

DEL MAR UNION SCHOOL DISTRICT

General Obligation Bond Authorization

2018 Measure MM



Del Mar

• UNION SCHOOL DISTRICT •

**Citizens' Oversight
Committee Project and
Financial Update**

as of 11/30/2022

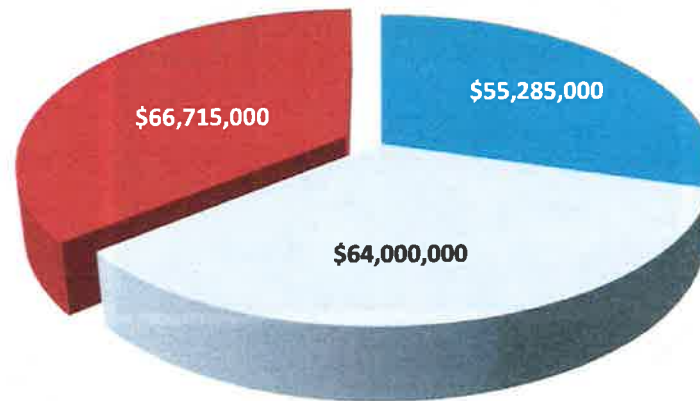
December 12, 2022 Meeting

2018 GENERAL OBLIGATION BOND ELECTION

Measure MM Overview

On November 6, 2018, the voters of the Del Mar Union School District authorized **Measure MM** under the Proposition 39 statutes. **Measure MM** authorized the issuance of **\$186 million** in General Obligation Bonds (the “Bonds”). The net proceeds of the Bonds are intended to be used to repair, renovate, upgrade, replace, modernize, and construct school facilities and fund related facilities costs to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District.

\$186 Million Measure MM Authorization



- 2018 Measure MM Authorization, 2019 Series A
- 2018 Measure MM Authorization, 2019 Series B
- Remaining Measure MM Authorization

Measure MM General Obligation Bonds

Del Mar Heights School - School Rebuild

Description of Project

The Del Mar Heights School Rebuild is a complete redesign and reconstruction of an over 60-year-old campus. The Rebuild Project creates a safe, flexible learning environment that includes improvements in fire safety, ingress and egress, energy efficiency, and the use of natural light.

Current Project Status

- ✓ Construction began on March 7, 2022
- ✓ Ongoing litigation has stopped construction as of May 13, 2022
- ✓ Court hearing scheduled for December 16, 2022 for lawsuit that has stopped construction

Project Timelines & Budget:

Architect: DLR Group | BakerNowicki
Project Status: In Construction
Construction Start Date: March 7, 2022
Project Completion Date: To Be Determined
Estimated Budget: \$66.3 Million

Measure MM General Obligation Bonds

Del Mar Heights School - Project Renderings



Measure MM General Obligation Bonds

Pacific Sky School - New School

Description of Project

Pacific Sky School will be the District's ninth school, serving families in the eastern Pacific Highlands Ranch community. The school makes use of natural light and has ample opportunities for students to learn both indoors and outdoors. Energy efficiency and student safety were at the forefront of this design while striving to create a fun, student-centered, elementary school learning environment.

Current Project Status

- ✓ This project is being funded from a combination of Measure MM GO Bonds and Community Facilities District (CFD) Funds
- ✓ The main campus opened to students on August 15, 2022
- ✓ The central kitchen is complete and punch list items are being finalized

Project Timelines & Budget:

Architect:	OBR Architecture, Inc.
Project Status:	In Construction
Construction Start Date:	May 17, 2021
Project Completion Date:	January 2023
Estimated Budget:	\$74 Million

Measure MM General Obligation Bonds

Pacific Sky School - Construction Progress Pictures



Measure MM General Obligation Bonds

Del Mar Hills Academy - Modernization

Description of Project

The Del Mar Hills Academy Modernization is a whole-site modernization that is planned to include upgrades to all classroom, administrative offices, outdoor learning spaces, and play areas. Roofing, HVAC, lighting, electrical, plumbing, and technology will also be upgraded through this modernization process

Current Project Status

- ✓ This project is currently in the design phase
- ✓ Erickson-Hall Construction Company has been selected as the contractor for the project
- ✓ Four community planning meetings have been held between Summer of 2021 and Fall of 2022
- ✓ Staff and student input meetings have been held during the 2021-2022 and 2022-2023 school years

Project Timelines & Budget:

