



San Ysidro School District

**Board Workshop
Capital Facilities Program Update**

April 24, 2024

Presenters:

Jose F. Iniguez, Ed.D
- Assistant Superintendent
of Administrative Leadership, Support
& Safety

**Khary S. Knowles, M.Ed, M.Arch, LEED AP, CASH
SFLA, Certified CBO - SBMP
- Facilities Consultant (COLBI)**

Facilities Program: Agenda



- Bond Implementation Plan Priority Projects
- Budgets/Expenditure Status
- Project Highlights
- Progress of Major Projects
 - SYMS Revitalization Project
 - Community Resource Center Project @ Beyer
- Final Feedback, Direction, and Next Steps

Bond Implementation Plan Priority Projects (11/9/2023)

Priority	Site	Project	Current Estimated Cost
1	San Ysidro Middle School	Modernization	Up to \$49,790,433
2	La Mirada	CDC Move, Front Entry/UTK Revisions	Up to \$13,761,000
3	Multi-Site: La Mirada, Willow, Ocean View Hills	Universal TK-Portables	Up to \$7,040,000
4	Beyer	Community Resource Center	Up to \$24,100,000
5	Multi-Site	Interactive White Board Replacement	Up to \$3,950,000

Note: Funded priority projects = **\$98,641,433.**

*Other 1 *Other priority projects, if funding becomes available

Priority	Site	Project	Current Estimated Cost
6	Multi-Site	Safety and Security Improvements (Window Tinting)	Up to \$50,000
7	Multi-Site	Asphalt Renovation	Up to \$14,320,000
8	Vista Del Mar	Environmental Mitigations	Up to \$650,000
9	Multi-Site	Flooring Replacement	Up to \$ 4,950,000
10	Multi-Site	Renovate Playfields for Safety (Inc Sunset/Smythe)	Up to \$1,500,000
11	District Wide	Technology Improvements	Up to \$1,300,000

Note: Unfunded priority projects = **\$22,770,000.**

Board Priority 1: SYMS Revitalization



- Project Description:
 - Modernization of the facilities of 1978 campus (92K gross square feet)
 - Assist to improve educational standards
 - Upgrade existing appearance, systems, and equipment
 - Improve components of site and buildings to enhance education, functionality and school security.

- **Scope** (of work) Improvements:

- Front Entry/Appearance
- Main Office Move to Front
- Classroom Interior
- Building Exteriors
- Infrastructure, Utilities, Systems
- Landscape/Track/Shade
- Student Innovation Center

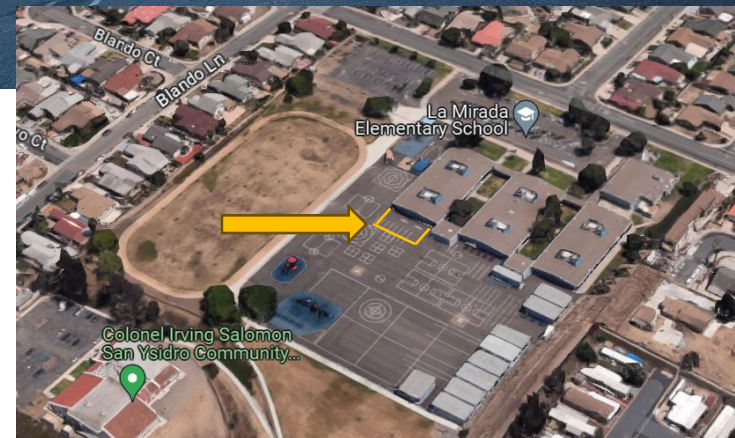
- **Schedule:** (see table)

- **Budget:** Approximately \$50M

TENTATIVE SCHEDULE	ACTIVITIES
March/April 2024	Select D/B Project Manager
Mid-June 2024	Select D/B team
July 2024	Start design work
August 2024	Complete Site investigation
Jul 2025 - Dec 2025	DSA approval (6 mos.); start subcontractor bidding
Sept 2025 - Jan 2026	Construction begins
August 2026 - December 2026	SYMS completed (dependent upon interim housing solution)

