



CABRILLO UNIFIED SCHOOL DISTRICT  
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# **CUSD Bond Program Update Measures M and S**

**August 10, 2023**

## 2012 Measure S (June 2012) & Measure M (June 2018)

On June 5, 2012, Cabrillo USD (CUSD) voters approved **Measure S**, an **\$81,000,000** bond authorization for the **acquisition, construction, improvement, furnishing, and equipping of school facilities.**

On June 5, 2018, CUSD voters approved **Measure M**, a **\$99,000,000** bond authorization, for **updating of classrooms and science labs, essential safety repairs, fixing leaky roofs, equipping classrooms with technology, replacing/repairing heating and plumbing, and constructing and equipping classrooms**



# Anticipated CUSD Projects Budget

PROJECTS	Farallone View	El Granada	Other CUSD Projects	Totals
Phase 1 & Phase 2	\$ 23,408,750.00			
Phase 1 (7 Classrooms)		\$ 25,871,931.00		
Modernization (Phase 2)		\$ 20,062,589.00		
Roofs, HMBHS, Maint.			\$ 7,916,782.00	
<b>Totals</b>	<b>\$ 23,408,750.00</b>	<b>\$ 45,934,520.00</b>	<b>\$ 7,916,782.00</b>	<b>\$ 77,260,052.00</b>
Available for ALL Bond Projects: EGE, FV, HMBHS, and Others			\$	77,260,052.00



# Summary of CUSD Bond Program Projects

- HMBHS School Roofing
- HMBHS School Parking Repaving
- HMBHS Ag Farm Expansion – Grants and Bond
- Early Education Complex / Playground at Hatch – Grants and Bond
- Expanded Learning Opportunities Program (ELOP) – Grants and Bond
- Hatch Elem. Solar System Installation
- Hatch Elem. Library Roof
- Cunha Solar Upgrade
- Cunha Parking Lot & Playground Refinish
- Cunha Ag Farm Development and Improvements Grants and Bond
- Cunha Security Fences and Gates
- Cunha Library Wall Repairs
- El Granada Elem. Modular Refurbish
- El Granada Elem. Playground and Bike Path
- **Farallone View Elem. Modernization**
- **El Granada Elem. Modernization**



# HMBHS Roofs Replacement

Before



Now



# HMBHS Parking Repaving



# HMBHS Ag Farm Wet Lab and Expansion



# Early Learning Complex & Expanded Learning Opportunities (ELOP)





# Solar Installation at Hatch Elementary



# Hatch Library Roof Replacement



# Cunha Solar System Upgrade



# Cunha Parking Lot & Playground Refinish

Before



After



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# Cunha Ag Farm Development and Improvements



# Cunha Security Fences & Gates

Before



After



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# Cunha Library Wall Repairs

West Wall Before (with leaks)



After (leaks repaired)



# El Granada Modular Refurbish and “.5” Complex Building



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# El Granada Playground and Bike Path in Coordination with the County of San Mateo



# Farallone View Elementary

- Construction Firm: CORE West
- Architects Firm: Studio W
- Status: Expecting DSA Approval
  - > Building A Modernization
  - > Building B and MU Modernization
  - > CEQA  Past 35-Day Waiting Period = Exception
- No Coastal Development Permit Required

