



CAPITAL FACILITIES UPDATE

SAN DIEGUITO UNION HIGH SCHOOL DISTRICT BOARD WORKSHOP

JUNE 10, 2021

AGENDA

- **Completed Projects**
- **Current Projects**
- **Mello-Roos Program**
- **State School Building Program**
- **Developer Fee Program**
- **Prop AA Program**
- **Facilities Maintenance Program**
- **Programs Impact on Labor**
- **Unfunded Labor**
- **Summary of Unfunded Projects and Available Funding**
- **Financing Options**
- **Next Steps**

COMPLETED PROJECTS

SAN DIEGUITO HIGH SCHOOL ACADEMY

ARTS & HUMANITIES BLDG.

COMPLETION DATE: 2/15/20



SUNSET HIGH SCHOOL/COAST ACADEMY

CAMPUS RE-CONSTRUCTION

CAMPUS OCCUPIED DATE: 8/25/20



COMPLETED PROJECTS

CARMEL VALLEY MIDDLE SCHOOL

PLAY FIELDS IMPROVEMENTS - COMPLETION DATE: 3/15/20

SECURITY CAMERAS - COMPLETION DATE: 3/30/21

DIEGUENO MIDDLE SCHOOL

SECURITY UPGRADES RE-KEY CAMPUS - COMPLETION DATE: 12/4/19

NEW BLDG. P – COMPLETION DATE: 8/27/20



EARL WARREN MIDDLE SCHOOL

LIBRARY RESTROOM FINISHES UPGRADE – COMPLETION DATE: 6/15/20



OAK CREST MIDDLE SCHOOL

SECURITY CAMERAS - COMPLETION DATE: 3/15/21

PACIFIC TRAILS MIDDLE SCHOOL

SECURITY CAMERAS - COMPLETION DATE: 5/19/21

COMPLETED PROJECTS

CANYON CREST ACADEMY

SECURITY CAMERAS - COMPLETION DATE: 8/25/20

LA COSTA CANYON HIGH SCHOOL

SECURITY CAMERAS - COMPLETION DATE: 8/25/20

SECURITY UPGRADES RE-KEY CAMPUS - COMPLETION DATE: 8/20/20

CULINARY ARTS MODERNIZATION – COMPLETION DATE: 1/15/21



LA COSTA CANYON HIGH SCHOOL

MAVERICK PARK – COMPLETION DATE: 8/3/20



SAN DIEGUITO HIGH SCHOOL ACADEMY

SECURITY CAMERAS - COMPLETION DATE: 8/7/20

FRONT PARKING LOT & DROP OFF ENHANCEMENT - COMPLETION DATE: 1/30/20

TORREY PINES HIGH SCHOOL

CERTIFICATION OF DUGOUTS - COMPLETION DATE: 12/31/20

CURRENT PROJECTS

OAK CREST MIDDLE SCHOOL

BLDGS. C & I MODERNIZATION

EXPECTED COMPLETION DATE: 7/31/21



TORREY PINES HIGH SCHOOL

I BLDG., FOOD SERVICE, MAKERSPACE & CAD LAB

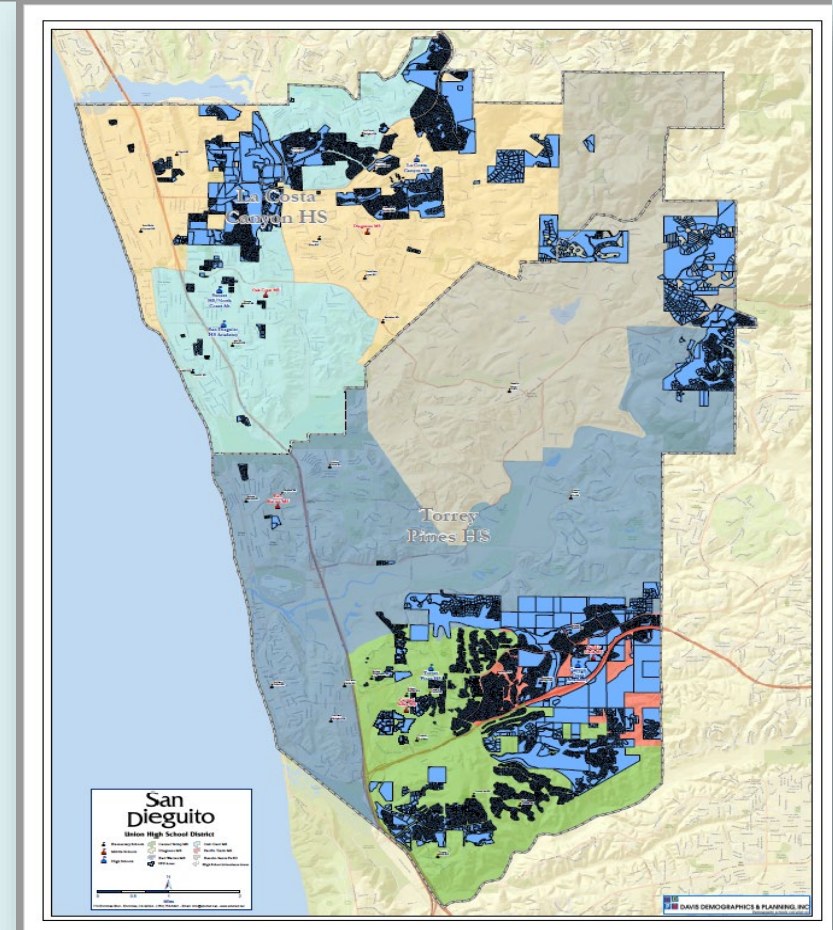
EXPECTED COMPLETION DATE: 12/31/21



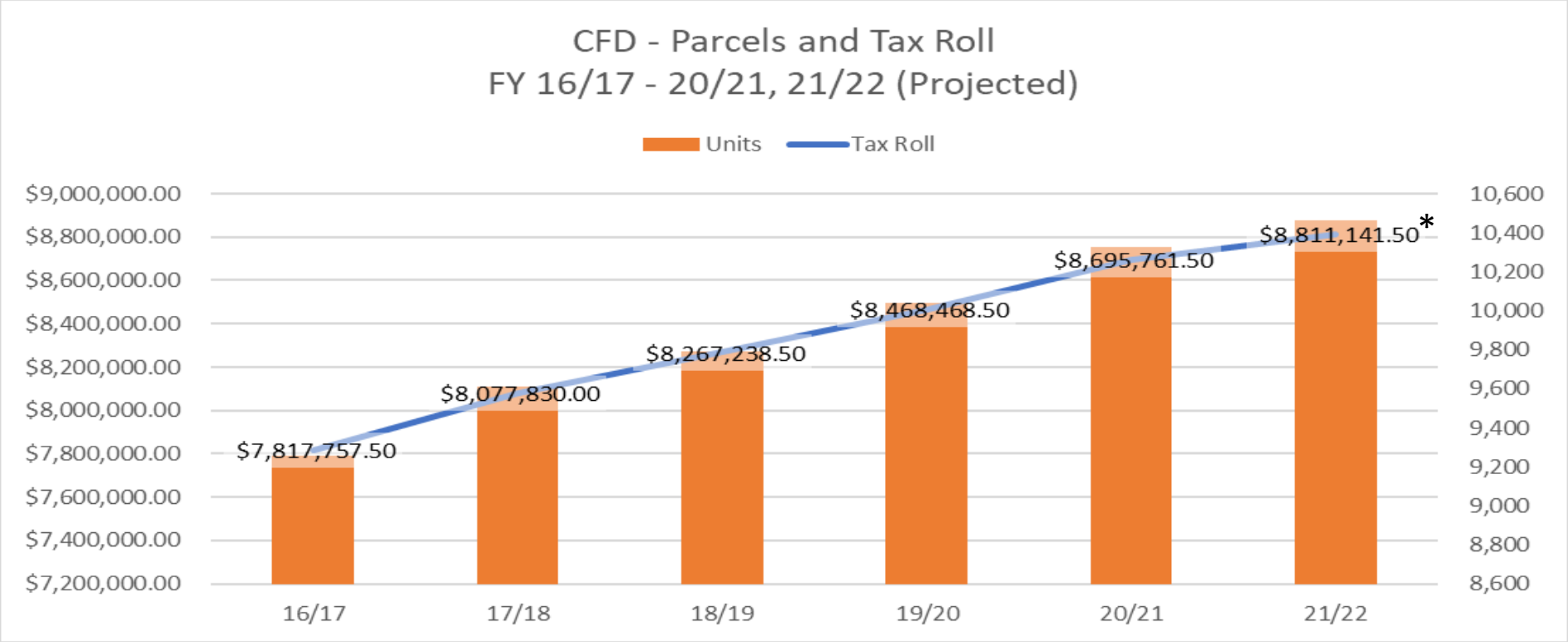
MELLO-ROOS PROGRAM

Community Facilities Districts

- Number of Community Facilities Districts: 9
- First Community Facilities District formed in 1994
- Last Community Facilities District formed in 2003
- Special Tax Duration: 35 years
- Annual Increase in Assessed Special Tax: None
- Prepayments: Some allowance at time of permitting
- Parcels: 10,324
- Units: 12,136
- 20/21 Tax Roll: \$8,695,761.50



MELLO-ROOS PROGRAM



*Estimated

Estimated Parcels Remaining: 311

Estimated Future Tax Roll at Build Out: \$9,096,272

MELLO-ROOS SMALL PROJECTS 2021/2022

Canyon Crest Academy



- Campus Wi-Fi Enhancements
- Irrigation Pump Improvements
- Village Parkway Planter Project
- Interior Buildings Planter Project and Improvements to Irrigation Infrastructure

\$480,000

La Costa Canyon High School



- Campus Wi-Fi Enhancements
- 905 Classroom Improvements – Digital Arts/Video Editing
- Shot Put Improvements
- Improvements to Irrigation Infrastructure
- Median Parkway Improvements
- Admin Building Planter Project
- Interior Building Planter Project
- Entryway Flooring Improvements

\$162,050

Torrey Pines High School



- Sound System Improvements – Gymnasium
- Fencing Improvements – Tennis Courts
- Parkway Improvements and Improvements to Irrigation Infrastructure
- Planter Project – Counseling Planters
- JV Baseball Site Improvements

\$180,317

San Dieguito HS Academy



- Irrigation Infrastructure Improvements
- Tennis Court Planter Project
- Ball Fields Slope Improvements
- Softball Dugout Improvements – Shade Cover
- Front Entry Seating Improvements

\$81,100

MELLO-ROOS SMALL PROJECTS 2021/2022

Carmel Valley Middle School



- Outdoor Seating Improvements
- A/V Improvements at Learning Commons
- Irrigation Improvements – Campus Wide
- Entrance Slope Improvement
- Admin Building Landscape Improvement
- Planter Projects – Campus Wide

\$482,500

Oak Crest Middle School



- Campus Wi-Fi Enhancements
- Field Pump Improvements

\$165,000

Pacific Trails Middle School



- Campus Wi-Fi Enhancement
- Drainage Improvements at Upper Patio Area
- Building Signage
- Slope Planting Project

\$30,490

2016 MELLO-ROOS BOND - \$22.1M COMPLETED PROJECTS

Canyon Crest Academy

- Building B Construction
- Solar Expansion
- Stadium Field Lights
- Gate Hardware Improvements

\$4,481,168

La Costa Canyon High School

- Solar Expansion
- Campus Keying and Door Hardware Improvements

\$2,460,667

San Dieguito HS Academy

- Campus Keying and Door Hardware Improvements
- Front Entry Drop Off Improvements

