





Cardiff Schools Facilities Presentation



Part 1: History of Cardiff Schools

Part 2: Today's Learners

Part 3: Our Facilities Today

Part 4: School District Budget Overview

Part 5: Looking to the Future

Part 1: History of Cardiff Schools

History of Cardiff Schools

'Cullen School' - 1913



Founded by Frank Cullen
February 9th, 1913



History of Cardiff Schools

Cullen School - 1913



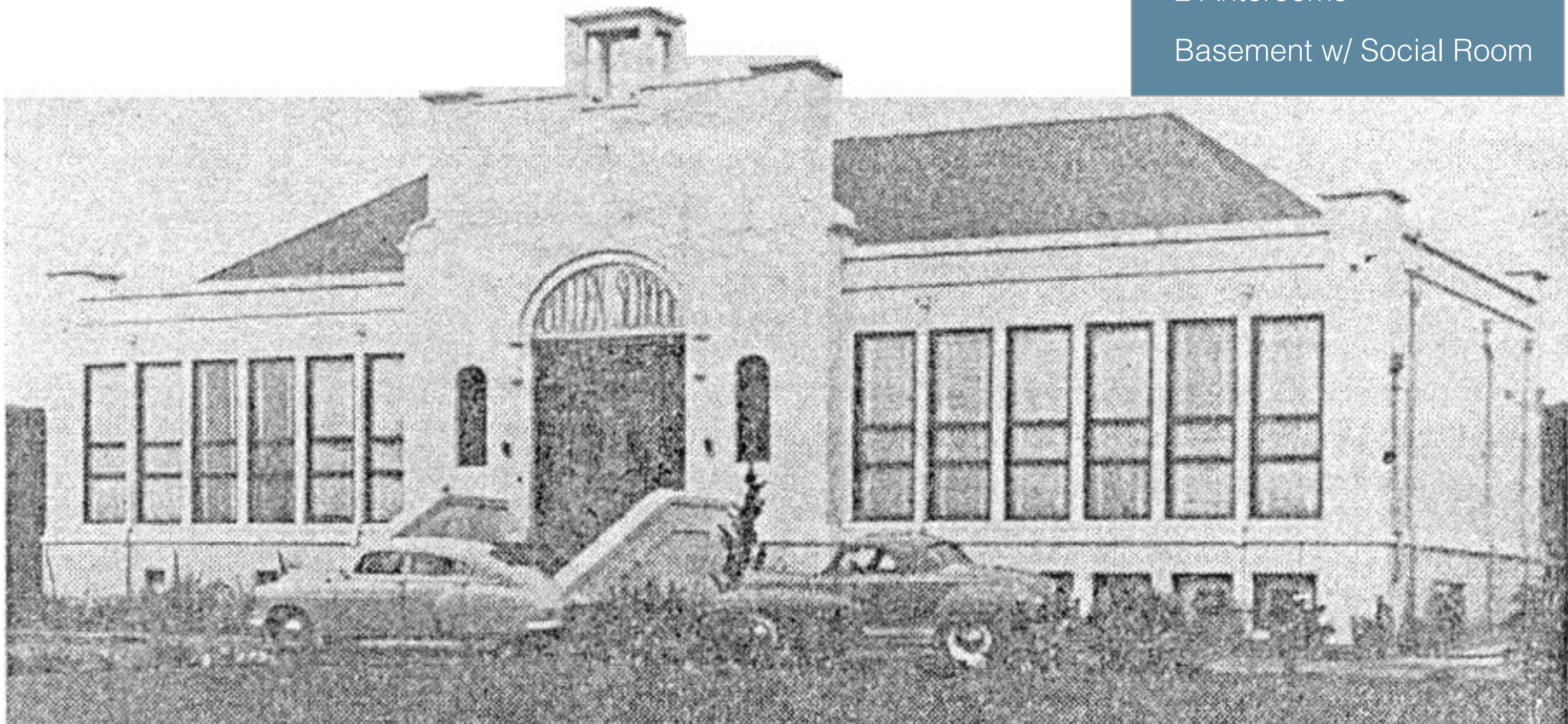
23 Students

K - 8th Grade

2 Classrooms

2 Anterooms

Basement w/ Social Room



History of Cardiff Schools

Cardiff Elementary School - 1950



Built by Milton Smith

September 11th, 1950

Principal Ada Harris

Most modern school in CA



History of Cardiff Schools

Ada Harris - 1960



Architect C.W Dresser

Growing population

Grades K - 6th

District enrollment 544

History of Cardiff Schools

Construction Project - 2000-2002



\$11 million bond proceeds
\$2.9 million property sale
\$1.6 million state match
Rebuild Ada Harris
Modernize Cardiff



History of Cardiff Schools

Ada Harris Construction - 2000-2002



Completely new school
Modern classrooms
Indoor corridors
Large multi-purpose room
Science lab
Art lab
Multi-media lab
New, expanded library
Central kitchen
ADA accessibility

Cardiff School Upgrades 2002

Projects Completed



New Construction

- Library / Admin / Computer Lab
- Art / Science
- ADA Path of Travel

Repair and Upgrades

- Multi-Purpose building – ADA, office space, PE, custodial, Rest room, Stage
- Classroom – elect/lights, sinks, storage, white boards, heat, doors, flooring
- Partial sewer and water lines
- Electrical upgrades (including low voltage)

Cardiff Schools Today

Cardiff Schools Students - 2015-2016



Collaboration

Communication

Creativity

Critical Thinking



Cardiff Schools Today

Staff - 2015-2016



Collaboration
Communication
Creativity
Critical Thinking

CARDIFF SCHOOL DISTRICT STAFF 2015-16



Welcome Back Team Cardiff!

History of Cardiff Schools

Board of Trustees - 2016



Dave Clark



Nancy Orr



Siena Randall

Collaboration
Communication
Creativity
Critical Thinking



David Ross

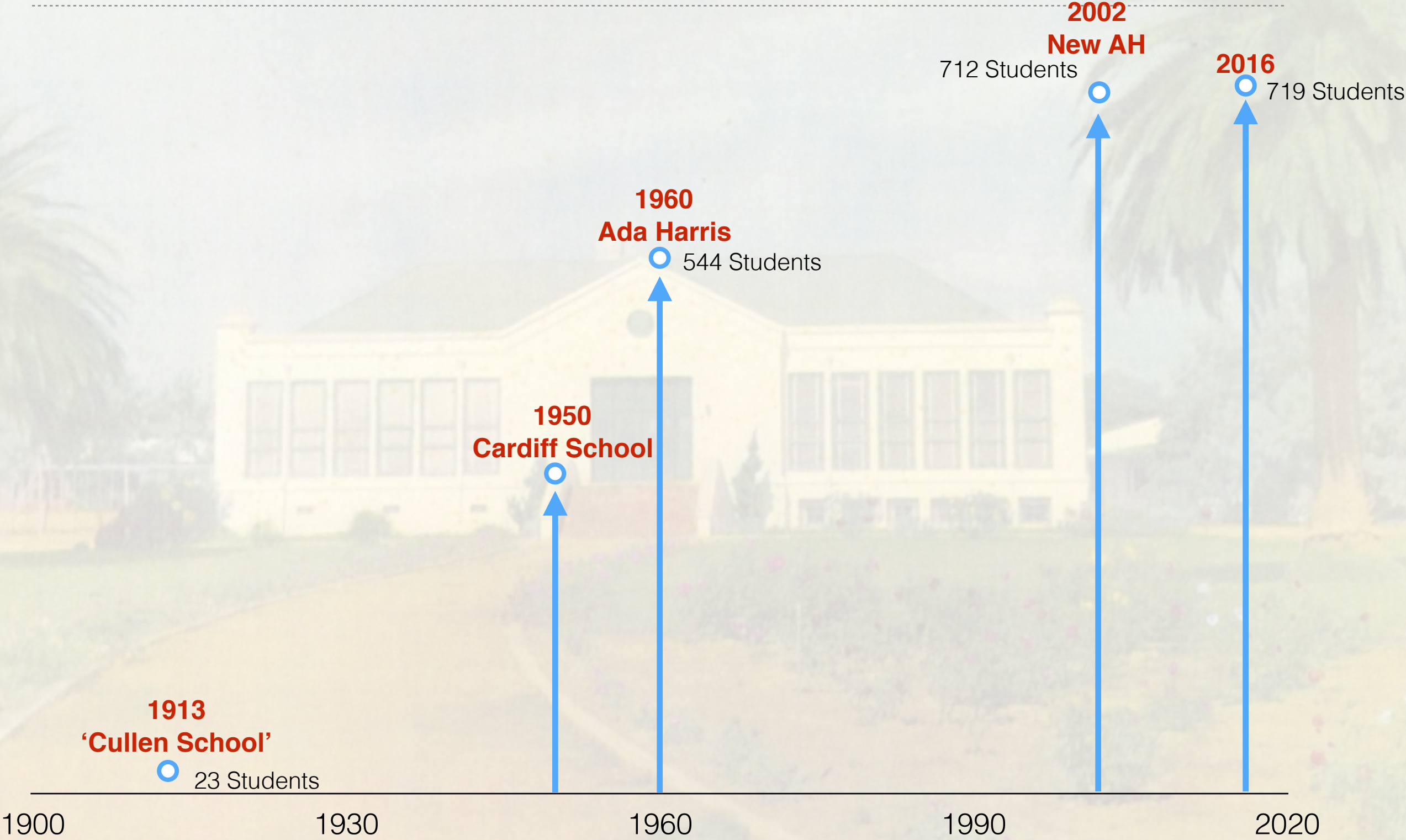


Mark Whitehouse



History of Cardiff Schools

Timeline 1913 - 2016



Excellence in student learning

Energized learning environment

Active parent & community engagement

Efficient & effective resource management



Summary

Historical Summary



Education has and always will be a cornerstone of the
Cardiff Community

Part 2: Today's Learners

A System That Has Evolved

Evolved Industry



A System That Has Not

20th Century Conditions for Learning



Today's Learners

Embracing Innovation



The quality of our facilities should reflect the quality of the education our district provides.



Four Cs
Blended Learning
STEAM Projects
Music
Science
P.E.
School Nutrition
Garden
Citizenship

**= College and
Career Readiness**

Today's Learners

21st Century Conditions for Learning



Partnership with Cardiff SEA supports iPad program

Upgraded network infrastructure including WiFi access for both schools

Technology replaces many textbooks, allows for personalization of learning

Functional, Dynamic, Modern Learning Spaces

21st Century Conditions for Learning



Elevate student engagement

Active vs passive

Accommodate learning styles

Promotes project-based learning

Environment for the four C's"

Clean, modern & inspiring





Part 3: Our Facilities Today

Our Facilities Today

Cardiff School - Overview



Admin / Classrooms

Playgrounds

Fields

Garden

Parking + Drop-Off

Our Facilities Today

Ada Harris - Overview



Completed Maintenance Projects 2010-2015

- Portable/ramp repairs
- Painting (indoor/outdoor)
- Asphalt repairs
- Field renovation
- Concrete repair
- Fence/gate installation
- Vinyl floor replacement
- Carpet replacement
- HVAC repair
- Drain/gutter repair
- ADA accessibility projects
- Wood rot repairs
- Storm drain repairs
- Light fixture replacement
- New door openings
- Trash enclosure repair
- Roof repair

Our Facilities Today

Background

Fall 2014:
Recognized Pressing Facilities Issue - Board directed staff to begin research

January 2015:
Engaged SDCOE Educational Facility Solutions Group to investigate facilities needs

Summer 2015:
Prop 39 conclusions presented

Facilities Master Plan (FMP) presented to the Board
Identified 5 year plan for deferred maintenance needs

Fall 2015:
Board considered FMP recommendations, other facilities priorities, and financial implications



