



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

Energy Master Plan Project Implementation Planning

November 21, 2024

**UPDATED
SCOPE OF
WORK &
BUDGETS**

PRESENTATION OVERVIEW

SCHEDULE

UPDATED SCOPE

BUDGET

FINANCING

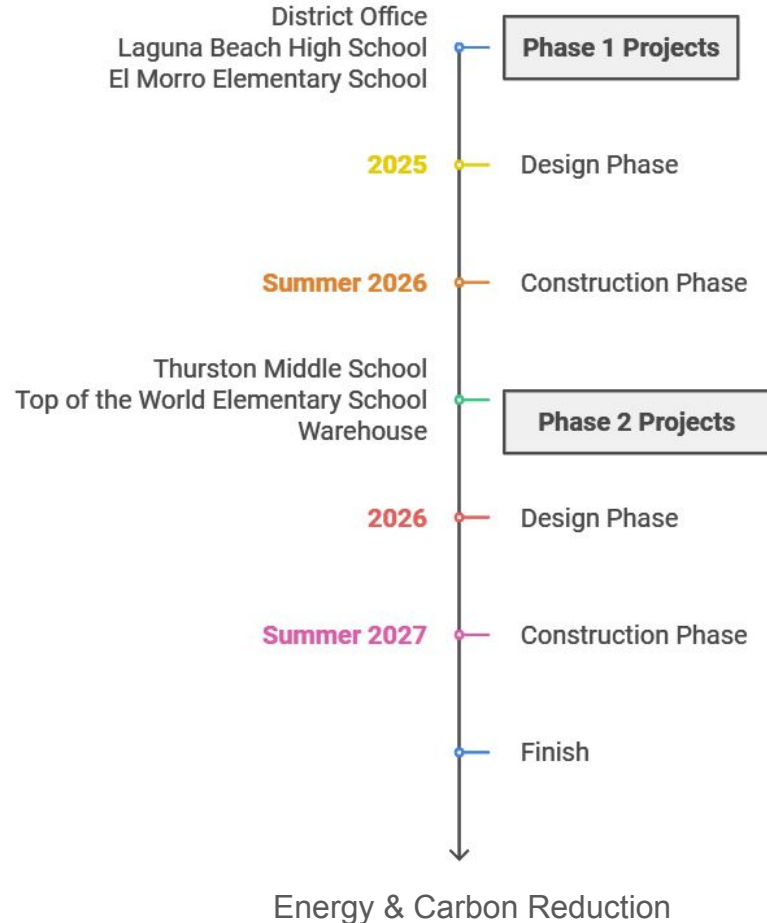
QUESTIONS



- Coordinate the Energy Master Plan scope of work with the Facilities Master Plan
- Budget the identified Energy Master Plan improvements to be completed at this time
- Review COP financing next steps

SCHEDULE HIGHLIGHTS

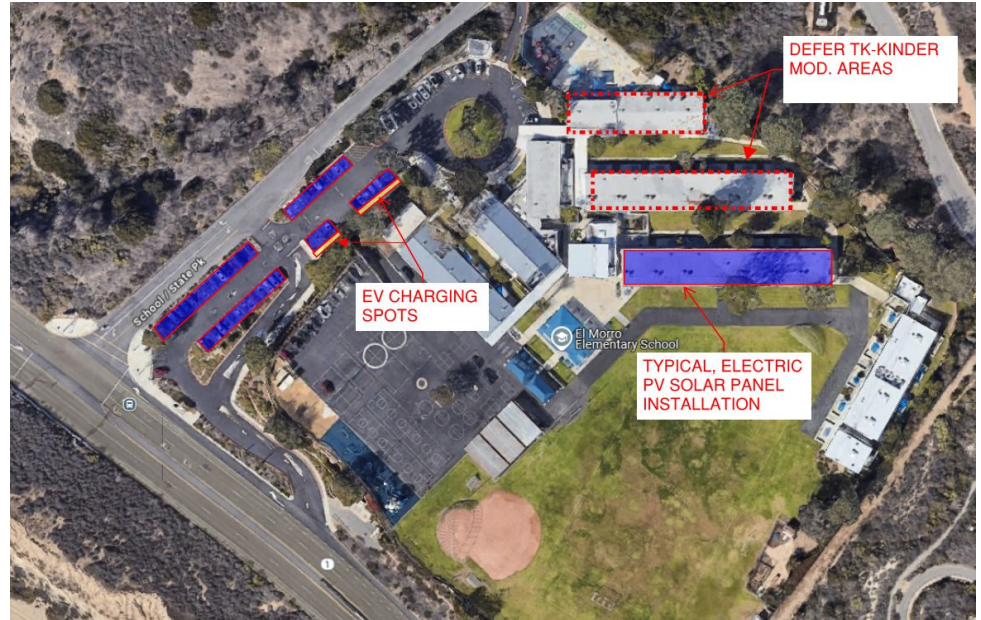
- RFP for design consultants to prepare engineering plans
- Process plans with DSA to complete the scope of work identified at each site
- Bid, award, plan, and construct the plan scope of work
- Phase projects to capture economies of scale and minimize impacts to summer activities



El Morro

ENERGY EFFICIENCY PROJECT

1. Scope of Work
 - a. Electric PV solar system
 - b. EV charging stations
 - c. HVAC system replacements
 - d. Lighting upgrades
2. Budget: \$3,324,234
3. Schedule: Design 2025 & Construction Summer of 2026



Laguna Beach H.S.

