



Citizen's Bond Oversight Committee

PACIFIC GROVE UNIFIED SCHOOL DISTRICT

May 12, 2026



Agenda

- 01** Overall Bond Update
- 02** Master Schedule Review
- 03** Quick Start Projects Update
- 04** Next Steps

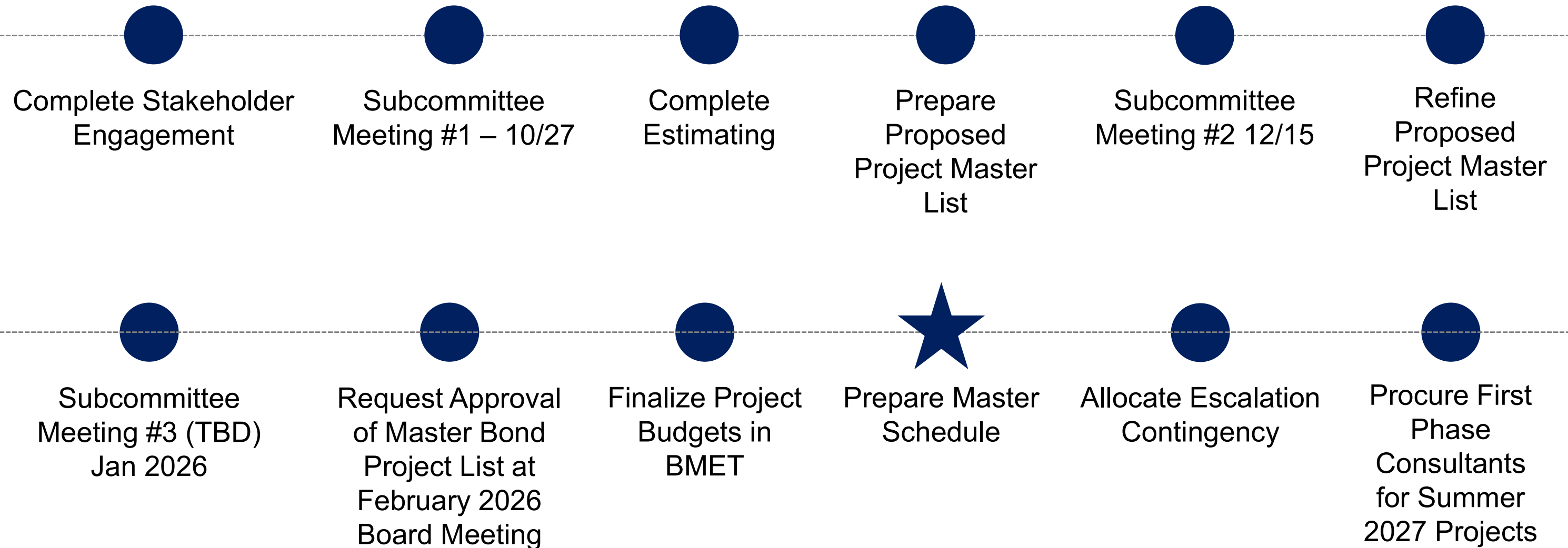


01

Overall Bond Update



Progress to Date



Progress to Date

The **Master Bond Project List** is the **key tracking document** of a bond program, to which the **remainder of the program elements tie.**

- › Quick start project list approved by the BOD in August 2025
- › Several quick start projects in progress
- › Measure B master bond project list approved by the BOD in February 2026
- › Consultant procurement for 'On-Going Engineering' services in progress for May board meeting approval
- › Master schedule discussions in progress

Master Project List Report

Pacific Grove Unified School District

PGUSD Bond Programs

Reporting Period: Inception through March 31, 2026 - Measure B Only

Location/Project	Status	Budget	Description	
Forest Grove Elementary				
FGE-B101	Building B Electrical Upgrades	Accepted	\$650,000	Electrical upgrades to Building B including replacement of main switchgear and transformer.
FGE-B102	Site Improvements, ADA, Security and Infrastructure	Accepted	\$560,000	Campus-wide improvements to infrastructure, site and safety. Includes replacement of aging sewer and waterlines campus-wide.
FGE-B103	New Playground Equipment	Accepted	\$1,275,000	Purchase and installation of new playground equipment with fall zones for improved safety.
FGE-B104	Multi-Purpose Room Modernization	Accepted	\$675,000	Complete modernization of the Multi-Purpose Room, including a new stage floor, new interior flooring, painting, and ceiling repair.
FGE-B105	Campus-wide Classroom Modernization	Accepted	\$1,275,000	Modernization of classroom buildings campus-wide including replacement of flooring, ceilings, paint, casework and storage space. Apply STEAM programming where appropriate and feasible.
FGE-B106	Window Replacement	Accepted	\$100,000	Replace single-pane windows campus-wide for efficiency.
Forest Grove Elementary Totals:			\$4,535,000	

Robert Down Elementary

RDE-B201	Special Education Classroom Upgrade	Accepted	\$400,000	Upgrades and reconfiguration of the classroom space. Addition of an all-gender restroom.
RDE-B202	Fire Life Safety, Site Improvements, ADA, Security and Infrastructure	Accepted	\$775,000	Campus-wide improvements to infrastructure, site and safety. Safety upgrades include code-compliant panic door and gate hardware, emergency exit signage; analysis of egress and path of travel. Add buzzer and camera at ADA entrance gate. Improvements to ADA accessibility and wayfinding campus-wide. Also includes replacing aging sewer and water lines.
RDE-B203	Campus-wide HVAC System Upgrades	Accepted	\$2,325,000	HVAC system upgrades including replacement of furnaces, outdoor AC units, exterior heat pumps and water heaters. Purchase and installation of new air handling unit for Multipurpose Room and incorporate into EMS system.
RDE-B204	Auditorium Restoration	Accepted	\$1,350,000	Restoration and upgrades to existing auditorium including refinishing of seats, walls, handrails and historic elements, upgrades to the flooring, ceiling and HVAC, replace lighting and storage space.
RDE-B205	De-Escalation Room	Accepted	\$150,000	Reconfigure existing space to be used as a de-escalation room. The room will be furnished with soft furnishings, will provide sensory tools and calming elements to provide a safe, quiet space where students can step away from stressful or triggering situations.
RDE-B206	Outdoor Amphitheater / Classroom	Accepted	\$500,000	Add outdoor amphitheater and classroom space to play yard project. Configured to enable STEAM learning opportunities.
Robert Down Elementary Totals:			\$5,500,000	

