

San Dieguito Union High School District

District Facilities Action Plan Community Information Session June 23, 2008

INDEX

Click on the following links for more information:

[Information Session Notice](#)

[Directions](#)

[Agenda](#)

[Facilities Action Plan Presentation / Dolinka Group](#)

Enrollment
Trends

Academic

Equity

SAN DIEGUITO
UNION HIGH SCHOOL DISTRICT

Parity

Financial
Resources

Technology

DISTRICT FACILITIES ACTION PLAN
Overview of Process

Modernization

Infrastructure

"Community Information Session"

New
Construction

Oak Crest Middle School

Crest Hall

June 23, 2008

6:00 PM

High
School

Middle
School

District residents are invited to a public information meeting to hear about the process that the SDUHSD will undertake to develop a District Facilities Action Plan. This multi-step analysis of all District sites and facilities will begin in the Fall and will take approximately six to nine months to complete.

This information session is an opportunity for residents to learn about the process that will address the condition and needs of all the District's campuses and support facilities. For interested community members who are unable to attend, another session will be held in August. Information will be posted on our website,

www.sduhsd.net.

Capacity

Enrollment Trends

Academic

Equity

**Oak Crest Middle School
675 Balour Drive
Encinitas, CA 92024**

Parity

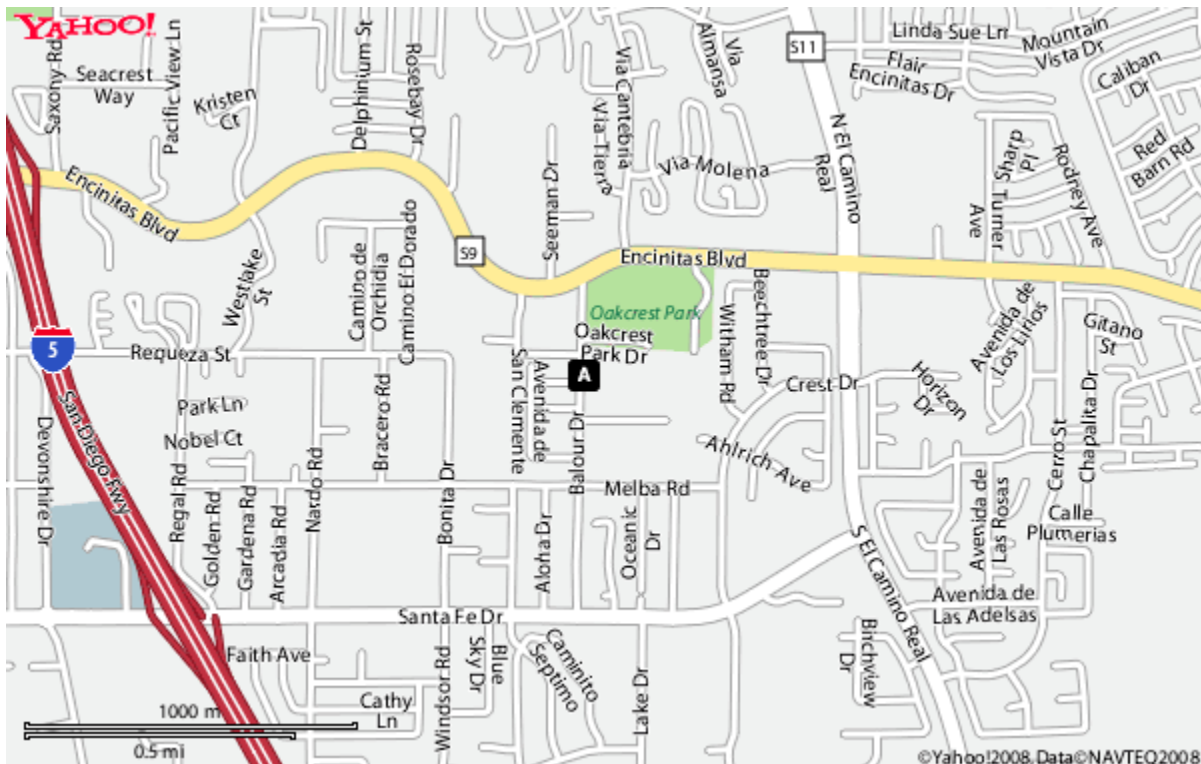
**Directions from Interstate 5:
Encinitas Blvd Exit
East on Encinitas Blvd
Right on Balour Drive
Left into school**

