

MEASURE D PRIORITY PROJECTS AND SURVEY RESULTS



BACKGROUND AND HISTORY



PGUSD Capital Projects List

High Priority Projects

October 25, 2018

Ranking	School	Project	Estimated Costs		Timing	Notes
			Low	High		
1	Middle School	Gas Line Replacement	\$25,000.00	\$60,000.00	Immediate	Roof gas lines leading to heating units
2	High School	K&L Dry Rot & Termite Damage	\$50,000.00	\$500,000.00	Immediate	Termite and dry rot damage to beams and eaves
3	High School	Track Replacement	\$250,000.00	\$400,000.00	Immediate	
Sub Total Immediate Projects			\$325,000.00	\$960,000.00		
4	High School	Stadium Field Replacement	\$600,000.00	\$750,000.00	1-2 Years	
5	Middle School	Woodshop Roofing	\$150,000.00	\$225,000.00	1-2 Years	
6	David Ave	Driveway Improvements	\$32,000.00	\$60,000.00	1-2 Years	Driveway and parking areas at charter school and community high
7	David Ave	Roofing	\$150,000.00	\$350,000.00	1-2 Years	Roof replacment to one building and repairs to other buildings
8	David Ave	Sewer Line Replacement	\$150,000.00	\$500,000.00	1-2 Years	sewer main backs up a few times a year because of roots and flat sloping.
9	Forest Grove	Rain Gutters K-Wing	\$15,000.00	\$15,000.00	1-2 Years	
10	High School	Rain Gutters	\$50,000.00	\$100,000.00	1-2 Years	
11	District Office	John Deere Mower	\$60,000.00	\$100,000.00	1-2 Years	Current mower is a 2001. Most parts are obsolete.
12	Adult School	Exterior Painting	\$35,000.00	\$60,000.00	1-2 Years	Main building needs lead abatement and re-paint
13	All Sites	Carpeting Replacement	\$10,000.00	\$50,000.00	1-2 Years	
Sub Total 1-2 Year Projects			\$1,252,000.00	\$2,210,000.00		

BACKGROUND— OCTOBER 25, 2018

B. Capital Project List

Assistant Superintendent Chin-Bendib presented information to the Board. The Board directed Administration to bring back additional information on developer fees.

MOTION Crandell/Dawson to approve the Capital Project List.

Public comment:

Parent Carolyn Swanson asked about developer fees and why the District did not collect developer fees.

Motion CARRIED 4 – 0

BACKGROUND– OCTOBER 25, 2018

PGUSD Capital Projects List (Updated August 22, 2019)

<u>Ranking</u>	<u>School</u>	<u>Project</u>	<u>Estimated Costs</u>	<u>Timing</u>	<u>Notes</u>
<u>High Priority Projects</u>					
1	High School	Pool Heater Replacement	\$100,000.00	Immediate	
2	High School	K&L Dry Rot & Termite Damage	\$500,000.00	Immediate	Termite and dry rot damage to beams and eaves
3	High School	Track Replacement	\$275,000.00	Immediate	
4	High School	Intercom & Bell System	\$50,000.00	Immediate	
Sub Total Immediate Projects			\$925,000.00		
5	High School	Stadium Field Replacement	\$500,000.00	1-2 Years	
6	Middle School	Woodshop Roofing	\$55,000.00	1-2 Years	
7	David Ave	Driveway Improvements	\$60,000.00	1-2 Years	Driveway and parking areas at charter school and community high
8	David Ave	Roofing	\$250,000.00	1-2 Years	Roof replacment to one building and repairs to other buildings
9	David Ave	Sewer Line Replacement	\$200,000.00	1-2 Years	sewer main backs up a few times a year because of roots and flat sloping.
10	Forest Grove	Rain Gutters K-Wing	\$10,000.00	1-2 Years	
11	High School	Rain Gutters	\$170,000.00	1-2 Years	
12	District Office	John Deere Mower	\$100,000.00	1-2 Years	Current mower is a 2001. Most parts are obsolete.
13	Adult School	Exterior Painting	\$50,000.00	1-2 Years	Main building needs lead abatement and re-paint
14	All Sites	Carpeting Replacement	\$50,000.00	1-2 Years	
Sub Total 1-2 Year Projects			\$1,445,000.00		

BACKGROUND- AUGUST 22, 2019

B. Survey Results by Dale Scott and Company

Dale Scott of Dale Scott and Company presented voter and staff survey results regarding the Facilities Bond. The Board discussed the results. The Board discussed the pros and cons of a March or November election, and directed Administration to explore a March election.

Public comment:

Beth Shammas suggested a Citizens Bond Committee, citizens need to promote the bond, suggested the Board move forward with the March election, saying if there is a real need it will not go away. Said the Capital Projects List should be accessible to the public. Asked the Board to communicate with the public regarding the historic buildings that are worth maintaining.

No action taken.

C. Capital Maintenance Projects List

Director of Facilities and Transportation Matt Kelly presented information to the Board regarding high, medium and low priority projects for the District. The Board thanked Kelly and his department for their efforts.

Public comment: none

BACKGROUND— AUGUST 22, 2019

PGUSD Capital Projects Cash Flow By Project (Updated October 3, 2019)

<u>Project</u>	<u>Immediate</u>	<u>1-2 Years</u>	<u>2-5 Years</u>	<u>5-7 Years</u>	<u>7-10 Years</u>	<u>High School Estimated Total</u>
Pool Heater Replacement	\$100,000					\$100,000
K&L Dry Rot & Termite Damage	\$500,000					\$500,000
Track Replacement	\$275,000				\$300,000	\$575,000
Intercom & Bell System	\$50,000					\$50,000
Stadium Field Replacement		\$500,000			\$550,000	\$1,050,000
High School Roofing & Gutters		\$1,575,000				\$1,575,000
Exterior Painting			\$230,000		\$230,000	\$460,000
O-Wing Portables			\$1,500,000			\$1,500,000
Slurry Seal & Stripe				\$260,000		\$260,000
JV & Varsity Backstop & Bleachers				\$150,000		\$150,000
HVAC				\$325,000		\$325,000
Classroom Flooring				\$410,000		\$410,000
High School Estimated Total	\$925,000	\$2,075,000	\$1,730,000	\$1,145,000	\$1,080,000	\$6,955,000

BACKGROUND— OCTOBER 3, 2019

PGUSD Capital Projects Cash Flow By Project (Updated October 3, 2019)

<u>Project</u>	<u>Immediate</u>	<u>1-2 Years</u>	<u>2-5 Years</u>	<u>5-7 Years</u>	<u>7-10 Years</u>	<u>District Office Estimated Total</u>
Bond Admin Assistant	\$80,000	\$160,000	\$160,000			\$400,000
John Deere Mower		\$100,000				\$100,000
Maintenance Vans/Trucks (6 EA)		\$180,000				\$180,000
Exterior Painting				\$40,000		\$40,000
District Office Estimated Total	\$80,000	\$440,000	\$160,000	\$40,000	\$0	\$720,000

BACKGROUND— OCTOBER 3, 2019

B. Resolution 1035 and 1036 To Order An Election To Authorize The Issuance Of School Bonds, Establishing Specifications Of The Election Order, And Requesting Consolidation With Other Elections Occurring On March 3, 2020

Dale Scott of Dale Scott and Company presented information to the Board. The Board discussed this item.

The Board approved “Reconstruct, Rehabilitate and Replace facilities as needed” to be added to the School Facility Project List.

Public comment:

Parent Carolyn Swanson asked Dale Scott clarifying questions regarding the presentation and bond; asked about the Bond Admin Assistant and if that position would be paid for with the bond funds; asked the Board to add additional sites on the list including David Avenue, SPED Preschool, Child Development center, State Preschool.

Former Trustee Beth Shammis said \$30 million, can guarantee it will be spent. That a Campaign Committee would be the one to go out to the public to convince voters that it is needed. Be prepared to convince people this bond is necessary.

MOTION Crandell to approve the Resolution 1035 and 1036 To Order An Election To Authorize The Issuance Of School Bonds, Establishing Specifications Of The Election Order, And Requesting Consolidation With Other Elections Occurring On March 3, 2020.

Trustee Paff amended the motion to split the resolution into two separate votes and to include the amount of \$30 million.

MOTION Crandell/Dawson to approve the Resolution 1035 To Order An Election To Authorize The Issuance Of School Bonds, Establishing Specifications Of The Election Order, And Requesting Consolidation With Other Elections Occurring On March 3, 2020 for \$30 million.

Motion CARRIED by roll call vote 5 – 0

MOTION Dawson/Crandell to approve the Resolution 1036 To Order An Election To Authorize The Issuance Of School Bonds, Establishing Specifications Of The Election Order, And Requesting Consolidation With Other Elections Occurring On March 3, 2020 for \$30 million.

Motion CARRIED by roll call vote 5 – 0

BACKGROUND – OCTOBER 3, 2019

MOVING FORWARD



- ▶ A draft plan will be presented to the Board at the February 30th Special Board Meeting
 - ▶ List of projects to be completed and approximate timing
 - ▶ Once approved list will need board approval for changes
 - ▶ Description of projects and reasons they need to be done
 - ▶ Roofing
 - ▶ Painting
 - ▶ Phones
 - ▶ HVAC
 - ▶ Operations
 - ▶ Communications Plan
 - ▶ School Site Council
 - ▶ Staff Meetings
 - ▶ Website
 - ▶ Community Flyer

MEASURE D PLAN

- ▶ Administrative Plan
 - ▶ Change Orders
 - ▶ Project Approval Timelines
 - ▶ Staff & Site Project Submission Process
- ▶ Final Plan will be brought for approval to the Feb 4th Board Meeting

MEASURE D PLAN

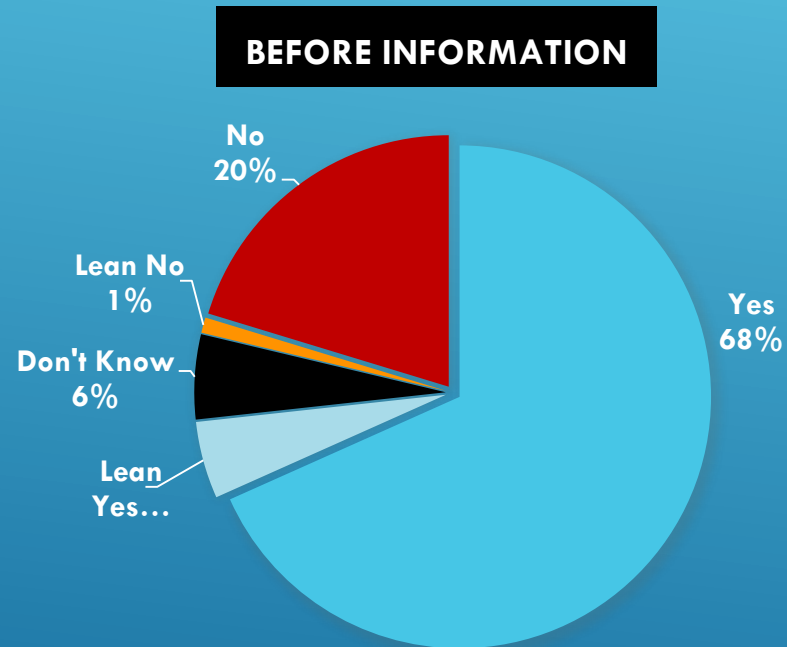
SURVEY RESULTS



▶ BALLOT LANGUAGE: (BEFORE INFORMATION)

- ▶ If the election were held today, would you vote “yes” to approve or “no” to reject the measure?

