

# 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 6/3/2024*

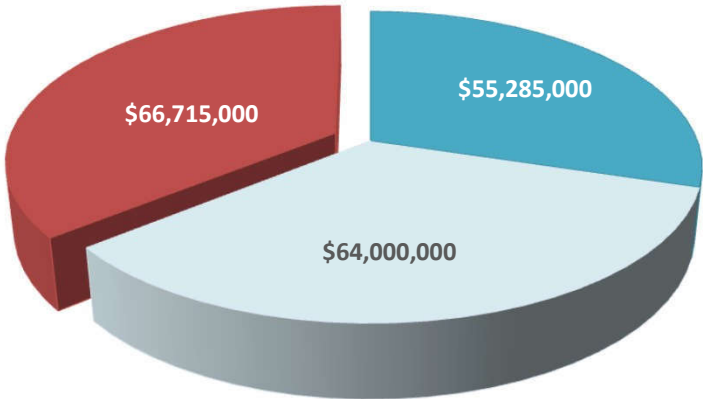
**June 10, 2024 Meeting**

# 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**

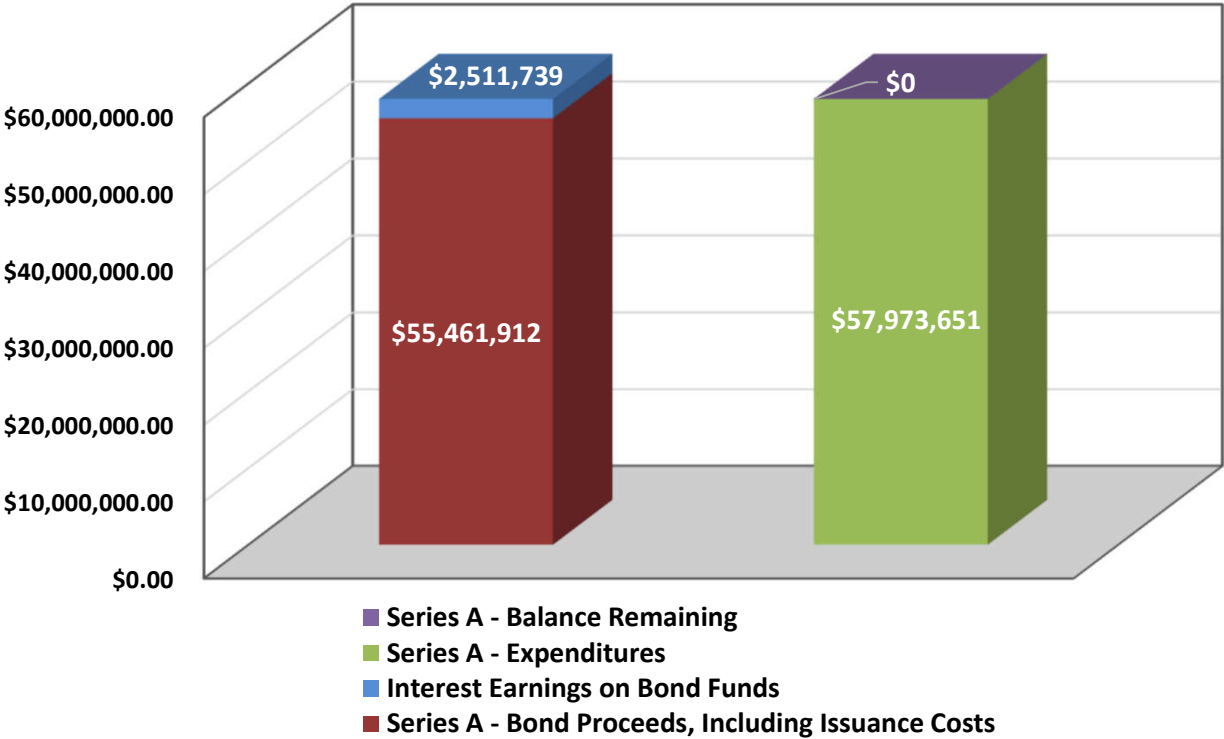


- 2018 Measure MM Authorization, 2019 Series A
- 2018 Measure MM Authorization, 2022 Series B
- Remaining Measure MM Authorization

