



**TAMALPAIS UNION HIGH  
SCHOOL DISTRICT**

# **Discuss & Identify Polling Funding Amount(s) & Projects**

April 30, 2024

# Polling: Facility Funding Amount(s)



## Purpose:

*Board direction needed for specific polling amount(s) in order to allow time to review polling results at 5/28 Board meeting for possible November 2024 bond measure.*

# Context from 4/16 Board Meeting

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# Measure A Post-Election Voter Data Analysis



	Votes	%
Yes	24,376	53.76%
No	20,969	46.24%
<b>Total</b>	<b>43,345</b>	<b>100%</b>

- 52.9% of voters in TUHSD cast a ballot on Measure A, compared to countywide turnout of 53.4%
- 93% of ballots were cast via the mail
- Measure A fell 564 votes short of the 55% needed for passage
- 1,688 voters who cast a ballot left Measure A blank

# Pre-Election Polling vs. Election Results



	Yes	Undecided	No
Baseline Polling: Final Test March 2023	61.3%	9.7%	29.0%
Tracking Survey: Final Test October 2023	55.4%	11.6%	33.0%
<b>Final Election Result March 5, 2024</b>	<b>53.8%</b>		<b>46.2%</b>

- Final poll results fell within the +/- 4.9% margin of error of the October 2023 tracking poll
- Polling sample aligned closely with actual voter turnout on partisanship and geography
- Polling sample skewed younger than actual voter turnout (e.g. Age 65+ 7% lower in sample)

# Conclusions



- Lower voter turnout in TUHSD compared to past statewide elections followed the general statewide and countywide trend
- The demographic and geographic makeup of turnout was generally proportional to voter registration except for the age profile
- However, the older skew in turnout did not translate to decreased participation of TUHSD parents
- While voter turnout may have had a marginal impact on the outcome, it is likely that persuasion of voters had a greater impact

# Discussion on Polling Parameters *(in preparation for April 30th)*



- In preparation for 4/30 Board meeting to establish funding amount(s) for polling, staff needs Board direction on:
  - a. Number of funding option(s) to bring back
  - b. Parameters for specific funding amount(s) & associated facilities project reductions (if any) for polling

*Note: Board direction needed at 4/30 Board meeting for specific polling amount(s) in order to allow time to review polling results at 5/28 Board meeting*

# Two Funding Options to Consider for Polling (with related projects)

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# Two Funding Options to Consider for Polling



1. \$440M = Same facilities projects with some reductions and alternative approaches
  - Details on later slides
2. \$517M = Same facilities projects as Measure A

## **Option #1**

**\$440M Funding & FMP Projects  
with some reductions and  
alternative approaches**

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# Criteria for Project Reductions & Alterations in Option #1



1. **FMP critical needs & priorities**
2. **Current assessment of facility conditions** (via construction experts)
3. **Community feedback gained during campaign & since March election** (i.e. bond size, specific projects, funding allocation across sites, etc.)
4. **Parity of Facilities across sites**

