

# **Measure O Update**

Bond Oversight Committee Meeting  
February 1, 2023

## Review Committee Member Responsibilities

1. Inform the Public: The citizens' oversight committee will inform the public concerning the expenditure of bond revenues.
2. Review expenditure reports produced by the District to ensure that Measure O Bond Proceeds were expended only for the purposes set forth in the Measure.
3. Present to the Board in public session, an annual written report outlining their activities and conclusions regarding the Measure O bond proceeds.

## Review of Measure O Summary

“To repair and improve local elementary schools including, student safety/campus security, fixing aging/leaking roofs; upgrading classrooms, labs/computer systems to support programs in science/math, technology, English, arts; acquiring and constructing school facilities, shall Pacifica School District issue \$55,000,000 in bonds at legal rates, raising an estimated \$3,450,000 annually for approximately 33 years at projected rates of three cents per \$100 of assessed valuation, with citizens’ oversight and all funds staying local?”

## Summer Construction 2022: Summary

There are 6 Sites this summer where Construction Improvements happened: Sunset Ridge, Ocean Shore, IBL, Vallemar, Cabrillo and Ortega. We executed the projects with 5 contractors:

**1. Project: Carpet Replacement at Vallemar, Cabrillo and Ortega, Contractor: All County Flooring**

Status: Completed.

**2. Project: Outdoor Improvements at Four Sites, Ortega, IBL, Cabrillo, Sunset Ridge. Contractor: Dryco.**

Status: Completed except the day care ramp at Cabrillo with original completion schedule of mid Sep.

**3. Project: Roof Replacement at 3 sites - Vallemar, Ortega and Sunset Ridge Portable. Contractor: Andy's Roofing.**

Status: Completed.

**4. Project: Ocean Shore new playground and misc outdoor improvements. Contractor: Andrini Brothers.**

Status: Completed.

**5. Project: School facilities Improvements at 6 Sites - Sunset Ridge, IBL, Ortega, Cabrillo, Vallemar, and Ocean Shore, Contractor: Cal Pacific Construction.**

Status: 95% complete that doesn't affect students' occupancy and school operation. Contractors are working during school after hours and weekends to complete.



## Fall Construction 2022: Summary

**1. Project: School facilities Improvements at 6 Sites - Sunset Ridge, IBL, Ortega, Cabrillo, Vallemar, and Ocean Shore, Contractor: Cal Pacific Construction.**

Status: Completed, except two minor items remaining at IBL that the material has very long lead time (kitchen roll up door and entry PA system).

**2. Project: Ortega Portable Ramp Replacement. Contractor: Dryco.**

Status: Completed.

**3. Project: Campus Wide Lockset Replacement and New District Standard Keying System. Contractor: Opening Technologies.**

Status: 95% Completed.

**4. Project: Vallemar School Fence, Walkway, and Synthetic Turf. Contractor: Dryco.**

Status: 90% complete. Waiting for decorative fence panel to arrive.

**5. Project: Vallemar School Temporary Housing. Contractor: Andreini Brothers.**

Status: Completed. D wing Students have moved into the portable classrooms on Jan 3<sup>rd</sup>. D wing construction

## Up Coming Construction 2023: Summary

**1. Project: Vallemar School Safety Walkway east of Parking Lot. Contractor: Dryco**

Status: Construction to happen during presidents' day week.

**2. Project: New Door Intercom System at Sunset Ridge, Ocean Shore, Vallemar, Cabrillo and Ortega. Contractor: Opening Technologies.**

Status: Contracts approved by Board. waiting for PO to be issued to contractor to start ordering materials.

**3. Project: Campus Wide lockset Replacement at Ocean Shore, District Office and LMEC. Contractor: Opening Technologies.**

Status: Vender completed existing door survey. In drawing and specification phase. Bidding, material lead time we are looking at the actual replacement work happen in about a year.

**4. Project: Library Carpet Replacement and Library Move.**

Status: issued request for proposal to get pricing. Work is scheduled to happen this summer.

