Roseville Joint Union High School District

6th High School Update at February 12, 2015

Many people have inquired about the status of our next high school project in West Roseville. The purpose of this letter and the slides that follow is to give everyone a clear picture of what the new high school will look like, the planning process that led to the design, and the enrollment and finance issues that will dictate when we will be able to begin construction.

When will the new high school be built? The short answer is that we simply do not have enough high school students living in the attendance area of the new high school. The new high school will eventually serve a student population of over 2,000 students. Currently, there are only 346 high school students in the area. We hope to open a smaller 1000-1200 student campus sometime in the next 6 years. The longer, more detailed answer listed below focuses on three critical factors: student enrollment, State funding and developer fees.

The Board of Trustees and the District Leadership in the Roseville Joint Union High School District would like to get a new school on the ground as quickly as possible! We own the property. We are closely monitoring new home construction, working with the developers and the City of Roseville to anticipate any changes, and finishing the design work and State approval process. The development of the critical factors outlined below will ultimately dictate when a new high school will be completed.

What kind of school is being designed and how much will it cost? The design process included visits to a number of different types of schools and facilities and included the input of students, teachers, administrators and other staff. Marysville Getchell High School in Washington and Canby High School in Oregon served as models for some of the design features. High schools are not cheap to build. Antelope High School, which opened in 2008, had hard construction costs of $79.7 million for a school with 173,000 square feet ($461 Sq/ft) to house about 1700 students. As you will see in the presentations that follow, the projected cost for

phase one of the project (classrooms, gymnasium, cafeteria, main office) is about $110 million. This includes hard construction costs of about $426 per square foot and the grading and completion of physical education and athletic fields. The district has carefully examined schools in neighboring Districts that were built in the last decade and has found a wide variance of costs due to the multiple factors that impact each individual project. The numbers are clearly subject to changes in construction materials, inflation and other factors. Before construction begins on any project of this size, we will conduct a value engineering study to identify and maximize any cost savings. Historically, our district has built outstanding facilities that have served the community well over the long term. Roseville High is over 100 years old and going strong! But, our Board of Trustees and the District are also careful stewards of the taxpayers' money.

Many of the design features in the new high school are being included in school projects all across the nation. In the slides you will see that wider use of glass and small collaboration spaces will create a more open and transparent learning environment, similar to the design in most business offices today. However, basic classroom spaces, gymnasiums, athletic facilities and specialty classrooms (art, science, dance, music) will be similar to what is offered in our other five comprehensive high schools. We have learned a great deal about teaching and learning over the past two decades, and also what types of classrooms are conducive to student success. Just as the design of Antelope was different from the model at Granite Bay and Woodcreek, so is this design an improvement on what we were able to do at Antelope. We think the community will be thrilled when the new campus arrives.

Enrollment: Originally, we began this work assuming a student population for the new campus at about 2300 students at build out. Currently (Spring 2015) there are only 346 high school students in the attendance area. To operate a high quality comprehensive high school with the array of offerings we offer at our other five comprehensive high schools, we need to have a student population that will reach 1200 in the first few years of existence. We generally open a new campus with just 9th and 10th graders. Even with the recent surge in new construction, only 287 new single family unit construction permits were issued in the West Roseville Specific Plan (the attendance area for the new high school) in 2013-14. By way of contrast,

in 2007-08, there were 540 new single family units constructed around the district. Our demographer's best current estimate is that we will not reach a student population of 800 in the attendance area until 2018.

State Funding: In 2007, the funding plan developed for the new high school was built assuming significant State funding for construction. Using the formulas at that time, it was estimated that the district would receive more than $50 million dollars from the State to support the project. As most people are aware, the State has not approved a new State Construction bond, leaving many districts scrambling to determine how to fund their projects. Today, because of shrinking enrollment in other parts of the district, the district would not qualify for State construction funding even if it were available. The State determines funding priorities based on the enrollment of the entire district, not just in specific sectors.

Developer Fees: Part of the construction costs for schools generally come from fees paid by the developers who are building the new homes that create the need for more schools. Commonly called Developer Fees, these are funds the district receives as homes are built. Those fees shrunk with the downturn in building during the recession. As home construction and sales increase, the new homes will bring with them the necessary fees to help support the construction of the new campus.

History of the project: In 2005, after reviewing projected growth for the northwest sector of the city of Roseville with the anticipated construction of almost 25,000 new homes, the district determined that a high school in that area of the district would be needed by the 2013-14 school year. A School Facility Improvement District (SFID) bond was passed in 2007 to provide a major source of funding for the project and DLR, an architectural firm who has designed schools across the region, was selected as the architect for the project. After two years of meetings and planning, facility design work began in earnest. The subsequent recession resulted in a dramatic downturn in new construction and the project was put on hold. With the improvement of the economy over the past few years, construction in the region has picked up and the northwest sector of the district is beginning to grow again. Currently, approximately 4,000 of the anticipated 25,000 home permits are in place. The pace of that growth will dictate when the new high school will be built.

