

## ATTACHMENT “1”

### LOCAL ELEMENTARY SCHOOLS SAFETY, REPAIR & MODERNIZATION MEASURE

#### **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 SCHOOLS AND SCHOOL FACILITIES**

### **Ashley Falls School**

- 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

### **Carmel Del Mar School**

- 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
- Expand and update the Multi-Use Room for large group instruction
- Replace deteriorated sewer line(s)
- Install pedestrian ramp from Carmel Park Drive to school site
- 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
- Install/replace shade structures
- 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)
- Construct/install ADA path of travel and accessibility upgrades

### **Del Mar Heights School**

- Redesign and reconstruct the campus. This includes construction and/or reconstruction of classrooms, support buildings, campus administration facilities, and other buildings necessary for non-instructional purposes
- Security/Safety – Update/install security systems, access control, surveillance systems, exterior lighting, office reconfiguration, fencing, and fire alarm systems
- Reconfigure and reconstruct drop off/pick-up areas and parking for improved traffic flow and student safety
- Design, construct and install supporting facilities and infrastructure, including, but not limited to, roadways, electrical systems, plumbing, HVAC, parking, hardscape, interior and exterior lighting, and lighting controls
- Make necessary site improvements including grading, infrastructure, and roadway access
- Install solar energy and/or storage facilities
- Install/replace shade structures
- Repair or upgrade play structures/fields for improved student safety
- Interior lighting and lighting controls
- Improve landscape, drought tolerant materials, irrigation controls, and recycled water (where and as available)
- Provide/install lunch service area
- Provide/install covered student dining area

### **Del Mar Hills Academy**

- 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
- Increase natural light in all learning spaces and common areas
- Improve campus layout and classroom configuration
- Add restrooms in proximity to Kindergarten classrooms
- Increase parking and improve ingress/egress
- Improve drop-off/pick-up area and parking for improved traffic flow and student safety
- Repair or replace deteriorated roofing and HVAC systems
- 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

- Install/replace shade structures
- 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
- Construct facilities for Child Nutrition Services and centralized District kitchen
- Provide/install lunch service area and student dining area(s)
- Construct/install ADA path of travel and accessibility upgrades

### **Ocean Air School**

- 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
- Modify ingress and egress for student drop off and pick up to improve pedestrian safety
- Repair or replace deteriorated roofing, HVAC systems, and carpeting
- Install or replace shade structures to include outdoor student dining areas
- 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)
- Construct/install ADA path of travel and accessibility upgrades

### **Sage Canyon School**

- 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
- Install or replace shade structures to include outdoor student dining areas
- 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)
- Construct/install ADA path of travel and accessibility upgrades

### **Sycamore Ridge School**

- 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
- Expand and update the Multi-Use Room for large group instruction
- 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
- Install/replace shade structures
- 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)
- Construct/install ADA path of travel and accessibility upgrades

### **Torrey Hills School**

- 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
- Improve Science Lab
- Improve layout and configuration for Technology Lab and Library
- Repair or replace deteriorated roofing and HVAC systems
- 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
- Install/replace shade structures
- 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)
- Construct/install ADA path of travel and accessibility upgrades

## **NEW ELEMENTARY SCHOOL IN EAST PACIFIC HIGHLANDS RANCH**

- Purchase land, design, and construct a comprehensive elementary school campus. This includes classrooms, support buildings, campus administration facilities, and other buildings necessary for non-instructional purposes
- Security/Safety – Provide/install security systems, access control, surveillance systems, exterior lighting, fencing, and fire alarm systems
- Make necessary site improvements including site preparation, grading, supporting infrastructure, roads, and roadway access
- Design and construct fields, landscaping, parking, and drop off/pick-up
- Design, construct and install supporting facilities and infrastructure, including, but not limited to, roadways, electrical systems, plumbing, HVAC, parking, hardscape, interior and exterior lighting, and lighting controls
- Provide/install solar energy and/or storage facilities
- Provide/install Playground facilities and equipment
- Provide/install landscaping, including, but not limited to, drought tolerant materials, irrigation controls and use of recycled water (where and as available)
- Provide/install lunch service area and student dining area(s)
- Construct facilities for Child Nutrition Services and centralized District kitchen
- Relocate technology offices and/or Main Distribution Frame

## **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.

### **Project Costs for Furnishings and Equipment**

Project Costs for furnishings and equipment for some or all of the within-identified District campuses may include, but are not limited to, some or all of the following: security, safety and communication systems and equipment, storage and casework, school furniture; window, wall, and durable floor coverings (including tiles and carpeting); media recording, distribution and presentation equipment, including, but not limited to, audio systems, kitchen equipment, improvements and furnishings, fire alarm, security; science laboratory equipment; and/or other infrastructure equipment and systems.

Project costs for the above-referenced projects may include installation costs, engineering and design costs, project management/construction management costs, warranty costs, master facilities planning, state or local costs or expenses involving design, planning, site and facilities development costs and charges, environmental review(s) and proceedings, necessary supporting infrastructure costs, relocation costs and expenses, necessary contingency plans and related costs construction and completion of the aforementioned facilities projects, audit costs, direct legal costs and related costs. Project costs may also include the payment or prepayment of existing or future lease payments and/or interim financing costs for lease of authorized facilities, property or buildings, prepayment of lease obligations for facilities purposes (including temporary classroom facilities) and payment of costs and expenses for interim financing of authorized facilities (including, but not limited to, financing delivery costs). Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on, or necessary and incidental to, bond projects. Allowable project costs also include: costs of issuing the bonds or other securities (as authorized under California law), informational distribution costs and election costs authorized under State law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and accomplishment of the projects. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Governing Board of Trustees. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on this School Facilities Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been

secured. Until all project costs and funding sources are known, the Governing Board of Trustees cannot determine the amount of bond proceeds available to be allocated for each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that any specific project listed herein will be funded, completed or completed by a specific date.

**In preparing the foregoing list, the Board of Trustees of the Del Mar Union School District has evaluated safety, class size and information technology needs.**

The District will also aggressively pursue funds from the State of California to complete facilities projects.

No Administrator Salaries. Proceeds from the sale of Bonds authorized by this measure shall be used only for the construction, acquisition, repair, renovation, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the lease of real property for school facilities as identified herein, and not for any other purpose, including teacher and non-construction related administrator salaries and other operating expenses.