BOND Projects Update: Falcon Academy MPR, BJHS, BOHS Path of Travel

Brinda C. Leon, Superintendent
Richard Champion, Assistant Superintendent, Business Services
Jeff Ferrato, Administrative Director, Facilities, Maintenance, Operations & Transportation

March 2, 2026 - Board Study Session

Agenda

- Review three facility bond projects
- Understand project status and stakeholder input
- Assess fiscal and compliance implications
- Discuss next steps and board direction, where appropriate



Brea Olinda Unified School District

Overview of Measure H

At our February 2025 board meetings, we approved both architectural agreements and committed estimated cost allocations for:

Brea Jr High School	$119.3 Million
Falcon Academy ES	$11.3 Million
BOHS “Path-of-Travel” ADA/DSA	$11.7 Million
Projects to be Identified	$16.0 Million
Costs Associated with Bond Sale(s)	$ 1.7 Million



Measure H Authorization **$160.0 Million**

Overview "Service Milestones"

Schematic Design, SD

- Establish overall project concept and vision
- Develop preliminary plans and layouts
- Define general scope, size, and character
- Prepare rough cost estimate

Design Development, DD

- Refine floor plans and building systems
- Coordinate structural and MEP consultants
- Select major materials and finishes
- Update cost estimate

Construction Documentation, CD

- Produce detailed drawings and specifications
- Show dimensions, materials, and code compliance
- Prepare documents for permit and construction
- Depending on delivery method, pre-construction review

Agency Review, AG

- Submit documents to regulatory agencies
- Respond to plan check comments
- Revise and resubmit for permit approval

Bidding and Negotiation, BD (Depending on Delivery Method)

- Distribute documents to contractors
- Answer bidder questions and issue clarifications
- Review bids and assist with contractor selection

Construction Phase (Administration), CA

- Observe construction for design compliance
- Review submittals and RFIs
- Process payment applications and changes

DSA Close-Out, CO

- Complete required inspections and reports
- Submit final compliance documentation
- Obtain agency certification and project close-out

Falcon Academy – MPR/Kitchen Project

Architect: Studio Plus

Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project

Site & Design Considerations

- Site constraints
- Preliminary design visuals
- Timeline

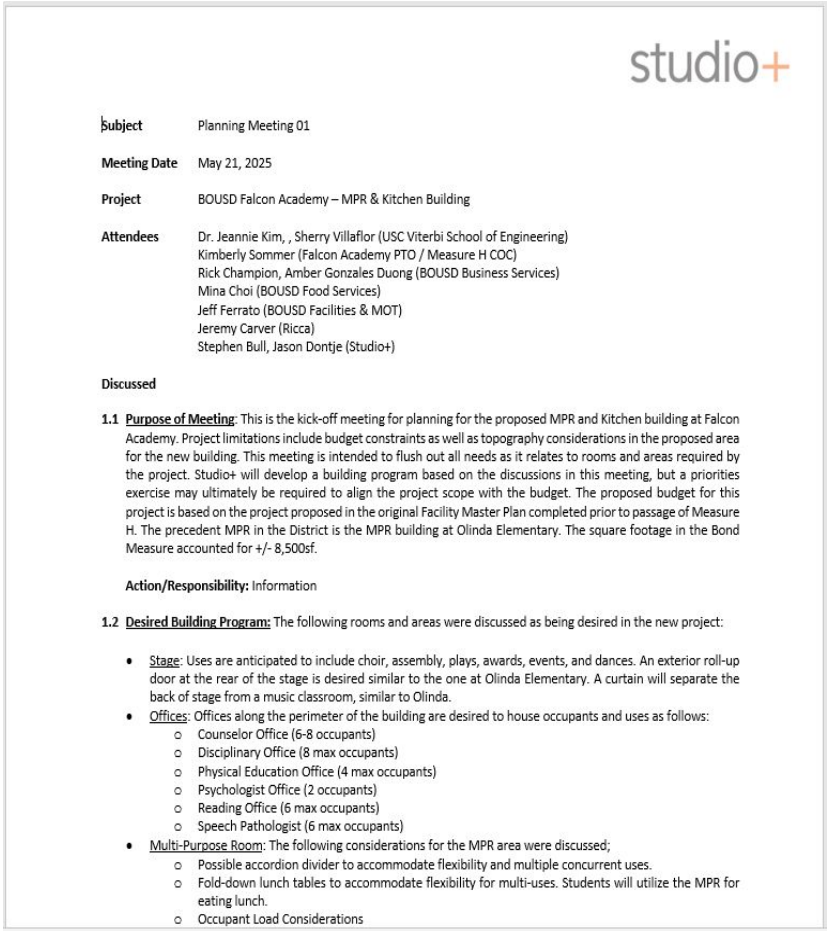


Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project

Feedback - Continuous

- Staff feedback re: fencing project
- Site, Food Service and FMOT Administration Feedback
- Facility Master Plan
- Interior design feedback - pending



studio+

Subject Planning Meeting 01

Meeting Date May 21, 2025

Project BOUSD Falcon Academy – MPR & Kitchen Building

Attendees Dr. Jeannie Kim, , Sherry Villaflor (USC Viterbi School of Engineering)
Kimberly Sommer (Falcon Academy PTO / Measure H COC)
Rick Champion, Amber Gonzales Duong (BOUSD Business Services)
Mina Choi (BOUSD Food Services)
Jeff Ferrato (BOUSD Facilities & MOT)
Jeremy Carver (Ricca)
Stephen Bull, Jason Dontje (Studio+)

Discussed

1.1 **Purpose of Meeting**: This is the kick-off meeting for planning for the proposed MPR and Kitchen building at Falcon Academy. Project limitations include budget constraints as well as topography considerations in the proposed area for the new building. This meeting is intended to flush out all needs as it relates to rooms and areas required by the project. Studio+ will develop a building program based on the discussions in this meeting, but a priorities exercise may ultimately be required to align the project scope with the budget. The proposed budget for this project is based on the project proposed in the original Facility Master Plan completed prior to passage of Measure H. The precedent MPR in the District is the MPR building at Olinda Elementary. The square footage in the Bond Measure accounted for +/- 8,500sf.

