



LONG RANGE FACILITIES MASTER PLAN



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Bruce Husson, Chief Operating Officer
Katy Wright, Director of Planning and Construction
Dianne Russo, Director of Financial Services
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Hudson

Objective of the LRFMP

- The goals of the LRFMP have always been to:
 - identify, quantify and prioritize current and future school facilities needs
 - enable efficient planning and timely, economic execution of work that will systematically, over time, equalize the facilities conditions of all schools to a high standard that optimally supports teaching and learning
 - provide an ongoing reference for making facilities decisions and a medium for communicating comprehensive facilities management information and decisions to the board, staff and the community

1

Quick Review



2

Long-Range Facilities Master Plan Background, Process & Timelines

- Started development of LRFMP in 2002
- Analyzed/updated demographics
- Identified/updated educational program standards and applied them to creating facilities equalization standards to achieve parity among all schools
- Evaluated schools to identify gaps between current facilities conditions and updated standards

3

Long-Range Facilities Master Plan
Background, Process & Timelines

- Calculated expansion needs for existing schools and new school construction needs
- Performed professional cost analysis of modernization and new construction project needs (including ADA, Hazardous Materials abatement and Furniture, Fixtures and Equipment needs)
- Applied escalation factor for construction and land costs

4

Long-Range Facilities Master Plan
Background, Process & Timelines

- While in theory the LRFMP never ends, this plan portrays a time window from 2000–2018
- Timing of the plan is a critical variable in determining plan costs and resource availability

5

Overarching Assumptions

- Cost components of the plan are developed based on the following key assumptions:
 - All schools should achieve “parity” – ability to provide high quality instructional program in an environment that optimizes teaching and learning
 - Funding needs for the plan are calculated without consideration of the amount and availability of funding sources to satisfy those needs

6

Variables Affecting Financial Calculations

- Financial calculations depend on a number of highly dynamic variables including:
 - Student demographic forecasts
 - Rate/pace of development of housing (CV is 7th fastest growing community in the country)
 - Anticipated date of “build-out”
 - Student generation rates
 - Assessed Valuation growth
 - Interest rates
 - State funding
 - Mello-Roos funding

7

Variables Affecting Financial Calculations (continued)

- Educational program requirements that may affect facilities conditions
- State regulations affecting local agencies' ability to fund infrastructure (e.g. SB 50)
- Escalation of land and construction costs
- Market conditions and availability of construction labor and materials
- Bid “climate”
- Changes in construction standards and code requirements
- Successful passage of State and local bond elections

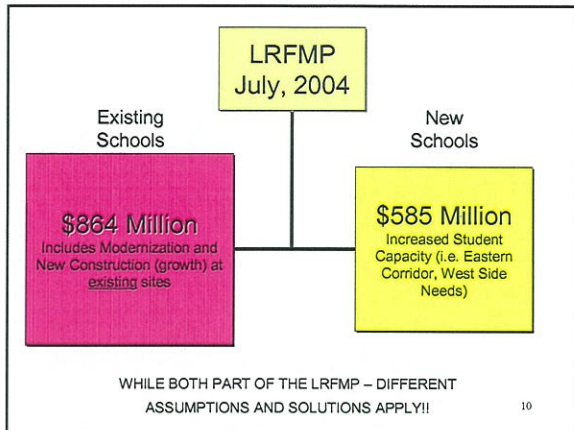
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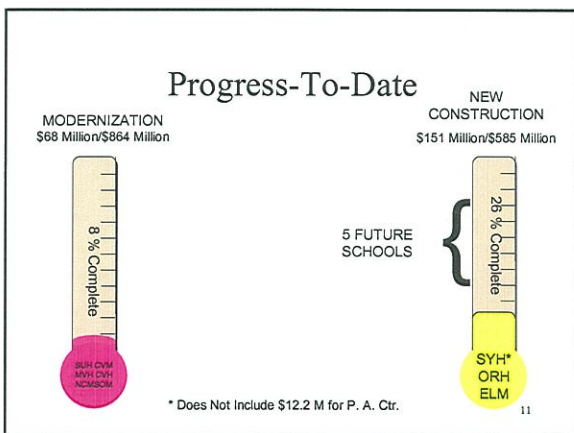
Variables Affecting Financial Calculations

“Bottom Line” of the LRFMP

- Will change every time the plan is updated
- Currently is predicated on many “knowns” and many estimates of variables that cannot be “known” for years
- Represents the best contemporary analysis and thinking of staff and support team today

9





Current Resources Available
Modernization Component

Proposition BB	\$187,000,000
State Match (Eligibility)	137,700,000
Insurance Proceeds	1,300,000
TOTAL	\$326,000,000

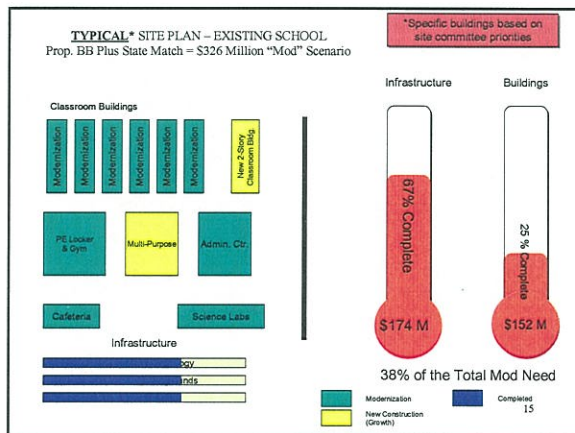
Note: District's strategic planning and resource mobilization efforts will have ultimately enabled the District to leverage **\$187 Million** into **\$326 Million**

13

Defining the "GAP"

Resources Available	\$ 326 Million
Resource Required	<u>\$864 Million</u>
GAP	<u>\$ 538 Million</u>

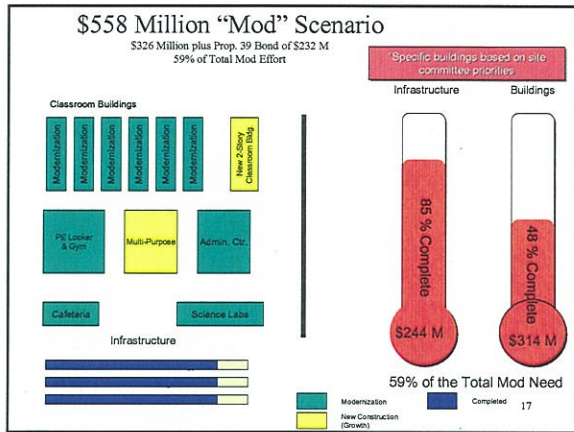
14



"Closing the GAP" in Modernization

Resource Requirements	\$ 864 Million
Less:	
Current Resources Available (Prop. BB + State Match)	(\$ 326 Million)
Equals	\$ 538 Million
Less Prop. 39 Bond: (\$350 M)	
Series I & II (2008,2014)	(\$ 232 Million)
Series III (2015) →	(\$ 118 Million)
Total Debt	\$350 Million
Remaining Unfunded "GAP"	<u>\$ 188 Million</u>

15



How Much Has Been Done So Far?