Our Facilities Today

Cardiff School



Our Facilities Today

Cardiff School - Current Configuration



Admin / Classrooms - 2002

Portables - 1985-1995

Classrooms - 1950

MPR- 1960

Our Facilities Today

Cardiff School - Classrooms



Built in 1950

Inoperable Windows

Leaking Roofs

Wood/Gutter/Termite Issues

Poor Thermal Control



Our Facilities Today

Cardiff School - Auditorium



Built in 1960

Leaking Roof

Poor Thermal Control

Too Small to Accommodate All Students



Our Facilities Today

Cardiff School - Kitchen



Built in 1960

Leaking Roof

ADA Compliance Issues

Highly Outdated



Our Facilities Today

Cardiff School - Portables



20-30 Years Old

Leaking Roofs

Refurbished and Rusting Ramps

Wood/Gutter/Termite Issues

Aging Interiors

Aging HVAC

Portables Considered 20 Yr Life Expectancy



Our Facilities Today

Cardiff School - Brick Building



Housed Communications Equipment in WWII

Land and Property Purchased by the District in 2001

Unreinforced Masonry, Requires Retrofitting, Plumbing and Electrical Upgrades

Envisioned as an Indoor Lab/Extension of the Garden Program

Our Facilities Today

Cardiff School - Current Parking & Drop-off



Our Facilities Today

Cardiff School - Traffic & Parking Issues



Lack of safe, designated space for student drop-off & pick-up

Unsafe conditions for walk/bike to school

Neighborhood traffic impact

Insufficient designated school parking

Our Facilities Today

Ada Harris



Our Facilities Today

Ada Harris - Overview



Admin / Classrooms 2002

Portables 1995

Track & Field

Upper Parking Lot

Our Facilities Today

Ada Harris - Portables



20 Years Old

Houses P.E. and Extended Day Program

Leaky Roofs

Aging HVAC and Interior



Our Facilities Today

Ada Harris - Track and Garden Space



Uses:

Recess/P.E./Cardio Club Extended Day Program

After School & Community Use

Issues:

Unfinished Track

Poor Drainage

ADA Access

Safety

Identified Garden Area Inaccessible

Our Facilities Today

Ada Harris - Upper Parking Lot



Used for Upper Grade Drop-Off/
Pick-Up & Parking

Poor Condition

Not Repaved During New
Construction



Facilities Master Plan

Deferred Maintenance - Summary



CARDIFF SCHOOL DISTRICT

Deferred Maintenance Needs - Both Schools

Description	Condition	Estimated Cost	Prioritized 5-Year Phasing Plan					5-Year Total
			Year 1	Year 2	Year 3	Year 4	Year 5	
Windows	See Individual School Report	\$192,344	\$88,672	\$46,836	\$46,836	\$5,000	\$5,000	\$192,344
Roofing	See Individual School Report	\$865,456	\$390,052	\$197,526	\$187,878	\$90,000	\$0.00	\$865,456
Doors	See Individual School Report	\$37,196	\$7,439	\$7,439	\$7,439	\$7,440	\$7,439.00	\$37,196
Asphalt Paving	See Individual School Report	\$740,111	\$244,302	\$79,302	\$138,835	\$138,836	\$138,836	\$740,111
Flooring	See Individual School Report	\$248,061	\$83,450	\$51,450	\$46,450	\$40,261	\$26,450.00	\$248,061
Electrical	See Individual School Report	\$181,000	\$105,000	\$30,000	\$26,000	\$10,000	\$10,000	\$181,000
Painting (Int./ Ext)	See Individual School Report	\$150,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
Plumbing	See Individual School Report	\$150,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
Total		\$2,564,168	\$978,915	\$472,553	\$513,438	\$351,537	\$247,725	\$2,564,168

Notes: 1. Electrical: The amounts listed in the Electrical category match the values in the BCE Prop 39 energy survey

2. Painting: The amounts listed in the Painting category are allowances; scope can be defined later.

3. Plumbing: The amounts listed in the Plumbing category are allowances; scope can be defined later.

4. 5-year phasing plan: The annual phasing reflects the priorities of each school.

5. The purpose of a 5-year Capital Improvement Plan (CIP) is to allow for flexibility with the 5-year period to move improvements up or back within the shedule as priorities, or conditions, change.

Source: Educational Facility Solutions Group / SDCOE: Sept. 2015 (T. Silva)

Facilities Master Plan

Ada Harris Elementary							
Summary of Deferred Maintenance Needs							
Description	Condition	Estimated Cost	5- year phasing plan assuming 1/5th cost per year				
			Year 1	Year 2	Year 3	Year 4	Year 5
1. Asphalt Paving	Pre - K: is Poor; Main is Fair	\$518,600	\$200,000	\$35,000	\$94,533	\$94,533	\$94,533
2. Electrical	Fair (routine maint)	\$131,000	\$95,000	\$20,000	\$16,000	\$0	\$0.00
3. Painting (Int./ Ext)	Fair (routine maint)	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000.00
4. Flooring	Fair (routine maint)	\$115,813	\$57,000	\$25,000	\$20,000	\$13,813	\$0.00
5. Plumbing	Good (As-Needed)	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
6. Doors & Walls	Fair: Maintain	\$7,500	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
7. Windows	Fair: Maintain	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
8. Roofing	Pre - K: Poor	\$155,353	\$35,000	\$20,000	\$10,353	\$90,000	\$0
Total		\$1,103,265	\$423,500	\$136,500	\$177,386	\$234,846	\$131,033
Notes: 1. Electrical: The BCE energy survey identified specific electrical items for upgrade.							
2. Painting: The amounts listed in the Painting category is an allowance.							
3. Plumbing: The amounts listed in the Plumbing category are allowances; scope can be defined later.							
4. 5-year phasing plan: The annual phasing is based on 1/5th the total cost for the particular category.							
This was done for budgetary purposes; Actual amounts can be refined as scope is clarified and defined.							
5. The purpose of a 5-year Capital Improvement Plan (CIP) is to allow for flexibility with the 5-year period to							
move improvements up or back within the schedule as priorities, or conditions, change.							

Facilities Master Plan

Deferred Maintenance - Cardiff



Cardiff Elementary

Summary of Deferred Maintenance Needs

Description	Condition	Estimated Cost	5- year phasing plan based on priority of need				
			Year 1	Year 2	Year 3	Year 4	Year 5
1. Windows	Poor: Replace	\$167,344	\$83,672	\$41,836	\$41,836	\$0	\$0
2. Roofing	Poor: Replace	\$710,103	\$355,051.38	\$177,526	\$177,526	\$0	\$0
3. Wall Systems	Fair (routine maint)	\$35,000	\$25,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00
4. Carpeting	Fair (routine maint)	\$132,248	\$26,449.68	\$26,449.68	\$26,449.68	\$26,449.68	\$26,449.68
5. Painting	Fair (routine maint)	\$75,000	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
6. Electrical	Fair (routine maint)	\$50,000	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
7. HVAC (Relos)	Relos - poor; Add new	\$253,173	\$50,635	\$50,635	\$50,635	\$50,635	\$50,635
8. Asphalt Paving	Fair (routine maint)	\$221,511	\$44,302	\$44,302	\$44,302	\$44,302	\$44,302
9. Doors	Fair to Poor: Replace	\$29,696	\$5,939.29	\$5,939.29	\$5,939.29	\$5,939.29	\$5,939.29
10. Plumbing	Good (As-Needed)	\$75,000	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Total		\$1,749,075	\$646,049	\$411,687	\$401,687	\$182,326	\$182,326

Notes: 1. Electrical: The BCE Energy Audit identified \$50,000 for electrical upgrades. Intend to use Prop 39 money.

2. Painting: The amounts listed in the Painting category are allowances; scope can be defined later.

3. Plumbing: The amounts listed in the Plumbing category are allowances; scope can be defined later.

4. 5-year phasing plan: The annual phasing is based on 1/5th the total cost for the particular category.

This was done for budgetary purposes; Actual amounts can be refined as scope is clarified and defined.

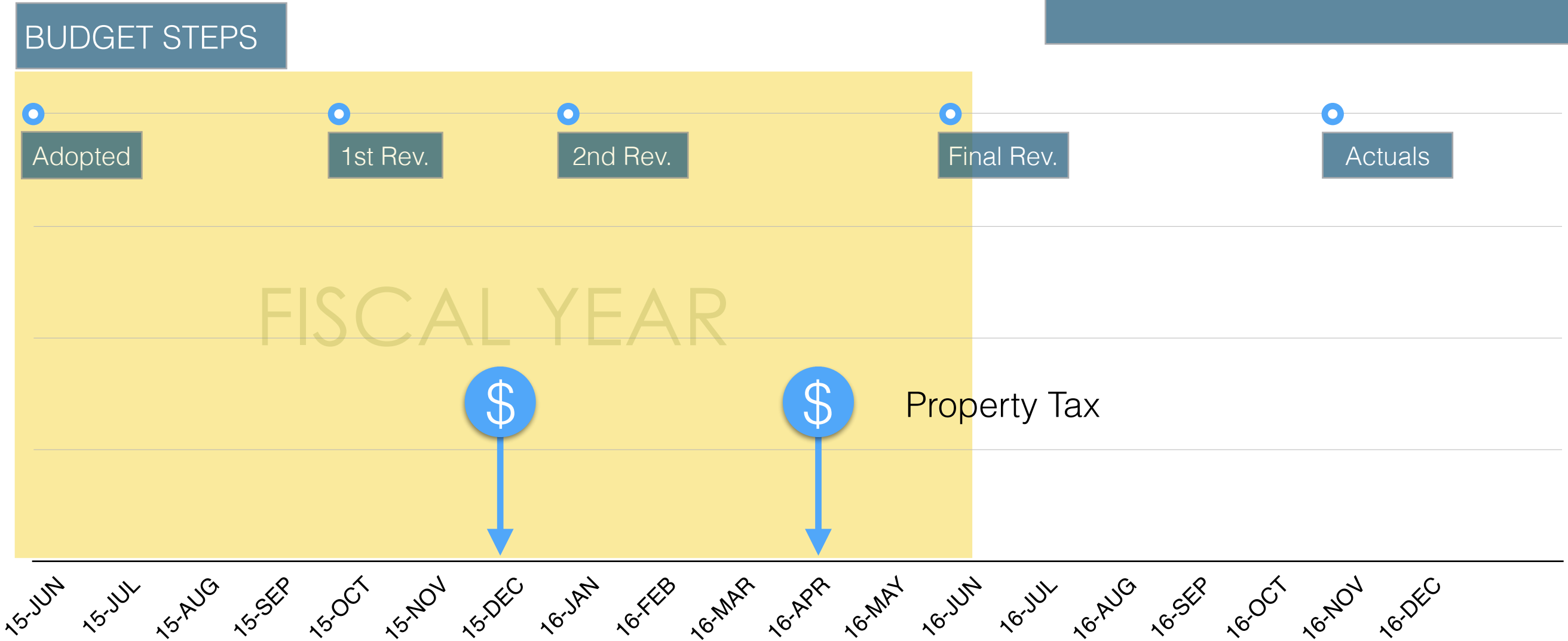
5. The purpose of a 5-year Capital Improvement Plan (CIP) is to allow for flexibility with the 5-year period to

move improvements up or back within the schedule as priorities, or conditions, change.

