

# 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 8/31/2022

**September 12, 2022 Meeting**

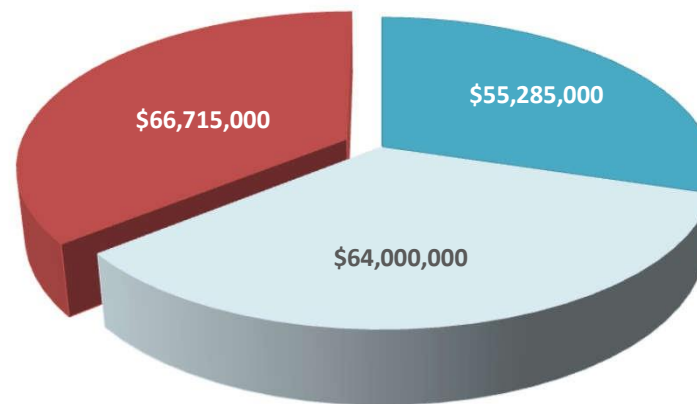
# 2018 GENERAL OBLIGATION BOND ELECTION

## *Measure MM Overview*

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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, 2022 Series B
- Remaining Measure MM Authorization

# Measure MM General Obligation Bonds

## *Del Mar Heights School - School Rebuild*

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### 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.

### 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

### Current Project Status

- ✓ Construction began on March 7, 2022
- ✓ Construction contract was awarded to Balfour Beatty Construction
- ✓ Ongoing litigation has stopped construction as of May 13, 2022
- ✓ Litigation:
  - ✓ Court of Appeals Oral Arguments (original lawsuit) September 13, 2022
  - ✓ Hearing for Lawsuit against City of SD
  - ✓ September 30, 2022
  - ✓ Outfall repair work
    - ✓ DMUSD pursued authorization to complete
    - ✓ Authorization received August 23, 2022



# Measure MM General Obligation Bonds

## *Del Mar Heights School - Project Renderings*

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# Measure MM General Obligation Bonds

## *Pacific Sky School - New School*

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### 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.

### Project Timelines & Budget:

Architect: OBR Architecture, Inc.  
Project Status: In Construction  
Construction Start Date: May 17, 2021  
Project Completion Date: November 2022  
Estimated Budget: \$74 Million

### Current Project Status

- ✓ This project is being funded from a combination of Measure MM GO Bonds and Community Facilities District (CFD) Funds
- ✓ Construction began on May 17, 2021
- ✓ Construction contract was awarded to Erickson-Hall Construction Company
- ✓ School opened August 15<sup>th</sup>!
- ✓ Formal Ribbon Cutting: September 23, 2022
- ✓ Anticipated Kitchen Completion: November 2022

# Measure MM General Obligation Bonds

## *Pacific Sky School - New School*

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Pacific Sky School



# Measure MM General Obligation Bonds

## *Pacific Sky School - Construction Progress Pictures*

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# Measure MM General Obligation Bonds

## *Del Mar Hills Academy - Modernization*

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### 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