- To date – \$151 Million expended
- Includes SYHS* (\$53 M), ORHS (\$63 M) and ELM (\$35 M)
- Schools remaining to be completed include High Schools 13 & 14 as well as Middle Schools 12 & 13 and 7th – 12th grade capacity on west side

*Does not yet consider approximately \$12.2 M for P.A. Center

19

Challenges

New Construction (Future Sites)

- Historical reliance on state matching funds to complete new schools has put completing construction of three to four new schools in jeopardy!
 - The District has, in the last 15 years, counted heavily on the passage of a statewide facilities bond and receiving the state match to build new schools at the right time
- Securing and acquiring sufficient land as well as controlling land acquisition costs

20

Challenges

New Construction (Future Sites)

- State program that was a 60%/40% matching program is now 50%/50% (capped)
- Existing CFD assessments are decreasingly able to “cover” the rising costs of new schools
- “West side” needs do not currently have a dedicated funding source

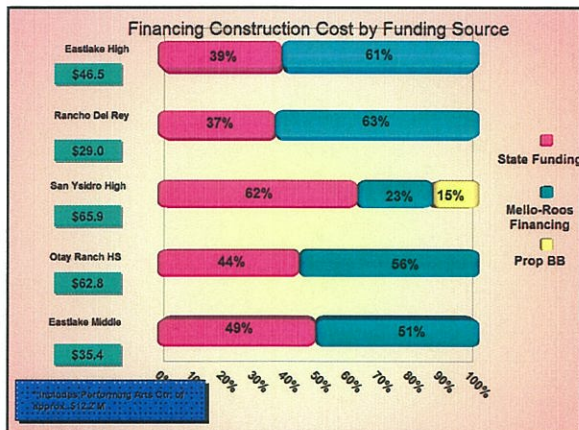
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Challenges

New Construction (Future Sites)

- Maintaining relationships with developers to ensure understanding, collaboration and partnerships in building new facilities
- Working toward passage of statewide facilities’ bond
 - State’s declining enrollment
 - Availability of Prop. 55 \$’s
- That the state’s dollar “allowance” for schools does not keep pace with wildly accelerating construction costs – esp. land
- Never enough money!

22



What Happens Without a State Facilities Bond?

24

Projected Timelines for New Construction

- High School #13 Fall '06 \$121.5 M
- Middle School #12 Fall '07 \$47.0 M
- West Side Capacity (7-12) Fall '08 \$56.0 M
- High School #14 Fall '09 \$109.0 M
- Middle School #13 Fall '10 \$79.0 M

Options

- Alter the basic design (footprint, acreage, etc.) of future schools
- Continue to aggressively negotiate lower land acquisition costs from developers
- Increase CFD assessments on future developments
- Collaborate and negotiate with the City for a bigger "slice" of the CFD assessments
- Increase the size of any potential Prop. 39 or G.O. Bond to cover the funding shortfall from the state
- Support passage of statewide facilities' bond measure

26

Consider Different Design Model

- Wildly escalating land prices as well as the pace of development will continue to make finding large (50 acre +) plots of contiguous land difficult
- Consideration could be given to a different design/"footprint" for schools
- Build "up not out" -- or other variations on that theme
 - Virtual High School
- Has implications for timelines, but also implications for affordability and constructability

27

Collaborate and Negotiate...

- with the developers for lower land acquisition costs as an advance against future state aid
- to obtain developer agreements to require both developer fees and a CFD assessment
- with the City of Chula Vista for a bigger "slice" of the total CFD pie
- to form new CFD's on west side of Chula Vista
- to support a future State Facilities Bond

28

Conclusions

- Thorough analysis has occurred and a detailed plan has been developed
- Progress has been made in
 - planning and executing "mod" and new construction; and,
 - developing a financial plan
- "Parity" in performance capability across the entire District will require a substantial investment of resources and time

29

Conclusions

- Another bond measure is essential to significantly cut into the GAP.
- Many external forces and variables continue to affect the cost factors embedded in the plan
- Work will be executed as fast as resources allow
- Analysis of LRFMP and reporting to the community and the Board will be a continuous process
 - Annual updates to the BOT
 - Periodic recommendations for revisions (as needed)

30

Recommendations

- Authorize staff to arrange to sell Series C, Prop. BB
- Maximize eligibility for “mod” funding from State by aggressively completing all phases of modernization (Groups I thru VI)
- Analyze and evaluate opportunities to issue either a Prop. 39 or a regular G.O. through analysis of District growth (AV)
- Pursue M-R funding and “state matching” funds for construction of required future schools

31



July 20, 2004

Office of the Board of Trustees
SWEETWATER UNION HIGH SCHOOL DISTRICT
1130 Fifth Avenue
Chula Vista, CA 91911

Subject: Long Range Facilities Master Plan (LRFMP); Rev. 0
Ref: LPA, Inc. – Master Plan Architects & Associated Consultants

Dear Board members:

Attached, herewith, you will find the LRFMP, Rev. 0, a three (3) volume set comprised of Volume(s) I, II, and III. This document has evolved over the course of the past two years, with considerable input from a team of professionals in their respective fields; District faculty/staff, master planners, architects, program managers, construction managers, demographers, financial specialists and bond counsel. In addition, student comments have contributed significantly to the creation of the program equalization standards, providing "pros" and "cons" to different space configurations within classrooms.

In January & August 2003, and in January 2004, the board was apprised of certain LRFMP-highlights and provided staff with productive directives and constructive feedback on how best to proceed with the finalization of the plan. The tangible results of our collective efforts, the LRFMP, Rev. 0, is presented for your review.

This Plan, once accepted by the board, will serve to provide the direction to District staff and its consultants, as they set out to implement the plan, within the authority granted by the board. The LRFMP defines a "moment in time", based on the assessments and data gatherings conducted during the FY2002/03/04 timeframe. It is anticipated that the LRFMP will be updated annually and brought before the Finance and Facilities Subcommittee, in the form of a *Progress Report; LRFMP dated X/XX/XXXX* to be archived in the *Section VII*, entitled *Progress Updates (Board of Trustees, F&F, Bond Oversight Committee)*.

Additionally, over the course of the execution of the LRFMP, during the next 10-15 years, as new information presents itself that is substantive in nature, or serves to materially alter the Plan's course or impact to the District, (i.e. financial, demographic, program costs, eligibility or district standards information), staff will prepare a Revision(s) to the applicable Section(s) or Appendix(ices) and present them to the board for acceptance in the form of a "REV. X" to the applicable section of the Plan. *Example: Section V – Finance Plan; REV. X dated X/XX/XXXX*. Any Revisions accepted by the board will be acknowledged in *Section VIII* entitled, *Acknowledgement of Revisions or "REVs", Date of Board Acceptance*.

Thank you for the opportunity to present the LRFMP. We look forward to working collaboratively, as a team, towards the attainment of the goals and objectives outlined within, to the mutual benefit and satisfaction of students, faculty, staff, and community ... *both current and future.*

By signing below, District staff recommends that the Board of Trustees approve the accompanying Long Range Facilities Master Plan (LRFMP), REV 0; dated July 20, 2004.

RECOMMENDED BY:

Katy Wright
Director of Planning and Construction

Date

RECOMMENDED BY:

Dianne Russo
Director of Financial Services

Date

RECOMMENDED BY:

Bruce Husson
Chief Operating Officer

Date

RECOMMENDED BY:

Barry Dragon
Chief Financial Officer

Date

RECOMMENDED BY:

Bonny Garcia
Legal Counsel

Date

RECOMMENDED BY:

Dr. Edward M. Brand
Superintendent

Date

Enclosures
Volumes I – Board Packets
Volumes II, III - Available

A board vote taken on July 20, 2004, has resulted in the "approval", or "non-approval" of this LRFMP, Rev. 0.

Board results

() APPROVAL

() NON-APPROVAL

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By signing below, District staff recommends that the Board of Trustees approve the accompanying Long Range Facilities Master Plan (LRFMP), REV 0; dated July 20, 2004.

RECOMMENDED BY:

Katy Wright 7.20.04
Katy Wright Date
Director of Planning and Construction

RECOMMENDED BY:

Dianne Russo 7-20-04
Dianne Russo Date
Director of Financial Services

RECOMMENDED BY:

Bruce Husson 7/20/04
Bruce Husson Date
Chief Operating Officer

RECOMMENDED BY:

Barry Dragon 7/20/04
Barry Dragon Date
Chief Financial Officer

RECOMMENDED BY:

Bonny Garcia Date
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BOARD MEMBERS WILL RECEIVE AN ORIGINAL (WET SIGNATURE) OF THIS DOCUMENT ONCE SUPERINTENDENT AND LEGAL COUNSEL HAVE SIGNED THE ORIGINALS.