# 2018 GENERAL OBLIGATION BOND ELECTION

## Measure MM Overview by Series

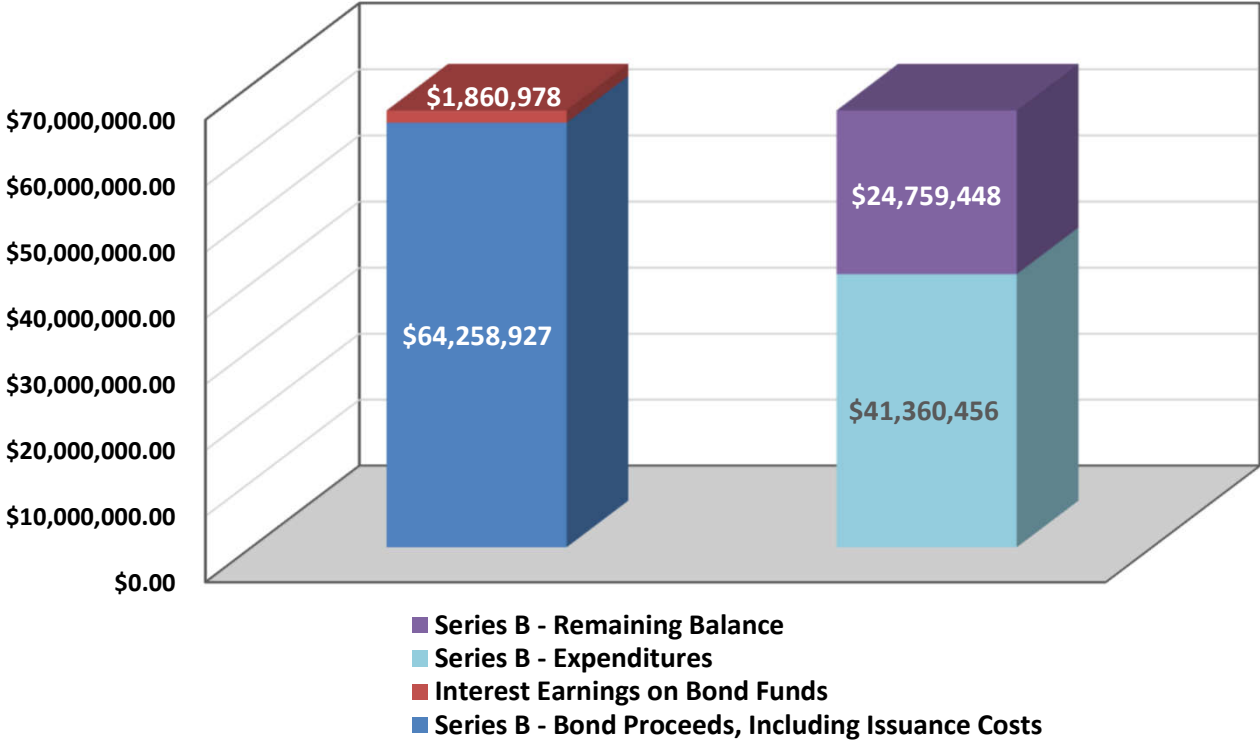
Measure MM (2019 - Series A)  
Remaining Balance \$0



# 2018 GENERAL OBLIGATION BOND ELECTION

## Measure MM Overview by Series

Measure MM (2022 - Series B)  
Remaining Balance \$24,759,448



# 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 partial completion May 2024 for end-of-year activities and promotions, with completion in June 2024.

### Project Timelines & Budget:

Architect: DLR Group | BakerNowicki  
Project Status: **In Construction**  
Construction Start Date: March 7, 2022  
Project Completion Date: June 2024  
Estimated Budget: \$76 Million



# Measure MM General Obligation Bonds

## Del Mar Heights School - Project Renderings & Construction 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 upgrade through this modernization process.

