



**Downey Unified**  
SCHOOL DISTRICT

# Measure K Project Update

September 10, 2024

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# Agenda

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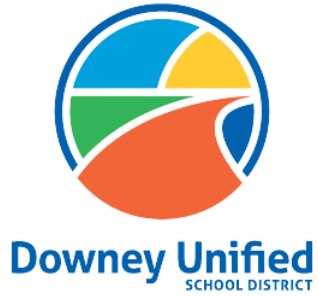
- Recap
- Updated Layouts & Budget – State Bond vs. No State Bond (Proposition 2)
- Phasing
- Next Steps



**Downey Unified**  
SCHOOL DISTRICT



**Downey Unified**  
SCHOOL DISTRICT



# Design Development Estimate

From June Board Meeting



Site	Architect	Builder	Original FMP Construction	Architect's Schematic Design Estimate	Builder's Estimate	% Increase
Carpenter	Westgroup	Blach	\$ 30,780,885.00	\$ 34,768,055.00	\$ 69,000,000.00	98%
Imperial	SGH	Bernards	\$ 39,481,743.00	\$ 46,691,700.00	\$ 64,000,000.00	37%
Rio Hondo	Huckabee	Erickson-Hall	\$ 30,187,686.00	\$ 37,492,021.00	\$ 59,643,251.00	59%
Rio San Gabriel	HPI Architecture	CW Driver	\$ 31,405,934.00	\$ 47,700,000.00	\$ 67,000,000.00	40%
Totals			\$ 131,856,248.00	\$ 166,651,776.00	\$ 259,643,251.00	
Soft Costs 25%			\$ 32,964,062.00	\$ 41,662,944.00	\$ 64,910,812.75	
Grand Total			\$ 164,820,310.00	\$ 208,314,720.00	\$ 324,554,063.75	





# Design Development Estimate

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<b>Grand Total</b>			\$ <b>164,820,310.00</b>	\$ <b>208,314,720.00</b>	\$ <b>324,554,063.75</b>	

\$504,000,000.00  
 -324,554,063.75  
 + 66,000,000.00  
 \$245,445,936.25



**Would only leave**  
**~\$27 million per site after**  
**first four**



**Downey Unified**  
SCHOOL DISTRICT



# Other Funding Sources

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## State Funding

- Middle School modernization & new construction - \$45 million **ALREADY APPROVED!**

## If Proposition 2 passes in November...

- First four sites modernization & new construction – up to \$53 million in matching funds
- Additional up to \$89 million for modernization for remaining sites

# State Bond vs. No State Bond Site Layouts

## If Proposition 2 passes in November...

- Remove most portables on site
- Modernize/build administration buildings
- Address non-student experience areas

