



# SCHOOL DISTRICT FACILITIES PROJECTS, PROPOSED CONSTRUCTION SCHEDULING AND PROJECTED MEASURE MM BOND FUND EXPENDITURES

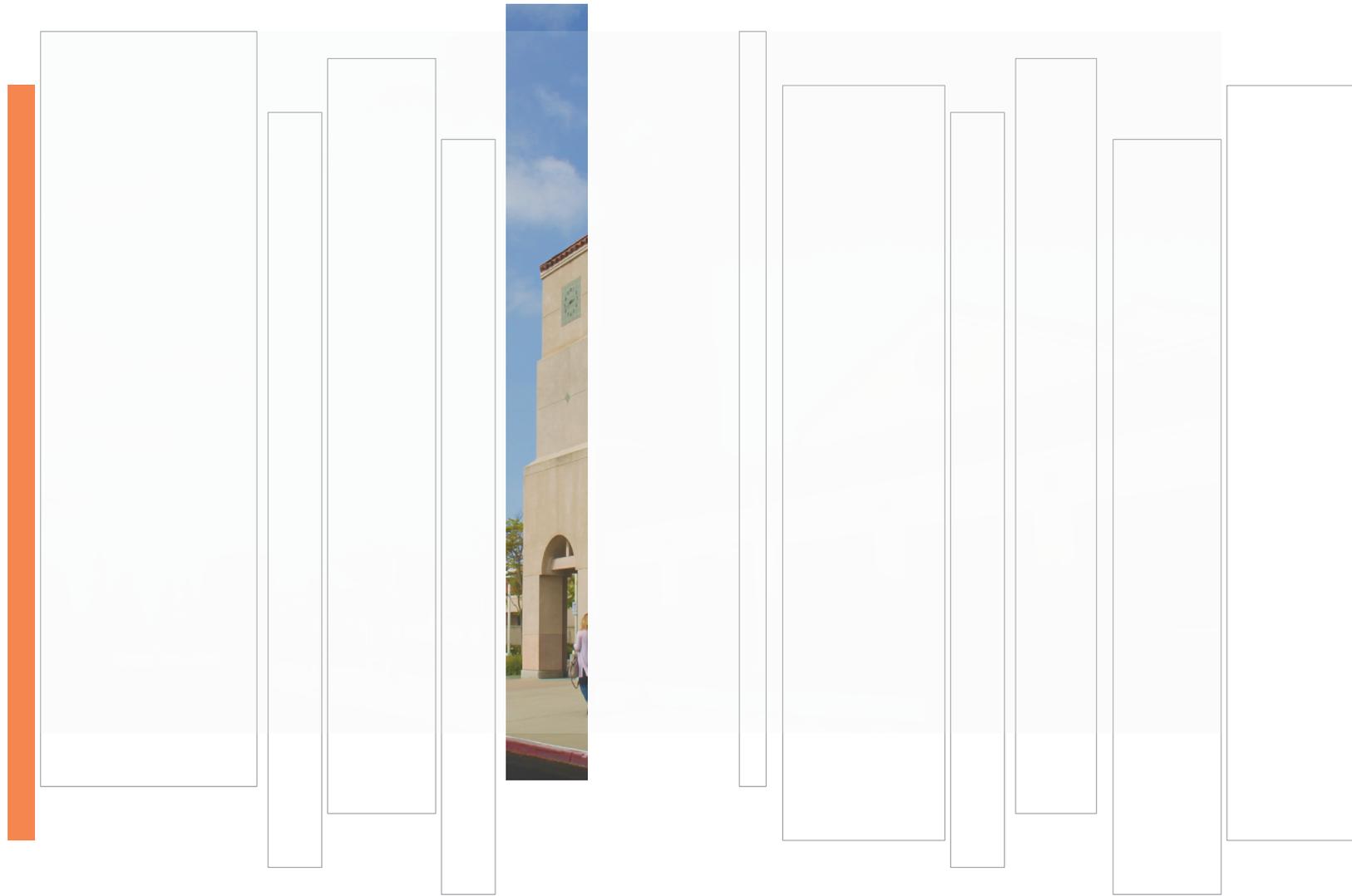
CITIZENS' OVERSIGHT COMMITTEE, MAY 8, 2019



