

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 8/22/2023

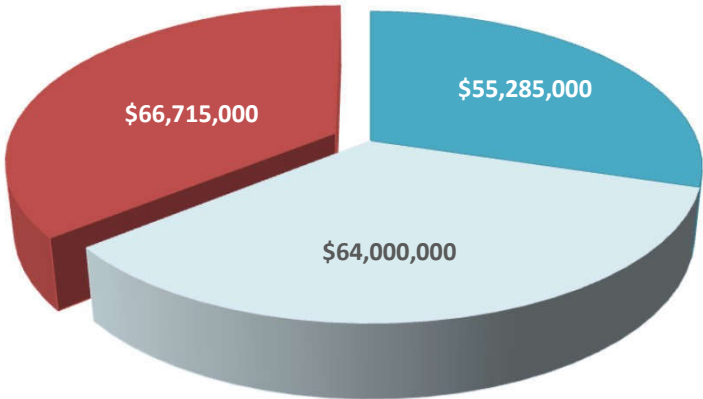
September 18, 2023 Meeting

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
- ✓ Court-ordered injunction stopped construction as of May 13, 2022
- ✓ Injunction lifted, and construction recommenced March 6, 2023
- ✓ Anticipated completion May 2024

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: \$76 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

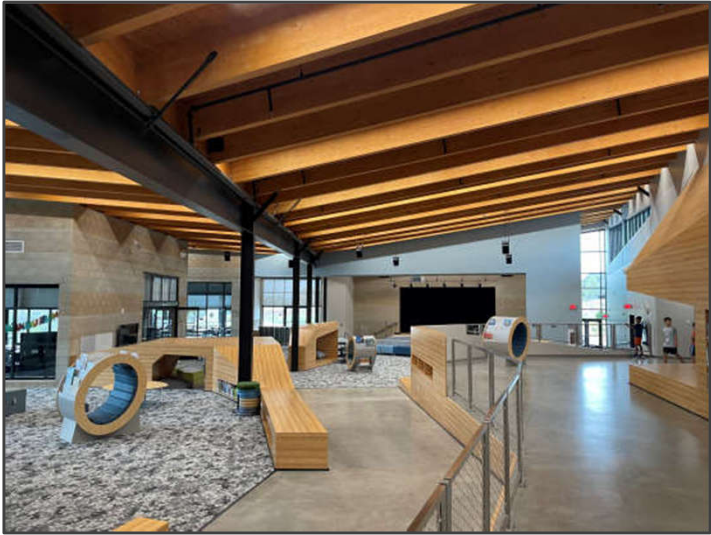
- ✓ This project is being funded from a combination of Measure MM GO Bonds and Community Facilities District (CFD) Funds
- ✓ Final GMP approved by Board of Trustees at May Governing Board Meeting: reduction of \$2 Million

Project Timelines & Budget:

Architect: OBR Architecture, Inc.
Project Status: **Complete**
Construction Start Date: May 17, 2021
Project Completion Date: January 2023
Estimated Budget: \$75 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
- ✓ Budget increase projected based on cost estimates
- ✓ Construction anticipated to begin summer 2024

Project Timelines & Budget:

Architect:	Lionakis
Project Status:	In Design
Construction Start Date:	To Be Determined
Project Completion/Duration:	24 Months
Estimated Budget:	\$21 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

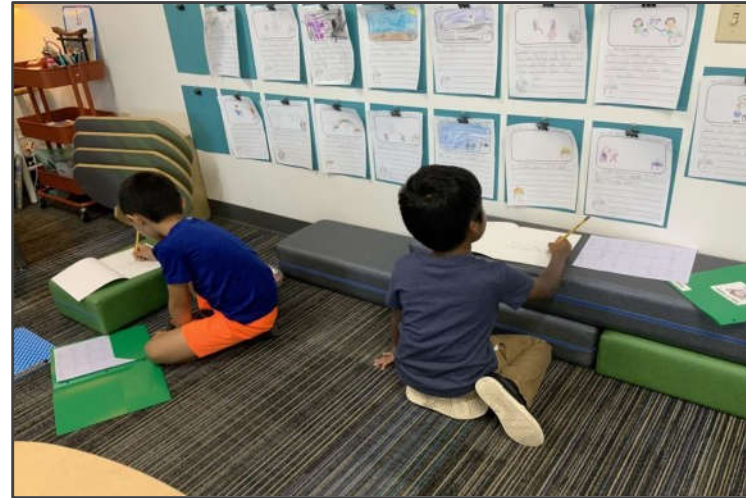
- ✓ This project includes K-6, Special Education and STEAM+ classrooms at all District schools
- ✓ Each summer, pre-selected classrooms are modernized
- ✓ All classes are scheduled to be modernized by the 2025-2026 school year

