



Union High School District

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

Superintendent
Ken Noah

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

MINUTES

**THURSDAY, NOVEMBER 17, 2011
4:00 PM**

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

The Governing Board of the San Dieguito Union High School District held a Board Workshop on Thursday, November 17, 2011, at the above location.

ATTENDANCE

BOARD OF TRUSTEES

Mr. John Salazar was absent. All other board members were present.

DISTRICT ADMINISTRATION

- Ken Noah, Superintendent
- Eric Dill, Associate Superintendent, Business
- Terry King, Associate Superintendent, Human Resources
- Rick Schmitt, Associate Superintendent, Educational Services
- John Addleman, Director, Planning and Financial Management
- Russ Thornton, Executive Director, Maintenance and Operations
- Delores Perley, Director, Finance
- Joann Schultz, Executive Assistant, Business Services
- Becky Banning, Recording Secretary / Executive Assistant to the Superintendent

1. CALL TO ORDER

The meeting was called to order at 4:00 PM.

2. UPDATE, LONG RANGE FACILITIES PLANNING ERIC DILL, ASSOCIATE SUPT, BUSINESS SVCS
RUSS THORNTON, EXECUTIVE DIRECTOR, OPERATIONS
JOHN ADDLEMAN, DIRECTOR, PLANNING & FINANCIAL MANAGEMENT

The Board was given a presentation on the status of the District's Long Range Facilities Planning. Mr. Dill gave opening comments and an overview of topics to be discussed, which were as follows: update since the last workshop; summer plans, secondary review, significant needs / must do's; investing in the future; significant changes; current and future site plans including cost estimates;

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 District 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

Canyon Crest Academy • Carmel Valley MS • Diegueño MS • Earl Warren MS • La Costa Canyon HS • North Coast Alternative HS
Oak Crest MS • San Dieguito Adult Education • San Dieguito Academy • Sunset HS • Torrey Pines HS

individual and major school construction projects and related timelines; Long Range Facilities Master Plan review; and next steps.

A visual presentation, broken down by individual sites showed renderings and cost estimates. Mr. Russ Thornton discussed schools at the north end of the district; Mr. John Addleman discussed the schools at the south end of the district.

Mr. Eric Dill concluded by sharing next steps and timelines for implementation and available sources of capital including state funds, CFDs, developer fees, North City West, and a potential bonding capacity.

Please see attached handouts presented at the workshop.

3. ADJOURNMENT

The meeting was adjourned at 5:53 PM.

Amy Herman
Board Clerk

12 / 8 / 2011
Date

Ken Noah
Ken Noah, Superintendent

12 / 8 / 2011
Date

APPROVED IN PUBLIC MEETING OF THE
BOARD OF TRUSTEES OF THE SAN DIEGUITO
UNION HIGH SCHOOL DISTRICT 12-8-11

Becky Banning
BECKY BANNING RECORDING SECRETARY
BOARD OF TRUSTEES



LONG RANGE FACILITIES PLANNING UPDATE

San Dieguito UHSD Board Workshop

November 17, 2011

4:00 p.m.

TABLE OF CONTENTS

- Since the Last Workshop
- Summer
- Secondary Review
- Significant Needs – Must Do's
- Investing in our Future
- Significant Changes
- Site Plans - Prezi
- Cost Estimates Summary
- Future Sites
- Cost Estimates Summary
- Individual Project Timeline
- Major School Construction Timeline
- Long Range Facilities Master Plan
- Next Steps
- Closing

SINCE THE LAST WORKSHOP...

- School Site Committees did their work
 - Expanded on vision of the Long-Range Facilities Task Force
 - Facilitated by architects
- Sites dreamed big...

SUMMER

- Construction costs were estimated
 - Initial estimates exceeded \$700M
 - Task Force estimate and our preferred financing capacity is \$400M

SECONDARY REVIEW

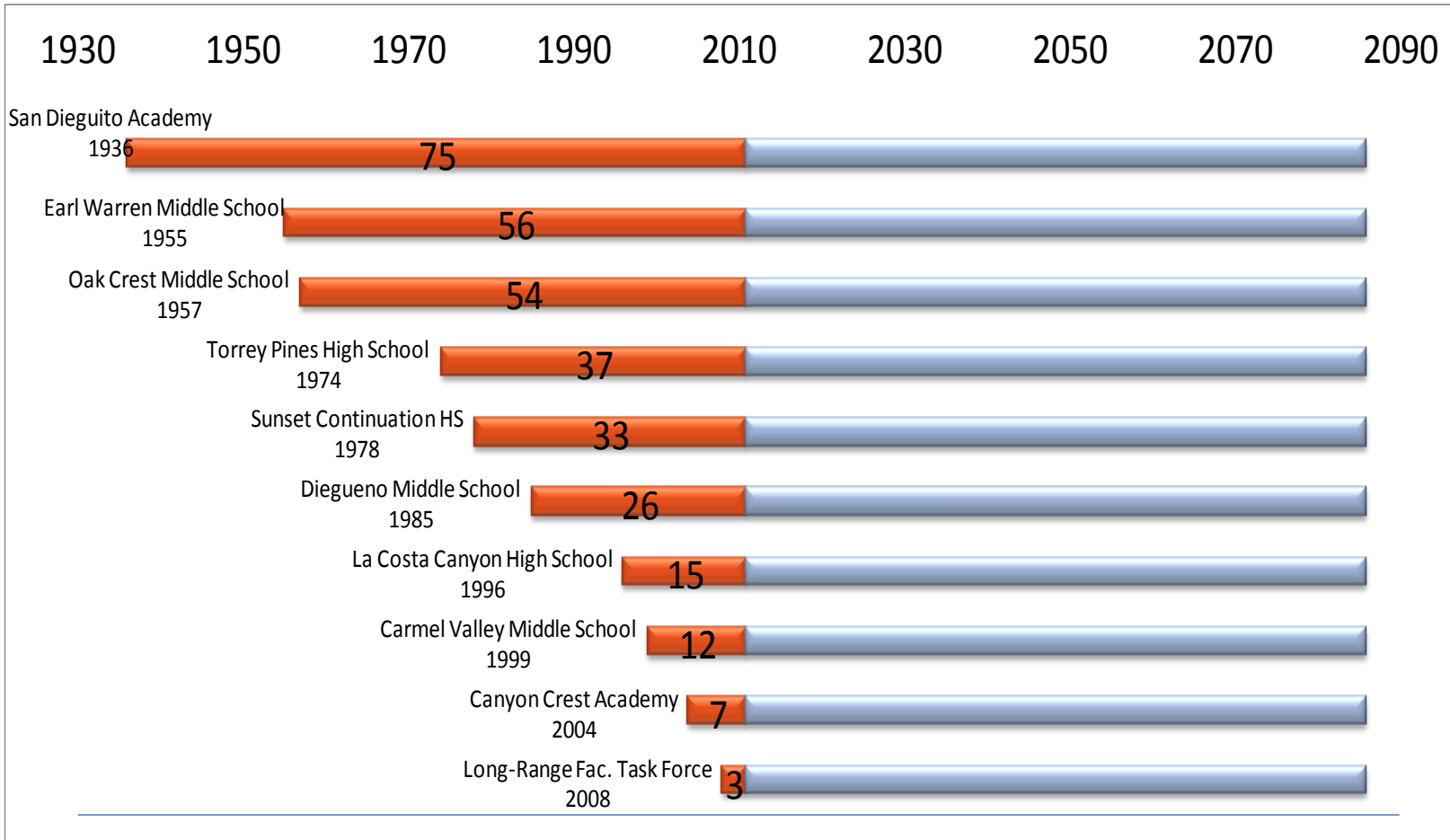
- Site-by-Site review of all preliminary master plans
 - Focused on preserving goals of the Long-Range Facility Task Force Goals
 - 21st Century Learning Environment
 - Parity / Consistency between middle and high schools
- Staff refined plans with architects and construction managers

SIGNIFICANT NEEDS – MUST DO'S

- Modernization of infrastructure is still a priority
- Significant upgrades
 - Technology
 - Campus-wide Wi-Fi
 - Increased bandwidth to classrooms and between sites
 - Fire/Life Safety
 - Americans with Disabilities Act compliance
 - Energy Management / Communications
 - Air Conditioning

INVESTING IN OUR FUTURE

November 17, 2011 SDUHSD Board Workshop



SIGNIFICANT CHANGES

- 21st Century Classrooms
 - Reconfiguring existing classrooms into larger spaces was cost-prohibitive
 - Indoor/outdoor learning space modifications were also eliminated
 - Existing classrooms will receive technology upgrades and other upgrades within current space
 - New classrooms will conform with larger, flexible, technology-rich learning space ideal

SIGNIFICANT CHANGES

- Middle School PE & Performing Arts Spaces
 - Standard multi-purpose room to accommodate indoor PE, performance, and assembly needs
 - Performing Arts classrooms will be created where necessary
- High School Athletics
 - Field houses scaled back
 - Field renovations scaled back
- Energy Efficiency
 - New construction will be energy efficient, sustainable, or solar
 - Energy efficiency will be incorporated into remodeling projects where appropriate

SITE PLANS

- Prezi presentation

FUTURE SITES

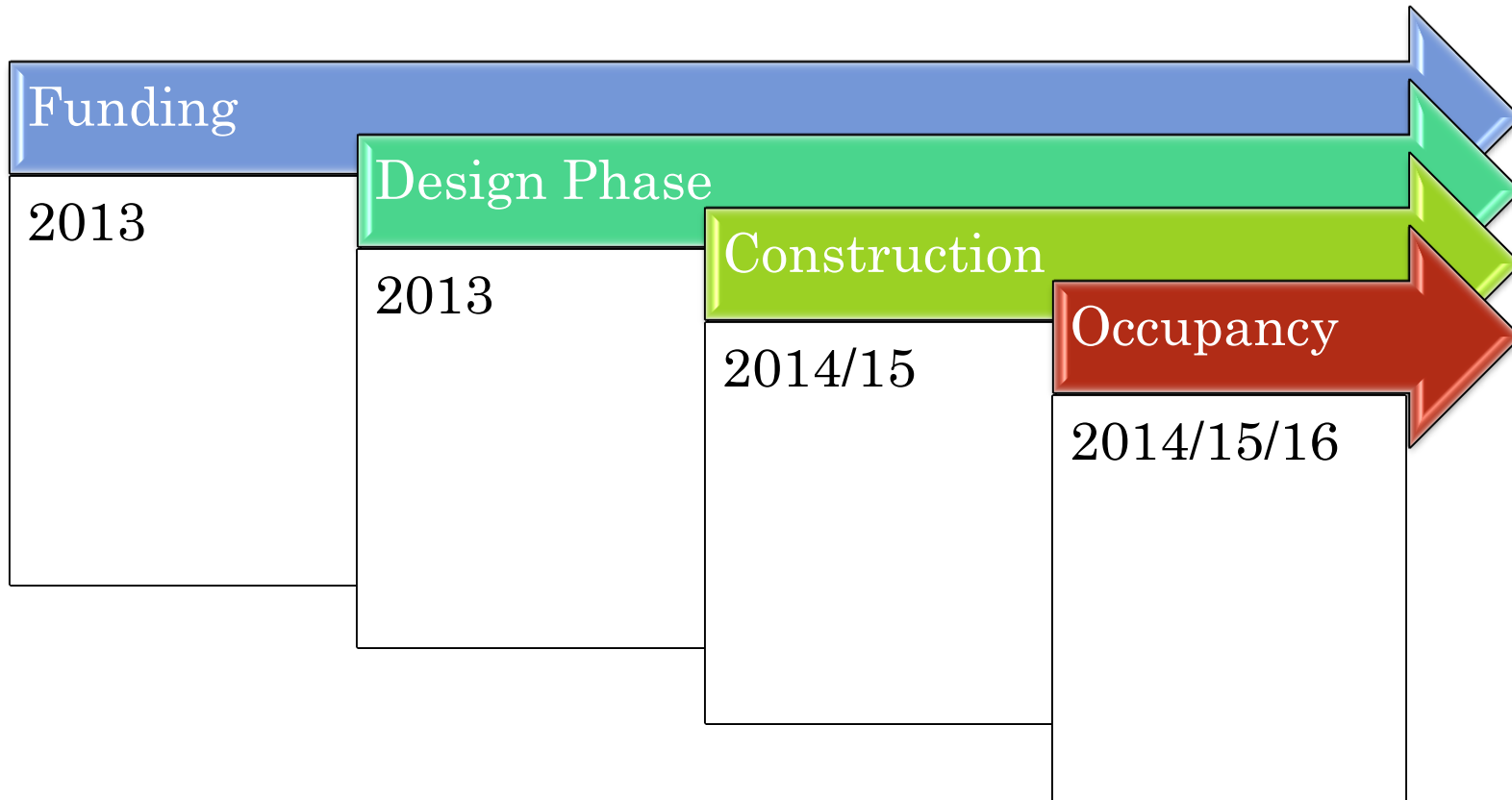
- Enrollment growth in the south end of the district is still a pressing concern
 - Carmel Valley MS is at capacity
 - Development continues in the area
 - Prop C has lifted restrictions on housing growth
- Interim use of La Costa Valley site
 - Avoid unused site fee
 - Athletic fields for La Costa Canyon HS
 - Community use
 - District Programs