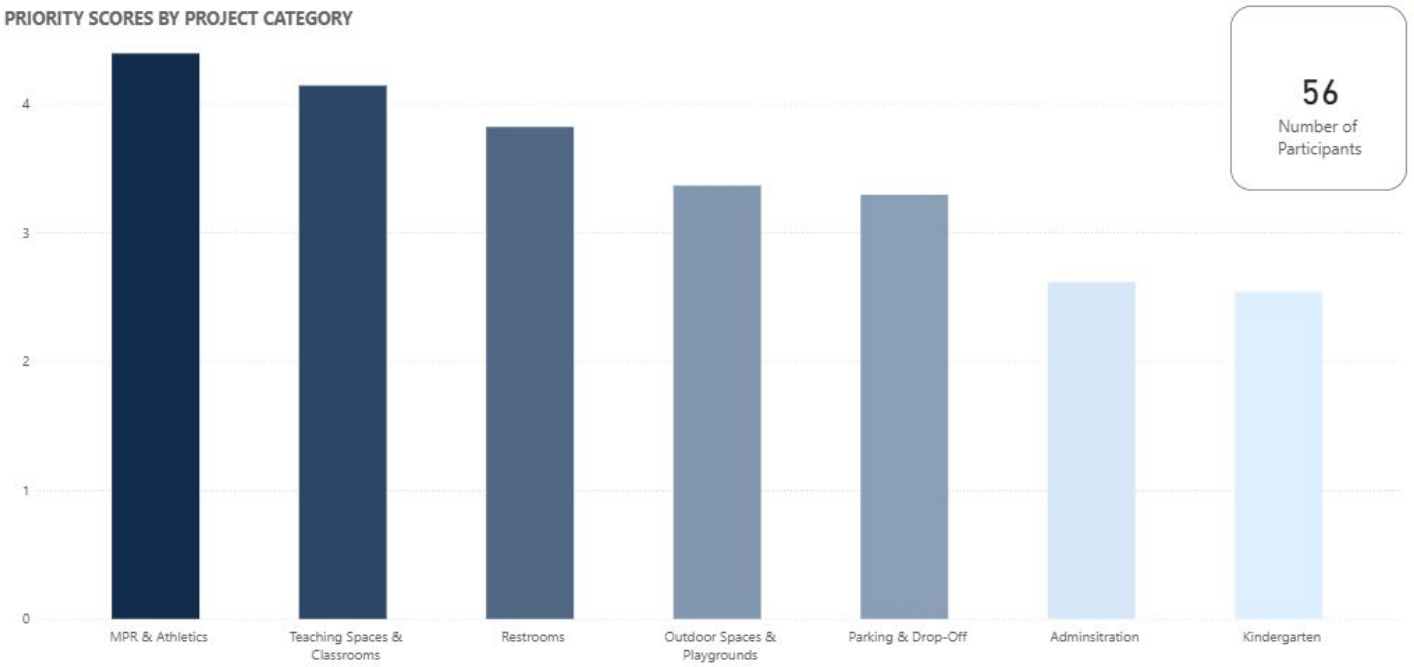
Action/Responsibility: Information

1.2 **Desired Building Program:** The following rooms and areas were discussed as being desired in the new project:

- Stage: Uses are anticipated to include choir, assembly, plays, awards, events, and dances. An exterior roll-up door at the rear of the stage is desired similar to the one at Olinda Elementary. A curtain will separate the back of stage from a music classroom, similar to Olinda.
- Offices: Offices along the perimeter of the building are desired to house occupants and uses as follows:
  - Counselor Office (6-8 occupants)
  - Disciplinary Office (8 max occupants)
  - Physical Education Office (4 max occupants)
  - Psychologist Office (2 occupants)
  - Reading Office (6 max occupants)
  - Speech Pathologist (6 max occupants)
- Multi-Purpose Room: The following considerations for the MPR area were discussed;
  - Possible accordion divider to accommodate flexibility and multiple concurrent uses.
  - Fold-down lunch tables to accommodate flexibility for multi-uses. Students will utilize the MPR for eating lunch.
  - Occupant Load Considerations

Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project



Focus Category	Community Member	Current Student	District Staff	Other	Parent	Teacher	Average Score
⊞ Adminsitration	4.00	2.00	4.00	0.50	2.45	3.75	**2.62**
⊞ Kindergarten	3.00	2.67	2.42	2.00	2.43	3.31	**2.54**
⊞ MPR & Athletics	5.00	5.00	5.00	0.50	4.33	4.92	**4.39**
⊞ Outdoor Spaces & Playgrounds	5.00	3.00	4.00	0.50	3.47	2.83	**3.37**
⊞ Parking & Drop-Off	2.00	2.83	5.00	5.00	3.30	2.83	**3.29**
⊞ Restrooms	4.00	4.67	4.00	5.00	3.73	3.75	**3.82**
⊞ Teaching Spaces & Classrooms	4.00	4.50	4.50	5.00	4.05	4.42	**4.14**

Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project



Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project



Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project



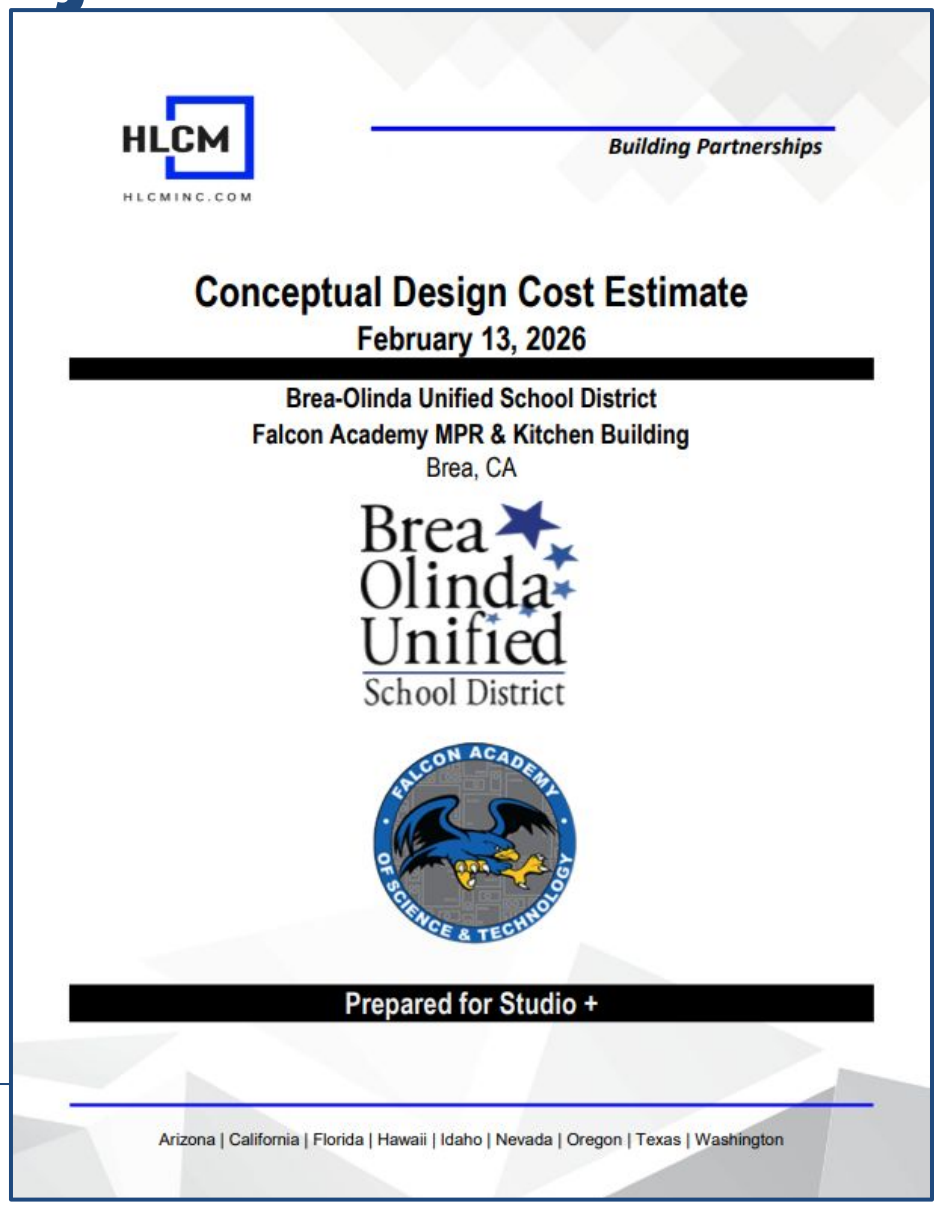


Unified
School District

Falcon Academy – MPR/Kitchen Project

Fiscal Overview

- Cost estimate
- Contingency
- Escalation risk
- Alternative scope options (if applicable)


HLCM
HLCMINC.COM
Building Partnerships
Conceptual Design Cost Estimate
February 13, 2026
Brea-Olinda Unified School District
Falcon Academy MPR & Kitchen Building
Brea, CA
Brea Olinda Unified School District
FALCON ACADEMY OF SCIENCE & TECHNOLOGY
Prepared for Studio +
Arizona | California | Florida | Hawaii | Idaho | Nevada | Oregon | Texas | Washington

Brea Olinda Unified School District

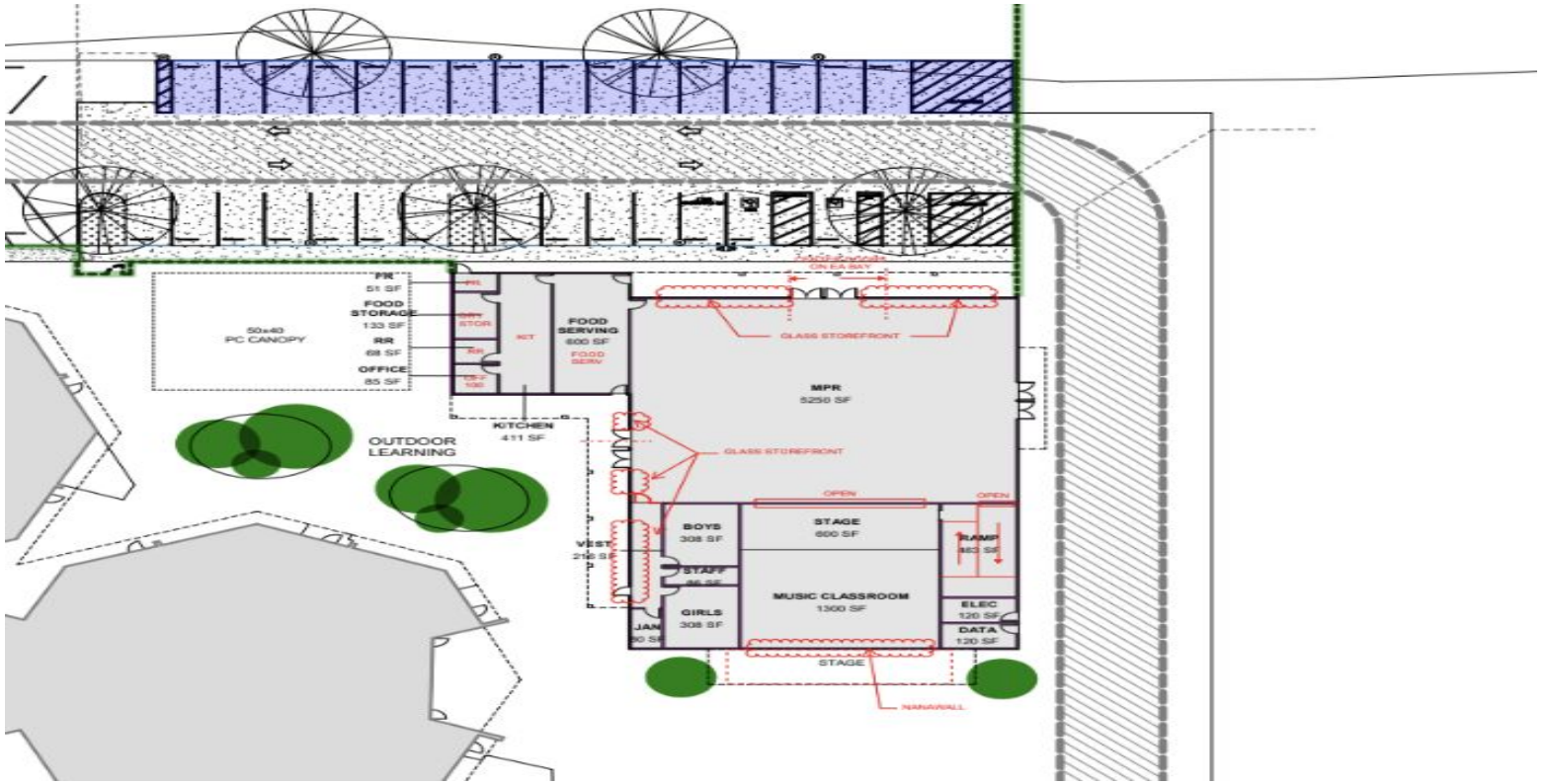
Falcon Academy – MPR/Kitchen Project

Timeline

- 04/01/2026 - Schematic Design Complete
- 03/15/2026 - Begin CEQA Process
- 06/15/2026 - Design Development Complete
- 06/01/2026 - Construction Contractor (Approx)
- 10/01/2026 - Construction Documents Complete
- 01/15/2027 - DSA Approval
- 03/15/2027 - Bids Received
- 06/15/2028 - Construction Complete
- 07/15/2028 - Closeout Complete