Part 4: School District Budget Overview

Budget

Basic Aid / Community Funded
Fiscal Year - July 1st-June 30th
Developed by District Staff
Approved by Board of Trustees



Budget

Principles and Priorities



Education shall be the primary focus

Reflect the goals of the Strategic Plan

Fiscally conservative

Modern well-maintained facilities

Small class sizes

Competitively compensated staff

Maintain a reserve

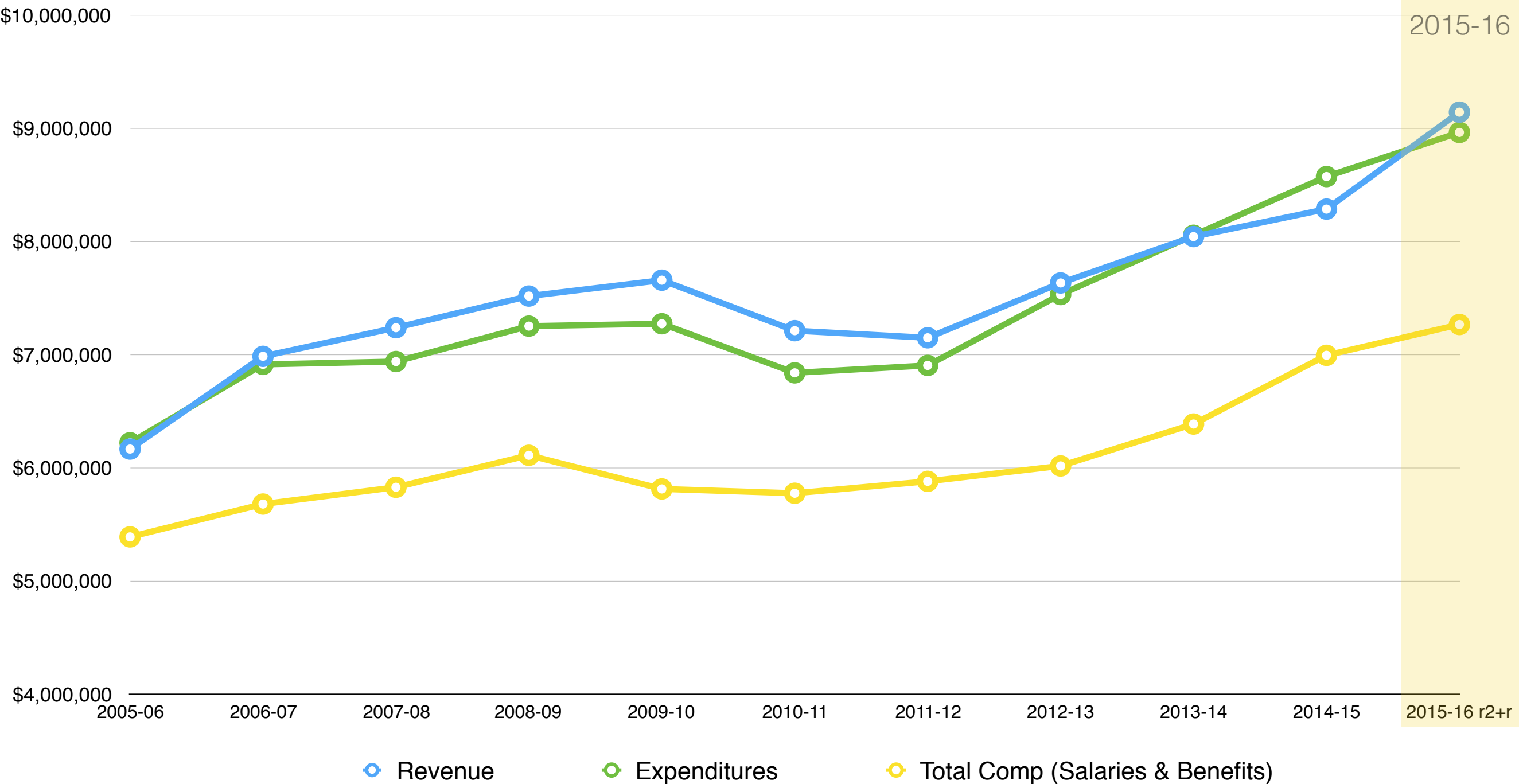
Follow budgetary best practices

Budget

10 Year Period - 2005-2015

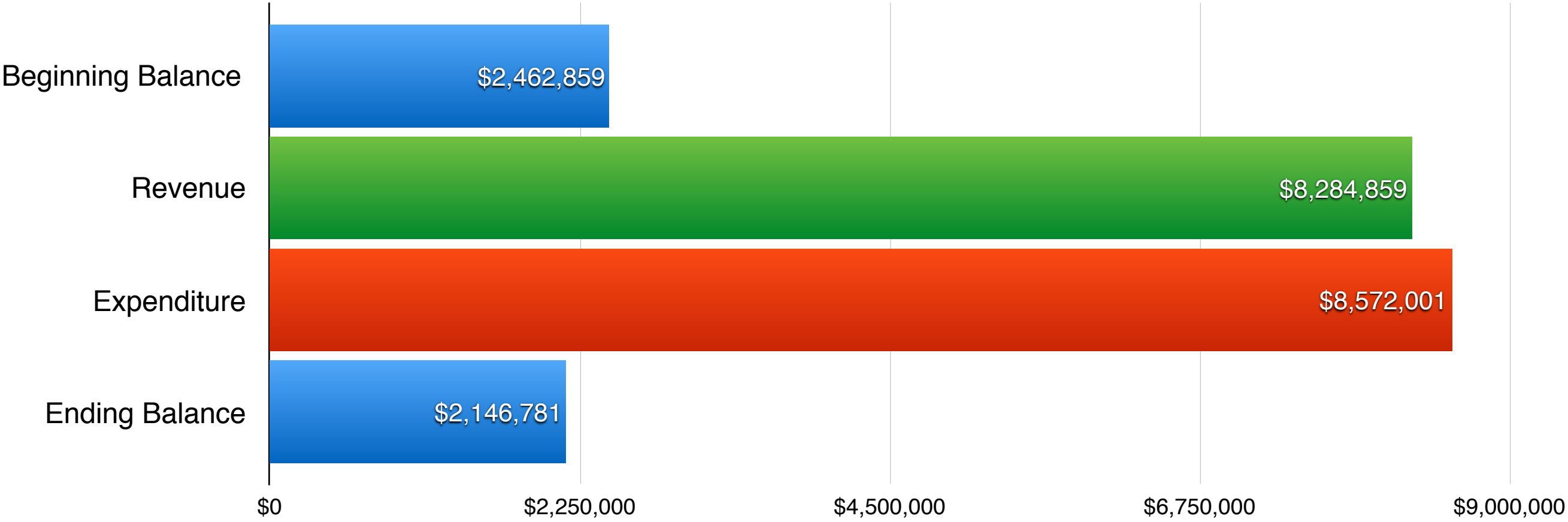


