

MAJOR MODERNIZATION PROJECT/*PROYECTO EXTENSO DE MODERNIZACIÓN* at Washington Irving Middle School MME Magnet



Monday
April 7, 2025
6 p.m.

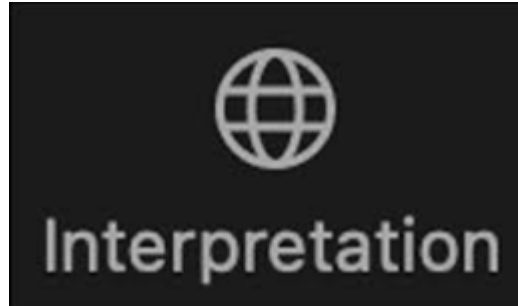
Library



PARENT AND COMMUNITY MEETING — PROJECT OVERVIEW & PRELIMINARY DESIGN
DESCRIPCIÓN GENERAL DEL PROYECTO Y DISEÑO PRELIMINAR

In person and via Zoom webinar / *Presencial y en línea por Zoom*

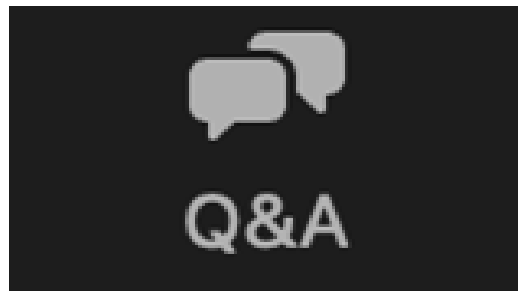
Zoom Webinar — Available in Spanish
— *Disponible en Español*



To listen to this meeting in Spanish please use this icon and select "Spanish".

Para escuchar esta reunión en español, oprima este ícono y seleccione "Español".

Zoom Webinar — How to ask questions and make comments
— *Cómo hacer preguntas y comentarios*



To ask a question or provide a comment, please use the "Q&A" icon and submit it at any time during the meeting.

Para hacer una pregunta o comentario, oprima el ícono "Q&A" en cualquier momento durante la reunión.

Agenda

- I. Welcome and Zoom Meeting Logistics / *Bienvenida y Logística de Zoom*
– ERICA GASS, COMMUNITY RELATIONS
- II. Project Overview & Timeline / *Descripción y Fechas Claves del Proyecto*
– ELSTON SOARES, FACILITIES ASSET MANAGEMENT
- III. Project Design / *Diseño del Proyecto*
– HARLEY ELLIS DEVEREAUX (HED)
- IV. Construction Schedule & Phasing / *Cronograma y Fases de la Construcción*
– PINNER CONSTRUCTION
- V. Parent and Community Participation / *Participación de Padres y de la Comunidad*
– ERICA GASS, COMMUNITY RELATIONS
- VI. Questions & Comments / *Preguntas y Comentarios*

PROJECT OVERVIEW & TIMELINE

Descripción General y Fechas Claves del Proyecto

Overview – Major Modernization Project

Project Emphasis

- Seismic safety
- Reducing the District’s reliance on relocatable buildings
- Addressing the most critical/severe physical conditions
- Prioritizing opportunities that make the greatest improvement to the school site
- Limiting construction impacts on school operations
- Planning for future development and improvement of the site

Washington Irving Middle School

- Project definition was approved for due diligence, planning and feasibility activities for a Major Modernization Project in October 2021
- Project redefinition for Proposed Project Scope presented to the Board of Education for approval on November 15, 2022
- Design-Build Contract Award approved by the Board of Education on December 10, 2024

Descripción General — Proyecto Extenso de Modernización

Énfasis del Proyecto

- *Seguridad sísmica*
- *Reducir dependencia del Distrito en edificios portátiles*
- *Abordar las condiciones físicas más críticas/graves*
- *Priorizar aquellas oportunidades que conlleven las mayores mejoras para el plantel escolar*
- *Reducir el impacto de la construcción en el funcionamiento de la escuela*
- *Tener en mente mejoras y desarrollo futuros del plantel*

Preparatoria Washington Irving

- *En Octubre de 2021, se aprobó la definición del proyecto y actividades de debida diligencia, planificación y viabilidad para un Proyecto extenso de Modernización*
- *El 15 de Noviembre de 2022, se presentó a la Junta de Educación para su aprobación la redefinición actualizada del proyecto*
- *El 10 de Diciembre de 2024, se aprobó el contrato de diseño-construcción por la Junta de Educación*

Approved Project Scope/ *Alcance del Proyecto Aprobado*

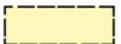
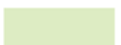
Building Demolition and Removal

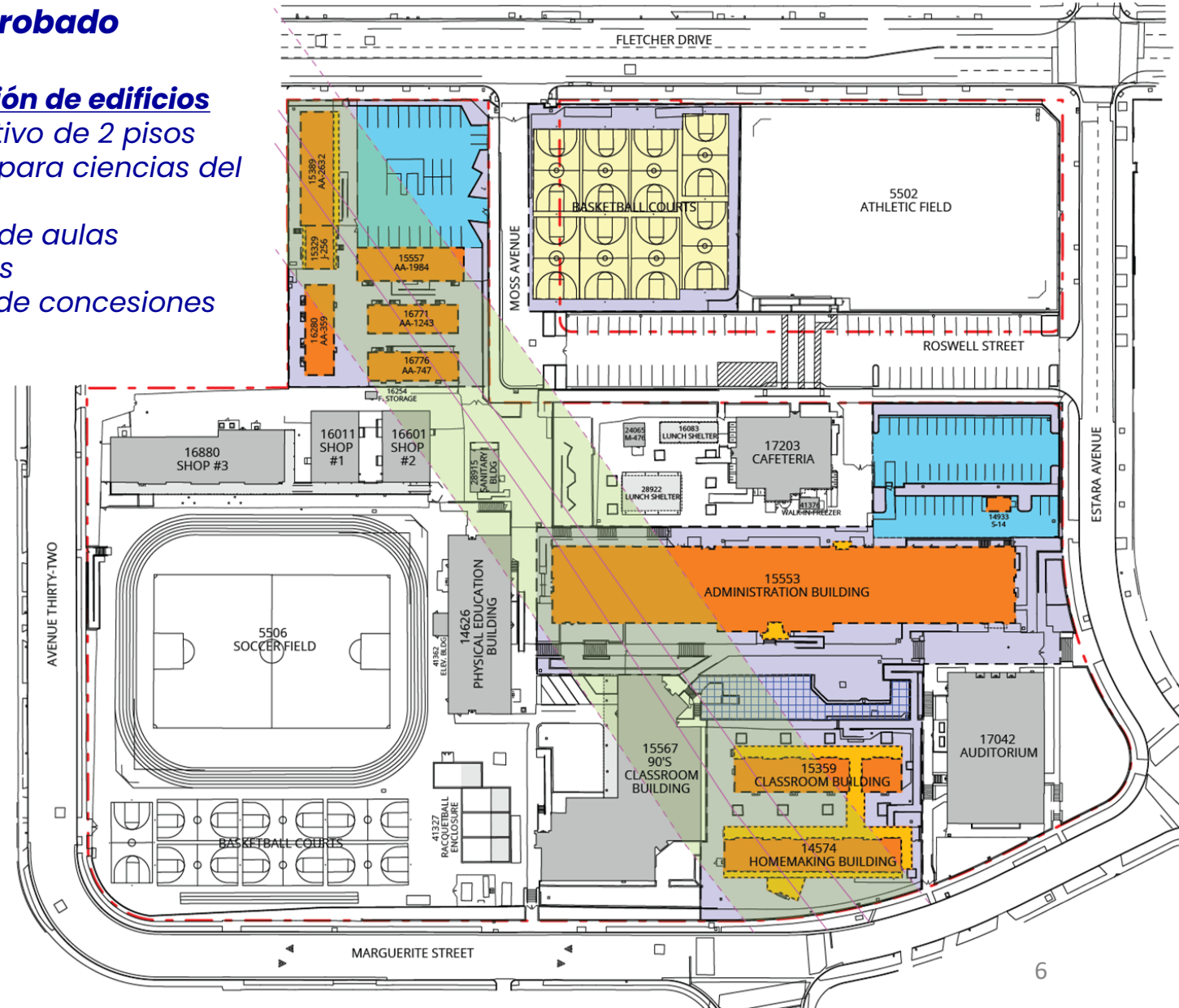
- 2-Story Administration Building
- 1-Story Homemaking Building
- 1-Story Classroom Building
- 6 Relocatable Buildings
- 1 Relocatable Concession Stand

Demolición y remoción de edificios

- *Edificio administrativo de 2 pisos*
- *Edificio de un piso para ciencias del hogar*
- *Edificio de un piso de aulas*
- *6 Edificios portátiles*
- *Un puesto portátil de concesiones*

LEGEND

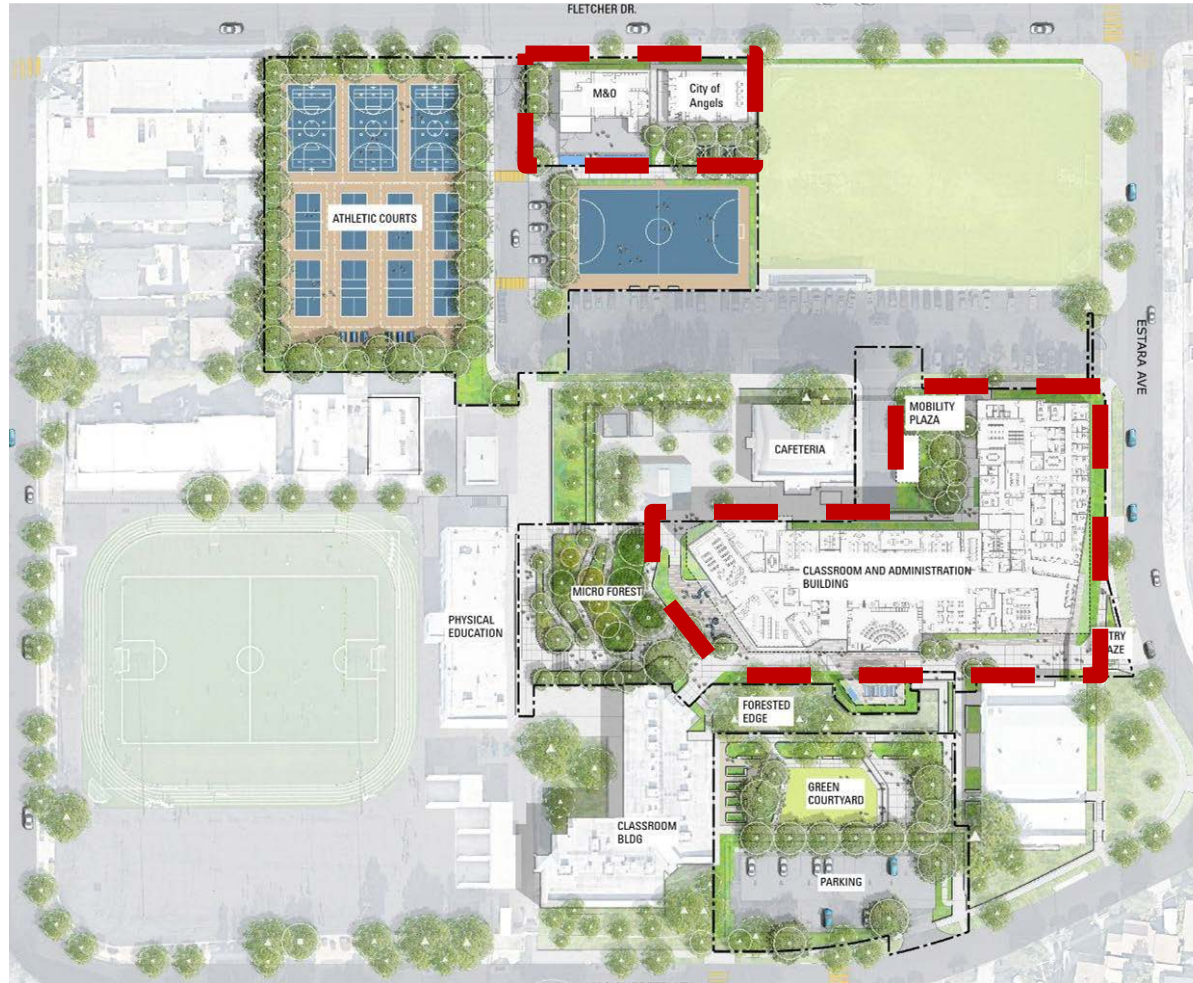
-  Property Line
-  Existing Building to Remain
-  General Limit of Major Demolition
-  Building Demolition
-  Covered Walkway Demolition
-  Basketball Court Demolition
-  Parking Demolition
-  Demolition as Needed per Design
-  Location of Fault
-  50' Fault Setback
-  Fault Zone
Limited "Non-Structure" Development



Approved Project Scope/ *Alcance del Proyecto Aprobado*

New Construction

- 2-Story Classroom/ Administration Building to include (19) Classrooms and Support Spaces, Library/Media Center, Student Store, and Administration Offices
- 1-Story Maintenance and Operations Building to include Office, Storage and Support Spaces
- 1-Story City of Angels Modular Building to include 2 Classrooms and Support Spaces
- Auditorium Seismic Retrofit (separate effort)
- Campus-wide Fire Alarm upgrade
- Interim Facilities, as required



Nueva construcción

- Aula/edificio administrativo de 2 pisos que incluye (19) aulas y espacios de apoyo, biblioteca/centro de medios, tienda para estudiantes y oficinas administrativas
- Edificio de mantenimiento y operaciones de 1 piso que incluye espacios de oficinas, almacenamiento y soporte
- Edificio modular de 1 piso de City of Angels que incluirá 2 aulas y espacios de apoyo
- Reacondicionamiento sísmico del auditorio (esfuerzo separado)
- Actualización de la alarma contra incendios en todo el campus
- Instalaciones provisionales, según sea necesario

Approved Project Scope/ *Alcance del Proyecto Aprobado*

Site Improvements

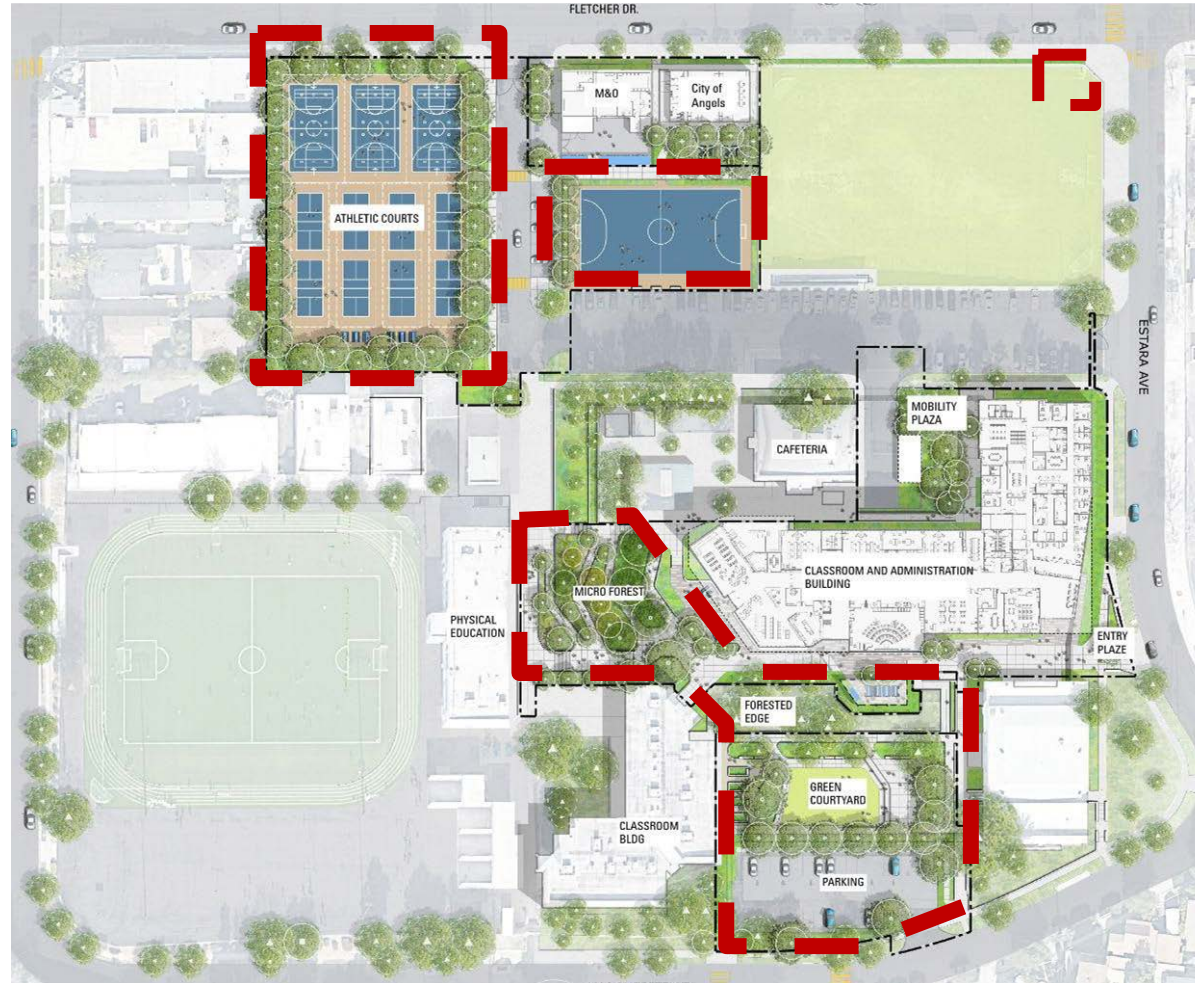
- Utility infrastructure upgrades, as applicable
- Landscape and Hardscape improvements
- Parking
- Outdoor learning environments
- Outdoor physical education facilities
- School marquee

Project Budget:

- \$173.3 Million

Construction Schedule:

- Interim Facilities Start: Q4 2025
- Main Construction Start: Q3 2026
- Substantial Completion: Q1 2030



Mejoras en el sitio

- Actualizaciones de la infraestructura de servicios públicos, según corresponda
- Mejoras en el paisaje y el paisaje duro
- Aparcamiento
- Entornos de aprendizaje al aire libre
- Instalaciones de educación física al aire libre
- Marquesina escolar

