

AGENDA FOR  
BOARD FACILITIES WORKSHOP  
SAN DIEGUITO UNION HIGH SCHOOL DISTRICT  
BOARD OF TRUSTEES

Thursday, December 8, 2005

District Office/Board Conference Room 101

3:30 p.m.

710 Encinitas Blvd., Encinitas, CA.

A Special Board Facilities Workshop of the Governing Board of the San Dieguito Union High School District has been called for on Thursday, December 8, 2005.

DATE: Thursday, December 8, 2005

PLACE: San Dieguito District Office Board Room  
710 Encinitas Boulevard  
Encinitas, CA 92024

TIME: 3:30 p.m.

Items to be transacted will be limited to the following:

1. Enrollment Analysis
2. State Funding Eligibility
3. Financial Scoreboard
4. Project Updates
5. Asset Management Study
6. Future Events
7. Adjournment



# Facilities Workshop

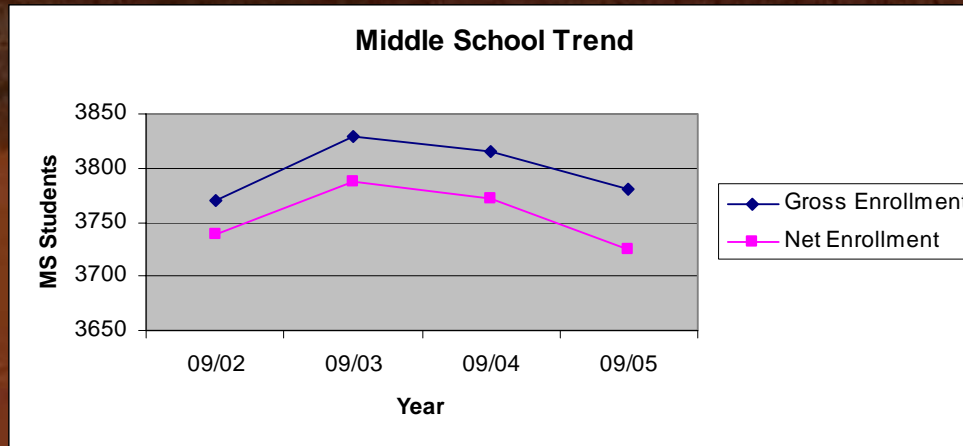
December 8, 2005

- San Dieguito Union High School District
- Business Services Division
- Facilities Planning

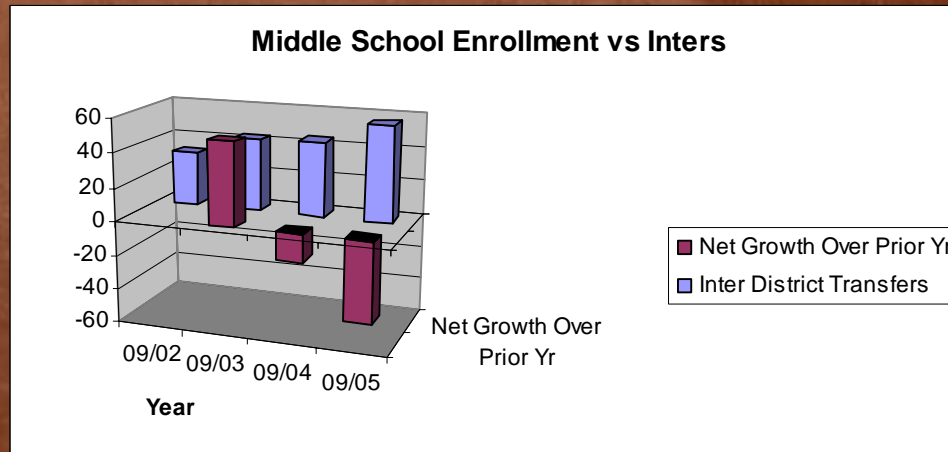
# Facilities Workshop Agenda

- Enrollment Analysis
- State Eligibility
  - Growth
  - Modernization
- Financial Scorecard showing previously committed projects
- Other projects
  - Sunset beautification/street improvements
  - Adult Education needs
  - San Dieguito Academy
    - Library/Media Center
    - Stadium Lights
    - Safari multi-media system
    - Performing Arts Center
  - Canyon Crest Academy
    - Theaters
    - Gymnasium
    - Art/Music
    - Fields
  - Transportation Facility Improvements

