

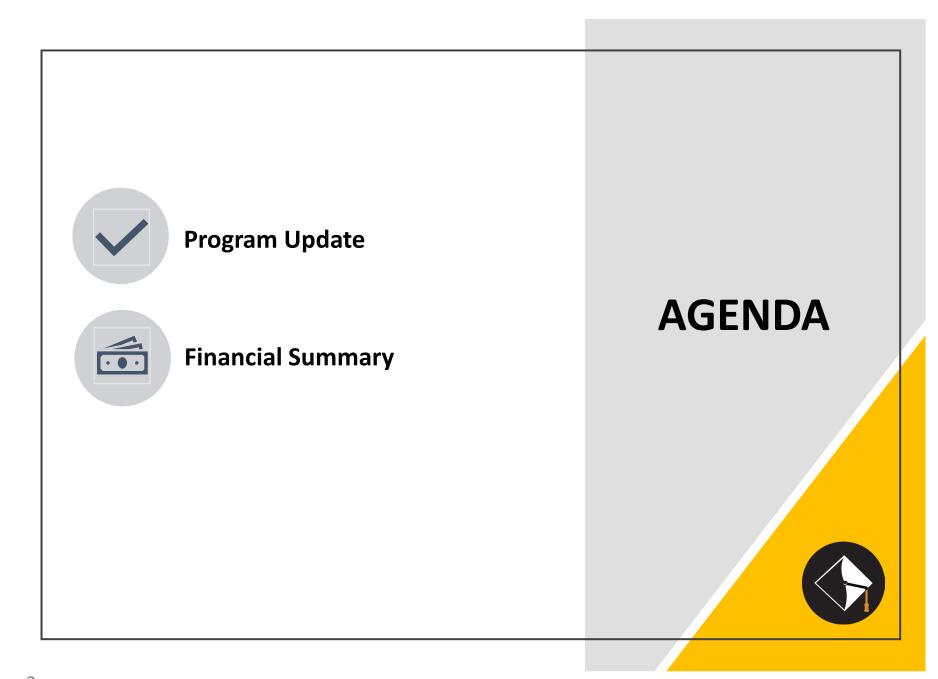
# BLUEPRINT FOR THE FUTURE

### **MEASURE K**



### **Construction Bond Program**

Project Update for the Citizens' Bond Oversight Committee September 23, 2025







# **Upcoming Projects**



### **Dale JHS Gym HVAC Project**

**CURRENT PHASE:** Preconstruction **ENGINEER:** Optimum Energy Designs

PROGRAM/PROJECT MANAGER: Cumming

**CONTRACTOR:** Aire-Masters

**DELIVERY METHOD:** Lease-Leaseback

#### **PROJECT SCHEDULE**

□DSA Approval: August 2024

□ Contract Award: September 2025
□ BOT Ratification: October 2025

□ Construction (NTP)/Start: October 2025

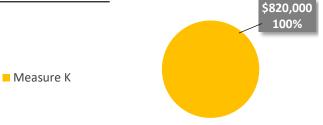
□ Substantial Completion: January 2026

PROJECT BUDGET: \$820 K

**GMP: \$684 K** 

**EXPENDED TO DATE: \$0** 

**PROJECT FUNDING:** 





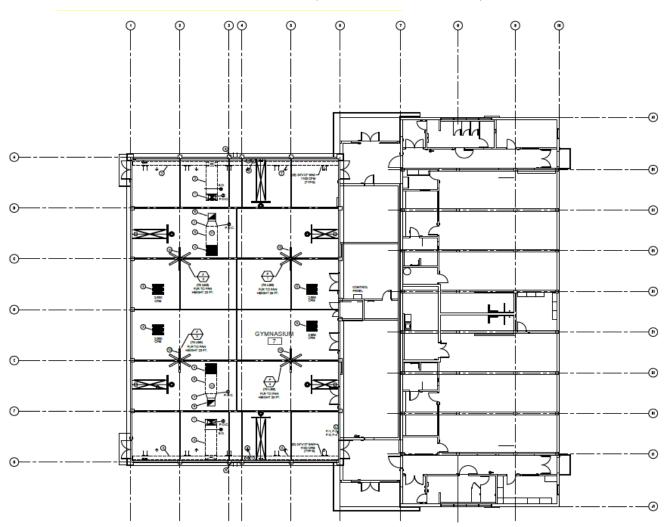
Measure K funding will support the removal and replacement of (4) existing exhaust fans, removal and replacement of (2) make-up air units, and (4) new airvolution fans.