## If Proposition 2 **DOES NOT** pass in November...

- Some portables remain on sites
- Focus on student-experience areas

# Rio Hondo ES Updated Layout



**Downey Unified**  
SCHOOL DISTRICT



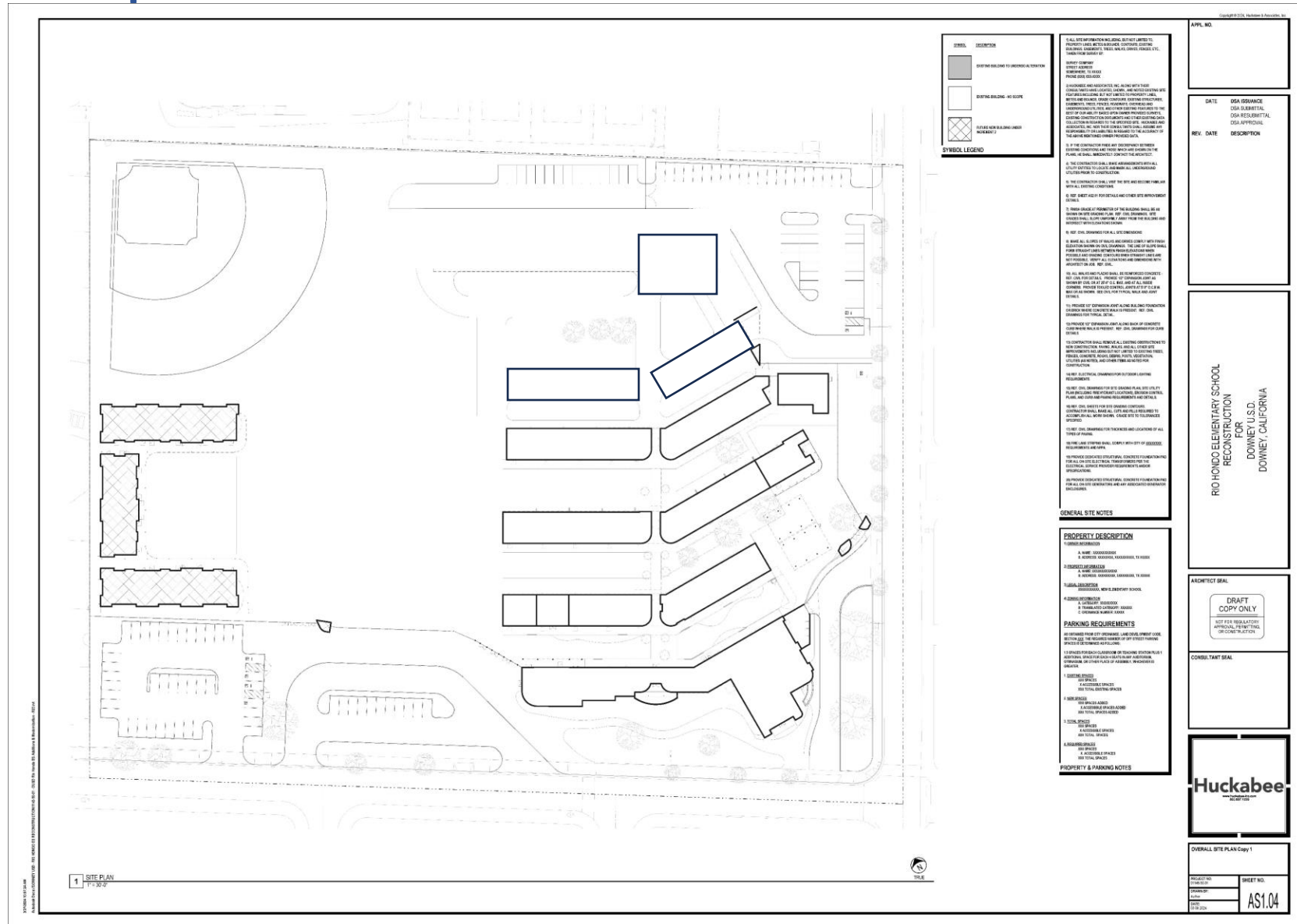


DOWNEY UNIFIED SCHOOL DISTRICT  
RIO HONDO ELEMENTARY SCHOOL - NEW BUILDINGS  
AUGUST 15, 2024

RIO HONDO ELEMENTARY SCHOOL NEW BUILDINGS



## If Proposition 2 **DOES NOT** pass in November...



- Keep row of portables

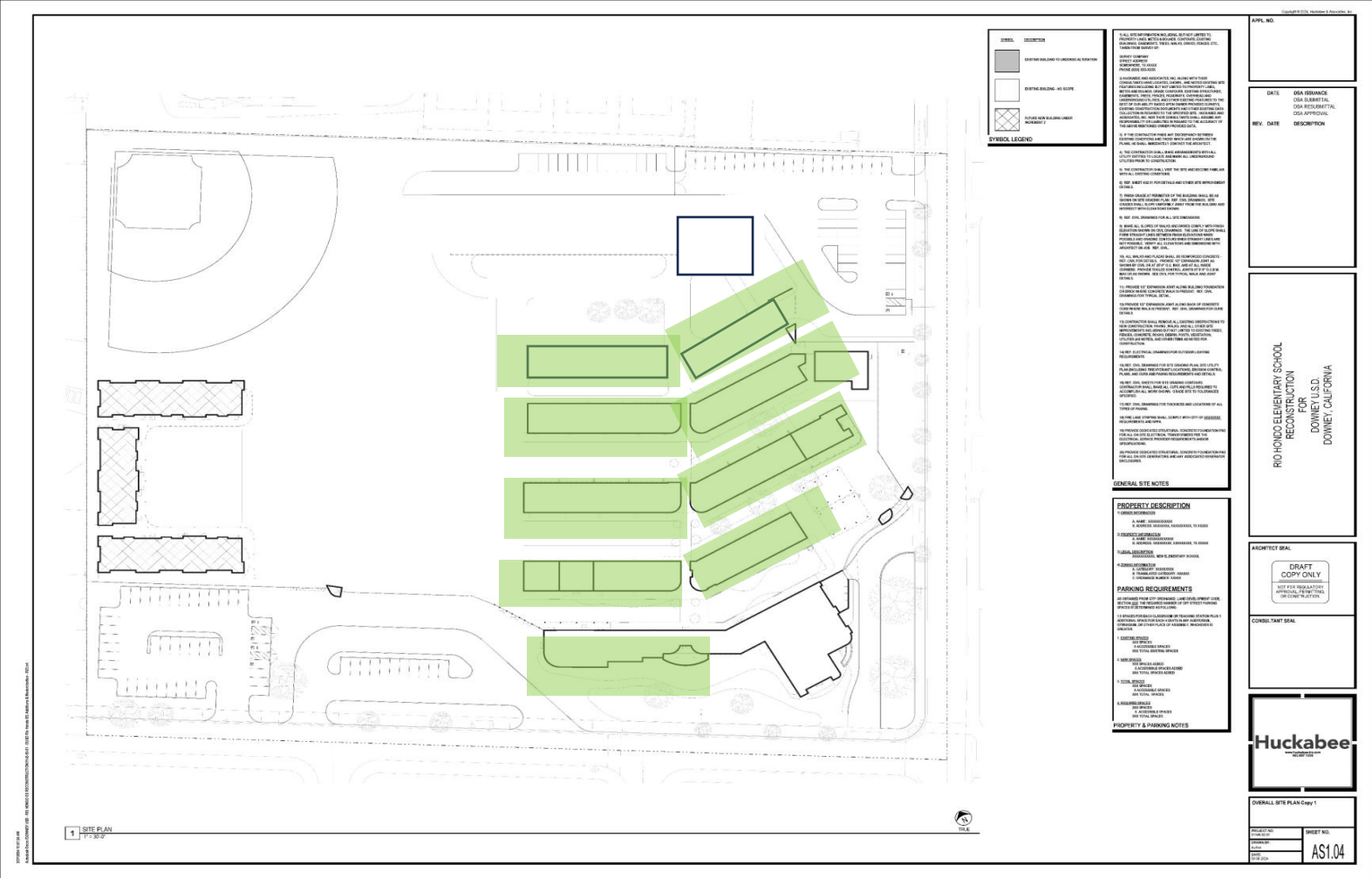
- Keep row of portables





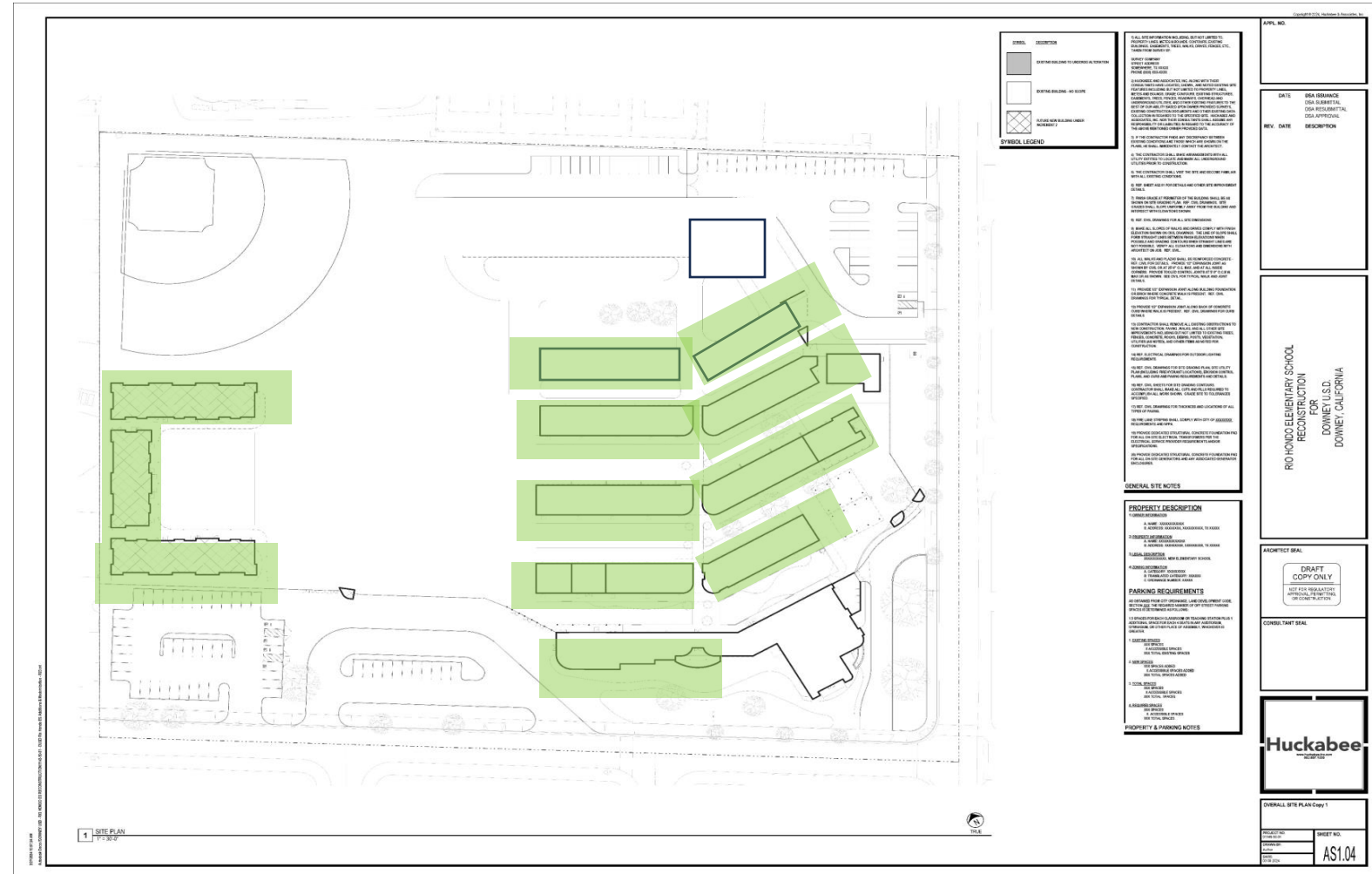
# If Proposition 2 DOES NOT pass in November...

- Keep row of portables
- Modernize existing classrooms



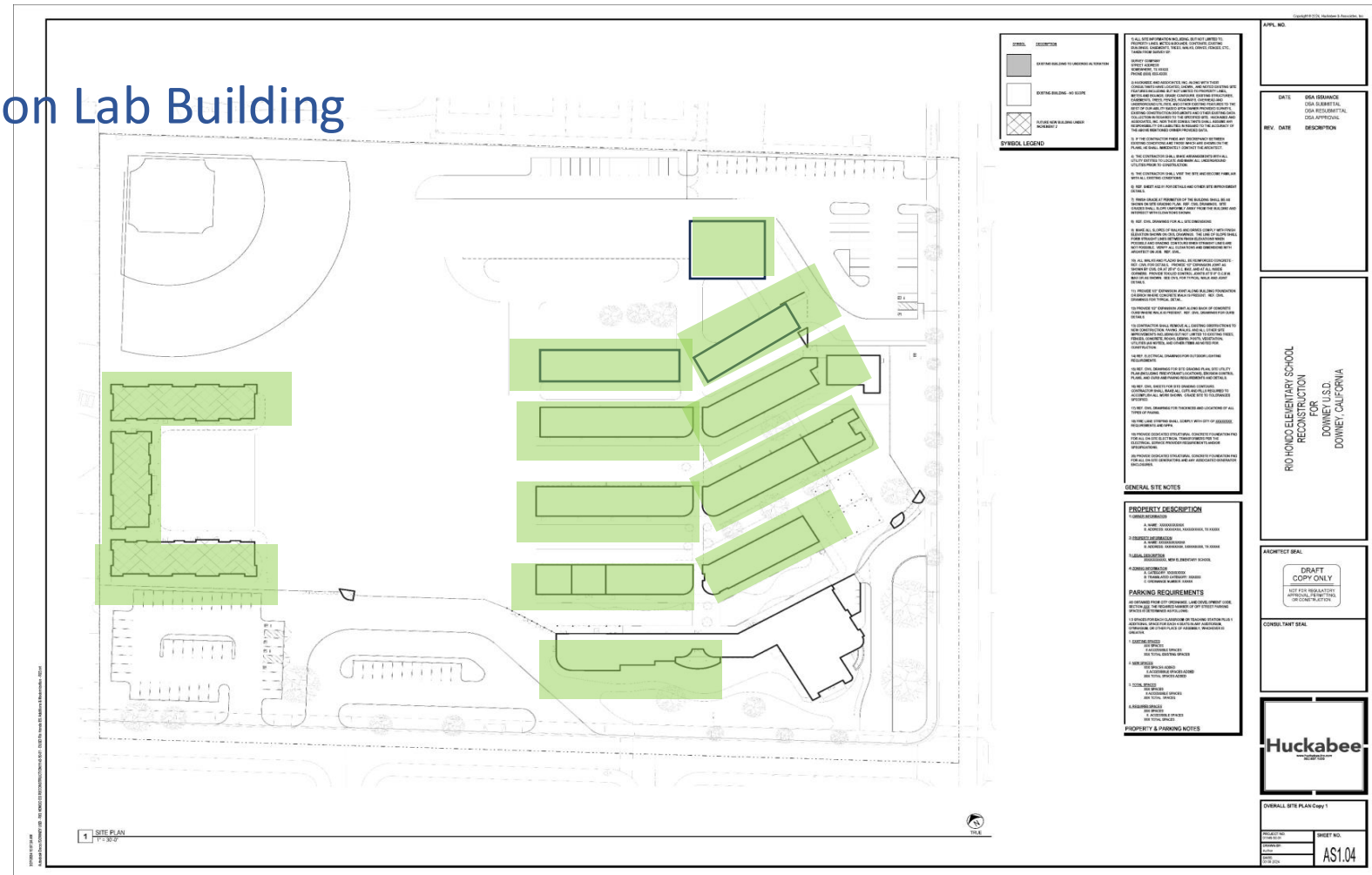
# If Proposition 2 **DOES NOT** pass in November...

- Keep row of portables
- Modernize existing classrooms
- Build TK/K Buildings

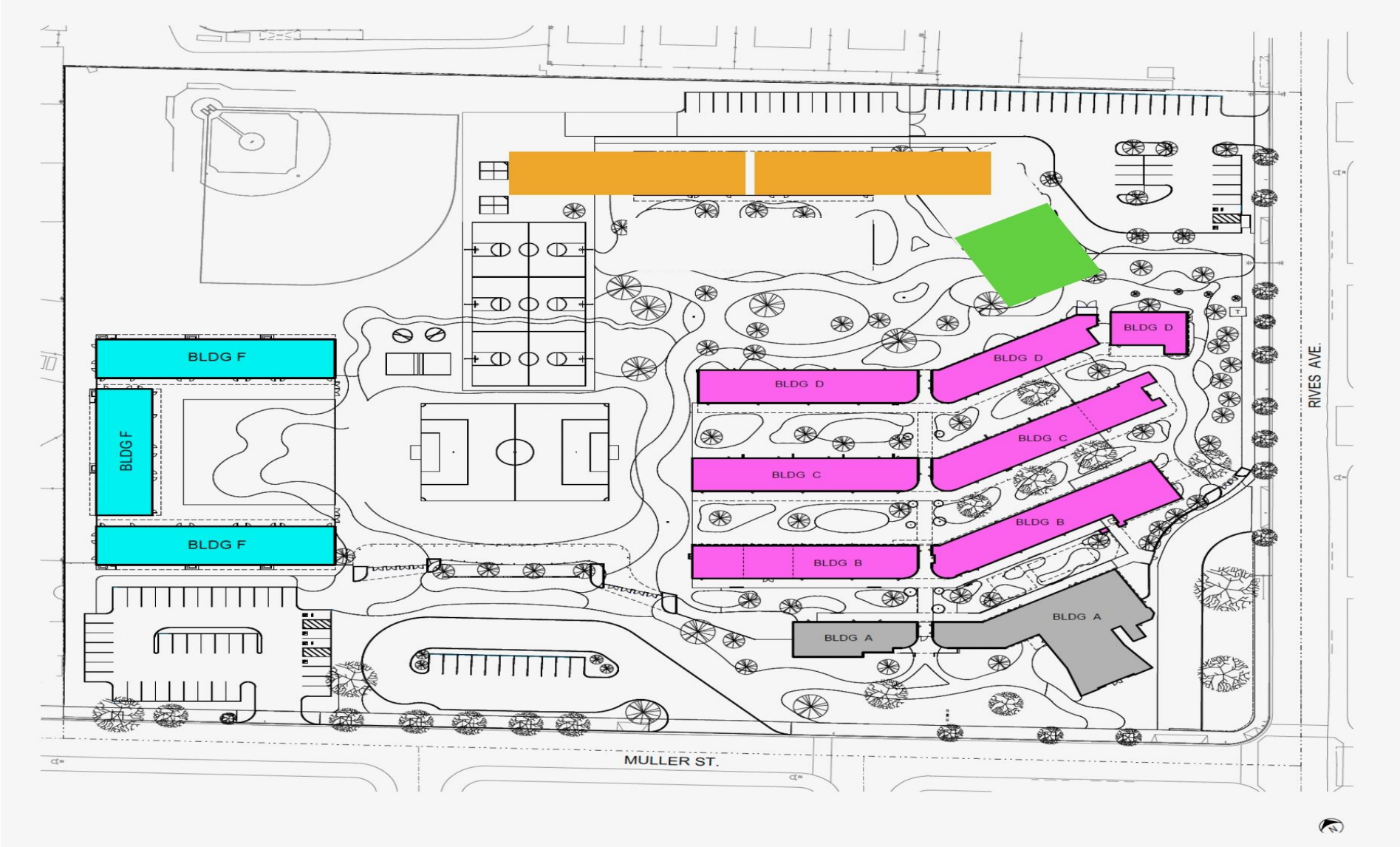


# If Proposition 2 **DOES NOT** pass in November...

- Keep row of portables
- Modernize existing classrooms
- Build TK/K Buildings
- Build Library/Innovation Lab Building



