

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE**

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**Joseph P. Buchman – Legal Counsel**

Burke, Williams & Sorensen, LLP

**Thomas A. Rubin, CPA**

Oversight Committee Consultant

**Timothy Popejoy**

Interim Bond Administrator

**Daniel Hwang**

Asst. Administrative Analyst

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**RESOLUTION 2015-20**

**BOARD REPORT NO. 466-14/15**

**AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE TWO NEW CLASSROOM ADDITION  
PROJECTS (PORTER RANCH COMMUNITY SCHOOL AND COLFAX  
CHARTER ELEMENTARY SCHOOL)**

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define the Porter Ranch Community School Classroom Addition Project and the Colfax Charter Elementary School Classroom Addition Project; and

WHEREAS, The Porter Ranch Community School Classroom Addition Project will provide additional classroom capacity to accommodate an influx of neighborhood students projected over the next several years due to an increase in development, and enable the school to continue to operate on a traditional, two-semester calendar; and

WHEREAS, Porter Ranch Community School has reached its capacity and has a 2014-2015 enrollment of 1,044, of which 75 percent is attributed to resident area students; and

WHEREAS, Portions of the Porter Ranch area remain to be developed, and the housing developer, Toll Brothers, Inc., currently has plans underway for an additional 1,200 housing units to be completed by 2018, and 400 housing units to be completed by 2025; and

WHEREAS, The additional development has a direct impact on Porter Ranch Community School. The resident area enrollment is projected to increase by approximately 500-600 students by the 2018-2019 school year, based on enrollment trends and the additional housing development; and

## **Resolution 2015-20**

### **Amendment To The Facilities Services Division Strategic Execution Plan To Define Two New Classroom Addition Projects (Porter Ranch Community School and Colfax Charter Elementary School)**

WHEREAS, The proposed Porter Ranch Community School Classroom Addition Project will enable the school to serve approximately 260 additional neighborhood students, and will increase the classroom count at Porter Ranch Community School from 41 to 50; and

WHEREAS, The proposed project size is consistent with the need for additional classroom space that was initially anticipated when the Environmental Impact Report was being prepared for the Valley Region K-8 Span No. 2 project (now known as Porter Ranch Community School) and is based on five-year demographic projections.

WHEREAS, Colfax Charter Elementary School opened in 1951, is an affiliated charter school, and serves approximately 650 students in kindergarten through fifth grade, and more than 90 percent of the students enrolled are from the resident area; and

WHEREAS, Approximately five years ago, the school was capped and a boundary change was put in place in response to an increase in neighborhood enrollment. Despite this, over the past five years a handful of neighborhood students have had to attend Riverside Elementary School; and

WHEREAS, Enrollment projections for the area indicate a strong and steady increase in the attendance area over the five and ten years; and

WHEREAS, The proposed Colfax Charter Elementary School Classroom Addition Project will enable the school to serve approximately 160 additional neighborhood students, and will increase the classroom count at Colfax Charter Elementary School from 30 to 38 classrooms; and

WHEREAS, The proposed projects support the District's commitment to reduce overcrowding, and its goal to eliminate the use of multi-track calendars and involuntary busing at schools Districtwide; and

WHEREAS, District Staff has concluded that the proposed SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define two classroom addition projects as defined in Board Report 466-14/15, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.

**Resolution 2015-20**

**Amendment To The Facilities Services Division Strategic Execution Plan To Define Two New Classroom Addition Projects (Porter Ranch Community School and Colfax Charter Elementary School)**

2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. The District 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 Oversight Committee and the District.

