

Facilities Master Plan

Executive Summary
March 5, 2019

Attachment A

DRAFT

WINDY HILLS HIGH SCHOOL PERFORMING ARTS CENTER

SAN BERNARDINO CITY



Presentation Objectives

- 1 Overview of SBCUSD Facility Master Plan
- 2 Financial Analysis and Outlook
- 3 Recommendations



The Master Plan

Major Plan Elements

1

Educational
Specifications

2

Residential
Growth Study

3

Needs
Assessment

4

Financial
Plan



The Master Plan

Purpose of the Facilities Master Plan

1 Educational Specs Set **Direction**

2 Residential Growth Study Defines **Demand**

3 Assessment Prioritizes **Need**

4 Financial Plan Identifies **Resources**

1
Educational
Specifications

2
Residential
Growth Study

3
Needs
Assessment

4
Financial
Plan

Educational Specifications

Collaborate with key stakeholders to set direction for District's architects and builders.

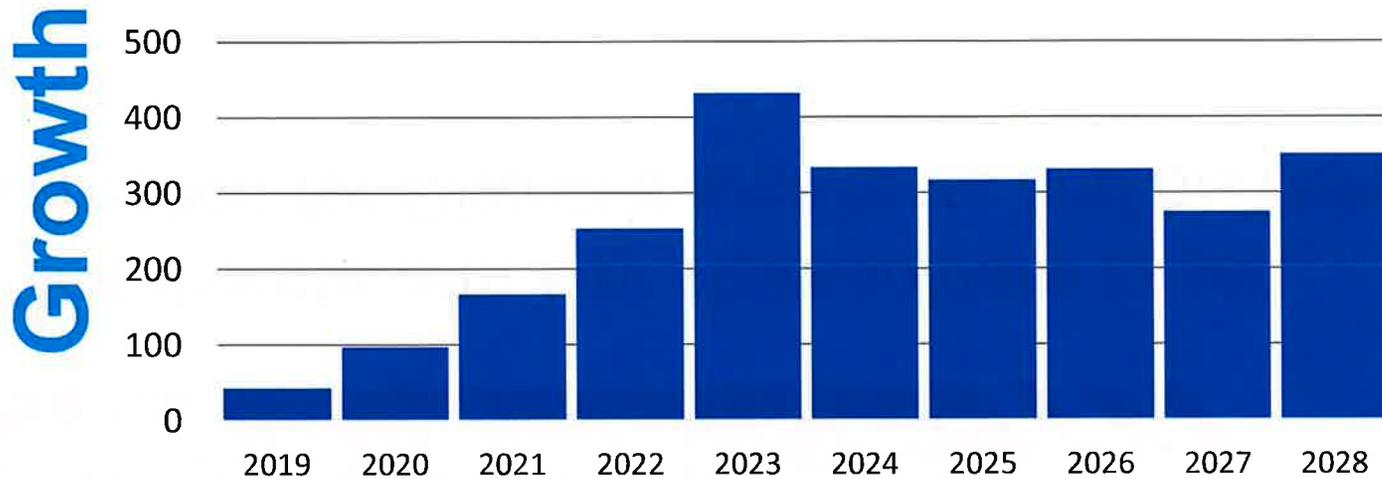


Direction

- Articulates vision, values and aspirations
- Required to receive State matching funds
- Sets long term direction for educational spaces

Residential Growth Study

- Studies residential growth within individual school boundaries
- Projects highest single year growth in 2023
- Projected residential growth would help offset recent declining enrollment.



Impacted Schools:

