



# Upcoming Projects: Contractor Outreach

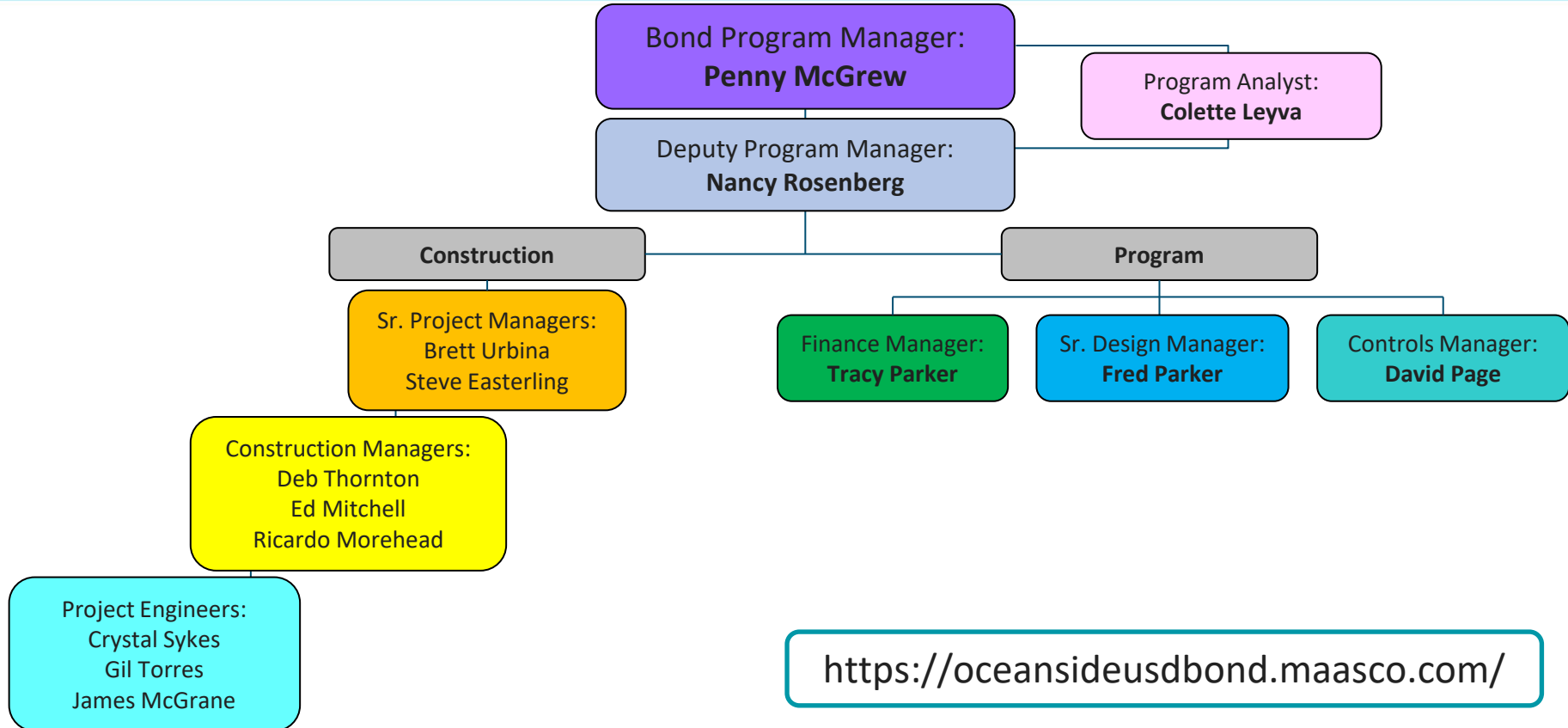
November 06, 2023



MAAS

*A Joint Venture*

# OUSD Bond Program Management Team



<https://oceansideusbond.maasco.com/>

The Oceanside Unified School District (OUSD) bond program is made up of two bonds:

- Proposition H – \$195 million bond passed in 2008
- Measure W – \$160 million bond passed in 2020

The bonds are providing for school facility and grounds improvements, enabling the district to build, repair and upgrade school facilities to provide high quality facilities for all Oceanside students.

In addition to bond funds, there are some projects that will be funded through Developer Fees and Department of Defense grants.