“With no increase in current tax rates, shall Pacific Grove Unified School District upgrade fire alarms, campus security and emergency communication systems; repair and replace roofs, outdated plumbing, and heating/air conditioning and repair classrooms throughout the District by issuing \$30 million dollars of bonds with legal rates, yearly levies of less than 3 cents per \$100 dollars of assessed valuation while bonds are outstanding (generating an average of \$2.1 million dollars per year), with annual audits and independent oversight?”



- ▶ Community Question

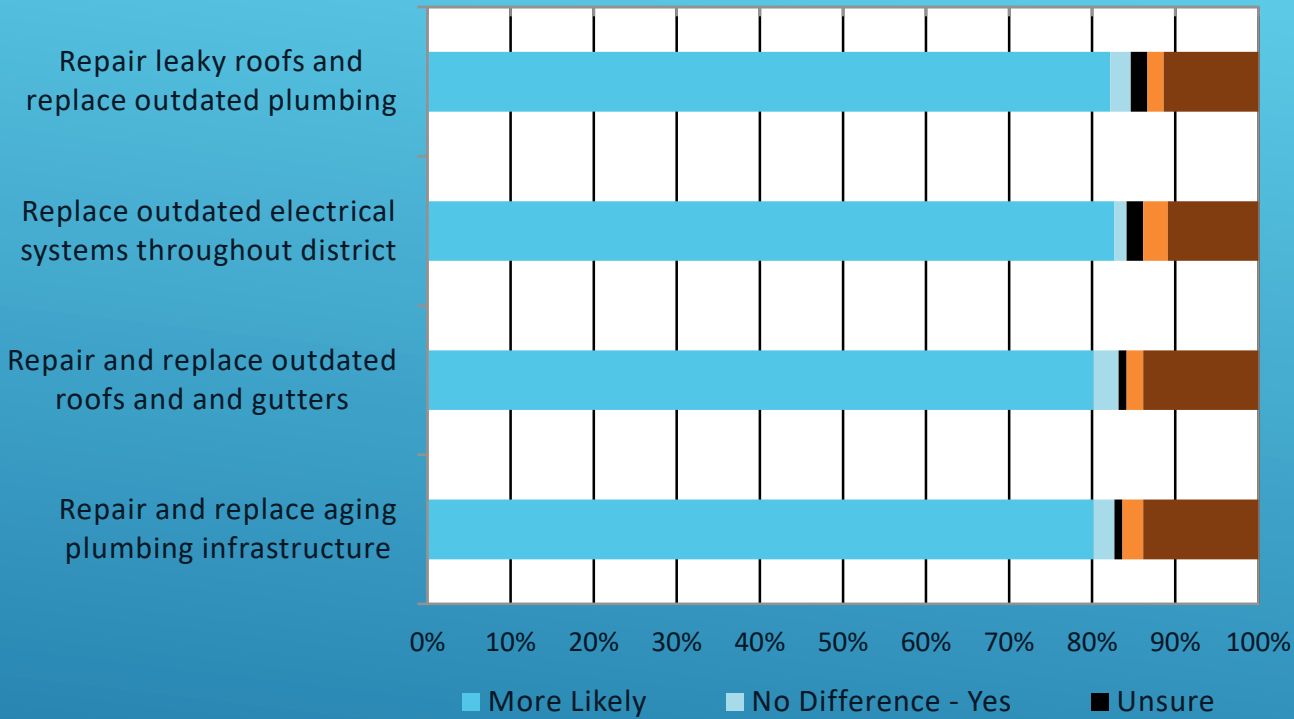
- ▶ Here are some details regarding the proposed bond. For each statement please tell me if it would make you more likely or less likely to vote for the bond? Funds would be to repair leaky roofs and replace outdated plumbing.

- ▶ Staff Question

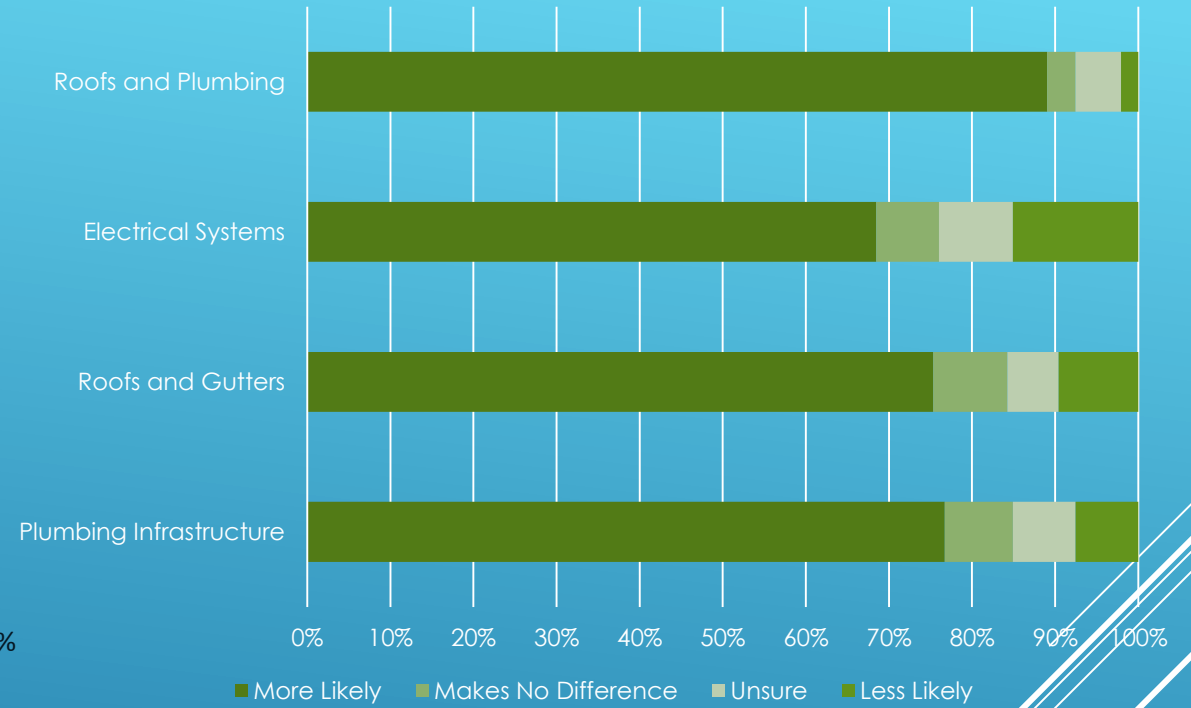
- ▶ Funds would be used to repair and replace aging plumbing infrastructure. Are you _____ to agree with this statement?
- ▶ Multiple choice answers were the same for both surveys.