# **Dale JHS Gym HVAC Project**

Equipment Procurement: 8 weeks from release date after approval of submittals Construction: 11 weeks (10/17/25 - 01/02/26)





### **Dale JHS Gym HVAC Project**



- Mobilization
- Submittal process and equipment procurement
- ☐ Construction start: 10/17/25



**CURRENT PHASE:** Preconstruction **ENGINEER:** Optimum Energy Designs

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** AP Construction

**DELIVERY METHOD:** Lease-Leaseback

#### **PROJECT SCHEDULE**

□DSA Approval: August 2024

□ Contract Award: September 2025
□ BOT Ratification: October 2025

□Construction (NTP): October 2025

□Construction Start Date: November 2025

□Substantial Completion: May 2026

PROJECT BUDGET: \$1.04 M

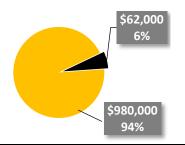
**GMP:** \$874 K

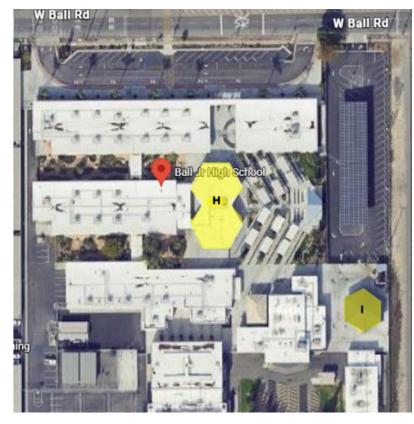
**EXPENDED TO DATE: \$0** 

#### **PROJECT FUNDING:**

Measure K

■ Facilities Funds





Measure K funding will support the removal of (1) existing multizone rooftop unit and replacement with (6) new rooftop heat pump units in Building H (classrooms), and the removal of (1) existing split system AC condenser with cooling coil and replacement with (1) new heat pump split system in Building I (Band Room).

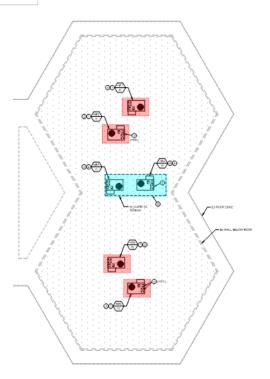


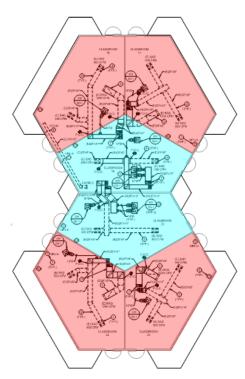
#### **EQUIPMENT PROCUREMENT: 8 WEEKS FROM RELEASE DATE AFTER APPROVAL OF SUBMITTALS**

PHASE 1: 8 Weeks (11/17/25 to 01/12/26)

PHASE 2: 6 Weeks (01/14/26 to 02/25/26)

PHASE 3: Air Balance, Controls, and Closeout (01/14/26 to 02/25/26)



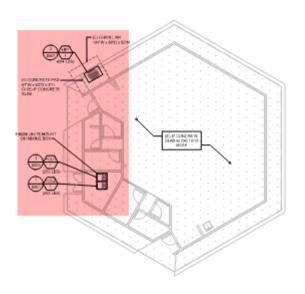


#### START DATE IS BASED ON INITIAL MEETING WITH SCHOOL. PHASING PLAN IS BASED ON THE FOLLOWING:

- 1- ASSUMPTION THAT THE SCHOOL CAN RELOCATE THE CLASSROOMS DURING CONSTRUCTION.
- 2- PENDING CONFIRMATION FROM DESIGN TEAM THAT EXISTING EQUIPMENT CAN BE KEPT IN PLACE UNTIL THE START OF PHASE 2.
- 3- SHIFT/RELOCATE HP2H, AS REQUIRED, TO INCLUDE IN PHASE 1.
- 4- STRUCTURAL AND ELECTRICAL LOAD CONFIRMATION FROM DESIGN TEAM TO SUPPORT THIS PLAN.



#### **BUILDING I**



Remove and Replace (1) Split System including (1) Outdoor Unit (Heat Pump) and (2) Indoor Units (Fan Coils) - 6 Weeks: 11/26/25 to 01/02/26

Demolition of existing units, electrical and piping - 1 week: 11/26/25 to 12/03/25

Installation of new unit, piping and electrical - 3 weeks: 12/04/25 to 12/23/25

Controls and Programming: 12/26/25 to 01/02/26

BUILDING I FLOOR PLAN





- Mobilization
- Submittal process and equipment procurement
- ☐ Construction start: 11/17/25



