



**BOARD OF TRUSTEES
FACILITIES WORKSHOP**

Board of Trustees
Joyce Dalessandro
Barbara Groth
Beth Hergesheimer
Amy Herman
John Salazar

Superintendent
Rick Schmitt

Union High School District

**THURSDAY, SEPTEMBER 4, 2014
5:00 PM**

**DISTRICT OFFICE BOARD ROOM 101
710 ENCINITAS BLVD., ENCINITAS, CA 92024**

Welcome to the meeting of the San Dieguito Union High School District Board of Trustees.

PUBLIC COMMENTS

If you wish to speak regarding an item on the agenda, please complete a speaker slip located at the sign-in desk and present it to the Secretary to the Board prior to the start of the meeting. When the Board President invites you to the podium, please state your name, address, and organization before making your presentation. Complaints or charges against an employee are not permitted in an open meeting of the Board of Trustees.

In the interest of time and order, presentations from the public are limited to three (3) minutes per person, per topic. The total time for agenda items shall not exceed twenty (20) minutes. An individual speaker's allotted time may not be increased by a donation of time from others in attendance.

In accordance with the Brown Act, public comments are limited to item(s) on the agenda. The Board may 1) acknowledge receipt of the information, 2) refer to staff for further study, or 3) refer the matter to the next agenda.

PUBLIC INSPECTION OF DOCUMENTS

In compliance with Government Code 54957.5, agenda-related documents that have been distributed to the Board less than 72 hours prior to the Board Meeting will be available for review on the district website, www.sduhsd.net and/or at the district office. Please contact the [Office of the Superintendent](#) for more information.

CLOSED SESSION

The Board may meet in Closed Session to consider qualified matters of litigation, employee negotiations, student discipline, employee grievances, personnel qualifications, or real estate negotiations which are timely.

CELL PHONES / ELECTRONIC DEVICES

As a courtesy to all meeting attendees, please set cell phones and electronic devices to silent mode and engage in conversations outside the meeting room.

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 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.

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

**THURSDAY, SEPTEMBER 4, 2014
5:00 PM**

**DISTRICT OFFICE BOARD ROOM 101
710 ENCINITAS BLVD., ENCINITAS, CA. 92024**

The Governing Board of the San Dieguito Union High School District has scheduled a Board Facilities Workshop for Thursday, September 4, 2014, at the above location, in the Board Room.

1. CALL TO ORDER **5:00 PM**

2. PUBLIC COMMENTS

In accordance to the Brown Act, public comments are limited to item(s) listed on the agenda. The Board may 1) acknowledge receipt of the information, 2) refer to staff for further study, or 3) refer the matter to the next agenda. (*See Board Agenda Cover Sheet*)

INFORMATION ITEMS

3. FACILITIES & ACADEMIC PRIORITIES

4. SERIES B BOND FINANCING

5. ADJOURNMENT

San Dieguito Union High School District

INFORMATION REGARDING BOARD AGENDA ITEM

TO: BOARD OF TRUSTEES

DATE OF REPORT: August 29, 2014

BOARD MEETING DATE: September 4, 2014

PREPARED BY: Eric R. Dill
Associate Superintendent, Business

SUBMITTED BY: Rick Schmitt
Superintendent

SUBJECT: Board Workshop / FACILITIES UPDATE

EXECUTIVE SUMMARY

Staff will make a presentation at the Board Workshop on September 4, 2014.

RECOMMENDATION:

This item is being submitted as an information item.

Facilities Update

San Dieguito Union High School District
Board Workshop
September 4, 2014 - 5:00 p.m.

Facilities Workshop Introduction

- Busiest summer ever - \$97 million in ongoing project commitments
- Every campus except Sunset under construction
 - Three media center remodels
 - Technology infrastructure upgrades
 - New science building started
 - Improved disabled and fire department access
 - Joint-use library space
 - Expanded physical education facilities
- New Middle School underway!