### Current Project Status

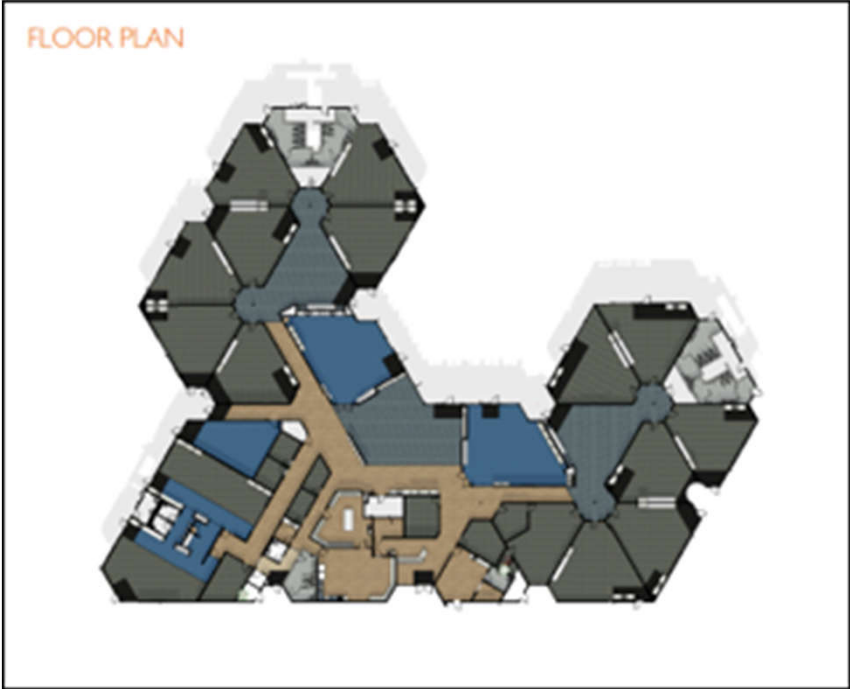
- ✓ This project is currently in the DSA approval phase
- ✓ Erickson-Hall Construction Company has been selected as the contractor for the project
- ✓ Mobilization in progress
- ✓ Demolition and construction to begin Summer 2024

### Project Timelines & Budget:

Architect: Lionakis  
Project Status: **In Design**  
Construction Start Date: June 2024  
Project Completion/Duration: August 2025  
Estimated Budget: \$25.5 Million

# 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

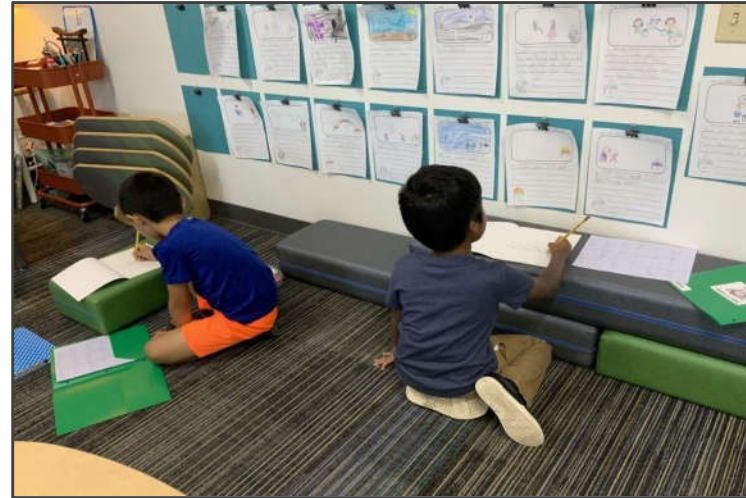
- ✓ This project includes K-6, Special Education and STEAM+ classrooms at all District schools
- ✓ Each summer, pre-selected classrooms are modernized
- ✓ All classes are scheduled to be modernized by the 2025-2026 school year

### Project Timelines & Budget:

Project Status:	<b>In Construction</b>
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.

