



**Downey Unified**  
SCHOOL DISTRICT

# Facilities Update

February 24, 2026

# Agenda

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- First Four Update
- Update on Funding
- Recommendation Criteria
- Site Selection Phase II TK-K



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# First Four



# Update



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# Time, Cost, Scope: The Reality of Public Construction

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Project success hinges on balancing three competing priorities: cost, scope, and time

- **Budget**
- **Scope**
- **Schedule**





# From Unbuildable to Unstoppable: How We Secured and Strengthened Measure K

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## Where We Started (2019-2023)

- Early designed exceeded Measure K funding capacity and were not buildable.
- Cost estimates lacked value engineering, sequencing logic, and modernization best practices.
- Workstreams were fragmented across four architects and four contactors operating independently.
- Pre-construction guidance focused on cutting scope rather than optimizing solutions for students.

## Why This Matters

The original program trajectory would have exhausted funds before delivering promised projects. We chose to pause, diagnose, and rebuild the foundation; **ensuring long-term success.**



# Timeline Breakdown

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## Phase 1: Original Design Jan 2023 – Jan 2024 (12 months)

- Result: Overbudget + no DSA submission
- No vertical progress.

## Phase 2: Pre Construction Lease-Leaseback Contractor Attempt Feb 2024 – April 2024 (3 months)

- Result: Still overbudget

## Phase 3: District-Led Reset April 2024 – Feb 2025 (10 months)

- Result: Within 5 months, DSA packages start getting submitted



# Timeline Breakdown – Original Design

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## Original Design Jan 2023 – Jan 2024 (12 months)

- Result: Overbudget + no DSA submission
- No vertical progress.

## DSA Submission & Approval June 2024 – June 2025 (12 months)

- Design Development to Construction Documents
- DSA submission and approval

## Construction Start – June 2025-May 2026 - **\$100 million over budget**



# The Reset: What We Did to Protect Measure K

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## Our Leadership Act

- Re-engineered all four sites to ensure *every project is fully* buildable within bond funding.
- Standardized design packages, site logic, and DSA submission structures across architects.
- Applied rigorous cost validation and benchmarking across four firms to eliminate unnecessary inflation.
- Introduced CUUBE and other modernization strategies that produced up to \$66M in systemwide savings without reducing quality.
- Shifted to an active-owner model, driving accountability, accuracy, and alignment districtwide.

## The Result

Measure K now has a **unified, disciplined, financially sound program** that protects community dollars and strengthens long-term outcomes.



# Building It Right: DSA as a Strategic Advantage

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## Where We Are Today

- Rio Hondo: Modernization complete; new construction in process.
- Garcia: Modernization  $\frac{3}{4}$  complete, new construction awaiting approval
- Rio San Gabriel: TK/K and modernization fully approved; remaining packages in final review cycle. TK-K footings and steel complete.
- Carpenter: Round 2 DSA responses submitted, DSA 3<sup>rd</sup> round scheduled for mid-March for construction and modernization.

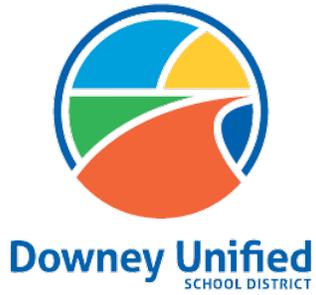
## What This Shows

Your facilities team has created a steady, reliable, well-managed pipeline



# DSA Timeline Breakdown

Site	Package	Duration in DSA
Carpenter	PARKING LOT	7 months
	MOD	Est. 9 months
	NEW CONST.	Est. 9 months
Garcia	MOD	10 months
	NEW CONST.	Est. 9 months
Rio Hondo	MOD	5 months
	NEW CONST.	8 months
Rio San Gabriel	TK/K	9 months
	MOD	9 months
	ADMIN	6.5 months
	KITCHEN	7 months
	NEW CLASSRMS	Est. 7 months



# June 2025 Timeline

## Rio Hondo Elementary School Phasing Plan

### Modernization

DSA Submission – Fall 2024 thru Winter 2024  
Construction – Winter 2025 thru Summer 2026

### TK/K Buildings

DSA Submission – Winter 2024 thru Spring 2025  
Construction – Summer 2025 thru Winter 2025

### New Building

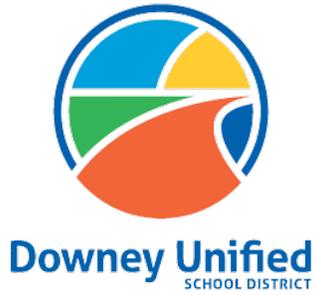
DSA Submission – Spring 2025 thru Fall 2025  
Construction – Winter 2025 thru Summer 2026

### Site Work/Parking Lots

DSA Submission – Fall 2024 thru Winter 2024  
Construction – Winter 2025 thru Summer 2026

**Completion Date August 2026**





# Adjusted Timeline

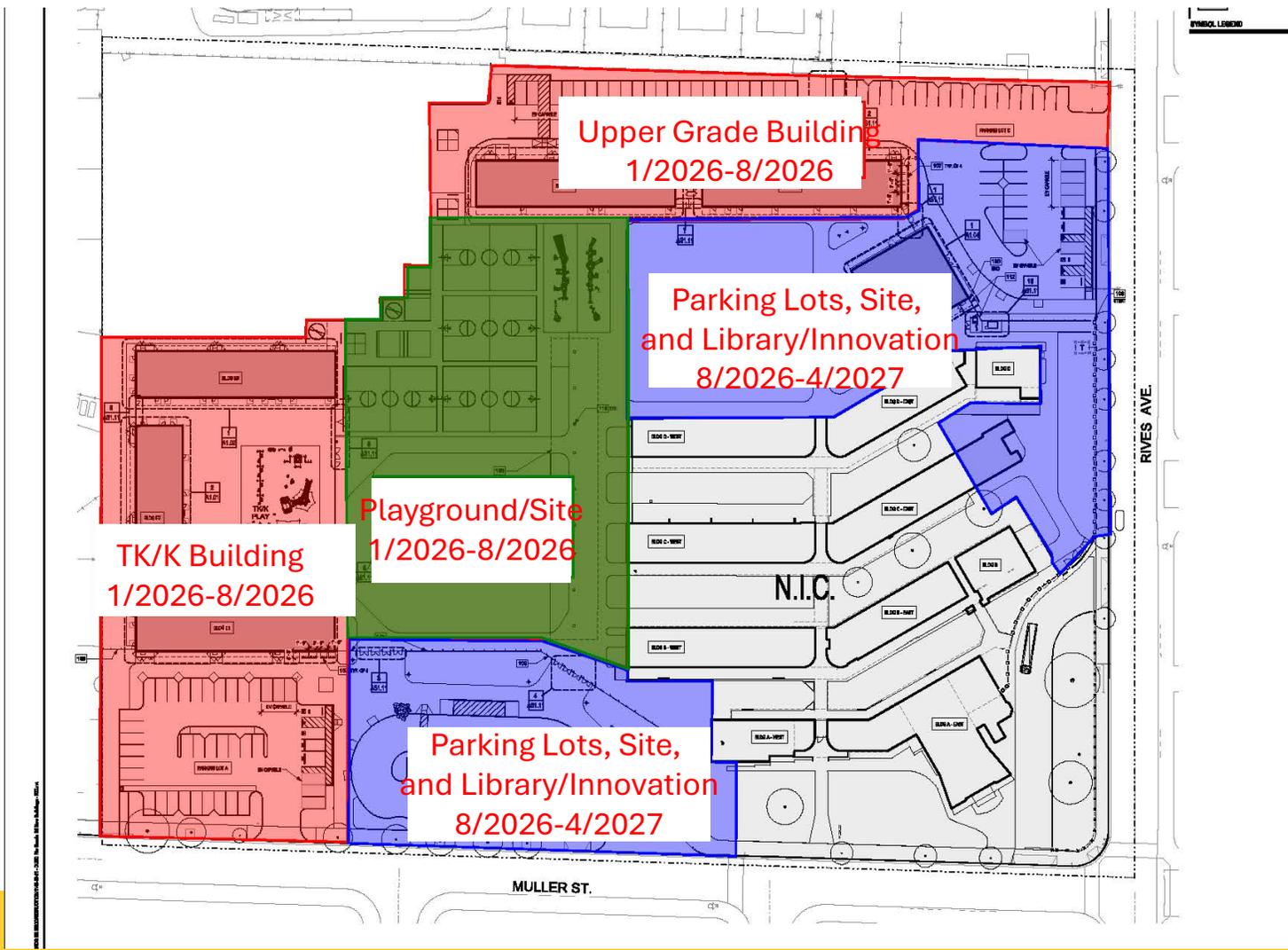
## Rio Hondo Elementary School Phasing Plan