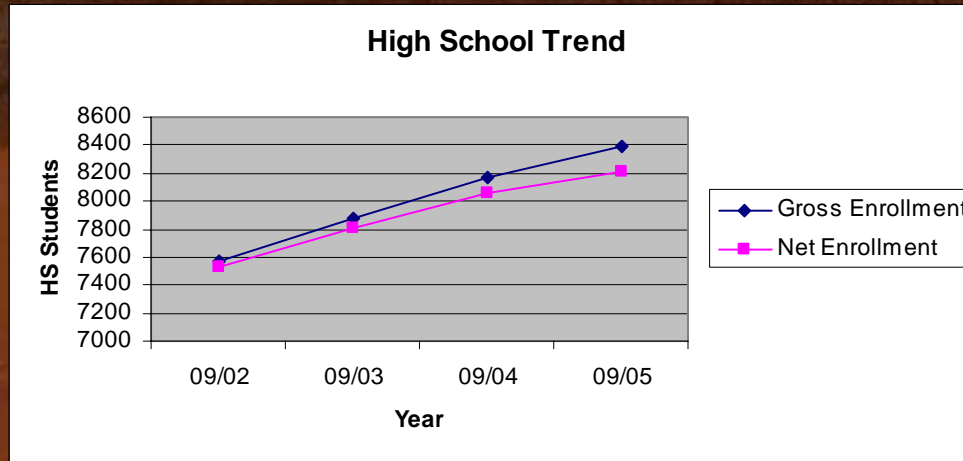
# Enrollment Analysis



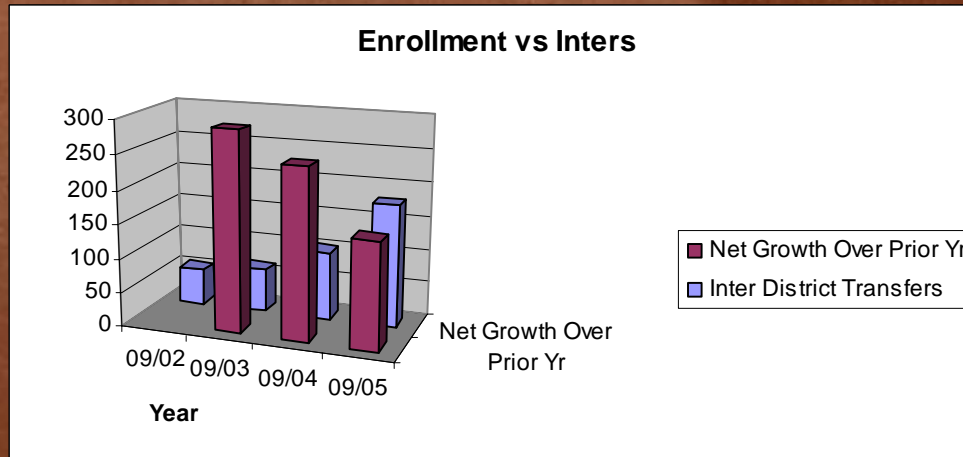
Year	09/02	09/03	09/04	09/05
Gross Enrollment	3770	3830	3815	3780
Inter District Transfers	32	43	44	56
Net Enrollment	3738	3787	3771	3724
Net Growth Over Prior Yr		49	-16	-47



# Enrollment Analysis



Year	09/02	09/03	09/04	09/05
Gross Enrollment	7575	7877	8163	8396
Inter District Transfers	53	64	101	179
Net Enrollment	7522	7813	8062	8217
Net Growth Over Prior Yr		291	249	155



# Enrollment Analysis

Approved Interdistrict Applications as of 11/16/05

Where are they coming from?