**CURRENT PHASE:** Preconstruction **ENGINEER:** Optimum Energy Designs

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** AP Construction

**DELIVERY METHOD:** Lease-Leaseback

#### **PROJECT SCHEDULE**

□DSA Approval: February 2025

□ Contract Award: September 2025

**□BOT Ratification:** October 2025

□ Construction (NTP)/Start: October 2025 □ Substantial Completion: October 2026

PROJECT BUDGET: \$2.62 M

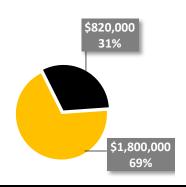
**GMP: \$2.2 M** 

**EXPENDED TO DATE: \$0** 

#### **PROJECT FUNDING:**

Measure K

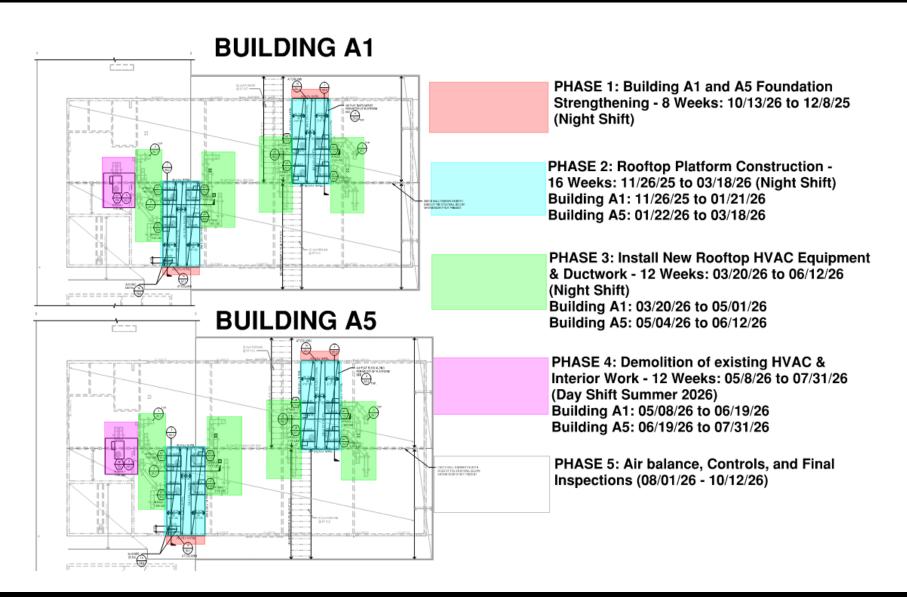
■ Facilities Funds



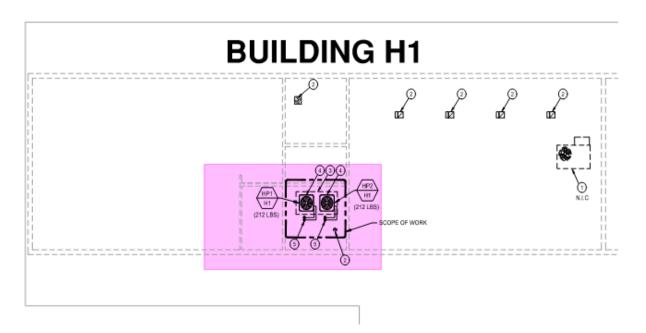


Measure K funding will support the removal of the existing chiller, air handler, boiler, pumps & wiring and replacement with (9) rooftop heat pump units in Building A3; Removal of existing chiller, air handler, boiler, pumps & wiring and replacement with (9) rooftop heat pump units in Building A5; and Removal of (2) existing split AC condensing units and replacement with (2) new split heat pump systems in Building H1.









Remove and Replace (2) existing Split systems - 12 Weeks: 05/8/26 to 07/31/26 (Day Shift Summer 2026)

Demolition of existing Split System and piping (2 Weeks): 05/08/26 to 05/22/26 Install (2) new Split Systems including piping and electric connections (4 Weeks): 05/22/26 to 06/19/26 Controls and Programming (3 Weeks): 6/19/26 to 7/10/26





- Mobilization
- ☐ Submittal process and equipment procurement
- ☐ Construction start: 10/13/25



**CURRENT PHASE:** Preconstruction

**ARCHITECT: Studio WC** 

PROGRAM/PROJECT MANAGER: Cumming

**CONTRACTOR:** Construct One

**DELIVERY METHOD:** Lease-Leaseback

#### **PROJECT SCHEDULE**

□DSA Approval: November 2024

□CAL Fire Intent to Award: July 2023

**□BOT Contractor Selection:** June 2025

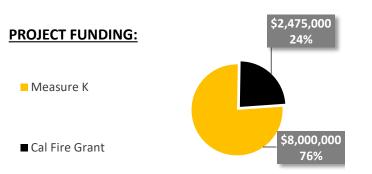
□Construction (NTP)/Start: December 2025

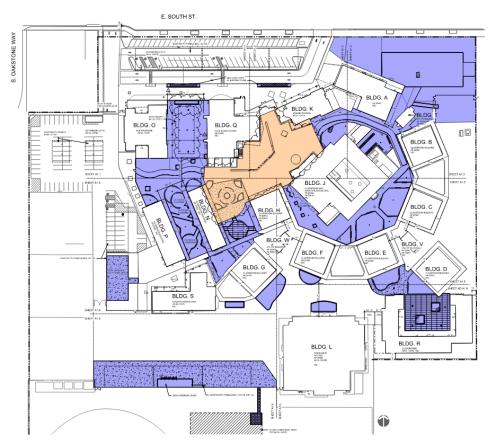
**□Substantial Completion:** TBD

PROJECT BUDGET: \$10.47 M

**GMP: TBD** 

**EXPENDED TO DATE: \$1,046** 





Measure K funding will support the construction of miscellaneous site improvements including a new school quad, new outdoor performance stage, new concrete hardscape areas, landscaping, accessibility improvements, and replacement of aging underground utilities, as required.