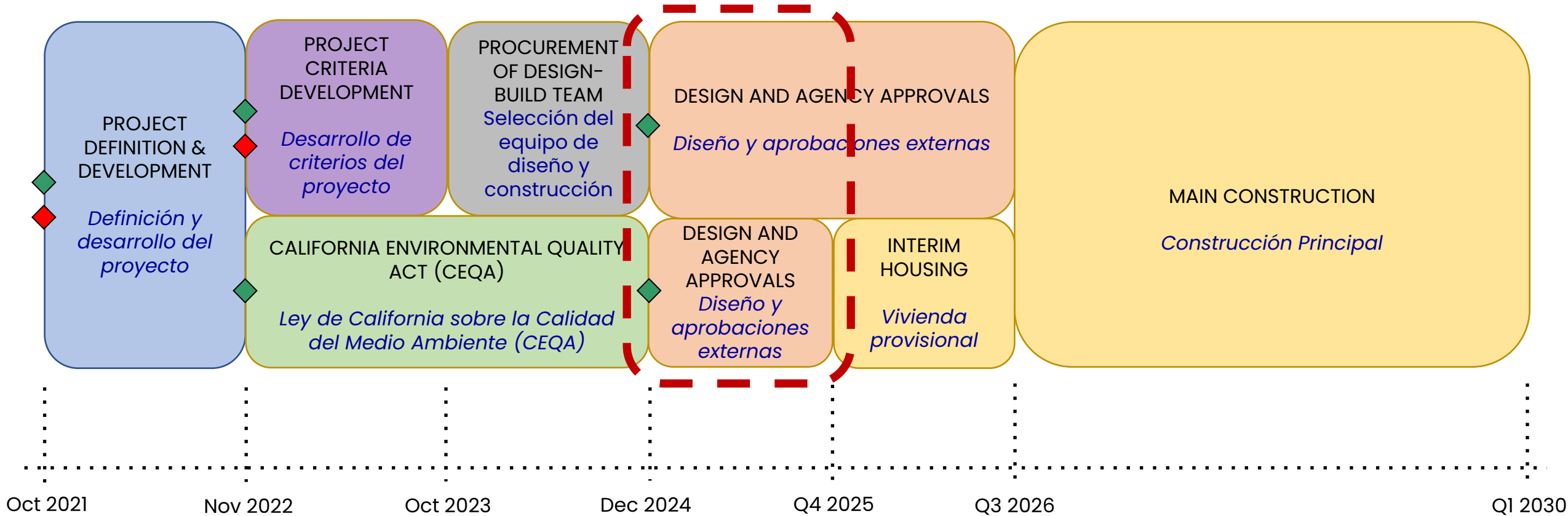
Presupuesto del proyecto:

- \$173.3 millones

Cronograma de construcción:

- Inicio de las instalaciones provisionales: 4º trimestre de 2025
- Inicio de la construcción principal: Q3 2026
- Finalización sustancial: Q1 2030

ANTICIPATED PROJECT TIMELINE
CRONOGRAMA PREVISTO PARA EL PROYECTO



Q = Quarter = *Trimestre*

- ◆ BOND OVERSIGHT COMMITTEE (BOC) REVIEW / *REVISIÓN DEL COMITÉ SUPERVISOR DE BONOS (BOC)*
- ◆ BOARD OF EDUCATION (BOE) APPROVAL / *APROBACIÓN DE LA JUNTA DE EDUCACIÓN (BOE)*



HISTORIC COMPATIBILITY

Compatibilidad histórica

Historic District / *Distrito Histórico*

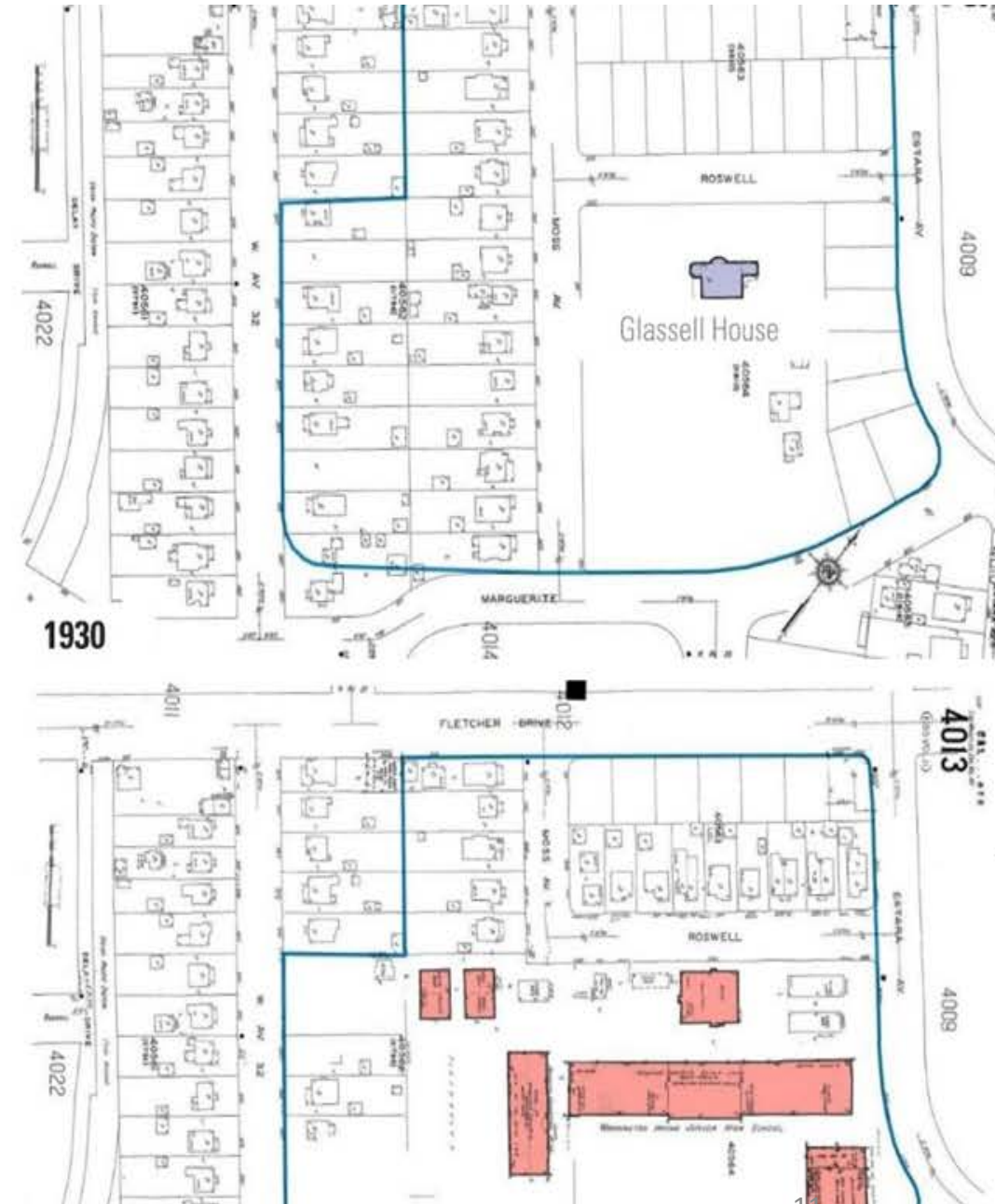
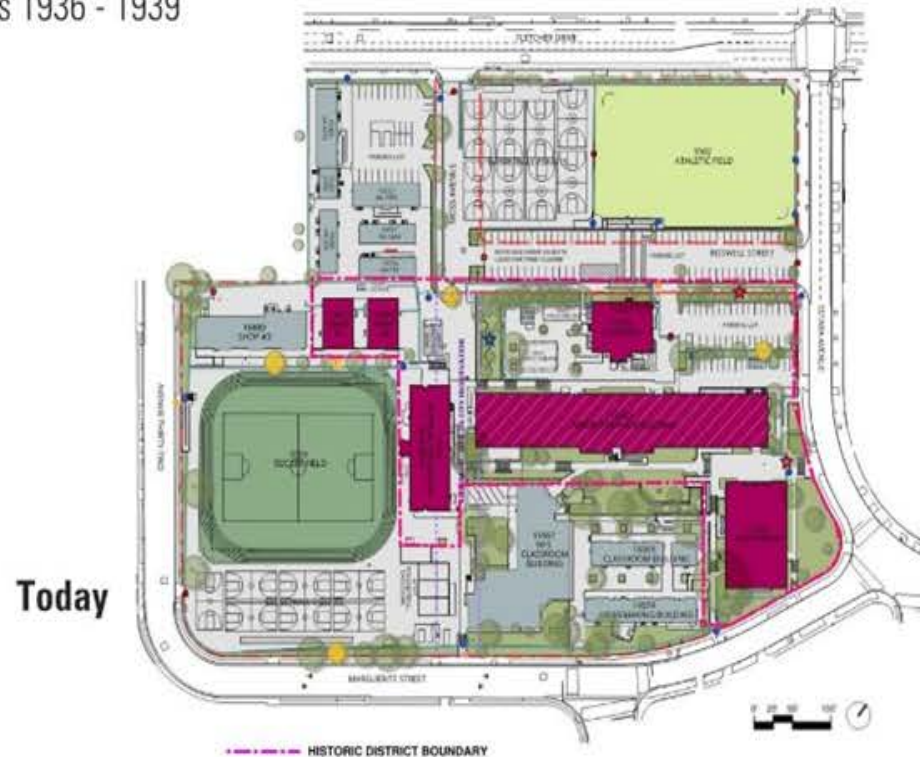
Development & Significance

Desarrollo e importancia

The District is historically significant as:

- Post 1933 Long Beach Earthquake School Plant Development. (Events)
- PWA Moderne Architecture / Master Architect Edwin Bergstrom.
(Architecture & Design)

Period of Significance is 1936 - 1939



Historic Character / *Carácter Histórico*

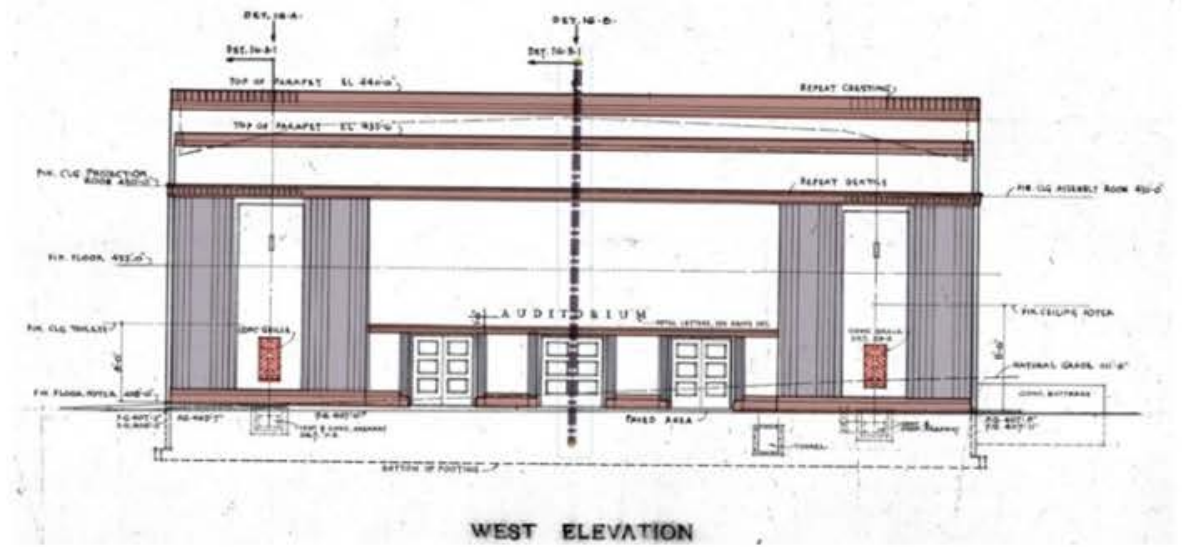
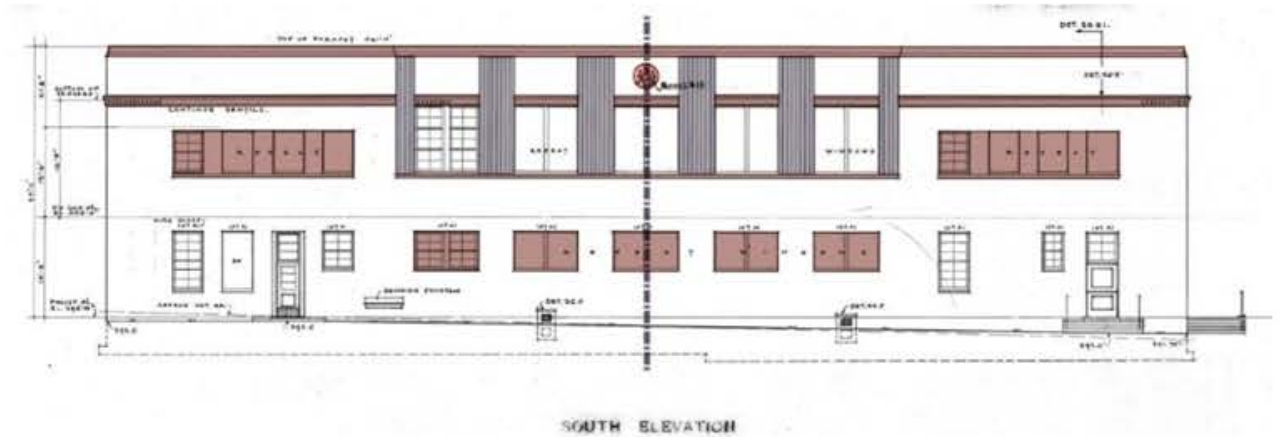
PWA MODERNE ARCHITECTURE

- Rectangular, clean forms with flat roofs
- Emphasis on symmetry about on the vertical axis
- Symmetrical, formal, design composition and horizontal massing
- Concrete and/or cement plaster (stucco) exterior wall surfaces. "Board form" finish on concrete emphasizing horizontality.
- Fluted or reeded pilasters highlighting entrances and separating horizontal bands of windows and/or large individual windows.
- Horizontal Banding above windows and at parapet.

SITE - concrete walkways, steps and retaining walls.

EXTERIOR DETAILS

- Fluted or reeded pilasters highlighting entrances and separating horizontal bands of windows and/or large individual windows.
- Divided light, vertically oriented windows in horizontal groupings.
- Horizontal Banding above windows and at parapet.
- Flat canopies above entrances.
- Molded cement plaster medallions
- Concrete grills over secondary windows
- Cutout bronze lettering

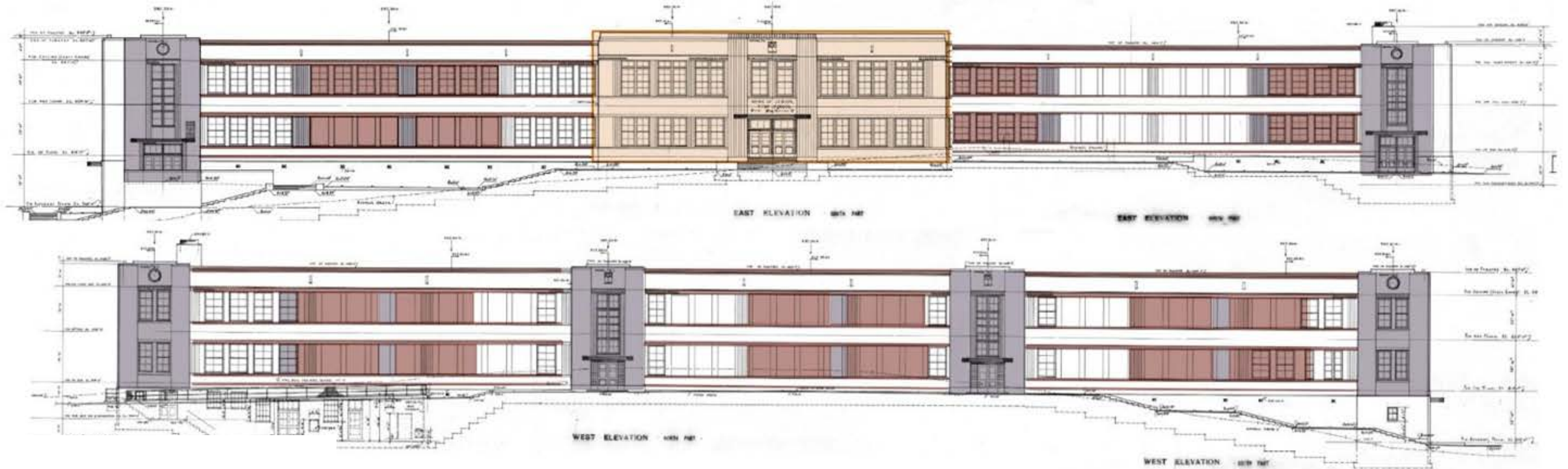
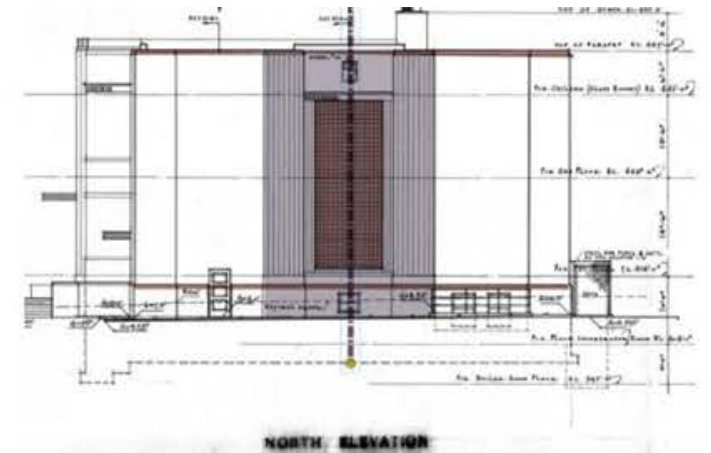


Historic Character & Compatibility

Carácter Histórico y Compatibilidad

ADMINISTRATION BUILDING

- Central volume projects forward at main (east) elevation
- Prominent vertical bays identify entrances and breaks horizontal massing
- Consistent base around all sides
- Horizontal window groups read most strongly
- Short end elevations are simple and symmetrical
- Vertical band of glass block at short ends



Historic Preservation

New Construction: Key Guidance

SOI Rehabilitation Standards

- Do not destroy historic materials, features, and spatial relationships that characterize the property (Standard 9).
- New work will be differentiated from the old AND will be compatible with the historic materials, features, size, scale / proportion, and massing. (Standard 9).

