



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

Facilities Planning: Review and Funding

December 16, 2025

Agenda

- Facility Master Plan (*December 2023*)
- Energy Master Plan (*November 2024*)
- Major Facilities Projects Status
- New Regulations & Key Events
(2024 - 2025)
- Current Facility Assessments
- Board Update: Facility Master Plan
- Funding Needs & Options
- Discussions & Questions



2023 Facility Master Plan (FMP)

- 2021** — **Update to the 2023 Facilities Master Plan (FMP) initiated.**
Board Study Session, September 2021
- 2022** — **Feasibility Study Presentation**
Expansion of transitional kindergarten (TK) programs; upgrades to athletic facilities; outdoor learning environments, LBHS admin/counseling center upgrade, district office administrative spaces.
- 2023** — **Facility Master Plan Development (Scope)**
- *Board Study Session, March 2023*
 - *Community Open Houses, April - May 2023*
 - *Financing Options Presentation, May 2023*
 - *Joint Meeting with City (Joint Use Agreement/FMP), June 2023*
 - *Board Study Session (Pool Options/CEQA), June 2023*
 - *Board Study Session (Revisions), October 2023*
- **Board-Approved Ten Year Facilities Master Plan, December 2023**



Enrollment Projections

Facilities Master Plan Projections, 2023

School	Projection Sept. 8, 2023	Actual Oct. 8, 2025
El Morro Elementary	423	415
Top of the World Elementary	557	535
Thurston Middle	520	531
Laguna Beach High School	888	820
LBUSD Total	2,388	2,301

Enrollment Projections by Grade

Grade	2018	2019	2020	2021	2022	2023	2024*	2025*	2026*	2025**
TK	21	20	22	10	30	35	56	73	80	79
K	145	157	114	141	110	121	122	136	132	134
1	146	158	150	139	153	122	133	135	149	131
2	154	160	161	181	152	164	135	145	152	134
3	176	158	150	167	177	164	170	147	157	138
4	196	185	153	163	173	183	167	176	160	176
5	202	203	182	161	166	184	191	171	181	160
6	208	209	202	176	164	175	189	194	172	183
7	256	209	216	198	169	171	177	186	199	167
8	284	273	222	211	198	174	176	182	189	184
9	262	290	273	202	199	219	181	174	178	191
10	243	262	292	270	197	209	221	179	174	199
11	268	241	258	287	246	206	210	221	178	224
12	294	257	229	254	270	252	206	208	220	215
Totals:	2,855	2,782	2,624	2,560	2,404	2,379	2,334	2,327	2,321	2,315

*Facilities Master
Plan Projections,
2023*

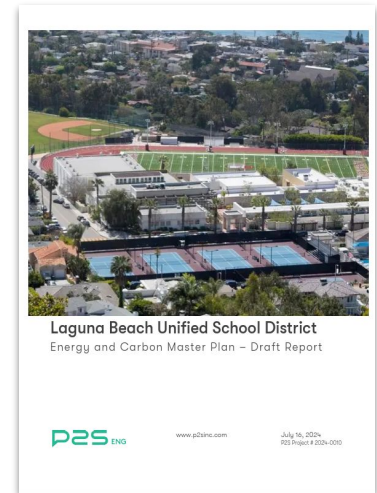
*Projections **Actuals

Site	Projects	Estimated Cost (2023)
El Morro Elementary	New 1-Story Classroom Bldg w/ Kitchen TK-Kinder Classroom Modernization Playfield Upgrades & Outdoor Learning Site Improvements	\$15.90 Million
Top of the World Elementary	Kitchen & Restroom Building New Lunch Shelter TK-Kinder Classroom Modernization Playfield Upgrades & Outdoor Learning Site Improvements	\$6.91 Million
Thurston Middle School	Gym Seating Expansion Technology Lab Modernization Blackbox Theatre Improvements Outdoor Learning Playfield Lighting	\$4.60 Million
Laguna Beach High School	New Admin/Counseling Center/Classroom Bldg Theatre Lighting, Audio and Visual CTE & Art Classrooms Site Improvements	\$24.26 Million
District Office	Modernization Site Improvements	\$10.41 Million
Total Estimated Hard Cost 2023		\$62.08 Million

2023
Facilities
Master Plan
**Major
Projects**

2024 Energy Master Plan (EMP)

- 2022** — **Resolution Carbon Neutral Goal 2030**
April 2022
- 2023** — **Request for Quotation/Proposals (RFQ) and Award - P2S Inc.**
December 2023
- 2024** — **Energy Master Plan Development**
 - *Sustainability Plan Update, April 2024*
 - *Draft Energy Master Plan Presentation, July 2024*
 - *Final Energy Master Plan Presentation, September 2024*
 - *Intent to pursue COP Funding, November 2024*
- 2025** — **Agenda to Issue COP Pulled**
February 2025