Pacific Grove Middle School



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Master Project List Report

Pacific Grove Unified School District

PGUSD Bond Programs

Reporting Period: Inception through March 31, 2026 - Measure B Only

Location/Project	Status	Budget	Description	
Pacific Grove Middle School				
MS-B301	Fire Life Safety, Site Improvements, ADA, Security and Infrastructure	Accepted	\$1,510,000	Campus-wide improvements to infrastructure, site and safety. Safety upgrades include code-compliant panic door and gate hardware, emergency exit signage; analysis of egress and path of travel; addition of single point of entry with controlled access vestibule; repairs to fire alarm system. Improvements to ADA accessibility and wayfinding campus-wide. Including replacement of sewer and water lines, interior supply and waste lines, add bollards to identify gas main, sealcoat, repair and restripe cracked surfaces. Install campus exterior enhancements.
MS-B302	HVAC System Upgrades	Accepted	\$3,600,000	Add new HVAC units at Buildings A & B and replace current units.
MS-B303	Roofing Replacement	Accepted	\$450,000	Roof replacement at the Performing Arts Center and Gym Locker Room.
MS-B304	Campus-wide Classroom Modernization	Accepted	\$1,300,000	Modernization of classroom buildings campus-wide including replacement of flooring, ceilings, paint, casework and storage space. Designed to support STEAM-aligned instruction.
MS-B305	Corridor Upgrades	Accepted	\$750,000	Replace flooring including wall base and transitions. Repair and paint walls and add corner guards.
MS-B306	Shop Building (F) Modernization & Wellness Center	Accepted	\$3,250,000	Full renovation of Shop and Student Wellness Center (Building F) including mechanical, electrical and plumbing upgrades, ceilings, windows, casework, restrooms, fire alarm, abatement and associated ADA upgrades.
MS-B307	Kitchen Expansion	Accepted	\$1,250,000	Redesign and expansion of kitchen facility to accommodate food service and instructional needs.
MS-B308	Field and Track Upgrades	Accepted	\$3,000,000	Resurface track, add synthetic turf and event spaces, add new play equipment, add new site furniture and accessories, update restrooms and storage spaces.
Pacific Grove Middle School Totals:			\$15,110,000	
Pacific Grove High School				
HS-B401	Phase 2 - ADA & Fencing	Accepted	\$956,000	Continuation of Project HS-MD83 - ADA and Fencing to replace or extend fencing and add gates for perimeter control on south end of campus, install ADA paths from gym to baseball field, pave a new fire lane by Library. Phase 1 design work paid from Measure D Bond.
HS-B402	Fire Life Safety, Site Improvements, ADA, Security and Infrastructure	Accepted	\$2,870,000	Campus-wide improvements to infrastructure, site and safety. Repair asphalt walkways and hardscaping campus-wide; regrade for ADA compliance, update marquee sign to be electronic. Renovation of library plaza. Add student activity and recreation improvements. Apply STEAM programming where appropriate and feasible. Investigate and resolve Library basement drainage issues. Construct a single secure entry point with access control. Add perimeter fencing at N side of campus. Replace campus water and waste lines. Replace drinking fountains with bottle fill stations.
HS-B403	HVAC Modernization	Accepted	\$4,000,000	Evaluate and phase replacement of aging HVAC systems across campus.



Master Project List Report

Pacific Grove Unified School District

PGUSD Bond Programs

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Location/Project	Status	Budget	Description
Pacific Grove High School			
HS-B404	Electrical System Upgrades	Accepted	\$125,000 Upgrade panels in Buildings K, L, and gym. Add circuits and outlets for classroom technology power and data
HS-B405	Roofing Repairs	Accepted	\$2,400,000 Roof replacement in Bldgs I, N, F, O, Mini-Gym, Dance, Locker, Pool Rooms 36,000sf - Gym and Weight rm in QS
HS-B406	Exterior Painting	Accepted	\$350,000 Exterior paint at Wings L&K, I, N, O, P, Q, F, R, S and Weight Rm.
HS-B407	Classroom Modernization	Accepted	\$5,400,000 Upgrade flooring and ceiling tiles. Interior paint. Approx 33K sf blds: B, C, D, E, F, I, K&L, O, N. Apply STEAM programming where appropriate and feasible.
HS-B408	Window & Door Replacement	Accepted	\$625,000 Replace windows campus-wide. Repair or replace doors, frames and hardware. Paint abatement.
HS-B409	Locker Room Refresh	Accepted	\$125,000 Locker room refresh suggested work: Water damage repairs. Add partitions to showers. Miscellaneous wall repair.
HS-B410	CTE Improvements	Accepted	\$300,000 Improvements and equipment upgrades to CTE facilities supported by District provided, grant-funded equipment.
HS-B411	Restroom Renovations	Accepted	\$800,000 Restroom renovation Staff and Student
Pacific Grove High School Totals:			\$17,951,000
Pacific Grove Adult School			
AE-B501	Campus-wide Roofing Replacement	Accepted	\$1,600,000 Replace all roofs across campus
AE-B502	Fire Life Safety, Site Improvements, ADA, Security and Infrastructure	Accepted	\$250,000 Campus-wide improvements to infrastructure, site and safety. Replace water and sewer supply lines campus-wide. Fencing and access control improvements at Child Care.
AE-B503	Nursing Annex site development - Parking Lot	Accepted	\$500,000 Pave and stripe where annex is demolished for future growth
AE-B504	Main Building Renovation	Accepted	\$6,100,000 Modernization of Main Building including replacement of flooring, insulation of ceilings, interior paint and replacement of partition walls between Rooms, designed to support STEAM-aligned instruction. Installation of Campus-wide fire alarm system and fire-rated interior corridors, Campus-wide HVAC System upgrades, electrical infrastructure upgrades and ADA upgrades including replacement of non-compliant door hardware. Replace single pane windows and deteriorated doors.
AE-B505	Phase 2 - ADA, Site and Parking	Accepted	\$1,434,000 Continuation of AE-MD85 ADA and Site Improvements - Install fence and gate at southeast corner of site and rear parking lot for security, site ADA path of travel lot improvements adjacent to main parking, replace failing pavement in main parking lot, add trash enclosure in main parking lot. Phase 1 design work paid from Measure D Bond.
Pacific Grove Adult School Totals:			\$9,884,000



