



**Downey Unified**  
SCHOOL DISTRICT

# Follow Up on Measure K Presentation

October 8, 2024

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# Agenda

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- Carpenter Elementary School Cost Analysis
- No Proposition 2: Classroom Building Only

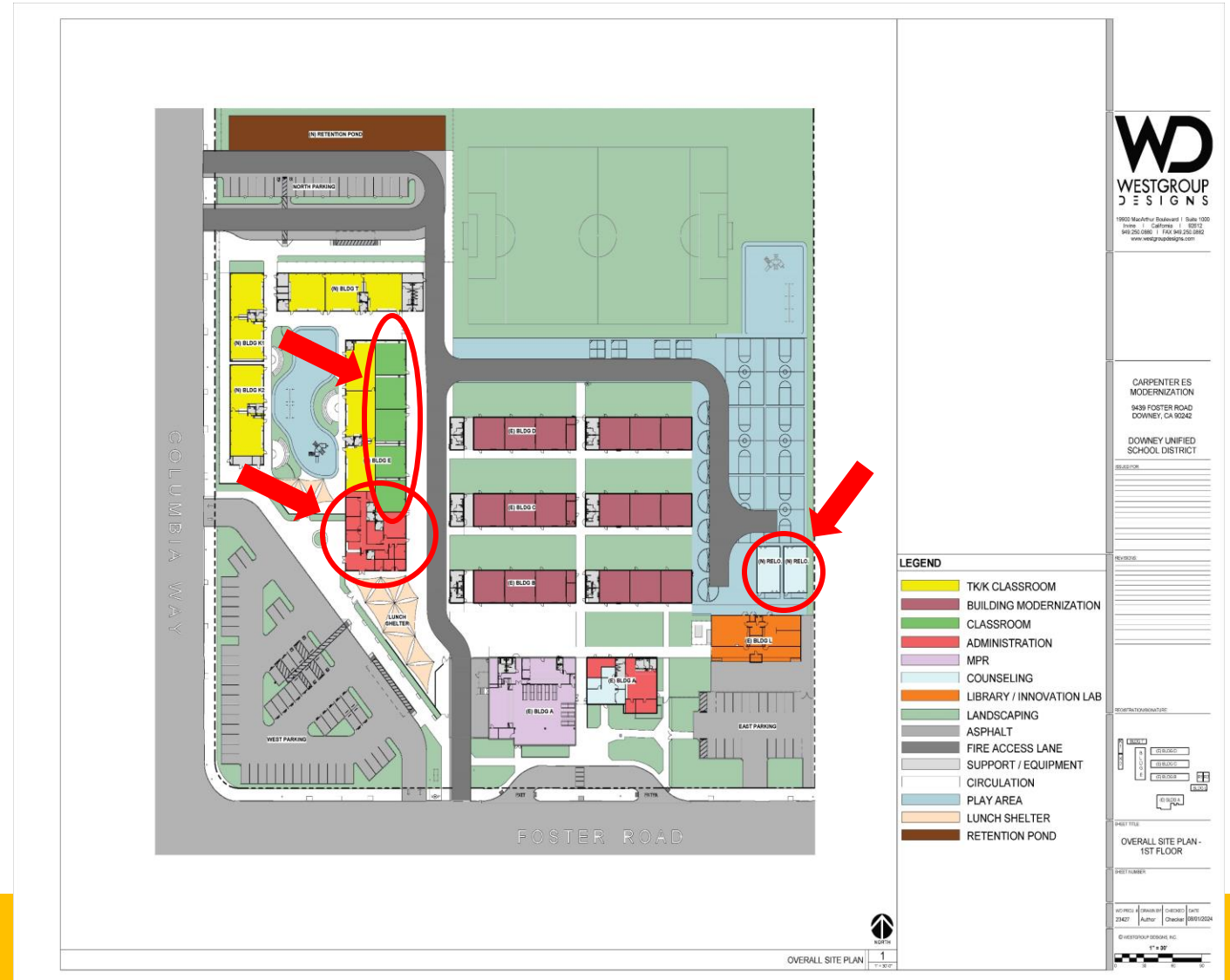


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# Carpenter ES Cost Analysis – September 10 Board Meeting

## Info from Last Board Meeting:

- Landlocked site
- Build TK/K classrooms, five needed classrooms, and administration building
- Keep two overflow portables



# Carpenter ES Cost Analysis – September 10 Board Meeting

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## Info from Last Board Meeting:

- Cost breakdown for “Updated No Proposition 2” and “Updated with Proposition 2”
- For full TK/K, five classroom, and administration building build, cost should have been “Updated with Proposition 2”

Site	Lease-Leaseback Estimate	Updated No Proposition 2	Updated w/Proposition 2
Carpenter	\$ 86,250,000	\$ 71,871,519	\$ 71,871,519