Technology

Modernization

**Directions from El Camino Real:
West on Encinitas Blvd.
Left on Balour Drive
Left into school**

Infrastructure



Capacity

**San Dieguito Union High School District
District Facilities Action Plan
Community Information Session
6:00 – 7:30 PM**

AGENDA

- Welcome Terry Calen, Principal
Oak Crest MS
- Introductory Comments Terry King
Interim Superintendent &
Assoc. Supt., Human Resources
- Why prepare a Facilities Master Plan? Mikal Nicholls
Senior Director
Facility Planning Services
County Office of Education
- Overview of Process Benjamin Dolinka, President
Dolinka Group
- Break 5 minutes
- Q & A Jim Esterbrooks, Moderator
Public Information Officer
County Office of Education

Panel Members:

Terry Calen, Benjamin Dolinka, Terry King, Steve Ma, Mikal Nicholls

San Dieguito Union High School District

Facilities Action Plan

June 23, 2008

San Dieguito Union High School District Facilities Action Plan

Outline

- **Section 1**
Overview of the Facilities Action Plan
- **Section 2**
Purpose and Philosophy
- **Section 3**
Long Range Facilities Task Force

Section 1

Overview of the Facilities Action Plan

Section 1: Overview of the Facilities Action Plan

Company Biography – Dolinka Group, LLC

- Dolinka Group consists of a team of 40 professionals and continues to serve the unique needs of public school districts
- Services include all municipal financings (i.e. land secured and general obligation debt), demographics studies, State eligibility and developer fee justification services, OPEB, and Redevelopment services
- Dolinka Group maintains many strategic relationships throughout the school financing and planning industries