# What FMP projects would be funded by option #1?



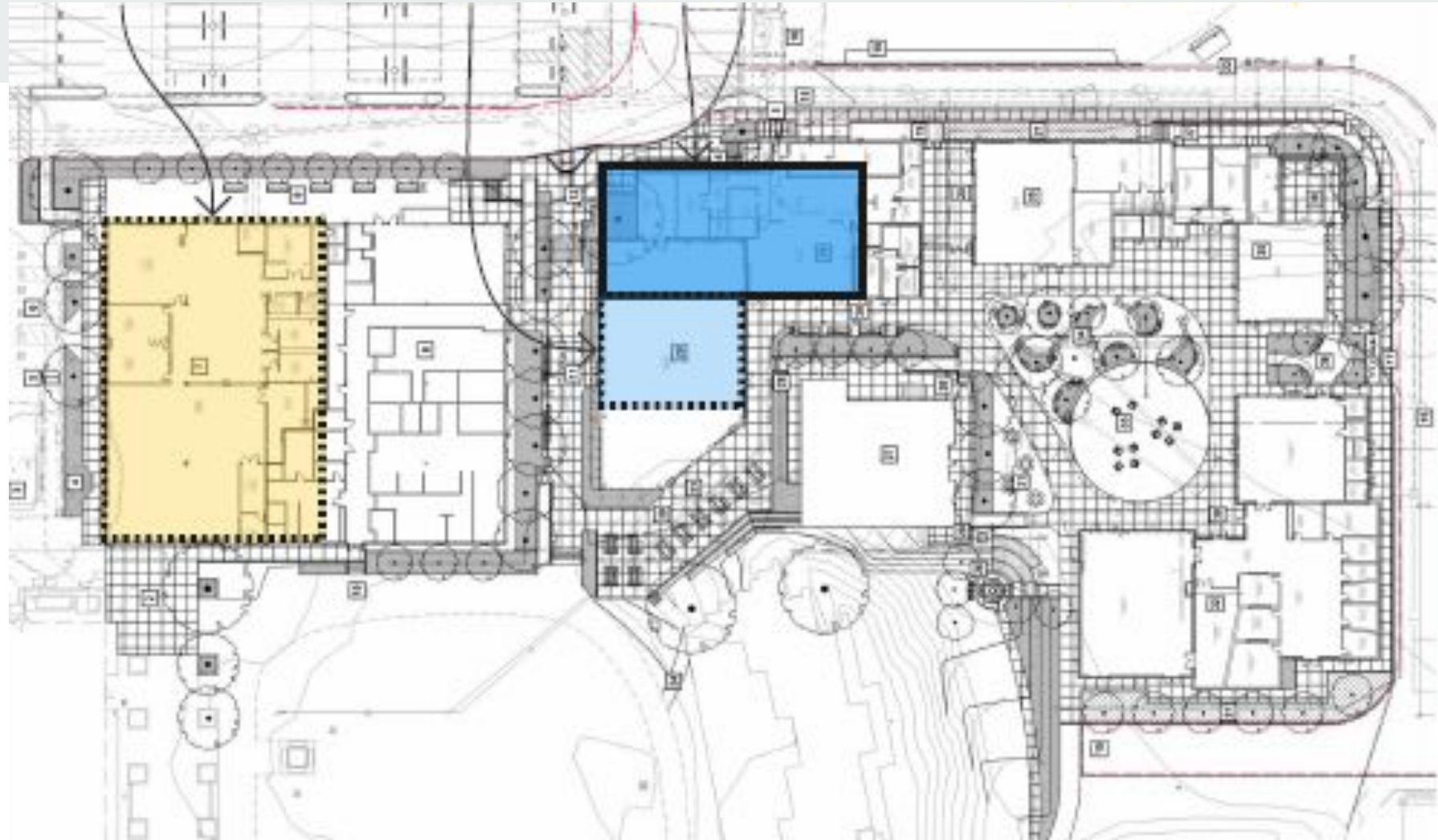
All of the same needs-driven facilities projects identified to be funded by Measure A would be funded with this \$440M funding amount (including all projects at AW campus) with the exceptions identified in following slides.

# What facilities projects will be reduced in scope, deferred or approached alternatively?



## Redwood Cafeteria & Student Commons:

1. Redwood cafeteria was falsely mischaracterized as a '\$100 million gold-plated cafeteria', which caused significant community confusion.
  - a. Fact: The estimated cost for proposed new cafeteria was \$23M. The estimated cost of replacing four buildings (i.e. cafeteria, student commons, music classrooms, arts classrooms) was \$104M total.
2. Reduction in scope for Redwood Cafeteria and Student Commons building replacement project will still address the most urgent needs of expanded kitchen, serving and sheltered eating areas for students while reducing \$32 million in overall costs
  - a. Existing cafeteria expanded into adjacent photography classroom space, which will be rebuilt in new classroom building structure
  - b. Expanded kitchen and serving line space
  - c. **New Multi-Purpose Eating Area** (like AW Student Center without kitchen) built in space where new cafeteria was to be built, which will provide sufficient indoor eating space, additional outdoor covered eating space, and a multi-purpose instructional space for students, staff and the larger community.