School	Carlsbad	Escondido	Julian	Oceanside	Poway	San Diego	San Marcos	Vista	Others*	Total - New
CV					4					4
DNO	5	1		2			5	3		16
EW	2						2		2	6
OC	8			11			14	2		35
CCA	4	5	2	3	8	17	10		3	52
LCC	56	7		15		2	63	8	1	152
SDA	3						1			4
SS/NCA	4						2			6
TP					6	4	2			12
<b>Total</b>	<b>82</b>	<b>13</b>	<b>2</b>	<b>31</b>	<b>18</b>	<b>23</b>	<b>99</b>	<b>13</b>	<b>6</b>	<b>287</b>

* Others	
Fallbrook	1
Lakeside	1
Rancho Santa Fe	1
Sweetwater	2
Valley Center	1
<b>Total</b>	<b>6</b>

# State School Building Program Eligibility

## **New Construction - Growth**

Grade Level	Eligible Grants	<b>50% State Share</b>	50% District Match	100% Funding
7-8	907	<b>\$6,493,213</b>	\$6,493,213	\$12,986,426
9-12	165	<b>\$1,546,380</b>	\$1,546,380	\$3,092,760

## **Modernization**

Site	Eligible Grants	<b>60% State Share</b>	40% District Match	100% Funding
Sunset	145	<b>\$582,016</b>	\$388,011	\$970,028
Earl Warren	468	<b>\$1,291,680</b>	\$861,120	\$2,152,800

# Financial Scorecard

Showing previously committed projects

**San Dieguito Union High School District  
Business Services/Facilities Planning  
Capital Facilities Projects  
Budgets and Source Projection  
November 23, 2005**

**Proposed Use of Projected 2004 Mello-Roos Bond Proceeds (April 2004 - September 2008)**

Projects	Unfunded	April & Sept. 2004 Release			September 2005 Release			Other Sources to Complete Projects		
		Qualified 94-2	Non-Qualified	Unfunded	Qualified 94-2	Non-Qualified	Unfunded	Gap Financing	CFD Special Tax Accts	State Funds TPHS/SDA
One Time Reimbursement to Fund 25-18 for prior projects	--	\$61,311	\$141,662							
<b>Canyon Crest Academy</b>	\$25,888,662		\$13,964,304	\$11,924,358		\$6,024,815	\$5,899,543	\$809,978	\$1,282,439	\$3,807,126
Fields, Time Extension (estimated)	\$1,251,520						\$1,251,520	\$1,251,520		
<b>San Dieguito Academy High School - Mod.</b>										
Option 3a - Infrastructure, All Parking & 1 Story Library										
Phase 1 - Infrastructure, All Parking - \$9,361,693	\$2,636,070	\$2,636,070		\$0						
Phase 2a - Restroom/MDF Room/Low Voltage/Safar <sup>(1)</sup>	\$1,182,669	\$177,130		\$1,005,539	\$127,060		\$878,479		\$878,479	
Phase 2b - Library	\$5,512,832	\$1,978,616		\$3,534,216	\$1,921,384		\$1,612,832	\$140,132	\$472,700	\$1,000,000
<b>Sunset High School - Computer Lab</b>	\$44,433	\$44,433		\$0						
Phase 1 - Beautification & Offsite Improvements	\$24,672						\$24,672		\$24,672	
<b>Miscellaneous/Demographics, Formation costs, etc.</b>	\$69,022	\$18,885	\$50,137	\$0						
<b>San Dieguito Academy High School - Field Lights</b>	\$250,000				\$250,000		\$0			
<b>San Dieguito Academy High School - Performing Arts design</b>										
Phase 1 - Performing Arts Center (A&E thru Const. Docs)	\$377,847			\$377,847	\$333,479		\$44,368		\$44,368	
<b>La Costa Canyon High School - Gym Heating</b>	\$50,000			\$50,000	\$0		\$50,000		\$50,000	
<b>Diegueno Middle School - Renovate D-7 Lab</b>	\$70,000			\$70,000	\$0		\$70,000		\$70,000	
<b>Funds Available for Other Projects - Yearly</b>		\$0	\$0	N/A	\$0	\$0	N/A	<b>Total Other Sources:</b>		\$9,831,414
<b>Funds Available for Other Projects - Cumulative</b>		\$0	\$0	N/A	\$0	\$0	N/A			

