

The background of the slide is a close-up, slightly blurred image of the stars and stripes of the United States flag. The stars are a deep blue, and the stripes are white and red, with the red stripe visible in the bottom right corner.

# **Facility Master Plan Committee Findings and Recommendations**

**Dry Creek Joint Elementary School District**

**September 20, 2007**

# **Historical Background**

**1983:** District Master Plan Developed

**1991 - Present:** Construction of Nine Schools

**1995:** DCJESD passed a \$22.5M G.O Bond

**2005:** Facility Finance Workshop

**2005:** Board Presentation on Funding Shortfall and Possible Funding Methods

**2007:** Facilities Master Plan Committee (FMPC)

**2007:** FMPC Summary and Recommendation

# FMPC Members 2007

Title	Name	Site	Title	Name	Site
Asst. Supt.	Gordon Medd	DO	Principal	Peggy Mekemson	OG
Dir. Special Services	Lynn Barbaria	DO	Teacher	Kristi Kandt	OG
Dir. Facilities	Alan Colombo	DO	Parent	Linda Kiger	OG
Principal	Greg O'Meara	ACMS	Principal	Stephanie Groat	DC
Teacher	Joan Slabaugh	ACMS	Teacher	Michelle Jacobs	DC
Parent	Ruth Davis	ACMS	Parent	Juli Hilton	DC
Principal	Chuck Bush	SMS	Principal	Gabe Simon	HO
Assistant Principal	Tanya Reeves	SMS	Teacher	Lee Etta Ennis	HO
Teacher	Wayne Molebash	SMS	Parent	Randy Hine	HO
Parent	Julie Randles	SMS	Principal	Michelle Harmeier	CR
Principal	Amy Banks	AM	Teacher	Jamie Halsey	CR
Teacher	Steve Devine	AM	Parent	Susan Pagel	CR
Parent	Christy Meiggs	AM	Principal	Tracy Robinson	QG
Principal	Jim Ferguson	BR	Teacher	Melissa Ranchhod	QG
Teacher	Doug Jaynes	BR	Parent	Scott Otsuka	QG
Parent	Tina Doyle	BR	Principal	George Tsai	CRMS

# Role of FMPC

- Analyze DCJESD growth and development
- Develop awareness of DCJESD facility funding challenges
- Examine each site's needs to determine District-wide Capital Improvement Project List
- Review various forms of facility funding
- Provide a community perspective with regards to Capital Improvement Projects
- Provide input to district staff regarding recommendations for facility funding

# **FMPC Process**

- Reviewed enrollment projections
- Analyzed facility needs
- Identified modernizations and upgrades
- Visited each site
- Analyzed district survey results
- Overview of digital classroom/security system
- Recommendation for the Board of Trustees

# FMPC Meetings & Activities

- **Meeting #1 (April 2007)** –Growth, enrollment, facility needs, funding shortfall
- **Meeting #2 (May 2007)** –District survey, use of results, specific site wants and needs and purpose of site visitations
- **Site Visitations (May – June 2007)** – Visited every site, reviewed facility repair and capital improvement needs
- **Board Workshop (August 2007)** – Presentation of FMPC work and possible options for district



# FMPC Meetings & Activities

- **Meeting #3 (August 2007)** – Survey results, security camera system/digital classroom, Facility Finance Plan, Facility Funding Options, recommendation to Board of Trustees
- **Meeting #4 (September 2007)** – Identified key points and prepared presentation
- **Board Meeting (September 2007)** – Present FMPC findings and recommendation

# **FMPC Findings - District Strengths**

- Highly-qualified staff
- Motivated students
- Involved parents
- Outstanding standards-based instructional programs
- Excellent community support of our schools
- Well-maintained facilities
- Proven track record of fiscal responsibility



# FMPC Findings - District Needs

- Updated technology in classrooms and computer labs
- Security/surveillance systems at ALL schools
- Upgraded science classrooms
- Completion of Creekview Ranch
- Future elementary school
- Small group instructional spaces
- Visual & Performing Arts support
- Dry Creek School modernization
- Corrective landscape/hardscape repairs

# **FMPC Findings – Finance Shortfall**

- District will grow by approximately 1,500 – 2,000 students at build-out
- Construction costs continue to escalate
- Facility/program needs exceed potential revenue

# Construction Costs - Current Schools

<b>Elementary School</b>	<b>Date</b>	<b>Total Cost</b>
Heritage Oak	1992	\$7.9M
Antelope Meadows	1992	\$6.1M
Quail Glen	1996	\$8.6M
Olive Grove	1998	\$9.9M
Coyote Ridge	2002	\$15.6M
Barrett Ranch - Phase I	2006	\$27.3M
<b>Middle School</b>	<b>Date</b>	<b>Total Cost</b>
Antelope Crossing	1995	\$16.1M
Silverado	2000	\$22.7M