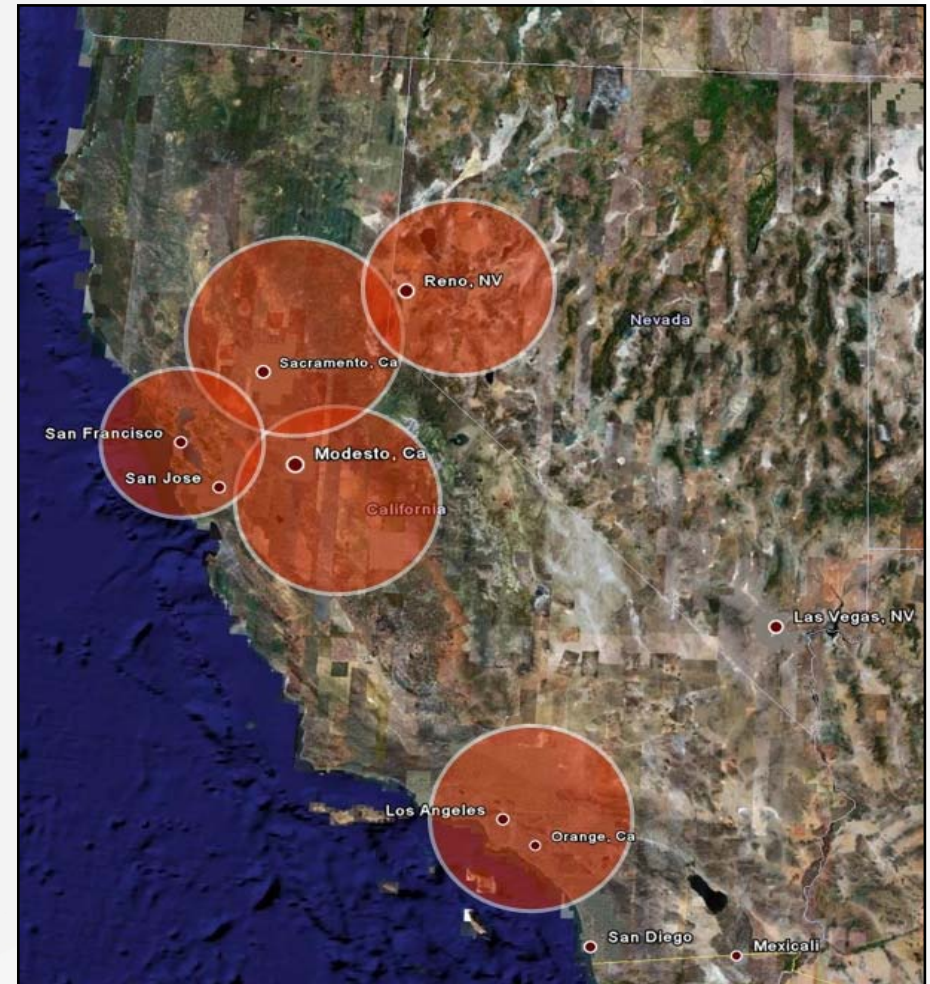


Strategic Financial and Demographic Services

Section 1: Overview of the Facilities Action Plan

Company Biography – Lionakis

- Size: 225 in 5 offices
 - » Registered architects: 47
 - » Structural engineers: 12
- Founded in 1909
 - » Nearly 100 years in public school architecture
 - » 2 firm principals have been State Architect
- Award winning design
 - » National and local
- Over 90 LEED accredited professionals
- Published nationally, statewide, and locally
- Invested in markets and profession
- Many long-term relationships



Shaping the Future...by Design

Section 1: Overview of the Facilities Action Plan

Basics

- Communities are constantly changing
- School districts have to constantly adapt to ensure they are meeting the needs of the communities they serve
- Adapting school district facilities and programs to meet communities' changing needs pose several challenges:
 - » Logistical
 - » Financial
 - » Political
- There are three "factors for success" in developing an effective facility plan:
 - » Determine Needs
 - » Evaluate Options
 - » Develop Funding Strategy

Section 1: Overview of the Facilities Action Plan

Accomplishments Over Past 10 Years – Projects

➤ Middle School Level

- » Constructed and later expanded Carmel Valley MS
- » Modernized Oak Crest MS
- » Constructed library at Earl Warren MS (Joint-use with the County Library System and City of Solana Beach)
- » Considering International Baccalaureate Program for Earl Warren MS

➤ High School Level

- » Expanded La Costa Canyon HS and Torrey Pines HS
- » Constructed Canyon Crest Academy
- » Modernized Torrey Pines HS and San Dieguito Academy
- » District-wide improvements of high school athletic facilities
- » Implemented "Academy" programs at Canyon Crest Academy and San Dieguito Academy
- » Considering International Baccalaureate Program for Torrey Pines HS

➤ Other

- » Negotiated purchase option for additional property adjacent to Canyon Crest Academy

Section 1: Overview of the Facilities Action Plan

Accomplishments Over Past 10 Years – Funding Sources

- **State Funding**
 - » New Construction
 - » Modernization
 - » Joint-Use
 - » Career Technical Education

