

Measure G Master Plan

Community Meeting
May 6, 2025

Measure G Master Plan – Process and Goal

Process: Collaborative work sessions with all stakeholders

Site Survey

Collaborative Work Session 1

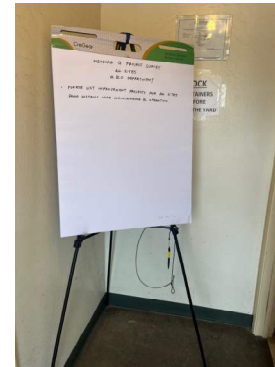
Collaborative Work Session 2

Goal: Board Approval of Final Measure G Project List

Measure G Master Plan - Process

Site Survey – Boards were set up on Nov 15. and Collected on Dec 13th

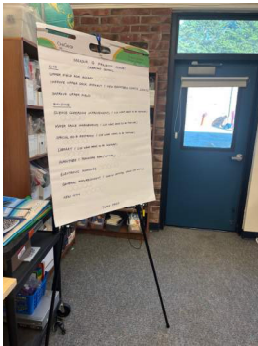
Base on the bond teams' understanding of each site's needs, a basic project list is provided on the board. The survey board also asks school staff to add any additional project, and add any comments. Each staff was provided District supplied 10 voting dots to cast vote on the project they support.



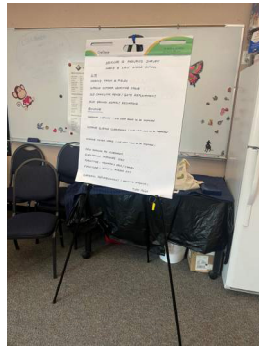
M & O



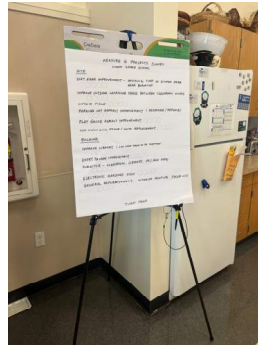
District Office



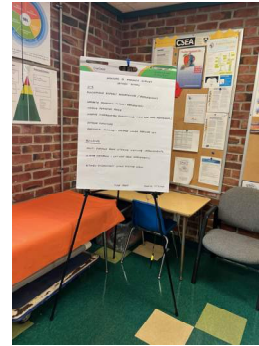
Cabrillo



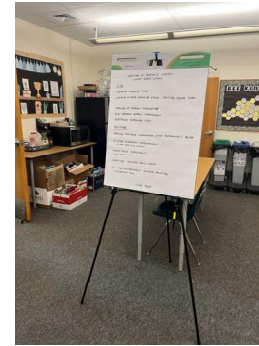
IBL



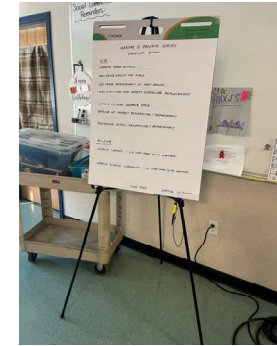
Ocean Shore



Ortega



Sunset Ridge



Vallemar

Measure G Master Plan – Process

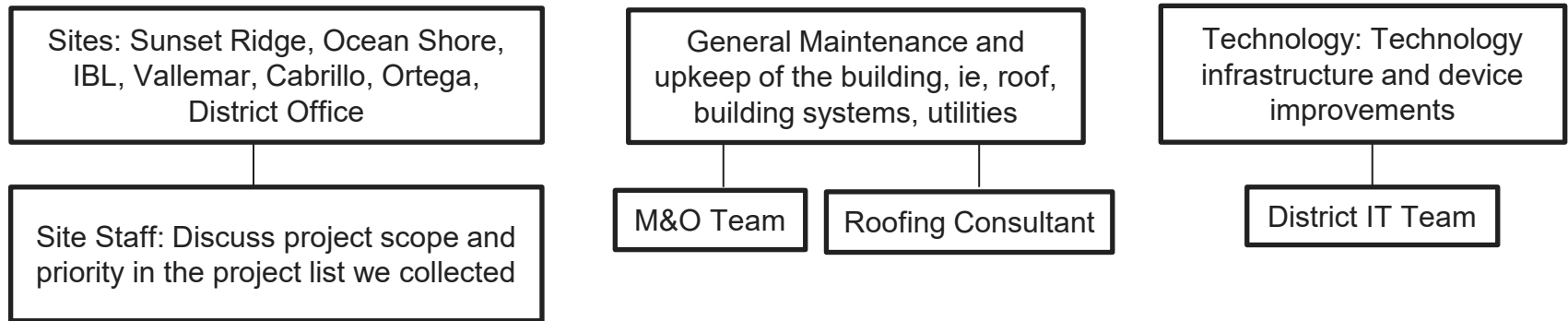
Site Survey –
Results are counted
and organized for
each site