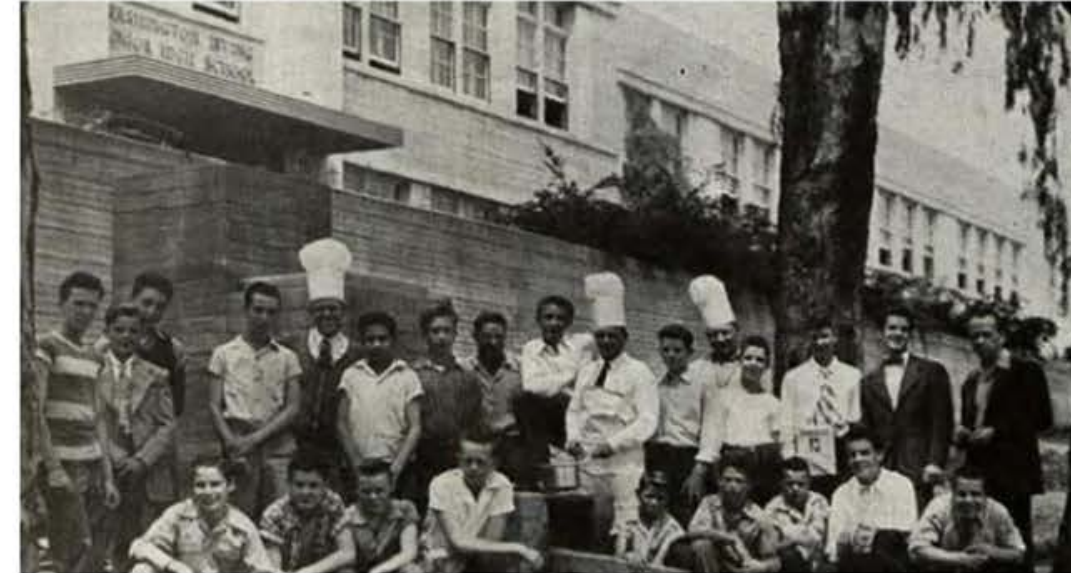
SOI Rehabilitation Guidelines

- Retain the historic relationships between buildings and landscape in the setting.
- New work should be compatible with the historic character of the (neighborhood) setting.

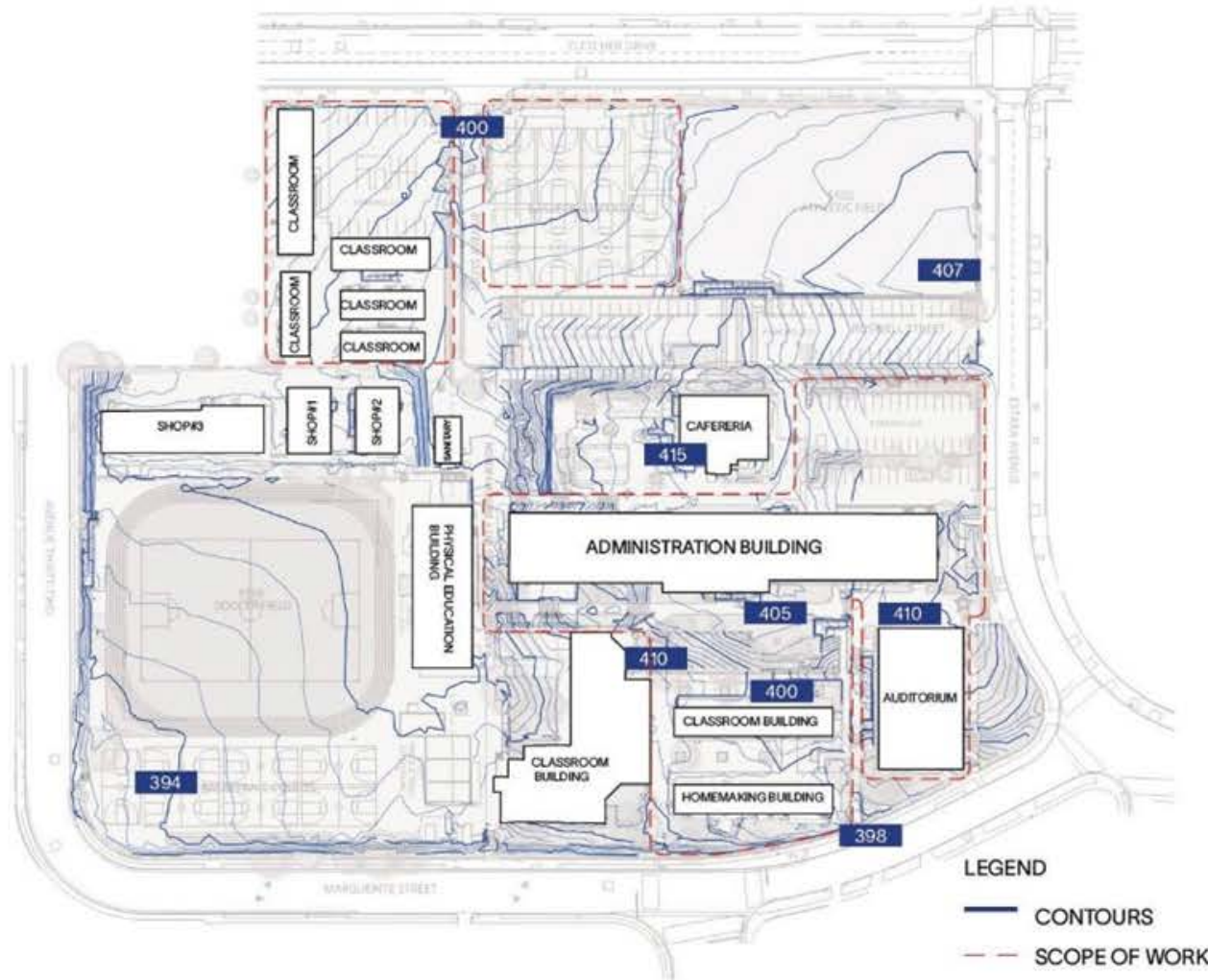
LAUSD Historic Guidelines

- Avoid creating a stylistic carbon copy of original historic building.
- New construction should avoid overwhelming the historic resource, in terms of both scale and design.

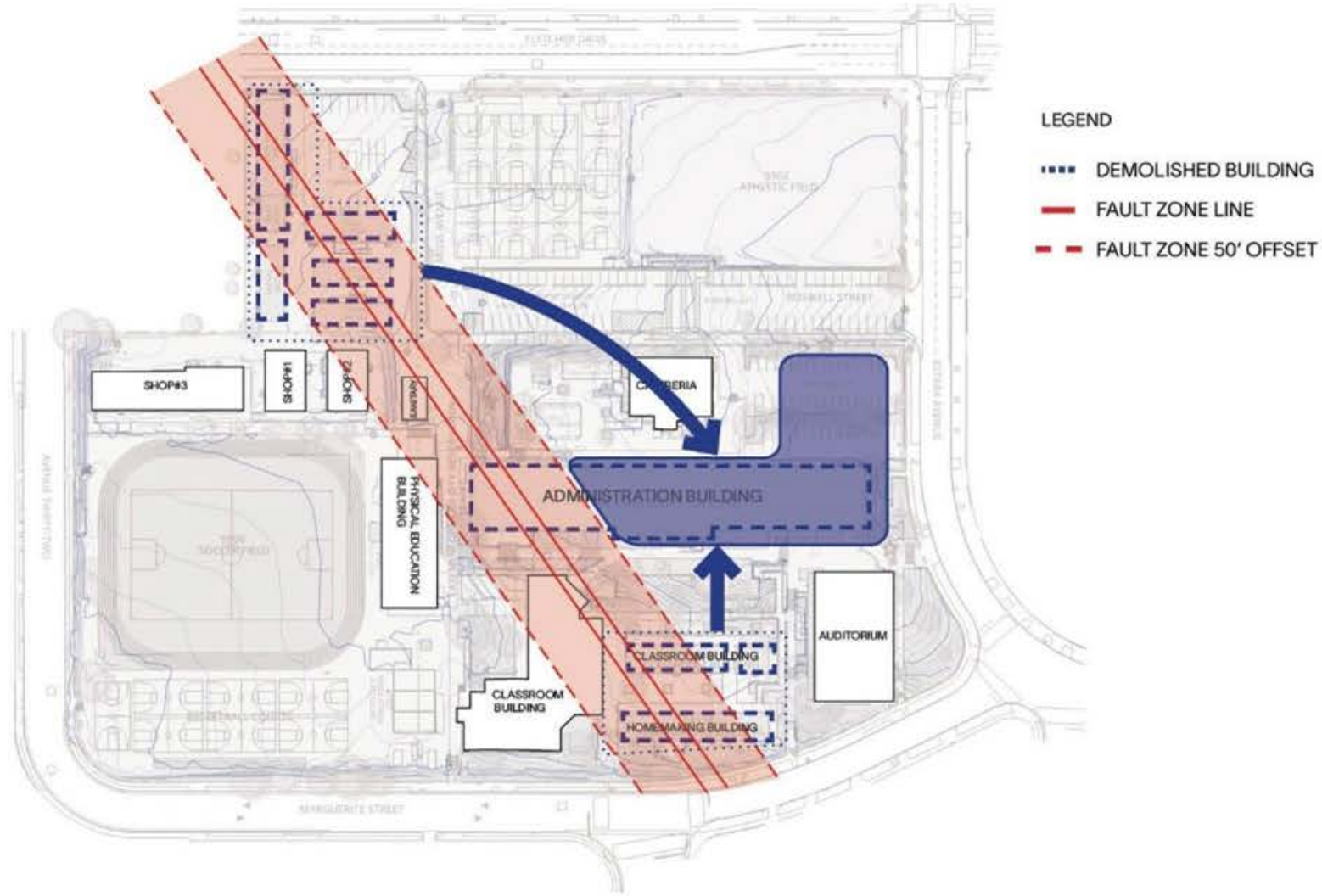
Preservación Histórica
Nuevas construcciones: orientación clave



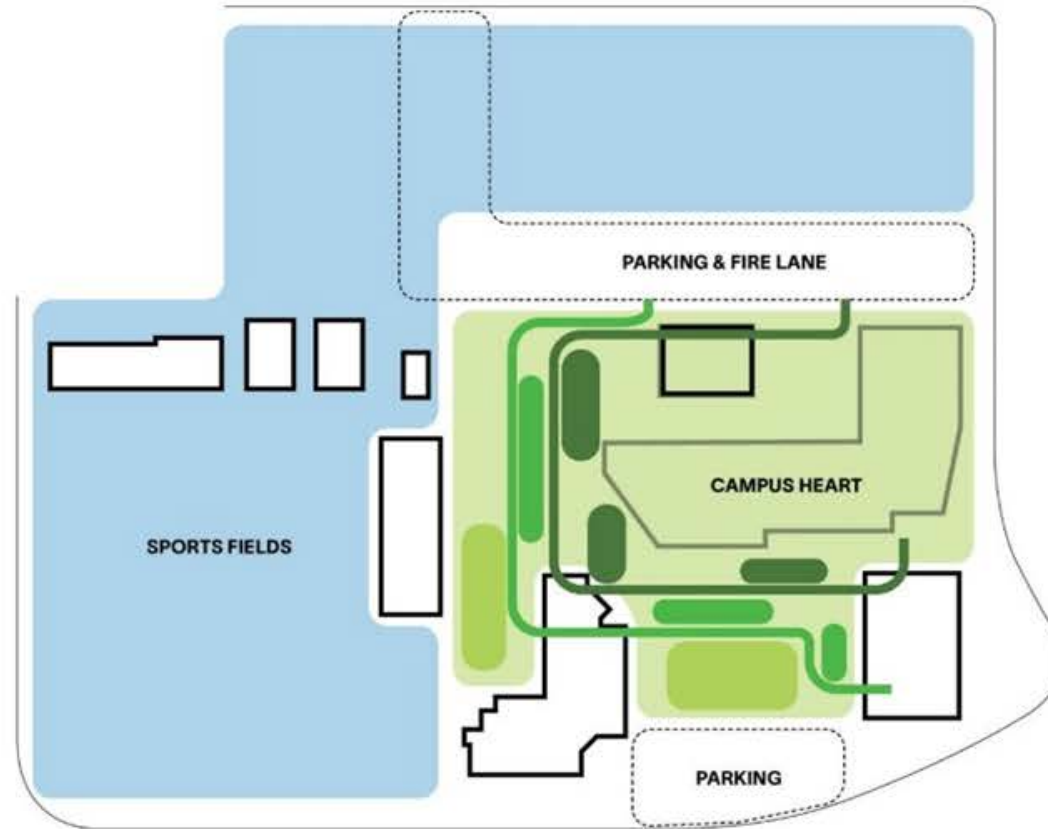
Site Analysis| Campus Topography/*Análisis del sitio* Topografía del campus