# OUSD and Bond Ideals



- OUSD encourages a fair and competitive process to procure contractor services needed for bond funded projects.
- OUSD is emphasizing openness and transparency as part of the procurement, bid and RFQ process.
- OUSD is committed to the District's educational priorities by supporting staff in procuring goods and services.
- OUSD is committed to the opportunity for inclusion of local contractors and suppliers, as well as small and historically underutilized businesses.
- Targeted businesses include:
  - Small/Historically Underutilized Businesses:
    - Small Business Enterprise
    - Disadvantaged Business Enterprise
    - Minority Business Enterprise
    - Woman Business Enterprise
    - Disabled Veteran Business Enterprise
  - North County Businesses – located within OUSD boundaries
  - Local Businesses – beyond OUSD boundaries but located within San Diego County

- OUSD works within regulations to assure stakeholders that the District receives competitive pricing in the solicitation of goods and services.
- OUSD is subject to the California Uniform Public Construction Cost Accounting Act (CUPCCAA) policies and procedures under Public Contract Code §22000 et seq.
  - Public works projects \$60,000 or less require proposal and contract.
  - Public works projects \$60,000 to \$200,000 may use Informal Bidding Process - require 2 proposals, contract, and Board approval.
  - Public works projects more than \$200,000 must use the Formal Bidding process, require Board approval.

# OUSD Fiscal Services Website



[www.oside.us/fiscal](http://www.oside.us/fiscal)

Active bids are posted here. This includes bond bids, along with bids available for the OUSD Maintenance & Operations Department and the OUSD Facilities Department.

**Required CUPCCAA Registration:** Complete the online application to be placed on the District's Prequalified Contractors List. Must have current license and be subject to verification with the Contractors States License Board.

The screenshot shows the OUSD Fiscal Services website. At the top is a dark blue navigation bar with links: Home, Our District, Our Schools, Families & Community, Departments, Staff, Español, and Calendar. Below this is the OUSD logo and a search bar with options for 'District Website', 'OUSD Schools', and 'I want to...'. A breadcrumb trail reads: Home > Departments > Fiscal Services > About Fiscal Services.

The left sidebar, titled 'FISCAL SERVICES', contains a list of links: 'About Fiscal Services', 'Accounting', 'Purchasing', 'Bids', 'Contractor Agreements/Guidelines', 'DIR Information', 'CUPCCAA Registration', and 'Product & Pricing Information'. The 'Bids' and 'CUPCCAA Registration' links are circled in blue.

The main content area features a 'Fiscal Services' section with the heading 'Our Services' and a paragraph: 'The Fiscal Services department is responsible for budget development/control and maintaining the accounting records for all district schools, departments, special projects, and funds. The department includes accounts payable/receivable, attendance, budgeting, financial reporting, and purchasing.' Below this is another paragraph: 'The Fiscal Services team is committed to delivering exceptional customer service and maintaining the fiscal integrity of the district.'

The 'Accounting' section lists several sub-topics: 'Accounts Receivable/Payable', 'Associated Student Body', 'Attendance', and 'Budgeting'.

On the right side, there is a 'LOCATION & HOURS' section with the address: 2111 Mission Ave. Bldg. A, Oceanside, CA 92058. Contact information includes phone: 760-966-4038 and fax: 760-754-9036. Hours are listed as 7:30 a.m - 4:00 p.m Monday - Friday. At the bottom right, it says 'Send invoices to [invoices@oside.us](mailto:invoices@oside.us)'.

# OUSD Bond Construction Program Website



[www.oceansideusbond.maasco.com](http://www.oceansideusbond.maasco.com)

Active and closed bond bids/RFPs are posted here. These are bids and RFP/RFQs that are being managed through the bond construction program.

The screenshot shows the website's navigation menu with "Procurement & Vendors" selected. The main content area includes the OUSD logo, a breadcrumb trail "Home > Procurement & Vendors", and a section titled "Procurement & Vendors" with a sub-section "Active Bid and RFQ/P Notices". A link for "Required CUPCAA Registration" is circled in blue. Below this is a section titled "Board of Education Approved Pools" with a table of services.

<a href="#">Architectural Service Providers, approved May 11, 2021</a>	±
<a href="#">Civil Engineering Services, approved April 12, 2022</a>	±
<a href="#">Commissioning Services, approved May 10, 2022</a>	±
<a href="#">DSA Project Inspector Service Providers, approved June 22, 2021</a>	±
<a href="#">Geotechnical Investigation Services, approved April 12, 2022</a>	±

The screenshot shows the website's header with "Procurement & Vendors" circled in blue. Below the header is a banner image of palm trees at sunset with the text "OUSD Bond Program Management & Construction". A welcome message follows, mentioning bond measures Proposition H (2008) and Measure W (2020).

**Welcome to the Oceanside Unified School District Bond Program Management & Construction**

On June 3, 2008, Oceanside voters approved a bond measure, [Proposition H](#), authorizing the Oceanside Unified School District to issue up to \$195 million in general obligation bonds for school facility improvements, enabling the district to complete the repairs and modernization effort established under the Proposition G bond construction program to provide high quality facilities for all Oceanside students.