# Construction Costs - New Schools

## Construction Projects

- ***Creekview Ranch Middle School***
  - Three (3) phase construction project
  - Completion date Phase 2, August 2008
  - Total cost: **\$59.2M**
- ***Future Elementary School (Crowder & Vineyard)***
  - Two phase construction project
  - Completion date TBD
  - Total cost: **\$34.6M**
- ***Barrett Ranch Phase 2***
  - Twelve (12) additional classrooms
  - Completion date TBD
  - Total cost: **\$12M**

# **Facilities Funding Plan**

- **Costs exceed projected revenue**
- **State reimbursements far below 50%**
- **New construction, land acquisition, facility upgrades and modernizations included**
- **Additional costs, including: architects, fees, permits, inspections**
- **District will have to halt all facility improvements and new construction without additional funding**

# Facility Finance Plan Summary

Revenues and expenditures projected to 2015-16.

Projected enrollment at build out will be approximately 8,500-9,000 depending on development.

	Description	Total
<b>Expenditures</b>		
	Dry Creek	10,434,148
	Heritage Oak	390,193
	Antelope Meadows	462,333
	Antelope Crossing Middle	1,213,614
	Quail Glen	612,500
	Olive Grove	562,240
	Silverado Middle	1,148,794
	Coyote Ridge	415,536
	Barrett Ranch - P1	3,074,525
	Barrett Ranch - P2	12,045,123
	WPMS - P1	3,798,111
	WPMS - P2	39,452,413
	WPMS - P3	11,178,874
	West Placer Elem - P1	25,882,000
	West Placer Elem - P2	8,800,038
	District Office	12,347,500
	Other	2,510,000
	Total	134,327,942
<b>Revenues</b>		
	State Match	30,939,124
	Developer Fees	27,080,045
	G.O. Bond	<b>0</b>
	C.O.P.	(9,740,683)
	Other	298,013
	Total	48,576,498
<b>Excess / (Deficiency)</b>		<b>(85,751,443)</b>
<b>Beginning Balance</b>		14,843,939
<b>Ending Balance</b>		<b>(70,907,504)</b>

Shortfall of approximately  
**\$71M**



# Funding Options – Bond Extension (\$33.5M)

- Extending current G.O. Bond **30 years**
- No tax rate increase
- Funds generated fall considerably short of district need
- Project cuts may impact voter support
- After completion of CRMS the remaining funds would be insufficient to complete site modernizations and upgrades
- **\$37M** short of total need
- Additional G.O. bond may be required in **4-6 years**



# Facility Finance Plan – Bond Extension \$33.5M

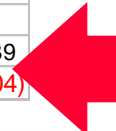
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<b>Expenditures</b>		
	Dry Creek	10,434,148
	Heritage Oak	390,193
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<b>Revenues</b>		
	State Match	30,939,124
	Developer Fees	27,080,045
	G.O. Bond	33,500,000
	C.O.P.	(9,740,683)
	Other	298,013
	Total	82,076,498
	<b>Excess / (Deficiency)</b>	<b>(52,251,443)</b>
	<b>Beginning Balance</b>	<b>14,843,939</b>
	<b>Ending Balance</b>	<b>(37,407,504)</b>

Expenditures include ALL Bond related Capital Projects and Capital Improvements requests.

Revenues do not include:

CFD #2, CRMS reimbursements for offsite, possible sale of district land, elimination of leased warehouse space, developer fees for grid code 334.

**Shortfall of approximately \$37M**



# **Funding Options - New G.O. Bond (\$67.3M)**

- **Every child and every school benefits**
- Additional bond to current G.O. Bond
- Refinance of previous G.O. Bond
- Complete all new construction, modernization projects, and recommended upgrades
- No additional bonds required in future years
- Voter support would exist across the entire district

# Facility Finance Plan – New Bond \$67.3M

	Description	Total
<b>Expenditures</b>		
	Dry Creek	10,434,148
	Heritage Oak	390,193
	Antelope Meadows	462,333
	Antelope Crossing Middle	1,213,614
	Quail Glen	612,500
	Olive Grove	562,240
	Silverado Middle	1,148,794
	Coyote Ridge	415,536
	Barrett Ranch - P1	3,074,525
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	West Placer Elem - P2	8,800,038
	District Office	12,347,500
	Other	2,510,000
	Total	134,327,942
<b>Revenues</b>		
	State Match	30,939,124
	Developer Fees	27,080,045
	G.O. Bond	67,300,000
	C.O.P.	(9,740,683)
	Other	298,013
	Total	115,876,498
	<b>Excess / (Deficiency)</b>	(18,451,443)
	<b>Beginning Balance</b>	14,843,939
	<b>Ending Balance</b>	(3,607,504)

Expenditures include ALL Bond related Capital Projects and Capital Improvements requests.

Revenues do not include:

CFD #2, CRMS reimbursements for offsite, possible sale of district land, elimination of leased warehouse space, developer fees for grid code 334.

**Shortfall less than \$4M**



# **District Survey Results**

Our Community appears to support a new G.O. Bond that addresses specific needs with clearly defined parameters and an oversight committee.

