





Cardiff Schools
Over 100 Years of Education and Quality Facilities for Cardiff Students

June 16th 2016

History of Cardiff Schools

'Cullen School' - 1913



Founded by Frank Cullen
February 9th, 1913



History of Cardiff Schools

Cullen School - 1913



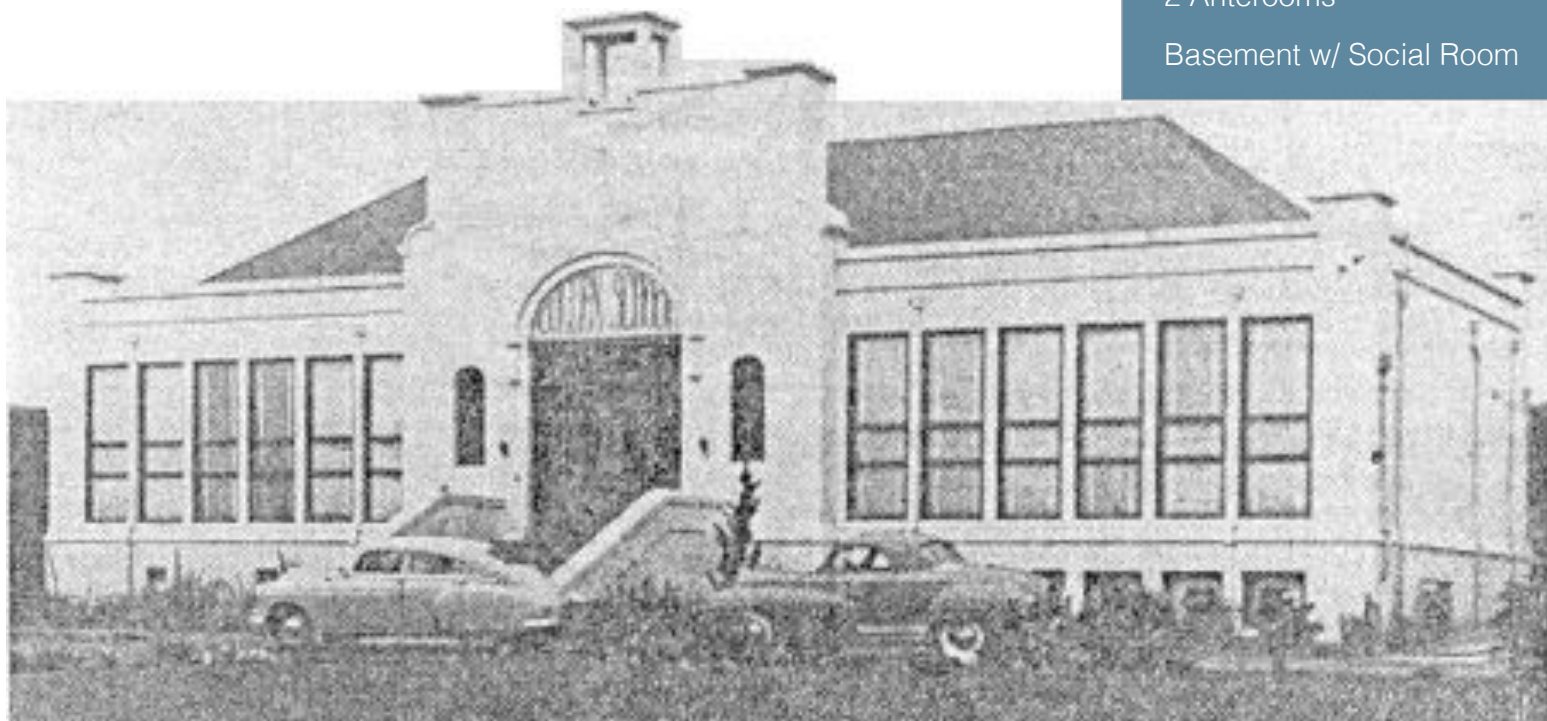
23 Students

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

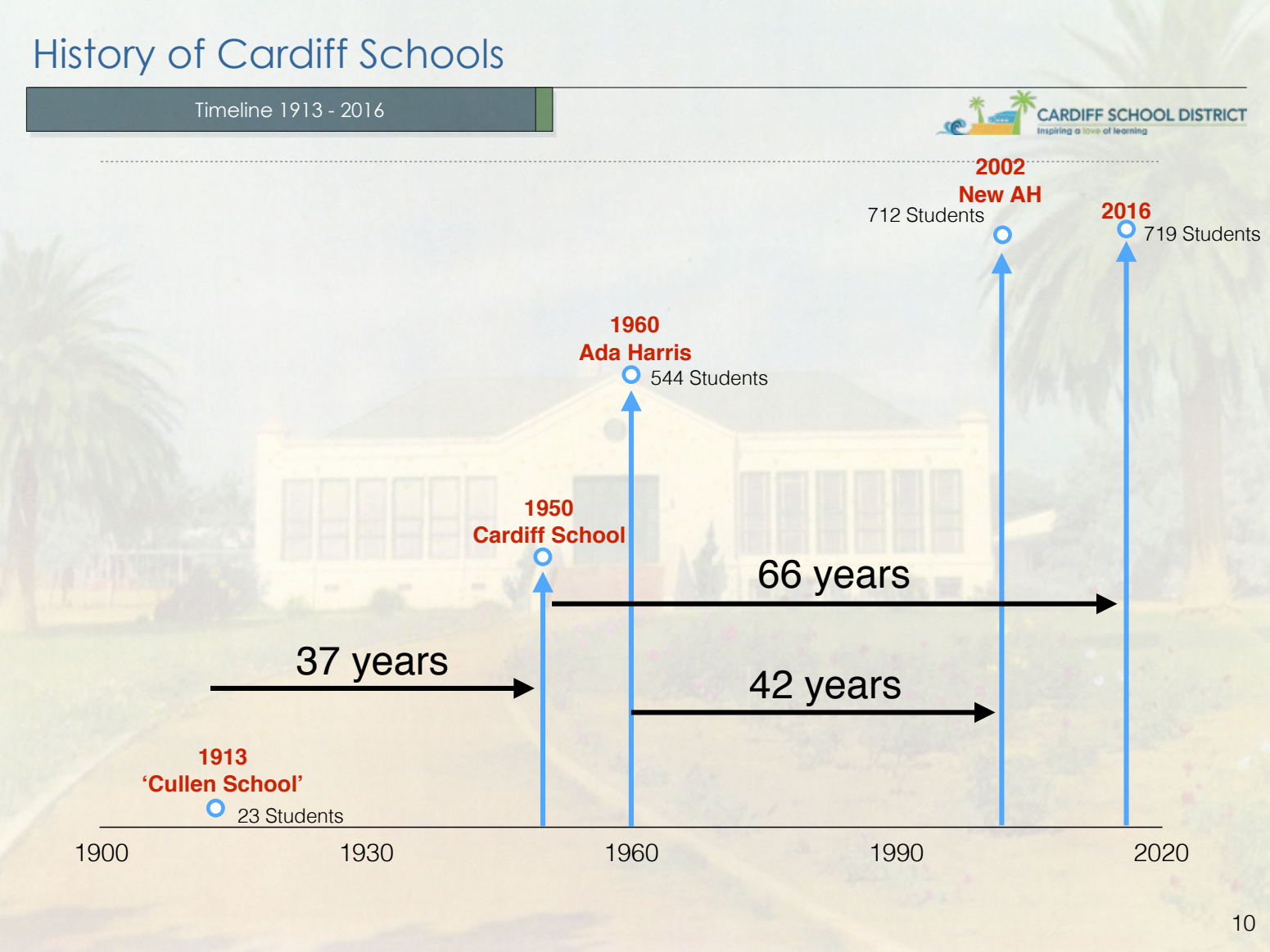
- Library / Admin / Computer Lab
- Art / Science
- ADA Path of Travel

