



San Diego Unified School District



**Special Board Meeting
July 28, 2009**



ICOC Prop S - Exhibit 3.3
August 20, 2009

Proposition S and Facilities Update

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Purpose

- Proposition S and Facilities Update
 - Prop. S Status
 - Revenue/Income
 - Prop. S State Schools Facilities Funds
 - Revised Execution Plan
 - Expenditures
 - *i-21* Program Planned Expenditures
 - Facilities Planning & Construction Goals and Objectives
 - Site Discretionary Funds
 - Staff Augmentation
 - Projects Requiring Board Direction
 - Career Technical Education Projects
 - Gompers Charter School
 - Millennial Tech Middle School
 - Crawford-Mann Educational Complex
 - Henry High School
 - Salk Elementary School
 - Central-Wilson Educational Complex



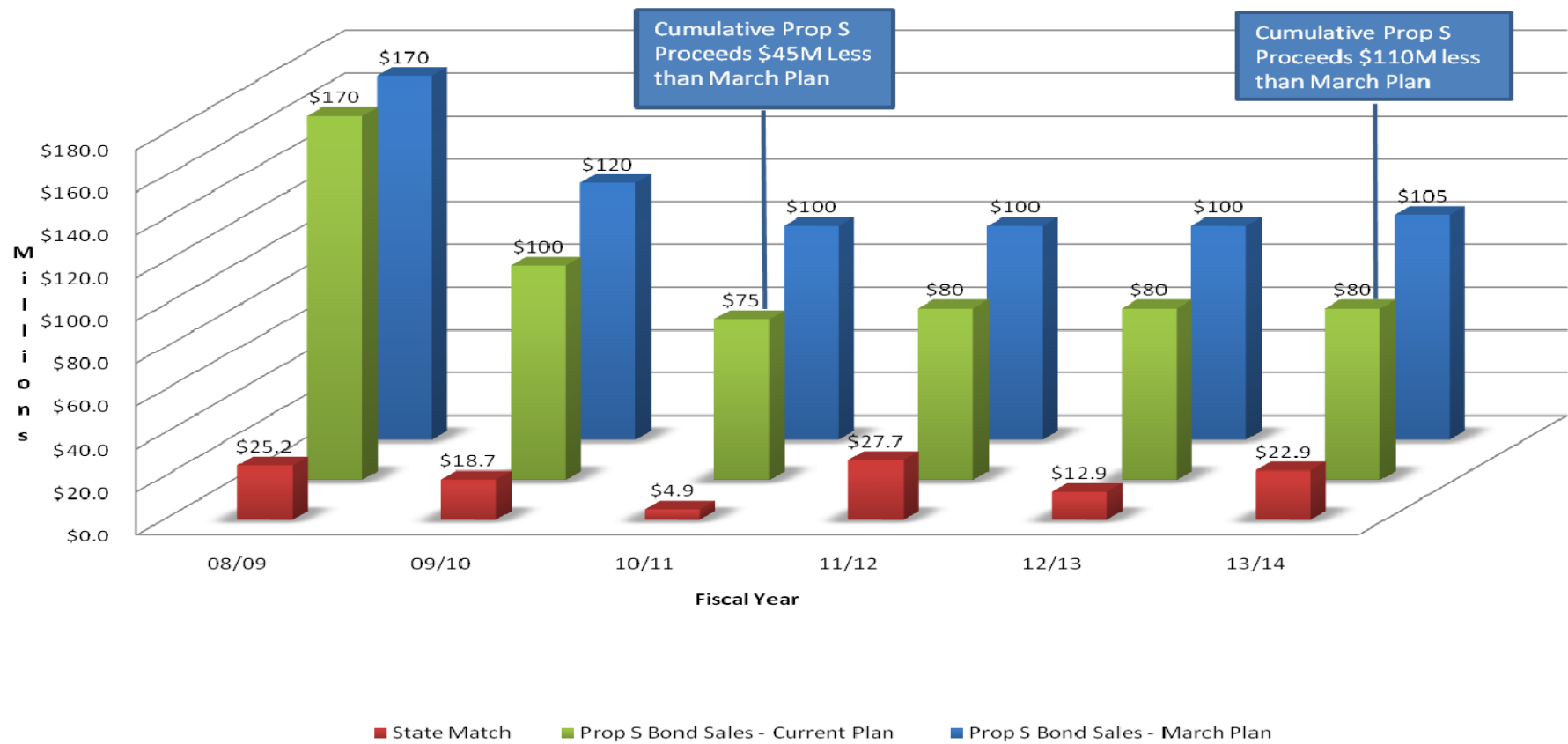
Prop. S Status

- Proposition S is slightly behind schedule, but \$7 million under government estimate
 - Six projects are currently delayed due to longer Division of State Architect review process
 - Favorable bid climate is the major factor in the slight budget underrun
- Less than anticipated revenue from bond sales impacts project planning