# What facilities projects will be reduced in scope, deferred or approached alternatively?



## Tam High Auto Shop:

1. Current auto shop cannot be renovated to be brought up to ADA code given the cost of renovation would exceed 50% of replacement cost, per code.
2. Proposed new auto shop was set to be a flexible vocational arts space for future CTE programming.
3. Currently, Tam High has only enough interested students for two sections (about 50 students) of Auto Shop classes.
4. Tam High students (or all TUHSD students) have access to auto shop classes at new facilities at College of Marin and Terra Linda HS.
5. Cost savings is about \$16 million by not building this project.

# What facilities projects will be reduced in scope, deferred or approached alternatively?

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- No new shade structures or additional Student Services space at Tam High & Redwood
  - No PE classroom replacement at Redwood
  - No solar heating at Redwood pool
  - Cost savings by separating and re-sequencing roof and HVAC replacements
  - Reduce the district wide IT projects
  - Reduction in temporary portable classroom cost estimates at Tam High & Redwood due to market conditions
  - Reduced administrative and bond issuance costs associated with smaller funding amount
  - Total cost savings is about \$36 million from these projects above
  - *Total cost escalation related to delay of construction is \$6 million (for all projects)*



# Reminder: State Facilities Funding Eligibility for TUHSD

- TUHSD is already has \$21M in eligibility with an additional estimated eligibility of \$41M in 2031 due to planned projects, per District consultant
- Notes on State Facilities Funding:
  - State bond measure is expected to be on the November ballot
  - State bonds are paid from state general fund from existing state tax collections and do not result in a tax increase
  - Local matching funding (i.e. local bond) help ensure state bond funding comes back to TUHSD rather than go elsewhere in the State
- Cash Flow: \$440M would not be fully spent until 2031 to avoid disruption of work
- If TUHSD commits State Facilities Funding toward FMP projects, then:
  - $\$440\text{M (local bond)} + \sim \$41\text{M (State Funding)} = \$481\text{M of total funding}$
  - Reminder: \$487M would have funded entire FMP 'with acceptable compromises'

## Option #2

**FMP Projects with \$517M Funding  
= Measure A**

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## Scope of Work

- Create Outdoor Learning Patios
- New Instructional Shade Structures
- New Shade Structures
- Add classroom air-conditioning
- New Office Entry/ Signage
- Photovoltaic Canopies and EV Charging
- Future Flex / Collaboration Space
- Modernize Athletic Fieldhouse
- Reconfigure Student Services space
- Gender Neutral Restrooms
- Add Storage
- Infrastructure and ADA Improvements
- Additional bike racks
- Replace synthetic athletic turf fields and track







## Scope of Work

- Reconfigure existing cafeteria to Flex Space and Collaboration
- Replace existing buildings with new Kitchen Cafeteria, two-story Art addition, Band / Music Building
- Add classroom air-conditioning
- Expanded Student Services space
- Replace PE and Weight Room
- New Shade Structures
- Gender Neutral Restrooms
- Photovoltaic Canopies and EV Charging
- Additional bike racks
- Infrastructure and ADA Improvements





### Scope of Work

- Reconfigure existing cafeteria to Flex Space and Collaboration
- Replace existing buildings with new Kitchen Cafeteria, two-story Art addition, Band / Music Building
- Add classroom air-conditioning
- Expanded Student Services space
- Replace PE and Weight Room
- New Shade Structures
- Gender Neutral Restrooms
- Photovoltaic Canopies and EV Charging
- Replace and additional synthetic athletic turf field & track
- Additional bike racks
- Infrastructure and ADA Improvements







## Scope of Work

- Replacement building for Woodruff Hall, Greenwood Hall, Benefield Hall, Science Portable, Science classroom and Storage Garage
- Add classroom air-conditioning
- Update and Expand Food Service Kitchen
- Expand Student Services space
- Gender Neutral Restrooms
- Photovoltaic Canopies and EV Charging
- Shade Structures
- Infrastructure and ADA Improvements
- Elevator Repair
- Additional bike racks





### Scope of Work

- Replace synthetic athletic turf fields and track
- Replace baseball and softball fields with synthetic turf for year-round multi-use
- New Storage Building