**Long Range Facilities Master Plan
(LRFMP)**

Table of Contents

TABLE OF CONTENTS

VOLUME I

	Cover Letter
	Table of Contents
Section I.	Background/Overview
Section II.	Summary of Conclusions
Section III.	Program Funding vs. Cost Analysis
Section IV.	Implementation Plan
Section V.	Funding Options and Strategy (Finance Plan)
Section VI.	Progress Updates (Board; F&F, BOC)
Section VII.	Acknowledgement of Revisions or "REVs"; Date of Acceptance by Board.
Section VIII.	Site Plan(s) / Budget Summaries by School
Section IX	Cost Reports [Budget vs. Actual Costs (Forecast to Complete)]

VOLUME II

Appendix A.	Facilities Task Force Members and Meeting Agendas
Appendix B.	State Eligibility Matrixes for Modernization and New Construction
Appendix C.	Demographic Analysis
Appendix D.	Program Standards / Equalization Standards - Needs Assessment
Appendix E.	Boundary Maps and School Site Concept Plans (including Summary – level Cost Estimates)

Middle Schools

1. Bonita Vista Middle School
2. Castle Park Middle School
3. Chula Vista Middle School
4. Eastlake Middle School
5. Granger Junior High School
6. Hilltop Middle School
7. Mar Vista Middle School
8. Montgomery Middle School
9. National City Middle School
10. Rancho del Rey Middle School
11. Southwest Middle School

High Schools

12. Bonita Vista High School
13. Castle Park High School
14. Chula Vista High School
15. Eastlake High School
16. Hilltop High School
17. Mar Vista High School
18. Montgomery High School
19. Otay Ranch High School
20. Palomar High School
21. San Ysidro High School
22. Southwest High School
23. Sweetwater High School

Other Sites

24. Montgomery Adult School
25. Regional Occupational Program

VOLUME III**Appendix F. Definitive Cost Estimate(s) by School
(estimated in 2003 dollars)****Middle Schools**

1. Bonita Vista Middle School
2. Castle Park Middle School
3. Chula Vista Middle School
4. Eastlake Middle School
5. Granger Junior High School
6. Hilltop Middle School
7. Mar Vista Middle School
8. Montgomery Middle School
9. National City Middle School
10. Rancho del Rey Middle School
11. Southwest Middle School

High Schools

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13. Castle Park High School
14. Chula Vista High School
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16. Hilltop High School
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18. Montgomery High School
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20. Palomar High School
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22. Southwest High School
23. Sweetwater High School

Other Sites

24. Montgomery Adult School
25. Regional Occupational Program



**Long Range Facilities Master Plan
(LRFMP)**

SECTION I

Background / Overview

BACKGROUND / OVERVIEW**LPA**

Since the first district schools opened in 1922, the **Sweetwater Union High School District** has provided quality educational programs and services for hundreds of thousands of students – over 302,000 in the past 10 years alone. With this long tradition of excellence, our communities have come to expect only the very best from Sweetwater schools – and every day our students and staff are performing to these high expectations.

The Sweetwater Union High School District serves approximately 40,000 students in grades 7-12 and 42,000 adult learners in the south San Diego county communities of Bonita, Chula Vista, Eastlake, Imperial Beach, National City, Otay Mesa, San Ysidro / south San Diego. It is the largest secondary (grades 7-12) school system in the United States.

Founded in 1920, the District has grown to encompass eleven (11) middle (or junior high) schools, eleven (11) senior high schools, one (1) continuation high school, four (4) adult schools, two (2) alternative schools, and one (1) charter school, a total of thirty (30) schools. Annual enrollment has increased one to four percent during the last decade and approximately 85 percent of students come from ethnically diverse backgrounds. Over one half speak a language other than English at home and about one quarter are limited-English proficient.

Fifteen (15) Sweetwater campuses were selected as California Distinguished School in the most recent junior/senior high-competition-more than any other district in the state. Schools have also received state and national Title I recognition for improving math and reading test scores. Seventeen (17) schools have won the California School Boards Association's Golden Bell Award for programs in areas such as math, music, literacy and science.

Purpose of the Long Range Facilities Master Plan (LRFMP)

The purpose of the Long Range Facilities Master Plan (LRFMP) is to provide the Sweetwater Union High School District (SUHSD), its leadership, staff, constituents, and project stakeholders with a comprehensive plan that takes into consideration the many factors that will shape its current and future facility decisions for modernization and new construction and to establish priorities for facility educational programs based on need, equity and funding resources.

The **Goals & Objectives** of the LRFMP are as follows:

- **Develop standards** to measure facility performance and adequacy, in order to improve the existing campuses and their respective learning environments, and to achieve parity among all schools with regard to facilities standards and conditions.
- **Propose solutions** in the form of modernization and growth projects, to address identified facility deficiencies.
- **Plan for future school capacity** where and when needed, using demographic projections and residential build-out information.
- **Identify and maximize the potential for State Match funds in Modernization and New Construction projects.**
- **Review alternative school attendance boundaries** and consider adjustments to minimize overcrowding and to achieve long term balanced enrollment.
- **Develop Cost Estimates and corresponding Site Plans** that identify specific construction projects, and the funding sources that support them.
- **Develop funding options and proposed strategy** for creating the resources upon which the District can execute the phases of the projects, based on the **master program schedule** and the **master cash flow** developed for advanced planning purposes.
- **Develop a finance plan**, based on direction from the board, upon recommendation of the Chief Financial Officer (CFO) and the Chief Operating Officer (COO).

Selection of Master Plan Team

In November 2001, the SUHSD issued a request for proposal for qualified firms to undertake the preparation of a LRFMP. In January, 2002, LPA, Inc., along with five other firms submitted its proposal. A review panel comprised of District Officials, Architects, Construction Management, Business Community and Bond Oversight Committee Members interviewed the qualified firms and unanimously selected LPA, Inc., based on the firm's qualifications and experience in developing LRFMPs. In addition, LPA, Inc. had prepared a LRFMP for a number of other school districts including Azusa U.S.D., Placentia-Yorba Linda U.S.D., Norwalk-La Mirada U.S.D., and Huntington Beach U.H.S.D.

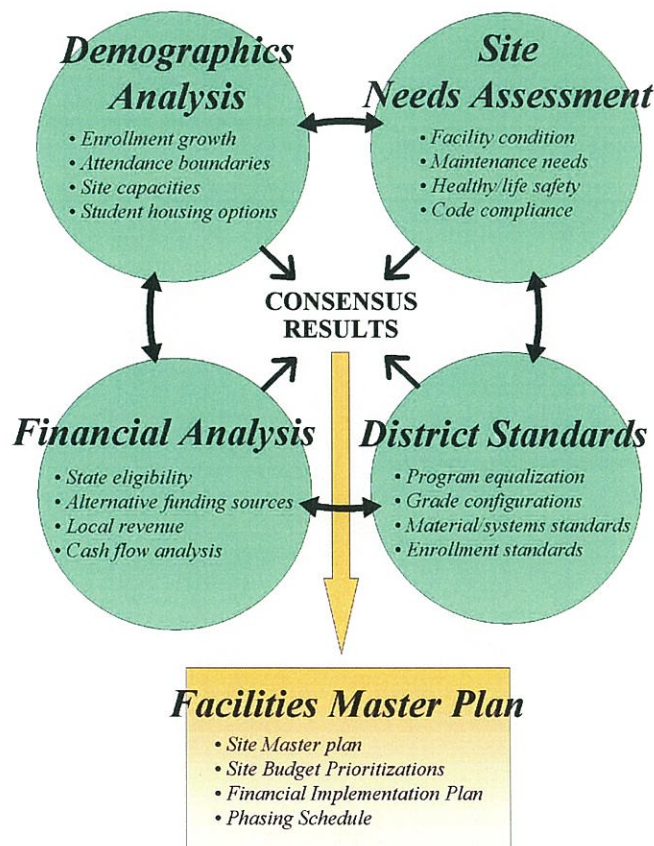
The process of developing the plan as described in this document was initiated in April 2002. Key milestones, in addition to the technical studies, included Board input in January and July 2003 and extensive meetings with the Facilities Task Force.