Master Project List Report

Pacific Grove Unified School District

PGUSD Bond Programs

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Location/Project	Status	Budget	Description
David Ave			
DA-B601	ADA Path of Travel Improvements	Accepted	\$2,000,000 Conduct full ADA review and implement accessibility improvements, replace sidewalk, hardscape, covered walkway and thresholds, upgrade path of travel.
DA-B602	ADA Restroom Upgrades	Accepted	\$300,000 Upgrade restrooms to be ADA compliant.
DA-B603	Campus-wide Fire Alarm Upgrades	Accepted	\$550,000 Update fire alarm system campus-wide.
DA-B604	Fire-Rated Wall Paneling Replacement	Accepted	\$160,000 Replace wood paneling with fire-rated sheetrock, abatement.
DA-B605	Building Envelope - Covered Walkways	Accepted	\$125,000 Structural analysis and associated repairs, replace covered walkway/canopy, replace wood columns.
DA-B606	Campus-wide HVAC System Upgrades	Accepted	\$1,000,000 Upgrade aging HVAC Systems.
DA-B607	Community High (Building A) Modernization	Accepted	\$1,950,000 Building A modernization including exterior paint, replacement of roofing, interior ceilings, flooring and paint, casework and abatement. Apply STEAM programming where appropriate and feasible.
DA-B608	Physical Education Improvements	Accepted	\$300,000 Add additional play courts. Replace drinking fountains.
David Ave Totals:			\$6,385,000
District Wide			
DW-B901	Swing Space	Active	\$1,170,000 Temporary facilities that allow teaching and learning to continue safely while permanent projects are under construction.
DW-B902	Catastrophic Contingency	Active	\$1,950,000 Catastrophic Contingency is equal to 2.5% of the Measure B bond authorization.
DW-B903	Program Contingency	Active	\$2,730,000 District Wide Program Contingency will cover various issues that may be a result of higher construction costs, new projects, etc. 3.5%
DW-B904	Program Mgmt., Planning and Support	Active	\$7,020,000 Cost of issuance, legal, management, program planning and assessments. 9%
DW-B905	Escalation Contingency	Active	\$5,460,000 Escalation Contingency is equal to 7% of the Measure B bond. Rolled out after established schedule.
District Wide Totals:			\$18,330,000
District Office			
DO-B801	Perimeter Fencing	Accepted	\$50,000 Replace fence around district office by the road



Master Project List Report

Pacific Grove Unified School District

PGUSD Bond Programs

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Location/Project	Status	Budget	Description
District Office			
DO-B802	District Marquee and Information Signage	Accepted	\$255,000 Add marquee and information signage at High School football field.
District Office Totals:		\$305,000	
Grand Total:		\$78,000,000	

Notes:
Funding Sources: Measure B
Statuses: Accepted, Active, Cancelled
* Project List has been Filtered