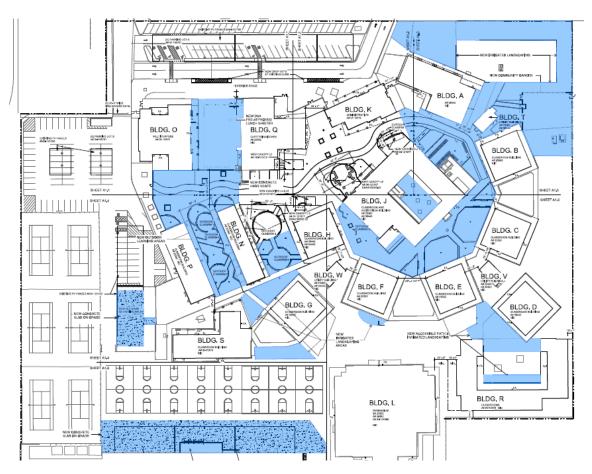
### **PHASE 1 / Application 1:**

- □ DSA # 04-122444
- ☐ DSA approved: 11/05/24
- ☐ Revision set approved: 09/09/25
- ☐ Contractor bid period: September October 2025
- ☐ GMP Development: October November 2025
- NTP: December 2025

### PHASE 2 / Application 2:

- ☐ DSA # TBD
- ☐ DSA submittal: Late-October
- ☐ DSA approval: Anticipated February 2026

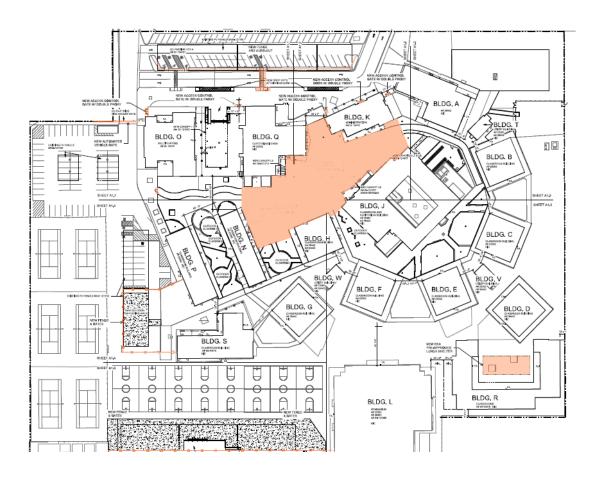




#### Phase 1 scope of work includes:

- New: Lunch area w/ shade shelter, hardscape, community garden, outdoor learning areas, seat walls, irrigated planting areas, bio-filtration areas, carbon capture trees, and native Californian landscaping.
- Accessibility improvements: Restroom & path-of-travel improvements, and ramps & handrails.
- Sitework: Wireless access points, wired electronic device charging stations, and additional site lighting.
- Replacement of aging underground utilities, as required, and demolition of existing asphalt hardscape.





#### Phase 2 scope of work includes:

- New: Quad, outdoor performance stage w/ shade shelter, and hardscape.
- Sitework: New safety & security fencing and additional site lighting.
- Accessibility improvements: Accessible drop-off
- Native landscaping











### Gilbert HS Site Improvements Project

**CURRENT PHASE:** Preconstruction **ARCHITECT:** Ruhnau Clarke Architects

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** Miller Construction **DELIVERY METHOD:** Lease-Leaseback

#### **PROJECT SCHEDULE**

□DSA Approval: February 2024

□Cal Fire Intent to Award: July 2025

**□BOT Contractor Selection:** June 2025

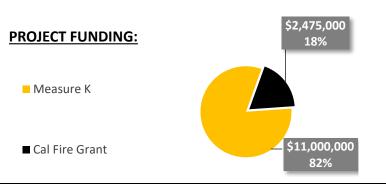
□Construction (NTP)/Start: December 2025

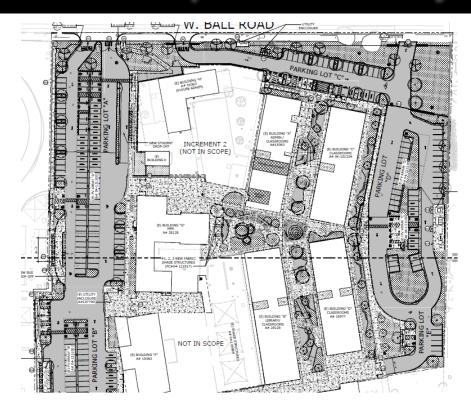
**□Substantial Completion:** TBD

**PROJECT BUDGET: \$13.47 M** 

**GMP: TBD** 

**EXPENDED TO DATE: \$2,190** 





Measure K funding will support the construction of miscellaneous site improvements including new security fencing, improved student drop-off and traffic circulation, accessibility improvements, and replacement of aging underground utilities, as required.