\$153,998

Torrey Pines High School

- Performing Arts Complex Construction

\$5,129,367

Carmel Valley Middle School

- Field Improvements
- Solar Installation

\$2,938,367

Diegueno Middle School

- Campus Keying and Door Hardware Improvements

\$91,556

Earl Warren Middle School

- Solar and Battery Installation
- Stevens Avenue Storm Water Improvements

\$1,664,006

Oak Crest Middle School

- Science Building Construction
- Campus Keying and Door Hardware Improvements

\$247,889

Pacific Trails Middle School

- Building B Construction

\$104,354

All School Sites

- Visitor Badging System
- Security Camera Installation

\$1,003,999

2016 MELLO-ROOS BOND - \$22.1M

PROJECTS IN PLANNING

Torrey Pines High School

- Torrington Embankment Improvements – Start 6/21/21
- Campus Keying and Door Hardware Improvements – Start 7/19/21

\$786,980 estimated



Diegueno Middle School

- Solar Installation – Start 2023

\$902,684 estimated



Oak Crest Middle School

- Solar Installation – Start 2023

\$769,920 estimated



Pacific Trails Middle School

- Field Light Improvements – To start at time City receives matching funds

\$675,000 estimated



2018 MELLO-ROOS BOND - \$19.5M COMPLETED & UNDER CONSTRUCTION PROJECTS

COMPLETED PROJECTS

Oak Crest Middle School

- Exterior Building and Site Improvements
\$182,373

Torrey Pines High School

- I Building Modernization Phase 1 – Custodial/Warehouse
\$858,654

PROJECTS UNDER CONSTRUCTION

Oak Crest Middle School

- Building C and I Modernization
\$3,154,183

Torrey Pines High School

- I Building Modernization Phase 2 – Food Service,
Digital Art Classroom, Makerspace, and CAD Lab
\$7,453,028

2018 MELLO-ROOS BOND - \$19.5M PROJECTS IN PLANNING

Canyon Crest Academy

- Media Center Modernization – Start 2024
\$218,189



La Costa Canyon High School

- Drainage Study (Ongoing)
- Related Construction - Start Summer 2021
\$75,000



Torrey Pines High School

- Art Building Complex - Digital Art Classroom – Start 2022
- Stadium and Field Improvements – Start 2023
\$6,710,767



STATE SCHOOL BUILDING PROGRAM

The School Facility Program (SFP) was created in 1998. The SFP funding is provided in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other specific project costs when an application is eligible for them.

The SFP allows school districts independence and flexibility to determine the scope of new construction or modernization projects. In return, the SFP requires that the school district accept responsibility for the outcome of the project. All state grants are considered to be a full and final apportionment by the SAB. For the most part, cost overruns, legal disputes, and other unanticipated costs are the responsibility of the district. On the other hand, savings resulting from school district's efficient management of certain projects accrue to the school district alone, unless financial hardship assistance was provided. Interest earned on the state and local funds also belongs to the district unless financial hardship assistance was provided. Savings and interest may be used by the school district for any other capital outlay project in the school district.

STATE SCHOOL BUILDING PROGRAM

Number Applied For	Site	Program	Submittal Date	Estimated Apportionment	Projected Date to Receive Apportionment
1	Pacific Trails MS	New Construction	5/8/2015	\$ 15,631,623.00	January 2020
2	Earl Warren MS	Modernization	9/23/2016	\$ 3,725,385.00	July 2021
3	Torrey Pines HS	Modernization	5/22/2018	\$ 13,663,077.00	July 2023
4	Pacific Trails MS	New Construction	5/29/2018	\$ 6,239,976.00	July 2023
5	San Dieguito HS Academy	New Construction	8/23/2018	\$ 6,654,133.00	July 2024
6	San Dieguito HS Academy	Modernization	8/23/2018	\$ 5,254,676.00	July 2024
7	La Costa Canyon HS	CTE	4/3/2020	\$ 673,860.00	July 2021
8	Torrey Pines HS	CTE	4/3/2020	\$ 1,067,835.00	July 2021
9	Sunset HS	Modernization	8/7/2020	\$ 903,137.00	May require new State bond
Total				\$ 53,813,702.00	

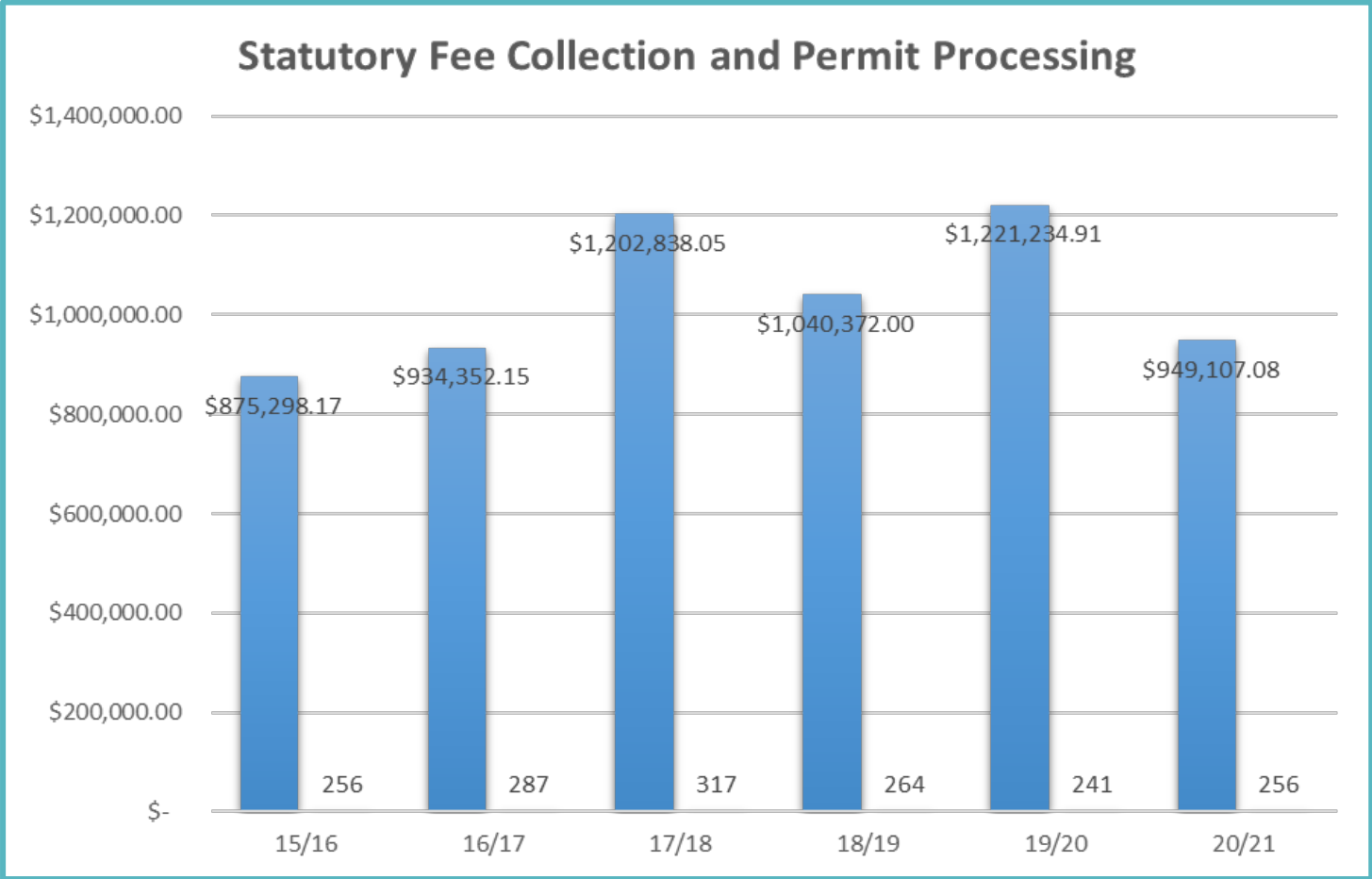
Number Received	Site	Program	Submittal Date	Apportionment Received	Date Received
1	Pacific Trails MS	New Construction	5/8/2015	\$ 15,631,623.00	February 2020
2	Earl Warren MS	Modernization	9/23/2016	\$ 4,086,305.00	October 2020
				\$ 19,717,928.00	

STATE SCHOOL BUILDING PROGRAM: 2021-22 PROJECTS

Fund 4000/SITE	PROJECT	COST	Offset	Offset Fund	TYPE
Canyon Crest Academy	Replacement of windscreen and pads at Tennis Courts	24,957.20			Deferred Maintenance
Canyon Crest Academy	HVAC Modernization, Phase I (Gym, Bldg. A2 & A3)	1,400,000.00	1,400,000.00	In Person Instruction Grant	Deferred Maintenance
Carmel Valley Middle School	Replacement of gymnasium sound system (PA system)	30,000.00			Deferred Maintenance
Carmel Valley Middle School	HVAC Modernization and Roof replacement campus wide	6,007,792.00			Deferred Maintenance
Diegueno Middle School	Installation of HVAC for Cougar Hall, Food Service & G8 Music Classroom	2,200,000.00	200,000.00	Prop AA - Fund 2139	Capital Improvement/Modernization
Diegueno Middle School	Installation of Heating and Exhaust for locker rooms	200,000.00	200,000.00	Prop AA - Fund 2139	Capital Improvement/Modernization
District Office	Modernization of District Office	6,000,000.00			Deferred Maintenance
Earl Warren Middle School	Stevens Avenue Slope Improvements	600,000.00			Deferred Maintenance
La Costa Canyon High School	Parking lot, storm drain, and storm water improvements	600,000.00			Deferred Maintenance
La Costa Canyon High School	Blackbox pipe grid improvements	400,000.00			Capital Improvement
La Costa Canyon High School	Outdoor Stage, Courtyard, and Storm Water Improvements	650,000.00	250,000.00	Deferred Maintenance / Potential Community Grant	Capital Improvement/Deferred Maintenance
San Dieguito HS Academy	Heater replacement at Gym	800,000.00	800,000.00	Prop AA - Fund 2139	Capital Improvement/Modernization
Torrey Pines High School	Classroom Building E lighting inverter replacement	21,896.88			Deferred Maintenance
Torrey Pines High School	Modernization of Innovation Building	2,460,000.00			Capital Improvement
Torrey Pines High School	Heater replacement at Gym	750,000.00	750,000.00	Prop AA - Fund 2139	Capital Improvement/Modernization
Transportation Facility	Office Modernization	60,000.00			Modernization
Transportation Facility	Repair and/or replace 2 of 4 hydraulic lifts	80,000.00			Deferred Maintenance
	Total Projects:	22,284,646.08			
	Fund 40 Offset:	3,600,000.00			
	Net Impact to Fund 40:	18,684,646.08			
	State Deposits - Fund 40:	19,717,928.00			
	Available Funding:	1,033,281.92			

DEVELOPER FEE PROGRAM

The program has been in place since January 1, 1987. Statutory school fees have been assessed to offset the impacts to school facilities from new residential and commercial/industrial developments.