### Project Timelines & Budget:

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



# Measure MM General Obligation Bonds

## Districtwide Playground Equipment – Construction Project Pictures



# Measure MM General Obligation Bonds

## *Cumulative Project Budget Summary by School Campus*

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### ***MEASURE MM CUMULATIVE PROJECT BUDGET SUMMARY BY SCHOOL CAMPUS***

(From Inception to 6/3/2024)



**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
<b>006 - Ashley Falls School Campus Improvements:</b>						
1	Ashley Falls School - Modern Learning Environments	\$489,618.63	\$475,478.64	(\$410,294.58)	\$65,184.06	In Progress
2	Ashley Falls School - Play Improvements	613,831.71	613,831.71	(613,831.71)	0.00	Completed
3	Ashley Falls School - Lunch Servery	74,952.00	74,952.00	(74,952.00)	0.00	Completed
4	Ashley Falls School - Security Projects	16,025.03	16,025.03	(16,025.03)	0.00	Completed
Campus Total:		\$1,194,427.37	\$1,180,287.38	(\$1,115,103.32)	\$65,184.06	
<b>005 - Carmel Del Mar School Campus Improvements:</b>						
5	Carmel Del Mar School - Modern Learning Environments	\$798,140.74	\$728,512.88	(\$593,675.38)	\$134,837.50	In Progress
6	Carmel Del Mar School - Play Improvements	766,433.03	659,255.15	(659,255.15)	0.00	Completed
7	Carmel Del Mar School - Lunch Servery	122,906.10	122,906.10	(122,906.10)	0.00	Completed
8	Carmel Del Mar School - Security Projects	22,792.68	22,792.68	(22,792.68)	0.00	Completed
Campus Total:		\$1,710,272.55	\$1,533,466.81	(\$1,398,629.31)	\$134,837.50	
<b>003 - Del Mar Heights School Campus Improvements:</b>						
9	Del Mar Heights School Rebuild	\$74,043,114.24	\$60,155,258.06	(\$60,043,750.51)	\$111,507.55	In Progress
10	Del Mar Heights School - Modern Learning Environments	1,923,806.59	1,923,806.59	(288,135.36)	1,635,671.23	In Progress
Campus Total:		\$75,966,920.83	\$62,079,064.65	(\$60,331,885.87)	\$1,747,178.78	
<b>004 - Del Mar Hills Academy Campus Improvements:</b>						
11	Del Mar Hills Academy - Modernization	\$24,257,257.59	\$23,559,968.11	(\$1,440,318.33)	\$22,119,649.78	In Progress
12	Del Mar Hills Academy - Modernization	783,985.53	783,484.21	(783,484.21)	0.00	Completed
13	Del Mar Hills Academy - Lunch Servery	77,511.66	77,511.66	(77,511.66)	0.00	Completed
14	Del Mar Hills Academy - Security Projects	11,652.22	11,652.22	(11,652.22)	0.00	Completed
Campus Total:		\$25,130,407.00	\$24,432,616.20	(\$2,312,966.42)	\$22,119,649.78	

**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
<b>010 - Ocean Air School Campus Improvements:</b>						
15	Ocean Air School - Modern Learning Environment	\$1,392,457.00	\$1,295,654.25	(\$946,701.17)	\$348,953.08	In Progress
16	Ocean Air School - Play Improvements	1,052,307.00	630,560.42	(630,560.42)	0.00	Completed
17	Ocean Air School - Lunch Servery	127,000.60	127,000.60	(127,000.60)	0.00	Completed
18	Ocean Air School - Security Projects	15,961.50	15,961.50	(15,961.50)	0.00	Completed
Campus Total:		\$2,587,726.10	\$2,069,176.77	(\$1,720,223.69)	\$348,953.08	
<b>011 - Pacific Sky Elementary School Campus Improvements:</b>						
19	Pacific Sky School - Modernization	\$24,457,351.11	\$24,259,287.92	(\$24,259,287.92)	\$0.00	Completed
Campus Total:		\$24,457,351.11	\$24,259,287.92	(\$24,259,287.92)	\$0.00	
<b>008 - Sage Canyon School Campus Improvements:</b>						
20	Sage Canyon School - Modernization	\$360,405.70	\$360,405.70	(\$360,405.70)	\$0.00	In Progress
21	Sage Canyon School - Modern Learning Environments	389,519.42	389,519.42	(324,452.52)	65,066.90	In Progress
22	Sage Canyon School - Play Improvements	1,300,000.00	893,832.01	(893,832.01)	0.00	Completed
23	Sage Canyon School - Lunch Servery	124,430.76	124,430.76	(124,430.76)	0.00	Completed
24	Sage Canyon School - Security Projects	18,626.59	18,626.59	(18,626.59)	0.00	Completed
Campus Total:		\$2,192,982.47	\$1,786,814.48	(\$1,721,747.58)	\$65,066.90	

