

JUHSD Bond Project Recommendations to the Board of Trustees

March 21, 2023

Needs Analysis

After Measure Z for \$163M was approved by voters in 2020. \$42.5M was allocated towards the new Adult Education and District Office, leaving \$120.5M

JUHSD decided to assess the Districts needs before any new projects were started.

1. JUHSD hired HKIT Architects to provide us with the Needs Analysis December 2020
2. HKIT and its speciality consultants made site visits, reviewed previous projects and met with District Office Staff, Site Administration and stakeholders at the site, including Department Heads.
3. HKIT Inquiries focused on each site's daily processes and things they could identify as lacking
4. HKIT Analyzed the information and compiled into a [Master Plan](#) of options which was reviewed with the Site Principals and District Staff.
5. This was presented to the Board at Study Session in April 2022.
6. There were more items on the list than the District Bond Funds could cover.
7. The analysis identified buildings at Jefferson and Terra Nova that appear on the State's AB300 list. This list recommends that districts consider doing structural upgrades to buildings of a certain age and type.
8. It was decided to review the items on the lists and prioritize them.

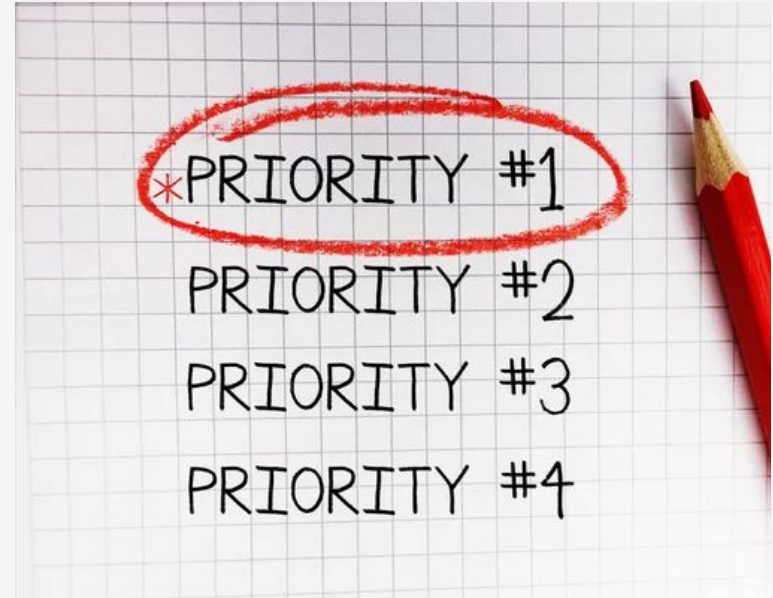
Prioritization

The list of items were reviewed and then prioritized based on the following criteria -

- Priority one ensuring a safe and healthy environment - Is it Safe, Warm & Dry?
- Followed by State Mandates, Available Funding and Equity across Campuses

Prioritized items were then reviewed with District Staff and Site Principals

The Board of Trustees is asked to discuss moving forward with these projects. Individual contracts would come to the Board for approval.





Jefferson HS - Bond Project Recommendations

Cost \$72.3M

- **General Remodel** - incl. new doors for approx 12 that are failing, ADA restroom upgrades, restroom fixtures and partitions, windows at Library / Cafeteria, window coverings, misc. concrete repairs, exterior lighting from Practice Gym to field, steel staircase between bldgs. B and C. (\$2M)
- **Renovate Pool and Gym Areas** - renovate Pool and Gym - new windows, structural repair per AB300 - Gym roof (\$50M)
Note: It would be an additional \$42M for total replacement
- **Structural per AB300 at Various Classrooms** (\$2.9M)
- **Roofing at Woodshop and North Building** (\$500K)
- **Replacement of HVAC Units and Exhaust Fans** that are noted to expire (\$2.3M)
- **Wellness Area Remodel** (\$2.1M)
- **Baseball Field Turf Replacement** (\$6.25M)
- **Backstage Area for Theater** (Not sure about feasibility) (\$6.25M)



