

# School Facility Forum





# School Facility Needs

- Middle School
- Portable Classrooms
- Elementary Schools
- High School
- District Office



# Middle School

- Permanent buildings are 54-69 years old
  - 25 year depreciable life
- Inadequate infrastructure
  - Electrical
  - HVAC
  - Plumbing
- Inadequate foodservice and dining facilities
- Pavilion
  - 49 Years old
  - Does not meet seismic standards
  - Originally built as an outdoor facility
- Energy “inefficient”



# Portable Classrooms

- Limit play / field space
- Majority of portable classrooms are leased
- 20 Year depreciable life
- Historically paid from Developer Fee Fund
  - Estimated 08-09 Revenues = \$115,600
  - Portable lease costs = \$183,706
  - Shortfall = \$68,106
  - Prior year fund balance = \$119,296
  - General fund will begin to pay excess in FY 09-10



# Portable Classrooms

School Site	Total Classrooms	Portable Classrooms	% Portable Classrooms	Number of Leased Portables	Annual Lease Cost
Brook Knoll	31	17	55%	8	\$56,169
Vine Hill	30	13	43%	8	\$59,100
Middle School	28	13	46%	4	\$26,090
High School	42	7	17%	7	\$42,347
Total	131	50	38%	27	\$183,706



# Elementary Schools

- Multi-purpose room
  - Foodservice facilities (salad bar)
  - Dining facilities
    - ◆ Inclement weather
    - ◆ Insect free
  - Assemblies
  - Performances



# High School

- Library / Media Center
  - Technology Center
  - Tutorial Center
  - Staff Development
- Culinary Academy
  - Career / Technical education program
  - Attract students from other districts
  - Application in process with OPSC
- Joint-use Community Swim Center
- Stadium and Playing Fields



# District Office

- Leased Facility
  - Year to year lease
  - Subject to annual rent increases
  - Current lease cost \$47,520 per annum
  
- Facility design
  - Limited conference & training space
  - Limited storage



# Facilities - Construction

- **State Categories**
  - **New Construction**
  - **Modernization**
  - **School Facility-Joint Use Program**
  - **Facility Hardship Grant**
  - **Financial Hardship Grant**



# New Construction

- Eligibility for state funding is based on a district's need to house pupils (growth)
- State provides funds on a 50/50, state and local sharing basis
  - Costs Included:
    - ◆ Design
    - ◆ Construction of Buildings
    - ◆ Educational Technology
    - ◆ Tests & Inspections
    - ◆ Furniture & Equipment
  - Costs Excluded:
    - ◆ Site acquisition
    - ◆ Utilities



# Modernization

- For improvements to educationally enhance school facilities
  - State provides funds on a 60/40 state and local sharing basis
    - ◆ Costs Included:
      - ▶ Design
      - ▶ Modernization of Buildings
      - ▶ Educational Technology
      - ▶ Tests & Inspections
      - ▶ Furniture & Equipment
    - ◆ Costs Excluded:
      - ▶ Site acquisition
    - ◆ Formula based grant
      - ▶ Per pupil
      - ▶ Covers only 10-15% of new construction costs



# School Facility Joint Use Program

- Eligible Facilities

- Gymnasium
- Multi-purpose room
- Childcare facility
- Library
- Teacher Education Facility
- Pupil academic achievement facility



# School Facility Joint Use Program

- State provides funds on a 50/50 state and local sharing basis
  - Joint-use partner must match a minimum of 25% of eligible project costs or....
  - School District can pay up to the full 50% of eligible costs; Joint-use partner pays 100% of ineligible costs



# Local Funding Options-Bonds

- General Obligation Bond
  - Requires 66.66% approval
  - Projects must be specified in ballot
  
- Prop 39 General Obligation Bond
  - Requires 55% approval
  - Projects must be specified in ballot
  - Requires Bond Oversight Committee
  - Limits total bond amount based on assessed values, tax rates, and outstanding debt
    - ◆ Unified Assessed value limit = \$60 per \$100,000
  - Requires both fiscal and performance audits



# Local Funding Options - Other

- Developer Fees
  - Fee assessed on new construction
  - Based upon square footage & type of construction (commercial/residential)
  - Based upon need & requires a study
  - Facilities master plan determine the projects
  
- Redevelopment Agency
  - County initiates
  - Funds passed through to schools
  - RDA plan determines the projects
  
- Certificates of Participation (COPS)
  - District loan secured by lease payments
  - Secured by General Fund



# Facilities Hardship Grant

## ■ Eligibility:

- Facility must be replaced due to an imminent health and safety threat
- Facilities have been lost to fire, flood, earthquake or other disaster



# Financial Hardship

## ■ Eligibility:

- District cannot provide all or part of their share of the school facility project
- Requires that the district has made all reasonable efforts to impose all levels of local debt capacity and development fees prior to requesting financial assistance.