DEVELOPER FEE PROGRAM 2021-22 CAPITAL PROJECTS

Canyon Crest Academy

- Add Handrail to Sidewalk at Embankment North of Admin Building
\$9,600.00

San Dieguito HS Academy

- Install Awnings at Building B
\$5,430.00

Sunset High School/COAST Academy

- Multi-Purpose Room – Additional Convenience Outlets
- COAST Classrooms – Swings, Magnet Locks
\$4,927.65

Diegueno Middle School

- Install Asphalt at Purchasing Surplus Laydown Area
\$7,500.00

Oak Crest Middle School

- Improvements to Bio Basin at Building H
\$6,800.00

Pacific Trails Middle School

- Catch Basin Improvements
\$8,450.00

DEVELOPER FEE PROGRAM

1 and 5 Year Report

UNFUNDED PROJECT LIST		
SITE	PROJECT	ESTIMATED COSTS
CVMS	(2019) Modernize Bldgs.. 300 and 400	\$ 67,119.19
	(2019) Modernize Bldg.. 600	\$ 89,028.07
	(2019) Modernize 700's	\$ 172,507.48
	(2019) Modernize Bldgs. 800 and 900	\$ 229,775.62
	(2019) Modernize Admin Bldg.	\$ 75,135.44
	(2020) Install Pedestrian Gates with Panic Hardware	\$ 52,500.00
DNO	(2011) New Athletic Multi-Purpose Bldg.	\$ 12,640,826.59
	(2011) Access Path and Bathrooms at Track and Field	\$ 3,150,882.53
	(2018) North Perimeter Drainage Improvements/Minor Retaining Wall	\$ 19,091.63
	(2020) Bldgs C, D, & G Landscaping	\$ 157,500.00
EWMS	(2019) Admin Roof Improvements/Outdoor Use	\$ 63,814.08
	(2019) All-weather Track and Field	\$ 2,003,400.00
	(2019) Southeastern Slope Landscaping and Drainage	\$ 472,500.00
	(2020) West Boundary Slope Landscape and Pathway	\$ 150,000.00
OCMS	(2011) New Trash Enclosure	\$ 17,010.00

DEVELOPER FEE PROGRAM

1 and 5 Year Report

CCA	(2011) New Drive Entry	\$	1,217,609.79
	(2017) New Shade Structure	\$	157,500.00
	(2019) Modernize A2 - Theater	\$	130,578.00
	(2019) Modernize A3 - Arts Classrooms	\$	148,243.20
	(2019) Modernize Gym	\$	133,041.30
	(2020) Add Projection to Principal's Office	\$	4,000.00
	(2020) Aquatic Facility	\$	10,764,021.35

SDHSA	(2017) Restroom Remodel - Building A and Mosaic Café	\$	75,250.00
	(2018) Minor Modernization of PAC Scene Room/Floor and Sink	\$	37,735.96
	(2018) Minor Modernization of Weight Room/Floor	\$	94,258.08
	(2020) Aquatic Facility	\$	10,764,021.35
	(2020) Weight Room Flooring Improvements - Floor Mats	\$	45,000.00
	(2020) Amphitheater Pathway Landscaping and Irrigation Project	\$	15,000.00
	(2020) Gym - North Pathway Landscaping and Irrigation Project	\$	15,000.00

DEVELOPER FEE PROGRAM

1 and 5 Year Report

LCC	(2011) Modernization of 300's, 400's, 500's	\$	4,327,719.35
	(2011) Interim Housing (for Mods 300's, 400's, 500's)	\$	819,691.49
	(2011) Modernization of 600's, and 700/701	\$	1,877,463.60
	(2011) Modernization of Theater (1100's)	\$	1,662,439.21
	(2011) Modernization of 1300's	\$	480,903.21
	(2011) Modernization of Gym	\$	3,406,418.56
	(2011) Modernization of Concession Stands/Replacement of Stadium Bleachers	\$	527,386.11
	(2011) New Cart Path from Upper Campus to Lower Fields	\$	210,288.25
	(2011) Convert Existing Food Service and Room 600 to Main Kitchen	\$	4,269,739.38
	(2011) New M&O Facility and Restore Art Yard	\$	1,508,363.88
	(2011) Modernization of Outdoor Classroom Quads	\$	2,950,203.97
	(2011) Front Driveway Entry Improvements	\$	785,076.14
	(2011) Improvements to Baseball Fields	\$	1,076,675.85
	(2011) Baseball and Softball Field Improvements	\$	4,389,123.90
	(2017) Theater Lighting Improvements	\$	67,725.00
	(2018) Gym-A/V improvements and Scoreboard	\$	75,000.00
	(2019) New Storage behind Theater	\$	81,000.00
	(2019) Water Bottle Refill Stations (8)	\$	64,000.00
	(2020) Washer and Dryer Room in GYM	\$	10,500.00
	(2020) Modernize Upstairs Team Room in Gym	\$	52,500.00
	(2020) Aquatic Facility	\$	10,764,021.35
	(2020) Updated Electrical in Science Classrooms	\$	150,000.00
	(2020) Update Upstairs Team Room A/V	\$	10,000.00
	(2020) Fire Road Landscaping and Irrigation Project	\$	70,000.00

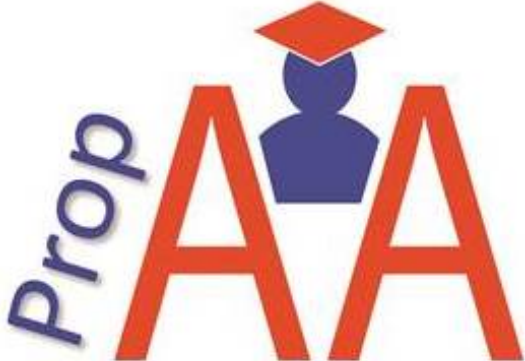
DEVELOPER FEE PROGRAM

1 and 5 Year Report

TPHS	(2011) Renovate Driveway Entry and Circulation at Del Mar Heights	\$	1,090,383.53
	(2011) New Tech Pavilion	\$	1,808,652.04
	(2011) Expansion of Existing Gym	\$	1,356,592.05
	(2011) New Campus Green Area	\$	1,105,053.51
	(2011) New M&O Building	\$	769,833.03
	(2019) Team Rooms (3)	\$	2,187,000.00
	(2020) Post Tension Tennis Courts	\$	798,000.00
	(2020) Artificial Practice Field	\$	1,117,200.00
	(2020) Shade Structure over Amphitheater	\$	157,500.00
	(2020) Aquatic Facility	\$	10,764,021.35
	(2020) Ballards/Gate at I Bldg./Dance Classroom	\$	20,000.00
Transportation	(2012) Construction and Reconfigure Transportation Center	\$	10,411,482.43

Total Unfunded Projects \$ 114,184,306.83

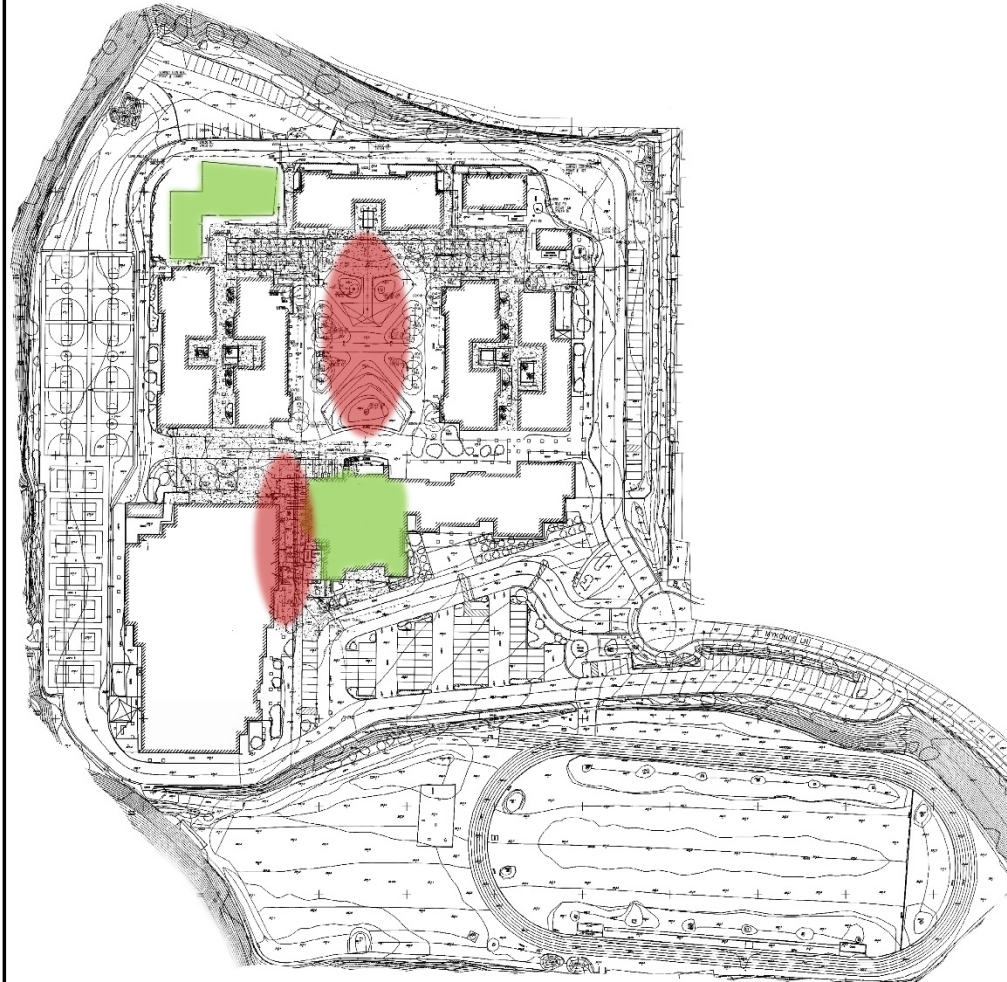
PROP AA PROGRAM



SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

**Another Project
Funded By**

PREPARING STUDENTS FOR THE 21ST CENTURY



Completed - \$2.6M

- Drama & Music Classrooms
- Technology Upgrade
- Media Center Upgrade

In Planning - \$0.5M

- AV Technology Improvements

To Do - \$1.3M

- 2024
- New Student Entry at Gym/Food Service Area
- Student Quad Reconfiguration

**Carmel Valley
Middle School**



Sheet No.

MP - 1.0



Completed - \$14.7M

- Buildings B & G Modernization – Phase 1
- Admin and Building B Front Entry Improvements
- Media Center Modernization
- Technology Infrastructure
- New Building P – Phase 2

In Planning - \$0.9M

- AV Technology Improvements
- Modernization of History (D) and Math (C) Buildings

To Do - \$11.2M

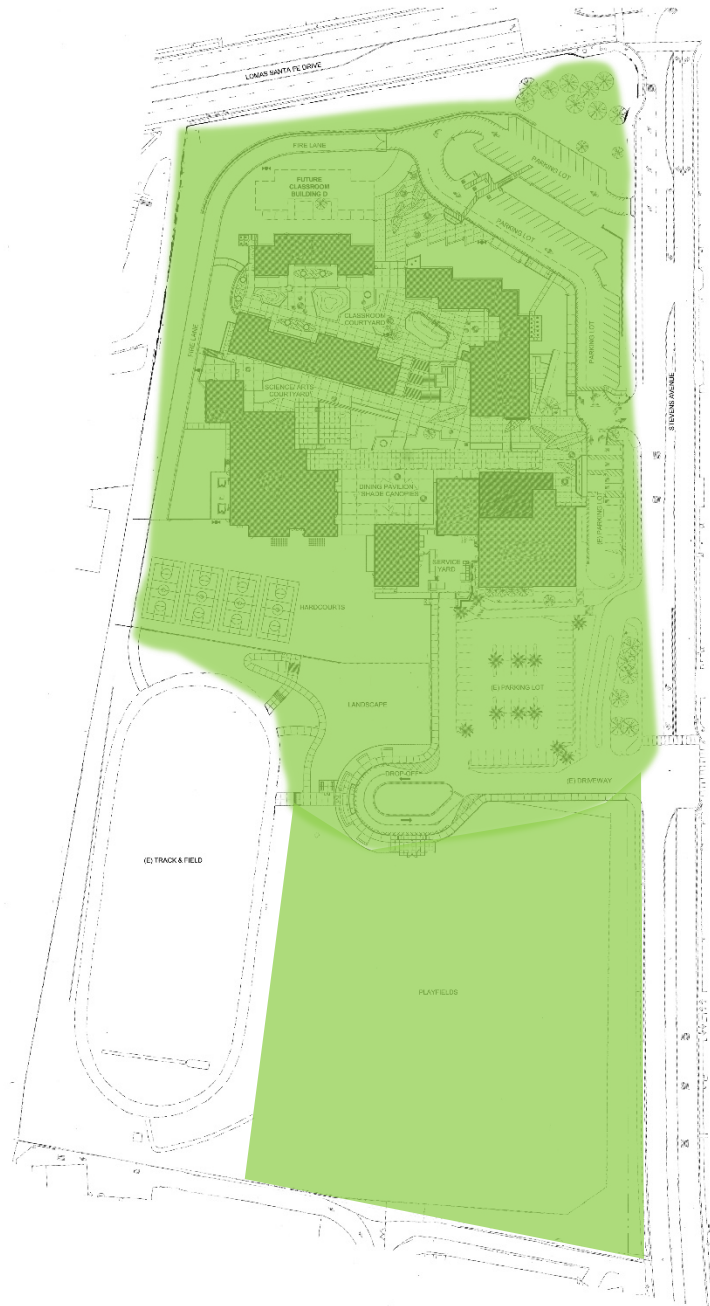
- **2021**
 - Modernization of History (D) and Math (C) Building
- **2024**
 - Modernization of Administration Building
 - Modernization of Locker Room Building
 - Modernization of English (K) and Science (F) Buildings, Cougar Hall, New Music Classroom, and Parking Lot Improvements
 - Modernization of Lunch Shelter

Diegueno Middle School



Sheet No.