Facilities Workshop Introduction

- Planning for the next phases of construction and issuance of Series B
- Reviewing projects and aligning with instructional priorities
- Proposed revisions to construction timeline will focus on academic buildings
 - New and renovated science classrooms
 - Classroom technology upgrades
 - Balancing enrollment demand with capacity at academies

North End

SUMMER PROJECTS

LCC Media Center



LCC Media Center



LCC Media Center



DNO Media Center



DNO Media Center



DNO Front Entry



OCMS CE-Smart



OCMS Path of Travel



SDHSA Stadium, Restroom Building



South End

SUMMER PROJECTS

EWMS Data Center



TPHS Weight Room, Stadium Lights, Fire Road



CVMS Media Center



CVMS Media Center



CCA Balance of Stadium/Fields





Middle School #5



BOND DRAWS / PROPOSED BOND DRAWS


Projects By Year (2013)

2015





Site	Cost
EWMS New Campus Construction	\$35,122,880
LCC Field House 	\$7,111,295
OCMS New Science Classrooms Gymnasium  Art & Music Renovations	\$15,555,201
TPHS B Bldg. Renovation Tech Infrastructure Interim Housing	\$17,712,707

2016

Site	Cost
CVMS Music PAC Quad Food Service	\$5,767,426



2017

Site	Cost
DNO Parking Lot  Traffic Circulation  Classroom Expansion Science Renovation Replace Portables New Multi-Purpose Room 	\$22,175,441
LCC New 1-Story Science Bldg. New 2-Story Classroom Bldg. Admin Mod.	\$13,954,713
SDHSA New 2-Story English/Social Sciences/Arts Bldg.	\$24,536,348
TPHS New PAC	\$22,093,103
La Costa Valley Admin/Multi-Purpose 	\$6,835,296

Projects By Year (2013)

2018

Site	Cost

2019

Site	Cost
CCA B Bldg. Expansion Black Box Dance Room	\$15,236,754
LCC Renovate 200's & Industrial Arts (900's)	\$7,993,976
SSHS New Campus	\$10,739,437
SDHSA New Gym Modernize Industrial Arts Modernize A & B Bldgs.	\$24,120,694
TPHS Visual & Performing Arts Technology Classrooms, New Gym	\$18,343,366

2020

Site	Cost
MS#5 2 nd Classroom Bldg.	\$18,668,162
TPHS Remodel Old Gym and Admin Bldg.	\$11,501,443

Proposed Projects By Year (2014)

2015

Site	Cost
EWMS New Campus Construction	\$41,412,586
OCMS New Science Classrooms Crest Hall/Music Renovations Classroom Modernization	\$13,264,999
TPHS B Bldg. Renovation Tech Infrastructure Interim Housing	\$21,169,597

2016

Site	Cost
CCA B Bldg. Expansion	\$11,451,855
SDHSA New 2-Story English/Social Sciences/Arts Bldg.	\$24,536,348
MS#5 2 nd Classroom Bldg. (Design and have ready to construct if needed in 2017- 2019)	\$1,505,560

2017

Site	Cost
DNO Classroom Mod/Exp. Science Renovation Replace Portables	\$8,913,874
LCC New 2-Story 12 Classroom Bldg. New 1-Story 2 Science Classroom Bldg. Admin Mod Renovate 200's & Industrial Arts (900's)	\$21,948,689
CVMS Music/PAC Quad/Food Service	\$5,767,426
TPHS New PAC	\$18,636,213
SDHSA Modernize Ind. Arts Modernize A & B Bldgs.	\$3,324,647

Proposed Projects By Year (2014)

2018

Site	Cost
MS#5 2 nd Classroom Bldg.	\$17,162,602

2019

Site	Cost
CCA Black Box Dance Room Media Center Renovation	\$3,784,899
DNO Parking Lot Traffic Circulation Admin Multi-Purpose Room	\$13,261,567
SSHS New Campus	\$10,739,437
SDHSA New Gym Mustang Center	\$20,796,047
TPHS Arts & Industrial Arts, Technology Classrooms, Field House	\$18,343,366
OCMS Multi-Purpose/Gymnasium	\$2,290,202