COST ESTIMATES SUMMARY

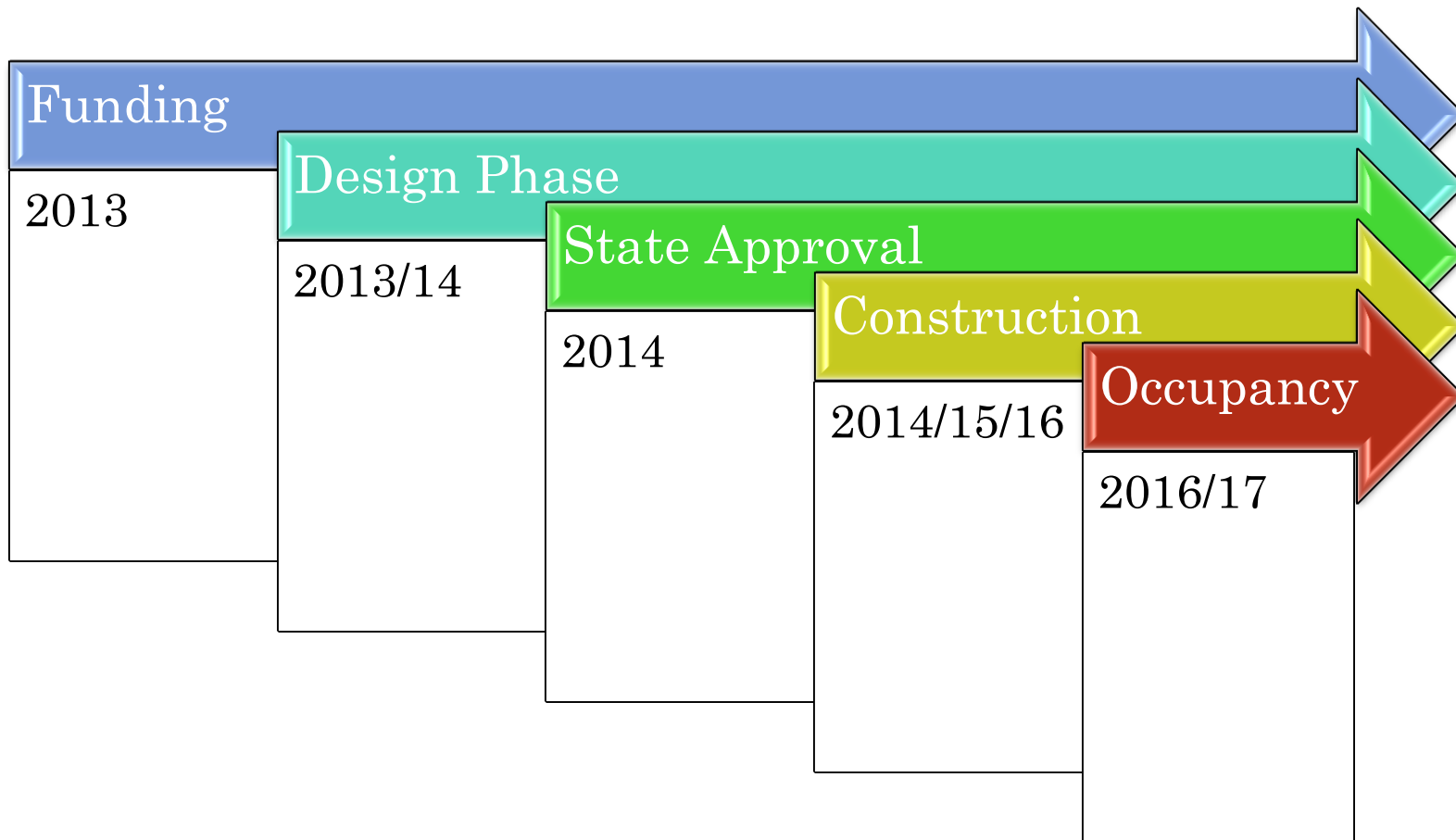
School	Estimate
Carmel Valley MS	\$ 8,974,985.00
Diegueno MS	\$ 30,065,174.00
Earl Warren MS	\$ 35,117,571.00
Oak Crest MS	\$ 20,896,197.00
New MS In La Costa Valley (N)	\$ 15,553,850.00
New MS in Pacific Highlands Ranch (S) includes land purchase	\$ 71,128,543.00
Canyon Crest Academy	\$ 35,196,660.00
La Costa Canyon HS	\$ 41,352,250.00
San Dieguito Academy	\$ 76,242,438.00
Torrey Pines HS	\$ 88,153,047.00
Sunset/North Coast Alternative HSs	\$ 10,484,583.00
District Wide Tech	\$ 18,000,000.00
	\$ 451,165,298.00
Less:	
State Funding	\$ 36,842,941.00
Developer Mitigation*	\$ 5,546,000.00
Financing Needs	\$ 408,776,357.00

*Includes \$4.2M NCW, \$700K District CFDs, \$600K Statutory Fees

INDIVIDUAL PROJECT TIMELINE



MAJOR SCHOOL CONSTRUCTION TIMELINE



LONG RANGE FACILITIES MASTER PLAN

- The Long-Range Facilities Master Plan process has now come to a close
- District-wide master plans are now complete
- The future has been laid out
- Next step is implementation!

NEXT STEPS

- Determine all available sources of capital
 - State funds, \$37M
 - CFDs, \$700K
 - Developer fees, \$600K
 - NCW, \$4.2M
 - District Bond Capacity, \$625M

NEXT STEPS

- Potential Bonding Capacity
 - Work with financial advisor to determine best financing strategy
 - Financing term
 - Tax rate
 - Assessed Valuation Growth
 - Decision must be made before election

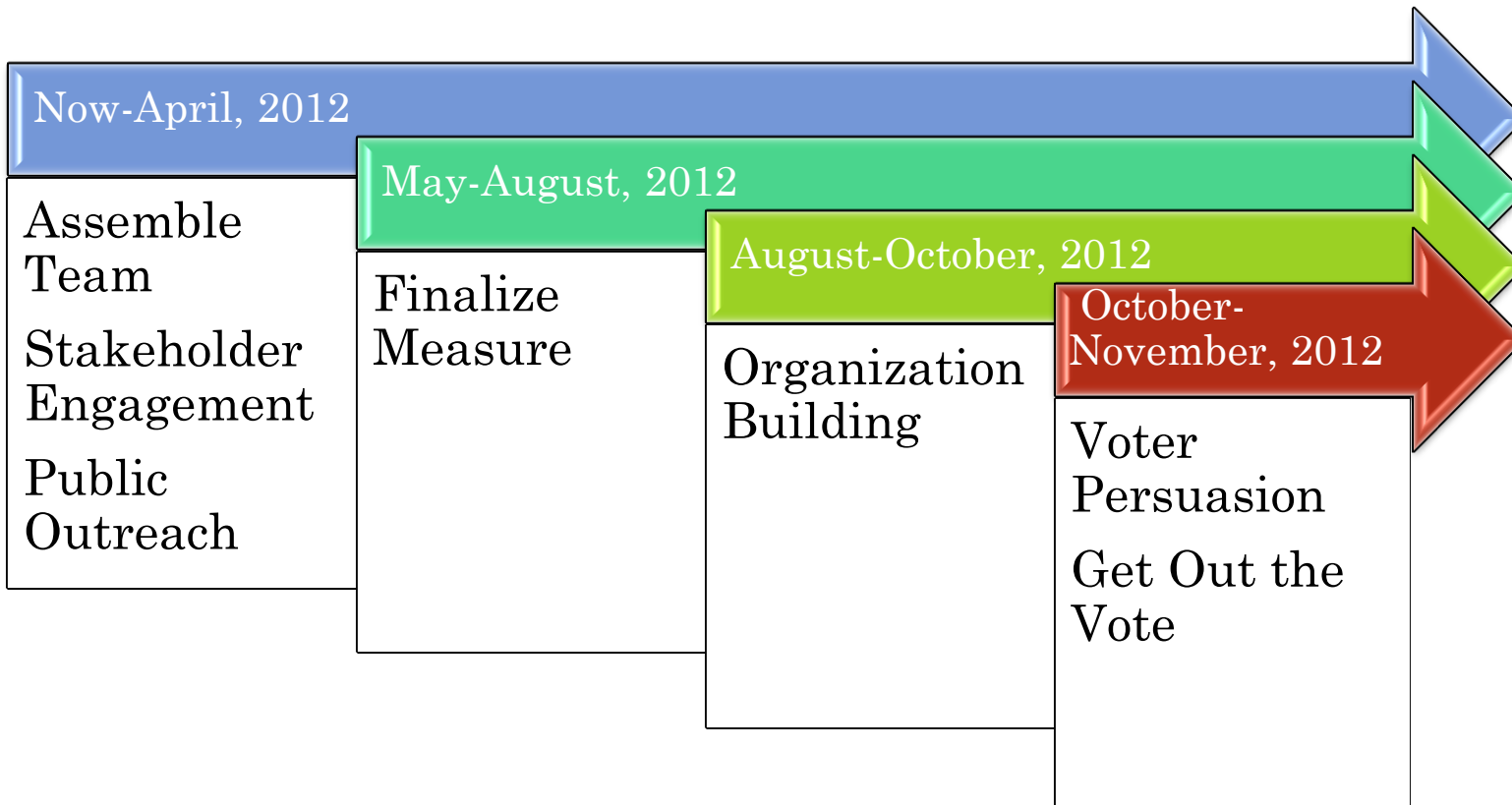
NEXT STEPS

○ San Diego County K-12 Tax Rates (1)

District	2011-12 Tax Rate (per \$100,000 AV)	District	2011-12 Tax Rate (per \$100,000 AV)
<u>Elementary School Districts</u>		<u>High School Districts</u>	
Alpine Union School District	29.26	Escondido Union High School District	24.94
Bonsall Union School District	25.73	Fallbrook Union High School District	26.34
Cajon Valley Union School District	60.84	Grossmont Union High School District	61.21
Cardiff School District	34.89	Julian Union High School District	28.44
Chula Vista Elementary District	25.94	San Dieguito Union High School District	-
Dehesa School District	26.37	Sweetwater Union High School District	60.79
Del Mar Union School District	-	<u>Unified School Districts</u>	
Encinitas Union School District	23.50	Borrego Springs Unified School District	-
Escondido Union School District	33.51	Carlsbad Unified School District	71.09
Fallbrook Union Elementary District	35.52	Coronado Unified School District	16.92
Jamul-Dulzura Union School District	40.92	Mountain Empire Unified School District	17.55
Julian Union School District	-	Oceanside Unified School District	58.35
Lakeside Union School District	35.89	Poway Unified School District SFID 2002-1	55.00
La Mesa-Spring Valley School District	25.56	Ramona Unified School District	-
Lemon Grove School District	58.90	San Diego Unified School District	66.70
National School District	-	San Marcos Unified School District SFID 1	14.36
Rancho Santa Fe School District	39.35	San Marcos Unified School District	44.00
San Pasqual Union School District	25.59	Valley Center - Pauma Unified District	28.36
Santee School District	33.08	Vista Unified School District	68.59
San Ysidro School District	106.66	Warner Unified School District	-
Solana Beach School District	-		
South Bay Union School District	48.85		
Spencer Valley School District	-		
Vallecitos School District	-		

(1) Source: San Diego County Auditor-Controller.