MP - 2.0



Completed - \$52.8M

- Campus Re-Construction Phase 1
- Interim Housing
- Data Center
- Campus Re-Construction Phase 2

Earl Warren Middle School



Sheet No.

MP - 3.0



Completed - \$22.7M

- Interim Housing
- Technology Infrastructure
- Landscape and Balour Street Improvements
- Learning Commons Remodel – Phase 1
- Field Access/Path of Travel
- C-Smart and Art Classrooms Modernization
- New Science Classroom Building/Quad
- Administration Building Reconstruction and Courtyard Improvements

In Planning/Under Construction - \$0.3M

- Modernization of C Building (Balance of) and I Building
- Modernization of Crest Hall

To Do - \$3.7M

- 2035
- Multipurpose Bldg. - Athletics

Oak Crest Middle School



Sheet No.

MP - 4.0



Completed - \$64.4M

- Main Campus Phase 1 and 2
- 2nd Classroom Building (incl. Marquee and Stage Lighting at Gym Bldg.)

Pacific Trails Middle School



Sheet No.
MP - 5.0



Completed - \$10.7M

- Fields and Parking lot

To Do - \$6.6M

- 2035
- New Multi-Purpose Building

San Dieguito Sports Complex



San Dieguito Sports Complex

Sheet No.

MP - 11.0



Completed - \$30M

- Bldg. B Landscape & Pathway Enhancements
- Building B
- Stadium Improvements
- Track and Field Improvements, and Rough Grade
- Technology Infrastructure
- Media Center Upgrades – Phase 1

In Planning - \$0.9M

- AV Technology Improvements
- New Black Box Theater (Planning)
- Convert Existing Black Box Theater to Engineering/Robotics (Planning)
- New Spin Area (Planning)
- Modernization of Media Center – Phase 2 (Planning)

To Do - \$3.3M

- **2021**
 - New Black-Box Theater
 - Convert existing Black-Box Theater to Engineering/Robotics
 - New Spin Area
 - Modernization of Media Center – Phase 2

Canyon Crest Academy



Sheet No.

MP - 6.0



Completed - \$13.4M

- 200 Building Courtyard Renovation
- Media Center Landscaping
- Gym, Performing Arts Center, 200 Building HVAC Improvements – Phase 2
- Media Center and Building 800 Modernization
- Technology Upgrades
- Classroom HVAC Improvements – Phase 1
- Culinary Arts

In Planning - \$1M

- New Weight Room Building (Planning)

To Do - \$16.7M

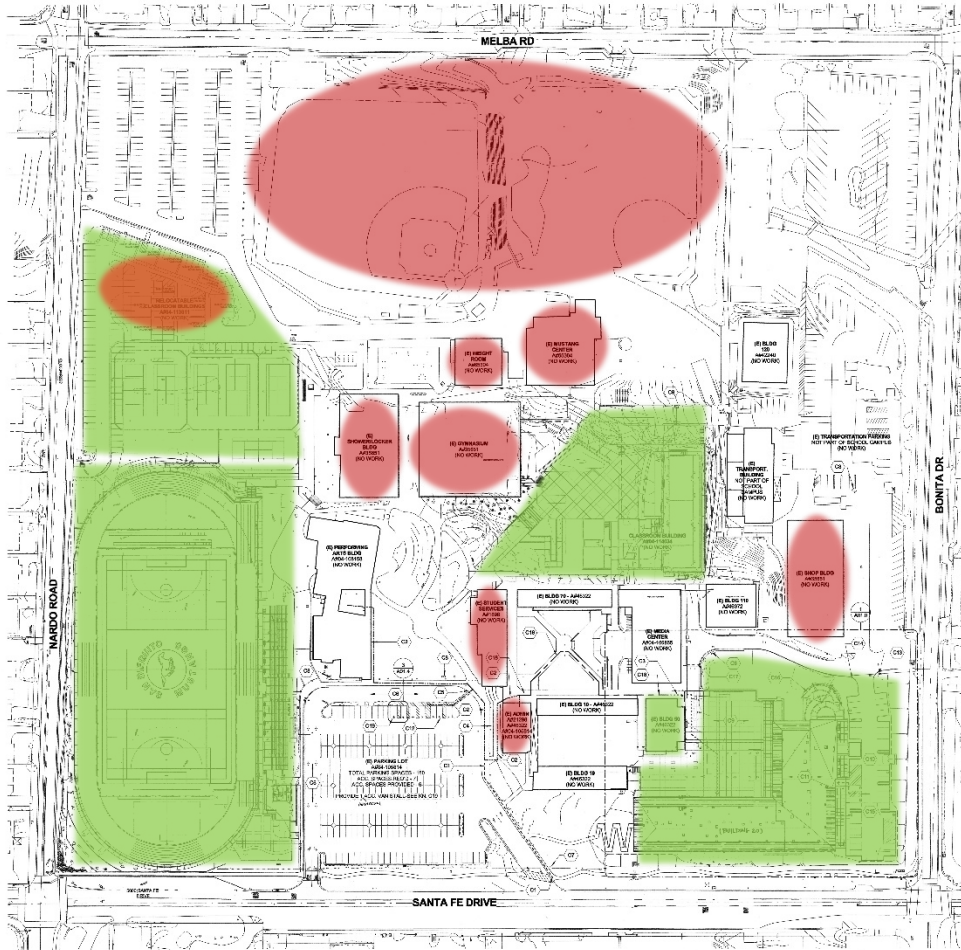
- **2021**
 - New Weight Room Building
- **2035**
 - New Field House (Balance of)
 - New 2 Story Classroom Building
 - New Science Building
 - New M&O Building

La Costa Canyon High School



Sheet No.

MP - 7.0



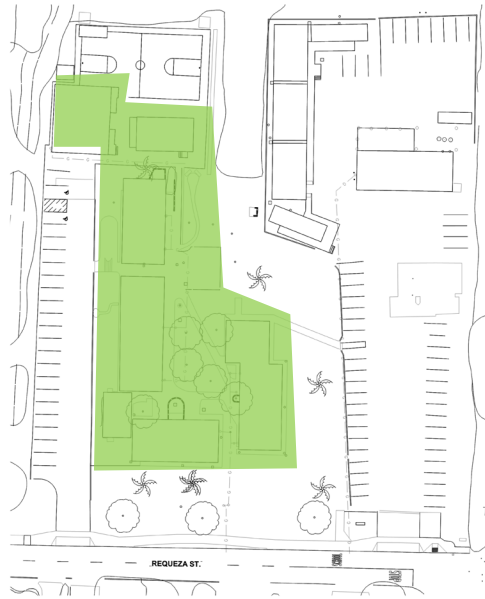
- Completed - \$58.5M**
- Building 40 East Modernization - Culinary Arts Classroom
 - New Math & Science Building
 - Technology Infrastructure
 - Tennis Courts & Interim Housing
 - Stadium Press Box, Bleachers and Restroom Building
 - Track and Field Improvements
 - Arts and Humanities Building

- In Planning - \$0.9M**
- Modernization of Industrial Arts Building and A&B Buildings
 - Parking Lot Restoration and Outdoor Courts (Planning)

- To Do - \$15.4M**
- **2021**
 - Parking Lot Restoration
 - Modernization of Industrial Arts Building
 - Modernization of A & B Buildings
 - **2024**
 - Modernization of Mosaic Café
 - Baseball Fields (New Bullpen, Batting Cages & Concessions)
 - Gym Renovation, Locker & Team Rooms, Dance, Wrestling, Weight Room & Outdoor Basketball Courts

San Diegoito High School Academy





Completed - \$.22.6M

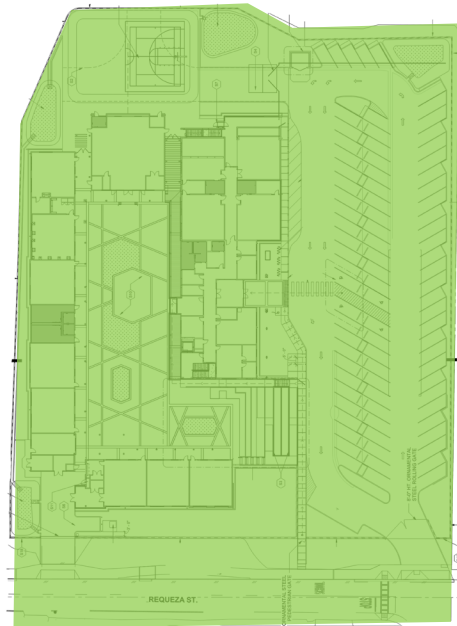
- Multi Media Upgrade
- Campus Re-Construction

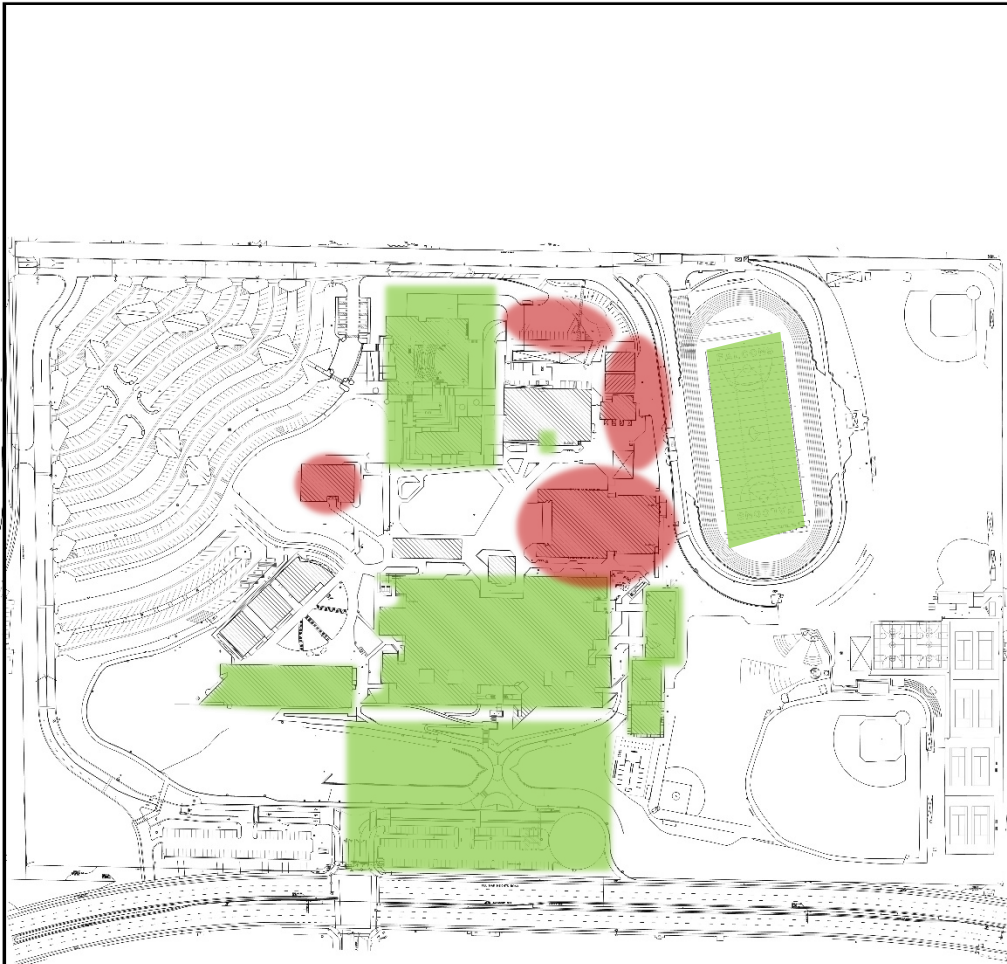
Sunset High School C.O.A.S.T. Academy



Sheet No.