Board Priority 2: CDC Move, Front Entry/UTK Revisions at La Mirada ES

- **Project Description:** Move CDC to La Mirada and combine with UTK revisions including front entry improvements
- **Scope:**
 - Relocate CDC to La Mirada
 - Construct UTK classrooms
 - Construct front entry improvements for both La Mirada and CDC
 - Construct pick-up/drop-off for CDC
- **Schedule:** Construction from October 2024 – August 2025
- **Budget:** \$13.761M



Board Priority 3: Universal TK-Portables at LM, OVH, Willow (**Proposed: “Classroom Revisions/Additions, as Needed”**)

- Project Description: Construct/Remodel UPTK classrooms at LM, OVH, Willow
(**Proposed Project Description:** Construct/Remodel classrooms District-wide, as needed”)
- **Scope:** Install Portables, remodel existing classrooms, and add new classrooms to accommodate:
 - Enrollment growth
 - UPTK classroom requirements
 - 1300 square feet classrooms
 - Immediate access to restrooms
 - Access to age-appropriate play area and equipment
 - Educational program needs
- **Schedule:** Multi-phased construction from June 2024 – August 2025
- **Budget:** \$7.04M



Board Priority 4: Community Resource Center (CRC) at Beyer



- Project Description:
 - Family Resource Center (FRC) and a Community Event Center (CEC)
 - New construction of facilities on Beyer campus
 - Cultural/Community considerations in the design
 - Enhance neighborhood relationships
 - “Center of the Community”

- **Scope** (of work) Improvements:
 - 7400 gross square feet (FRC/CEC)
 - Multi-purpose Room
 - Conference Room
 - Offices
 - Health Center
 - Staging Kitchen
 - Outdoor Event Area
 - Sports fields/courts with lights

- **Schedule:** (see table)

- **Budget:** \$24.1M

TENTATIVE SCHEDULE	ACTIVITIES
March/April 2024	Select D/B Project Manager
Mid-June 2024	Select D/B team
July 2024	Start design work
August 2024	Complete Site investigation
Jul - Dec 2025	DSA approval (6 mos.); start subcontractor bidding
Sept 2025 - Jan 2026	Construction begins
August 2026 - December 2026	CRC completed

Board Priority 5: Interactive Whiteboard Replacement @ Various Schools, as needed

- Project Description: Replace/Provide a new interactive whiteboard for every classroom
- **Scope:**
 - Replace/install interactive whiteboards in classrooms, as needed
 - District-wide
 - Install on carts (2024-25)
 - Relocate to the walls (2025-26)
- **Schedule:** June 2024 – July 2025
- **Budget:** \$3.95M



Facilities Program: Completed Projects

EXPENDITURES: PROJECT COMPLETED	SITE(S)	ACTUAL EXPENDITURES (\$)	BUDGET (\$)	DIFFERENCE REMAINING/SAVINGS (\$)
Furniture for TK	Various Sites	407,750	415,000	7,250
HVAC Replacement	Sunset	85,206	190,000	104,794
Playground Improvements	VDM	173,661	173,661	0
Flooring Replacement	Sunset, SYMS	45,660	45,660	0
HVAC Improvements – Locker Rooms	SYMS	60,000	60,000	0
Security Improvements – Window Film	LM, Smythe	31,213	31,213	0
Fire System Improvement	LM, Smythe	52,500	52,500	0
TOTAL		855,990	968,034	+ 112,044
PROJECTS COMPLETED (IN CLOSE-OUT PHASE)				
Playgrounds Improvements	LM, Smythe	TBD	4,160,000	TBD
Roofing	LM, OVHS, Smythe, Sunset, VDM, Willow	TBD	1,819,000	TBD

Project: Playground Projects at LM, Smythe

- Project Description: Replace playgrounds and upgrade play surfaces.