Projects	Comments from staff	Number of Votes	Priority
Site			
Upper field ADA access		6	9
Improve Upper Deck asphalt with two full basketball courts, with new site lighting		33	4
Improve Upper Field		37	3
Building			
New Gym		5	10
Science Classroom Improvements		4	11
Maker Space Improvements			
Special Ed Space & Restroom Improvements		25	5
Improve Library	updated rolling chairs, refinish wood work, mechanical window coverings like at SR	3	
Furniture – teacher’s desk/chairs		11	6
Electronic Marquee		6	9
General refurbishment: interior painting, more electrical outlets in classrooms	refinish woodwork, cabinets, clean window regularly, bookshelves, cubbies, storage, window shades	41	2
Improve area around D & C wing		10	7
runner carpets in hallways - rainy days		45	1
black out blinds		4	11
New carpet D-wing, office, staff room		8	8
		11	6

Measure G Master Plan – Process

Collaborative Work Session #1:

Step 1 - Meetings with stakeholders



Step 2 - Bond team establishes initial project list, assign preliminary budget based on project scope discussed

Step 3 – Feed Back

District Leadership Review/ Feedback

Community Feed Back

Outcome: Initial Project Scope Defined, with Preliminary Cost, and Initial Priorities

Step 4 – Provide Update to the Board

Measure G Master Plan – Process

Collaborative Work Session #2:

Step 1 - Meeting with stakeholders - Taking the results from Work Session #1 back to all stakeholders for further discussion

Site: Sunset Ridge, Ocean Shore, IBL,
Vallemar, Cabrillo, Ortega, District Office

M&O Team and
Consultants

Technology

During this Meeting Process, the bond team will perform check and balance of the project list, gather more detailed information from the M&O team, further clarify project scope, and adjust project list and cost

Step 2 - produce Measure G bond recommended final project list with final priorities

Step 3 – Feed Back

District Leadership Review/ Feedback

Community Feed Back

Step 4 – Make Adjustment to the Measure G bond final project List

Step 5 – District Leadership Final Review

Outcome: Final Measure G project list to be recommended to the Board for Approval

Step 6 – Board Review and Approval

Measure G Master Plan - Timeline

Meetings During Collaborative Work Session #1:

Site Staff Meeting:

IBL: Feb 5th, 2:45pm

Vallemar: Feb 12th, 2pm

Cabrillo: Feb 26, 1:30pm

Ortega: Mar 5th, 1:45

Sunset Ridge & Ocean Shore: April 22th, 3pm

District M&O department meeting: 4/3/2025, 2PM

District office staff meeting: April 14th at 11am

District technology meeting: April 15th, 10am

District Cabinet meeting, April 29th at 3pm. Review the above outcome and discuss the budget assignment.

Community Meeting: May 6th, 5pm - 6pm

Measure G Master Plan - Timeline

Meetings During Collaborative Work Session #2:

Site Staff Meeting:

Cabrillo: May 7th, 1:30pm

Ortega: May 14th, 1:45

IBL: May 21st, 2:45 pm

Vallemar: May 28th: 2pm

Sunset Ridge and Ocean Shore: June 4th, 2pm

Date TBD – District office staff meeting

Date TBD – District M&O department meeting

Date TBD – District technology meeting

Week of June 16th – District leadership meeting, with all principals, to review the above outcome and discuss the budget assignment

Week of June 30th Community Meeting

Week of July 14th - District cabinet leadership team review final project list and budget assignment.