MP - 9.0





Completed - \$52.7M

- New Performing Arts Center
- Innovation Building Modernization - Culinary Arts
- Building B Modernization Student Center Modernization and Front Entry
 - Technology Infrastructure
- New Building J Chemistry Classrooms
- Stadium Lighting Improvements
- New Weight Room Building
- Building E HVAC Improvements
- Stadium Field Replacement

In Planning - \$0.9M

- New Art Classroom Building, New Campus Green and Parking Lot (Planning)

To Do - \$26.1M

- **2021**
 - New Art Classroom Building, New Campus Green and Parking Lot
- **2024**
 - Modernization of Administration Building
- **2035**
 - Modernization of Gym
 - New Field House (Balance of)

Torrey Pines High School



Sheet No.

MP - 10.0

HISTORY OF PROP AA FINANCING

On November 6, 2012 the District’s voters authorized \$449 million of general obligation bonds. The original finance plan was to use both current interest bonds (CIBs) and capital appreciation bonds (CABs), a repayment term of 30-32 years per bond series, and for bonds to be issued every two years through 2019.

	Series A	Series B	Series C	Series D	Total	
Issuance Year	2013	2015	2017	2019		
Par Amount	\$ 160,000,000.00	\$ 125,000,000.00	\$ 100,000,000.00	\$ 64,000,000.00	\$ 449,000,000.00	
Final Maturity of the Bonds	2043-45	2045-47	2047-2049	2049-2051		
Years to Final Maturity	30-32	30-32	30-32	30-32		
Total Debt Service					\$ 1,257,200,000.00	
Repayment Ratio (times)					2.8	

In 2013 and again in 2015, the District committed to having a repayment term of 25 years or less, and no CABs. This strategy risked not completing some \$50 million in projects through 2041. In later years as construction costs have increased, the 2020 estimation of future escalation had grown to nearly \$69 million in projects at risk through 2035.

HISTORY OF PROP AA FINANCING

- Series E Update
 - Pricing complete on May 25, 2021
 - Closed June 9, 2021

2021 GO Bonds	Bond Par Amount	True Interest Cost	Prior Debt Service	Refunding Debt Service	Debt Service Savings	Net PV Debt Service Savings
Refunding Bonds	\$ 32,600,000.00	2.238%	\$ 42,793,812.50	\$ 40,857,856.57	\$ 1,935,955.93	\$ 1,572,556.30
	Bond Par Amount	True Interest Cost	Total Debt Service	Payback Ratio		
Series E-1 Taxable Bonds	\$ 4,345,000.00	0.471%	\$ 4,362,172.50	1.004		
Series E-2 Tax-Exempt Bonds	\$ 80,615,000.00	2.263%	\$ 120,924,057.92	1.500		

HISTORY OF PROP AA FINANCING

- FINANCING SUMMARY
 - Original Debt Service (2012): 1,257,200,000.00
 - Original Repayment Ratio (2012): 2.8
 - Total Debt Service (2021): \$749,981,579.49
 - Total Repayment Ratio (2021): 1.67
 - Total Taxpayer Savings from Original Financing Plan: **\$507,218,420.51**

	Series A-1 & A-2	Series B-1 & B-2	Series C-1 & C-2	Series D-1 & D-2	Series E-1 & E-2	Total
Issuance Year	2013	2015	2016	2018	2021	
Par Amount Issued						
- Tax-Exempt Bonds	\$ 157,680,000.00	\$ 110,030,000.00	\$ 61,205,000.00	\$ 21,900,000.00	\$ 80,615,000.00	\$ 431,430,000.00
- Taxable Bonds	\$ 2,320,000.00	\$ 7,010,000.00	\$ 795,000.00	\$ 3,100,000.00	\$ 4,345,000.00	\$ 17,570,000.00
Total Bonds Issued	\$ 160,000,000.00	\$ 117,040,000.00	\$ 62,000,000.00	\$ 25,000,000.00	\$ 84,960,000.00	\$ 449,000,000.00
Final Maturity of the Bonds	2038	2040	2041	2042	2043	
Years to Final Maturity	25	25	25	24	22	
Total Debt Service	\$ 273,607,493.00	\$ 203,369,796.07	\$ 104,624,775.00	\$ 43,093,285.00	\$ 125,286,230.42	\$ 749,981,579.49
Repayment Ratio (times)	1.71	1.74	1.69	1.72	1.47	1.67

PROJECT COST SUMMARY

					Varies AG15 - AG19		3.7%		8.4%		13.3%		18.4%		23.7%		29.3%		35.1%				
Proposed Projects	Status	Delivery	Master Plan Estimate Date	Master Plan Construction Year	Estimated Total Project Budget (Base Year - Col A)	Increase due to Escalation up to 2019	Increase due to Escalation up to 2019 (D - C)	Total Escalated Project Cost (2020)	Increase due to Escalation up to 2020	Total Escalated Project Cost (2021)	Increase due to Escalation up to 2021	Total Escalated Project Cost (2022)	Increase due to Escalation up to 2022	Total Escalated Project Cost (2023)	Increase due to Escalation up to 2023	Total Escalated Project Cost (2024)	Increase due to Escalation up to 2024	Total Escalated Project Cost (2025)	Increase due to Escalation up to 2025	Total Escalated Project Cost (2026)	Increase due to Escalation up to 2026		
																						A	B
1	CCA - Black Box, Dance & Media Center	Planning	Pending	2014	2021	\$ 3,263,674	\$ 3,738,212	\$ 474,538	\$ 3,878,154	\$ 614,480	\$ 4,052,671	\$ 788,997	\$ 4,235,041	\$ 971,367	\$ 4,425,618	\$ 1,161,944	\$ 4,624,770	\$ 1,361,096	\$ 4,832,885	\$ 1,569,211	\$ 5,050,365	\$ 1,786,691	
2	CVMS - Quad Reconfiguration, Student Entry at Gym/Food Service Area	Planning	Pending	2016	2024	\$ 1,318,274	\$ 1,424,791	\$ 106,517	\$ 1,478,128	\$ 159,854	\$ 1,544,644	\$ 226,370	\$ 1,614,153	\$ 295,879	\$ 1,686,790	\$ 368,516	\$ 1,762,695	\$ 444,421	\$ 1,842,017	\$ 523,743	\$ 1,924,907	\$ 606,633	
3	DNO - Administration Building Modernization	Planning	Pending	2019	2024	\$ 1,025,055	\$ 1,025,055	\$ -	\$ 1,063,428	\$ 38,373	\$ 1,111,283	\$ 86,228	\$ 1,161,290	\$ 136,235	\$ 1,213,548	\$ 188,493	\$ 1,268,158	\$ 243,103	\$ 1,325,225	\$ 300,170	\$ 1,384,860	\$ 359,805	
4	DNO - Classroom Buildings C & D	Planning	Pending	2016	2021	\$ 3,772,512	\$ 4,077,331	\$ 304,819	\$ 4,229,967	\$ 457,455	\$ 4,420,316	\$ 647,804	\$ 4,619,230	\$ 846,718	\$ 4,827,096	\$ 1,054,584	\$ 5,044,315	\$ 1,271,803	\$ 5,271,309	\$ 1,498,797	\$ 5,508,518	\$ 1,736,006	
5	DNO - Classroom Modernization (Bldgs. - F, G, K, Music Classroom, Cougar Hall, Parking Lot Improvements)	Planning	Pending	2016	2024	\$ 4,159,669	\$ 4,495,770	\$ 336,101	\$ 4,664,071	\$ 504,402	\$ 4,873,954	\$ 714,285	\$ 5,093,282	\$ 933,613	\$ 5,322,480	\$ 1,162,811	\$ 5,561,992	\$ 1,402,323	\$ 5,812,281	\$ 1,652,612	\$ 6,073,834	\$ 1,914,165	
6	DNO - Locker Room Modernization	Planning	Pending	2019	2024	\$ 2,261,250	\$ 2,261,250	\$ -	\$ 2,345,901	\$ 84,651	\$ 2,451,466	\$ 190,216	\$ 2,561,782	\$ 300,532	\$ 2,677,063	\$ 415,813	\$ 2,797,530	\$ 536,280	\$ 2,923,419	\$ 662,169	\$ 3,054,973	\$ 793,723	
7	DNO - Lunch Shelter Area Modernization	Planning	Pending	2019	2024	\$ 135,000	\$ 135,000	\$ -	\$ 140,054	\$ 5,054	\$ 146,356	\$ 11,356	\$ 152,942	\$ 17,942	\$ 159,825	\$ 24,825	\$ 167,017	\$ 32,017	\$ 174,532	\$ 39,532	\$ 182,386	\$ 47,386	
8	LCCHS - Field House - Balance	Planning	Pending	2015	2035	\$ 4,896,339	\$ 5,489,286	\$ 592,947	\$ 5,694,779	\$ 798,440	\$ 5,951,044	\$ 1,054,705	\$ 6,218,841	\$ 1,322,502	\$ 6,498,689	\$ 1,602,350	\$ 6,791,130	\$ 1,894,791	\$ 7,096,731	\$ 2,200,392	\$ 7,416,084	\$ 2,519,745	
9	LCCHS - Field House - Weight Room	Planning	Pending	2015	2021	\$ 1,722,980	\$ 1,931,633	\$ 208,653	\$ 2,003,944	\$ 280,964	\$ 2,094,122	\$ 371,142	\$ 2,188,357	\$ 465,377	\$ 2,286,833	\$ 563,853	\$ 2,389,741	\$ 666,761	\$ 2,497,279	\$ 774,299	\$ 2,609,657	\$ 886,677	
10	LCCHS - M&O Building	Planning	Pending	2016	2035	\$ 877,500	\$ 948,402	\$ 70,902	\$ 983,906	\$ 106,406	\$ 1,028,182	\$ 150,682	\$ 1,074,450	\$ 196,950	\$ 1,122,800	\$ 245,300	\$ 1,173,326	\$ 295,826	\$ 1,226,126	\$ 348,626	\$ 1,281,301	\$ 403,801	
11	LCCHS - New 1 Story Bldg. - 2 Science Labs and 1 Prep Room	Planning	Pending	2016	2035	\$ 2,514,375	\$ 2,717,537	\$ 203,162	\$ 2,819,269	\$ 304,894	\$ 2,946,136	\$ 431,761	\$ 3,078,712	\$ 564,337	\$ 3,217,254	\$ 702,879	\$ 3,362,030	\$ 847,655	\$ 3,513,322	\$ 998,947	\$ 3,671,421	\$ 1,157,046	
12	LCCHS - New 2 Story Classroom Building	Planning	Pending	2016	2035	\$ 6,716,250	\$ 7,258,923	\$ 542,673	\$ 7,530,664	\$ 814,414	\$ 7,869,544	\$ 1,153,294	\$ 8,223,673	\$ 1,507,423	\$ 8,593,738	\$ 1,877,488	\$ 8,980,457	\$ 2,264,207	\$ 9,384,577	\$ 2,668,327	\$ 9,806,883	\$ 3,090,633	
13	LCV - Multipurpose Building	Planning	Pending	2019	2035	\$ 6,610,247	\$ 6,610,247	\$ -	\$ 6,857,704	\$ 247,457	\$ 7,166,301	\$ 556,054	\$ 7,488,784	\$ 878,537	\$ 7,825,780	\$ 1,215,533	\$ 8,177,940	\$ 1,567,693	\$ 8,545,947	\$ 1,935,700	\$ 8,930,515	\$ 2,320,268	
14	OCMS - Multipurpose Building - Athletics	Planning	Pending	2014	2035	\$ 3,654,880	\$ 4,186,300	\$ 531,420	\$ 4,343,015	\$ 688,135	\$ 4,538,451	\$ 883,571	\$ 4,742,681	\$ 1,087,801	\$ 4,956,102	\$ 1,301,222	\$ 5,179,127	\$ 1,524,247	\$ 5,412,187	\$ 1,757,307	\$ 5,655,736	\$ 2,000,856	
15	SDHSA - Athletics Bldgs. Reconfiguration and Modernization - Gym, Locker & Team Rooms, Dance, Wrestling Weight Room & Outdoor Basketball Courts	Planning	Pending	2016	2024	\$ 8,776,688	\$ 9,485,844	\$ 709,156	\$ 9,840,951	\$ 1,064,263	\$ 10,283,794	\$ 1,507,106	\$ 10,746,564	\$ 1,969,876	\$ 11,230,160	\$ 2,453,472	\$ 11,735,517	\$ 2,958,829	\$ 12,263,615	\$ 3,486,927	\$ 12,815,478	\$ 4,038,790	
16	SDHSA - Baseball Fields Improvements (New Bullpen, Batting Cages & Concess)	Planning	Pending	2016	2024	\$ 1,986,309	\$ 2,146,803	\$ 160,494	\$ 2,227,169	\$ 240,860	\$ 2,327,392	\$ 341,083	\$ 2,432,124	\$ 445,815	\$ 2,541,570	\$ 555,261	\$ 2,655,941	\$ 669,632	\$ 2,775,458	\$ 789,149	\$ 2,900,354	\$ 914,045	
17	SDHSA - Building IA - Modernization	Planning	Pending	2016	2021	\$ 1,502,145	\$ 1,623,518	\$ 121,373	\$ 1,684,295	\$ 182,150	\$ 1,760,089	\$ 257,944	\$ 1,839,293	\$ 337,148	\$ 1,922,061	\$ 419,916	\$ 2,008,554	\$ 506,409	\$ 2,098,938	\$ 596,793	\$ 2,193,391	\$ 691,246	
18	SDHSA - Buildings A & B Modernization	Planning	Pending	2016	2021	\$ 1,165,117	\$ 1,259,258	\$ 94,141	\$ 1,306,399	\$ 141,282	\$ 1,365,187	\$ 200,070	\$ 1,426,621	\$ 261,504	\$ 1,490,819	\$ 325,702	\$ 1,557,905	\$ 392,788	\$ 1,628,011	\$ 462,894	\$ 1,701,272	\$ 536,155	
19	SDHSA - Mosaic Cafe Modernization	Planning	Pending	2017	2024	\$ 1,675,980	\$ 1,754,248	\$ 78,268	\$ 1,819,919	\$ 143,939	\$ 1,901,816	\$ 225,836	\$ 1,987,397	\$ 311,417	\$ 2,076,830	\$ 400,850	\$ 2,170,288	\$ 494,308	\$ 2,267,950	\$ 591,970	\$ 2,370,008	\$ 694,028	
20	TPHS - Admin. Building Modernization	Planning	Pending	2019	2024	\$ 1,381,050	\$ 1,381,050	\$ -	\$ 1,432,750	\$ 51,700	\$ 1,497,224	\$ 116,174	\$ 1,564,599	\$ 183,549	\$ 1,635,006	\$ 253,956	\$ 1,708,581	\$ 327,531	\$ 1,785,467	\$ 404,417	\$ 1,865,813	\$ 484,763	
21	TPHS - Field House - Balance	Planning	Pending	2015	2035	\$ 5,312,429	\$ 5,955,764	\$ 643,335	\$ 6,178,721	\$ 866,292	\$ 6,456,763	\$ 1,144,334	\$ 6,747,317	\$ 1,434,888	\$ 7,050,947	\$ 1,738,518	\$ 7,368,239	\$ 2,055,810	\$ 7,699,810	\$ 2,387,381	\$ 8,046,301	\$ 2,733,872	
22	TPHS - Gym Modernization	Planning	Pending	2016	2035	\$ 7,897,500	\$ 8,535,618	\$ 638,118	\$ 8,855,152	\$ 957,652	\$ 9,253,634	\$ 1,356,134	\$ 9,670,048	\$ 1,772,548	\$ 10,105,200	\$ 2,207,700	\$ 10,559,934	\$ 2,662,434	\$ 11,035,131	\$ 3,137,631	\$ 11,531,712	\$ 3,634,212	
23	TPHS - New Arts Classroom Bldg., New Campus Green and Parking	Planning	Pending	2015	2021	\$ 11,513,346	\$ 12,907,612	\$ 1,394,266	\$ 13,390,814	\$ 1,877,468	\$ 13,993,400	\$ 2,480,054	\$ 14,623,103	\$ 3,109,757	\$ 15,281,143	\$ 3,767,797	\$ 15,968,795	\$ 4,455,449	\$ 16,687,390	\$ 5,174,044	\$ 17,438,323	\$ 5,924,977	
Total																							
Notes:							0%		8.57%		12.63%		17.70%		23.00%		28.53%		34.32%		40.36%		46.68%
a - Column A - SDUHS Master Plan Estimate - Base Date																							
b - Column B - SDUHS Proposed Project Draw Date (October 2019 Presentation)																							
c - Column C - SDUHS Master Plan Project Estimate - Base Year (Col A)																							
d - Column D - SDUHS Master Plan budget escalated to 2019																							
e - Column F thru K - SDUHS Master Plan Updated - 2020 thru 2026																							
f - SDUHS budgets include soft costs																							
g - ENR CCI - used to update Master plan estimate from 2016 thru 2019 (Normalize Estimates)																							
h - 2019 thru 2026 Master plan estimate updated using forecasted escalation																							