### Gilbert HS Site Improvements Project

### **INCREMENT 1:**

- □ DSA # 04-122641
- ☐ DSA Approved: 11/05/2024
- ☐ Addendum 01 (off-site improvements) DSA approved: 08/18/25
- Contractor bid period: October November 2025
- ☐ GMP Development: November December 2025
- NTP: December 2025

### **INCREMENT 2: TBD- FUTURE PROJECT**

- □ DSA # 04-122641
- ☐ DSA Approved: 02/21/2025



# Gilbert HS Site Improvements Project



#### Scope of work includes:

- Site improvements including security fencing, revised and improved student drop-off and traffic circulation, and new PC shade structures.
- ☐ Replacement of aging site utilities.
- Accessibility improvements including the upgrade of restrooms at miscellaneous buildings.
- ☐ Sitework including landscaping and "greening" of the campus and parking areas, paving and path of travel improvements.



**CURRENT PHASE:** Preconstruction **ARCHITECT:** PJHM Architects

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** Construct One

**DELIVERY METHOD:** Lease-Leaseback

**PROJECT SCHEDULE** 

☐ Maintenance Package: Bidding

□ Phase 2 DSA Submittal: September 2025

□Phase 3 DSA Submittal: January 2026

**□BOT Notice of Selection**: August 2025

□Construction (NTP)/Start: November 2025

☐Substantial Completion: TBD

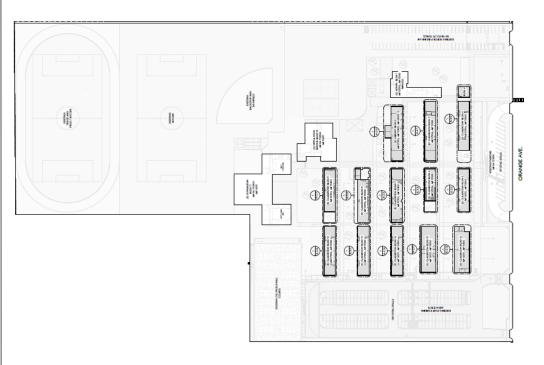
**PROJECT BUDGET: \$30 M** 

**GMP: TBD** 

**EXPENDED TO DATE: \$93,222** 

**PROJECT FUNDING:** 





Measure K funding will support a comprehensive, multi-phase modernization. The maintenance package includes selective classroom demolition, abatement, and glazing of windows. Phase 2 modernizes the east parking lot, improves off-site access, and upgrades interior classrooms. Phase 3 includes a new quarter track, outdoor courtyards, and a reconfigured gymnasium and administration area to better serve students and the community.





### **Maintenance Package (non-DSA)**

- ☐ Contractor bid period: September October 2025
- ☐ GMP Development: October 2025
- NTP: November 2025

### Phase 2:

- DSA # 04-124777
- ☐ DSA Submittal: 09/08/25
- DSA Approval: Anticipated January 2026
- Contractor bid period: October November 2025
- ☐ GMP Development: November December 2025
- NTP: January 2026