August – produce the final master plan document, present to the board for approval

Measure G Funding Allocation

Meaure G Fund Allocation		
Measure G Total	\$ 70	million
District financing \$8-\$10 million (need extra \$5 million financing for District wide roof replacement due starting 2030)	\$ 10	million
Total available funding for all Measure G projects	\$ 80	million
bond issuance and additional financing cost (2%)	\$ 1.6	million
Work Force Housing Project Cost	\$ 55	million
Remaining Funding for District sites	\$ 23.4	million
Soft cost (20%) (architect/ engineering, bond management, agency/permit, inspection, legal, consulting, accounting audit, advertising, etc)	\$ 4.68	million
Hard construction budget remaining	\$ 18.72	million

Measure G Funding Allocation – Contributing Factors

Reserve for Day Care Portable Replacement - All portables are at the end of their service life and in various state of deterioration



Measure G Funding Allocation – Contributing Factors

Reserve for Day Care Portable Replacement

Age

Portable Age	Classroom #	Year shown on portable tag
Ortega	E1, E2, E3	1991
	E4	1997
Valleamar	P1	1998
	P2	2004
	P3 & P4	2007
	P5	2001
Cabrillo	P1	?
	P2	?
	P3 & P4	1994
Sunset Ridge	TTT1 & TTT2	1991
	TTT3	1998
Ocean Shore	F1 & F2	2005
	#1 & #2	moved from Cabrillo in 2010

Measure G Funding Allocation – Contributing Factors

Day Care Portable Replacement Cost		
Site	Quantity	Portable Cost
Ortega	4	\$1,541,289
Cabrillo	3	\$1,155,967
Sunset Ridge	3	\$1,155,967
Ocean Shore (there are 4 existing)	0	
Valleamar (there are 5 existing)	4	\$1,541,289
	14	\$5,394,512
design contingency (10%)		\$539,451
Busing Service for up to a month - Ocean Shore School site as Temp Day Care		\$60,000
Final Cost of Magnitude		\$5,993,963

Reserve for Day Care Portable Replacement

Cost Comparison

Cost

	per portable 2020 cost	2026 cost (5% per year cost increase)	Comment
IBL boys and girls club portable cost			
demo existing portable and haul away	\$34,282	\$20,000	bulldoze the building cost less
Purchase, delivery and set in place	\$117,359	\$172,387	this is the actual 2025 quote from vender, 46% increase from 2020 cost
General Contractor Bid			
site work - utility connection	\$51,420	\$66,846	
electrical with fire alarm upgrade, new wiring for internet (including demo existng)	\$47,330	\$61,529	
door hardware to District Standard	\$1,000	\$1,300	
intrusion alarm	\$2,000	\$3,000	based on recent bay alarm project price
new site lighting		\$10,000	
Subtotal Total		\$335,063	ie, if abatement is needed
GC Cost (10%)		\$33,506	
contingency (5%)		\$16,753	
Total		\$385,322	

Measure G Funding Allocation – Contributing Factors

District Wide Deferred Maintenance

District Wide Deferred Maintenance	Cost
Cabrillo A, B, C, MPR wing Roof Replacement, 1998 installed, replace 2028	\$ 1,918,800
Ocean Shore membrane roof installed 2005, replace 2028-2030	\$ 616,600
IBL gym upper roof replacement with standing seam metal roof	\$ 369,800
Ortega Admin low slope roof installed 1999, replace 2026	\$ 87,400
lighting upgrade District wide: replace existing florissant light fixtures with LED fixture	\$ 1,000,000
Exhaust fan replacement	\$ 35,000
HVAC unit access improvement	\$ 50,000
subtotal	\$ 4,077,600



**Sunset Ridge School
Roof Replacement Map**

Measure G Funding Allocation – Contributing Factors

Unforeseen Repair Reserve

Sunset Ridge MPR Dryrot Repair –
Project Challenges: Dryrot and Mold



Other Possible Factors

Roof Replacement Coming Due Starting 2030: This is not included in Measure G Budgeting