JOURNEY OF DISCOVERY TOGETHER

ORIGINAL CORE TEAM

PAIGE STAUSS – Board of Trustees

TONY MONETTI – Former Superintendent

JOHN MONTGOMERY – Assistant Superintendent : Curriculum and Instruction

GARY STEVENS – Assistant Superintendent : Business Services

RON SEVERSON – Assistant Superintendent : Personnel Services

CHRISTOPHER GRIMES – Director of Facilities Development

MIKE FURY – Former Director of Technology

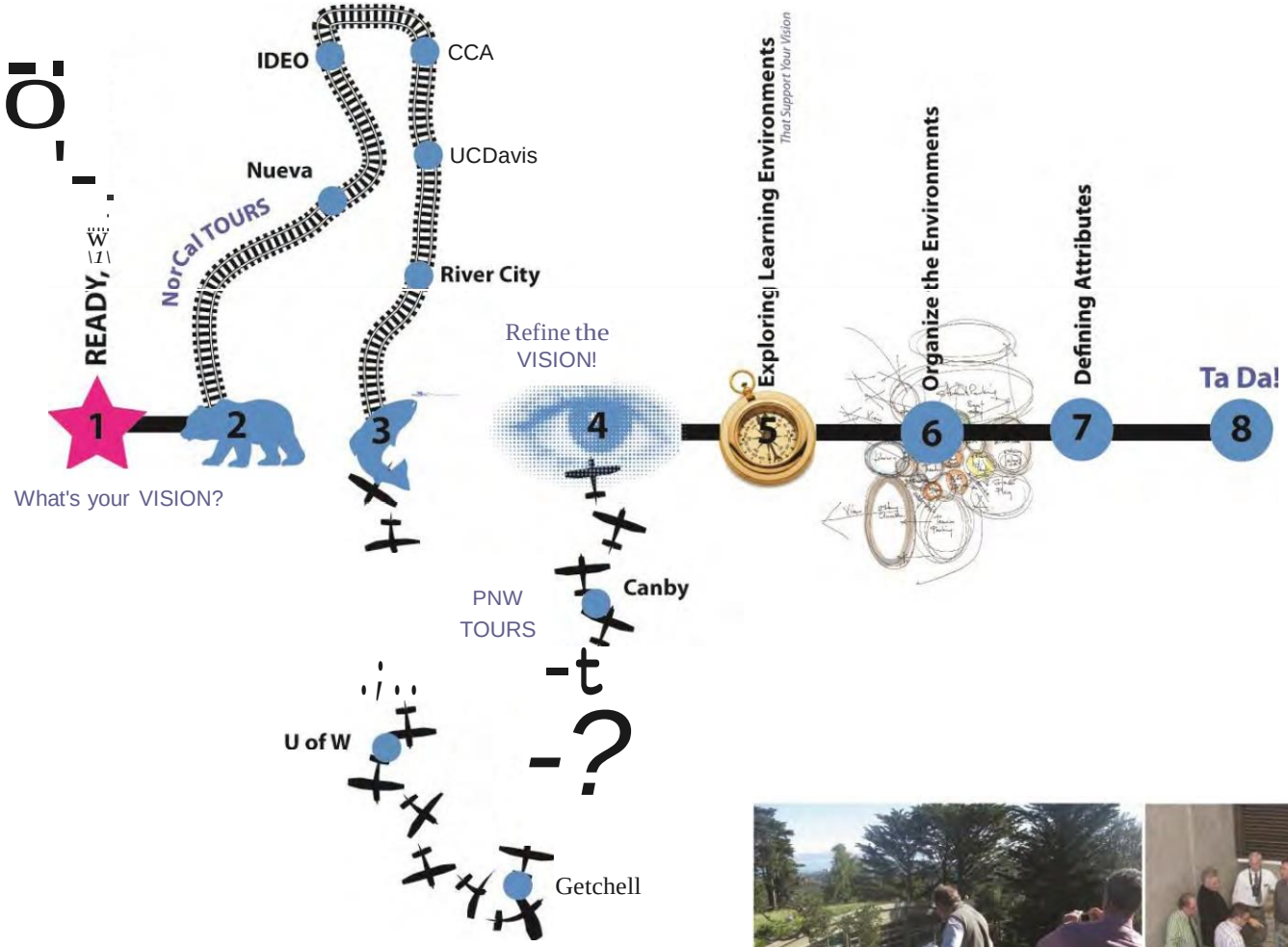
+ DLR Group

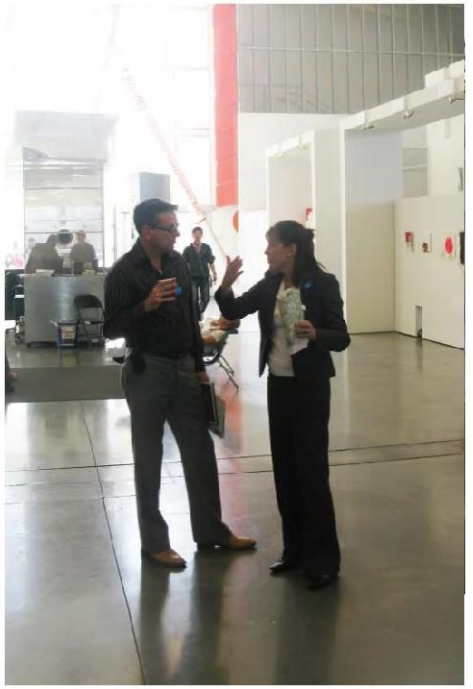






JOURNEY OF DISCOVERY TOGETHER







JOURNEY OF DISCOVERY TOGETHER

EXPANDED GROUP

REPRESENTATION OF STAFF & TEACHERS FROM THE DISTRICT'S 5 HIGH SCHOOLS











JOURNEY OF DISCOVERY TOGETHER

STUDENT GROUP

Who are you?



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...my school


COMFORT
HE1LTH FOOl)
PERSONALIZED
CAFE FEEL
ART
'We need a place to hang out!'
MUSIC
TRADITION
WINDOWS
TV'S
OUTDOORS

ESTABLISHING CORE VALUES

DYNAMIC LEARNING OPPORTUNITIES abound through BUILDING RELATIONSHIPS in an environment of

STUDENT ACHIEVEMENT

COLLABORATION and TRANSPARENCY

the school is the centerpiece of the COMMUNITY! EXPECTATIONS ARE HIGH, students and staff have a SENSE of BELONGING

WOW! watch us SOAR

and feel empowered to EFFECT CHANGE in an environment of TRUST & RESPECT





The Vision!

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DYNAMIC LEARNING OPPORTUNITIES

Learning is pervasive and diverse. The spatial, psychological, physiological, and behavioral realms of the human experience are all addressed.
Different students can learn different things from different people in different places in different ways and at different times. Every member of the learning community (student, teacher, and staff) contributes to an environment of holistic and multi-faceted learning.