**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
<b>009 - Sycamore Ridge School Campus Improvements:</b>						
25	Sycamore Ridge School - Modern Learning Environments	\$504,134.64	\$496,311.04	(\$455,561.42)	\$40,749.62	In Progress
26	Sycamore Ridge School - Play Improvements	592,614.03	592,614.03	(592,614.03)	0.00	Completed
27	Sycamore Ridge School - Lunch Servery	160,921.25	160,921.25	(160,921.25)	0.00	Completed
28	Sycamore Ridge School - Security Projects	16,831.37	16,831.37	(16,831.37)	0.00	Completed
<b>Campus Total:</b>		<b>\$1,274,501.29</b>	<b>\$1,266,677.69</b>	<b>(\$1,225,928.07)</b>	<b>\$40,749.62</b>	
<b>007 - Torrey Hills School Campus Improvements:</b>						
29	Torrey Hills School - Modern Learning Environments	\$22,579.01	\$22,579.01	(\$22,579.01)	\$0.00	In Progress
30	Torrey Hills School - Modern Learning Environments	1,160,457.64	953,132.68	(606,717.76)	346,414.92	In Progress
31	Torrey Hills School - Play Improvements	1,324,464.39	1,271,603.46	(1,271,603.46)	0.00	Completed
32	Torrey Hills School - Lunch Servery	77,614.73	77,614.73	(77,614.73)	0.00	Completed
33	Torrey Hills School - Security Projects	22,017.20	22,017.20	(22,017.20)	0.00	Completed
<b>Campus Total:</b>		<b>\$2,607,132.97</b>	<b>\$2,346,947.08</b>	<b>(\$2,000,532.16)</b>	<b>\$346,414.92</b>	
<b>030 - District-Wide Improvements:</b>						
34	District Wide - Modern Learning Environments (Flooring)	\$2,031,846.57	\$2,031,846.57	(\$1,033,399.26)	\$998,447.31	In Progress
35	District Wide - Modern Learning Environments	5,951,267.11	1,330,805.21	(1,184,724.21)	146,081.00	In Progress
36	District Wide - Bond Project Support Costs	434,020.17	434,020.17	(338,647.17)	95,373.00	In Progress
37	Bond - Cost of Issuance	691,122.17	691,032.00	(691,032.00)	0.00	Completed
<b>Campus Total:</b>		<b>\$9,108,256.02</b>	<b>\$4,487,703.95</b>	<b>(\$3,247,802.64)</b>	<b>\$1,239,901.31</b>	
<b>COMBINED TOTAL FOR MEASURE MM PROJECTS:</b>		<b><u>\$146,229,977.71</u></b>	<b><u>\$125,442,042.93</u></b>	<b><u>(\$99,334,106.98)</u></b>	<b><u>\$26,107,935.95</u></b>	

\* Based on the District's financial data as of 6/3/2024

# Measure MM General Obligation Bonds

## *Expenditure Summary*

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

(From 3/1/2024 to 6/3/2024)

MEASURE MM EXPENDITURES FROM 3/1/2024 TO 6/3/2024

Project: 003-9001 - Del Mar Heights School Rebuild		
Vendor	Expenditure	Description
AMS.Net, Inc.	(\$9,496.00)	Technology
Atkinson, Andelson, Loya, Ruud	(\$10,799.25)	Legal Services
Balfour Beatty Construction	(\$10,349,548.99)	Prelim. Srvcs./Preconstruction & Main Construction
California Department of Tax & Fee Administration	(\$525.87)	Tax Admin
City Of San Diego Development Services	(\$5,531.00)	Other Site Costs
Cogstone Resource Management, Inc.	\$0.00	Other Site Costs
Consulting & Inspection	(\$109,344.00)	Inspections
DLR Group Inc.	(\$470,426.26)	Architect Fees
Dave Bang Associates, Inc.	(\$482,959.35)	Outdoor Equipment Distributor
Elite Modular Leasing And Sales, Inc	\$0.00	Interim Housing
Engineering Economics, Inc.	(\$1,430.00)	Other Construction Costs
Foxlin Inc.	\$0.00	Other Planning Costs
Loveless Linton, Inc.	\$0.00	Environmental Consulting
Nova Services, Inc.	(\$60,984.50)	Geotechnical Services & Construction Tests
Placeworks Inc.	\$0.00	Environmental Consultant
Seecoast Ma	\$0.00	Other Site Costs
U.S. Bank	(\$392.00)	Other Costs
<b>Project Total:</b>	<b>(\$11,501,437.22)</b>	<b>003-9001 - Del Mar Heights School Rebuild</b>