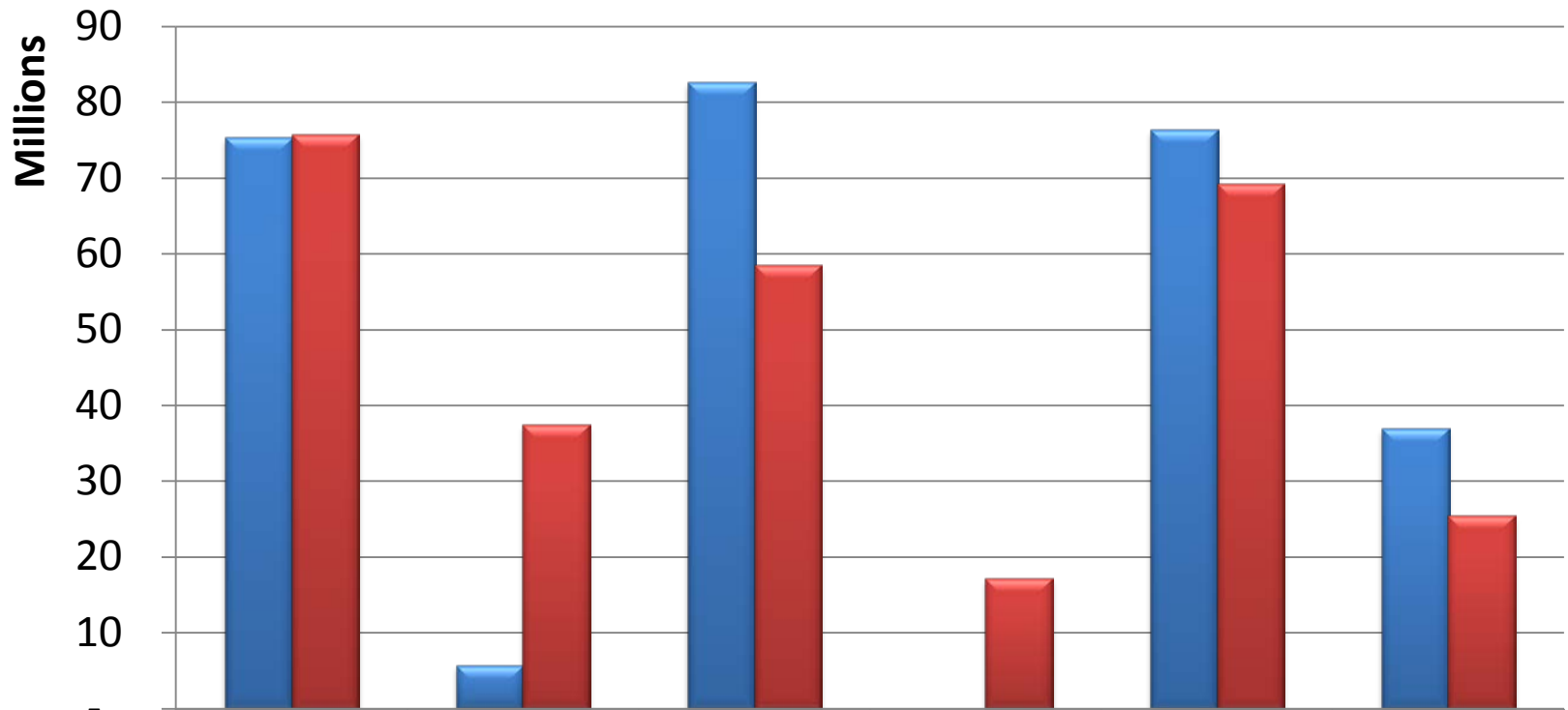
2020

Site	Cost
La Costa Valley Admin/Multi-Purpose	\$6,835,296
TPHS Remodel Admin and Existing Gymnasium	\$11,501,443
LCC Field House	\$7,111,295

Technology Plans

- Large-scale projects include technology infrastructure budgets
- Additional funds will be necessary to upgrade infrastructure in buildings not renovated by Prop AA
- Planning & Construction is coordinating with Information Technology and Educational Services