Agave Library – Will Bruder + Partners

DYNAMIC LEARNING OPPORTUNITIES



MARYSVILLE GETCHELL HIGH SCHOOL

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DYNAMIC LEARNING OPPORTUNITIES



MARYSVILLE GETCHELL HIGH SCHOOL

DLR Group



BUILDING RELATIONSHIPS

Partnerships are the foundation of learning. An environment of trust and respect allows every student and staff member to feel a sense of belonging. **Collaboration between all members of the learning community will allow everyone to feel empowered to affect change.** Personal connections between students and staff will be the foundation that ensures expectations are high.


COLLABORATION
FLEXIBLE
DLR Group

COLLABORATIVE BREAK-OUT SPACE



COMMUNITY

The school will be a critical element in the overall fabric of the community and it will be **a beacon of learning that symbolizes the values of the community**. Learning will be extended beyond the campus through relationships with businesses, organizations, industries, and recreational groups. A welcoming environment will encourage community engagement and expand diverse learning opportunities beyond the traditional school day.



International School - Atelier PRO


SOCIAL
Construction & Engineering


OPEN

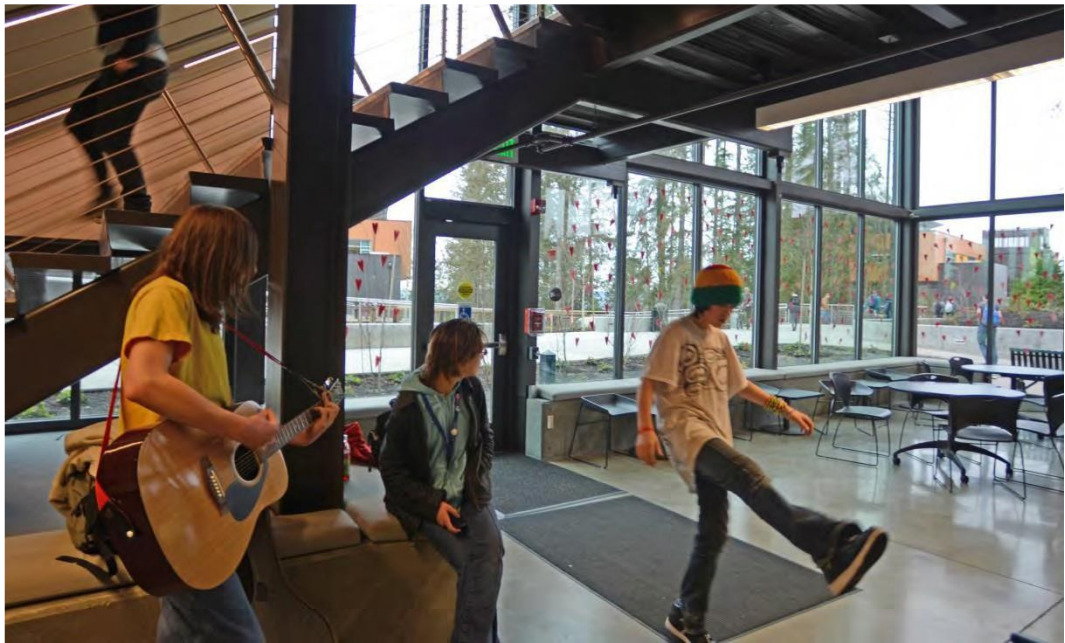

COMMUNITY
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STUDENT HUBS - PLACES TO HANG OUT



MARYSVILLE GETCHELL
HIGH SCHOOL





TRANSPARENCY

Learning is open, visible, and celebrated. The learning purpose of the school is showcased to the community and students. Students, staff, and parents feel welcome and safe. A stimulating and exciting place to learn is created by numerous areas for formal and informal learning that is easily monitored. Natural lighting and interesting sight lines enhance the learning environment, develop an indoor-outdoor connection, and create a sense of drama.



La Salle College – RSP Architects



MARYSVILLE GETCHELL HIGH SCHOOL

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FITNESS


NO CORRIDORS


MOBILE
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SITE AERIAL


new roseville high school site
Blue Oaks Blvd
Corin Dr
Hayden Pkwy
Phi lip Rd
Fiddymen t Rd
School House Park
high school site
5285ocres
Hayden Pkwy
Bob Doyle Dr
Phillip Rd
0
660'
1,320'
2,640'
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SITE PLAN "THE wHoE viSION"



Legend

A- Admin / Informational Resources
B - Fitness / Kitchen
C- Athletics / Music / Dining
D - Instructional Center
E- Instructional Center
F- Instructional Center
G - Instructional Center
H- Instructional Center
J - Performance / Dining

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SITE PLAN PHASE 1

"MAINTAINS THE VISION"