Revenue/Income

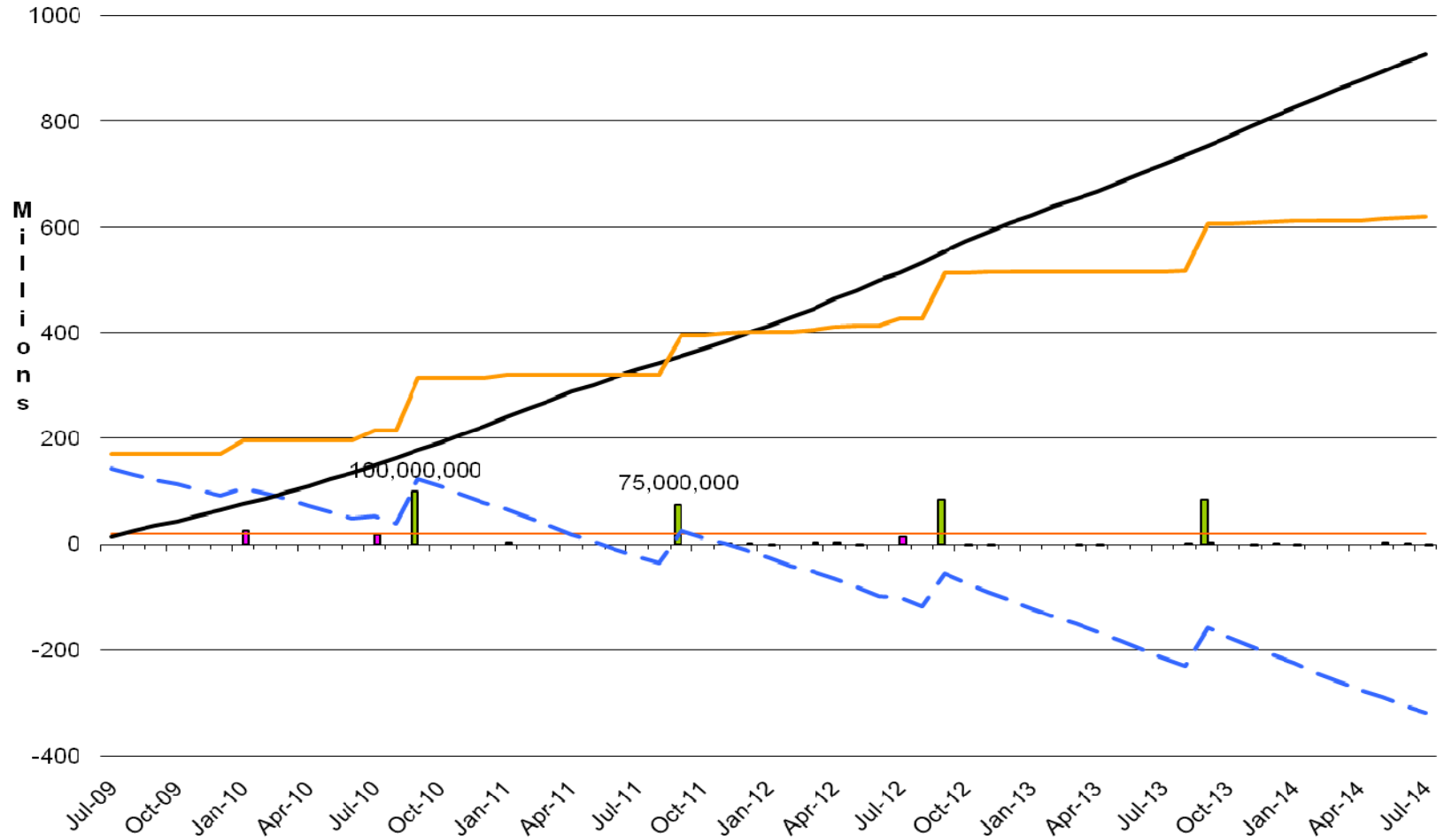
Revenue Comparison - March vs. Current Plan





Impact to Cash Flow

5-Year Cash Flow Plan - Reduced Proposition S Bond Proceeds



█ Prop S Bond Proceeds
 █ State Match
 — Buffer
 - - - Fundbalance
 — Cumulative Expenditures
 — Funds Received Cumulative