Creation of Facilities Task Force (FTF)

A working group of educators and administrators was formed in order to provide critical input to the planning effort. This working group was called the "Facilities Task Force" (FTF). Between April 2002 and March 2003 members met on a frequent basis and on topics ranging from equalization standards to construction financing. Their input and effort was invaluable and appreciated. Appendix A contains a list of the FTF members, meeting dates and topics.

LRFMP Development Process

There were four major components or initiatives that comprised the process by which the LRFMP was developed over the course of the past 24 months commencing in 2002. These components are the Demographics Analysis, Site Needs Assessment, Financial Analysis, and District Standards. The diagram below illustrates how these components were integrated, creating consensus through shared data and statistics, with the results of those efforts articulated in this document.



Following the completion of the above, the LRFMP was assembled, containing ten sections; and six accompanying appendices. A **brief description** of the key sections and other pertinent information is described below:

VOLUME I

Cover Letter

Table of Contents

I. Background/Overview – contains information relative to justification, rationale, and process whereby, the LRFMP was initiated by the board and District staff, and the manner by which the task was subsequently carried out by a team of consultants under direction of District staff.

II. Summary of Conclusions – contains pertinent information relative to the “data, statistics, and information” brought forth as a result of the process of the preparation of the LRFMP.

III. Program Funding vs. Cost Analysis – contains funding and a cost information based on “Cash on Hand”, “Potential State Match Funding”, “Timing of Sale of the Balance of Proposition BB Bonds”, and “Funding to be determined”. This analysis is summarized and shown graphically, but is based on the “**Master Cash Flow**”, and “**Master Program Schedule**”, serving to chart the course, once finalized, for the implementation and execution of the LRFMP. See Section V. Funding Options and Strategy (Finance Plan) for financing assumptions from FY2004/05 through FY2017/18.

IV. Implementation Plan – describes where the District stands relative to the review, recommendation for acceptance, and acceptance of the LRFMP Rev. 0. It further serves to highlight issues brought forth by the board or associated subcommittees or committees (F&F Subcommittee; Bond Oversight Committee) and how board directives were administered by District staff in the months leading up to the finalizing of the LRFMP, Rev. 0 document.

V. Funding Options and Strategy (Finance Plan) – contains information relative to the identification of “**Fund Sources**”, i.e. Proposition BB, Proposition 47, Proposition 55, CFDs (Mellos). Additionally, within this section, you will find information relative to **Other Fund Source Options (Proposition 39 Bond Measure)** that are directly related to the Assessed Valuation (AV), and total bonding capacity of the District. The Finance Plan outlines a strategy in the form of a recommendation to the board, delineating a) Proposed actions to be taken, as of the July 2004 Board Meeting (provided such actions are approved by the board during the same meeting); b) Steps and/or Activities to be fully explored to close the gap on funding vs. cost of the LRFMP. Information such as “Projected Bond Capacity”; Projected Debt Cap; Net of BB Bonds and other pertinent financial exhibits are contained, herein.

VI. Progress Updates (Board of Trustees; Finance & Facilities Subcommittee; Bond Oversight Committee, and/or Public via District’s Web Page) – contains copies (hardcopy or electronic) of or reference to progress update reports provided to either the board, the F&F Subcommittee, the Bond Oversight Committee (Proposition BB progress), or the general public via Web Page or other medium over the course of the execution and implementation of the LRFMP.

VII. Acknowledgement of Revisions or “REVs”; Date of Acceptance by Board – contains information serving to historically track when any Section(s) or Appendix(ces) were revised, and accepted as REVs by the Board of Trustees. In the event a new section is created, it will be acknowledged as a new section or appendix, accepted by the board, as a REV. 0.

VIII. Site Plan(s) / Budget Summaries by School – contains copies of Site Plans, and Budget Summaries by School. (In 2003 dollars)

IX. Cost Reports [Budget vs. Actual Costs (Forecast to Complete)] – Following the closing of each Fiscal Year, the Board will be provided with the subject report, which contains, budget, revised budget, funding, encumbrances, expenditures, and forecast to complete financial information by project.

VOLUME II

A. Facilities Task Force Members; Meeting Agendas – contains information relative to those who comprised the FTF, when meetings were held and what issues were discussed.

B. State Eligibility Matrices– Modernization and New Construction - An analysis of State Eligibility was performed in order to accurately estimate the total State Match funding opportunities relative to all work defined within the LRFMP. This is updated on an annual basis to accommodate changes in legislation and grants.

C. Demographic Analysis – contains essential demographic data used to forecast future attendance levels at each of the schools.

D. Program Standards / Equalization Standards – contains program equalization standards that serve as the guide to developing “modernization” scopes of work. These equalization standards will evolve into a set of Program Standards, Design Criteria, and Specification Standards that will be updated periodically. The “standards” will ensure that the newly modernized school campuses have comparable performance capabilities and teaching space enhancements to that of new schools built within the District.

E. Boundary Maps and School Site Concept Plans - contains a color coded Concept Site Plan for each of the existing schools, identifies “modernization”, “new construction” needs by building, and classroom type. A Summary level Cost Estimate (estimated in 2003 dollars) is found in the section.

VOLUME III

F. Definitive Cost Estimate(s) by School – contains a more detailed Cost Estimate to address the modernization, and new construction needs at all existing schools. The cost estimate does not include hazardous material consulting and abatement, utility hook-ups, or furniture and equipment. However, in the master projects budget, these scope elements were properly estimated and are incorporated in the total funding need for each school.



**Long Range Facilities Master Plan
(LRFMP)**

SECTION II

Summary of Conclusions

SUMMARY / CONCLUSIONS

Summary of Conclusions:

LPA

1. New Schools Required (Forecasted) – H.S. #13, 14; M.S. #12, 13; “7-12 Capacity” in West Chula Vista

Enrollment in the district will continue to increase and the student population will expand in the following manner based upon the 2003 enrollment projections prepared by Davis Demographics and Planning:

<u>Regular Education</u>	<u>2003</u>	<u>Maturation</u>	<u>Percent Increase</u>
7-8 grade students	12,613	15,598	23.6%
9-12 grade students	26,641	36,058	35.3%
Learning Center	1,785	1,785	-
Special Education	459	459	-
Other (includes outside District)	341	341	-
TOTALS	41,833	54,241	29.6%

These enrollment growth projections delineated above, and other contributing factors translate to a forecasted minimum need to construct two (2) new high schools, two (2) new middle schools, provide 7-12 capacity in West Chula Vista, and continued expansion of campus capacities among the existing schools. These projections are based upon residential development levels approved in 2003 in the various City and County jurisdictions served by the District and will need to be revised annually as residential development approvals change. Special Education and Learning Center student growth is very difficult to project, therefore, the projection is “straight-lined”. Development changes will be tracked annually.