42 Teaching Stations
1000-1200 Enrollment



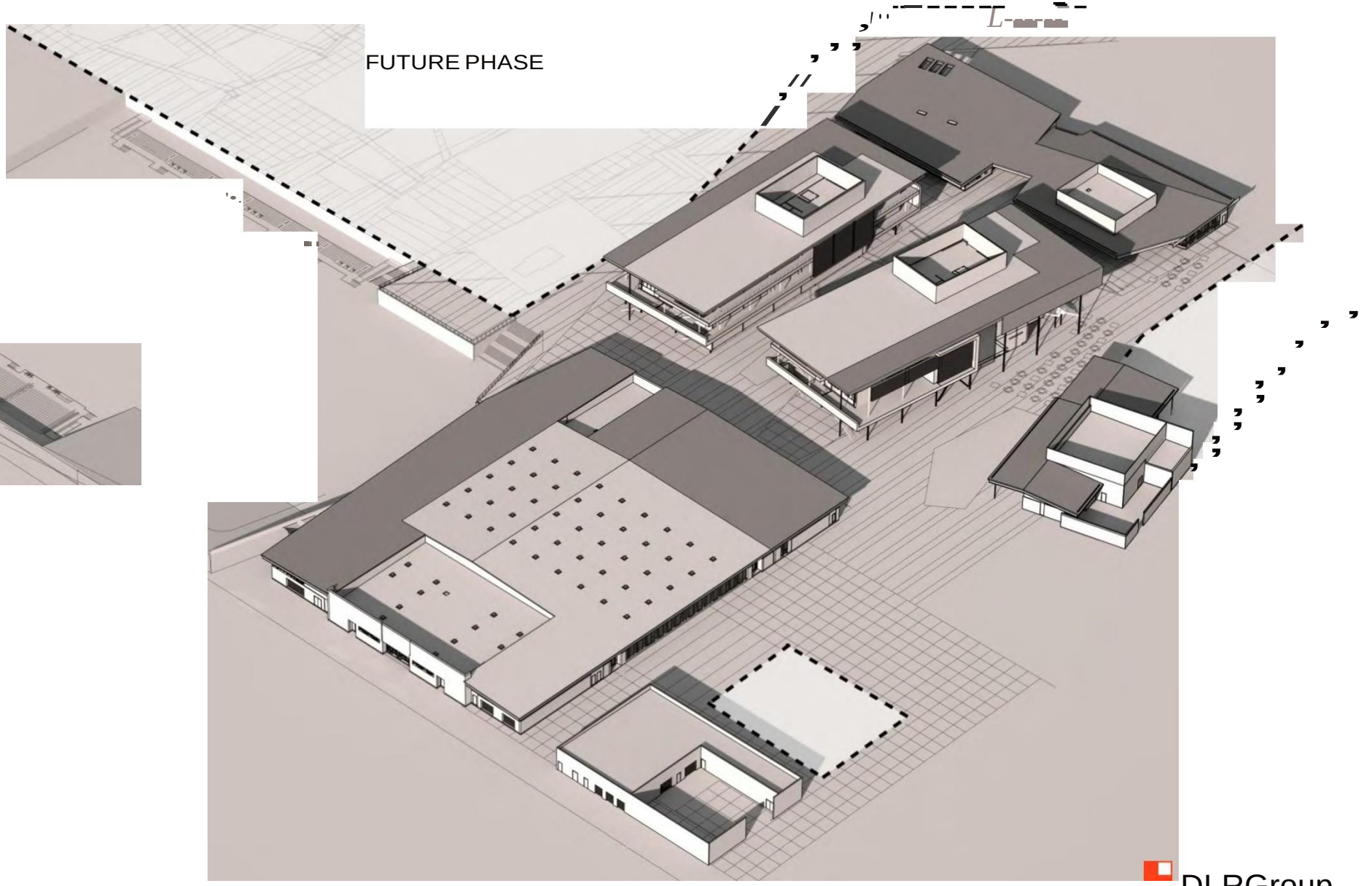
LEGEND

1. Administration
2. Counselling/Careers
3. Kitchen
4. Dining
5. Information Resources
6. Instructional Center
7. P.E./Athletics
8. Central Plant/Maint.
9. Future
10. Student/Event Parking
11. Visitor Parking
12. Drop-off
13. Bus Drop-off
14. Varsity Baseball Field
15. Football/FIFA Soccer Stadium
16. Staff Parking
17. Track and Field
18. Practice Field

A - Admin / Informational Resources
B - Kitchen / Outdoor Covered Dining
C - Athletics / Music / Dining
D - Instructional Center
E - Instructional Center
L - Central Plant / Maintenance / Storage

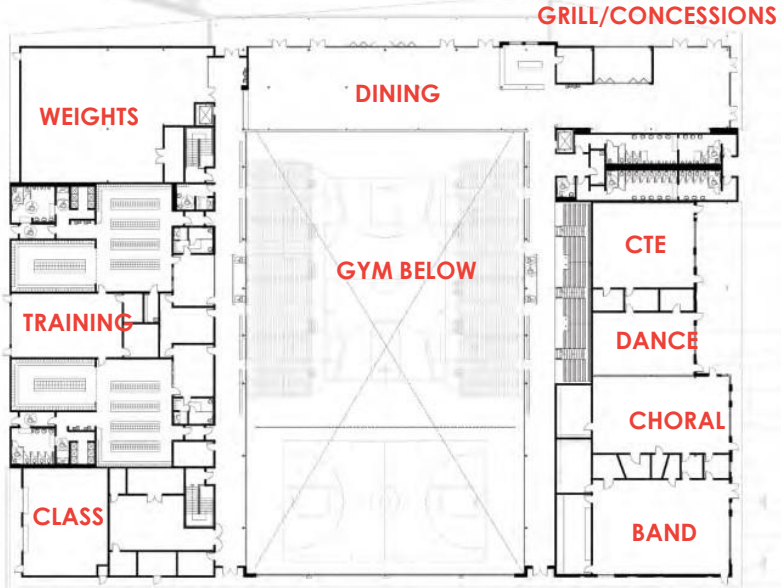
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EXTERIOR VIEWS PHASE 1

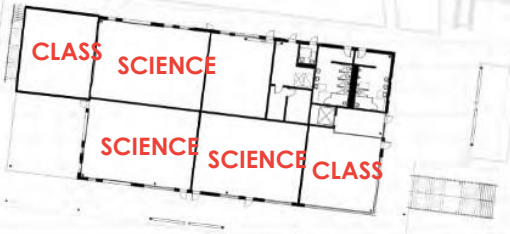


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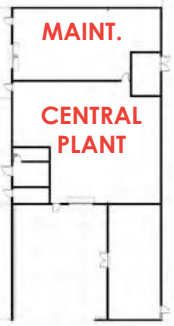
FLOOR PLAN PHASE 1