- **Scope:**

- 3 new playgrounds at LM
- 4 new playgrounds at Smythe
- New playground equipment
- New playground surface
- Upgrade play yard surface campus-wide

- **Schedule:** Completion – March 2024

- **Status: COMPLETED!!!**

- **Budget:** \$4.2M (Project Budget)



Facilities Program: Active Projects - Budgets

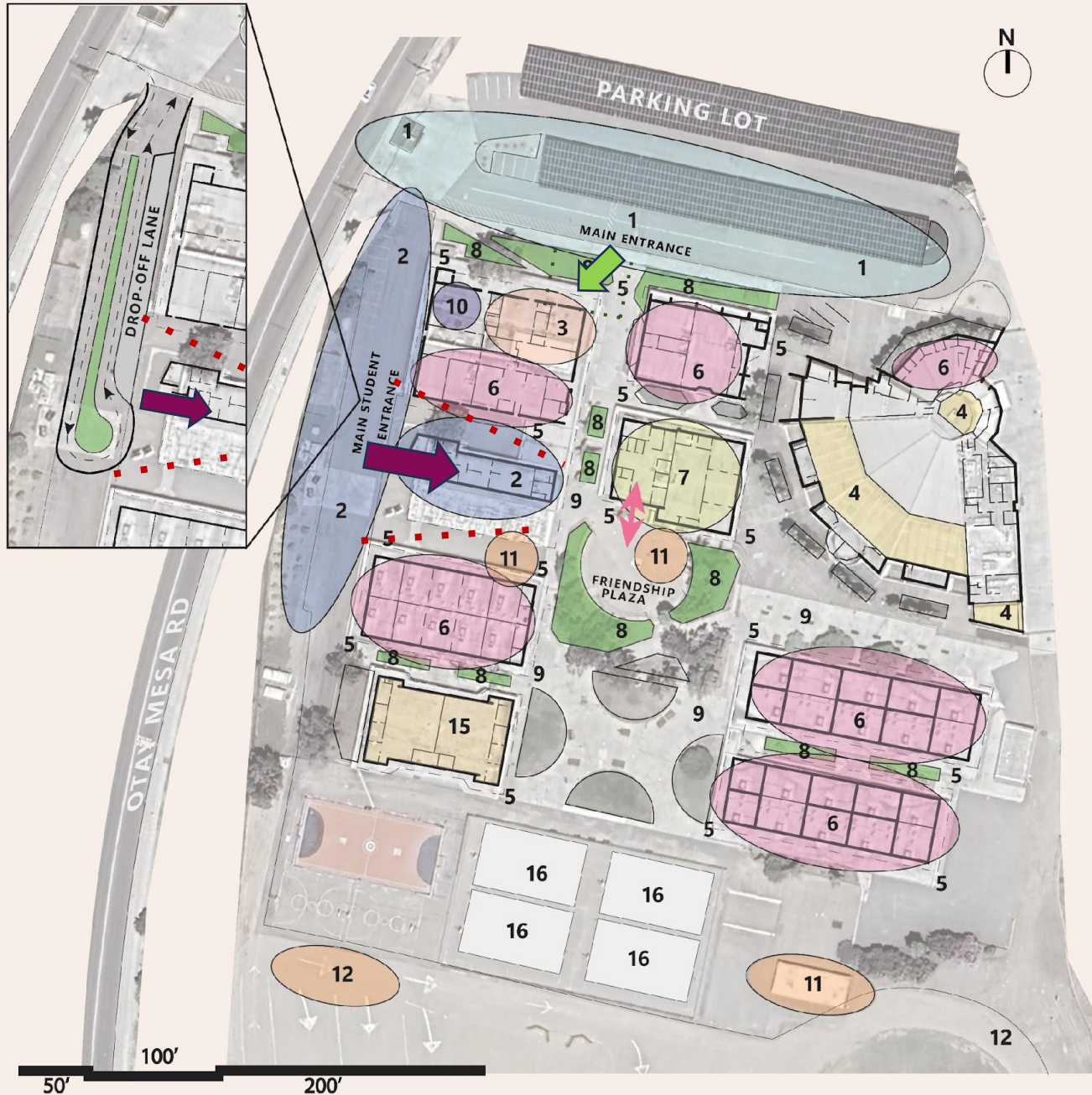
PRIORITY	BUDGET: PROJECT	SITE(S)	STATUS	BUDGET (\$)
1	School Revitalization	SYMS	Planning	49,790,433
4	New Community Resource Center ("CRC")	Beyer Site	Planning	24,100,000
2	CDC Move/Front Entry/UTK Revisions	LM	Deisgn	13,761,000
3	1 Revised UPTK Classroom (prior Science Room) from Classroom Revisions/Additions ("Universal TK-Portables")	OVH	Planning/ Design	880,000
3	2 New Portables from Classroom Revisions/Additions ("Universal TK-Portables")	OVH	Planning/ Design	1,250,000
	Safety/Security Improvements	Willow	Bid	4,435,000
5	Interactive Whiteboard Replacements	District-Wide	Design	3,950,000
	Artificial Turf Replacement	Sunset	Design	<u>1,450,000</u>
	(ACTIVE PROJECTS) SUB-TOTAL			99,616,433
	(COMPLETED PROJECTS) SUB-TOTAL			6,947,034
	TOTAL			106,563,467