Site Analysis | Campus Vision / *Análisis del sitio* Visión del Campus

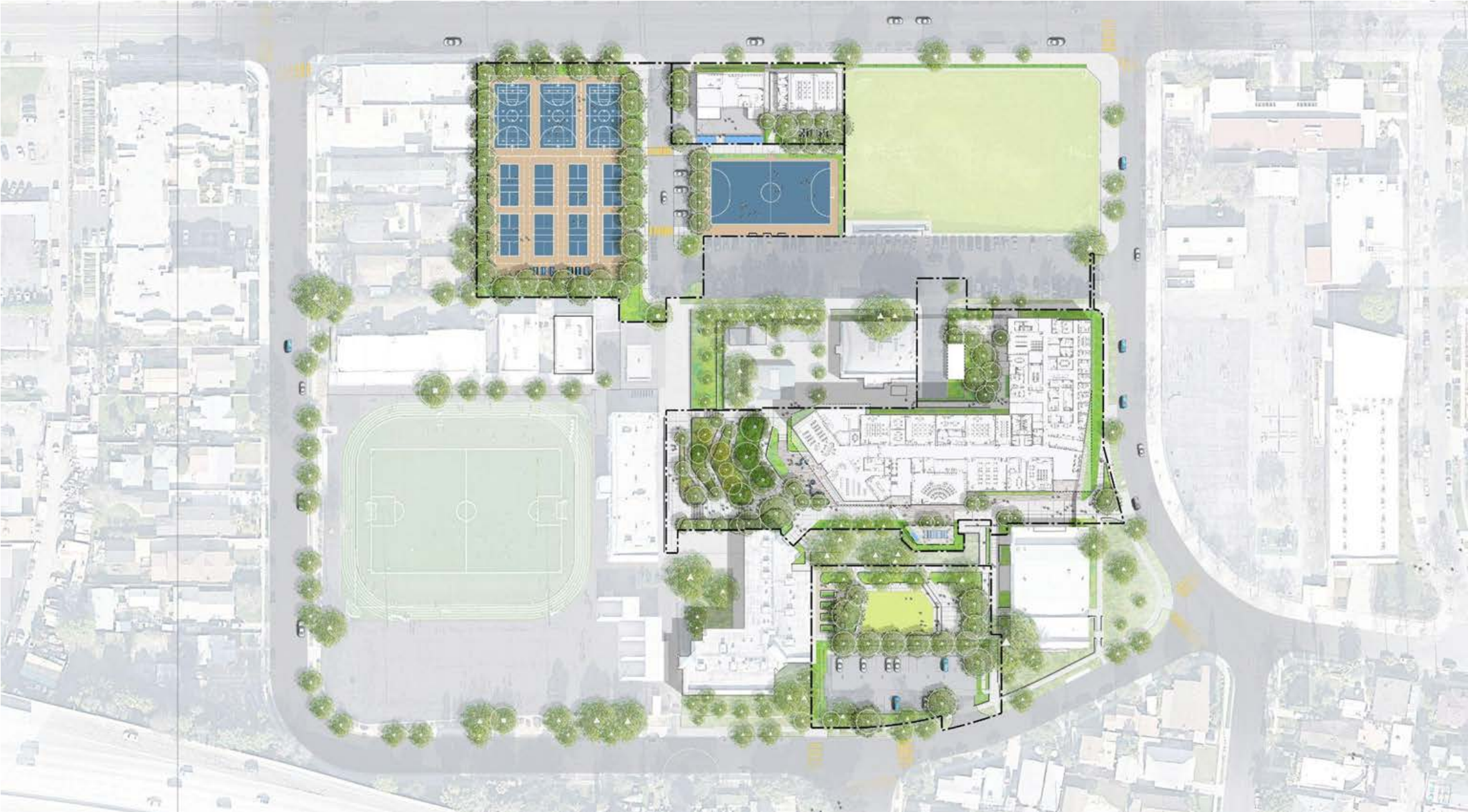


Campus Framework / *Campus Marco de referencia*



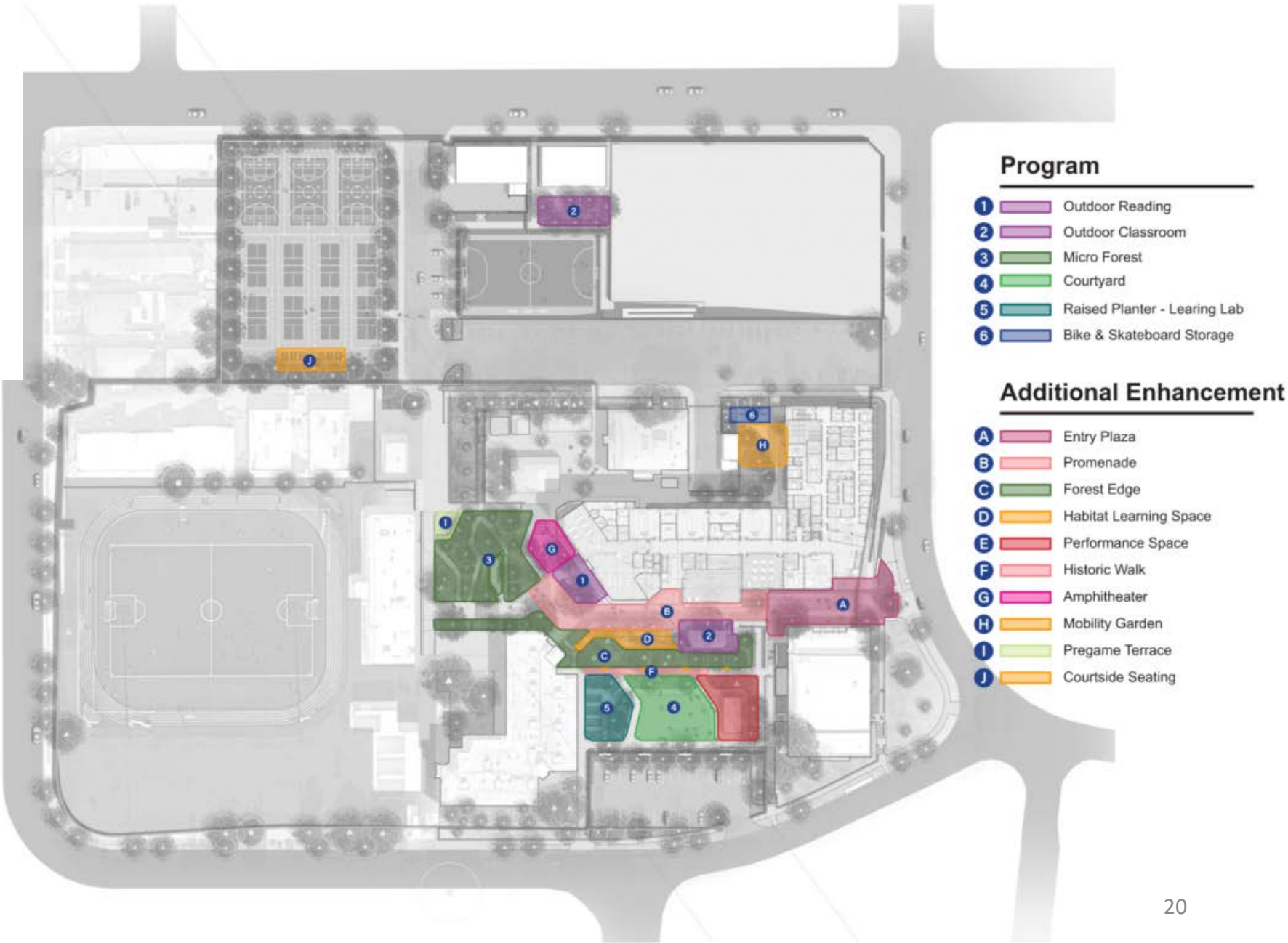
SITE & LANDSCAPE
Sitio y Paisaje

Overall Site Plan/*Plano general del sitio*



Site Programming Diagram

*Diagrama de
programación del sitio*



Outdoor Programs / *Programas al aire libre*



Physical Education

- 1 Work table (6 tables = 48 student)
- 2 Bench Seating
- 3 Basketball / Volleyball courts (x3)
- 4 Pickleball court (x8)
- 5 Futsal court

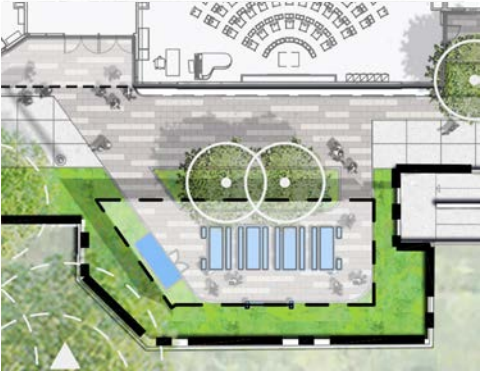
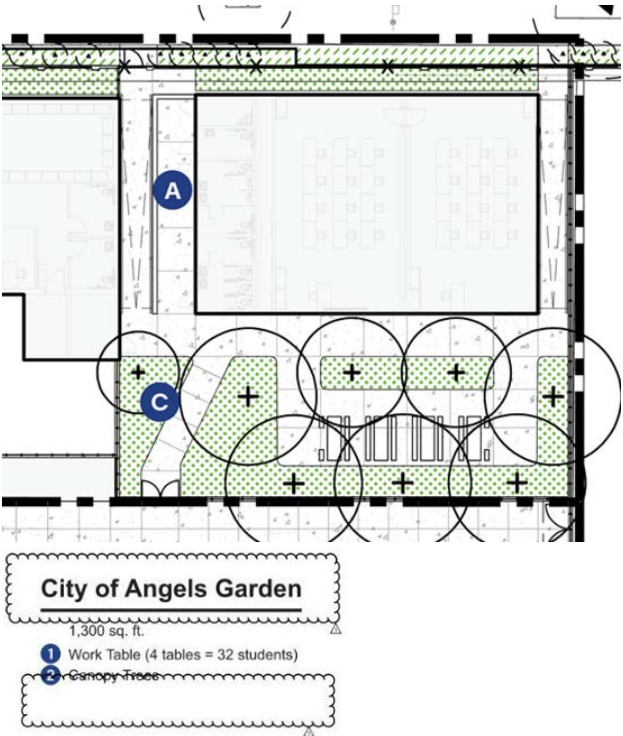


Micro Forest - Learning Lab

- 8,200 sq. ft.
- 1 Diverse Canopy Trees
- 2 Distributed benches
- 3 Learning lab with fixed seating

Outdoor Programs

Programas al aire libre



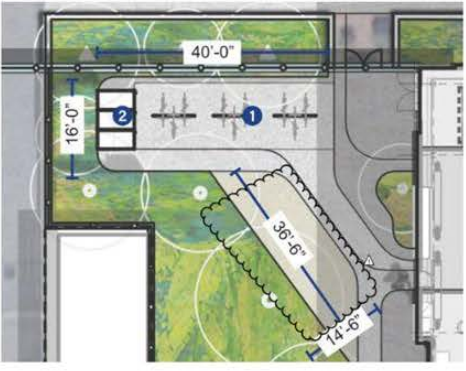
Outdoor Classroom 01

- 1,600 sq. ft.
- 1. Shade Structure (20'x30')
 - 2. Work Table (4 tables = 32 students)
 - 3. White Board
 - 4. Storage
 - 5. Sink Basin
 - 6. Power Connection



Outdoor Reading

- 1,200 sq. ft.
- 1. Playful steel seating
 - 2. Integral concrete seating
 - 3. Large canopy trees



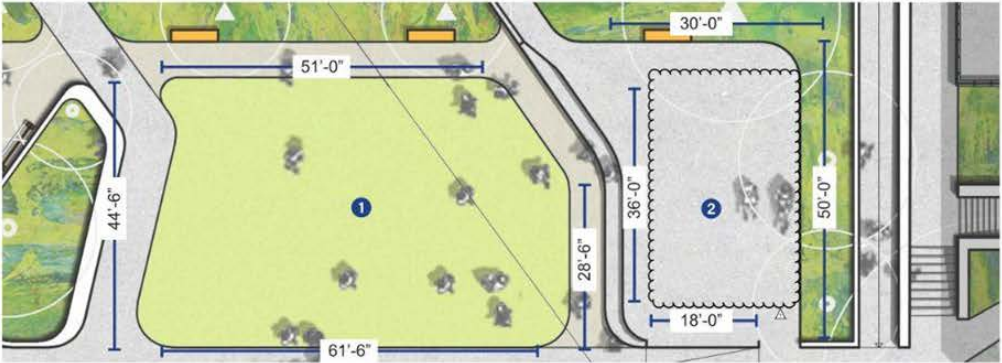
Bike & Skateboard Storage

- 450 sq. ft.
- 1. Short term bike / skateboard storage
 - 2. Long term bike lockers



Raised Planter - Learning Lab

- 1600 sq. ft.
- 1. Raised planters with Irrigation (x4)
 - 2. Whiteboard
 - 3. Raised seating
 - 4. Basin and hose bib



Green Courtyard + Performance Stage

- 5,800 sq. ft.
- 1. Large lawn
 - 2. Raised Stage

Focus Areas | Forest Walk

Áreas de enfoque – Paseo boscoso



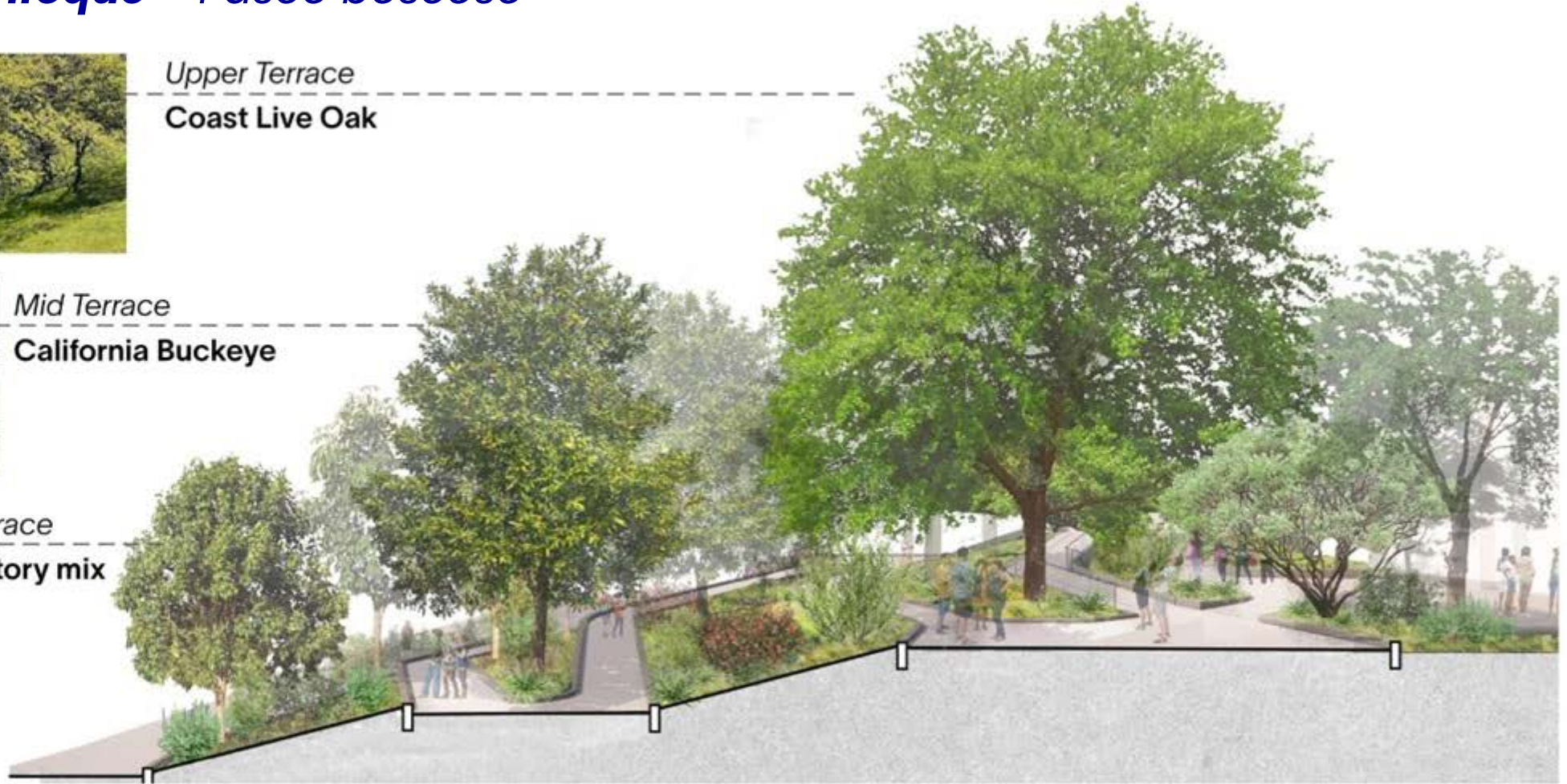
Upper Terrace
Coast Live Oak



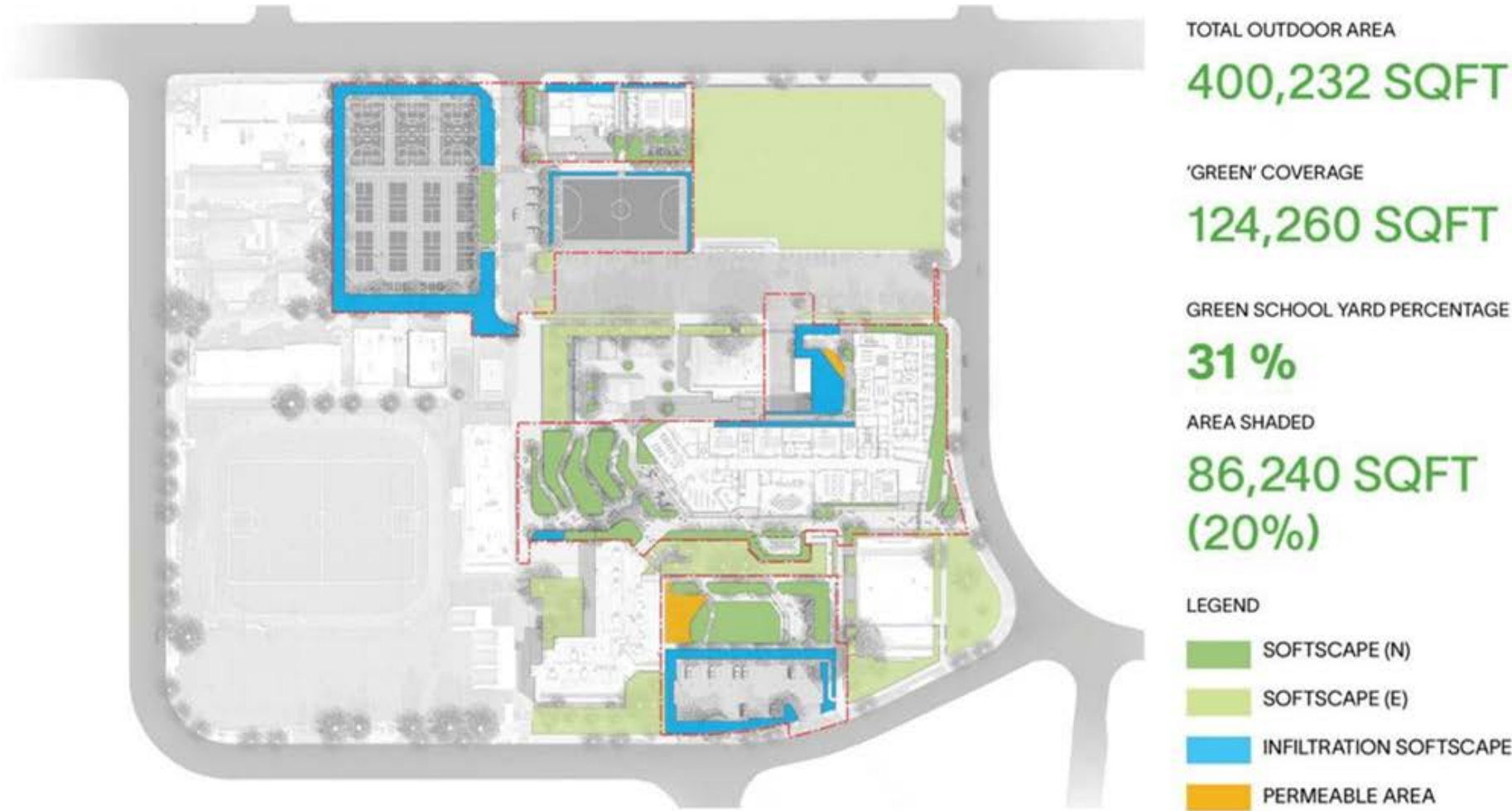
Mid Terrace
California Buckeye



Low Terrace
Understory mix



Green & Natural Schoolyard / *Patio de la escuela verde y natural*



Material | Paving / *Material - Pavimentación*



C.I.P. Concrete



Stabilised DG



Existing C.I.P. Concrete



Concrete Unit Paving



SRI Asphalt



Asphalt

Planting/Plantar

CAMPUS PLANTING



Mat Rush
Lomandra longifolia



Common Yarrow
Achillea millefolium



Coyote Bush Groundcovers
Baccharis pilularis grisea
"Yankee Point"



Blue-eyed Grass
Salvia sisyrinchium bellum



Ceanothus Groundcovers
Ceanothus thyrsiflorus var.
grisea "Yankee Point"



Ceanothus Shrubs
Ceanothus spp.