District Wide Roof Replacement starting in early 2030	Cost
Sunset Rigde school roof replacement, instsalled 2003, due repalce 2031-2033	\$ 2,191,800
Ocean Shore Shingle roof installed 2005, replace 2030-2033	\$ 230,000
IBL roof replacement membrane roof, installed 2002, replace 2030	\$ 185,250
IBL roof replacement shingle, installed 2002, replace 2030-2032	\$ 2,293,060
Vallemar covered walkway installed 1998, and 2001, replace 2030 - 2031	\$ 300,900
Vallemar MPR roof replaced 2010, replace 2035	\$ 140,750
subtotal	\$ 5,341,760

Measure G Funding Allocation

Measure G Fund Allocation		
Measure G Total	\$ 70	million
District financing \$8-\$10 million (need extra \$5 million financing for District wide roof replacement due starting 2030)	\$ 10	million
Total available funding for all Measure G projects	\$ 80	million
bond issuance and additional financing cost (2%)	\$ 1.6	million
Work Force Housing Project Cost	\$ 55	million
Remaining Funding for District sites	\$ 23.4	million
Soft cost (20%) (architect/ engineering, bond management, agency/permit, inspection, legal, consulting, accounting audit, advertising, etc)	\$ 4.68	million
Hard construction budget remaining	\$ 18.72	million
Reserve for day care portables replacement	\$ 6.00	million
District wide deferred maintenance	\$ 4.08	million
Unforseen repair reserve	\$ 1	million
Construction Cost remaining for all District sites including Technology	\$ 7.64	million

Measure G Site's Project List – Sunset Ridge & Ocean Shore Co-Location



Measure G Site's Project List – Sunset Ridge & Ocean Shore Co-Location

Projects	Preliminary Costs
Site	\$3,898,860
1. Improve Field - synthetic turf, with earthwork retainig wall, drainage	\$2,928,100
2. Improve Track - decomposed granite running track	\$319,410
3. Staff Parking Lot Enlargement	\$64,500
4. Improve Outdoor Learning - replace dirt in TK yard and dirt area across from K yard outside of C wing classrooms, and the dirt hill area area at the entry point of the track by the blacktop by the garden, with outdoor furniture	\$88,700
4. More outside and common areas classes can use to move around, exercise, brain breaks, P.E.(project added by Ocean Shore Staff)	\$30,000
5. Playground asphalt Improvement	\$438,150
6. Electronic Marquee Sign	\$30,000
Building	\$1,648,500
7. Replace (1) music portable with portable from Ocean Shore School	\$201,000
8. Science/Maker Space Improvement: Convert a classroom into a science room with proper sinks, a stove, oven and refrigerator. Ocean Shore already has science tables and stools to move to SRE. Science lab to have laundry services (Oceans 411 and Theme Days)(project added by Ocean Shore Staff)	\$50,000
10. General Refurbishment: replace damaged counter top, reinstall sink: staff lounge, nurse room, D wing students restroom	\$22,500
11. Carpet Replacement with a new floor material entire school	\$1,288,000
12. New Classroom Blinds	\$87,000
Total without track and field	\$2,299,850
Total with the track and field	\$5,547,360

Other projects that are less priorities:

- Parking lot asphalt improvement
- Replace Portables with permanent construction

Measure G Site's Project List – Ingrid B Lacy School



Measure G Site's Project List – Ingrid B Lacy School

Projects	Costs
Site	\$ 7,204,250
1. Improve Track and Field	\$ 6,750,000
Turf, 470'x330'	\$ 2,250,000
earthwork, drainage	\$ 4,500,000
2. Outdoor Space Improvements - install synthetic turf in the middle court yard	\$ 120,000
3. Old chain link fence/ gate replacement	\$ 50,000
4. Asphalt resurface (crack fill, seal coasts, and dig outs, striping)	\$ 284,250
Building	\$ 391,547
5. Replace the boys and girls club portable (project in progress, no voting needed)	\$ 385,322
6. replace window bug screen	\$ 6,225
Total without the track and field	\$ 845,797
Total with the track and field	\$ 7,595,797