Projected maximum construction escalation through 2026: \$39,275,523

Series E Projects		
Project	Projected Construction Start	Estimated Cost
CCA - New Black Box Theater, Convert existing to Engineering, New Spin Area, Bal of Media Ctr.	2024	\$4,624,770.00
CVMS - New Student Entry at Gym/Food Service, Student Quad Reconfiguration	2023	\$1,686,790.00
LCV - New Multi-Purpose Bldg.	2025	\$8,545,947.00
OCMS - New Multi-Purpose Bldg.-Athletics	2025	\$5,412,187.00
DNO - Modernization of C and D Buildings	2022	\$4,619,230.00
DNO - Modernization of K and F Buildings, Cougar Hall, New Music Classroom, Parking Lot Improvements	2022	\$5,093,282.00
DNO - Modernization of Admin	2023	\$1,213,548.00
DNO - Modernization of Locker Room Building	2023	\$2,677,063.00
DNO - Modernization of Lunch Shelter	2023	\$159,825.00
LCC - New Weight Room Building	2023	\$2,286,833.00
LCC - New Field House (Balance of)	2023	\$6,498,689.00
LCC - New 2 Story Classroom Building	2024	\$8,980,457.00
LCC - New Science Building	2024	\$3,362,030.00
LCC - Modernization of Admin Bldg, New M&O Bldg.	2024	\$1,173,326.00
SDHSA - Modernization of IA Building	2023	\$1,922,061.00
SDHSA - Modernization of A&B Buildings	2023	\$1,490,819.00
SDHSA - Modernization of Mosaic Café	2023	\$2,076,830.00
SDHSA - Baseball and Softball Field Renovations	2023	\$2,541,570.00
SDHSA - Gym, Locker Rooms, Wrestling, Weight Room Renovations	2024	\$11,735,517.00
TPHS - New Art Classroom Building, New Campus Green and Parking Lot	2021	\$13,993,400.00
TPHS - Modernization of Admin Building	2022	\$1,497,224.00
TPHS - Modernization of Gym	2023	\$10,105,200.00
TPHS - New Field House (Balance of)	2023	\$7,050,947.00
Project Administration	2022-2026	\$5,081,337.00
Subtotal Projects		\$113,828,882.00
Series E Project Fund Proceeds		\$80,615,000.00
Prior Series Project Fund Carry-Over		\$2,037,292.41
Estimated Interest Earnings		\$2,680,971.78
Unfunded		\$28,495,617.81
Potential Reduction in Projects		\$32,249,366.00

June 10, 2021

FACILITIES MAINTENANCE PROGRAM



District Office Roof

FACILITIES NEEDS ASSESSMENT

Site Elements

Visual examinations of the parking lot and grounds and evaluation of the site were conducted. The parking lots and sites were observed for pavement, striping, curbs, gutters and sidewalk damage, and obvious access barriers. Landscaping, retaining walls, perimeter fences, gates, and playing fields were also inspected.

Architectural Elements

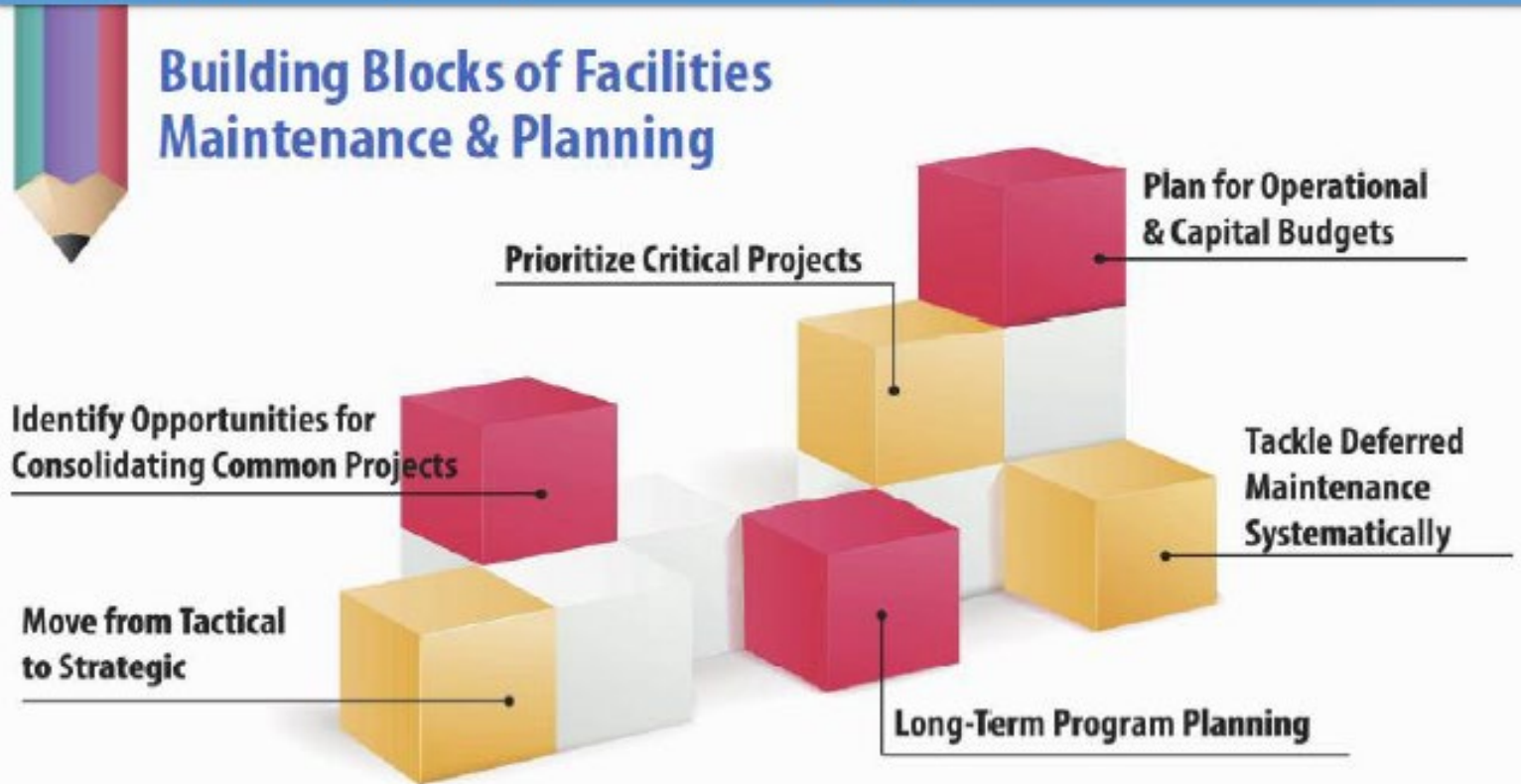
Visual examinations of roof materials, flashings, penetrations, skylights and other appurtenances on the roof were conducted. Exterior walls, windows and doors were examined for irregularities, structural damage, and wear. Interior finishes were observed for deficiencies and wear.