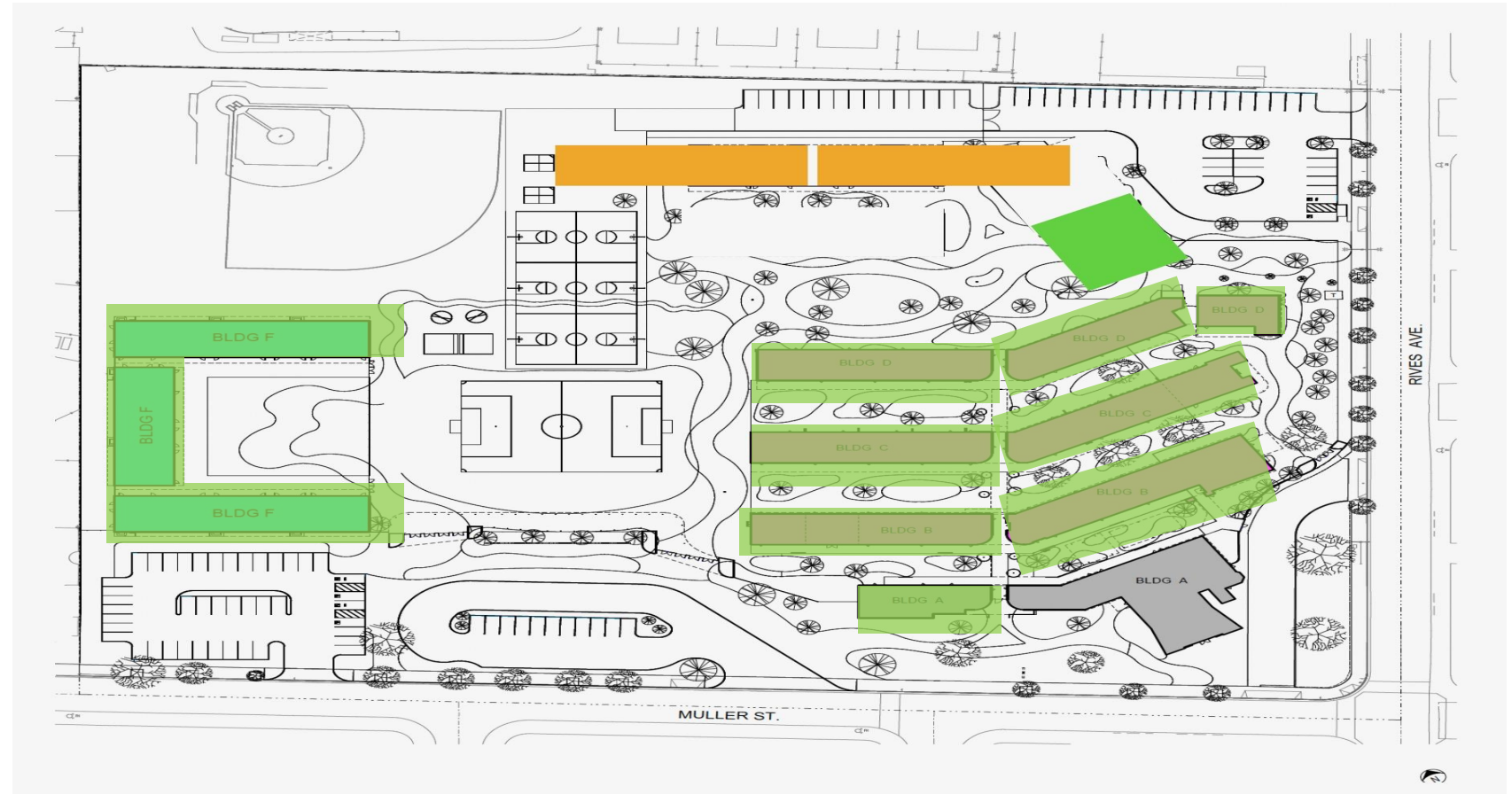
If Proposition 2 DOES pass in November...





## If Proposition 2 DOES pass in November...

- Remove row of portables
- Build new buildings for needed classrooms with Library/Innovation Lab on the end of the building





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

KINDERGARTEN AND 1ST-3RD GRADE ENTRANCES





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

KINDERGARTEN AND 1ST-3RD GRADE ENTRANCES





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

1ST-3RD GRADE ENTRANCE





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

1ST-3RD GRADE ENTRANCE



**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

1ST-3RD GRADE COURTYARD





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

TK/KINDERGARTEN





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

TK/KINDERGARTEN





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

4TH-5TH GRADE COURTYARD





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

SOCCER PLAY AREA





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

4TH-5TH GRADE ENTRANCE





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

SPECIAL ED ENTRANCE





**Huckabee**

RIO HONDO ELEMENTARY SCHOOL , DOWNEY UNIFIED SCHOOL DISTRICT

AERIAL

01

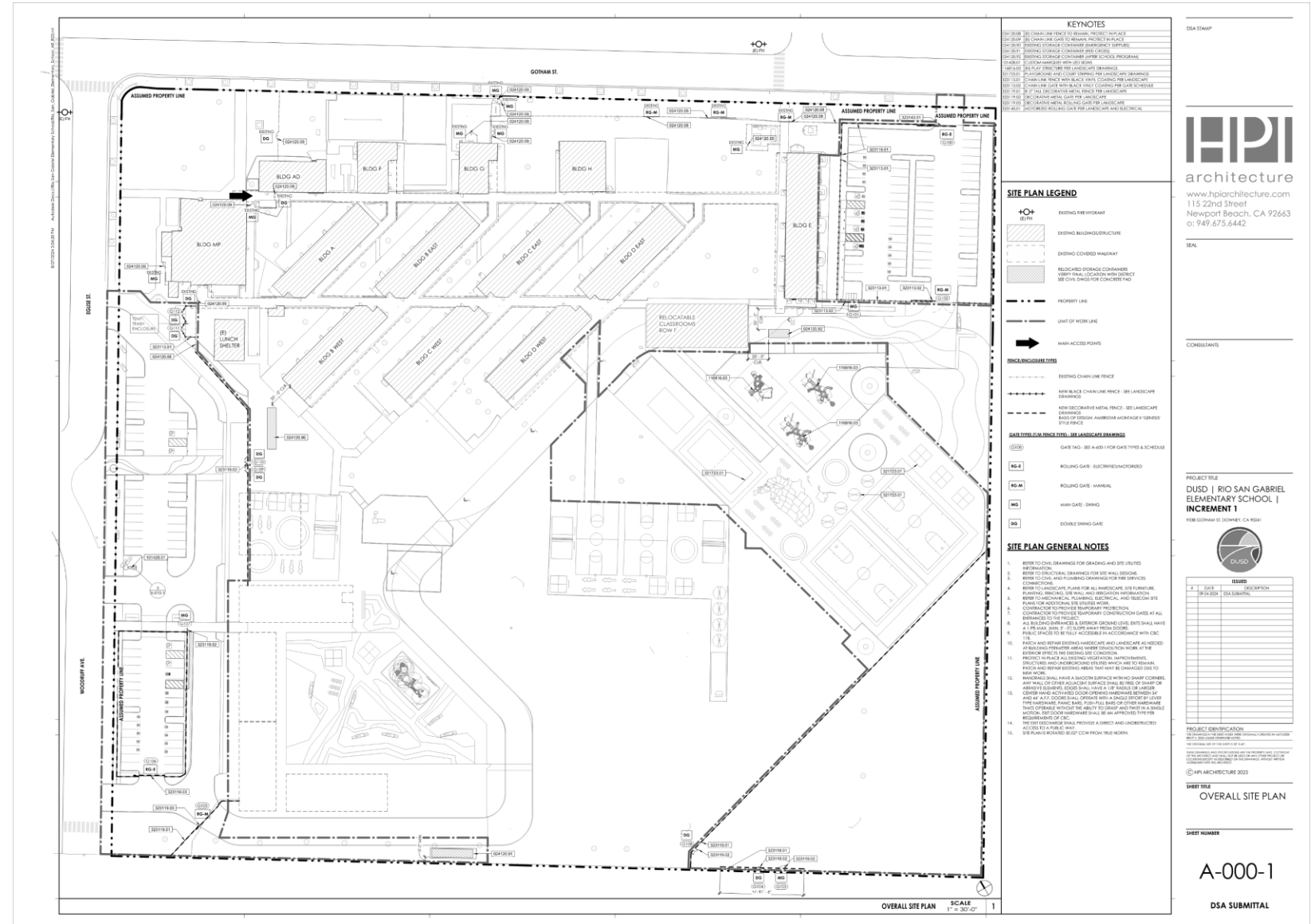
# Rio San Gabriel ES Updated Layout



**Downey Unified**  
SCHOOL DISTRICT



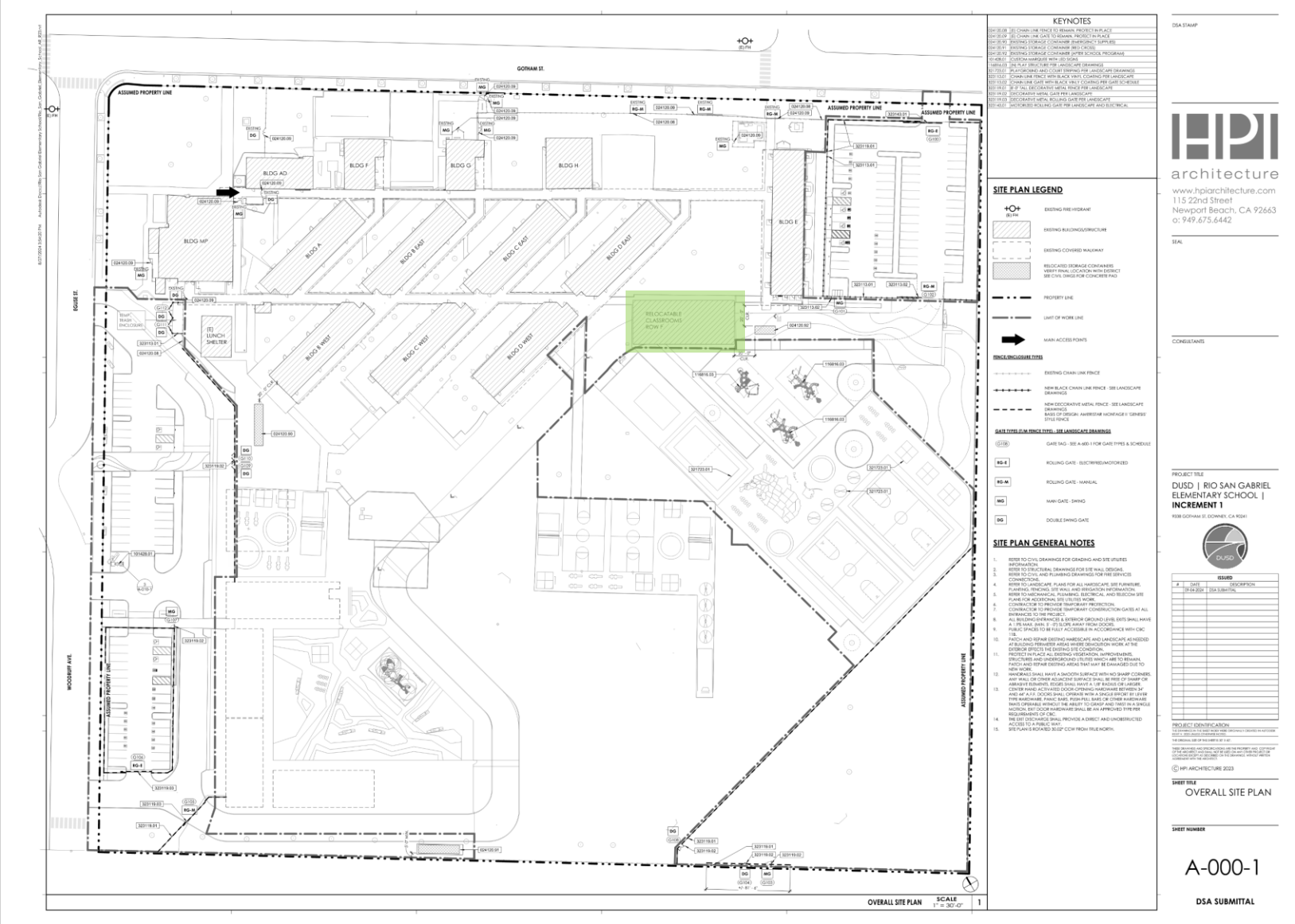
## If Proposition 2 **DOES NOT** pass in November...