SURVEY RESULTS

Community – 9/5/2019

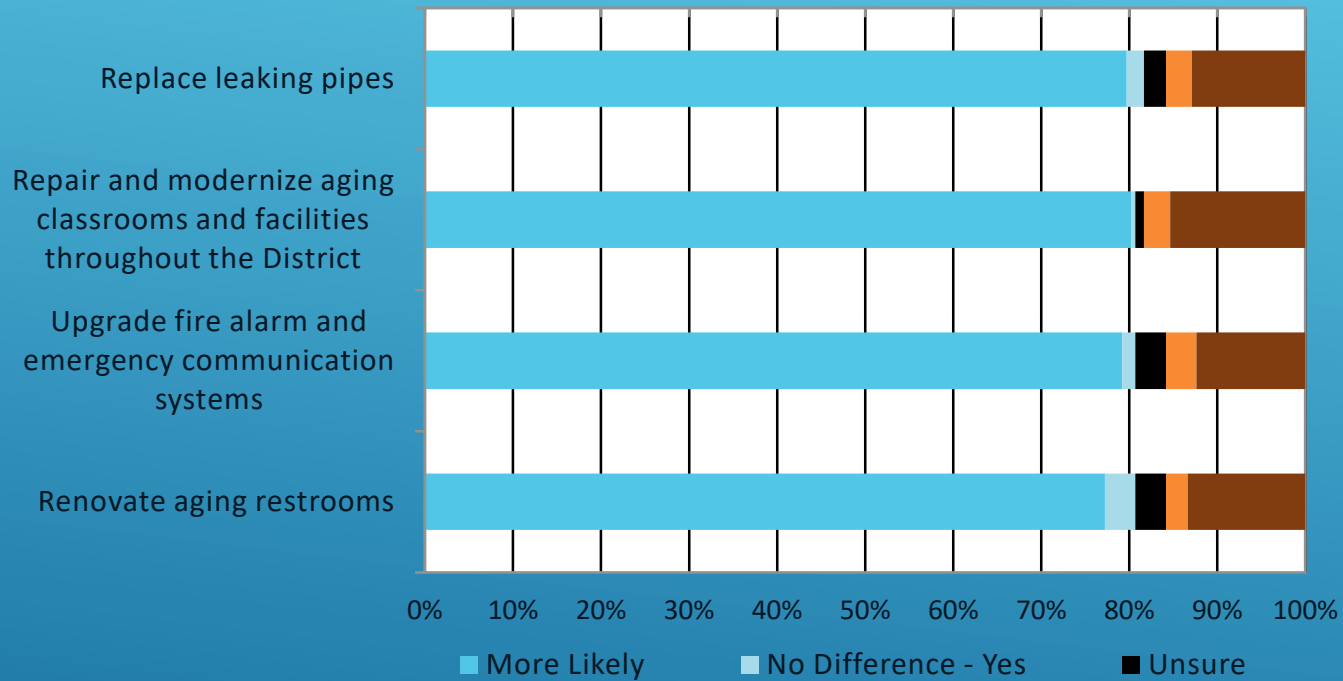


Staff - 1/20/21

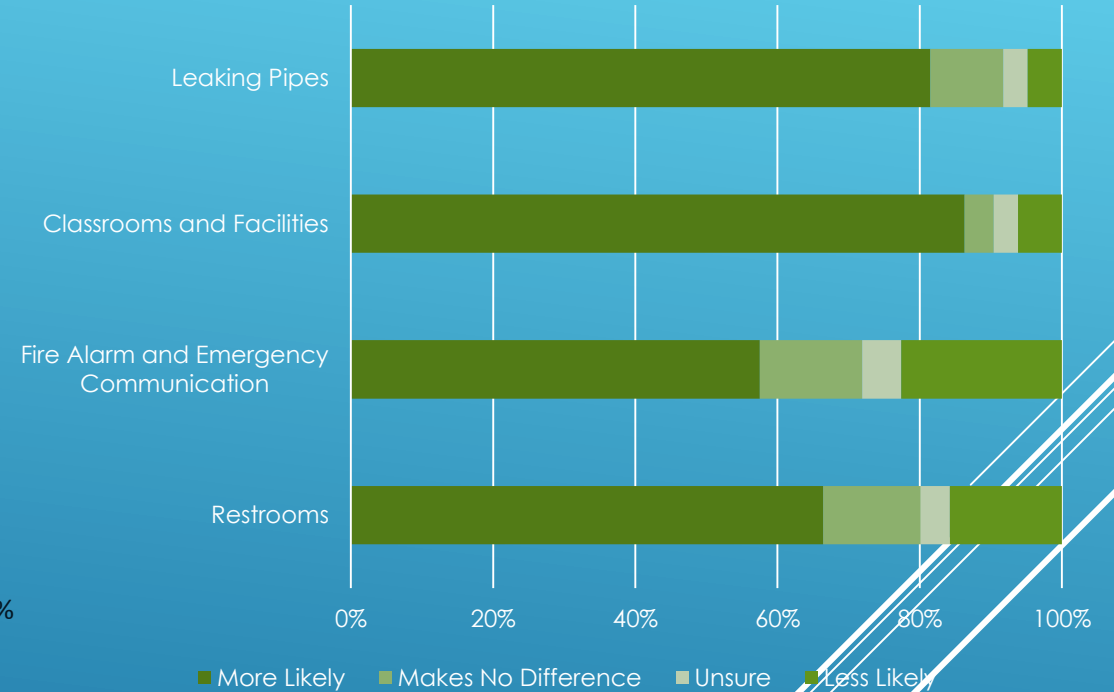


SURVEY RESULTS

Community – 9/5/2019

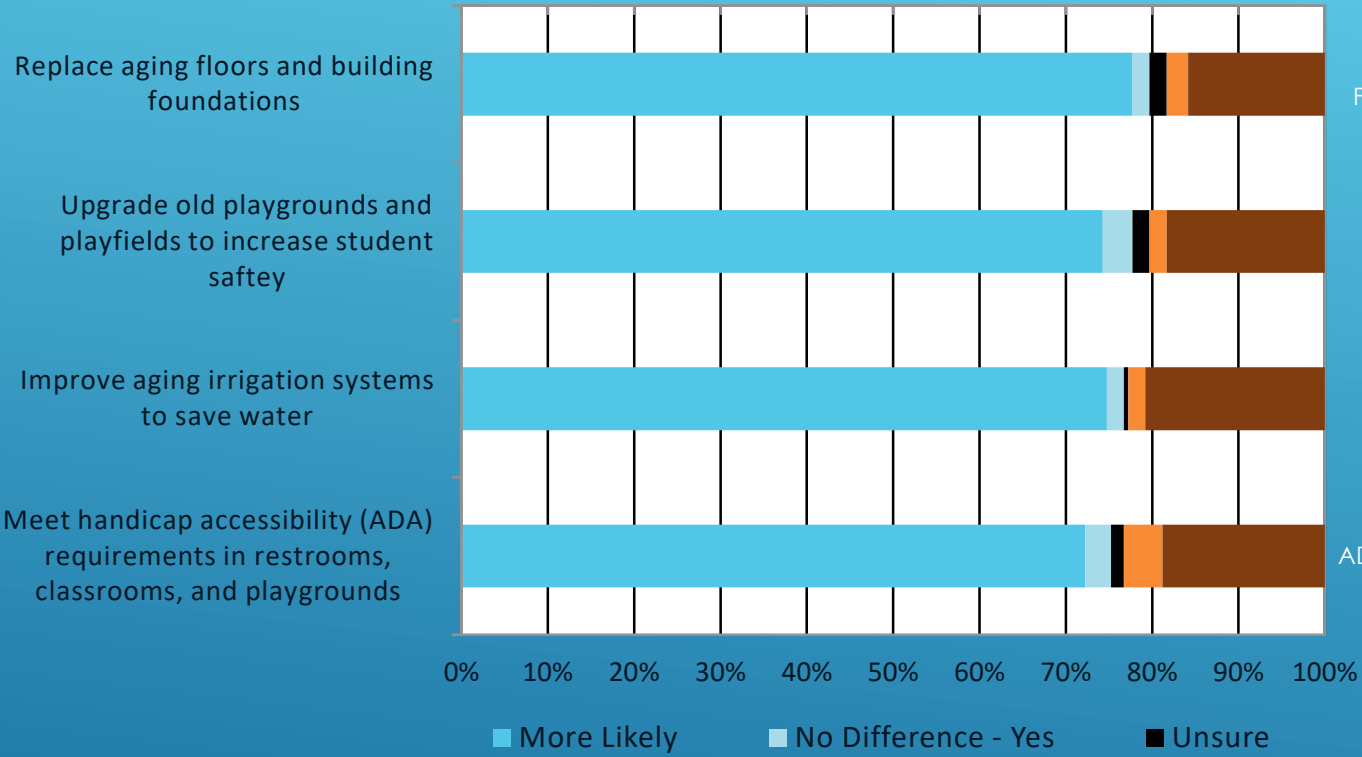


Staff - 1/20/21

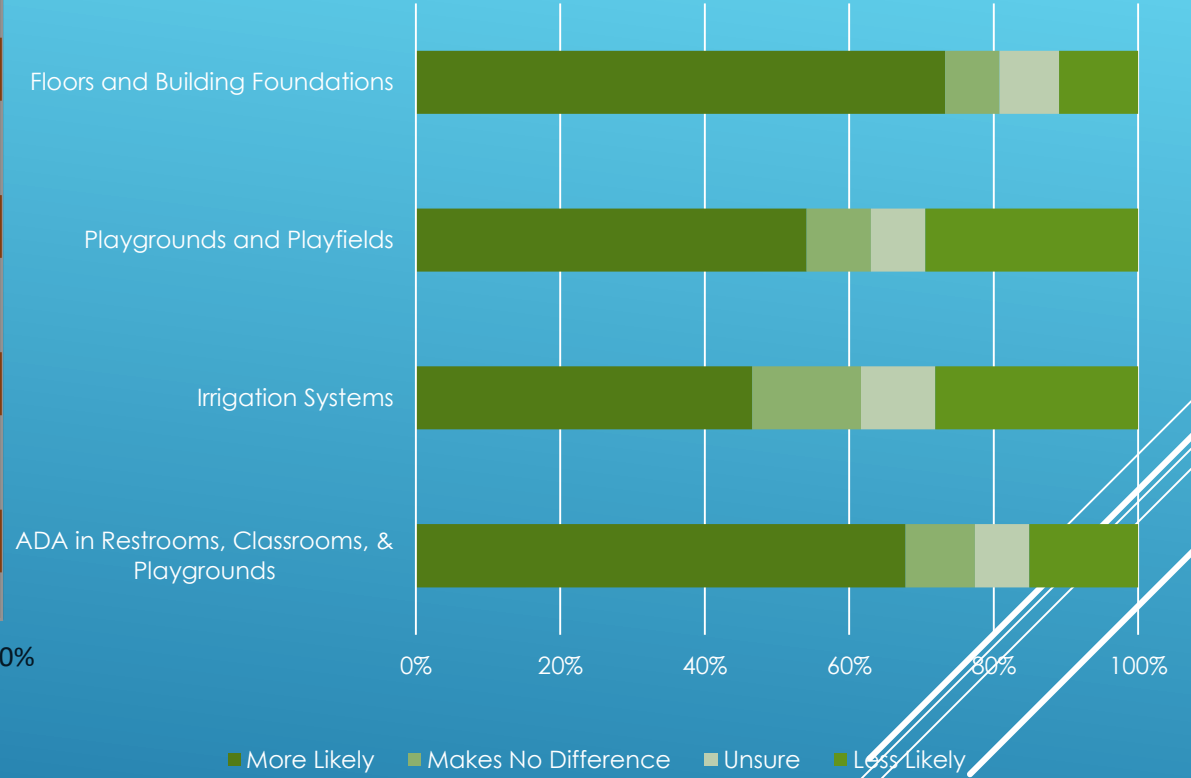


SURVEY RESULTS

Community – 9/5/2019

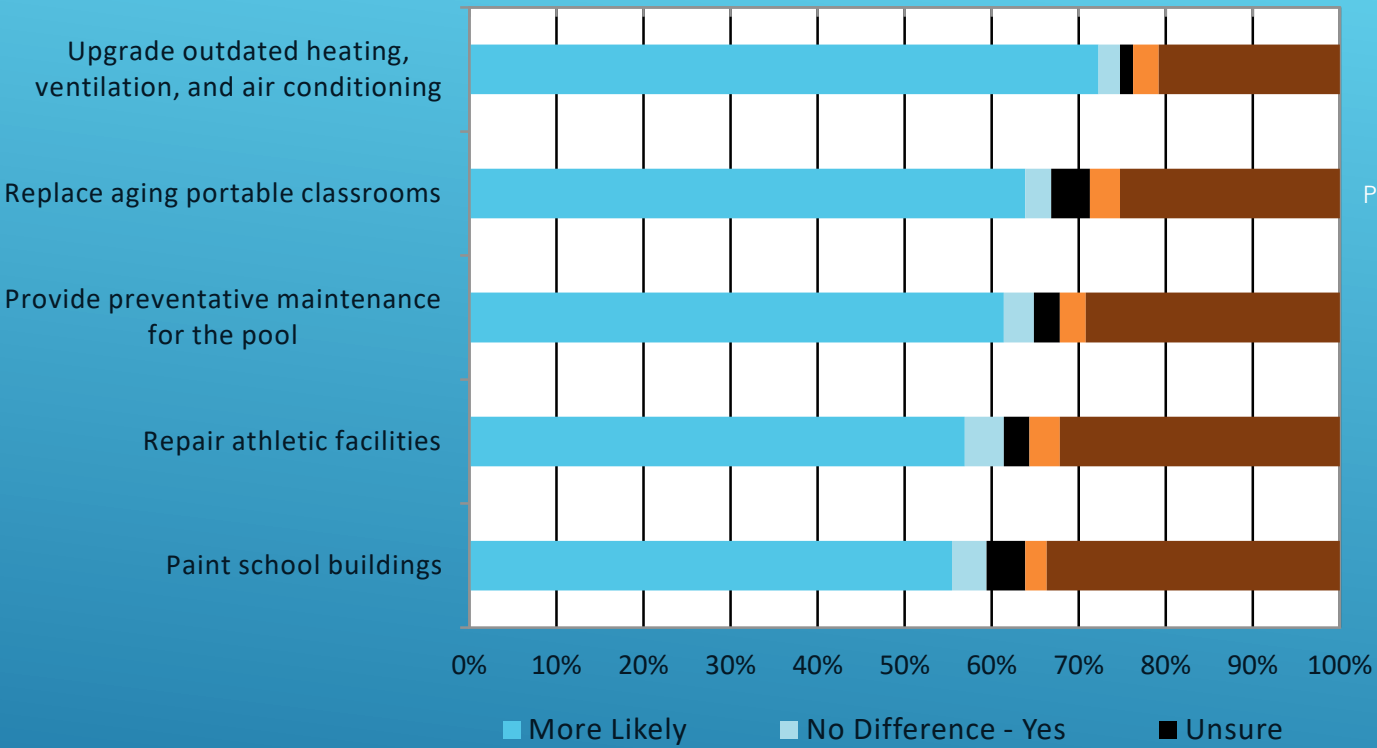


Staff 1-20-21

