



Union High School District

Board of Trustees
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Barbara Groth
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John Salazar

Superintendent
Ken Noah

**SAN DIEGUITO UNION HIGH SCHOOL DISTRICT
BOARD OF TRUSTEES
FACILITIES WORKSHOP
AGENDA**

**TUESDAY, JANUARY 18, 2011
1:30 PM**

**DISTRICT OFFICE COMPUTER LAB
710 ENCINITAS BLVD., ENCINITAS, CA. 92024**

The Governing Board of the San Dieguito Union High School District has scheduled a Board Facilities Workshop for Tuesday, January 18, 2011, at the above location, in the Computer Lab, Suite 206.

- 1. CALL TO ORDER 1:30 PM

INFORMATION ITEMS

- 2. CURRENT PROJECTS UPDATE
- 3. LONG RANGE FACILITIES TASK FORCE UPDATE
- 4. WHAT'S CHANGED?
- 5. 21ST CENTURY LEARNING ENVIRONMENT
- 6. OPINION SURVEY
- 7. NEXT STEPS
- 8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance, disability-related modifications, or accommodations, including auxiliary aids or services, in order to participate in the public meetings of the District's Governing Board, please contact the [Office of the District Superintendent](#). Notification 72 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accommodation and accessibility to this meeting. Upon request, the District shall also make available this agenda and all other public records associated with the meeting in appropriate alternative formats for persons with a disability

Canyon Crest Academy • Carmel Valley MS • Diegueño MS • Earl Warren MS • La Costa Canyon HS • North Coast Alternative HS
Oak Crest MS • San Dieguito Adult Education • San Dieguito Academy • Sunset HS • Torrey Pines HS

San Dieguito Union High School District

ITEMS 2-7

INFORMATION REGARDING BOARD AGENDA ITEM

TO: BOARD OF TRUSTEES

DATE OF REPORT: January 12, 2011

BOARD MEETING DATE: January 18, 2011

PREPARED BY: Eric R. Dill
Associate Superintendent, Business

SUBMITTED BY: Ken Noah
Superintendent

SUBJECT: FACILITIES UPDATE /
FACILITIES BOARD WORKSHOP

EXECUTIVE SUMMARY

Staff will make a presentation at the Facilities Board Workshop on January 18, 2011, as shown in the attached supplement.

Facilities Update

San Dieguito Union High School District
Board Workshop / January 18, 2011

Current Project Updates

CCA/LCC Solar Projects

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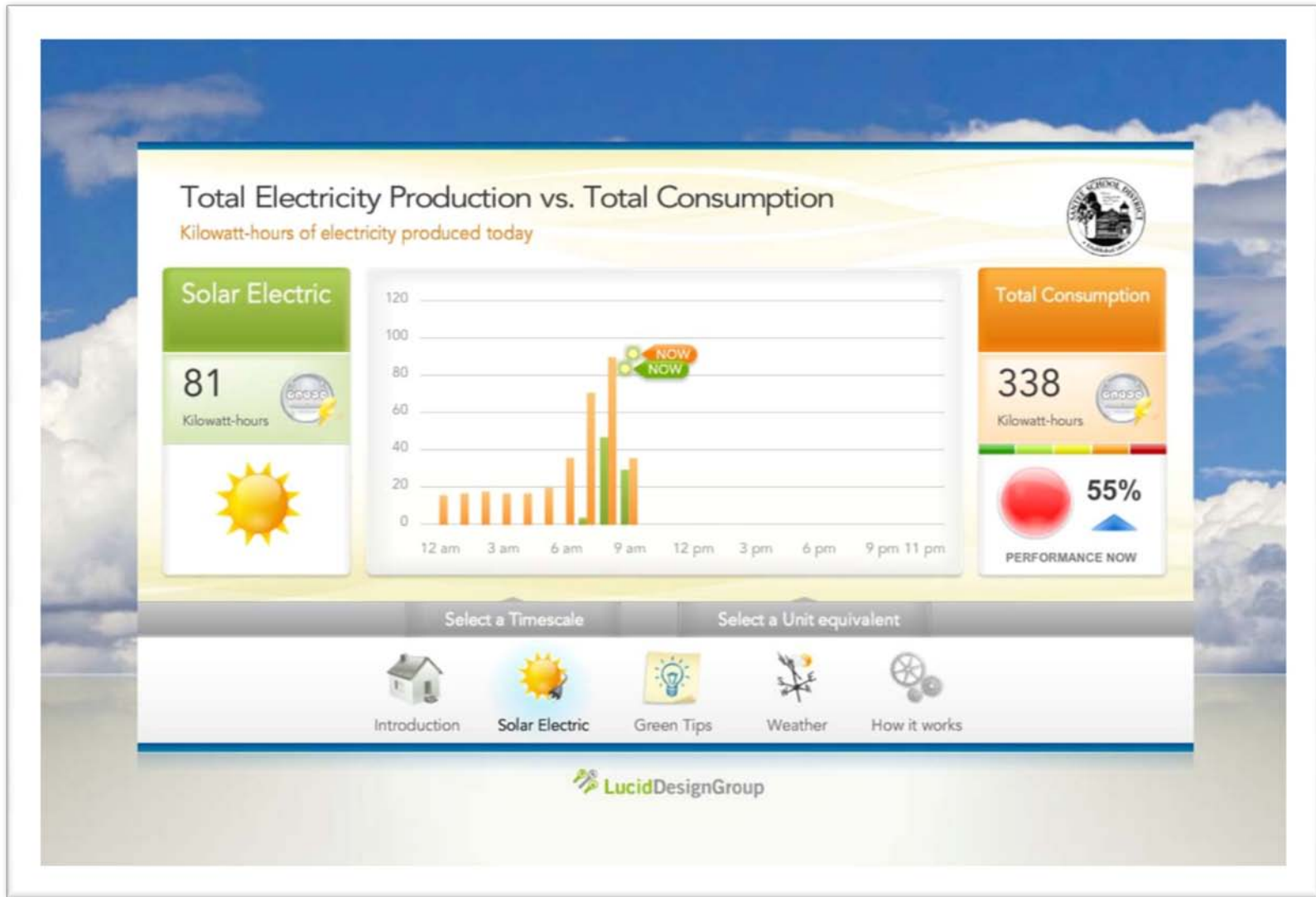