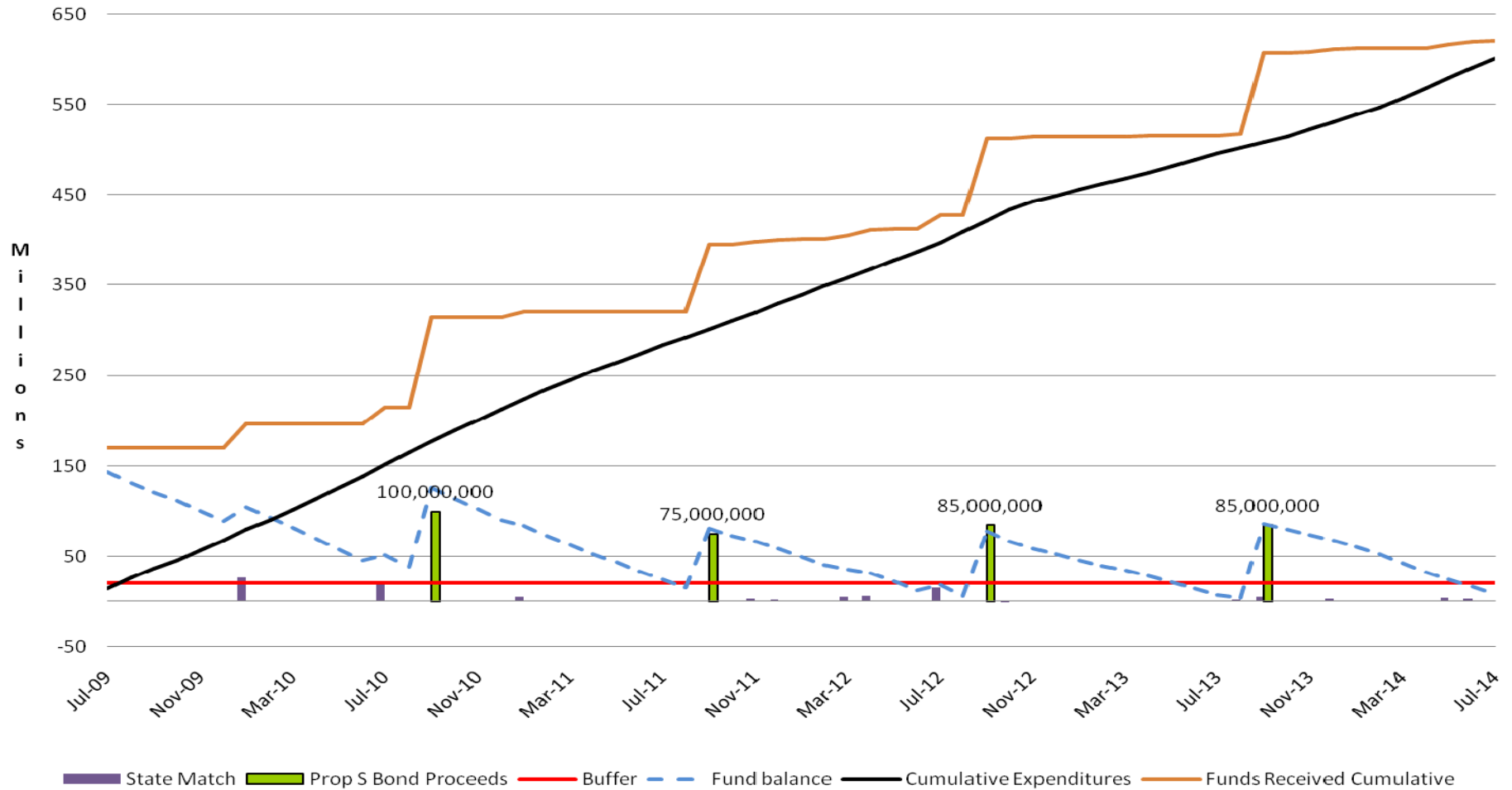
Revised Execution Plan

- Decreased revenues requires a modified plan
 - *i-21* Classroom work plan will not change
 - Technology infrastructure/components will begin after *i21* Classroom work
 - Work at some schools will be broken into smaller pieces
 - High school stadium upgrades will be done earlier than their site modernization projects
 - Some schools will receive new classroom buildings prior to their school-wide modernization projects
 - Design that is underway will continue, but awarding of construction contracts will be tied to available funding
 - State matching funds
 - Proposition S bond sale proceeds