Mechanical/Electrical/Plumbing/Fire Protection Systems Assessment

Visual examinations of mechanical, electrical, plumbing, fire sprinklers and fire alarm systems to determine capacities, condition and remaining useful life were conducted. Electrical systems reviewed included power distribution, emergency power, lighting systems and fire alarm. Mechanical systems reviewed included HVAC, plumbing fixtures, visible waste and vent lines, pumps and motors, and fire sprinkler systems.

FACILITIES NEEDS ASSESSMENT

The outcome of the assessment is a tool that the District can utilize for long range planning and prioritization of projects.



FACILITIES NEEDS ASSESSMENT

Facility Condition Index (FCI)

The FCI is an industry standard asset management tool which measures the “constructed asset’s condition at a specific point in time” (US Federal Real Property Council, 2009). It is a functional indicator resulting from an analysis of operational indicators to obtain an overview of facility’s condition as a numerical value.

The FCI number is obtained by aggregating the total cost of any needed or outstanding repair, renewal or upgrade requirement at a facility compared to the current replacement value of the facility components. The FCI describes the relative state of the physical condition of an existing versus new facility with identical program and compliance with all current code requirements.

Facility Condition Index and Impact to Component Failure Risk and Staff

Common Implications of FCI to Asset Portfolios

FCI GRADE	IMPACT TO FACILITIES AND COMPONENTS	EXAMPLES OF COMPONENT ISSUES	USER COMPLAINTS AND MORALE	MAINTENANCE PERSONNEL IMPACT
Grade A Good (FCI 0 to 0.10)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement of items showing noticeable signs of wear and general maintenance items, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
Grade B Fair (FCI 0.11 to 0.20)	Facilities will begin to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations are required.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
Grade C Poor (FCI 0.21 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems are required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage).	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
Grade D Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure will occur frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issues figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not be able to provide regular scheduled maintenance due to high levels of “reactive” calls.



Canyon Crest Academy

Capital Renewal Cost: \$12,445,938

FCI: **0.044**

Condition Score: **A**

Condition Rating: **Good**

Replacement Cost: \$283,942,823



La Costa Canyon High School

Capital Renewal Cost: \$7,986,040

FCI: **0.042**

Condition Score: **A**

Condition Rating: **Good**

Replacement Cost: \$222,190,684



San Dieguito High School Academy

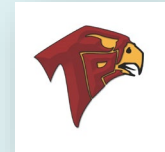
Capital Renewal Cost: \$21,319,450

FCI: **0.107**

Condition Score: **B**

Condition Rating: **Fair**

Replacement Cost: \$210,895,075



Torrey Pines High School

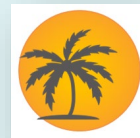
Capital Renewal Cost: \$16,272,360

FCI: **0.052**

Condition Score: **A**

Condition Rating: **Good**

Replacement Cost: \$338,647,441



Sunset High School/COAST Academy

Brand New Campus – N/A



Carmel Valley Middle School
Capital Renewal Cost: \$7,143,995
FCI: **0.066**
Condition Score: **A**
Condition Rating: **Good**
Replacement Cost: \$107,587,463



Diegueno Middle School
Capital Renewal Cost: \$3,599,167
FCI: **0.048**
Condition Score: **A**
Condition Rating: **Good**
Replacement Cost: \$74,686,070



Earl Warren Middle School
Capital Renewal Cost: \$10,350
FCI: **0.001**
Condition Score: **A**
Condition Rating: **Good**
Replacement Cost: \$61,549,230



Oak Crest Middle School
Capital Renewal Cost: \$5,186,196
FCI: **0.079**
Condition Score: **A**
Condition Rating: **Good**
Replacement Cost: \$65,353,179



Pacific Trails Middle School
Capital Renewal Cost: \$57,120
FCI: **0.001**
Condition Score: **A**
Condition Rating: **Good**
Replacement Cost: \$45,984,173



District Office Modernization
Capital Renewal Cost: \$4,163,482
FCI: **0.578**
Condition Score: **D**
Condition Rating: **Critical**
Replacement Cost: \$7,200,000

SAN DIEGUITO UNION HIGH SCHOOL DISTRICT – ALL SITES

Capital Renewal Costs by Priority

SCHOOL SITE	CURRENT COST	PRIORITY 1 5% Escalation 1-2 Years	PRIORITY 2 15% Escalation 3-4 Years	PRIORITY 3 25% Escalation 5-10 Years	TOTAL COST INCLUDING ESCALATION
Canyon Crest Academy	\$12,445,938.00	\$3,807,842.05	\$7,913,063.55	\$2,423,180.00	\$14,144,085.60
La Costa Canyon HS	\$9,233,009.00	\$2,450,410.00	\$2,934,970.00	\$5,434,391.25	\$10,819,771.25
San Dieguito High School Academy	\$22,566,419.00	\$3,715,490.00	\$14,952,144.35	\$7,532,940.00	\$26,200,574.35
Torrey Pines HS	\$17,519,329.00	\$3,814,447.45	\$7,862,580.00	\$8,811,930.00	\$20,488,957.45
Carmel Valley MS	\$7,143,995.00	\$3,884,501.25	\$2,702,490.00	\$1,031,070.00	\$7,618,061.25
Diegueno MS	\$3,599,167.00	\$1,019,810.85	\$1,732,090.00	\$1,402,490.00	\$4,154,390.85
Earl Warren MS	\$10,350.00	\$2,240.00	\$2,740.00	\$7,290.00	\$12,270.00
Oak Crest MS	\$5,186,196.00	\$1,996,072.80	\$3,013,340.00	\$831,140.00	\$5,840,552.80
Pacific Trails MS	\$57,120.00	\$5,260.00	\$14,880.00	\$48,970.00	\$69,110.00
TOTAL	\$77,761,523.00	\$20,696,074.40	\$41,128,297.90	\$27,523,401.25	\$89,347,773.55

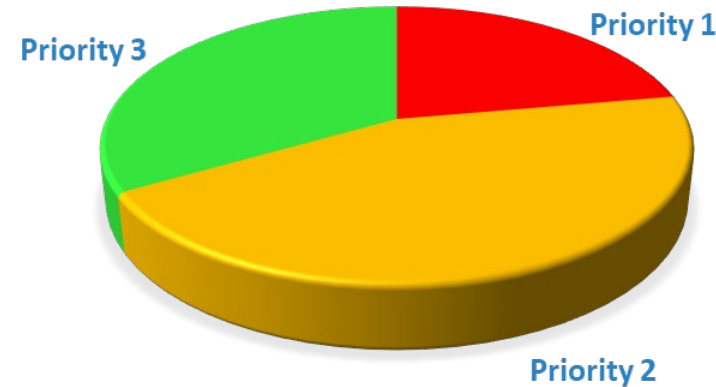
The assessment determined that the financial impact to the District to address the identified deficiencies for the buildings assessed is \$77,761,523.00 noted in current 2020 dollars.

Over the next five years, with escalation taken into account (based on budget letter for escalation of construction costs published by California Department of Finance, dated February 22, 2018), the cost to address the deficiencies for the facilities increases to \$89,347,773.55.