# OBJECTIVES TO BE COVERED

- Facilities Projects
- Scheduling
- Projected Measure MM Bond Fund Expenditures

# FACILITIES PROJECTS



## Site Summary

<b>13030 Ashley Falls Drive San Diego, CA 92130</b>	
<b>Year Constructed</b>	<b>1998</b>
<b>Total Student Capacity</b>	<b>507*</b>
<b>Square Footage</b>	<b>65,226</b>
<b>Site Size (acres)</b>	<b>4.112</b>
<b>Total No. Relocatable</b>	<b>4</b>

*This Master Plan Update for Ashley Falls includes modernization throughout the campus as well as conversion of the Library to an Innovation Center and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. Minor improvements are also proposed for the existing Early Childhood Development Center (ECDC). There are additional components shown, aligning this Update with the 2014 FMP, along with additional input provided by the District's focus group.*

\*Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.

\*\*Relocatable Classrooms on this site are dedicated to the ECDC.

# Ashley Falls School

## Existing Site Assessment



Ashley Falls School was built in 1998. It includes a plaster skinned single story building including classrooms, administration and support space; a two story classroom building; a group of relocatable buildings that house the Early Childhood Development Center (ECDC); and a freestanding Multi Use Room (MUR) which was constructed along with the original buildings.

Classrooms are configured along a wide, single-loaded interior hallway which includes general break-out support spaces. This existing configuration presents great opportunity for Modern Learning Studio transformation, including expanding the existing classroom spaces into the hallways and providing joint-use break out learning spaces that can be used as quiet spaces, maker spaces or small teaching studios. It is also proposed to provide direct classroom connection to the exterior with an enlarged glazed entrance from the main interior quad, presenting opportunity for exterior classroom space.

