

EUSD Measure Z

Summer 2025 Update and Proposed Modifications



Agenda

- Review what we previously decided regarding project sequences for Phases II & III
- Share new information & developments
- Discuss proposed new direction



*Proposed Changes
In yellow

	2025	2026	2027	2028	2029	2030-2034
REVENUE:						
Bond Sales	\$60M		~~\$40M~~		~~\$58M~~	
State Funds			~~\$20M~~			
Phase I: \$79M						
Summer 2025- Playground FV/PDL, roofing LCH/FV, Paint ME						
PEC- Reconstruction						
Phase II: \$39M						
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						
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						

\$48M

\$23M

\$50M

Bond
Planning
Schedule

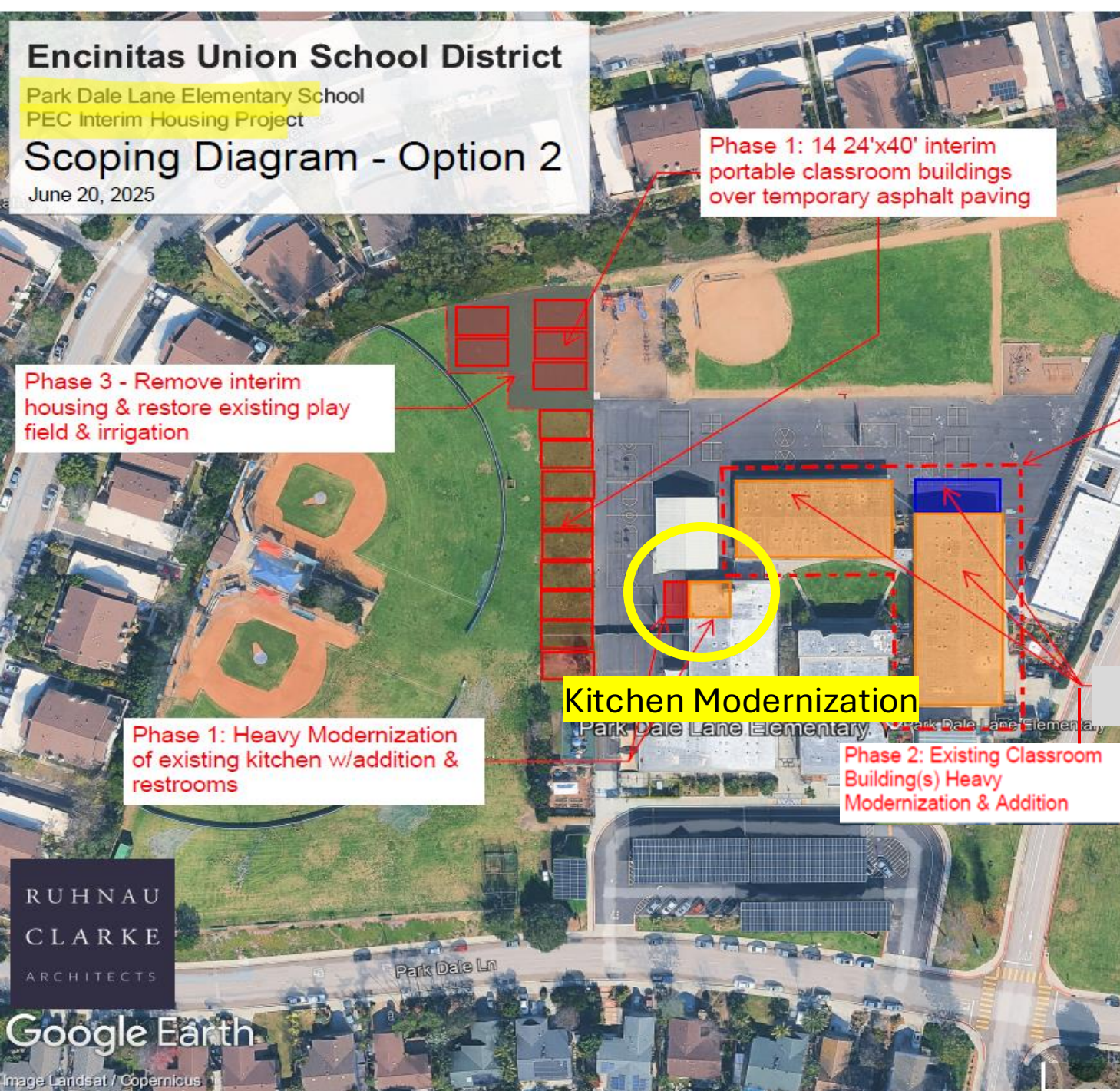
1st thought was
to Flip Flop

Encinitas Union School District

Park Dale Lane Elementary School
PEC Interim Housing Project

Scoping Diagram - Option 2

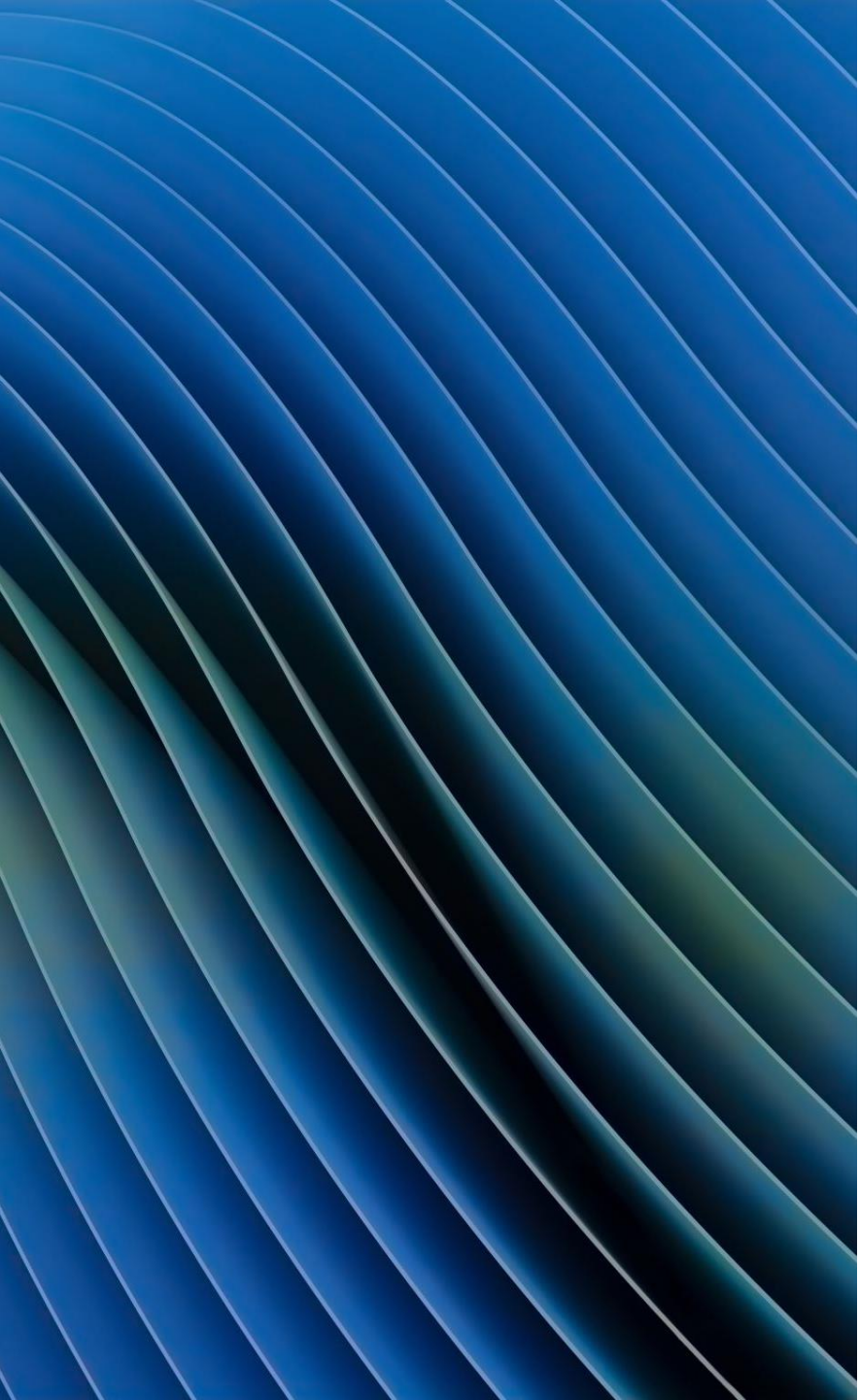
June 20, 2025



While reviewing the PDL site plan for portable locations...