Brea Olinda Unified School District

Falcon Academy – MPR/Kitchen Project Board Feedback



Board Feedback - Schematic Design

- General design - overall look
- Use of Space
- Parking

Staff Feedback - Schematic Design

- Will be placed at Falcon Academy for staff input this week
- Update at 3/19 Board Meeting



Brea Junior High Modernization

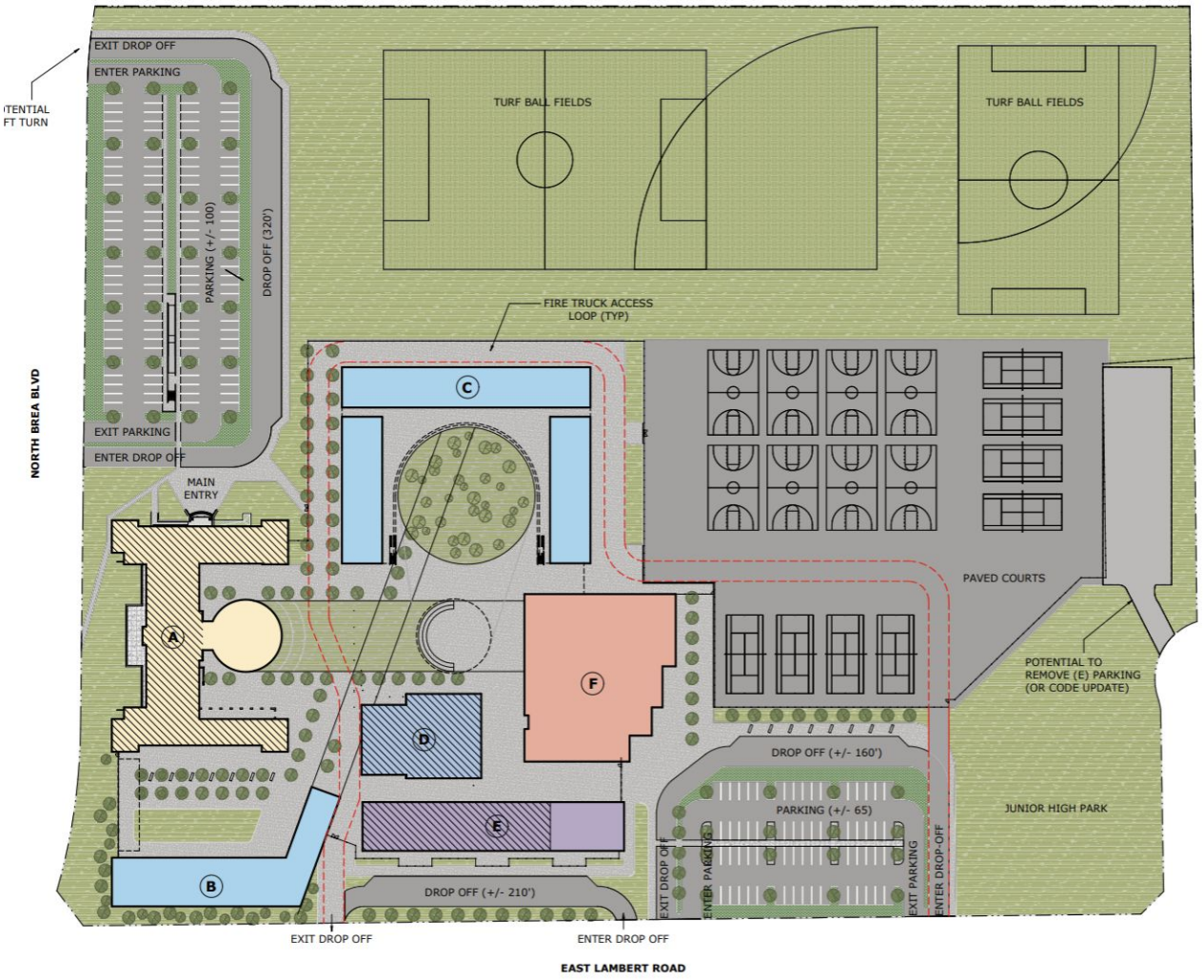
Architect: PJHM

Brea Olinda Unified School District

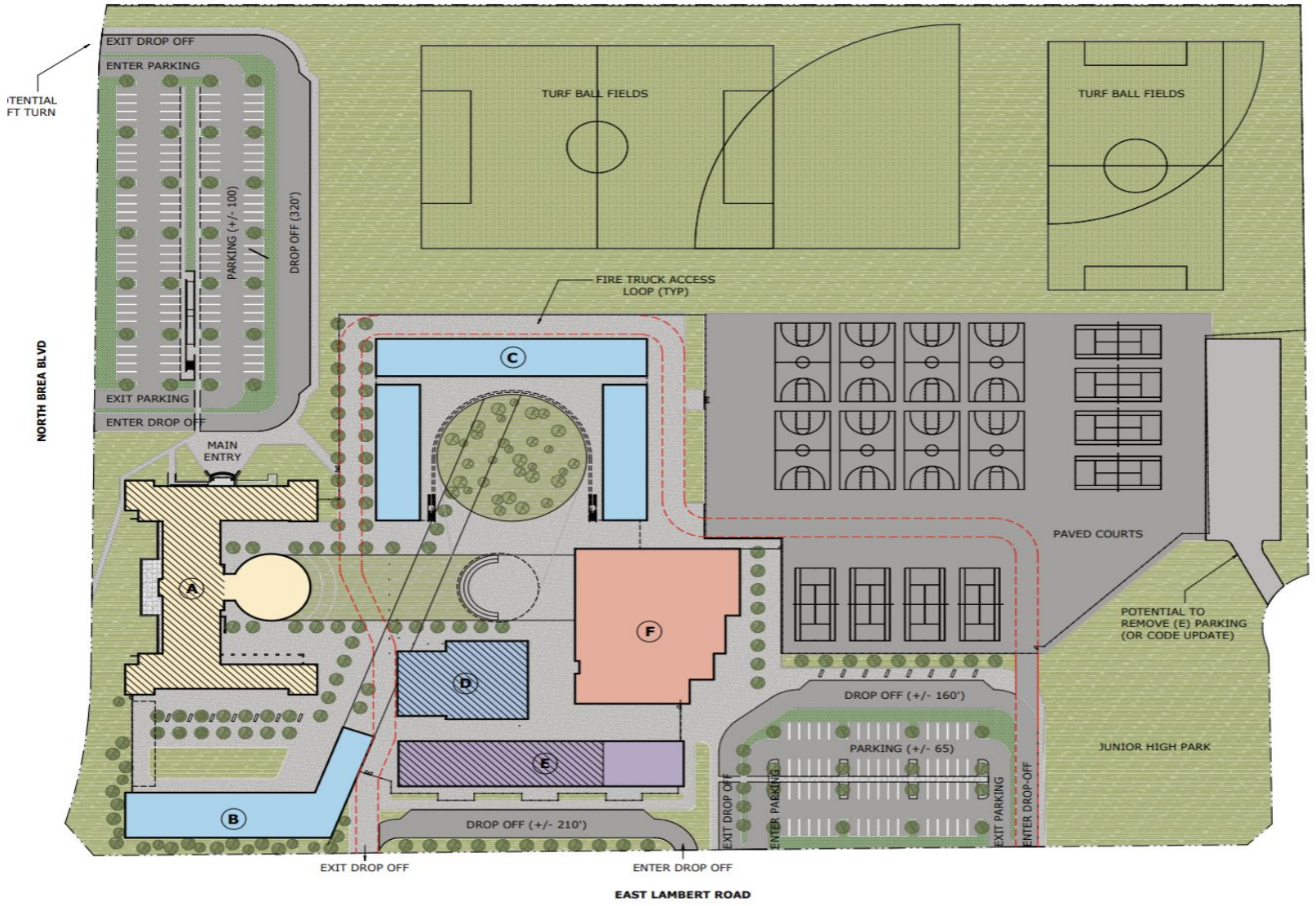
Brea Junior High Modernization

Site & Design Considerations

- Site constraints
- Preliminary design visuals
- Timeline



Brea Junior High Modernization
Updated Site Design



Brea Junior High Modernization

Executive Summary of Staff Feedback

–Review of draft layout meeting on February 18, 2026

–Staff input gathered week after presentation of revised plans

–Staff input was gathered via Google Form

Brea Olinda Unified School District

Brea Junior High Modernization
Staff Feedback

Overall Sentiment

Strong support for modernization effort

–Excitement about two-story classroom design

–Positive response to gym and performing arts center

–Desire to preserve historical elements and campus pride

–Recognition this is a once-in-a-generation opportunity

Brea Olinda Unified School District

Brea Junior High Modernization

Staff Feedback

Instructional Space & Program Growth

–Adequate square footage for VAPA programs

–Choir, band, dance, and drama space considerations

–Fully equipped art room with sinks, kiln ventilation, and storage

–Robotics and CTE modernization including wood and metal shop

–Dedicated SPED testing and meeting space

–Classroom sizes that support collaborative instruction

Brea Olinda Unified School District

Brea Junior High Modernization
Staff Feedback

Safety, Supervision & Campus Flow

- Perimeter fencing to manage campus boundaries
- Wide walkways for 1,200 plus students
- Designated eating, recreation, and instructional zones
- Bathroom proximity to instructional wings
- Covered walkways for heat and rain
- Adequate space for full student body assemblies