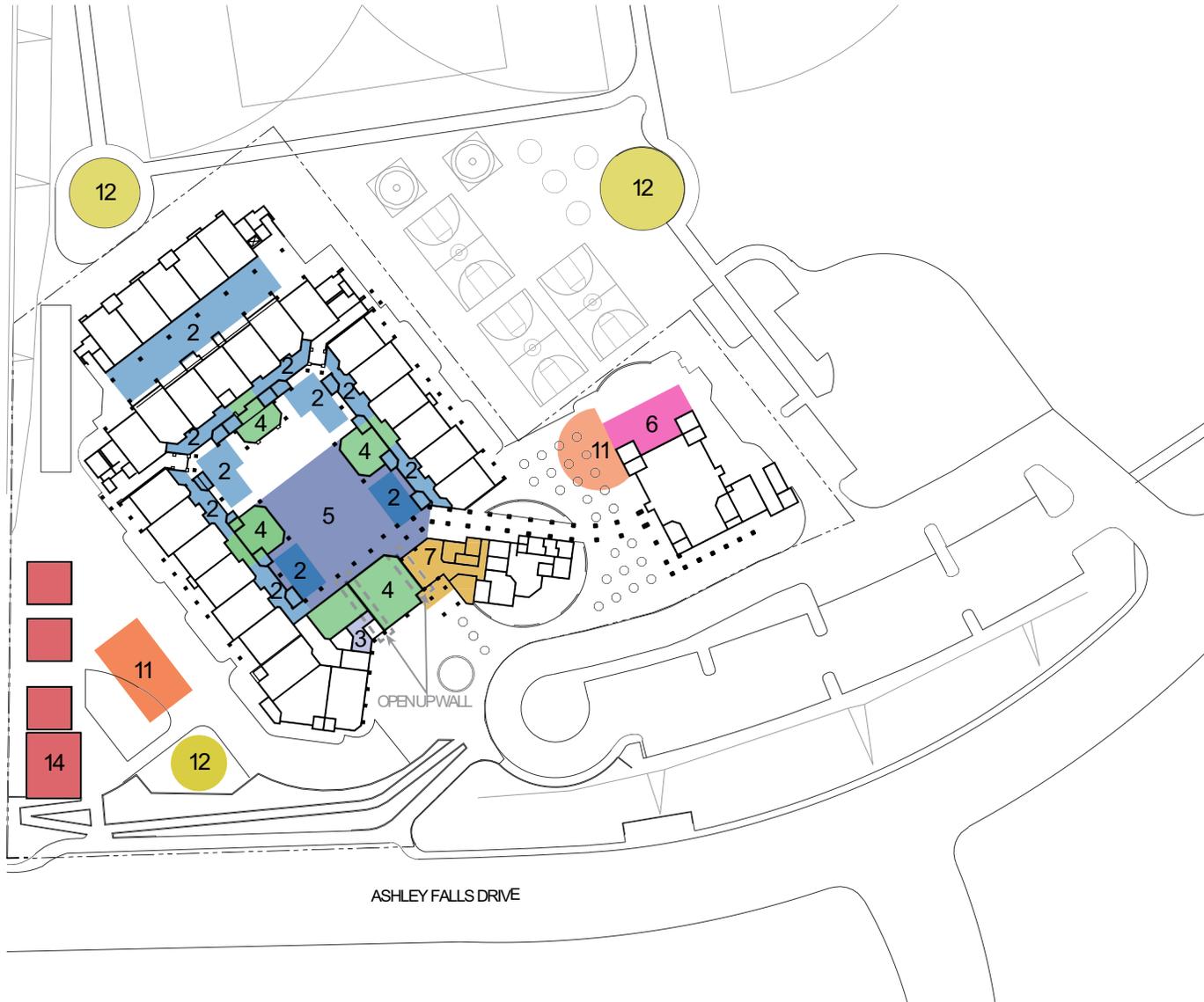
The Administration front office space, while adequate in size, requires reconfiguration to provide better visibility of the main entry and added security for visitor access.

The Library space is directly adjacent to the front office with little connection to the main entry, campus or daylight. The space currently includes rolling book stacks, a small story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Proposed modernization includes opening up the demising wall between the library and the main entry lobby to engage visitors and students in the activity of learning. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the main quad. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components. Specialty classrooms are proposed to open out into the main quad and directly connect to the activity of the Innovation Center.

The MUR is approximately 4,100 square feet and cannot house the entire school at one time. Proposed modernization includes expanding this building by 1,000 square feet to the west and reconfiguring an exterior covered lunch area.

The current ECDC is located at the west end of campus, housed within five portable classrooms. This Update proposes minor modernization to improve student safety and learning conditions.