Project Timeline Cost Comparison



	2015	2016	2017	2018	2019	2020
Original	75,502,083	5,767,426	82,759,605	-	76,434,227	37,004,901
Proposed	75,847,182	37,493,763	58,590,849	17,162,602	69,215,518	25,448,034

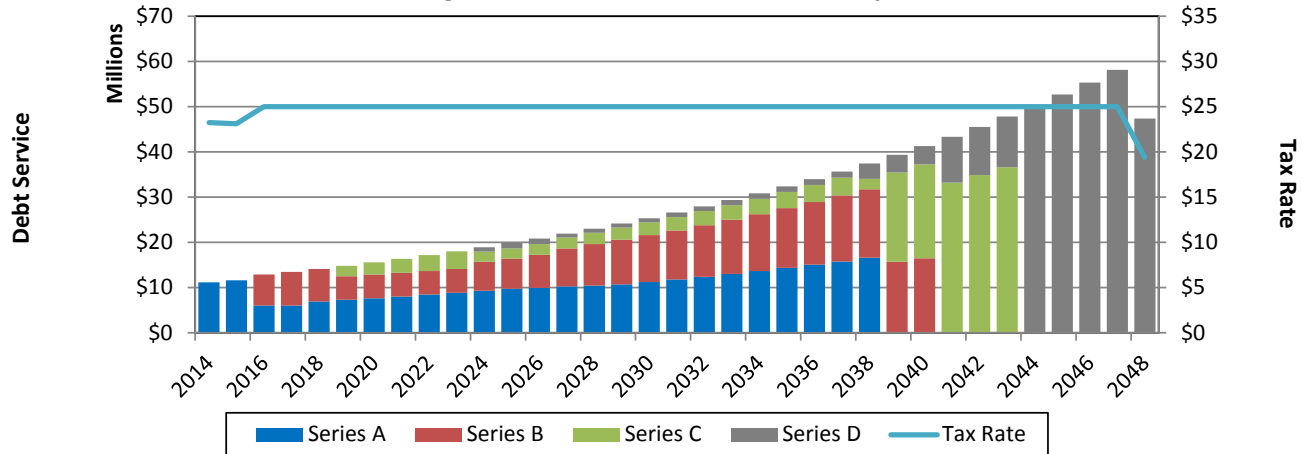
Original Financing Plan

SAN DIEGUITO UNION HIGH SCHOOL DISTRICT PROP. AA BOND MEASURE

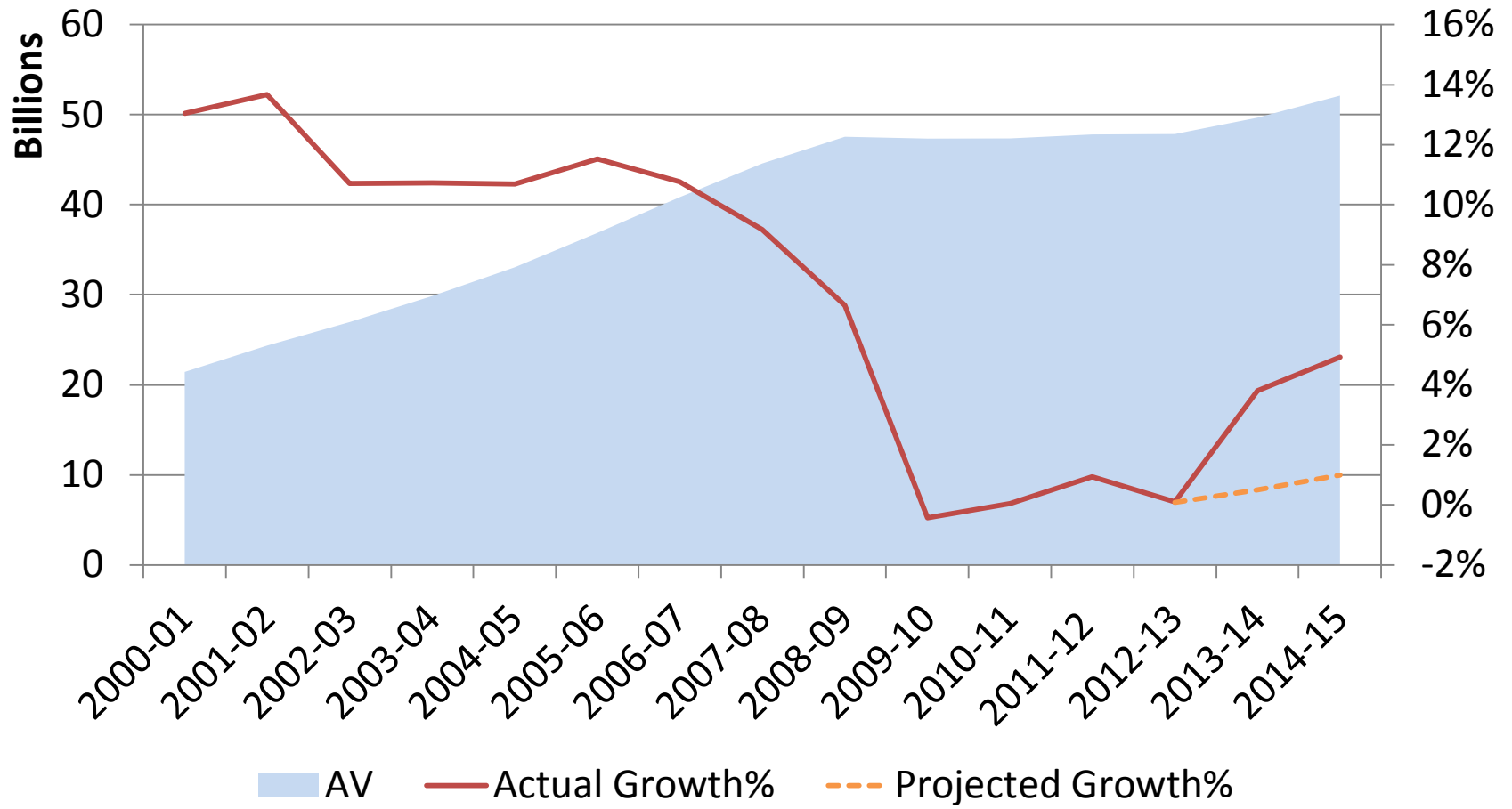
Current Financing Program

	<u>Issue Date</u>	<u>Term</u>	<u>Par Amount</u>	<u>Debt Service</u>	<u>Payback Ratio</u>
Series A	2013	25 Years	\$160,000,000	\$266,497,345	1.67:1
Series B	2015	25 Years	\$125,000,000	\$241,745,625	1.93:1
Series C	2018	25 Years	\$75,000,000	\$204,352,400	2.72:1
Series D	2023	25 Years	\$89,000,000	\$322,225,000	3.62:1
Overall			\$449,000,000	\$1,034,820,370	2.30:1
Highest Tax Rate		\$25.00			
Average Tax Rate		\$24.73			
Final Series Issued		2019			
Final Debt Service Year		2048			