**Other Sources to Complete Projects**

1. CFD One Time Special Tax Accounts <sup>(2)</sup>	\$2,922,986
2. Special Reserve 17-42	\$1,200,000
3. Capital Facilities Fund 25-18	\$1,401,630
4. State reimb of TPHS West Campus	\$3,807,126
5. Facilities Hardship - SDA Library	\$1,000,000
Total Funds Identified	\$10,331,742



# Financial Scorecard

## Future projects for consideration

**San Dieguito Union High School District  
Business Services/Facilities Planning  
Capital Facilities Projects  
Budgets and Source Projection  
November 23, 2005**

Future Projects	Unfunded	September 2006 Projected Release			September 2007 Projected Release			Sept. 2008 Projected Release			Other Sources to Complete Projects			
		Qualified 94-2	Non-Qualified	Unfunded	Qualified 94-2	Non-Qualified	Unfunded	Qualified 94-2	Non-Qualified	Unfunded	CFD Special Tax Accts	NCW CVMS Exp.	State Facilities Funds	Other Financing
<b>San Dieguito Academy</b>		\$2,223,462	\$4,281,757		\$1,669,133	\$5,124,593		\$379,868	\$3,002,609					
Performing Arts Complex (\$8,230,040 est.) <sup>(1)</sup>	\$7,852,193	\$1,955,998		\$5,896,195			\$0			\$0			\$1,781,175	\$4,115,020
Two-Story 8 Classroom Bldg (\$3,736,003 est.) <sup>(2)</sup>	\$3,736,003	\$267,464		\$3,468,539	\$1,669,133	\$1,799,406	\$379,868	\$3,002,609	\$1,419,538					
<b>Canyon Crest Academy</b>			\$4,281,757	\$2,218,243		\$2,218,243	\$0			\$0				
Classroom Building (est.)	\$6,500,000													
Buildout of Fields (est.)	\$6,146,060			\$6,146,060		\$2,906,350	\$3,239,710		\$3,002,609	\$237,101				
<b>Sunset High School</b>														
Phase 2: Beautification and Offsite Improvements	\$100,328			\$100,328							\$100,328			
<b>Transportation</b>	\$400,000			\$400,000										\$400,000
<b>Other:</b>														
Middle School at Canyon Crest Academy	??											\$4,446,708	\$6,493,213	
<b>Funds Available for Projects - Yearly</b>		\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	<b>Total Other Sources:</b>		<b>\$17,336,444</b>	
<b>Funds Available for Projects - Cumulative</b>		\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A				

<sup>(1)</sup>Assumes outside contribution of 50% (\$4,115,020) and state contribution of \$1,781,175