1. MODERNIZATION / RENOVATION
  - PAINT ALL EXTERIOR SURFACES
  - REPLACE ALL ROOFING AND HVAC UNITS
2. MODERN LEARNING STUDIO
  - RECONFIGURE HALLWAYS AND QUIET ROOMS TO BE PART OF CLASSROOM AREAS. PROVIDE ENTRANCES TO CLASSROOMS DIRECTLY FROM CENTRAL QUAD AREA. ENHANCE PAVEMENT TO PROVIDE ENTRY TO CLASSROOMS.
  - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
  - MODERN LEARNING STUDIO SHARED OUTDOOR SPACE: INSTALL NEW RAISED SEATS/PLANTER WALLS, NEW PAVING AND LANDSCAPE OUTSIDE EACH CLASSROOM
  - REPLACE 2X4 CEILING TILES. GRID AND LIGHT FIXTURES TO REMAIN.
1. TECHNOLOGY INFRASTRUCTURE
  - MECHANICAL UPGRADE TO IMPROVE COOLING CONDITIONS
2. INNOVATION CENTER (6,500 SF)
  - OPEN UP WALL TO ADMINISTRATION AND ADJACENT CLASSROOM TO INCORPORATE AS PART OF INNOVATION CENTER
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
  - MODIFY LIGHTING AND MECHANICAL DISTRIBUTION
  - ENCLOSE APPROXIMATELY 1,000 SF OF EXISTING COVERED EXTERIOR SPACE AT WEST SIDE
7. FRONT OFFICE UPGRADES
  - RECONFIGURATION OF FRONT OFFICE SPACE, INCL. SOFT SECURITY BARRIER
  - EXPAND BUILDING BY MAIN ENTRY AND OPEN UP WALL TO INNOVATION CENTER
  - REMOVE AND REPLACE EXISTING 2X4 SUSPENDED CEILING TILES IN FRONT OFFICE AREA
  - NEW INTERIOR PAINTING
  - NEW DURABLE FLOORING
  - SOFT SECURITY BARRIER
8. PROFESSIONAL LEARNING CENTER
  - INCORPORATE PROFESSIONAL LEARNING CENTER INTO AN EXISTING SPACE
  - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
9. PORTABLE CLASSROOMS TO PERMANENT (NO SCOPE)
10. SECURITY
11. COVERED DINING
  - PROVIDE NEW 1500 SF FABRIC SHADE STRUCTURE
  - PROVIDE NEW OUTDOOR DINING W/ SHADE STRUCTURE ADJACENT TO MUR EXPANSION
  - REPLACE LUNCH TABLES
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF (ALREADY COMPLETED)
14. EARLY CHILDHOOD DEVELOPMENT CENTER
  - MINOR MODERNIZATION

Scope Outline above is specific to this campus. Refer to "District Wide Improvements" on pages 26-27 for detailed scope of work typical to all campuses.



# Project Cost Estimate

BASE SCOPE	ASHLEY FALLS	CARMEL DM	DM HEIGHTS	DM HILLS	OCEAN AIR	SAGE CANYON	SYCAMORE RIDGE	TORREY HILLS	EAST PACIFIC HIGHLANDS RANCH SCHOOL	TOTAL
1 MODERNIZATION / RENOVATION	\$1,238,532	\$1,334,959		\$2,379,008		\$1,260,271	\$201,186	\$1,449,081		\$7,863,037
2 MODERN LEARNING STUDIOS	\$3,546,520	\$2,039,615		\$2,578,946	\$3,814,769	\$3,073,865	\$5,379,868	\$7,874,939		\$28,308,522
3 TECHNOLOGY INFRASTRUCTURE	\$704,958	\$335,311		\$335,311	\$335,311	\$335,311	\$335,311	\$335,311		\$2,716,824
4 INNOVATION CENTER	\$665,258	\$785,970		\$646,815	\$262,884	\$1,195,049	\$509,673	\$262,884		\$4,328,533
5 EXTERIOR INNOVATION CENTER										Included abv.
6 MUR UPGRADES	\$1,035,575	\$1,248,699		\$442,611	\$23,472	\$764,510	\$213,258	\$735,539		\$4,463,664
7 FRONT OFFICE UPGRADES	\$409,080	\$99,252		\$362,136	\$18,107	\$409,080	\$419,139	\$107,300		\$1,824,094
8 PROFESSIONAL LEARNING CENTER	\$40,237	\$40,237		\$40,237	\$40,237	\$40,237		\$40,237		\$241,422
9 PORTABLE CLASSROOMS TO PERMANENT				\$4,939,135		\$6,277,027				\$11,216,162
10 SECURITY	\$214,599	\$107,300		\$107,300	\$107,300	\$107,300	\$107,300	\$107,300		\$858,399
11 COVERED DINING	\$231,365			\$258,190	\$368,842	\$499,614	\$40,237	\$301,780		\$1,700,028
12 PLAY IMPROVEMENTS	\$4,186,285	\$3,006,904		\$2,897,089	\$268,249	\$4,342,951	\$1,790,093	\$1,869,025		\$18,360,596
13 PARKING LOT / BUS DROP-OFF				\$134,125	\$23,472					\$157,597
14 EARLY CHILDHOOD DEVELOPMENT CENTER	**\$402,374									\$402,374
15 SOLAR ALLOWANCE	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$9,000,000
16 CENTRAL KITCHEN									\$2,446,099	\$2,446,099
17 TECHNOLOGY CENTER									\$854,217	\$854,217
16 DEL MAR HEIGHTS REBUILD			\$38,790,624							\$38,790,624
CONSTRUCTION COST SUBTOTAL (04/16/18)	\$13,674,783	\$9,998,247			\$6,262,643	\$19,305,214	\$9,996,065	\$14,083,396	\$39,311,915	\$168,543,791
17 EAST PACIFIC HIGHLANDS RANCH SCHOOL									\$35,011,599	\$35,011,599
			\$39,790,624	\$16,120.90						
SOFT COSTS (9.42% <sup>1</sup> )	\$1,309,299	\$2,119,576	\$3,629,335	\$3,901,259	\$1,715,580	\$2,634,826	\$2,904,028	\$1,680,888	\$5,163,426	\$20,475,595
TOTAL PROJECT COST (04/16/18)	\$14,984,081	\$12,117,823	\$49,419,955	\$20,022,160	\$7,778,203	\$23,977,076	\$12,415,113	\$17,481,579	**\$43,825,398	\$227,197,922