### Phase 3:

- DSA # TBD
- DSA Submittal: January 2026



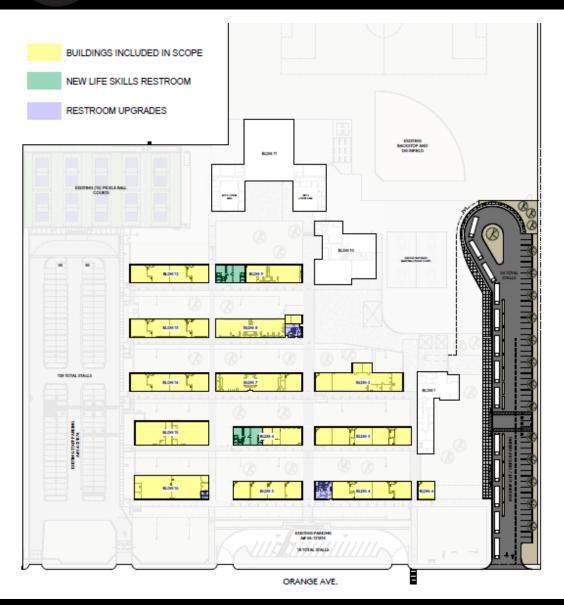


#### MAINTENANCE PACKAGE

#### BUILDING

- 1. REMOVE (E) PROJECTORS, MOUNTS, AND SCREENS WHERE OCCURS, UTILITIES ARE TO BE CAPPED
- 2. REMOVE (E) LEGACY ABANDONED CONDUIT, WIRE MOLD, APPURTENANCES, & DEVICES
- 3. REMOVE (E) CASEWORK. REMOVE (E) SLIDING DOORS AND FRAMES WHERE OCCURS
- 4. REMOVE (E) SHELVING AND SUPPORTS
- 5. REMOVE (E) WHITEBOARD/CHALKBOARD AND MOUNTING HARDWARE
- 6. REMOVE (E) MAP AND MOUNTING
- 7. REMOVE (E) GLASS LITES, PREP FOR
- PLEXI-GLASS INSERT, REFER TO INTERIOR ELEVATIONS FOR SPECIFIC LITE LOCATIONS PER ROOM
- 8. REMOVE (E) WALL BASE
- 9. REMOVE (E) ELECTRICAL CHASE, REFER TO ELECTRICAL DRAWINGS
- 10. REMOVE (E) TOWEL DISPENSER
- 11. REMOVE (É) DISPLAY CASE SLIDING GLASS PANEL AND FRAME, OUTER FRAME TO REMAIN, PROTECT IN PLACE
- 12. REMOVE (E) SOAP DISPENSER
- 13. REMOVE (E) FLOORING AND SUBFLOORING ADHESIVE TO EXPOSE CONCRETE SLAB
- 14. REMOVE (E) PENCIL SHARPENER WHERE OCCURS
- 15. REMOVE (E) SHADING DEVICES
- 16. (N) PLEXI-GLASS PANELS AND SLIDER FRAME AT DISPLAY CASE OPENING
- 17. INSTALL (N) FULLY TEMPERED HIGH IMPACT SAFETY GLAZING, SINGLE 1/4" FLOAT GLASS AT REMOVED PANELS
- 18. BURNISH CONCRETE SURFACE TO MEDIUM AGGREGATE LEVEL, CLEAR SEALER





#### DSA PHASE 2

#### BUILDING

- REMOVE (E) BUILT UP WOOD FLOOR AT CLOSETS TO EXPOSE CONCRETE SLAB
   REMOVE (E) SLAB WHERE OCCURS FOR TRENCHING, INFILL CONCRETE SLAB
- 3. REMOVE (E) DOOR AND FRAME AT CLOSETS
- 4. REMOVE (E) FRAME AND PANEL AT DISPLAY CASES WHERE OCCURS
- 5. NOT USED
- 6. REMOVE (E) SINK AND CASEWORK, PATCH WALL TO MATCH ADJACENT FINISH
- 7. REMOVE (E) WASHER AND DRYER. (E) TIE INS TO REMAIN, PROTECT IN PLACE
- 8. (E) ELECTRICAL PANEL AND IDF RACK TO BE RELOCATED AT BLDGS 6 & 9
- 9. (E) MOP SINK TO BE REMOVED
- 10. (E) WATER HEATER TO BE RELOCATED
- 11. (N) PAINT AT INTERIOR WALLS, FRAMES, CEILING GRID AND WIRE MOLDS
- 12. REPLACE ACT CEILING TILE IN KIND.
- 13. PREP AND PAINT (E) CASEWORK, UNLESS OTHERWISE NOTED. WAX ALL DRAWERS AND SLIDING HARDWARE AT PORTIONS OF CASEWORK THAT ARE NOT PAINTED, SAND AND PROVIDE
- 14. (N) ACCESSIBLE SINK W/BUBBLER PER CLASSROOM, AND BASE CASEWORK/COUNTER 15. (N) MANUAL ROLLER SHADES AT ALL (E) WINDOW BAYS
- 16. (N) FIRE ALARM DEVICES
- 17. (N) CASEWORK

CLEAR COAT FINISH

- 18. (N) SHELVING AT CLOSETS
- 19. (N) SOAP DISPENSER
- 20. (N) VINYL DANCE FLOORING AT BLDG 9
- 21. (N) WALL MIRRORS AT BLDG 9
- 22. (N) FLOOR MOUNTED RAIL UNDER (E) IDF RACKS

#### SITE

- WIDEN THE RIGHT OF WAY DRIVE APRON
   EAST PARKING LOT AND DROP-OFF LANE.
- SCARIFY EXISTING ASPHALT SECTION, TOP COAT, STRIPE AND SEAL
- 3. PERIMETER FENCING AT PARKING





#### DSA PHASE 3

#### BUILDING

- 1. APARTMENT BLDG 16
- SENSORY + SNOOZE ROOM BLDG 7
- 3. NURSES OFFICE BLDG 6
- 4. STORE BLDG 15
- 5. ART CLASSROOM BLDG 8
- VAPA PERFORMANCE AREA BLDG 11
- 7. GYMNASIUM MODERNIZATION
- 8. (1-2) MEDICAL SHOWER AT GYMNASIUM
- 9. APPARATUS STORAGE AT LOCKER ROOMS
- 10. LOCKER ROOM RECONFIGURATION
- 11. ADMINISTRATION RECONFIGURATION,
- INLCUDING SINGLE POINT OF ENTRY, FAMILY ROOM, AND OFFICE SUPPORT
- 12. ROOF GUTTER REPLACEMENT ALL BLDGS
- 13. MOTORIZED BLEACHERS BLDG 11
- 14. ADDITIONAL ADMINISTRATION OFFICES TO HOUSE 180 STAFF - BLDG 1
- 15. FOOD SERVICE UPDATES

