

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





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.



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.



Site Utilites

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).



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.



Enrichment Programs

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



MPR & Food Service Improvements

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



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.



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





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.



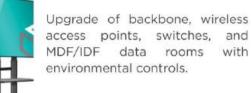
Outdoor Learning
Environments &
Curb Appeal

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



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.





Board Priorities Summarized

Address The Needs of the 3 Oldest Sites

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

SWELL TIMES ... VIBE:



TIDES IN-BOOK - DUTTOME CONSTRUMENTS









TREWS - - SAVERYS









Companytion



-DLRGROUP









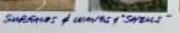














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CONCEPTS WORKSHOP



VIBE: FUNKY NATURAL COASTAL

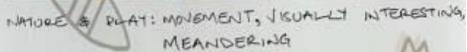












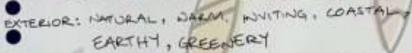






















CHASSECOMS: INDOOR OUT DOOR, NATURAL LIGHT











GATHERING SPACES: FLEXIBLE SIZES & USES ACCOMMODATION INCUSIVE, COZY Encinita

FOLRGROUP

CONCEPTS WORKSHOP

























Phases & Financing

	2025 20	026 2027	2028 2029	2030-2034	
REVENUE:					/ /
Bond Sales	\$60M	\$40M		\$58M	
State Funds	\$2	20M			
<u>Phase I: \$79M</u>					
Summer 2025- Playground FV/PDL, roofing LCH/FV, Paint ME					
PEC- Reconstruction					
Phase II: \$39M					Bond
CA- Kinder & 800 wing, HVAC, roofing, playground, kitchen, bathrooms, flooring, fencing					
OK - Kinder re-configure, bathrooms, HVAC, upper bathrooms, drainage, playground,					Planning
kitchen, shade, paint and entrance					i idiiiiig
Preschool - Complete rebuild					Schedule
					Schedule
Phase III: \$59M					/
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					



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?