Project: Safety/Security Improvements at Willow (with Single Point Of Entry)

- Project Description: Improve Safety/Security of the campus
- **Scope:**
 - Replace fencing on campus outline (higher and stronger)
 - Create the single point of entry at Admin (during school instruction)
 - New cameras at Admin/Parking
 - Safety improvements at Calle Primera curve (to Willow Ave)
- **Schedule:**
 - March – May 2024: Bid and Contractor Selection
 - May – October 2024: Construction
 - **Status: Out to Bid**
- **Budget: \$4.4M (Project Budget)**



DROP-OFF PLAN OPTION



OVERVIEW : SYMS REVITALIZATION PROJECT

- 1. Front Entry**
Enhance drop-off/pick-up; repair paving; Add seating & landscaping; Install new marquee sign
- 2. Student Entry**
New designated student drop-off/pick-up to alleviate traffic
Add seating and landscaping
Demolish building 600
- 3. Main Office Move**
Relocate for better visibility, control and safety
- 4. Multi-Cultural Center (MCC)**
Replace skylights; upgrade stage sound, screen and lighting; Repair flat roof areas; Replace movable divider walls
- 5. Exterior Façade Improvements**
Modernize all buildings with new paint/colors/patterns and lights
- 6. Classroom Interior Upgrades**
Repaint interior painted surfaces; Install new tackable wall surfaces Replace flooring and ceiling tiles; Refinish doors; Install integral walk-off mats; Enhance lighting, power and technology
- 7. Student Collaboration Center**
Open concept and enhance direct access to Friendship Plaza
- 8. Landscape Planters**
Repair & refinish seat walls or remove walls and add paving and seating
- 9. Pavement**
Replace flatwork where cracking, heaving or other damage occurs
- 10. 700 Building**
Remodel partitions in room 701, including outlets; Upgrade technology and green screen
- 11. Shade**
Repaint existing; Add new structure of similar size
- 12. Track**
Replace or repair DG surface; Add concrete curb
- 13. Infrastructure Upgrades**
Upgrades to power, data and plumbing; Relocate above-ground utility boxes south of Friendship Plaza
- 14. Roofing Repair**
All areas where required
- 15. PE Building**
Alternate: Replace lockers and create new storage cages at showers
- 16. Court Relocation**
Relocate the basketball courts to create open views