\* Soft Costs include design fees, topographic surveys, geotechnical reports, hazardous material reports/abatement, off-site fabrication / testing, permits, District project management, District construction contingency, and miscellaneous costs such as field change directives, special inspections, coastal commission requirements, etc.

\*\* Minor Modernization proposed for the existing Early Childhood Development Center (5 portable buildings).

<sup>1</sup> Cost analysis assumes 4% annual escalation. Option 1 assumes project design starts 08/30/2018, with construction midpoint in 3 years. Option 2 assumes design and construction projects are spread over a 10-year bond period, with escalation to the midpoint of construction or 6 years from 08/30/18.

\*\* Total Project Cost for East Pacific Highlands Ranch School does not include land acquisition.

### **SCHOOL FACILITIES PROJECT LIST**

Proceeds from the general obligation bonds of the Del Mar Union School District (“District”) would be used to repair, renovate, upgrade, replace, modernize, and construct school facilities, and fund related facilities costs, including, but not limited to, repair and replacement of lighting and electrical systems, heating, ventilation and air conditioning (HVAC) systems, flooring, roofing, plumbing, renewable energy (including, but not limited to, solar energy/solar generating and/or storage facilities), windows, wall systems, security, communication systems, shade structures, fencing, walkways, parking lots, landscaping, handicap accessibility improvements, conservation measures, network infrastructure, fields, and related projects to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District.

### **MASTER PLAN FACILITIES PROJECTS AND OBJECTIVES**

The following are master plan facilities projects and objectives to be implemented throughout the District that can be funded by this bond measure:

- Install and upgrade Security/Safety systems to meet needs for Student Safety and Campus Security
- Redesign and reconstruct Del Mar Heights School
- Modernize and upgrade District school facilities at Ashley Falls School, Carmel Del Mar School, Del Mar Hills Academy, Ocean Air School, Sage Canyon School, Sycamore Ridge School, and Torrey Hills School
- Design and construct a new elementary school in East Pacific Highlands Ranch
- Renovate, upgrade, replace, install, and provide repairs of school site infrastructure (Plumbing, Electrical, HVAC, Communications, and Security Networks)
- Ensure safety and structural integrity of buildings for student and employee safety by making seismic and safety upgrades and retrofits
- Remove and/or replace portable classrooms with permanent classrooms
- Install infrastructure and supporting wiring in order to support broadband access for high-speed data and communications
- Relocate technology offices and Main Distribution Frame (MDF)
- Upgrade and modernize District schools to provide for compliance with Americans with Disabilities Act (ADA)
- Improve energy efficiency to reduce costs and reduce energy consumption (producing reductions in environmental impacts), through the use/installation of energy-efficient facilities including the construction/installation of solar energy facilities
- Upgrade Landscape and Irrigation, using recycled water where available
- Provide facilities for Storm Water Management
- Provide facilities for Child Nutrition Services and centralized District kitchen
- Replace, update and improve access and parking facilities with the goal of reducing traffic congestion in the vicinity of District schools