ENERGY EFFICIENCY PROJECT

1. Scope of Work
 - a. Electric PV solar system
 - b. Stadium Light LED Retrofit
 - c. HVAC system replacements
 - d. Lighting upgrades
2. Budget: \$5,848,248
3. Schedule: Design 2025 & Construction Summer of 2026



District Offices

ENERGY EFFICIENCY PROJECT

1. Scope of Work
 - a. HVAC system replacements
 - b. Plumbing Water Heaters
2. Budget: \$188,370
3. Schedule: Design 2025 & Construction
Summer of 2026



Top of the World

ENERGY EFFICIENCY PROJECT

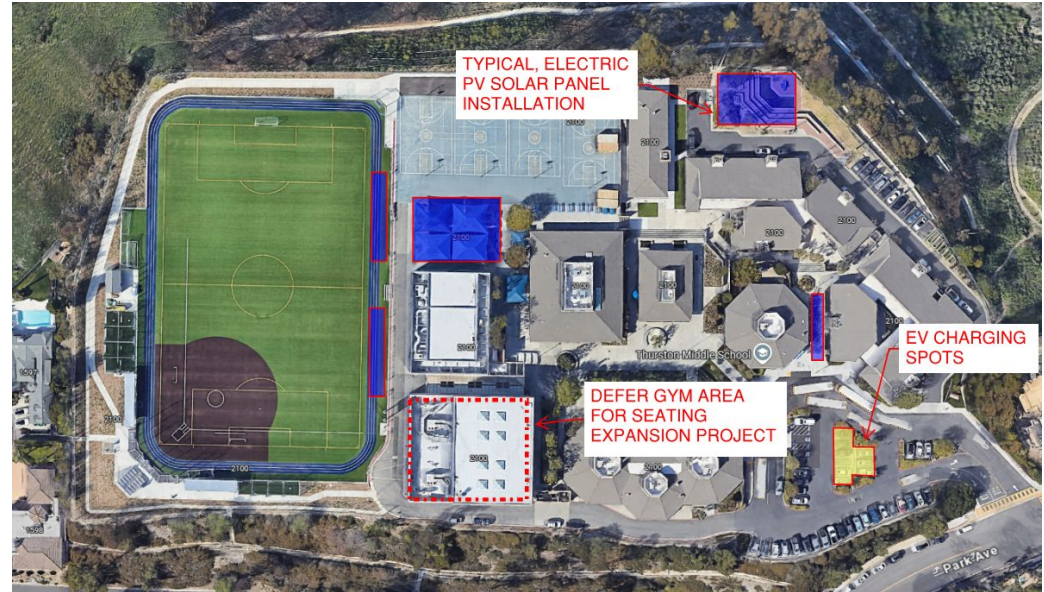
1. Scope of Work
 - a. Electric PV solar system
 - b. EV charging stations
 - c. HVAC system replacements
 - d. Lighting upgrades
2. Budget: \$3,632,655
3. Schedule: Design 2026 & Construction
Summer of 2027



Thurston

ENERGY EFFICIENCY PROJECT

1. Scope of Work
 - a. Electric PV solar system
 - b. EV charging stations
 - c. HVAC system replacements
 - d. Lighting upgrades
2. Budget: \$3,691,208
3. Schedule: Design 2026 & Construction Summer of 2027



Warehouse

ENERGY EFFICIENCY PROJECT

1. Scope of Work
 - a. Electric PV solar system
 - b. Stadium Light LED Retrofit
 - c. HVAC system replacements
 - d. Lighting upgrades
2. Budget: \$1,477,637
3. Schedule: Design 2026 & Construction Summer of 2027



Estimated Costs

RESOURCE NEEDS

	EMES Lighting Upgrade	PV and BESS	EV Stations	HVAC Replacements	Plumbing Fixture DWH Replacements	TOTAL
District Office	\$0.00	\$0.00	\$0.00	\$159,120.00	\$29,250.00	\$188,370.00
Laguna Beach High School	\$795,100.00	\$978,950.00	\$0.00	\$3,986,448.00	\$87,750.00	\$5,848,248.00
Thurston Middle School	\$285,118.00	\$114,109.30	\$9,470.00	\$2,197,027.00	\$58,500.00	\$3,691,208.00
Top of the World Elementary School	\$257,963.00	\$224,954.00	\$14,205.00	\$3,098,093.00	\$37,440.00	\$3,632,655.00
El Morro Elementary School	\$225,061.00	\$599,553.00	\$18,940.00	\$2,451,430.00	\$29,250.00	\$3,324,234.00
Warehouse	\$225,061.00	\$100,394.60	\$219,380.00	\$0.00	\$29,250.00	\$1,477,637.00
TOTAL	\$1,788,303.00	\$3,948,496.00	\$261,995.00	\$11,892,118.00	\$271,440.00	\$18,162,352.00

RED font indicates cost reductions from deferring Energy Master Plan scope in areas included in current Facility Master Plan projects.