- **Developer Fees**

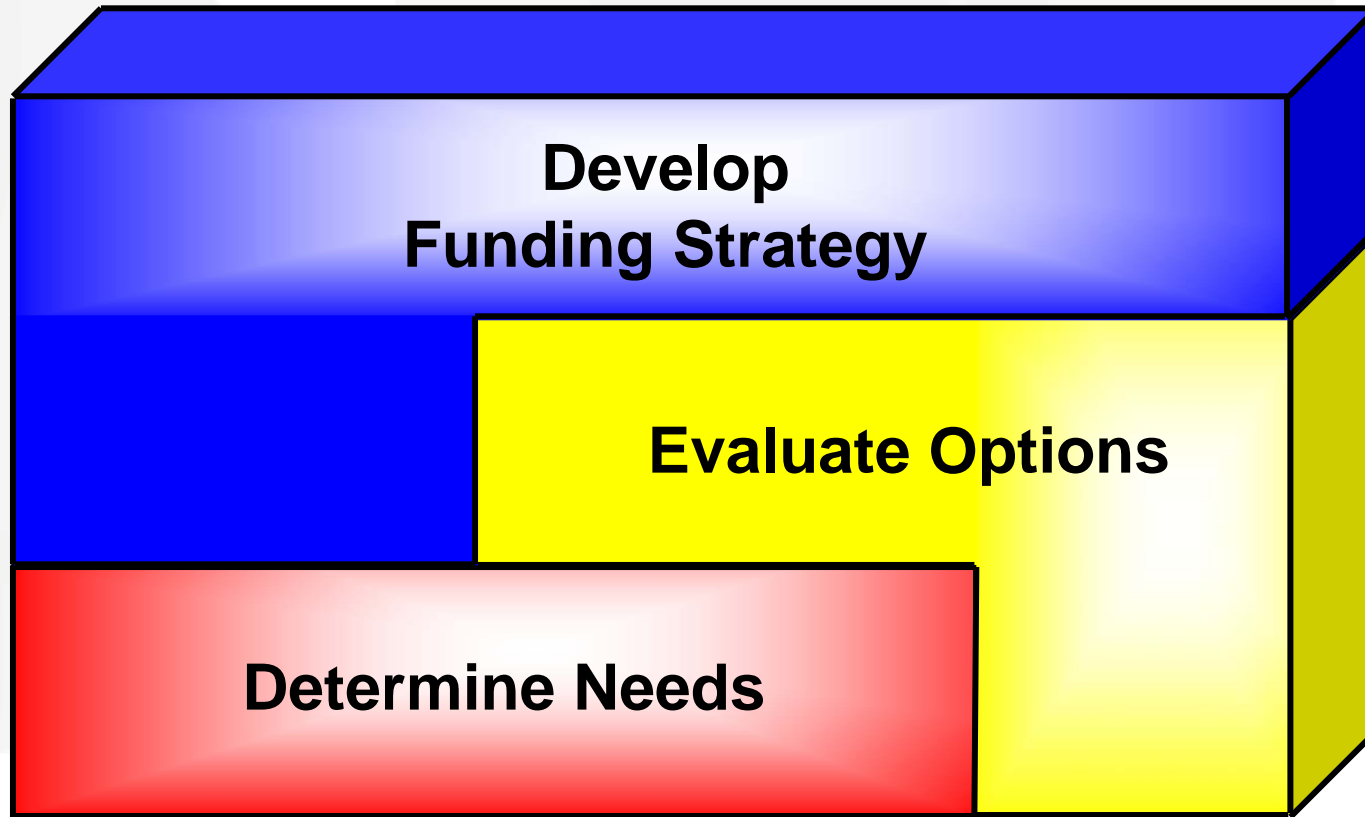
- **Community Facilities Districts ("CFDs")**
 - » North City West School Facilities Financing Authority
 - » Special Tax Bonds
 - » Revenue Bonds