Site	Projects	Estimated Cost (2024)
El Morro Elementary	Electric PV solar system EV charging stations HVAC system replacements Lighting upgrades	\$3.33 Million
Top of the World Elementary	Electric PV solar system EV charging stations HVAC system replacements Lighting upgrades	\$3.63 Million
Thurston Middle School	Electric PV solar system EV charging stations HVAC system replacements Lighting upgrades	\$3.69 Million
Laguna Beach High School	Electric PV solar system Stadium Light LED Retrofit HVAC system replacements Lighting upgrades	\$5.85 Million
District Office	HVAC system replacements Plumbing Water Heaters	\$0.19 Million
District Warehouse	Electric PV solar system EV charging stations	\$1.48 Million
Total Estimated Hard Cost 2024		\$18.17 Million

2024 Energy Master Plan Major Projects

Major Facilities Projects Status

- 2016-18 Prop 39 LED Lighting Energy Upgrades - \$3.1M
- 2016-2020 All Sites Roofing Replacements - \$3.6M
- 2017 TOW G1-G5 Modular Classroom Installation - \$2.6
- 2018 LBHS Stadium Restroom-Storage-Concessions - \$2.11M
- 2021 TMS Building D Classroom Modernization - \$2.17M
- 2022 TMS Field Modernization - \$4.09M
- 2024 LBHS Theatre Lighting Retrofit - \$1.6M
- 2025 LBHS Stadium Track and Turf Replacement - \$1.3M
- **LBHS Swimming Pool**
 - December 14, **2023** FMP Approval
 - March 14, **2024** Architect Approval
 - DSA Approval *October 2025*
 - Approval of Bid Award Estimated *January 2026*
 - Estimated Construction *June 2026- June 2027*

New Facility Regulations and Events

- Los Angeles Wildfires / Winds
 - Need to improve resiliency
 - Traffic flow optimizations
 - Review of emerging technologies to enhance fire and wind resiliency
- Nationwide School Security Events
 - Comprehensive Safety Plan
 - Need to harden facilities / CPTED
 - Student Engagement & Wellness
- Gender Neutral Restrooms as required by **CA Senate Bill (SB) 760**
- State Building Program for Matching Funds requires a 5 year Board approved FMP for eligibility
- **CA Assembly Bill (AB) 2232** Indoor Air Quality - California Building Standards Code, the 2025 edition CO2 monitoring classrooms

Current Facility Assessments

Schools (Original Construction Date)	Site Systems	Structural System	Building Envelope (Shell)	Mechanical System
El Morro Elementary (1952)	Average	Below Average	Below Average	Good
Top of the World Elementary (1966)	Poor	Average	Average	Good
Thurston Middle School (1966)	Average	Average	Average	Average
Laguna Beach High School (1935)	Poor	Average	Average	Average
District Office (1968)	Average	Average	Poor	Poor
District Warehouse (1974)	Poor	Poor	Average	N/A

Current Facility Assessments

Schools	Electrical System	Waste Plumbing	Water Plumbing	Gas Systems	Tech / Low-Volt Systems
El Morro Elementary	Average	Average	Good	Good	Good
Top of the World Elementary	Average	Poor	Poor	Poor	Good
Thurston Middle	Average	Average	Poor	Good	Below Average
Laguna Beach High School	Below Average	Below Average	Poor	Below Average	Average
District Office	Average	Good	Poor	Average	Good
District Warehouse	Poor	Poor	Below Average	Below Average	Below Average