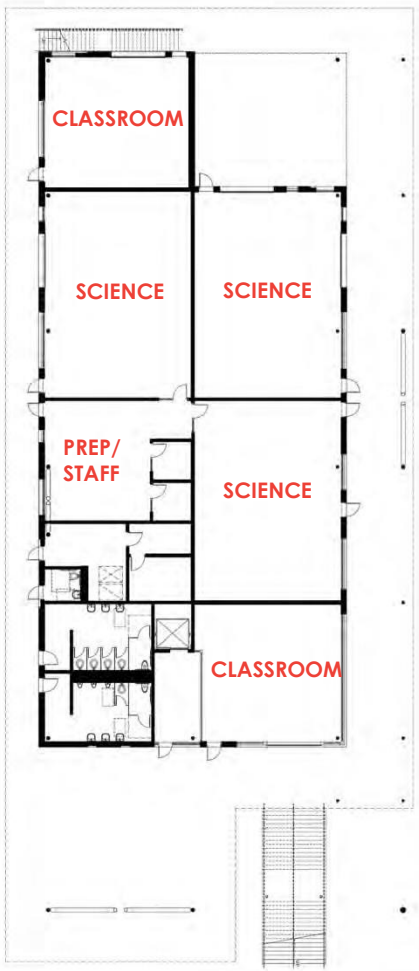




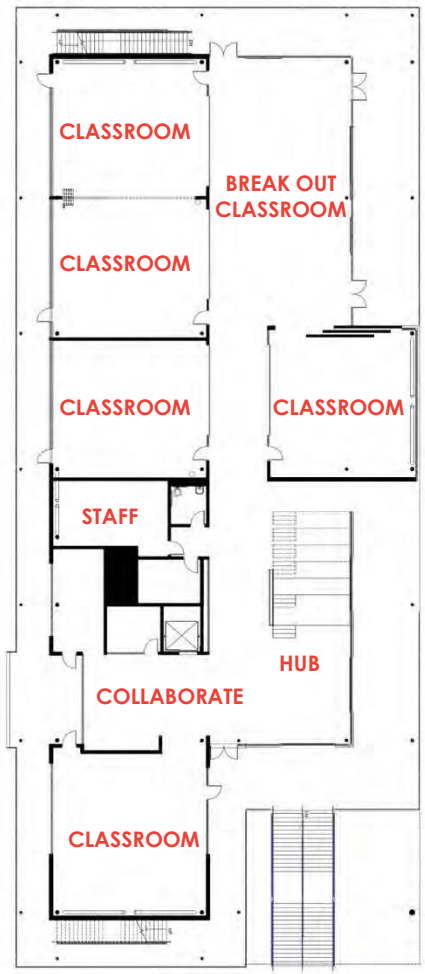
OUTDOOR DINING CANOPY

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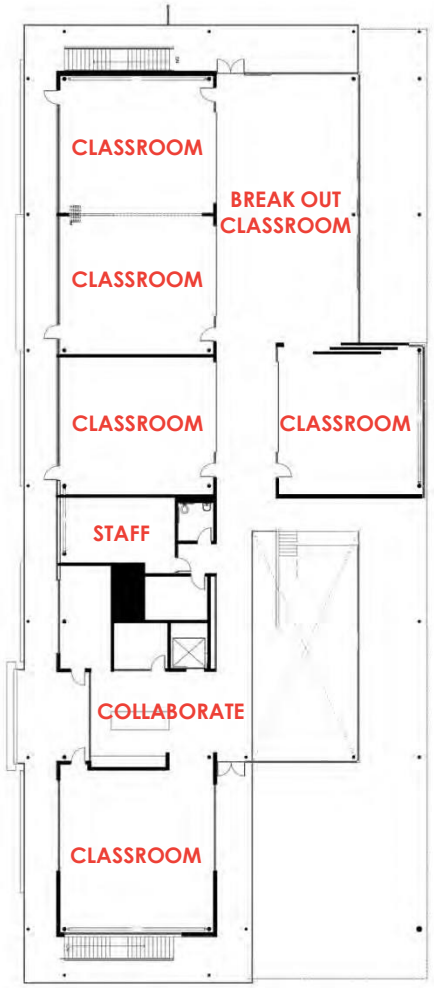
INSTRUCTIONAL CENTER **FLOOR** PLANS