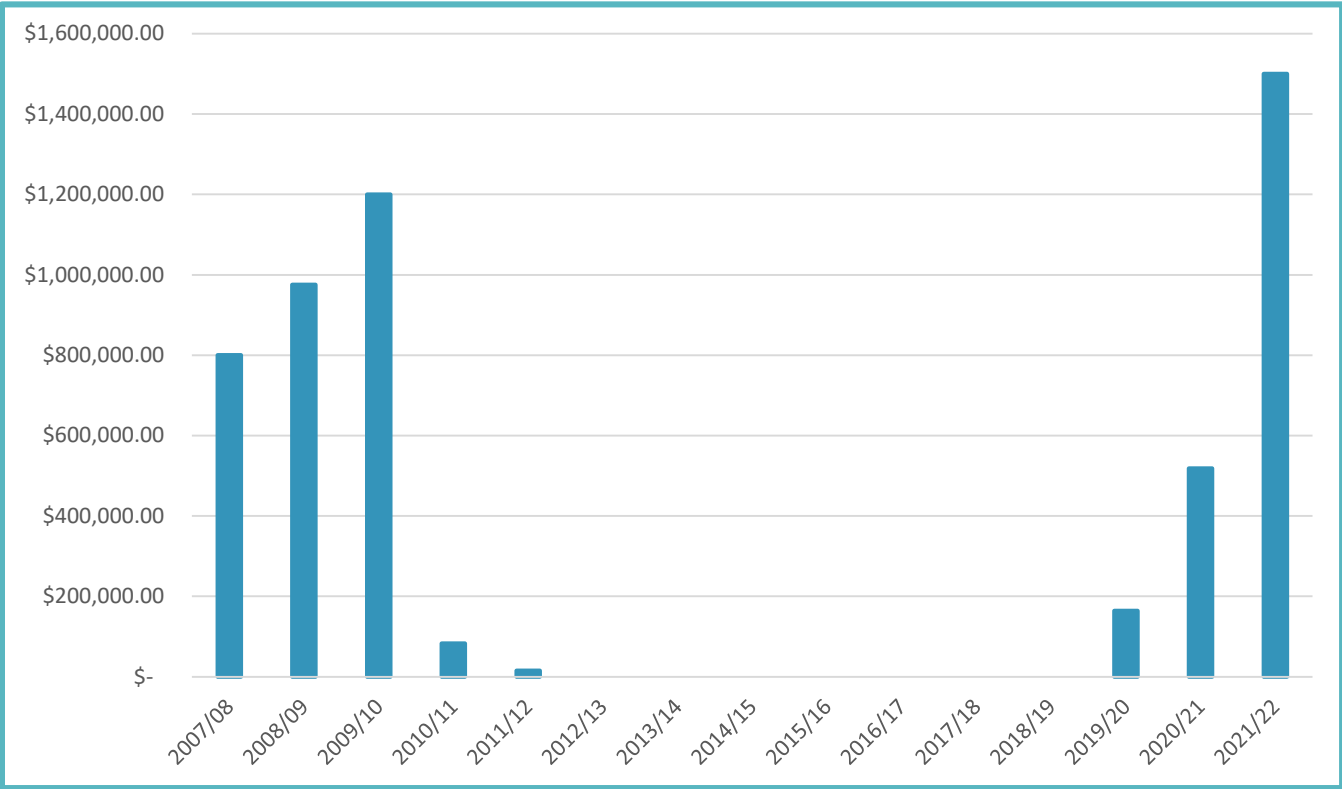
ALL SITES

CAPITAL RENEWAL COSTS BY PRIORITY

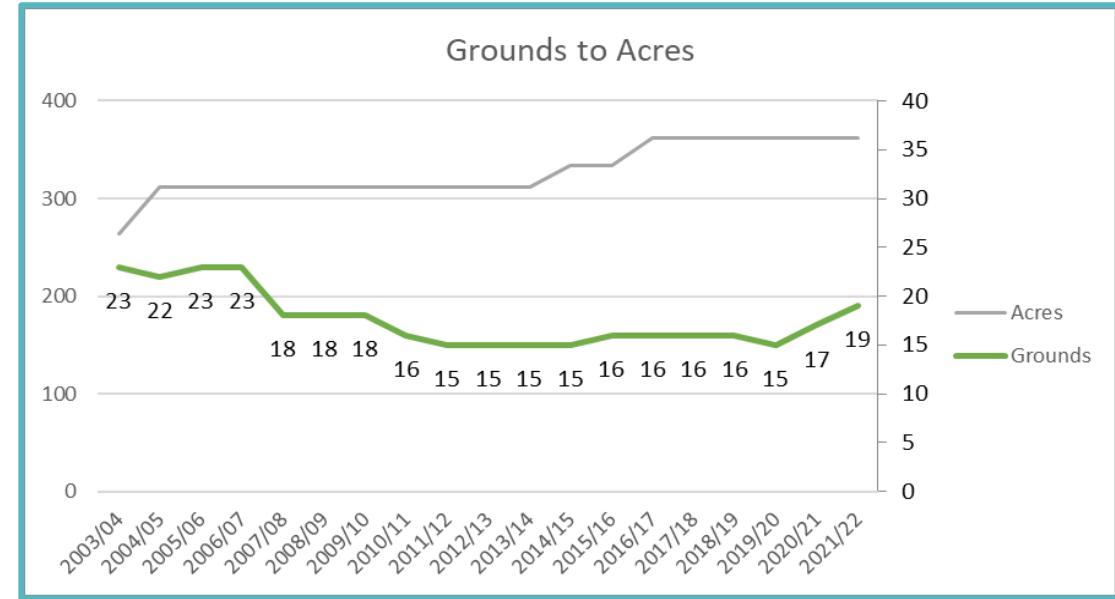
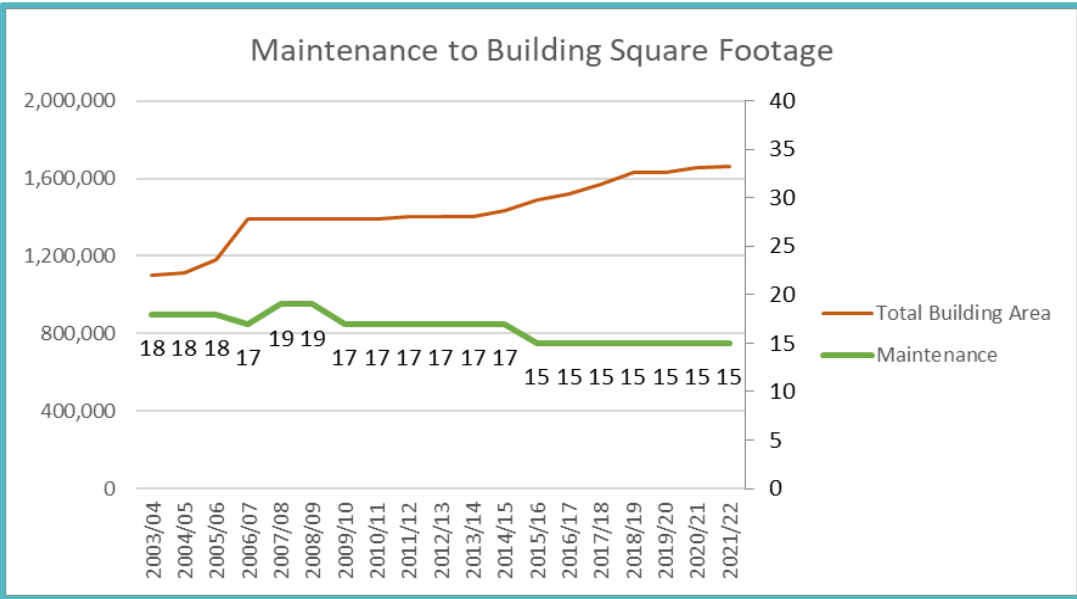
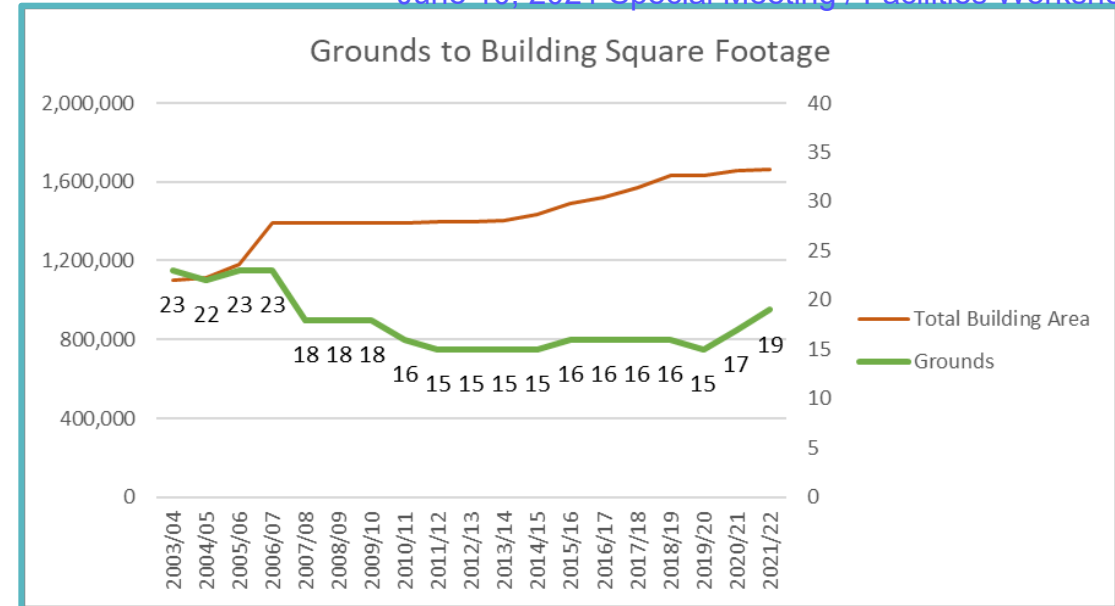
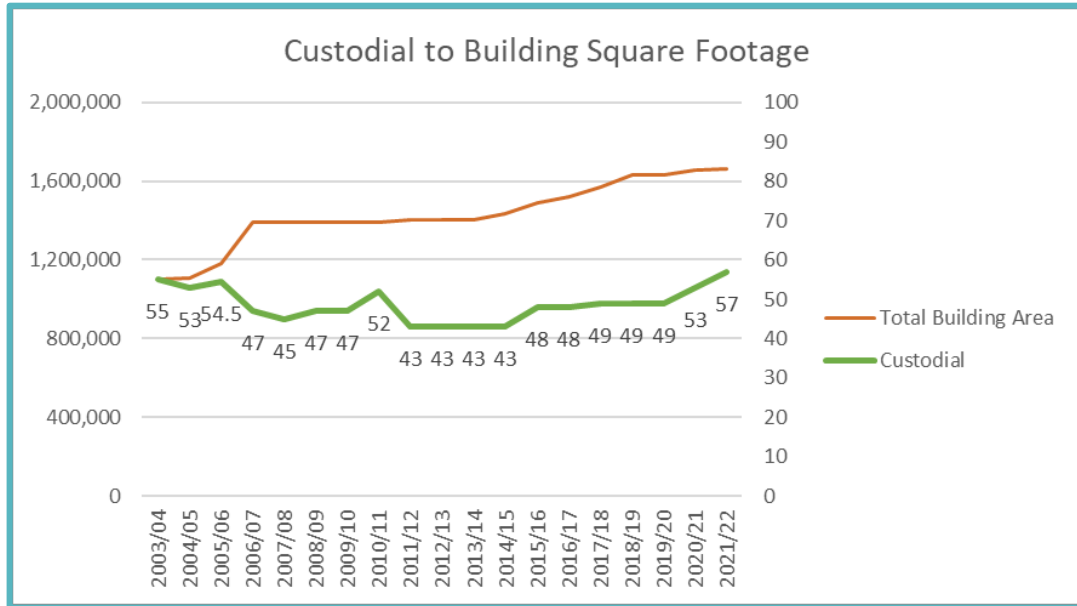
Priority 1 5% Escalation 1-2 Years	Priority 2 15% Escalation 3-4 Years	Priority 3 25% Escalation 5-10 Years	Total Cost Including Escalation
\$20,696,074.40	\$41,128,297.90	\$27,523,401.25	\$89,347,773.55



FACILITIES MAINTENANCE FUNDING



PROGRAMS IMPACT ON LABOR



UNFUNDED LABOR

Custodial Department			
PASBO Custodial Staffing Calculator			
	Calculation	Current FTE	Needed FTE
Canyon Crest Academy	13.83	9	4.83
La Costa Canyon High School	13.73	7	6.73
San Dieguito HS Academy	11.46	7	4.46
Torrey Pines High School	13.38	8	5.38
Sunset High School/COAST	1.8	1.8	0
Carmel Valley Middle School	6.4	4	2.4
Diegueno Middle School	5.97	3	2.97
Earl Warren Middle School	4.68	4	0.68
Oak Crest Middle School	4.62	4	0.62
Pacific Trails Middle School	5.71	4	1.71
San Dieguito Sports Complex	0.2	0.2	0
District Office	0.5	0.5	0
Facilities Office	0.5	0.5	0
Total	82.78	53	29.78
	Current Custodial Floaters:		4
	Unfunded Staff:		25.78

Grounds Department					
Fiscal Crisis and Management Assistance Team - Florida Department of Education formula					
	School Facility Acreage	Athletic Field Area (SF)	General Groundskeeper FTE	Specialty Groundskeeper FTE	Total Groundskeepers FTE
Canyon Crest Academy	54.32	641,749	2.36	1.28	3.64
La Costa Canyon High School	87.96	652,031	3.20	1.30	4.50
San Dieguito HS Academy	36.02	332,944	1.90	0.67	2.57
Torrey Pines High School	59.87	476,215	2.50	0.95	3.45
Sunset High School/COAST	3.29	0	1.08	0.00	1.08
Carmel Valley Middle School	20.58	233,559	1.51	0.47	1.98
Diegueno Middle School	20.87	225,456	1.52	0.45	1.97
Earl Warren Middle School	18.98	319,503	1.47	0.64	2.11
Oak Crest Middle School	14.48	196,535	1.36	0.39	1.76
Pacific Trails Middle School	15.68	137,885	1.39	0.28	1.67
San Dieguito Sports Complex	28.03	490,160	1.70	0.98	2.68
District Office	1	0	1.03	0.00	1.03
Facilities Office	0.67	0	1.02	0.00	1.02
Totals	361.75	3,706,037	22.04	7.41	29.46
				Current Staff Count:	17
				Unfunded Staff	12.46

SUMMARY OF UNFUNDED PROJECTS AND AVAILABLE FUNDING

Unfunded Mello Roos Projects	\$ -
Unfunded Mitigation Fee Projects	\$ 114,184,306.83
Unfunded Prop AA Projects	\$ 28,495,617.81
Unfunded Deferred Maintenance Projects	\$ 89,347,773.55
Total	\$ 232,027,698.19
Available Mello Roos Funding	\$ 3,637,305.13
Available Mitigation Fee Funding	\$ 753,381.54
Available Prop AA Funding	\$ -
Available Future Deferred Maintenance Funding	?
Available Future State Reimbursement	\$ 33,388,859.00
Total Available Funding	\$ 37,779,545.67
Potential Need	\$ 194,248,152.52

FINANCING OPTIONS

State Funding

- New Construction Grant
- Modernization Grant
- Career Technical Education Facilities Grant
- Facility Hardship Grant
- Financial Hardship

Developer Funding

- Developer Fees
- Developer Donations
- Community Facilities District
- Special Tax Bonds

Local Funding

- Community Donations
- Facilities Use
- General Obligation Bond
- Lease Revenue Bonds
- Refinancing of Existing Debt
- Asset Management
- Parcel Tax
- Recreational Maintenance Improvement District
- School Facility Improvement District
- Asset Management
- Redevelopment Bonds
- Tax and Revenue Anticipation Notes
- Grant Anticipation Notes
- Bond Anticipation Notes

NEXT STEPS