- Cajon HS
- Chavez MS
- Paakuma' K-8
- Pacific HS
- San Gorgonio HS

Needs Assessment

Need

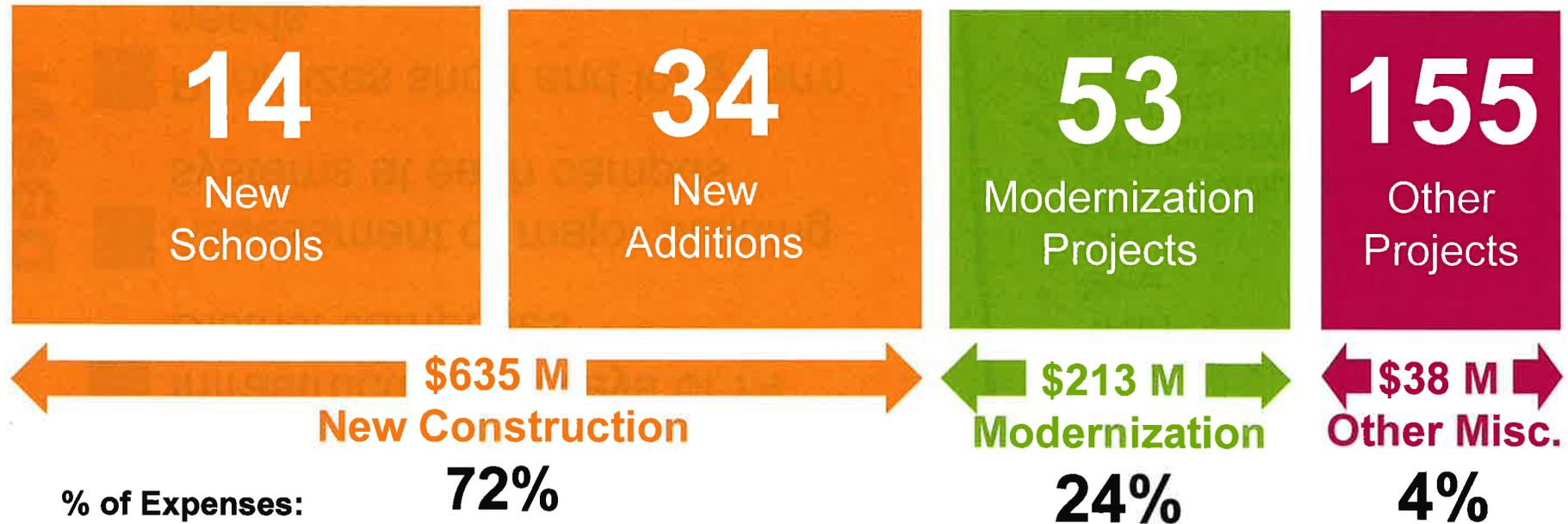
- Infrastructure surveys of 74 District campuses
- Assessment of major building systems at each campus
- Prioritizes short and long term needs
- Creates implementation schedule

Building Systems Inspected:

- ✓ Structural
- ✓ Electrical
- ✓ Plumbing
- ✓ Heating & Air Conditioning
- ✓ Water
- ✓ Sewer
- ✓ Gas
- ✓ ADA Compliance
- ✓ Communications
- ✓ Fire Alarm
- ✓ Safety & Security
- ✓ Roofing
- ✓ Walks & Site Paving