# TAMASCAL HIGH SCHOOL

305 DOHERTY DRIVE // LARKSPUR, CA 94939 // FEBRUARY 2022  
PROPOSED NEW IMPROVEMENTS



## Scope of Work

- Replace existing campus with new buildings
- Additional Student Services Center
- New Shade Structure
- Photovoltaic (rooftop) and EV Charging
- Infrastructure Improvements
- ADA Upgrades







### Scope of Work

- Create Student Services center
- Remodel Multipurpose Building with expanded Kitchen
- New Shade Structure
- Photovoltaic Canopies and EV Charging
- Infrastructure Improvements
- ADA Upgrades



# Financial Summary for Both Options

In Illustrative Scenarios 1-2, the median assessed homeowner (2023-24 AV of \$1,096,500) would pay the estimated taxes shown below:

Illustrative Scenario	Proceeds	Total Debt Service	Average Tax Rate (\$ per \$100k)	Tax Rate (cents per \$100)	Monthly Cost to Median Home Owner	Annual Cost to Median Home Owner
1	\$ 517,000,000	\$ 1,040,000,000	\$30.00	3.00	\$27	\$329
2	\$ 440,000,000	\$ 856,200,000	\$25.00	2.50	\$23	\$274

# Illustrative Scenario \$440 Million

## ◆ Assumptions:

- Tax rate: \$25.00
- Interest rates:
  - Series A: 4.60% <sup>(1)</sup>
  - Series B-C: 5.00% <sup>(2)</sup>
- Annual AV growth rate: 4.25%
- Average annual levy: \$30.4 million
- Total debt service: \$856.2 million

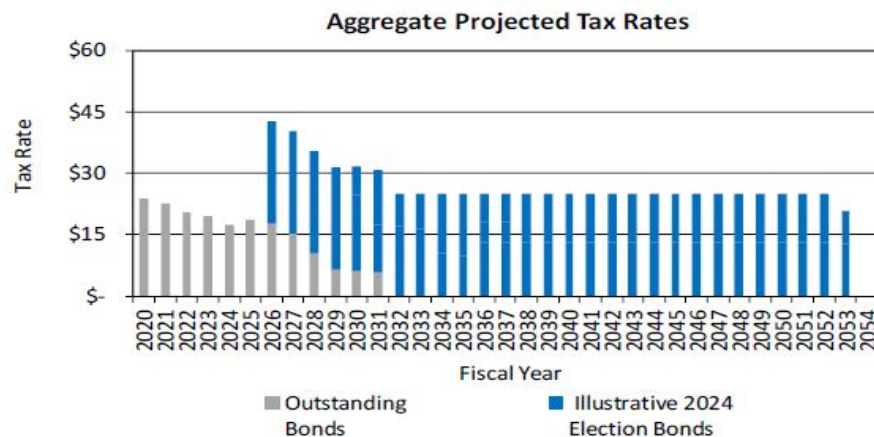
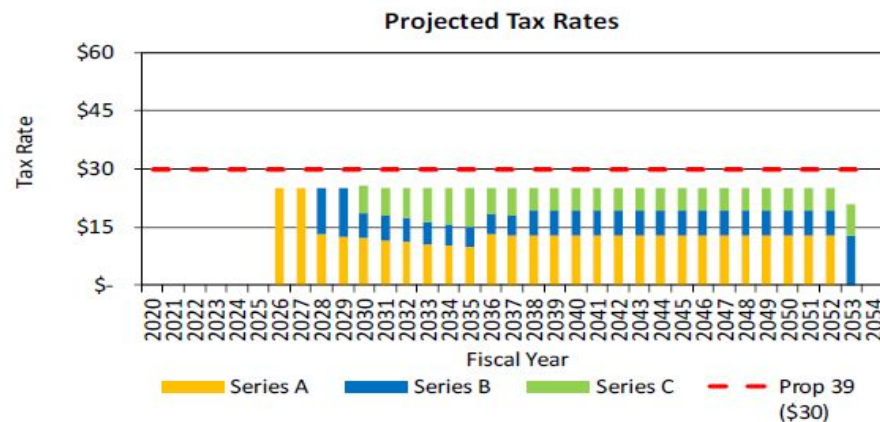
## Illustrative Issuance Schedule <sup>(3)</sup>

Issue	Issue Date	Proceeds	Rpmt Ratio
Series A	March 2025	\$ 220,000,000	2.0 to 1
Series B	Aug 2027	110,000,000	2.0 to 1
Series C	Aug 2029	110,000,000	1.9 to 1
Total		\$ 440,000,000	1.9 to 1

(1) Assumes current market interest rates. Subject to market fluctuations.