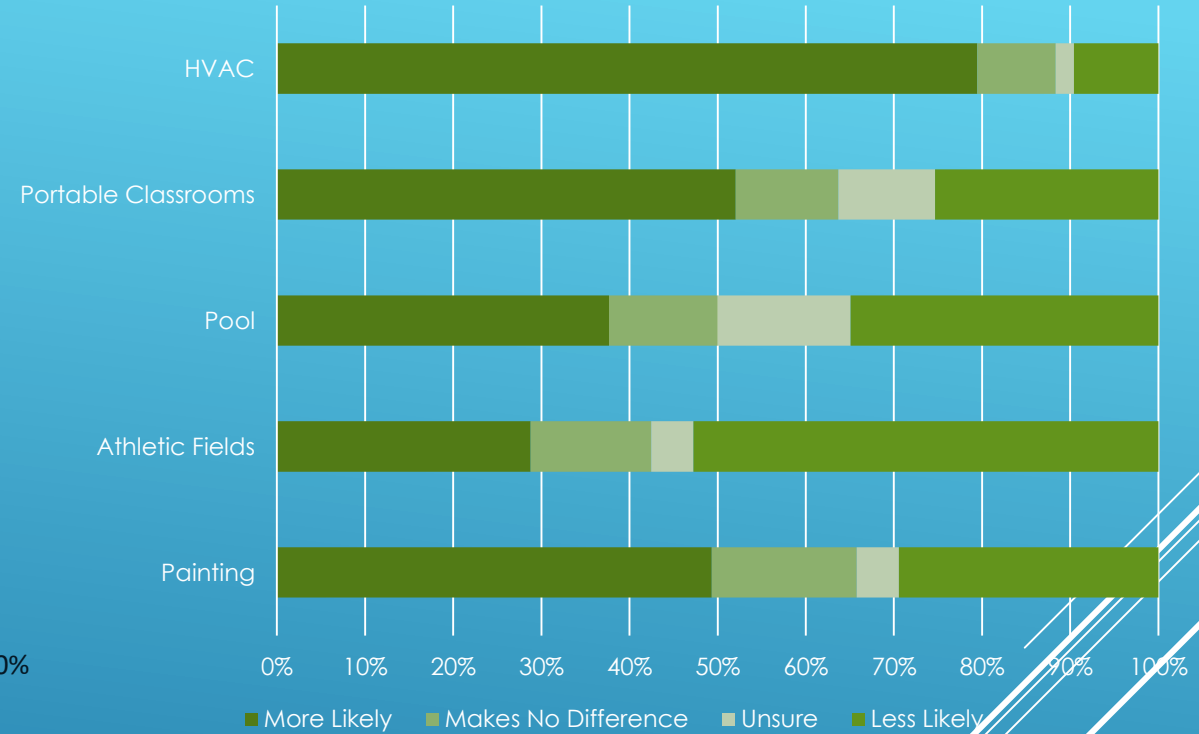


SURVEY RESULTS

Community – 9/5/2019

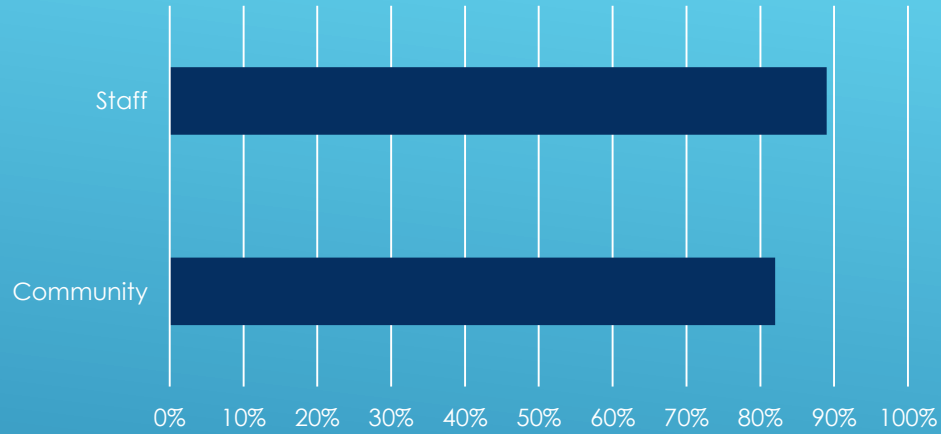


Staff - 1-20-21

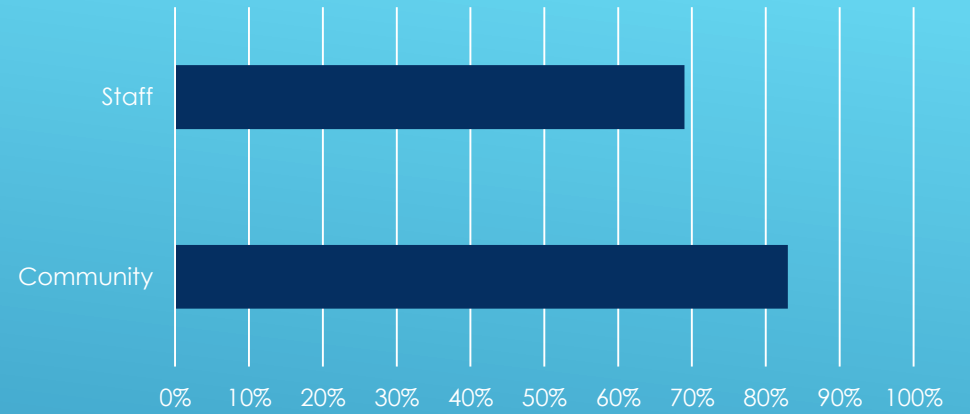


SURVEY RESULTS

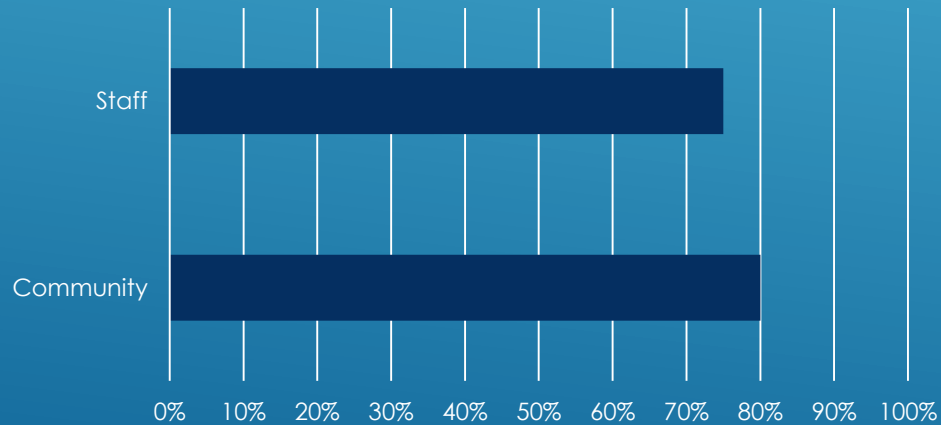
Repair leaky roofs and replace outdated plumbing



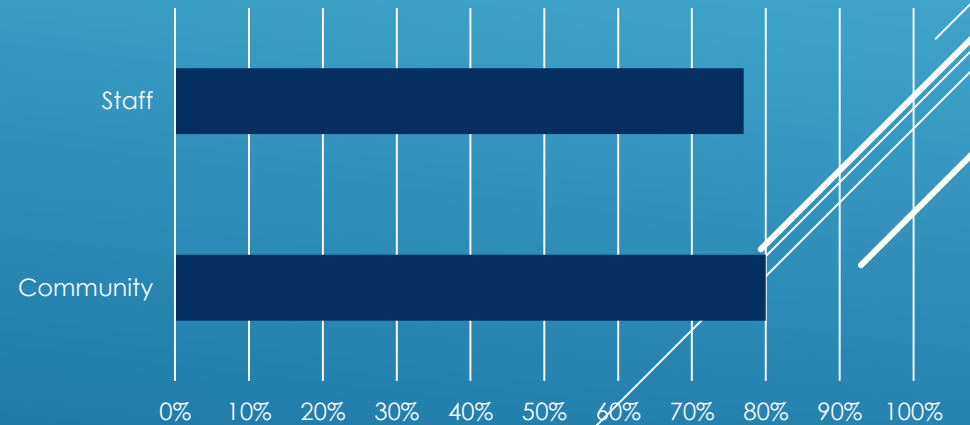
Replace outdated electrical systems throughout district