FOREST WALK



California Field Sedge
Carex praegracilis



Douglas Iris
Iris douglasiana



Coffeeberry
Rhamnus californica



Snowberry
Symphoricarpos albus

INFILTRATION



Canyon Prince wild rye
Leymus condensatus



California Gray Rush
Juncus patens



California meadow sedge
Carex pansa

Planting/Plantar



 Sycamore



 White Alder



 Buckeye



 Bay Laurel



 Shamel Ash



 Elm



 Oak

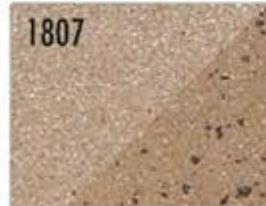


 Arbutus

Material | Bench / *Material - Bancas*



STEPSTONE 'DIAMOND' PAVER
LIGHT SANDBLAST / CAFE BROWN / ALMOND



1807



1806



COOL GRAY
CIP BENCHES



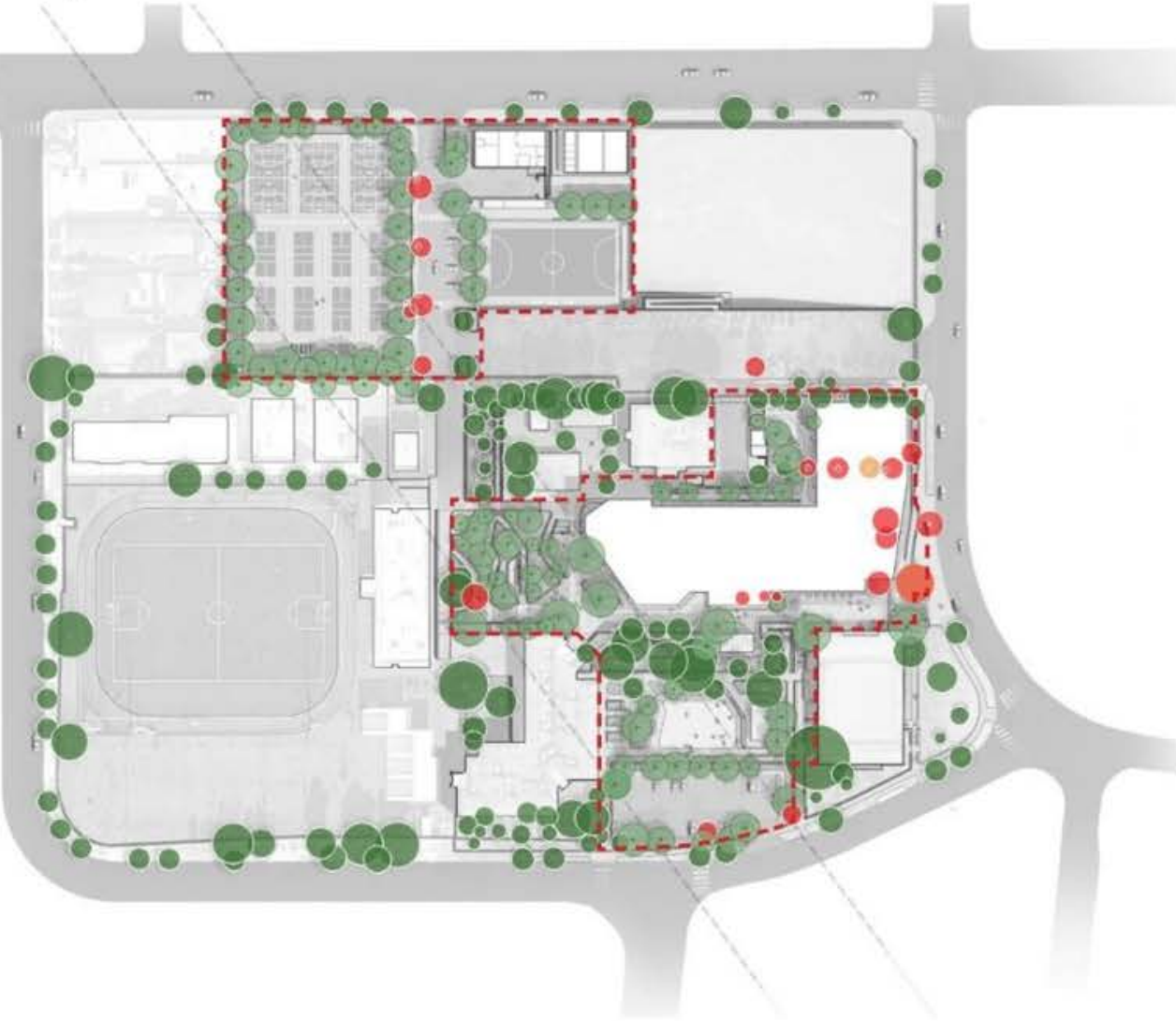
COMPOSITE WOOD
BENCH TOPPERS



I-HED

RELM

Campus Tree/Árbol del campus



TREES REMOVED

21

PROTECTED TREES REMOVED

1

NEW TREES PROPOSED

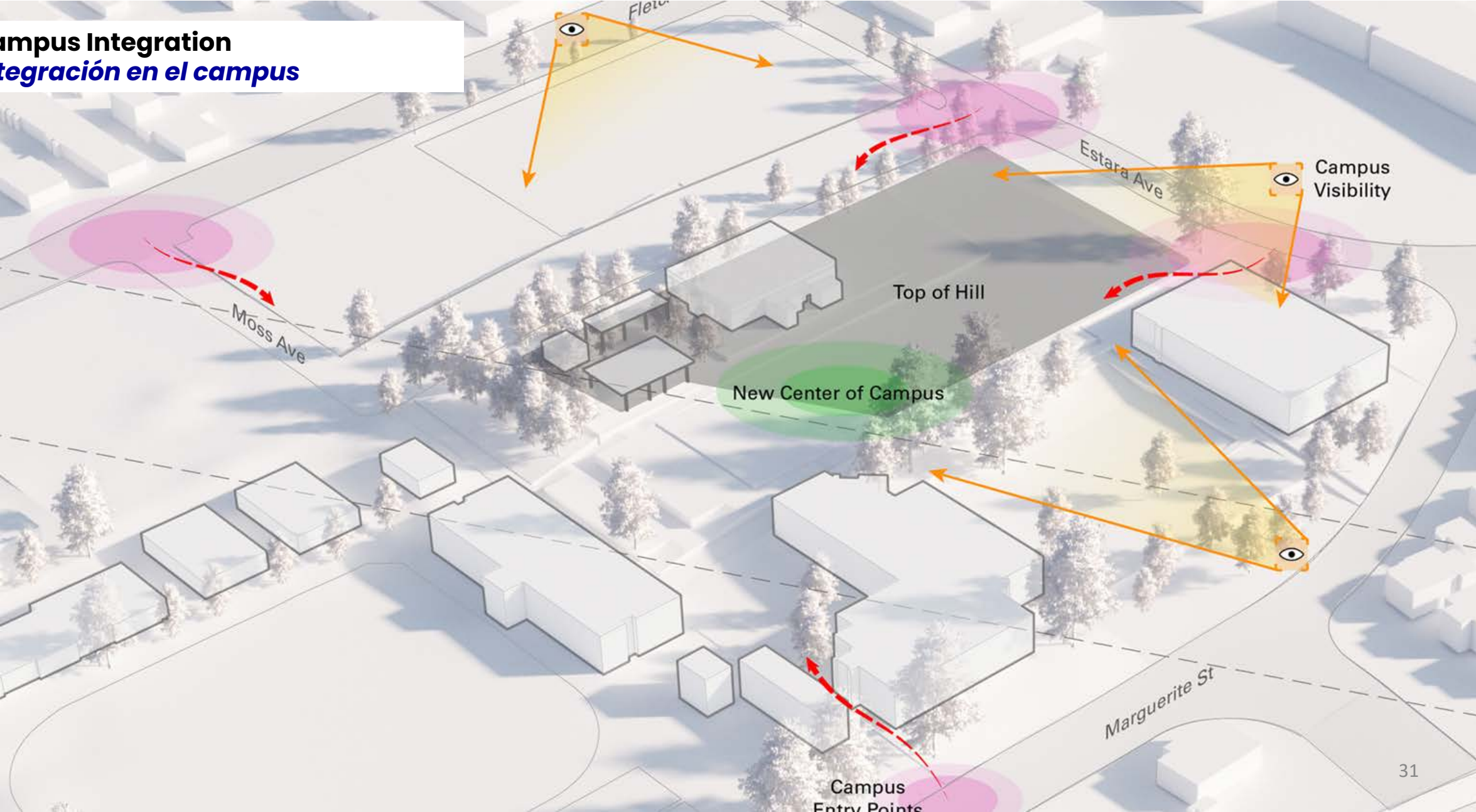
97

LEGEND

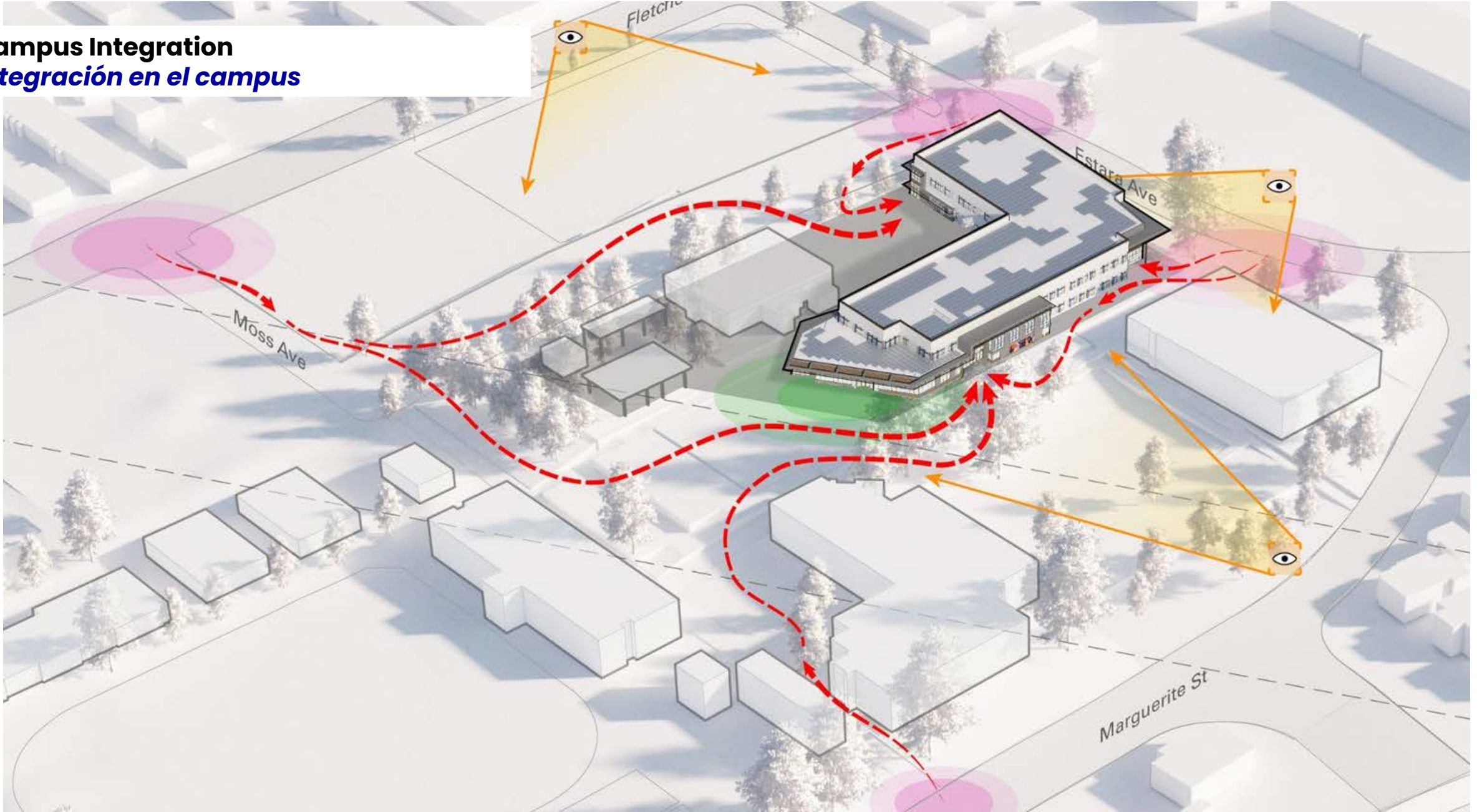
-  TREE TO REMOVE
-  PROTECTED TREE TO REMOVE
-  TREE TO REMAIN
-  NEW TREE

CLASSROOM / ADMINISTRATION BUILDING EXTERIOR
Aula / Exterior del Edificio de Administración

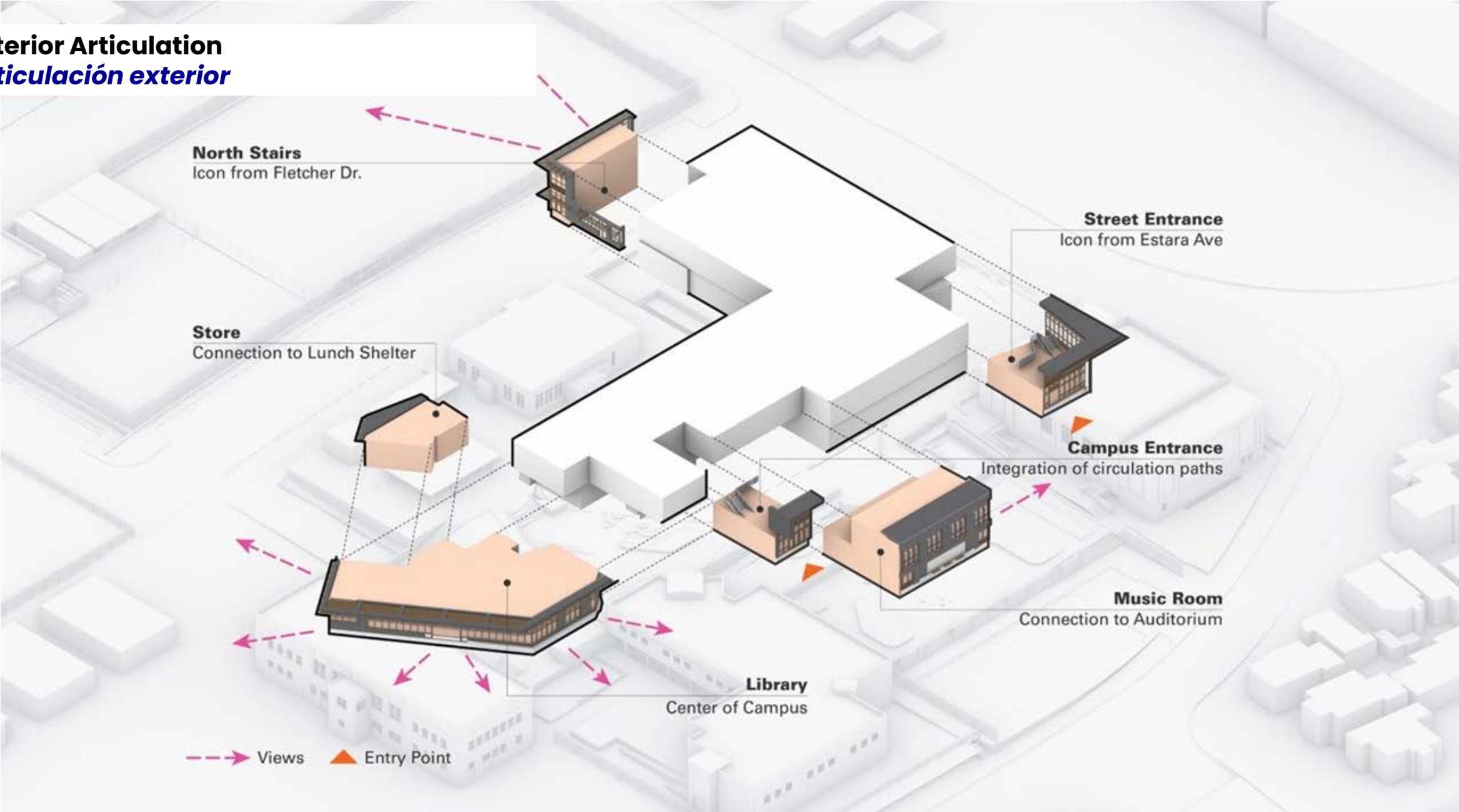
Campus Integration
Integración en el campus



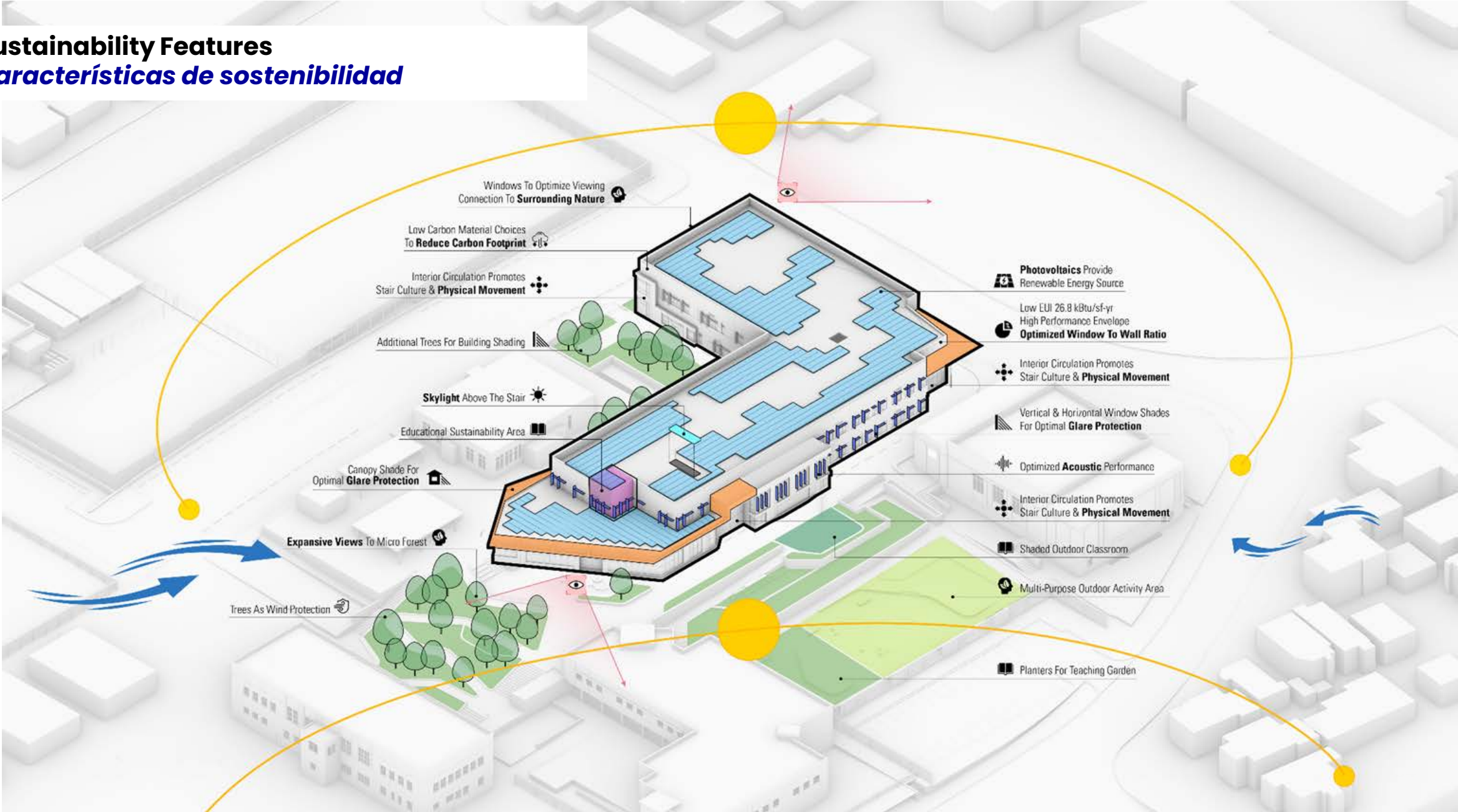
Campus Integration *Integración en el campus*