1. Front Entry

Enhance drop-off/pick-up repair paving

Add seating and landscaping

Move student drop-off to west side

New marquee sign

Replace fence, rolling gate and secure entrance



INSPIRATION IMAGES



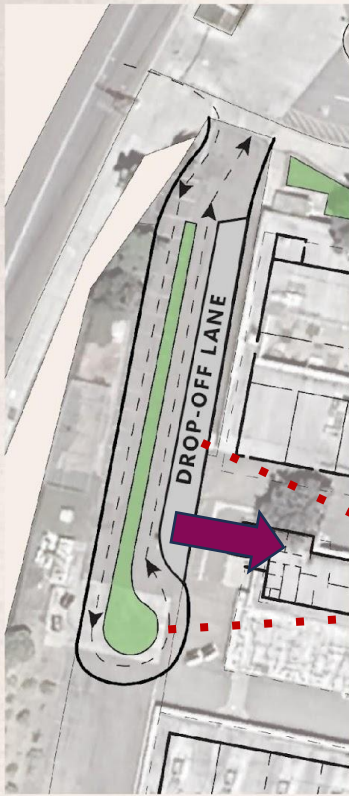
2. Student Entry

New designated student drop-off/pick-up to alleviate traffic

Add seating and landscaping

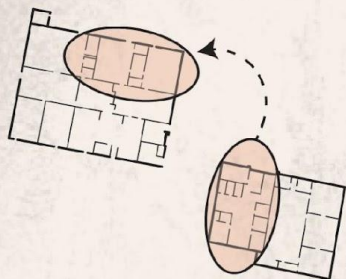
Parking lot facelift

Demolish Building 600



INSPIRATION IMAGES





3. Main Office Move

Relocate for better visibility, control, safety and perception

Create single point of entry



INSPIRATION IMAGES





4. Multi-Cultural Center (MCC)

Replace skylights

Upgrade stage lighting, sound and screen

Repair flat roof areas

Replace divider wall



INSPIRATION IMAGES



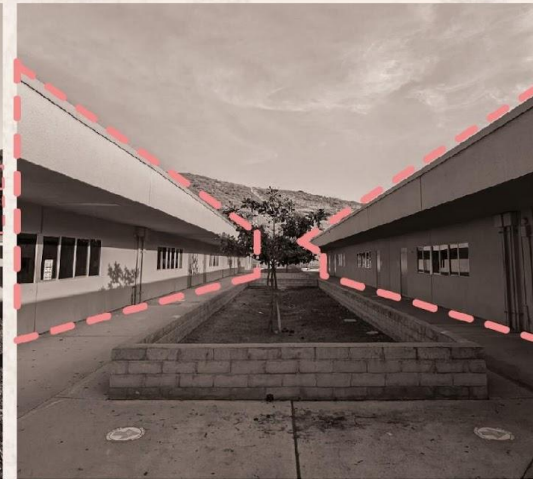
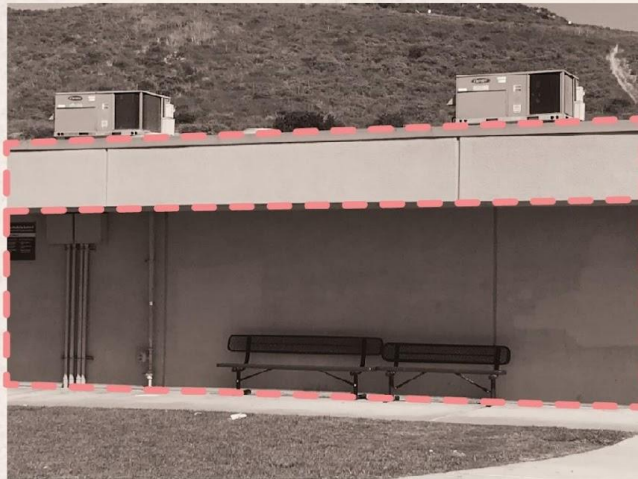


