

Sunshine Gardens ES Modernization: Staff Recommendation

May 7, 2026



Board Presentation Agenda

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Existing Campus Recap

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Proposed Scope of Work

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Proposed Funding

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Next Steps and Questions



1 Existing Campus Recap



Existing Sunshine Gardens Elementary School Campus





SITE – EXISTING DESIGN DEVELOPMENT

SUNSHINE GARDENS ELEMENTARY SCHOOL

2 Proposed Scope of Work



Scope of Work

- New Exploratorium Building and Modernized Library
- Reconfigured of Admin Area
- Classroom Interior: Finishes, Upgrades, Door Improvements, and Window Shades
- Classroom Exterior: Replacement of Storefront Window System and Clerestory Windows
- New and Renovated Staff and Student Restrooms
- Fire Alarm and Security Upgrades
- HVAC Replacement and Electrical Service Upgrade
- Hardscape Improvements, including ADA Related Sitework, Bioretention Areas, Underground Utilities, Exterior Lighting, Fences and Gates, and Trash Enclosure
- Hazmat Abatement
- Four (4) Portable Classroom Buildings and one (1) Restroom Portable Interim Housing During Construction
- Alternate #1 Soccer Field: Synthetic Turf
- Alternate #2 Additional Site Utility Replacement



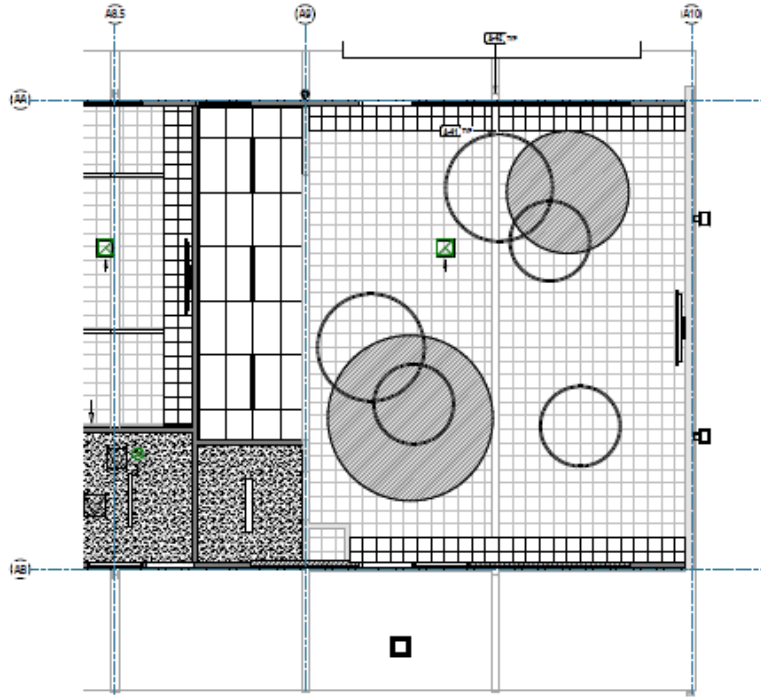


SITE - PROPOSED DESIGN DEVELOPMENT

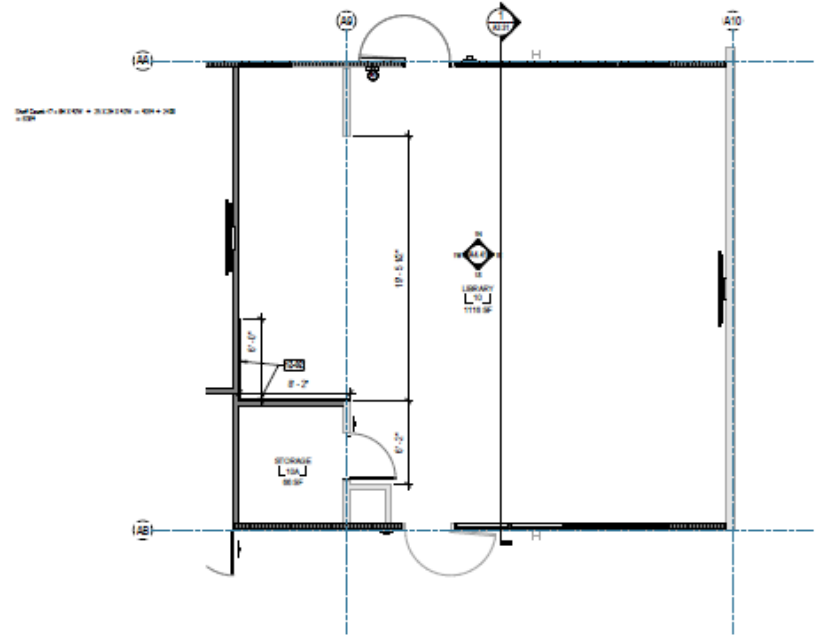
SUNSHINE GARDENS ELEMENTARY SCHOOL



Library Renovation



1 ENLARGED RCP - ROOM 10 - LIBRARY
1/8" = 1'-0"

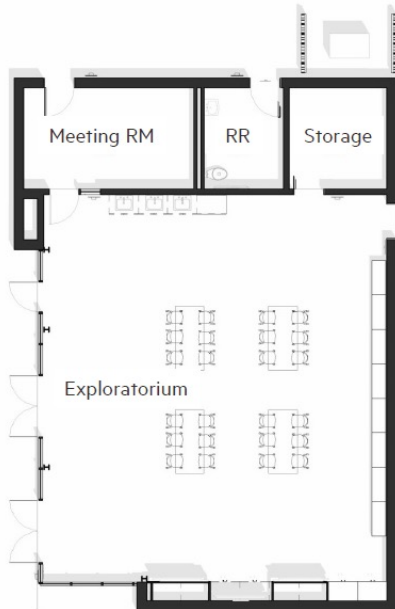


1 ENLARGED FLOOR PLAN - ROOM 10 - LIBRARY
1/8" = 1'-0"

Library Renovation



New Exploratorium (Building H)



