BOARD OF EDUCATION
PASADENA UNIFIED SCHOOL DISTRICT
PASADENA, CALIFORNIA

Topic: APPROVAL TO PROCEED WITH FULL REBUILD FOR THE SAN RAFAEL ELEMENTARY SCHOOL MODERNIZATION PROJECT

Recommendation: The Governing Board of the Pasadena Unified School District is recommended to approve proceeding with a full rebuild of the San Rafael Elementary School campus.

Anticipated Effect on Student Outcomes: Implementation of Capital Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

I. BACKGROUND:

On November 16, 2023, the Governing Board approved Board Report No. 1685-F, which adopted the Five-Year Measure O Bond Program Plan and identified San Rafael Elementary School as a priority campus for modernization and capital improvements.

The original project budget for San Rafael Elementary School was established at $35,247,850. As staff advanced site evaluations and project scoping, it was determined that the required improvements would necessitate full seismic upgrades and significant infrastructure replacement, increasing the planning-level modernization cost to approximately $70,000,000.

II. STAFF ANALYSIS:

The primary driver for this recommendation is alignment with the current District Educational Specifications and the need to provide appropriately sized, functional learning environments for students.

The existing campus does not meet current standards for classroom size, program space, or overall campus functionality. Classrooms are undersized, and key facilities such as the multipurpose room, cafeteria, office spaces, and student support areas do not adequately support current instructional models or student needs. The site also lacks sufficient space for expanded programs, including Transitional Kindergarten and student wellness functions.

A modernization approach, even at an estimated cost of approximately $70,000,000, would address code compliance, seismic requirements, and infrastructure upgrades. However, it would not resolve the campus's fundamental limitations, including building layout constraints, inadequate space configurations, and the inability to fully align the site with current educational specifications.

Both modernization and full-rebuild approaches would require an estimated two-year construction period, resulting in similar levels of disruption to campus operations.

A full rebuild allows the District to construct a campus that meets current standards, including appropriately sized classrooms, improved multipurpose and cafeteria facilities, modernized administrative spaces, and necessary program support areas. It also provides improved campus organization, full ADA accessibility, and integration of modern safety, technology, and infrastructure systems. In addition, a rebuild reduces long-term

maintenance needs and delivers a cohesive campus designed to serve students for the next 30 to 50 years.

As part of this approach, the District will maintain a strong commitment to preserving the architectural character of the existing campus. The design will closely reflect the current façade and visual identity of San Rafael Elementary School while integrating modern building systems and functionality.

At this level of investment, modernization does not provide a proportional return in functionality, lifespan, or alignment with the District's educational program when compared to a full rebuild.

Upon approval, staff will proceed immediately with planning, design, environmental review, and the procurement of necessary professional services to advance the project through the design and preconstruction phases and return to the Board for approval of construction contracts.

Staff will continue to refine scope, cost, and phasing through design development to ensure alignment with available funding and program priorities.

Based on these factors, the staff recommends proceeding with a full rebuild as the most effective and responsible long-term investment for San Rafael Elementary School.

Attachment: Rough Order of Magnitude Estimate - San Rafael ES
SFAC Presentation March 4, 2026
BR 1685-F

III. FISCAL IMPACT:

The estimated planning-level cost for the full rebuild is $128,230,628.

This approval initiates project implementation, including planning, design, environmental review, and procurement activities necessary to advance the project.

Funds are available in Measure O and Measure R and are not to exceed the approved project budget.

The Governing Board authorizes the Superintendent or designee to procure and execute agreements for professional services, investigations, design, and other preconstruction activities necessary to advance the project through design and preconstruction phases, in accordance with applicable law, District policy, and approved funding, with all expenditures tracked to the appropriate funding source and within approved budget limits.

Staff will return to the Governing Board for approval of the Design-Build contract award and authorization of construction.

Final project costs will be determined through design development, procurement, and construction.