Revised Expenditure Plan

5-Year Cash Flow Plan Five-Year i-21 - Reduced Proposition S Bond Proceeds

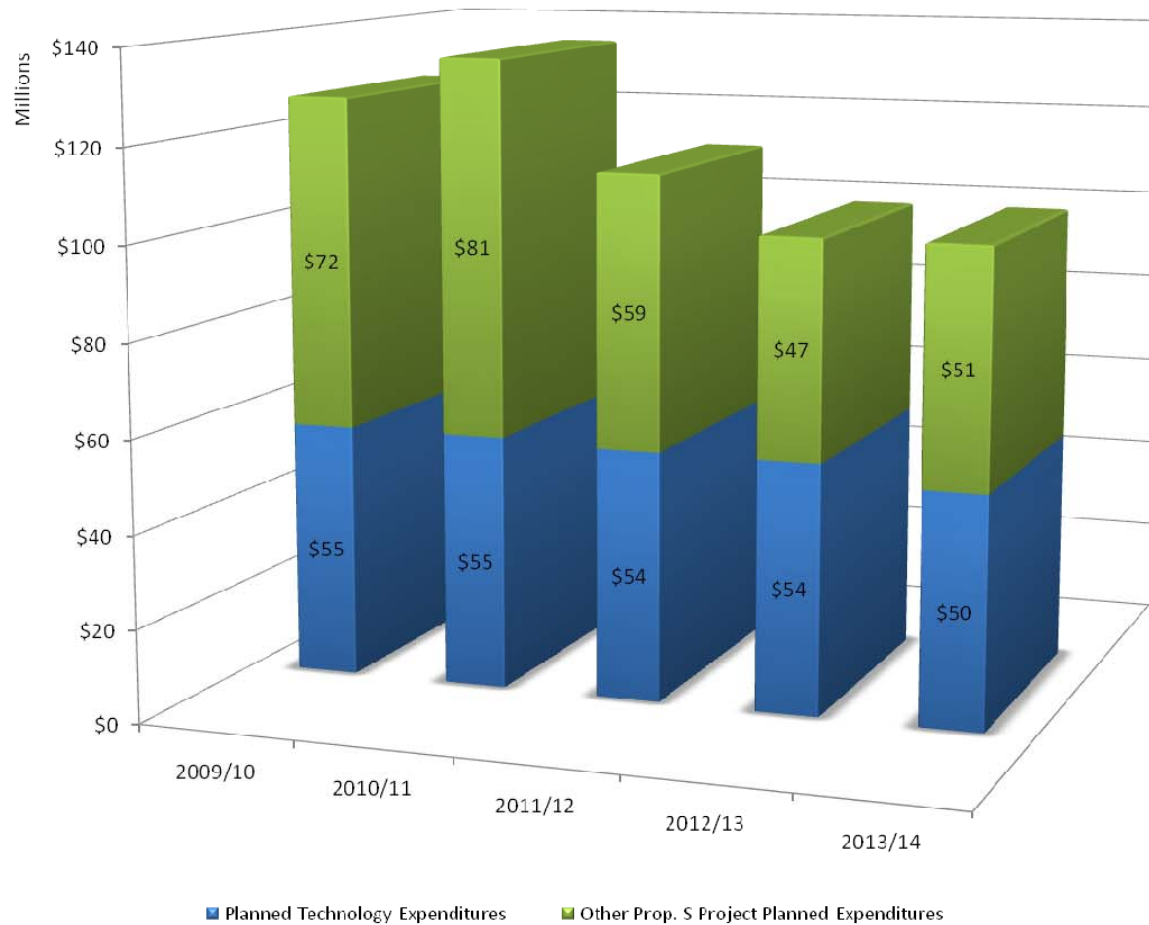




i-21 Program Planned Expenditures

\$50M to \$55M per year for first 5 years of Prop. S

Planned Prop. S Technology Expenditure Comparison





State School Facilities Fund Expenditure Projection (approximate values as of 7/1/09)

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>
SSFF Balance	240,194,825	166,368,825	114,729,833	68,909,700	25,847,894	13,242,274
PPO - MRR/Restricted Maintenance	(50,700,000)	(36,000,000)	(36,000,000)	(36,000,000)	0	0
Transfer of Non-Capitalized Equipment	(8,000,000)	(8,000,000)	(8,000,000)	(8,000,000)	0	0
IT - Technology Investments (SW & HW)	(11,126,000)	(5,000,000)	0	0	0	0
Textbook Inventory System	(2,000,000)	0	0	0	0	0
PPO – TMA System	(900,000)	0	0	0	0	0
FPC Current Construction Project Closeouts	(3,000,000)	(3,000,000)	(2,000,000)	0	0	0
Salk Elementary School	(1,000,000)	(2,000,000)	(2,000,000)	0	(13,000,000)	(13,000,000)
Total Annual Expense	(77,726,000)	(54,800,000)	(48,000,000)	(44,000,000)	(13,000,000)	(13,000,000)
Year End Balance	162,468,825	111,568,825	66,729,833	24,909,700	12,847,894	242,274
Interest Earned	3,900,000	3,161,008	2,179,867	938,194	394,380	139,403



State School Facilities Fund Summary

- If the district spends to the current plan, the State School Facilities Fund (SSFF) will be fully expended by the end of FY 2014-2015.
- SSFF is obligated to fund Physical Plant Operations (PPO) from FY 2009-2010 to FY 2012-2013.
- Currently, there is no General Fund budget for PPO Major Repair/Replacement and Deferred Maintenance.



Facilities Planning & Construction Goals & Objectives

- Business Outreach
 - 40 percent Emerging Business Enterprise/
Disabled Veteran Business Enterprise participation
- Site Discretionary Funds
 - \$150 per student
 - \$19.5 million total
- Staff Augmentation
 - Currently 50/50
 - Goal is 60 district/40 contracted
- Project Savings
 - Transfer to program reserves



Site Discretionary Funds

- \$150 per student over 5.5 years
- Based on September 2009 enrollments
- Distributed over six years to eligible projects
- District Schools
 - Facility improvements
 - Furniture, fixtures and equipment
- Charter schools on district property
 - Facility improvements
 - Furniture, fixtures and equipment
 - Remains district property
- Charter schools not on district property
 - Furniture, fixtures and equipment only
 - Remains district property

Decision point: Validate procedure



Staff Augmentation

- Economic downturn illustrates need to maintain greater degree of hiring flexibility
- Proposal:
 - Move from 50/50 ratio of district staff to contracted staff to 60/40 ratio
 - Contracted support:
 - Largely in Construction Management/IT Department
 - Staff to lowest level of construction activity and bring in contract staff when workload increases
 - District staff:
 - Control group senior staff, Labor Compliance Department, post-award contract administrators, Business Outreach Program, department heads, administrative support, and core project managers
 - All other positions filled with contract employees

Decision point: Validate concept



Projects Requiring Board Direction

- Millennial Tech Middle School
 - Additional scope requiring an additional \$13.5M
- Gompers Charter School
 - Additional scope requiring an additional \$37.6M
- Crawford-Mann Educational Complex
 - Additional scope requiring an additional \$60M-\$80M
- Henry High School
 - New performing arts center requiring an additional \$4M, after reprogramming Prop. S modernization and potential CTE funding
- Salk Elementary School
 - Validate timeline
- Central-Wilson
 - Validate concept