ADOPTED on April 30, 2015, by the following vote:

AYES: **12** – Ms. Schmidt, Ms. Nguyen, Mr. Folsom, Mr. Magruder, Mr. Francis, Ms. Lugo, Ms. Marquez, Mr. Miller, Mr. Naimo, Mr. Pansky, Ms. Valles, Mr. Waite

NAYS: **0**

ABSTENTIONS: **0**

ABSENT: **2** – Mr. English, Mr. Escala

*Pamela Schmidt*

Pamela Schmidt  
Vice-Chair

*Quynh Nguyen*

Quynh Nguyen  
Secretary



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

<b>Report Number:</b>	466-14/15
<b>Date:</b>	May 12, 2015
<b>Subject:</b>	Amendment to the Facilities Services Division Strategic Execution Plan to Define Two New Classroom Addition Projects
<b>Responsible Staff:</b>	
Name	Mark Hovatter, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	213-241-4811

#### BOARD REPORT

**Action Proposed:** Staff proposes that the Board of Education amend the Facilities Services Division (FSD) Strategic Execution Plan (SEP) by taking the following actions which are necessary to ensure that the District is able to continue to provide every student with the opportunity to attend their neighborhood school and that it operates on a traditional two-semester calendar:

1. Define the Porter Ranch Community School Classroom Addition Project

The Porter Ranch Community School Classroom Addition Project will provide additional classroom capacity to accommodate an influx of neighborhood students projected over the next several years due to an increase in development, and enable the school to continue to operate on a traditional two-semester calendar. The proposed project will include:

- Nine new classrooms
- Administrative space
- Expansion to the existing lunch shelter
- Surface level staff parking
- Furnishing and equipping of new and expanded facilities
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements
- Interim classroom buildings

The proposed project is anticipated to begin construction in the second quarter of 2017, and is anticipated to be completed in the first quarter of 2019. The project budget is \$17.7 Million. The Porter



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

Ranch Community School Classroom Addition Project is located in Board District 3 (Galatzan) and Educational Service Center North (although the school currently falls under the purview of the Intensive Support and Innovation Center).

#### 2. Define the Colfax Charter Elementary School Classroom Addition Project

The Colfax Charter Elementary School Classroom Addition Project will provide additional classroom capacity to accommodate a projected increase of students in the attendance area, and to ensure the neighborhood students currently being capped out can return to their neighborhood school. The proposed project will include:

- Eight new classrooms
- The replacement of ten portable classrooms (five buildings), two of which are in one Department of Housing portable classroom building
- Administrative and support spaces, either as a reconfiguration of existing space within the administration building, or as part of a new classroom building
- Expansion of the existing lunch shelter and arcade
- Surface parking lot
- Various site improvements including student drop-off area, site utilities, and landscaping
- Furnishing and equipping of new and reconfigured facilities
- Improvements as required by the Americans with Disabilities Act (ADA), Division of the State Architect (DSA), California Environmental Quality Act (CEQA), Department of Toxic Substances Control, Office of the Independent Monitor (OIM) for programmatic access, and any other required improvements or mitigations to ensure compliance with local, state, and/or federal facilities requirements

The proposed project is anticipated to begin construction in the first quarter of 2018, and is anticipated to be completed in the third quarter of 2020. The project budget is \$36.6 Million. The Colfax Charter Elementary School Classroom Addition Project is located in Board District 3 (Galatzan) and Educational Service Center North.

#### **Background:**

On an annual basis, the Facilities Services Division updates enrollment information and also 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



## **LOS ANGELES UNIFIED SCHOOL DISTRICT**

### **Board of Education Report**

increase in enrollment projections for resident area students in the Porter Ranch Community School area and the Colfax Charter Elementary School area. The need for additional classroom capacity is necessary to ensure the District 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 and Germain Elementary Schools, and Frost and Lawrence Middle Schools. The school serves students in kindergarten through eighth grade. Porter Ranch Community School has reached its capacity and has a 2014-2015 enrollment of 1,044 of which 75 percent is attributed to resident area students.

Portions of the Porter Ranch area remain to be developed, and the housing developer, Toll Brothers, Inc., currently has plans underway for an additional 1,200 housing units to be completed by 2018, and 400 housing units to be completed by 2025. The additional development has a direct impact on Porter Ranch Community School. The resident area enrollment is projected to increase by approximately 500-600 students by the 2018-2019 school year, based on enrollment trends and the additional housing development. In order to accommodate this anticipated growth, permits for new non-resident area students will be decreased, and the attendance boundary will be modified to require new middle school students residing in the designated area to be assigned to Frost Middle School. Furthermore, interim housing will need to be utilized and additional permanent classroom capacity will need to be constructed to address the anticipated continued growth.