Funding title/code:
Title: Measure O & R Capital Projects
Code: 21.X-XXXXX.0-00000-85000-XXXX-0480000 – San Rafael

Approved:

Elizabeth J. Blanco, Ed. D.
Superintendent

Originated by: Michael Dunning, Director of Facilities, Maintenance, Operations and Transportation

DEMO AND REBUILD AT 500 STUDENT CAPACITY						
Scope (new construction)						
New construction (2-story), allowance including PV requirements	60,000	sf	$	725.00	$	43,500,000
Scope (Sitework)						
Demo existing buildings including hazmat abatement	27,131	sf	$	21.00	$	569,751
Sitework (replace aging utilities, all new site development including retaining / earthwork)	209,088	sf	$	60.00	$	12,545,280
Subterranean parking (this is roughly 71 spaces at 350sf/space)	25,000	sf	$	115.00	$	2,875,000
Subtotal					**$**	**59,490,031**
Markups (GC costs and design contingency)				**40.00%**	**$**	**23,796,012**
Escalation to MOC				**15.76%**	**$**	**13,127,963**
TOTAL CONSTRUCTION COST					**$**	**96,414,006**
Interim Housing						Not Required
TOTAL CONSTRUCTION COST + IH					**$**	**96,414,006**
TOTAL PROJECT COST					**$**	**128,230,628**

Superintendent's Facilities Advisory Committee

San Rafael Elementary School

March 4, 2026

WELCOME & REVIEW OF COMMITTEE NORMS

- Remember the committee serves in an advisory role to inform staff and Board recommendations.
- Listen respectfully and allow space for different perspectives.
- Focus on Districtwide needs rather than individual sites.
- Ask questions and raise concerns to help improve the work.
- Keep discussion constructive and solution-oriented.

SAN RAFAEL ELEMENTARY SCHOOL

Purpose of Today's Discussion

- Why San Rafael is Before This Group
- Committee's Advisory Role
- Educational Alignment Considerations
- Review of Capital Investment Options

Goal: Align on Long-Term Investment Direction

EDUCATIONAL ALIGNMENT CONSIDERATIONS



Building A: Room A-214 (3rd Grade Classroom)
Existing: 790 sf
Ed Specs: 960 sf

EDUCATIONAL ALIGNMENT CONSIDERATIONS





Building A: Room A-109 (Kinder Classroom)
Existing: 790 sf
Ed Specs: 1350 sf

EXISTING CONDITIONS CONTINUED



Portable P-2(3rd Grade Classroom)
Existing: 660 sf
Ed Specs: 960 sf

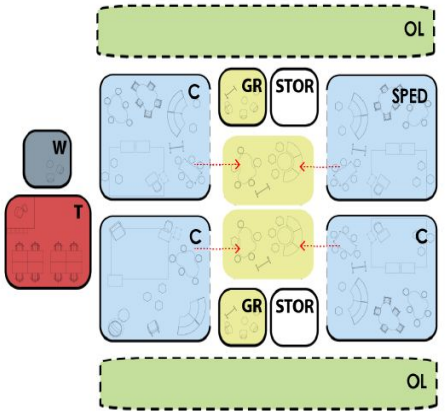
EDUCATIONAL ALIGNMENT CONSIDERATIONS

Typical ES Space Program at 500 Students Capacity

	Class Size	Area (Net Sq. Ft.)	Qty	Capacity	Total (Net Sq. Ft.)
General Academics					
ECE Learning Community					
TK/PreK/K Classrooms	25	1350	3	75	4050
ECSE Classroom	25	1350	1	25	1350
ECE Restrooms		125	2		250
Collaboration Space		640	1		640
Small Group Room		160	1		160
Wellness		160	1		160
Teacher Planning/Wellness		360	1		360
Community Storage		120	1		120
Learning Communities (1-5)					
Classroom	25	960	15	375	14400
SPED/Flex Classroom (Mild-Mod)	13	960	5	65	4800
Collaboration Space		640	5		3200
Maker Storage		120	5		
Small Group Room		160	10		1600
Wellness		160	5		800
Teacher Planning/Wellness		480	3		1440
Community Storage		120	5		600