#### SITE

- 1. CROSSWALK AND BUS STOP SIMULATION -INNER CAMPUS
- 2. WAYFINDING / SIGNAGE CAMPUS WIDE
- 3. EXTERIOR PAINT CAMPUS WIDE
- 4. ARTIFICIAL TRACK AND TURF AREA, ASPHALT SURFACE
- 5. COURTYARD UPGRADES, EXERCISE RUBBERIZED SURFACE, WITH SHADE STRUCTURE MARQUEE - REPLACE TOP STATIC SIGN WITH
- SCHOOL NAME





# **Design and Planning**



### Katella HS Track & Field Project

**CURRENT PHASE:** Planning **ARCHITECT:** DLR Group

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** TBD

**DELIVERY METHOD:** Lease-Leaseback

**PROJECT SCHEDULE** 

□DSA Registration: December 2025

□ Contractor Notice of Selection: November 2025

☐ Construction (NTP): TBD

☐ Construction Start Date: TBD

□Substantial Completion: TBD

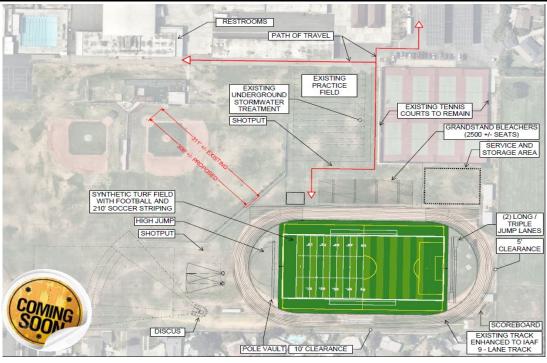
PROJECT BUDGET: \$16 M

**CONSTRUCTION BUDGET: \$10 M** 

**EXPENDED TO DATE: \$10,631** 

**PROJECT FUNDING:** 





- Artificial Turf Field and Supporting Utilities
- All-Weather Track
- Elevated Bleachers (5-7 Rows) w/ Coaches Area
- Musco Sports Field Lighting
- Scoreboard
- ADA Path of Travel Upgrades and Lighting
- Drinking Fountain

- Fencing and Safe Dispersal Area
- Site Electrical / Low Voltage
- Sports and Athletic Equipment
- Concrete Pad for Storage Containers based on Site Needs (Containers are OFOI)
- PC Approved Restroom Building(s)
- Event Zone (Open space for event related functions)
- Stormwater Chambers (Storm Tech)



### **Kennedy HS Track & Field Project**

**CURRENT PHASE:** Planning **ARCHITECT:** DLR Group

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** TBD

**DELIVERY METHOD:** Lease-Leaseback

**PROJECT SCHEDULE** 

□DSA Registration: December 2025

□ Contractor Notice of Selection: November 2025

□Construction (NTP): TBD

☐ Construction Start Date: TBD

□Substantial Completion: TBD

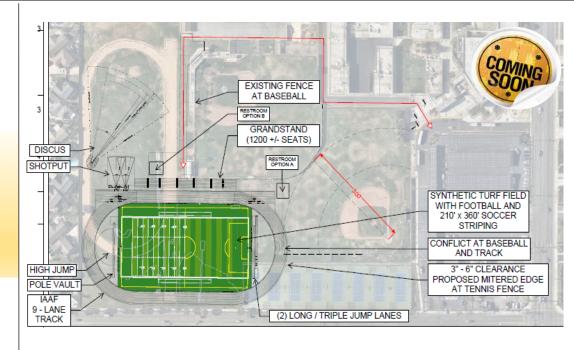
**PROJECT BUDGET: \$16 M** 

**CONSTRUCTION BUDGET: \$10 M** 

**EXPENDED TO DATE: \$14,044** 

#### **PROJECT FUNDING:**





- Artificial Turf Field and Supporting Utilities
- All-Weather Track
- Elevated Bleachers (5-7 Rows) w/ Coaches Area
- Musco Sports Field Lighting
- Scoreboard
- ADA Path of Travel Upgrades and Lighting
- Drinking Fountain

- Fencing and Safe Dispersal Area
- Site Electrical / Low Voltage
- Sports and Athletic Equipment
- Concrete Pad for Storage Containers based on Site Needs (Containers are OFOI)
- PC Approved Restroom Building(s)
- Event Zone (Open space for event related functions)
- Stormwater Chambers (Storm Tech)