NEXT STEPS



NEXT STEPS

- Assemble Team – as soon as possible
 - Financial Advisor
 - Underwriter
 - Bond Counsel
 - Pollster
 - Campaign Strategist

NEXT STEPS

- Stakeholder Engagement / Public Outreach
 - Develop talking points and materials
 - Local civic & business stakeholders outreach
 - Taxpayer associations
 - Engage parents & staff
 - Website updated
 - Release draft project list
 - Review tax rate & structure
 - Revise funding priorities

NEXT STEPS

- Finalize Measure – May to August 10th
 - Tracking poll
 - Finalize project list
 - Evaluate political landscape
 - Ballot language
 - Adopt resolution – July 19, 2012 Board Meeting
 - Call for bond election
 - Tax rate statement
 - Qualify for ballot

NEXT STEPS

- Organization Building – August to October
 - Organize supporters
 - Establish committee
 - Raise private funds
 - Seek endorsements
 - Prepare impartial analysis and pro-ballot argument for voter pamphlet

NEXT STEPS

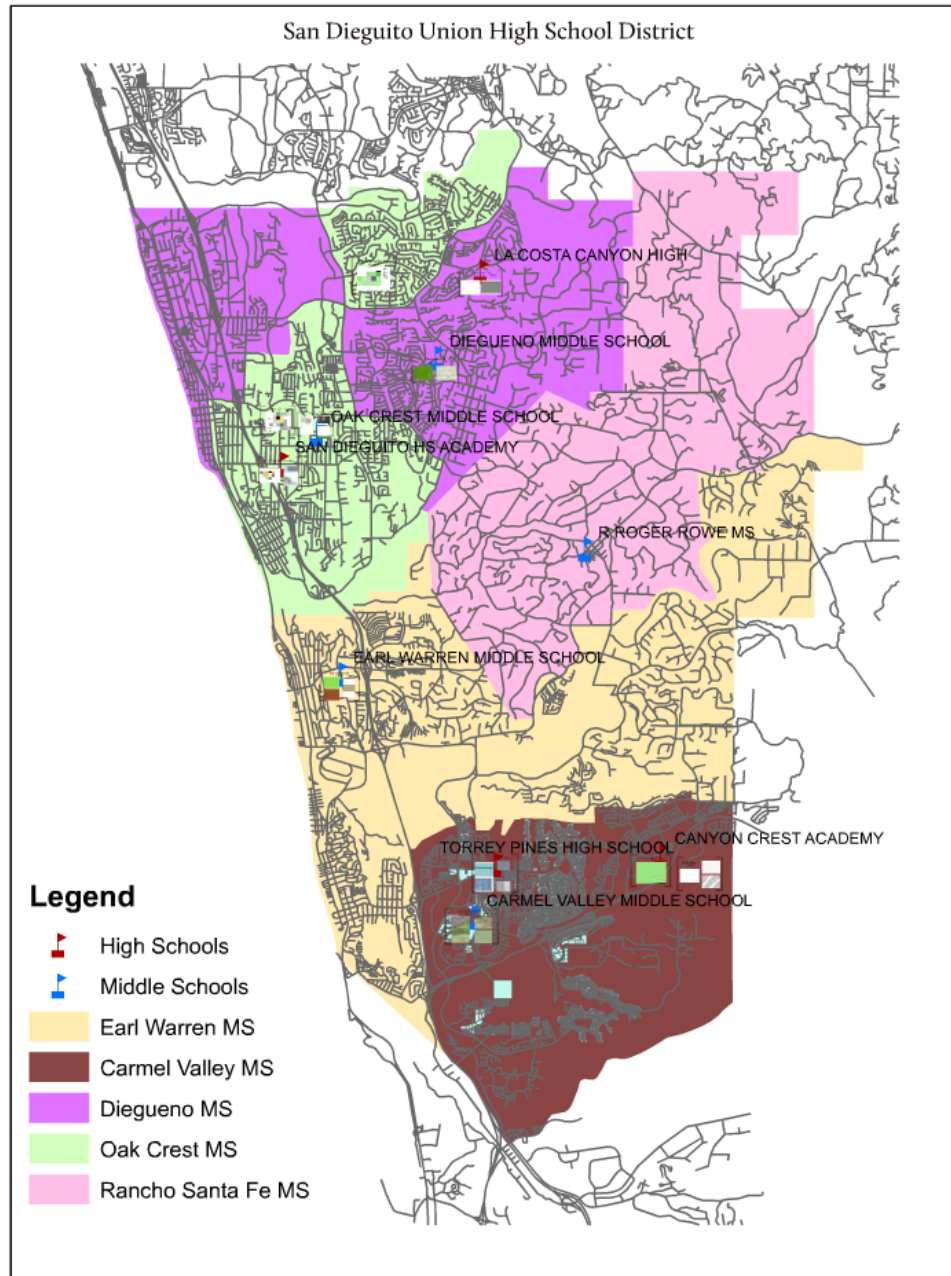
- Voter Persuasion / Get out the Vote – October to November 6th
 - Visibility
 - Voter contact
 - Direct mail
 - Social networking
 - GOTV
- Election – November 6th
 - Certify election results – December 2012
 - Issuance of bonds – April 2013
- Construction begins – Summer 2013

NEXT STEPS

- Estimated Upfront Costs
 - Bond Counsel & Public Opinion Survey
 - Approximately \$70K to \$150K

CLOSING

SDUHSD
Board Workshop
November 17, 2011
Long Range Facilities
Planning Update

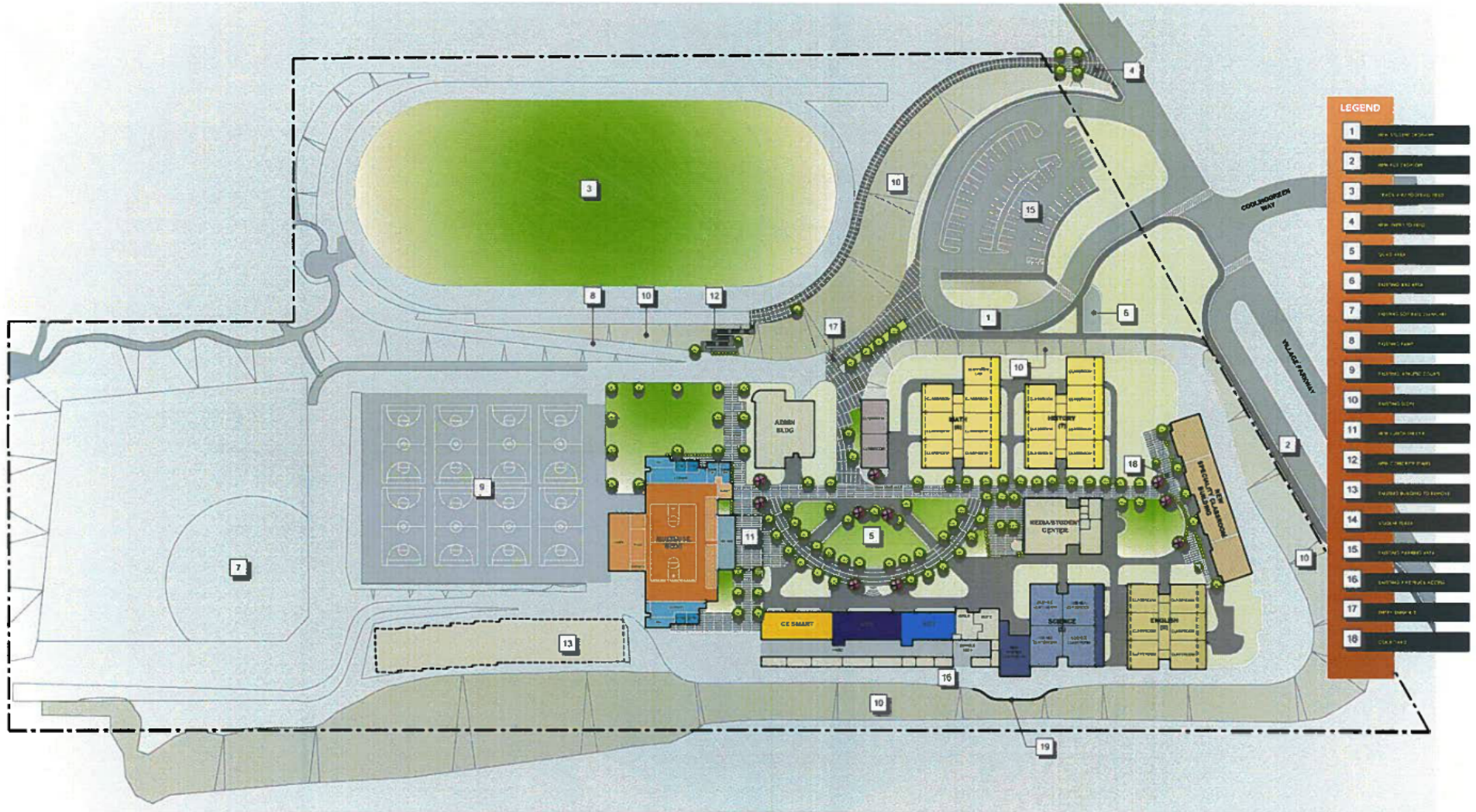


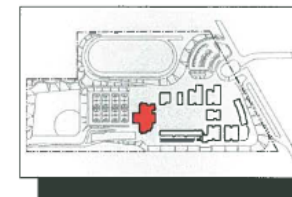
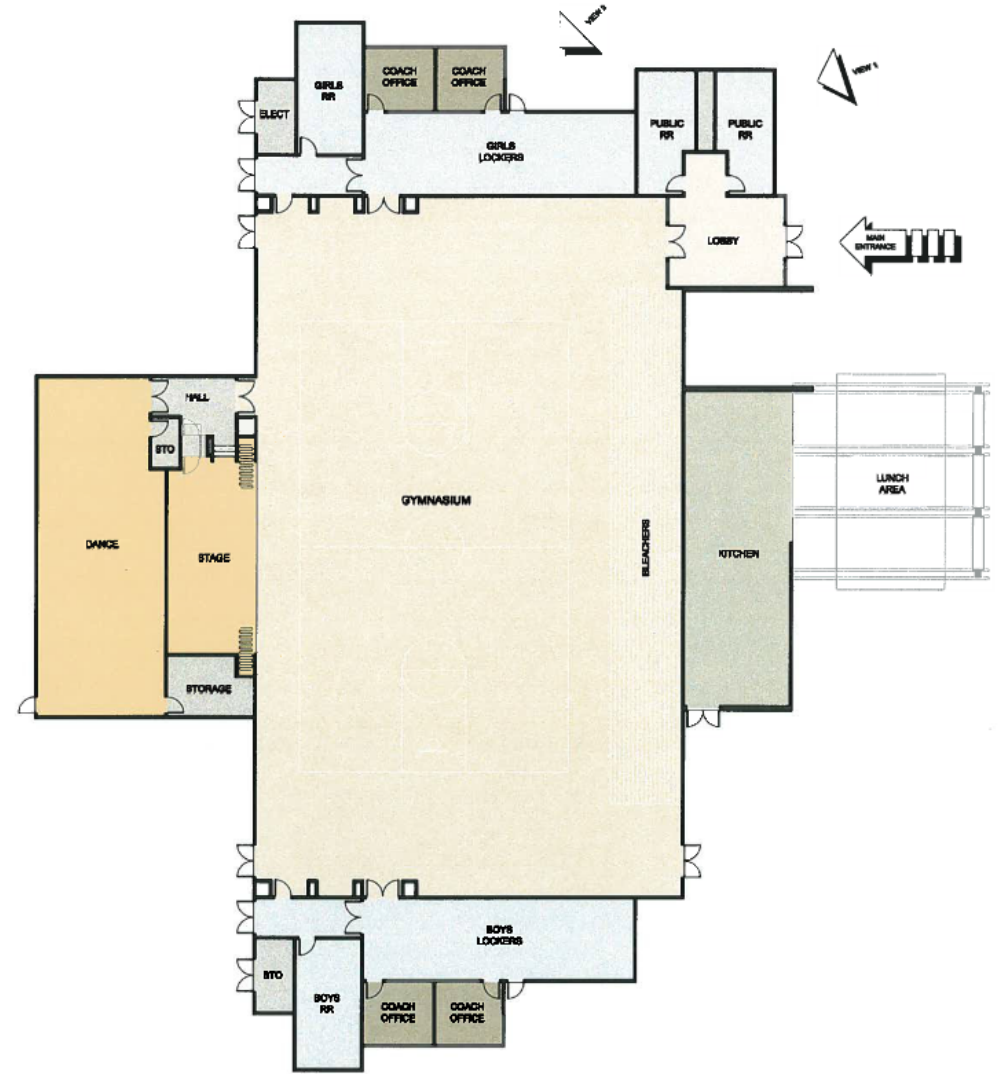
Diegueno MS