<u>School</u>	<u>Target Opening</u>	<u>Fund Sources</u>	<u>Estimated Costs</u>
H.S. # 13	2006	Mello/State Match	\$121.5M
H.S. #14	2009	Mello/State Match	\$109.3M
M.S. # 12	2007	Mello/State Match	\$47.4M
M.S. #13	2010	Mello/State Match	\$79.0M
West Chula Vista (7-12)	2008	Local 39/Mello/ State Match	\$55.5M
			\$434.5M

Note: The above projection of “new schools” has taken into account additional information obtained outside the Davis Demographics and Planning process. The following development projects were considered with each considered to have a 50% probability of becoming a reality. They are: a) bay front property in Chula Vista; b) High Rise development project in National City; c) Industrial to Residential conversion in Otay Mesa; and d) Development east of Otay Lakes. As more definitive information becomes available, the demographic analysis will be updated accordingly.

2. Modernization/New Construction Projects at Existing School Campuses

The findings of the Site Assessments conducted at each of the existing schools indicate that the majority of the school facilities are in need of some form of attention to bring the facilities up to the newly developed District Standards for performance, consistent with those standards that evolved in recent years and have become part of new school classroom (& other specialty spaces) functionality and performance capability in order to create an optimal learning environment.

LPA

Sweetwater Union High School District
Long Range Facilities Master Plan

Estimated Costs of Modernization/New Construction Projects (Estimated by School)

Estimate	"A" "A" LPA Estimated Costs (2003)	"B" "B" Other Project Costs	"C" "C" FF&E Costs	"D" "D" Projected Escalation	"E" "E" "E" = "A+B+C+D" Total
GROUP I					
Chula Vista MS	\$14.5M	\$1.2M	\$.6M	-0-	\$16.3M
Mar Vista HS	\$25.9M	\$2.1M	\$1.1M	\$1.4M	\$30.5M
Sweetwater HS	\$37.6M	\$14.0M	\$1.6M	\$11.2M	\$64.4M
GROUP II					
Chula Vista HS	\$59.6M	\$4.8M	\$2.5M	\$24.0M	\$90.9M
National City MS	\$18.6M	\$1.5M	\$.8M	\$5.3M	\$26.2M
Southwest MS	\$20.6M	\$1.6M	\$.9M	\$6.2M	\$29.3M
GROUP III					
Castle Park MS	\$19.9M	\$1.5M	\$.8M	\$6.3M	\$28.5M
Granger Jr. HS	\$19.7M	\$1.6M	\$.8M	\$6.6M	\$28.7M
Hilltop HS	\$43.6M	\$3.5M	\$1.8M	\$14.5M	\$63.4M
GROUP IV					
Bonita Vista HS	\$40.9M	\$3.3M	\$1.7M	\$14.0M	\$59.9M
Bonita Vista MS	\$23.4M	\$1.9M	\$1.0M	\$8.7M	\$35.0M
Hilltop MS	\$26.5M	\$2.1M	\$1.1M	\$10.1M	\$39.8M
GROUP V					
Castle Park HS	\$46.1M	\$3.7M	\$1.9M	\$17.7M	\$69.4M
Mar Vista MS	\$24.0M	\$1.9M	\$1.0M	\$9.2M	\$36.1M
Montgomery HS	\$42.7M	\$3.4M	\$1.8M	\$22.2M	\$70.1M
GROUP VI					
Montgomery MS	\$24.7M	\$2.0M	\$1.0M	\$12.2M	\$39.9M
Palomar C. HS	\$5.7M	\$.5M	\$.2M	\$3.9M	\$10.3M
Southwest HS	\$44.9M	\$3.6M	\$1.9M	\$23.8M	\$74.2M
OTHER					
Eastlake HS	\$.1M	\$ -0-	\$ -0-	\$ -0-	\$.1M
Mont. Adult	\$1.6M	\$.1M	\$.1M	\$.2M	\$ 2.0M
San Ysidro HS	\$12.3M	\$1M	\$.5M	\$ 1.1M	\$14.9M
OTHER NON-GROUP RELATED					
Interim Housing	\$5.9M	\$17.8M	\$0	\$ 10.4M	\$34.0M
TOTALS	\$558.8M	\$73.0M	\$23.1M	\$209.2M	\$864.1M

Definitions:

A. LPA Estimated Costs (in 2003 dollars) – The Site Assessments were estimated in 2003 dollars; the respective Estimate amounts for each school depicts the estimated costs to address the "modernization/new construction" needs if all work were to be completed by June 2004, not including FF&E, structural demolition, comprehensive hazmat material abatement, utility hook-ups, or unforeseen conditions. **The subtotal amount in FY2003/04 dollars is \$558.8M.**

B. Other Project Costs – Within this column is an estimated cost by school to address Hazardous Material Consulting or Abatement, Utilities Hook-ups, and Unforeseen Conditions which was excluded from the LPA, Inc. Cost Estimates. **The subtotal amount in FY2003/04 dollars is \$73M.**

C. FF&E Costs – Within this column is an estimated cost by school to address new furniture, fixtures and equipment as part of the facilities needs assessment. **The subtotal amount in FY2003/04 dollars is \$23.1M**



D. Escalation – This column factors in a cost of escalation (3.96%/yr) to the projected mid-point of construction for each school project. The escalation amount is derived from the projected phasing of each project at each school as delineated in the Master Program Schedule. Project accelerations or delays will result in adjustments to the escalation component of each project. Escalation is calculated based on available funding, and potential future funding, assuming the completion of all LRFMP projects by FY2017/18. **This subtotal amount is \$209.2M.**

E. Adjusted Total Costs – The sum of columns A, B, C, and D, comprising the total project costs to address the modernization/new construction needs at each of the existing schools is based on the original LPA, Inc. Cost Estimates, adjusted accordingly as referenced above. **The total amount is \$864.1M.**

3. Acceleration of Proposition BB & State Match Funded Phases

Due to growth in the assessed valuation (AV) of the District, the issuance of bonds (Proposition BB) is scheduled to occur between 2001 and 2005, enabling the District's planning and construction department to implement modernization/new construction projects earlier than originally scheduled. Instead of completing the Proposition BB funded phases of the work by 2015, as was originally contemplated, all remaining Proposition BB work is scheduled to be completed by 2007. This work includes potentially appending \$137.2M of State Match funds to the program, made probable with the recent passing of Proposition 55, the State-wide School Facilities Bond Measure. This acceleration translates to considerable economies as this phase of the work will be completed earlier than was originally planned, thereby, achieving "escalation" savings.

4. Funding (to be determined) to complete balance of "modernization/new construction" work at existing schools

Of the \$864.1M of funding required to complete 100% of the modernization/new construction work on existing school campuses, between FY2001/02 and FY2017/18, a total of \$325.5M in funding has been identified [Proposition BB (\$187M) plus State Match (\$137.2M-potential); Insurance (\$1.3M)]. This translates to a funding gap of \$538.6M for the modernization/new construction (existing schools) portion of the work established by this LRFMP. The manner by which the District should strategize to address this "gap" is contained within the Funding Options and Strategy (Finance Plan) section of the LRFMP.

5. Funding (to be determined) for a portion of new "7-12 West Chula Vista" Capacity

A "7-12" school in West Chula Vista is currently planned in a non-"Mello-Roos" area. Of the \$55.5M estimated for this project, a total of \$46M of local funds must be identified, with the balance of funds projected to be secured from the State in the form of an eligible State Match.

6. Third (Final) Bond Sale (Proposition BB)

The 3rd and final bond sale should occur at the earliest opportunity; a recommendation as to the timing and the amount is contained within the Funding Options and Strategy (Finance Plan) section of the LRFMP. For planning purposes, a figure of \$97M in Fiscal Year 2004/05 was incorporated into both the schedule and cash flow for the final bond sale.



**Long Range Facilities Master Plan
(LRFMP)**

**SECTION III
Program Funding vs. Cost
Analysis**



CASH FLOW

The attached Cash Flow contains information relative to all projects currently in progress, either in acquisition, planning, design, bid, or construction phases, and it comprises all future projects, i.e. modernization/growth of existing schools, and new school construction based on demographic and other statistical information gathered and economic trending within the District.