Architect:	Lionakis
Project Status:	In Design
Construction Start Date:	To Be Determined
Project Completion/Duration:	24 Months
Estimated Budget:	\$20 Million

Measure MM General Obligation Bonds

Del Mar Hills Academy – Project Renderings



Measure MM General Obligation Bonds

Districtwide - Modern Learning Environments

Description of Project

Classrooms at every school in the District are being modernized. Modernization includes the removal of old casework, installation of whiteboard walls, replacement of carpet, painting, and new flexible furniture

Current Project Status

- ✓ This project includes K-6, Special Education and STEAM+ classrooms at all District schools
- ✓ Each summer, pre-selected classrooms are modernized
- ✓ All classes are scheduled to be modernized by the 2025-2026 school year

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Summer 2020
Project Completion/Duration:	Summer 2025
Estimated Budget:	\$10 Million

Measure MM General Obligation Bonds

Districtwide Modern Learning Environments – Construction Progress Pictures



Measure MM General Obligation Bonds

Districtwide - Playground Equipment

Description of Project

Playgrounds are being replaced at all school sites in the District. Playground designs were developed through the design process for the new school build, a student design challenge, and site-based input

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Summer 2021
Project Completion/Duration:	Summer 2024
Estimated Budget:	\$4 Million

Current Project Status

- ✓ Initial playground installation occurred at Sycamore Ridge School in 2021
- ✓ Ashley Falls School and Carmel Del Mar School playground installations occurred in Summer 2022
- ✓ Ocean Air School, Sage Canyon School, and Torrey Hills School playgrounds will be installed between Summer, 2023 and Summer, 2024
- ✓ Del Mar Hills Academy playground installation will be scheduled based on the Modernization timeline. These playgrounds are planned to be funded outside Measure MM
- ✓ Del Mar Heights School and Pacific Sky School playground installations are part of construction on those sites

Measure MM General Obligation Bonds

Districtwide Playground Equipment – Construction Project Pictures



Measure MM General Obligation Bonds

Districtwide - Serveries

Description of Project

With the implementation of Universal Meals, each school has a need for a meal service areas. The Quick Cafes will create a permanent serving area, provide food storage, and a self service line

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Summer 2022
Project Completion/Duration:	Summer 2022
Estimated Budget:	\$777,000

Current Project Status

- ✓ Serveries were installed at Ashley Falls School, Del Mar Hills Academy, Carmel Del Mar School, Ocean Air School, Sage Canyon School, Sycamore Ridge School, and Torrey Hills School and are now active
- ✓ Pacific Sky School servery was completed as part of the campus construction and is active
- ✓ Del Mar Heights School will have a built-in servery as part of the campus reconstruction

Measure MM General Obligation Bonds

Districtwide Serveries – Project Renderings



Measure MM General Obligation Bonds

Districtwide – Security Projects

Description of Project

Security cameras are planned to be installed at all school sites to improve site security.

Current Project Status

- ✓ Security cameras are planned to be installed at all school sites over the course of the 2022-2023 school year.

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Fall 2022
Project Completion/Duration:	Summer 2023
Estimated Budget:	\$210,000

Measure MM General Obligation Bonds

Measure MM

MEASURE MM CUMULATIVE ENCUMBRANCE & EXPENDITURE SUMMARY BY SCHOOL CAMPUS

(From Inception to 11/30/2022)