Built in 1985

\$30 million



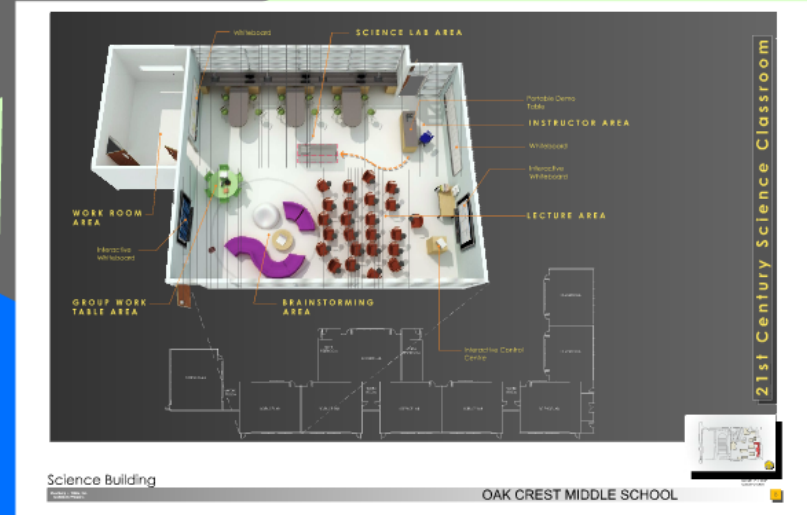




Oak Crest MS

\$20.9 million

Built in 1957



Science Building

OAK CREST MIDDLE SCHOOL



Building



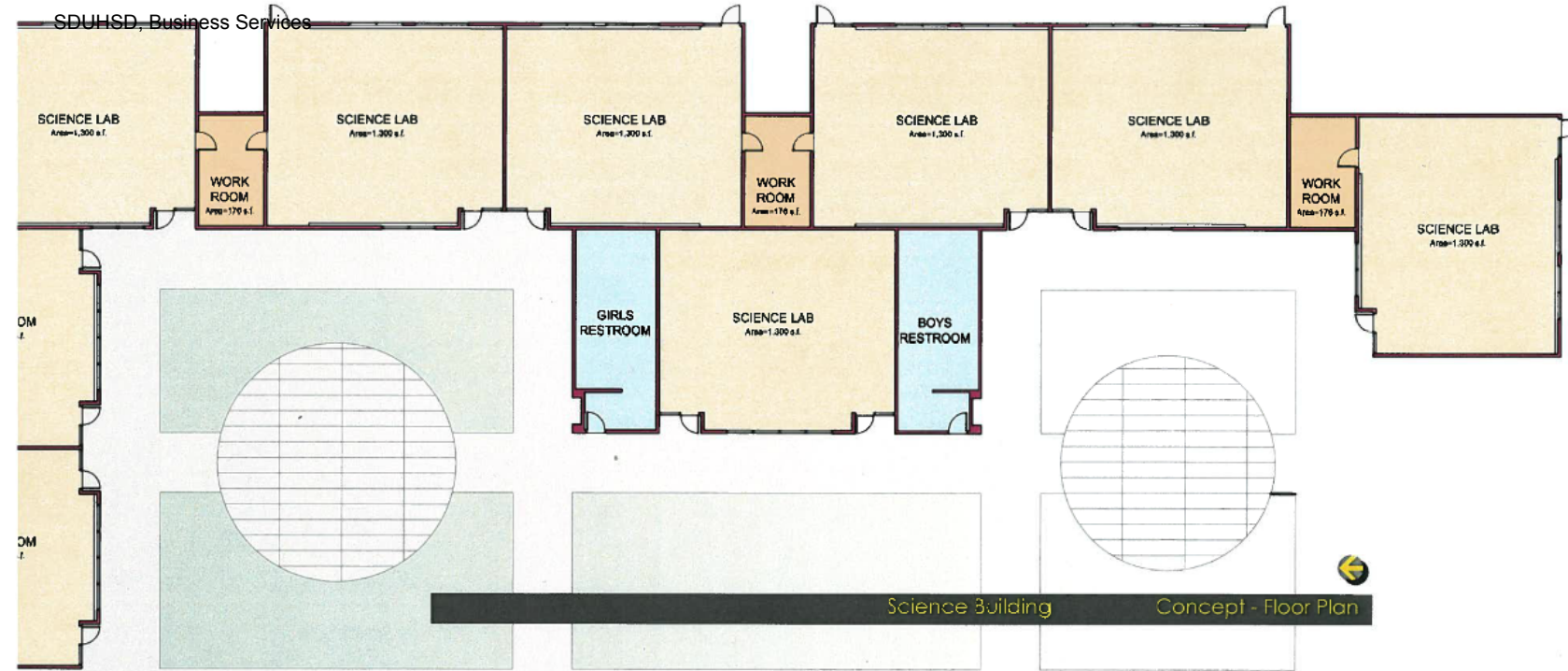
nter - Floor Plan



LEGEND

1	NEW STREET DROP-OFF
2	EXISTING BUS DROP-OFF
3	EXISTING UPPER TRACK AND FOOTBALL FIELD
4	LOWER FIELD
5	OFFICE
6	BASKETBALL
7	EXISTING SLOPE
8	BOYS' LOCKERS / R.R.
9	GIRLS' LOCKERS / R.R.
10	VISUAL BUFFER
11	EXISTING BUILDING TO REMOVE
12	STUDENT PLAZA
13	EXISTING PARKING AREA
14	OUTDOOR PAVED RECREATIONAL AREA
15	ENTRY ENHANCE
16	COURTYARD
17	NEW CONCRETE RAMP
18	LANDSIDE SHELTER
19	NEW ADDITION