Fiscal Year	Modernization	New Construction	Total
Prior Yrs	\$34.5M	\$138.2M	\$172.7M
FY2003/04	\$17.0M	\$13.4M	\$30.4M
FY2004/05	\$86.7M	\$52.8M	\$139.5M
FY2005/06	\$120.1M	\$97.5M	\$217.6M
FY2006/07	\$67.2M	\$109.7M	\$176.9M
FY2007/08	\$ 0M	\$85.4M	\$85.4M
FY2008/09	\$92.7M	\$57.9M	\$150.6M
FY2009/10	\$57.6M	\$7.5M	\$65.1M
FY2010/11	\$9.4M	\$23.1M	\$32.5M
FY2011/12	\$0	\$0	\$0
FY2012/13	\$0	\$0	\$0
FY2013/14	\$10.3M	\$0	\$10.3
FY2014/15	\$33.7M	\$0	\$33.7
FY2015/16	\$28.3M	\$0	\$28.3
FY2016/17	\$153.3M	\$0	\$153.3
FY2017/18	\$153.3M	\$0	\$153.3
Total	\$864.1M	\$585.5M	\$1,449.6M or \$1.45B

Footnote: Although the above figures are expressed in millions, the actual total cost amounts were truncated, creating, in some cases, a rounding anomaly.

MASTER PROGRAM SCHEDULE

The attached Master Program Schedule has been developed taking into account the fund sources identified, and strategy for utilization of those same funds. The master program schedule contains project phases for those projects already funded, and future project phases forecasted to complete the balance of the work defined in the LRFMP. Future phases are contingent upon the District taking action to secure the funds outlined in the Funding Assumptions section.

Activity Description	Early Start	Early Finish	200420052006200720082009201020112012201320142015201620172018														
MODERNIZATION/EXPANSION																	
Group 1																	
Chula Vista Middle School																	
Chula Vista MS Phase 1b - Prop BB/MP	15MAR04A	30JUN05															
Chula Vista MS - Prop 39	01JUL08*	30JUN09															
Mar Vista High School																	
Mar Vista HS Phase 1b - Prop BB	12MAR04A	30JUN05															
Mar Vista HS - Prop 39	01JUL08*	30JUN09															
Mar Vista HS - Unfunded Work	01JUL16*	28JUN18															
Sweetwater High School																	
Sweetwater HS Phase 1b - Prop BB	15DEC03A	30JUN06															
Sweetwater HS - Prop 39	01JUL08*	30JUN10															
Sweetwater HS - Unfunded Work	01JUL16*	28JUN18															
Group 2																	
Chula Vista High School																	
Chula Vista HS - Prop BB	18AUG03A	29JUN07															
Chula Vista HS - Prop 39	01JUL08*	30JUN11															
Chula Vista HS - Unfunded Work	01JUL16*	28JUN18															
National City Middle School																	
National City MS - Prop BB	18AUG03A	30JUN06															
National City MS - Prop 39	01JUL08*	30JUN09															
National City MS - Unfunded Work	01JUL16*	28JUN18															
Southwest Middle School																	
Southwest MS - Prop BB	18AUG03A	30JUN06															
Southwest MS - Prop 39	01JUL08*	30JUN09															
Southwest MS - Unfunded Work	01JUL16*	28JUN18															
Group 3																	
Castle Park Middle School																	
Castle Park MS - Prop BB	18AUG03A	29JUN07															
Castle Park MS - Prop 39	01JUL08*	30JUN09															
Castle Park MS - Unfunded Work	01JUL16*	28JUN18															
Granger Jr. HS																	
Granger Junior HS - Prop BB	18AUG03A	29JUN07															
Granger Junior HS - Prop 39	01JUL08*	30JUN09															
Granger Junior HS - Unfunded Work	01JUL16*	28JUN18															
Hilltop High School																	
Hilltop HS - Prop BB	18AUG03A	29JUN07															

12MAR04
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Design Phases

Prop BB - Planning/Design/Construction

Prop 39

New School

Unfunded Work

Sheet 1 of 4

Sweetwater Union HS District

MASTER PROGRAM SCHEDULE

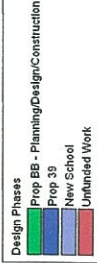
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SWEETWATER
UNION HIGH SCHOOL DISTRICT

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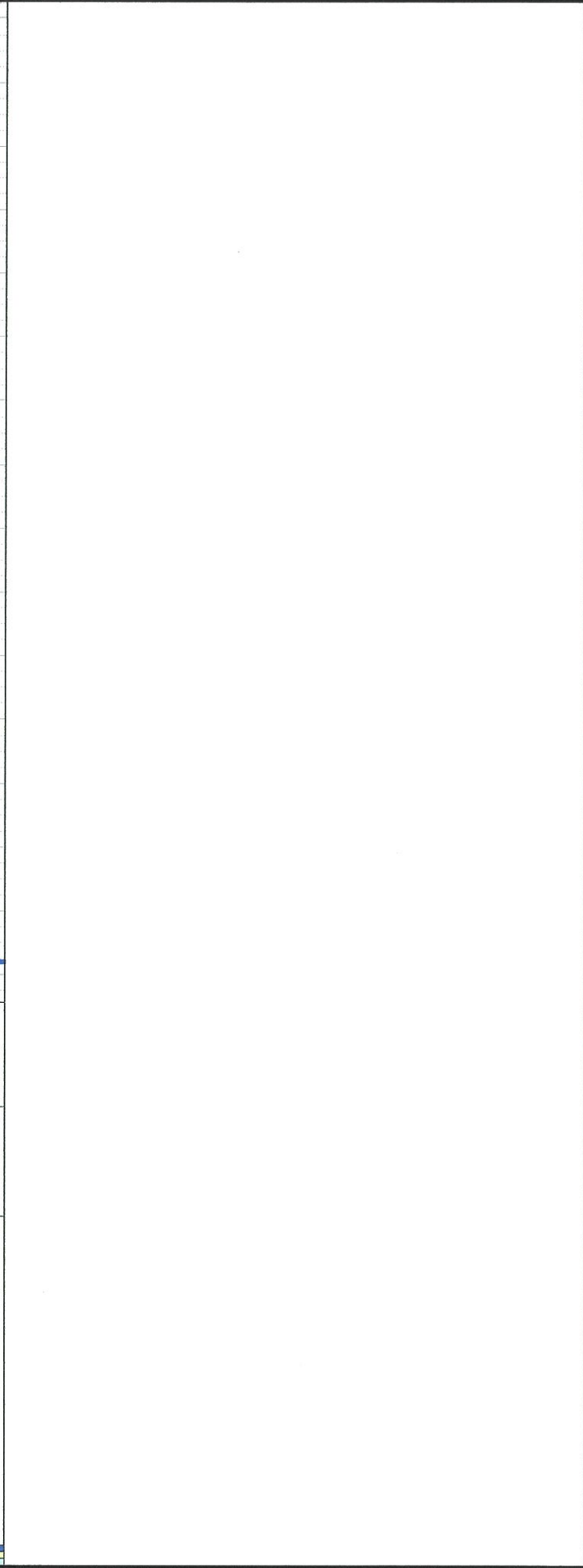
Sheet 1 of 4

