and relocation of six portable classrooms from the Westchester Enriched Sciences Magnets; demolition of existing grass area, concrete curb, and irrigation; installation of new asphalt, solar reflective coating, fencing, trees, and irrigation, and connections to existing utilities as necessary; and

WHEREAS, Construction is anticipated to begin in the second quarter of 2024 and be completed in the first quarter of 2025; and

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE THE PORTER RANCH COMMUNITY SCHOOL PHASE 2 CLASSROOM ADDITION PROJECT AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, District Staff has determined that the proposed Project is necessary to improve student health, safety, and educational quality; and

WHEREAS, The Board's approval of the proposed Project will authorize District Staff to proceed with the expenditure of Bond Program funds to undertake the Project in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, and RR; and

WHEREAS, The District Office of General Counsel has reviewed the proposed Project and determined that it may proceed to the Bond Oversight Committee for its consideration and 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.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee (BOC) recommends that the Board of Education approve and define the Porter Ranch Community School Phase 2 Classroom Addition Project, with a budget of \$2,898,919, and amend the Facilities SEP to incorporate therein, as described in Board Report 262-23/24 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 April 25, 2024, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 1

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair



Porter Ranch Community School

Phase 2 Classroom Addition Project

Bond Oversight Committee, April 25, 2024

About PRCS

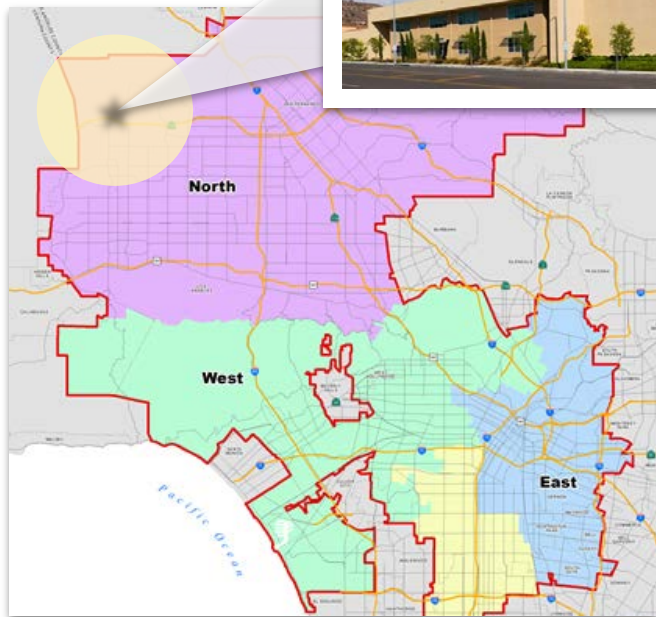
Porter Ranch Community School
12450 Mason Ave, Porter Ranch, CA 91326



Porter Ranch
Community School
opened August 2012

Strong community
partnerships between
community, parents and
staff

Pilot school since 2014



Challenge

Porter Ranch Community School has reached **maximum capacity** for the 2023-24 school year.

Home building projections and **number of homes to be sold are increasing.**

Identified as the only LAUSD “Capped School,” PRCS was **not able to enroll ~70 students** due to capacity limitations.

Master Planning and Demographics forecast the **number of school age children in the community increasing.**

	2020-21	2021-22	2022-23	2023-24
Porter Ranch Community School (TK-8)	1077	1152	1222	1244
Porter Ranch School DL Two-Way Im Korean (TK-5)	145	137	139	142
<i>Combined Campus Enrollment</i>	1222	1289	1361	1386

from School Community Survey

Add Relocatable Buildings to PRCS Campus

- Utilize an underutilized portion of the play yard

Middle School

- Keep 6th grade on PRCS, move 7-8th Grade
- Phase out middle school (from survey; see note below)
- Note: LAUSD wants to keep this high performing middle school open and thriving

Porter Ranch Community School – Phase 2 Classroom Addition Project

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REGION North BOARD DISTRICT 3 BOARD MEMBER Scott Schmerelson

Project Scope

Buildings/Structures

- Upgrade and relocation of six portable classrooms from Westchester Enriched Sciences Magnets

Site Improvements

- Demolition of existing grass area, concrete curb, and irrigation
- Installation of new asphalt, solar reflective coating, fencing, trees, and irrigation
- Connections to existing utilities as necessary
- 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

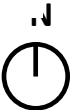
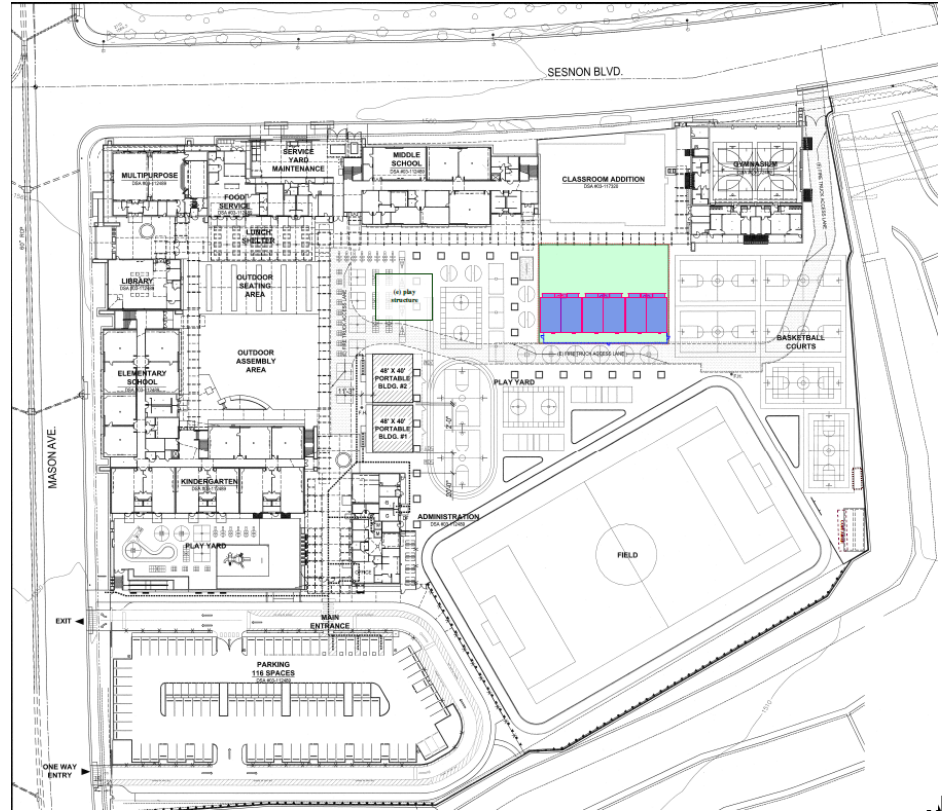
\$2,898,919

Site & Environmental	5%
Plans	3%
Construction	83%
Management	4%
Other & Mgt Reserve	5%

Anticipated Construction Schedule

Start: Q2-2024

Completion: Q1-2025



Porter Ranch Community School – Phase 2 Classroom Addition Project (Continued)

REGION North BOARD DISTRICT 3 BOARD MEMBER Scott Schmerelson



