

Wayne Dempsey on Next Door 2/18/20

https://nextdoor.com/news_feed/?post=137669575&comment=341685440

Hi all again. As some of you know, I've been deep diving into the details of Measure PV, and have come up very short in my search for more information. In trying to figure out whether or not to support this particular effort, I've been digging into the information provided as backup for Measure PV, trying to make sense of this \$389M number. I've been communicating with some of the board members, and unfortunately, I still do not have the basic information on this measure that I would think should be available at this time in the process. I have lots of questions, but I will limit my question for today to one topic.

For example, I took a closer look at line item #9 from my previous post on the various projects. To recap, this is what is listed on the PVPUSD website:

“Project #9 - \$26,224,795 Roofing: Assume 100% roof replacement.”

There is no additional detail on that, nor are any roof assessments available to take a closer look at. Unfortunately, over the last 10 years I've become somewhat of a reluctant expert on roofs. We manage about 15 commercial properties, and every time it rains, there are issues with at least one roof. Last year, we replaced a few of them. While I haven't been on top of any of the schools' roofs, a quick look on Google Earth seems to indicate that they appear to be the traditional hot-mopped type of covering that is somewhat standard for commercial buildings here in Southern California. Our roof on one building that we had replaced last year (with some associated wood and parapet repair) cost us about \$85,000 for a 20,000 sq-ft area (\$4.25 psf). Traditional roof replacement costs average around \$4.50 psf.

In response to this question to a school board member, I received the following response back:

“I do think that it is important to realize that the cost of doing construction in K-12 facilities is very different than that for private commercial or residential projects. We have numerous State imposed regulations that simply do not exist in the private world including for example a requirement for contracting at prevailing wages along with Division of State Architect requirements.”

That's a reasonable response that I wanted to investigate further. The thought that perhaps schools needed some type of special roof or procedures was something I hadn't considered. So, I reached out to my licensed/bonded roofing contractor whom I believe has done school roofing work before and asked him to respond with his thoughts on this comment.

His response:

“Depending on size and mechanical HVAC, without removal of old roof Roofing at \$4.25-\$5.00 /sqft is average bid price. Removal can add \$1-\$1.50/sqft plus damaged wood”

With this information in hand, I calculated the following: The total square-footage of all of the PVPUSD school districts is 930,046 square feet (info from the Cumming report). Assuming that all the buildings are 1st floor structures and that 100% of that square footage number needs reroofing, that would result in a cost of 930,046 times \$6.50 or approximately \$6.0M. This number is only 23% of the \$26M listed on the bond offering for roof replacement. In addition, there are some people here

pointing out that some of the roofs have been recently replaced, so theoretically those facilities would require no new roofing work.

I'm very confused as to where the \$26,224,795 number has come from? Nor is there any available documentation to provide additional information? If anyone can provide this information or point me in the right direction, I would greatly appreciate it.

I would like to be clear that I fully support the school districts and have no problem voting for a bond measure that improves them. However, this particular measure aims to raise a very, very large amount, and the amount of information provided to account for where the funds will be spent appears to be lacking detail? The small detail that has been provided also doesn't appear to add up using simple back-of-the-envelope calculations? While I'm definitely not an expert on the subject of school bond measures, I would think that getting a \$389M bond measure passed anywhere would be a very difficult prospect even if all of the ducks were lined up in a row. Thanks for your consideration, -Wayne