

Measure R Update

Cambrian School District
March 19, 2026

CUMMING
GROUP

//////////////////// BUILDING VALUE THROUGH EXPERTISE





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Measure R Overview

- Measure R passed November 3, 2020, authorizing sale of \$88M in general obligation bonds
- Finney Architects completed Needs Assessment February 2021, finding \$238M in current and future needs
- Cambrian Board met over several months to determine priority of projects to be performed under Measure R
- Priority of projects grouped into three “Tiers”
 - “Tier 1” to be done under Measure R
 - “Tier 2” to be done if Measure R had remaining funds
 - “Tier 3” to be done with future funds (potential bond, etc.)

Priority Tier 1 List & 2021 Budgets

First part of Tier 1 Board-approved February 22, 2021

Second part of Tier 1 Board-approved August 5, 2021

- Price Natural Gas Line Replacement - \$525K
- Electronic Marquees at Farnham, Sartorette - \$105K
- Phase 1 Modernization at 5 School Sites - \$12.94M
 - HVAC replacements in classrooms
- New Classroom Buildings at 4 School Sites - \$19.2M
- Phase 2 & 3 Modernization at 5 School Sites - \$28.83M
 - HVAC replacements in common areas
 - Interior classroom modernization: windows, shades, floors, painting, ceilings (including allowance for seismic upgrades as needed)
 - Touchless faucets and flushometers, repair restroom floors
 - Clock/bell/PA and fire alarm system upgrades

Priority Tier 1 List & 2021 Budgets

First part of Tier 1 Board-approved February 22, 2021

Second part of Tier 1 Board-approved August 5, 2021

- Allowance for exterior, asphalt, concrete repairs - \$1.13M
- District Office Fire Alarm - \$1.35M
- Kitchen waterline replacements at Farnham, Sartorette - \$160K
- Allowance for sewer and storm drain repairs - \$1.4M
- Shaded outdoor learning areas at Price, Bagby, Fammatre, Sartorette - \$2.86M
- Add shade to existing outdoor learning areas at Farnham - \$185K
- Add shade to amphitheater at Steindorf - \$300K

Total Tier 1 (2021) - \$68.98M

Priority Tier 2 List & 2021 Budgets

- Upgrade playgrounds at 4 elementary schools - \$3.6M
 - 6 schools – Shaded outdoor dining areas - \$2.4M
 - 6 schools – Allowance for landscaping repairs and improvements - \$1.8M
 - 4 ES schools – kitchen upgrades - \$1.6M
 - Price – kitchen upgrades - \$1.4M
 - 4 ES schools – parking lot lighting - \$1.06M
 - Bagby, Farnham, Sartorette – Replace exterior waterlines - \$1.05M
 - 5 schools - Blacktop area improvements - \$875K
 - Bagby, Farnham, Sartorette – Repairs to remaining portables \$650K
 - 5 schools – Upgrade cafeterias - \$600K
 - 5 schools – Replace toilet partitions - \$510K
 - 5 schools – Upgrade exterior lighting - \$375K
 - Price – Replace skylights at Cambrian Community Center - \$320K
 - 5 schools – Upgrade drinking fountains - \$300K
 - Price – Air conditioning in physical education classroom - \$200K
 - Price – Repair locker room floors - \$50K
- Total Tier 2 (2021) - \$16.79M



Industry Environment and Cost Escalation

- Engineering News-Record (ENR) is a publication that analyzes data and trends in the construction industry
- ENR publishes a Building Cost Index (BCI) for various cities as well as a national average to track the cost of construction
- The San Francisco BCI showed the following escalation each year (as compared to the prior year):
 - 2020: 5.28%
 - 2021: 13.46%
 - 2022: 8.39%
 - 2023: 11.18%
- Compounded, that is a 36.73% escalation from 2020 to 2023



Work Completed to Date

- Price Natural Gas Line Replacement - \$320K
- Electronic Marquees at Farnham, Sartorette - \$174K
- Phase 1 Modernization at 5 School Sites - \$20.15M
 - HVAC replacements in classrooms
 - Abate old and build new furnace closets, casework adjustments and countertop replacements
- New Classroom Buildings at 4 School Sites - \$27.1M
(previously presented as \$28.1M; updated projection)



Work Completed to Date

- Allowance for exterior, asphalt, concrete repairs - \$191K
- Design for DO Fire Alarm - \$84K
- Phase 2 & 3 Modernization at 5 School Sites - \$35.67M
(previously presented as \$35.37M; updated projection)
 - HVAC replacements in common areas
 - Interior classroom modernization: windows, shades, floors, painting, teaching walls
 - Touchless faucets and flushometers, repair restroom floors, accessibility upgrades
 - Clock/bell/PA and fire alarm system upgrades





Work Completed to Date

- Some Tier 2 work captured as part of the scope of the completed New Classroom and Modernization projects
 - Landscaping repairs and improvements, e.g., campus drop-off landscaping improvements (and removal of non-instructional turf) and select irrigation improvements
 - Cafeteria upgrades, done in conjunction with flooring and painting in existing classrooms
 - Select toilet partition replacements performed while making ADA changes as dictated by DSA
 - Exterior lighting upgrades, done in conjunction with interior lighting upgrades
 - Select drinking fountain replacements as dictated by DSA

Remaining Measure R Funds

- \$90.9M estimated total funds, after removing bond issuance costs and adding assumed interest and \$1.9M SFP funds
(previously presented as \$89.8M; updated with actual interest)
- \$83.7M expended and projected for completed construction projects
- \$1.8M expended and projected in technology costs
- \$1.4M expended and projected in program management costs
- Projected \$4M remaining based on current figures





Next Steps

- “Reset” the priorities for remaining \$4M of Measure R funds and reassess for District needs in current climate, through the following actions:
- Move Tier 1 projects not completed to date into Tier 2, for reconsideration at future Board meeting for reprioritization
 - Allowance for exterior, asphalt, concrete repairs (remainder – modest repairs completed)
 - District Office Fire Alarm
 - Kitchen waterline replacements at Farnham, Sartorette
 - Allowance for sewer and storm drain repairs
 - Shaded outdoor learning areas at Price, Bagby, Fammatre, Sartorette
 - Add shade to existing outdoor learning areas at Farnham
 - Add shade to amphitheater at Steindorf



Next Steps

- Move Playground Replacement project completed with Fund 40 (Capital Outlay) into Measure R - \$1.2M
 - Playgrounds originally in Tier 2, but performed in concurrence with Measure R projects and eligible for bond funding
 - Replaced due to safety and accessibility concerns
- Approve new Portable Refresh project at Price, Bagby, Fammatre, Farnham - \$1M
 - Based on enrollment and District needs, portables will need to be used as traditional classroom spaces
 - Scope to include flooring replacement, teaching wall improvements, interior painting, and other improvements as assessed and recommended by the design team



Summary of Recommended Actions

- Move projects not completed to date from Tier 1 list into Tier 2, for reconsideration at future Board meeting for reprioritization
 - In so doing, unallocate \$4M from projects for reprioritization
- Move Playground Replacement project completed with Fund 40 (Capital Outlay) into Measure R - \$1.2M
- Approve new Portable Refresh project at Price, Bagby, Fammatre, Farnham - \$1M
- Following these actions, the anticipated remaining \$1.8M will be brought back to the Board for reprioritization at a future date

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