### Project Timelines & Budget:

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

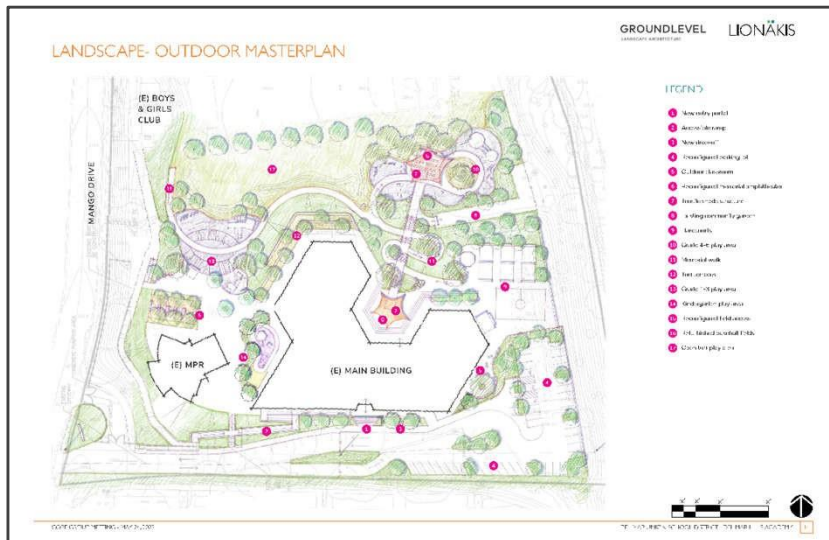
### Current Project Status

- ✓ This project is currently in the design phase
- ✓ Design plans are expected to be submitted to the Department of State Architect (DSA) in Fall 2022
- ✓ RFP for Lease Leaseback Contractor was released on May 31, 2022
- ✓ Geotechnical investigation – complete
- ✓ Site survey – site visit complete
- ✓ CEQA – ongoing
- ✓ Cost estimate – over budget
- ✓ Next steps:
  - ✓ Continue design update
  - ✓ Community planning sessions



# Measure MM General Obligation Bonds

## *Del Mar Hills Academy - Project Renderings*



# Measure MM General Obligation Bonds

## *Districtwide - Modern Learning Environments*

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### 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
- ✓ Modernized 44 classrooms during Summer 2022

### Project Timelines & Budget:

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

# Measure MM General Obligation Bonds

## *Districtwide Modern Learning Environments*

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# Measure MM General Obligation Bonds

## *Districtwide - Playground Replacement*

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### 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:	<b>In Construction</b>
Construction Start Date:	Summer 2021
Project Completion/Duration:	Summer 2023
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 are near completion
- ✓ Ocean Air School, Sage Canyon School, and Torrey Hills School playground installations will occur in 2023-2024
- ✓ Del Mar Hills Academy playground installation will occur as part of the Del Mar Hills Academy Modernization



# Measure MM General Obligation Bonds

## *Districtwide - Playground Replacement*

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# Measure MM General Obligation Bonds

## *Districtwide - Serveries*

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### 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

### Current Project Status

- ✓ Serveries 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
- ✓ Del Mar Heights School and Pacific Sky School will have a built in servery as part of construction on those sites

### Project Timelines & Budget:

Project Status:	<b>In Construction</b>
Construction Start Date:	Summer 2022
Project Completion/Duration:	Summer 2022
Estimated Budget:	\$795,000

# Measure MM General Obligation Bonds

## *Districtwide Serveries*

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# Measure MM General Obligation Bonds

## *Measure MM*

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### ***MEASURE MM CUMULATIVE ENCUMBRANCE & EXPENDITURE SUMMARY BY SCHOOL CAMPUS***

(From Inception to 8/31/2022)



## MEASURE MM ENCUMBRANCES & EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
A		B	C	D (B + C)	E
<b>006 - Ashley Falls School Campus Improvements:</b>					
1	Ashley Falls School - Modern Learning Environments	\$380,933.18	(\$240,224.63)	\$140,708.55	In Progress
2	Ashley Falls School - Play Improvements	619,702.90	(99,494.92)	520,207.98	In Progress
3	Ashley Falls School - Lunch Servery	74,952.00	(74,952.00)	0.00	Completed
	Campus Total:	\$1,075,588.08	(\$414,671.55)	\$660,916.53	

<b>005 - Carmel Del Mar School Campus Improvements:</b>					
4	Carmel Del Mar School - Modern Learning Environments	\$294,318.01	(\$147,615.41)	\$146,702.60	In Progress
5	Carmel Del Mar School - Play Improvements	661,002.58	(71,526.89)	589,475.69	In Progress
6	Carmel Del Mar School - Lunch Servery	128,643.79	(68,727.50)	59,916.29	In Progress
	Campus Total:	\$1,083,964.38	(\$287,869.80)	\$796,094.58	

<b>003 - Del Mar Heights School Campus Improvements:</b>					
7	Del Mar Heights School - Rebuild	\$62,719,903.87	(\$16,172,870.99)	\$46,547,032.88	In Progress
	Campus Total:	\$62,719,903.87	(\$16,172,870.99)	\$46,547,032.88	