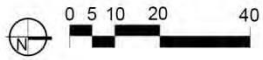
FIRST FLOOR



SECOND FLOOR

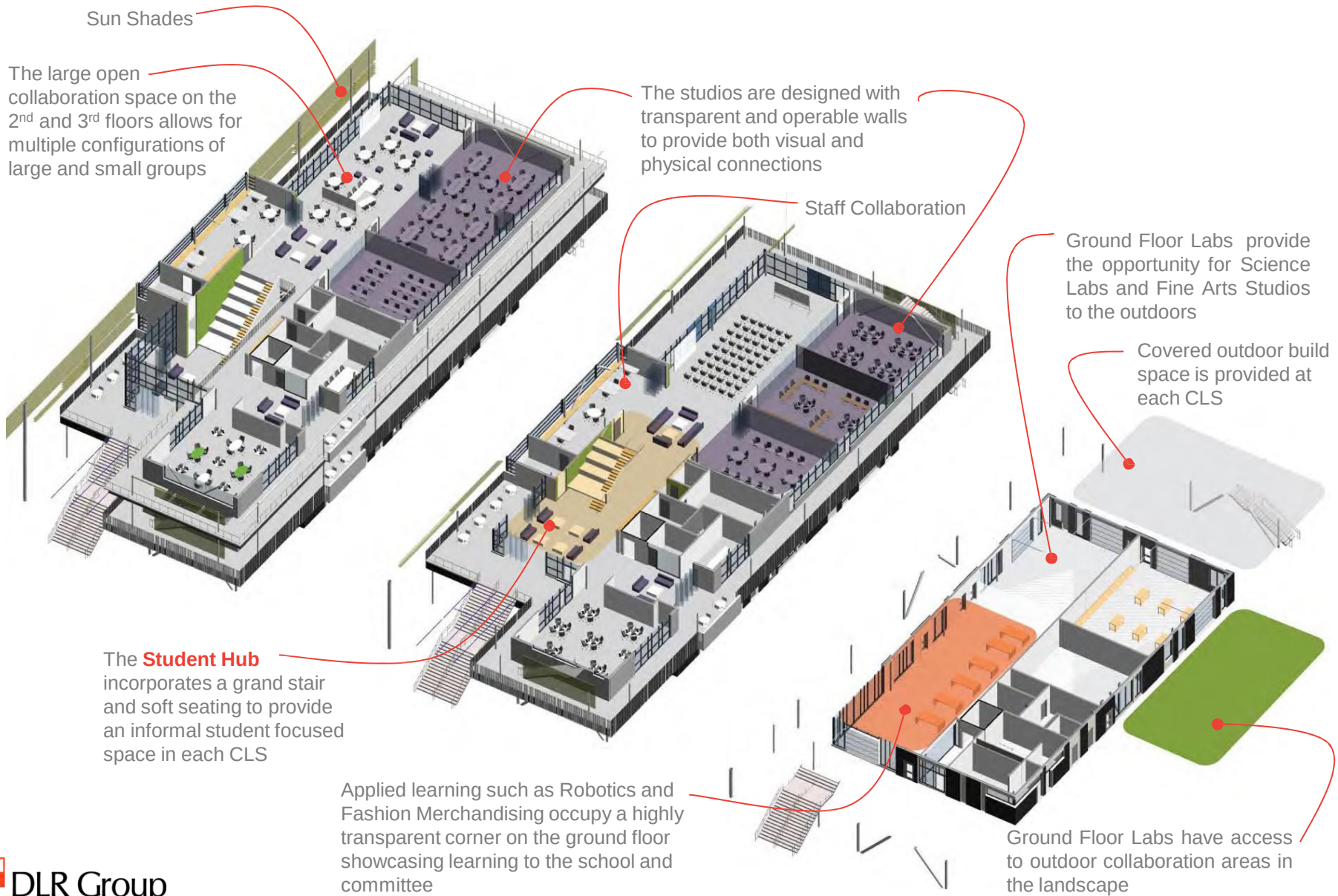


THIRD FLOOR



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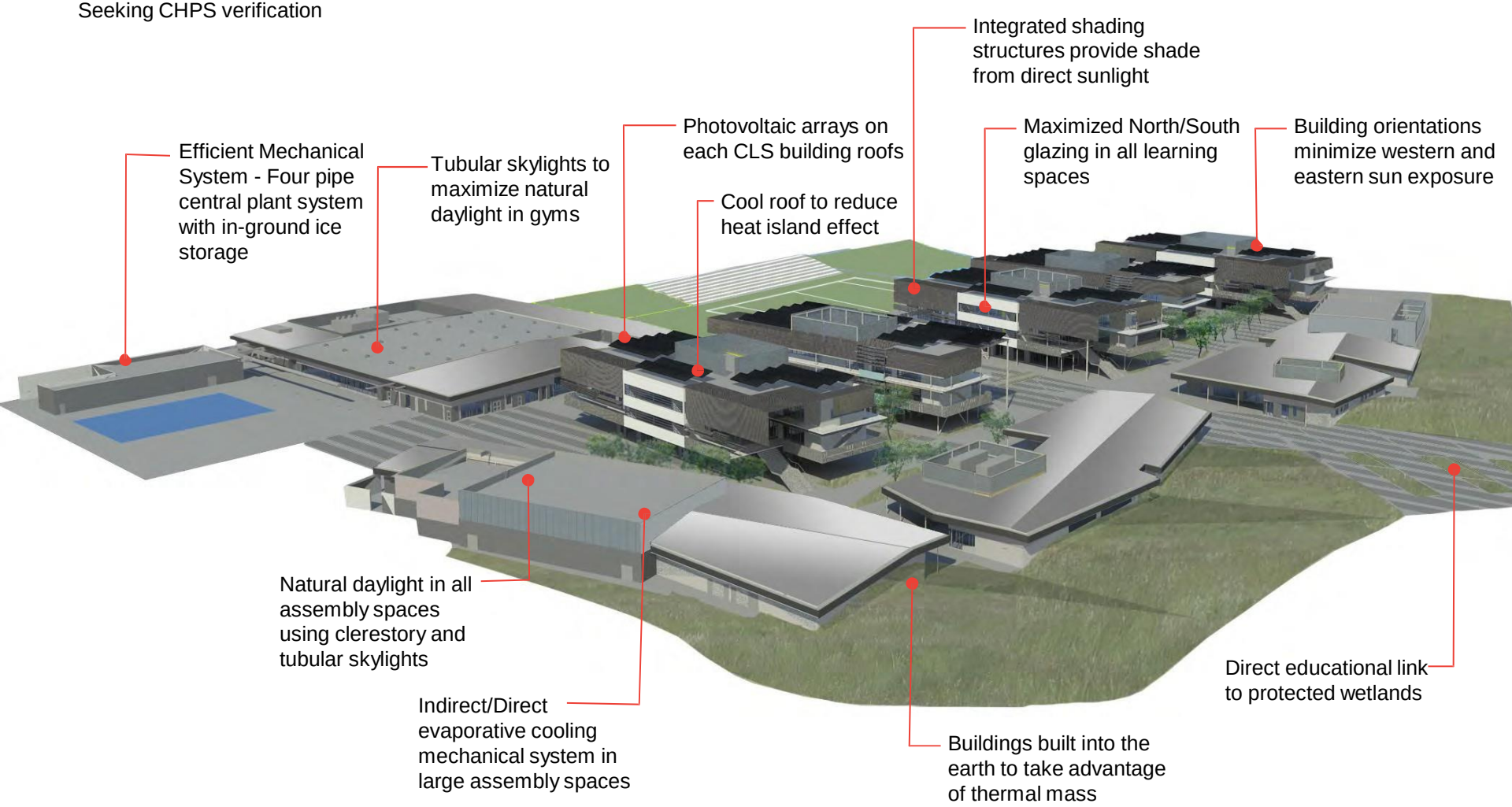
DESIGNING FOR FLEXIBILITY



