

**SAN DIEGUITO UNION HIGH SCHOOL DISTRICT  
BOARD OF TRUSTEES**

**SPECIAL MEETING/ FACILITIES WORKSHOP  
MINUTES**

The Board of Trustees of the San Dieguito Union High School District met in a Special Meeting/Facilities Workshop on Thursday, December 8, 2005, at 3:30 p.m. in the San Dieguito District Office Board Room, 710 Encinitas Boulevard, Encinitas, California.

Members Present

Barbara Groth, President  
Linda Friedman, Vice President  
Deanna Rich, Clerk  
Beth Hergesheimer

Member Absent

Joyce Dalessandro

Student Board Members Absent

Danny Belch, Torrey Pines High School  
Katie Bendix, La Costa Canyon High School  
Kathy Rabii, San Dieguito High School Academy  
Danny or Adelle Uhlmeier, Sunset High School

Administrators Present

Peggy Lynch, Ed.D., Superintendent  
Eric Hall, Associate Superintendent/Business  
Penny Cooper-Francisco, Associate Supt./Instruction  
Terry King, Associate Superintendent/Human Resources  
Steve Ma, Executive Director/Business Services  
Russ Thornton, Executive Director/Operations  
David Bevilaqua, Executive Director/Finance  
Michael Taylor, Director of Financial Services  
Eric Dill, Director of Risk Management  
John Addleman, Business Service Analyst  
Susan D. Gleiforst, Recording Secretary

Guests

Bejamin Dolinka	Larry Ferchaw
Bechtler Levin	Kelly Lichter
Rebecca Waddell	Jessica Schroeder
Sunshine Lickness	Jenna Schwartz

Michael Wang  
Adam Howard  
Jewely Hoxie  
Dylan Kolubluth  
Becca Spiegelman  
Lina Kaisey  
T.T. Guo  
Jakki Schloss  
Carrie Turner  
Gia Battista  
Sarah Moret  
Will B.  
Amanda Wooley  
John Donahoe  
Phyllis Rosenbaum  
Ashley Prikasovits  
Alex Chan

Kaela Friedman  
Amy Beimen  
Jim Dickson  
Ariel Rothbard  
Allie Howard  
Melissa Sweet  
Ashley P.  
Kristin Holbrook  
Alexa Shoen  
Jordan Bosstick  
Deanna Gifford  
Melanie Pollack  
Kylie Welker  
Jennifer Estis  
Dylan Kolnbluth  
Ilana Newman  
Anthony VanLongen

#### CALL TO ORDER

The meeting was called to order at 3:34 p.m.

#### **DISCUSSION ITEMS**

Dr. Lynch stated that the administration and Trustees will be reviewing facilities issues, along with enrollment analysis, state funding eligibility, financial scoreboard, project updates and the Asset Management Study. Benjamin Dolinka and Larry Ferchaw, from David Taussig & Associates, Inc., are present. She also introduced David Bevilaqua, the district's Executive Director of Finance, and Bechtler Levin, with Pacific Ridge School.

Mr. Hall stated that at the March 2005 facilities meeting the performing arts center and library at San Dieguito Academy, the field project at Canyon Crest, and enrollment and funding updates were discussed. Since that time, the district has received some state money from the Torrey Pines project and a September bond release.

The staff will provide a look at where the district is with their current commitments and look at the additional projects that are on the wish list. The Asset Management Study will also be reviewed and administrative recommendations will be provided as to what the staff feels the next steps should be.

#### ENROLLMENT ANALYSIS

Mr. Steve Ma and Mr. John Addleman reviewed the

1. enrollment trend of lowered growth. The level of interdistrict transfers is going up, but our overall enrollment is growing at a slower pace. The total number of interdistrict transfers accepted for the 2005-06 school year is 287. The majority of the interdistrict transfers are from San Marcos and Carlsbad School Districts. In addition to the 287 interdistrict transfers accepted this year, staff believes there is another 200 interdistrict transfers already in the system.