Section 2

Purpose and Philosophy

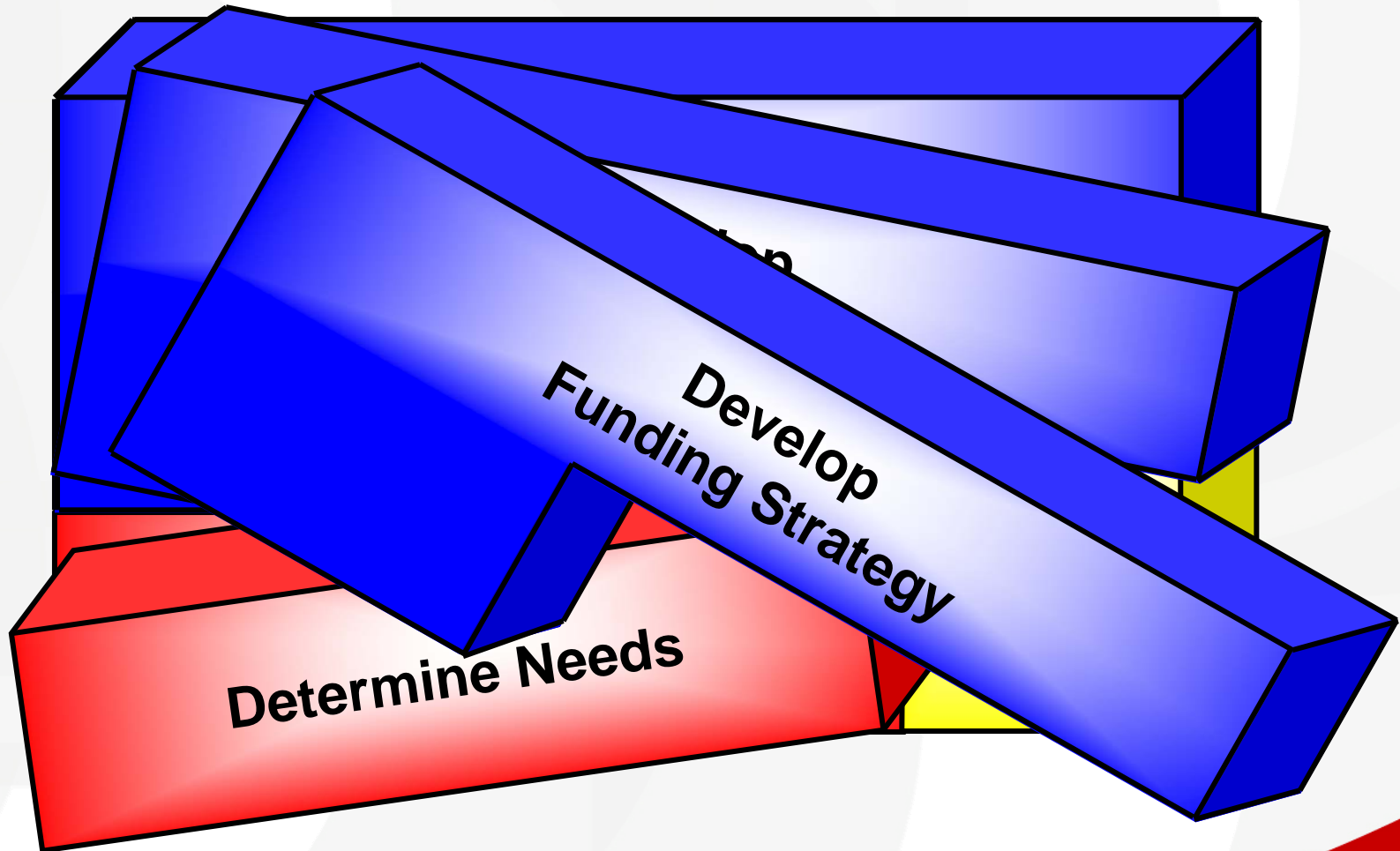
Section 2: Purpose and Philosophy

Three Factors for Success



Section 2: Purpose and Philosophy

Three Factors for Success



Section 2: Purpose and Philosophy

Determine Needs

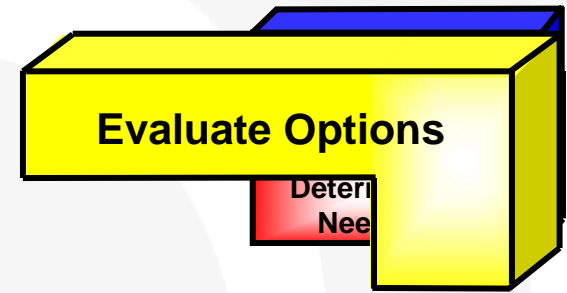


➤ Examples of Potential Needs

- » Enrollment Growth
- » Shifting/Declining Enrollment
- » Curriculum & Programs
- » Aging School Facilities
- » Core & Support Facilities Standardization
- » Changing Teaching Methods
- » Changing Needs for Technology
- » Need for Sustainable/Efficient Facilities
- » Changing User Expectations
- » Community or Joint-use Needs

Section 2: Purpose and Philosophy

Evaluate Options



➤ **Examples of Potential Options to Meet Needs**

- » Modernize Existing Sites
- » New School Construction/Expansion
- » Attendance Area Reconfiguration
- » Grade Level Reconfiguration
- » School Site Closure
- » Program Relocation
- » Transport Students to Open Seats
- » Create "Choice" Programs
- » Adaptively Reused Specialty Spaces
- » Addition of Specialty/Support Spaces
- » Improvement/Addition of Alternative Facilities
- » Renovation/Addition of Support Facilities
- » Upgrade Athletic Fields for "24/7" Use

Section 2: Purpose and Philosophy

Develop Funding Strategy



➤ Examples of Funding Strategy

» State Funding

- New Construction
- Modernization
- Deferred Maintenance
- Joint-Use
- Career Technical Education

» Developer Funding

- Developer Fees
- Community Facilities Districts
- Certificates of Participation

» Local Funding

- General Obligation Bonds
- Lease Revenue Bonds
- Special Reserve Funds
- Redevelopment Agency Fund
- Asset Management of Excess/Unused Property