Other projects that are less priorities:

- Electronic Marquee
- Improve Library
- Improve Science Classroom
- Furniture
- General refurbishment: interior painting
- Renovate the theater

Measure G Site's Project List – Vallemar



Measure G Site's Project List – Vallemar

Projects	Costs
Site	\$4,101,445
1. Improve Track and Field	\$ 2,925,000
Turf, [redacted]	\$ 975,000
earthwork, drainage	\$ 1,950,000
2. New 8' tall Chain Link Fence around the field	\$140,000
3. Two Play ground reconstruction/ play structure Replacement	\$477,500
Demolition, grading, concrete, patch paving, drainage for existing play structure area	\$100,000
Play Structure installation	\$60,000
Play structure small	\$40,000
play structure large	\$80,000
rubber surfacing small play structure	\$62,500
rubber surfacing big structure	\$101,250
4' tall chain link fence large play structure	\$20,250
4' tall chain link fence small play structure	\$13,500
4. Asphalt Improvement	\$378,945
5. Outdoor Learning Space Improvements	\$180,000
Building	\$247,550
5. Kitchen Floor Replacement	\$69,000
6. Restroom Floor Replacement, Bldg F, B, C, D, Admin, MPR	\$76,000
7. Classroom Hallway Floor Replacement, Bldg A, B< C, D	\$102,550
Total without the track and field	\$1,423,995
Total with the track and field	\$4,348,995

Other projects that are less priorities for staff or no sufficient funds to do:

- Parking lot asphalt improvement
- Improve Science & Art classrooms
- New Multi-Purpose building
- Enlarge kitchen

Measure G Site's Project List – Cabrillo



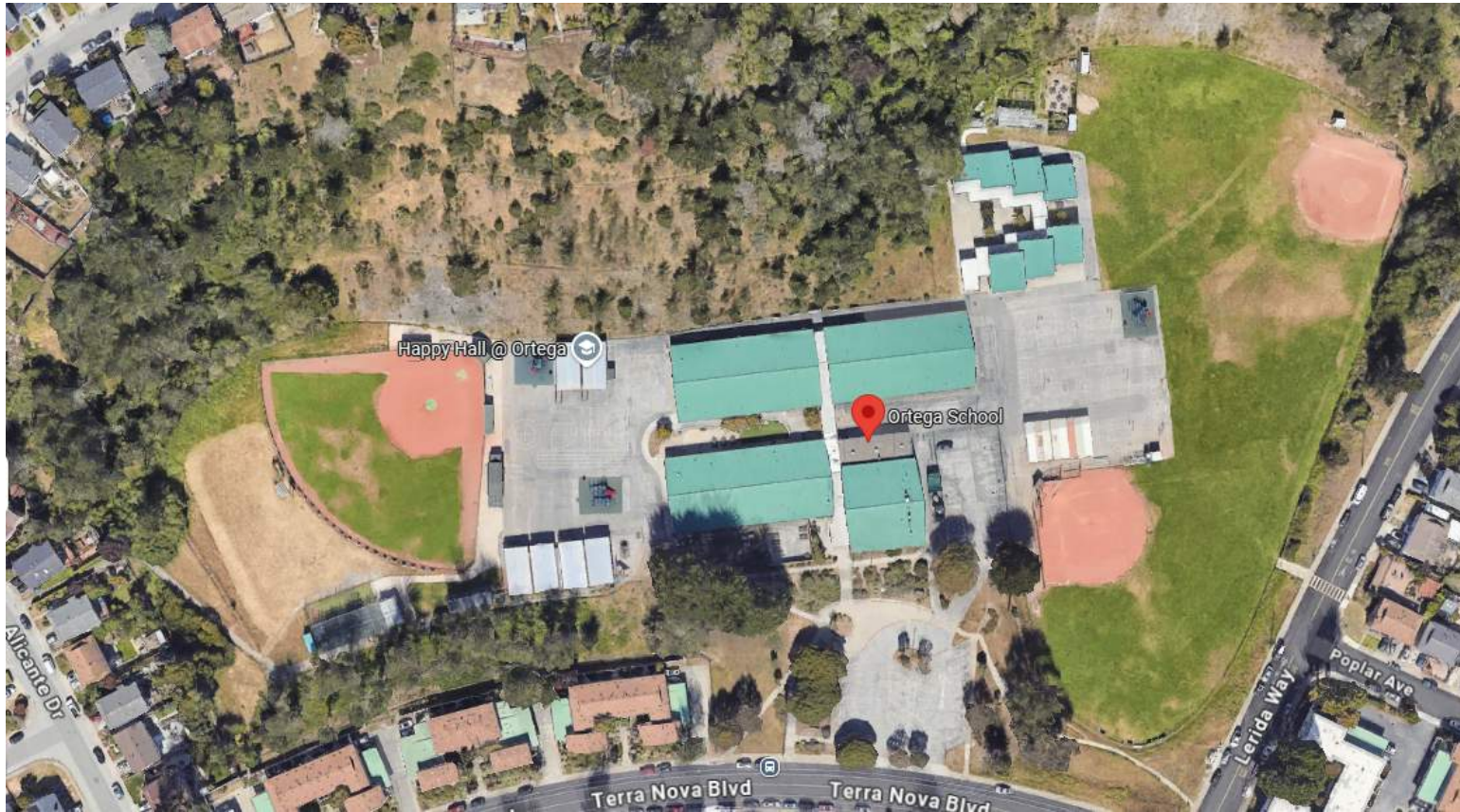
Measure G Site's Project List – Cabrillo