**5. Project: Vallemar D wing addition and misc hardscape improvements.**

Status: Under construction. D wing will be completed by 6/10 to allow furniture move back and remove the portables. Then E wing and the outdoor work will happen during the summer.

## Up Coming Construction 2023: Continued

### **6. Project: Ortega new Synthetic Sports Field and Outdoor Improvement.**

Status: Under Bidding. Work is scheduled to happen this summer. The field is to be completed by January. We will run a separate process to procure the turf installer directly via CMAS by issuing Request for Proposal to at least 3 CMAS vendors. This way we will get the turf product we desire, not getting substituted out during bidding to a substandard material.

### **7. Project: Sunset Ridge School Kitchen Enlargement and Misc Other Improvements**

Status: Drawing is under DSA review. Bidding is anticipated to happen in the next two month. Construction to start this summer. Construction will take 6 months.

### **8. Project: Ocean Shore School D wing addition**

Status: Drawing is under DSA review. Bidding is anticipated to happen in the next two month. Construction to start this summer. Construction will take 6 months.

### **9. Project: Ocean Shore School new Modular Band Room**

Status: Architect is working on Bridging documents. Will bid out to modular building contractor this summer. The modular contractor will complete the construction documents, then obtain DSA approval, and remaining steps this fall.

### **10. Project: District Office Outdoor Improvements and Drainage Repair.**

Status: Under design. Bidding is anticipated in April. Work is anticipated to happen in May or June.

## Summer Construction 2022: Sunset Ridge

1. Admin Improvement
2. Collaborative Classroom (A wing and B wing)
3. Special Ed Space Improvements (pull out room), add kindergarten restroom
4. Parking/drop off improvement, ADA path of travel improvement.
5. Add air conditioning to MDF room.
6. Electrical outlets improvement – all classrooms
7. Exterior Electrical outlets improvement – add (1) duplex exterior outlets
8. Improve perimeter fencing and gates
9. Kindergarten Playground Improvement – remove the “mud pit”. Provide synthetic turf.
10. Add (2) exterior hose bibb
11. One Classroom Portable Roof Coating

## Summer Construction 2022: Sunset Ridge



Administrative Office Improvement

## Summer Construction 2022: Sunset Ridge

### Parking Area & ADA Improvement



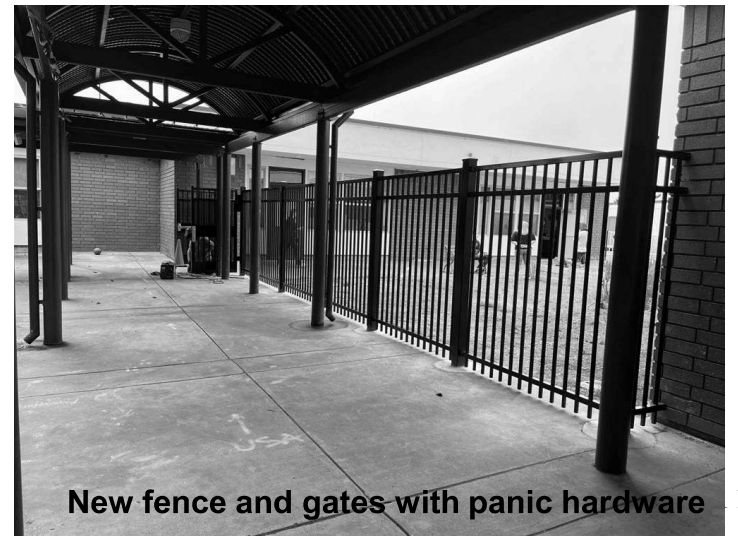
## Summer Construction 2022: Sunset Ridge