# Carpenter ES Cost Analysis – Including First Four Sites

## Incorporating into First Four Site Budget:

- “Lease-Leaseback Estimate” original design cost by lease-leaseback contractors

Site	Lease-Leaseback Estimate	Updated No Proposition 2	Updated No Proposition 2 (w/CES Office)
Carpenter	\$ 86,250,000	\$ 66,000,000	\$ 71,871,519
Imperial	\$ 80,000,000	\$ 60,000,000	\$ 60,000,000
Rio Hondo	\$ 74,554,064	\$ 45,000,000	\$ 45,000,000
Rio San Gabriel	\$ 83,750,000	\$ 45,000,000	\$ 45,000,000
<b>Total</b>	<b>\$ 324,554,064</b>	<b>\$ 216,000,000</b>	<b>\$ 221,871,519</b>



# Carpenter ES Cost Analysis – Including First Four Sites

## Incorporating into First Four Site Budget:

- “Lease-Leaseback Estimate” - original design cost by lease-leaseback contractors
- “Updated No Proposition 2 (w/Carpenter Elementary School (CES) office)” - proposition fails but with complete design presented September 10<sup>th</sup>

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- “Updated No Proposition 2” – proposition fails and adjustments to the site detailed in next slides

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**No Proposition 2:  
Classroom  
Building Only**



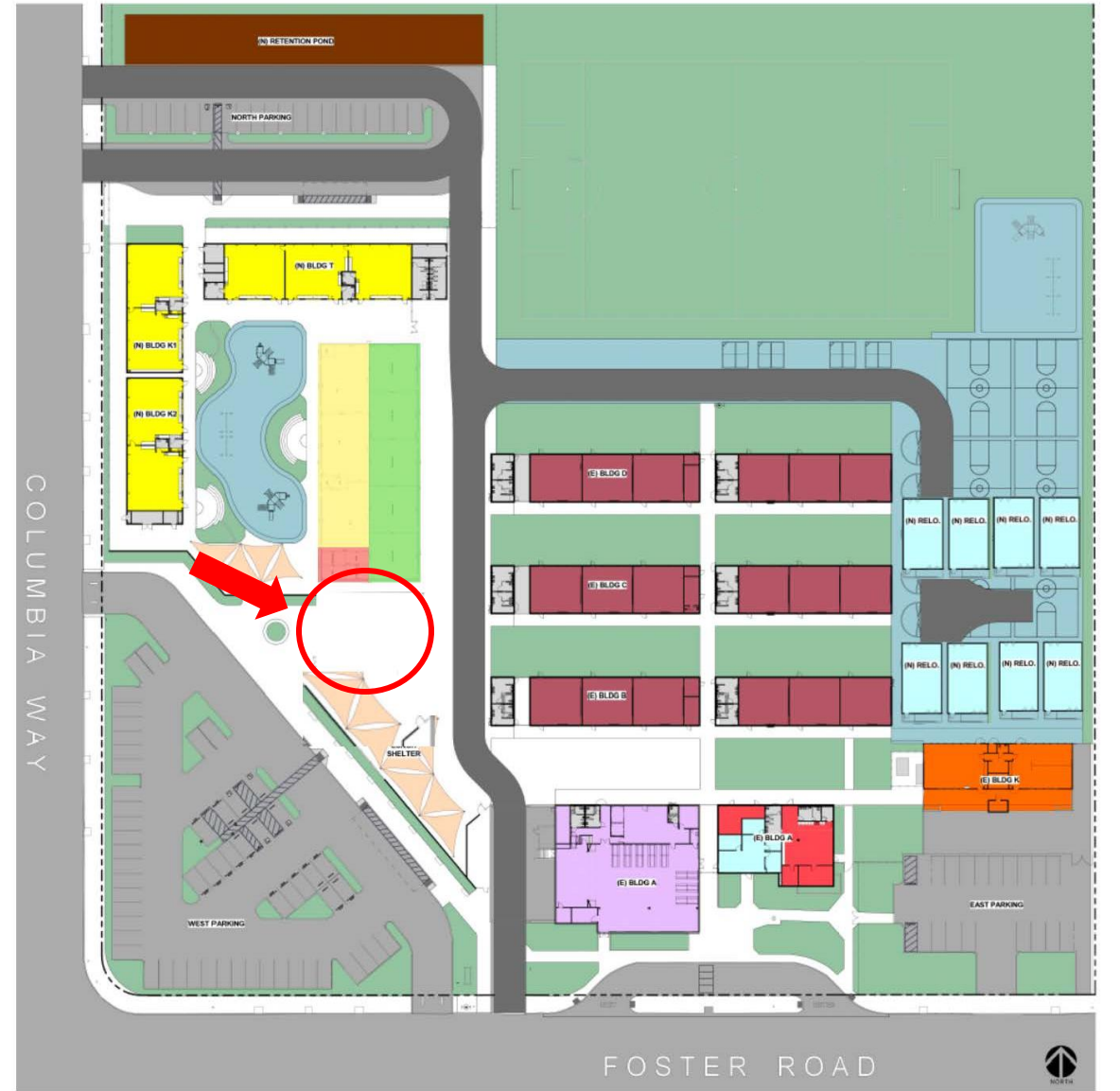
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# Carpenter ES Cost Analysis– Update No Position 2 Details

