UPLAND UNIFIED SCHOOL DISTRICT

Facilities & Bond Measure

Planning Discussion

Board of Education | Discussion | June 17, 2026

Presented by Superintendent Lynn Carmen Day | Facilitated by Jon Isom, Isom Advisors

- **Review Community Input**
- **Discuss Project List**
- **Consider Bond Amount**
- **Provide Direction**

Board Direction Needed Today

UPLAND UNIFIED SCHOOL DISTRICT

Everything that follows is context for these three areas. We will return to each one for your direction.

1 Project List

Confirm the 8-category framework. Any additions or modifications?

→ Are all 8 categories included?

→ Any site-specific priorities to add?

2 CTE Center

Include on project list? At what scope?

→ What does this center look like?

→ Will it be at Hillside High School?

3 Bond Amount

Which tax rate scenario? ($29 / $39 / $49 / $59)

→ $29/$100K ≈ $127M

→ $39/$100K ≈ $167M

→ $49/$100K ≈ $207M

→ $59/$100K ≈ $247M

Why Now: The Case for Investment

What our students and community deserve

Aging Infrastructure

Many buildings 40-80 years old. Plumbing, electrical, and roofing systems at or beyond lifecycle. Deferred maintenance accumulates annual risk.

Safety & Security

Camera systems, door locking, emergency communications, and access control require systematic upgrades across all 15 sites.

Comfortable Learning

HVAC failures disrupt instruction. Extreme heat and cold directly affect student performance, attendance, and staff retention.

Future-Ready Classrooms

The district's Great 8 innovations - CTE, Arts, STEM, DLI, Early College, and more - require facilities built to match the vision. Modern campuses attract students, families, and teachers.

Facility conditions shape what's possible for students. Modern campuses enable the hands-on learning, career pathways, and innovative programs that prepare young people for real careers and tell families that Upland Unified is investing in their children's future.

Work Tickets

(Nov 2024-May 2026)

1,294 plumbing

812 HVAC

602 roof leaks

517 electrical

How School Facilities Are Funded

Understanding GO bonds and our existing Measure K

State Funds	General Fund	GO Bond
Limited Requires local match. Competitive. Not guaranteed.	**Prohibited** California law prohibits using operating funds for construction.	**Primary Tool** Local measure. Voter approved. 55% threshold. Stays local. In 2024 one third of school districts approved a bond.

How a General Obligation Bond Works

1	2	3	4	5
Board adopts resolution placing measure on ballot	Voters approve at 55% threshold	District sells bonds; proceeds fund projects	Property owners repay over bond term (~30 yrs)	Independent Citizens Oversight Committee audits

What about existing funds?

Routine maintenance funds are for day to day upkeep. Fund 40 (Capital Outlay) and Fund 25 (Developer Fees) support limited needs, but lack the scale for districtwide modernization.

Existing Measure K:

Approximately $21M remains for tech/energy. Voluntary refinancings saved taxpayers $37.4M. The new bond is a separate measure dedicated specifically to facilities modernization.

What We Heard: Community Input

492 responses across staff, parents, students, and community members

Who Participated

252	142	46
Certificated Staff	Parents & Guardians	Administrators

39	39
Students	Classified Staff

492 Total Responses | All Sites Represented

In March 2026, 327 registered voters were polled with 61% favorability towards a bond measure pre education and 68% post education.

Key Themes Across All Groups

#1 Safety & Security
Led all groups; 59–85% selected as top 3

#2 Heating & Cooling
Consistent across staff and parents

#3 Plumbing & Sewer
Most frequent work ticket category

#4 Restrooms
#1 among students (79%); high staff priority

#5 Electrical Upgrades
Cited as constraint on learning & safety

Full survey results, open-text themes, and site-specific feedback included in board packet.