Sweetwater Union HS District

MASTER PROGRAM SCHEDULE
LRFMP Rev. 0



Activity Description	Early Start	Early Finish	Activity														
			2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Southwest High School																	
Southwest HS - Prop BB	18AUG03A	29JUN07	Southwest HS - Prop BB														
Southwest HS - Prop 39	01JUL14*	30JUN16	Southwest HS - Prop 39														
Southwest HS - Unfunded Work	01JUL16*	01JAN19	Southwest HS - Unfunded Work														
Other																	
Eastlake High School																	
Eastlake HS - Prop BB	03JUL06*	29JUN07	Eastlake HS - Prop BB														
Eastlake HS - Unfunded Work	01JUL16*	28JUN18	Eastlake HS - Unfunded Work														
Montgomery Adult School																	
Montgomery Adult - Prop BB	03JUL06*	29JUN07	Montgomery Adult - Prop BB														
Montgomery Adult - Prop 39	01JUL14*	30JUN15	Montgomery Adult - Prop 39														
Montgomery Adult - Unfunded Work	01JUL16*	28JUN18	Montgomery Adult - Unfunded Work														
San Ysidro High School																	
San Ysidro HS - Prop BB	01JUL05*	29JUN07	San Ysidro HS - Prop BB														
San Ysidro HS - Prop 39	01JUL14*	30JUN15	San Ysidro HS - Prop 39														
San Ysidro HS - Unfunded Work	01JUL16*	28JUN18	San Ysidro HS - Unfunded Work														



Activity Description	Early Start	Early Finish	200420052006200720082009201020112012201320142015201620172018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Sheet 4 of 4

Sweetwater Union HS District
MASTER PROGRAM SCHEDULE
LRFMP Rev. 0





Long Range Facilities Master Plan

SECTION IV Implementation Plan

IMPLEMENTATION PLAN

At its Board Workshop on January 25, 2003, the Board of Trustees provided feedback on the following subject areas as delineated below:

1. Commence Modernization Plans all Sites Eligible for State Funding

- Requested that a portion of the Prop BB funds go toward acquiring the land adjacent to Sweetwater High School.
- Directed that Staff proceed with the modernization planning immediately in order to qualify for State funding.

Action taken: The board approved hiring four architects over the summer of 2003 to design the budgeted modernization/expansion projects at all of the existing schools subject to modernization.

2. Comprehensive School Attendance Boundary Adjustments

- Acknowledged that before adding new construction, particularly at sites with declining enrollment, boundary adjustments would provide a more effective use of existing facilities.
- Urged that the LRFMP team study the possibility of aligning the boundaries for the district's middle and high schools.

Action taken: District's staff recommended boundary adjustments in the western part of the district which were adopted by the board for the 2004/05 school year. District staff will continue to study trending enrollment in order to recommend boundary adjustments in the future.

3. Modify Enrollment Policy

- Recommended that the impact of boundary adjustments on the district's specialized programs be analyzed.
- Recommended that the district develop a policy on capping school enrollment where enrollment exceeds housing capacity.

Action taken: District's planning and construction department continues to analyze the facilities needs of special programs within the District, and will be make recommendations in the future as to the "siting" of certain Special Education programs, pending the disposition of certain assets within the District.

4. Direction for Sweetwater High School Growth

- Directed Staff to accommodate growth at Sweetwater High School by building new facilities; the Board did not approve pursuit of a separate Academy or additional National City campus at this time.
- Considered the acquisition of adjacent land for campus expansion.
- Acknowledged Granger to remain a Junior High to help reduce the enrollment at Sweetwater H.S.
- Directed Staff to consider evening school.

Action taken: District staff has initiated studies relative to land acquisition at Sweetwater High School, as the price of land has become an issue.

5. Acknowledge Variance in Students per Acre

- Recognized that student enrollment and students per acre vary between the existing schools and newer schools.



6. **Other Items Addressed**

- Team to review the cost impact and recommend a policy on removal of some or all portable classrooms throughout the District.
- Develop a communications plan component of the LRFMP and urged that public awareness efforts be initiated regarding the LRFMP at the earliest and include presentations to the various city councils and joint school boards prior to finalizing the plan.
- District may need to add staff and other consulting services to manage a program of this magnitude.

Action taken:

Modernization plans at each school will attempt to reduce by 25-30% the number of relocatable classrooms on each campus, subject to available funds.

A new Proposition BB Web page is scheduled to be launched by July 19, 2004, which will become an effective communication tool with the community.

In June 2003, Harris-Gafcon (formerly Pacific-Gafcon) was approved by the board to provide staff augmentation program/project management services. The team reports to the Director of Planning and Construction.

All of the above was taken into account when compiling the LRFMP; Rev. 0.



**Long Range Facilities Master Plan
(LRFMP)**

**SECTION V
Funding Options and Strategy
(Finance Plan)**



FUNDING OPTIONS AND STRATEGY (FINANCE PLAN)

Based on the information assembled during FY03/04, the total funding needed to implement the scopes of work identified in this LRFMP is \$1.449B. This encompasses repairs, renovations, modernizations, and new construction projects at the existing twelve (12) high schools, and eleven (11) middle schools, plus new school construction of four (4) new high schools (two of which have already been completed), three (3) new middle schools (one of which has already been completed), and 7-12 capacity, a total of the equivalent of eight (8) new schools.

Modernization/New Construction (Existing Schools)

The breakdown of the modernization/new construction funding requirements are as follows: 1) \$558.8M (buildings/infrastructure), and \$23.3M (furnishings, fixtures, and equipment), and \$73M (other project costs) for a subtotal of \$654.9M (estimated in 2003 dollars) adjusted by \$209.2M for escalation to the midpoint of construction for a total of \$864.1M;

New School Construction

The breakdown of the future new school construction funding (H.S. 13, H.S. 14; West Side 7-12 capacity, M.S. 12, M.S. 13, and Special Education facilities) requirements are as follows: 1) \$306.1M for new school construction (including escalation and FF&E); and \$128.6M for the acquisition of land for a total future funding need of \$434.7M. This excludes the \$150.8M of funding already secured and expended related to Eastlake M.S., Otay Ranch H.S., and San Ysidro H.S. Note: the Performing Arts project costs are part of the new construction or expansion figures for "existing schools".

An important element of the resulting LRFMP is the master schedule which establishes the timing of all project starts, funds drawdowns, cost reimbursements, and project close-outs because they all contribute to the formula for executing the LRFMP.

As the finance plan component of the LRFMP is based on a set of financial and performance assumptions, it is, therefore, important to understand that timing of project delivery is the critical factor affecting the District's abilities to address the needs assessed within the identified budget constraints of \$1.449B.

As the District's schools continue to age, the cost to repair, renovate, and modernize to current District Standards increases, with escalation at approximately 4% per year. Therefore, it is imperative to develop a financing strategy that secures funds when needed, with the corresponding construction work executed expeditiously, on or ahead of schedule, and within budget.

Current Financing

Currently, with Proposition BB (\$187M), State Proposition(s) 47 and 55 (\$98.1M Modernization; \$39.1M New Construction-existing schools) and \$1.3M Insurance (CVM-cafeteria) funding, the District has either already secured, or has taken aggressive steps to secure a total of \$325.5M or 37.7% of the total funds required to address the modernization and expansion needs on existing school campuses. The total need of \$654.9M (in 2003 dollars), adjusted by \$209.2M for escalation is \$864.1M. The balance of \$539.6M or 62.3% is currently unfunded. Therefore, a financing strategy has been developed, with input from staff, financial advisor, an economist, and the District.

Strategy (Preliminary)

The Proposition 39 local bond measure has become the vehicle by which many school districts throughout the State supplement their facilities funding needs. Due to the substantive growth in Chula Vista, and corresponding property value appreciation, it appears very likely the tax base will support such a bond measure in the FY2008/09 timeframe. This is considered to be the most likely opportunity to append an additional \$350.0M to the finance plan. Additionally, this is the logical mechanism to fund the furniture and equipment needs of \$23.2M (in 2003 dollars), as Proposition BB precludes the use of funds for furniture and equipment. The use of a Proposition 39 bond requires further study, and public input and policy maker direction. This represents a current unfunded component of the finance plan of 55% of the total of \$638.4 for modernization/expansion within existing schools.