Oceana HS - Bond Project Recommendations

Cost \$20.35M

- **General Remodel** - incl. new doors for approx 30 that are failing, ADA restroom upgrades, restroom fixtures and partitions, replace missing or damaged wood dividers at walkways, signage, showers and locker rooms refresh, roof at covered walkway (\$2.3M)
- **Remodel Administration Area** (\$1.6M)
- **Renovate Staff Lounge and Resource Room** (\$850K)
- **Theater - New Flooring, Seats and Audio Visual** (\$1M)
- **Wellness Space at Upper Campus** (\$2.1M)
- **Replacement of HVAC Units** that are noted to expire (\$2.5M)
- **ADA - New Elevator** (If hardship is not granted) (\$10M)



Terra Nova HS - Bond Project Recommendations

Cost \$8.3M

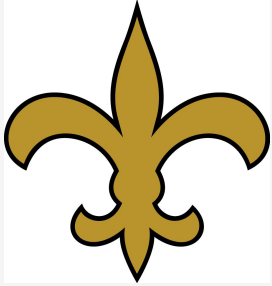
- **General Remodel**- Incl. new doors for approx 12 that are failing, restroom fixtures and partitions, Cafeteria refresh, large collaborative workspace (\$1M)
- **New Baseball and Softball Field** (\$5M)
- **Painting** (\$400K)
- **Roofing at Buildings D,E,F,F,K** (\$1.9M)



Westmoor HS - Bond Project Recommendations

Cost \$5.9M

- **General Remodel** - Restroom fixtures and partitions (\$200K)
- **New Roof at Main Building and Auto Shop (\$5.7M)**



Thornton - Bond Project Recommendations

Cost \$6M

- CEEP Building Replacement / Breakout spaces (\$6M)



Miscellaneous

Cost \$6.8M

- Structural per AB300 at Bus Garage (\$1.8M)
- Tech infrastructure and equipment (\$5M)

Not recommended at this time

- Terra Nova Structural Per AB300 at Buildings A and B- NOT recommended at this time (\$50M)
- Terra Nova Mat Room Expansion - NOT recommended at this time (unknown cost)

Recommendation

Total Cost \$119.65M
Available \$ 120.5M

Potential additional funding
through grants that we are working
on with King Consulting.