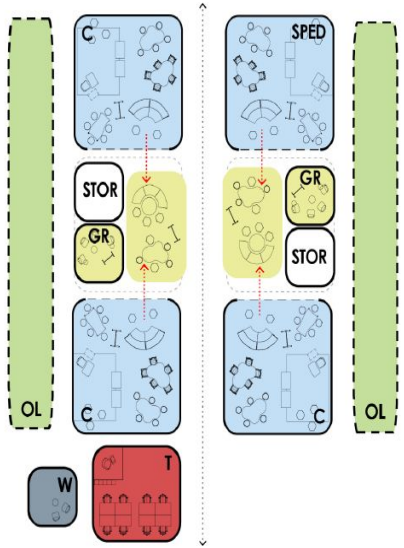
EARLY CHILDHOOD & ELEMENTARY SCHOOL

Adjacency Diagram - Optimal:



NOTE: Diagrams are for demonstration purposes only. Location of operable partitions and specific adjacencies may vary by campus.

Adjacency Diagram - Renovation:



NOTE: Diagrams are for demonstration purposes only. Location of operable partitions and specific adjacencies may vary by campus.

RECAP OF SAN RAFAEL INVESTMENT OPTIONS

PLANNING LEVEL ESTIMATES (COSTS/SF) NOT BASED ON DETAILED DESIGN

OPTION A (MODERNIZATION + PORTABLE REPLACEMENT)	OPTION B (MODERNIZATION ONLY)	OPTION C (FULL REBUILD)
~$78M	~$70M	~$116M
Solves: Modernization + 4 CRs Replacement	Solves: Modernization of Existing Campus Only	Solves: Full Ed Spec Alignment + Capacity + Parking

2/25 BREAKOUT GROUP FEEDBACK

Discussion Prompt:

Given the realities presented, which investment approach positions San Rafael for long-term success over the next 30-50 years?

Common Themes Across Groups:

- Strong interest in preserving architectural character.
- Concern about full demolition of the historic building.
- Recognition that seismic retrofit is a safety priority.
- Questions about enrollment trends and TK impact.
- Concern about budget impact on other District sites.
- Interest in parking solutions, particularly for staff & visitors.
- Desire to evaluate historic investment equity across campuses.

Divergent Perspectives

- Some members leaned towards Option C due to full Ed Spec alignment and long-term viability.
- Others favored a middle-ground modernization approach, preserving key buildings while upgrading infrastructure.
- Others raised concern about optics, cost, and community impact of a full rebuild.

CONSTRUCTION TIMELINE & OPERATIONAL IMPACTS

PASADENA UNIFIED SCHOOL DISTRICT

SAMPLE PROJECT TIMELINE

#	ACTIVITY NAME	DURATION (Cal. Days)	START	FINISH
1				
2	SAN RAFAEL ELEMENTARY SCHOOL			
3	Site Analysis/Programming	60	1/2/2026	3/2/2026
4	Design Phase (SD/DD/CD)	275	3/2/2026	12/1/2026
5	Entitlements	120	9/1/2026	12/29/2026
6	DSA Review & Approval	182	12/1/2026	5/31/2027
7	Bid & Award	88	3/1/2027	5/27/2027
8	Construction	733	6/14/2027	6/15/2029
9	FF&E and Move Management	30	6/18/2029	7/17/2029
10	Closeout	60	6/18/2029	8/16/2029

- Potential relocation to Allendale ES as swing space.

SFAC DISCUSSION

- Reflections following campus tour.
- Additional questions or requests?

LOOKING AHEAD

- **Energy Master Plan Overview**

QUESTIONS

Board Report No. 1685-F Meeting Date: November 16, 2023

BOARD OF EDUCATION
PASADENA UNIFIED SCHOOL DISTRICT
PASADENA, CALIFORNIA

Topic: APPROVAL OF THE FIVE-YEAR MEASURE O BOND PROGRAM PLAN

RECOMMENDATION: The Governing Board of The Pasadena Unified School District review and approve The Five-Year Measure O Bond Program Plan.