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Summer 2020
Project Completion/Duration:	Summer 2025
Estimated Budget:	\$13 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.

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 upper grade Torrey Hills School playgrounds installed Summer, 2023
- ✓ Torrey Hills School primary playgrounds planned install in 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

Project Timelines & Budget:

Project Status:	In Construction
Construction Start Date:	Summer 2021
Project Completion/Duration:	Summer 2024
Estimated Budget:	\$6.5 Million

Measure MM General Obligation Bonds

Districtwide Playground Equipment – Construction Project Pictures



Measure MM General Obligation Bonds

Districtwide Playground Equipment – Construction Project Pictures

MEASURE MM CUMULATIVE PROJECT BUDGET SUMMARY BY SCHOOL CAMPUS

(From Inception to 8/22/2022)

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:						
	Ashley Falls School - Modern Learning Environments	\$410,294.57	\$410,294.57	(\$393,049.71)	\$17,244.86	In Progress
	Ashley Falls School - Play Improvements	613,831.71	613,831.71	(613,831.71)	0.00	Completed
	Ashley Falls School - Lunch Servery	74,952.00	74,952.00	(74,952.00)	0.00	Completed
	Ashley Falls School - Security Projects	23,190.55	23,190.55	0.00	23,190.55	In Progress
	Campus Total:	\$1,122,268.83	\$1,122,268.83	(\$1,081,833.42)	\$40,435.41	
005 - Carmel Del Mar School Campus Improvements:						
	Carmel Del Mar School - Modern Learning Environments	\$608,698.43	\$608,698.43	(\$296,641.61)	\$312,056.82	In Progress
	Carmel Del Mar School - Play Improvements	766,433.03	659,255.15	(659,255.15)	0.00	Completed
	Carmel Del Mar School - Lunch Servery	122,906.10	122,906.10	(122,906.10)	0.00	Completed
	Carmel Del Mar School - Security Projects	22,792.68	22,792.68	(22,792.68)	0.00	Completed
	Campus Total:	\$1,520,830.24	\$1,413,652.36	(\$1,101,595.54)	\$312,056.82	
003 - Del Mar Heights School Campus Improvements:						
	Del Mar Heights School - Rebuild	\$75,966,920.83	\$66,281,566.58	(\$29,670,017.97)	\$36,611,548.61	In Progress
	Campus Total:	\$75,966,920.83	\$66,281,566.58	(\$29,670,017.97)	\$36,611,548.61	
004 - Del Mar Hills Academy Campus Improvements:						
	Del Mar Hills Academy - Modernization	21,000,000.00	\$1,848,931.50	(752,863.00)	1,096,068.50	In Progress
	Del Mar Hills Academy - Modern Learning Environments	783,985.52	783,985.52	(430,550.00)	353,435.52	In Progress
	Del Mar Hills Academy - Lunch Servery	77,511.66	77,511.66	(77,511.66)	0.00	Completed
	Del Mar Hills Academy - Security Projects	13,980.90	13,980.90	0.00	13,980.90	In Progress
	Campus Total:	\$21,862,878.08	\$2,724,409.58	(\$1,260,924.66)	\$1,463,484.92	