STATE FUNDING ELIGIBILITY  
2. State School Building Program Eligibility information was shared.

There are 907 eligible grants for new construction-growth for grade level 7-8, 50% state share is \$6,493,213. There are 165 eligible grants for the 9-12 grade level, which the state share of 50% is \$1,546,380. Adding the district's 50% share, the total amount for 7-8 is \$12,986,426, and for 9-12 is \$3,092,760.

For modernization, eligible grants for Sunset number 145 and for Earl Warren 468. The state share of 60% is \$582,016 for Sunset and \$1,291,680 for Earl Warren. The total amount (with the district's 40% match) is \$970,028 for Sunset and \$2,152,800 for Earl Warren.

FINANCIAL SCOREBOARD  
3. The staff reviewed the financial scorecard or sources and uses document with the Trustees. The proposed use of projected 2004 Mello-Roos bond proceeds for April 2004 through September 2006 was discussed.

The administration recommended that the reimbursement of funds from the state for the TPHS addition be used to fulfill the commitments for Canyon Crest Academy and the state funds for the San Dieguito Academy Library be applied to that project. Staff also noted that the facility hardship application for the SDA Library would be going to the State Allocation Board in early January.

The financial scoreboards showed previously committed projects and future projects for consideration, along with the timeline and costs for the projects. Staff also reviewed other funding sources to complete projects. The total funds identified from CFD One Time Special

Tax Accounts, Special Reserve, Capital Facilities Fund,

State reimbursement of TPHS west campus, and facilities hardship from the SDA library are \$10 million. This was compared to the unfunded commitment of \$10 million.

#### PROJECT UPDATES

4.

The staff reviewed previously committed projects with the Trustees including Canyon Crest Academy, San Dieguito Academy masterplan, La Costa Canyon gym heating, and renovation of Diegueno computer lab.

Other projects that were discussed were the Sunset beautification/street improvement, work required by the city as well as district initiated work.

Also discussed was the adult education needs. The administrative space for Adult Ed. at Oak Crest is insufficient. Ideally, Adult Education would want 4-5 relocatable classrooms, two of which would house administration. Short and long-term solutions were discussed such as (1) stay at Oak Crest, (2) move to San Dieguito Academy, (3) move to Earl Warren. The administration recommended that they would like to have a feasibility study done to determine what can be done regarding the housing of the Adult Ed. Program.

Estimated costs were reviewed for the Library/Media Center at San Dieguito Academy. Stadium lights for the San Dieguito Academy are out to bid currently. The project includes light pole standards, lights, upgrades of the electrical service and PA system. The district has entered into a five-year lease/purchase with Simplex Grinnell for a Safari Multi-Media system at San Dieguito Academy, this will be comparable to the system at Canyon Crest Academy. The project will begin in January 2006 and will be completed by the end of the school year. The Performing Arts Center at San Dieguito Academy will be located to the west of the large Torrey pines to preserve the courtyard as requested by the jurors.

The Performing Arts Center at Canyon Crest Academy will be completed in the Spring of 2006. The gymnasium at Canyon Crest Academy is scheduled to be completed in the Spring of 2006. The instructional space for the

Art/Music program is estimated for the completion of the building in Spring of 2006, however, the top three classrooms are to be occupied by the site at semester break.

There was a discussion of the field and track project at Canyon Crest Academy regarding the installation of artificial turf and synthetic track surfaces. Staff was asked to explore the feasibility of phasing in these improvements.

The Transportation facility needs additional funds in order to complete the project. Staff identified \$200,000 to complete Phase I of the Master Plan; \$100,000 to replace storm water clarifier, \$45,000 to match APCD Grand, and \$55,000 for bus lot security. The district received \$750,000 from HUD for Phase I of the Master Plan and has applied for \$45,000 APCD Grant for CNG fueling.

## ASSET MANAGEMENT STUDY

5.