5. Exterior Building Improvements

Modernize all buildings with new paint/colors

Exterior Lighting

Improve aesthetics



INSPIRATION IMAGES



6. Classroom Interior Updates

Repaint interior painted surfaces

Install new tackable wall surfaces

Replace and repair flooring and ceiling tiles

Repair doors and thresholds

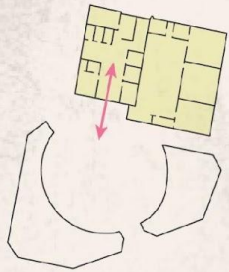
Install walk-off mats

Enhance lighting, power and technology



INSPIRATION IMAGES





7. Student Collaboration Center

Enhance direct access to Friendship Plaza

Provide student collaboration area(s)

Highlight "innovation in learning"

Multi-use with focus on technology hub and student collaboration

Open concept to increase the sense of belonging



INSPIRATION IMAGES



8. Landscape Planters

Revitalize planter walls and planter areas

Improve campus seating

Maintain Magnolia trees



9. Pavement

Replace flatwork



10. 700 Building

Remodel partitions in room 701

Develop broadcasting capabilities with "green screen"

Power and technology upgrades



INSPIRATION IMAGES



11. Shade

Repaint existing shade shelter
Add new shade structure(s)



12. Track

Replace with improved track surface