\* **Still on track for Summer 2026**



# Rio Hondo Elementary School Phasing Plan

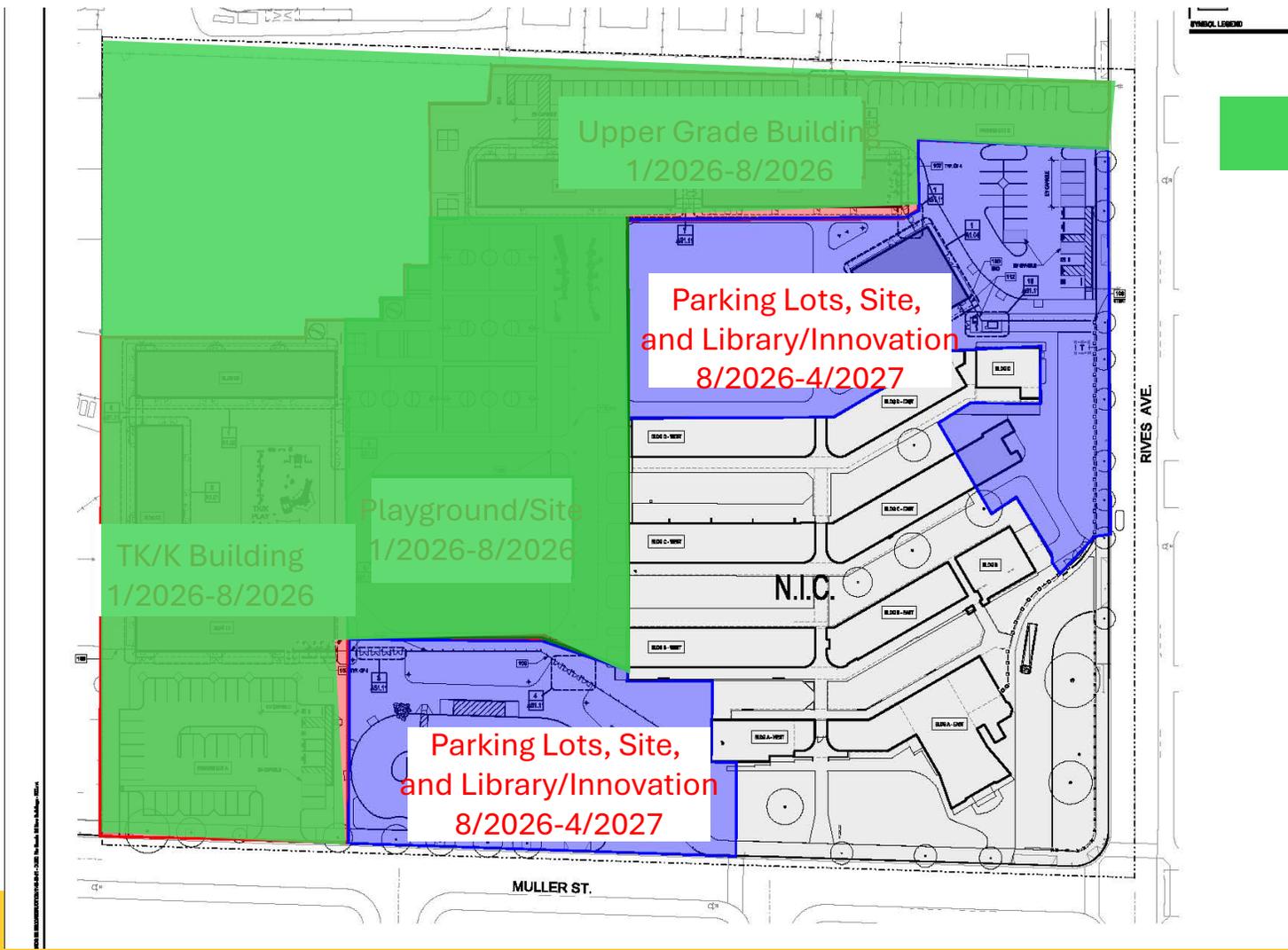


**PENDING:**

- **Kitchen & Lunch Shelters**



# Rio Hondo Elementary School Phasing Plan



**Areas Complete by Summer 2026**

**PENDING:**

- **Kitchen & Lunch Shelters**



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# June 2025 Timeline

## Rio San Gabriel Elementary School Phasing Plan



**Completion Date August 2026**





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# Adjusted Timeline

## Rio San Gabriel Elementary School Phasing Plan

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TK/K Buildings

DSA Submission – Fall 2024 thru Fall 2025  
Construction – Fall 2025 thru Summer 2026

\*

Modernization

DSA Submission – Winter 2024 thru Spring 2025  
Construction – Spring 2026 thru Summer 2026

New Buildings

Admin & 5 Classroom Building

DSA Submission – Spring 2025 thru Fall 2025  
Construction – Fall 2026 thru Summer 2027

Site Work/Parking Lots

DSA Submission – Spring 2025 thru Fall 2025  
Construction – Winter 2025 thru Summer 2027

**\* Still on track for Summer 2026**





# Rio San Gabriel Elementary School Phasing Plan



**SITE PLAN**

NOTE: REFER TO INCLUDE OR WHERE SHOWN EXCEPT THE DRAWINGS CALL OUT.

LEGEND:

- AD
- MG
- MS
- CS
- DS
- DS

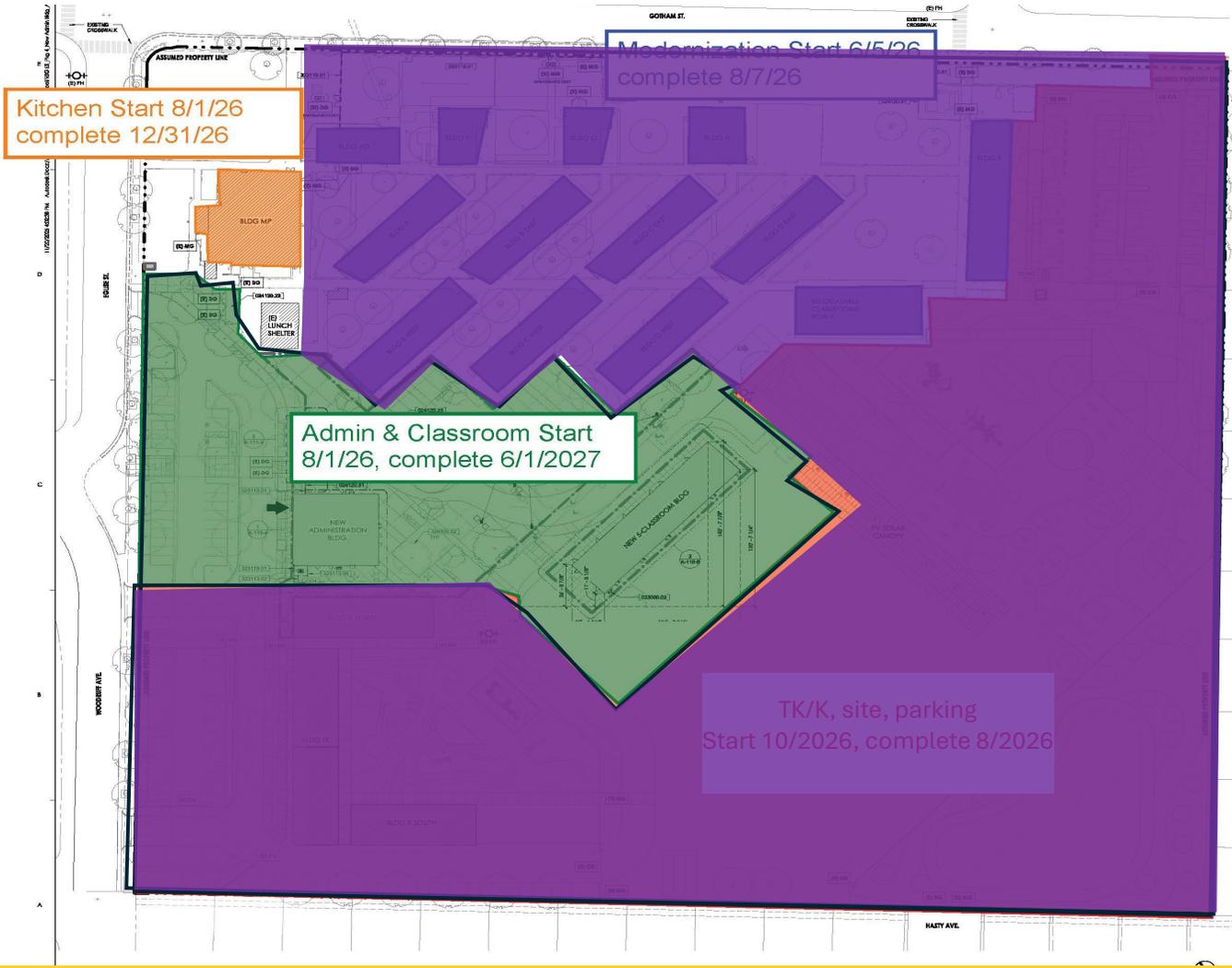
**SITE PLAN**

1. REFER TO CIVIL PLANS FOR ALL PLANNING AND ADJUSTMENTS.
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**Pending Approvals in DSA:**  
**New Classroom Building - Anticipated approval end of February**  
**Kitchen Modernization - Anticipated approval mid March**



# Rio San Gabriel Elementary School Phasing Plan



 **Areas Complete by Summer 2026**

NOTE: KEYNOTES INCLUDE OR WHILE SOME EXTEND TO THE DRAWINGS ONLY.