02

Master Schedule Review



ID	Project Name	Project #	Design Start	Bidding Phase	Start	Finish	Duration	Cost	2025 H2 2025 H1 2026 H2 2026 H1 2027 H2 2027 H1 2028 H2 2028 H1 2029 H2 2029 H1 2030 H2 2030 H1 2031 H2 2031 H1 2032 H2 2032 H1												
1	PGUSD Measure B Master Schedule - Draft 4/14/26									B Master Schedule - Draft 4/14/26											
2	Forest Grove Elementary									Forest Grove Elementary											
3	Window Replacement/ Repair	FGE-B106	5/31/2021	9/14/2026	Mon 12/21/26	Fri 1/15/27	1 mon	\$100,000	12/21	■ Window Replacement/ Repair											
4	Building B Electrical Upgrades	FGE-B101	5/31/2021	2/22/2027	Mon 5/31/27	Fri 6/25/27	1 mon	\$650,000	5/31	■ Building B Electrical Upgrades											
5	New Playground Equipment	FGE-B103	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$1,275,000	5/31	■ New Playground Equipment											
6	Site Improvements, ADA, Security and Infrastructure	FGE-B102	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$560,000	5/31	■ Site Improvements, ADA, Security and Infrastructure											
7	Multi-Purpose Room Modernization	FGE-B104	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$675,000	5/29	■ Multi-Purpose Room Modernization											
8	Campus-wide Classroom Modernization Ph 1	FGE-B105	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$637,500	5/29	■ Campus-wide Classroom Modernization Ph 1											
9	Campus-wide Classroom Modernization Ph 2	FGE-B105	5/28/2021	2/19/2029	Mon 5/28/29	Fri 7/20/29	2 mons	\$637,500	5/28	■ Campus-wide Classroom Modernization Ph 2											
10																					
11	Robert Down Elementary									Robert Down Elementary											
12	Special Education Classroom Upgrade	RDE-B201	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$400,000	5/31	■ Special Education Classroom Upgrade											
13	Outdoor Amphitheater / Classroom	RDE-B206	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$500,000	5/31	■ Outdoor Amphitheater / Classroom											
14	De-Escalation Room/ Wellness Space	RDE-B205	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$150,000	5/31	■ De-Escalation Room/ Wellness Space											
15	RHD Safety & Infrastructure Improvements									D Safety & Infrastructure Improvements											
16	Secure Entry Vestibule	RDE-B202	5/31/2021	9/14/2026	Mon 12/21/26	Fri 1/15/27	1 mon	\$50,000	12/21	■ Secure Entry Vestibule											
17	Campus-wide Sewer and Water Line Replacement	RDE-B202	5/31/2021	9/14/2026	Mon 12/21/26	Fri 1/15/27	1 mon	\$200,000	12/21	■ Campus-wide Sewer and Water Line Replacement											
18	Campus-wide ADA and Wayfinding Improvements	RDE-B202	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$400,000	5/29	■ Campus-wide ADA and Wayfinding Improvements											
19	Campuswide Door and Gate Panic Hardware	RDE-B202	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$125,000	5/29	■ Campuswide Door and Gate Panic Hardware											
20	Campus-wide HVAC System Upgrades Ph 1	RDE-B203	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$1,162,500	5/29	■ Campus-wide HVAC System Upgrades Ph 1											
21	Auditorium Restoration	RDE-B204	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$1,350,000	5/29	■ Auditorium Restoration											
22	Campus-wide HVAC System Upgrades Ph 2		5/28/2021	2/19/2029	Mon 5/28/29	Fri 7/20/29	2 mons	\$1,162,500	5/28	■ Campus-wide HVAC System Upgrades Ph 2											
23																					
24	Middle School									Middle School											
25	Field and Track Upgrades	MS-B308	5/31/2021	2/21/2027	Mon 5/31/27	Fri 11/12/27	6 mons	\$3,000,000	5/31	■ Field and Track Upgrades											
26	HVAC System Upgrades	MS-B302	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$3,600,000	5/31	■ HVAC System Upgrades											
27	Roofing Replacement	MS-B303	1/10/202	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$450,000	5/31	■ Roofing Replacement											
28	Kitchen Expansion	MS-B307	1/10/202	2/22/2028	Mon 5/29/28	Fri 9/15/28	4 mons	\$1,250,000	5/29	■ Kitchen Expansion											
29	MS Safety & Infrastructure Improvements									MS Safety & Infrastructure Improvements											
30	Fire Alarm	MS-B301	5/31/2021	9/21/2026	Mon 12/28/26	Fri 1/22/27	1 mon	\$100,000	12/28	■ Fire Alarm											
31	Exterior Lighting	MS-B301	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$150,000	5/29	■ Exterior Lighting											
32	Safety upgrades including Entry Vestibule	MS-B301	5/31/2021	2/22/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$200,000	5/31	■ Safety upgrades including Entry Vestibule											
33	Campus-wide ADA and Wayfinding Improvements	MS-B301	5/31/2021	9/13/2027	Mon 12/20/27	Fri 1/14/28	1 mon	\$60,000	12/20	■ Campus-wide ADA and Wayfinding Improvements											
34	Campus-wide Plumbing Infrastructure Improvements	MS-B301	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$100,000	5/29	■ Campus-wide Plumbing Infrastructure Improvements											
35	Campus-wide Site Improvements	MS-B301	5/29/202	2/21/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$100,000	5/29	■ Campus-wide Site Improvements											
36	Entry and Landscape Enhancements	MS-B301	5/31/2021	2/22/2027	Mon 5/29/28	Fri 7/21/28	2 mons	\$300,000	5/29	■ Entry and Landscape Enhancements											
37	Parking & Lunch Area Asphalt Repairs	MS-B301	5/29/202	2/21/2028	Mon 6/26/28	Fri 7/21/28	1 mon	\$250,000	6/26	■ Parking & Lunch Area Asphalt Repairs											
38	Egress Compliance	MS-B301	5/31/2021	9/11/2028	Mon 12/18/28	Fri 1/12/29	1 mon	\$250,000	12/18	■ Egress Compliance											
39	Campus-wide Classroom Modernization Ph 1	MS-B304	5/28/2021	2/19/2029	Mon 5/28/29	Fri 7/20/29	2 mons	\$650,000	5/28	■ Campus-wide Classroom Modernization Ph 1											
40	Shop Building (F) Modernization & Wellness Center	MS-B306	8/6/2028	4/30/2029	Mon 8/6/29	Fri 7/5/30	12 mons	\$3,250,000	8/6	■ Shop Building (F) Modernization & Wellness Center											
41	Campus-wide Classroom Modernization Ph 2	MS-B304	5/27/2021	2/18/2030	Mon 5/27/30	Fri 7/19/30	2 mons	\$650,000	5/27	■ Campus-wide Classroom Modernization Ph 2											
42	Corridor Upgrades		5/27/2021	2/18/2030	Mon 5/27/30	Fri 7/19/30	2 mons	\$750,000	5/27	■ Corridor Upgrades											
43																					
44	High School									High School											
45	Phase 2 - ADA & Fencing	HS-B401	9/7/2025	6/1/2026	Mon 9/7/26	Fri 11/27/26	3 mons	\$956,000	9/7	■ Phase 2 - ADA & Fencing											
46	HVAC Modernization - Phase 1	HS-B403	4/1/2026	6/1/2026	Mon 9/7/26	Fri 1/22/27	5 mons	\$2,000,000	9/7	■ HVAC Modernization - Phase 1											
47	Locker Room Refresh		6/12/2021	9/21/2026	Mon 12/28/26	Fri 1/22/27	1 mon	\$125,000	12/28	■ Locker Room Refresh											
48	Electrical System Upgrades	HS-B404	6/1/2026	2/23/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$125,000	5/31	■ Electrical System Upgrades											
49	Exterior Painting	HS-B406	6/1/2026	2/23/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$350,000	5/31	■ Exterior Painting											
50	Roofing Repairs	HS-B405	6/1/2026	2/23/2027	Mon 5/31/27	Fri 7/23/27	2 mons	\$2,400,000	5/31	■ Roofing Repairs											
51	HVAC Modernization - Phase 2	HS-B403	9/6/2026	5/31/2027	Mon 9/6/27	Fri 1/21/28	5 mons	\$2,000,000	9/6	■ HVAC Modernization - Phase 2											
52	Classroom Modernization - Phase 1	HS-B407	6/1/2027	2/24/2028	Mon 5/29/28	Fri 7/21/28	2 mons	\$1,800,000	5/29	■ Classroom Modernization - Phase 1											
53	Restroom Renovations	HS-B411	9/6/2027	5/31/2028	Wed 9/6/28	Tue 11/28/28	3 mons	\$800,000	9/6	■ Restroom Renovations											
54	Classroom Modernization - Phase 2	HS-B407	6/1/2028	2/23/2029	Mon 5/28/29	Fri 7/20/29	2 mons	\$1,800,000	5/28	■ Classroom Modernization - Phase 2											