# If Proposition 2 DOES NOT pass in November...

- Keep row of portables



- Keep row of portables
- Modernize existing classrooms and Library

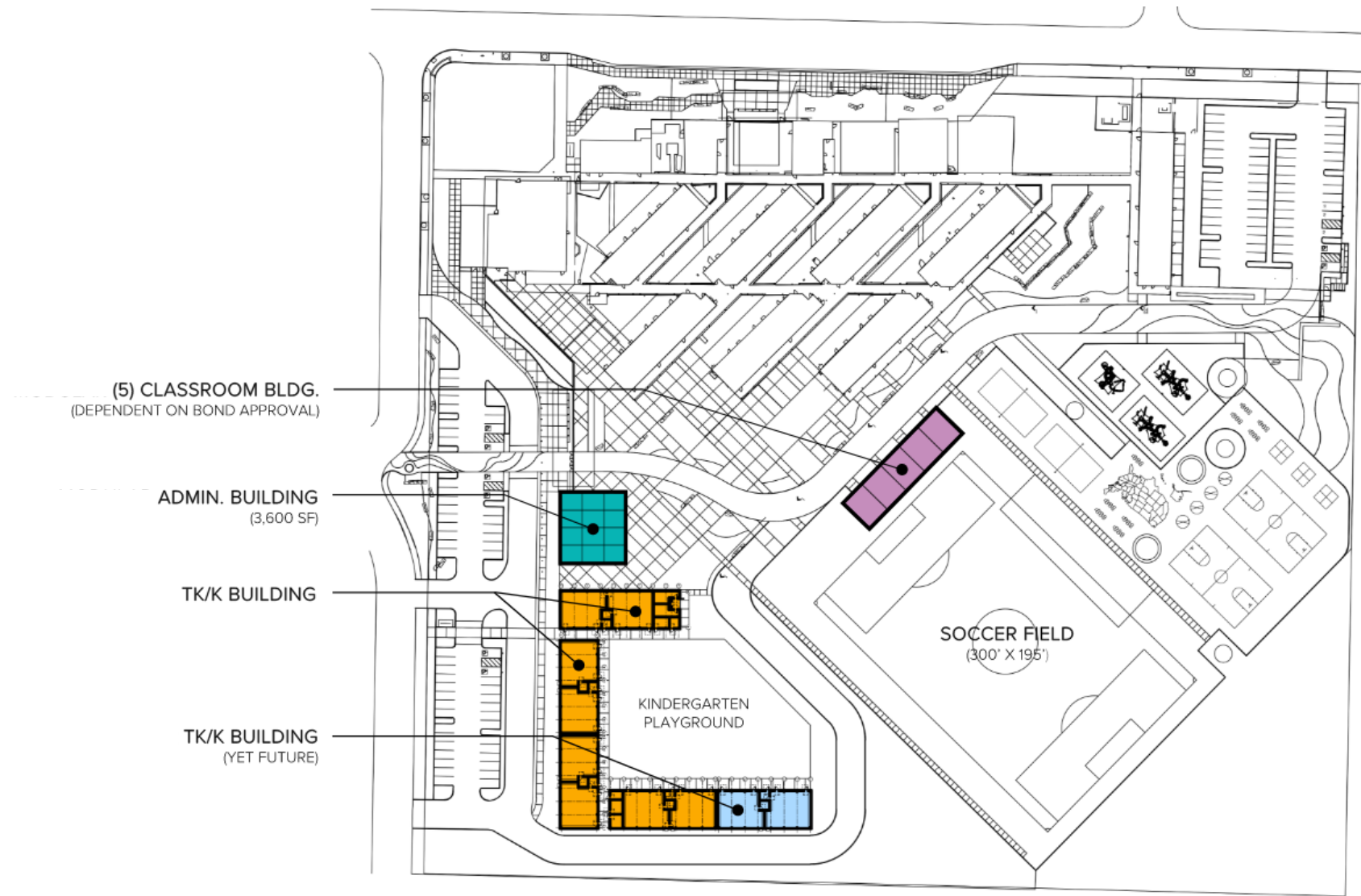
- Keep row of portables
- Modernize existing classrooms and Library



- Keep row of portables
- Modernize existing classrooms and Library
- Build TK/K Buildings



# If Proposition 2 DOES pass in November...





## If Proposition 2 DOES pass in November...

- Remove Portable Row F
- Build additional Classroom Row
- Build New Admin

(5) CLASSROOM BLDG.  
(DEPENDENT ON BOND APPROVAL)

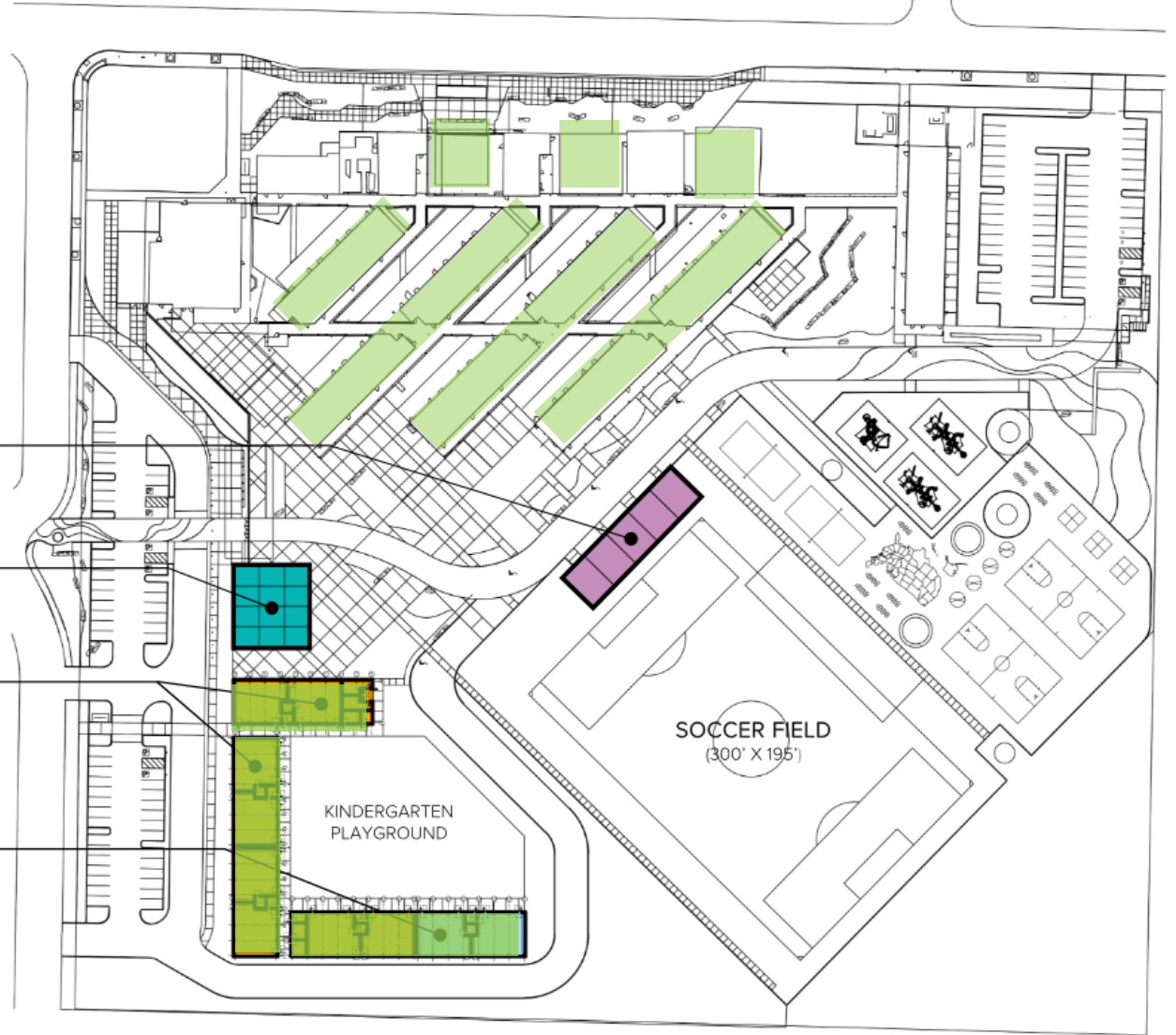
ADMIN. BUILDING  
(3,600 SF)

TK/K BUILDING

TK/K BUILDING  
(YET FUTURE)

KINDERGARTEN  
PLAYGROUND

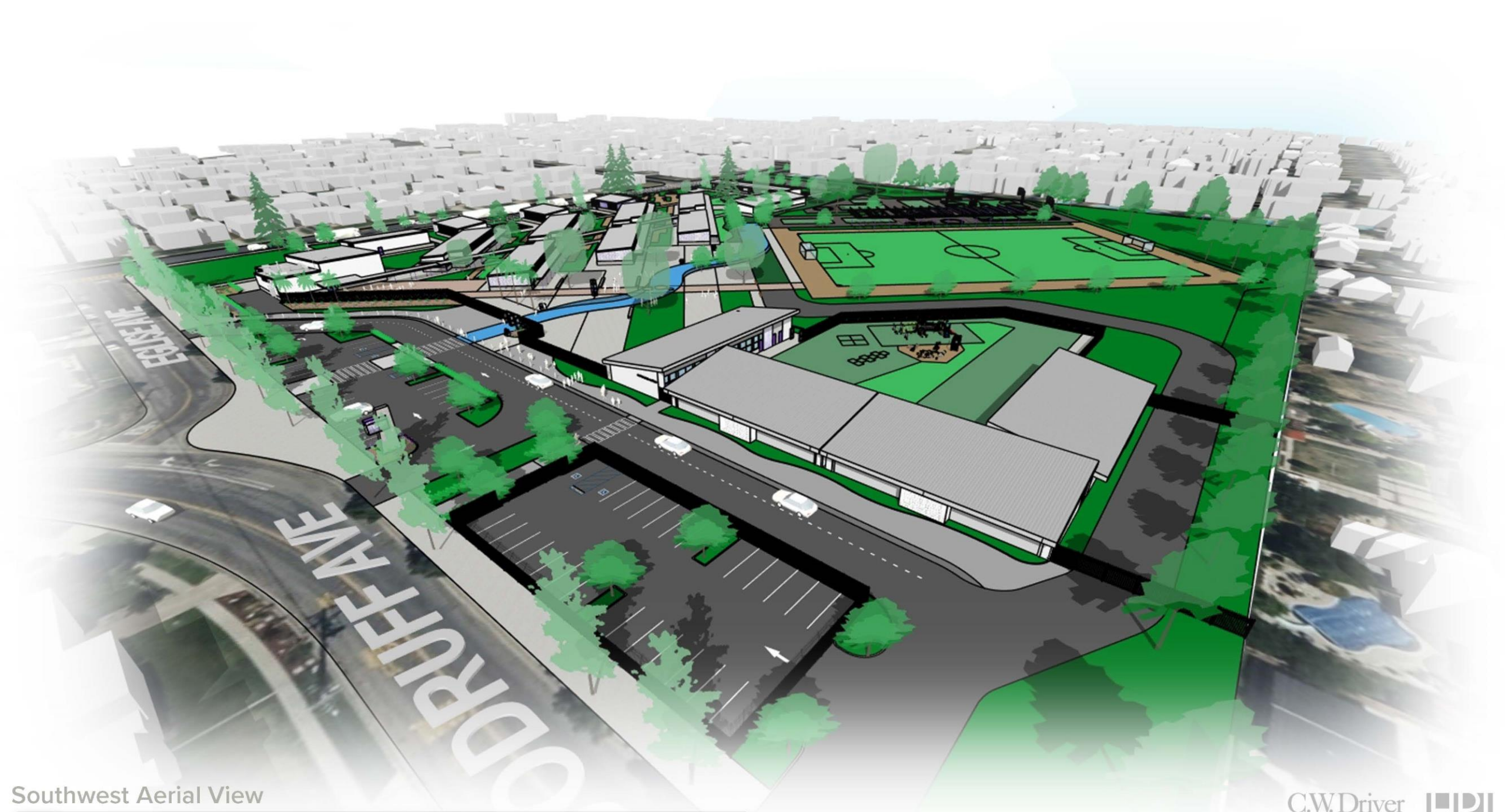
SOCCER FIELD  
(300' X 195')