QUESTIONS and DISCUSSION



JUHSD Citizens' Oversight Committee

Financial Information

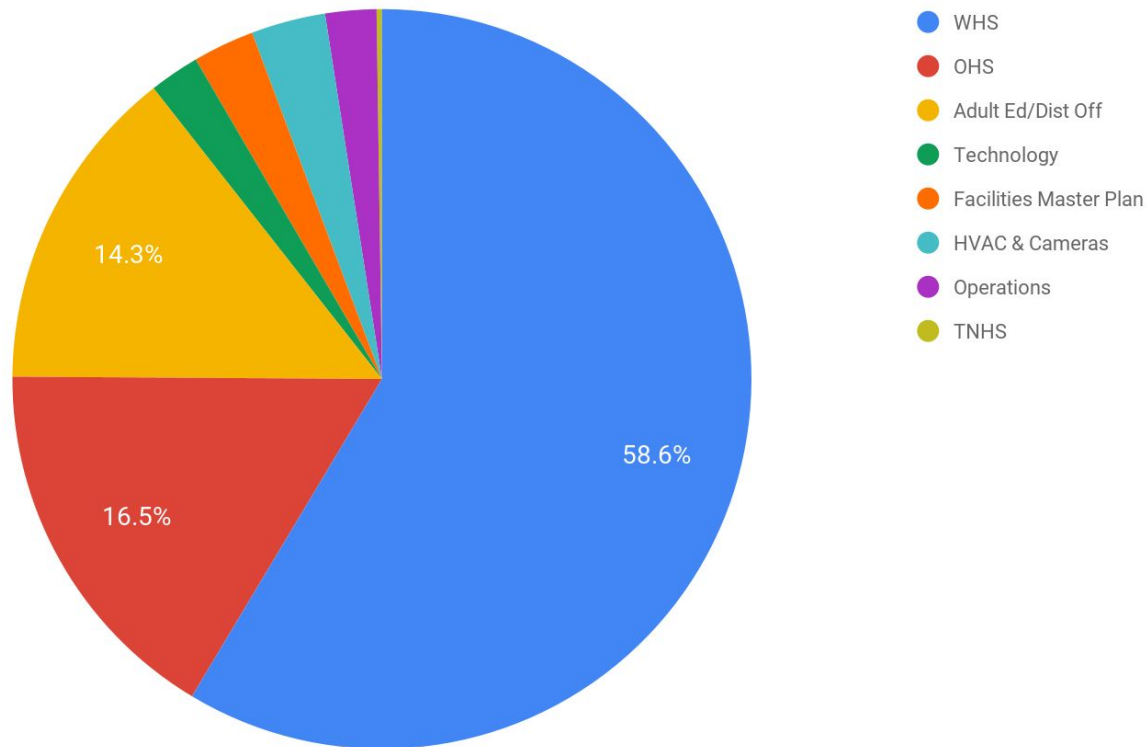
March 27, 2023

Spending in 2021-2022

Measure J 2014 & 2020 School Facilities and Technology 21-22

WHS - \$6,487,313
OHS - \$1,827,907
Adult Ed/Dist Off- \$1,582,524
Technology - \$243,535
Facilities Master Plan - \$297,562
HVAC & Cameras - \$360,087
TNHS - \$25,680
Operations - \$247,404

Total \$11,072,012



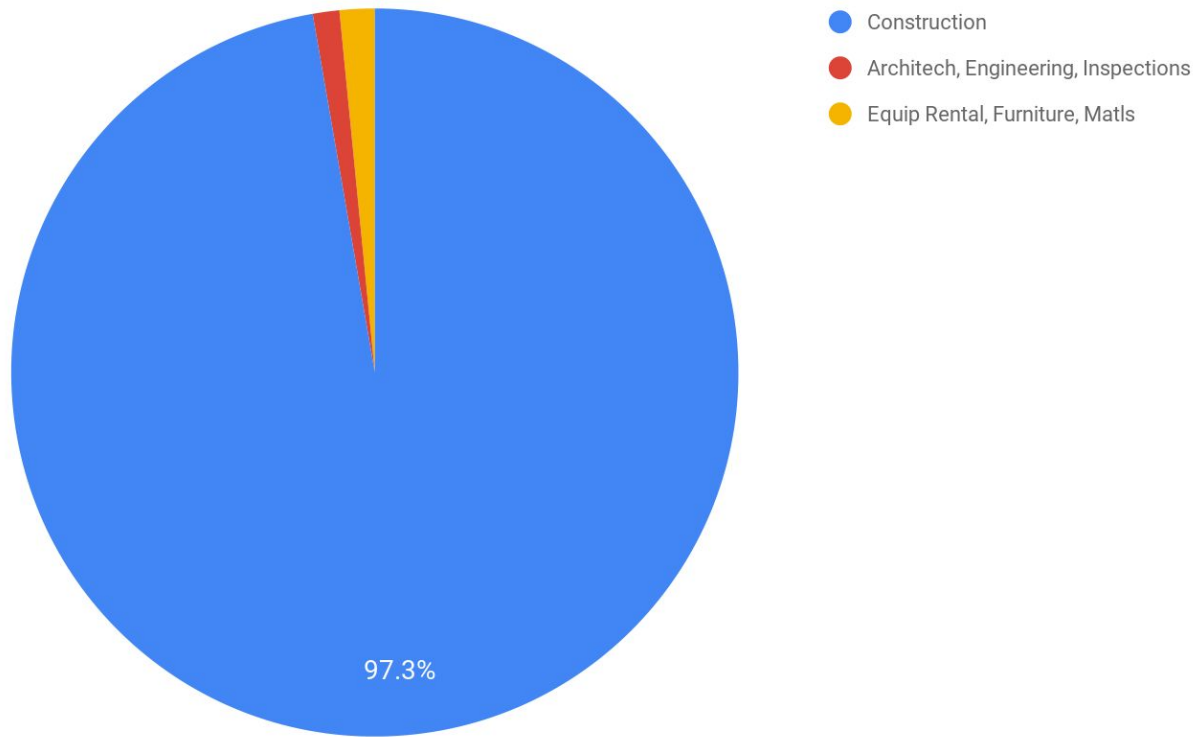
Measure J 2014 & 2020 Westmoor High School 21-22