MEASURE MM ENCUMBRANCES & EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative Budgets *	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
A		B	C	D	E (C + D)	F
006 - Ashley Falls School Campus Improvements:						
1	Ashley Falls School - Modern Learning Environments	\$387,952.96	\$387,191.13	(\$380,933.13)	\$6,258.00	In Progress
2	Ashley Falls School - Play Improvements	619,702.90	611,174.68	(606,464.94)	4,709.74	In Progress
3	Ashley Falls School - Lunch Servery	74,952.00	74,952.00	(74,952.00)	0.00	Completed
Campus Total:		\$1,082,607.86	\$1,073,317.81	(\$1,062,350.07)	\$10,967.74	
005 - Carmel Del Mar School Campus Improvements:						
4	Carmel Del Mar School - Modern Learning Environments	\$294,318.01	\$294,317.98	(\$294,317.98)	\$0.00	Completed
5	Carmel Del Mar School - Play Improvements	661,002.58	651,709.43	(651,709.43)	0.00	Completed
6	Carmel Del Mar School - Lunch Servery	128,643.79	128,643.79	(68,727.50)	59,916.29	In Progress
7	Carmel Del Mar School - Security Projects	22,792.68	22,792.68	0.00	22,792.68	In Progress
Campus Total:		\$1,106,757.06	\$1,097,463.88	(\$1,014,754.91)	\$82,708.97	
003 - Del Mar Heights School Campus Improvements:						
8	Del Mar Heights School Rebuild	\$66,310,692.00	\$62,814,506.48	(\$17,610,964.65)	\$45,203,541.83	In Progress
Campus Total:		\$66,310,692.00	\$62,814,506.48	(\$17,610,964.65)	\$45,203,541.83	
004 - Del Mar Hills Academy Campus Improvements:						
9	Del Mar Hills Academy - Modernization	\$19,471,188.90	\$1,824,333.10	(\$409,288.05)	\$1,415,045.05	In Progress
10	Del Mar Hills Academy - Modern Learning Environments	427,256.45	427,256.41	(427,256.41)	0.00	Completed
11	Del Mar Hills Academy - Lunch Servery	77,511.66	77,511.66	(77,511.66)	0.00	Completed
Campus Total:		\$19,975,957.01	\$2,329,101.17	(\$914,056.12)	\$1,415,045.05	

MEASURE MM ENCUMBRANCES & EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative Budgets *	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
	A	B	B	C	D (B + C)	E
010 - Ocean Air School Campus Improvements:						
12	Ocean Air School - Modern Learning Environment	\$846,912.44	\$844,134.11	(\$835,302.11)	\$8,832.00	In Progress
13	Ocean Air School - Lunch Servery	132,824.49	132,824.49	(72,822.00)	60,002.49	In Progress
14	Ocean Air School - Security Projects	15,083.78	15,083.78	0.00	15,083.78	In Progress
	Campus Total:	\$994,820.71	\$992,042.38	(\$908,124.11)	\$83,918.27	
011 - Pacific Sky Elementary School Campus Improvements:						
15	Pacific Sky School	\$24,354,494.00	\$24,323,962.95	(\$23,860,240.06)	\$463,722.89	In Progress
	Campus Total:	\$24,354,494.00	\$24,323,962.95	(\$23,860,240.06)	\$463,722.89	
008 - Sage Canyon School Campus Improvements:						
16	Sage Canyon School - Modernization	254,587.54	254,587.54	(254,587.54)	0.00	Completed
17	Sage Canyon School - Modern Learning Environments	258,848.94	258,848.94	(185,293.75)	73,555.19	In Progress
18	Sage Canyon School - Lunch Servery	124,430.76	124,430.76	(124,430.76)	0.00	Completed
19	Sage Canyon School - Security Projects	17,595.80	17,595.80	0.00	17,595.80	In Progress
	Campus Total:	\$16,234,535.15	\$655,463.04	(\$564,312.05)	\$91,150.99	
009 - Sycamore Ridge School Campus Improvements:						
20	Sycamore Ridge School - Modern Learning Environments	\$268,655.39	\$268,655.38	(\$165,331.66)	\$103,323.72	In Progress
21	Sycamore Ridge School - Play Improvements	592,614.03	592,614.03	(592,614.03)	0.00	Completed
22	Sycamore Ridge School - Lunch Servery	160,921.25	160,921.25	(160,921.25)	0.00	Completed
23	Sycamore Ridge School - Security Projects	16,831.37	16,831.37	0.00	16,831.37	In Progress
	Campus Total:	\$1,039,022.04	\$1,039,022.03	(\$918,866.94)	\$120,155.09	

MEASURE MM ENCUMBRANCES & EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative Budgets *	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
A		B	B	C	D (B + C)	E
007 - Torrey Hills School Campus Improvements:						
24	Torrey Hills School - Modern Learning Environments	\$385,007.52	\$385,007.49	(\$133,396.81)	\$251,610.68	In Progress
25	Torrey Hills School - Play Improvements	1,002,892.26	933,146.18	(933,146.18)	0.00	Completed
26	Torrey Hills School - Lunch Servery	77,614.73	77,614.73	(77,614.73)	0.00	Completed
Campus Total:		\$1,465,514.51	\$1,395,768.40	(\$1,144,157.72)	\$251,610.68	
030 - District-Wide Improvements:						
27	District Wide - Modern Learning Environments	\$694,516.28	\$694,516.28	(\$519,825.28)	\$174,691.00	In Progress
28	District Wide - Bond Project Support Costs	1,651,000.00	335,937.17	(238,387.17)	97,550.00	In Progress
29	Business Services Office – Bond Cost of Issuance	691,032.00	691,032.00	(691,032.00)	0.00	Completed
Campus Total:		\$1,721,485.45	\$1,721,485.45	(\$1,449,244.45)	\$272,241.00	
COMBINED TOTAL FOR MEASURE MM PROJECTS:		<u>\$120,021,876.51</u>	<u>\$97,442,133.59</u>	<u>(\$49,447,071.08)</u>	<u>\$47,995,062.51</u>	