Solar Project Landscaping

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The Solar Dashboard



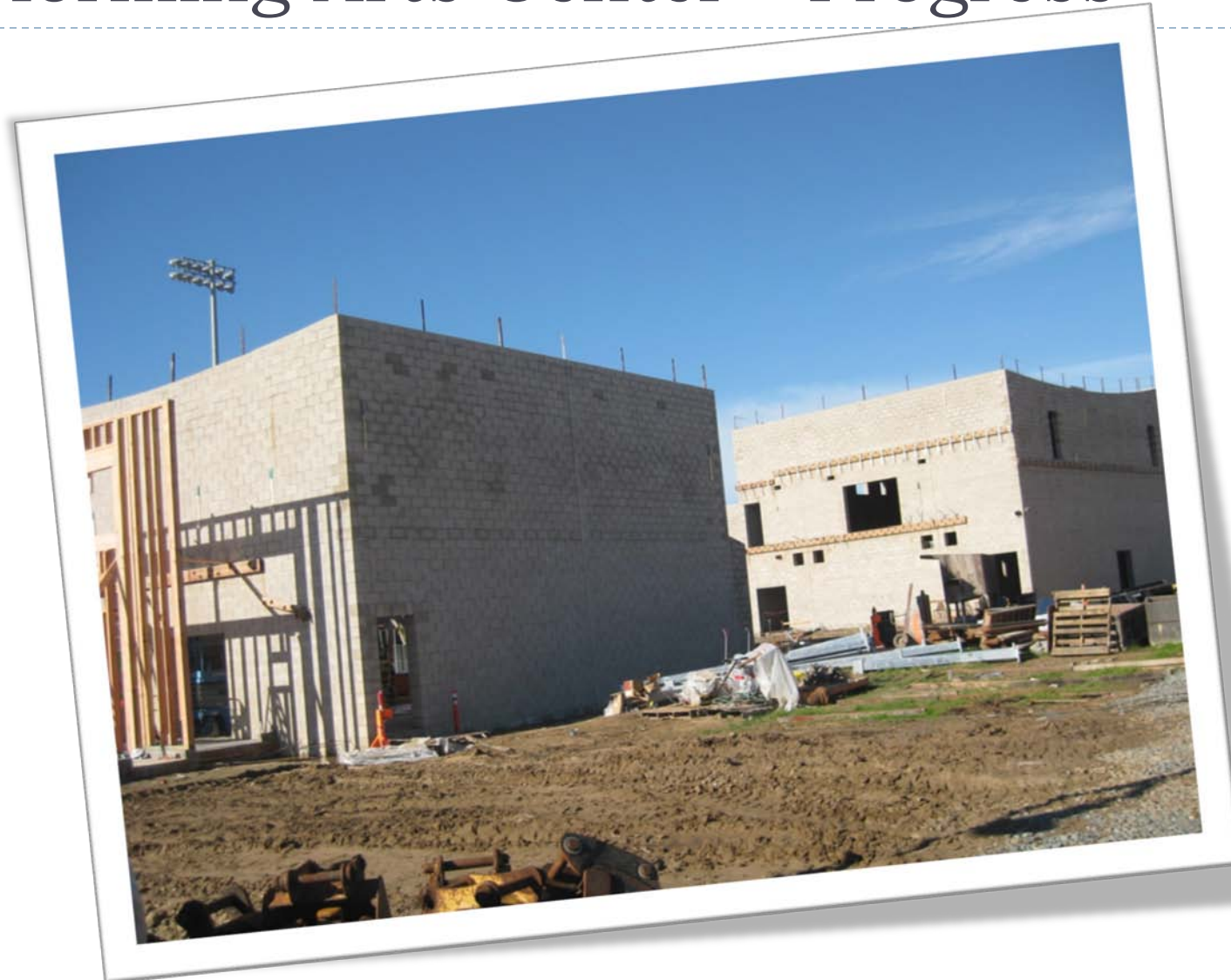
San Dieguito Academy Performing Arts Center

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Performing Arts Center - Progress

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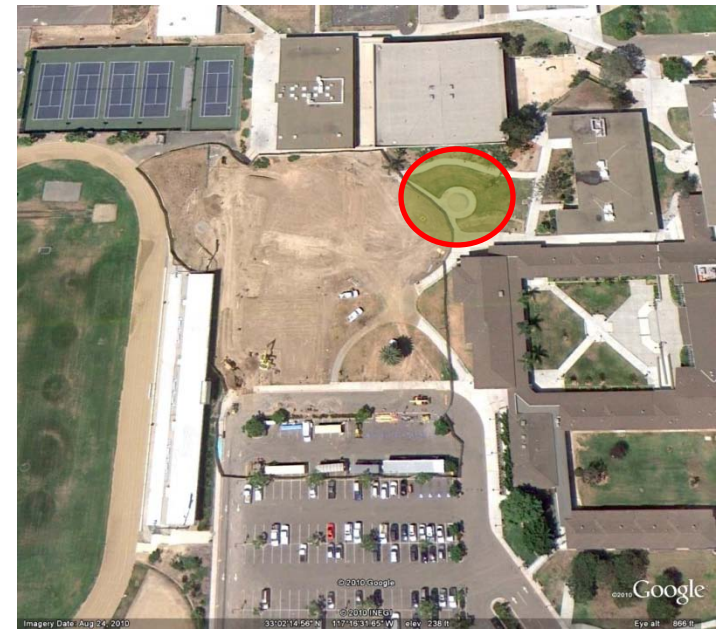
Performing Arts Center Construction Budget

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	June 3, 2010		Jan. 7, 2011	
Planning				
Architect	\$ 627,030.00		\$ 631,930.00	
Plan Check	\$ 41,050.00		\$ 41,050.00	
Environmental & Geotech	\$ 8,103.00		\$ 8,103.28	
Land Survey	\$ 3,200.00		\$ 3,200.00	
Legal Advertising	\$ 1,420.00		\$ 206.95	
Preconstruction Services	\$ 47,073.00		\$ 47,073.00	
Subtotal Planning		\$ 727,876.00		\$ 731,563.23
Construction				
Owner Site	\$ -		\$ 12,535.85	
Construction	\$6,259,922.00		\$ 6,326,999.43	
Construction Mgmt Fee	\$ 240,413.87		\$ 240,414.00	
Insurance and Bonds	\$ 151,114.52		\$ 130,148.00	
Labor Compliance	\$ 30,000.00		\$ -	
Subtotal Construction		\$6,681,450.39		\$6,710,097.28
Testing & Inspection		\$ 326,266.67		\$ 324,017.70
Furniture & Equipment		\$ -		\$ -
Contingency		\$ 665,145.04		\$ 619,034.00
Project Cost		\$8,400,738.10		\$8,384,712.21
		Builder Contingency/Savings		\$ 116,865.00
		District Contingency		\$ 502,169.00

Performing Arts Center Contingency Use ITEMS 2-7

Proposed Items to Fully Fund		
Outdoor Amphitheatre - Conduit	\$ 46,205.14	
Outdoor Amphitheatre - Expansion/Landscaping (Est.)	\$ 70,257.00	
Interior Classrooms A/V and Technology (Electrical/Conduit)	\$ 86,106.01	
Draperies	\$ 25,000.00	
		\$227,568.15
Proposed Items to Fund in Part as Construction Continues		
Classroom and Control Room Equipment	\$324,087.35	
Risers	\$ 85,898.00	
Chairs (280) and Carts (12)	\$ 94,952.23	
Ecoglow	\$ 3,000.00	
		\$507,937.58
Proposed Items not to Fund with Contingency		
Outdoor Amphitheatre Equipment and Installation		??
Instrument Storage		\$ 50,000.00
Foundation Dollars		
June 3, 2010 Pledged	\$457,000.00	
Jan. 7, 2011 Received	\$250,000.00	



Reclaimed Water Projects

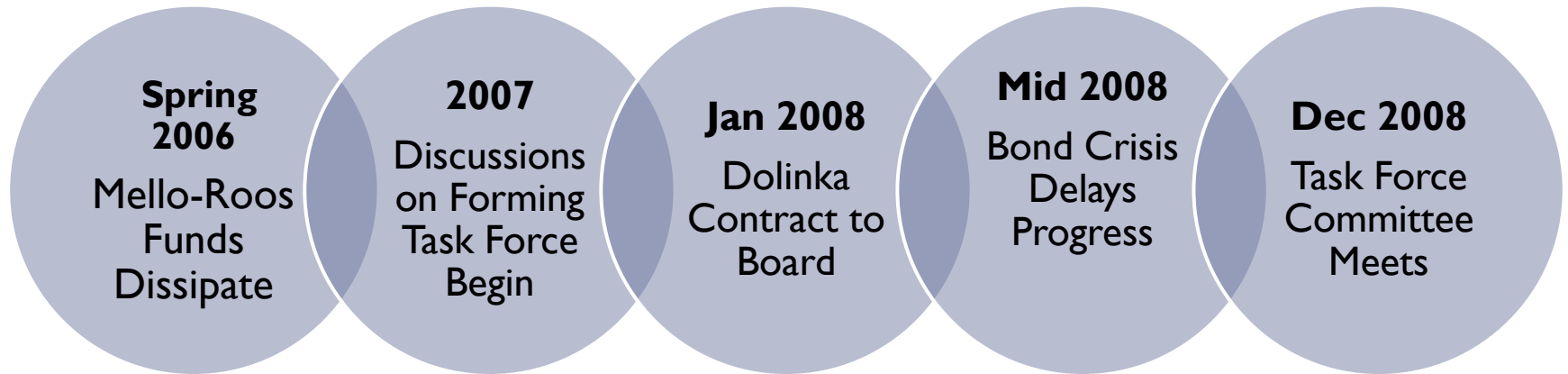
- ▶ Sites with reclaimed water:
 - ▶ EWMS
 - ▶ LCC
 - ▶ SDA
 - ▶ PAC Quad plans in design process.
 - ▶ SSHS
- ▶ Sites without reclaimed water:
 - ▶ DNO
 - ▶ OCMS
 - ▶ Playfields currently submitted for plan approval.
 - ▶ CCA
 - ▶ City of San Diego estimates availability in four years.
 - ▶ CVMS
 - ▶ City of San Diego does not have a current estimate on availability.
 - ▶ TPHS
 - ▶ City of San Diego does not have a current estimate on availability.