Career Technical Education Projects

- 50/50 state match of Prop. 1D State School Facilities Funds
 - Up to \$15M in state matching fund grants
 - Available for \$30M in CTE projects
 - Funding sources for district match
 - State School Facilities Funds
 - Reprogramming other Prop. S capital funds
 - Grant applications due to California Department of Education by September 18, 2009
 - SDUSD was very successful in first and second rounds of CTE grant awards
 - Many districts will compete for limited funds in third round of grant applications
 - CTE board approved grants on July 15
 - Board of Education to consider resolution to approve grant submissions on August 4, 2009

Decision point: Source for CTE matching funds



Career Technical Education Projects *(continued)*

- 12 Potential CTE Projects (selection priority based on student health and safety, innovation, and potential growth industries):
 - Construction Tech Academy Building (Kearny HS)
 - Mira Mesa HS Culinary
 - Henry HS Academy of Engineering
 - Mira Mesa HS Screen Printing and Computerized Graphic Design
 - Hoover HS Academy of Information Technology
 - Sci-Tech Health Science-Biomedical-Biotech (San Diego HS)
 - Henry HS Arts, Media & Entertainment
 - School of Creative and Performing Arts Media and Entertainment
 - IDEA Sustainable Energies (Crawford HS)
 - Clairemont HS Simulated Trading Floor Academy of Business and Technology
 - University City HS Fabrication and Design
 - Mira Mesa HS Arts Management

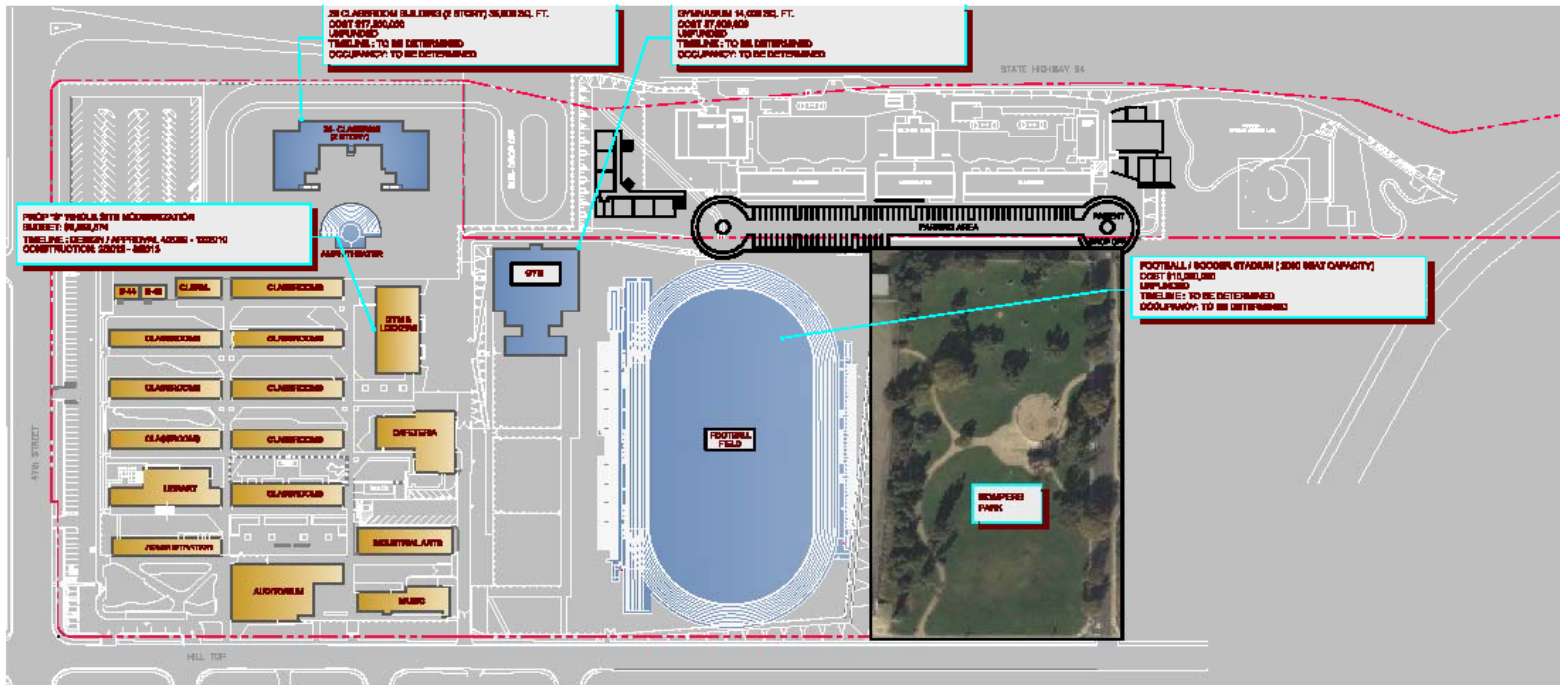


Gompers Site: Enrollment History

	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010 Proj.	2011-2012 Estimate
Gompers Secondary	1,860 (7-12)							
Gompers Middle		979 (7-9)						
Gompers High		600 (10-12)	598 (10-12)	712 (9-12)				
Gompers Charter MS			788 (7-9)	794 (6-9)	595 (6-8)	713 (6-9)	631 (6-8)	650 (6-8)
Millennial Tech MS						230 (6-7)	455 (6-8)	600 (6-8)
Gompers Prep. Academy							250 (9-10)	450 (9-12)
TOTAL	1,860	1,579	1,386	1,506	595	943	1,336	1,700