Add outside concrete curb



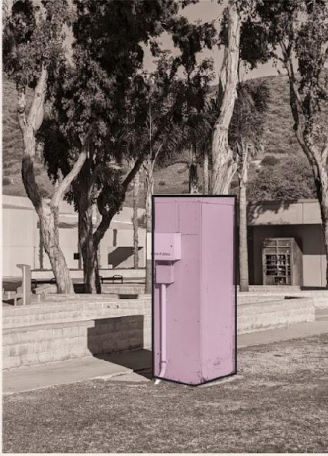
INSPIRATION IMAGES



13. Infastructure Upgrades

Upgrades to power, data and plumbing

Relocate above-ground utility boxes



14. Roofing Repair

All areas where needed

15. PE Building

Replace lockers and create storage at showers



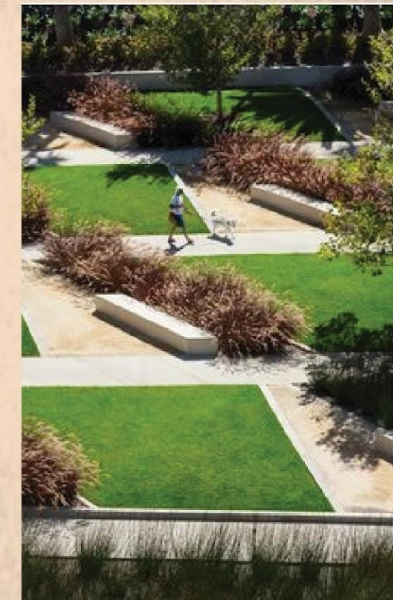


16. Ball Court Relocation

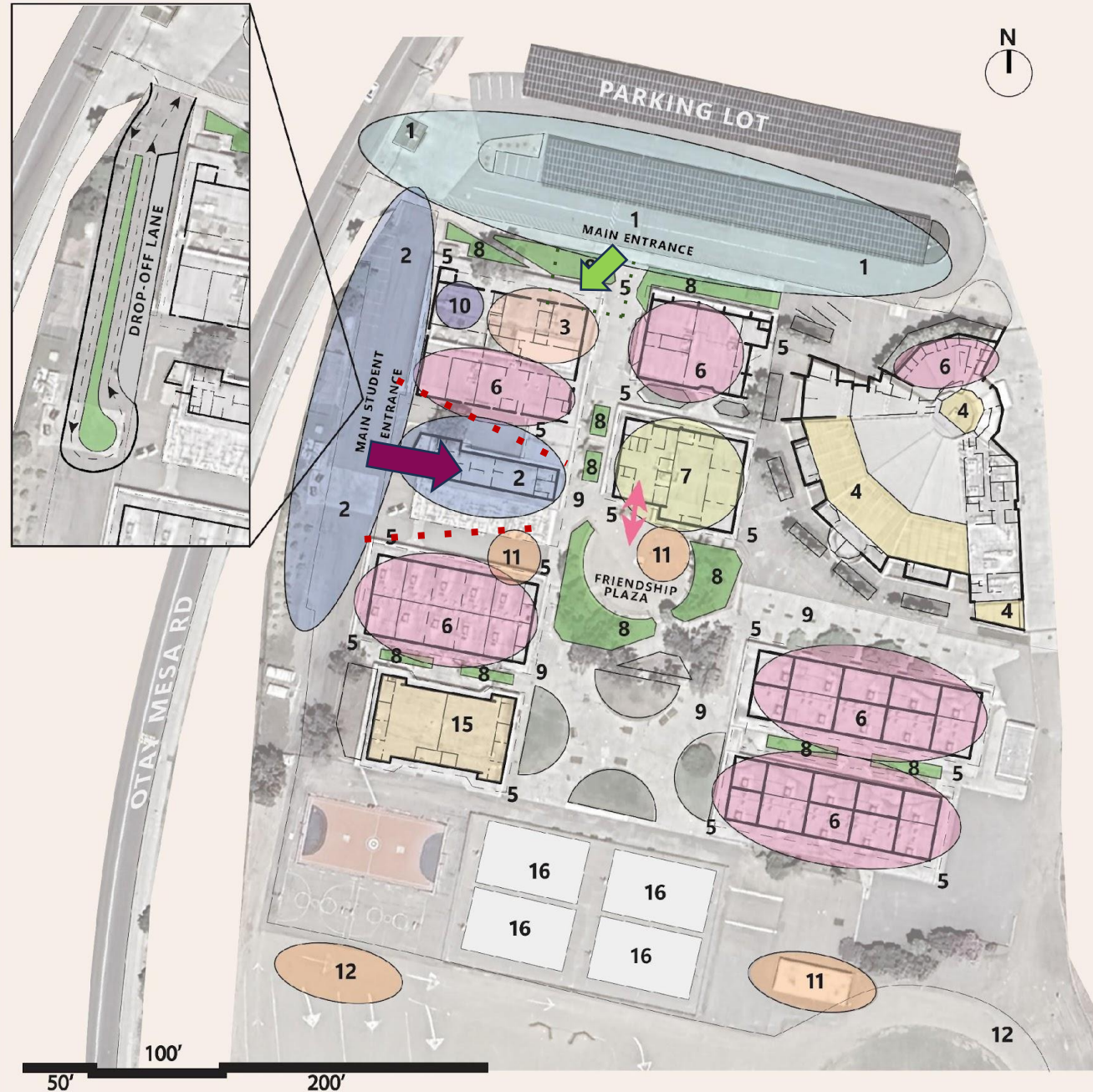
Relocate basketball courts to create more student outdoor space and open views



INSPIRATION IMAGES



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San Ysidro School District BEYER COMMUNITY RESOURCE CENTER



SCOPE OF IMPROVEMENTS:

1. MAIN LOBBY
2. FAMILY RESOURCE CENTER
3. COMMUNITY EVENT CENTER
(INCLUDES ASSEMBLY ROOM, SMALL KITCHEN AND STORAGE)
- 3a. OUTDOOR EVENT SPACE/PATIO
4. PUBLIC ENTRANCE
5. VEHICULAR ROUNDABOUT AND DROP-OFF
6. DELIVERIES/SECONDARY ENTRANCE
7. PLAYGROUND/BALL COURTS/SOCCER FIELD
8. LARGE OUTDOOR EVENT SPACE
9. LANDSCAPE IMPROVEMENTS
(INCLUDING CHERRY BLOSSOM TREES)
10. FUTURE DEVELOPMENT
11. PARKING

INSPIRATION IMAGES:





Feedback,
Direction,
Questions and
Next Steps



THANK YOU!

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