Future Financing Options & Opportunities – Growth (New Schools)

Fueled by ongoing forecasted population growth in San Diego County, and in the south bay area especially, (Chula Vista, the 7th fastest growing city in the U.S.), the District is poised to be educating 7,200 to 8,500 additional students within the next eight (8) to ten (10) years. Because most of the growth is estimated to be attributable to the development of raw land, the District will be using Mello Roos (CFDs) as the primary funding mechanism to construct the necessary new schools. To complement Mello Roos funding, the District will seek to secure State Match funds. Of the total forecasted need of \$585.5M for new schools, a total of \$150.8M has already been secured (Mello/State), representing 25.7% of the total estimated funding required.

Lastly, the finance plan is based on the LRFMP, and upon the best known information available to the District and its consultants at the time of the preparation of the Plan in FY2003/04. As such, because the cash flow (forecast) and master program schedule are an integral part of the finance plan, regular updates will be required to reflect actual progress towards the completion of the LRFMP, with adjustments to the timing of future projects as required. Project phases will either be accelerated or will be delayed, depending on the availability of the eligible funds for the corresponding project.

At a minimum, an annual update to this finance plan section of the LRFMP will be prepared at each fiscal year end, presented to the Finance and Facilities Subcommittee, the board and the Bond Oversight Committee, prior to submitting for board approval.

FUND SOURCES

1. Proposition BB \$ 187,000,000

Status:

The General Obligation Bond approved by the voters in November 2000 was based on a maximum tax increment of \$26.00 per \$100,000 of assessed valuation. Originally, it was anticipated that there would be six (6) bond sales for the total of \$187,000,000 over the period from 2001 to 2015, however, due to the growth in population, and corresponding increased property values, the bond sales can be accelerated. The execution of the LRFMP assumes the 3rd (final) bond sale in FY 2004/05 for \$97M. *The Proposition BB amount of \$187M represents 26% of the total funding requirements to execute the modernization/growth portion of the Plan, and 15% of the total funding needed to execute the full LRFMP.*

Note: Proposition BB funds are restricted to repair, renovation, modernization, new construction capital construction and related costs.

2. Proposition(s) 47 and 55 \$ 137,200,000 - State Match Funds (Modernization) – Match 60/40

Status:

Proposition 47, and Proposition 55, both state-wide bond measures, passed in 1998 and 2004, respectively, allocating \$25B state-wide for K-12 Schools, Community Colleges, CSU, and UC programs. To date, the District has received \$16.8M in State Match funds for modernization, with calculated eligibility for an additional \$81.3M for a total eligible state match amount of \$98.1M. The execution of the LRFMP assumes the District will be successful in securing all eligible funds. *Propositions 47 and 55 amounts of \$98.1M represents 11.3% of the modernization/expansion portion of the Plan, and 6.7% of the total funding needed to execute the full LRFMP.*

3. Mello Roos \$ 326,000,000 - Community Facilities Districts (CFDs)

Status:

Information provided to the District by various municipal sources served by the District indicate residential development supports the need for two (2) new High Schools (H.S. #13, H.S. #14); two (2) new Middle Schools (M.S. #12, M.S. #13); and increased 7-12 capacity in West Chula Vista, for the equivalent of a total of five (5) additional new schools. The CFD funds



generated and received to date total \$77.9M; CFD funds projected to be generated in the future are \$248.1M for a total of \$326M. An analysis of total bonding capacity is required to finalize financial projections. *The future Mello Roos amount of \$248.1M is representative of 42.4% of the new school construction needs, and is representative of 17.1% of the total funding needed to execute the full LRFMP.*

4. **Proposition 47/55** **\$ 39,100,000**
- State Match Funds (New Construction) – Match
50/50

Status:

Proposition 47, and Proposition 55, both state-wide bond measures, passed in 1998, and 2004, respectively, allocating \$25B state-wide for K-12 Schools, Community Colleges, CSU, and UC programs. To date, the District has received \$65.7M in State Match funds, with calculated eligibility for an additional \$143.1M, subject to availability. *The State Match Funding amount of \$208M represents 42% of the new school construction needs, and is 17% of the total funding needed to execute the full LRFMP.*

5. **Proposition 39** **\$ 350,000,000**

Status:

The Superintendent, Chief Financial Officer (CFO), Chief Operating Officer (COO), with support from the Finance and Planning department staff, recommend that a Proposition 39 bond measure be contemplated by FY08/09. Proposition 39, a state-wide measure, passed in November 2000, and the governing legislation, Assembly Bill 1908, established the mechanism whereby, Districts could supplement their capital construction (new), repairs, renovations, modernizations, including furnishings, fixtures, and equipment by placing a local bond measure on the ballot based on a facilities needs assessment. The significance of this legislation to Districts is two-fold. First, the threshold for approval is substantially lower, at 55%. Second, the District can purchase new furniture and equipment for schools regardless of whether a specific school is targeted for modernization dollars. *The Proposition 39 amount of \$350M represents 24% of the total funding needs to execute the full LRFMP. For planning purposes, it has been projected that the AV will support \$160M and \$62M in FY2008/09 and FY2014/15 respectively.*

6. **Insurance (cafeteria CVM)** **\$ 1,300,000**

Status:

Identification of funds received as a result of the 1997 fire in the cafeteria at Chula Vista Middle School.

7. **Funding Gap** **\$ 235,100,000**

Status:

In the event other funds sources become available, whether earmarked for specific schools or projects, or for use on any project District-wide, the funds will be factored into the cash flow and displace the need for other funds, potentially, reducing the amount of any future Proposition 39 local measure.



SUMMARY OF FUNDING

1.	Proposition BB	\$ 187,000,000
2.	Proposition 47/55 - State Match Funds (Modernization/New Construction) Existing Schools – Match 60/40	\$ 137,200,000
3.	Mello Roos - Community Facilities Districts (CFDs)	\$ 326,000,000
4.	Proposition 47/55 - State Match Funds (New Construction) – Match 50/50	\$ 213,000,000
5.	Proposition 39 (Assembly Bill 1908) - Proposition 39 – FY08/09 Bond Sales - \$170M; 62M; \$118M	\$ 350,000,000
6.	Insurance (Cafeteria-fire-CVM)	\$ 1,300,000
SUBTOTAL – (FUNDS IDENTIFIED)		\$1,214,500,000*
* rounded to the nearest million		
7.	Funding Gap	<u>\$ 235,100,000</u>
TOTAL –		\$1,449,600,000

RECOMMENDATIONS:

- Recommendation # 1 –** The board authorizes staff to arrange to sell bonds for \$97M (Proposition BB) in FY2004/05.
- Recommendation # 2 –** The board authorizes staff to continue to move aggressively with modernization/new construction projects at all schools (Groups I thru VI) in an effort to maximize the opportunities to secure the \$137.2M in State Match “60/40” and “50/50” funding for the modernization/new construction components, respectively
- Recommendation #3 -** The board authorizes staff to continue to analyze the District Assessed Valuation (AV), and future bonding capacity for purposes on contemplating a Proposition 39 Bond Measure by FY08/09. A total of \$350M is contemplated, with a total of \$232M possibly made available by FY14/15.
- Recommendation #4 -** The board authorizes the District to take aggressive steps to secure Mello (CFDs), and State Match Funding to construct the required future new schools (H.S.#13, H.S. #14, West Chula Vista 7-12 Capacity; M.S.#12, M.S.#13, Special Education).



**Long Range Facilities Master Plan
(LRFMP)**

**SECTION VI
Progress Updates
(Board; F&F; BOC)**



**Long Range Facilities Master Plan
(LRFMP)**

**SECTION VII
Acknowledgement of
Revisions; Date of Acceptance
by Board**