Brea Olinda Unified School District

Brea Junior High Modernization
Staff Feedback

Staff Facilities & Storage

-Restrooms near every instructional wing

–Expanded and improved staff lounge space

–Functional amenities including sink, refrigerator, dishwasher

–Department-level storage planning

–Storage located near activity and instructional spaces

Brea Olinda Unified School District

Brea Junior High Modernization
Staff Feedback

Accessibility

-Accessible paved pathways and removal of barriers

–SPED-designated restroom near mod-severe classrooms

–Adapted PE enclosed areas and hydration stations

–Validate specialty program square footage

–Comprehensive traffic impact review

–Preserve campus identity and signature programs

Brea Olinda Unified School District

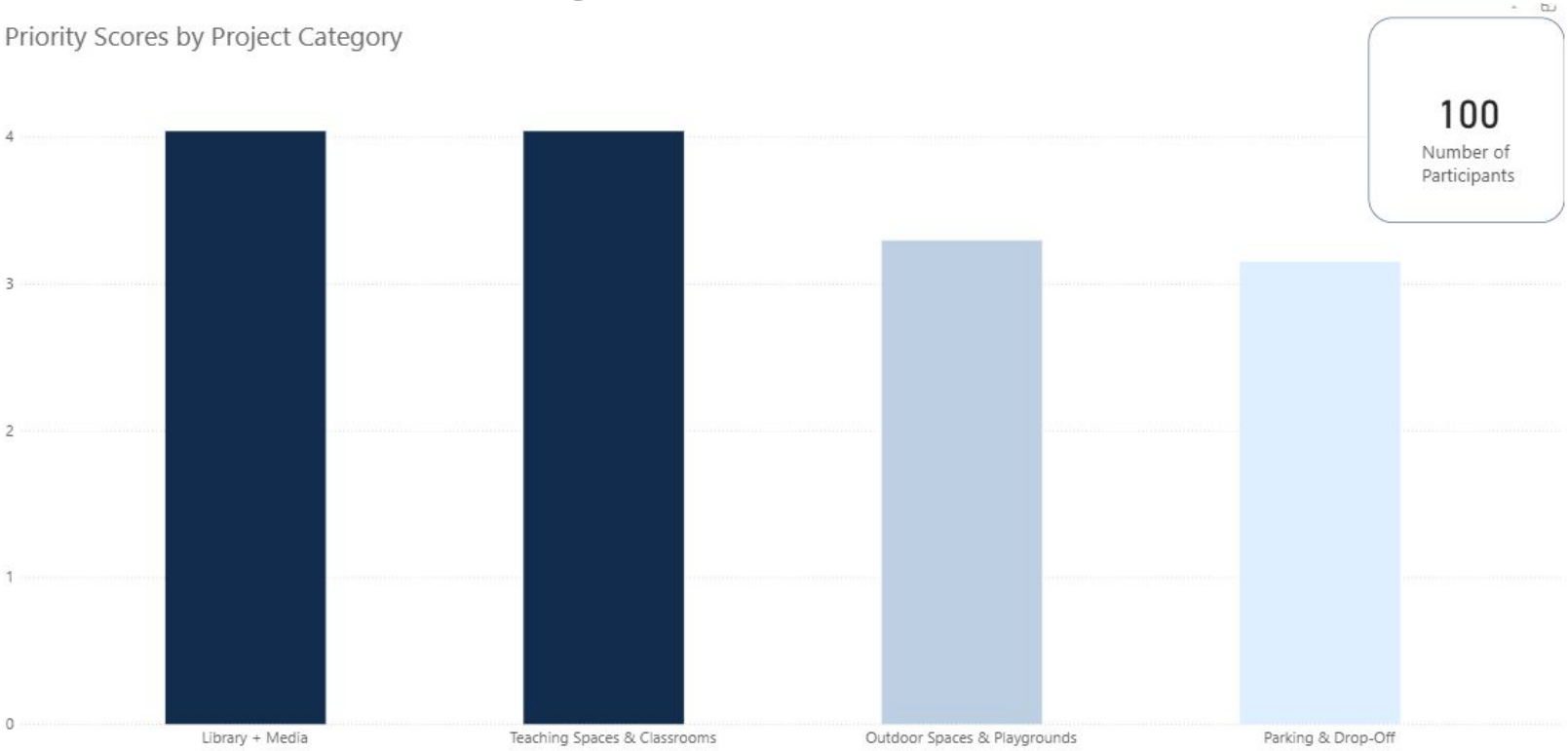
Brea Junior High Modernization

Department Feedback Schedule

Date	Day	Time	Department
February 25, 2026	Wednesday	7:45 AM – 8:45 AM	Office Staff/ Custodial
March 04, 2026	Wednesday	7:45 AM – 8:45 AM	Security Staff/CDS
March 11, 2026	Wednesday	7:45 AM – 8:45 AM	English/History/Math
March 18, 2026	Wednesday	7:45 AM – 8:45 AM	Cafeteria Staff
March 25, 2026	Wednesday	7:45 AM – 8:45 AM	Science
April 01, 2026	Wednesday	7:45 AM – 8:45 AM	Vapa/Humanities/ Activities