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
010 - Ocean Air School Campus Improvements:						
	Ocean Air School - Modern Learning Environment	1,006,096.73	1,006,096.73	(844,134.11)	161,962.62	In Progress
	Ocean Air School - Play Improvements	1,052,307.00	728,435.42	(242,953.22)	485,482.20	In Progress
	Ocean Air School - Lunch Servery	127,000.60	127,000.60	(127,000.60)	0.00	Completed
	Ocean Air School - Security Projects	15,961.50	15,961.50	(15,961.50)	0.00	Completed
	Campus Total:	\$2,201,365.83	\$1,877,494.25	(\$1,230,049.43)	\$647,444.82	
011 - Pacific Sky Elementary School Campus Improvements:						
	Pacific Sky School	\$24,457,351.11	\$24,452,229.57	(\$24,263,699.82)	\$188,529.75	In Progress
	Campus Total:	\$24,457,351.11	\$24,452,229.57	(\$24,263,699.82)	\$188,529.75	
008 - Sage Canyon School Campus Improvements:						
	Sage Canyon School - Modernization	19,000,000.00	0.00	(0.00)	0.00	In Progress
	Sage Canyon School - Modern Learning Environments	532,110.84	532,110.84	(434,226.61)	97,884.23	In Progress
	Sage Canyon School - Play Improvements	1,300,000.00	920,786.48	(914,685.48)	6,101.00	In Progress
	Sage Canyon School - Lunch Servery	124,430.76	124,430.76	(124,430.76)	0.00	Completed
	Sage Canyon School - Security Projects	18,626.59	18,626.59	(18,626.59)	0.00	Completed
	Campus Total:	\$20,975,168.19	\$1,595,954.67	(\$1,491,969.44)	\$103,985.23	

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
009 - Sycamore Ridge School Campus Improvements:						
	Sycamore Ridge School - Modern Learning Environments	\$455,561.35	\$455,561.35	(\$268,655.38)	\$186,905.97	In Progress
	Sycamore Ridge School - Play Improvements	900,000.00	592,614.03	(592,614.03)	0.00	Completed
	Sycamore Ridge School - Lunch Servery	160,921.25	160,921.25	(160,921.25)	0.00	Completed
	Sycamore Ridge School - Security Projects	16,831.37	16,831.37	(16,831.37)	0.00	Completed
	Campus Total:	\$1,533,313.97	\$1,225,928.00	(\$1,039,022.03)	\$186,905.97	
007 - Torrey Hills School Campus Improvements:						
	Torrey Hills School - Modern Learning Environments	589,906.85	589,906.85	(402,391.02)	187,515.83	In Progress
	Torrey Hills School - Play Improvements	1,254,213.49	1,234,953.09	(1,021,239.77)	213,713.32	In Progress
	Torrey Hills School - Lunch Servery	77,614.73	77,614.73	(77,614.73)	0.00	Completed
	Torrey Hills School - Security Projects	\$44,034.40	\$44,034.40	(\$44,034.40)	\$0.00	In Progress
	Campus Total:	\$1,965,769.47	\$1,946,509.07	(\$1,545,279.92)	\$401,229.15	
030 - District-Wide Improvements:						
	District Wide - Modern Learning Environments (Flooring)	\$785,145.68	\$785,145.68	(\$104,051.70)	\$681,093.98	In Progress
	District Wide - Modern Learning Environments	8,077,997.49	1,208,036.17	(1,134,089.00)	73,947.17	In Progress
	District Wide - Bond Project Support Costs	317,917.17	317,917.17	(313,717.17)	4,200.00	In Progress
	Bond - Cost of Issuance	691,032.00	691,032.00	(691,032.00)	0.00	Completed
	Campus Total:	\$9,872,092.34	\$3,002,131.02	(\$2,242,889.87)	\$759,241.15	
COMBINED TOTAL FOR MEASURE MM PROJECTS:		<u>\$161,477,958.89</u>	<u>\$105,642,143.93</u>	<u>(\$64,927,282.10)</u>	<u>\$40,714,861.83</u>	

* Based on the District's financial data as of 8/22/2023

* The District is still in the process of closing out 2022/2023 Fiscal Year. As such, all Encumbrances may not be currently reflected in this report.