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)

History of Cardiff Schools

Timeline 1913 - 2016





Our Facilities Today

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 - Current Configuration



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 - Overview



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

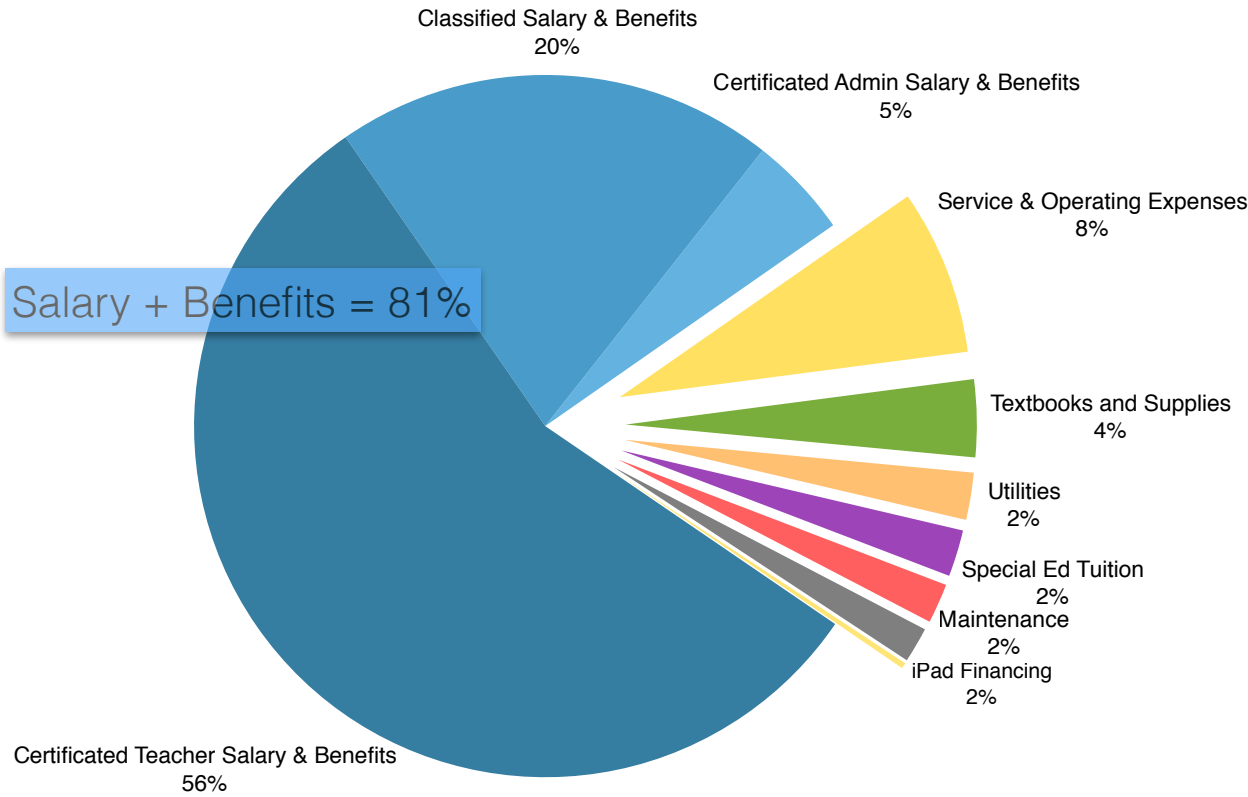


Budget

General Fund Expenditures 2014-15