2011-12 Project Requests

Site	Capital Facilities	Deferred Maintenance
LCC	\$ 100,000	\$ 150,000
TPHS	\$ 350,000	\$ 300,000
SSHS	\$ 30,000	\$ 40,000
CCA	\$ 15,000	-
SDA	\$ 250,000	\$ 150,000
DNO	\$ 150,000	\$ 100,000
OCMS	\$ 45,000	-
CVMS	\$ 200,000	-
EWMS	\$ 25,000	\$ 45,000
TOTALS	\$1,165,000	\$ 785,000

Facilities Task Force Update

Facilities Task Force History



Task Force Committee Composition

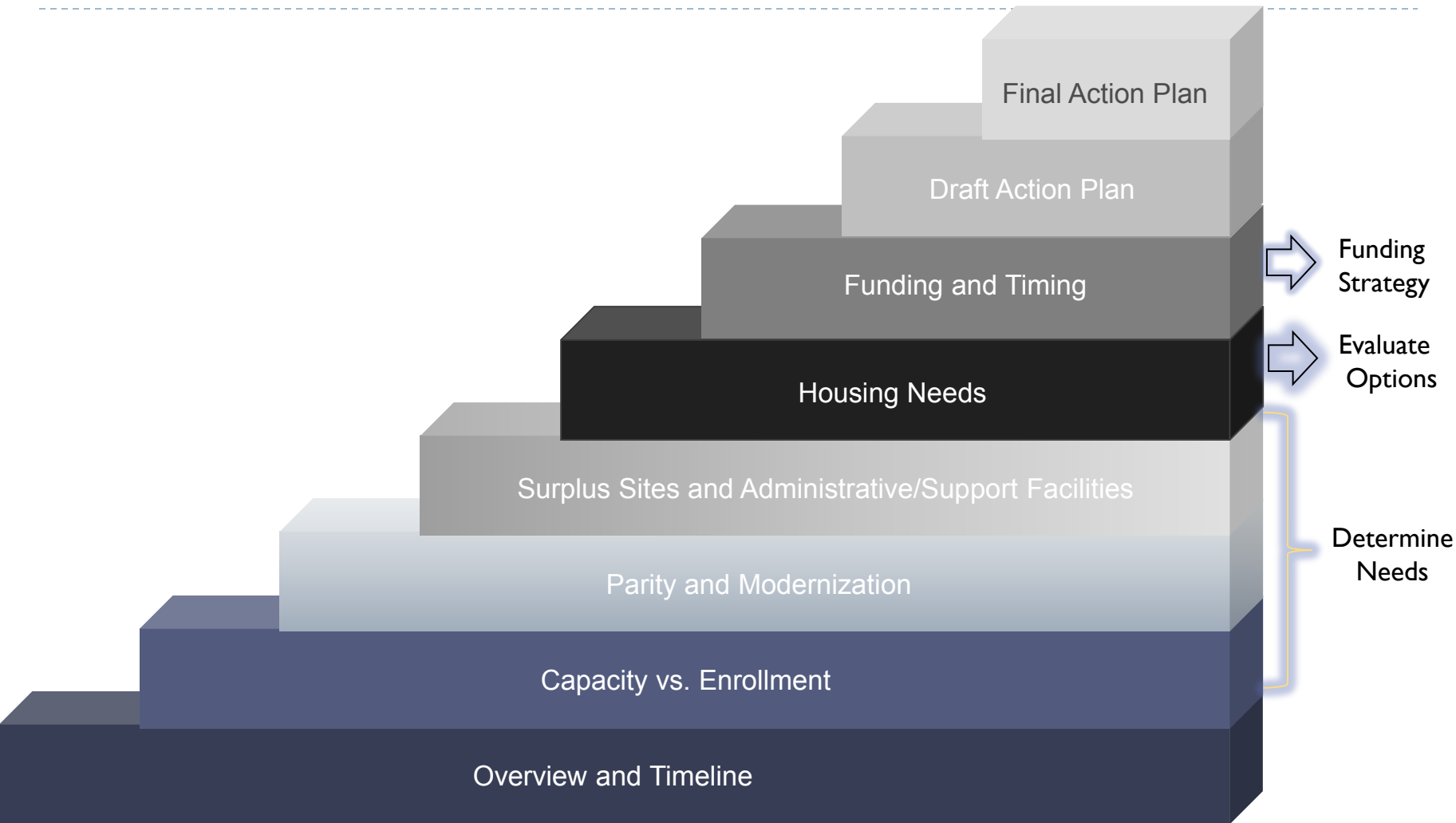
Representative	Name
SDFA	Bob Croft, Duncan Brown, Mario Flores, Jerry Galiley, Chris Black
CSEA	Ron Tackett
Student	Ilana Newman, Chloe Deis-Groff
Parent	Katy Goodman, Maureen Kasselmann, Jola Prosceno, JoAnn Schorn, Bart Smith, Chris Jaczko
Community Organization	Crystal Crawford, Dan Morilak, Thomas Krynicky
Business Community	Mindy Scarano, Rich Houk
Regional Planning	Patrick Murphy
Building Administration	Terry Calen, Rick Ayala
District Administration	Russ Thornton, Mike Coy
Board Liaison	Joyce Dalessandro
Ex-Officio	Ken Noah
Facilitator	Steve Ma, John Addleman

Facilities Task Force Vision Statement

- ▶ The vision for the facilities of the San Dieguito Union High School District is focused on creating learning environments that embrace variety in teaching and learning styles, are responsive to our rapidly changing world, and will encourage students to be good stewards and citizens of a greater community. The three areas of focus are:
 - ▶ Flexible, Adaptable, and Technology Rich Facilities
 - ▶ Sustainable High Performance Environments for Learning
 - ▶ Community Focused Campuses

Timeline Building Blocks

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Assumptions: For Discussion

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<p>Must Do</p>	<p>Access Compliance Issues – Americans with Disabilities Act (ADA) Fire and Life Safety Issues Structural Safety Issues Hazardous Materials Issues Infrastructure Issues (Utilities, Fire Alarm, Security systems, Clock/Bell/Phone, etc.) Envelope Issues (Roofs, Windows, etc.)</p>
<p>Should Do</p>	<p>Upgrade to 21st Century Learning Environment Standard</p> <ul style="list-style-type: none"> •Technology: Wireless, Interactive, Multi-Media, etc. •Furniture and Equipment Upgrades •Finishes and Materials •Renovate for Programmatic Change: Flexible and Adaptable <p>Evaluate Core Facility Parity Issues; Resolve</p> <ul style="list-style-type: none"> •Library •Administration •Labs: Science, for example •Gymnasium/Multi-Purpose •Theater/Arts •Athletics/Fields <p>Improvements for Sustainable “Green” Design</p> <ul style="list-style-type: none"> •Energy Management Systems •Alternative Energy •Lighting – Electric and Natural Daylighting •New/Renovate Buildings to Leadership in Energy and Environmental Design (LEED) and/or Collaborative for High Performance Schools (CHPS) Standards <p>Replace Portable Classrooms</p> <p>Community Joint Use Facilities</p> <p>Resolve Site Circulation and Park Issues</p>