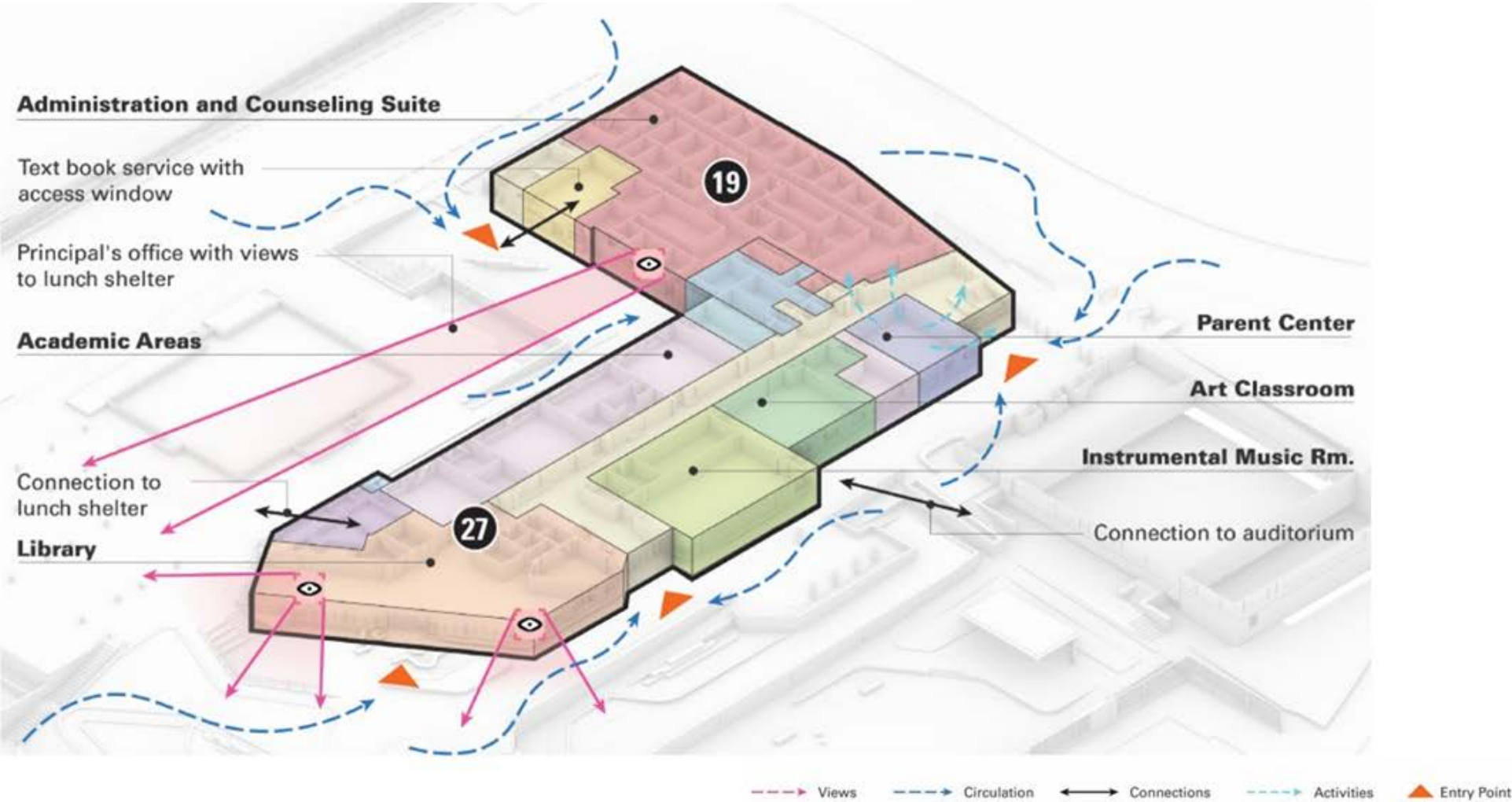
Exterior Articulation
Articulaci3n exterior



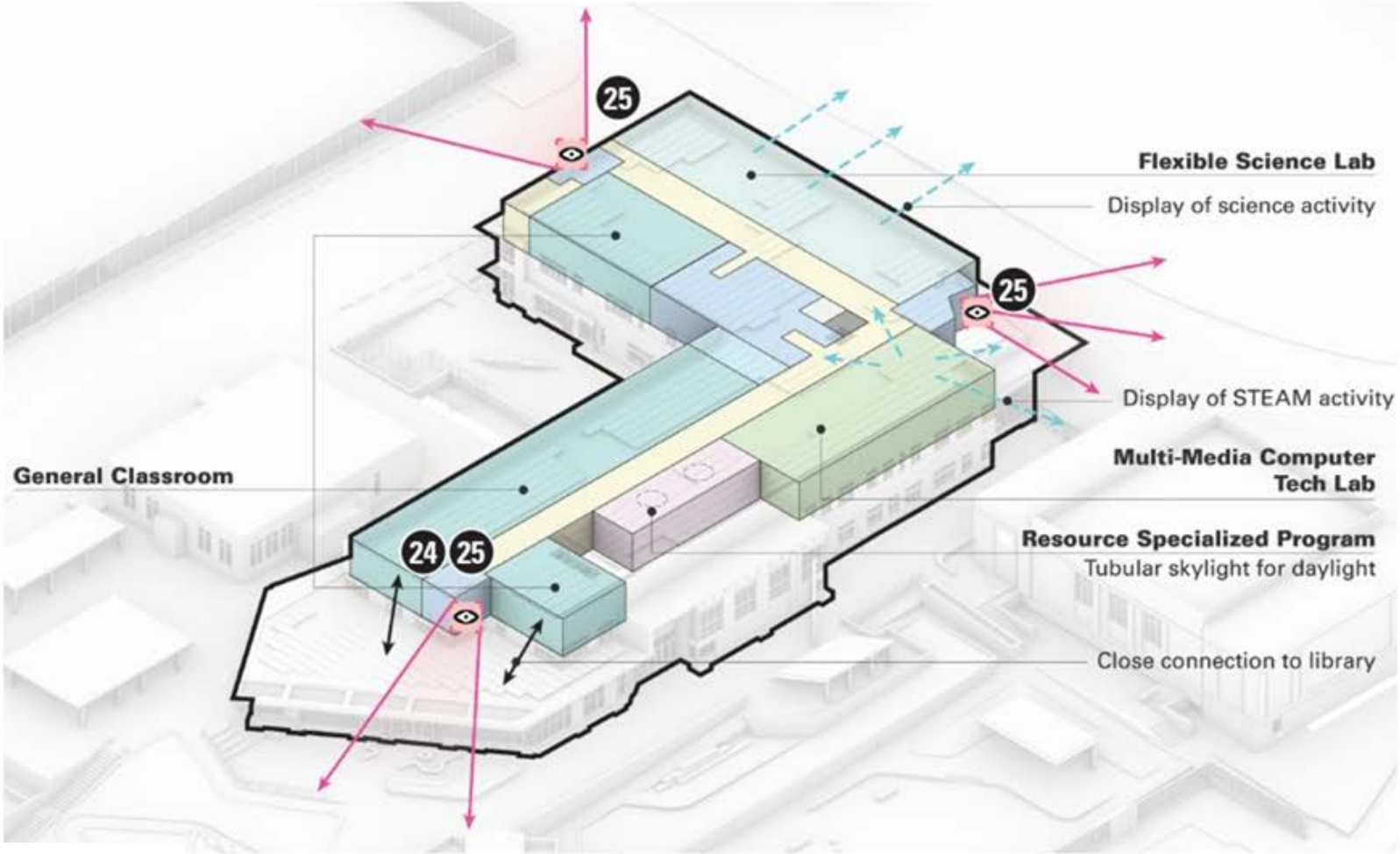
Sustainability Features
Características de sostenibilidad



Floor 1 Program Distribution Diagram
Diagrama de distribución del programa del piso 1



Floor 2 Program Distribution Diagram
Diagrama de distribución del programa del piso 2



Views Connections Activities

Building elevation facing Estara
Alzado del edificio frente a Estara



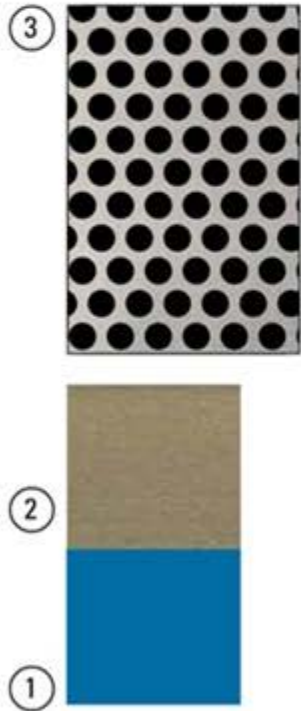
Auditorium

Campus
entrance

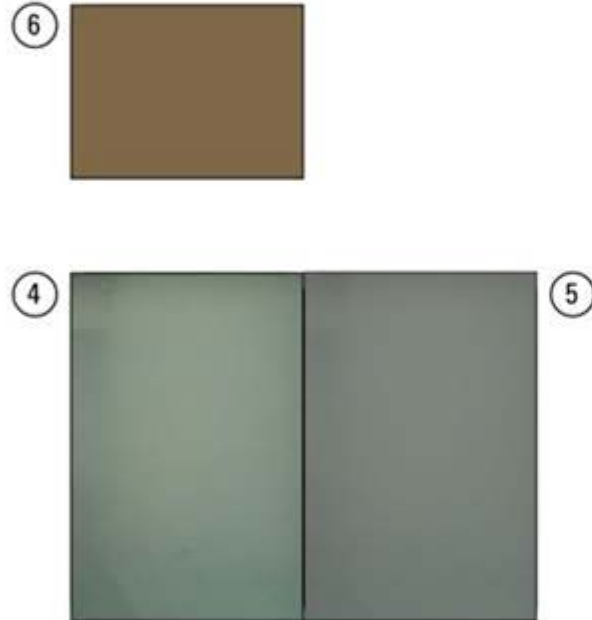
New admin / classroom building

Exterior Materials Board/Materiales para Superficies Exteriores

Exterior Sunshades



Exterior Glazing System



Exterior Wall Finishes



- ① POWDER COATED METAL / BLUE
- ② POWDER COATED METAL / BRONZE
- ③ PERFORATED METAL
- ④ INSULATED GLASS UNIT - CLEAR ON CLEAR W/ SOLARBAN 70
- ⑤ INSULATED GLASS UNIT - SPANDRELS OPACI-COAT
- ⑥ MISCELLANEOUS METAL COATING / BRONZE
- ⑦ PLASTER WARM GREY, SMOOTH TEXTURE
- ⑧ PLASTER COOL GREY, HEAVY DASH TEXTURE
- ⑨ COMPOSITE WOOD
- ⑩ PLASTER BRIGHT WHITE, 20/30 SAND TEXTURE

Material | Paving / Material – Pavimento



STEPSTONE 'DIAMOND' PAVER
LIGHT SANDBLAST / CAFE BROWN / ALMOND



COOL GRAY
C/P BENCHES



COMPOSITE WOOD
BENCH TOPPERS



POWDERCOAT BLUE
PERF STEEL FURNITURE



BRIGHT WHITE
FLOAT FINISH

Selected Design Concept / *Concepto de diseño seleccionado*



Main Entrance from Estara Avenue
Entrada principal desde la Avenida Estara

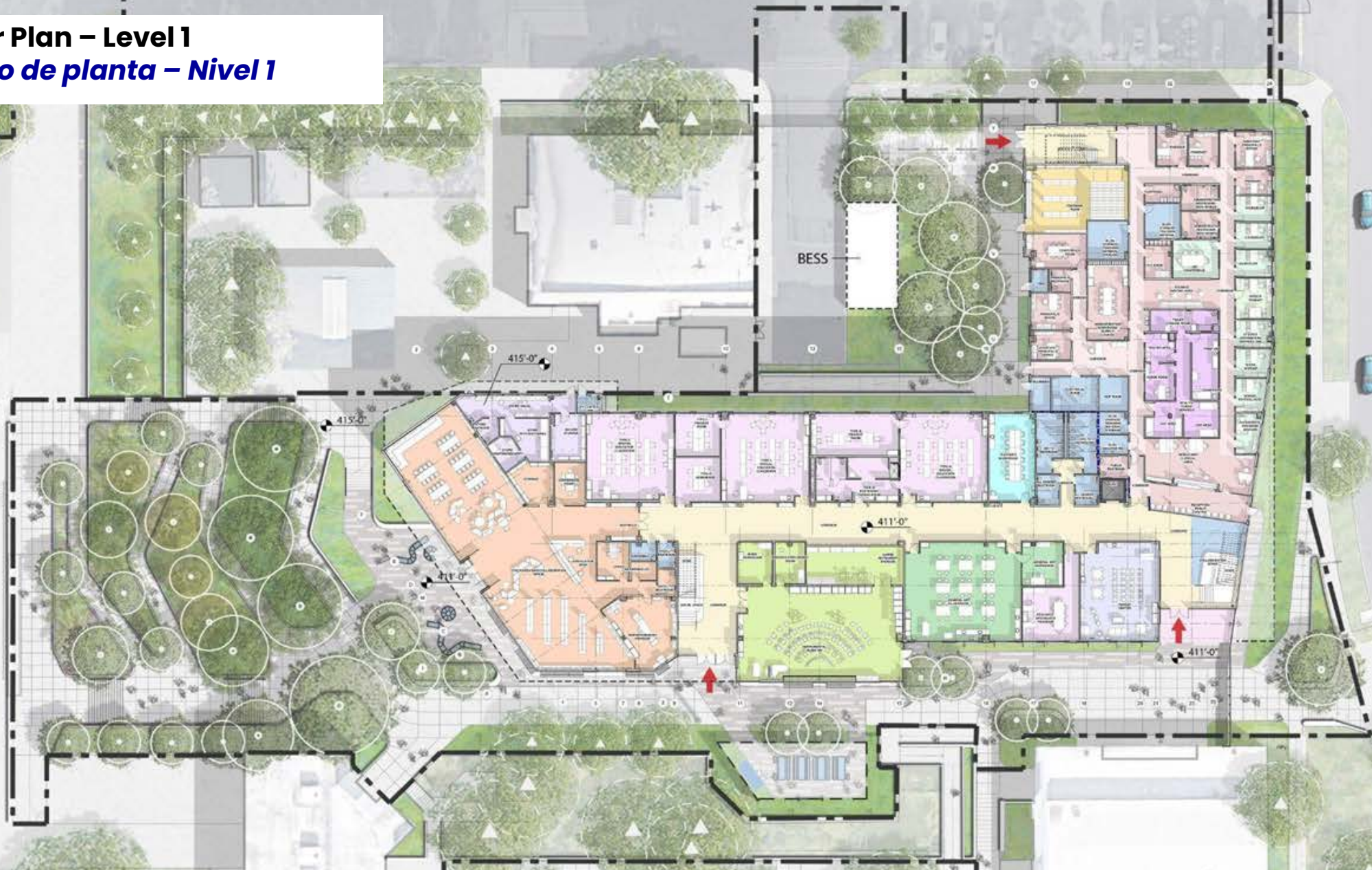


Library Entrance
Entrada a la biblioteca

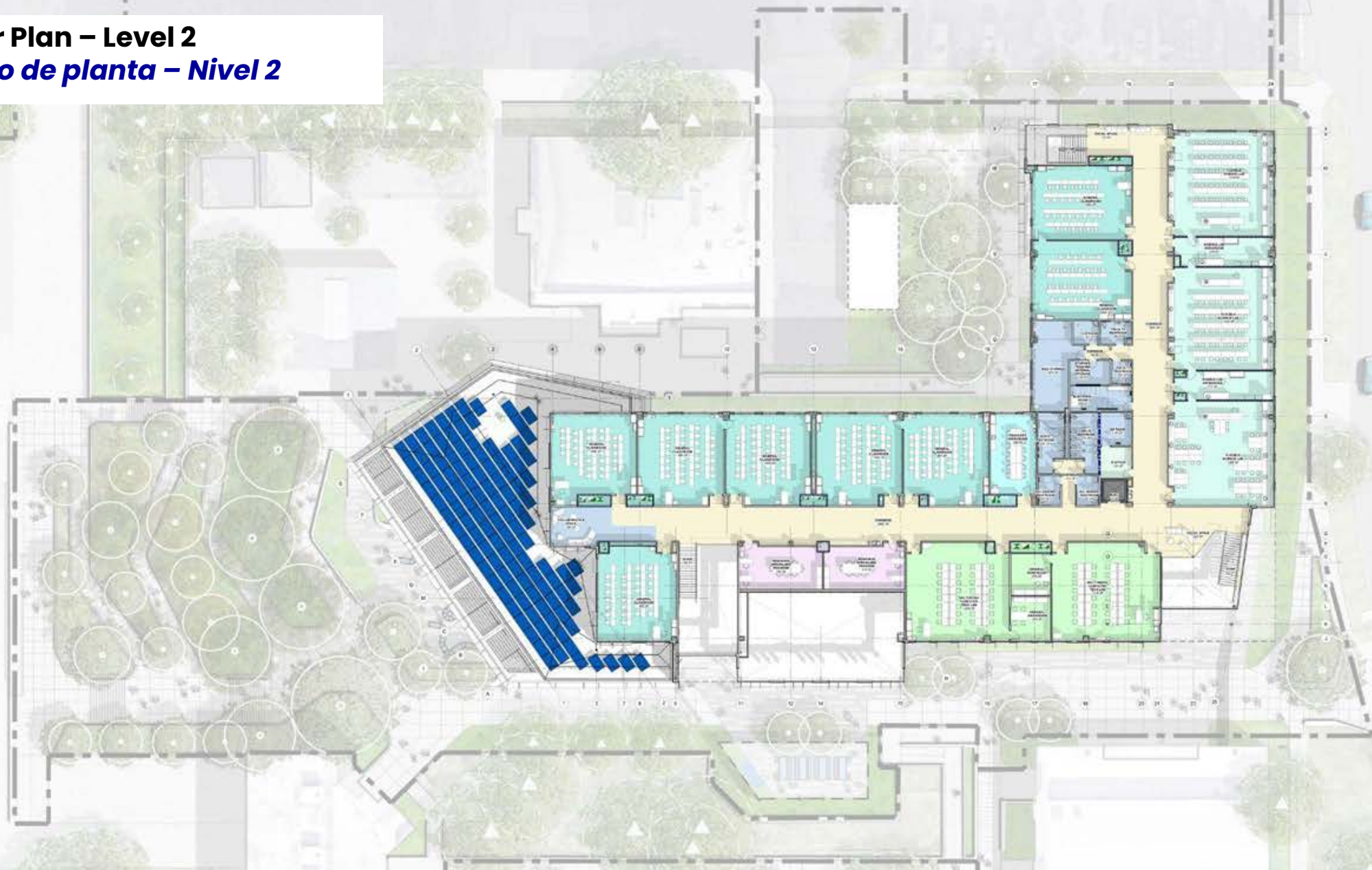


CLASSROOM / ADMINISTRATION BUILDING INTERIOR
Interior del Edificio de Aulas /Administración

Floor Plan – Level 1
Plano de planta – Nivel 1



Floor Plan – Level 2
Plano de planta – Nivel 2



Public Entrance
Entrada Pública



Alternate Building Entrance
Entrada alternativa al edificio



Library Reception Area
Área de Recepción de la Biblioteca



Library Interior
Interior de la biblioteca



Library Gathering Area
Área de reunión de la biblioteca



Student Waiting Area
Área de espera para estudiantes



Second Floor Corridor
Pasillo del segundo piso



Flexible Science Lab
Laboratorio de Ciencias Flexible



- Create a warm, welcoming place for students, parents and staff.
- Support a healthy environment.
- Promote a connection to nature.
- Reflect School Pride and Mission
- Provide durable and maintainable finishes.