<b>004 - Del Mar Hills Academy Campus Improvements:</b>					
8	Del Mar Hills Academy - Modernization	1,375,784.10	(295,053.55)	1,080,730.55	In Progress
9	Del Mar Hills Academy - Modern Learning Environments	427,256.45	(134,954.94)	292,301.51	In Progress
10	Del Mar Hills Academy - Lunch Servery	77,511.66	(77,511.66)	0.00	Completed
	Campus Total:	\$1,880,552.21	(\$507,520.15)	\$1,373,032.06	

## MEASURE MM ENCUMBRANCES &amp; EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
A		B	C	D (B + C)	E
010 - Ocean Air School Campus Improvements:					
11	Ocean Air School - Modern Learning Environment	\$835,302.22	(\$301,271.56)	\$534,030.66	In Progress
12	Ocean Air School - Lunch Servery	132,824.49	(72,822.00)	60,002.49	In Progress
	Campus Total:	\$968,126.71	(\$374,093.56)	\$594,033.15	
011 - Pacific Sky School Campus Improvements:					
13	Pacific Sky School - New Construction	\$24,414,246.42	(\$23,494,641.70)	\$919,604.72	In Progress
	Campus Total:	\$24,414,246.42	(\$23,494,641.70)	\$919,604.72	
008 - Sage Canyon School Campus Improvements:					
14	Sage Canyon School - Modernization	\$254,587.54	(\$254,587.54)	\$0.00	Completed
15	Sage Canyon School - Modern Learning Environments	258,848.94	(183,606.64)	75,242.30	In Progress
16	Sage Canyon School - Lunch Servery	130,260.04	(70,343.75)	59,916.29	In Progress
	Campus Total:	\$643,696.52	(\$508,537.93)	\$135,158.59	
009 - Sycamore Ridge School Campus Improvements:					
17	Sycamore Ridge School - Modern Learning Environments	\$268,655.39	(\$160,803.13)	\$107,852.26	In Progress
18	Sycamore Ridge School - Play Improvements	592,614.03	(592,614.03)	0.00	Completed
19	Sycamore Ridge School - Lunch Servery	172,579.80	(67,434.50)	105,145.30	In Progress
	Campus Total:	\$1,033,849.22	(\$820,851.66)	\$212,997.56	

## MEASURE MM ENCUMBRANCES &amp; EXPENDITURES SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	2018 Measure MM Cumulative ENUMBRANCES *	2018 Measure MM Cumulative EXPENDITURES *	2018 Measure MM ENCUMBRANCE BALANCE *	Project Status
A		B	C	D (B + C)	E
007 - Torrey Hills School Campus Improvements:					
20	Torrey Hills School - Modern Learning Environments	\$385,007.52	(\$118,994.47)	\$266,013.05	In Progress
21	Torrey Hills School - Play Improvements	933,146.18	(933,146.18)	0.00	Completed
22	Torrey Hills School - Lunch Served	77,614.73	(77,614.73)	0.00	Completed
Campus Total:		\$1,395,768.43	(\$1,129,755.38)	\$266,013.05	
030 - District-Wide Improvements:					
23	District Wide - Modern Learning Environments	\$657,473.77	(\$73,447.69)	\$584,026.08	In Progress
24	District Wide - Bond Project Support Costs	206,881.50	(206,881.50)	0.00	In Progress
Campus Total:		\$924,375.27	(\$280,329.19)	\$584,026.08	
COMBINED TOTAL FOR MEASURE MM PROJECTS:		<u>\$96,140,071.11</u>	<u>(\$43,991,141.91)</u>	<u>\$52,088,909.20</u>	

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Based on the District's financial data as of 8/31/2022

# Measure MM General Obligation Bonds

## *Measure MM*

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### ***MEASURE MM EXPENDITURE SUMMARY***

(From 6/1/2022 to 8/31/2022)