**SITE PLAN 1**

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**SITE PLAN 2**

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# June 2025 Timeline

## Garcia Elementary School Phasing Plan



**Completion Date August 2026**





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# Adjusted Timeline

## Garcia Elementary School Phasing Plan

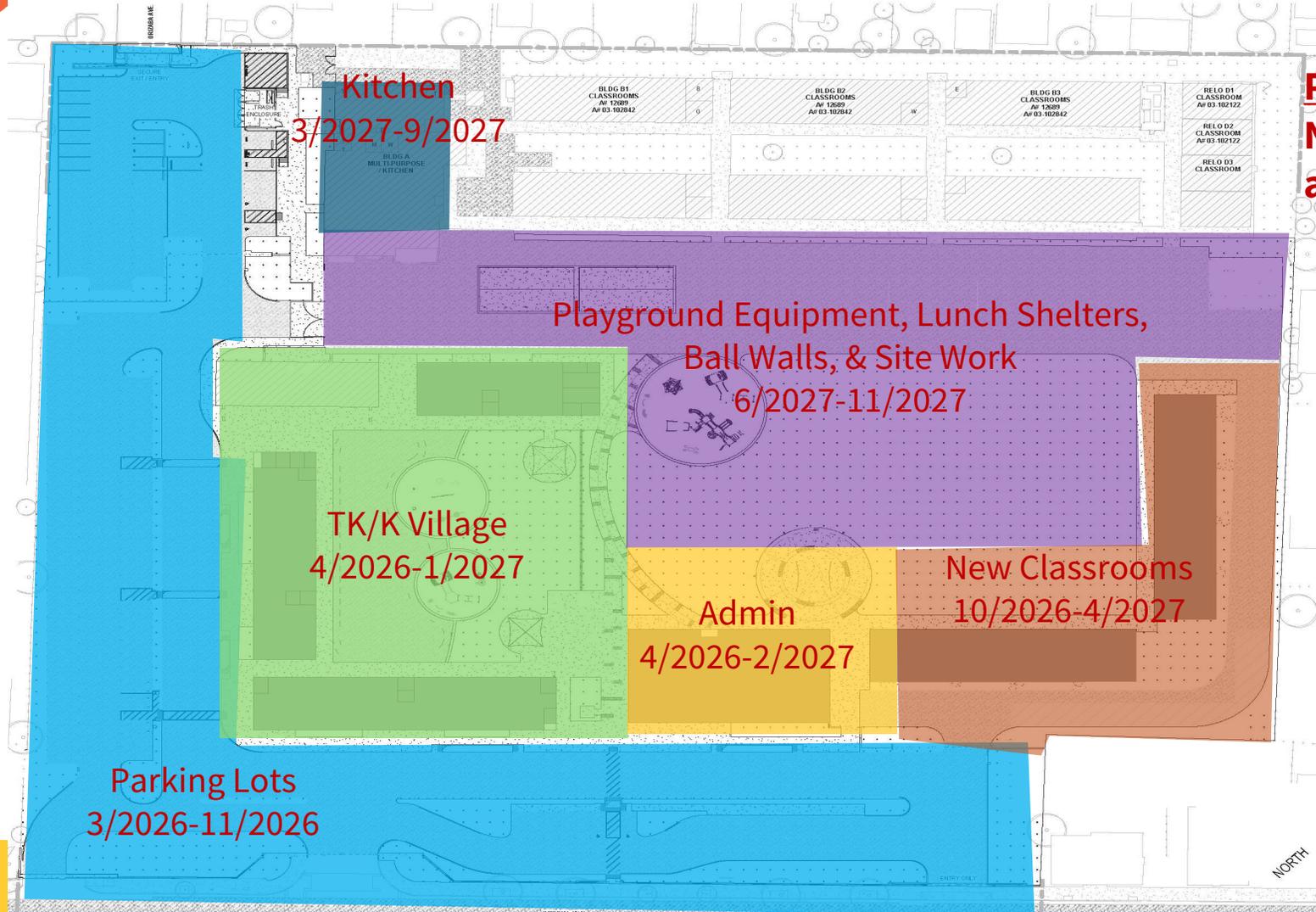


\* Still on track for Summer 2026





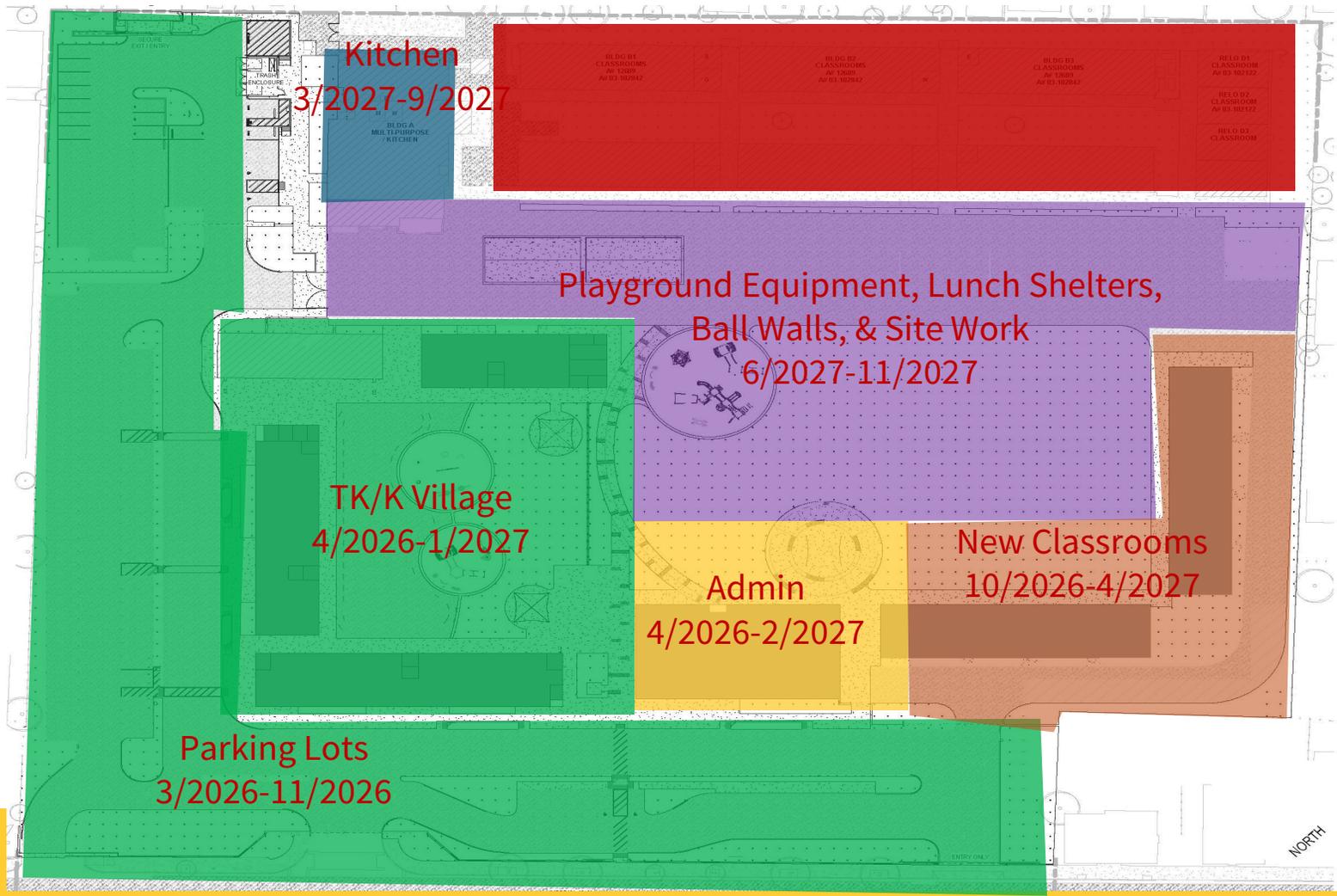
# Garcia Elementary School Phasing Plan



**Pending Approvals in DSA:**  
**New Construction – Anticipated approval beginning of March**



# Garcia Elementary School Phasing Plan





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# June 2025 Timeline

## Carpenter Elementary School Phasing Plan

**TK/K & New Building**

DSA Submission – Fall 2024 thru Spring 2025  
Construction – Summer 2025 thru Spring 2026



**Modernization**

DSA Submission – Spring 2025 thru Winter 2025  
Construction – Spring 2026 thru Summer 2026



**Site Work/  
Parking Lots**

DSA Submission – Fall 2024 thru Spring 2025  
Construction – Spring 2026 through Summer 2026

**Completion Date August 2026**





Downey Unified  
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# Adjusted Timeline

## Carpenter Elementary School Phasing Plan

TK/K & New Building

DSA Submission – Spring 2025 thru Spring 2026  
Construction – Spring 2026 thru Spring 2027

\* Modernization

DSA Submission – Spring 2025 thru Spring 2026  
Construction – Spring 2026 thru Summer 2026