Financial Plan

Background 1998-2018



Financial Plan

Projected 2019-2024



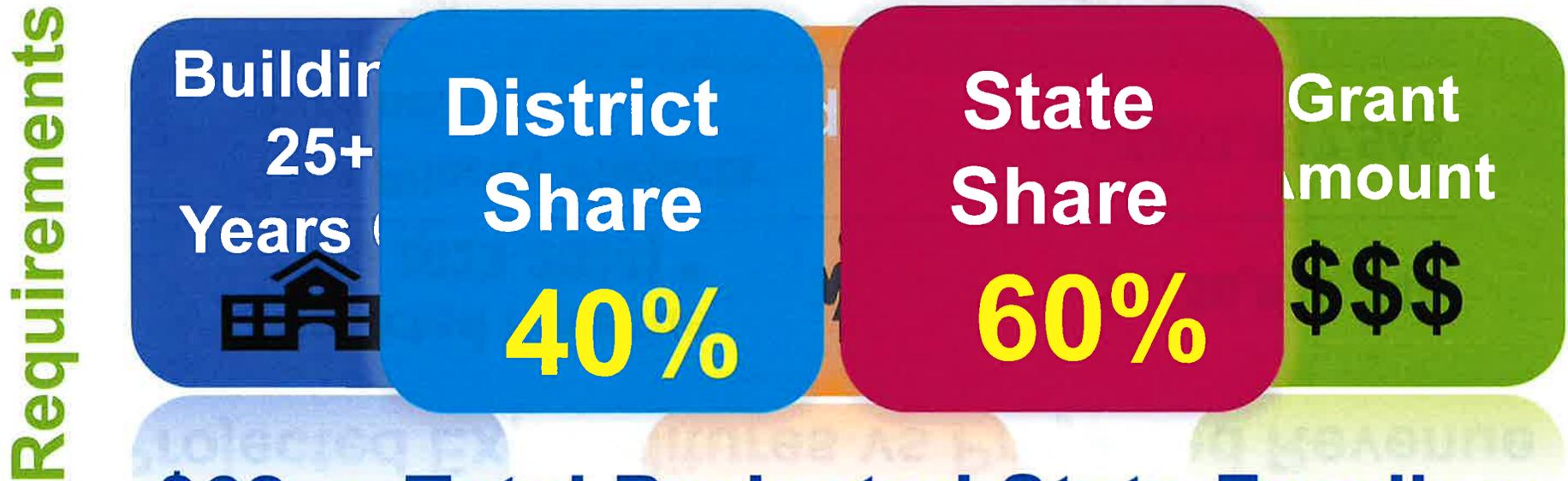
Financial Plan

Considerations are based on several factors:

- Access State funding for capital improvements 
- Facility age 
- Code compliance 
- Health & Safety 
- Facility Assessment improvements 
- Planning for future shifts in enrollment

Financial Plan

State Modernization Eligibility



\$62 m Total Projected State Funding

Financial Plan

Projected Expenditures vs Projected Revenue

Short Term

Projected Revenue (thru 2023-2024) *	\$ 136,815,744
Less Priority Projects Expenditures	- \$201,817,546
Shortfall	(\$ 65,001,802)

* Does NOT include Developer Fees

Financial Plan

Projects through 2024 (in millions)

Artificial Turf Installations	\$ 5.2	Pacific HS New Admin	\$ 5.7
Barton ES Modernization	\$ 2.4	Welcoming Resource Center	\$ 7.7
Del Rosa ES Modernization	\$ 6.7	Prop. 39 Projects	\$ 8.4
District Police HQ	\$ 8.3	Rio Vista ES Modernization	\$ 2.3
ISHS Black Box Theatre	\$ 4.1	San Andreas Growing Hope	\$ 2.3
M L King MS Modernization	\$ 4.7	San Bernardino HS Mod	\$12.0
North Park ES Admin	\$ 5.4	Sierra HS Modernization	\$ 4.7
Pacific HS CTE Transportation		Single Point Entries	\$ 2.7
\$12.5		<u>Warm Springs ES Modernization</u>	<u>\$ 6.2</u>
Pacific Modernization	\$35.0	TOTAL	\$136.2
<i>(Includes shade structures where needed)</i>			

Financial Plan

Shortfall Priority Projects (in millions)

Cole ES Modernization	\$ 0.8	Pacific HS CTE Bio Med	\$ 8.9
Full Day Kindergarten	\$ 5.0	Pacific HS Food Service	\$ 7.2
Hunt ES Modernization	\$ 2.1	Pacific HS Performing Arts	\$19.8
Indian Springs HS CTE	\$ 3.8	San Bernardino HS Maker Space	\$ 5.0
Oehl ES Modernization	\$ 1.1	Serrano MS Modernization	\$ 0.8
Pacific HS Site Improvement	\$ 4.1	<u>Shandin Hill MS Modernization</u>	<u>\$ 2.6</u>
Pacific HS Student Center	\$ 4.6		
		TOTAL	\$ 65.6