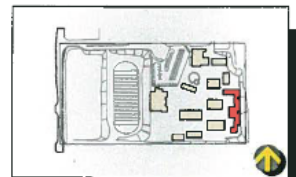
SDUHSD, Business Services



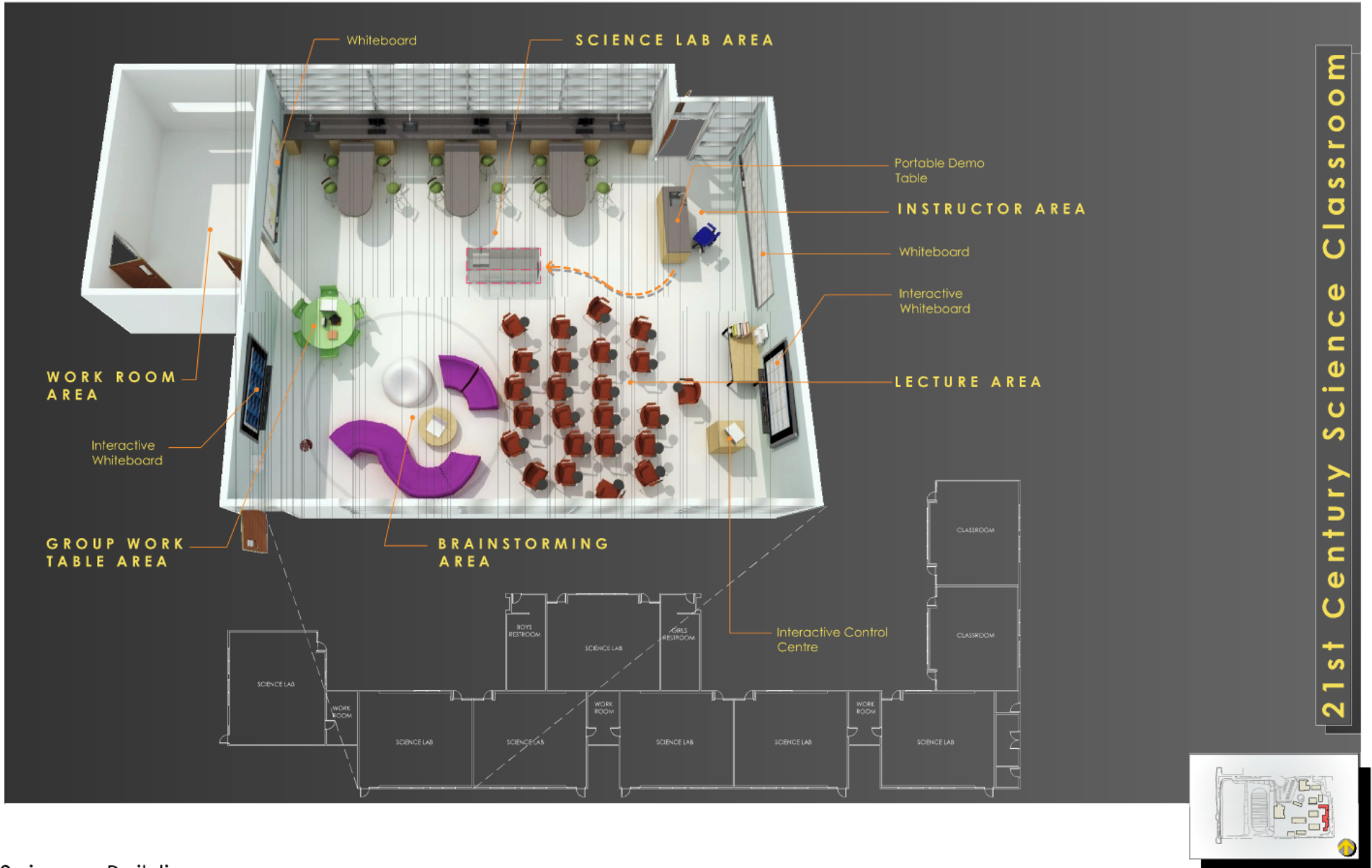
Science Building Concept - Floor Plan



Science Building Concept - view 2



SCALE: 1" = 10'-0"
October-21-2011



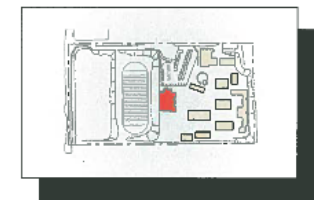
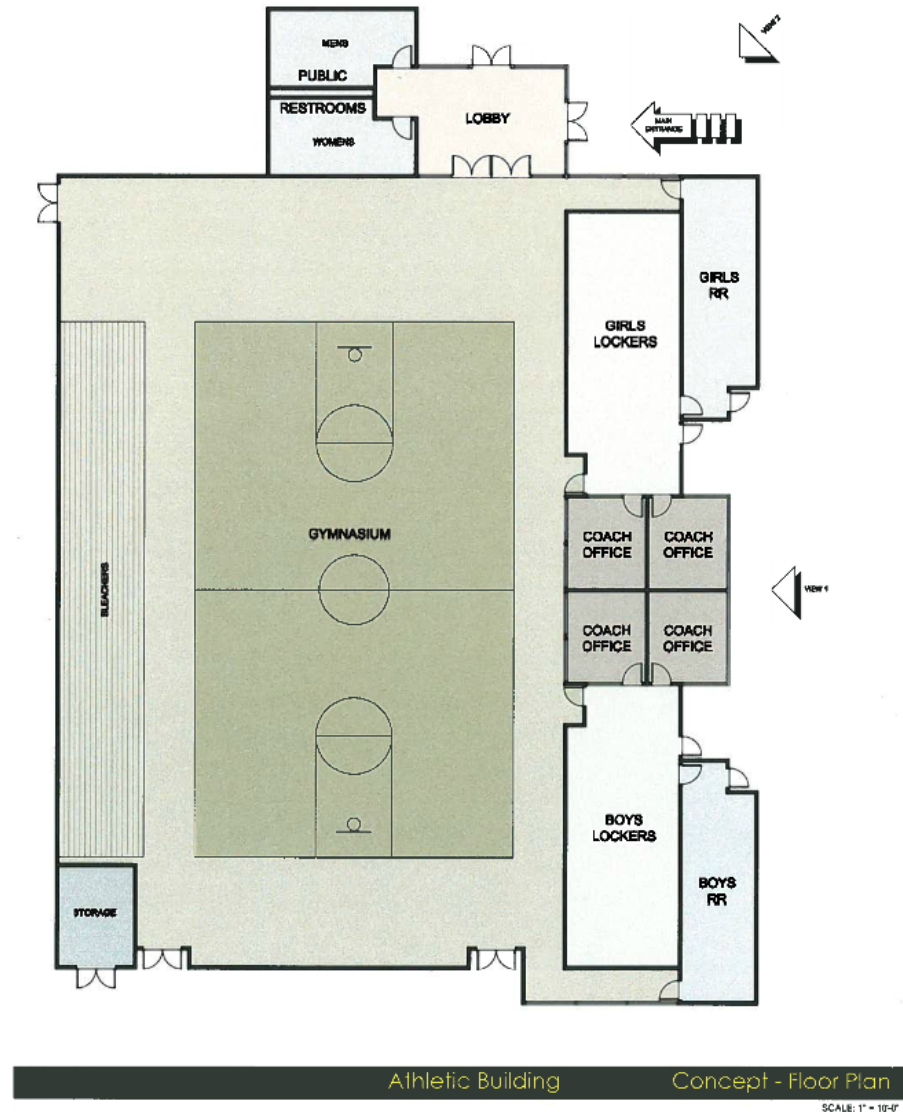
21st Century Science Classroom

Science Building

Westberg + White, Inc.
Architect-Planners

OAK CREST MIDDLE SCHOOL

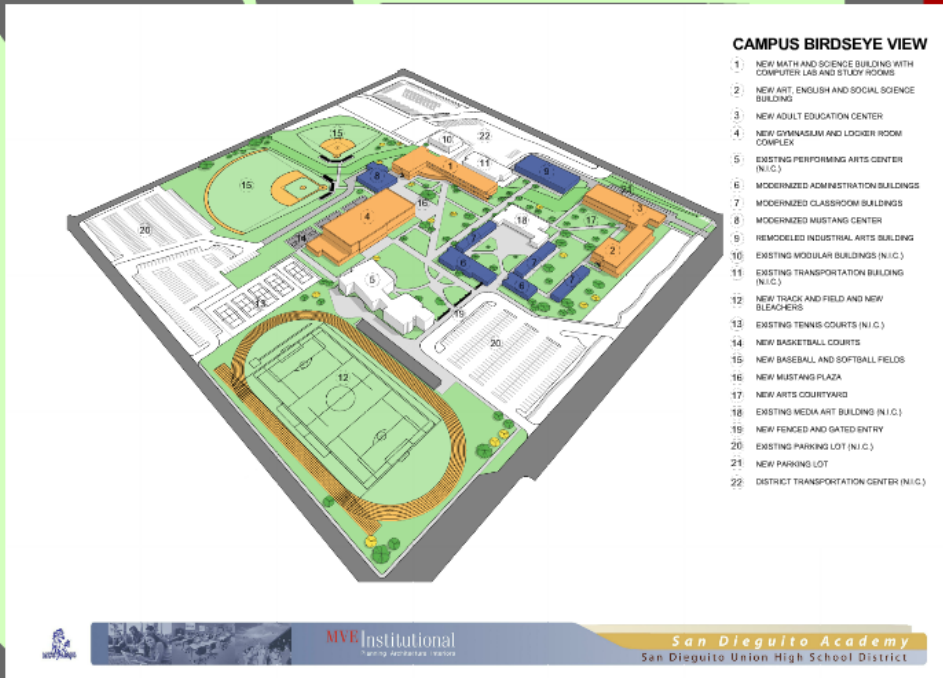
SCALE: 1" = 10'-0"
October-21-2011



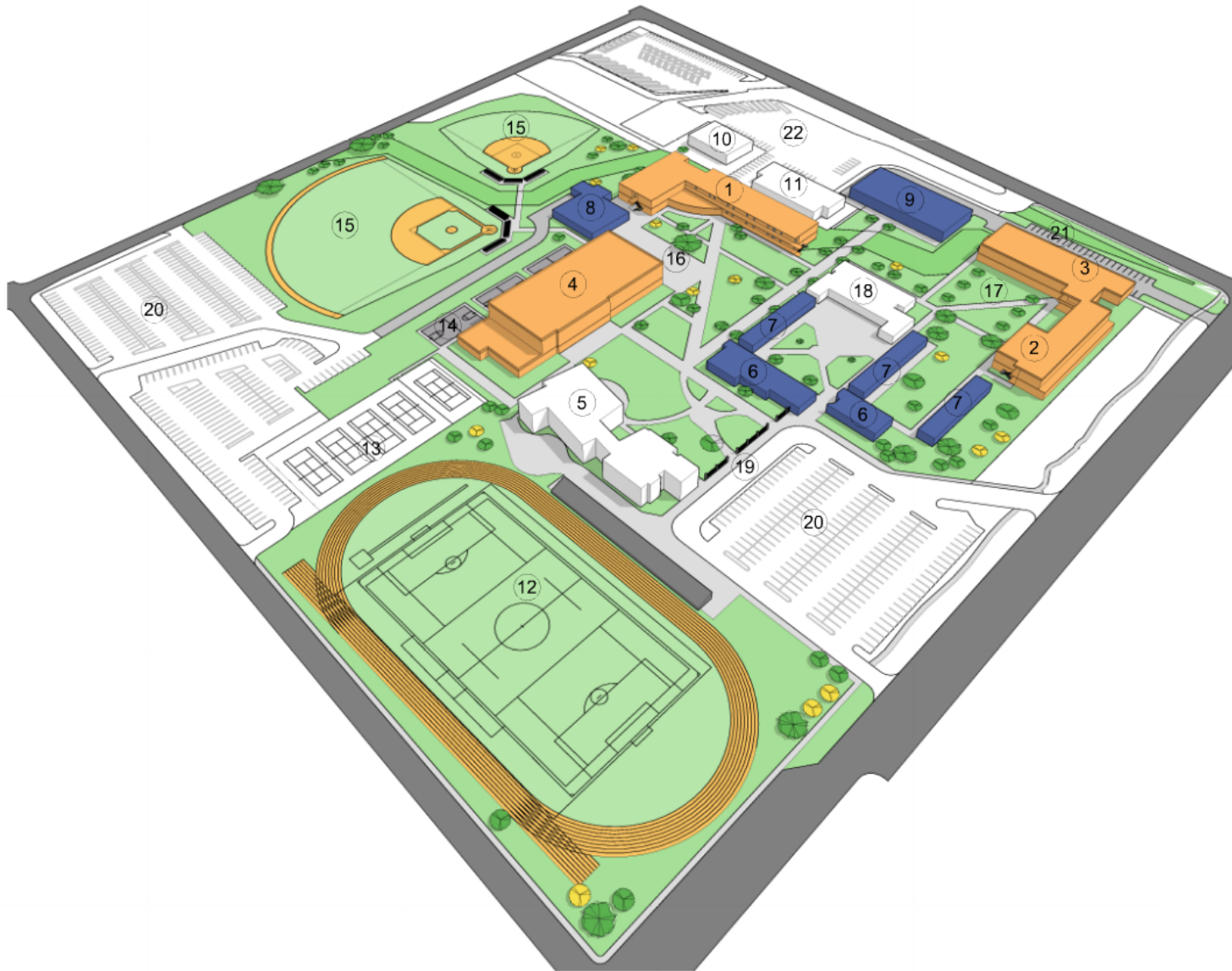
San Dieguito Academy

\$76.2 million

Built in 1936



Board Workshop, 11/17/2011
Long Range Facilities Planning Update
CAMPUS BIRDSEYE VIEW



- ① NEW MATH AND SCIENCE BUILDING WITH COMPUTER LAB AND STUDY ROOMS
- ② NEW ART, ENGLISH AND SOCIAL SCIENCE BUILDING
- ③ NEW ADULT EDUCATION CENTER
- ④ NEW GYMNASIUM AND LOCKER ROOM COMPLEX
- ⑤ EXISTING PERFORMING ARTS CENTER (N.I.C.)
- ⑥ MODERNIZED ADMINISTRATION BUILDINGS
- ⑦ MODERNIZED CLASSROOM BUILDINGS
- ⑧ MODERNIZED MUSTANG CENTER
- ⑨ REMODELED INDUSTRIAL ARTS BUILDING
- ⑩ EXISTING MODULAR BUILDINGS (N.I.C.)
- ⑪ EXISTING TRANSPORTATION BUILDING (N.I.C.)
- ⑫ NEW TRACK AND FIELD AND NEW BLEACHERS
- ⑬ EXISTING TENNIS COURTS (N.I.C.)
- ⑭ NEW BASKETBALL COURTS
- ⑮ NEW BASEBALL AND SOFTBALL FIELDS
- ⑯ NEW MUSTANG PLAZA
- ⑰ NEW ARTS COURTYARD
- ⑱ EXISTING MEDIA ART BUILDING (N.I.C.)
- ⑲ NEW FENCED AND GATED ENTRY
- ⑳ EXISTING PARKING LOT (N.I.C.)
- ㉑ NEW PARKING LOT
- ㉒ DISTRICT TRANSPORTATION CENTER (N.I.C.)



WIDE VIEW

- THE BUILDING WITH STUDY ROOMS
- SOCIAL SCIENCE CENTER
- LOCKER ROOM
- ARTS CENTER
- OPERATION BUILDINGS
- DOM BUILDINGS
- CENTER
- LIBRARY BUILDING
- BUILDINGS (N.I.C.)
- ATION BUILDING
- AND NEW
- TS (N.I.C.)
- RTS
- FTBALL FIELDS
- BUILDING (N.I.C.)
- D ENTRY
- (N.I.C.)
- ATION CENTER (N.I.C.)