\* Site Work/  
Parking Lots

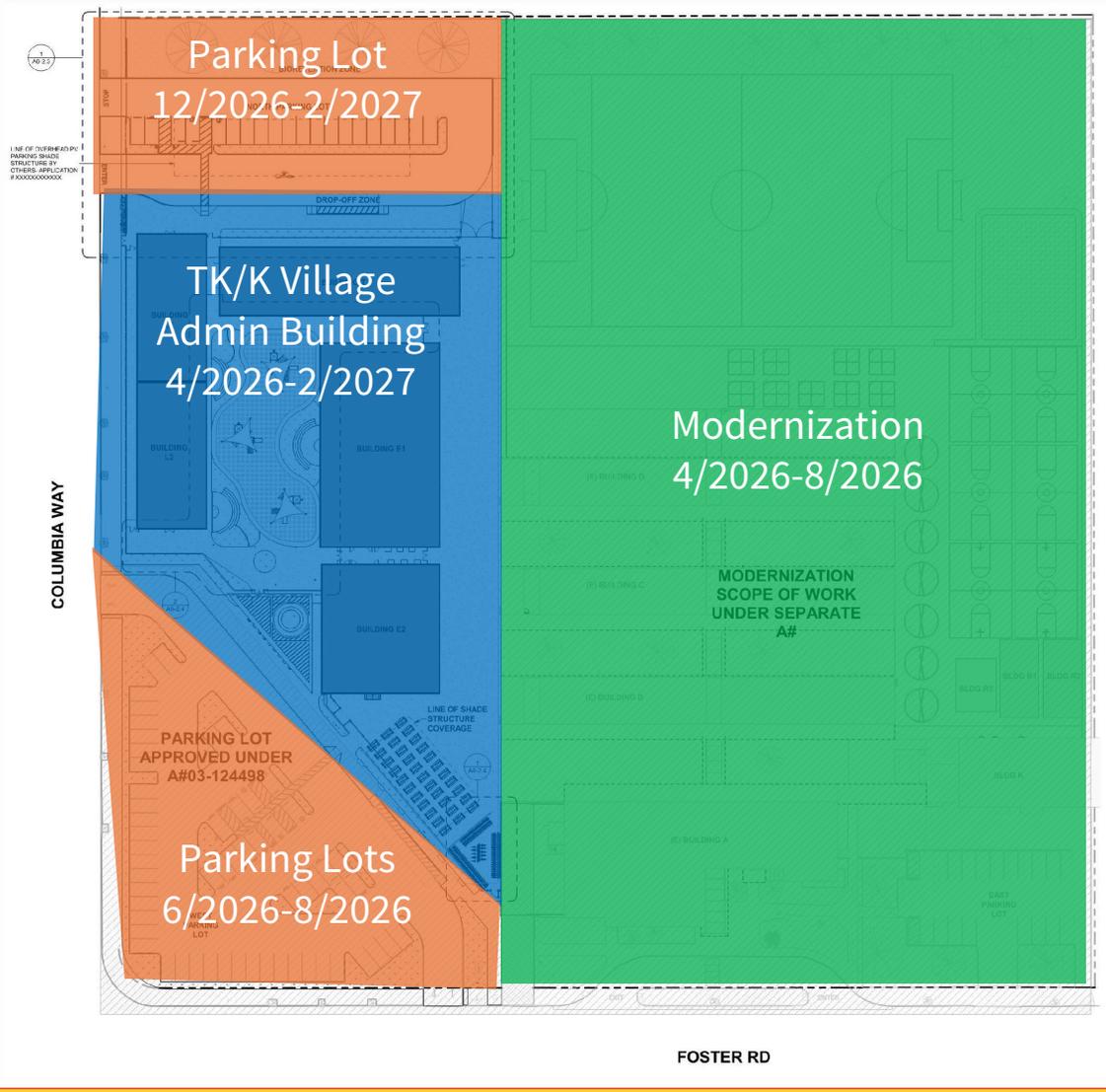
DSA Submission – Winter 2024 thru Winter 2025  
Construction – Spring 2026 through Summer 2026

\* Still on track for Summer 2026





# Carpenter Elementary School Phasing Plan



**DSA Dates:**  
**Modernization – Anticipated approval end of February**  
**New Construction – Anticipated approval beginning March**





# Summary of Work at All Sites

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## On Target by August 2026

- **Carpenter:** Modernization, Main Parking Lot, ½ New Buildings
- **Garcia:** Modernization, ½ TK/K Buildings
- **Rio Hondo:** Modernization, TK/K Village, and New Classroom Buildings
- **Rio San Gabriel:** Modernization, TK/K Village, and Parking Lots

## Adjusted Schedule Items

- **Carpenter:** ½ New Buildings
- **Garcia:** ½ TK/K Village, Admin, New Classroom Buildings
- **Rio Hondo:** Library/Innovation, Parking Lots
- **Rio San Gabriel:** Admin and New Classroom Building

# State Bond vs. No State Bond Site Layouts

## If Proposition 2 passes in November...

- Remove most portables on site
- Modernize/build administration buildings
- Address non-student experience areas

## If Proposition 2 **DOES NOT** pass in November...

- Some portables remain on sites
- Focus on student-experience areas



# How Do We Know We Are On Track?

- “You seem to be only looking out for your budget,” Blach Construction (January 2026).
- Dedicated, active, district-focused management results in outcomes that beat plan estimates.

Site	Original FPM Budget**	Lease-Leaseback Estimate	Updated No Proposition 2	Updated No Proposition 2 (w/CES Office)	Proposition 2 Passes	Current Project Est	Current Est Savings
Carpenter*	\$38,476,106	\$86,250,000	\$66,000,000	\$71,871,519	\$71,871,519	\$71,871,519	TBD
Garcia (Imperial)	\$49,352,179	\$80,000,000	\$60,000,000	\$60,000,000	\$73,585,451	\$66,876,112	\$6,709,339
Rio Hondo	\$37,734,608	\$74,554,064	\$45,000,000	\$45,000,000	\$57,093,651	\$47,030,567	\$10,063,084
Rio San Gabriel	39257418	\$83,750,000	\$45,000,000	\$45,000,000	\$56,869,726	\$49,050,139	\$7,819,587
Total	\$164,820,311	\$324,554,064	\$216,000,000	\$221,871,519	\$259,420,347	\$234,828,337	\$24,592,010

\* DSA Expected ~3/5/26

\*\* Includes soft costs



# Reflections & Takeaways

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**Better Communication – Good News & Bad News**

**Future Phases – Single Architect**

**Plan Approval For Next Sites**



# Rio Hondo Elementary School – Modernization

**COMPLETED**





# Rio Hondo Elementary School – New Construction



**2 of 3 TK/K Classroom Building Steel**



**3 of 3 TK/K Classroom Building Steel**





## Rio San Gabriel Elementary School – TK/K Buildings & Parking Lot



**K North and TK North & South Buildings**



**Standing Under K North Building**





## **Rio San Gabriel Elementary School – TK/K Buildings & Parking Lot**



**Temporary Entrance to Northeast Teacher Lot**



**Northeast Teacher Lot**





# Garcia Elementary School - Modernization





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**BREAK**

# Funding



# Update



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# Downey Unified School District Measure K

## Original Base Case Bond Phasing Plan Placed on November Ballot

- ✓ **Assumed Annual Assessed Valuation Growth Rate for Planning Purposes: 4.50%**
- ✓ **Targeted Tax Rate of \$50 Per \$100,000 of Assessed Valuation**
- ✓ **Nominal Use of Capital Appreciation Bonds**

### Bond Issuance Phasing Plan Five Equal Draws Over 12 Years

Series A (Year 1):	\$100,800,000
Series B (Year 4):	\$100,800,000
Series C (Year 7):	\$100,800,000
Series D (Year 10):	\$100,800,000
Series E (Year 12):	\$100,800,000



# Downey Unified School District Measure K Modified Bond Phasing Plan With Highest First Draw

- ✓ **Assumed Annual Assessed Valuation Growth Rate for Planning Purposes: 4.50%**
- ✓ **Targeted Tax Rate of \$50 Per \$100,000 of Assessed Valuation**
- ✓ **Nominal Use of Capital Appreciation Bonds**

## Bond Phasing Plan With Highest First Draw / All Remaining Draws At Least \$80 Million

<b>Series A (Year 1):</b>	<b>\$125,000,000</b>
Series B (Year 4):	\$80,000,000
Series C (Year 7):	\$110,000,000
Series D (Year 10):	\$80,000,000
Series E (Year 12):	\$109,000,000