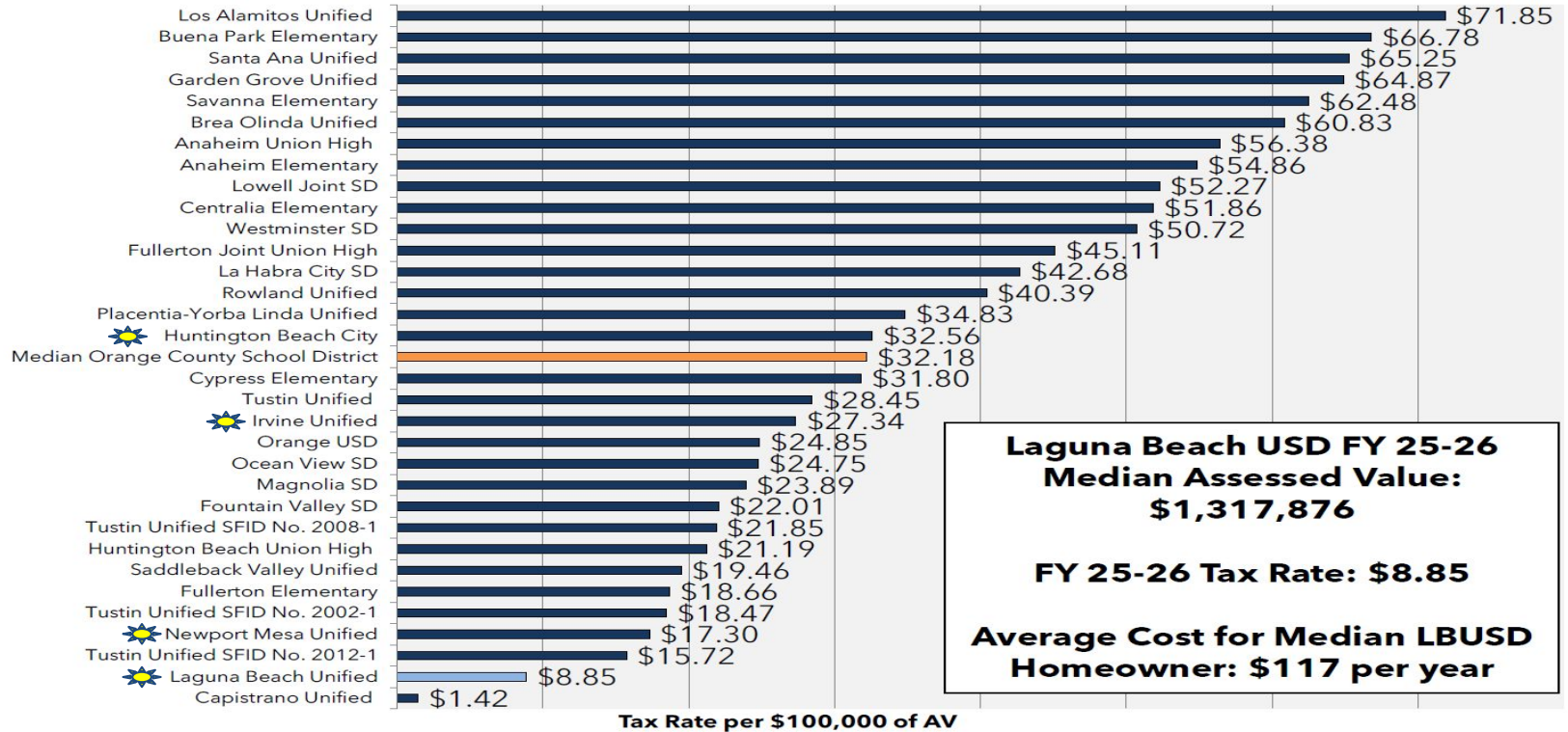
Funding Needs & Options

- Board has the opportunity to discuss and update the FMP and the EMP
- District will be exhausting the Capital Reserves Fund for the anticipated construction of the LBHS Swimming Pool
- Funding needs for the 2023 Dec Board approved FMP is \$62.08 Million (2023 Hard Cost)
- Funding needs for the 2024 Nov Board approved EMP is \$18.17 Million (2024 Hard Cost)
- District will need to borrow funds to complete the FMP and/or EMP in a reasonable timeline

Funding Needs & Options

- Borrowing Options
 - Certificates of Participation
 - \$33.80 Million Cap
 - Repaid from General Fund; impacts Routine and Deferred Maintenance
 - Issuance needs Board Resolution and is a faster process
 - General Obligation (GO) Bond
 - \$81.80 Million Cap (at the existing 2025-26 tax rate)
 - Repaid by Taxpayers extension of the 2025-26 tax rate (\$8.85/ \$100K AV)
 - Needs Board Resolution to place on upcoming ballot and Voter approval (55%) and is a longer process
 - Issuance in multiple series as per Facilities needs; savings for taxpayers

OC School District 2025-26 Tax Rates



GO Bond Issuance Steps

Fall – Winter 2025	Update/Develop Facilities Needs Assessment
January 2026	Review and conduct poll
February/March 2026	Board of Education meeting for the following items: <ol style="list-style-type: none">1. Review survey results
April – May 2026	Conduct tracking poll (if necessary)
May 2026	Board of Education meeting for the following items: <ol style="list-style-type: none">1. Present tracking poll results and recommendations (if needed)2. Present draft bond measure documents for first reading and feedback
June 2026	Board of Education meeting to adopt two resolutions: <ol style="list-style-type: none">1. Resolution ordering Election2. Resolution requesting consolidation with other elections, authorizing Tax Rate Statement, and authorizing Board Members to sponsor ballot arguments
Friday, August 7, 2026	Deadline for District to submit resolution requesting measure consolidation with BOS (88 days prior to Election Date)
Tuesday, November 3, 2026	Election Day