The Kindergarten Mud-pit replaced with synthetic turf



New motorized vehicle gate



New fence and gates with panic hardware

## Summer Construction 2022: Sunset Ridge

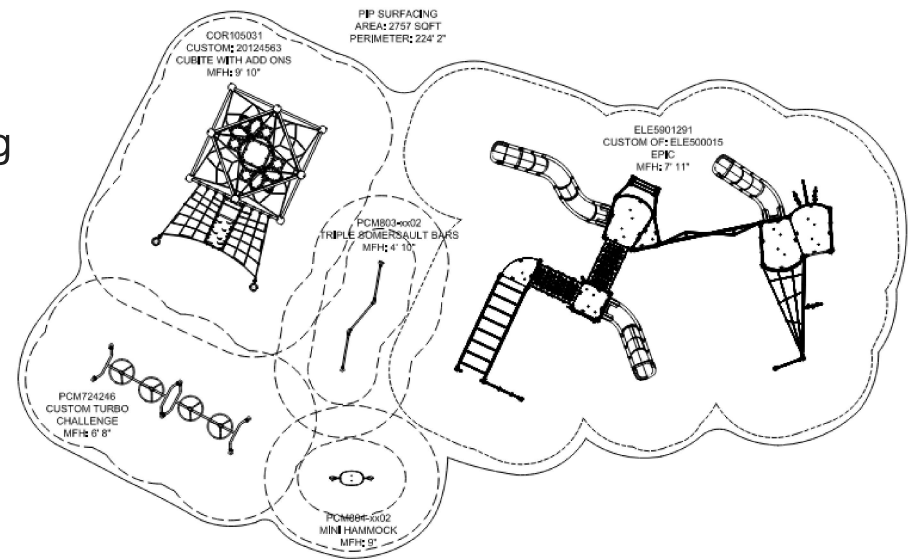


**New SDC & Kindergarten Restroom**



## Summer Construction 2022: Ocean Shore

1. Add air conditioning to MDF room
2. Exterior lighting repair: Add one exterior light fixture outside of the Kitchen near the trash enclosure.
3. Window shade replacement (manual - Four hot south facing rooms in D wing)
4. Window shade replacement (manual MPR)
5. Sandbox removal
6. Play Structure Replacement & new safety surfacing
7. Site drainage (between A wing and Library),
8. Kiln Upgrade
9. Add recessed ceiling can lights if possible, at the four dark areas in B wing and C wing corridor.



## Summer Construction 2022: Ocean Shore



## Summer Construction 2022: Ocean Shore



## Summer Construction 2022: Ingrid B Lacy

1. Admin office improvement - increase visibility to outside, entry foyer, door buzz in system, ceiling air register location, admin window leaks
2. Library HVAC reconfiguration
3. Exterior fencing and gates - taller fence
4. exterior fencing and gates - new chain link rolling gate
5. Kitchen and snack bar improvement (fence, outlet, roll up door)
6. Lighting controls panel replacement - erosion & program issues
7. Flooding at the admin back door and at janitor's rooms
8. Exterior brick veneer repair
9. ADA drop off improvement
10. New drinking fountain with bottle filling station at the MPR and the Gym.

## Summer Construction 2022: Ingrid B Lacy



**New ADA Drop Off**

**New 8' tall perimeter fence and gates**



**New Fence and Gate to Secure the Kitchen Exterior Door**



## Summer Construction 2022: Ingrid B Lacy



**New Administrative Office Foyer**

## Summer Construction 2022: Vallemar

1. A, B, C, D Wing classroom upgrades - cabinetry, new sinks, built-in storage/cubbies
2. Interior floor replacement - replace classroom carpet
3. Staff restroom floors replacement, add required drainage
4. New kiln addition
5. Electrical outlets improvement, A, B, C, D Wing
6. Add air conditioning to MDF room
7. ADA walkway
8. Replace bent sliding white board in learning wall