(2) Assumes slightly higher than current market interest rates. Subject to market fluctuations.

(3) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's project needs.





# Measure A

## ◆ Assumptions:

- Tax rate: \$30.00
- Interest rates:
  - Series A: 4.60% <sup>(1)</sup>
  - Series B-C: 5.00% <sup>(2)</sup>
- Annual AV growth rates: 4.25%
- Average annual levy: \$36 million
- Total debt service: \$1.04 billion

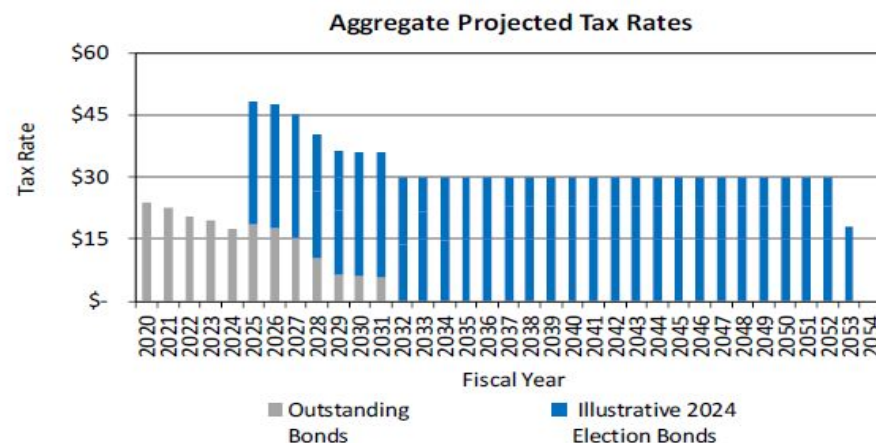
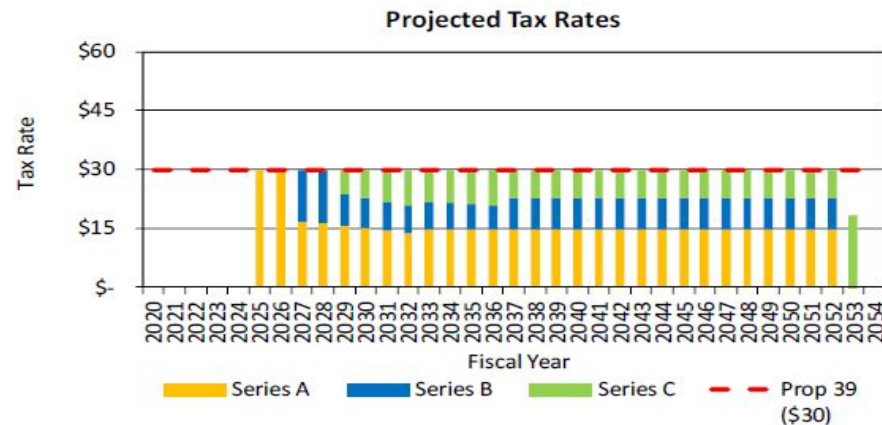
## Illustrative Issuance Schedule <sup>(3)</sup>

Issue	Issue Date	Proceeds	Rpmt Ratio
Series A	Aug 2024	\$ 260,000,000	2.0 to 1
Series B	Aug 2026	128,500,000	2.0 to 1
Series C	Aug 2028	128,500,000	2.0 to 1
Total		\$ 517,000,000	2.0 to 1

(1) Assumes current market interest rates. Subject to market fluctuations.

(2) Assumes slightly higher than current market interest rates. Subject to market fluctuations.

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## Questions & Comments?