Repair and replace outdated roofs and gutters

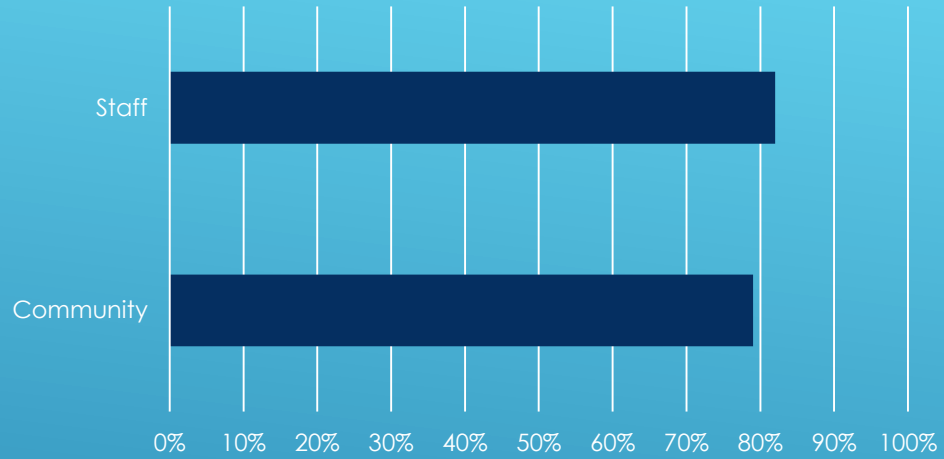


Repair and replace aging plumbing infrastructure

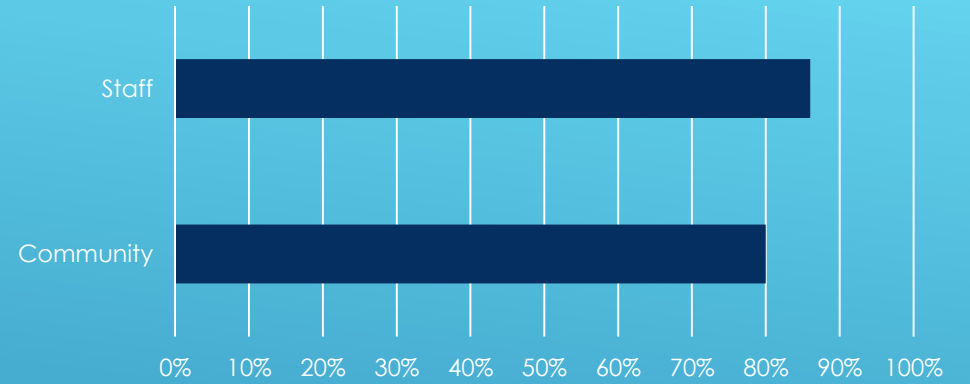


STAFF | COMMUNITY COMPARISON OF
"MORE LIKELY" ANSWERS

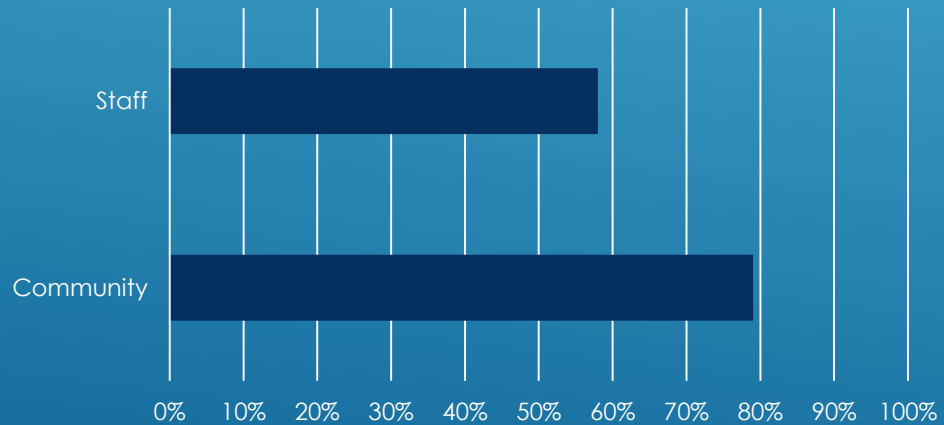
Replace leaking pipes



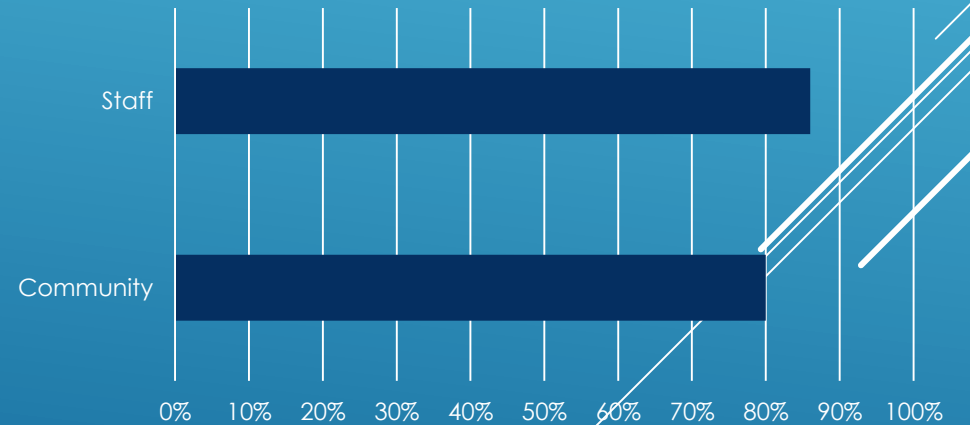
Repair and modernize aging classrooms and facilities through out the District



Upgrade fire alarm and emergency communications systems

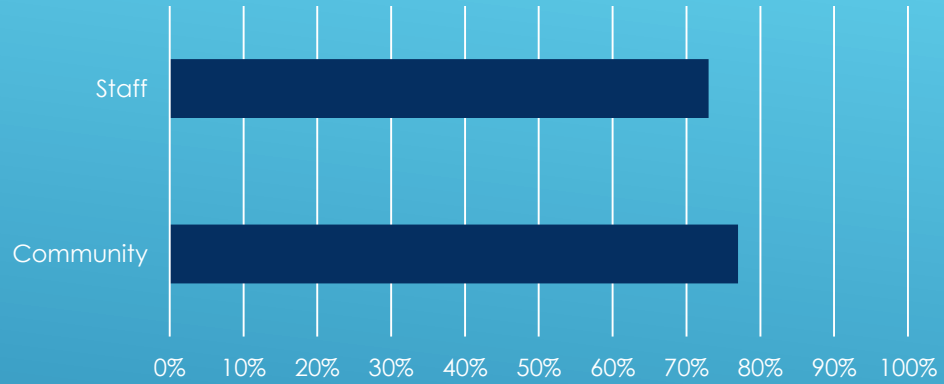


Repair and modernize aging classrooms and facilities through out the District

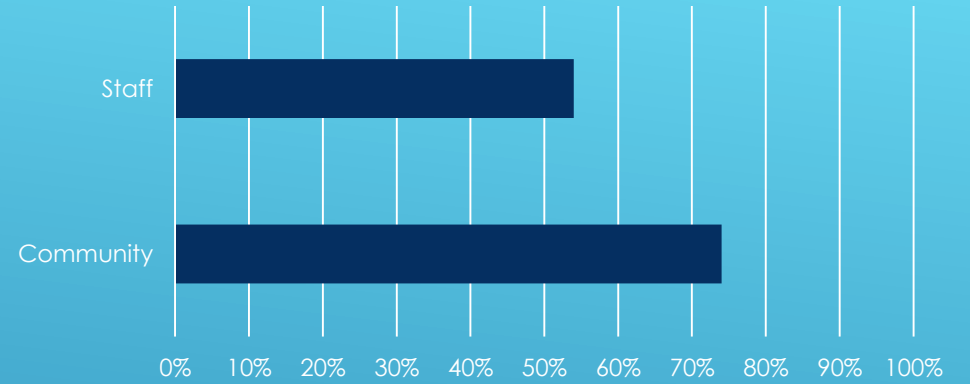


STAFF | COMMUNITY COMPARISON OF
"MORE LIKELY" ANSWERS

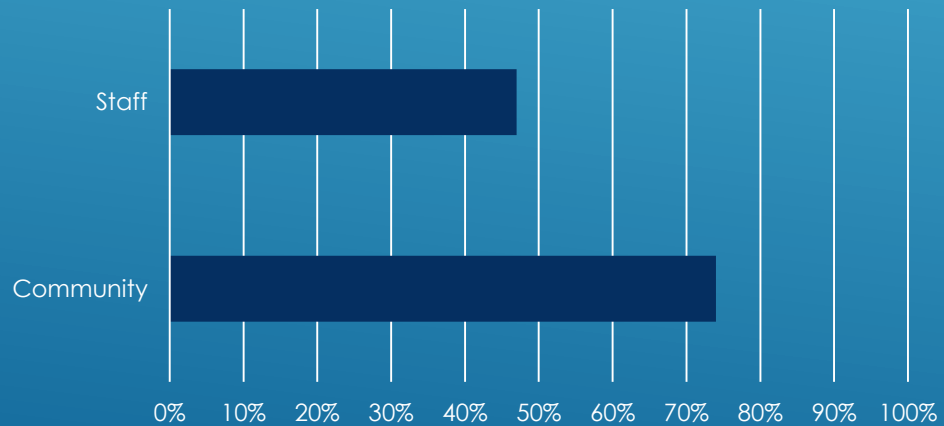
Replace aging floors and building foundations



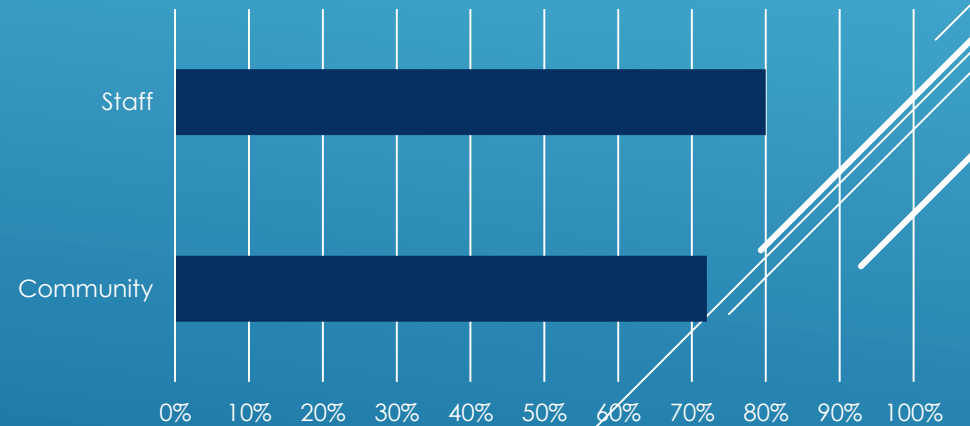
Upgrade old playgrounds and playfields to increase student safety



Improve aging irrigation systems to save water

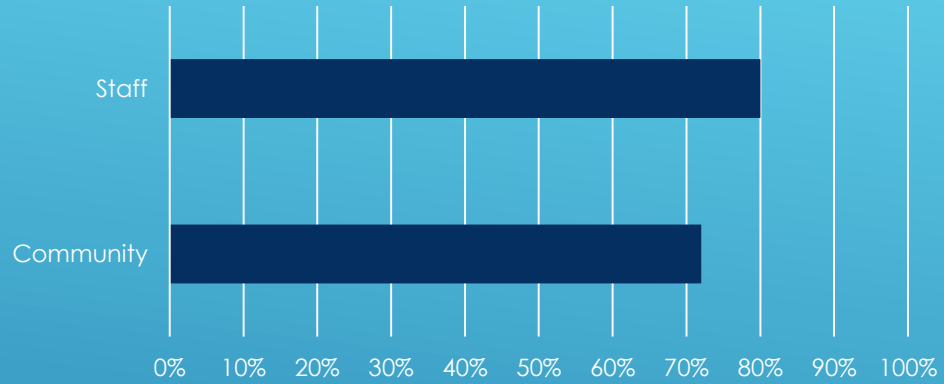


Upgrade outdated heating, ventilation, and air conditioning

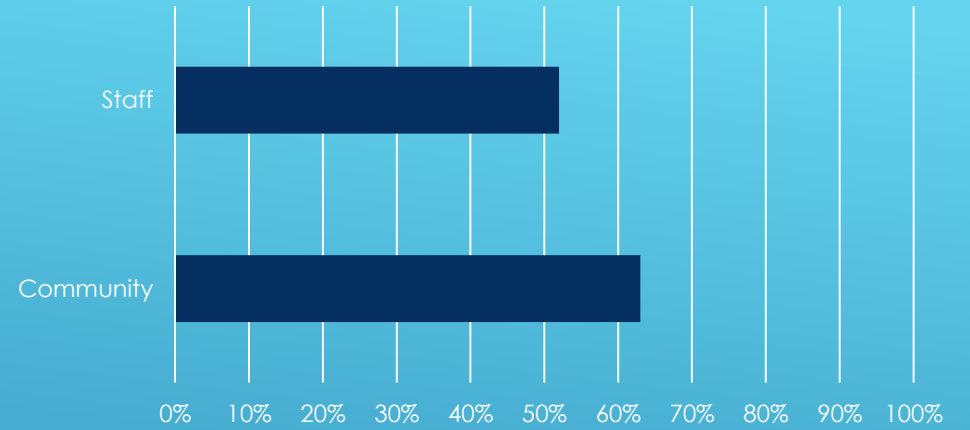


STAFF | COMMUNITY COMPARISON OF
"MORE LIKELY" ANSWERS

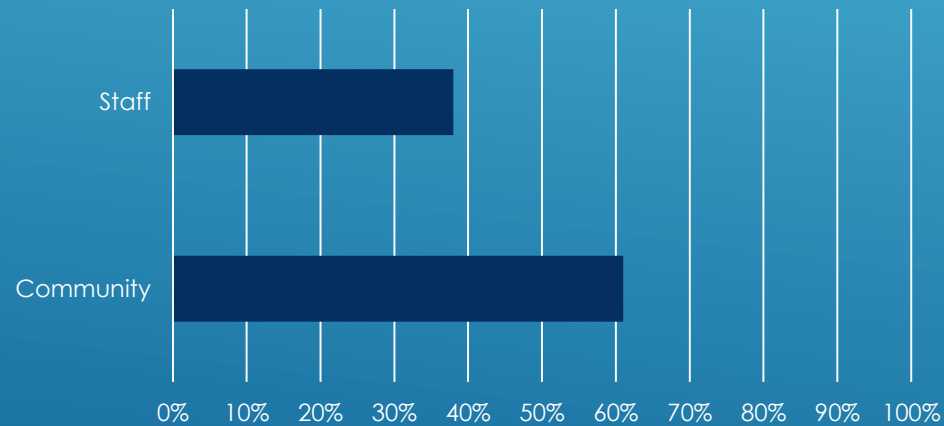
Upgrade outdated heating, ventilation, and air conditioning