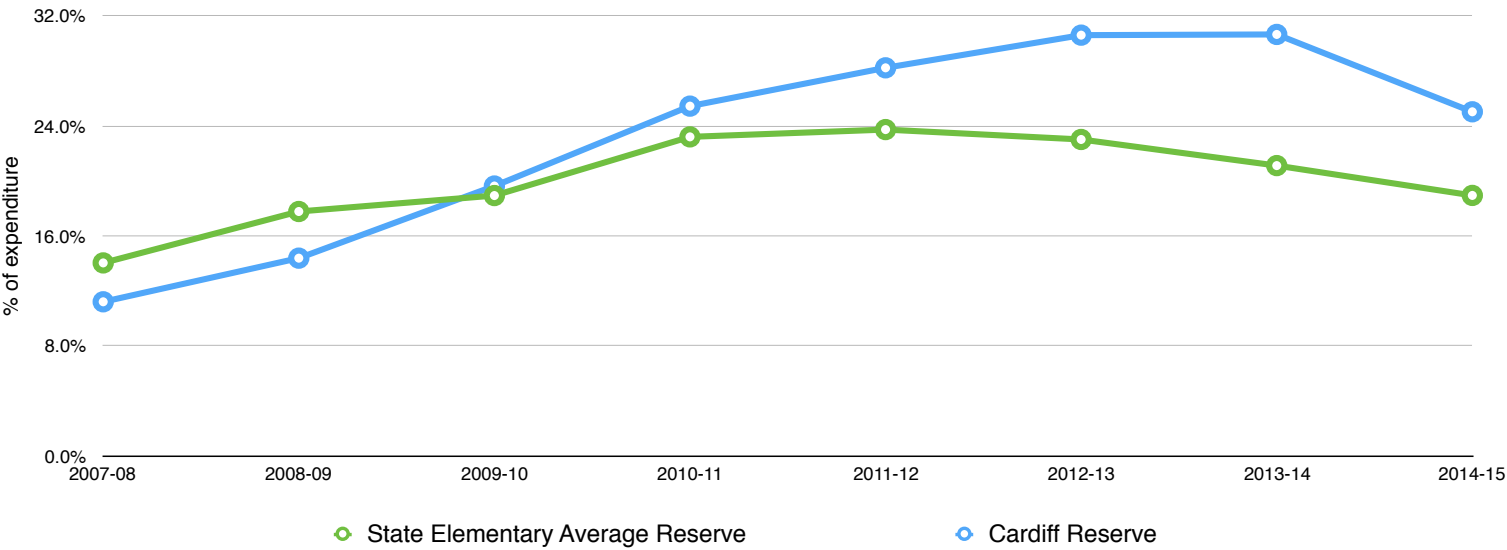


2014-15 EXPENDITURE : \$8.7M



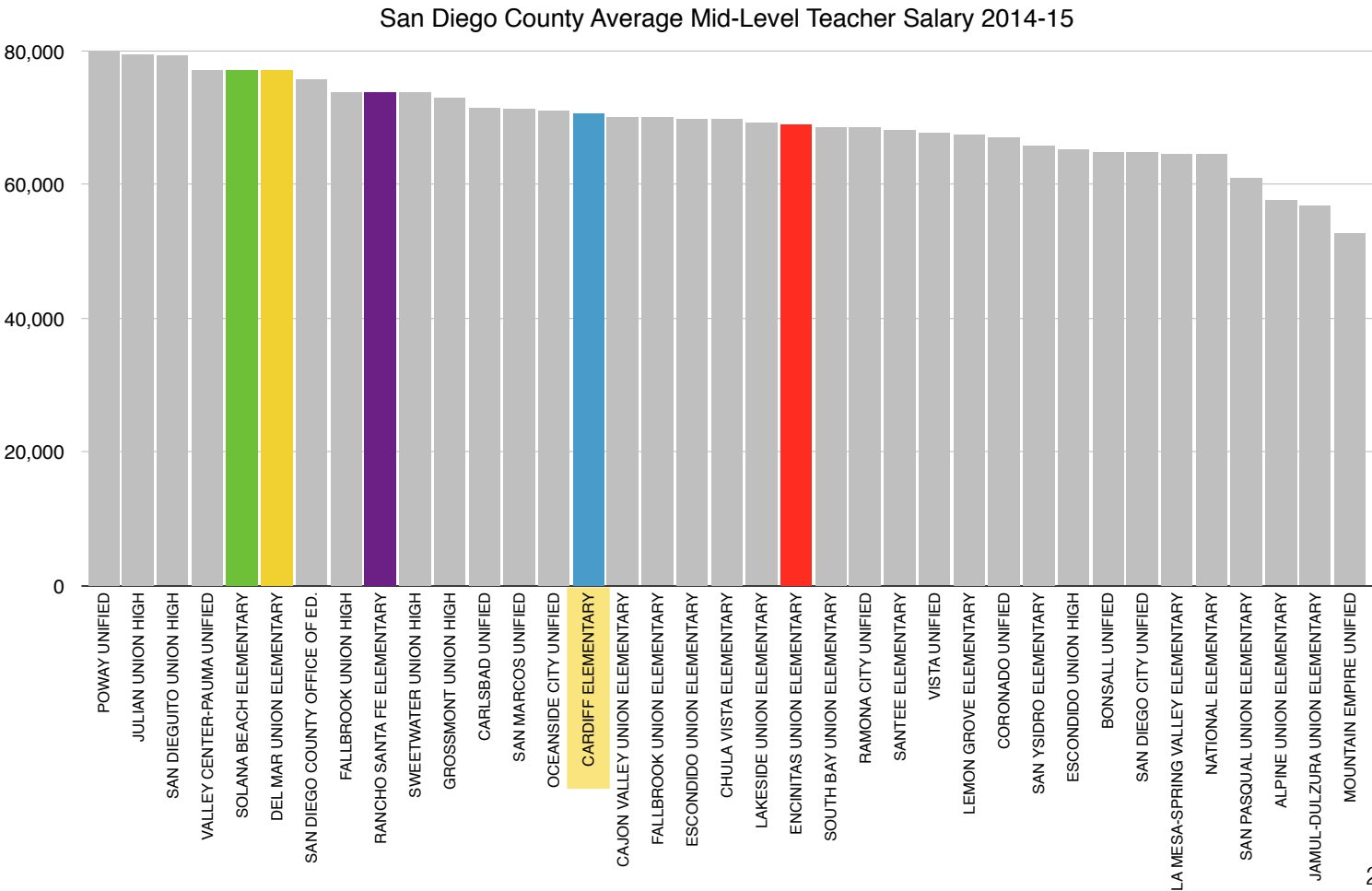
Budget

Historical Reserve Levels



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

Budget

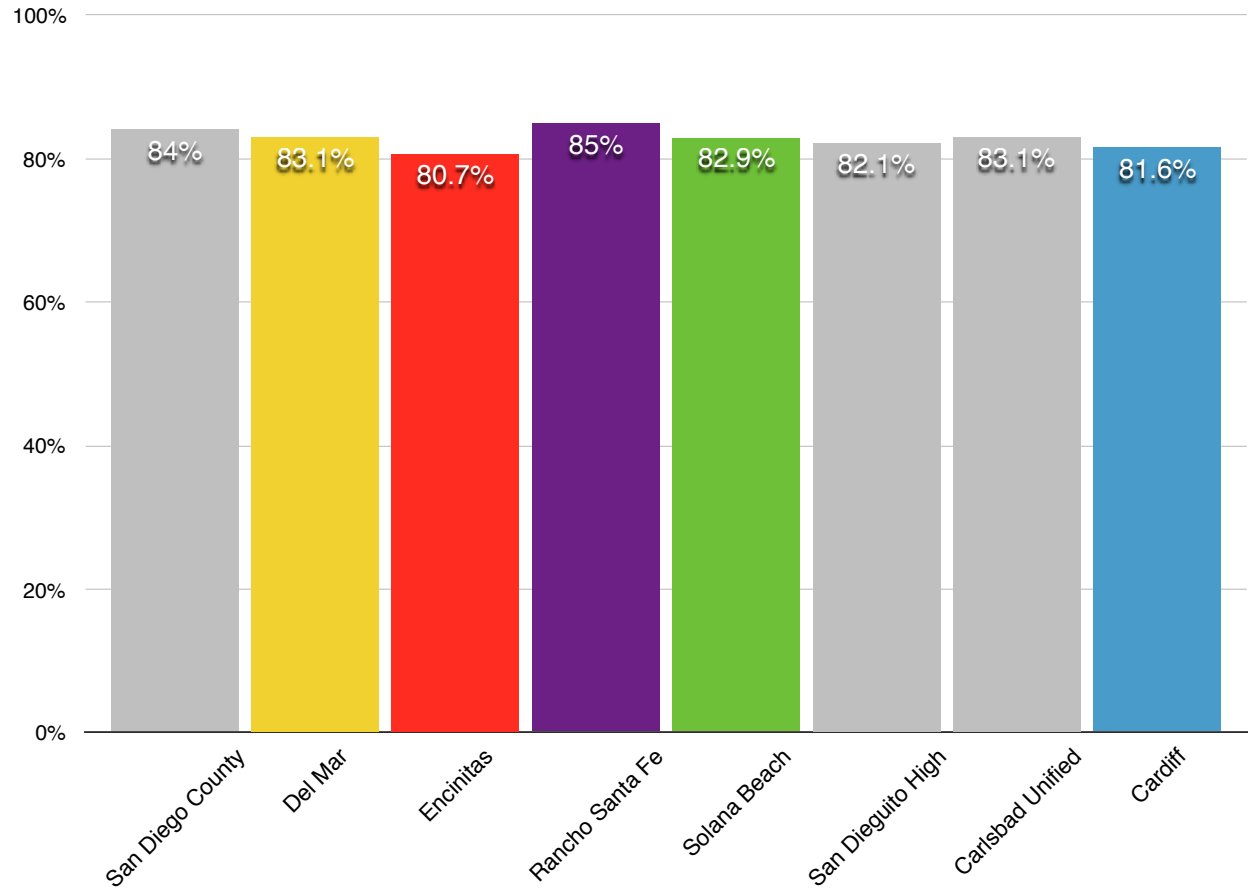


Budget

Overall Salary Expenditure



Salary & Benefits as % of Expenditures 2014-15



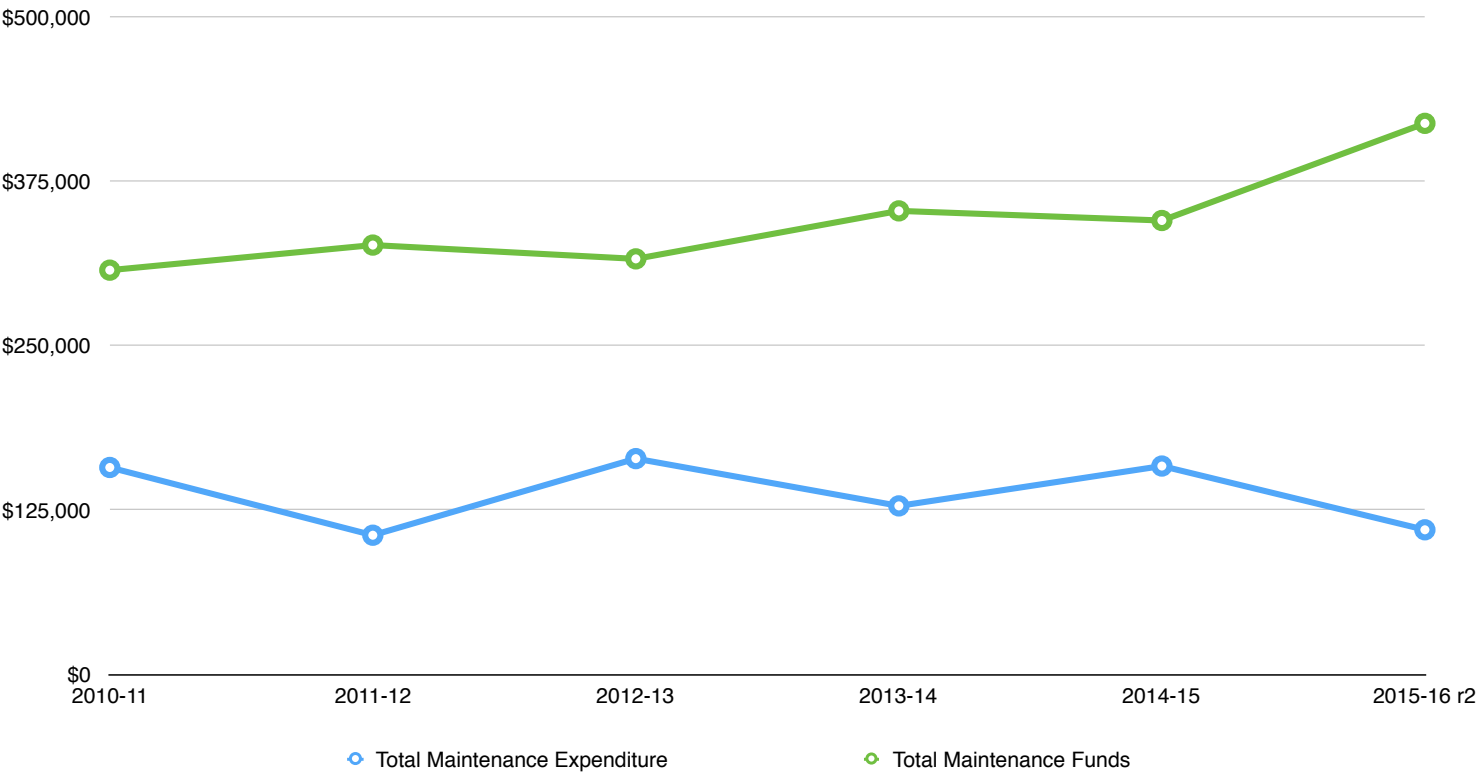
Budget

Maintenance Expenditures 2010 - 2015



MAINTENANCE BUDGET: 1-1.5% of REVENUE

Maintenance Fund & Expenditures



Enrollment Projections

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



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



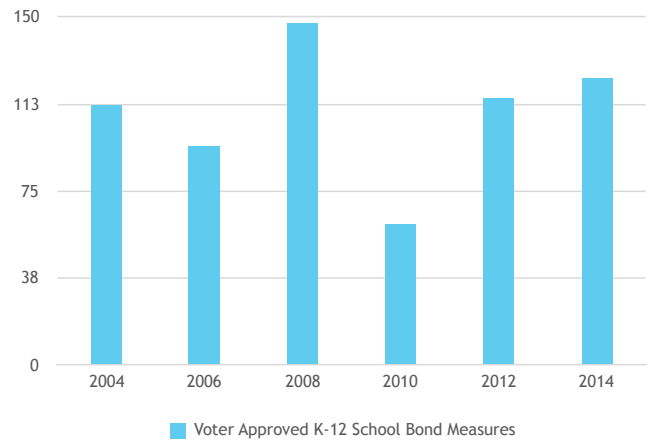
Funding for Large Capital Improvements

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
- Tuesday June 7th an additional 40 school districts had bonds approved by voters