Construction durations shown in gantt chart

Summer Project
 Winter Project
 School Year Project
 Ongoing Project

03

Quick Start Project Updates



Quick Start Projects

BOARD APPROVED QUICK START PROJECTS

PGUSD Quick Start Projects (Measure D)			
Project Number	Project Name	Project Budget	Description
FGE-MD76	ADA/Site	\$ 2,500,000	Address uneven asphalt walkways. Replace asphalt play courts with new surface. Address ADA issues from root damage. Redesign poorly placed drains near TK/Kinder to resolve flooding issues. Repair sewer line.
RDE-MD79	HVAC - Library	\$ 500,000	Add/Replace aging units in Library. Integrate into EMS system.
RDE-MD80	ADA/Site	\$ 1,810,000	Replace cracked asphalt. Install rubberized fall surfacing on playground. Replace west side fencing. Install panic hardware and secure gates. Improve site ADA accessibility, ramps and signage across campus.
RDE-MD41	Fire Alarm	\$ 800,000	Campus-wide fire alarm replacement.
MS-MD81	Fencing	\$ 100,000	Install fencing to isolate PGMS closed campus approach.
MS-MD82	Gym Paint	\$ 120,000	Paint exterior of the gymnasium and two portables.
HS-MD83	ADA/Site - Design only	\$ 238,350	Replace or extend fencing and add gates for perimeter control on south end of campus. Install ADA paths from gym to baseball field. Pave a new fire lane by Library.
HS-MD84	Roof and Paint	\$ 1,050,000	Paint exterior and install Weatherweld roof on gym and weight room buildings.
AE-MD85	ADA/Site - Design only	\$ 362,250	Install fence and gate at southeast corner of site and rear parking lot for security. Site ADA path of travel lot improvements adjacent to main parking. Replace failing pavement in main parking lot, add trash enclosure in main parking lot.
AE-MD86	Demo F	\$ 250,000	Demolish unsafe structure and replace with classrooms to support State Preschool. Includes utility rerouting with PG&E and water.
AE-MD88	Butterfly Room Window Replacement	\$ 75,000	Replace leaky window wall at the Butterfly room in main building.
AR-MD87	Community High	\$ 52,500	Schematic design a space to accommodate 2 classrooms of 960 SF each, and offices and restrooms in the southwest corner of the site. Include parking lot for new facility. Address path of travel from main parking lot to new site and adjacent to building 10,11,12 & 13. Widen fire lane as well
DA-MD89	Paint and gutter	\$ 600,000	Exterior Paint and Gutter Replacement - Phase 2 to complete the remaining work not completed in summer 2025.
DW-MD92	Campus Wide Gas Survey	\$ 20,000	Conduct gas leak detection surveys at each campus.
DW-MD90	Program	\$ 600,000	Program managements costs.
DW-MD91	Contingency 7%	\$ 593,467	Contingency for project change orders (summer 2025 or 2026).
Total Quick Start Project Budget		\$ 9,671,567	