Estimated Costs Summary

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Item	Middle School	High School	Total
Demolition	\$934,500	\$1,904,075	\$2,838,575
Modernization – Low	\$874,830	\$2,901,880	\$3,776,710
Modernization - Moderate	\$8,657,775	\$4,502,625	\$13,160,400
Modernization – High	\$1,269,975	\$37,691,850	\$28,961,825
New Construction	\$78,547,700	\$58,206,000	\$136,780,700
Site Improvements	\$40,716,150	\$44,954,000	\$85,670,150
Soft Costs	\$36,857,034	\$45,048,130	\$81,905,164
District Wide Technology	N/A	N/A	\$7,000,00
Subtotal	\$167,884,964	\$195,208,560	\$370,093,524
Sources of Funds			
State Funding	\$27,400,000	\$16,700,000	\$44,100,000
Developer Mitigation	\$19,000,000	\$8,100,000	\$27,100,000
Subtotal	\$46,400,000	\$24,800,000	\$71,200,000
Difference	\$121,484,964	\$170,408,560	\$291,893,524

March 11, 2010

Board Workshop Agenda

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- ▶ Introduction
- ▶ Review of Capacities
- ▶ Enrollment Projections
- ▶ Housing Needs (Middle School & High School)
- ▶ Analyzing Existing Facilities
- ▶ Project Cost Estimates
- ▶ Available Local Funds
- ▶ Small Project Expenditure History
- ▶ Other Funding Options
- ▶ Next Steps

What's Changed?

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Enrollment Projections

Middle School	Preferred Facilities Capacity	Max Facilities Capacity	SY 2008/09 CBEDS Enrollment	SY 2010/11 Current Enrollment	DI 2018/19 Projected Enrollment	DI 2019/20 Projected Enrollment
Carmel Valley MS	1331	1545	1370	1469	1710	1675
Diegueno MS	1153	1324	864	813	931	705
Earl Warren MS	872	1005	618	704	655	803
Oak Crest MS	987	1140	1017	884	1036	873
Total	4343	5014	3869	3870	4332	4056

High School	Preferred Facilities Capacity	Max Facilities Capacity	SY 2008/09 CBEDS Enrollment	SY 2010/11 Current Enrollment	DI 2018/19 Projected Enrollment	DI 2019/20 Projected Enrollment
Canyon Crest Academy	1812	2235	1780	1891	1812	1812
La Costa Canyon HS	2717	3140	2534	2364	2631	2257
San Dieguito HS Academy	1476	1812	1495	1593	1476	1476
Torrey Pines HS	3011	3488	2691	2559	3353	3604
Total	9016	10675	8500	8407	9272	9149

Proposition C Passes

- ▶ *In a landslide victory for the residents of Carmel Valley, 71% of voters approved amending the development restrictions which required completion of SR-56 before additional homes, parks, libraries, schools and other local facilities were built. Completion of the Pacific Highlands Ranch community, and its infrastructure, can now be anticipated in the foreseeable future.*

Capital / Deferred Maintenance Expenditure History

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	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Requests 11/12	Proposed Funding 11/12
Small Capital Projects	\$2,939,184	\$2,611,390	\$719,386	\$1,969,939	\$1,081,156	\$1,736,249	\$2,743,000	\$1,165,000	\$0
Deferred Maintenance (carpet)	\$87,902	\$35,000	\$67,524	\$38,000	\$64,908	\$47,164	\$32,000		\$0
All Other Deferred Maintenance	\$891,940	\$869,272	\$798,506	\$988,379	\$883,180	\$541,023	\$44,875	\$785,000	\$0

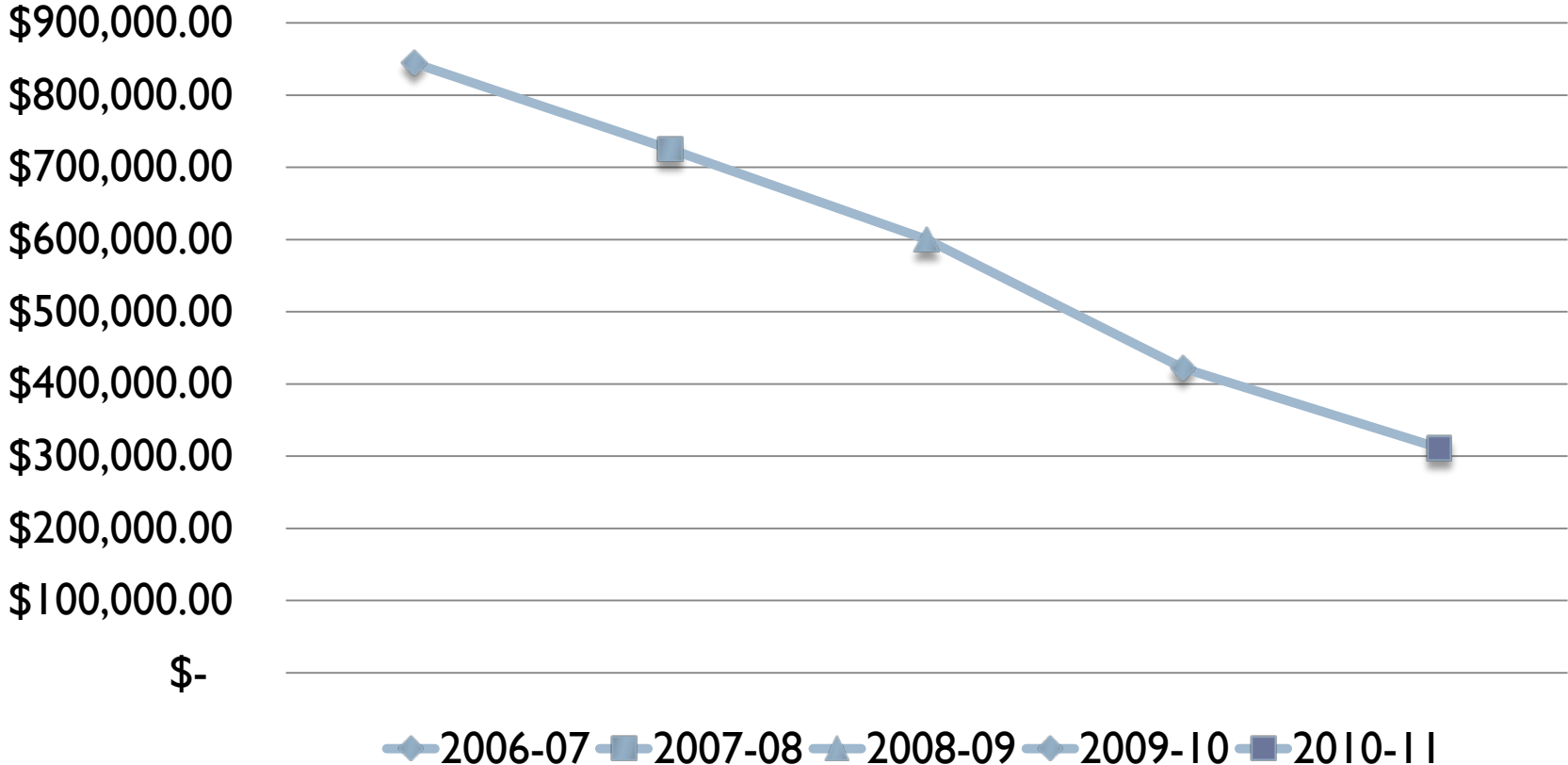
Capital Facilities / Local Funds Fund Balances

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Fund	Balance	Encumbrances / Commitments	Available Balance
Capital Facilities Fund 25-18 (Flexible use)	\$ 392,536	\$227,156 (salaries advance)	\$165,380
Capital Facilities Fund 25-19 (Restricted use)	\$1,064,823	\$1,347,509 (Siemens 4-yr contract)	(\$282,686)
Mello-Roos (Restricted use)	\$1,597,413	\$380,241 (SDA PAC)	\$1,217,172
North City West JPA (Carmel Valley MS expansion)	\$4,245,995	\$0	\$4,245,995
Deferred Maintenance	\$1,000	\$0	\$1,000

Developer Fees

Developer Fees Collected



21st Century Learning Environment

Steering Committee Composition

Representative	Name
Superintendent	Ken Noah
Educational Services	Rick Schmitt
Principal, High School	Brian Kohn
Assistant Principal, Middle School	Brian Marcus
Principal, Adult Ed	Denise Stanley
Technology/ROP	Mike Coy
Facilities	Russ Thornton
Facilities Planning	John Addleman
Business Services	Eric Dill

Steering Committee's Purpose

- ▶ Make the 21st century learning environment our own.
- ▶ Identify priorities and time line for projects.
- ▶ Preparation for proposed Bond campaign.