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

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

Rationale



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

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



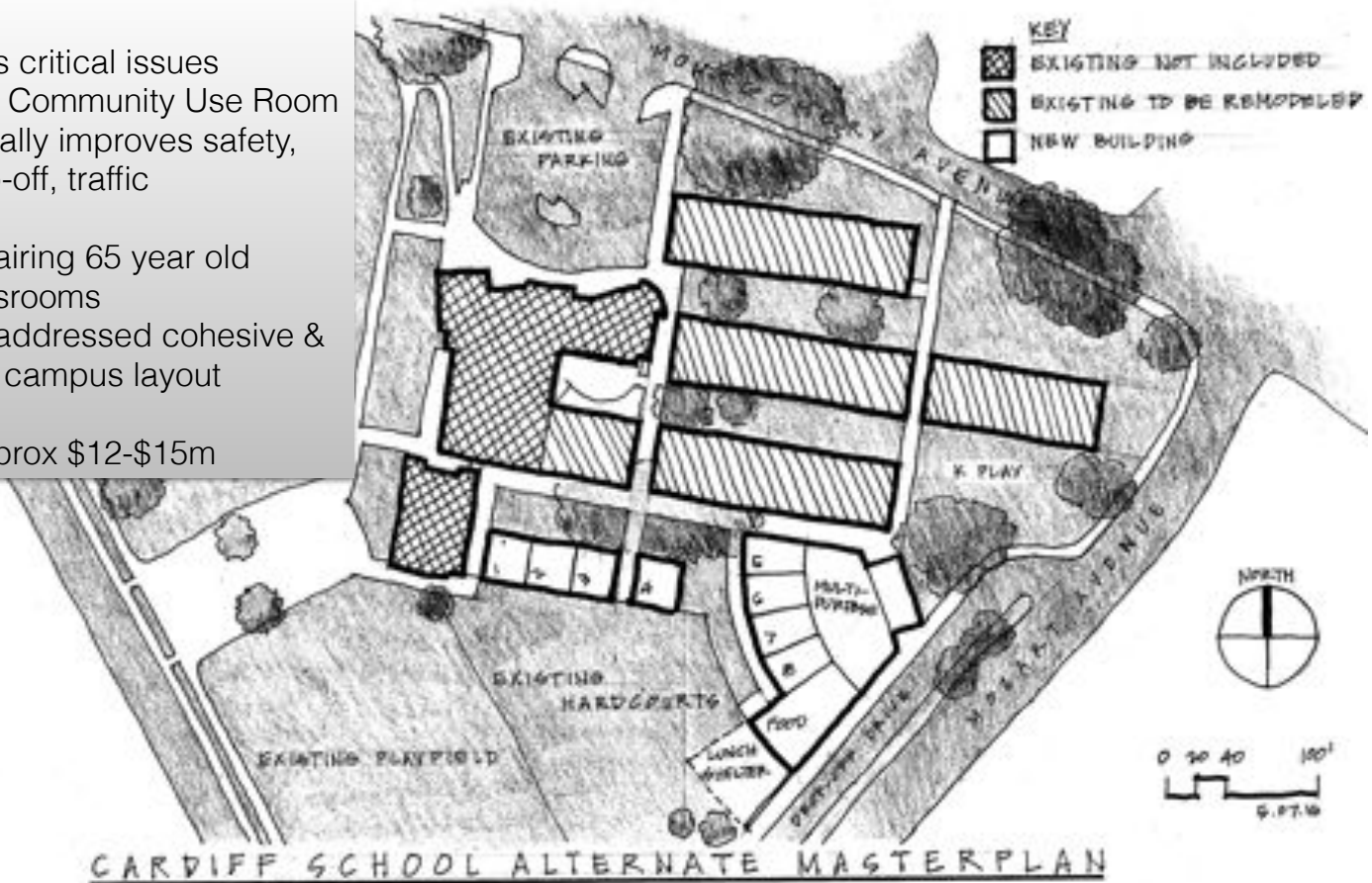
Pros:

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

Cons:

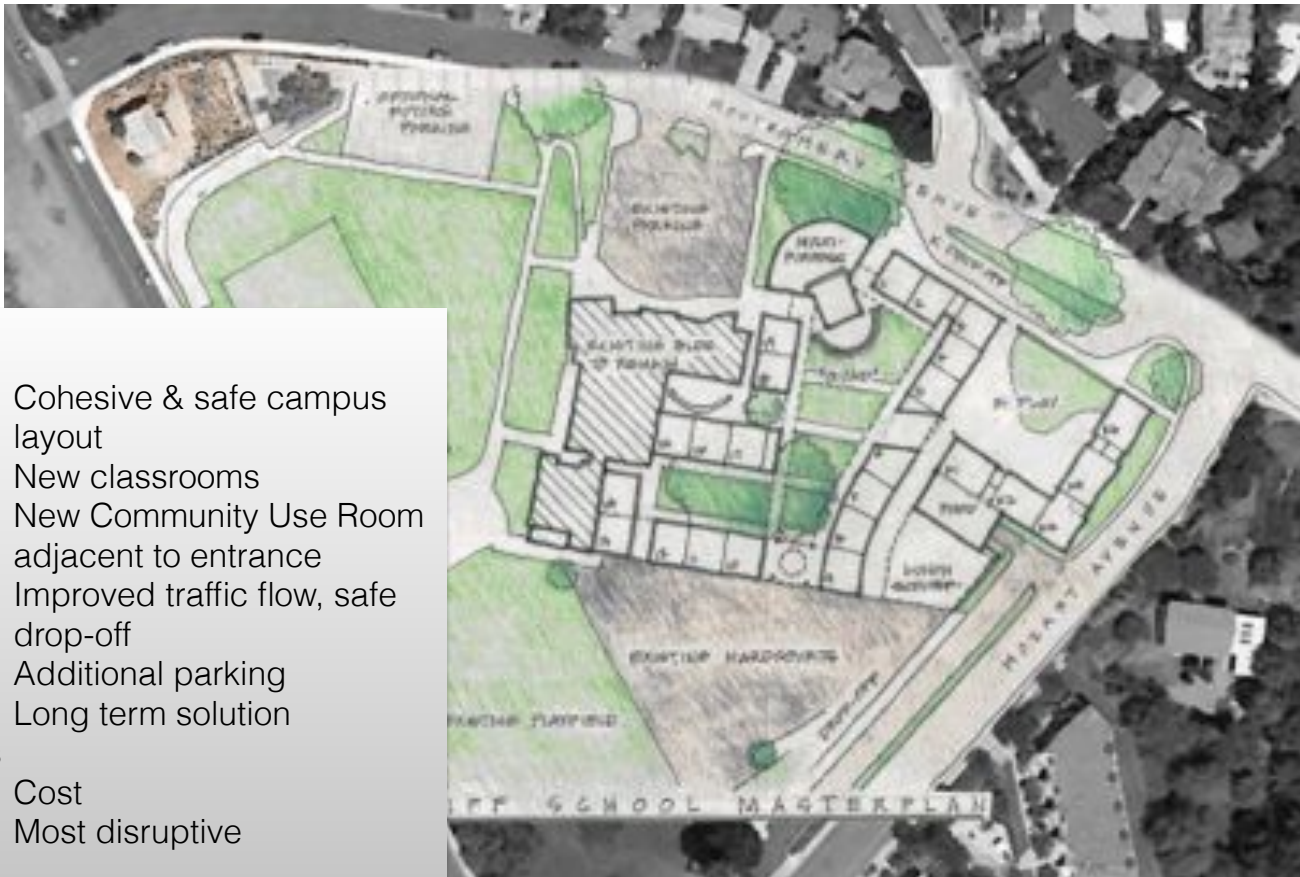
- Repairing 65 year old classrooms
- Not addressed cohesive & safe campus layout