Revenue and Expenditures vs Total Compensation

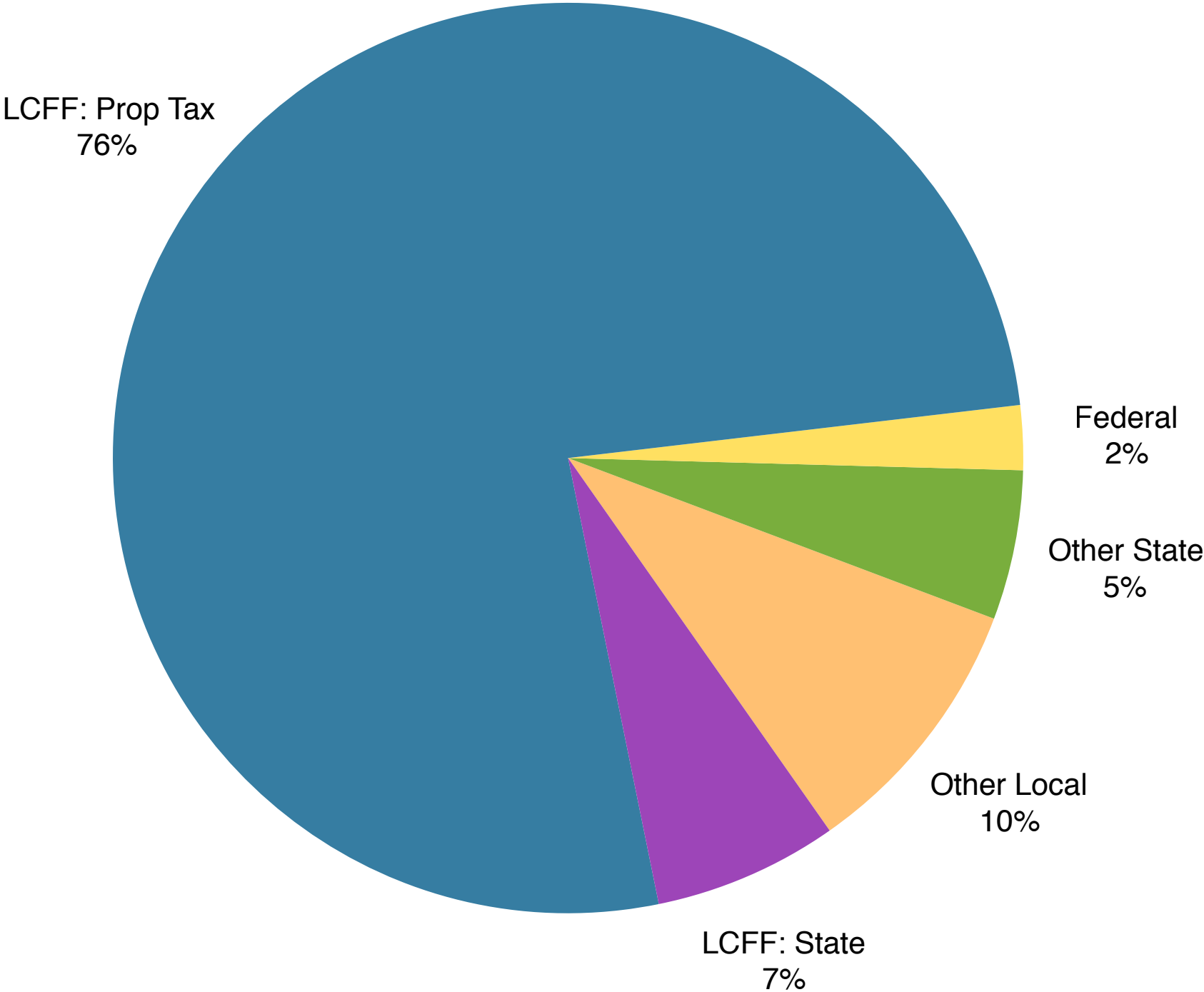


Budget

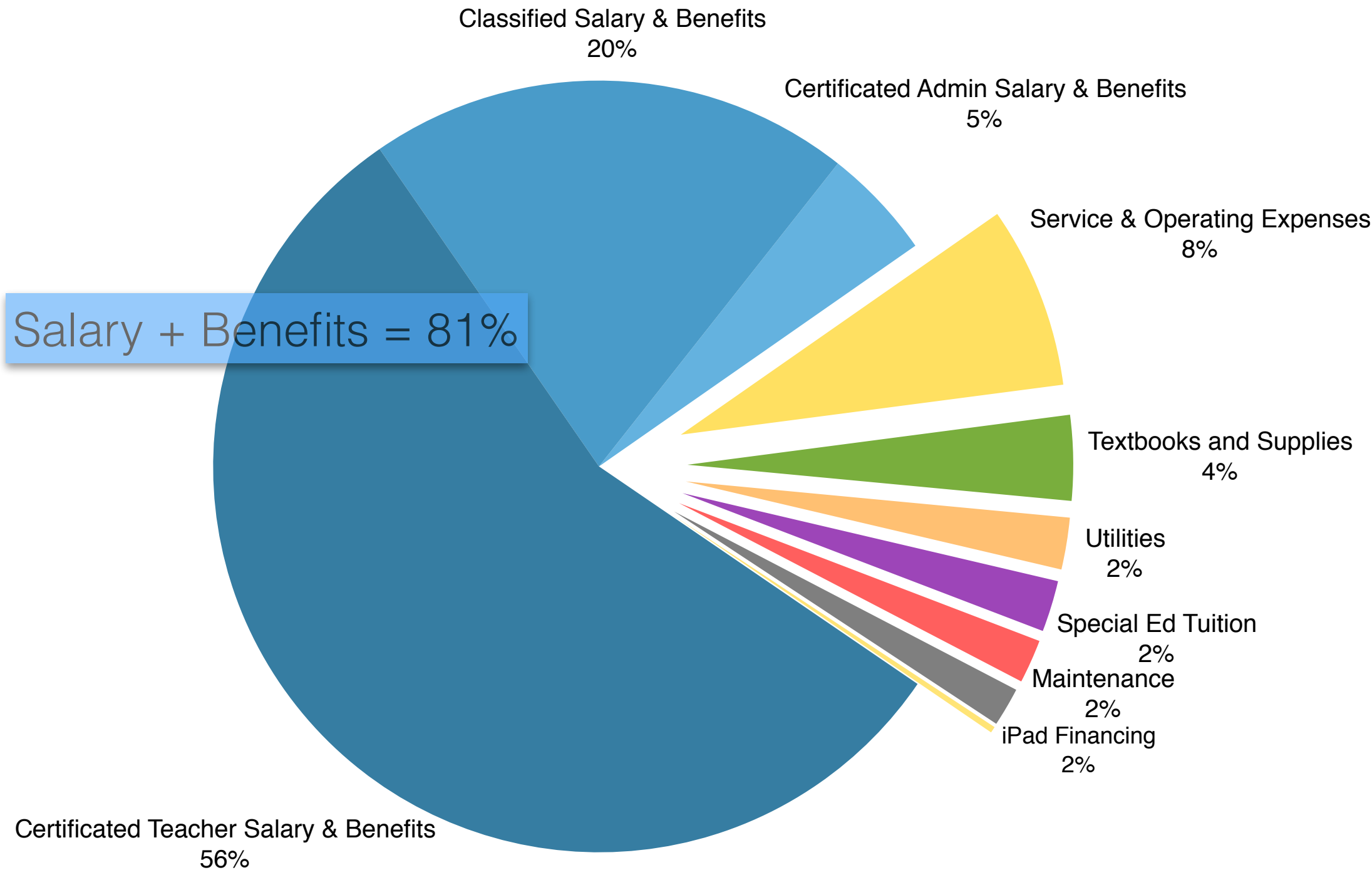
Overview 2014-15



2014-15 REVENUE : \$8.3M

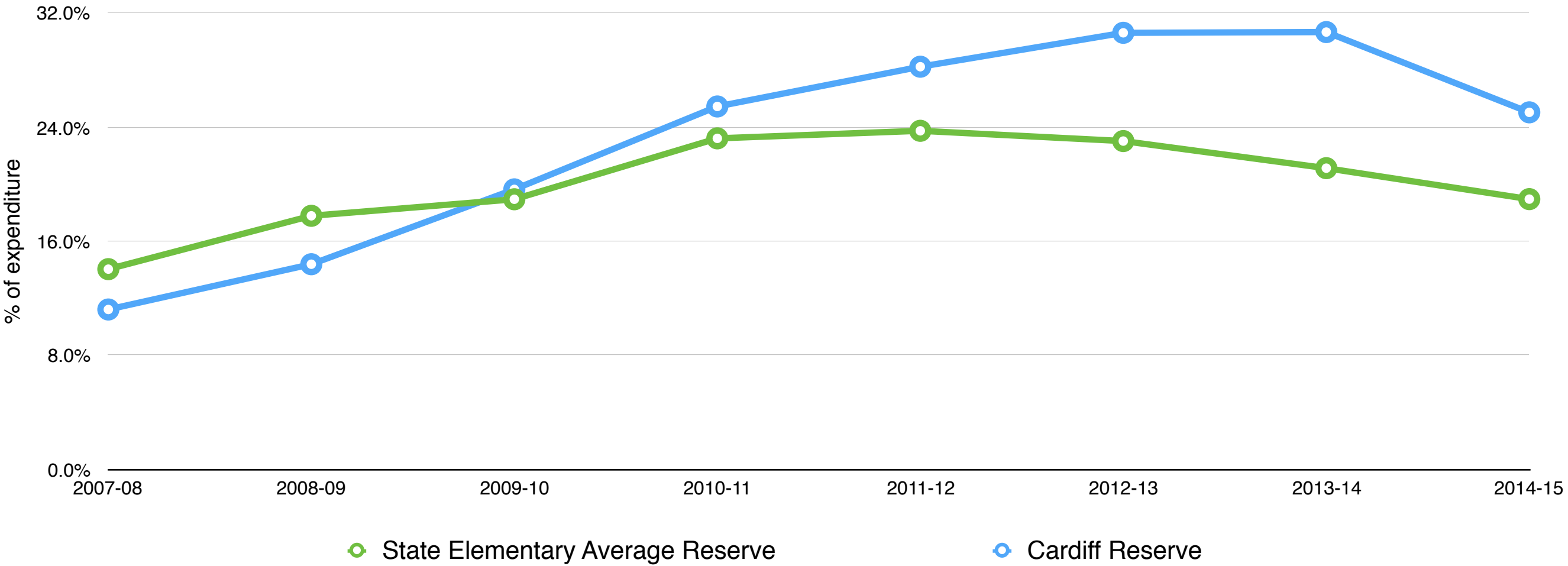


2014-15 EXPENDITURE : \$8.7M



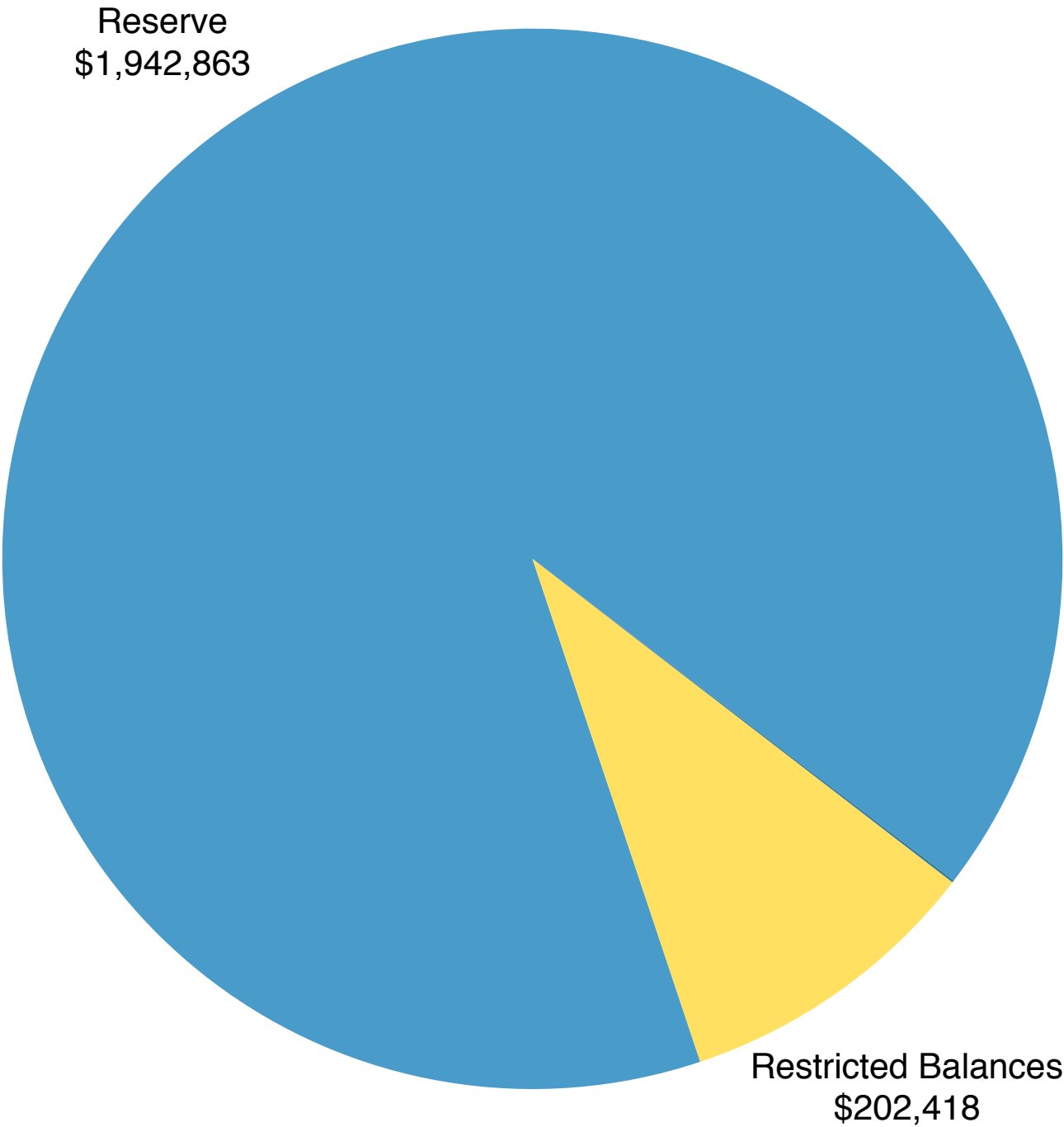
Budget

Historical Reserve Levels



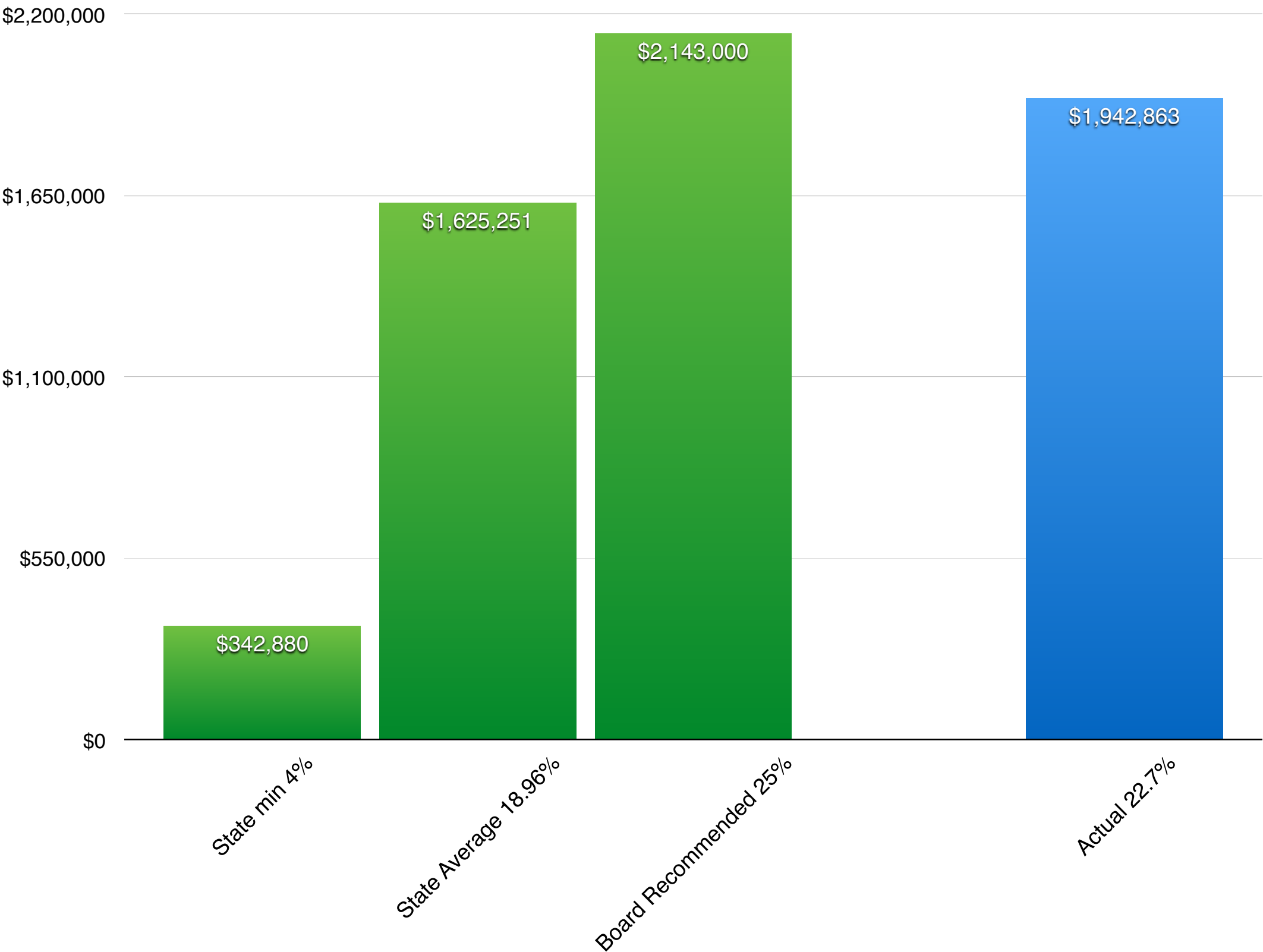
- Small + Basic Aid District
- Counter budgetary & economic uncertainties
- State cuts (fair share etc)
- Tax revenue fluctuations
- Enrollment fluctuations