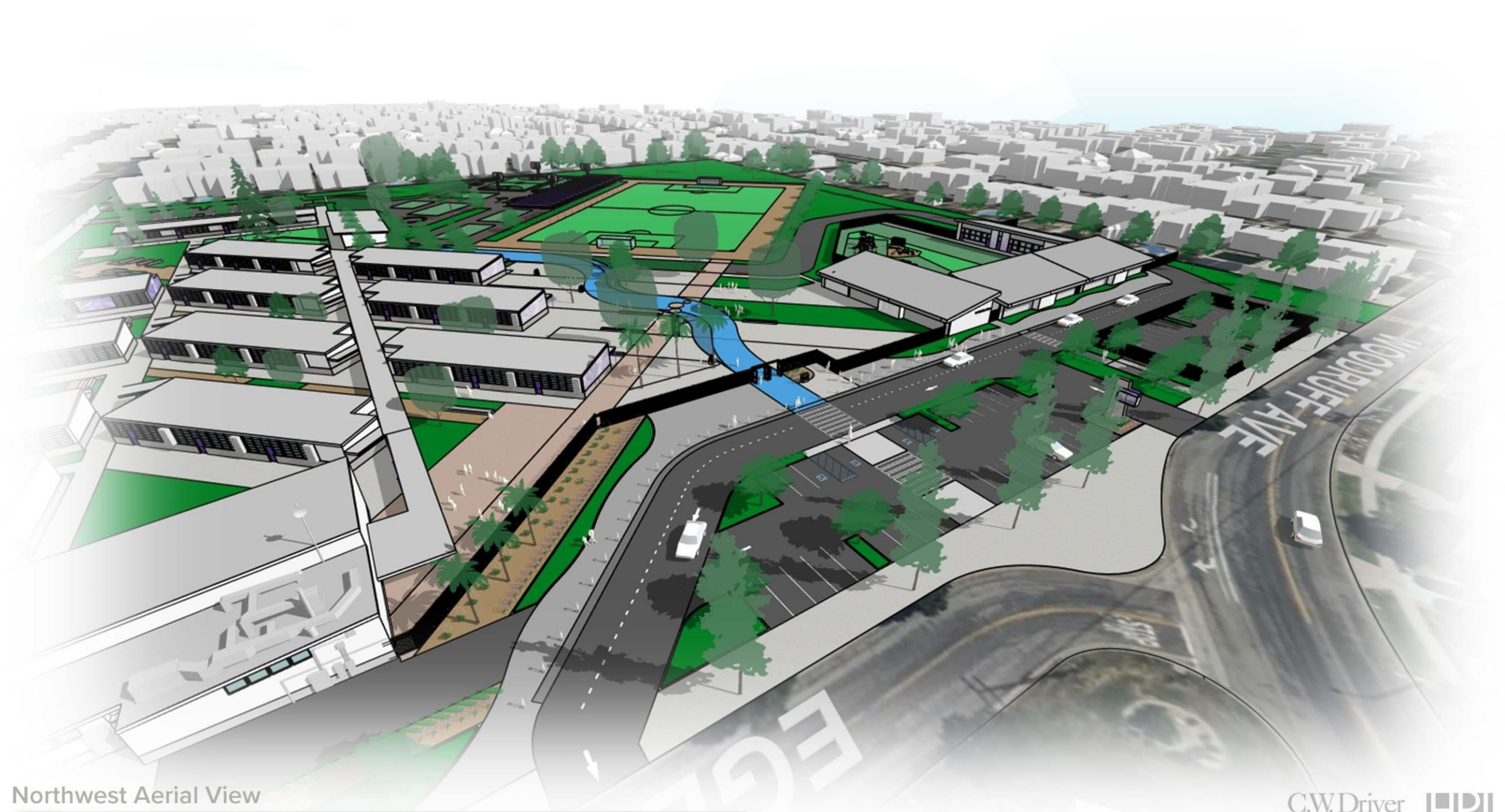
# Updated Site Plan Concept

If Proposition 2 **DOES NOT** pass



Southwest Aerial View





Northwest Aerial View

# Updated Site Plan Concept

If Proposition 2 DOES pass





Southwest Aerial View





Northwest Aerial View





Main Entry Drive View



Main Campus Entry View





TK & Kindergarten Playground View

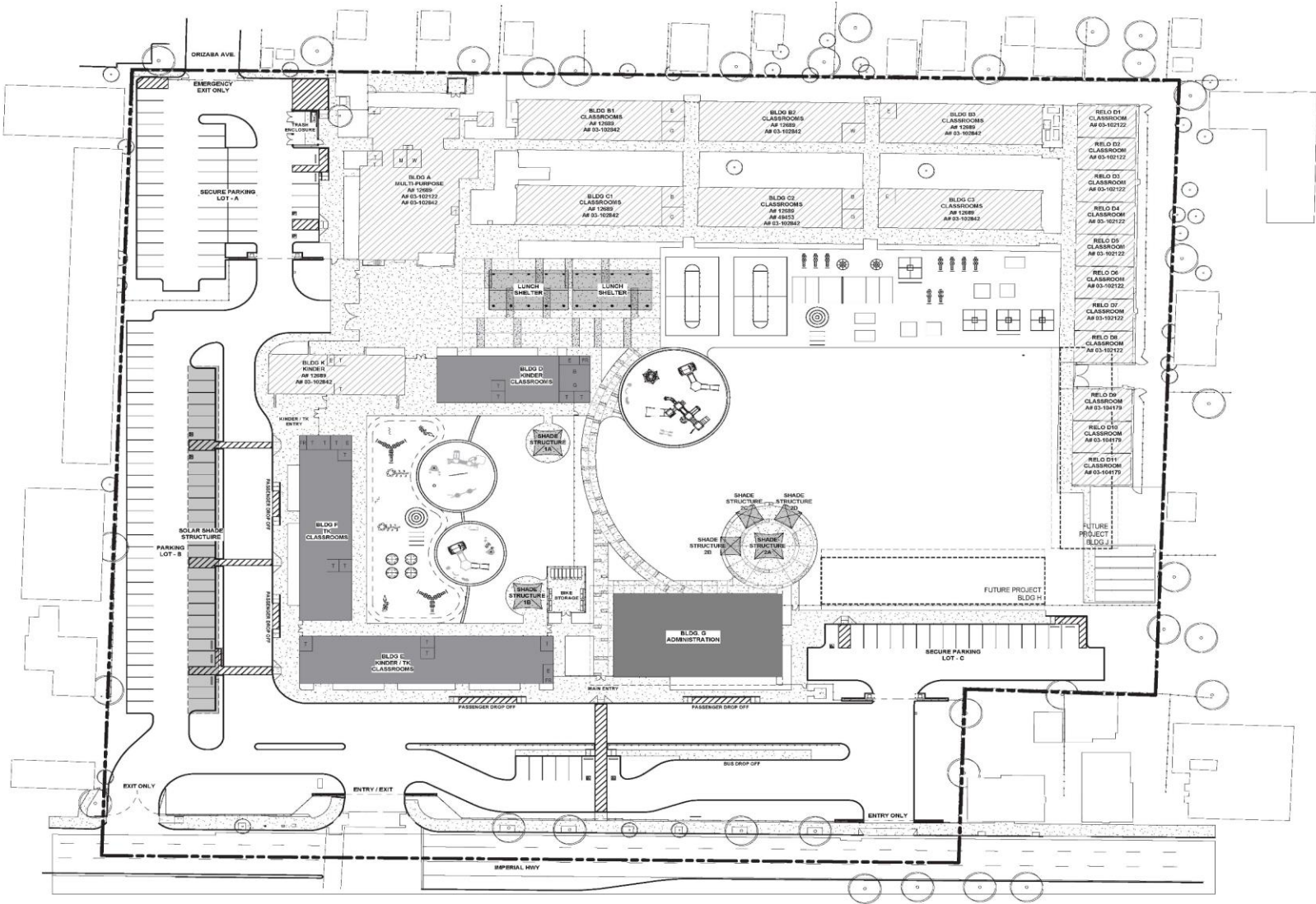
# Imperial ES Updated Layout



**Downey Unified**  
SCHOOL DISTRICT

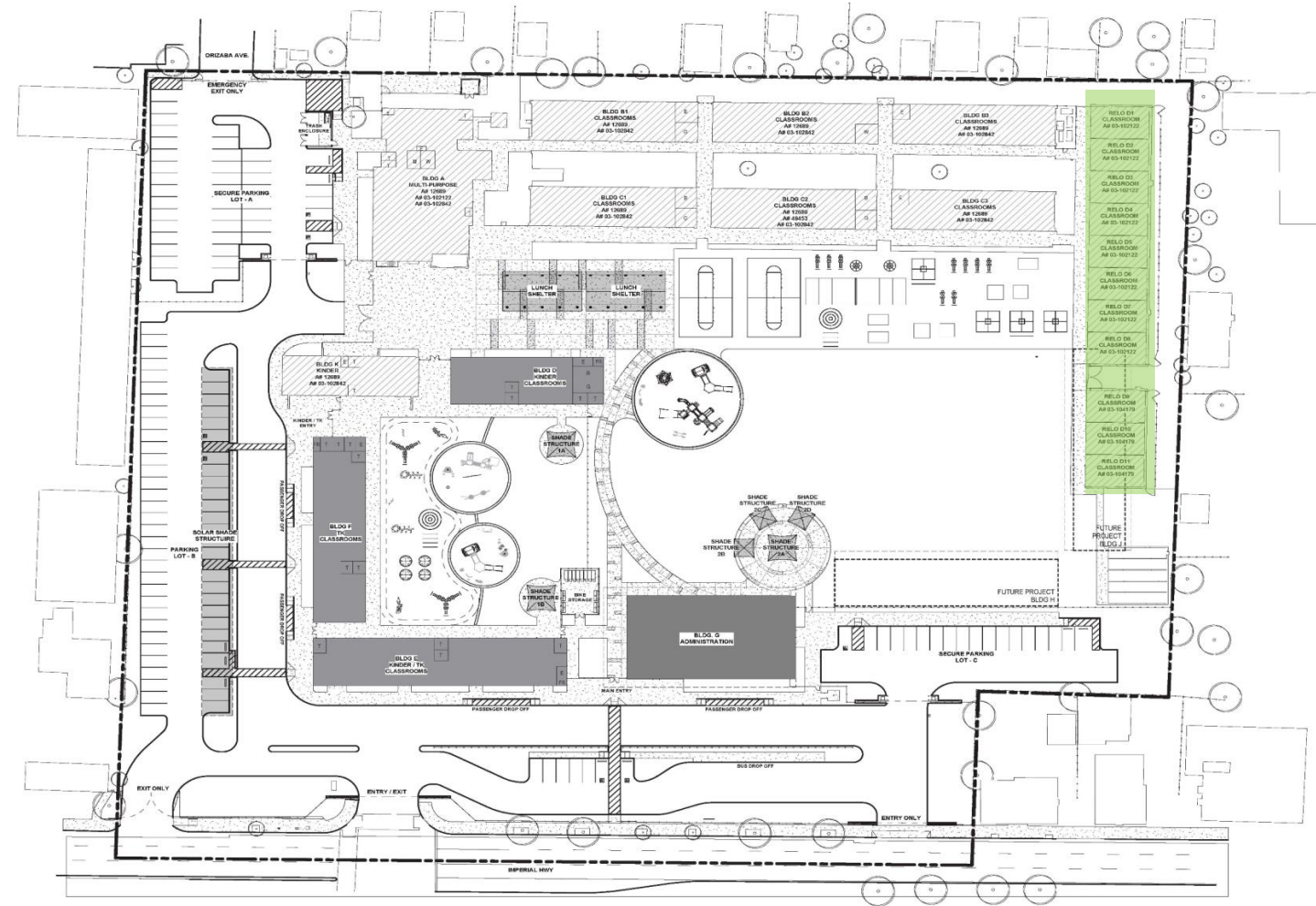


If Proposition 2 **DOES NOT** pass in November...