Gompers Charter School/Gompers West



Projected Enrollment

2008-2010 School year:	457
09 School year:	527
10 School year:	570
2010-2011 School year:	

Gompers West Prop "S" modernization upgrades: (\$8.8 Million)

A. Project Improvements to support student and learning and instruction

1. Install a wireless network system
2. Provide 2nd-story balcony upgrades, including additional perimeter railings for all decks
3. Enhance floor plates to accommodate to increase bandwidth, which facilitates multiple classroom applications

B. School Improvements to Support Student Health, Safety and Security

1. Install security lighting, as well as, camera cameras and intrusion equipment
2. Provide campus wide emergency communication system
3. Remove or mitigate risks of any potentially hazardous materials throughout the facility
4. Upgrade/Install advanced heating, ventilation, and air conditioning systems to comply with state-to standards
5. Meet basement code/requirements for egress and egress/entrance buildings and City of St. Louis
6. Install Use with the City of St. Louis to re-land park use playground

C. Projects to Improve Student Accessibility, Create Compliance Upgrades

1. Rework existing restrooms
2. Improve accessibility to all classrooms, labs, restrooms and other school facilities to comply with accessibility requirements
3. Install fire compartment door to kitchen
4. Install a kitchen grease trap to comply with city regulations
5. Major Building Systems Repair / Replacement (HVAC)
 1. Repair / Replace deteriorating plumbing and sewer systems
 2. Repair / Replace roof of aging classroom wing
 3. Upgrade electrical systems on rooftop
 4. Repair / Replace building exterior, windows, doors, and screens
 5. Repair site sidewalks and landscape areas
 6. Repair / Replace / Upgrade performance spaces / multipurpose rooms

Gompers West Unfunded scope

- A. Two story classroom building (8,000 sq ft)
- B. Gym building (8,000 sq ft)
- C. Football stadium
- D. Baseball / Softball Field



Decision point: Additional scope requiring an additional \$37.6M



Crawford-Mann Educational Complex

Phasing Options:

Phase I: Complete football stadium upgrades

\$375.45 Million (cost estimate)

1. New bleachers at home and visitor
2. Resurface existing track. Install artificial turf
3. New press box, scoreboard, light tower, climbing fountain
4. New lights and public address system
5. New building with restrooms, concessions and storage
6. New accessible path of travel

Phase II: Complete items under note A

\$36.7-43.7 million (cost estimate)

7. Classrooms, library, administration, 3 science labs, food service kitchen and cafeteria
8. 100,000 s.f. building
9. Three 3,000 s.f. lunch shelters and three 1,000 s.f. food serving kiosk
10. New parking area = 23,000 s.f., minor modifications to existing entry and existing parking to include resurfacing

Phase III: Provide Improvements at Mann Athletic Complex

Install new sport courts at Mann site.

\$1.5 - 2.2 million (cost estimate)

1. 8 new tennis courts w/light
2. 8 basketball courts w/light
3. Middle school game markings

Install new turf fields at Mann site.

\$1.2 - 1.4 million (cost estimate)

1. Two softball fields
2. Two baseball fields
3. Two multi-purpose fields, 1 field for football, 1 field for soccer

Provide parking improvements at Mann site.

\$788,000 - 910,000 (cost estimate)

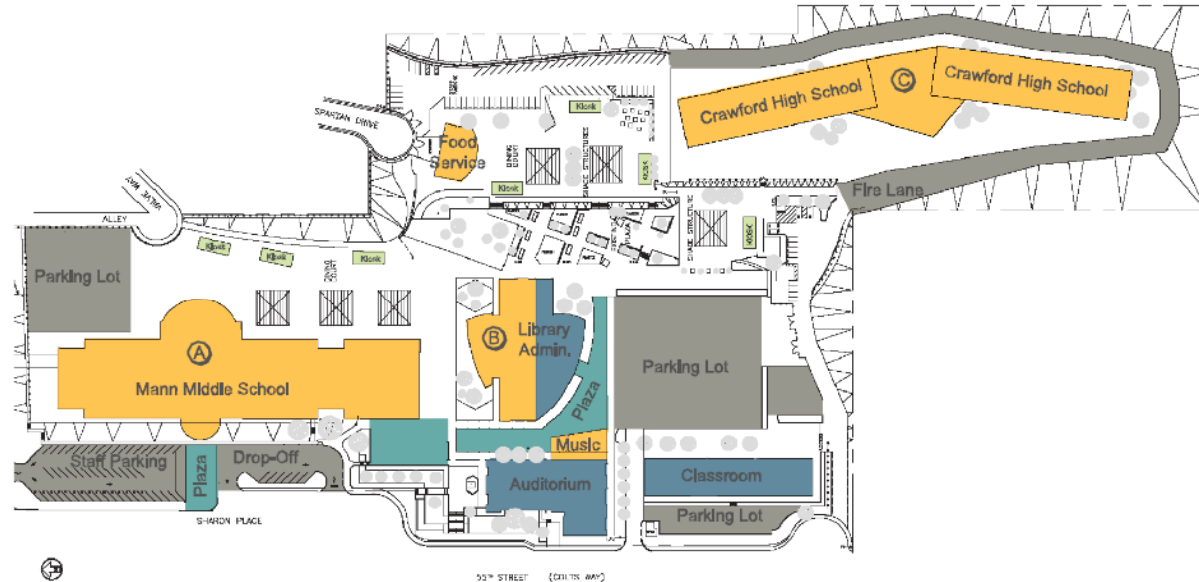
1. Expand and resurface parking lot
2. New parking at former ALBA site, (northeast corner)
3. Accessible parking at field level

Phase IV: Renovate Crawford High School auditorium, library, food service and music bldgs.