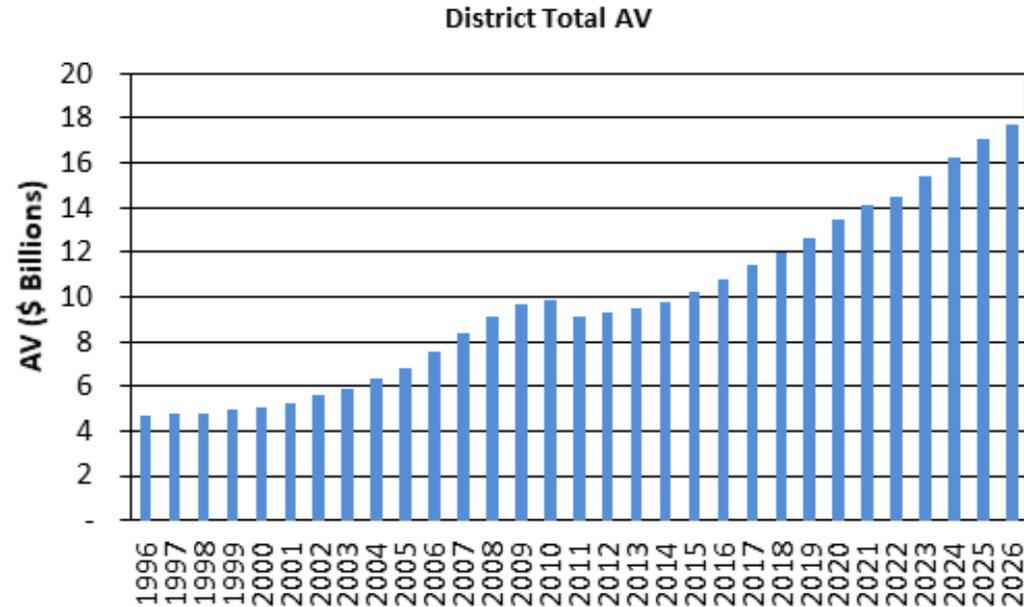
# Changes to the Plan

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- Market Forces
  - Assessed Value (AV) Growth Rates
  - Interest Rates
- Proposition 2 Passed: Project Scope Increased

# District Assessed Value <sup>(1)</sup>

The District's 2025-26 AV increased **3.75%** over 2024-25 AV to \$17.75 billion



<b>Growth Statistics</b>			
<b>Annualized Growth Rates:</b>		<b>Lowest Rolling Averages:</b>	
1-year:	3.75 %	3-year:	-1.25 %
5-year:	4.63	5-year:	0.33
10-year:	5.12	10-year:	2.74
15-year:	4.51	15-year:	3.54
20-year:	4.37	20-year:	4.24
25-year:	4.98	25-year:	4.51
30-year:	4.53	30-year:	4.53

(1) Source: California Municipal Statistics, Inc.

# Municipal Bond Interest Rates

Municipal bond interest rates have increased significantly from the historic lows during the pandemic

- ◆ The District's Measure K bond program was built on the assumption that the interest rates achieved for Measure O, Series C (sold in May 2021) would remain unchanged for the life of Measure K <sup>(1)</sup>



(1) Source: presentation made to Board of Trustees, dated January 11, 2022.

(2) Index reflects average yield to worst of investment grade, tax-exempt general obligation bonds with at least one-year to maturity. Source: Bloomberg.

# Measure K

Measure K was approved in November 2022 for \$504 million with an estimated tax rate of \$50 per \$100,000 of AV

- ◆ Series A bonds issued for \$125 million in June 2023
- ◆ Series B bonds planned for \$100 million during 2025-26
  - The District’s aggregate Measure K 2025-26 tax rate was set at \$54.83 per \$100,000 of AV
    - The tax rate exceeds the rate estimated to voters on the ballot (\$50 per \$100,000 of AV)
- ◆ The original issuance plan called for the remaining bonds to be sold through 2035
  - Based on ~2.3% interest rates and 4.5% annual assessed valuation (“AV”) growth

The District may need

**Estimated Current Bonding Capacity**<sup>(1)</sup>

2025-26 Total AV with Unitary	\$18,053,002,866
Statutory Debt Limit Factor	x 2.50%
Bonding Capacity	451,325,072
Outstanding General Obligation Bonds	(342,664,450)
Available Bonding Capacity	\$ 108,660,621

(1) Subject to confirmation by the Los Angeles County Auditor-Controller’s office.



## Downey Unified School District Measure K Modified Bond Phasing Plan With Highest First Draw

- ✓ **Annual AV Growth Rate: 3.0% for 2026-2027 and 4.25% thereafter (not 4.5%)**
- ✓ **Targeted Tax Rate of \$60 Per \$100,000 of Assessed Valuation**
- ✓ **Interest Rate 4.8% for Series B; 5.25% for remainder (not historical lows)**

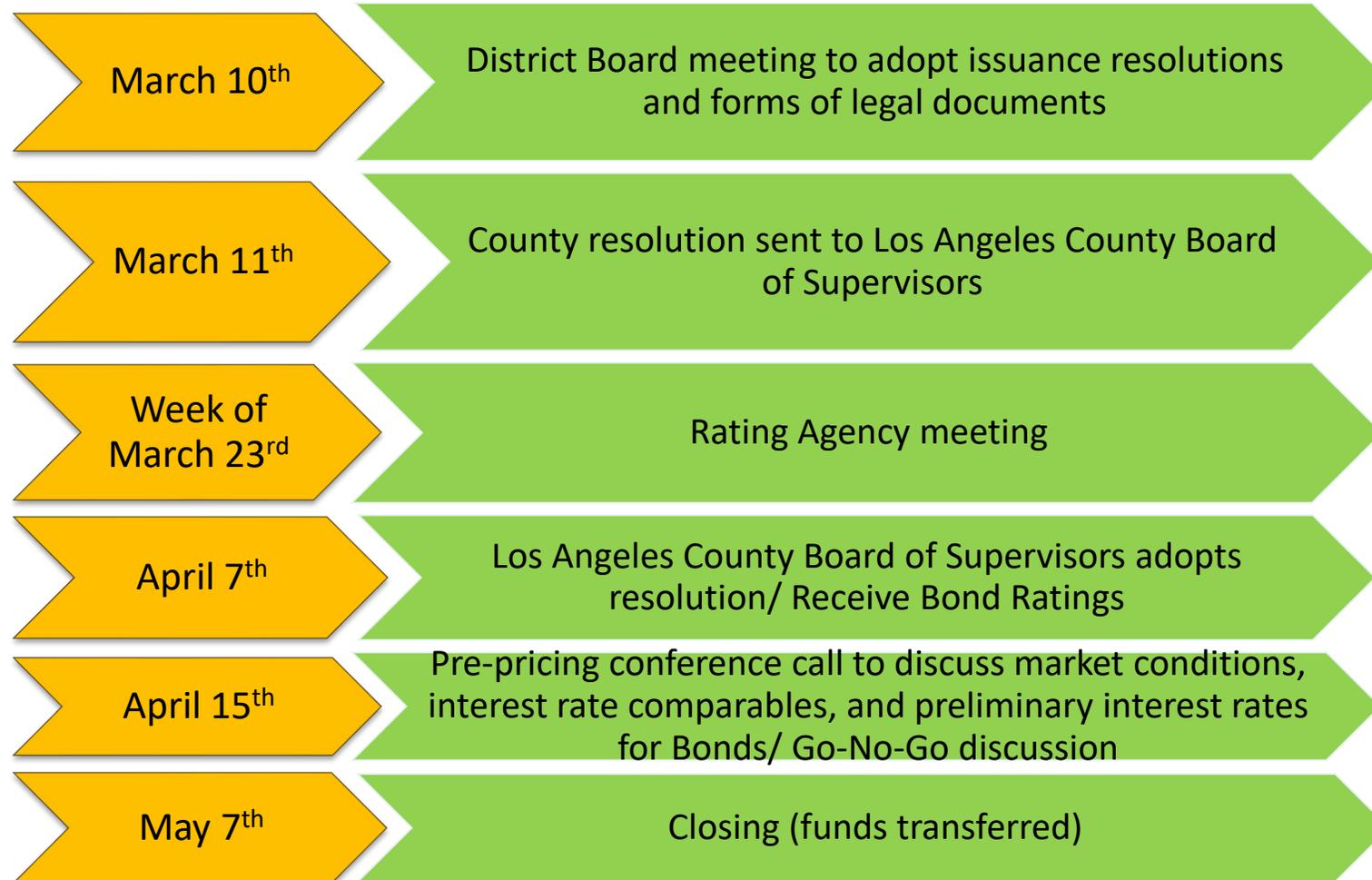
### Bond Phasing Plan With Highest First Draw / All Remaining Draws At Least \$80 Million

Series A (Year 1/2023):	\$125,000,000 / \$125,000,000
Series B (Year 4/2026):	\$80,000,000 / \$100,000,000
Series C (Year 7/2028):	\$110,000,000 / \$25,000,000
Series D (Year 10):	\$80,000,000
Series E (Year 12):	\$109,000,000



# Downey Unified School District

## Steps in the Issuance of Measure K Series B Bonds





# Financing Path Forward

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**Series B:** Stick to the original plan + Proposition 2 scope

**March 10:** Discuss alternative financing options with Municipal Advisor

# Phase II Recommendation



## Criteria



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## School Site Priority Rationale

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1. Program
2. Condition of Portables
3. Student Drop-Off/Pick-Up
4. Geographic Location
5. State Funding
6. Interim Housing



# Recommended Sites Phase II

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1. Price Elementary School
2. Williams Elementary School
3. Alameda Elementary School



# Price Elementary School

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## 1) Instructional Program:

- Large campus (697 students)
- Comprehensive general and special education population
- Grow larger through inter-district transfer process (high demand school)
- New buildings and parking lots for buffer

## 2) Condition of Portables:

- Nineteen portables that are in decent but dated condition
- Replacement due to age of structures

## 3) Drop Off:

- Drop off and pick up off Suva St. and Tweedy Ln. – only two lanes
- Double park and block lanes during drop off and pick up



# Price Elementary School

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## 4) Geographic Location:

- Northwest quadrant

## 5) State Matching Funding Opportunities:

- Based upon current eligibility, to maximize funds.