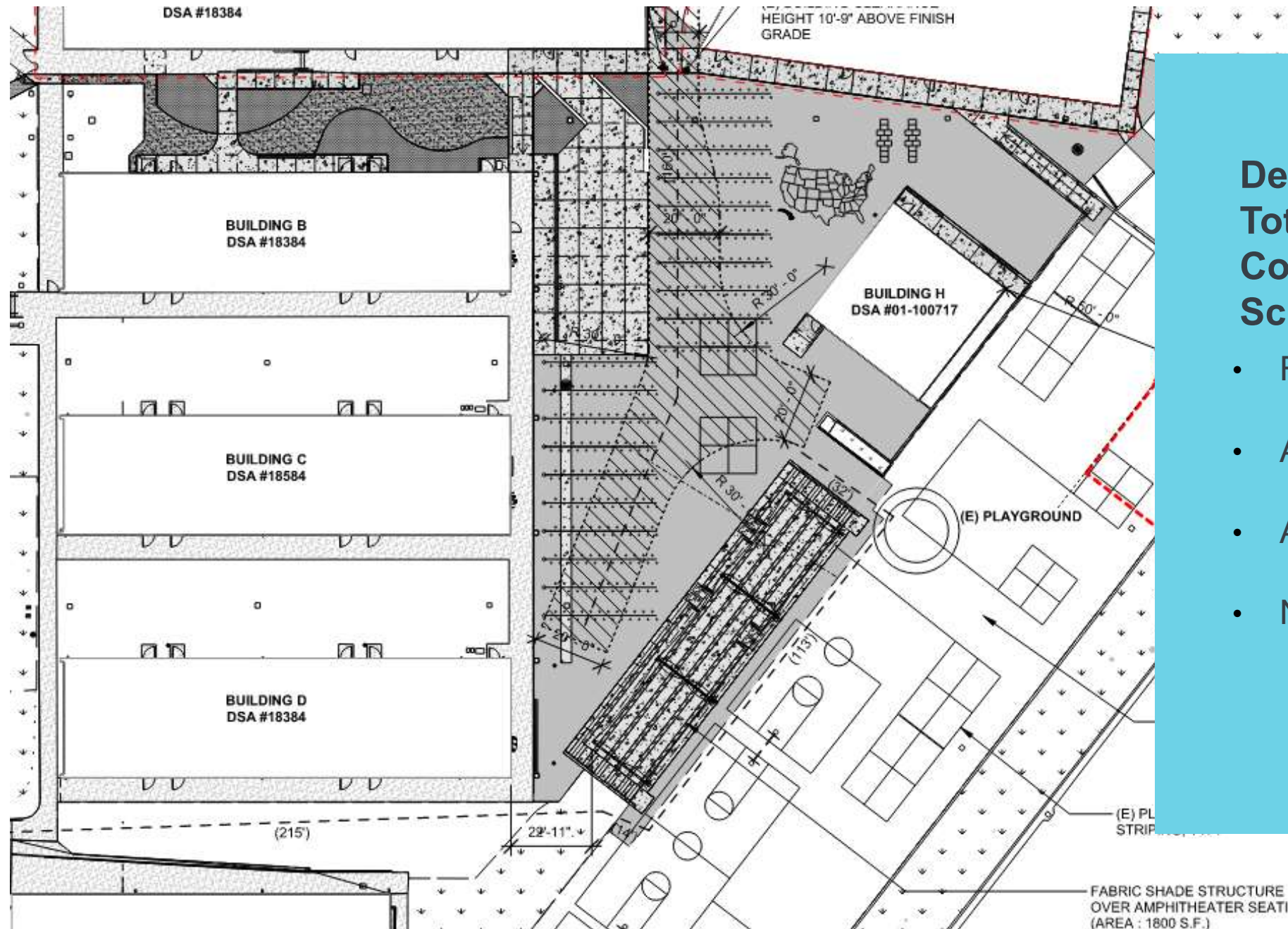
Quick Start Projects

PROJECTS SCHEDULE

Task Mode	Task Name	Duration	Start	Finish	Prede
★	FGES Quick Start DSA Review	44 days	Wed 12/17/25	Sun 2/15/26	
★?	FGES EST DSA Approval		Wed 3/18/26		1
★	FGES Quick Start Bidding	22 days	Thu 3/12/26	Fri 4/10/26	
★	FGES Quick Start Board Approval	1 day	Thu 5/7/26	Thu 5/7/26	
★	FGES Quick Start NTP	1 day	Fri 5/8/26	Fri 5/8/26	4
★	FGES Quick Start Construction	46 days	Mon 6/1/26	Sun 8/2/26	5
★	PGAS Quick Start DSA Review	44 days	Tue 3/10/26	Fri 5/8/26	
★	PGAS EST DSA Approval	1 day	Thu 7/2/26	Thu 7/2/26	7
★	PGAS Quick Start Bidding	32 days	Thu 7/9/26	Fri 8/21/26	
★	PGAS Quick Start Board Approval	1 day	Thu 9/17/26	Thu 9/17/26	9
★	PGAS Quick Start NTP	1 day	Fri 9/25/26	Fri 9/25/26	9
★?	PGAS Quick Start Construction		Wed 10/7/26		11
★	RDES Quick Start DSA Review	46 days	Mon 12/22/25	Mon 2/23/26	
★	RDES EST DSA Approval	1 day	Fri 4/3/26	Fri 4/3/26	13
★	RDES Quick Start Bidding	22 days	Sat 4/4/26	Mon 5/4/26	
★	RDES Quick Start Board Approval	1 day	Mon 5/25/26	Mon 5/25/26	
★	RDES Quick Start NTP	1 day	Tue 5/26/26	Tue 5/26/26	16
★	RDES Quick Start Construction	46 days	Mon 6/1/26	Sun 8/2/26	17
★	PGHS Quick Start DSA Review	45 days	Mon 3/16/26	Fri 5/15/26	
★	PGHS EST DSA Approval	1 day	Fri 7/10/26	Fri 7/10/26	19
★	PGHS Quick Start Bidding	33 days	Wed 7/15/26	Fri 8/28/26	
★	PGHS Board Approval	1 day	Sat 9/19/26	Sat 9/19/26	21
★	PGHS Quick Start NTP	1 day	Thu 9/24/26	Thu 9/24/26	22

Quick Start Projects

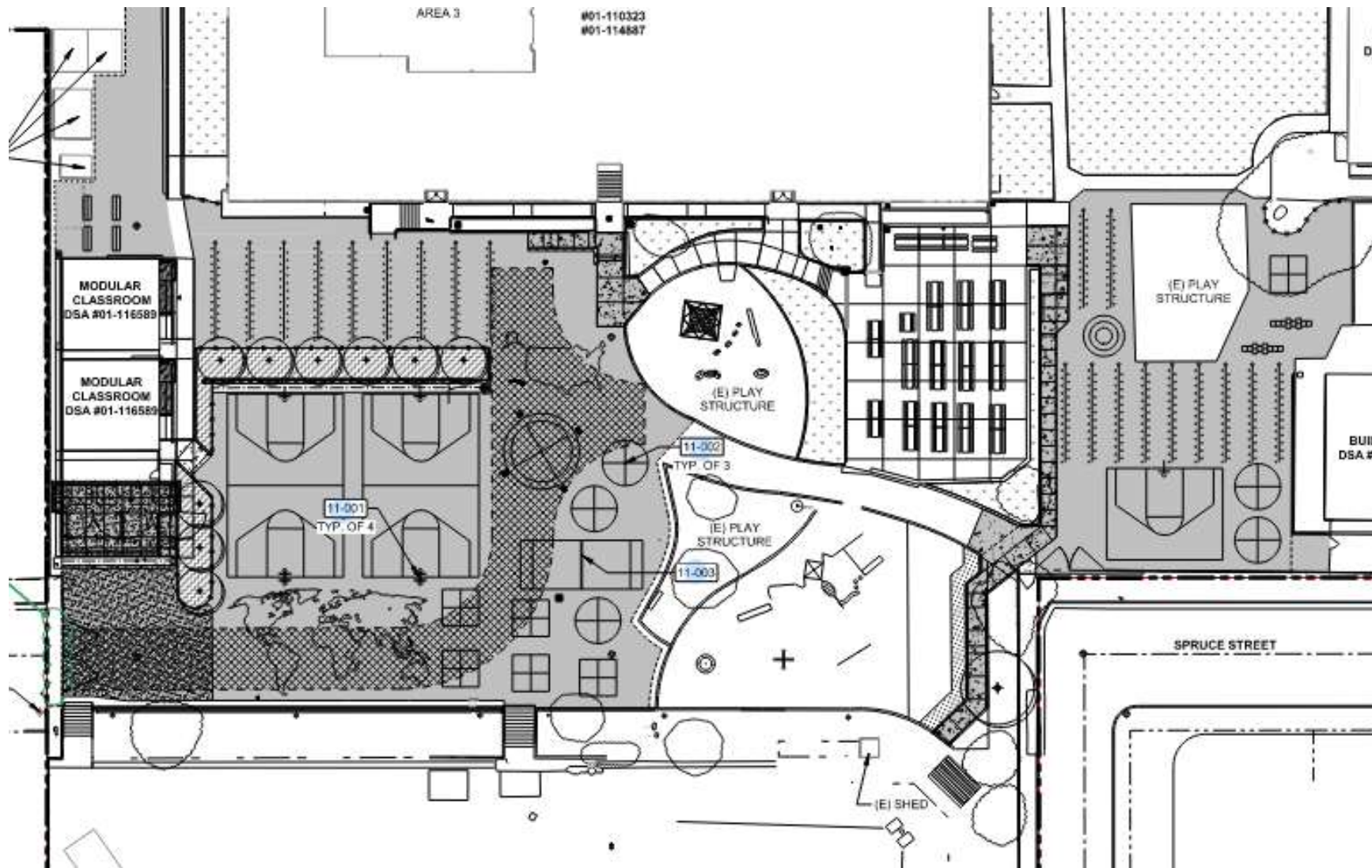
FOREST GROVE ELEMENTARY SCHOOL – SITE IMPROVEMENTS



- Designer:** DCA
Total Project Budget: \$2,625,000
Contractor: Avila Builders
Schedule: Summer 2026
- Replace asphalt paving at first tier
 - Amphitheater seating and shade structure
 - ADA accessible path-of-travel improvements
 - New striping at playground