\$21.2-25.4 million (cost estimate)

Phase V: Construct new Crawford High School classroom building

\$54-60 million (cost estimate)



Projected Enrollment

High School (9-12) 1,800-1,800
Middle School (6-8) 900-1,000

There is no gymnasium shown on the Crawford campus. Proposed new gymnasium facility to be located at the Mann campus and to be funded under Joint-Use-Agreement with City of San Diego.

Cost estimates are based on conceptual design and do not include unknown site preparation costs such as soils or utility information.

Crawford / Mann Education Complex Master Plan: (Prop S \$120 Million)

(A) Mann Middle School building (\$39.7-43.7 million)

1. Classrooms, library, administration, 3 science labs, food service kitchen and cafeteria
2. 100,000 s.f. building
3. Three 3,000 s.f. lunch shelters and three 1,000 s.f. food serving kiosk
4. New parking area = 23,000 s.f., minor modifications to existing entry and existing parking to include resurfacing

(B) Renovate Crawford auditorium building and 3,000 s.f. addition (\$21.2 - 23.4 million)

1. New music room addition
2. Upgrade existing facility to comply with current accessibility regulations including remodeled restrooms
3. Replace seating and tear out sloped slab floor and pour new compliant floor in theatre house
4. Existing library building to remain with a 12,000 s.f. administration addition
5. New 5,000 s.f. food service kitchen w/ serving area with three 3,000 s.f. lunch shelters and four 1,000 s.f. kiosk

(C) Crawford High School building (\$54 - 60 million)

1. New 3-story building located on south field with entrance from lower grade at front of the site
2. 151,000 s.f. building
3. Classrooms, 8 science labs, technology labs, offices, restrooms
4. Paved fire lane at new building
5. New parking lot and resurface existing lot off Sharon Place

Legend

- MODERNIZATION/REMODEL
- NEW LANDSCAPE/PLAZA/WALKWAY
- NEW BUILDING / NEW FACILITY/ADDITION
- AUXILIARY LUNCH KIOSKS
- NEW LUNCH SHELTER
- NEW PARKING

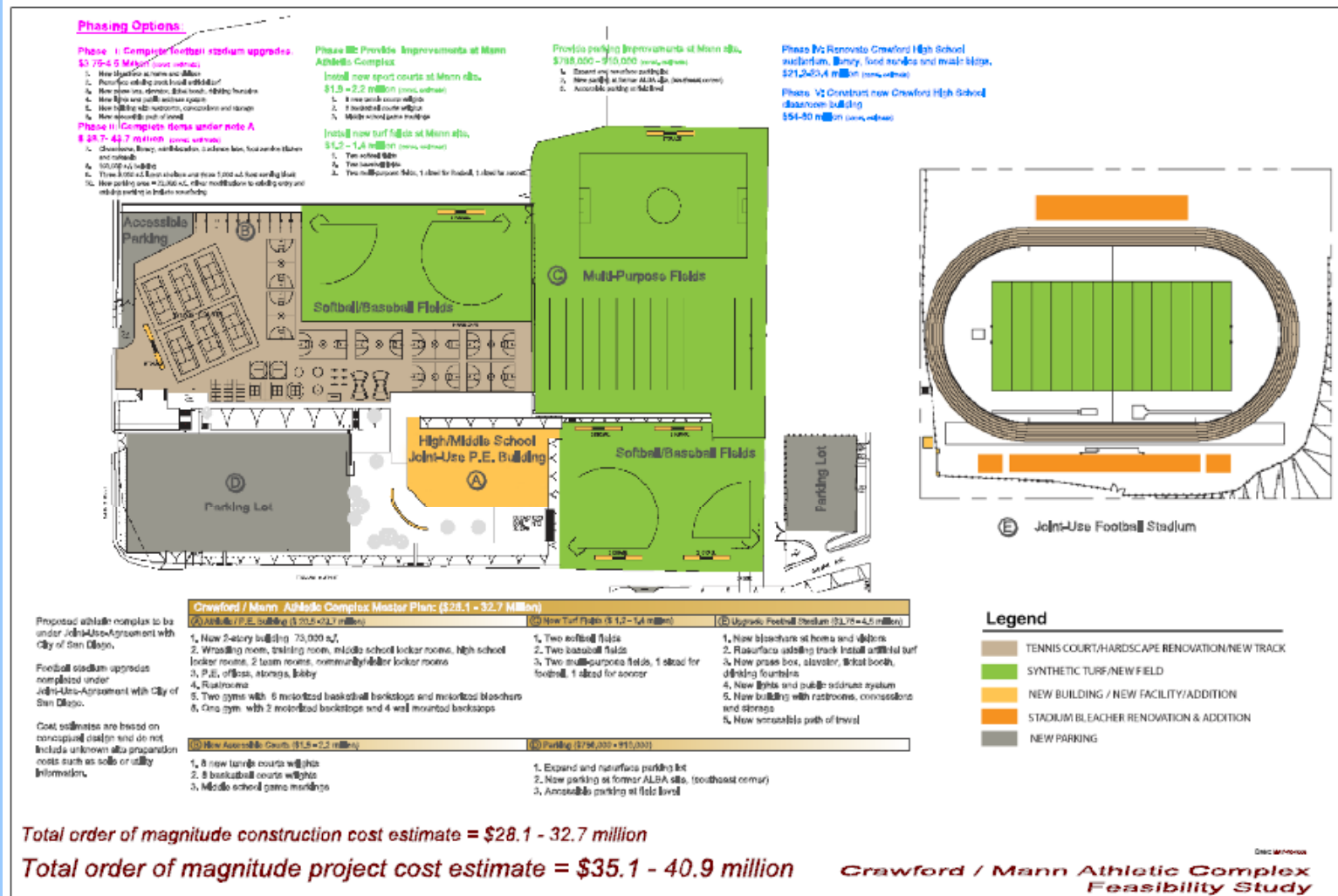
Total order of magnitude construction cost estimate = \$114 - 127 million