## ONLY building Classroom Building:

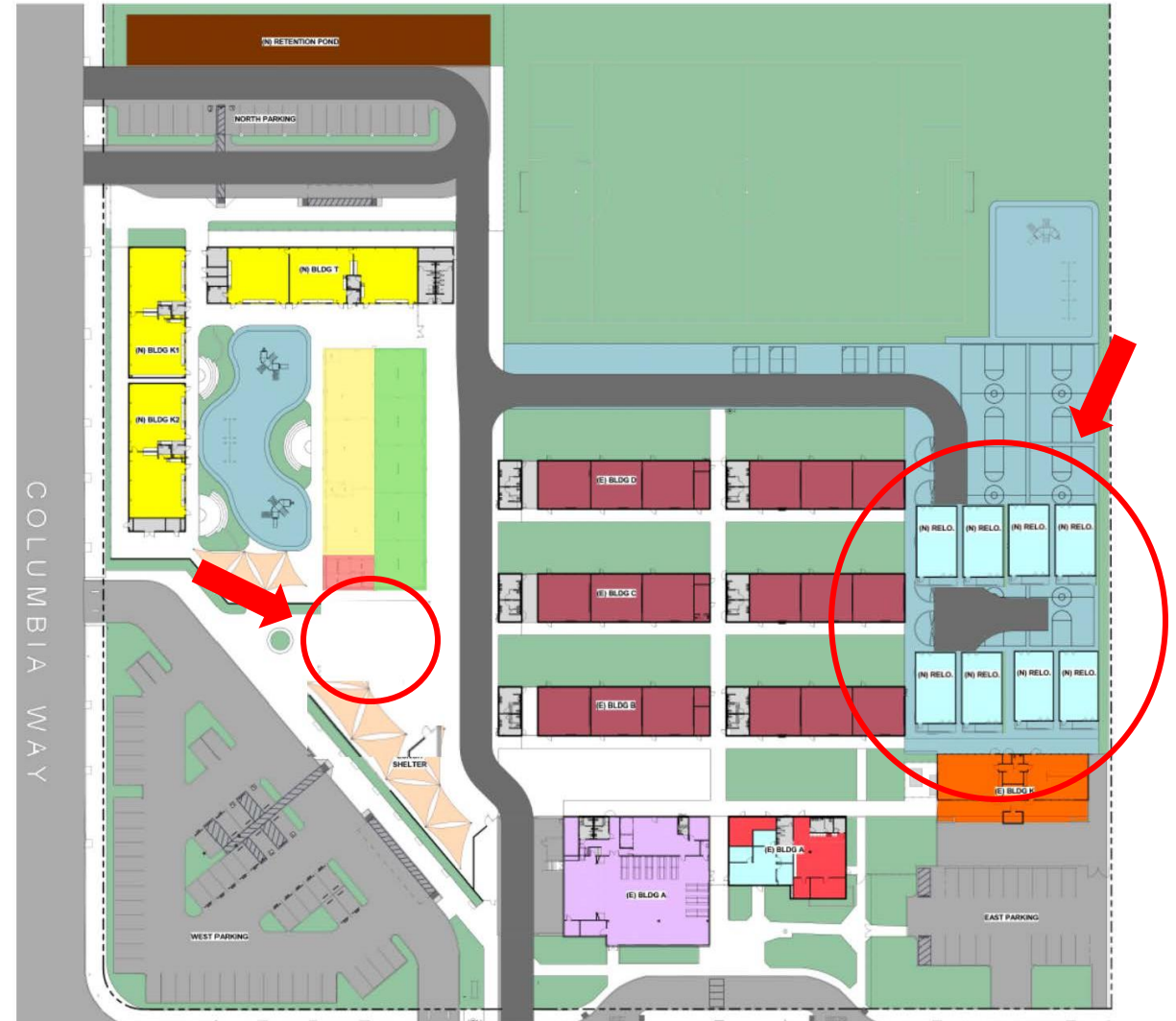
- Removing Administration Portion  
- \$5.9 million in savings



# Carpenter ES Cost Analysis– Update No Position 2 Details

## ONLY building Classroom Building:

- Removing Administration portion - \$5.9 million in savings
- Keep eight portables to capture wrap-around services staff
  - Those that would have been housed in existing administration if new administration were built.





# Next Steps



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# Board Direction

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- Proceed with the site plan design minus the new office integration
- Proceed with the complete design plan, including the new front office integrated into the new TK-K complex entrance



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**THANK YOU!**