Academy
District



La Costa Canyon HS

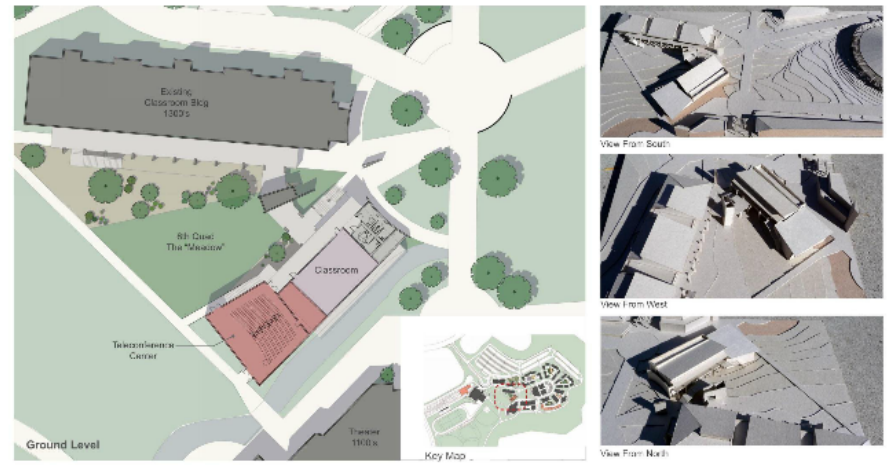
\$41.3 million

Built in 1996

Campus Renovation Plan



Teleconference Center



Campus Renovation Plan



Phase 1

- New Classrooms
- 1A. New (2) story Classroom Bldg to replace portables @ 700's
 - 1B. New Science Lab Bldg to replace portables @ 700's
 - 1C. New Teleconference Center
 - 1D. Upgrade 600's & 700's

Phase 2

- Interim Housing & Upgrades
- 2A. Interim Housing
 - 2B. Upgrade 800's & 500's

Phase 3

- Upgrades
- 3A. Upgrade 300's, 400's & 900's

Phase 4

- Field House & Upgrades
- 3A. New (1) Story Field House to replace portables
 - 3B. Upgrade 200's & 1300's

Phase 5

- Upgrades
- 3A. Upgrade Admin, Gym & Theater



Campus Renovation Plan

30 150

Teleconference Center



View From South



View From West



View From North



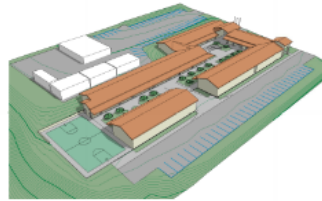
Teleconference Center

5 20

Sunset/NCA HS

\$10.5 million

Built in 1978



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

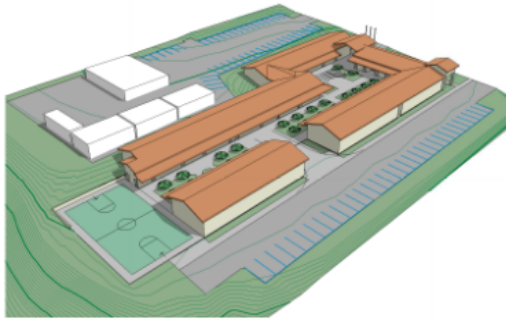


MVE Institutional
Planning Architecture Interiors

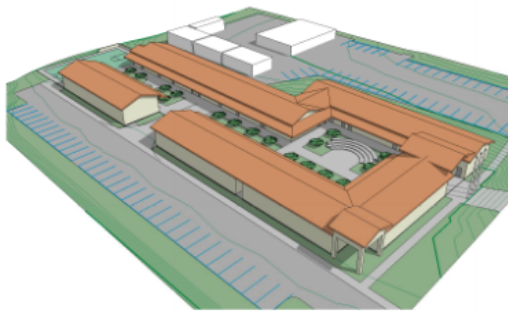
Sunset High School
San Dieguito Union High School District

SDUHSD, Business Services

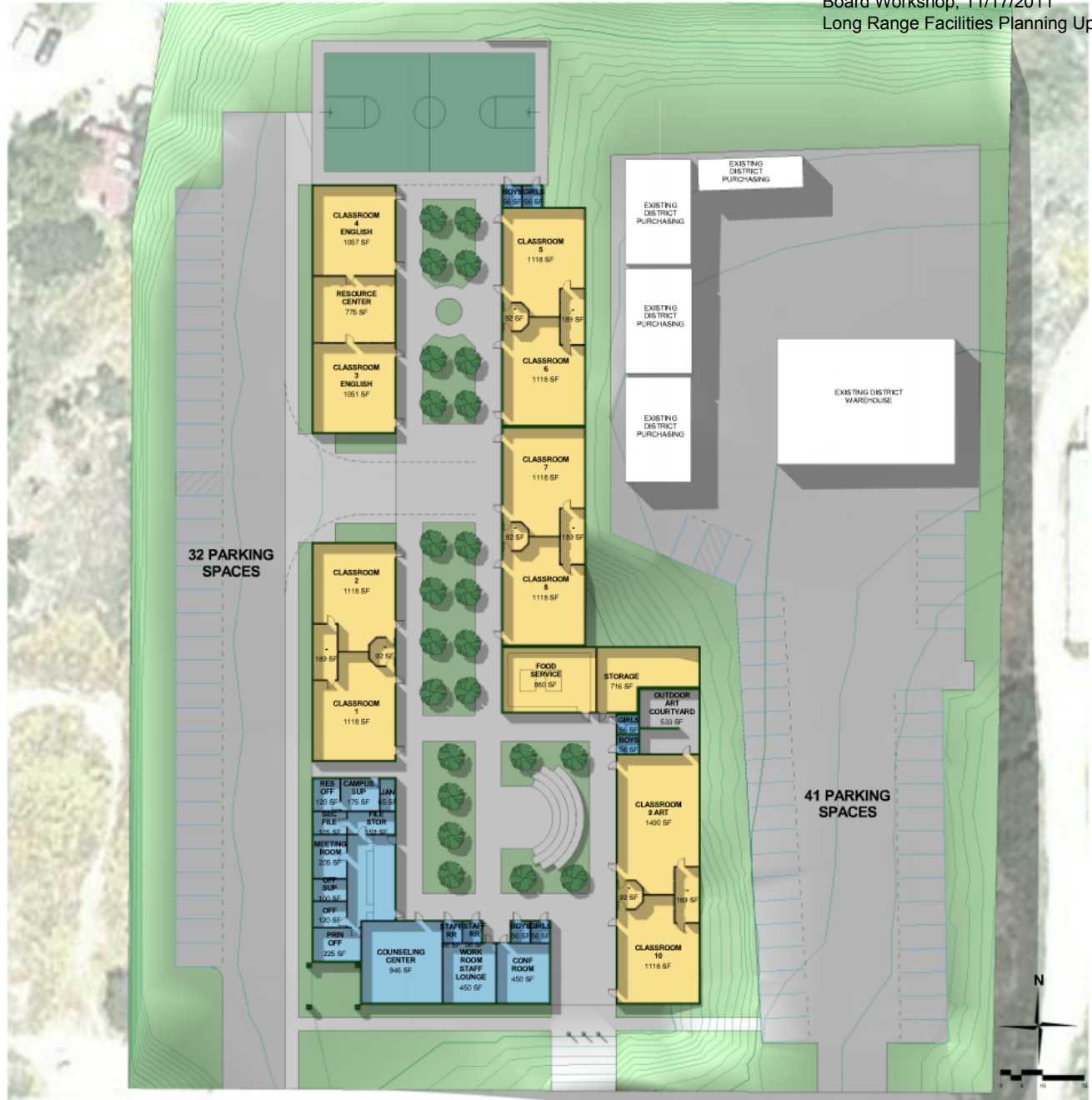
Board Workshop, 11/17/2011
Long Range Facilities Planning Update



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



REQUEZA STREET



MVE Institutional
Planning Architecture Interiors

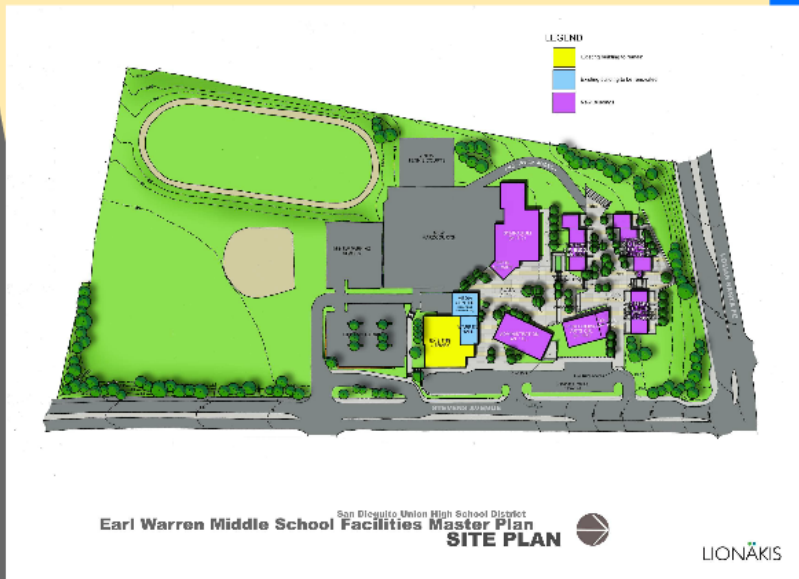
Sunset High School
San Dieguito Union High School District

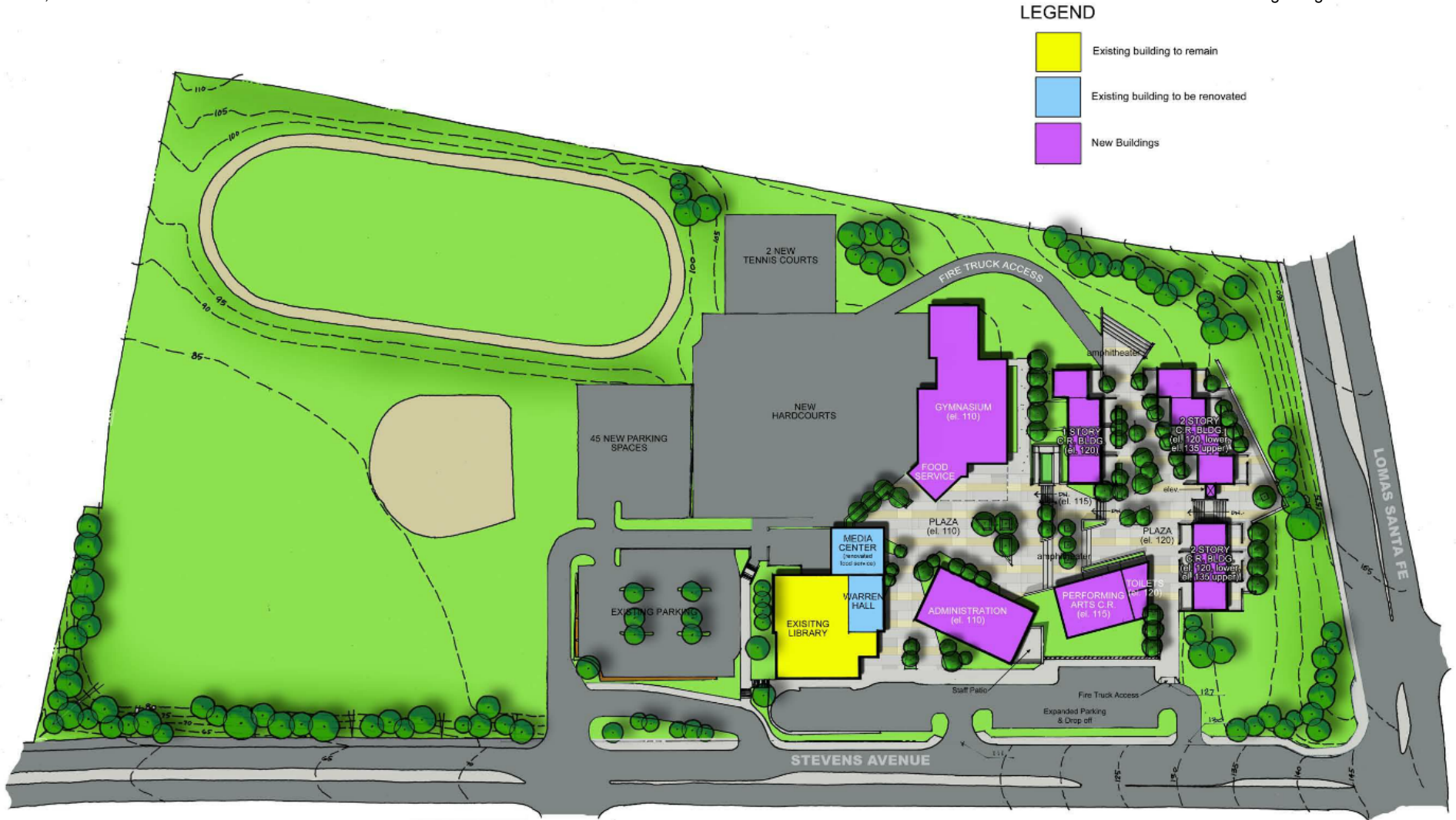


Earl Warren MS

\$35.1 million

Built in 1955





LEGEND

- Existing building to remain
- Existing building to be renovated
- New Buildings

San Dieguito Union High School District
Earl Warren Middle School Facilities Master Plan
SITE PLAN



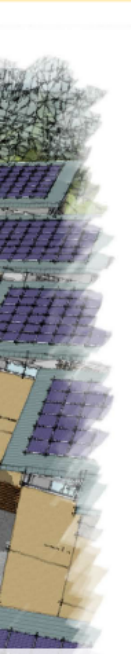


San Dieguito Union High School District
Earl Warren Middle School Facilities Master Plan
VIEW OF CLASSROOM WINGS