21st Century Learning Environment

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Facilities Task Force Vision Statement

- 
- ▶ **Flexible, adaptable and technology rich facilities.**
 - ▶ **Sustainable, high performance environments for learning.**
 - ▶ **Community focused events.**

21st Century Facilities

Curriculum	High Schools	Middle Schools
<p>Core Classes: English Math History World Language</p> <p>(85% Faculty)</p>	<ul style="list-style-type: none"> ○ +/- 1900 SF – needs to accommodate 40-60 students ○ Space to be flexible and adaptable to change in class content, i.e. wireless delivery of content to personal devices ○ Mobile teaching stations ○ Flexible student work stations (mix of tables, desks, high stools) ○ LCD’s and document cameras to be replaced by online/open sources that deliver content to personal portable devices 	<ul style="list-style-type: none"> ○ Space to be flexible and adaptable to change in class content, i.e. wireless delivery of content to personal devices ○ Mobile teaching stations ○ Flexible student work stations (mix of tables, desks, high stools) ○ LCD’s and document cameras to be replaced by online/open sources that deliver content to personal portable devices
<p>VPA</p>	<ul style="list-style-type: none"> ○ Quality space at all facilities 	<ul style="list-style-type: none"> ○ Quality space at all facilities. (Space to be designed to a lesser standard than at high schools.)

21st Century Facilities

Curriculum	High Schools	Middle Schools
CTE/ROP/Adult Ed	<ul style="list-style-type: none"> ○ 2 Large CTE/ROP spaces at a HS North and HS South ○ Designed to community needs/commercial joint use. ○ Adjoin culinary arts with food service space and/or operation ○ Production/manufacturing space combinations (e.g. robotics) 	<ul style="list-style-type: none"> ○ Larger than existing CTE space. ○ Design for use by Special Ed population
Science	<ul style="list-style-type: none"> ○ Digital labs vs. wet labs ○ Interchangeable around content – portable stations that connect to outlets (gas, etc.) ○ Storage for lab specific equipment (accommodation for interchangeability) ○ Allowance for teacher(s) prep space within classroom 	<ul style="list-style-type: none"> ○ +/- 1200 SF ○ Classrooms/Labs ○ 40 + Students
Labs	<ul style="list-style-type: none"> ○ Specialty Labs +/- 1200 SF 	<ul style="list-style-type: none"> ○ Specialty Labs +/- 1200 SF

21st Century Facilities

Curriculum	High Schools	Middle Schools
Media Centers	<ul style="list-style-type: none"> ○ Large Internet Café Design ○ Improved log-on accessibility ○ Joint community use <ul style="list-style-type: none"> ● Cyber protection ● Maintenance issues ● Safeguarding of students 	
Teacher Space	<ul style="list-style-type: none"> ○ Shared Offices vs. Internet Café Design – collaborative space? ○ Customized e-Blackboard vs. classroom 	
Site Wide	<ul style="list-style-type: none"> ○ Reliable wireless connectivity ○ Improved log-on accessibility ○ Multiple charging stations ○ Improved storage & delivery of content ○ Design to accommodate more personal devices and fewer computers 	<ul style="list-style-type: none"> ○ Reliable wireless connectivity ○ Improved log-on accessibility ○ Multiple charging stations ○ Improved storage & delivery of content ○ Design to accommodate more personal devices and fewer computers
High School Athletics Physical Education	<ul style="list-style-type: none"> ○ P.E. Options ○ Quality indoor/outdoor spaces ○ Stadiums sized appropriately to program 	<ul style="list-style-type: none"> ○ P.E. Required ○ Larger/superior multi-purpose space for program flexibility

21st Century Facilities

Curriculum	High Schools	Middle Schools
High School Athletics Physical Education (continued)	<ul style="list-style-type: none"> ○ Community Expectations <ul style="list-style-type: none"> ● Joint Use ● Field Quality 	<ul style="list-style-type: none"> ○ Outdoor areas designed to higher safety standard ○ Community Expectations <ul style="list-style-type: none"> ● Joint Use ● Field Quality
Nutrition Services	<ul style="list-style-type: none"> ○ Mobility/flexibility ○ Integrate food service into the flexible learning space (“The Nest”) ○ Smaller satellite food service 	<ul style="list-style-type: none"> ○ More traditional model
Special Education	<ul style="list-style-type: none"> ○ Coastal Learning Academy ○ Learning Center ○ Non-severe classrooms ○ TAP ○ Specialty provider ○ IEP Rooms ○ SEAS ○ Occupational therapy ○ Program specialties 	<ul style="list-style-type: none"> ○ Learning Center ○ Non-severe classrooms ○ TAP ○ Specialty provider ○ IEP Rooms ○ SEAS ○ Occupational therapy ○ Program specialties
Admin Building Health Services	<ul style="list-style-type: none"> ○ Waiting areas 	

Prototypes

A college commons internet café and 21st century classrooms at SDA.



21st century classrooms
at TPHS.

Opinion Survey

Bond Election Results

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During an election where a weak economic environment and the impact of taxation were at the forefront of voters' minds, the continuing ability of school districts to pass bond measures is cause for some comfort. However, even though the State-wide bond election pass rate was 75%, it was really a "Tale of Two Districts", so to speak. Put simply, those Districts seeking more than \$50.0 million were far more successful than Districts seeking smaller amounts.

A total of 63 school districts and community college districts held elections on November 2nd. The average size of these elections was \$66.7 million, with Ohlone Community College District holding the largest election at \$349.0 million. Of the 26 elections greater than \$50.0 million, 92% passed.

By stark contrast, elections of less than \$50.0 million had a 30 percentage points lower passage rate of only 62%.