» Community Development Block Grants

Section 3

Long Range Facilities Task Force

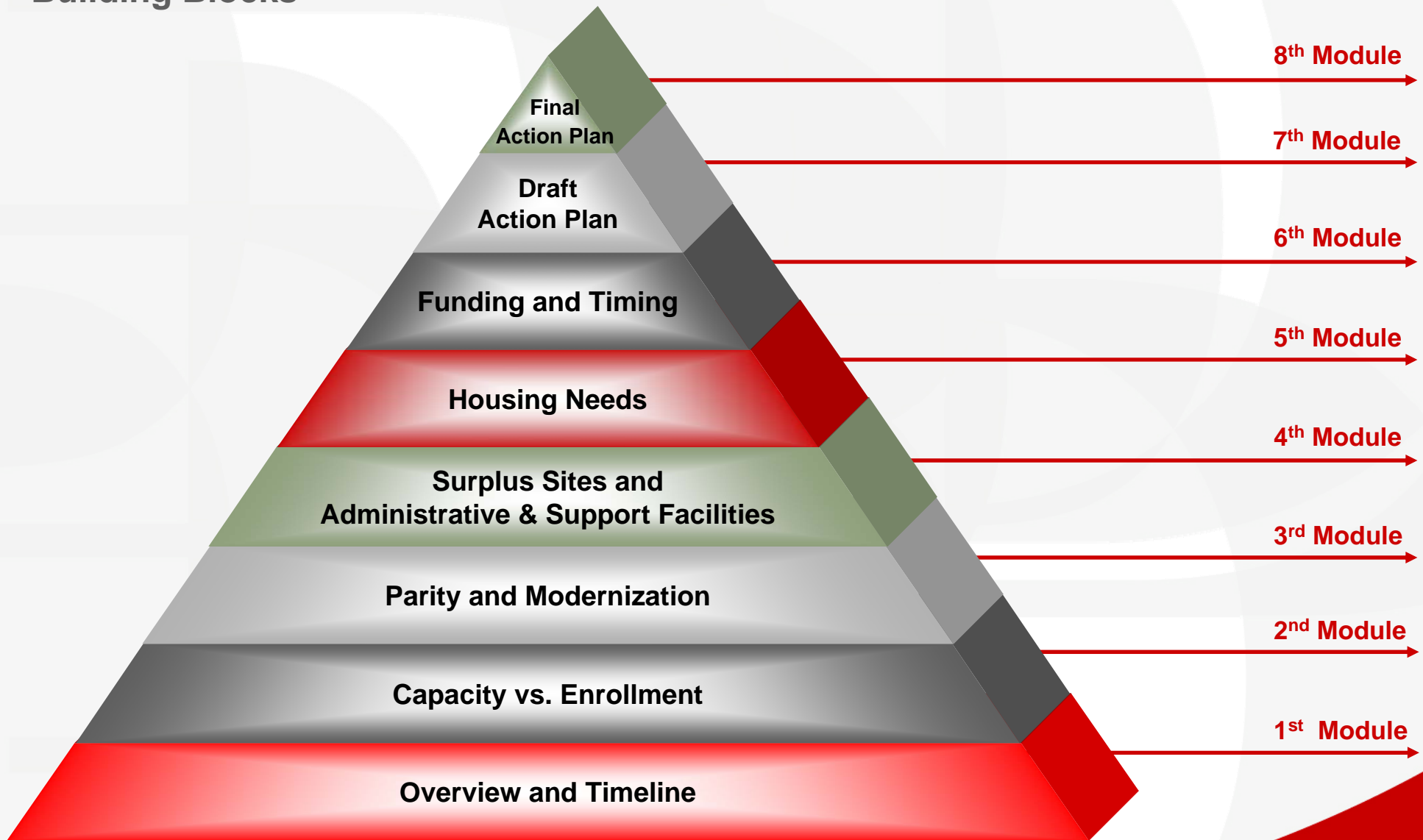
Section 3: Long Range Facilities Task Force

Purpose

- A Long Range Facilities Task Force ("Task Force") is being created to facilitate preparation of the Facilities Action Plan
- Goal Statement (Example):
"The San Dieguito Union High School District is committed to creating a long range facilities plan that promotes student achievement and safety, community identity, and fiscal solvency for the School District. The School District believes these goals can be achieved through the Long Range Facilities Task Force, which will create transparency and community interaction."
- The Task Force will be comprised of School District staff, representatives from local agencies, parents from the School District, and other community members
- The Task Force will analyze data, discuss issues, and prepare recommendations for the Board

Section 3: Long Range Facilities Task Force

Building Blocks



Questions?