Construction - \$6,084,216

Architech, Engineering, Inspections -
\$73,891

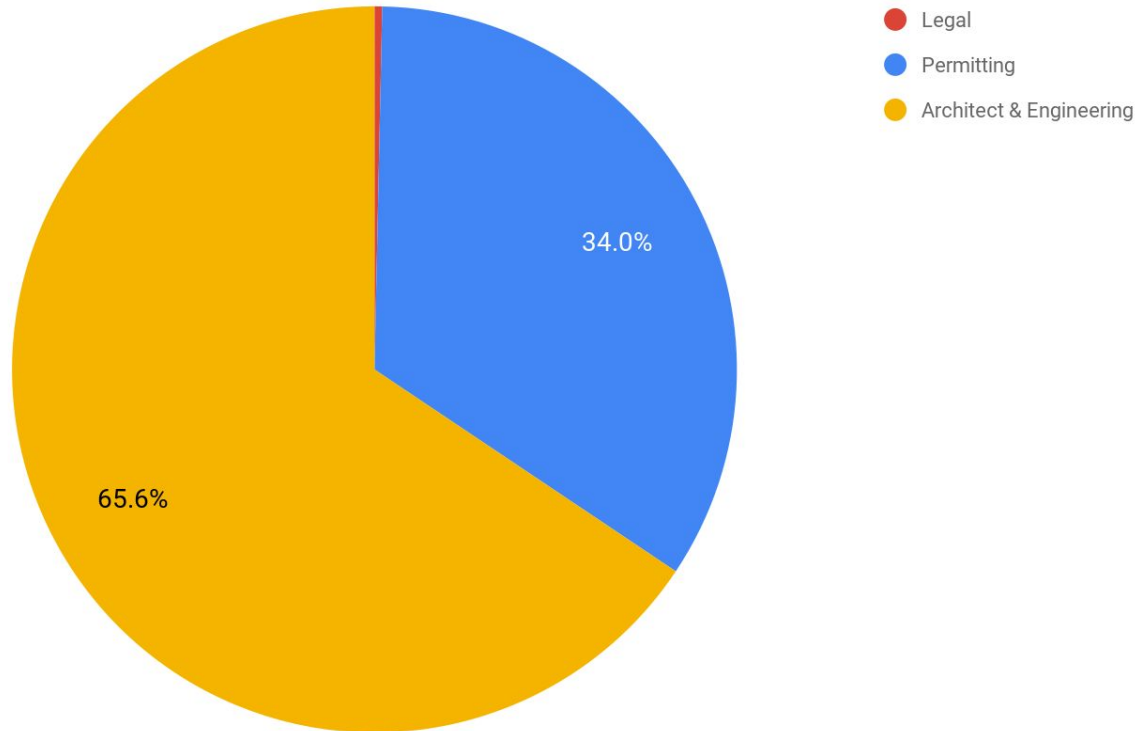
Equip Rental, Furniture, Matls -
\$97,371

Total \$6,255,478



Measure J 2014 & 2020 Adult Education & District Office 21-22

Architect & Engineering -	\$1,038,467
Permitting	\$538,657
Legal	\$5,400
Total	\$1,582,524