FINANCING OPTIONS

Certificate of Participation

\$20M Certificate of Participation

Estimated annual payment \$1.45M

Prefunding the Capital Improvement Program (CIP) to implement **most** of the recommendations from the Energy Master Plan

\$2.2M current annual contribution to CIP and Facility Repair & Replacement Program (FRRP). Would adjust to only making annual contribution to FRRP.

- a. Access to funding to maximize rebates
- b. Achieve operational savings that would directly benefit general fund to reduce utility costs and redirect funds for educational purposes
- c. Position our district to meet carbon neutrality goal by 2030

Definition

Certificates of Participation (COPs) are a way for California school districts, county offices of education, and community college districts to raise funds for capital improvements and real property acquisitions. COPs are an alternative financing option to general obligation bonds.

How they work

COPs use a tax-exempt lease structure to finance public facilities and improvements. Before a school district can issue COPs, they must notify the county superintendent of schools and county auditor at least 30 days in advance.

What they can be used for

Certificates of Participation (COPs) use a tax-exempt lease structure to finance the construction of public facilities or improvements

FINANCING OPTIONS

Certificate of Participation

\$15M Certificate of Participation

Estimated annual payment \$1.1M

Prefunding the Capital Improvement Program (CIP) to implement some of the recommendations from the Energy Master Plan

\$25M Certificate of Participation

Estimated annual payment \$1.8M

Prefunding the Capital Improvement Program (CIP) to implement all of the recommendations from the Energy Master Plan. Option accounts for increased costs related to design, construction management, and testing & inspection

Definition

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What they can be used for

Certificates of Participation (COPs) use a tax-exempt lease structure to finance the construction of public facilities or improvements

FINANCING OPTIONS

Certificate of Participation

- Formal Board action at a regular meeting would be required before initiating the issuance of a Certificate of Participation.
- The COP would be treated as a prefunding for the Capital Improvement Program so that annual contributions from the general fund are reduced in proportion to the repayment schedule.
- COP would be structured to include an early call feature, allowing the district to pay off the remaining amount owed after 10-years with no penalty.

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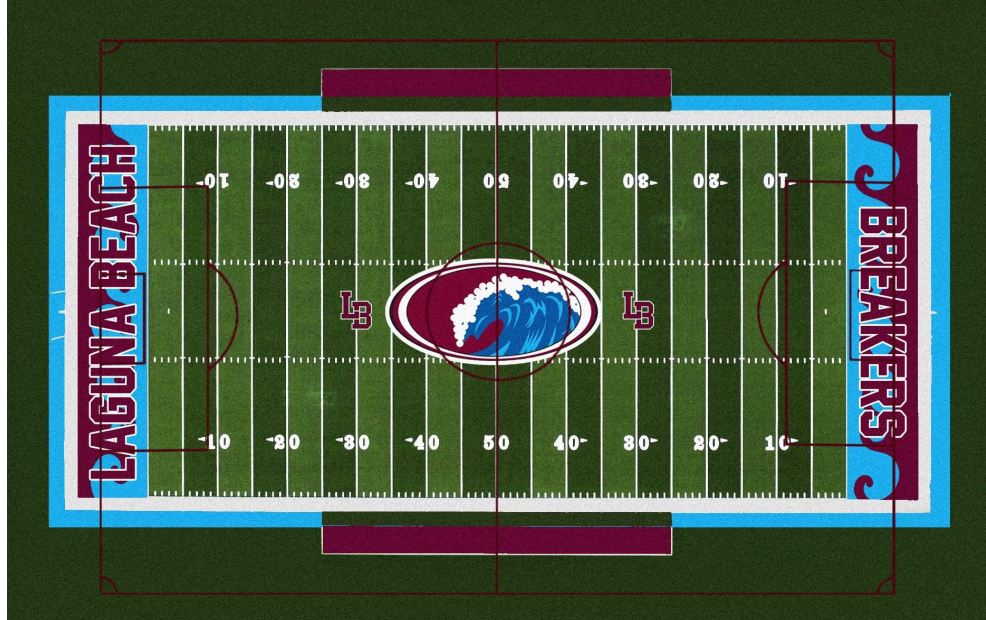
What they can be used for

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QUESTIONS

LBHS Stadium

SUSTAINABLE TURF REPLACEMENT PROJECT



Turf Replacement

Manufacturer: Shaw Sports Turf (wholly owned subsidiary of Berkshire Hathaway, Inc.)

Type: Game On Hybrid 2" Dual Fiber

Infill: Geofill (Sand and Natural Material)

Forever Chemicals PFAS): Not Used

Recycling of Existing Turf: Yes, Used to Make Shock Pad for New Fields

Cost: \$746,985

Install Schedule: 16 Days

Track Maintenance

Manufacturer: Beynon (Original Installer)

Type: 5 mm Topping Layer on Existing Material

Cost: \$364,700

Install Schedule: 15 Days

Funding

Included in FMP

FRRP Funding Identified

Budget: 1.2M 2025/26