

NextDoor Post by Wayne Dempsey

Here are the Facts on Measure PV - Let's review and discuss...

https://nextdoor.com/news_feed/?post=137216100

There's a lot of hyperbole and opinion going back and forth on Measure PV. I thought I would post the facts here and then we can all have a discussion based upon the merits of the measure. I had a bit of a difficult time digging for this info, so I thought I would post it here in a clear and concise post. The following information is taken from the actual measure and/or the PV District websites:

What is Measure PV? Measure PV is a local \$389,385,000 million General Obligation (G.O.) bond that will be on the March 3, 2020 ballot for the voters within the boundaries of PVPUSD. The funds for Measure PV will repair and modernize school facilities. It is for all schools within PVPUSD. All Measure PV funds will remain within the district.

Within the measure, what does it say the funds will be used for?

Project #1 - \$43,128,744

Electrical Upgrades: Primarily for secondary distribution upgrade and replacement lighting - cost includes power to added HVAC panels, selected existing panel replacement (where overloaded or weather damaged), addition of secondary circuits where overloaded (assume 10% of building space), LED lighting, site lighting (nighttime security lighting at all schools - half dozen exterior motion detector lights at Elementary, Intermediate and High Schools).

Project #2 - \$8,987,830

Site Utilities: Confirmed that most schools had site water, gas, and sanitary already replaced - 3-4 schools incomplete, 3 schools need fire line upgrades; assume 3 sites need transformer/main switchgear replacement or expansion; assume limited storm line repair all sites.

Project #3 - \$58,578,434

HVAC: Most schools without air conditioning - add air conditioning to campuses that do not have - assume use of non-ducted VRF systems (external heat pump rack with coolant in copper lines to room air coil and fan units).

Project #4 - \$14,626,710

Bathrooms: Assumes every bathroom throughout the District is refurbished and remodeled; all drinking fountains replaced with ADA compliant bottle filling stations; complete plumbing replacement (water, vent and drain) - most bathrooms currently ADA compliant for number of stalls and adequate width size - assume new plumbing lines, fixtures, finishes, partitions, doors, ADA assist, ventilation, lighting. As modernization work is completed, look for opportunities to increase the number of bathrooms available for outdoor recreation spaces.

Project #5 - \$5,025,987

ADA Upgrades: ramp and elevator upgrades as needed.

Project #6 - \$14,968,033

Additional Seismic: Assume 4 average elementary classroom buildings will require replacement due to seismic - assume 8 classrooms/building plus baths.

Project #7 - \$48,338,872

Replace Pen HS "H" and "S" Classroom Buildings: These buildings include laboratories, STEM areas, and the PAC, +/- 60 classrooms - include cost to shift Special Ed to existing STEM modular building (need to add bathrooms module). Facility Modernization Project List

Project #8 - \$9,435,738

Playgrounds/Fields: Resurface all existing school playgrounds with resilient surfacing/stripping; replacement of failing pavement as needed; new equipment/surfacing/fencing at TK playgrounds for schools without a TK playground, install and maintain synthetic turf and spectator seating as needed at high schools.

Project #9 - \$26,224,795

Roofing: Assume 100% roof replacement.

Project #10 - \$5,484,724

PVHS PAC: Renovation and conversion of existing MPR space at PVHS into Performing Arts Center (PAC) - work within existing footprint: add theater seating, add stage with support equipment, recondition space, reconfigure walls.

Project # 11 - \$3,159,022

Traffic: Traffic problems at most campuses - allocate block of money to complete a traffic study and proceed with incremental improvements (small reconfiguration, restriping, better curb cuts, signage) for drop off and pickup zones - no building reconfigurations to allow bigger parking lots/driveways).

Project #12 - \$4,054,779

Fencing of Inner Perimeters: - Use DLR quantities for estimating (conservative quantity) - assume half replaced with 6 ft. chain link and gate upgrades, half 6 ft. wrought iron, both with panic hardware.

Project #13 - \$10,524,150

Portables: District has 50 portables, many at end of life - Pen HS new classroom buildings will require +25 temporary classrooms - plan to buy new portables for Pen HS, then swap out oldest portables when Pen HS new building complete - assume 1/3 require new pads and services, remaining can be relocated.

Project #14 - \$10,000,000

IT Infrastructure: Switches, Fiber, Security Cameras, Etc. Project #15 - \$5,492,262 Intermediate School Science/STEM Labs: New science standards require wet labs, gas, lab furniture at all intermediate school science classrooms - existing labs mixed dry/wet, lab furniture mixed, emergency showers mixed - address general upgrades/modernization, compliance with current codes where required to bring all up to standard.

Project #16 - \$11,620,400

New Gymnasium at PVIS: Single court with seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, restrooms - placement will require relocating 6 portables. Project

#17 - \$12,264,189

New Gymnasium at RIS: Single court with seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, offices - assume placement without moving other buildings.

Project #18 - \$1,834,058

MIS Pool: Existing Olympic sized pool to be renovated - same configuration, same footprint, all new pool equipment, all new piping and surrounding concrete work.

Project #19 - \$2,578,125

Shade Structures: Shade structures needed at all elementary and intermediate schools - permanent shade structures (no fabric) large enough to double as rainy weather lunch/emergency gathering locations - assume open sided, hard roofed metal structures.

Project #20 - \$3,200,457

Window Coverings: 100% window coverings across District classrooms and offices. Project #21 - Exterior Painting: Complete re-painting of District exteriors.

Project #22 - Interior Painting: A combination of ongoing maintenance needs, perception and cover damage from electrical/HVAC work, assume re-painting of District interiors.

Project #23 - Renovation of Kitchen Spaces: Plumbing, equipment - cost includes new equipment, new walk-ins, flooring, cart doors/windows, HVAC, electrical. Total: \$299,527,309 30% additional "soft costs" - (architects, construction management, inspections, DSA fees, etc.)

Total cost: \$389,385,502

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- Total cost to homeowners, \$384.30 annually per \$1M of property tax assessment
- Estimated total cost of the bond over 37 years, \$778,567,000 (nearly 50% paid in interest charges)
- The bond vote requires 55% of the votes that have been cast to pass and become valid. (I.E. if 10,000 votes are cast, then 5,550 of those are required for this to pass).

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Here are the two sources for this information:

- PRO: <https://pvpusd.edlioschool.com/apps/spotlightmessages/752>
- CON: <https://www.pvpcres.org/>

- End of Facts -

My opinion? This seems a bit excessive. I think a valid argument could be made that there are some important upgrades that need to be done to the schools. However, this measure looks to be a very large "wish list" of items that may be considered more important than others. I think the better approach might be to go back to the drawing board and submit bond offerings in multiple tiers - one for A/C, one for repairs, one for AstroTurf, etc. Lumping them all together like this in a gigantic \$800M total-cost bond seems like a very large pill to swallow.

There also appears to be some hidden issues that may not have been addressed? If air conditioning units are installed district-wide, they only have a life of 20 years and will need to be replaced at that time. There's also the costs of maintaining the equipment, and the larger cost of electricity for running the units. I'm not sure this has been fully thought out and/or considered with respect to future budgeting? Interest rates are at an all-time low, so it would appear that borrowing money now to fix important infrastructure items would be a good idea. But lumping everything together into a single large bucket like how this bond offering is structured may not be the wisest approach. Disclaimer: I am the parent of a current PVIS student.