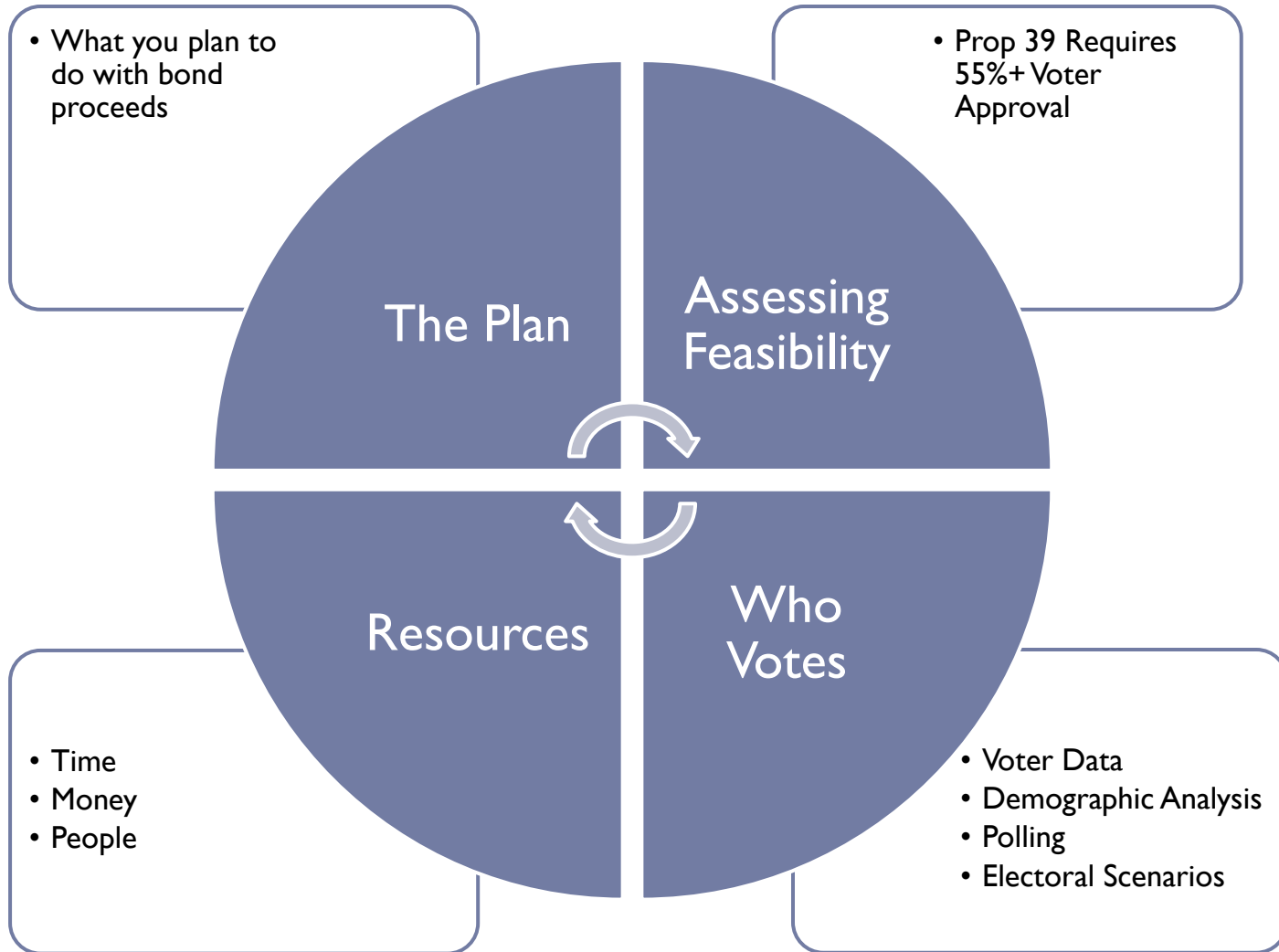
By and large, the successful districts, had a team of professionals who worked together to coordinate and execute a customized and clear strategy. One of the elements of a clear strategy is a public opinion survey to gauge feasibility.

Summary of Results		
All Elections	#	%
Pass	47	75%
Fail	16	25%
Total	63	
Greater Than \$50.mm		
Pass	24	92%
Fail	2	8%
Total	26	
Less Than \$50.mm		
Pass	23	62%
Fail	14	38%
Total	37	

Public Opinion Poll – Feasibility Study ^{ITEMS 2-7}



Public Opinion Poll – Feasibility Study



Steering Committee

What the committee wanted to find out:

- ▶ Does the community know who we are?
- ▶ How does the community view the 21st century learning environment?
- ▶ How does the community view education compared to other pressing issues?
- ▶ How much would the community support?
- ▶ What type of facilities or facility improvements does the community support?

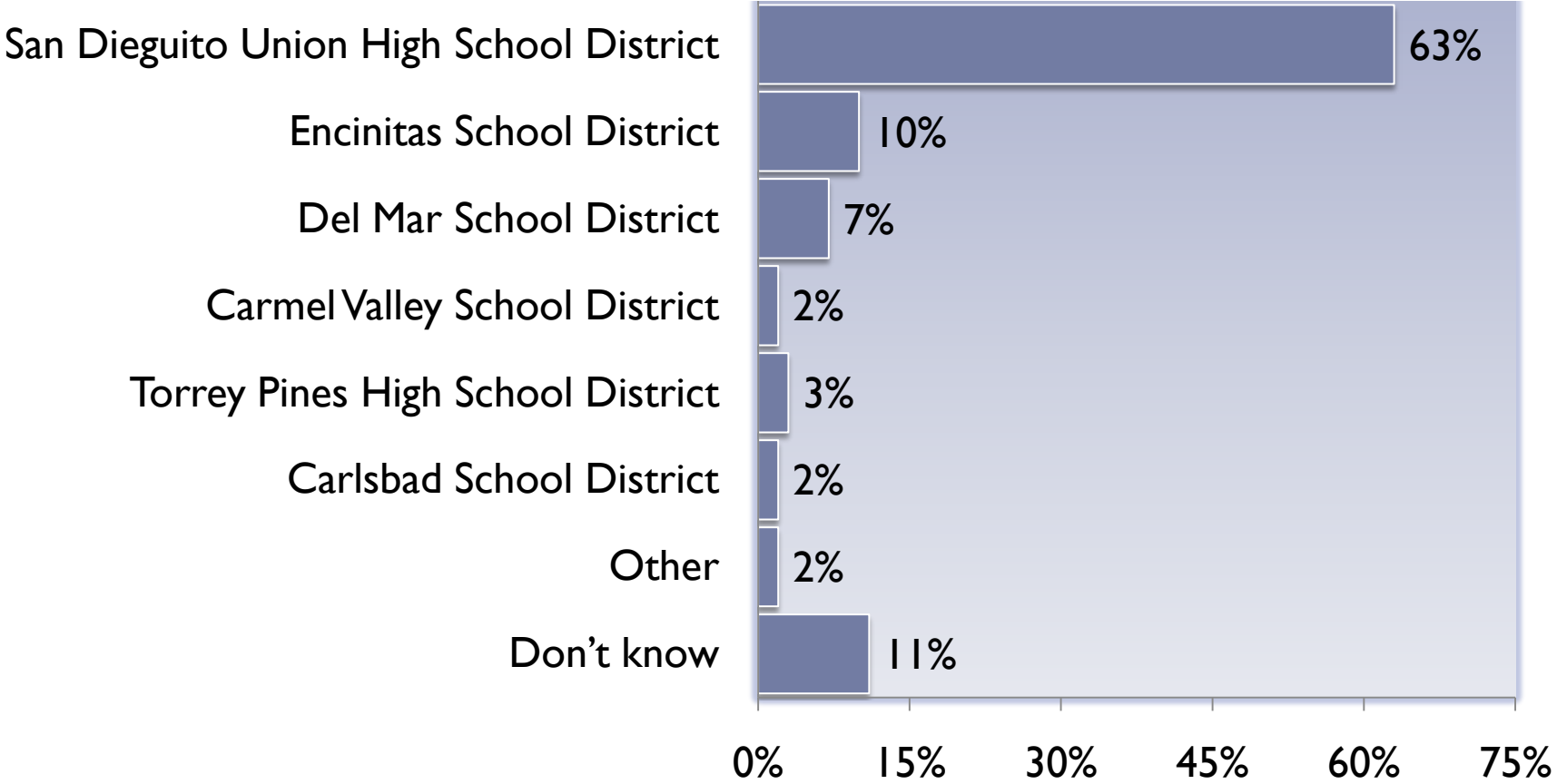
Survey Methodology

- ▶ Survey conducted December 5 – 9, 2010
- ▶ Interviews conducted by telephone with 600 randomly selected San Dieguito Union High School District registered voters likely to cast a ballot in the November 2012 statewide election.
- ▶ Margin of error for the full sample is +/- 4.0 percent.

What Voters Know:

When asked to identify the local school district that services their area, more than **3** in **5** voters correctly identify the name of their local high school district.