Anticipated Effect on Student Outcomes: Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

I. BACKGROUND:

The purpose of the comprehensive Facilities Master Plan is to identify the needs of the district and guide facilities planning, improvements, and developments that support the educational goals and objectives of the Pasadena Unified School District for the next ten years. This Facility Master Plan has assembled a series of metrics to assist the district with identifying their priorities. The Board of Education (BOE) utilized these metrics to identify their current priorities and projected needs. Based on these priorities a Five-Year Bond Program Plan was prepared. The purpose of this five-year plan is to define the spending plan of the bond proceeds to guide the allocation of funds on projects that follow the BOE priorities.

II. STAFF ANALYSIS:

Staff is seeking review and approval of the Five-Year Measure O Bond Program Plan to guide the allocation and award of future projects.

Attachments: Draft Five-Year Measure O Bond Program Plan
Measure O Financial Snapshot

III. FISCAL IMPACT:

There is no fiscal impact based on the review and approval of the Five-Year Bond Program Plan. Fiscal impacts will occur by future actions of the BOE with allocations and approval of awards for specific projects.

Pasadena Unified School District
Board of Education Agenda
November 16, 2023
Submitted by: Elizabeth J. Blanco
Elizabeth J. Blanco, Ed.D. Interim Superintendent

Funding title/code:
Title: N/A
Code: N/A

APPROVED by the Board of Education of the Pasadena Unified School District on the above mentioned date.

Board Report No. 1685-F

Meeting Date: November 16, 2023

Approved:

Elizabeth J. Blanco, Ed. D.
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

APPROVED by the Board of Education of the Pasadena Unified School District on the above mentioned date.

APPROVED

BR-1685-F

11/16/23

PASADENA UNIFIED SCHOOL DISTRICT

Five Year Bond Program Plan

APPROVED
BR-1685-F
11/16/23

Pasadena Unified School District

Five Year Bond Program Plan

FISCAL YEAR 2024	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT FUNDS	
Major Renovation/Modernization Starts				
Madison Elementary School	$ 34,412,984	$ 5,449,842	$ 28,963,142	BR-1663-F 8/28/23
Longfellow Elementary School	$ 37,939,627	$ 7,303,419	$ 30,636,208	BR-1664-F 8/28/23
John Muir High School	$ 51,588,682	$ 17,666,303	$ 33,922,379	BR-1662-F 8/28/23
Summer Projects				
Restrooms				
Wet Utilities (Water, Sewer, Storm Drain)				
Electrical Service				BR-1665-F 8/28/23
San Rafael	$ 662,311		$ 662,311	
Elliot Arts Magnet Academy	$ 6,494,491	$ 3,896,695	$ 2,597,796	
Willard Elementary School	$ 4,779,215	$ 2,837,529	$ 1,941,686	
Sierra Madre Elementary	$ 4,890,617	$ 2,934,370	$ 1,956,247	
Health and Safety Projects Priorities				
ADA Path of Travel / Hardscape Repairs				
Grass Field Reconditioning	$ 6,600,000		$ 6,600,000	BR-1666-F 8/28/23
Electrical Repairs				
HVAC Repairs				
Other Projects				
Interim Housing Franklin ES	$ 2,000,000		$ 2,000,000	
Interim Housing Allendale ES	$ 2,000,000		$ 2,000,000	
TOTAL FISCAL YEAR 2024	**$ 151,367,927**	**$ 40,088,158**	**$ 111,279,769**	
CUMULATIVE TOTAL	**$ 151,367,927**	**$ 40,088,158**	**$ 111,279,769**	

APPROVED
BR-1685-F
11/16/23

Pasadena Unified School District

Five Year Bond Program Plan

FISCAL YEAR 2025	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT FUNDS
Major Renovation/Modernization Starts			
San Rafael Elementary School	$ 35,247,850	$ 3,857,497	$ 31,390,353
Webster Elementary School	$ 29,941,071	$ 5,180,141	$ 24,760,930
Pasadena High School	$ 21,746,338	$ 13,047,803	$ 8,698,535
Summer Projects			
Restrooms			
Wet Utilities (Water, Sewer, Storm Drain)			
Electrical Service			
Marshall Fundamental	$ 23,785,842	$ 14,271,505	$ 9,514,337
Norma Coombs Elementary School	$ 2,887,223	$ 1,732,334	$ 1,154,889
Jackson STEM	$ 4,627,837	$ 2,776,702	$ 1,851,135
Hamilton Elementary School	$ 4,921,488	$ 2,952,893	$ 1,968,595
Health and Safety Projects Priorities			
ADA Path of Travel / Hardscape Repairs			
Grass Field Reconditioning	$ 6,600,000		$ 6,600,000
Electrical Repairs			
HVAC Repairs			
Other Projects			
Interim Housing Franklin ES	$ 1,000,000		$ 1,000,000
Interim Housing Allendale ES	$ 1,000,000		$ 1,000,000
TOTAL FISCAL YEAR 2025	**$ 131,757,649**	**$ 43,818,875**	**$ 87,938,774**
CUMULATIVE TOTAL	**$ 283,125,576**	**$ 83,907,033**	**$ 199,218,543**