Interior Goals

Porterías interiores



Interior Materials Board

Materiales para Superficies Interiores

LOBBY / CORRIDOR



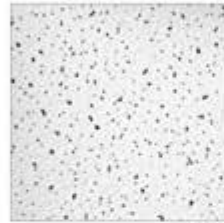
12



1



2



11



10



3

4

5

6

7

9

8

12 LUXURY VINYL TILE - CORRIDOR ACCENT

10 CARPET TILE - WALK OFF

7 CONCRETE - STAIR SEATING

8 RUBBER FLOORING - STAIR

11 WOOD GRILL CEILING

10 GENERAL / ACCENT PAINTS - LOBBY / CORRIDOR

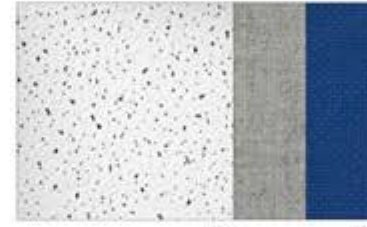
9 LUXURY VINYL TILE - COLLABORATION

11 ACOUSTICAL CEILING TILE - CORRIDOR

10 WOOD GRILL CEILING

11 GENERAL / ACCENT PAINTS - LOBBY / CORRIDOR

GENERAL CLASSROOM / LAB



8

7



1

2

3

6

4

5

1 LUXURY VINYL TILE - GENERAL CLASSROOM / LAB FIELD

2 RUBBER BASE - CLASSROOM / LAB

3 LUXURY VINYL TILE - CLASSROOM / LAB ACCENT

4 PLASTIC LAMINATE - CLASSROOM

5 SOLID SURFACE - LAB

6 SOLID SURFACE - CLASSROOM

7 TACKABLE SURFACE - GENERAL CLASSROOM / LAB

8 ACOUSTICAL CEILING TILE - GENERAL CLASSROOM / LAB

INSTRUMENTAL MUSIC CLASSROOM



16

15

14



9

11

12

13

9 PLASTIC LAMINATE - INSTRUMENTAL MUSIC CLASSROOM

16 SOLID SURFACE - INSTRUMENTAL MUSIC CLASSROOM

15 LUXURY VINYL TILE - INSTRUMENTAL MUSIC CLASSROOM

10 RUBBER BASE - INSTRUMENTAL MUSIC CLASSROOM

13 LUXURY VINYL TILE - OFFICE / STORAGE

14 TACKABLE SURFACE - INSTRUMENTAL MUSIC CLASSROOM

15 ACOUSTICAL WALL PANEL - INSTRUMENTAL MUSIC CLASSROOM

16 ACOUSTICAL CEILING TILE - INSTRUMENTAL MUSIC CLASSROOM

Interior Materials Board

Materiales para Superficies Interiores



Aerial View

Vista Aérea

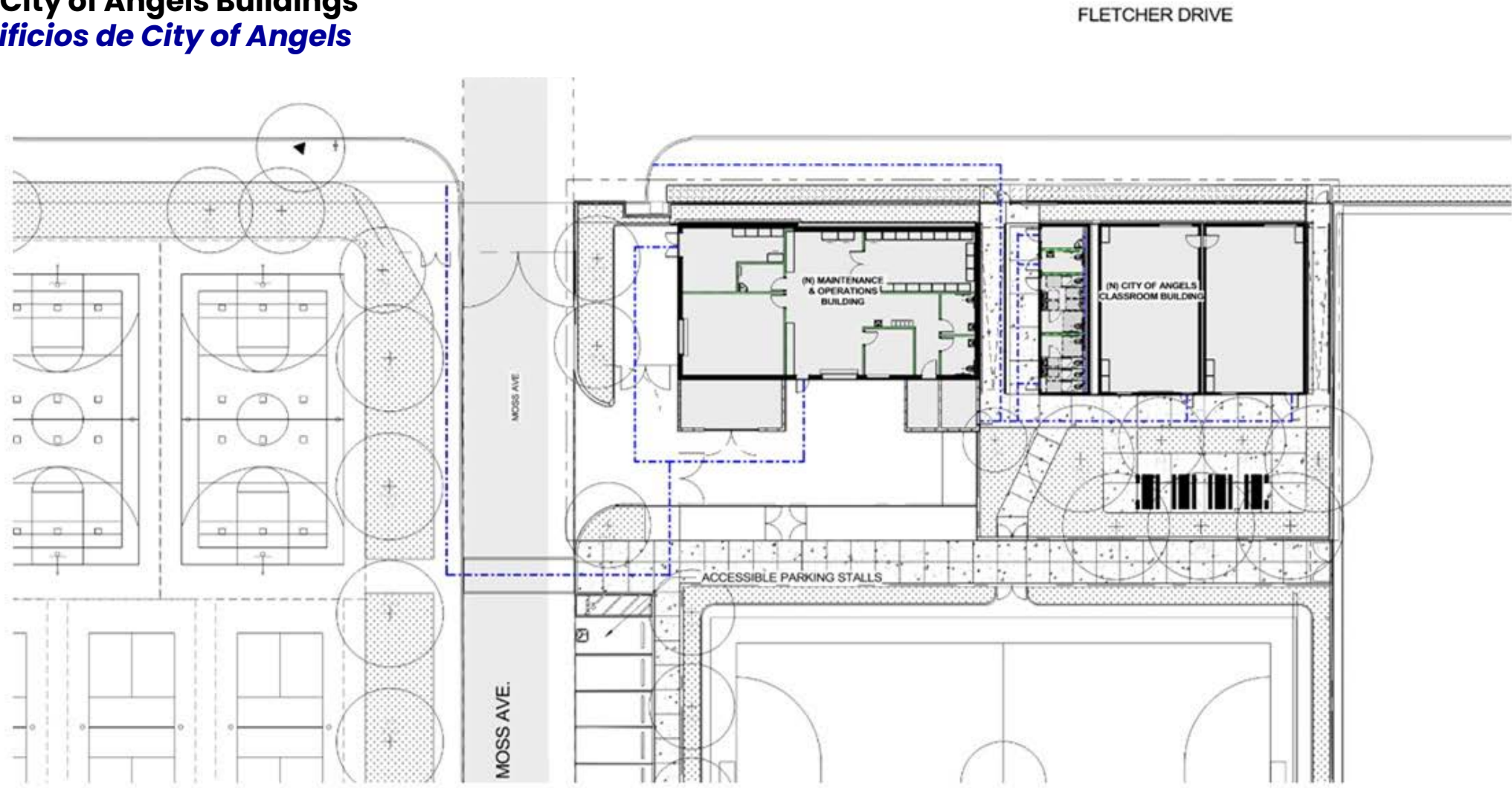


M&O and City of Angels Buildings
M&O y edificios de City of Angels

M&O and City of Angels Buildings from Fletcher Street
Edificios M&O y City of Angels desde Fletcher Street



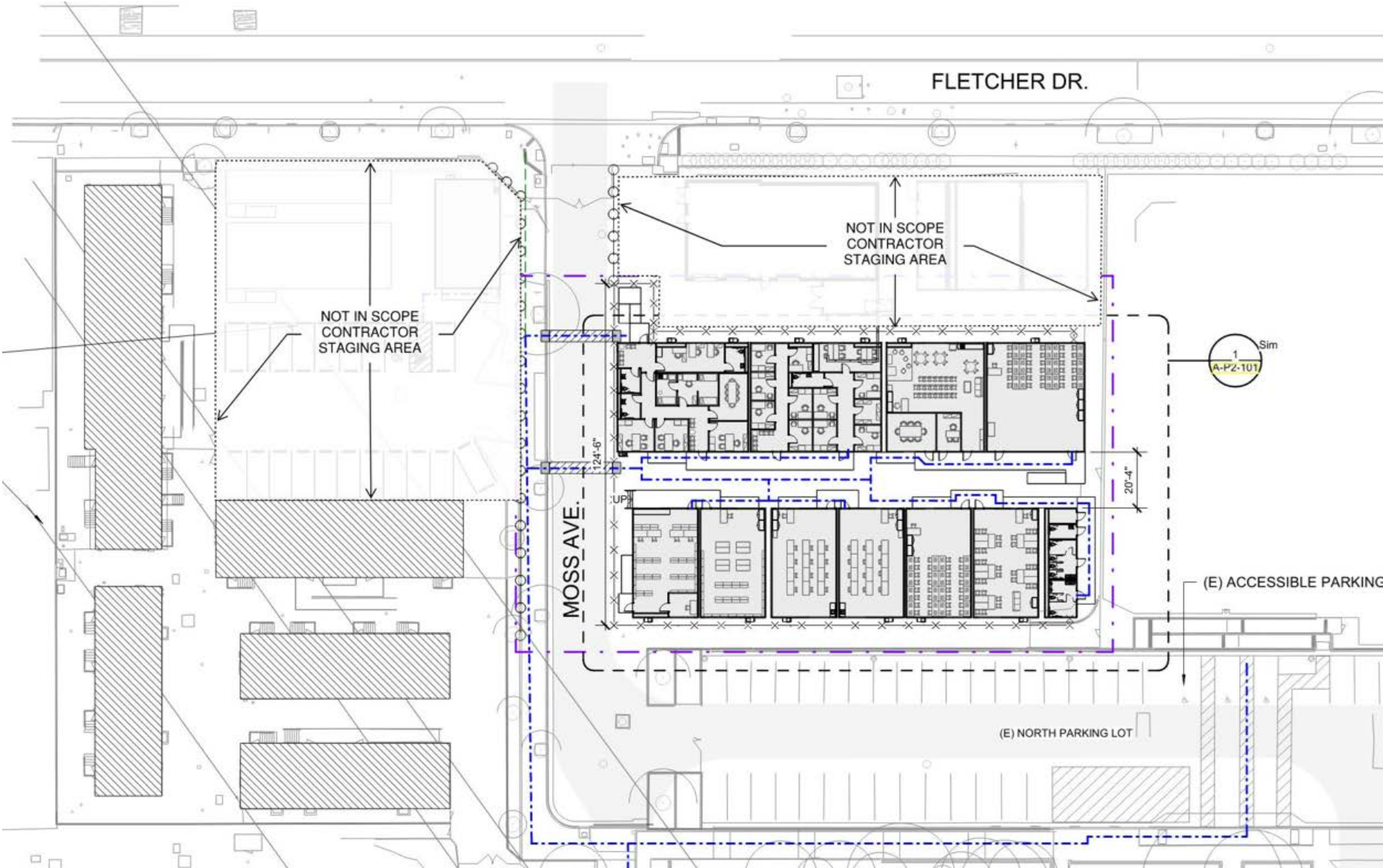
M&O and City of Angels Buildings
M&O y edificios de City of Angels



Temporary Use Buildings

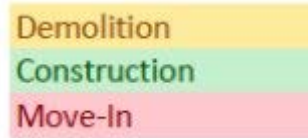
Edificios de Uso Temporal

Temporary Use Buildings / *Edificios de Uso Temporal*



CONSTRUCTION SCHEDULE & PHASING
Cronograma y Fases de la Construcción

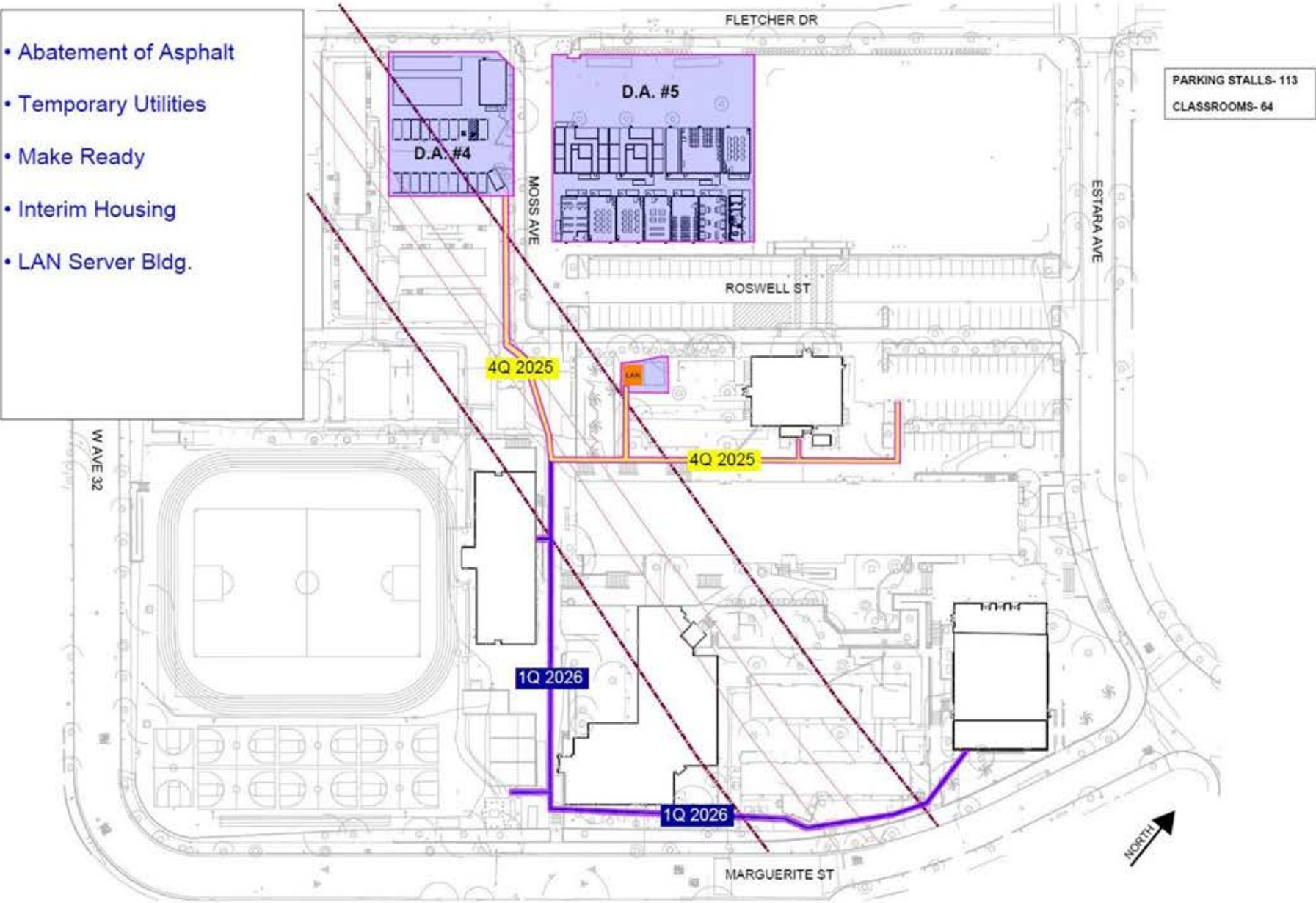
Anticipated Construction Schedule / *Cronograma de construcción anticipado*



IRVING MS MAJOR MODERNIZATION	2025				2026				2027				2028				2029				2030			
Construction Activity	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1																								
Make Ready Utilities & Campus LAN Building - New				X	X	X	X																	
Temporary Use Buildings - New				X	X	X	X																	
School Occupancy - Move-in							X																	
Phase 2																								
Site - Demo							X																	
1-Story Maintenance & Operations Building - New							X	X	X	X	X	X	X	X										
School Occupancy - Move-in																X								
1-Story City of Angels Building - New							X	X	X	X	X	X	X	X										
School Occupancy - Move-in																X								
2-Story Administration Building - Demo							X	X																
Relocatable Concession Stand - Demo							X	X																
2-Story Classroom Building - New							X	X	X	X	X	X	X	X	X	X								
School Occupancy - Move-in																X								
Phase 3																								
1-Story Homemaking Building - Demo																	X	X						
1-Story Classroom Building - Demo																	X	X						
6 Relocatable Building - Demo																	X	X						
Temporary Use Buildings - Demo																	X	X						
Physical Education Courts - New																		X	X	X	X			
Futsal Court - New																		X	X	X	X			
Student Courtyard and Parking Lot - New																		X	X	X	X			
Project Completion																					X			