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AERIAL VIEW SUSTAINABILITY

Seeking CHPS verification



Building will be equipped with an energy management system

Interior finishes and materials are low or no VOC and half recycled content

Bioswales and rain gardens provided throughout the site

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EXTERIOR VIEWS



MAIN ENTRY

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EXTERIOR VIEWS



INSTRUCTIONAL CENTER EXTERIOR AND ENTRY

EXTERIOR VIEWS



EXTERIOR VIEWS



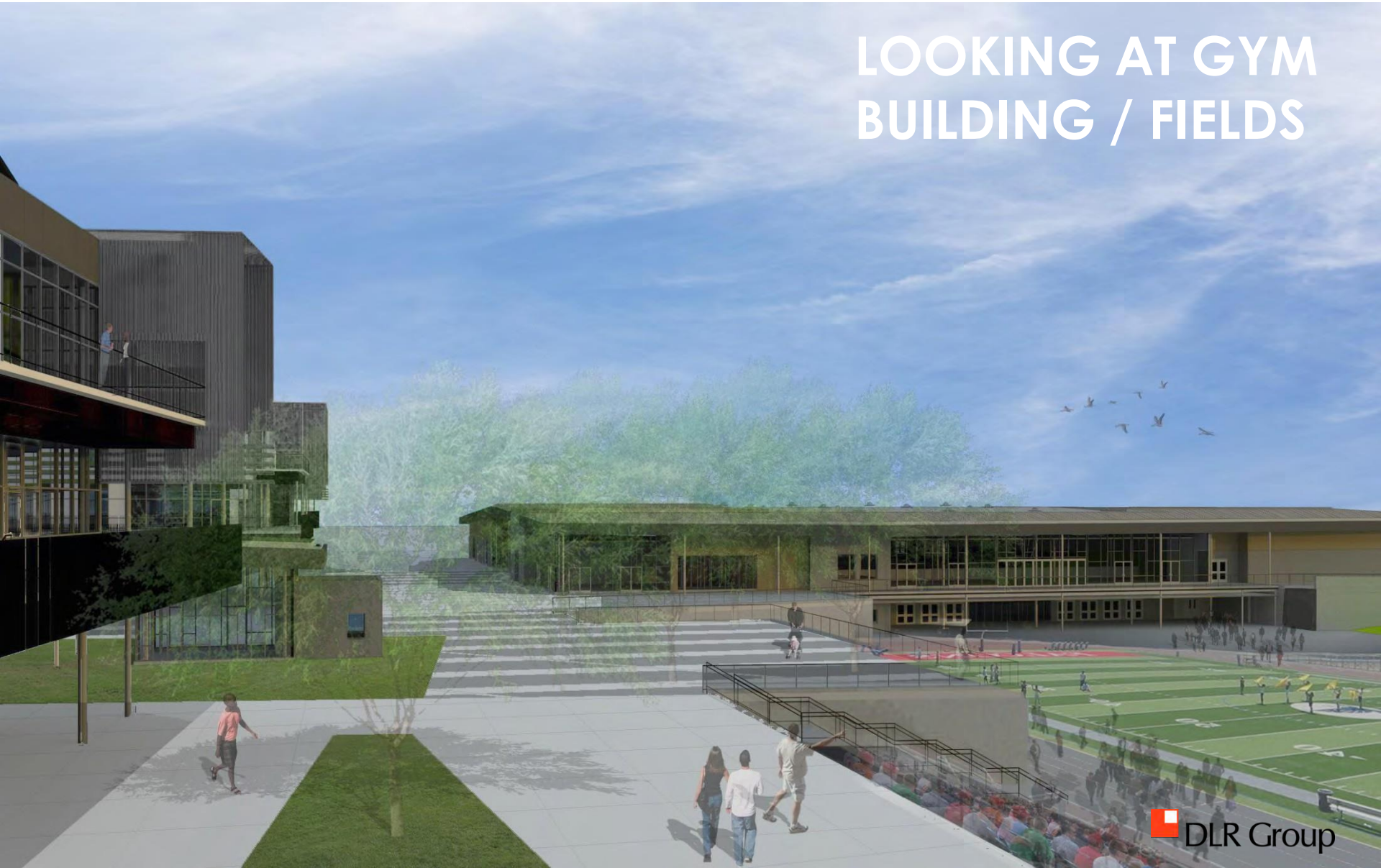
SECOND FLOOR WALKWAYS

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EXTERIOR VIEWS



EXTERIOR VIEWS



STUDENT HUB- INSTRUCTIONAL CENTER



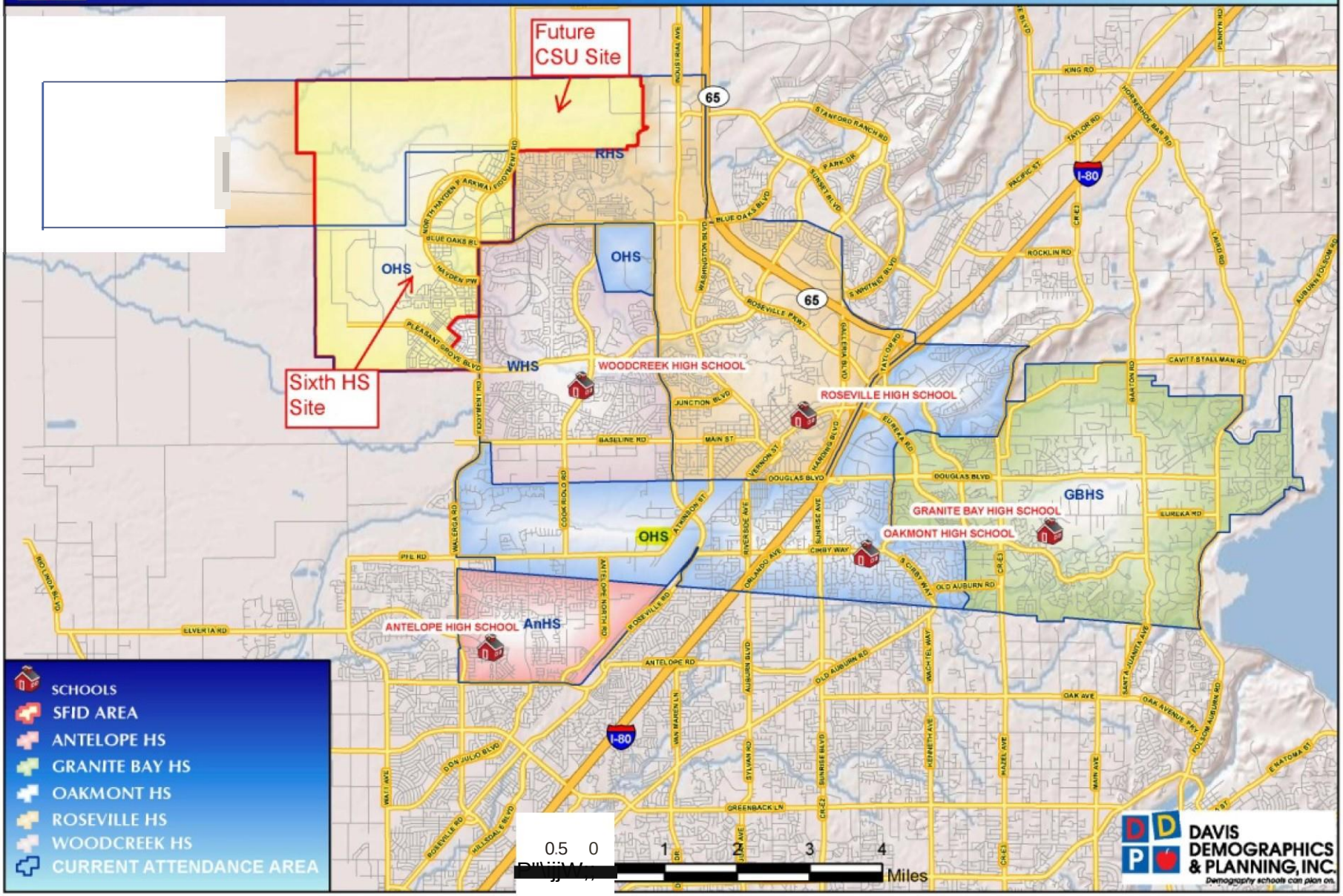
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West Roseville Sixth High School General Information and Status

Roseville Joint Union
High School District
Board of Trustees Meeting
December 9, 2014

ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

HIGH SCHOOL AND SFID ATTENDANCE AREAS



Sixth HS Status at December 2014

- Land purchased in 2011
- Campus vision developed & architectural design 73% complete
- Slow, but increasing housing development per year
- Sufficient funding is the challenge
- Phase 1 campus opening estimate 20XX ?

Sixth High School Funding Sources

Funding from a combination of:

- Developer Fees
  - A school district fee paid when a home building permit is issued – currently $7,788 per home
- School Facility Improvement District #1 (SFID #1) Taxpayer Bonds
  - Voter approved April 2007 – $115,000,000
  - Property taxes pay bond debt

NO State Funding Money Available ($0)

Sixth HS – Developer Fees

- SFID #1 tax area also defines future Sixth HS attendance area
- Area will eventually have 25,000+/- homes