Measure MM General Obligation Bonds

Districtwide Playground Equipment – Construction Project Pictures

MEASURE MM EXPENDITURE SUMMARY

(From 6/1/2023 to 8/22/2023)

MEASURE MM EXPENDITURES FROM 6/1/2023 TO 8/22/2023

Project: 003-0000 - Del Mar Heights School - Rebuild		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Atkinson, Andelson, Loya, Ruud	(\$33,785.70)	Legal Services
Balfour Beatty Construction	(\$10,556,025.99)	Prelim. Srvcs./Preconstruction & Main Construction
Consulting & Inspection	(\$148,664.00)	Inspections
DLR Group Inc.	(\$2,747.84)	Architect Fees
Dave Bang Associates, Inc.	\$0.00	Outdoor Equipment Distributor
Elite Modular Leasing And Sales, Inc	\$0.00	Interim Housing
Nova Services, Inc.	(\$148,822.00)	Geotechnical Services & Construction Tests
Placeworks Inc.	\$255.00	Environmental Consultant
Project Total:	(\$10,889,790.53)	003-0000 - Del Mar Heights School - Rebuild
Project: 004-0000 - Del Mar Hills Academy - Modernization		
Vendor	Expenditure	Description
Lionakis	(\$111,075.00)	Architect Fees
Project Total:	(\$111,075.00)	004-0000 - Del Mar Hills Academy - Modernization
Project: 004-9001 - Del Mar Hills Academy - Modernization		
Vendor	Expenditure	Description
Atkinson, Andelson, Loya, Ruud	(\$2,485.00)	Legal Services
Lionakis	(\$71,878.70)	Architect Fees
Placeworks Inc.	(\$1,020.00)	Environmental Consultant
San Dieguito Union High School	\$0.00	San Dieguito Union High School
Snipes Engineering, Inc.	(\$180.00)	Surveying
Project Total:	(\$75,563.70)	004-9001 - Del Mar Hills Academy - Modernization
Project: 004-9002 - Del Mar Hills Academy - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Bluum USA Inc.	\$0.00	Furniture & Equipment
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Virco Mfg. Corporation	(\$3,293.59)	Furniture & Equipment
Project Total:	(\$3,293.59)	004-9002 - Del Mar Hills Academy - Modern Learning Environments

MEASURE MM EXPENDITURES FROM 6/1/2023 TO 8/22/2023

Project: 005-9002 - Carmel Del Mar School - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Sylvester Roofing	\$0.00	Roofing
Virco Mfg. Corporation	(\$2,323.63)	Furniture & Equipment
Project Total:	(\$2,323.63)	005-9002 - Carmel Del Mar School - Modern Learning Environments
Project: 006-9002 - Ashley Falls School - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Tangram	\$0.00	Education Supplies
Virco Mfg. Corporation	(\$5,858.58)	Furniture & Equipment
Project Total:	(\$5,858.58)	006-9002 - Ashley Falls School - Modern Learning Environments
Project: 007-0000 - Torrey Hills School - Modern Learning Environments		
Vendor	Expenditure	Description
Primex Wireless, Inc.	(\$22,579.01)	Monitor System Software
Project Total:	(\$22,579.01)	007-0000 - Torrey Hills School - Modern Learning Environments
Project: 007-9002 - Torrey Hills School - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	(\$234,889.64)	Furniture & Equipment
U.S. Bank	(\$6,825.56)	Other Costs
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
Project Total:	(\$241,715.20)	007-9002 - Torrey Hills School - Modern Learning Environments
Project: 007-9003 - Torrey Hills School - Play Improvements		
Vendor	Expenditure	Description
DMUSD Revolving Cash	(\$100.00)	Auditors

MEASURE MM EXPENDITURES FROM 6/1/2023 TO 8/22/2023

Project: 007-9003 - Torrey Hills School - Play Improvements		
Vendor	Expenditure	Description
Dave Bang Associates, Inc.	(\$2,117.46)	Outdoor Equipment Distributor
Western Stabilization	(\$29,805.30)	Construction
Western State Builders, Inc.	(\$54,456.30)	Construction
Project Total:	(\$86,479.06)	007-9003 - Torrey Hills School - Play Improvements

Project: 007-9006 - Torrey Hills School - Security Projects		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Southland Technology	(\$44,034.40)	Computer Store
Project Total:	(\$44,034.40)	007-9006 - Torrey Hills School - Security Projects