## Project: 003-0000 - Del Mar Heights School Rebuild

Vendor	Expenditure	Description
AMS.Net, Inc.	(\$39,562.43)	Technology
Atkinson, Andelson, Loya, Ruud	(\$160,923.02)	Legal Services
Baker Nowicki Design Studio, LLP	\$0.00	Architect Fees
Balfour Beatty Construction	(\$2,398,915.06)	Prelim. Svcs./Preconstruction & Main Construction
Consulting & Inspection	(\$30,020.00)	Inspections
DLR Group Inc.	(\$40,806.57)	Architect Fees
Elite Modular Leasing And Sales, Inc	(\$54,781.50)	Interim Housing
Loveless Linton, Inc.	(\$7,187.00)	Environmental Consulting
Nova Services, Inc.	(\$45,916.00)	Geotechnical Services & Construction Tests
Placeworks Inc.	(\$959.64)	Environmental Consultant
City of San Diego Dev. Svcs.	\$7,700.00	Other Site Costs
<b>Project Total:</b>	<b>(\$2,771,371.22)</b>	<b>003-0000 - Del Mar Heights School Rebuild</b>

## Project: 004-9001 - Del Mar Hills Academy - Modernization

Vendor	Expenditure	Description
Atkinson, Andelson, Loya, Ruud	(\$411.25)	Legal Services
Lionakis	(\$84,629.00)	Architect Fees
Nova Services, Inc.	(\$3,500.00)	Geotechnical Services & Construction Tests
Placeworks Inc.	(\$1,672.80)	Environmental Consultant
Snipes Engineering, Inc.	(\$35,817.50)	Surveying
<b>Project Total:</b>	<b>(\$126,030.55)</b>	<b>004-9001 - Del Mar Hills Academy - Modernization</b>

## Project: 004-9002 - Del Mar Hills Academy - Modern Learning Environments

Vendor	Expenditure	Description
Meteor Education, LLC	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>\$0.00</b>	<b>004-9002 - Del Mar Hills Academy - Modern Learning Environments</b>

## Project: 004-9005 - Del Mar Hills Academy - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$77,511.66)	School Food Servery
<b>Project Total:</b>	<b>(\$77,511.66)</b>	<b>004-9005 - Del Mar Hills Academy - Lunch Servery</b>

## Project: 005-9002 - Carmel Del Mar School - Modern Learning Environments

Vendor	Expenditure	Description
Culver Newlin	(\$6,286.44)	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$6,286.44)</b>	<b>005-9002 - Carmel Del Mar School - Modern Learning Environments</b>

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

Vendor	Expenditure	Description
R.E. Schultz Construction	(\$56,834.10)	Construction
<b>Project Total:</b>	<b>(\$56,834.10)</b>	<b>005-9003 - Carmel Del Mar School - Play Improvements</b>

## Project: 005-9005 - Carmel Del Mar School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$68,727.50)	School Food Servery
<b>Project Total:</b>	<b>(\$68,727.50)</b>	<b>005-9005 - Carmel Del Mar School - Lunch Servery</b>

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

Vendor	Expenditure	Description
Culver Newlin	(\$1,504.02)	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Quality Sealants Inc.	\$0.00	Epoxy Services
<b>Project Total:</b>	<b>(\$1,504.02)</b>	<b>006-9002 - Ashley Falls School - Modern Learning Environments</b>

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

Vendor	Expenditure	Description
Dave Bang Associates, Inc.	(\$5,200.74)	Outdoor Equipment Distributor
R.E. Schultz Construction	(\$85,794.39)	Construction
<b>Project Total:</b>	<b>(\$90,995.13)</b>	<b>006-9003 - Ashley Falls School - Play Improvements</b>

## Project: 006-9005 - Ashley Falls School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$74,952.00)	School Food Servery
<b>Project Total:</b>	<b>(\$74,952.00)</b>	<b>006-9005 - Ashley Falls School - Lunch Servery</b>

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

Vendor	Expenditure	Description
Culver Newlin	(\$3,564.28)	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$3,564.28)</b>	<b>007-9002 - Torrey Hills School - Modern Learning Environments</b>

## Project: 007-9005 - Torrey Hills School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$77,614.73)	School Food Servery
<b>Project Total:</b>	<b>(\$77,614.73)</b>	<b>007-9005 - Torrey Hills School - Lunch Servery</b>