Total order of magnitude project cost estimate = \$144 - 159 million

Crawford / Mann Educational Complex Feasibility Study

Date: MAY-2006

Crawford-Mann Athletic Facilities



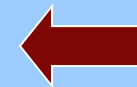
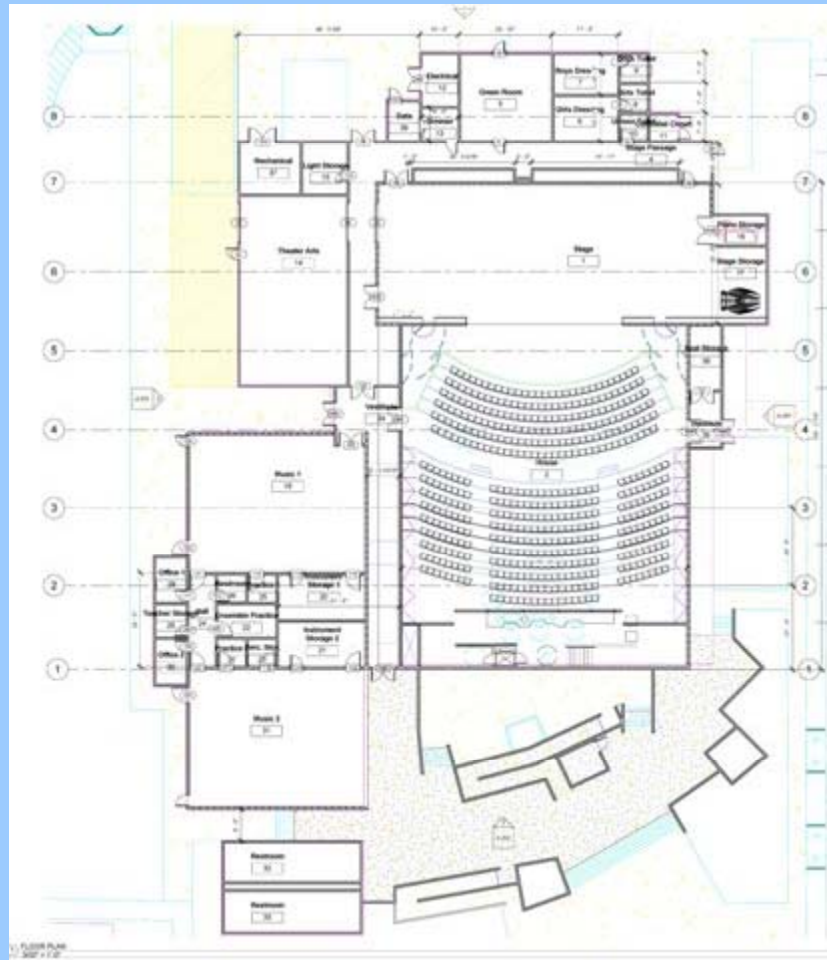
Decision point: Additional scope for entire complex requires an additional \$60M-\$80M



Henry HS Performing Arts Center

Henry HS:

- 500 seats
- Three classrooms
- \$8.8 million



*Example:
Creative,
Performing
and Media
Arts School
Performing
Arts Center
Plan*

Decision point: Additional scope requiring an additional \$4M



Salk Elementary School



JONAS SALK ELEMENTARY
SAN DIEGO CITY SCHOOLS



Salk Elementary School

- Several major residential developments planned
 - Will increase Mira Mesa enrollment over next five years
- Existing K-5 Schools average 700 students
 - Without Salk, large number of aging portable classrooms
- Salk ES will serve 700 K-5 students
- State Schools Facilities Funds generated by Prop. MM (\$31M)
- Planned school opening is September 2015

Decision point: Approve timeline



Central-Wilson Educational Complex

- New Central ES and Wilson MS educational complex at the Wilson site
- Central ES
 - High pressure gas line runs through the campus
 - Proximity to freeway presents acoustical challenge
- Wilson MS
 - Facilities are in poor condition
 - Presents a negative image for community



Decision point: Validate concept



Comments and Questions