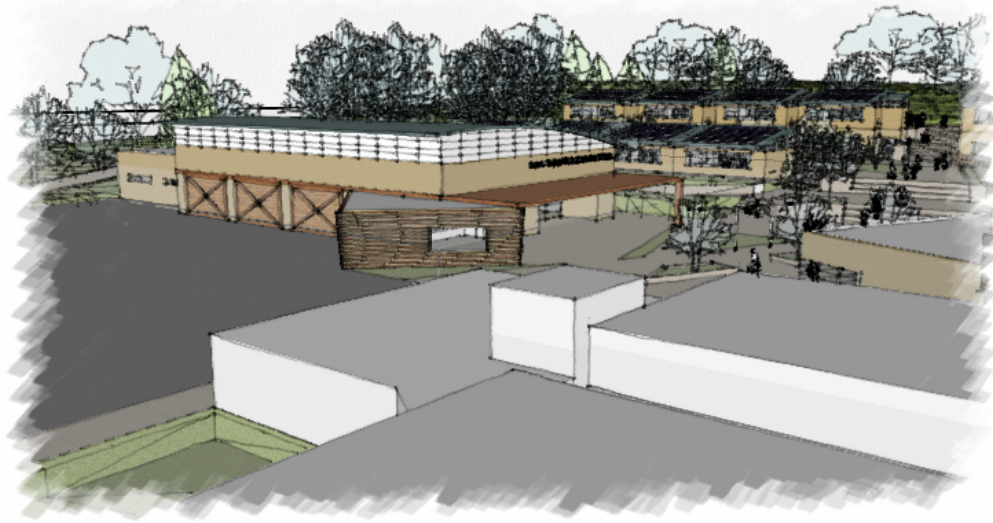
SDUHSD, Business Services



LIONAKIS



Prezi



Board Workshop, 11/17/2011
Long Range Facilities Planning Update



San Dieguito Union High School District
Carmel Valley Middle School Facilities Master Plan
OVERALL SITE PLAN



San Dieguito Union High School District
Carmel Valley Middle School Facilities Master Plan
NEW STUDENT ENTRY

DOUBLE ROW OF WIDE-CANOPY
TREES FOR SHADING

SMALLER, INTIMATE GATHERING
AREAS WITH STEPS AND PLANTER
WALLS FOR SEATING

ADDITIONAL FOOD SERVICE OUTLETS



San Dieguito Union High School District
Carmel Valley Middle School Facilities Master Plan
QUAD RECONFIGURATION

LIONÄKIS



San Dieguito Union High School District
Carmel Valley Middle School Facilities Master Plan
QUAD RECONFIGURATION

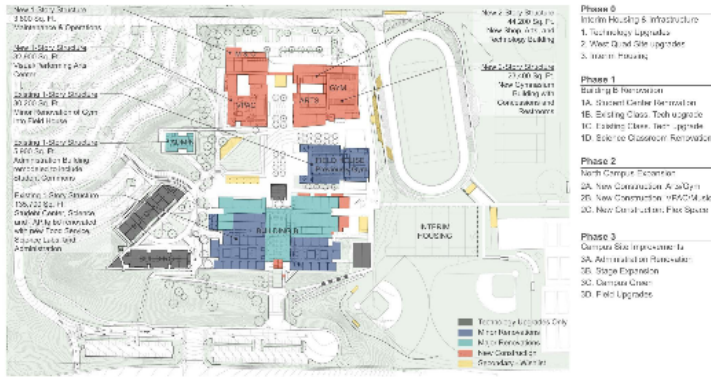


Torrey Pines HS

\$88.2 million

Built in 1974

Campus Renovation Plan



Campus Renovation Plan Torrey Pines High School Master Plan San Diego State University



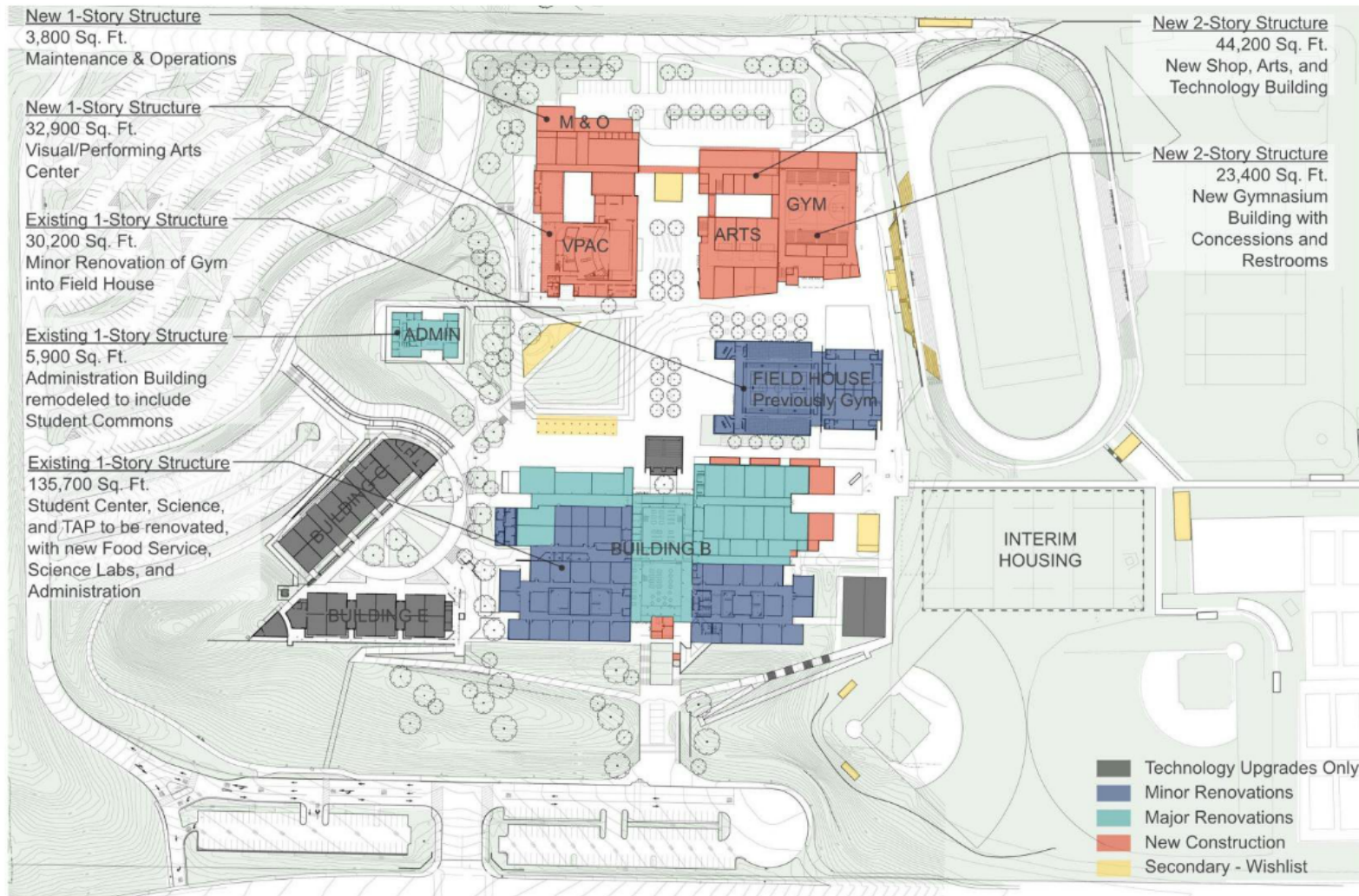
Performing Arts Center



Performing Arts Center Entry Perspective Torrey Pines High School Master Plan San Diego State University



Campus Renovation Plan



Phase 0

- Interim Housing & Infrastructure
1. Technology Upgrades
 2. West Quad Site upgrades
 3. Interim Housing

Phase 1

- Building B Renovation
- 1A. Student Center Renovation
 - 1B. Existing Class. Tech upgrade
 - 1C. Existing Class. Tech upgrade
 - 1D. Science Classroom Renovation

Phase 2

- North Campus Expansion
- 2A. New Construction: Arts/Gym
 - 2B. New Construction: VPAC/Music
 - 2C. New Construction: Flex Space

Phase 3

- Campus Site Improvements
- 3A. Administration Renovation
 - 3B. Stage Expansion
 - 3C. Campus Green
 - 3D. Field Upgrades



Campus Renovation Plan

NTS

Performing Arts Center



Key Map



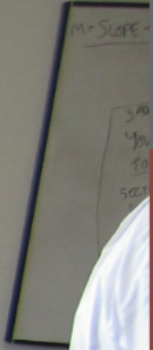
Performing Arts Center Entry Perspective