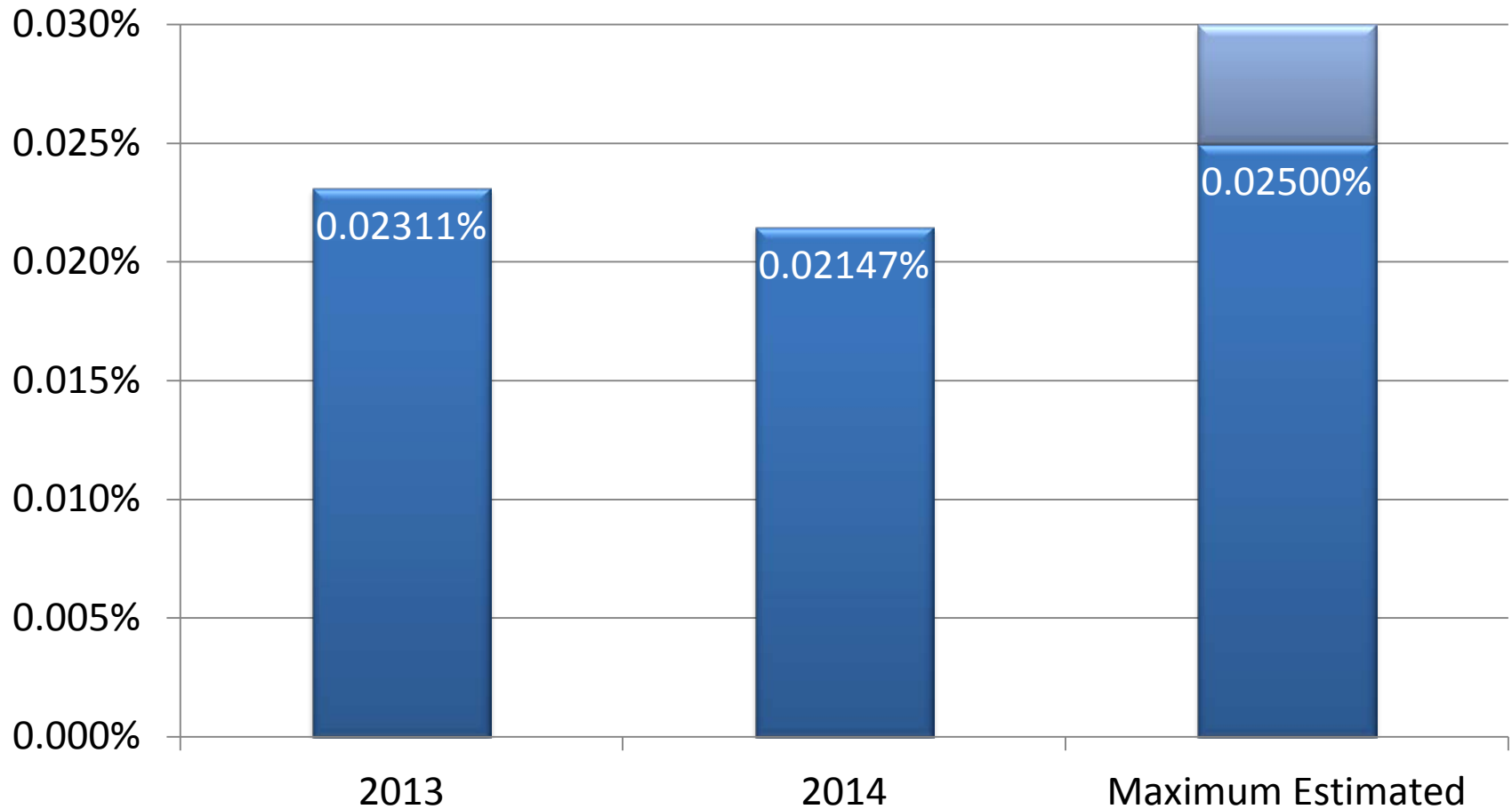
Current Program: Debt Service and Tax Rate Projections



Assessed Value Growth



Prop AA Tax Rate Declined This Year



Prop AA Tax Rate

- San Diego County Property Tax Services notified the District of 2014 tax rate prior to the County Board of Supervisors per new procedure
- Tax rate is confirmed by Underwriter as sufficient to cover debt service

Prop AA Next Steps

- Request proposals from Financing Team
 - Financial Adviser
 - Underwriter
 - Bond Counsel
- Review proposals and compare services, qualifications, and estimated fees
- Negotiate agreements and select team

Prop AA Next Steps

- Series B original estimate: \$125 million
 - Revised 2015 & 2016 estimate \$113 million
 - Does not include solar debt service or miscellaneous technology infrastructure projects
- Review proposed projects with team
- Review AV growth assumptions
- Determine bonding capacity for next and future series

Prop AA Next Steps

- Early Spring, 2015
 - Review project list with Board
 - Review proposed financing plan with Board
 - Issue Series B
- Summer, 2015
 - Start building!
- Questions?