<sup>(2)</sup>Assumes state contribution of \$2,409,880

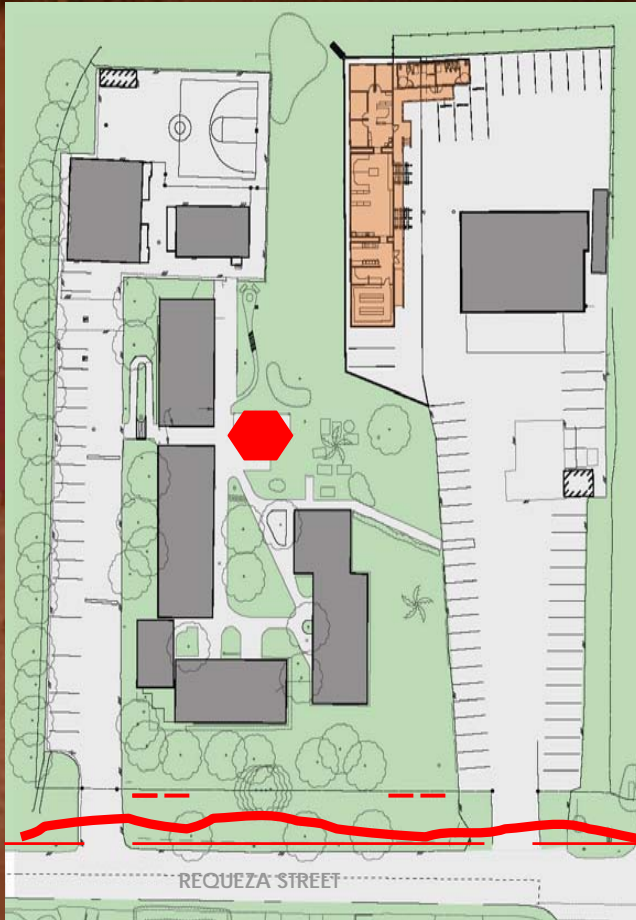
### Other Funds Identified

1. State Funds - SDA Performing Arts	\$1,781,175
2. NCW (CVMS Exp. - 07/08)	\$4,446,708
3. State Funds - Middle School at CCA	\$6,500,000
<b>Total Funds Identified</b>	<b>\$12,727,883</b>

# Other Projects

## Sunset Beautification/Street Improvements

SUNSET HIGH SCHOOL



### WORK REQUIRED BY CITY

- ① INSTALL CURB AND GUTTERS ALONG REQUEZA.
- ② INSTALL A MEANDERING ASPHALT PATH AT FRONT OF CAMPUS.
- ③ INSTALL BENCHES (4) ALONG PATH.
- ④ INSTALL GROUND COVER.

### DISTRICT INITIATED WORK

- ⑤ SHADE STRUCTURE

CONSTRUCTION BUDGET:	\$105,000
SOFT COSTS (FEES, FF&E, ETC.):	\$ 20,000
	<hr/>
	\$125,000

# Other Projects

## Adult Education Needs

- Adult Education currently resides at Oak Crest Middle School in one relocatable classroom for administration.
- Administration space is insufficient.
- Ideally Adult Education would want 4-5 relocatable classrooms. Two of which would house administration space.
- The operation of Adult Education at a middle school maybe incompatible.
- Short-term/long-term solutions:
  - Stay at Oak Crest Middle School
  - Move to San Dieguito High School Academy
  - Move to Earl Warren Middle School
- Hire architect to determine feasibility of relocating Adult Education operation

# Other Projects

## San Dieguito Academy – Library/Media Center



### STATUS OF SITES OF NOV. 21, 2005



### ESTIMATED COST – NOV. 21, 2005

Architectural Services	\$352,033	
DSA plan check	\$24,805	
CDE plan check (est.)	\$5,000	
Preconstruction Services	\$47,223	
Other, i.e. printing, ads, etc.	\$33,744	
<b>Subtotal Planning</b>		<b>\$462,805</b>
Construction (est.)	\$3,630,409	
CM FEE/GC (est.)	\$501,104	
Other, i.e. OCIP, int. housing	\$213,040	
<b>Subtotal Construction</b>		<b>\$4,344,553</b>
Testing & Inspection		\$155,755
Furniture & Equipment (est.)		\$150,000
Contingency (5% Const./5% Dist.)		\$399,719
<b>Total</b>		<b>\$5,512,832</b>

# Other Projects

## San Dieguito Academy – Stadium Lights

- Lights were installed in 1964.
- Current lighting levels are not sufficient for night-time usage of fields.
- Project is currently out to bid.
- Project includes light pole standards, lights, and upgrade of electrical system.