Cost = approx \$12-\$15m



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

Cost = approx \$22m



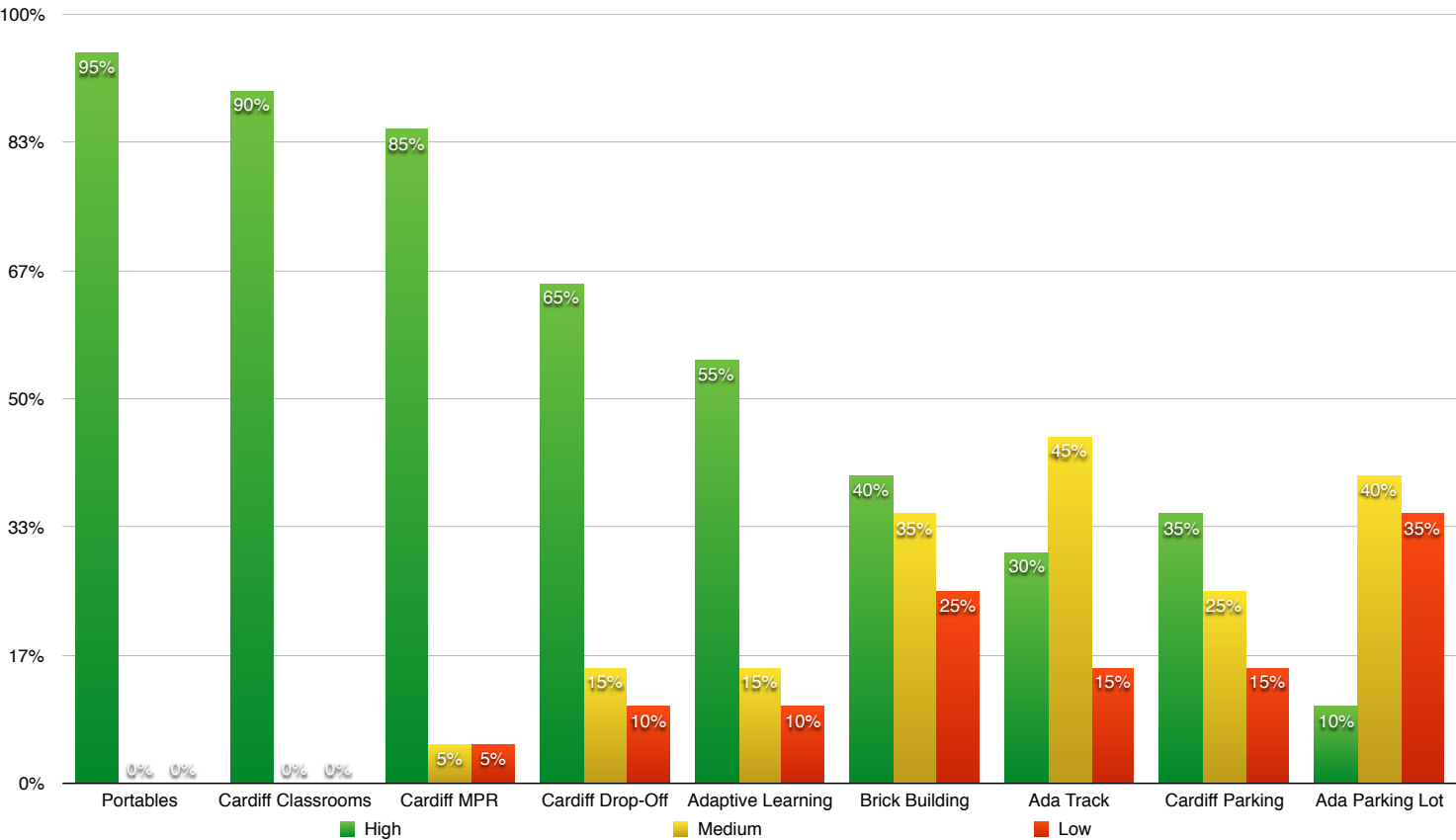
Feedback

Focus Group Feedback

Project Priorities

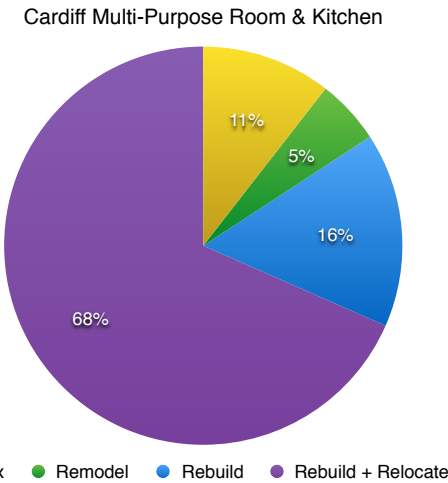
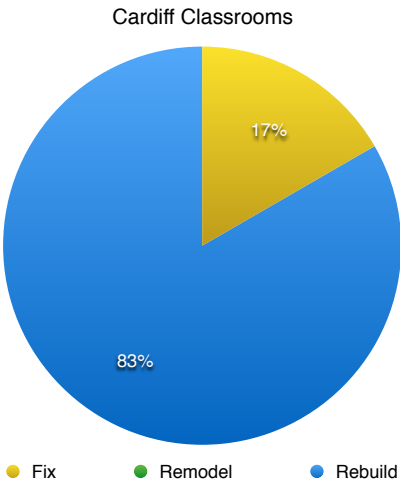
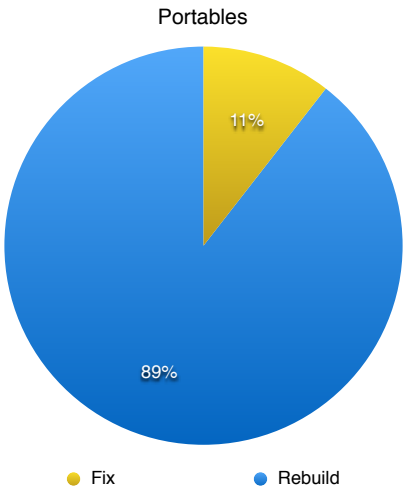