April 08, 2026	Wednesday	7:45 AM – 8:45 AM	Spring Break
April 15, 2026	Wednesday	7:45 AM – 8:45 AM	CTE/Stem
April 22, 2026	Wednesday	7:45 AM – 8:45 AM	Paraprofessionals/Classified
April 29, 2026	Wednesday	7:45 AM – 8:45 AM	PE/Athletics
May 06, 2026	Wednesday	7:45 AM – 8:45 AM	Special Education
May 13, 2026	Wednesday	7:45 AM – 8:45 AM	Athletics/PE

Brea Olinda Unified School District

Brea Junior High Modernization Facility Master Plan



Project Priority Scores by Group

Ratings from 1-5 with 5 being the highest priority.

Focus Category	Community Member	Current Student	District Staff	Other	Parent	Teacher	Average
Library + Media	4.60	3.71	3.10	3.75	4.03	4.67	**4.04**
Outdoor Spaces & Playgrounds	4.30	3.36	2.40	3.75	3.27	3.28	**3.30**
Parking & Drop-Off	4.10	3.50	4.20	2.75	3.02	2.89	**3.15**
Teaching Spaces & Classrooms	4.45	3.71	3.70	4.88	4.07	3.81	**4.04**

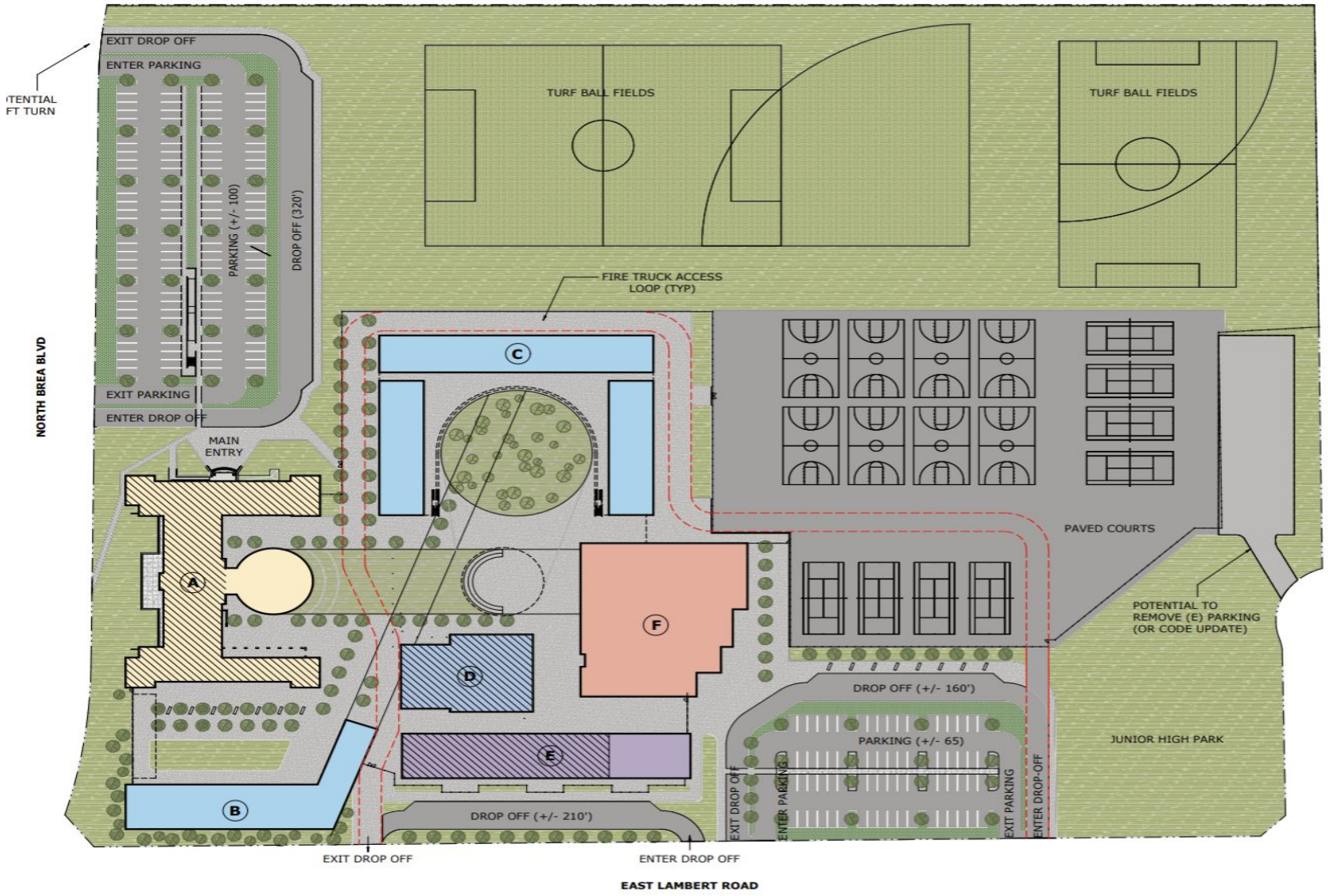
Brea Olinda Unified School District

Brea Junior High Modernization



Brea Olinda Unified School District

Brea Junior High Modernization Board Schematic Design Feedback



Brea Junior High Modernization

Next Steps

- Continued Feedback
- Refine the Schematic Design stage
- Begin the design phase for the "temporary" housing
- Begin CEQA process
- RFQ process

