

EUSD Measure Z Next Phases Update

LPA

ENCINITAS UNION SCHOOL DISTRICT FACILITIES PLAN UPDATE 2025



PROCESS



PLANNING



SITES

Agenda

➤ Review:

- *Board Priorities

- *Timeline:

Where we have been and where we are going

- *PEC Progress

➤ Bond Phases and Financing

➤ Next Steps





Review

Board of Trustees Priorities | scopes of work





A **Reconfiguration of Undersized Classrooms & Modernization**

Modernization of existing classrooms includes the replacement and repair of wall finishes, windows, doors, flooring, ceilings, casework, and roofing. Reconfigure existing spaces to create classrooms.



B **Existing Building Systems, Toilets & Improved Energy Efficiency**

Upgrades related to Heating, Ventilation, and Air Conditioning (HVAC), lighting, electrical, and plumbing. This category also includes modernization, reconfiguration, and new construction for restrooms.



C **Site Utilities**

Upgrades related to gas, sewer, and water, and storm drain service lines. This category also includes upgrades related to electrical mains and distribution, and energy-efficient building systems & controls (EMS).



D **New Construction (Classrooms)**

Addition of new classrooms to support enrollment and/or new classroom building(s) to replace existing portables/classrooms. This category includes classrooms to support general education for all grades and Special Education classrooms.



E **Enrichment Programs**

Modernization, reconfiguration, and new construction of enrichment program spaces, science labs, and electives spaces such as Art, STEAM, Music and Yoga/Fitness.



F **MPR & Food Service Improvements**

Modernization, reconfiguration, and new construction of Multipurpose Rooms and Food Service (Kitchen and Serving Areas), lunch shelters, and trash enclosures.



G **Administration & Staff Support**

Modernization, reconfiguration, and new construction of Administration spaces including Faculty Work and Faculty Lounge. This category also includes District facilities such as the District Office and Nutritional Services.



H **Media Centers & Learning Resource Centers (LRC)**

Modernization, reconfiguration, and new construction of Media Centers and Learning Resource Centers.

Board of Trustees Priorities | scopes of work





I **Safety/Security, Drop-off/Parking & ADA Improvements**

Addition and/or improvements to safety related to concrete and asphalt paving, exterior lighting, fencing, signage, safety locks on classroom doors, a secure single point-of-entry, fire alarms, and public address and emergency communication systems.



J **Outdoor Learning Environments & Curb Appeal**

Addition and/or improvement of outdoor student gathering spaces and quads, including shade.



K **Exterior Play Spaces, Playfields & Hardcourts**

Addition and/or improvement of PK, Kindergarten, and Elementary play yards and equipment, hardcourts, and playfields. This category also includes shade structures at Kindergarten play yards and rubberized surfacing at all play structures.



L **Technology Infrastructure**

Upgrade of backbone, wireless access points, switches, and MDF/IDF data rooms with environmental controls.

Board Priorities Summarized

Address The
Needs of the 3
Oldest Sites
PEC, OK & CA

Address Small
Classrooms

Special
Education
Preschool

Upgrade Utilities,
Bathrooms,
Security and
Front Entrances

Address
Portables

Where We Have Been

- EUSD created a new Facility Plan with LPA Designs in 2020 then updated April 2024
- Created Board Priority list of Facility Needs
- November 2024 Passed Measure Z- \$158,300,000 facilities bond
- January 2025 Board Bond Workshop, a decision was made to rebuild PEC as part of phase 1 in addition to summer of 2025 projects
- Tasked administration of creating a phase II and III plan

Where We Are Going

PEC Progress Update:

Dec-March 2025:

- ✓ Brought on board DLR Architects and Balfour Beatty Lease-Lease Back builder
- ✓ March 2025 conducted PEC Community Engagement Sessions

Next Steps:

- Schematic design and construction documents followed by agency reviews
- January of 2026 start Bidding
- Summer of 2026 Construction

DLR Lead PEC Community Engagement Input Sessions

- ✓ February 26th- Goals & Intro Planning
- ✓ March 12th- Facts & Needs
- ✓ March 20th- Solutions
- ✓ Plus, two staff Steering Committee meetings



SITE PLAN WORKSHOP





CONCEPTS WORKSHOP



VIBE BOARD

VIBE: *SWELL TIMES...*



"TIDES" IN-DOOR - OUTDOOR CONNECTIONS



TREES -> SUN RAYS



PANTRY FOR "NOOK"

CONNECTION



EARTHLY CONNECTIONS

SURFACES & WAVES & "SHOALS"

BEACH VIBES!!



Encinitas

CONCEPTS WORKSHOP

VIBE BOARD

VIBE: *FUNKY NATURAL COASTAL*



NATURE & PLAY: MOVEMENT, VISUALLY INTERESTING, MEANDERING



EXTERIOR: NATURAL, WARM, INVITING, COASTAL, EARTHY, GREENERY



CLASSROOMS: INDOOR / OUT DOOR, NATURAL LIGHT.



GATHERING SPACES: FLEXIBLE SIZES & USES, ACCOMMODATING, INCLUSIVE, COZY

LDLGROUP



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CONCEPTS WORKSHOP



NATURAL MATERIALS AND TEXTURES



USE OF COLOR WITH RESTRAINT



INDOOR / OUTDOOR CONNECTIONS



NATURAL LANDSCAPES/NATURAL PLAY AREAS



ABUNDANT NATURAL LIGHT



PLAYFUL AND ORGANIC FORMS



COLLABORATION AND GATHERING



RESPECT FOR LOCAL CONTEXT



Phases & Financing

	2025	2026	2027	2028	2029	2030-2034
<u>REVENUE:</u>						
Bond Sales	\$60M		\$40M		\$58M	
State Funds	\$20M					
<u>Phase I: \$79M</u>						
Summer 2025- Playground FV/PDL, roofing LCH/FV, Paint ME						
PEC- Reconstruction						
<u>Phase II: \$39M</u>						
CA- Kinder & 800 wing, HVAC, roofing, playground, kitchen, bathrooms, flooring, fencing						
OK- Kinder re-configure, bathrooms, HVAC, upper bathrooms, drainage, playground, kitchen, shade, paint and entrance						
Preschool- Complete rebuild						
<u>Phase III: \$59M</u>						
PD- 200/300 re-configure, new restroom and enrichment buildings, HVAC, flooring, paint, bathrooms, roofing						
LCH- 600 wing & kinder new building, bathrooms, playgrounds, flooring, kitchen, asphalt, HVAC, fencing						
OPE- Kitchen, HVAC, roofing, restrooms, playgrounds & track, asphalt, landscape						
Central Kitchen- Expansion Remodel						
ME- HVAC, bathrooms, roofing, flooring, lounge, music room, playgrounds						
FV- HVAC, bathrooms, kitchen, roofing, flooring, painting						
ECC- HVAC, flooring, paint, track & playgrounds, bathrooms, asphalt, landscape, kitchen						

Bond
Planning
Schedule



Next Steps

NEXT STEPS

- **Tonight's Action Items:**
 - Bond resolution to authorize the issuance of our Series A \$60M in bonds
- **Lease-Lease Back agreement with Balfour Beatty for PEC construction coming next month**
- **Logistics Planning for PEC students for 2026-27**
- **Move Forward with Summer 2025 Bond Projects and identify phase II projects**

Thank You Questions or Comments?