Draft Project List: 8 Categories

Organized by priority tier. Scope and cost estimates pending independent facilities assessment

Essential · Health, safety, legal exposure | **High Priority · Significant operational impact** | **Enhancement · Modernization**

1	**Safety & Security** Cameras, door locking, intercoms, silent alert, badge entry: all sites	Essential	*#1 community priority · 59–85% across all groups*
2	**Infrastructure & Building Systems** Plumbing, electrical, and roofing district-wide. Foundational to everything else on this list.	Essential	*1,294 plumbing · 602 roof · 517 electrical work tickets (Nov 2024–May 2026)*
3	**Heating & Air Conditioning** HVAC replacement and energy management systems: district-wide	Essential	*Consistent #2 priority across staff and parents · 812 HVAC work tickets*
4	**Restrooms & Accessibility** Renovate and add restrooms; ADA compliance: all sites	Essential	*#1 among students (79%) · high staff priority across all sites*
5	**Innovation, Arts & Career Pathways** Purpose-built spaces for Great 8 initiatives - performing arts, CTE labs, innovation learning environments	High Priority	*CTE: #2 among parents (35%) · performing arts spaces named across multiple sites*
6	**Modern Classrooms & Portable Replacement** Modernize earning spaces; replace aging portable buildings with permanent classrooms	High Priority	*Portables cited district-wide*
7	**Playgrounds, Fields & Campus** Rubber safety surfacing, playground equipment, shade structures, fields, asphalt: all sites	Enhancement	*27% parents, 14% staff selected as top 3 · equity concerns across elementary sites*
8	**School Appearance & Beautification** Exterior paint, signage, landscaping: all sites	Enhancement	*29% of staff cited appearance in open-text · campus pride tied to enrollment and community trust*

Career Pathways: The Opportunity & The Decision

Board direction needed: include CTE Center on project list?

The Vision

"Upland Unified Redefines Career Education with California's Most Innovative Student-Centered Pathway Facilities"

A dedicated CTE Center, potentially at Hillside High School, would consolidate pathway programs into industry-grade spaces: media production, cosmetology, culinary, and more.

Facilities designed to mirror real workforce environments. Every pathway space purpose-built, not retrofitted.



Hillside High School Context

Enrollment	< 100 students (transition plan to be developed)
Program Focus	Alternative Learning
Campus	Underutilized capacity
Opportunity	Right-size + reimagine

Estimated Cost Range

$20M – $25M

Board Direction Needed:
Include CTE Center on project list? To what scope?

Bond Amount & Tax Impact

Four scenarios. Board to provide direction on amount

Important: Under Prop 13, many long-term homeowners' assessed values are significantly below current market value. Actual cost is often less than the rate suggests.

$29

per $100K assessed value/year

$2.42/mo

per month

~$140M

to district

Essential tiers only

$39

per $100K assessed value/year

$3.25/mo

per month

~$188M

to district

Essential + High Priority

$49

per $100K assessed value/year

$4.08/mo

per month

~$237M

to district

All Essential + High Priority
+ Enhancement (partial)

$59

per $100K assessed value/year

$4.92/mo

per month

~$285M

to district

All Essential + High Priority
+ Enhancement

Polling (March 2026, 327 voters): There was tax sensitivity increases at higher rates.

Where We Are & What Comes Next

From community engagement to election day

Completed

2015 - 2016
Facilities Master Plan Completed

2016 - 2020
Board explores the feasibility of bond

Fall 2025
Board directs feasibility study

March 2026
Voter polling conducted
327 voters; 61%/68% support

May-June 2026
District Partners Conversations
Internal and External

May 19-June 6
Community Survey
492 responses, all sites

Today
Board Discussion

Next Steps

July 2026
Finalize project list & bond language
Bond counsel drafts resolution

July 28
Board considers adopting resolution
Formal action

August 7
File with San Bernardino County
County filing - HARD DEADLINE

Aug–Nov
Community education & campaign
Independent campaign committee

November 3
Election Day
55% threshold required

Board Direction Needed Today

Three decisions that will allow staff and bond counsel to move forward

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Board members: please share stakeholder feedback from your community conversations, this context informs resolution drafting.