Replace aging portable classrooms

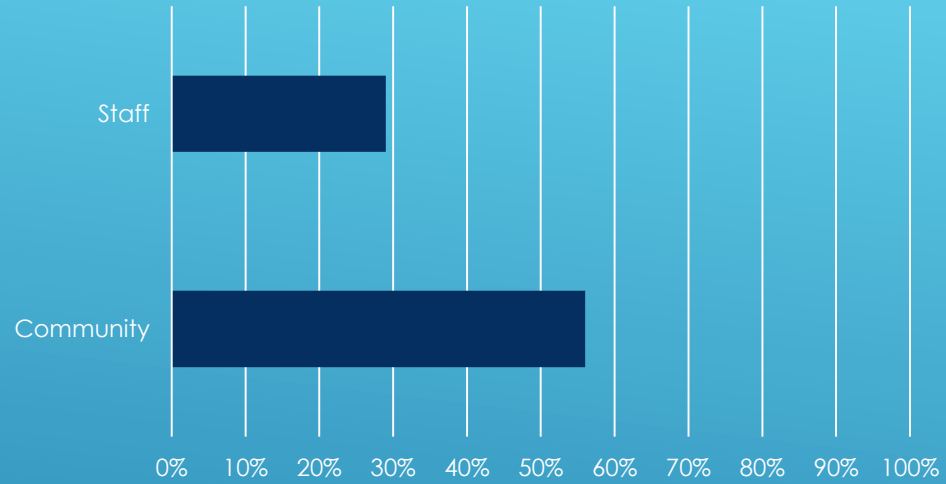


Provide preventive maintenance for the pool

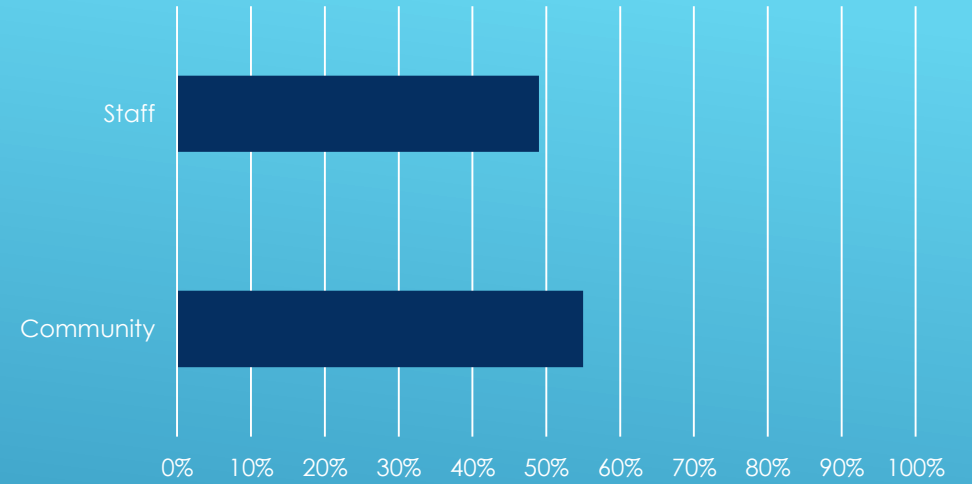


STAFF | COMMUNITY COMPARISON OF
"MORE LIKELY" ANSWERS

Repair athletic facilities



Paint School Buildings



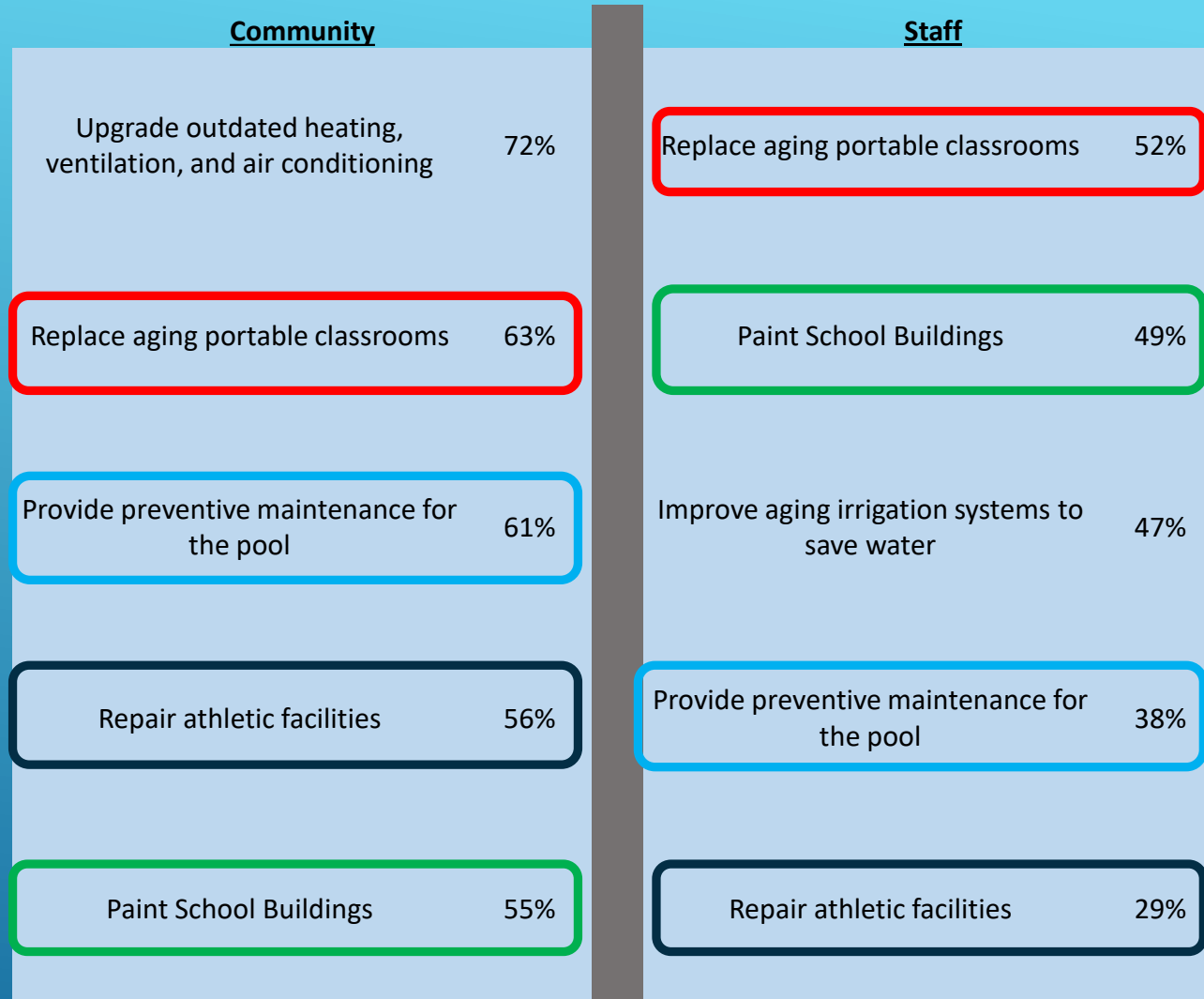
STAFF | COMMUNITY COMPARISON OF
"MORE LIKELY" ANSWERS

<u>Community</u>		<u>Staff</u>	
Replace outdated electrical systems throughout district	83%	Repair leaky roofs and replace outdated plumbing	89%
Repair leaky roofs and replace outdated plumbing	82%	Repair and modernize aging classrooms and facilities through out the District	86%
Repair and replace outdated roofs and gutters	80%	Replace leaking pipes	82%
Repair and replace aging plumbing infrastructure	80%	Upgrade outdated heating, ventilation, and air conditioning	80%
Repair and modernize aging classrooms and facilities through out the District	80%	Repair and replace aging plumbing infrastructure	77%
Upgrade fire alarm and emergency communications systems	79%	Repair and replace outdated roofs and gutters	75%

HIGHEST PERCENTAGE “MORE LIKELY” ANSWERS

<u>Community</u>		<u>Staff</u>	
Replace leaking pipes	79%	Replace aging floors and building foundations	73%
Renovate aging restrooms	77%	Replace outdated electrical systems throughout district	69%
Replace aging floors and building foundations	77%	Meet handicap accessibility (ADA) requirements in restrooms, classrooms, and playgrounds	68%
Improve aging irrigation systems to save water	74%	Renovate aging restrooms	66%
Upgrade old playgrounds and playfields to increase student safety	74%	Upgrade fire alarm and emergency communications systems	58%
Meet handicap accessibility (ADA) requirements in restrooms, classrooms, and playgrounds	72%	Upgrade old playgrounds and playfields to increase student safety	54%

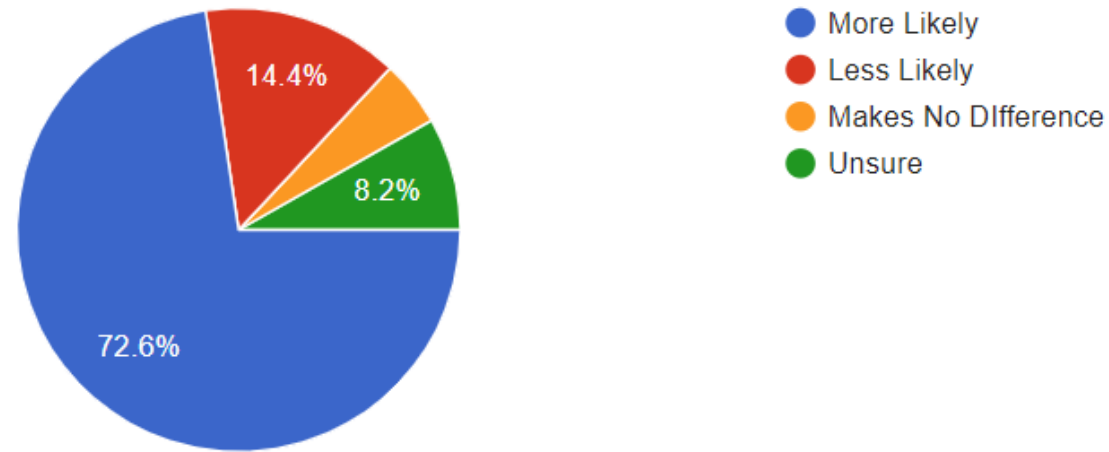
MEDIUM PERCENTAGE OF “MORE LIKELY” ANSWERS



LOWEST PERCENTAGE OF “MORE LIKELY” ANSWERS

Strict social distancing, limited numbers of students on campus, limited staff allowed in communal areas, one-way walking systems, and social distancing floor markers. Are you _____ to agree that these measures provide a safe teaching and learning environment?