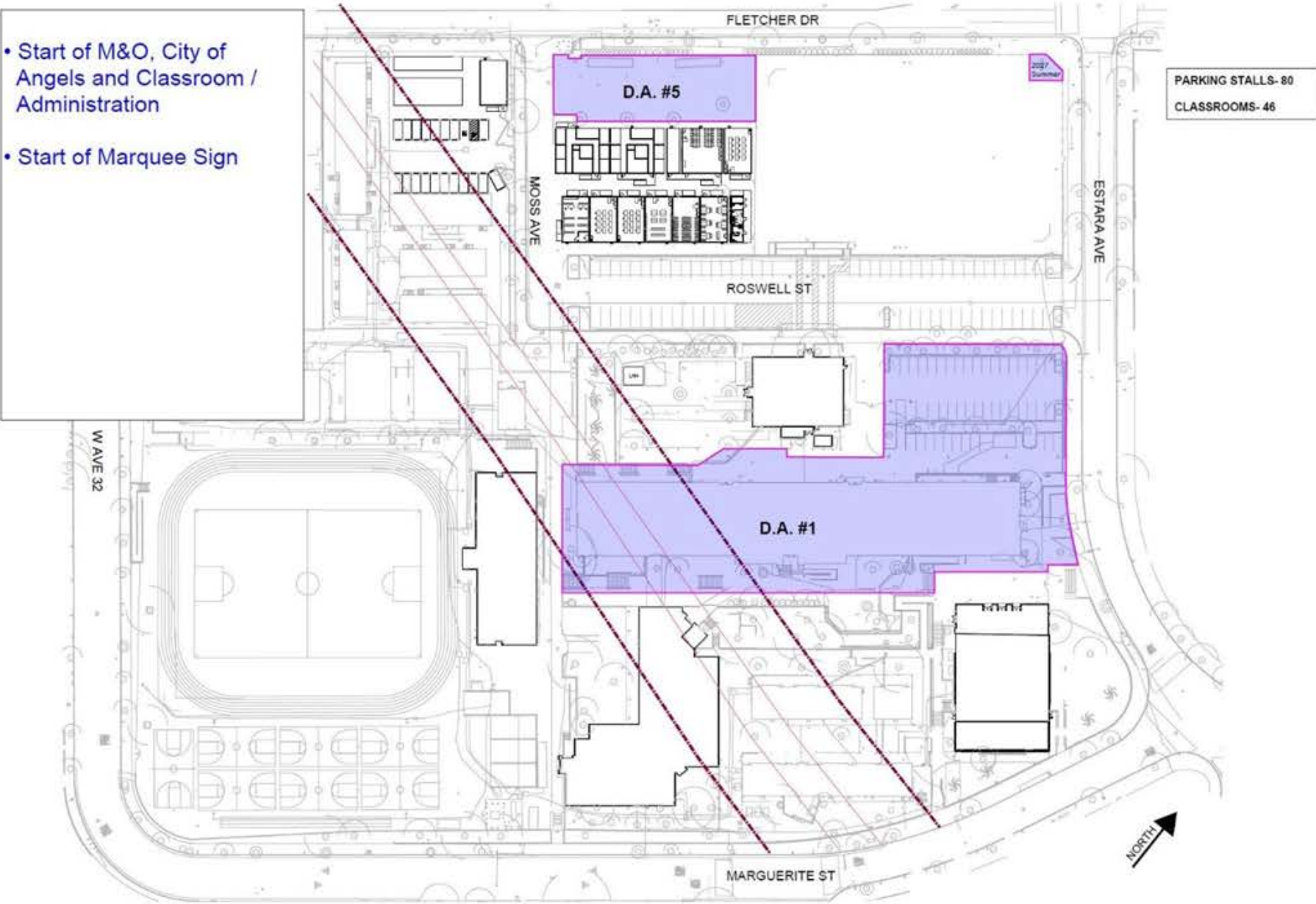
Phase 1 / *Fase 1*

- Abatement of Asphalt
- Temporary Utilities
- Make Ready
- Interim Housing
- LAN Server Bldg.



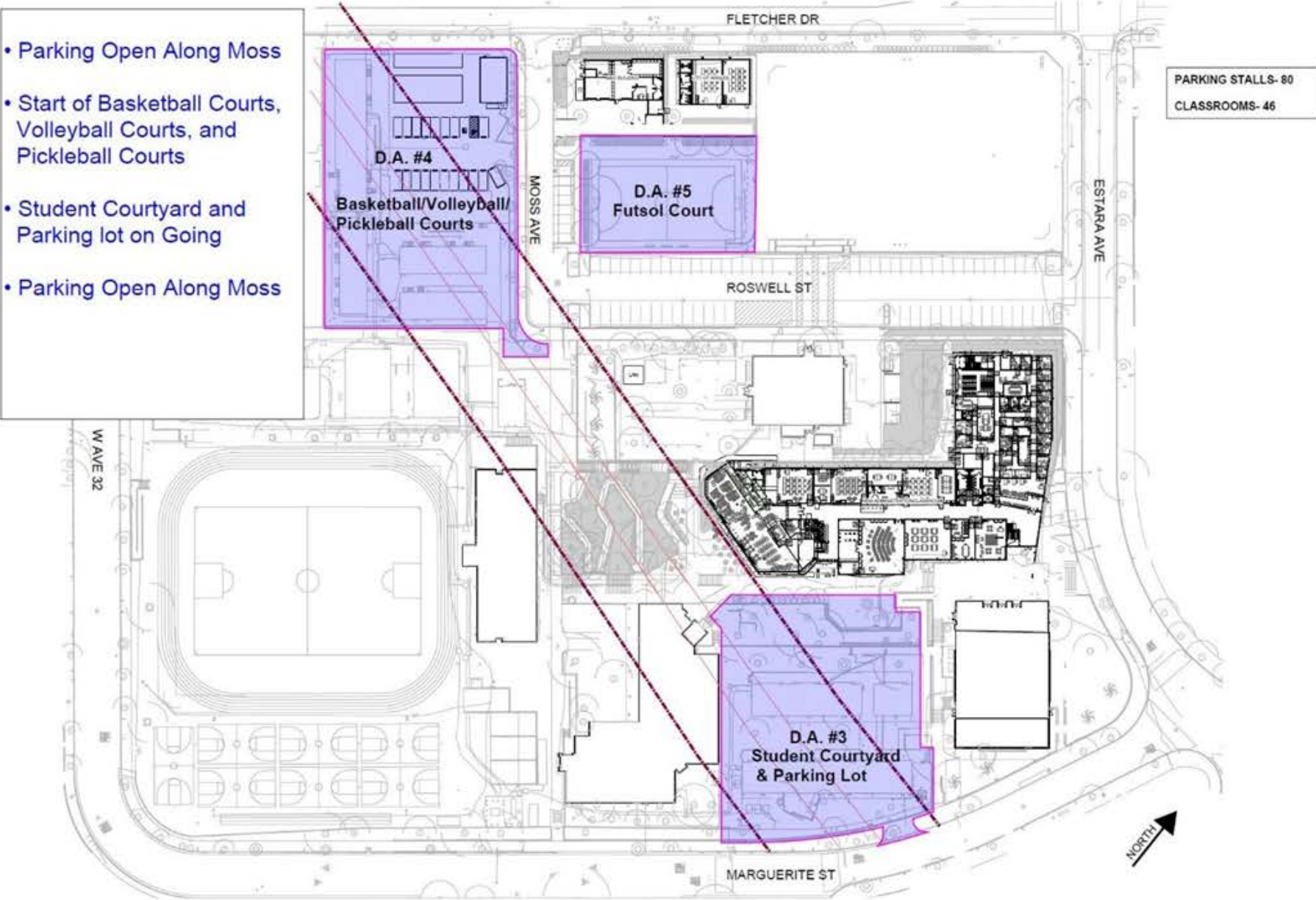
Phase 2 / *Fase 2*

- Start of M&O, City of Angels and Classroom / Administration
- Start of Marquee Sign

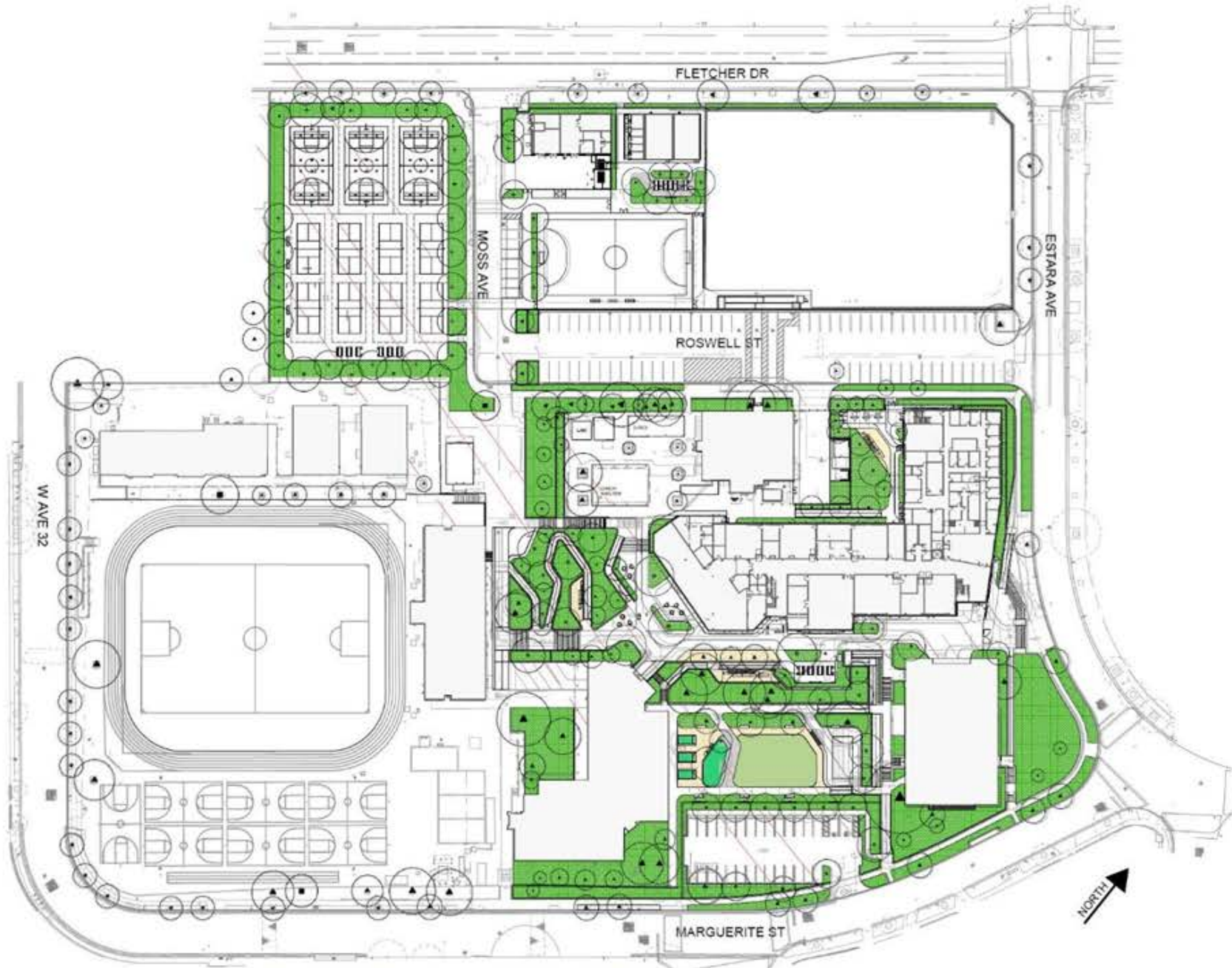


Phase 3 / *Fase 3*

- Parking Open Along Moss
- Start of Basketball Courts, Volleyball Courts, and Pickleball Courts
- Student Courtyard and Parking lot on Going
- Parking Open Along Moss



Construction Complete
Construcción completa

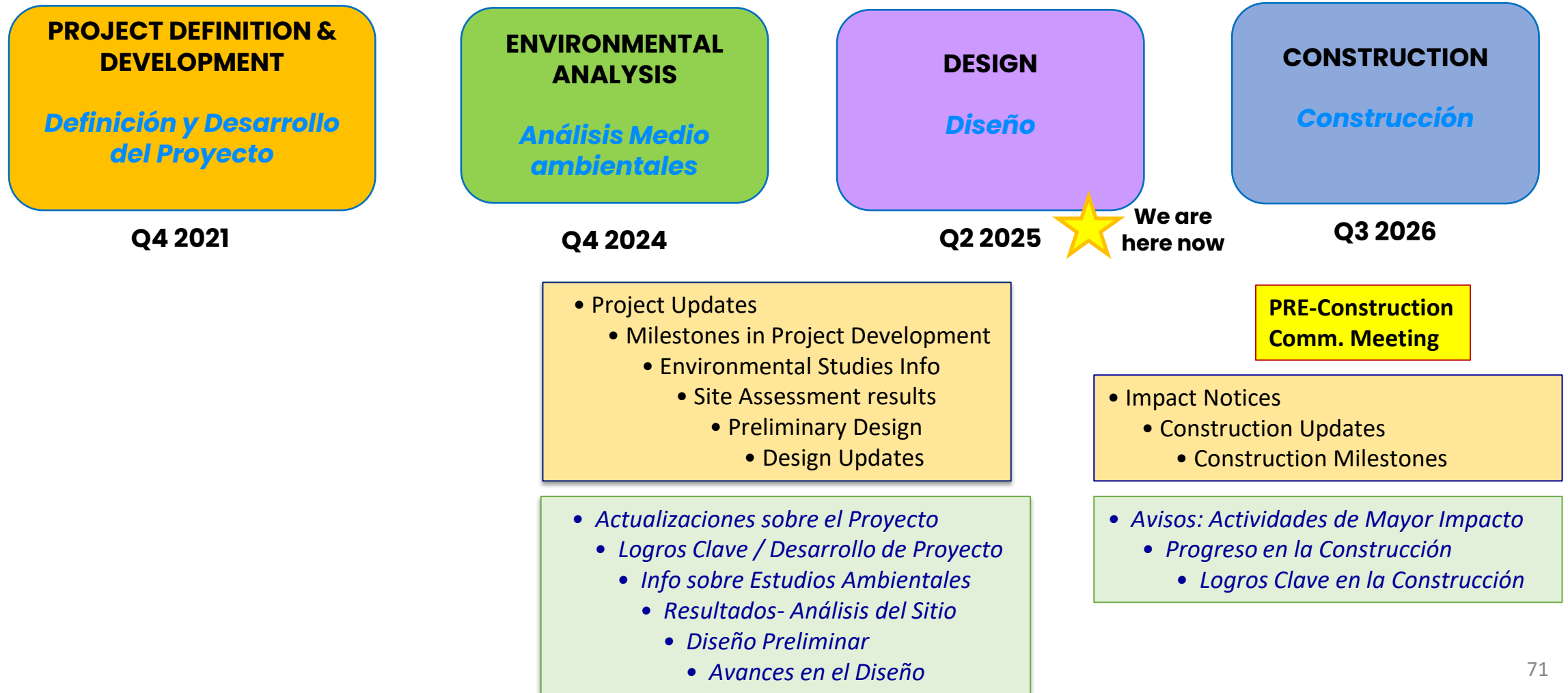




COMMUNITY ENGAGEMENT PROCESS
Participación de Padres y Comunidad

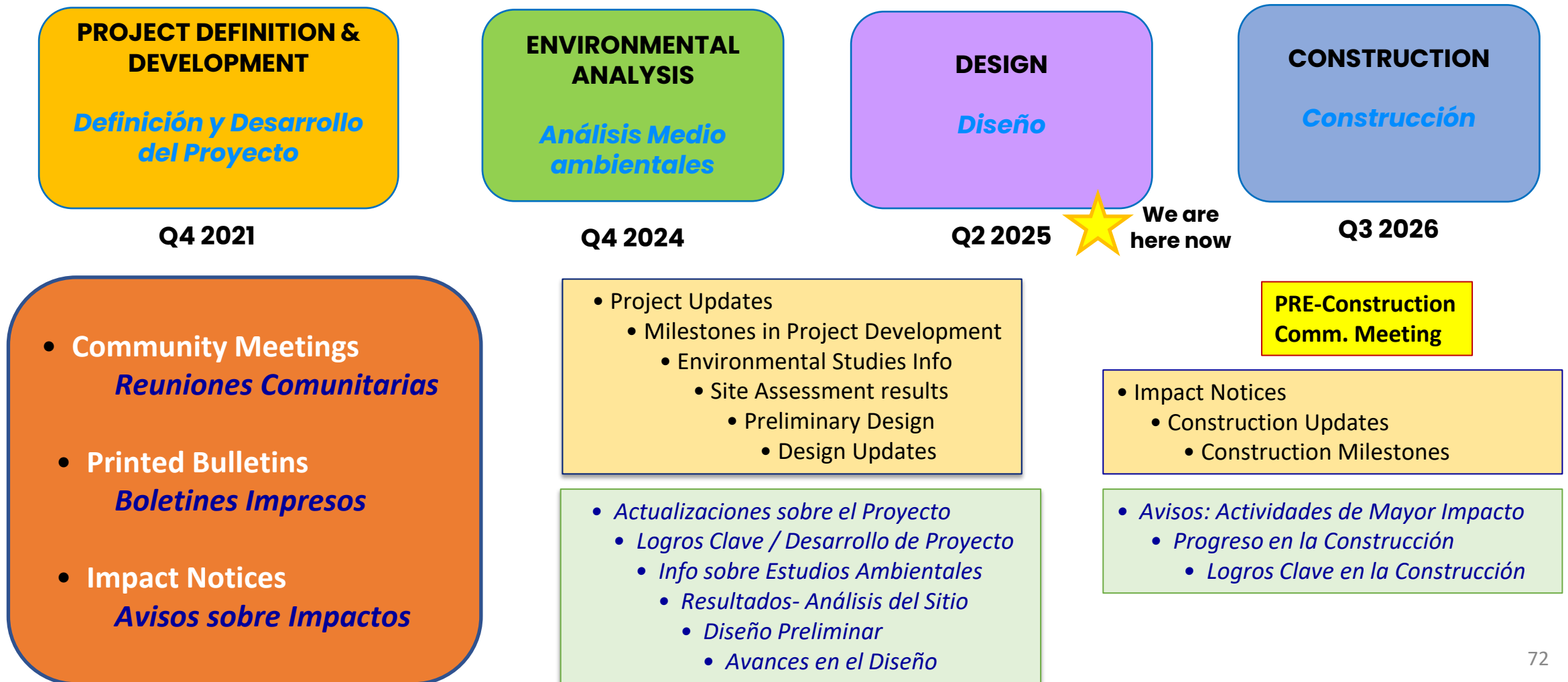
Parent and Community Engagement

Participación de Padres y de la Comunidad



Parent and Community Engagement

Participación de Padres y de la Comunidad



Questions and Comments / *Preguntas y Comentarios*



For more information please contact:

Para más información:

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FSD COMMUNITY RELATIONS 213 241-1340