Financial Plan

Future Master Plan Considerations

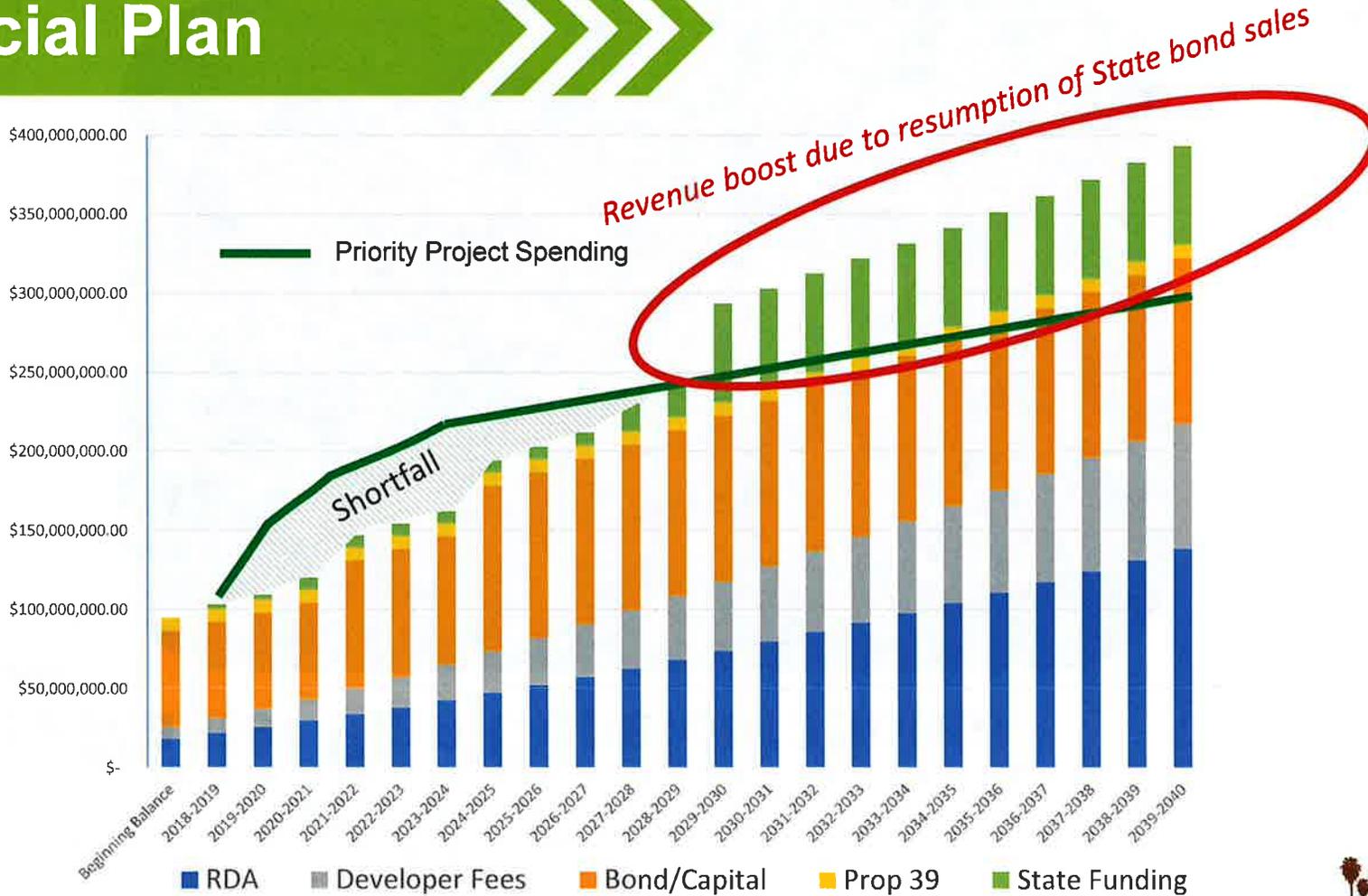
(in millions)

Libraries	\$30
Administration Improvements	\$28
Multi-Use Rooms	\$45
Parking Improvements	\$21
Kindergarten Improvements	\$20
Science Labs	\$10
Middle School Gymnasiums	\$30
<u>Athletic Facilities</u>	<u>\$15</u>