Quick Start Projects

ROBERT DOWN ELEMENTARY SCHOOL – SITE IMPROVEMENTS



Designer: DCA

Total Project Budget: \$1,890,000

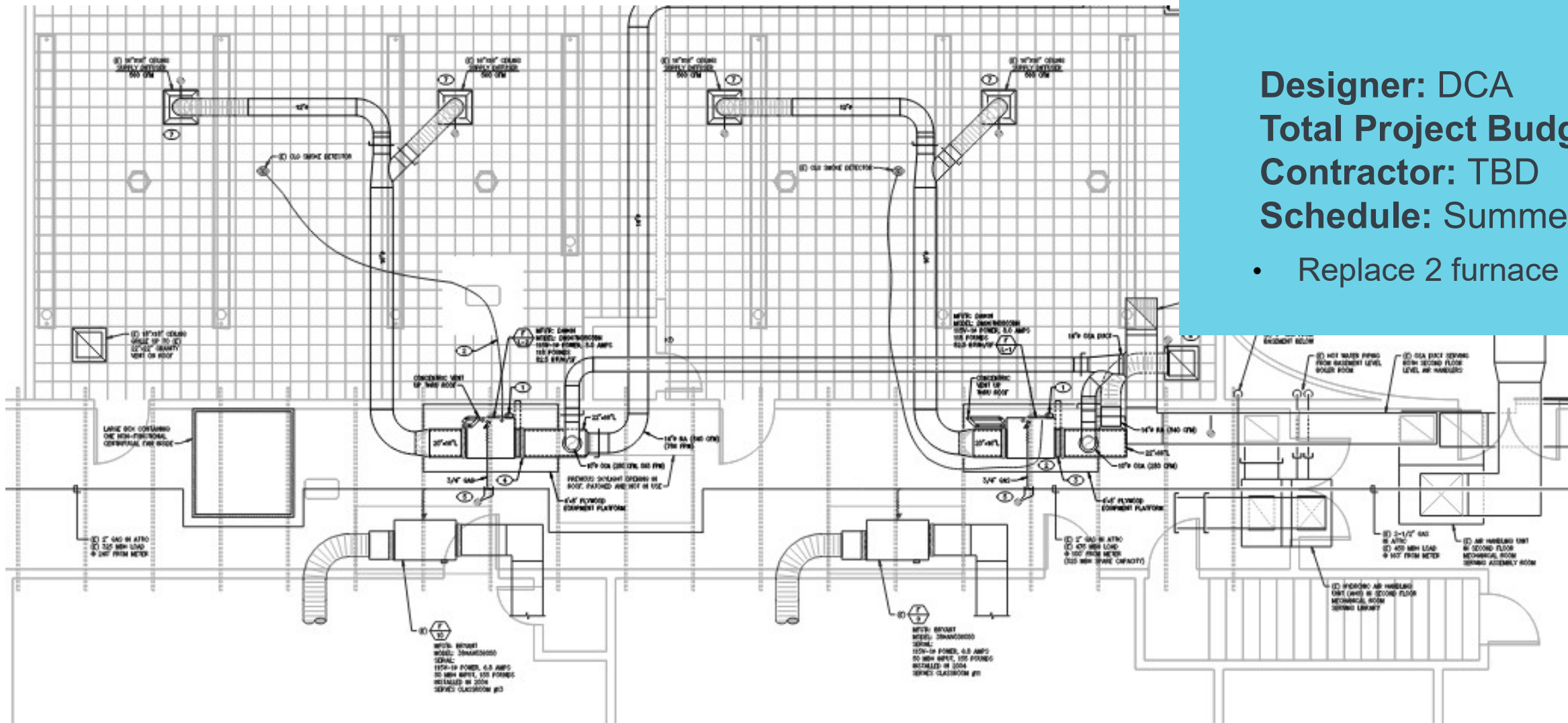
Contractor: MPE

Schedule: Summer 2026

- Replace asphalt paving at westerly playground
- Slurry easterly playground
- ADA accessible path-of-travel improvements
- New striping and sports equipment standards at playgrounds
- New trash enclosure