On November 3, 2020, Oceanside voters approved a bond measure, [Measure W](#), authorizing the Oceanside Unified School District to issue up to \$160 million in general obligation bonds for school facility and grounds improvements, enabling the district to repair and upgrade school facilities to provide high quality facilities for all Oceanside students.

**Required CUPCAA Registration:**  
Complete the online application to be placed on the District's Prequalified Contractors List. Must have current license and be subject to verification with the Contractors State License Board (CSLB)

# District Services Office: New Build

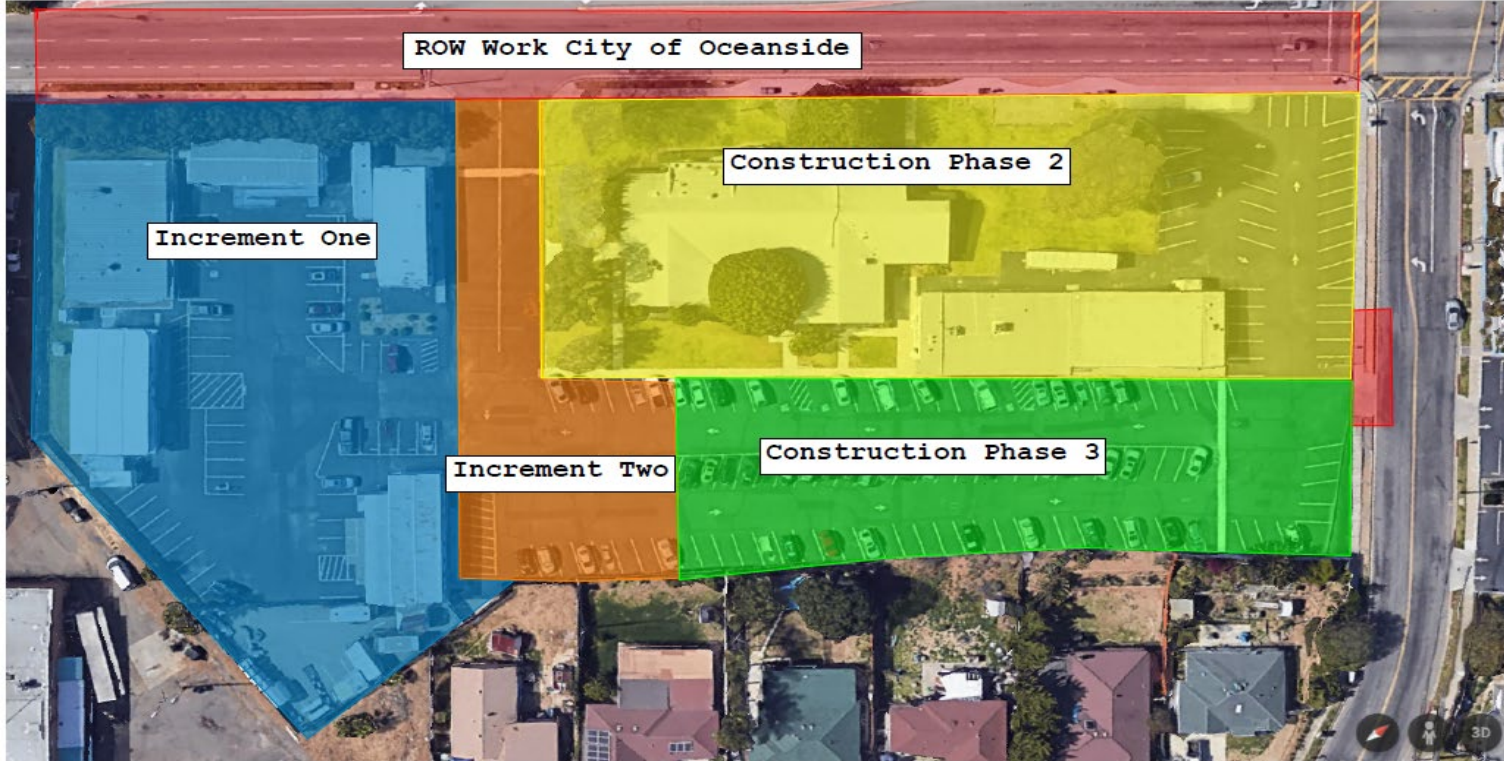


- Project will be a multi-prime job that will consist of two separate increments
- Increments will include the following work:
  - Demolition/grading of existing site
  - ROW work Mission Ave. & Carey Road
  - New 2-story 28,000 sq ft. building
  - New underground infrastructure
  - New hardscape and landscape for entire site
- Construction budget = \$24,900,000
- Architect – PBK Architecture
- Both bid packages pending DSA approval





# District Services Office: New Build



## Key Award Dates:

Increment One:  
- February 2024

ROW Work:  
- March 2024

Increment Two:  
- April 2024

Phase 2:  
- Summer 2025

Phase 3:  
- Fall 2025

# District Services Office: New Build



Project will be an active site with OUSD offices nearby:

- Existing District Office will remain open during construction
- Phased construction approach to provide OUSD use of facilities during construction



# District Services Office: New Build Prequalification



The OUSD Board of Education approved the construction of new buildings to house all district office departments and functions. CCM/MAAS was approved as the project and construction management firm.