* Based on the District's financial data as of 11/30/2022

REMAINING BALANCE FOR MEASURE MM PROJECTS:	<u>\$65,978,123.49</u>
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Measure MM General Obligation Bonds

Measure MM

MEASURE MM EXPENDITURE SUMMARY

(From 9/1/2022 to 11/30/2022)

Project: 003-9001 - Del Mar Heights School Rebuild		
Vendor	Expenditure	Description
AMS.Net, Inc.	(\$36,852.79)	Technology
Atkinson, Andelson, Loya, Ruud	(\$144,602.62)	Legal Services
Balfour Beatty Construction	(\$1,219,479.75)	Prelim. Svcs./Preconstruction & Main Construction
Consulting & Inspection	(\$26,704.00)	Inspections
Nova Services, Inc.	(\$10,454.50)	Geotechnical Services & Construction Tests
Project Total:	(\$1,438,093.66)	003-9001 - Del Mar Heights School Rebuild

Project: 004-9001 - Del Mar Hills Academy - Modernization		
Vendor	Expenditure	Description
Air America Testing	\$0.00	Asbestos Survey & Abatement
Atkinson, Andelson, Loya, Ruud	(\$16,405.00)	Legal Services
Clancycont	\$0.00	Asbestos Remediation
Consulting & Inspection	\$0.00	Inspections
Lionakis	(\$89,502.00)	Architect Fees
Nova Services, Inc.	(\$180.00)	Geotechnical Services & Construction Tests
Snipes Engineering, Inc.	(\$8,147.50)	Surveying
Project Total:	(\$114,234.50)	004-9001 - Del Mar Hills Academy - Modernization

Project: 004-9002 - Del Mar Hills Academy - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	(\$9,078.80)	Furniture & Equipment
Meteor Education, LLC	(\$282,060.86)	Furniture & Equipment
Virco Mfg. Corporation	(\$1,161.81)	Furniture & Equipment
Project Total:	(\$292,301.47)	004-9002 - Del Mar Hills Academy - Modern Learning Environments

Project: 005-9002 - Carmel Del Mar School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	(\$5,775.08)	Furniture & Equipment
Meteor Education, LLC	(\$139,068.59)	Furniture & Equipment
Virco Mfg. Corporation	(\$1,858.90)	Furniture & Equipment
Project Total:	(\$146,702.57)	005-9002 - Carmel Del Mar School - Modern Learning Environments

Project: 005-9003 - Carmel Del Mar School - Play Improvements

Vendor	Expenditure	Description
Dave Bang Associates, Inc.	(\$489,759.64)	Outdoor Equipment Distributor
R.E. Schultz Construction	(\$90,422.90)	Construction
Project Total:	(\$580,182.54)	005-9003 - Carmel Del Mar School - Play Improvements

Project: 005-9006 - Carmel Del Mar School - Security Projects

Vendor	Expenditure	Description
Southland Technology	\$0.00	Computer Store
Project Total:	\$0.00	005-9006 - Carmel Del Mar School - Security Projects

Project: 006-9002 - Ashley Falls School - Modern Learning Environments

Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	(\$2,105.76)	Furniture & Equipment
Meteor Education, LLC	(\$138,602.74)	Furniture & Equipment
Project Total:	(\$140,708.50)	006-9002 - Ashley Falls School - Modern Learning Environments

Project: 006-9003 - Ashley Falls School - Play Improvements

Vendor	Expenditure	Description
Dave Bang Associates, Inc.	(\$456,684.15)	Outdoor Equipment Distributor
R.E. Schultz Construction	(\$50,285.87)	Construction
Project Total:	(\$506,970.02)	006-9003 - Ashley Falls School - Play Improvements