TOTAL UNFUNDED \$199

Financial Plan

Projected



Financial Plan

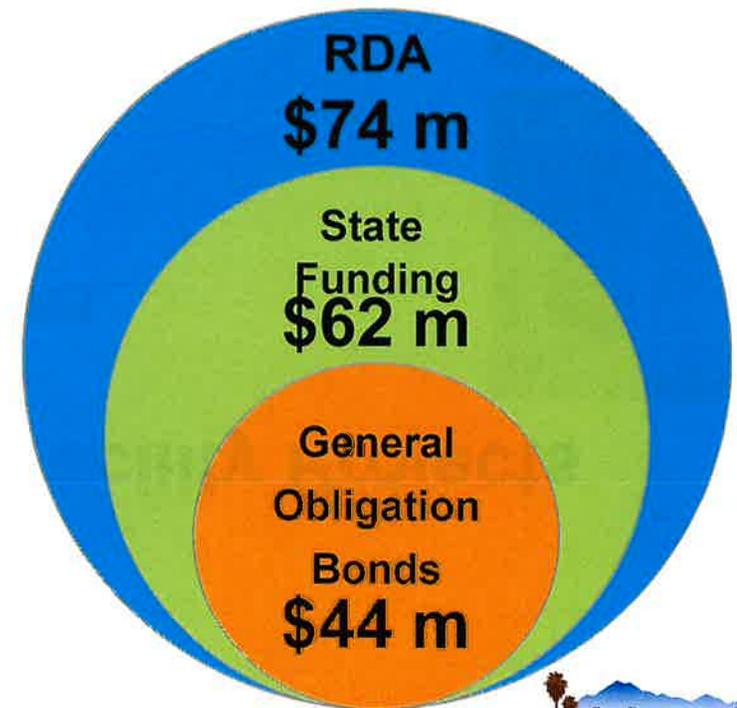
Available Revenues for Capital Facility Projects

- 1 General Obligation Bond Issuances
- 2 State Funding
- 3 Successor Agency Revenues (RDA)



General Obligation Bonds and State Funding

-  District projects **\$44 million** in **General Obligation Bonds** through 2029
-  District expects to receive approximately **\$62 million** in **State Funding** by 2029
-  District expects to receive approximately **\$74 million** in **RDA Funding** by 2029



Financial Plan

Successor Agency Revenues (RDA)

\$74.3m in anticipated revenue through 2029

District can advance **\$65m** in project funding utilizing a Certificate of Participation

District to receive approximately **\$24m** above COP repayment amount through 2029

The Master Plan



Key Points of Master Plan

- District vision, values and aspirations set high bar**
- Greatest single year impact from residential growth:
High School level in 2023**
- Reduction of needs assessment impacts through use of
State Modernization Program funds**
- Cash flow analysis identifies short term funding gap**

“We can do anything, we cannot do everything.”

The Master Plan

Recommendations and Solutions

Moving Forward

- Address residential growth impacts
- Advance priority projects to minimize escalation impact and maximize State funding eligibility
- Close funding gap and mitigate cash flow by leveraging future RDA revenue
- Evaluate and prioritize future identified need



NEXT STEPS

For March 12, 2019:

- 1 Board adoption of Master Plan and Educational Specifications**
- 2 Board consideration of Facility Financing Plan**
- 3 Create implementation schedule for priority projects**





Thank You



Financial Plan

State Modernization Eligibility

State
Modernization
Eligibility



21

Projects

25+ Years



Students



Eligibility

60/40

State Share
\$49.5 M

60%

District Share
33 M

40%

Total
82.5 M

\$\$\$

Educational Specifications

Methodology

Collaboration
With
Key
Stakeholders

Teachers

Site Administrators

Parents & Students

District Departments



Prior Projects

Background
1998-2018

256
PROJECTS

Modernization
53

New Additions
34

New Schools
14

Other Projects
155



Financial Plan

General Obligation Bond Issuances

Two future bond issuances using Current Interest Bonds provide \$44 Million for Projects

	Series 2013A	Series 2013B	Series 2015C	Series 2017	Series 2021	Series 2024	Total
Issue Date	6/12/2013	6/12/2013	7/15/2015	10/31/2017	8/1/2021	8/1/2024	
Par Amount	30,150,000	12,515,000	32,495,000	52,635,000	38,835,000	37,655,000	204,285,000
New Project Amount	30,000,000		32,269,338	31,159,320	20,000,000	24,000,000	137,428,658
QSCB Repayment		12,352,776		20,831,582	18,065,000	12,910,000	64,159,358
Final Maturity Date	8/1/2037	8/1/2027	8/1/2040	8/1/2042	8/1/2043	8/1/2044	8/1/2044
Percentage of CIBs	100%	100%	100%	100%	100%	100%	100%
Percentage of CABs	0%	0%	0%	0%	0%	0%	0%
Repayment Ratio	1.86	1.28	1.97	1.61	1.78	1.92	1.77

⁽¹⁾ Assumes 4% growth in A.V. for FY 19-20 and for every year thereafter.