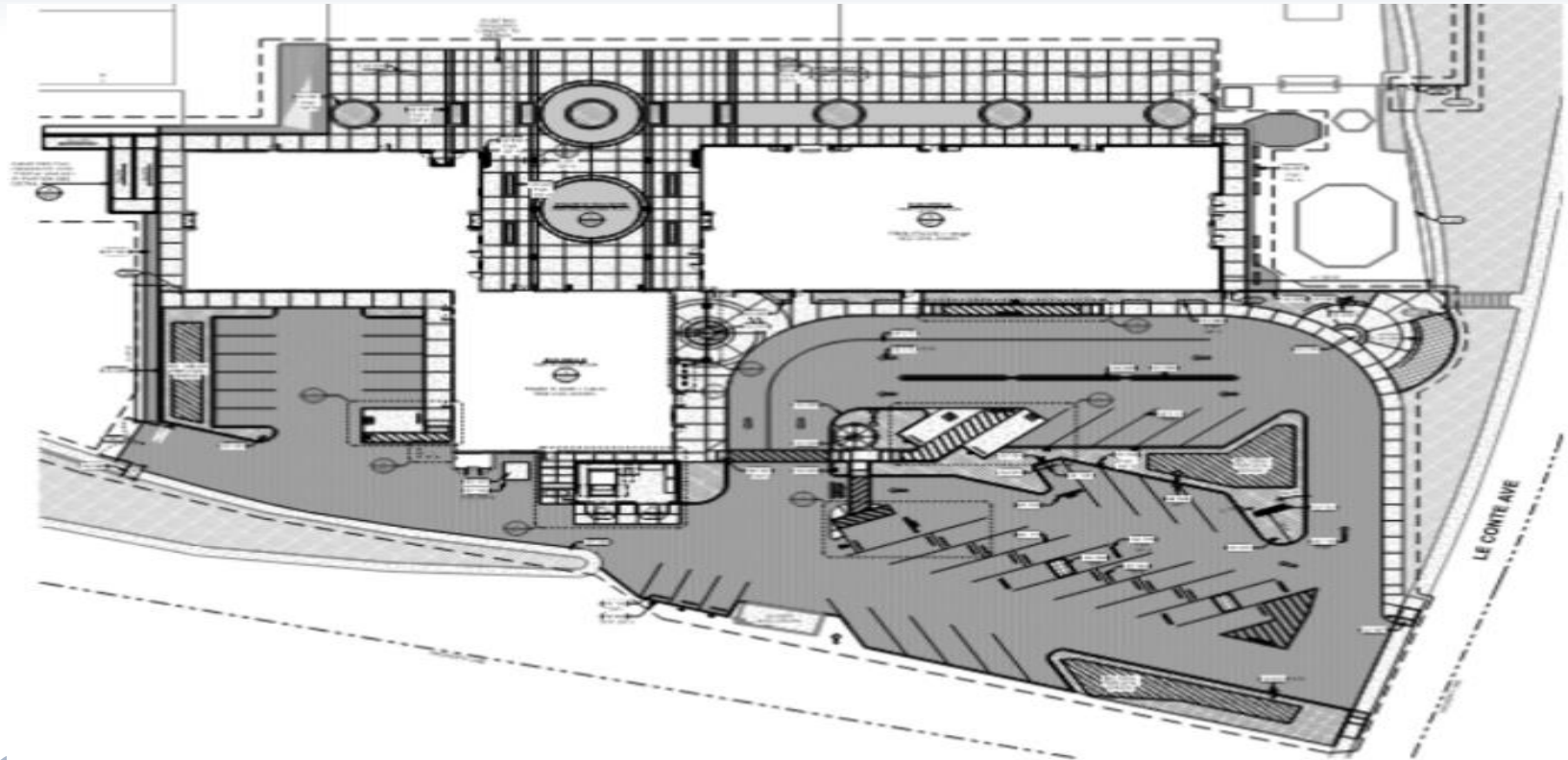


# El Granada Elementary

- Construction Firm: Rodan Builders
- Architects: Quattrocchi Kwok Architects (QKA)
- Status: Expecting DSA Approval
  - > Building 0.5 Complex
  - > Constructing New Building – Seven Classrooms
  - > Modernizing all other buildings
- CEQA and Coastal Development Permit – In Process



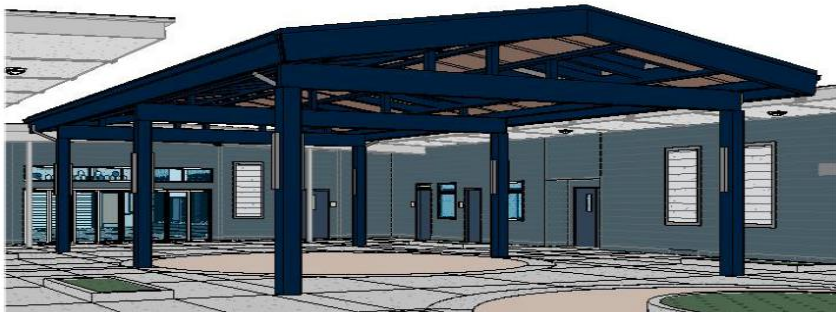
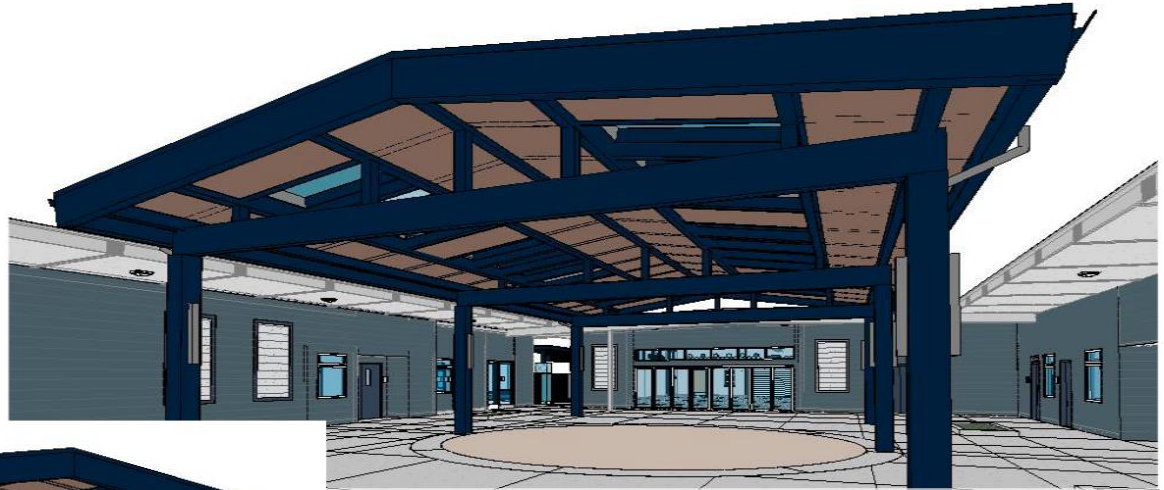
# Farallone View Elementary Modernization