- 25,000 homes generate 2,300+/- students and significant Developer Fees
- Currently only 3,016 permits issued for single family homes in the SFID area

A Funding Balance between Developer Fees & Bonds

- Phase 1 funding will be a combination of Developer Fees and SFID bonds.
- New home sales provide Developer Fees and increased tax base, which allows SFID bonds to be sold.

Completed homes = Developer Fee Revenue
Tax Base for Bond Sales
Students



Sixth HS – Special Tax Area (SFID #1)

- Current and future residents of SFID #1 area pay a special bond tax to help fund the future Sixth HS
- Development/Growth creates Assessed Valuation (AV) Tax Base for bond sale capacity
  - Initial 2007 Projection = $115,000,000 bonds by 2014
  - Revised 2015 Projection = $ 19,538,000 bonds by 2018

Sixth HS Cost Estimates

- Estimated cost of the Sixth HS Phase 1 is $110M+/-
  - Estimated $426/sq. ft. construction + site work, playing fields, design, engineering, etc.
  - Will serve 1,000 – 1,200 students

Sixth HS Expenditures through June 2014

Expenses To Date $12,652,000

- Land $8,502,447
- Other : $4,149,553
  - Architecture – original design 73% completed
  - Legal, consulting
  - Environmental Impact Report
  - Land surveys, appraisals

Sixth HS Funding Applied through June 2014

• G.O. Bonds SFID #1 (net proceeds)	$ 4,600,000
• State Construction Funds	$ 0
• Developer Fees	$ 8,052,000
TOTAL	$12,652,000

Current Projections for Student Enrollment



Sixth HS and Districtwide Enrollment Forecast

Year	Sixth HS SFID Area Students	Total District Students *	Total District Change
2011	157	9407	
2012	235	9502	95
2013	265	9467	<35>
2014	341	9478	11
2015	435	9478	0
2016	556	9409	<64>
2017	672	9425	16
2018	794	9351	<74>
Total districtwide change 2011-2018			**<56>**

* Excludes Interdistrict students