Project Priorities



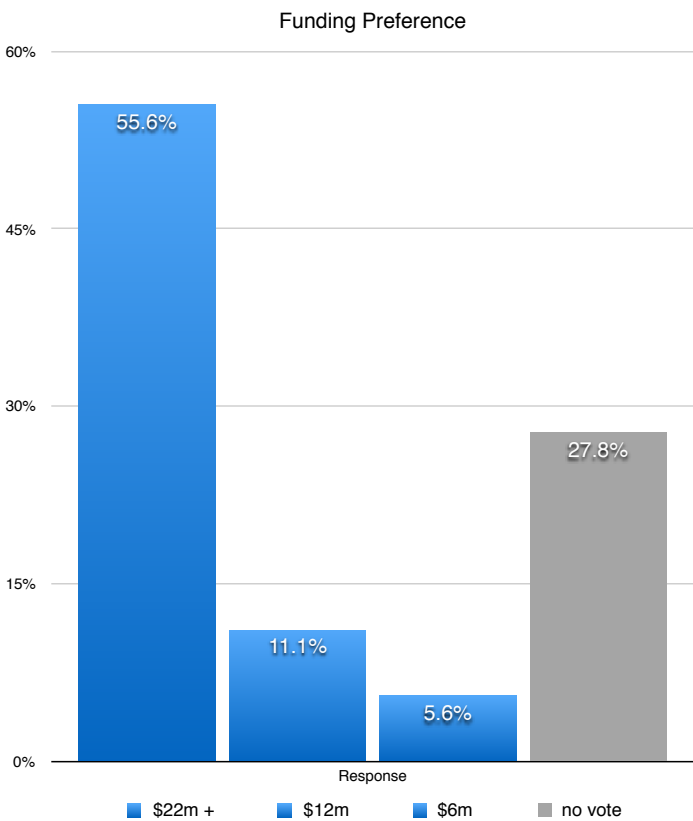
Focus Group Feedback

Project Scope



Focus Group Feedback

Funding Preference

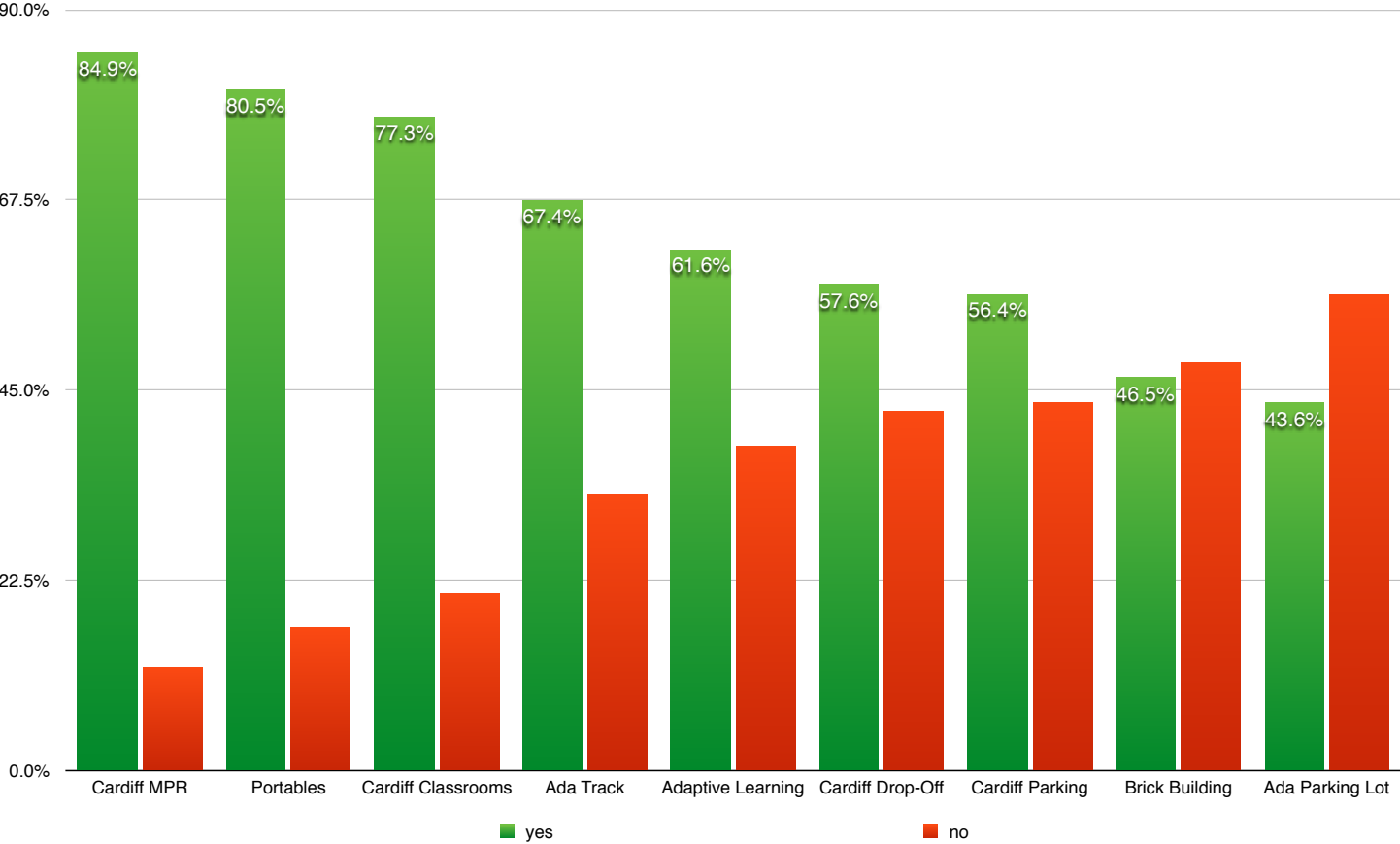


Parent Survey

Project Priorities

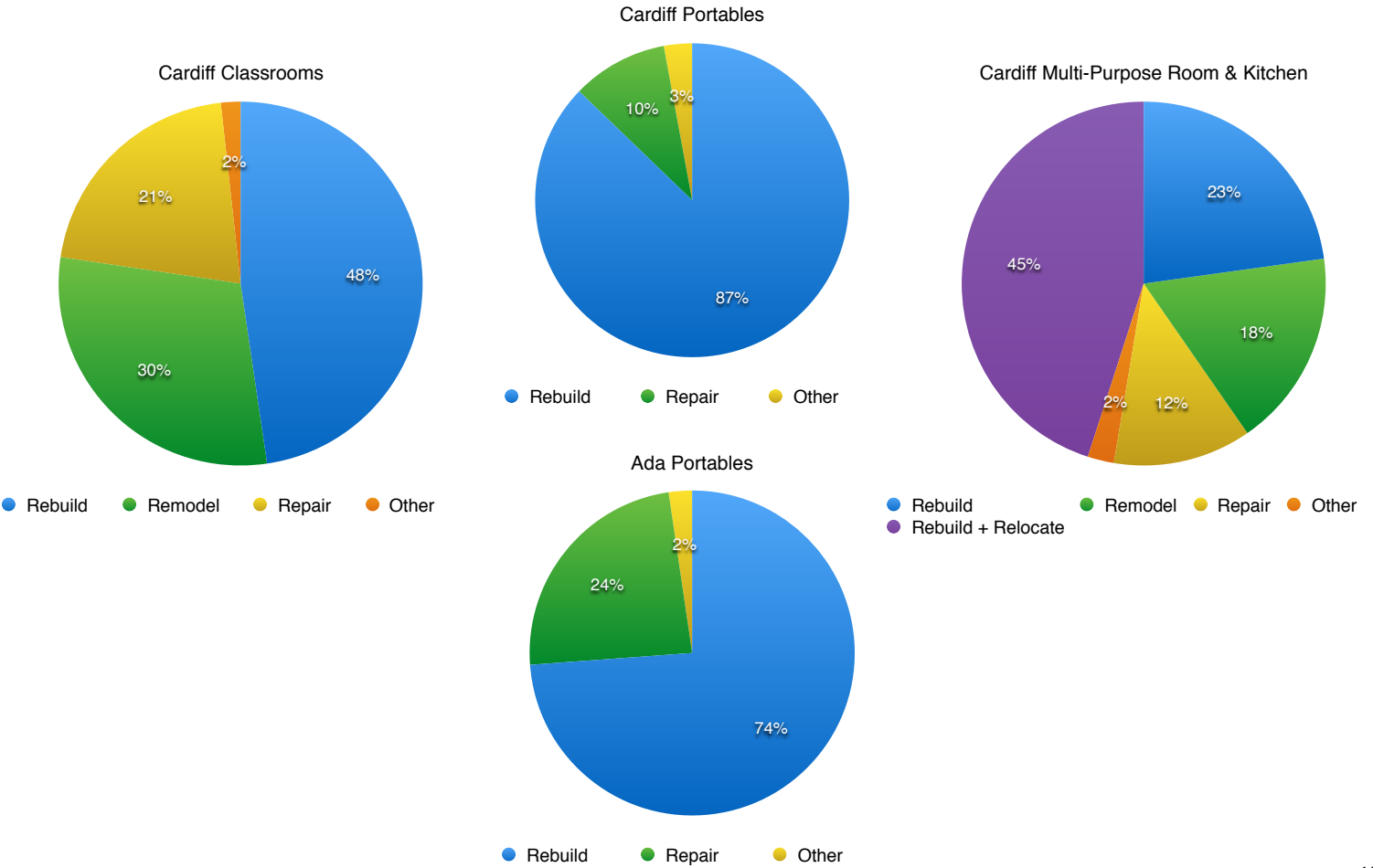


Project Priorities



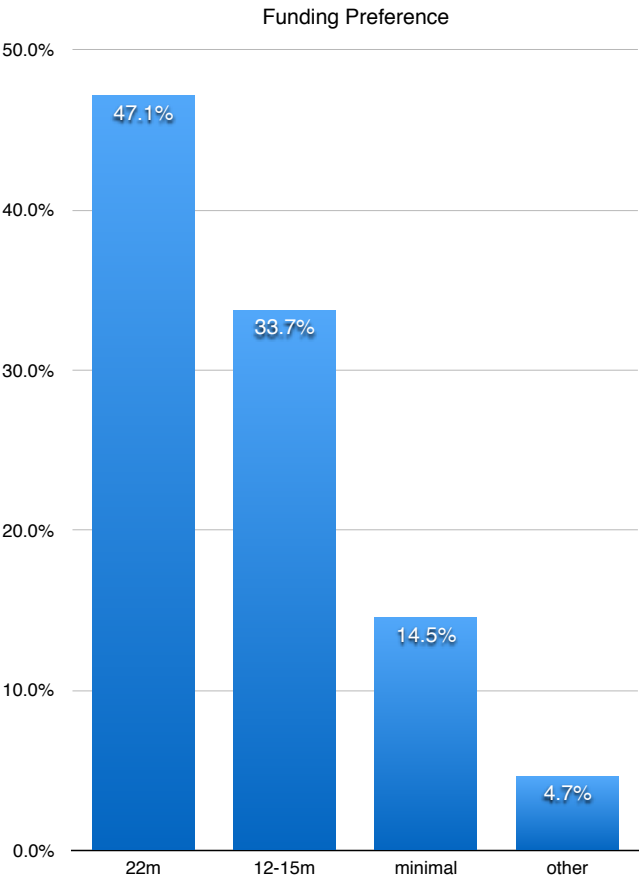
Parent Survey

Project Scope



Parent Survey

Funding Preference



Summary Focus Group & Parent Survey

Focus Group and Parent Survey suggest:

- Largest Support for: Portables, Cardiff Classrooms and Cardiff Multipurpose Room Rebuild
- Less Support for: Ada Parking Lot, Brick Building, Cardiff Parking and Ada Track
- Funding Preference: Skews toward greater funding support (rebuild v. repair)
- Environmental/Sustainability Focus
- Respecting History of the School

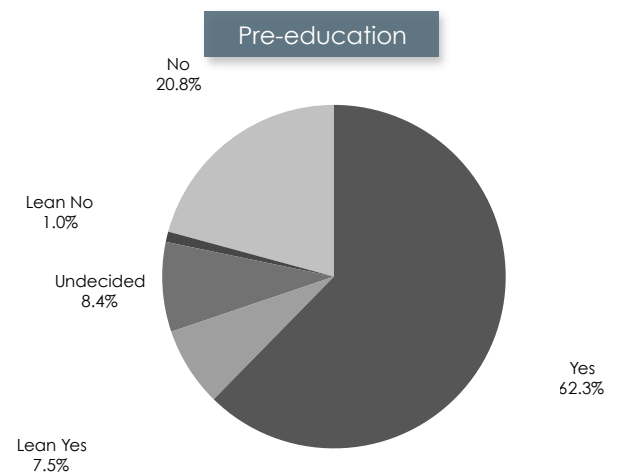
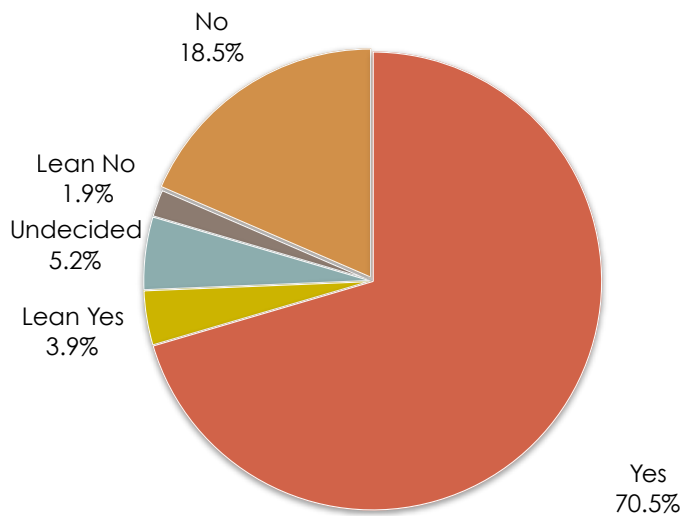
Polling Results



Support increases after voter education

Cardiff School District

- ❖ Now that you have heard some more information regarding the proposed projects and cost, if the election were held today, would you vote YES in favor of the measure or would you vote NO to oppose the measure?



Conclusions & Recommendations



Majority of voters believe in more funding

Cardiff School District

- ❖ 79% of District voters believe in the need for more funding.
- ❖ Initial support for the measure was 62.3% Yes (7.5% Lean Yes), with 8.4% Undecided; after education support for the measure was 70.5% Yes (3.9% Lean Yes), with 5.2% Undecided.
- ❖ All facility projects tested received over 65% support.