# Farallone View Value Engineering

## SHADE STRUCTURE REDESIGN

- Reduced roof overhang to be 5'-0" minimum from adjacent roof outlines
- Removed decorative wall panels around columns
- Reduced height of structure by 5'-0"
- Maintained skylights
- Maintained metal wood-look soffit
- Maintained lighting



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# El Granada Elementary Modernization



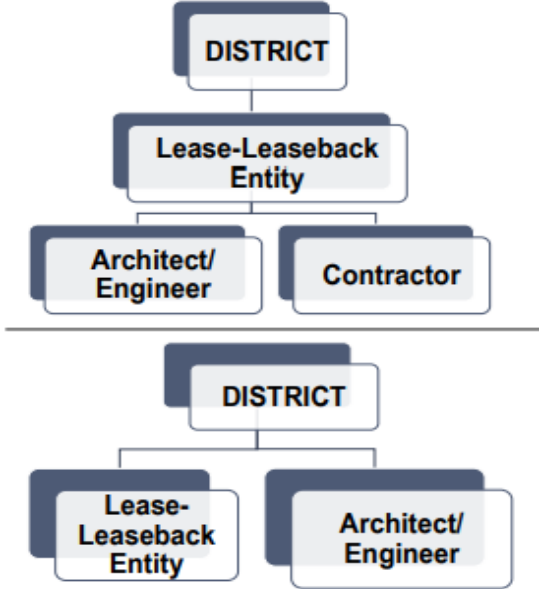
# Project Delivery Method



## Project Delivery Methods

- **Lease-leaseback**
  - Used when a school owns property and leases it at a nominal amount to an entity, typically a contractor, that will construct the project
  - Once the project is constructed, it is leased back to the district and, at the end of the lease, the building becomes the property of the school district
  - Based on best value, which can be a combination of price and value as determined by the district
  - Issued through an RFP that is evaluated and scored based on identified criteria
  - Requires prequalification of contractors

Reference: Education Code Section (EC §) 17406—school district;  
EC § 81335—community college district



# Comprehensive Approval Process

18

## Project Approvals

### CDE (Site and plan approval)<sup>1</sup>

- Title 5 (California Code of Regulations), size, safety, proximity to airports and pipelines, noise, traffic, etc.
- Not required when using exclusively local funds, but strongly recommended

### CEQA

The California Environmental Quality Act (CEQA) requires public agencies to consider the potential environmental impacts of a project



### OPSC

Provides funding grants for the acquisition of school sites, construction of new facilities, and the modernization of existing facilities

### DTSC

The Department of Toxic Substances Control (DTSC) regulates hazardous waste and cleanup of existing contamination

### DSA

- Provides design and construction oversight
- Reviews for compliance with structural, fire/life safety, and accessibility requirements per Title 24

### Locals

- Local planning, zoning, and building enforcement agencies
- If not subject to or not submitting to the DSA
    - Certain off-site improvements (e.g., sidewalks and bus drop off)

<sup>1</sup>See the CDE School Site Selection and Approval Guide—  
<https://www.cde.ca.gov/ls/fa/sf/schoolsiteguide.asp>



# CUSD Bond Program Legal Authority

- Governing Board: Approves Project Designs and Cost
- Superintendent: Ensures CUSD Staff Executes Projects
- Citizens Oversight Committee: Ensures Bond Proceeds are spent only on projects listed in the *Bond Project List*
- Independent Annual Financial Audit: Ensures Bond Proceeds are spent on authorized projects.



# Questions?

*Thank you!*



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