The proposed Porter Ranch Community School Classroom Addition Project will enable the school to serve approximately 260 additional neighborhood students, and will increase the classroom count at Porter Ranch Community School from 41 to 50. The proposed project size is consistent with the need for additional classroom space that was initially anticipated when the Environmental Impact Report was being prepared for the Valley Region K-8 Span No. 2 project (now known as Porter Ranch Community School) and is based on five-year demographic projections.

Colfax Charter Elementary School opened in 1951, is an affiliated charter school, and serves approximately 650 students in kindergarten through fifth grade. More than 90 percent of the students enrolled are from the resident area. Approximately five years ago, the school was capped and a boundary change was put in place in response to an increase in neighborhood enrollment. Despite this, over the past five years a handful of neighborhood



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

students have had to attend Riverside Elementary School. Enrollment projections for the area indicate a strong and steady increase in the attendance area over the five and ten years.

The proposed Colfax Charter Elementary School Classroom Addition Project will enable the school to serve approximately 160 additional neighborhood students, and will increase the classroom count at Colfax Charter Elementary School from 30 to 38 classrooms.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed actions to amend the FSD-SEP to define two classroom addition projects at Porter Ranch Community School and Colfax Charter Elementary School. The proposed classroom addition projects will enable the District 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:**

Approval of the proposed actions will authorize staff to proceed with the expenditure of Bond Program funds to develop feasibility studies, site analysis, scoping, design, and due diligence activities for the two proposed classroom addition projects.

If the Board of Education does not approve the proposed actions, 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 a multi-track calendar operation may need to be considered. Currently there is no available capacity at the closest elementary schools, Castlebay and Germain Elementary Schools.

Over the last five years, Colfax Charter Elementary School has had to cap-out between thirty and fifteen students to the nearby Riverside Elementary School. While Riverside has been able to accommodate these students, with the projected increase in enrollment, another solution to overcrowding will need to be identified. This could include instituting a multi-track calendar operation or identifying an alternative receiver school located out of the surrounding community.

#### **Policy Implications:**

The proposed projects support the District's commitment to reduce overcrowding, and its goal to eliminate the use of multi-track calendars and involuntary busing at schools Districtwide.

#### **Budget Impact:**

The project budget for the Porter Ranch Community School Classroom Addition Project is \$17.7 Million and the project budget for the Colfax



## LOS ANGELES UNIFIED SCHOOL DISTRICT

### Board of Education Report

**Issues and Analysis:** Charter Elementary School Classroom Addition Project is \$36.6 Million. The projects will be funded by Bond Program funds targeted for major renovations/modernizations/reconfigurations to school buildings in the School Upgrade Program and future Developer Fee receipts.

The District's Bond Program is making up for decades of overcrowding. 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. In order to address this overcrowding, the Board of Education has approved 131 new K-12 school projects and 65 new K-12 addition projects. Prior to this year, demographic projections indicated that these projects were sufficient to ensure all District students were provided with the opportunity to attend their neighborhood school and that it operated on a traditional, two-semester calendar. However, based on updated demographic projections, two additional classroom addition projects are now necessary.

**Bond Oversight Committee** Staff has met with the administrators of both schools, the Educational Service Center leadership representing each area, and have also held a community meeting to inform the community of the need for additional classroom capacity and the proposed project.

**Recommendations:** This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on April 30, 2015. Staff has concluded that this proposed FSD-SEP amendment will help facilitate implementation of the FSD-SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD-SEP.

**Attachments:**

☐ **Informative** None.

☐ **Desegregation Impact Statement**





# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

Respectfully submitted,

APPROVED BY:

RAMON C. CORTINES  
Superintendent

MICHELLE KING  
Chief Deputy Superintendent

REVIEWED BY:

APPROVED BY:

DAVID HOLMQUIST  
General Counsel

☐ Approved as to form.

MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

TONY ATIENZA  
Director of Budget Services and  
Financial Planning

☐ Approved as to budget impact statement.

PRESENTED BY:

KRISZTINA TOKES  
Director of Asset Management Branch



# **LOS ANGELES UNIFIED SCHOOL DISTRICT**

## **Board of Education Report**

Facilities Services Division