Project: 003-9002 - Del Mar Heights School - Modern Learning Environments		
Vendor	Expenditure	Description
AMS.Net, Inc.	\$0.00	Technology
Apple Computer, Inc.	(\$1,284.38)	Computers
Bluum USA Inc.	(\$284,378.11)	Furniture & Equipment
Companion Corporation	(\$2,472.87)	Software
Culver Newlin	\$0.00	Furniture & Equipment
Indoff, Incorporated	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
School Specialty Furniture	\$0.00	Furniture & Equipment
Tangram	\$0.00	Education Supplies
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$288,135.36)</b>	<b>003-9002 - Del Mar Heights School - Modern Learning Environments</b>



MEASURE MM EXPENDITURES FROM 3/1/2024 TO 6/3/2024

Project: 004-9001 - Del Mar Hills Academy - Modernization		
Vendor	Expenditure	Description
AT&T	\$0.00	Technology
Atkinson, Andelson, Loya, Ruud	\$0.00	Legal Services
Elite Relocation Services, LLC	\$0.00	Movers
Erickson-Hall Construction Company	\$0.00	Construction Services
Lionakis	(\$142,546.55)	Architect Fees
Nova Services, Inc.	(\$960.00)	Geotechnical Services & Construction Tests
Placeworks Inc.	(\$8,823.53)	Environmental Consultant
San Dieguito Union High School	\$0.00	San Dieguito Union High School
Snipes Engineering, Inc.	\$0.00	Surveying
Western Environmental Services LLC	(\$19,895.00)	Waste Removal
<b>Project Total:</b>	<b>(\$172,225.08)</b>	<b>004-9001 - Del Mar Hills Academy - Modernization</b>

Project: 004-9002 - Del Mar Hills Academy - Modern Learning Environments		
Vendor	Expenditure	Description
Tangram	\$0.00	Education Supplies
<b>Project Total:</b>	<b>\$0.00</b>	<b>004-9002 - Del Mar Hills Academy - Modern Learning Environments</b>

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

Project: 006-9002 - Ashley Falls School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Tangram	\$0.00	Education Supplies
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>\$0.00</b>	<b>006-9002 - Ashley Falls School - Modern Learning Environments</b>

MEASURE MM EXPENDITURES FROM 3/1/2024 TO 6/3/2024

Project: 007-0000 - Torrey Hills School - Undefined		
Vendor	Expenditure	Description
Primex Wireless, Inc.	\$0.00	Monitor System Software
<b>Project Total:</b>	<b>\$0.00</b>	<b>007-0000 - Torrey Hills School - Undefined</b>
Project: 007-9002 - Torrey Hills School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	\$0.00	Furniture & Equipment
Indoff, Incorporated	\$0.00	Furniture & Equipment
Meteor Education, LLC	\$0.00	Furniture & Equipment
Tangram	(\$39,528.69)	Education Supplies
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>(\$39,528.69)</b>	<b>007-9002 - Torrey Hills School - Modern Learning Environments</b>
Project: 007-9003 - Torrey Hills School - Play Improvements		
Vendor	Expenditure	Description
Dave Bang Associates, Inc.	\$0.00	Outdoor Equipment Distributor
<b>Project Total:</b>	<b>\$0.00</b>	<b>007-9003 - Torrey Hills School - Play Improvements</b>
Project: 008-9001 - Sage Canyon School - Modernization		
Vendor	Expenditure	Description
Tandus Flooring	\$0.00	Flooring Costs
Tarket USA Inc.	\$0.00	Flooring Installer
<b>Project Total:</b>	<b>\$0.00</b>	<b>008-9001 - Sage Canyon School - Modernization</b>
Project: 008-9002 - Sage Canyon School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	\$0.00	Furniture & Equipment
Tangram	(\$38,886.07)	Education Supplies
<b>Project Total:</b>	<b>(\$38,886.07)</b>	<b>008-9002 - Sage Canyon School - Modern Learning Environments</b>
Project: 008-9003 - Sage Canyon School - Play Improvements		
Vendor	Expenditure	Description
Western Stabilization	\$0.00	Construction
<b>Project Total:</b>	<b>\$0.00</b>	<b>008-9003 - Sage Canyon School - Play Improvements</b>