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

Vendor	Expenditure	Description
Culver Newlin	(\$752.01)	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$752.01)</b>	<b>008-9002 - Sage Canyon School - Modern Learning Environments</b>

## Project: 008-9005 - Sage Canyon School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$70,343.75)	School Food Servery
<b>Project Total:</b>	<b>(\$70,343.75)</b>	<b>008-9005 - Sage Canyon School - Lunch Servery</b>

## Project: 009-9002 - Sycamore Ridge School - Modern Learning Environments

Vendor	Expenditure	Description
Culver Newlin	(\$2,346.15)	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$2,346.15)</b>	<b>009-9002 - Sycamore Ridge School - Modern Learning Environments</b>

## Project: 009-9005 - Sycamore Ridge School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$67,434.50)	School Food Servery
<b>Project Total:</b>	<b>(\$67,434.50)</b>	<b>009-9005 - Sycamore Ridge School - Lunch Servery</b>

## Project: 010-9002 - Ocean Air School - Modern Learning Environment

Vendor	Expenditure	Description
Culver Newlin	(\$5,264.06)	Furniture & Equipment

## Project: 010-9002 - Ocean Air School - Modern Learning Environment

Vendor	Expenditure	Description
Meteor Education, LLC	\$0.00	Furniture & Equipment
Quality Sealants Inc.	\$0.00	Epoxy Services
<b>Project Total:</b>	<b>(\$5,264.06)</b>	<b>010-9002 - Ocean Air School - Modern Learning Environment</b>

## Project: 010-9005 - Ocean Air School - Lunch Servery

Vendor	Expenditure	Description
ServeSmart K12 Products	(\$72,822.00)	School Food Servery
<b>Project Total:</b>	<b>(\$72,822.00)</b>	<b>010-9005 - Ocean Air School - Lunch Servery</b>

## Project: 011-0000 - Pacific Sky School

Vendor	Expenditure	Description
AMS.Net, Inc.	(\$50,402.92)	Technology
Alpers Engineering Group, LLC	(\$15,976.75)	Engineering Firm
Blue Coast Consulting	(\$70,277.00)	Inspections
Bluum USA Inc.	(\$54,000.88)	Furniture & Equipment
Culver Newlin	(\$61,283.82)	Furniture & Equipment
Erickson-Hall Construction Company	(\$2,928,609.12)	Construction Services
Freeform Clay & Supplies	(\$3,902.98)	Clay Distribution
Indoff, Incorporated	(\$40,101.10)	Furniture & Equipment
Meteor Education, LLC	(\$8,737.47)	Furniture & Equipment
Ninyo & Moore	(\$63,987.50)	Geotechnical Engineering Services
OBR Architecture, Inc	(\$72,358.60)	Architect Fees
OpenTheBooks	(\$21,272.20)	Furniture & Equipment
Placeworks Inc.	(\$27.01)	Environmental Consultant
Virco Mfg. Corporation	(\$37,655.10)	Furniture & Equipment
<b>Project Total:</b>	<b>(\$3,428,592.45)</b>	<b>011-0000 - Pacific Sky School</b>

## Project: 030-9002 - District Wide - Modern Leaning Environments

Vendor	Expenditure	Description
A&S Flooring	(\$63,440.90)	Flooring Installer
Bluum USA Inc.	(\$10,006.79)	Furniture & Equipment
Vasquez Construction Co., Inc.	\$0.00	Construction Services
<b>Project Total:</b>	<b>(\$73,447.69)</b>	<b>030-9002 - District Wide - Modern Leaning Environments</b>



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

Vendor	Expenditure	Description
Construction Manager	(\$43,418.13)	Project Planning & Support
KeyAnalytics	(\$60,020.00)	Project Tracking & Compliance Reporting & Cash Flow Planning
<b>Project Total:</b>	<b>(\$103,438.13)</b>	<b>030-9004 - District Wide - Bond Project Support Costs</b>
<b>Grand Total:</b>	<b>(\$7,179,832.37)</b>	<b>Del Mar Union School District</b>