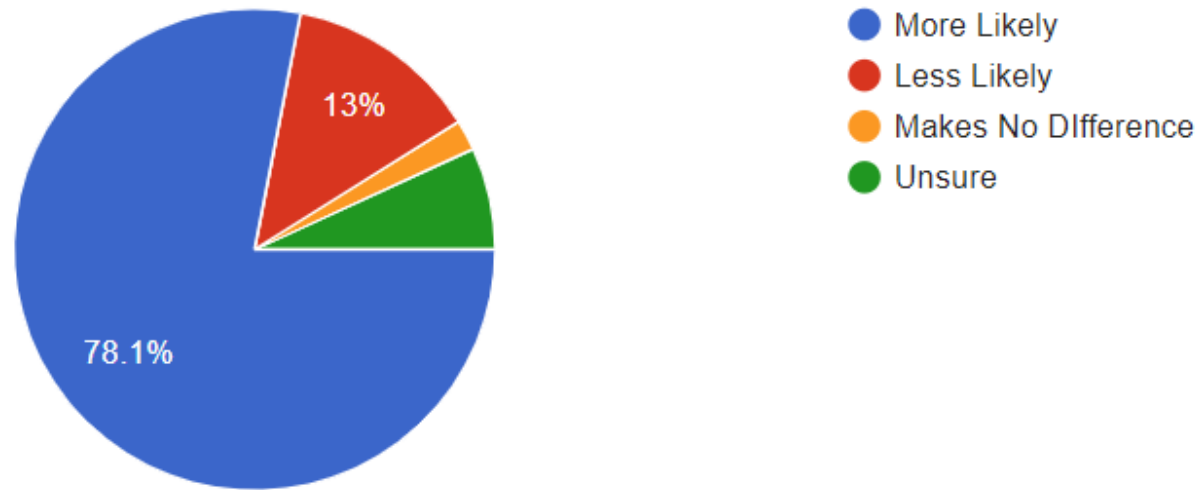
146 responses



COVID FACILITIES RESULTS SOCIAL DISTANCING

Daily deep cleaning, disinfecting between cohorts, and routine wiping of high touch surfaces. Are you _____ to agree that these measures provide a safe teaching and learning environment?

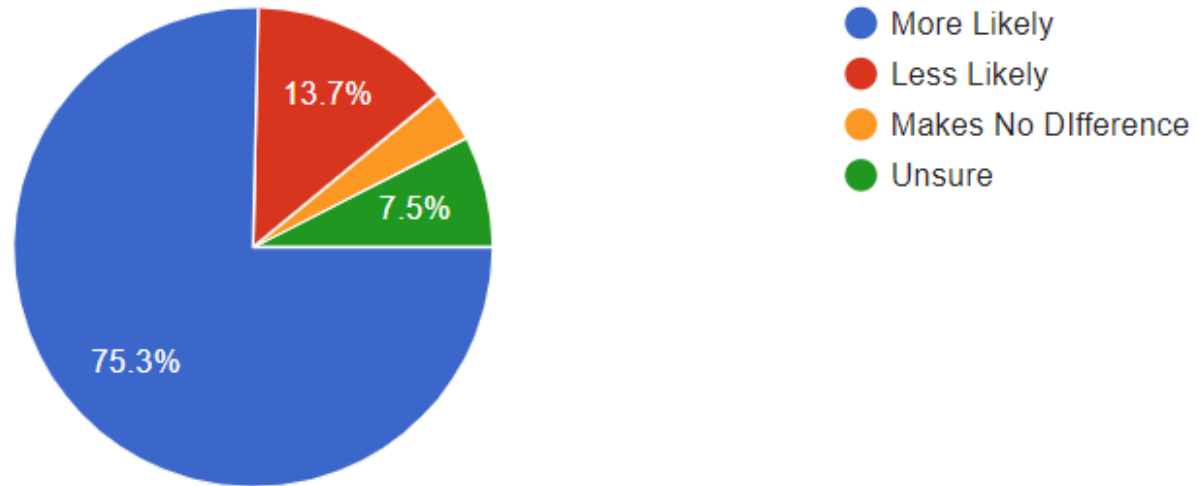
146 responses



COVID FACILITIES RESULTS CLEANING

Installation of automatic hand sanitizer and student handwashing stations. Are you _____ to agree that these measures provide a safe teaching and learning environment?

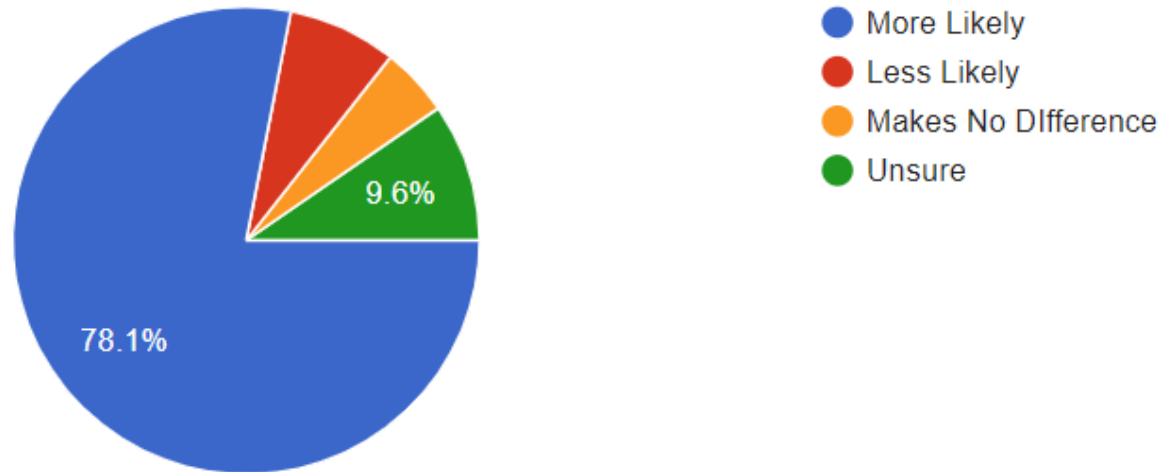
146 responses



COVID FACILITIES RESULTS HAND WASHING

Outfitting HVAC units with MERV-8 filters, changing filters quarterly, running units to filter classroom air, and bring in outside clean air. Are you _____ to agree that these measures provide a safe teaching and learning environment?

146 responses



COVID FACILITIES RESULTS

HVAC

PRIORITY PROJECTS

Administration recommends the Board review and approve the following projects.



- ▶ The existing intercom portion of the system is partially in-operable
 - ▶ In-capable of powering all speakers
 - ▶ District staff and outside service has attempted to repair
- ▶ Site has expressed multiple safety concerns
 - ▶ Incapable of communicating to all students and staff during emergencies.

PGHS INTERCOM AND BELL SYSTEM



PGHS K&L DRY ROT AND TERMITE DAMAGE REPAIR

- Significant damage to fascia and structural glulam beams
- Construction plans
 - Completed week of Jan 11, 2021



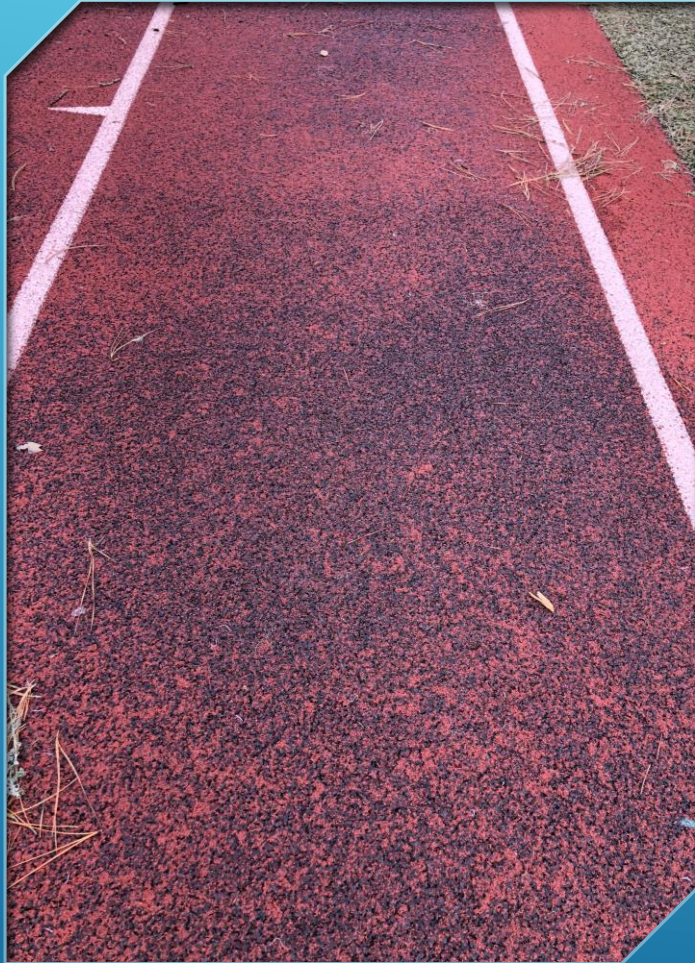
PGHS K&L DRY ROT AND TERMITE DAMAGE REPAIR

- Scope of Work
 - Roof removal
 - Repairs to damaged wood
 - Repairs to roof drainage system
 - Roof Replacement
 - Exterior Painting



PGHS STADIUM FIELD AND TRACK REPLACEMENT

- Installed in 2009
 - Expected use of 8-10 years
 - Fibers begin to fail
 - Rubber fill doesn't stay in place
 - Athletes are more prone to injury
- 