Project: 007-9002 - Torrey Hills School - Modern Learning Environments

Vendor	Expenditure	Description
Culver Newlin	(\$7,341.87)	Furniture & Equipment
Meteor Education, LLC	(\$4,666.18)	Furniture & Equipment
Virco Mfg. Corporation	(\$2,394.29)	Furniture & Equipment
Project Total:	(\$14,402.34)	007-9002 - Torrey Hills School - Modern Learning Environments

Project: 008-9002 - Sage Canyon School - Modern Learning Environments

Vendor	Expenditure	Description
Meteor Education, LLC	(\$525.30)	Furniture & Equipment
Virco Mfg. Corporation	(\$1,161.81)	Furniture & Equipment
Project Total:	(\$1,687.11)	008-9002 - Sage Canyon School - Modern Learning Environments

Project: 008-9005 - Sage Canyon School - Lunch Servery		
Vendor	Expenditure	Description
ServeSmart K12 Products	(\$54,087.01)	School Food Servery
Project Total:	(\$54,087.01)	008-9005 - Sage Canyon School - Lunch Servery
Project: 008-9006 - Sage Canyon School - Security Projects		
Vendor	Expenditure	Description
Southland Technology	\$0.00	Computer Store
Project Total:	\$0.00	008-9006 - Sage Canyon School - Security Projects
Project: 009-9002 - Sycamore Ridge School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	(\$1,790.81)	Furniture & Equipment
Meteor Education, LLC	(\$1,575.91)	Furniture & Equipment
Virco Mfg. Corporation	(\$1,161.81)	Furniture & Equipment
Project Total:	(\$4,528.53)	009-9002 - Sycamore Ridge School - Modern Learning Environments
Project: 009-9005 - Sycamore Ridge School - Lunch Servery		
Vendor	Expenditure	Description
ServeSmart K12 Products	(\$93,486.75)	School Food Servery
Project Total:	(\$93,486.75)	009-9005 - Sycamore Ridge School - Lunch Servery
Project: 009-9006 - Sycamore Ridge School - Security Projects		
Vendor	Expenditure	Description
Southland Technology	\$0.00	Computer Store
Project Total:	\$0.00	009-9006 - Sycamore Ridge School - Security Projects
Project: 010-9002 - Ocean Air School - Modern Learning Environment		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	(\$4,396.20)	Furniture & Equipment
Meteor Education, LLC	(\$516,042.65)	Furniture & Equipment
Virco Mfg. Corporation	(\$13,591.70)	Furniture & Equipment
Project Total:	(\$534,030.55)	010-9002 - Ocean Air School - Modern Learning Environment

Project: 010-9006 - Ocean Air School - Security Projects

Vendor	Expenditure	Description
Southland Technology	\$0.00	Computer Store
Project Total:	\$0.00	010-9006 - Ocean Air School - Security Projects

Project: 011-0000 - Pacific Sky School

Vendor	Expenditure	Description
AMS.Net, Inc.	(\$1,497.50)	Technology
Alpers Engineering Group, LLC	(\$2,904.74)	Engineering Firm
Blue Coast Consulting	(\$10,692.00)	Inspections
Culver Newlin	(\$73,999.00)	Furniture & Equipment
Erickson-Hall Construction Company	(\$15,000.00)	Construction Services
OpenTheBooks	\$200.00	Furniture & Equipment
Ninyo & Moore	(\$1,278.00)	Geotechnical Engineering Services
OBR Architecture, Inc	(\$259,911.77)	Architect Fees
OpenTheBooks	(\$515.35)	Furniture & Equipment
Project Total:	(\$365,598.36)	011-0000 - Pacific Sky School

Project: 030-9002 - District Wide - Modern Learning Environments

Vendor	Expenditure	Description
Electrical Techs	(\$8,500.00)	Electrical Engineering
Holland's Custom Cabinets, Inc.	\$0.00	Cabinetry
TLS Choice LLC	(\$300,756.33)	Contractor Firm
Tarket USA Inc.	(\$137,121.26)	Flooring Installer
Vasquez Construction Co., Inc.	\$0.00	Construction Services
Project Total:	(\$446,377.59)	030-9002 - District Wide - Modern Learning Environments

Project: 030-9004 - District Wide - Bond Project Support Costs

Vendor	Expenditure	Description
Construction Manager	(\$18,995.67)	Project Planning & Support
KeyAnalytics	(\$12,510.00)	Project Tracking & Compliance Reporting & Cash Flow Planning
Project Total:	(\$31,505.67)	030-9004 - District Wide - Bond Project Support Costs
Grand Total:	(\$4,764,897.17)	Del Mar Union School District