The following ideas were generated:

- 1) Complete the site kitchen to assist in the accommodation of PEC students
- 2) This then led to discussions of cost savings by leaving the portables at PDL and move their modernization from Phase III to Phase II



In an email from Steve Prince Architect RCA

Regarding PDL Phase 3 modernization plan

“We would recommend moving this project up to Phase 2 on the district’s project list as the district would be investing approx. \$1.8M - \$2M for the installation, utility infrastructure, and ADA path of travel improvements required as part of Phase 1 interim housing project.”

“Once the PEC project is complete and the students return to their campus, the interim housing then could be utilized by the occupants of the PDL students...”

Encinitas Union School District

El Camino Creek Elementary School
PEC Interim Housing Project

Scoping Diagram

June 11, 2025

Proposed New
Preschool Locations?

4: 24'x40' interim portable
classroom buildings

8: 24'x40' interim portable
classroom buildings

El Camino Creek Elementary

El Camino Creek Elementary

RUHNAU
CLARKE
ARCHITECTS

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus



Continuing these internal discussions of the potential flip flop of PDL into Phase II and the Preschool into Phase III a further Idea was generated:



3) Recreate the proposed temporary ECC portables to **permanent modulares** for the preschool resulting in millions of dollar of savings

OR

other possibilities such at the 400 wing

Now with changes of 1, 2 & 3 a new schedule could accommodate the following:

With the change of the preschool to permanent modulars, both the preschool & PDL modernization can now ***BOTH be achieved in Phase II*** by saving an addition \$8-9M in preschool construction costs and not duplicating \$2M in PDL temporary house infrastructure costs

Proposed Bond Planning Schedule 8/2025

	2025	2026	2027	2028	2029	2030-34	
Starting Balance	0	51,000,000	6,500,000	24,000,000	8,500,000	2,000,000	TOTAL
REVENUE:							
Bond Sales	60,000,000		50,000,000			48,000,000	158,000,000
State Funds			18,500,000	1,000,000	3,500,000		23,000,000
Developer Fees							
PROJECTS:							
Phase I:							
Summer: Playground FV/PDL, roofing LCH/FV, Paint ME \$4M	4,000,000						
PEC Reconstruction \$80M *	5,000,000	35,000,000	40,000,000				
PEC Moving Logistics		1,500,000	1,500,000				
Phase II:							
Capri \$20M				10,000,000	10,000,000		
OK \$5M		5,000,000					
Preschool \$6M		3,000,000	3,000,000				
PDL \$13M			6,500,000	6,500,000			
Phase III:							
LCH \$14M						14,000,000	
OPE \$10M						10,000,000	
Central Kitchen \$8M						8,000,000	
ME \$5M						5,000,000	
FV \$4M						4,000,000	
ECC \$5M						5,000,000	
Remaining Proceeds	51,000,000	6,500,000	24,000,000	8,500,000	2,000,000	4,000,000	

* Overestimate



Examples of Modular
Preschools



Park Dale Lane
(500 wing is modular)

Summary

- We updated funding to reflect \$50M on Series B sale (up from \$40M)
- We are revisiting the board decision to modernize the *Preschool* in Phase II and *PDL* in Phase III, based on additional cost saving information we have received
- We are proposing move PDL from Phase III to Phase II completing the PDL site kitchen summer of 2026 in time for PEC students. Then upon PEC vacating PDL, roll into PDL modernization, taking advantage of the portables already on site
- In addition, make the ECC portables, initially intended for PEC students, permanent modularity to create the new Preschool or explore other possibilities such as the 400 building

Thank You
Questions or
Comments?