Open Ended



Source: FM3

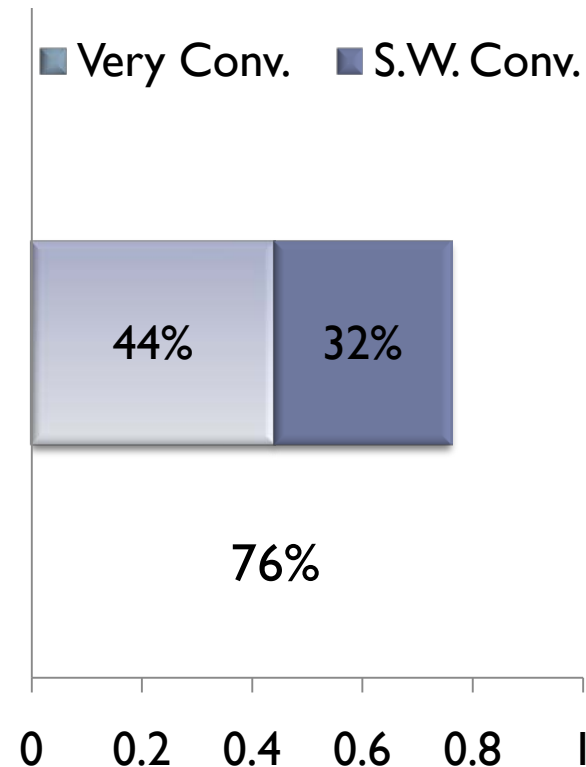
What Voters Want:

Ensuring Students Have Access To Computers and Other Technology Provides One of the Strongest Reasons to Support the Bond Measure.

(21st CENTURY CLASSROOMS)

Our community has always been committed to improving education and our local schools continue to create innovative new programs that help students learn. Passing this bond measure will help to create 21st Century classrooms and give students new educational tools, such as on-line virtual classrooms, the ability to earn credits faster, and access to other resources that will make students better prepared for college and the workplace.

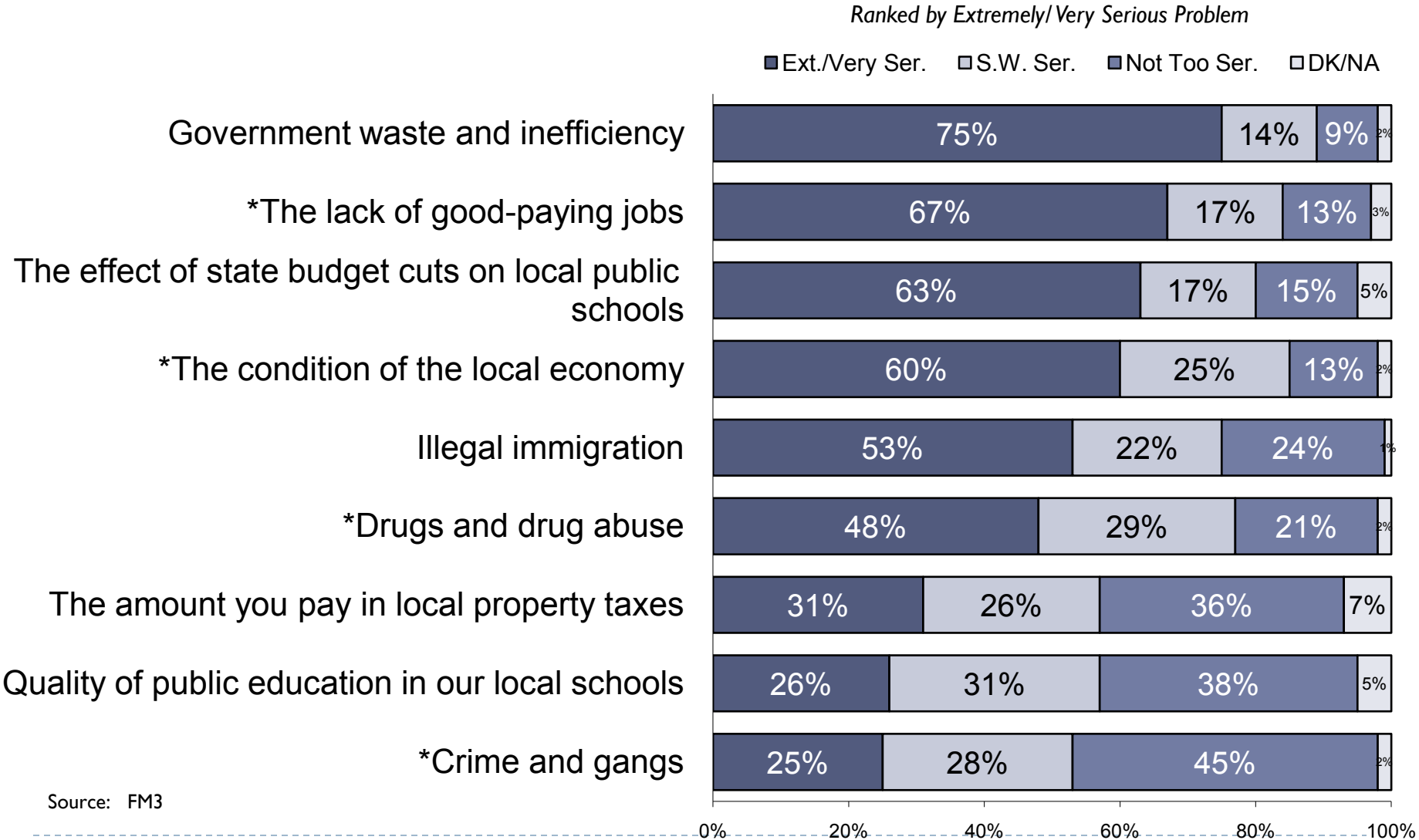
(Ranked by % Very Convincing Reason to Vote Yes on Measure)



Source: FM3

What Voters Think:

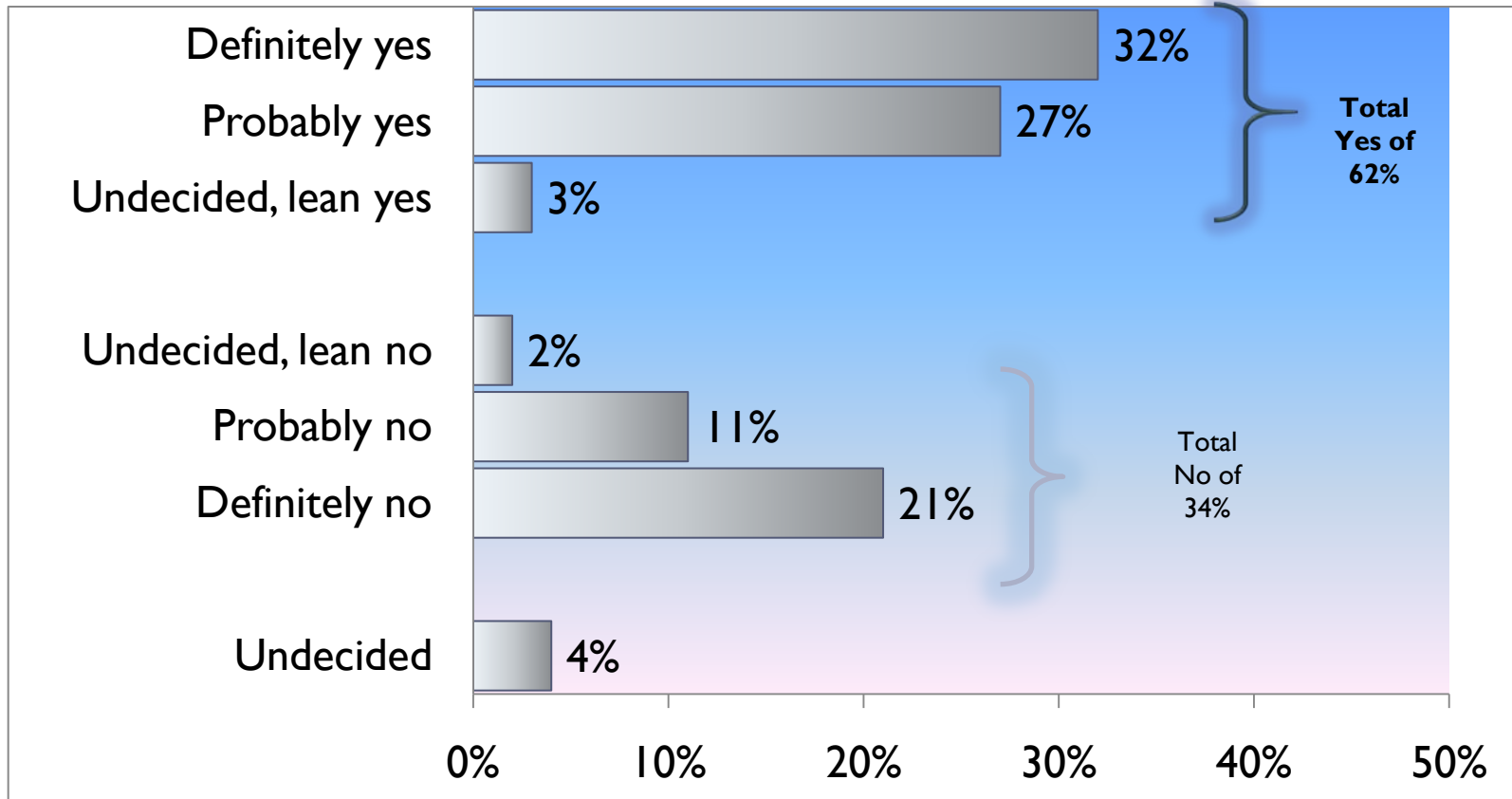
Voters regard government waste and economic issues as the most serious local problems.