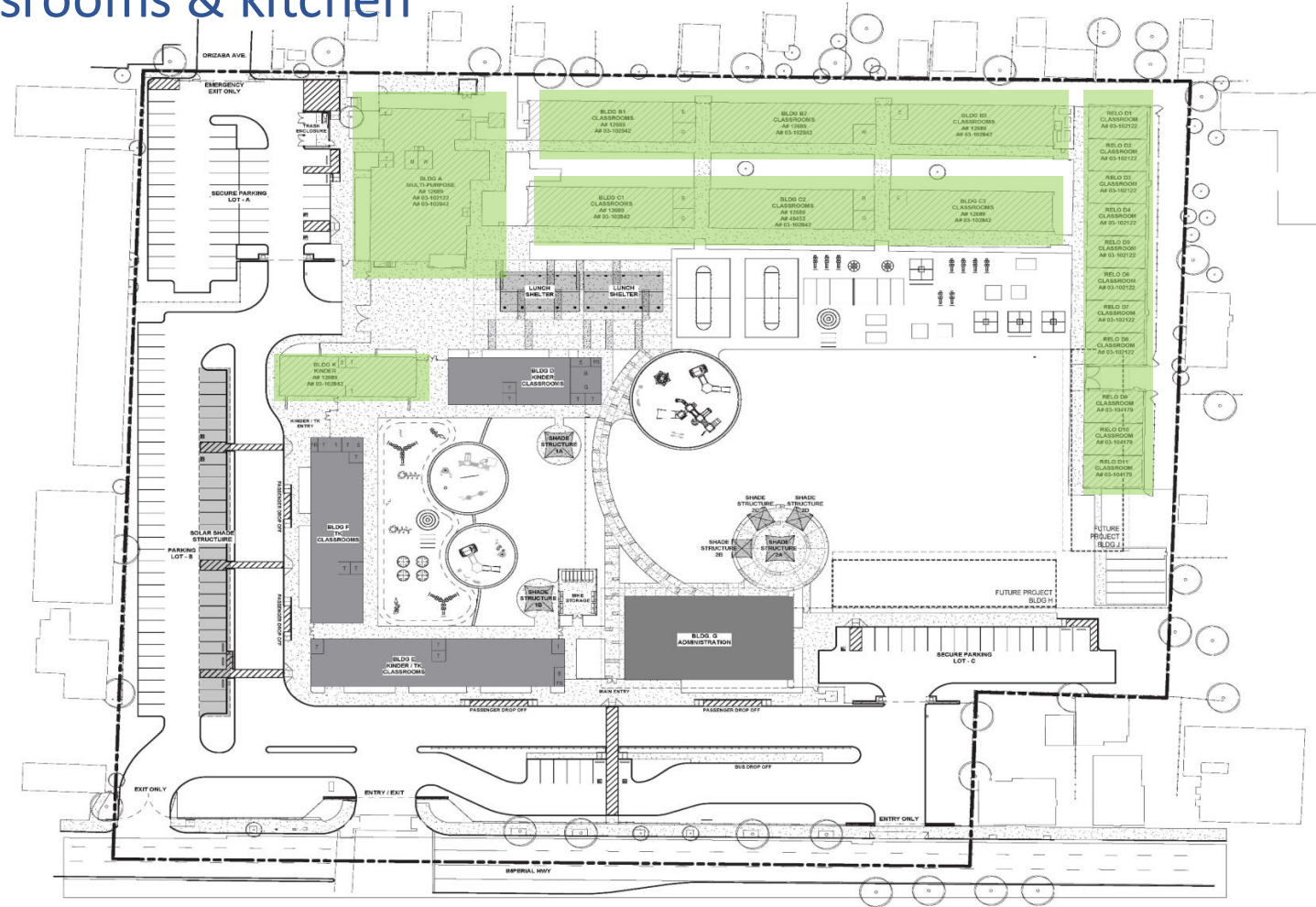


- Keep row of portables



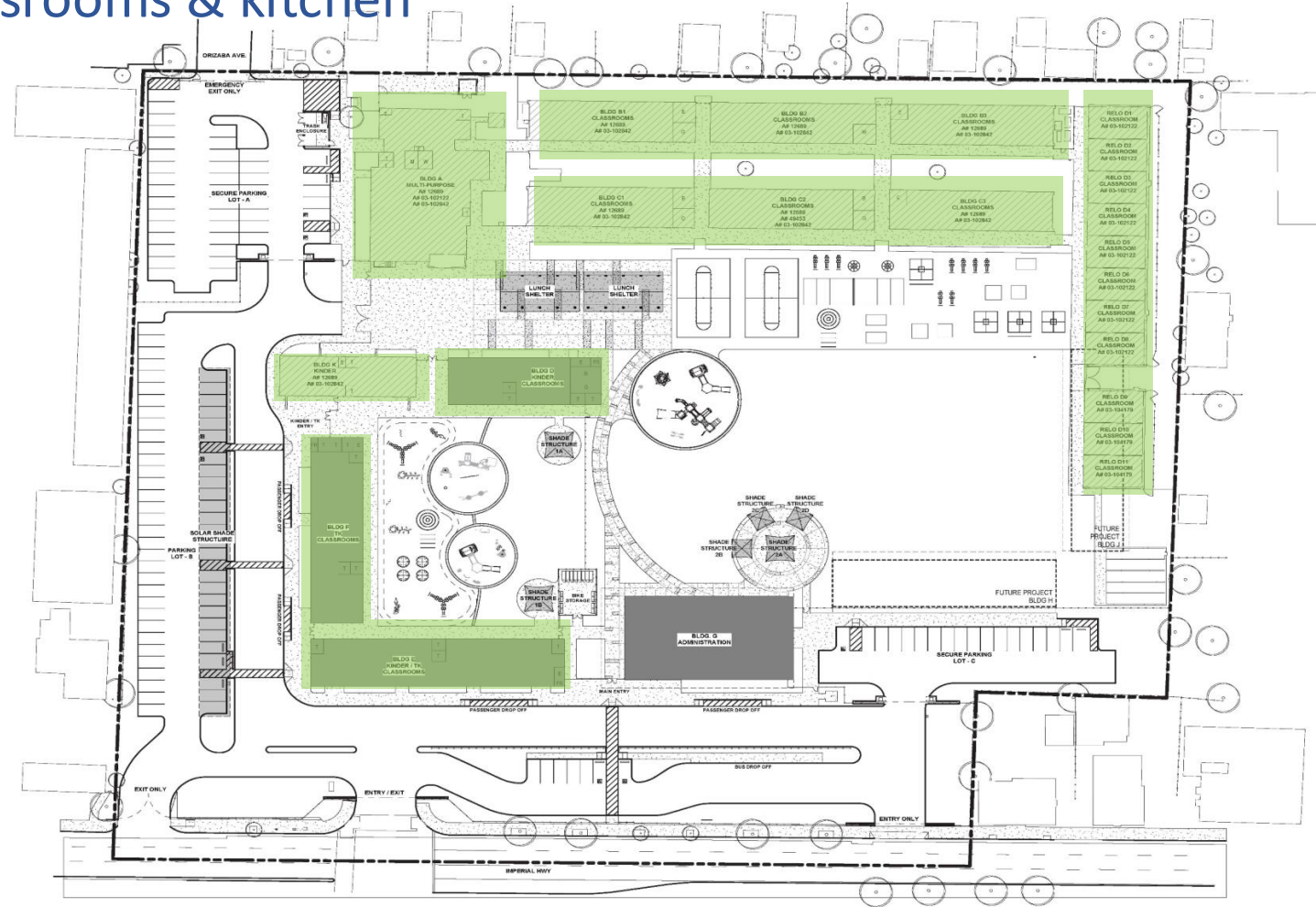
## If Proposition 2 **DOES NOT** pass in November...

- Keep row of portables
- Modernize existing classrooms & kitchen



## If Proposition 2 **DOES NOT** pass in November...

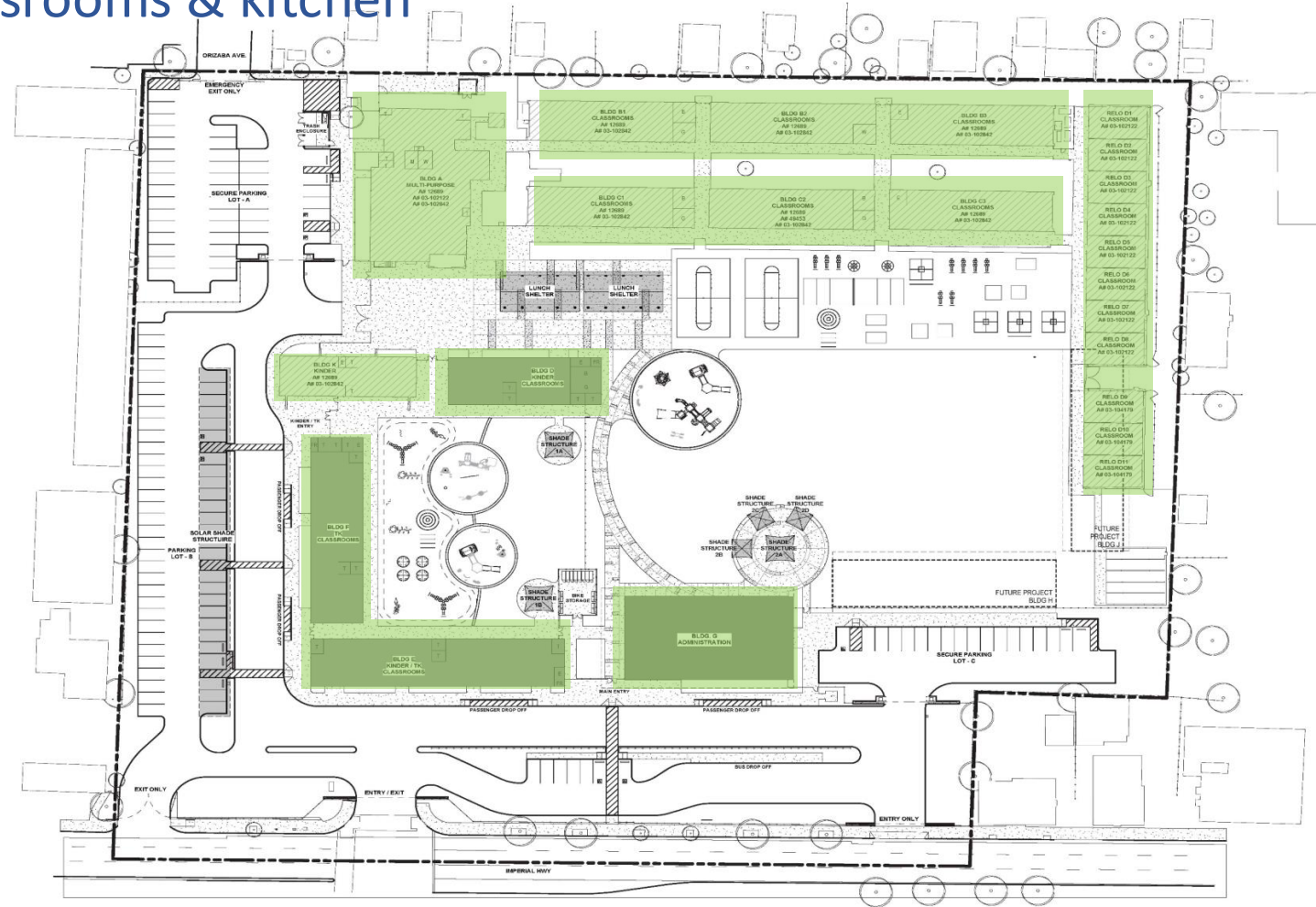
- Keep row of portables
- Modernize existing classrooms & kitchen
- Build TK/K buildings