All contractors who will be bidding on this project will need to be prequalified. Prequalification packets will be available on the OUSD Fiscal Services website ([www.oside.us/fiscal](http://www.oside.us/fiscal)) or on the Bond Program Management & Construction Website ([www.oceansideusbond.maasco.com](http://www.oceansideusbond.maasco.com)).

More details regarding prequalification will be released in the coming weeks.

# District Services Office: Potential Bid Packages



The project was submitted in two increments. Both are pending DSA approval.

Anticipated bid phase will start in late January 2024.

Bid documents will be posted on OUSD Fiscal Services website and Bond Program Management & Construction website.

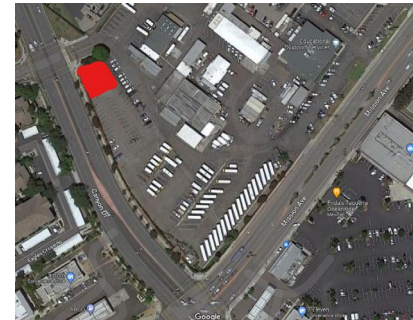
Bid Package #	Type of work	License requirement
1	Concrete & Paving	C-8, C-12
2	Earthwork & Site Utilities	C-8
3*	General	License B
4	Demo and Abatement	C-21, C-22
5	Landscape & Irrigation	C-27
6*	Plumbing & Mechanical	License C-36
7	Electrical	License C-10 and/or C-7, C-16
8*	Roofing & Waterproofing	C-39
9	Framing, Drywall, Stucco & Paint	C-5, C-9, C-33, C-35
10	Casework	C-6
11	Flooring	C-15
12	Masonry & Fencing	C-29

\* = bids require prequalification

# District Services Office: Bond Office Relocation

Due to the upcoming construction, the Bond Construction Management Office will be removed and (possibly) relocated to the Transportation Yard on Canyon Dr. Staff will be housed in the Board Room from January to May until the new location has been set up.

Bidding for this project will begin in the coming weeks.





# Upcoming Projects:

## Surfside Educational Academy: Modernization

- The modernization of Surfside Educational Academy will consist of the following:
  - Modernization of existing buildings
  - New prefabricated buildings
  - Required site infrastructures
  - Hardscape and landscape
- Construction budget = \$21,400,000
- Architect – Morrissey Associates, Inc.
- Design development



# Upcoming Projects:

## Jefferson Middle School: Modernization & New Gym/MPR

- The modernization of Jefferson Middle School will consist of the following:
  - Various building modernization
  - Required ADA upgrades
  - Required site infrastructure upgrades
  - Project interim housing
  - Exterior improvements and upgrades with special attention to redeveloping a main entry
  - New construction of gym and multipurpose room with kitchen
- Construction budget = \$26,600,000
- Architect – HPI Architecture
- Design development



# Upcoming Projects:

## North Terrace School: Rebuild

- The demolition/new build of the North Terrace School will consist of the following:
  - Demolition and complete rebuild of entire campus
  - Site improvements
  - Single entry onto campus
- Construction budget = \$65,000,000
- Architect – PBK Architects, Inc.
- Programming phase





# Upcoming Small Projects



- Libby Elementary School – ADA work
- Foussat Elementary School – ADA work
- Chavez Middle School – Safety & Security Improvements – Pilot Site
- Palmquist Elementary School – Safety & Security Improvements – Pilot Site
- District-wide Window Assessment
- Pablo Tac School of the Arts – Playground & Shade Structure Installation

# Future Projects

Other projects to be funded by Measure W, and other funds, include the following:

Site	Projects
District-Wide	Safety & Security Improvements
El Camino High School	New Restroom Building & Weight Room Replacement
El Camino High School	Roofing & HVAC Replacement
Foussat Elementary School	Classroom Construction
Ivey Ranch Elementary School	Roofing & HVAC Replacement
Laurel Elementary School	Kinder Modular & 3 Offices Replacement
Lincoln Middle School	Modular Replacement
McAuliffe Elementary School	Roofing & HVAC Replacement
Oceanside High School	Roofing & HVAC Replacement

Thank you!

# Questions?

Please email Colette Leyva at [cleyva@oside.us](mailto:cleyva@oside.us)



**MAAS**

*A Joint Venture*

[www.oceansideusbond.maasco.com](http://www.oceansideusbond.maasco.com)

[www.califcm.com](http://www.califcm.com)

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