- ❖ Voters were supportive of all tax rates tested.
- ❖ Support is well above the 55% voter approval threshold; we recommend the District continue to reach out and educate the community and plan on placing a bond measure on the November 2016 ballot.

School Improvement Proposition Draft

Sample Election of Bond - 2016



\$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



Next Steps

*The Culmination of the Last 18 Months Facilities Review is
Discussion Regarding A Resolution Calling an Election for November 2016*

Resolution Calling an Election

Required to place a bond on the ballot



Requests County Elections Office to conduct an election on behalf of the District

Provides a detailed project list in the Full Text of the Ballot Measure (Page A-1 to A-5)

Provides the bond amount and Abbreviated Form of the Ballot Measure, the 75-Word Ballot Language (Page B-1)

Covenants to abide by Prop. 39 law including the following:

- A not-to-exceed annual tax rate of \$30 per \$100,000 of assessed value (District is currently deciding between \$19 and \$26 tax rates)
- Annual performance and financial audits on all school bond expenditures
- The appointment of a local independent citizens' bond oversight committee comprised of local residents to oversee all bond expenditures
- A detailed project list for voters to more fully evaluate the proposition
- A requirement to hold the election on a regularly scheduled election date (November 8th, 2016)

Directs staff to submit an approved resolution to the County Clerk of the Board of Supervisors and the Registrar of Voters Office