## 6) Minimize Interim Housing Needs:

- Reduce costs of bond program by using existing portables

## PRICE ELEMENTARY

TK/K:

Current – 3TK/4K

29/30 – 4TK/4K



## Price

Elementary School

Existing Site Plan

- (2) Kinder Classrooms
- (18) Classrooms
- (19) Portables

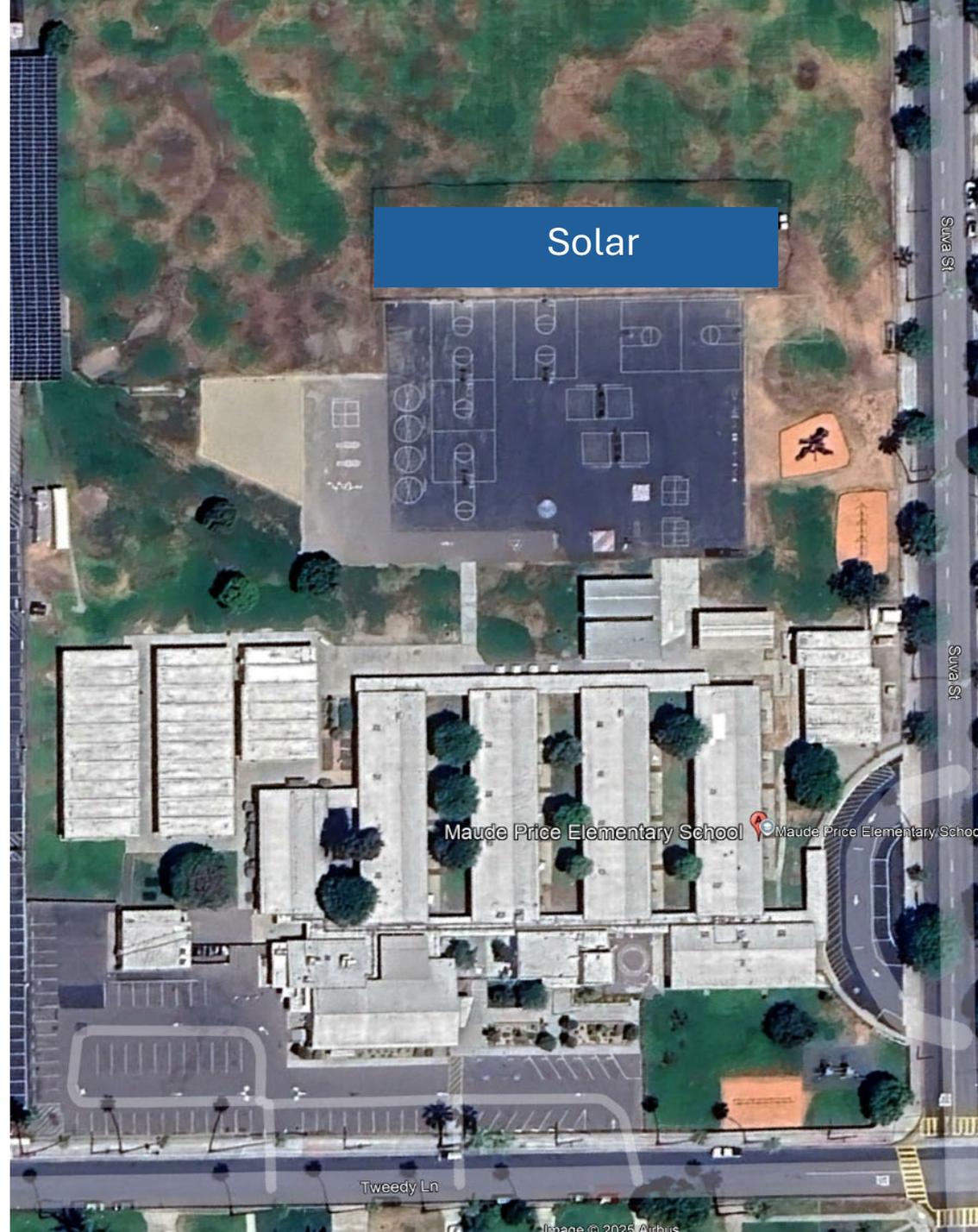
PRICE ELEMENTARY

**TK/K:**

Current – 3TK/4K

29/30 – 4TK/4K

**19 portables**



## PRICE ELEMENTARY

**TK/K:**

Current – 3TK/4K

29/30 – 4TK/4K

**19 portables**

Remove 6 portables

2 – Basic Skills → A5 & A6

1 – RSP → A7

1 – Speech → A8

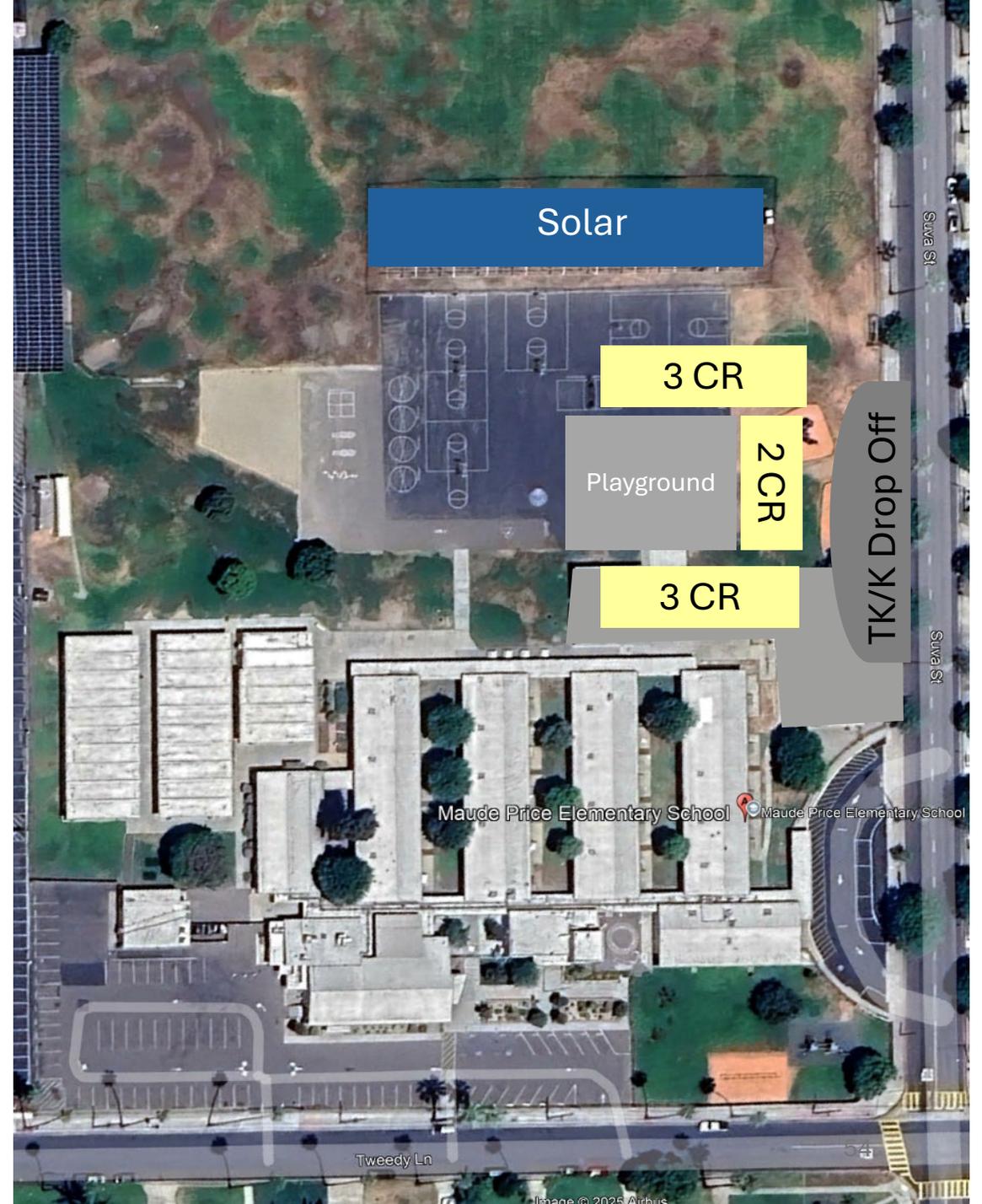
1 – Kinder → New TK/K village

1 – YMCA → E21

Pricing: TOTAL - \$18 million

**TK/K Village ONLY**

- 8 Classrooms - \$15 million
- Site work/playground - \$3 million





# Williams Elementary School

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- 1) Instructional Program:
  - Comprehensive general and special education population
  - Kinder class and playground open toward Julius Ave. & Arnett St.
  - New TK and Kinder classrooms provide barrier from public
- 2) Condition of Portables:
  - Sixteen portables that are in decent but dated condition
  - Replacement due to age of structures
- 3) Drop Off:
  - Expands drop off and pick up off on Arnett St.
  - Illegal parking in driveways of neighboring properties



# Williams Elementary School

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## 4) Geographic Location:

- West quadrant

## 5) State Matching Funding Opportunities:

- Based upon current eligibility, to maximize funds.