RESERVE = 22.7% of EXPENDITURES

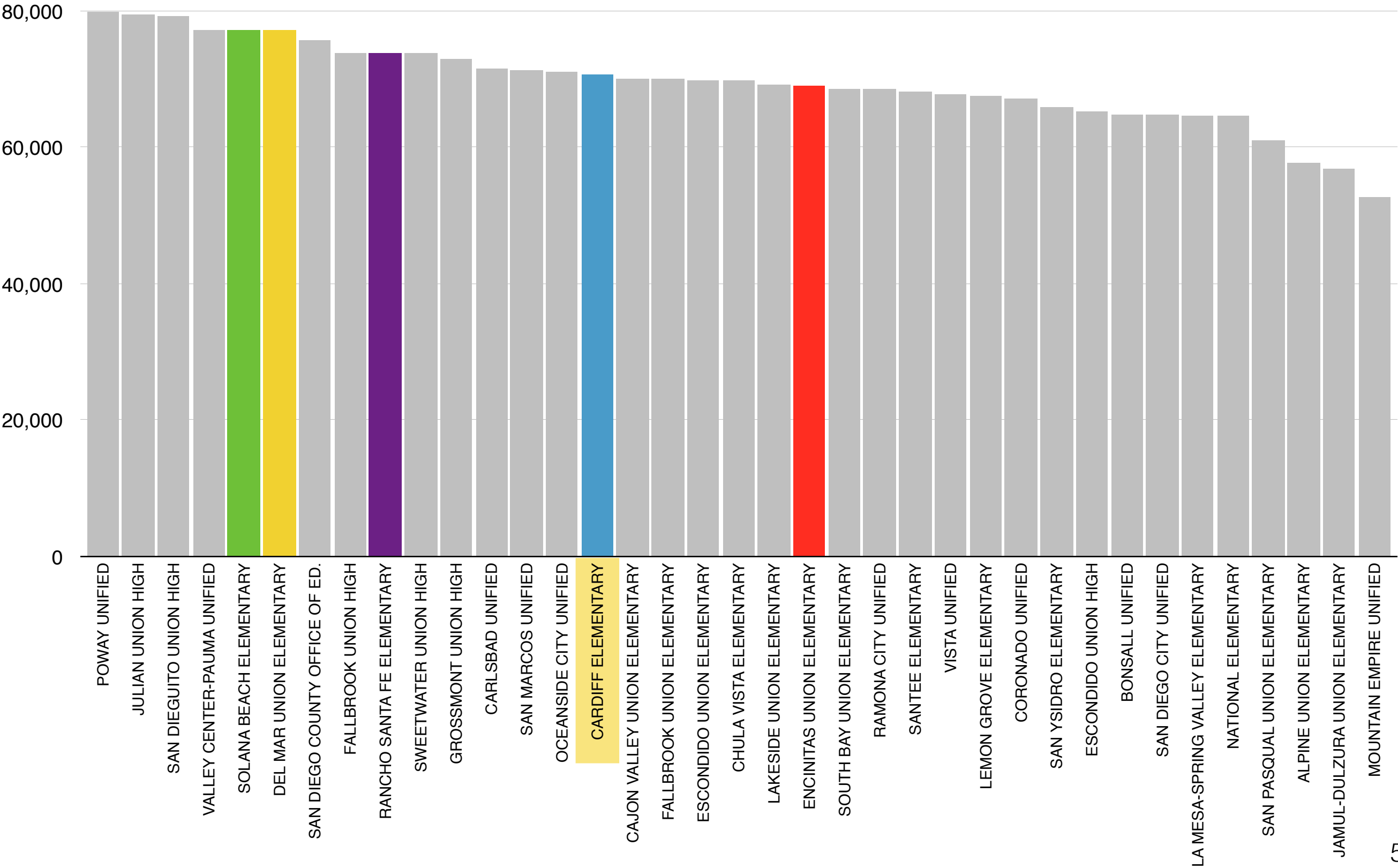


Budget

Reserve Levels



San Diego County Average Mid-Level Teacher Salary 2014-15

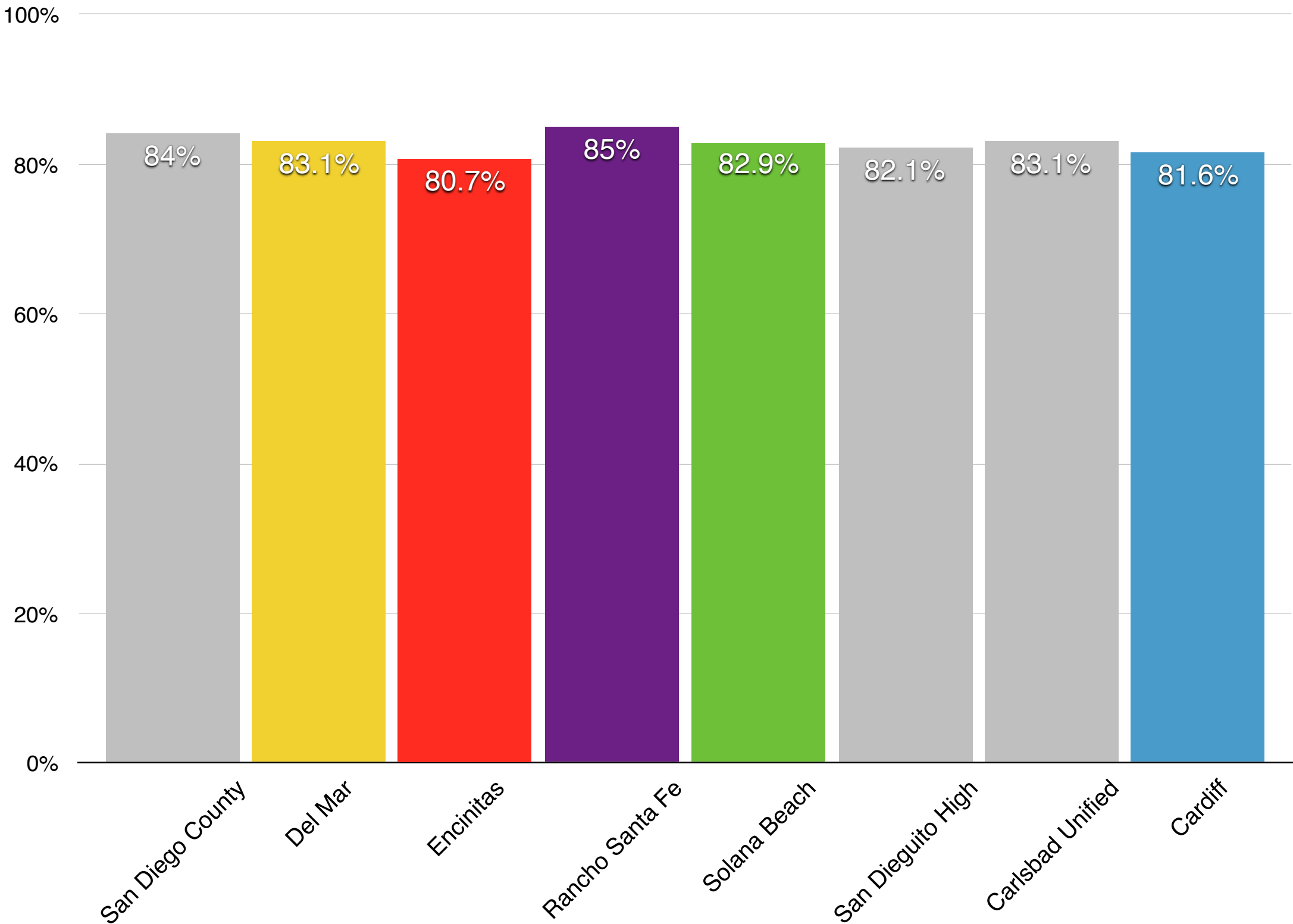


Budget

Overall Salary Expenditure

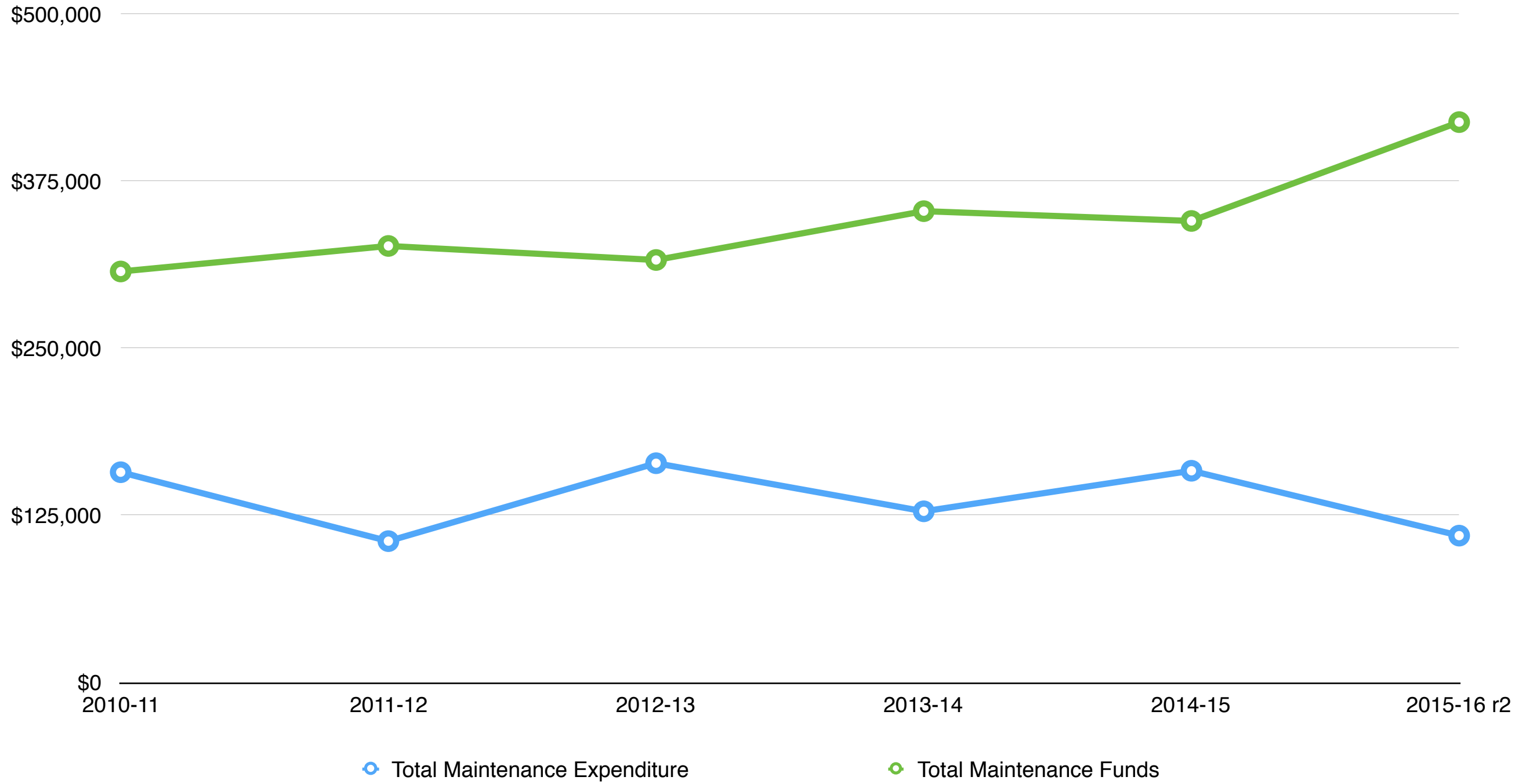


Salary & Benefits as % of Expenditures 2014-15



MAINTENANCE BUDGET: 1-1.5% of REVENUE

Maintenance Fund & Expenditures



Part 5: Looking to the Future

Looking to the Future

Projected District Enrollment

	2016	2020	2035
District Enrollment	719		
Census Projected Enrollment	-----	808	778
Likely Housing Development	-----	-----	830
Max Housing Development	-----	-----	875