## Summer Construction 2022: Vallemar



**A, B, C Wing Classrooms New Floor and New Cabinets throughout, with additional electrical outlets** <sup>20</sup>



## Summer Construction 2022: Vallemar



**New Kiln Addition**



**ADA compliant walkway**



**New Staff  
Restroom Floor  
with New Floor  
Drain**

## Summer Construction 2022: Vallemar



**Roof Replacement: A, B, C, AD, F Wings**

## Summer Construction 2022: Cabrillo

1. Add air conditioning to MDF room
2. Band Room Emergency Notification
3. Interior finishes - replace classroom carpet
4. Concrete paving repair at front of school
5. Day care area improvement – new day care access
6. Secure kitchen exterior door
7. Electrical outlets improvement, fix loose
8. Kiln upgrade - kiln exhaust hood
9. Remove computer lab
10. Restroom upgrade: increase boy's restroom toilet stalls

## Summer Construction 2022: Cabrillo



**Replace Existing Cracked  
Concrete Walkway at  
School Front**



**New Fence and  
Gates to Secure the  
Kitchen Exterior  
Door**



## Summer Construction 2022: Cabrillo



### Improved Day Care Area and ADA Parking and Access



## Summer Construction 2022: Cabrillo



**20-year-old carpet is replaced with new Rubber Floor**



**Additional Toilet Stall in  
the B wing and C wing  
Boys Restroom**

## Summer Construction 2022: Ortega

1. Add air conditioning to MDF room
2. Restroom upgrades, add 1 stall each to 2 boys' restrooms
3. Special Ed improvement - add 1 students' restroom each to 2 SPED classrooms
4. LMEC preschool relocation - add one restroom to the makerspace classroom
5. Window shade replacement, manual, 8 south-facing classrooms in B and C wing
6. Window film, D wing south-facing high window
7. ADA parking and path of travel upgrade - front of the school
8. Replace classroom carpet
9. Additional electrical outlets for all classrooms
10. Kiln upgrade (exhaust hood)
11. Additional white board in the hallway
12. Main hallway roof replacement



## Summer Construction 2022: Ortega



**Parking Lot ADA Improvement: Two New ADA parking Spot in Lower Lot**



## Summer Construction 2022: Ortega



**New ADA Drop Off**



**ADA Walkway**

## Summer Construction 2022: Ortega



**New Rubber Floor replaced old carpet**



**New window shades**

## Summer Construction 2022: Ortega



**New Whiteboard in Hallway**



**Additional Toilet Stall  
in Boys Restroom C Wing**

## Summer Construction 2022: Ortega



**New Special Ed Classroom Restroom**



**New Special Ed Classroom Restroom**

## Summer Construction 2022: Ortega



**Additional Toilet Stall in Boys Restroom B wing**

## Summer Construction 2022: Ortega



**New D Wing Window Film**



**New D Wing Window Film**



## Summer Construction 2022: Ortega



**Main Hallway Roof Replacement Progress Photos**

**Fall 2022**



**Ortega Portable Ramp Replacement**





## Currently Under Construction 2023



**Valleamar New D wing Construction**

## Currently Under Construction 2022 - 2023



**Vallemar New Fence  
and Walkway**



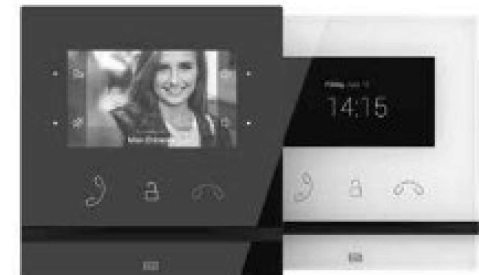
## Currently Under Construction 2022 - 2023