**RENOVATION, MODERNIZATION AND REPAIR OF EXISTING DISTRICT**

**Ashley Falls School**

**SCHOOLS AND SCHOOL FACILITIES**

- Modernize, upgrade, renovate, rehabilitate, reconfigure, construct, expand, and equip classrooms, classroom buildings, STEAM+, restrooms, common areas, and school support facilities, including library and multipurpose room/auditorium
- Security/Safety – Update/install security systems, access control, surveillance systems, exterior lighting, office reconfiguration, fencing, and fire alarm systems
- Repair or replace deteriorated roofing and HVAC systems
- Provide new outdoor student dining areas with shade structures
- Replace Play Structures to include equipment and increased shade
- Remove and or replace portable classrooms with permanent classrooms
- Install technology infrastructure and supporting wiring in order to support broadband access for high-speed data and communications
- Repair or upgrade play structures/fields for improved student safety
- Update interior lighting and lighting controls to improve energy efficiency
- Improve landscape, drought tolerant materials, irrigation controls, and recycled water (where and as available)
- Provide/install solar energy and/or storage facilities
- Provide/install lunch service area and student dining area(s)
- Upgrade Main Distribution Frame
- Construct/install ADA path of travel and accessibility upgrades

**ALL DISTRICT SCHOOL SITES WHERE RENOVATION, MAJOR REPAIRS AND/OR NEW CONSTRUCTION TO BE UNDERTAKEN:**

- Remove and mitigate hazardous materials (e.g. asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Improve contingencies as required to comply with existing building codes and state/federal requirements, including access requirements of the ADA.
- Provide adequate furniture and equipment for all classrooms, and spaces to be newly constructed or reconstructed.
- Acquisition of any of the facilities on this School Facilities Project List through temporary lease or lease-purchase arrangements or execute purchase option under lease for any of these authorized facilities.
- Necessary site preparation/restoration in connection with renovation or remodeling, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of ways to property.
- If the Governing Board of Trustees determines that replacement is more economical than rehabilitation, improvement, or renovation of existing classrooms/school facilities, in those particular cases replacement/new construction will be explored/pursued.
- Provide temporary (interim) classrooms and other school facilities as needed to accommodate students and school functions displaced during construction, including, but not limited to, relocation costs.
- The costs to demolish/remove facilities when no longer needed and the costs to restore site and utility systems after removal.
- Modernization upgrade or replacement of structures includes permanent, portable, or modular structures.

# ARCHITECT SELECTION PROCESS

- RFP/Q Advertised – 22 Submittals
- Interviews – 8 firms
- Pool of 5 firms selected
- District staff match the architect to the work needed
- Select architect for site construction/modernization
- Districtwide work at all 9 school sites

# ARCHITECTURAL SERVICES POOL

- BakerNowicki Design Studio
- Lionakis
- obrARCHITECTS
- RNT
- westberg+white architects

# ARCHITECTURAL SERVICES

- Del Mar Heights Rebuild - BakerNowicki Design Studio
- East Pacific Highlands Ranch School #9 - obrARCHITECTS