### **Loara HS Track & Field Project**

**CURRENT PHASE:** Planning **ARCHITECT:** DLR Group

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** TBD

**DELIVERY METHOD:** Lease-Leaseback

**PROJECT SCHEDULE** 

□ DSA Registration: December 2025

□ Contractor Notice of Selection: November 2025

□ Construction (NTP): TBD

□ Construction Start Date: TBD

**□Substantial Completion:** TBD

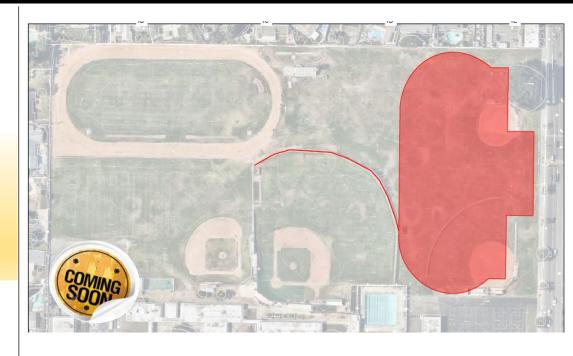
PROJECT BUDGET: \$16 M

**CONSTRUCTION BUDGET: \$10 M** 

**EXPENDED TO DATE: \$0** 

#### **PROJECT FUNDING:**





- Artificial Turf Field and Supporting Utilities
- All-Weather Track
- Elevated Bleachers (5-7 Rows) w/ Coaches Area
- Musco Sports Field Lighting
- Scoreboard
- ADA Path of Travel Upgrades and Lighting
- Drinking Fountain

- Fencing and Safe Dispersal Area
- Site Electrical / Low Voltage
- Sports and Athletic Equipment
- Concrete Pad for Storage Containers based on Site Needs (Containers are OFOI)
- PC Approved Restroom Building(s)
- Event Zone (Open space for event related functions)
- Stormwater Chambers (Storm Tech)



### Savanna HS Track & Field Project

**CURRENT PHASE:** Planning **ARCHITECT:** DLR Group

**PROGRAM/PROJECT MANAGER:** Cumming

**CONTRACTOR:** TBD

**DELIVERY METHOD:** Lease-Leaseback

**PROJECT SCHEDULE** 

□DSA Registration: December 2025

□ Contractor Notice of Selection: November 2025

□ Construction (NTP): TBD

☐ Construction Start Date: TBD

□Substantial Completion: TBD

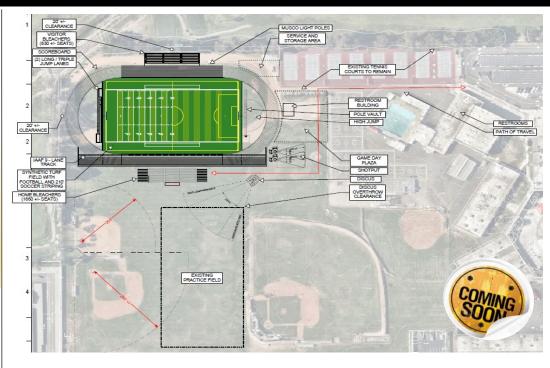
**PROJECT BUDGET: \$16 M** 

**CONSTRUCTION BUDGET: \$10 M** 

**EXPENDED TO DATE: \$0** 

#### **PROJECT FUNDING:**





- Artificial Turf Field and Supporting Utilities
- All-Weather Track
- Elevated Bleachers (5-7 Rows) w/ Coaches Area
- Musco Sports Field Lighting
- Scoreboard
- ADA Path of Travel Upgrades and Lighting
- Drinking Fountain

- Fencing and Safe Dispersal Area
- Site Electrical / Low Voltage
- Sports and Athletic Equipment
- Concrete Pad for Storage Containers based on Site Needs (Containers are OFOI)
- PC Approved Restroom Building(s)
- Event Zone (Open space for event related functions)
- Stormwater Chambers (Storm Tech)





### **Financial Summary**

### <u>June 2025 – August 2025 Measure K Expenditure Summary</u>

Bond Series 2025 ('A' + 'A1') Proceeds	\$ 207,250,000.00	
Interest	\$	753,824.01
Net Changes in Investment	\$	1,929,975.74
Other Financing Sources	\$	637,992.80
Total Proceeds	\$ 2	210,571,792.55
Expenditures as of August 31, 2025	<u>(\$</u>	41,488,421.47)
Balance Bond Series 'A'	\$ 2	169,083,371.08

The following is the detail summary of the Measure K Expenditures as of August 31, 2025

A. PPM, Design, Inspection, and Testing	\$ 2,317,747.60	
A1. Construction	\$ 9,726,152.38	
A2. District Project Management	\$ 228,908.41	
B. Furniture, Fixture & Equipment	\$ 185,791.19	
C. Bond Administration Costs and Interest Expense	\$ 1,341,693.08	
D. Certificate of Participation Payoff	\$27,688,128.81	

**TOTAL EXPENSES: \$41,488,421.47**