Brea Olinda Unified School District

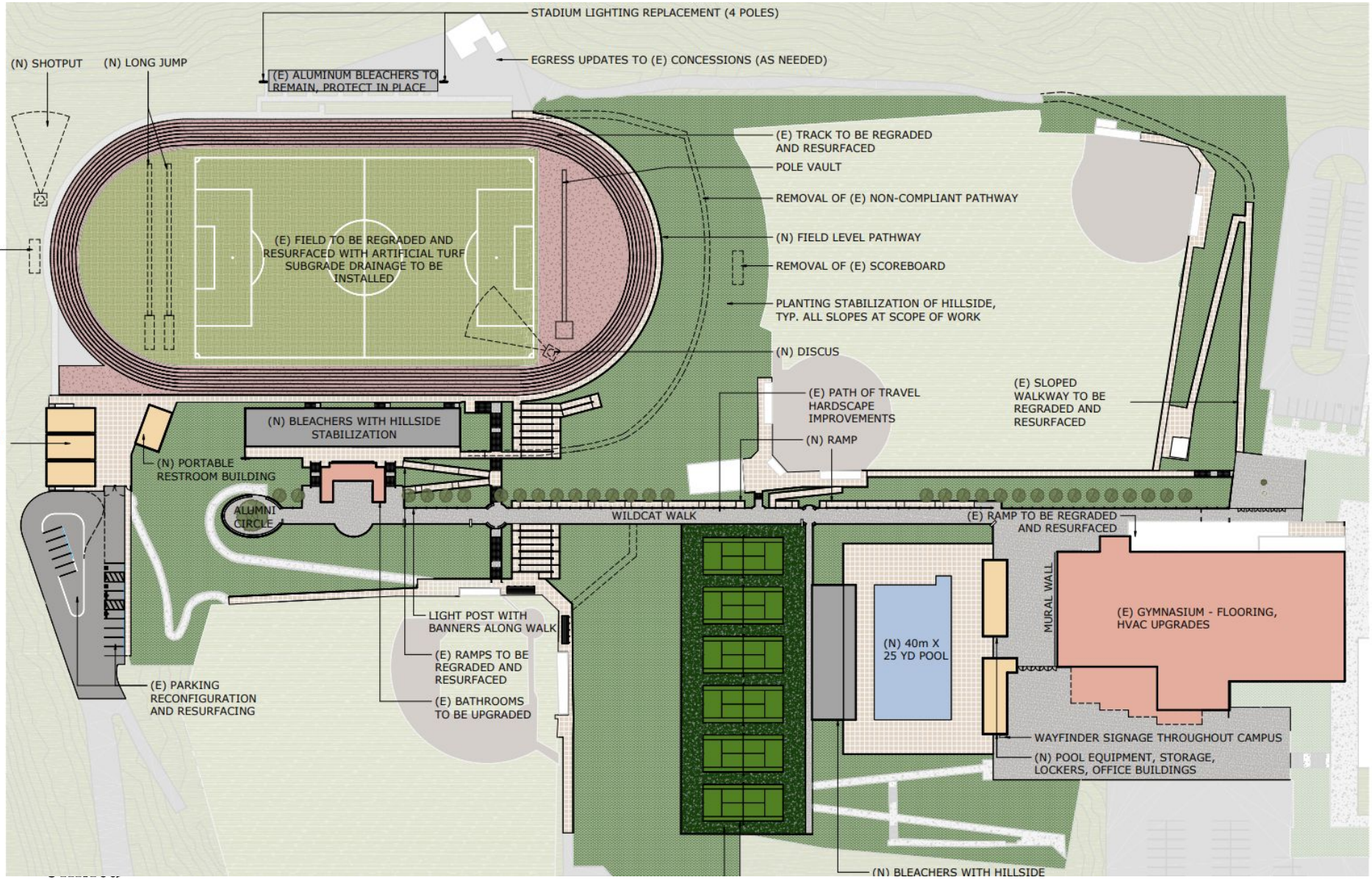


Brea Olinda HS “Path of Travel”

Architect: PJHM

Brea Olinda Unified School District

Brea Olinda HS "Path of Travel" Review



School District

Brea Olinda HS “Path of Travel”

Early November 2025 a survey was conducted on the Lower Athletic Field & Accessibility improvement needs - Below is excerpts focusing on the “path of travel”

Ramp Reconstruction

- ADA-compliant slope
- Widened for two-way traffic and carts
- Intermediate landings
- Handrails and guardrails

Lighting & Visibility

- Full pathway lighting
- Under-rail or low-level safety illumination

Visitor Access

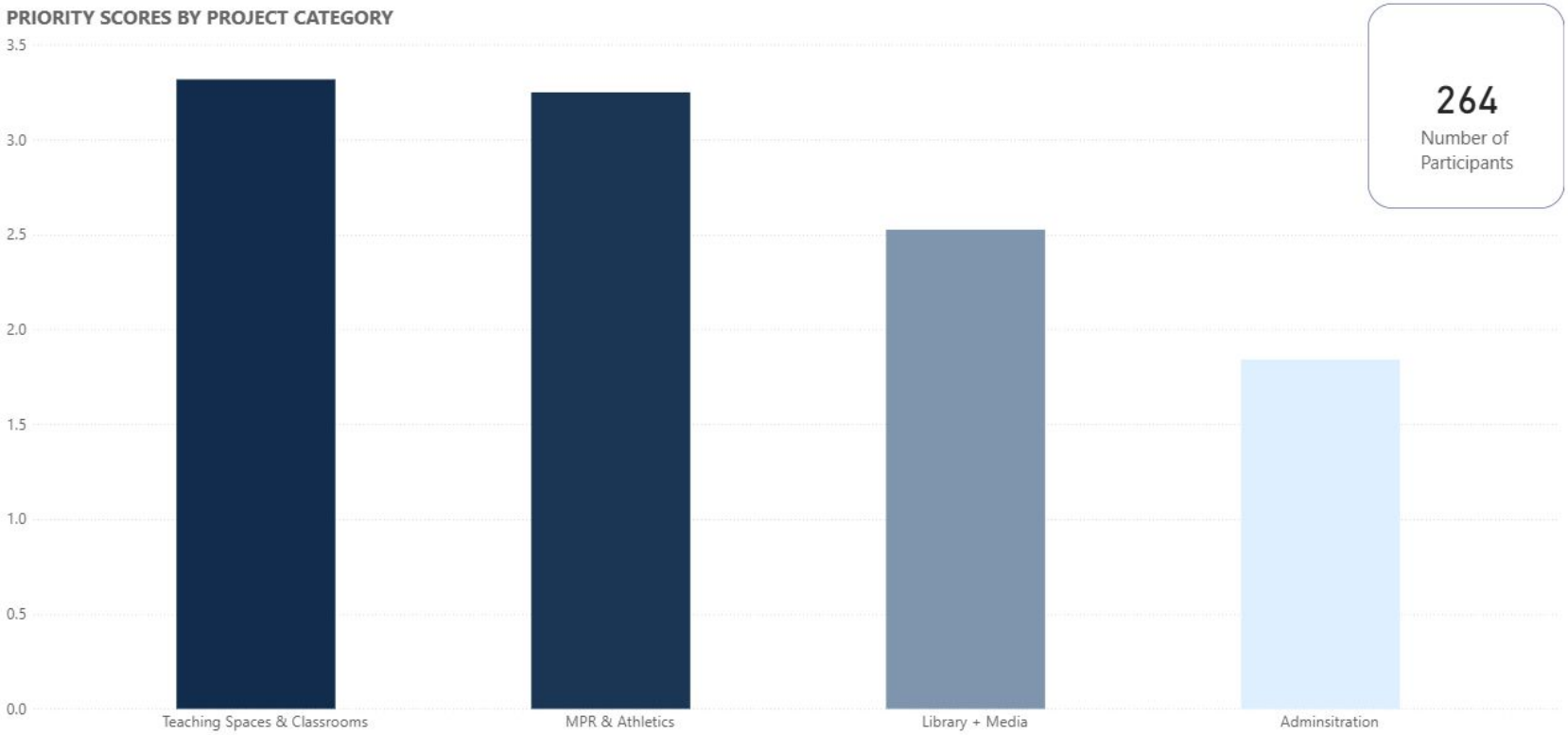
- Direct, level access to visitor seating
- Improved wayfinding and signage