The David Taussig Asset Management Study was distributed. Mr. Benjamin Dolinka reviewed the plan and recommendations. Middle School enrollment projections by the 2011-12 school year will be 3,922, which is an increase of 154. At maturity, the middle school capacity will be a shortage of approximately 730 seats. The options to be considered are to build a middle school at the La Costa Valley site, expand existing middle school facilities to accommodate future growth, or construct a middle school at the Pacific Highlands Ranch site and convert an existing middle school to an alternative use.

The analysis of the high school enrollment projections/capacity reflected that at maturity the enrollment should be at 10,298 students and the capacity shortage would be 999 seats.

The rule of thumb to determine the amount of appropriate space for the central administrative and support facilities is four square feet per student, which would be approximately 60,000 square feet. The district is significantly less with all three sites providing 29,480 square feet.

The Asset Management report recommends (1) a further analyses of maturity enrollment projections; (2) begin

the planning process to open a new middle school at the Pacific Highlands Ranch site; (3) study and estimate the costs of converting Earl Warren Middle School into alternative district uses (continuation, independent study, adult education, administrative support). Review which departments could be shifted from the district office to Earl Warren; (4) work to determine the potential values of the La Costa Valley, Vulcan, and Sunset sites; (5) consider capping the enrollment of Carmel Valley Middle School at 1,306 in 2006-07. In the interim, any students above the cap could be placed at Earl Warren Middle school or in surplus capacity at Canyon Crest Academy. Consider adding an 8<sup>th</sup> grade program at Canyon Crest Academy; and (6) expand existing high schools as necessary to accommodate potential growth.

Eric Hall reviewed the administration's recommendation as "Next Steps" for the David Taussig Asset Management Study and recommendations for the next steps included the following.

#### ITEM 1

##### Enrollment Projections/Maturity Analysis

#### Next Steps

- a. Employment of a consultant to review prior DDP maturity estimates and conduct a new maturity report.
- b. Pursue sharing costs and study with elementary feeder districts.

#### ITEM 2

##### New Middle School at CCA

#### Next Steps

- a. Employment of an architect to study design and configuration of a new 7-8 middle school.
- b. Convene a planning team to work with the architect on the design, configuration and program
- c. Develop a cost estimate for CCA middle school.

#### ITEM 3

##### Earl Warren MS Options

#### Next Steps

- a. Convene a task force to create a district-wide middle

- school program.
- b. Employ the services of an architect to: (1) Work with the staff to study the options and feasibility and develop a plan of alternative use; (2) Study the needs and develop a plan to renovate and remodel and/or enhance the facility as a comparable 7-8 school.
  - c. Develop a cost estimate for a and b above.

#### ITEM 4

Determine the potential values and uses of La Costa Valley, Sunset and Vulcan sites.

#### Next Steps

Staff to recommend the employment of a consultant to identify existing zoning, value of properties and feasibility of alternative private and public use.

#### ITEM 5

Interim measure to manage growth at Carmel Valley Middle School.

#### Next Steps

- a) District to convene study committee and work with Principals to study the feasibility and facility impact of offering an 8<sup>th</sup> grade expansion program at CCA.
- b) District to study the implications of capping enrollment at capacity at 1,306 and directing new students outside of Carmel Valley NCW funding and planning areas to EWMS.

#### ITEM 6

Expand high schools as necessary.

#### Next Step

Staff will continue to monitor enrollment projections and recommend the expansion of high school sites if and when necessary.

## FUTURE EVENTS

6.

Dr. Lynch stated that the administration is planning a grand opening of Canyon Crest Academy for the middle of March, 2006.

The Board representatives and Dr. Lynch met with Council Member Scott Peters, from the City of San Diego. Mr. Peters will get back to the superintendent's

office with possible dates for a future meeting.

Mr. Hall reported that it would be nice to have a groundbreaking for the San Dieguito Academy Library/Media Center. The dates of January 19 and February 2, prior to the Board meeting, are being discussed.

ADJOURNMENT  
7.

There being no further business to come before the Board, the meeting was adjourned at 5:55 p.m.

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Deanna Rich, Clerk

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Peggy Lynch, Ed.D., Superintendent and  
Secretary to the Board