Project: 008-0000 - Sage Canyon School - Modernization		
Vendor	Expenditure	Description
A&S Flooring	(\$35,363.50)	Flooring Installer
Tandus Flooring	\$0.00	Flooring Costs
Project Total:	(\$35,363.50)	008-0000 - Sage Canyon School - Modernization

Project: 008-9002 - Sage Canyon School - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Tangram	\$0.00	Education Supplies
Project Total:	\$0.00	008-9002 - Sage Canyon School - Modern Learning Environments

Project: 008-9003 - Sage Canyon School - Play Improvements		
Vendor	Expenditure	Description
Dave Bang Associates, Inc.	(\$669,248.63)	Outdoor Equipment Distributor
Western Stabilization	(\$61,326.90)	Construction
Western State Builders, Inc.	(\$61,326.90)	Construction
Project Total:	(\$791,902.43)	008-9003 - Sage Canyon School - Play Improvements

MEASURE MM EXPENDITURES FROM 6/1/2023 TO 8/22/2023

Project: 009-9002 - Sycamore Ridge School - Modern Learning Environments		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
Project Total:	\$0.00	009-9002 - Sycamore Ridge School - Modern Learning Environments
Project: 010-9003 - Ocean Air School - Play Improvements		
Vendor	Expenditure	Description
Western Stabilization	\$0.00	Construction
Western State Builders, Inc.	(\$43,038.00)	Construction
Project Total:	(\$43,038.00)	010-0000 - Ocean Air School - Undefined
Project: 010-9002 - Ocean Air School - Modern Learning Environment		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Culver Newlin	\$0.00	Furniture & Equipment
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
Project Total:	\$0.00	010-9002 - Ocean Air School - Modern Learning Environment
Project: 010-9003 - Ocean Air School - Play Improvements		
Vendor	Expenditure	Description
Western Stabilization	(\$97,875.00)	Construction
Western State Builders, Inc.	(\$97,875.00)	Construction
Project Total:	(\$195,750.00)	010-9003 - Ocean Air School - Play Improvements
Project: 011-0000 - Pacific Sky School		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
AMS.Net, Inc.	(\$5,657.21)	Technology
Atkinson, Andelson, Loya, Ruud	(\$6,580.00)	Legal Services
City Of San Diego Development Services	\$988.61	Other Site Costs
OBR Architecture, Inc	(\$2,243.80)	Architect Fees
San Diego Refrigeration	(\$109,264.83)	Commercial Refrigeration
Project Total:	(\$122,757.23)	011-0000 - Pacific Sky School

MEASURE MM EXPENDITURES FROM 6/1/2023 TO 8/22/2023

Project: 030-0000 - District Wide - Modern Learning Environments (Flooring)		
Vendor	Expenditure	Description
A&S Flooring	(\$98,751.70)	Flooring Installer
TLS Choice LLC	\$0.00	Contractor Firm
Tandus Flooring	\$0.00	Flooring Costs
Telecomscape	(\$5,300.00)	Telecommunication
Project Total:	(\$104,051.70)	030-0000 - District Wide - Modern Learning Environments (Flooring)
Project: 030-9002 - District Wide - Modern Learning Environments		
Vendor	Expenditure	Description
Astro Painting Co, Inc.	(\$116,465.00)	Painting Services
Electrical Techs	(\$48,000.00)	Electrical Engineering
Holland's Custom Cabinets, Inc.	(\$5,750.00)	Cabinetry
Prime Painting Contractors, Inc.	(\$77,900.00)	Painting Service
Tangram	\$0.00	Education Supplies
The Garland Coompany	(\$235,336.72)	Roofing Costs
Project Total:	(\$483,451.72)	030-9002 - District Wide - Modern Learning Environments
Project: 030-9004 - District Wide - Bond Project Support Costs		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
KeyAnalytics	(\$25,020.00)	Project Tracking & Compliance Reporting & Cash Flow Planning
OBR Architecture, Inc	(\$30,800.00)	Architect Fees
Project Total:	(\$55,820.00)	030-9004 - District Wide - Bond Project Support Costs
Grand Total:	(\$13,314,847.28)	Del Mar Union School District