NTS



SDUHSD, Business Services

Board Workshop, 11/17/2011
Long Range Facilities Planning Update

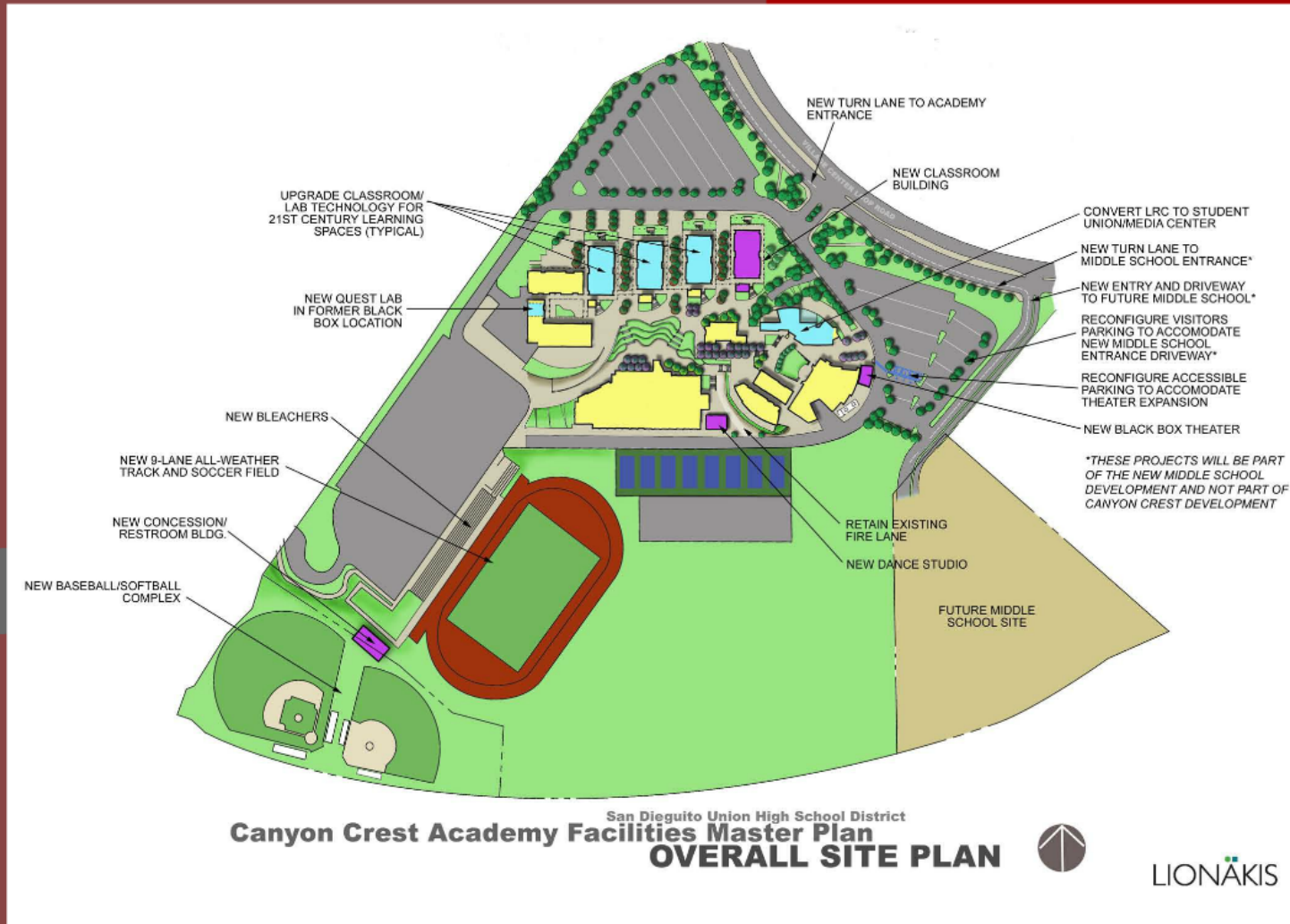


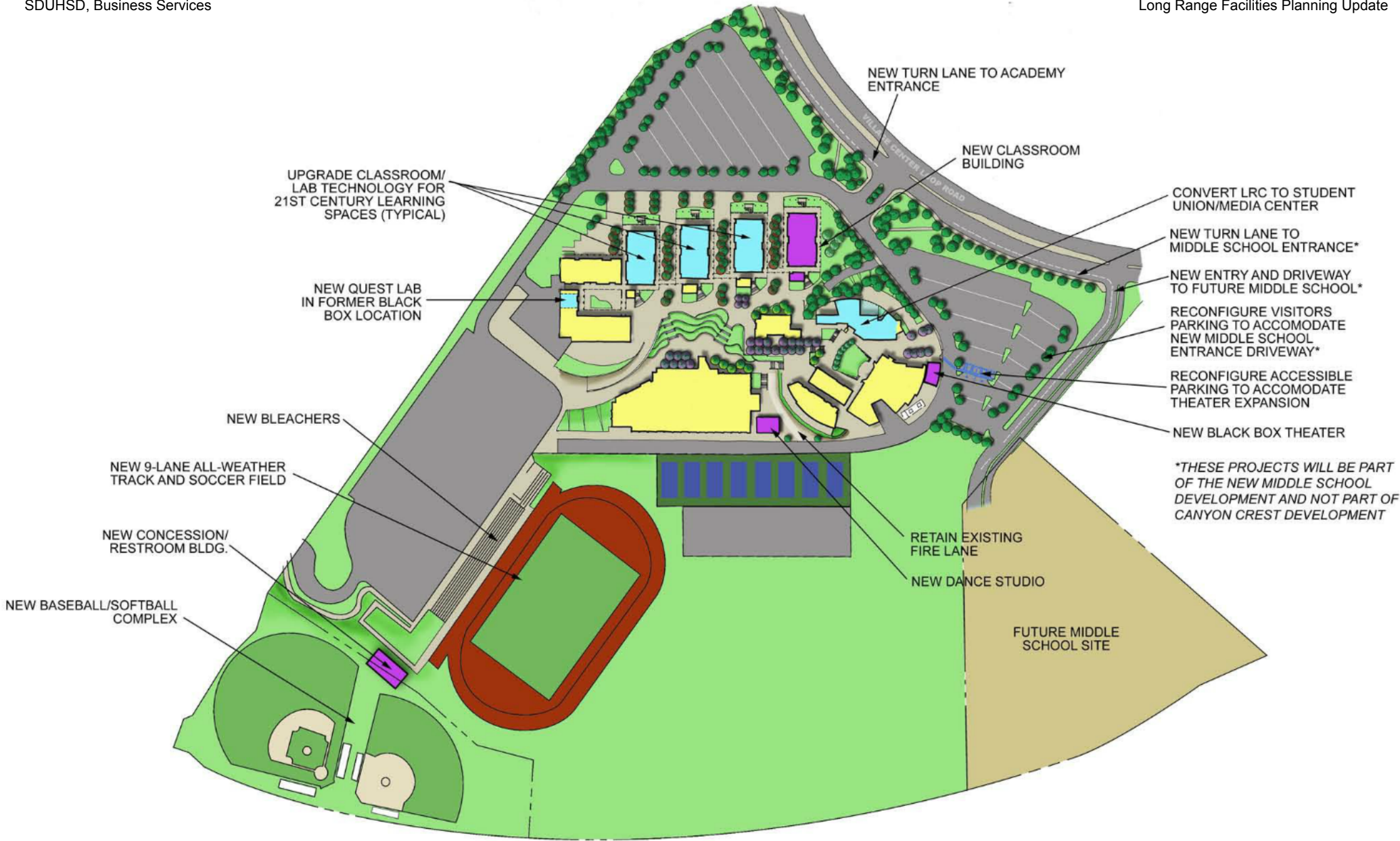


Canyon Crest Academy

\$35.2 million

Built in 2004





**THESE PROJECTS WILL BE PART OF THE NEW MIDDLE SCHOOL DEVELOPMENT AND NOT PART OF CANYON CREST DEVELOPMENT*

San Dieguito Union High School District
Canyon Crest Academy Facilities Master Plan
OVERALL SITE PLAN



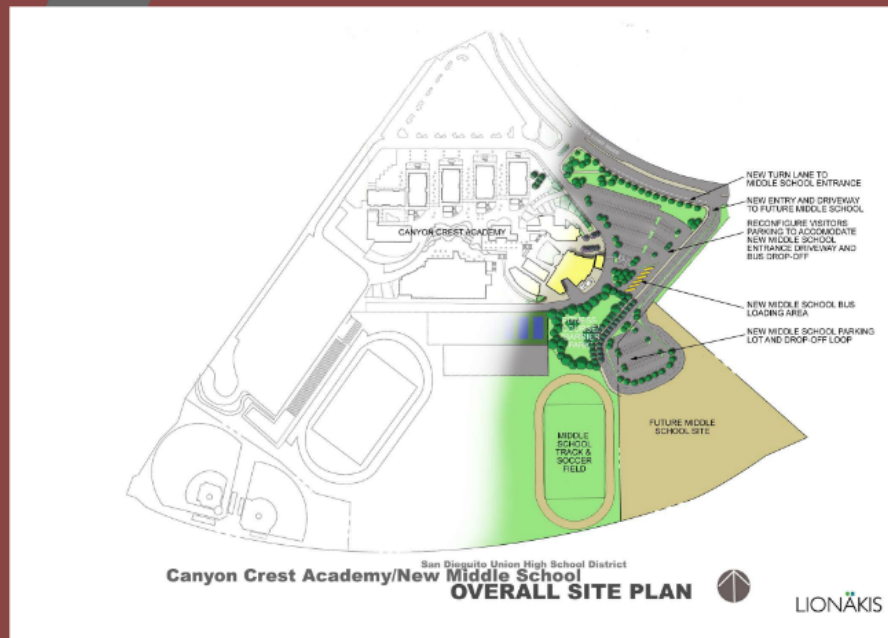
PHR Site

\$71.1 million



San Diego Union High School District
Facilities Master Plan for a New Middle School
AERIAL VIEW OF CAMPUS

LIONAKIS



San Diego Union High School District
Canyon Crest Academy/New Middle School
OVERALL SITE PLAN

LIONAKIS



San Diego Union High School District
Facilities Master Plan for a New Middle School
SITE PLAN

LIONAKIS



San Dieguito Union High School District
Canyon Crest Academy/New Middle School
OVERALL SITE PLAN





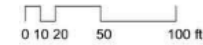
San Dieguito Union High School District
Facilities Master Plan for a New Middle School
AERIAL VIEW OF CAMPUS

SDUHSD, Business Services

Board Workshop, 11/17/2011
Long Range Facilities Planning Update



- PHASE 1 - 500 STUDENTS
- PHASE 2 - 500 STUDENTS

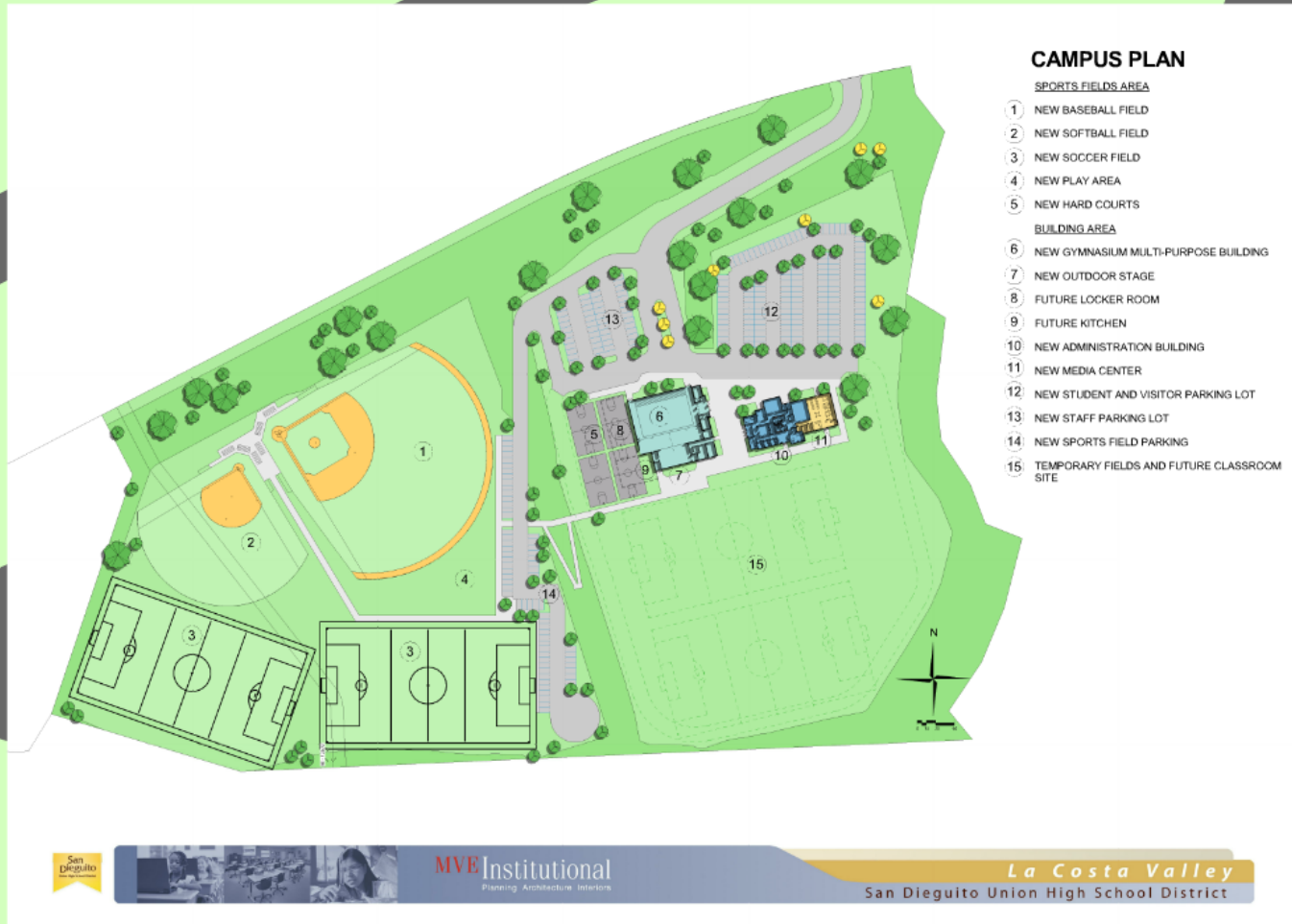


San Dieguito Union High School District
Facilities Master Plan for a New Middle School
SITE PLAN



La Costa Valley Site

\$15.5 million



MVEInstitutional
Planning, Architecture, Interiors

La Costa Valley
San Dieguito Union High School District

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CAMPUS PLAN

SPORTS FIELDS AREA

- ① NEW BASEBALL FIELD
- ② NEW SOFTBALL FIELD
- ③ NEW SOCCER FIELD
- ④ NEW PLAY AREA
- ⑤ NEW HARD COURTS

BUILDING AREA

- ⑥ NEW GYMNASIUM MULTI-PURPOSE BUILDING
- ⑦ NEW OUTDOOR STAGE
- ⑧ FUTURE LOCKER ROOM
- ⑨ FUTURE KITCHEN
- ⑩ NEW ADMINISTRATION BUILDING
- ⑪ NEW MEDIA CENTER
- ⑫ NEW STUDENT AND VISITOR PARKING LOT
- ⑬ NEW STAFF PARKING LOT
- ⑭ NEW SPORTS FIELD PARKING
- ⑮ TEMPORARY FIELDS AND FUTURE CLASSROOM SITE



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