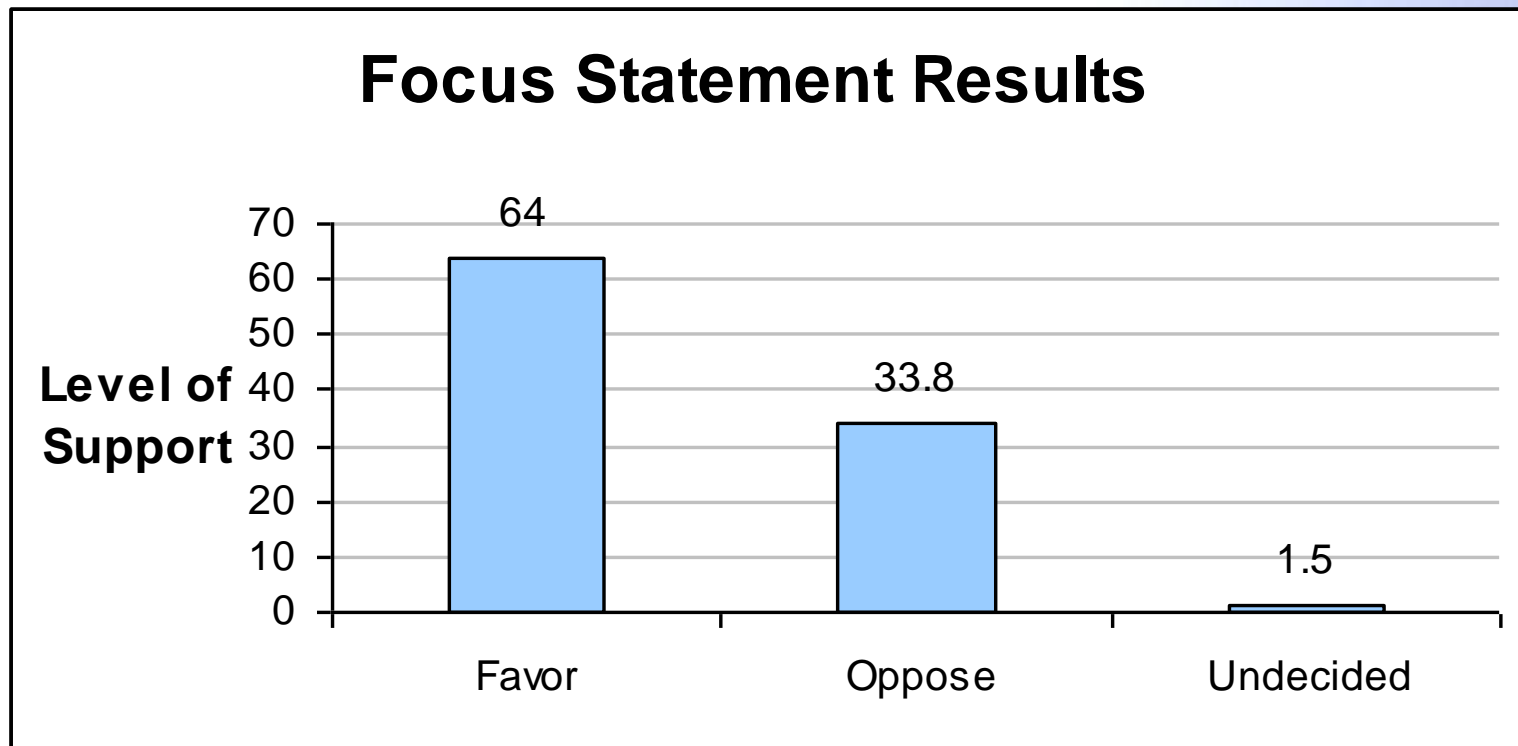
# **District Survey Results**

“To improve the quality of education at all our local schools, modernize classrooms and school facilities at existing schools, build new classrooms and become eligible for millions of additional state school construction dollars, shall the Dry Creek Elementary School District issue \$60 million in bonds at interest rates within the statutory limit with all expenditures audited and reviewed by a citizens’ oversight committee and providing no money used for administrator salaries?”

**Thinking about this question, would you strongly favor, favor, oppose or strongly oppose such a proposal?”**

# District Survey Results

## Ballot Statement



# Summary of FMPC Findings

- DCJESD lags behind other districts in technology opportunities for students and staff
- Need for additional and upgraded science classrooms
- Need to provide upgraded security systems
- Three new construction projects to complete prior to **build-out** of the district
- Projected revenues for facilities will not meet the needs of the district



# Summary of FMPC Findings

- A new G.O. Bond or extension is necessary to continue providing adequate facilities for students
- A bond extension will not be sufficient to meet ALL of the identified district needs
- The Facility Master Plan Committee unanimously recommends...

# **FMPC Recommendation**

**A new G.O. Bond for  
\$67.3M on the  
February 5, 2008 ballot**

# **Board of Trustees**

## **Trustees' Comments**