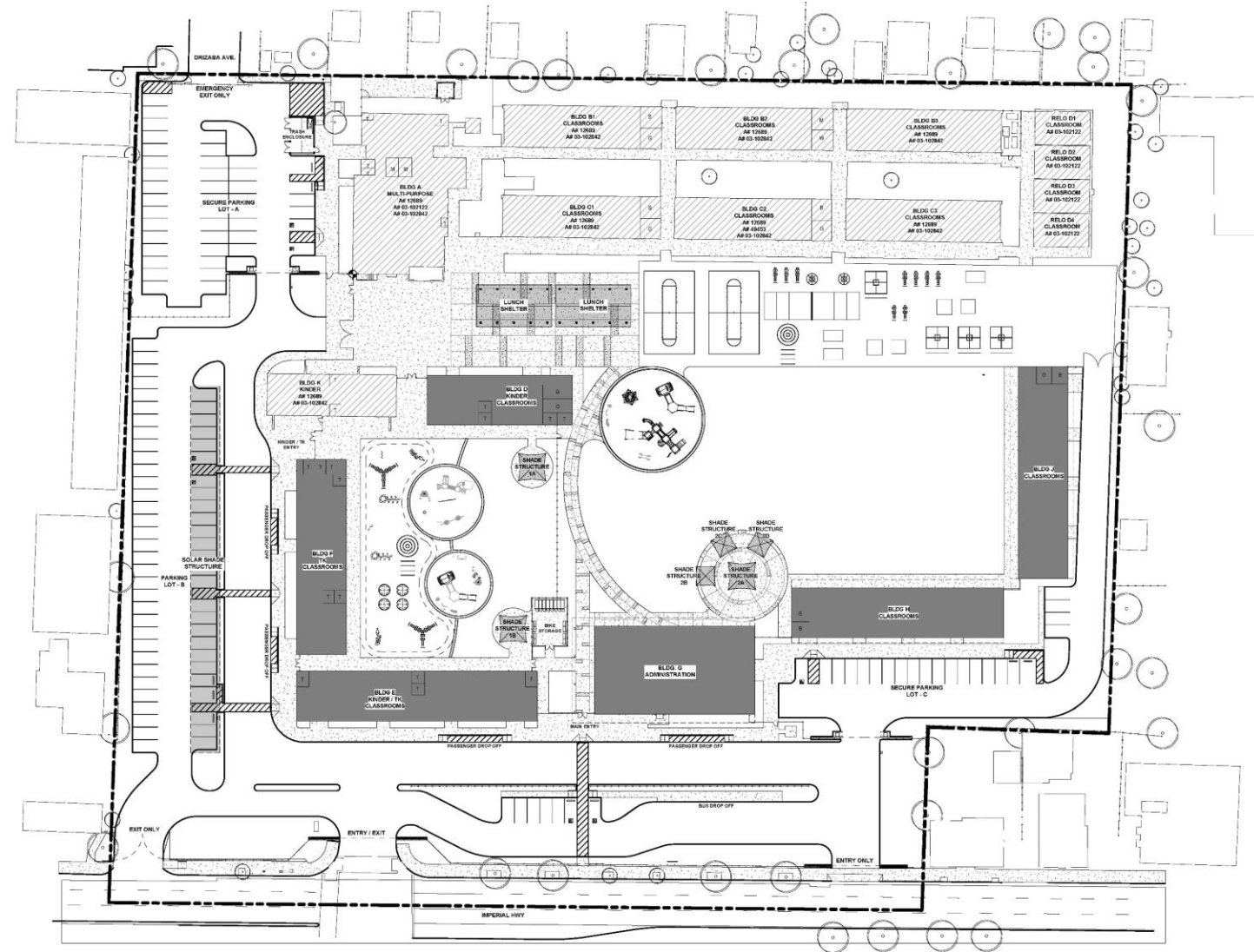


## If Proposition 2 **DOES NOT** pass in November...

- Keep row of portables
- Modernize existing classrooms & kitchen
- Build TK/K buildings
- Build admin building

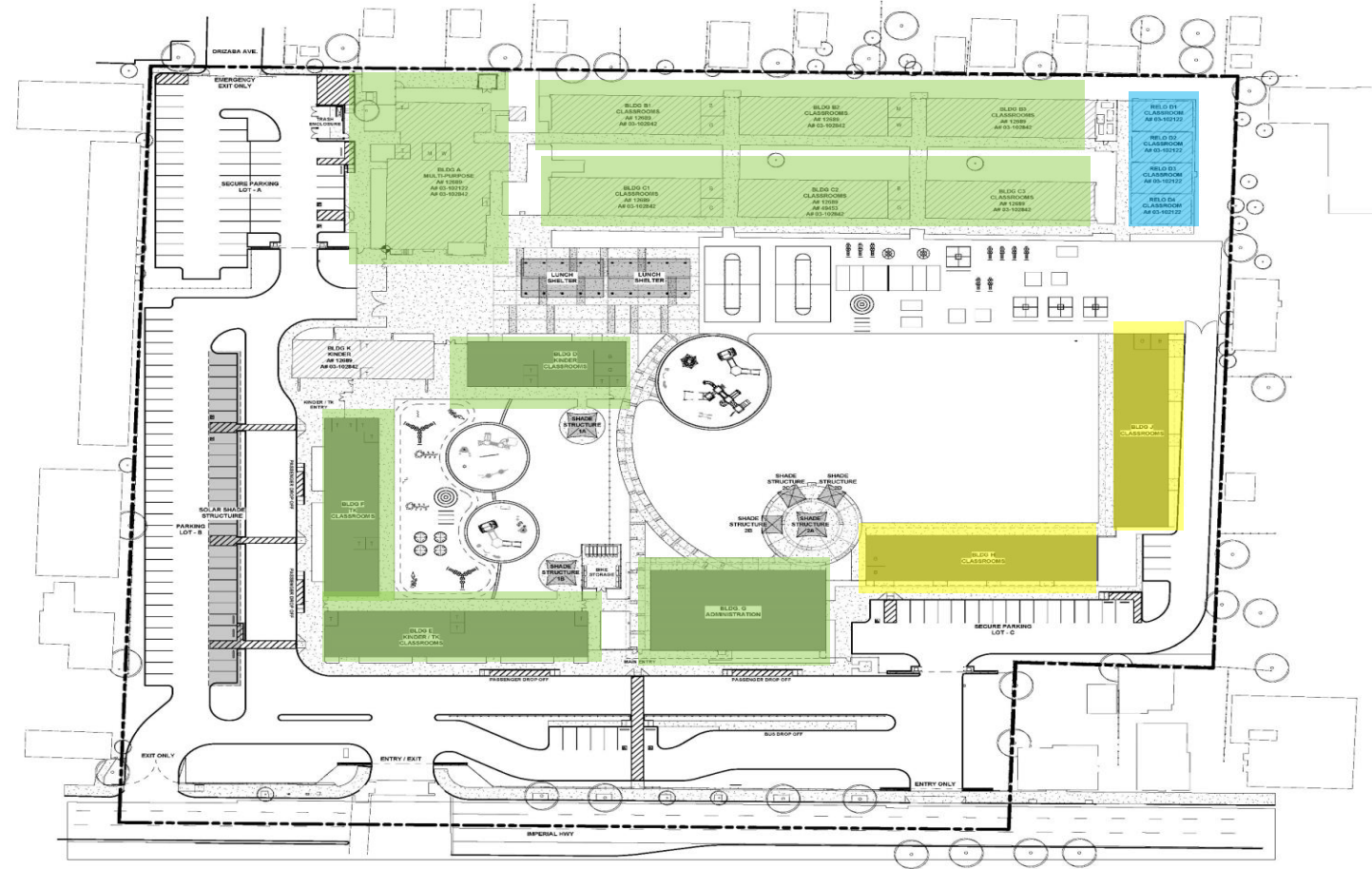


## If Proposition 2 DOES pass in November...



## If Proposition 2 DOES pass in November...

- Keep four overflow portables
- Build new buildings for needed classrooms







**IMPERIAL ES MODERNIZATION / NEW CONSTRUCTION**  
DOWNEY UNIFIED SCHOOL DISTRICT  
DOWNEY, CA

07/25/2024

**sg**h  
ARCHITECTS

707 BROOKSIDE AVENUE W  
REDLANDS CA 92373  
P: 909 375 3030  
sgarch.com













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DOWNEY UNIFIED SCHOOL DISTRICT  
DOWNEY, CA

07/25/2024

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DOWNEY, CA

07/25/2024

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sgharch.com



# Carpenter ES Updated Layout



**Downey Unified**  
SCHOOL DISTRICT





If Proposition 2 DOES NOT/DOES pass in November...



- LEGEND**
- TK/K CLASSROOM
  - BUILDING MODERNIZATION
  - CLASSROOM
  - ADMINISTRATION
  - MPR
  - COUNSELING
  - LIBRARY / INNOVATION LAB
  - LANDSCAPING
  - ASPHALT
  - FIRE ACCESS LANE
  - SUPPORT / EQUIPMENT
  - CIRCULATION
  - PLAY AREA
  - LUNCH SHELTER
  - RETENTION POND