# State Funding

- Available funds remaining from school facility programs as of August 27, 2008, State Allocation Board Meeting were:
  - Proposition 1D (2006):
    - ◆ \$939.6 million for new construction
    - ◆ \$2.262 billion for modernization
    - ◆ \$37 million for Charter Schools Facilities Programs
    - ◆ \$960 million for Critically Overcrowded Schools Facilities
    - ◆ \$295 million for Career Technical Education
    - ◆ \$90 million for High Performance “Green” Schools
    - ◆ Joint-Use Programs – zero remaining



# State Funding

- Proposition 55 (2004):
  - ◆ \$63 million for new construction
  - ◆ \$5 million for modernization
  - ◆ \$450 million for Critically Overcrowded Schools Reserve
  - ◆ \$76 million for Charter Schools
  - ◆ Joint-Use Programs – zero remaining
- Proposition 47 (2002):
  - ◆ \$23 million for new construction
  - ◆ \$100,000 for modernization
  - ◆ \$535 million for Critically Overcrowded Schools
  - ◆ \$600,000 Joint-Use Programs



# State Funding

- Proposition 1A (1998):
  - ◆ \$4.2 million for new construction
  - ◆ \$1.8 million for modernization
  - ◆ \$15.4 for Hardship



# State Funding

- There is no state facility bond proposal for 2008
  - Funds are still available from prior school facility programs
  - But concerns abound that, in this economic climate, the support to pass any bond is marginal to nonexistent



# SVUSD Process

- Facilities Master Plan 1998-99
- Facilities Committee
  - 1998-99
  - 2006-08



# SVUSD Facilities Committee

## ■ Background

- 2006 Strategic Plan included Action Item to form a committee to consider all facility needs
- Committee members selected to represent various areas of expertise
- Members of the Facilities Task Force and other volunteers invited to participate



# SVUSD Facilities Committee

## ■ Committee Membership

- SVUSD Management and Board
- SVUSD Staff
- SV City Staff and Planning Commission
- Parents and Community Members
- Subject Matter Experts (law, construction, finance, etc.)



# SVUSD Facilities Committee

- Committee Scope
- Identification of facility needs
  - Middle school site and buildings
  - Elementary school multipurpose rooms
  - Portable classrooms
  - District office lease
  - Independent Study facilities
  - Any other facility needs
- Resources available to address needs



# SVUSD Facilities Committee

## ■ Committee Process

- Bi-weekly meetings began Nov 2006
- Formation of subcommittees
  - ◆ based on interest and expertise
- Input from bond and bond campaign consultants
- Input from real estate experts
- Contact with potential alternate site owners
- Visits to other districts' facilities
- Discussion, debate, analysis, and report



# SVUSD Facilities Committee

- Results of Committee Process
  - Preliminary (summary) report provided at August 14, 2007 Board meeting
  - Full report submitted August 24 and available at [www.svUSD.santacruz.k12.ca.us](http://www.svUSD.santacruz.k12.ca.us)
  - Public presentation of Facilities Committee recommendation September 4, 2007
- Board authorized hiring of survey firm for feasibility study.



# SVUSD Facilities Committee

## ■ Feasibility Study Summary

- 65% of voters (Dec 2007) said they would support a \$55 million bond
- Top areas of support were stated to be
  - ◆ Replacing the middle school
  - ◆ Replacing deteriorating portables
  - ◆ Replacing HVAC systems and upgrading insulation
  - ◆ Replacing outdated electrical systems
  - ◆ Creating a library/media center at the high school



# Communication / Opportunities for Public Input

- Formal discussions at Board meetings
  - May 22, July 17, August 14, Sept 4, Sept 11, Sept 25, Oct 23, Nov 13, Dec 11, Jan 29, Feb 12
- Information in local newspapers
  - Sentinel (Sept 2, Sept 6, Oct 25, Jan 3, Jan 16)
  - Letter to district families from Supt (Aug 1)
    - ◆ copies to newspapers
  - Press-Banner (Sept 7, Jan 18)
  - Scotts Valley Times (Oct 1, Feb 1)



# Measure Q Campaign

- Bond election authorized by Board
  - Feb 26, 2008 meeting
- Target: June 2008 primary election
- Campaign committee self-funded and independent of the Board
- No public resources (or staff) allocated to the campaign



# Future Opportunities

- State wide primary
  - 2010 Gubernatorial Primary
- Even numbered years
  - March primary
  - November general election
- Regularly scheduled local election
- Statewide special election



**Discussion**





# Facilities Maintenance

- Routine Restricted Maintenance
  - Covers *minor* repair or replacement of existing school building components
  - State provides no matching funds
  - Requirements:
    - ◆ If district received state match for construction/modernization, contribution depends on the year of the state bond issuance
    - ◆ Originally no required spending level (0%)
    - ◆ 2% of General Operating budget for 20 years
    - ◆ 3% of General Operating budget for 20 years
  - Eligible Costs
    - ◆ Maintenance staff
    - ◆ Equipment
    - ◆ Contracted repair services



# Facilities Maintenance

- Deferred Maintenance Program
  - Covers *major* repair or replacement of existing school building components
    - ◆ Roofing
    - ◆ Painting
    - ◆ HVAC
    - ◆ Floor systems
    - ◆ Plumbing
    - ◆ Electrical
  - Provides state matching funds on a dollar for dollar basis
    - ◆ Approximately one half of one percent of budget
  - Requires 5 year plan