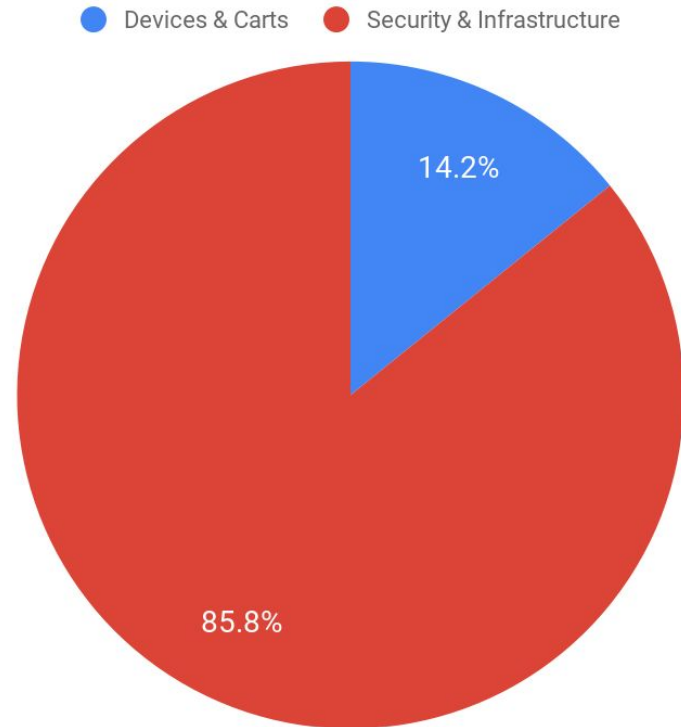


Measure J 2014 & 2020 Technology 21-22

Devices & Carts - \$34,565

Security & Infrastructure - \$208,970

Total \$243,535



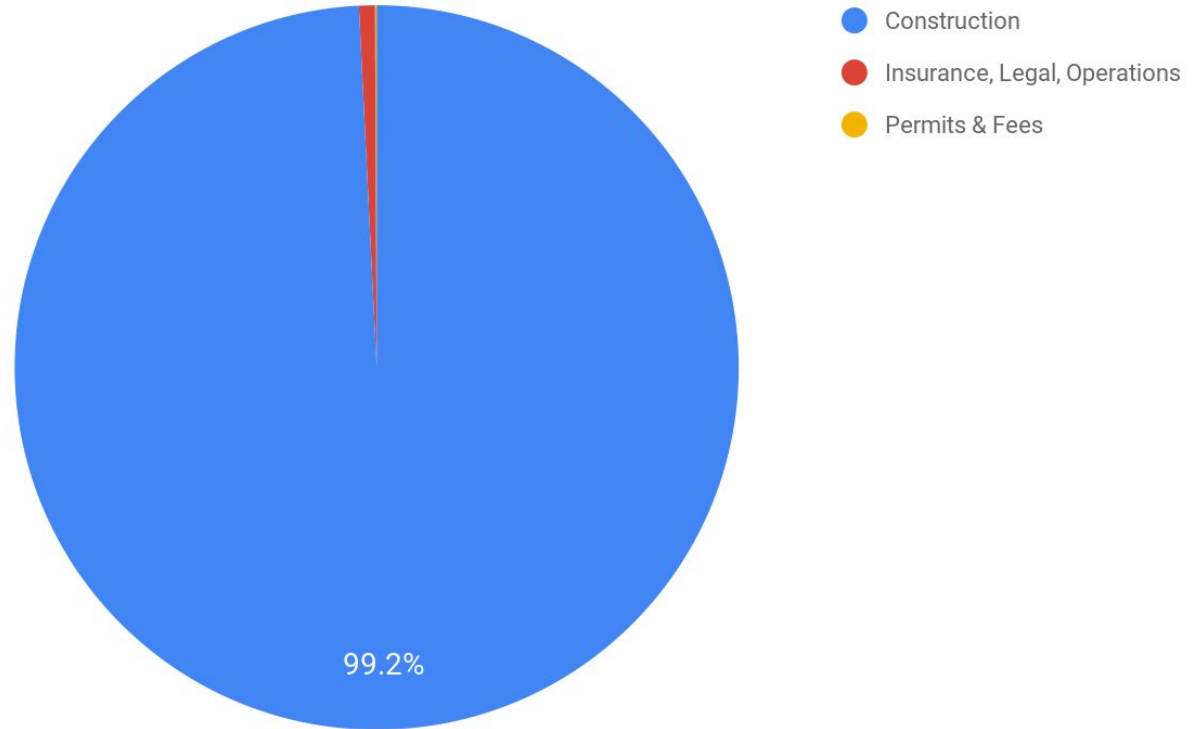
Measure J 2018 Faculty & Staff Housing 21-22

Construction - \$18,464,308

Insurance, Legal, Operations-
\$132,223

Permits & Fees - \$13,919

Total \$18,610,450



Project Totals to Date

BOND EXPENDITURES	as of June 2021	21-22	22-23 to date	Total	Est Project Total
WHS	79,901,681	6,487,313	2,315,491	88,704,485	complete
AE/DO	2,084,462	1,582,524	8,755,402	12,422,388	70,000,000
Housing	9,872,187	18,610,450	3,426,031	31,908,668	33,000,000

Audits

2021-2022 Reports

2021–2022 Audit Reports

Measure J 2014/2020 Audit - **School Facilities & Technology**

p. 5 shows no new revenue (no new Bonds issued) and \$11,072,013 spent

p. 5 also shows a ending fund balance of over \$21M

p. 17 shows no findings or recommendations

2021-2022 Audit Reports

Measure J 2018 Audit - **Faculty & Staff Housing**

p. 4 shows no new revenue and \$18,610,450 spent

p. 4 also shows an ending fund balance of about \$5M

p. 16 shows no findings or recommendations