CARPENTER ES  
MODERNIZATION  
9439 FOSTER ROAD  
DOWNEY, CA 90242  
DOWNEY UNIFIED  
SCHOOL DISTRICT

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE

REVISIONS  
NO. DESCRIPTION  
DATE

REVISIONS  
NO. DESCRIPTION  
DATE

REVISIONS  
NO. DESCRIPTION  
DATE

SHEET TITLE  
OVERALL SITE PLAN -  
1ST FLOOR

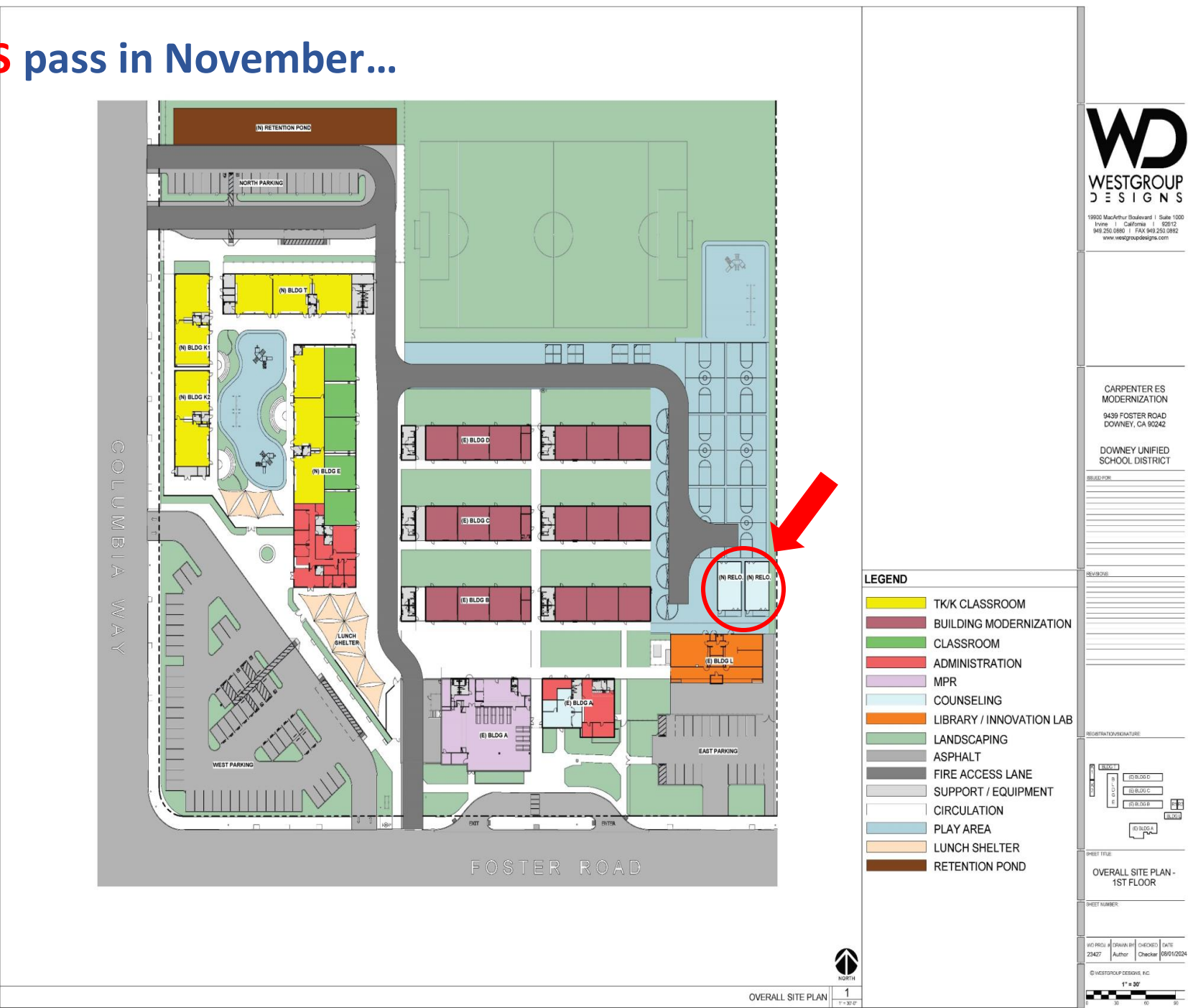
SHEET NUMBER  
1

WD PROJ # 23427  
DRAWN BY Author  
CHECKED BY Checker  
DATE 08/01/2024

© WESTGROUP DESIGNS, INC.  
1" = 30'  
0 30 60 90

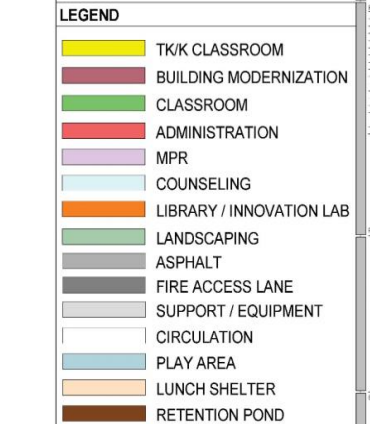
# If Proposition 2 DOES NOT/DOES pass in November...

- Keep two overflow portables





- Keep two overflow portables
- Because landlocked, build admin & needed classrooms

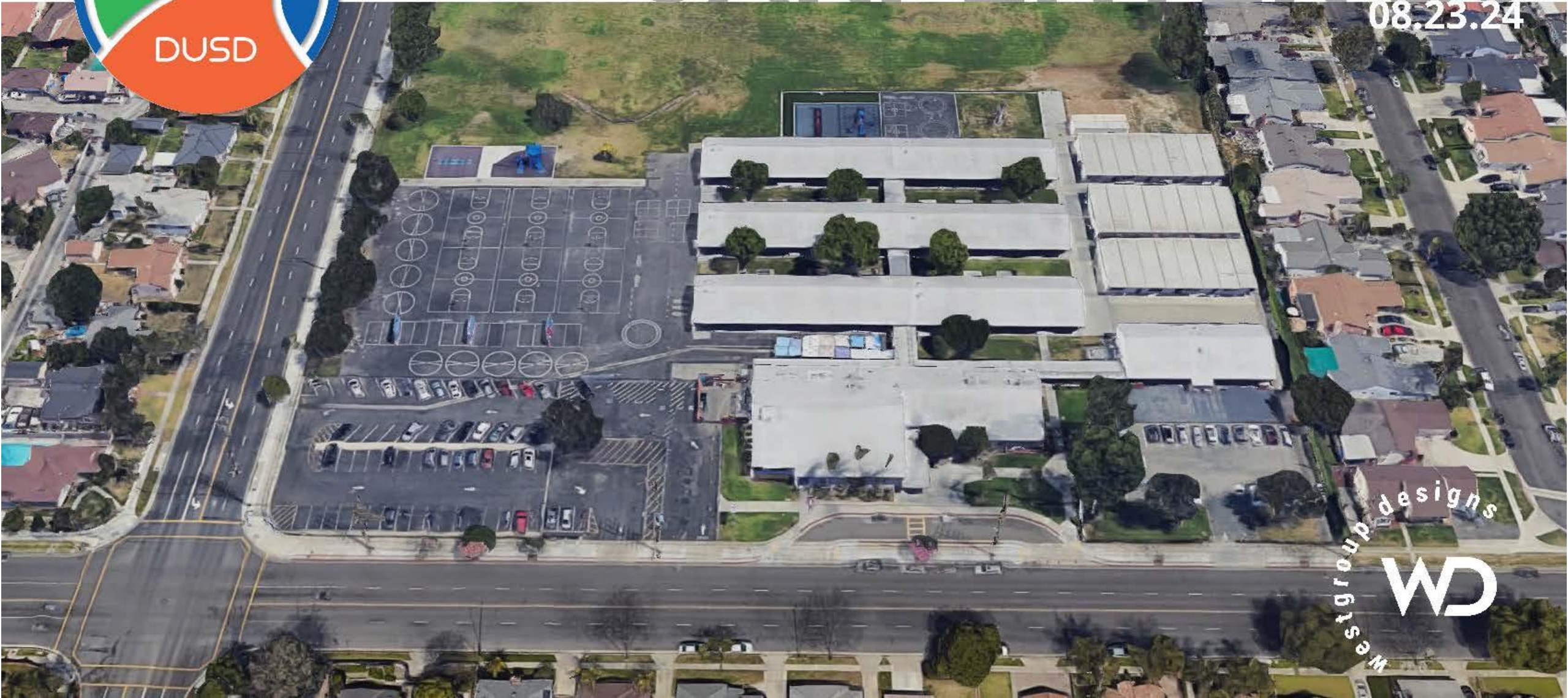






# CARPENTER ES

08.23.24



westgroup designs  
WD





CARPENTER ES – Southwest Aerial at Primary Parking Lot and Drop-Off





CARPENTER ES – Northwest Aerial at TK-K Parking Lot and Drop-Off







CARPENTER ES – View at Primary Drop-Off / Administration / Lunch Shelter





CARPENTER ES – View at Lunch Shelter / Administration / New Classrooms / Fire Lane









CARPENTER ES – View at Primary Drop-Off / Administration / Lunch Shelter





# Updated Budget



**Downey Unified**  
SCHOOL DISTRICT

## Updated Budget\*

Site	LLB Estimate	Updated No Proposition 2	Updated With Proposition 2
<b>Carpenter</b>	\$86,250,000.00	\$60,000,000.00	\$71,871,519.00
<b>Imperial</b>	\$80,000,000.00	\$60,000,000.00	\$73,585,451.00
<b>Rio Hondo</b>	\$74,554,063.75	\$45,000,000.00	\$57,093,651.00
<b>Rio San Gabriel</b>	\$83,750,000.00	\$45,000,000.00	\$56,869,726.00
<b>Totals</b>	<b>\$324,554,063.75</b>	<b>\$210,000,000.00</b>	<b>\$259,420,347.00</b>

\*including soft costs



# Breakdown for Remaining Sites

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- \$630 Million Total (estimated) for all elementary schools
  - Extrapolated from \$210 Million for 1/3 of sites
- \$504 Million Bond leaves \$126 Million to be funded
  - $\$630\text{M} - \$504\text{M} = \$126\text{M}$
  - \$187 Million is available to fund from:
    - \$45 million middle school state fund
    - \$53 million first four mod and new construction
    - \$89 million mod state funding for remaining sites
- Remaining sites can be funded based on current estimates



# Phasing & Schedule



**Downey Unified**  
SCHOOL DISTRICT





**Downey Unified**  
SCHOOL DISTRICT

# Rio Hondo Elementary School Phasing Plan

## Modernization

DSA Submission – Fall 2024 thru Winter 2024  
Construction – Winter 2025 thru Summer 2026

## TK/K Buildings

DSA Submission – Winter 2024 thru Spring 2025  
Construction – Summer 2025 thru Winter 2025

## New Building

DSA Submission – Spring 2025 thru Fall 2025  
Construction – Winter 2025 thru Summer 2026

## Site Work/Parking Lots

DSA Submission – Fall 2024 thru Winter 2024  
Construction – Winter 2025 thru Summer 2026

**Completion Date August 2026**





**Downey Unified**  
SCHOOL DISTRICT

# Rio San Gabriel Elementary School Phasing Plan

## TK/K Buildings

DSA Submission – Fall 2024 thru Spring 2025  
Construction – Summer 2025 thru Winter 2025

## Modernization

DSA Submission – Winter 2024 thru Spring 2025  
Construction – Winter 2025 thru Summer 2025

## New Building

DSA Submission – Spring 2025 thru Fall 2025  
Construction – Winter 2025 thru Summer 2026

## Site Work/Parking Lots

DSA Submission – Spring 2025 thru Fall 2025  
Construction – Winter 2025 thru Summer 2026

**Completion Date August 2026**





# Imperial Elementary School Phasing Plan



**Completion Date August 2026**

# Carpenter Elementary School Phasing Plan

**TK/K & New Building**

DSA Submission – Fall 2024 thru Spring 2025  
Construction – Summer 2025 thru Spring 2026



**Modernization**

DSA Submission – Spring 2025 thru Winter 2025  
Construction – Spring 2026 thru Summer 2026



**Site Work/  
Parking Lots**

DSA Submission – Fall 2024 thru Spring 2025  
Construction – Spring 2026 through Summer 2026

**Completion Date August 2026**





## Next Steps



**Downey Unified**  
SCHOOL DISTRICT



# **Requested Board Action Items**

## **September 10, 2024**

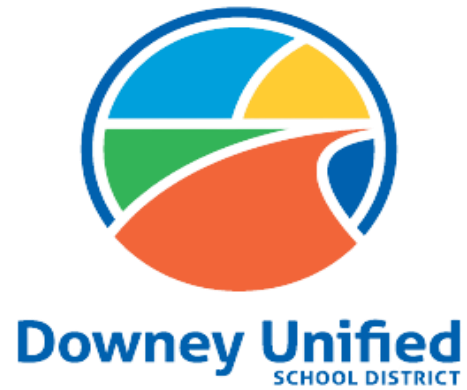
- Board Discussion & Approval for Updated Layouts
  - CUUBE Procurement Approval
-





# Future Board Action Items

- Approval of Agreements for Modernization
  - GMP for Lease-Leaseback Contractors for New Construction
-



THANK YOU!