	CS	AH	TOTAL
Total Current Rooms	24	24	48
Academic Rooms	22	22	44
Self-Contained Rooms 21.1:1 Student:Teacher Ratio	18	16	34
Extended Day Rooms	2	2	4
Projected Max Self-Contained Rooms			38
Potential Academic Rooms	2	3	5
Excess Rooms		1	1



Funding for Large Capital Improvements

School Facilities Needs for CA



A 2014 report from the State Allocation Board estimated that between \$19.8 billion and \$31.8 billion is needed by school districts for new construction and modernization



Funding for Large Capital Improvements

VOTER APPROVED FUNDING OPTIONS

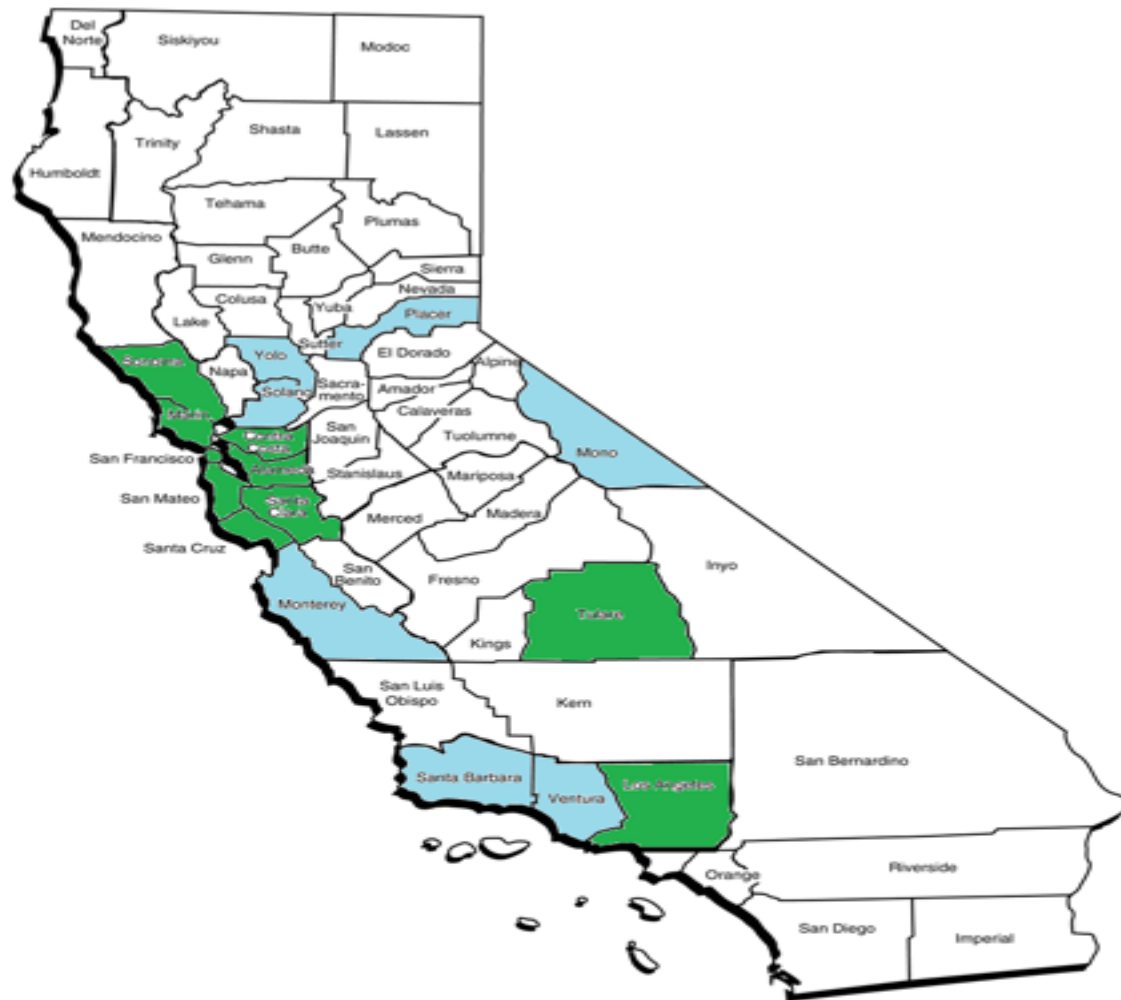
- Parcel Taxes – primarily used to augment operating expenses and not for facilities; often referred to as a regressive tax due to the flat rate methodology
- General Obligation Bonds – most commonly used financing tool
- Mello Roos (Community Facilities District) Bonds – a lesser used option that is primarily used to mitigate new growth in areas with major residential development projects

NON VOTER APPROVED FUNDING OPTIONS

- State-Matching Dollars – periodically the State asks for voter approval on state school construction bonds that, when approved, provides local school districts with matching funds for new construction or modernization projects; however, a local match is required
- Developer Fees – typically used to mitigate new student enrollment growth through residential development projects and not for modernization/renovation projects

Funding for Large Capital Improvements

Parcel Tax Overview



- No Successful K-12 Parcel
- Only 1 Successful K-12 Parcel
- Multiple K-12 Parcel Taxes

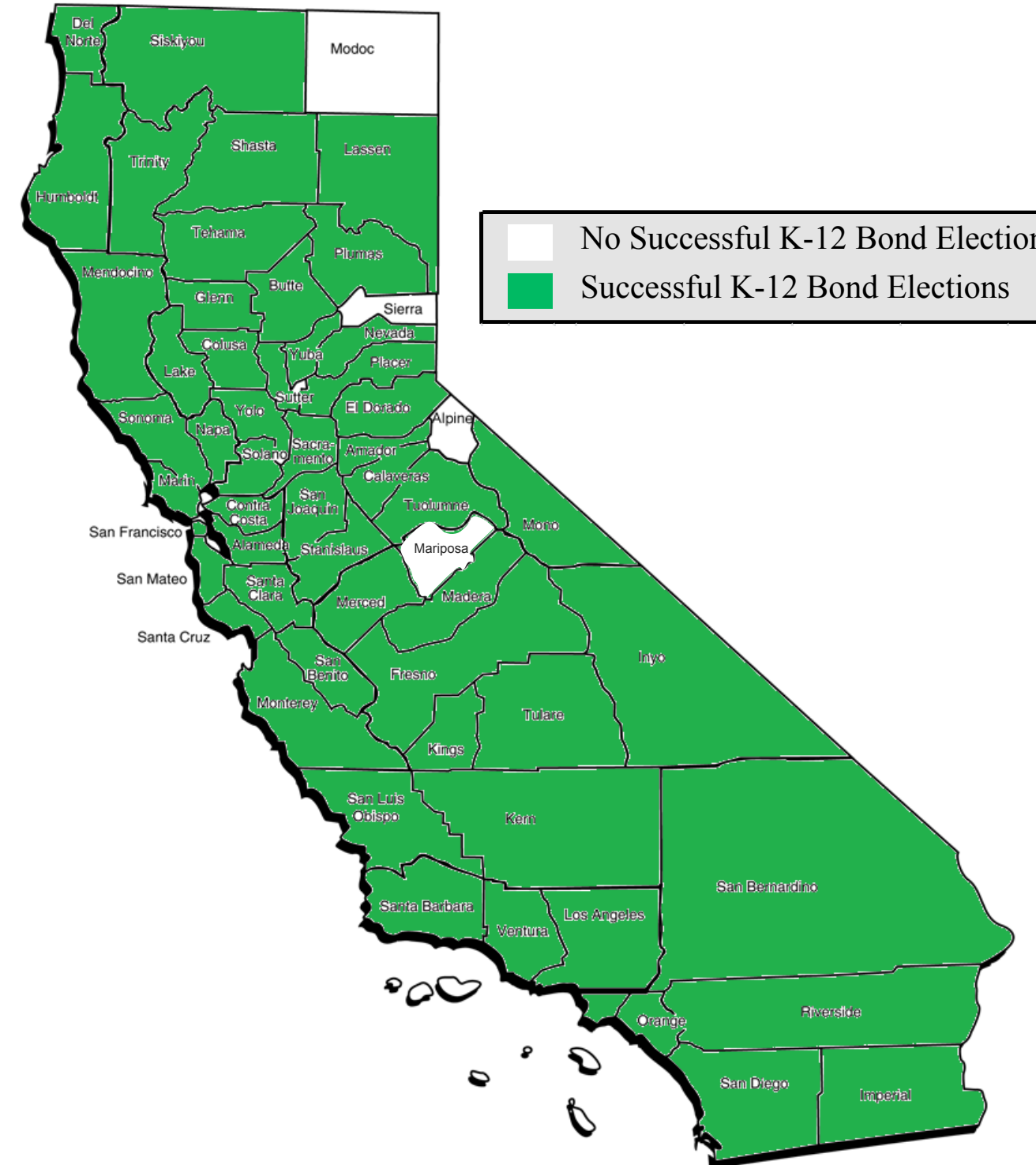
- Parcel taxes are a special property tax which is authorized by voters and requires 2/3rds voter approval
- Taxes are levied on a per parcel basis, usually as a flat tax, but can be applied on a “uniform” basis
- Parcel tax proceeds are very flexible and can be used on any voter approved purpose including operating expenses and salaries
- Parcel taxes have been commonly successful for school districts located in the Bay Area or Los Angeles County

Funding for Large Capital Improvements

G.O. Bond Overview



- G.O. Bonds are a property tax which is authorized by voters and requires 55% voter approval
- Taxes are levied on an ad valorem basis, the same manner in which regular property taxes are levied
- Bond proceeds can be spent on capital improvements like facilities, fixtures, furniture, and equipment; funds cannot be used for operating expenses or salaries
- G.O. Bonds have been passed in nearly every county in California



