

# PROJECT PROGRESS UPDATE

CITIZENS' OVERSIGHT COMMITTEE MEETING,  
APRIL 20, 2020

## TOPICS TO BE COVERED

- Pacific Highlands Ranch School #9
- Del Mar Heights School Rebuild
- Field Upgrades
- Del Mar Hills Academy Modernization



# PACIFIC HIGHLANDS RANCH SCHOOL #9



- Design symposium process - Complete
- Community Input - Ongoing
- CEQA – Complete
- Land Purchase – Entered Escrow
- Design Development/Construction Documents – Fall 2020\*
- Construction – Winter 2020- Spring 2022\*

\* Dates are estimates



## PACIFIC HIGHLANDS RANCH SCHOOL #9

- Construction Budget: \$45.5M
- Property Budget: \$11M
- Project Budget (Construction + 30% + Property): \$70M



# DEL MAR HEIGHTS SCHOOL REBUILD



- Design symposium process - Complete
- Community Input - Ongoing
- CEQA
  - Release documents for public review – February 20<sup>th</sup>
  - Bring documents to Board of Trustees – Early/Mid May\*
- Design Development/Construction Documents – Spring 2020\* (pending CEQA approval)
- Construction – Summer 2020-August 2021\* (pending CEQA approval)

\* Dates are estimates

# DEL MAR HEIGHTS SCHOOL REBUILD – MITIGATED NEGATIVE DECLARATION

- A Negative Declaration, Notice of Exemption (NOE), or a Mitigated Negative Declaration (MND) is commonly utilized for a rebuild
- Similar projects in neighboring Districts:
  - Sunset HS (San Dieguito USD) – Negative Declaration
  - Earl Warren (San Dieguito USD) – MND
  - Skyline (Solana Beach SD) – MND
  - Solana Vista (Solana Beach SD) – MND
  - La Costa Meadows (San Marcos USD) – MND
  - Alvin Dunn Elementary/La Mirada Academy K-8 (San Marcos USD) - NOE

# DEL MAR HEIGHTS SCHOOL REBUILD – CEQA

- Initial Study-Proposed Mitigated Negative Declaration released 2/20/20
- Public review through Monday 3/23/20
  - Extended to Monday 3/30/20
- Notice of Intent posted
  - Del Mar Heights School
  - Del Mar Hills Academy
  - DMUSD District Office
  - District website

# DEL MAR HEIGHTS SCHOOL REBUILD – CEQA PUBLIC COMMENTS

- 27 total comment documents submitted
- 11 multi-page comments submitted (typical length 2-7 pages)
  - Play Outside Del Mar – 55 pages
  - Procopio on behalf of Save the Fields – 61 pages
- Transmitted to State Clearinghouse for review by state agencies
  - No state agencies submitted comments
- Therefore, no report or board action at this meeting

# DEL MAR HEIGHTS SCHOOL REBUILD – CEQA RESPONSE TO COMMENTS

- Thorough response
- Review of all comments
- Further study as necessary to understand and evaluate potential impacts based on comments received
- Board review upon completion
- Potential Board action

# DEL MAR HEIGHTS SCHOOL REBUILD – DSA PRE-CHECK

## DSA Pre-check Process

- NOT the submittal of the project to DSA
- NOT a binding step
- DID NOT come at a cost to the District
- IS a standard step for any project this size
- IS an opportunity to receive input that can help to improve the project
- IS proactive planning for the project



# DEL MAR HEIGHTS SCHOOL REBUILD

- Construction Budget: \$43M
- Project Budget (Construction + 30%): \$56M



# FIELD UPGRADES

- Torrey Hills School Field Upgrade
  - Repair and upgrade field
  - Install new irrigation
  - Install mesh underlay to prevent gophers
  - Decomposed granite track around the field
  - Anticipated Completion – Summer 2020
- Del Mar Hills Academy Field Upgrade
  - Anticipated Completion – Summer 2021

# DEL MAR HILLS ACADEMY MODERNIZATION

- Anticipated for 2021-2023 – Site Modernization
  - Classroom upgrades
  - Furniture and technology
  - Library/Innovation Center
  - Roofing and flooring, Electrical, Plumbing
- \$10,300,000 Construction Budget
- \$13,390,000 Project Budget (includes 30% soft costs)



# QUESTIONS