# Del Mar Heights School ReBuild

- Site Input Meetings
- Survey and Geotechnical proposals approved

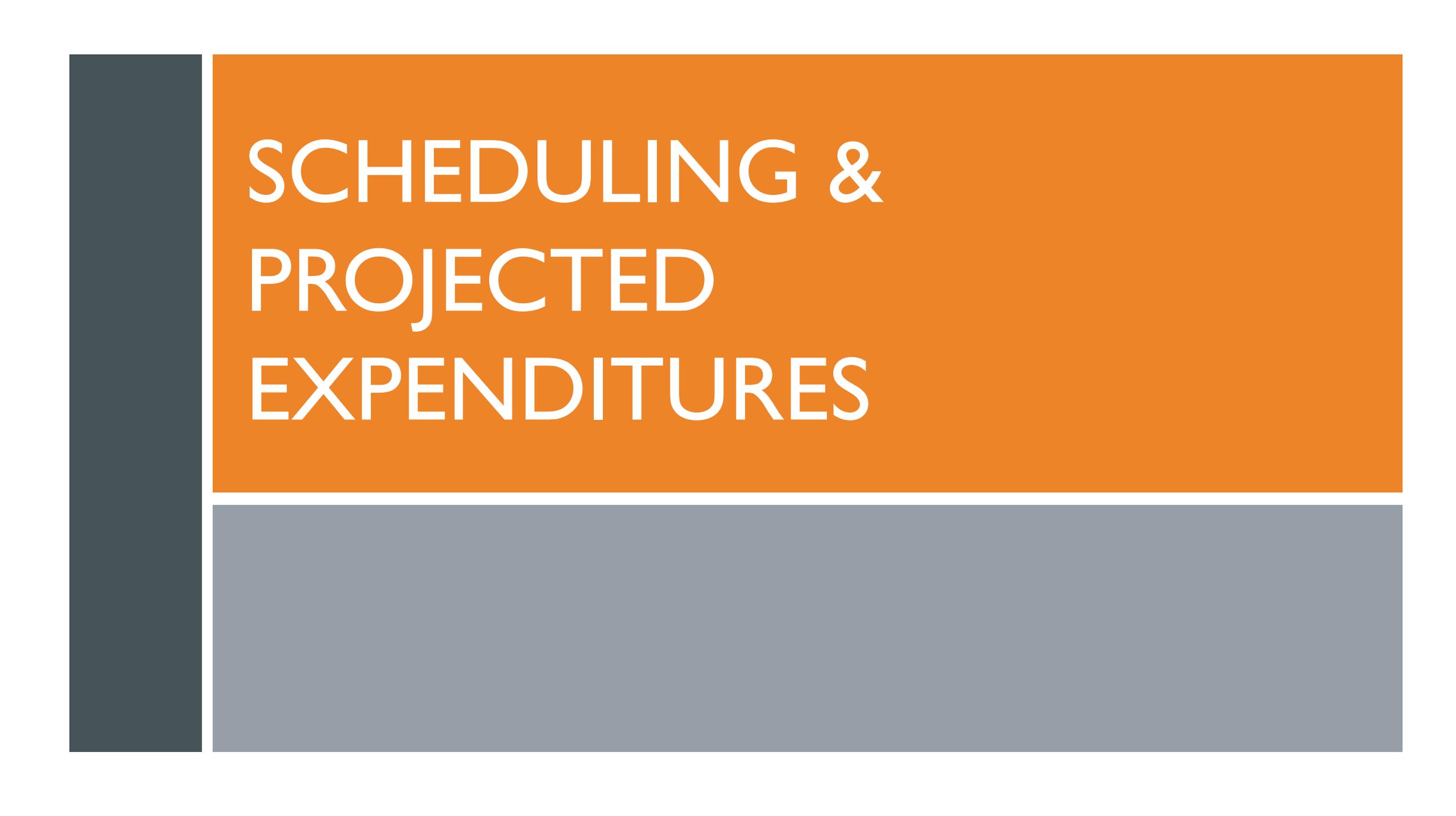
# EAST PACIFIC HIGHLANDS RANCH SCHOOL #9



- Site Input Meetings
- Survey and Geotechnical proposals approved
- CEQA – anticipate completion late summer
- Appraisal