Source: FM3

What Voters Support:

3 in 5 voters support a \$350 million bond measure for local middle and high schools.



Source: FM3

Voters Top 10 Priorities:

Include retaining teachers, upgrading career education programs/classroom technology, and making basic repairs.

	Ext./Very Important
1. Retaining and attracting qualified teachers.	79%
2. Prohibiting all funds raised by the measure from being used for administrators' salaries.	72%
3. Fixing leaky roofs.	68%
4. Upgrading career and technical education classrooms, science labs and equipment to train for jobs in biotechnology, renewable energy and other high-tech industries.	68%
5. Requiring annual, independent audits.	67%
6. Upgrading technology in classrooms, libraries and science labs.	67%
7. Removing asbestos and lead paint.	67%
8. Providing every neighborhood in the district its fair share of funding for repairs and improvements to their local schools.	65%
9. Increasing student access to computer technology.	63%
10. Upgrading vocational education, job training technology and equipment.	63%

Source: FM3



Summary of Key Survey Findings

- ▶ Overall, voters are pleased with the quality of education provided by local public schools, with high schools and elementary schools regarded more favorably than middle schools.
- ▶ Initially, 62% vote in favor of a San Dieguito UHSD bond measure. The strongest supporters are Democrats, women, voters ages 18-49 and those with school age children in the home.
- ▶ Republicans—a near majority of the San Dieguito UHSD electorate—are split 49-49.
- ▶ Maintaining current support among Independent voters (61%) is crucial to passage.
- ▶ After pro and con messaging the yes vote is stable at about 60%. Therefore, maintaining the current level of support is a top priority and it may be difficult to substantially increase the yes vote.
- ▶ The vote on the bond measure varies somewhat by city, but there is little difference in support across High School Area and whether or not a voter lives in one of the CFD's.
- ▶ Voters do support investing in classroom technology, but also want bond funds used to make health and safety repairs to classrooms and regard improving career/vocational education programs as a top priority.
- ▶ Messages that connect the bond measure to the local economy (preparing students for high-tech jobs, strengthening local property values, etc.) resonate with San Dieguito UHSD voters as convincing reasons to vote in favor.

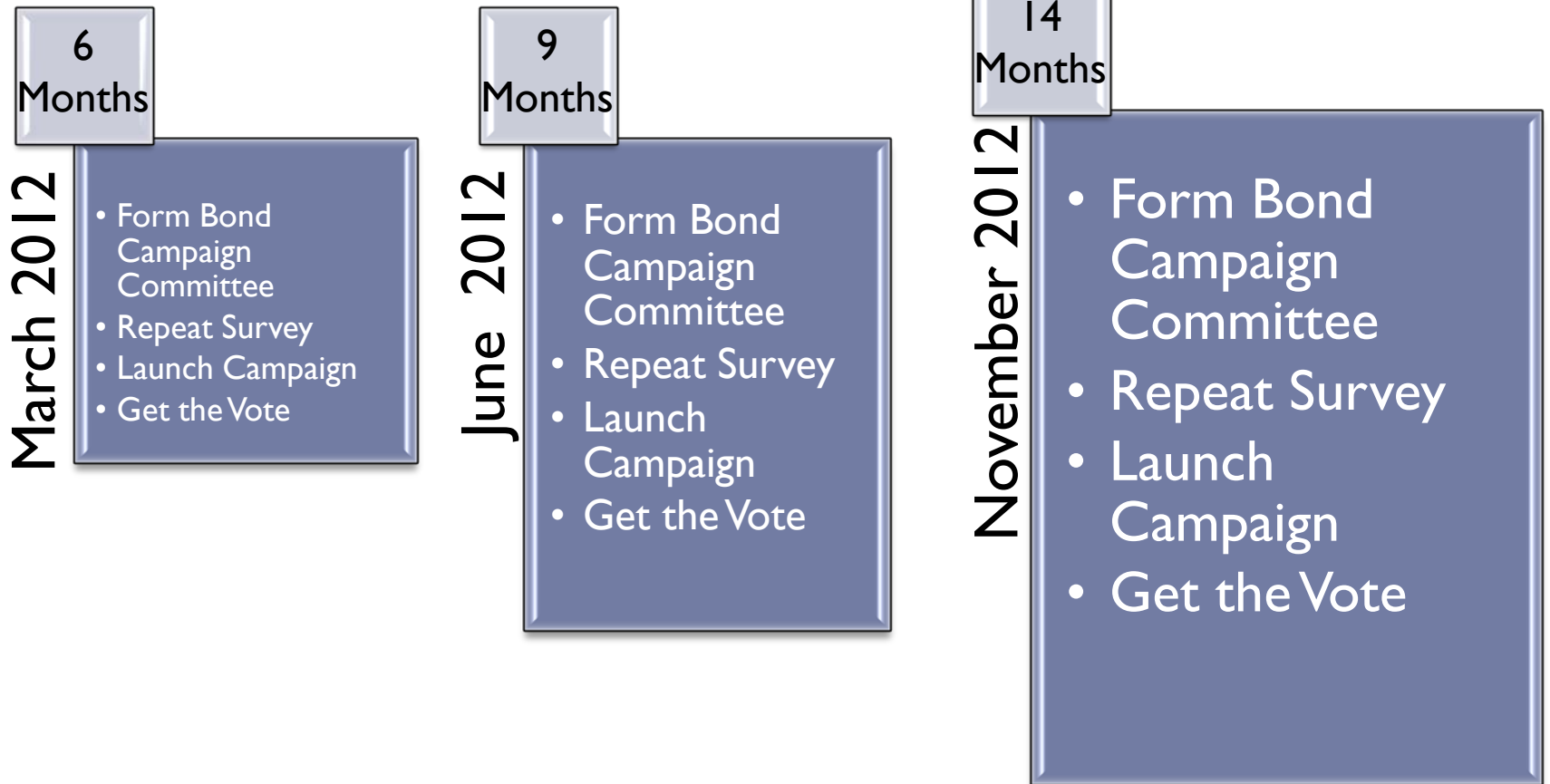
Source: FM3

Next Steps

Next Steps

1. **Form Site Committees To Refine Priorities**
 - ▶ Select committee members
 - ▶ Schedule at least 9 meeting(s)
 - ▶ Board workshop
2. **RFQ's Architects & Construction Managers**
 - ▶ Prepare RFQ and obtain responses 3-4 weeks
 - ▶ Presentations will be required
 - ▶ Master Planning and Pre-Construction Contracts to Board for approval
3. **Select Design Team(s)**
 - ▶ Schedule Design Team/Site Committee Meetings
4. **Board Workshop**
5. **Board Decision**
6. **Minimum Time Required = 9 Months**

Next Steps – How Long To Campaign? ^{ITEMS 2-7}



Staff Recommendations

- ▶ Proceed with steps in planning process that would culminate in General Obligation Bond Levy election in November of 2012 in the amount of \$??.