MEASURE MM EXPENDITURES FROM 3/1/2024 TO 6/3/2024

Project: 009-9002 - Sycamore Ridge School - Modern Learning Environments		
Vendor	Expenditure	Description
Culver Newlin	\$0.00	Furniture & Equipment
Tangram	\$0.00	Education Supplies
Virco Mfg. Corporation	\$0.00	Furniture & Equipment
<b>Project Total:</b>	<b>\$0.00</b>	<b>009-9002 - Sycamore Ridge School - Modern Learning Environments</b>

Project: 010-9002 - Ocean Air School - Modern Learning Environment		
Vendor	Expenditure	Description
Culver Newlin	\$0.00	Furniture & Equipment
Quill	(\$1,104.44)	Furniture&Equipment
Tangram	\$0.00	Education Supplies
USA Shade	\$0.00	Shade Manufacturer Costs
<b>Project Total:</b>	<b>(\$1,104.44)</b>	<b>010-9002 - Ocean Air School - Modern Learning Environment</b>

Project: 011-9001 - Pacific Sky School - Modernization		
Vendor	Expenditure	Description
Atkinson, Andelson, Loya, Ruud	\$0.00	Legal Services
Blue Coast Consulting	\$0.00	Inspections
Nova Services, Inc.	\$0.00	Geotechnical Services & Construction Tests
Placeworks Inc.	\$0.00	Environmental Consultant
<b>Project Total:</b>	<b>\$0.00</b>	<b>011-9001 - Pacific Sky School - Modernization</b>

Project: 030-0000 - District Wide - Modern Learning Environments (Flooring)		
Vendor	Expenditure	Description
A&S Flooring	\$0.00	Flooring Installer
Dave Bang Associates, Inc.	\$0.00	Outdoor Equipment Distributor
HCI Systems, Inc.	(\$12,529.60)	Fire Protection
TLS Choice LLC	\$0.00	Contractor Firm
Tandus Flooring	\$0.00	Flooring Costs
Telecomscape	\$0.00	Telecommunication
<b>Project Total:</b>	<b>(\$12,529.60)</b>	<b>030-0000 - District Wide - Modern Learning Environments (Flooring)</b>

Project: 030-9002 - District Wide - Modern Leaning Environments		
Vendor	Expenditure	Description

MEASURE MM EXPENDITURES FROM 3/1/2024 TO 6/3/2024

Project: 030-9002 - District Wide - Modern Learning Environments		
Vendor	Expenditure	Description
Astro Painting Co, Inc.	(\$9,035.00)	Painting Services
Bluum USA Inc.	(\$1,120.56)	Furniture & Equipment
KN Builders	\$0.00	Construction
Optimus Building Company	(\$61,750.00)	Building Contractor
Prime Painting Contractors, Inc.	\$0.00	Painting Service
Tangram	(\$298.48)	Education Supplies
Vasquez Construction Co., Inc.	\$0.00	Construction Services
<b>Project Total:</b>	<b>(\$72,204.04)</b>	<b>030-9002 - District Wide - Modern Learning Environments</b>
Project: 030-9004 - District Wide - Bond Project Support Costs		
Vendor	Expenditure	Description
Consulting & Inspection	\$0.00	Inspections
KeyAnalytics	(\$12,510.00)	Project Tracking & Compliance Reporting & Cash Flow Planning
Ninyo & Moore	\$0.00	Geotechnical Engineering Services
OBR Architecture, Inc	\$0.00	Architect Fees
<b>Project Total:</b>	<b>(\$12,510.00)</b>	<b>030-9004 - District Wide - Bond Project Support Costs</b>
<b>Grand Total:</b>	<b>(\$12,138,560.50)</b>	<b>Del Mar Union School District</b>