APPROVED
BR-1685-F
11/16/23

Pasadena Unified School District

Five Year Bond Program Plan

FISCAL YEAR 2026	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT FUNDS
Major Renovation/Modernization Starts			
Don Benito Elementary School	$ 24,170,478	$ 5,786,325	$ 18,384,153
Field Elementary School	$ 25,158,722	$ 5,294,779	$ 19,863,943
Summer Projects			
Restrooms			
Wet Utilities (Water, Sewer, Storm Drain)			
Electrical Service			
Altadena Arts Magnet	$ 4,931,092	$ 2,958,655	$ 1,972,437
Washington Elementary STEM	$ 4,499,255		$ 4,499,255
Health and Safety Projects Priorities			
ADA Path of Travel / Hardscape Repairs			
Grass Field Reconditioning	$ 6,600,000		$ 6,600,000
Electrical Repairs			
HVAC Repairs			
Other Projects			
Interim Housing Franklin ES	$ 1,000,000		$ 1,000,000
Interim Housing Allendale ES	$ 1,000,000		$ 1,000,000
TOTAL FISCAL YEAR 2026	**$ 67,359,547**	**$ 14,039,759**	**$ 53,319,788**
CUMULATIVE TOTAL	**$ 350,485,123**	**$ 97,946,792**	**$ 252,538,331**

APPROVED
BR-1685-F
11/16/23

Pasadena Unified School District

Five Year Bond Program Plan

FISCAL YEAR 2027	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT FUNDS
Major Renovation/Modernization Starts			
Octavia El Butler Magnet	$ 59,611,243	$ 11,875,257	$ 47,735,986
Blair High School	$ 37,484,509	$ 14,269,153	$ 23,215,356
Summer Projects			
Restrooms			
Wet Utilities (Water, Sewer, Storm Drain)			
Electrical Service			
McKinley K-8	$ 6,081,415		$ 6,081,415
Health and Safety Projects Priorities			
ADA Path of Travel / Hardscape Repairs			
Grass Field Reconditioning	$ 6,600,000		$ 6,600,000
Electrical Repairs			
HVAC Repairs			
Other Projects			
Interim Housing Franklin ES	$ 1,000,000		$ 1,000,000
Interim Housing Allendale ES	$ 1,000,000		$ 1,000,000
TOTAL FISCAL YEAR 2027	**$ 111,777,167**	**$ 26,144,410**	**$ 85,632,757**
CUMULATIVE TOTAL	**$ 462,262,290**	**$ 124,091,202**	**$ 338,171,088**

APPROVED
BR-1685-F
11/16/23

Pasadena Unified School District

Five Year Bond Program Plan

FISCAL YEAR 2028	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT FUNDS
Major Renovation/Modernization Starts			
Summer Projects			
Health and Safety Projects Priorities			
ADA Path of Travel / Hardscape Repairs			
Grass Field Reconditioning	$ 6,600,000		$ 6,600,000
Electrical Repairs			
HVAC Repairs			
Other Projects			
Interim Housing Franklin ES	$ 1,000,000		$ 1,000,000
Interim Housing Allendale ES	$ 1,000,000		$ 1,000,000
TOTAL FISCAL YEAR 2028	**$ 8,600,000**	**$ -**	**$ 8,600,000**
CUMULATIVE TOTAL	**$ 470,862,290**	**$ 124,091,202**	**$ 346,771,088**