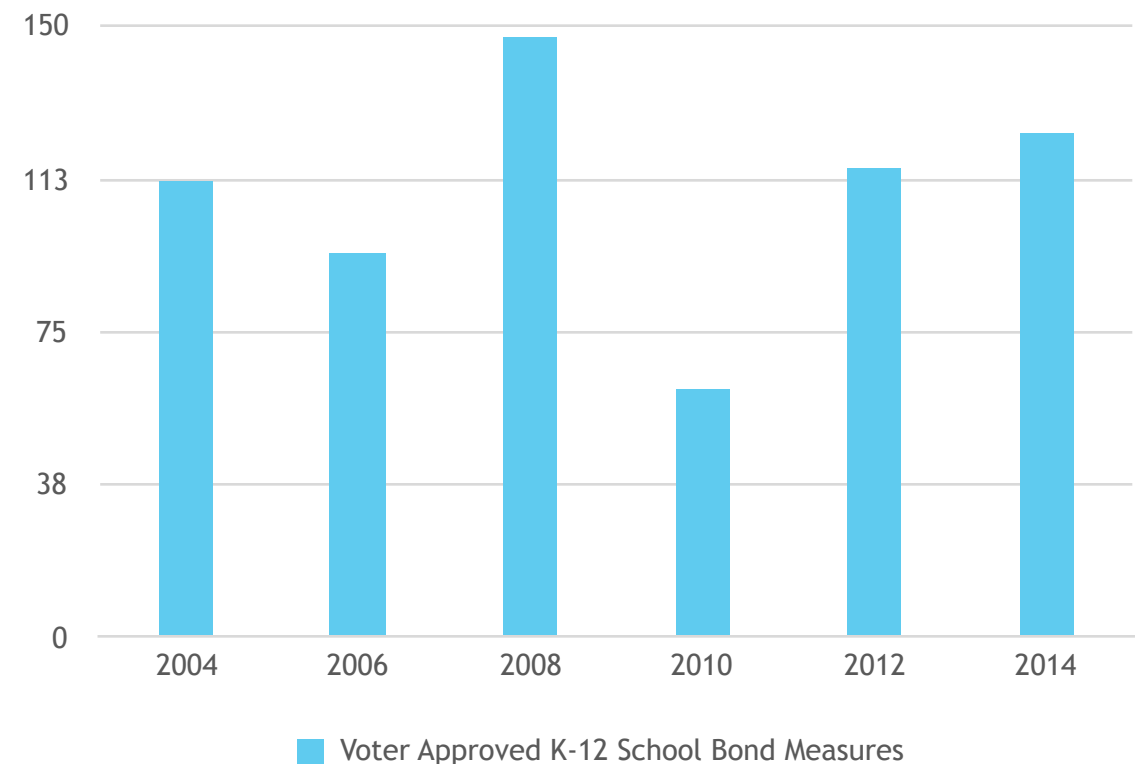
Funding for Large Capital Improvements

Statewide G.O. Bond Program Success



- There are 977 school districts in California
- The most common facilities financing tool for school districts is G.O. bonds
- California school district voters have passed a significant amount of bond measures (653) since 2004

Voter Approved K-12 School Bond Measures



Funding for Large Capital Improvements

Election of 2000 - Proposition E



Approved by Voters on March 7, 2000

Vote Required: Two-Thirds

Passage Rate: 80.9%

\$11,000,000 Bond Program Size

No Remaining Authorization for Projects

Series A: \$10,999,035 Issued on August 8, 2000

Series A was Partially Refinanced on February 2, 2010

Fiscal Year 2015-16 Tax Rate of \$33.24 Per \$100,000 of Assessed Valuation

Estimated Tax Rate at Time of Election: Approximately \$43.00 Per \$100,000 of Assessed Valuation

Bond Term 25 years, 2000 - 2025

Funding for Large Capital Improvements

2010 G.O. Refunding Bonds



Similar to Refinancing a Home Mortgage (High Interest Rates to Low Interest Rates)

Average Interest Rate: 5.12% on Old Bonds (Proposition E Series A Bonds) vs. 2.55% on New Bonds (2010 General Obligation Refunding Bonds)

Did NOT Increase Length of Old Bonds (No Extension of Bond Term)

Amount of Old Bonds Refinanced: \$5,480,000

Total Savings to Local Taxpayers (Net of Costs): \$501,115

Funding for Large Capital Improvements

Assessed Valuation 1996 - 2016



<u>FY Ending</u>	<u>Assessed Valuation</u>	<u>% of Growth</u>
1996	\$783,370,554	-
1997	\$793,992,303	1.36%
1998	\$824,694,928	3.87%
1999	\$876,367,569	6.27%
2000	\$957,763,654	9.29%
2001	\$1,039,782,446	8.56%
2002	\$1,125,241,879	8.22%
2003	\$1,207,828,797	7.34%
2004	\$1,323,304,233	9.56%
2005	\$1,447,518,976	9.39%
2006	\$1,606,347,320	10.97%
2007	\$1,766,009,972	9.94%
2008	\$1,920,518,051	8.75%
2009	\$2,056,060,813	7.06%
2010	\$2,081,273,591	1.23%
2011	\$2,084,380,071	0.15%
2012	\$2,110,290,798	1.24%
2013	\$2,221,266,241	5.26%
2014	\$2,305,742,397	3.80%
2015	\$2,421,455,262	5.02%
2016	\$2,660,059,360	9.85%

20-Year Average
Growth Rate
6.36%

Funding For Large Capital Improvements

Bonding Capacity

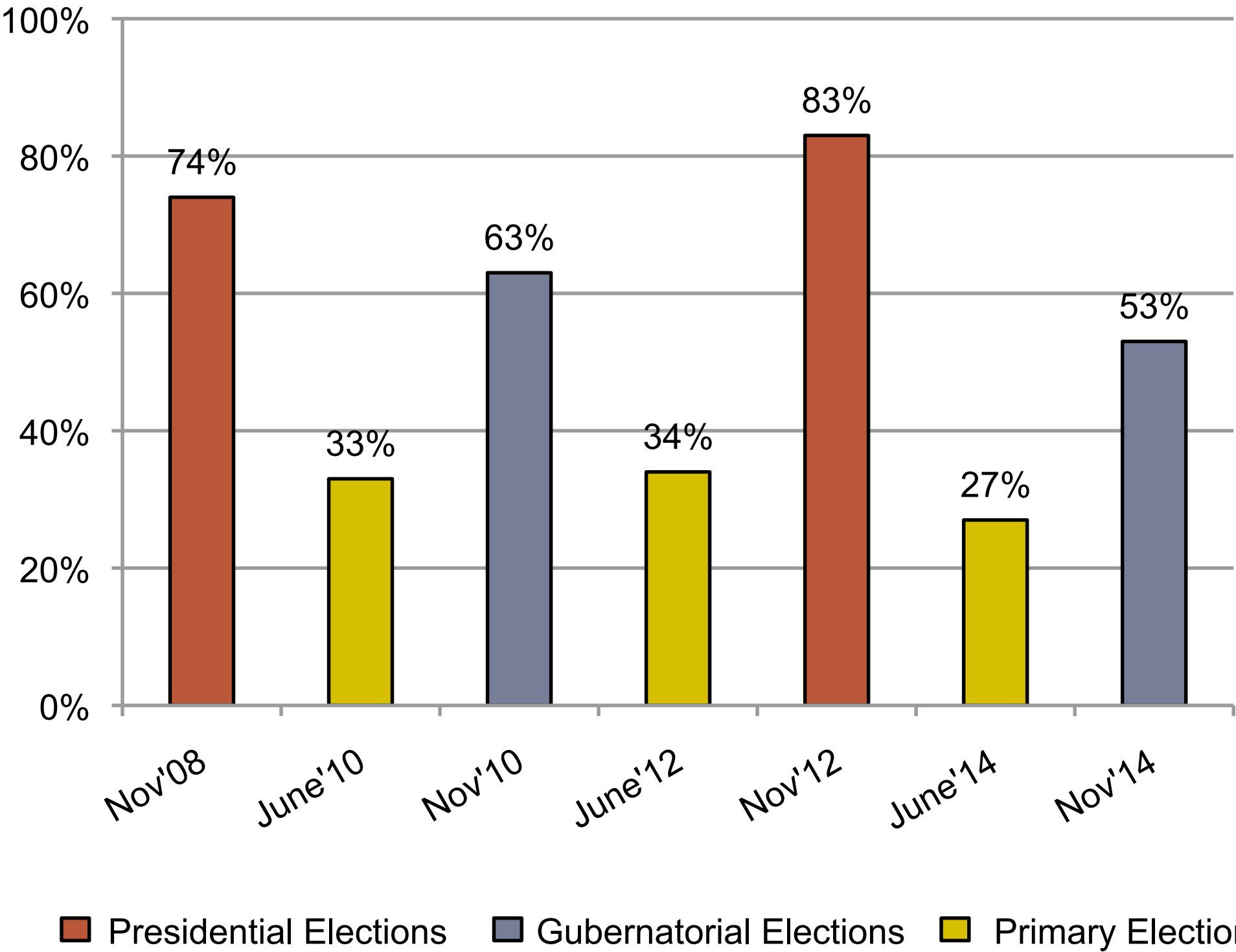


General Obligation Bonding Capacity Analysis

Fiscal year	2015-16
District Assessed Valuation	\$2,660,059,360
Maximum Legal Bonding Capacity	1.25%
<i>Gross Bonding Capacity</i>	\$33,250,742
Outstanding Bonds	2015-16
Election of 2000 GO Bonds	\$2,889,035
2010 GO Refunding Bonds	\$1,910,000
Total Bonds Outstanding	\$4,799,035
Total Net Bonding Capacity (gross bonding capacity less total bonds outstanding)	\$28,451,707

Looking to the Future

Voter Turnout 2008 - 2014



High voter turnout equals many voices

Source: Political Data

Pillar 4: Efficient & Effective Resource Management

- Fiscal Stability
- Physical Resources
- Human Resources

- 
- Long Term
 - Community Use
 - Smart Spending
 - Safe and Modern

Our Current Thinking

Facilities Issues Will Require Community Support

Short Term Fix vs. Long Term Solution

Optimal Conditions for Financing (low interest rates)

Ongoing Issues with Old Buildings = Ongoing,
Unpredictable Maintenance Costs

Numerous possible scenarios:

- Continuum of possibilities (three examples provided)
- Each has advantages and disadvantages
- Not exhaustive

Looking to The Future

Cardiff School - Possible Scenario A



- Classroom buildings
 - repair and modernization
- Multi-purpose room
 - repair and modernization
- Kitchen
 - repair and modernization
- Portables : Ada (4) / Cardiff (8)
 - replace with 11 modular buildings
- Brick building
 - seismic safety and remodel

Total : Approx \$6-7m

Pros:

- Least costly
- Fixes critical issues

Cons

- Repairing 55-65 year old buildings
- Short term solution
- Does not address safe drop-off, traffic, MPR

Looking to the Future

Cardiff School - Possible Scenario B

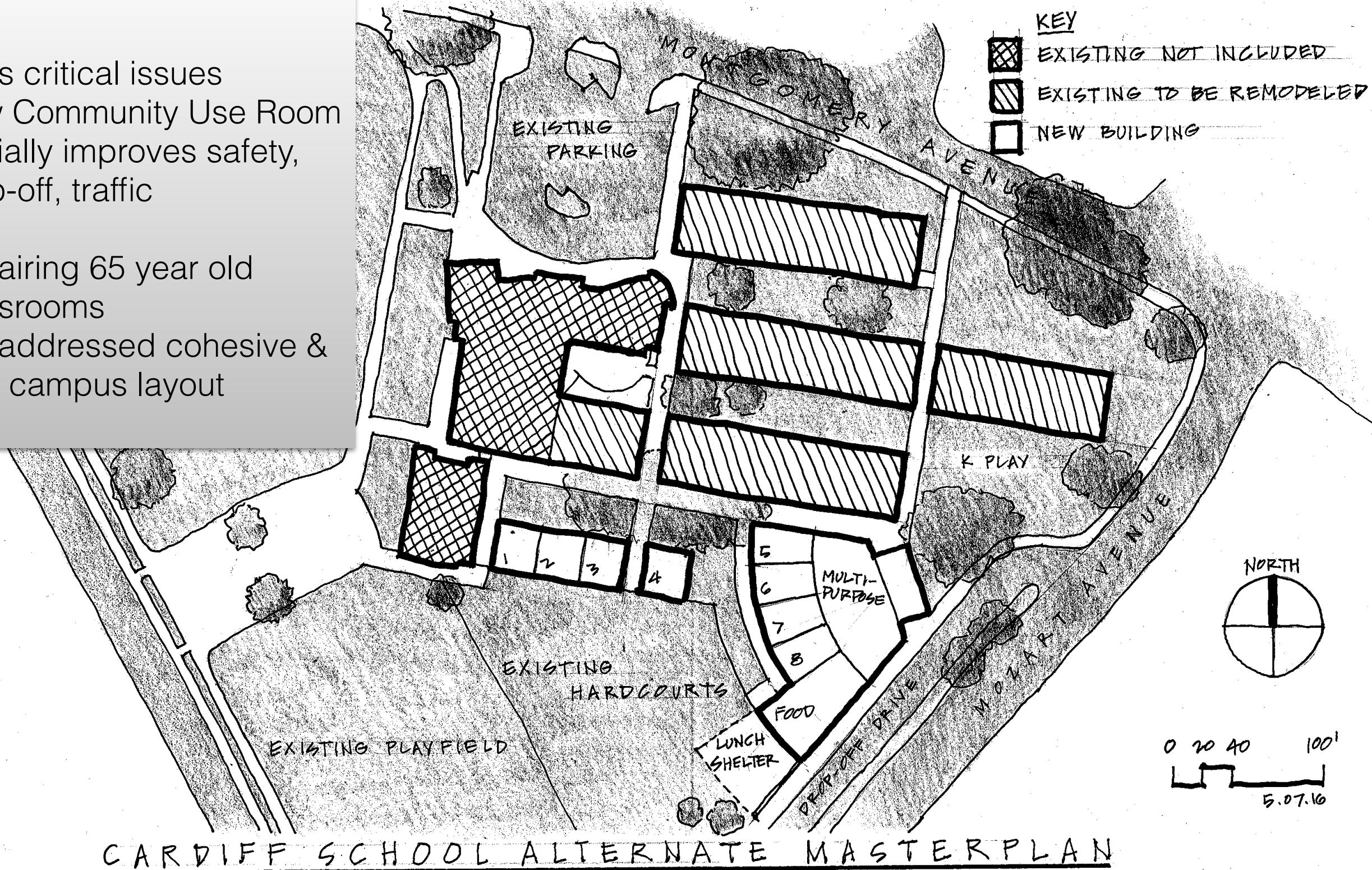


Pros:

- Fixes critical issues
- New Community Use Room
- Partially improves safety, drop-off, traffic

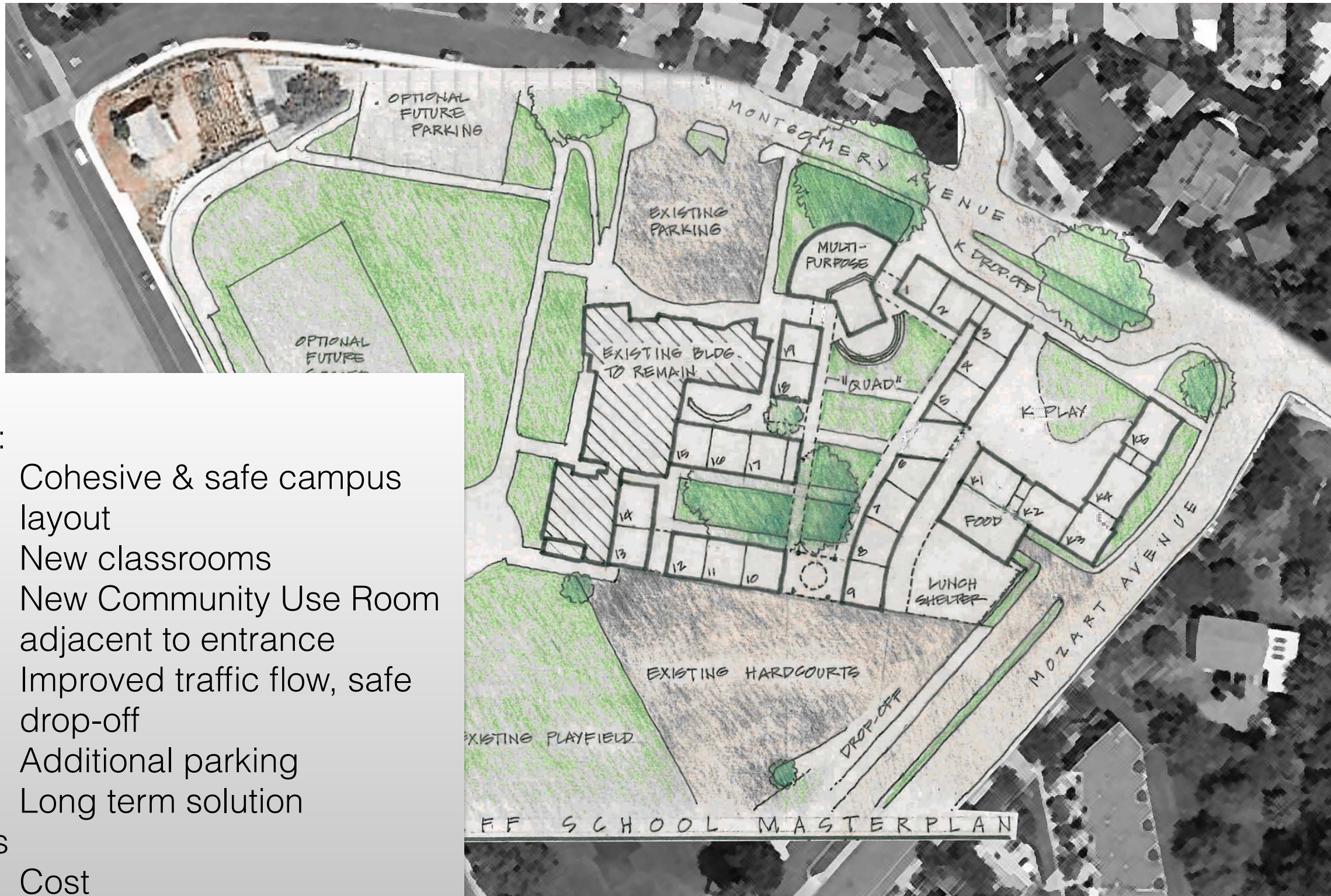
Cons

- Repairing 65 year old classrooms
- Not addressed cohesive & safe campus layout



Looking to the Future

Cardiff School - Possible Scenario C



Pros:

- Cohesive & safe campus layout
- New classrooms
- New Community Use Room adjacent to entrance
- Improved traffic flow, safe drop-off
- Additional parking
- Long term solution

Cons

- Cost
- Most disruptive

Benefits

Safer, More Secure and Cohesive Campus Layout, Student Drop-Off/Pick-Up

Improve Unsafe Neighborhood Traffic Congestion and Parking Issues

Modern, Designated Multipurpose Facility Benefits School and Community

100 Year Life Expectancy of New Construction

Zero Net Energy Campus

Looking to the Future

Costs



ELEMENT	TOTAL COST	GFA	\$/SF AREA
Classroom Buildings [CS]	\$8,437,367.00	30,500	\$276.63
Multi-Purpose Building [CS]	\$2,359,863.00	8,000	\$294.98
Warming Kitchen [CS]	\$1,187,306	2,500	\$474.92
Historic Building Modernization [CS]	\$278,635	800	\$348.29
Existing Building to Remain Renovation [CS]	\$1,000,000	17,500	\$57.14
Montgomery Ave. D/O [CS]	\$345,842	6,800	\$50.86
Interim Housing [CS]	\$1,443,071		
New Parking Lot [CS]	\$698,476	10,250	\$68.14
Soccer Field [CS]	\$144,304	22,635	\$6.38
Site [CS]	\$3,632,185	90,887	\$39.96
Dynamic Learning Spaces [CS/AH]	\$990,000		
Modular Buildings & Shed [AH]	\$975,000		
Upper Parking Lot Paving [AH]	\$50,000		
Track & Field Completion [AH]	\$150,000		
TOTAL	\$21,980,280		





Sample \$22,000,000 Bond

Tax rate: \$26.25 Per \$100,000 of Assessed Valuation

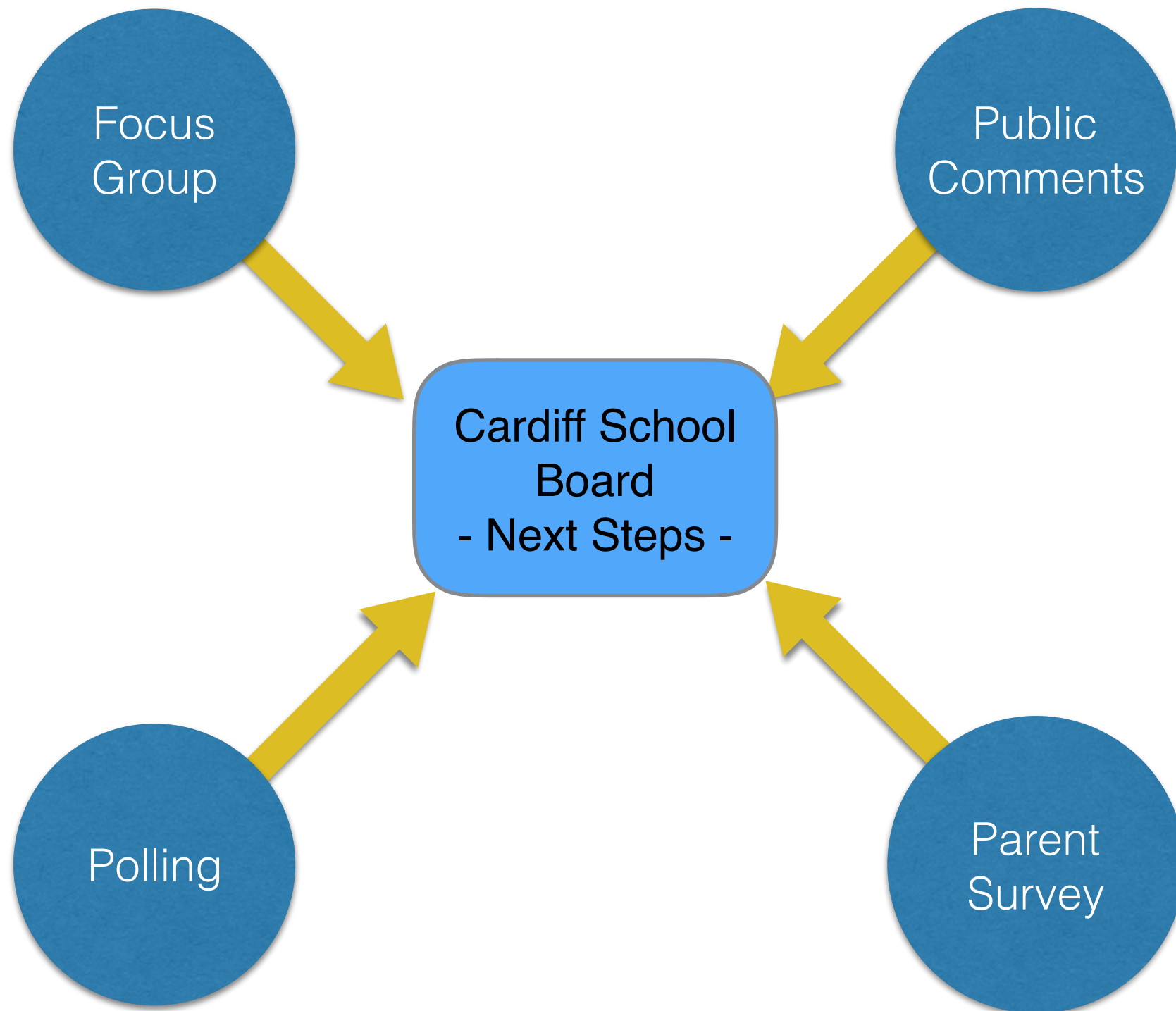
Total bond authorization	\$22,000,000
Issue Summary	
Series 2017A (Spring 2017)	\$11,000,000
Series 2020B (Spring 2020)	\$11,000,000
Total	\$22,000,000
Max Bond Maturity	30 years
Total Debt Payback	\$47,068,463
Debt Payback Ratio	2.14
Assumed Assessed Valuation Growth	
FY 2015-16	9.85% (actual)
FY 2016-17 and Thereafter	4%

Based on moderate assessed value growth projections, the District could generate an estimated \$22 million at a tax rate of \$26.25 per \$100,000 of assessed value

Total repayment ratio is an estimated 2.14:1, or for every \$1.00 in principal, there is \$1.14 in interest; State law requires a repayment ratio of 4:1

Looking to the Future

Next Steps



Next Steps

When	What
June 9	Board Meeting - Discuss Feedback
June 16	Board Meeting - Provide Facilities Direction
August 12	Deadline to Submit a Resolution
November 8th	Election Day