Projects	Costs
Site - Subtotal	\$7,594,500
1. Improve Field	\$6,390,000
Turf, 	\$2,130,000
earthwork, drainage	\$4,260,000
2. Upper Deck ADA access (elevator tower) and new stair case	\$800,000
3. Improve outdoor area around D wing	\$80,000
4. Asphalt improvement for upper deck: all asphalt below are path on a min 15% slope	\$324,500
Building	\$455,955
5. Replace cabinet doors at all classrooms and staff lounge, new hinges and hardware, 21 classrooms, A, B, C wing, 6' long cabinets (verify sciene & art room)	\$90,000
6. Replace Cabinet countertops, 21 classrooms, A, B, C wings, remove and reconnect plumbing, 6' long cabinets (verify sciene & art room)	\$157,500
7. Add garbage disposal and electrical to staff lounge sink	\$3,000
8. Staff lounge existing range hood replacement: demo existing upper cabinet. increase range hood height and install new ductless hood	\$5,000
9. add window shades for heat issue B16, A5, A7, A9 and A11 , each room 11' wide by 5' tall window	\$10,000
10. new carpet in D wing, office, and staff room	\$112,302
10. moving cost for floor replacement	\$24,153
11. additional electrical outlets	\$54,000
Total without field and ADA+staircase to upper deck	\$860,455
Total with the field	\$8,050,455

Other projects that are less priorities for site staff:

- Additional Furniture: cubbies & shelves
- Special Ed Space & Restroom Improvements
- Science classroom improvements

Measure G Site's Project List – Ortega



Measure G Site's Project List – Ortega



Measure G Site's Project List – Ortega

Projects	Costs
Site	\$1,082,875
1. Playground asphalt improvement (field side full replacement, day care side crackfill, seal coat, 15% digout), new striping	\$899,100
Playground Asphalt replacement - field side, pulverize existing asphalt and base as indicated in the coring depth - 1.5" asphalt and 5" of AB. Then remove 4" of pulverized material. Lime/ cement treat material to 8" depth and place 4" HMA	\$632,500
Playground Asphalt replacement - day care side, crack fill, seal coat and digouts	\$162,000
plyground Striping	\$104,600
2. Kindergarten Playground Improvement	\$162,525
Kindergarten play structure improvement: demo existing safety mat	\$7,560
Kindergarten play structure improvement: replace safty mat - playground 1	\$75,600
Kindergarten play structure improvement: demo existing safety mat - playground	\$7,215
Kindergarten play structure improvement: replace safty mat - playground 2	\$72,150
3. synthetic turf replacement outside K classroom	\$21,250
Building	\$73,000
4. Replace leaky gutters outside of classrooms' door	\$25,000
5. hooks outside classrooms for students' backpacks	\$8,000
6. tackable wall surface over interior bricks	\$40,000
Total	\$1,155,875