### PROPOSED SCOPE OF WORK

- ① REMOVE AND INSTALL NEW STADIUM LIGHTING



CONSTRUCTION BUDGET:	\$210,000
SOFT COSTS (FEES, FF&E, ETC.):	<u>\$ 40,000</u>
	\$250,000

# Other Projects

## San Dieguito Academy – Safari Multi-Media System

### PROPOSED SCOPE OF WORK AND FINANCING

- ENTER INTO A FIVE YEAR LEASE/PURCHASE WITH SIMPLEX GRINNELL FOR PRINCIPAL AMOUNT OF \$651,100, WITH APPROX. ANNUAL PAYMENTS OF \$140K.
- LEASE/PURCHASE ALLOWS DISTRICT TO TAKE ADVANTAGE OF LOW INTEREST RATE OF 3.85% - TOTAL LEASE COST \$701,199.
- DISTRICT CAN PREPAY WITHOUT PENALTY.
- SYSTEM WILL BE COMPARABLE TO CANYON CREST ACADEMY.
- PROJECT TO BEGIN IN JANUARY 2006 AND COMPLETED BY END OF SCHOOL YEAR .

INSTALLATION OF SAFARI SYSTEM: \$701,199

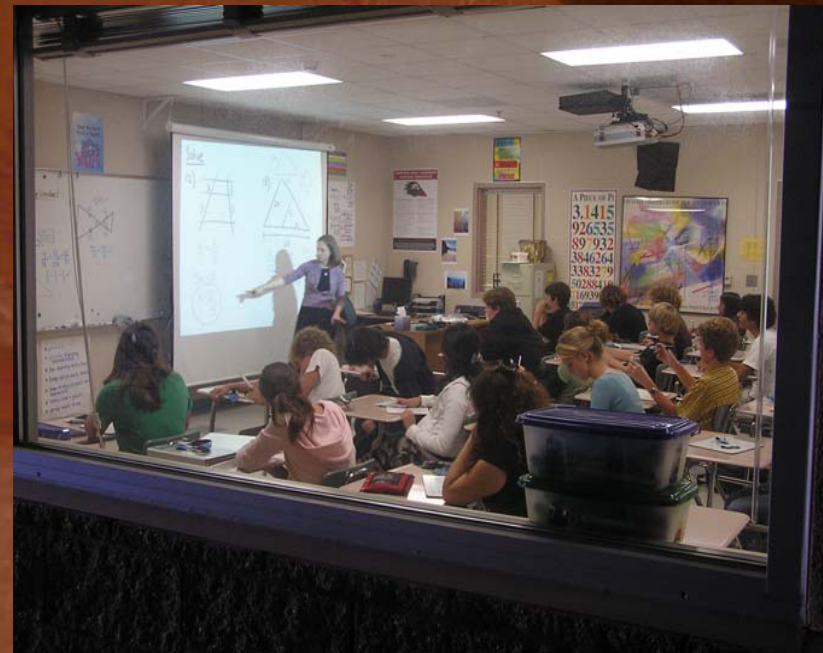
OWNER SUPPLIED ITEMS

PROJECTORS: \$148,665

TELEVISIONS: \$ 28,615

\$878,479

FUNDING: COMMUNITY FACILITIES DISTRICT 94-2 SPECIAL TAX



# Other Projects

## San Dieguito Academy – Performing Arts Center

THEATRE TO THE WEST OF THE  
LARGE TORREY PINES TO  
PRESERVE COURTYARD.

THIS IS CONSISTENT WITH  
JURORS' COMMENTS ON  
DESIGN



# Other Projects

## Canyon Crest Academy – Theater



PERFORMING ARTS THEATRE TO BE COMPLETED  
IN SPRING OF 2006

INTERIOR SPACE IS CURRENTLY BEING REFINED



CONVERSION OF TWO CLASSROOMS TO  
BLACK BOX THEATRE COMPLETED AT A COST  
OF \$182,871 AND NOW OCCUPIED BY SITE.