**Lockset Replacement**

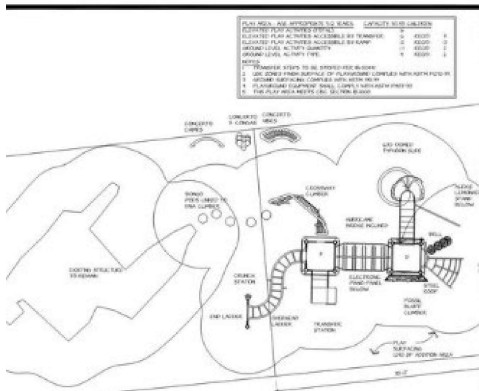


## Upcoming Project - 2023



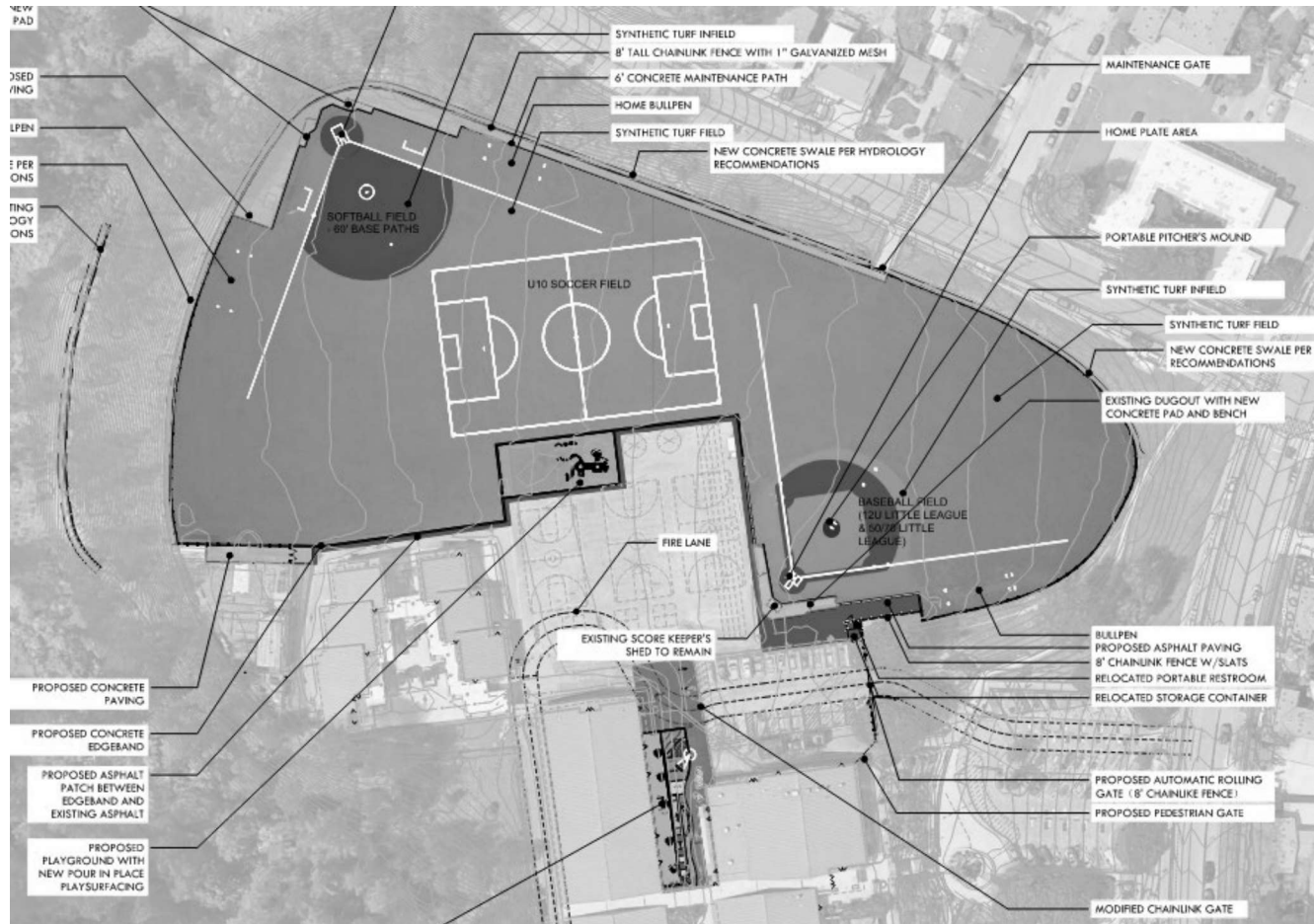
**New Front Entry Intercom**

## Upcoming Construction 2023



## Ortega Play Structure Enlargement

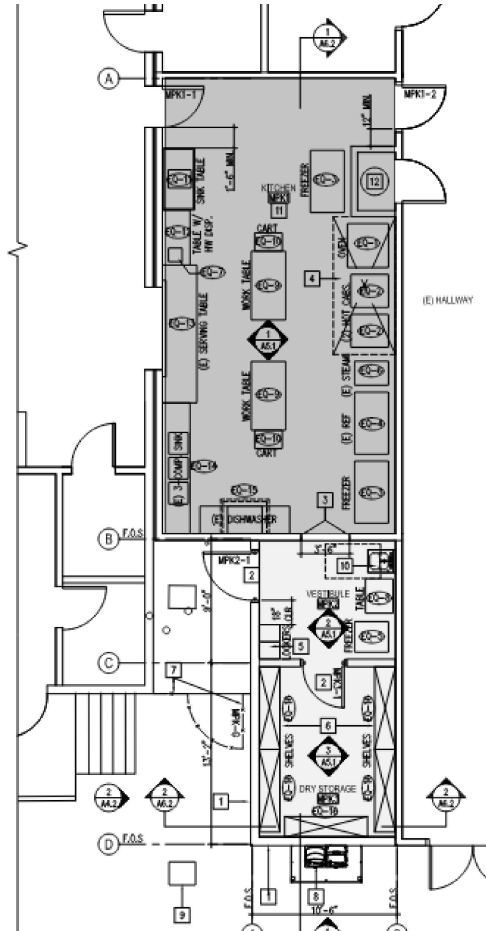
# Upcoming Construction 2023



## Ortega New Field and Outdoor Improvements

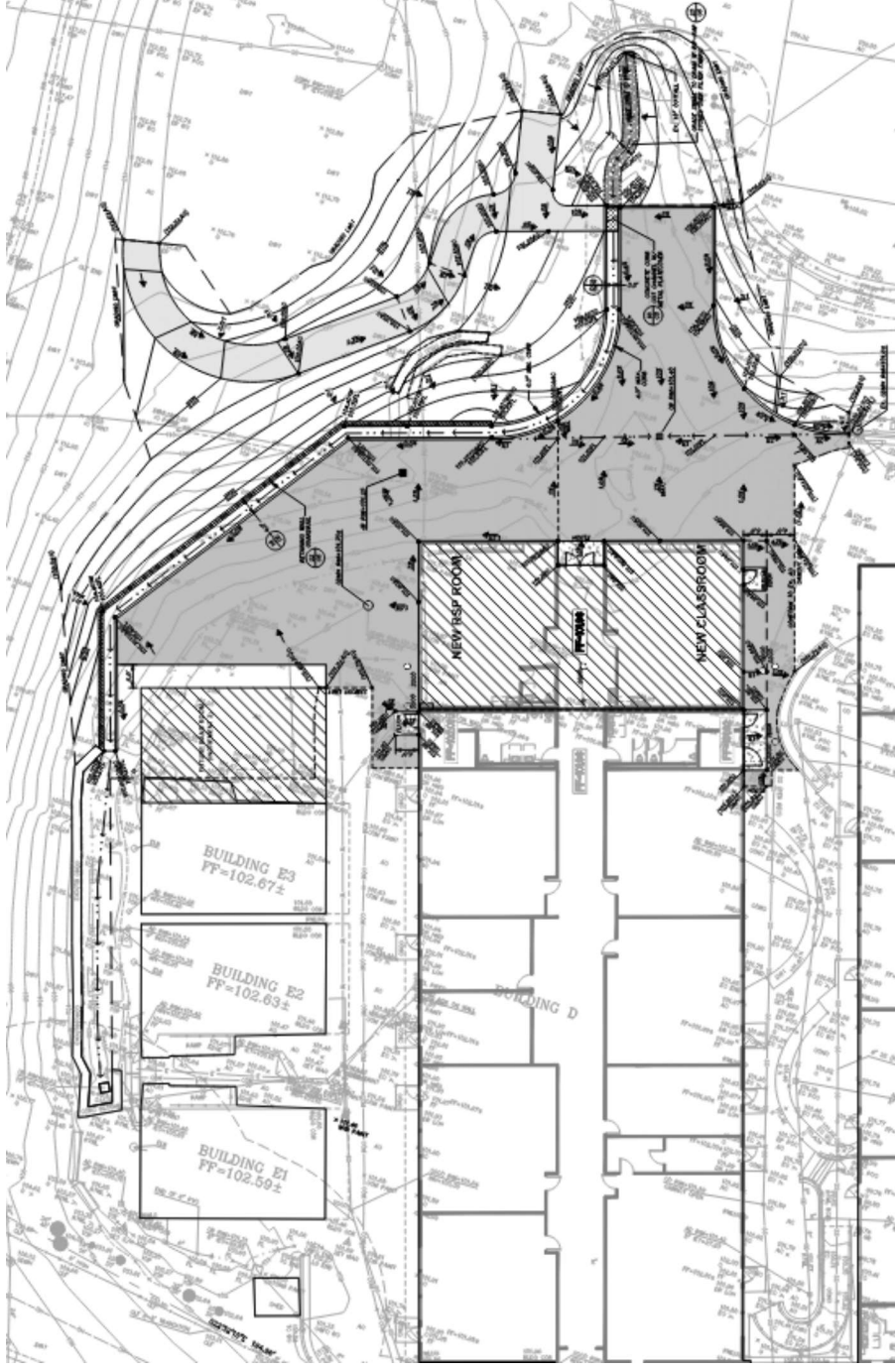
## Upcoming Construction 2023

# Sunset Ridge Kitchen Remodel/Addition



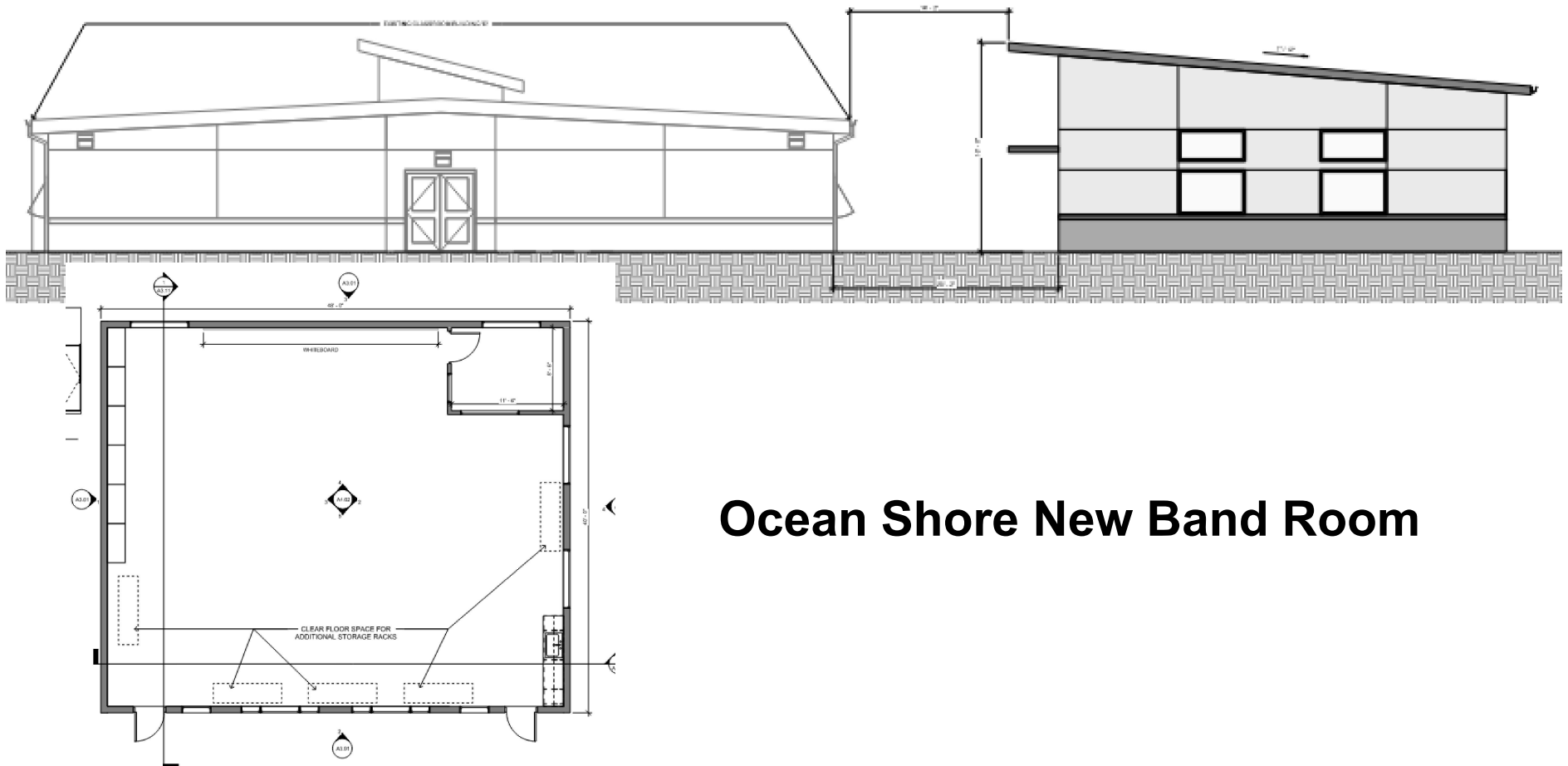