Other projects that are less priorities for site staff:

- Perimeter Fence Improvement
- Enlarge front parking lot
- Improve TK playground with some age appropriate equipment (like kinder yard musical play, interactive equipment)
- Enlarge kitchen
- Interior Lighting improvement – MPR
- Science Classroom Improvements
- Kitchen remodel/ Enlargement
- Improve Library
- Furniture – small group tables
- New Ball Wall
- Replace School classroom portables with Modular Buildings
- air conditioning
- Reface classroom cabinets, add more bookshelves

Measure G Site's Project List – District Office



Measure G Site's Project List – District Office

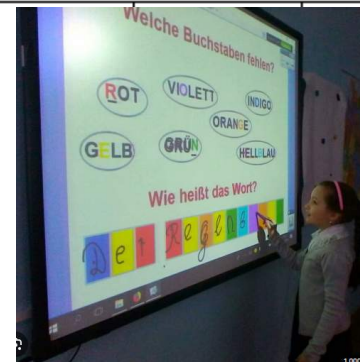
Projects	Costs
Site	\$384,112
parking lot asphalt improvement, seal coat or replacement at different areas	\$354,112
District Office site signage	\$10,000
Flooding behind the District Shop Building	\$20,000
Building	\$45,000
Electrical Improvement at staff lounge and board room	\$10,000
Add exhaust fan to staff restroom, including ductwork, electrical, ceilig and roof patch	\$15,000
HVAC modification	\$20,000
Total	\$429,112
Projects	Costs
New District Office	\$7,221,900
ESS Buidling	
Main District Office	

Other projects that are not included due to insufficient funds.

- Improve District Office Security. There are no public lobby space.
- Exterior Façade Improvement, including window replacement
- Asbestos concerns
- covered walkway between the buildings
- Larger Board Room/ Meeting Space

Measure G project List All Schools – Technology

Projects	Unit Cost	Quantity	unit	Costs
classroom instructional techology improvement - Interactive Smart Board & classroom voice enhancement system	\$23,000	142	classroom	\$3,266,000
scope: one interactive touch screen TV, or interactive white board with projector, classroom voice enhancement system (1 microphone for teacher, and 1 microphone available to assist a student to speak up if needed). Things to consider: increased technology operating cost - maitanance, license, etc				
break down:				
sunset ridge School		28	classroom	\$644,000
IBL		26		\$598,000
Vallemar		22		\$506,000
Cabrillo		22		\$506,000
Ortega		25		\$575,000
RSP all sites		7		\$161,000
Music, science and Art room all sites		12		\$276,000



Project Costs Summary

	Sunset Ridge & Ocean Shore Co-location	IBL	Vallemar	Cabrillo	Ortega	District Office	Techology	Total	Availble Funds
Cost without Track & field, Cabrillo without upper deck ADA access	\$ 2,299,850	\$ 845,797	\$ 1,423,995	\$ 860,455	\$ 1,155,875	\$ 429,112	\$ 3,266,000	\$ 10,281,084	\$ 7,642,400
Cost with track and field/ ADA Access to the field and new District Office	\$ 5,547,360	\$ 7,595,797	\$ 4,348,995	\$ 8,050,455	\$ 1,155,875	\$ 7,221,900	\$ 3,266,000	\$ 33,920,382	\$ 7,642,400

Community Feedback

Please vote on the Project List Board. Add any additional project.

Each member will be given 10 color dots for the site you are interested in. I will walk around each site's board to hand out dots. Each site has its own dot color.

You can vote on more than one sites using that site's color dot. This prevents anyone from voting twice on a particular site.

Last but not least, if you support the classroom smart board and voice enhancement technology project, please put a dot under that project. It's a big investment District wide, we want to gauge community support.

Questions/Comments