\$50,000 OF THE TOTAL COST WAS OFFSET BY A  
DONATION MADE BY THE CANYON CREST  
ACADEMY FOUNDATION.



# Other Projects

## Canyon Crest Academy – Gymnasium



- GYMNASIUM SCHEDULED TO BE COMPLETED IN SPRING OF 2006
- ONGOING EXTERIOR CONSTRUCTION IS CONCURRENT WITH INTERIOR WORK



# Other Projects

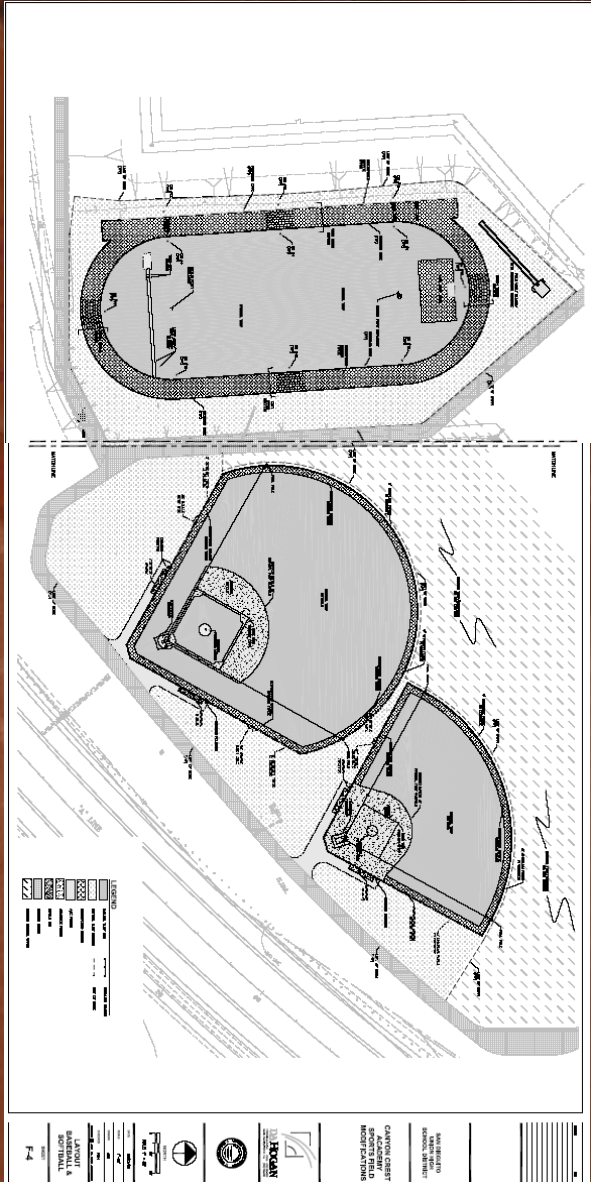
## Canyon Crest Academy – Art/Music

- INSTRUCTIONAL SPACE HAS BEEN PROGRAMMED AND INTERIORS ARE BEING FINISHED.
- ESTIMATED COMPLETION OF BUILDING IS SPRING OF 2006, HOWEVER TOP THREE CLASSROOMS ARE TO BE OCCUPIED BY SITE AT SEMESTER BREAK.



# Other Projects

## Canyon Crest Academy – Fields



- Tennis and basketball courts, and general purpose fields– grading currently ongoing, to be completed in Spring of 2006
- Baseball and softball fields, and track are currently out to bid. Construction to start in January 2006, completed March 2006.

# Other Projects

## Transportation – Work in Progress



- HUD \$750,000 – Phase I of Master Plan
- Applied for \$45,000 APCD Grant for CNG Fueling
- Additional Funds Needed:
  - \$200,000 to complete Phase I of Master Plan
  - \$100,000 to replace storm water clarifier
  - \$45,000 to match APCD Grant