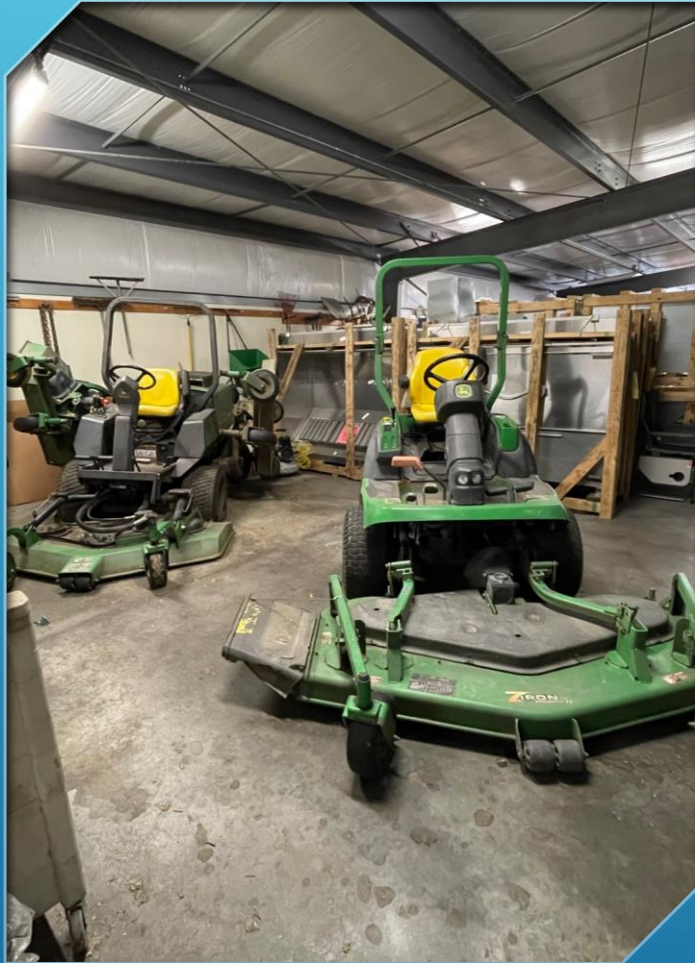


PGHS STADIUM FIELD AND TRACK REPLACEMENT

- Installed in 2009
 - Expected use of 8-10 years

- ▶ Existing bell and clock completely failed
- ▶ Consulted with District's Low Voltage Repair Contractor
 - ▶ Front end controller needs replacing
 - ▶ 75% of classroom clocks have failed
- ▶ Site has safety and scheduling concerns without this system
- ▶ Without replacement bells will be manual by intercom

FOREST GROVE INTERCOM AND BELL SYSTEM



FMO MOWER REPLACEMENT

- Two Mowers – 20 years
 - John Deere 1600 wide area mower
 - John Deere 1435 front end mower



FMO MOWER REPLACEMENT

- John Deere 1600 wide area mower
 - Non-Operational
 - \$7,000 for a new deck
 - Most other parts are no longer manufactured

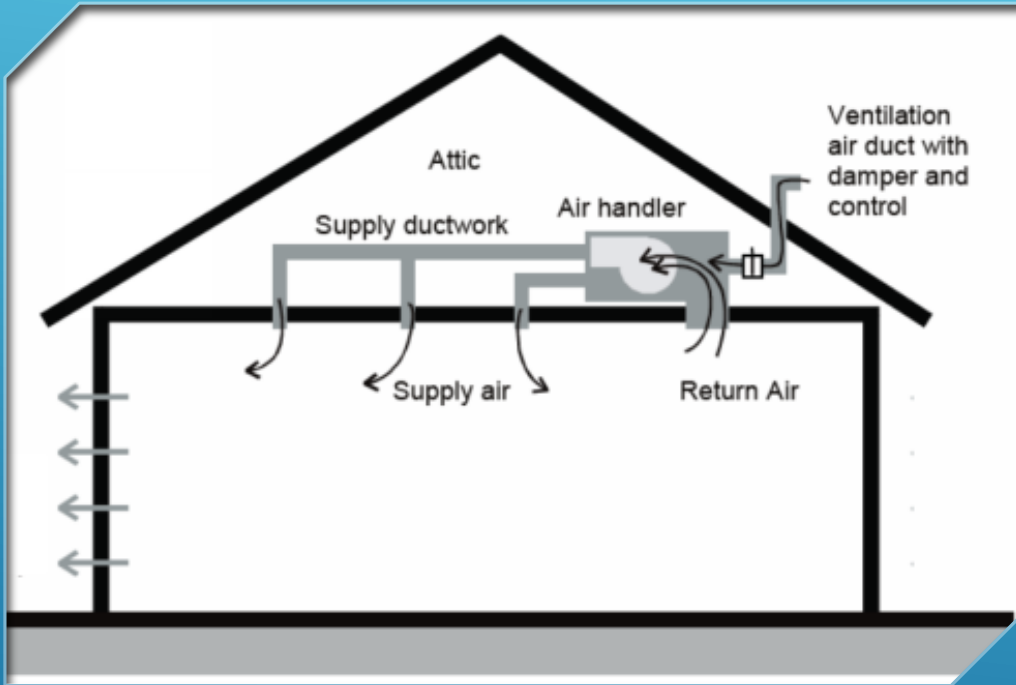


FMO MOWER REPLACEMENT



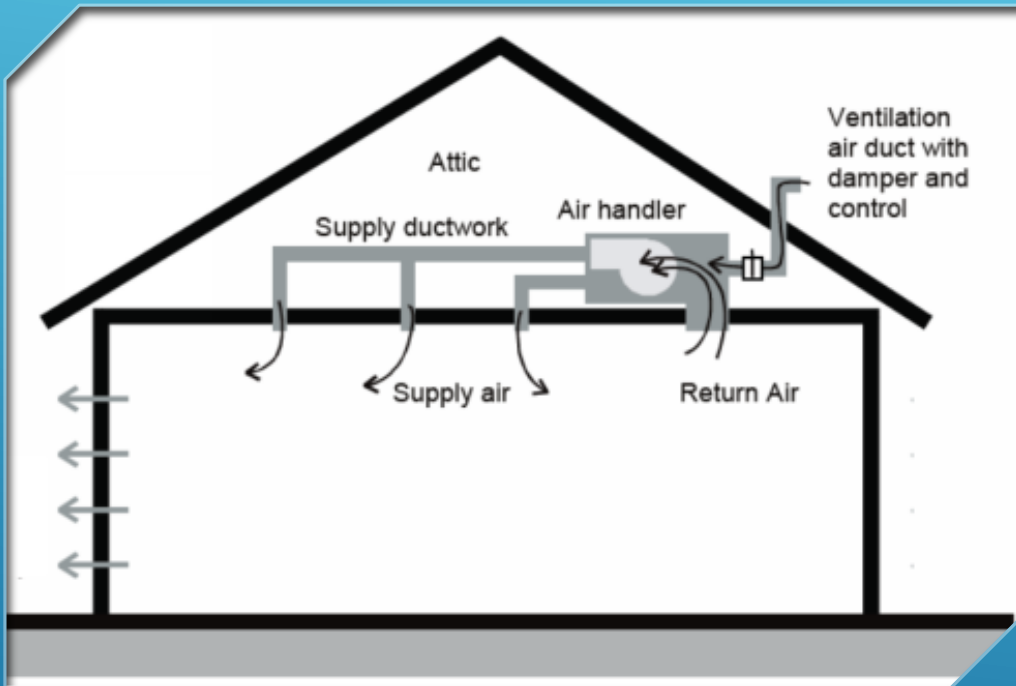
- Two Mowers – 20 years
 - John Deere 1435 front end mower
 - Smaller – Less Horsepower
 - Stress of Spring/Summer Cutting
- Importance of machine
 - It's used for maintenance
 - If 1435 goes down
 - 1/3 Rule
 - Cutting more than 1/3 of the grass blade weakens the grass
 - Injuries to community and students
 - Schedule
 - PE and athletics
- Operations – Support to students, staff, and community
 - Having the proper equipment

HVAC COVID REPLACEMENT OR MODIFICATIONS



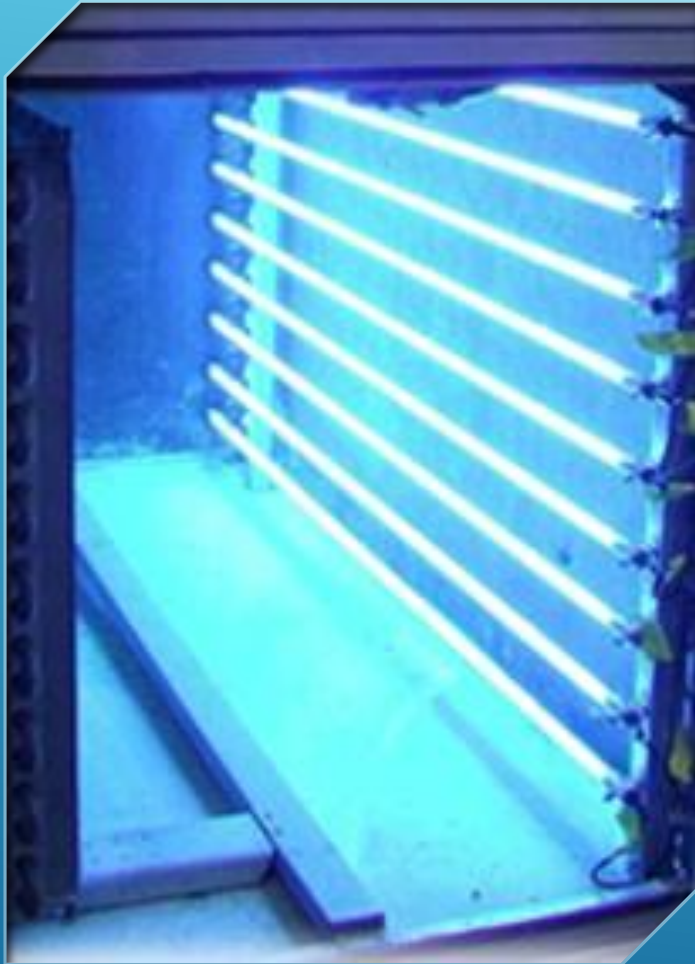
- The Current Plan
 - Run Unit forcing dirty air out and clean heated air in
 - Reduce filtration
 - Filtration is not a stand-alone measure against the spread of COVID
 - Hospital and care center super spreader events
 - Hand Washing
 - Masks
 - Disinfecting
 - Social Distancing
 - Temperature and Symptom Checks

HVAC COVID REPLACEMENT OR MODIFICATIONS



- Recommendation
 - HVAC systems still have good useful life
 - Find improvements that are not replacement
 - UV-C Disinfection
 - In-duct air disinfection
 - Upper-air disinfection
 - In-duct surface disinfection

HVAC COVID REPLACEMENT OR MODIFICATIONS



- UV-C In-Duct Air Disinfection
 - Banks of UV-Lamps installed inside HVAC systems or associated ductwork.
 - Requires high UV doses to inactivate microorganisms on-the-fly as they pass through the irradiated zone due to limited exposure time.
- Stand-Alone HEPA filters

- ▶ K&L and the stadium projects will not need support from the general or reserve funds.
- ▶ The HS and FG Intercom/Bell projects may need general or reserve funds to bridge the gap.
 - ▶ Staff will work with Bond Counsel if bridge funding is necessary.
- ▶ The HVAC project will start planning immediately and may need general or reserve funds to bridge the gap.
- ▶ District staff will attempt to negotiate terms of payment.

FUNDING

QUESTIONS