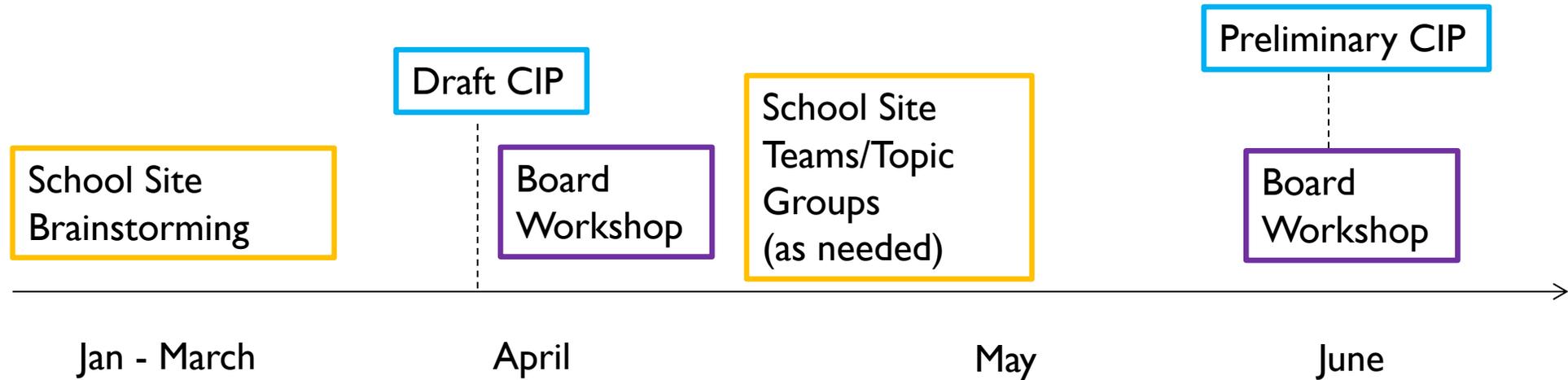
# TIMELINE – DESIGN TO CONSTRUCTION





# SCHEDULING & PROJECTED EXPENDITURES

# CAPITAL IMPROVEMENT PLAN TIMELINE



Begin Design Phase: Planning & Community Outreach



New Construction Timeline

# CAPITAL IMPROVEMENT PLAN EXAMPLE – NOT DMUSD

Charles Elementary School District\*  
 Capital Improvement Plan - Projections by Revenue Source  
 (Amounts Reported in Millions)

1

**Funding**

Measure A  
 State Matching Funds  
 Potential New Authorization

Subtotal

Authorizations	Phase 1 2016	Phase 2 2017	Phase 3 2018	Phase 4 2019	Phase 5 2020	Phase 6 2023	Phase 7 2025	Phase 8 2026	Total
\$ 109.00	\$ 30.00			\$ 30.00			\$ 49.00		\$ 109.00
\$ 90.00	\$ -	\$ 45.00	\$ 45.00				\$ -	\$ -	\$ 90.00
\$ 318.00	\$ -	\$ 50.00	\$ -	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 200.00
\$ 517.00	\$ 30.00	\$ 95.00	\$ 45.00	\$ 30.00	\$ 50.00	\$ 50.00	\$ 49.00	\$ 50.00	\$ 399.00

2

**Projects**

Projects	Location
Modernization/New Const.	Oliver, Nickleby
School Safety / Security	All Sites
Modernization/New Const.	Pickwick
Multi-Purpose Rooms	1 Per Schools Site
Modernization/New Const.	Carol, Dorrit
Modernization/New Const.	Fields, Davidson
Student Services & Libraries	1 Per Schools Site

Estimated Cost	Cumulative Cost
\$ 102	\$ 102
\$ 22	\$ 124
\$ 52	\$ 176
\$ 30	\$ 206
\$ 32	\$ 238
\$ 102	\$ 340
\$ 35	\$ 375
<b>\$ 375</b>	

3

**Cumulative Cash Flow**

\$ 125.00 \$ 170.00 \$ 200.00 \$ 250.00 \$ 300.00 \$ 349.00 \$ 399.00



\*District and school names have been changed