Quick Start Projects

ROBERT DOWN ELEMENTARY SCHOOL – LIBRARY HVAC

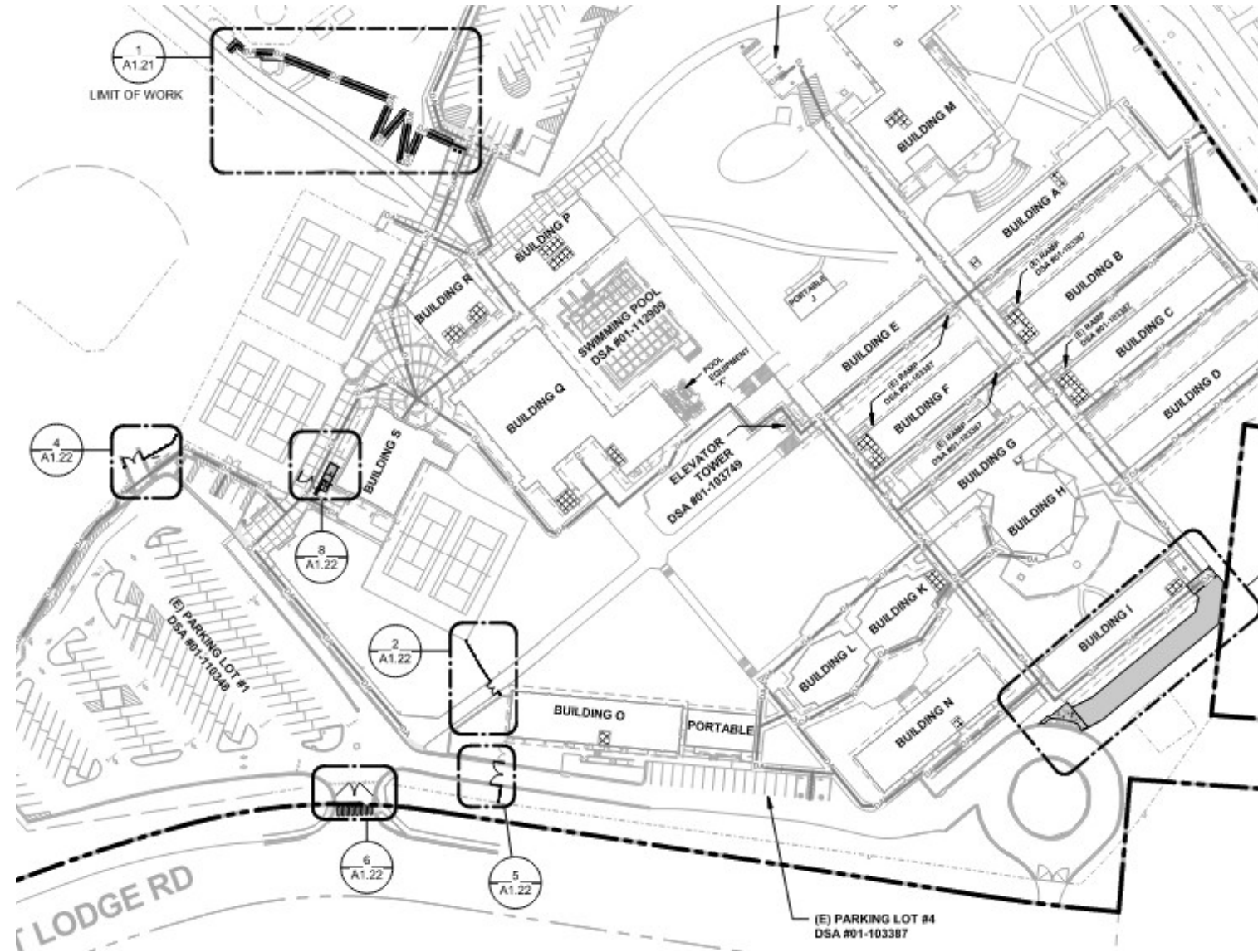


Designer: DCA
Total Project Budget: \$450,000
Contractor: TBD
Schedule: Summer 2026

- Replace 2 furnace units in library

Quick Start Projects

PACIFIC GROVE HIGH SCHOOL – WALKWAYS AND FENCING

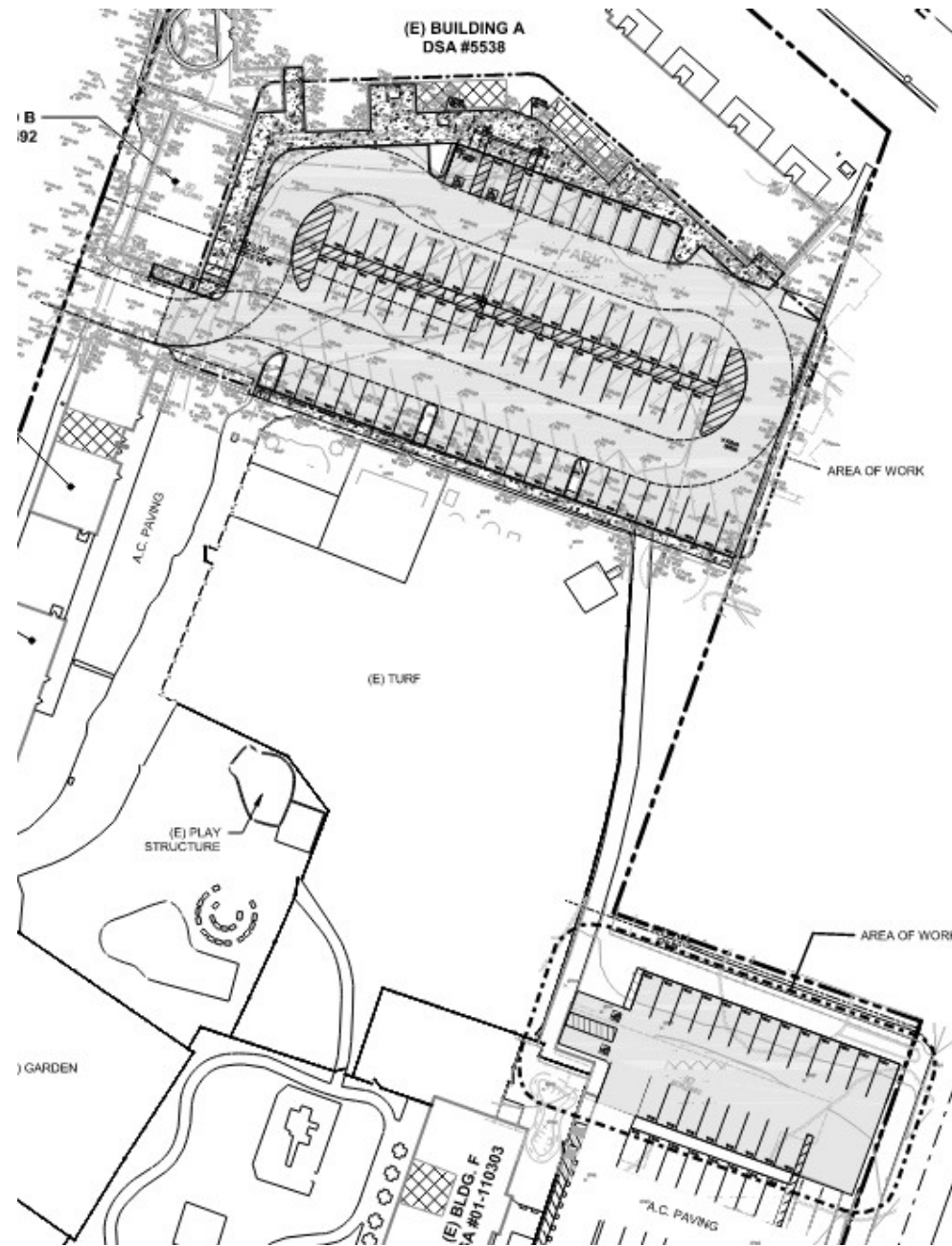


Designer: DCA
Total Project Budget: \$1,191,750
Contractor: TBD
Schedule: Fencing Summer 2026 and
Walkway/Road Fall 2026

- ADA accessible path down to baseball field
- Perimeter fencing work for security as well as added fencing and gates at core of campus
- Maintenance road paving at east side

Quick Start Projects

PACIFIC GROVE ADULT SCHOOL – SITE IMPROVEMENTS



Designer: DCA
Total Project Budget: \$1,811,250
Contractor: TBD
Schedule: Spring/Summer 2027

- Northerly parking pavement replacement and striping
- Demolition of Building F wing (off 17-mile drive) and replace with a new parking lot
- New trash enclosure
- Fencing improvements around preschool
- ADA accessible path-of-travel improvements

04

Next Steps



Next Steps

- › Design proposals for summer 2027 projects
- › Cash flow and financial plan
- › Design management and project planning
- › Quick start construction





Thank You!

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