## Upcoming Construction 2023

### Ocean Shore D Wing Addition





## Upcoming Construction 2024

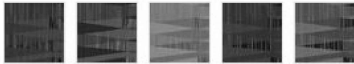


**Ocean Shore New Band Room**

## Upcoming Construction 2023



Accent Color: Blue and Green from below



## Library Carpet Replacement



## Upcoming Construction 2023



**District Office Outdoor  
Improvements and  
Drainage Repair**

# Report of Expenditure to Date

Report Of Expenditures	2/1/2023		By: Sisi Meng						
	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Sub-Total
Total Non-Tech Construction Budget	\$ 3,733,647	\$ 5,609,460	\$ 2,110,568	\$ 6,107,307	\$9,822,697	\$ 7,403,144	\$1,850,057	\$ 775,115	\$ 37,411,995
Completed and Under Contract to date	\$ 1,302,132	\$ 917,758	\$ 782,315	\$ 6,703,056	\$ 965,498	\$ 1,566,713	\$ 713,754	\$ 220,024	\$ 13,171,250
Balance of Construction Budget To finish	\$ 2,431,515	\$ 4,691,702	\$ 1,328,253	\$ (595,749)	\$8,857,200	\$ 5,836,431	\$1,136,303	\$ 555,091	\$ 24,240,746
Total Soft Cost Budget									\$ 5,575,613
Soft Cost - Design Related - Completed and Under Contract to date									\$ 2,772,872
Soft Cost - Non-Design Related - Completed and projected bond management cost duration of bond									\$ 1,695,665
Balance of Soft Cost Budget Available									\$ 1,107,076
Total Technology budget									\$ 12,000,000
Completed Technology Spending									\$ 6,034,935
Projected Technology Spending									\$ 310,000
Balance of Tech Budget Available to reassign									\$ 5,655,065
Grand Total of Bond (K5+K9+K14)									\$ 54,987,608

## Questions/Comments