## 6) Minimize Interim Housing Needs:

- Reduce costs of bond program by using existing portables

# WILLIAMS ELEMENTARY – TK-3rd

## TK/K:

Current – 4TK/7K

29/30 – 6TK/6K

**1 TK SDC**

**16 Portables**



## Williams

Elementary School

Existing Site Plan

(2) Kinder Classrooms

(21) Classrooms

(16) Portables

**WILLIAMS ELEMENTARY**

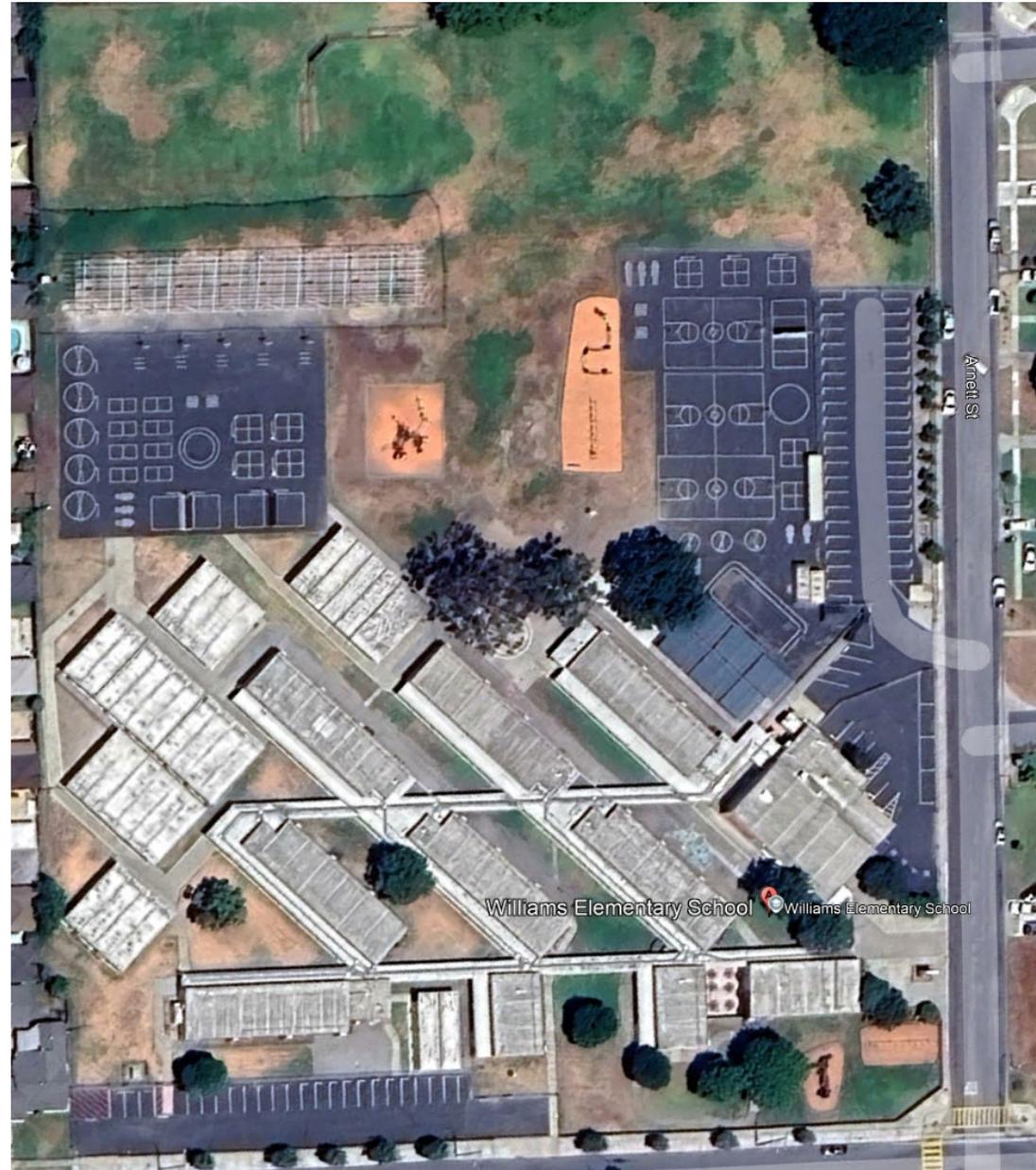
**TK/K:**

Current – 4TK/7K

29/30 – 6TK/6K

**1 TK SDC**

**16 Portables**



## WILLIAMS ELEMENTARY

**TK/K:**

Current – 4TK/7K

29/30 – 6TK/6K

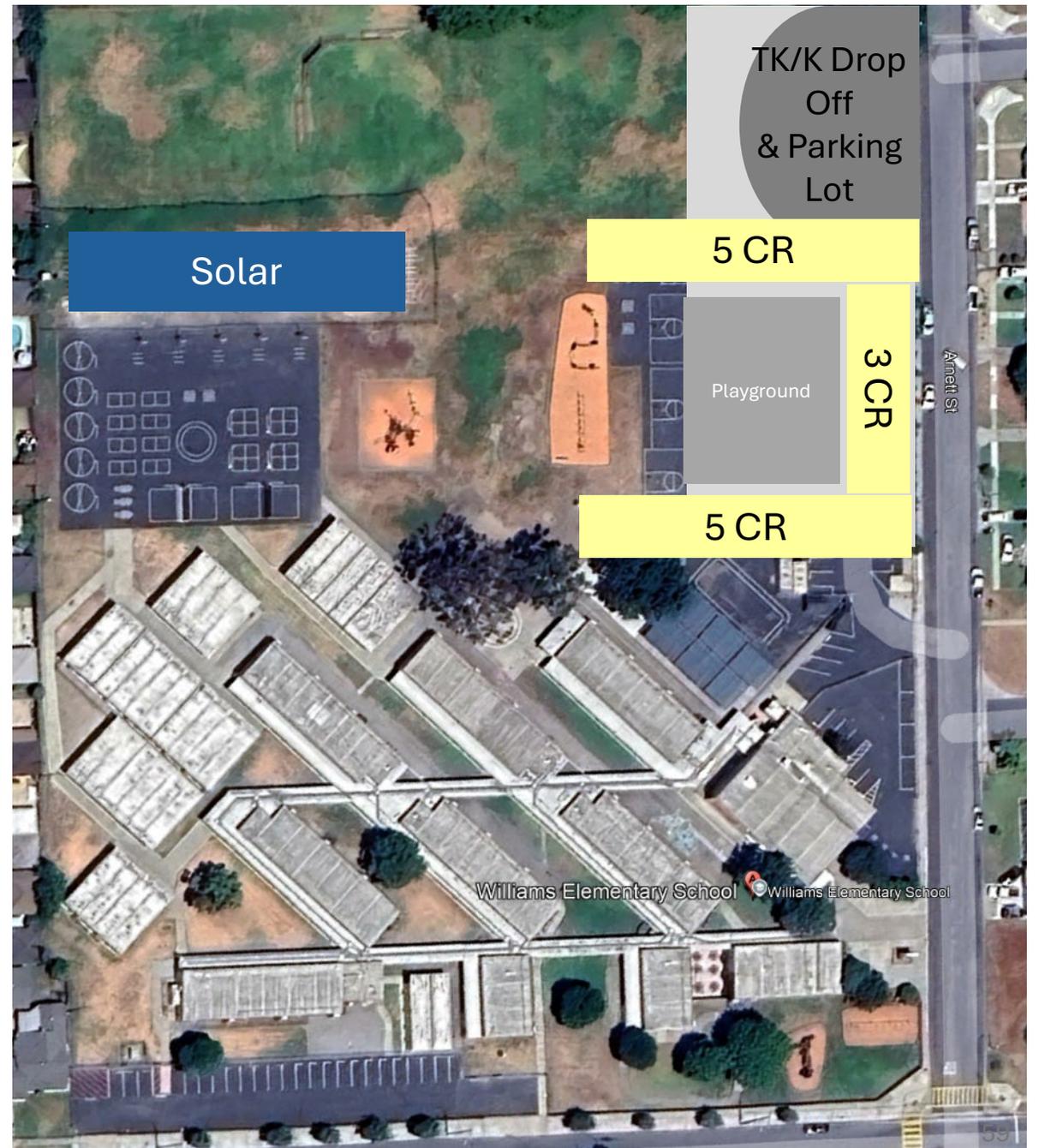
**1 TK SDC**

**16 Portables**

Pricing: TOTAL - \$28 million

### **TK/K Village ONLY**

- 13 Classrooms - \$24 million
- Site work/playground/parking lot - \$4 million





# Alameda Elementary School

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## 1) Instructional Program:

- Comprehensive general and special education population
- Providing least restrictive environment for TK-K special education students

## 2) Condition of Portables:

- 5 portables that are in sub-standard condition
- Replacement due to age of structures

## 3) Drop Off:

- Arrival and departure paths embedded in the parking lot
- Traffic pattern congested
- Need for separate foot and car traffic off Alameda St. (on Patton Rd.)
- New TK-K classes and playground open away from street and parking



# Alameda Elementary School

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## 4) Geographic Location:

- Central quadrant

## 5) State Matching Funding Opportunities:

- Based upon current eligibility, to maximize funds

## 6) Minimize Interim Housing Needs:

- No interim housing necessary

# ALAMEDA ELEMENTARY

TK/K:

Current – 2TK/4K

29/30 – 3TK/4K

2 TK SDC

5 Portables

## Alameda

Elementary School

### Existing Site Plan

- (2) Kinder Classrooms
- (38) Classrooms
- (5) Portables
- 45 total



ALAMEDA ELEMENTARY

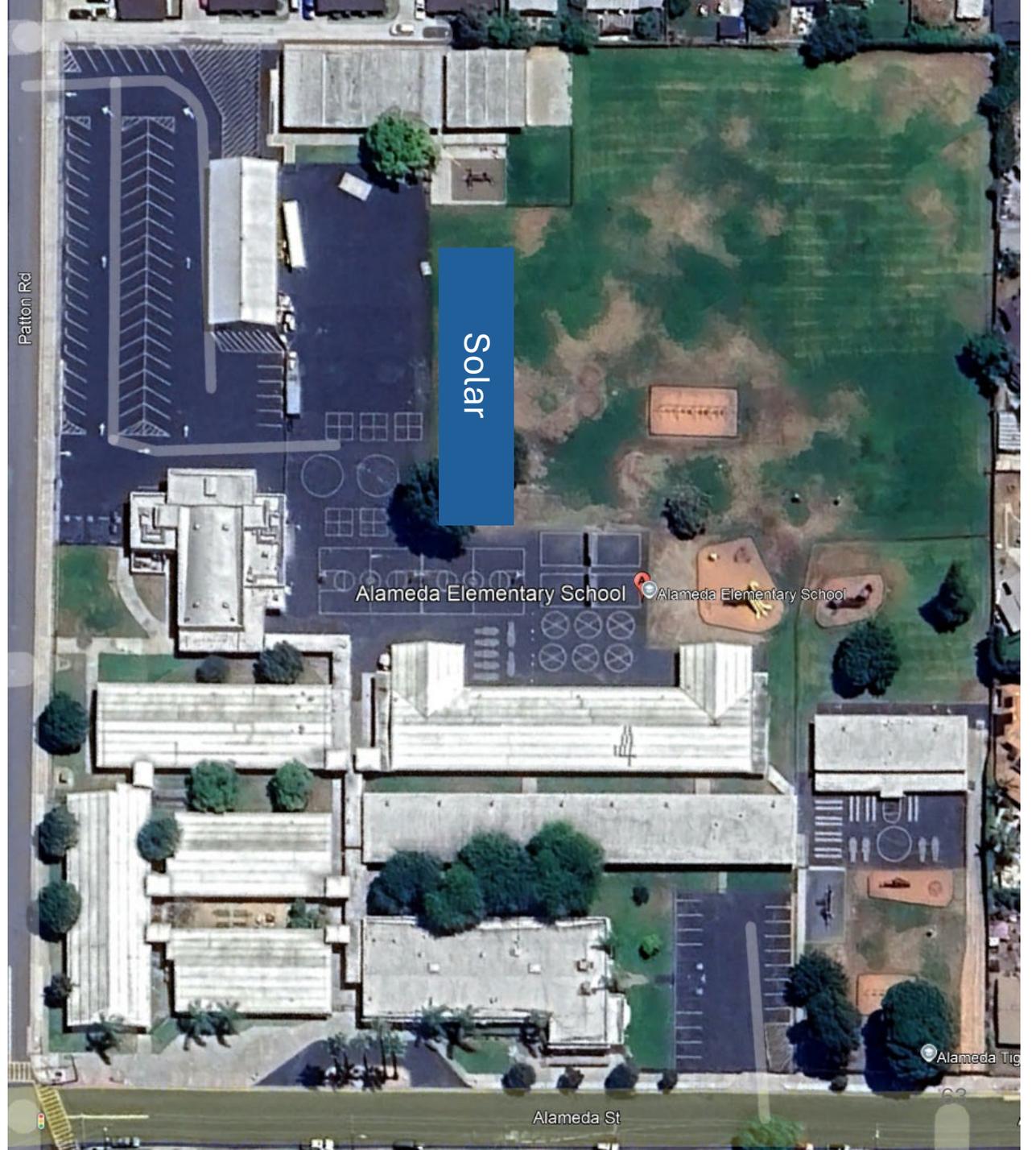
**TK/K:**

Current – 2TK/4K

29/30 – 3TK/4K

**2 TK SDC**

**5 Portables**



## ALAMEDA ELEMENTARY

### TK/K:

Current – 2TK/4K

29/30 – 3TK/4K

**2 TK SDC**

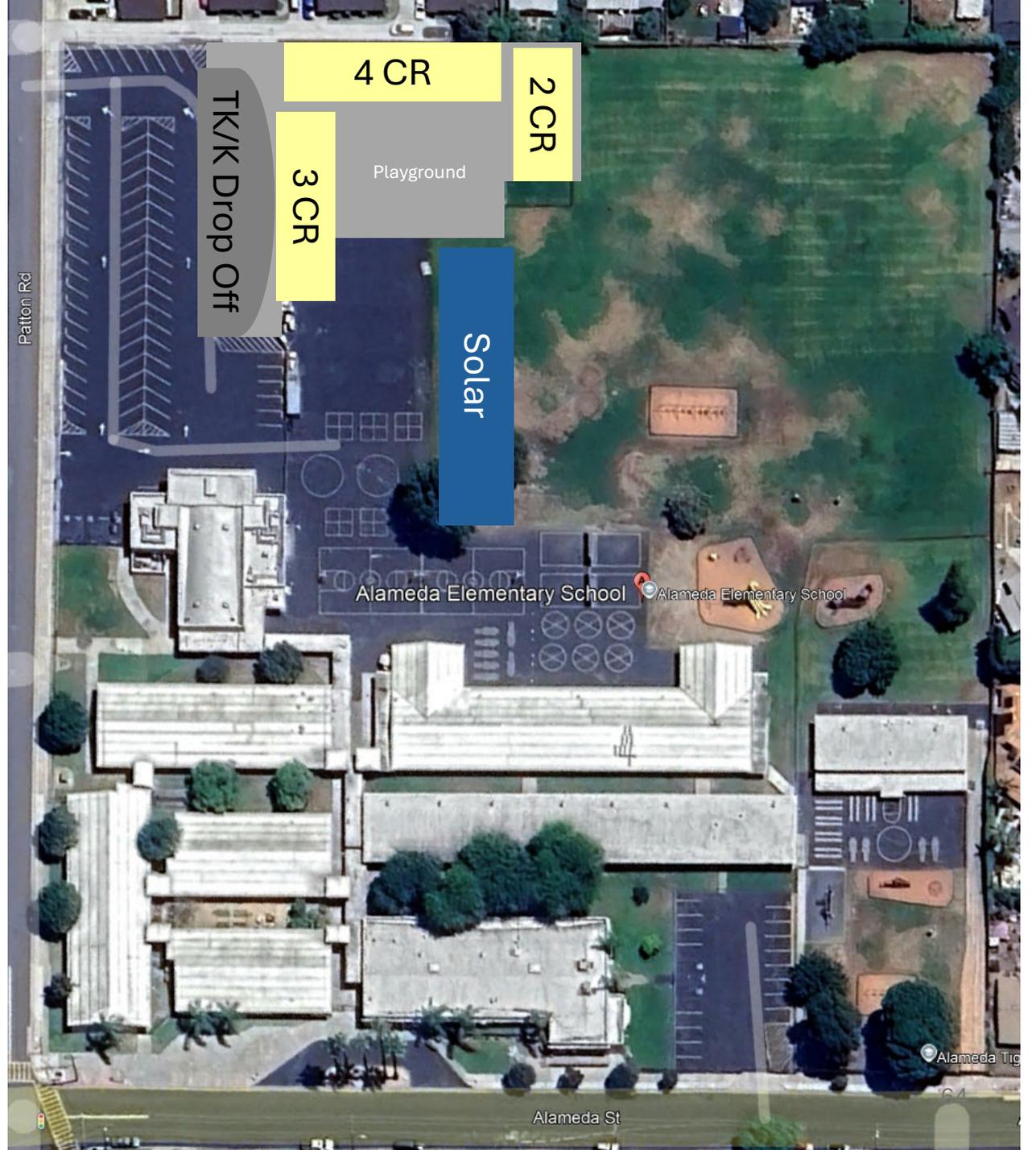
**5 Portables**

Remove 5 Portables & Warehouse

Pricing: TOTAL - \$19 million

### **TK/K Village ONLY**

- 9 Classrooms - \$16 million
- Site work/playground - \$3 million





**Downey Unified**  
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# **Board Discussion & Phase II Site Selections**



# TK-K Complex Construction Timeline

	2026/27	2027/28	2028/29	2029/30	2030/31
<b>Phase II (3 Schools)</b>	<b>Design/DSA</b>	<b>Start</b>	<b>End</b>		
<b>Phase III (3 Schools)</b>	<b>Design/DSA</b>		<b>Start</b>	<b>End</b>	
<b>Phase IV (2 Schools)</b>	<b>Design/DSA</b>			<b>Start</b>	<b>End</b>



**Downey Unified**  
SCHOOL DISTRICT

**THANK YOU!**