Seating & Rest Stops

- Benches along pathway
- Accessible viewing areas

Brea Olinda Unified School District

Brea Olinda HS “Path of Travel” Facility Master Plan



Focus Category	Community Member	Current Student	District Staff	Other	Parent	Teacher	Average Score
⊞ Adminsitration	1.41	1.84	2.00	2.19	1.85	1.58	**1.84**
⊞ Library + Media	2.36	2.27	2.27	2.31	2.68	2.65	**2.53**
⊞ MPR & Athletics	3.35	2.98	3.57	3.39	3.30	3.31	**3.25**
⊞ Teaching Spaces & Classrooms	2.55	2.93	2.84	3.12	3.54	4.17	**3.32**

Brea Olinda Unified School District

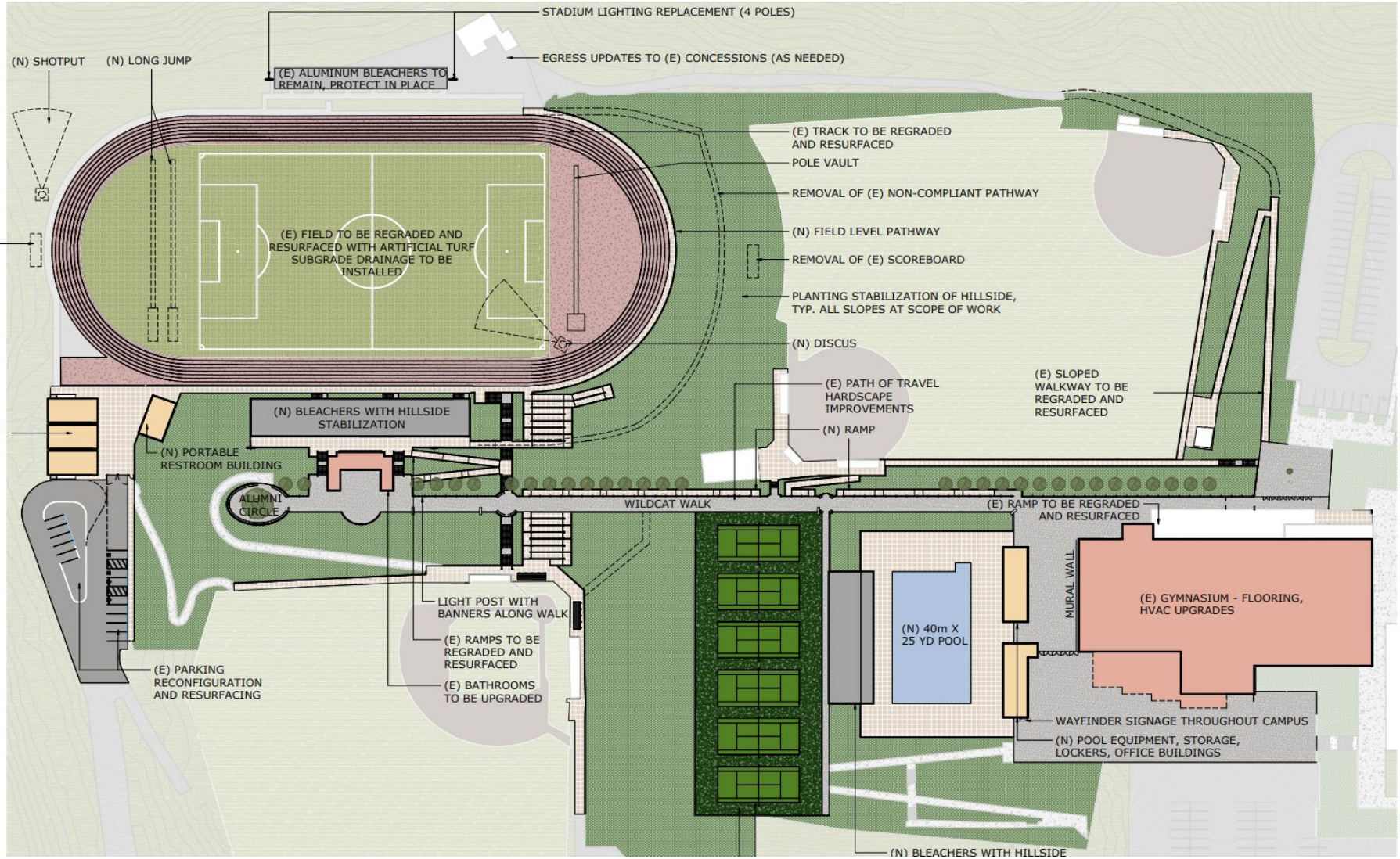
Brea Olinda HS "Path of Travel"

Next Steps

- Coordinate with PJHM on combining this scope with other scope modifications
- Bring back to March 19 Board meeting with amendments to PJHM agreement
- Expand with a new survey to users of increased projects for review
- Complete the Schematic Design and Design Development phases

Brea Olinda Unified School District

BOHS “Path of Travel” Board Feedback



Questions, Feedback, and Direction



Thank you!

Brea Olinda Unified School District