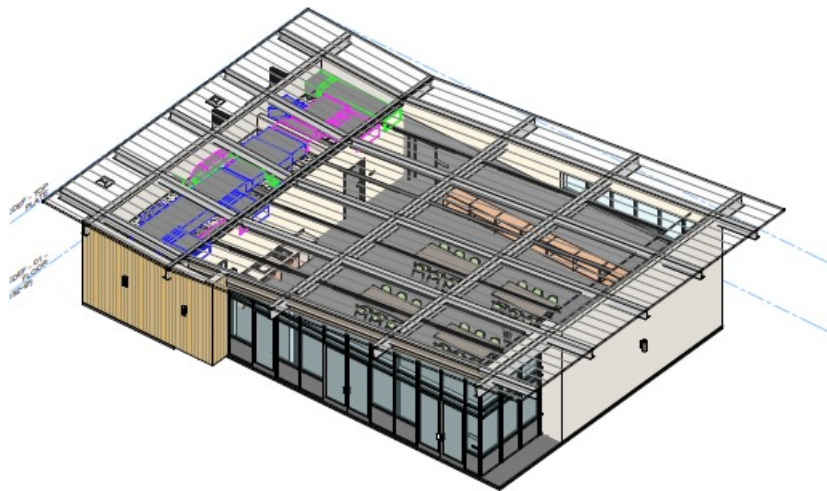
EXPLORATORIUM
DESIGN DEVELOPMENT



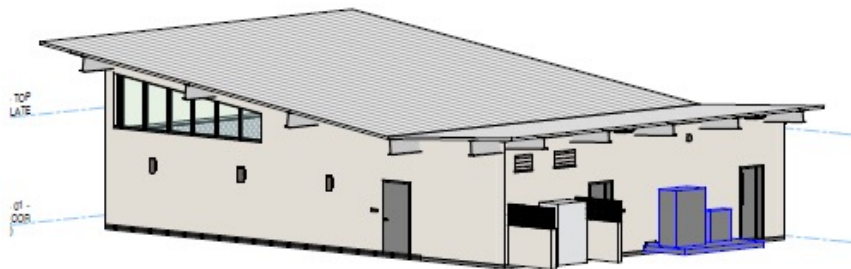
SUNSHINE GARDENS ELEMENTARY SCHOOL



New Exploratorium (Building H)



4 BLDG H - 3D VIEW 1



3 BLDG H - 3D VIEW 2

3 Proposed Funding Sources



Proposed Funding Sources

Funding Source Summary	Sunshine Gardens ES	Los Cerritos ES
Measure T Site Allocation	\$25,520,011	\$20,308,833
Measure T IT Fund (security & IT scope only)	\$1,082,559	\$0
Measure T Bond Interest	\$1,000,000	\$0
Measure T Baden Allocation	\$0	\$1,000,000
Deferred Maintenance (Fund 14)	\$3,000,000	\$5,000,000
Facilities Fund (Fund 40)	\$0	\$2,000,000
Measure J & State Allocation	\$5,000,000	\$6,000,000
Funding Total	\$35,602,570	\$34,308,833



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Schedule and Recommendation



Schedule

SUNSHINE GARDENS ES MODERNIZATION SCHEDULE

	2025												2026												2027												2028															
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4																		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Schematic Design Phase			SD																																																	
Design Development Phase										DD																																										
Construction Document Phase															CD																																					
DSA Review/Approval																			DSA																																	
Contractor Procurement																																																				
Construction/Close-out																																																				



Staff Recommendation

- Staff is recommending the Board of Trustees approve the funding augmentation of \$10,082,559 for the Sunshine Gardens ES Modernization in order to address the facility needs of this site
- The project scope includes but is not limited to a new Exploratorium, Updated Library, Reconfigured Admin area, Upgrades to Classroom Buildings Finishes and Windows, New and Renovated Restrooms, Fire Alarm and Security Upgrades, HVAC Replacement, Electrical Service Upgrade, Underground Utilities Replacement, and Interim Housing



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Next Steps and Questions



Next Step (Board Approval)

- 1) Obtain Board Approval on the Funding Allocation for Sunshine Gardens Elementary School Modernization



Next Steps (after Board approval)

- 1) Complete Construction Documentation Design Phase and Cost Reconciliation.
- 2) Submit Design Package to Division of State Architect (DSA) for Review and Approval
- 3) Submit DSA-Approved Design Package to Lease-Leaseback Contractor to Provide a Guaranteed Maximum Price (GMP) to the District.
- 4) Start Construction in Summer 2027



Questions?



Thank You

