



Facilities Goals Update

UPDATE ON BOARD MULTI-YEAR FACILITIES GOAL

MAY 18, 2022

District Goal

Create a multi-year facilities proposal that addresses possible solutions to our facilities needs



Topics for Discussion

- ❖ School Capacity Analysis
- ❖ Potential Bonds
- ❖ State Matching Money
- ❖ Surplus Property
- ❖ Dana Hills High School Master Plan
- ❖ Dana Hills High School Two-Story Classroom Addition



School Capacity Analysis

School Capacity Analysis

- ❖ On December 16, 2020, the Board of Trustees approved revised Board Policy 7100, *Determining Needs* and Board Policy 7110, *Facilities Master Plan* and criteria to assist District staff in analyzing school sizes throughout the District.



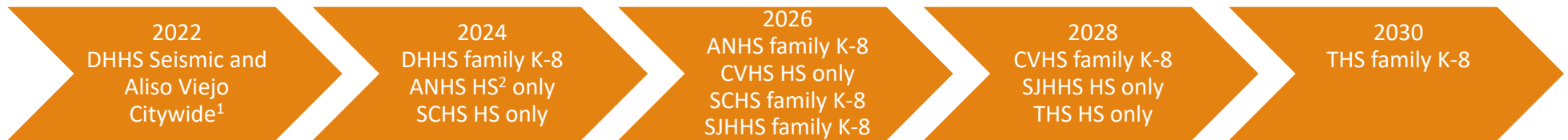
School Capacity Analysis

- ❖ Staff is working with District consultants to analyze site capacity due to declining enrollment accelerated by the COVID-19 pandemic.
- ❖ Meetings took place in May 2022 to review the study with Trustees individually.
- ❖ Staff to bring capacity study to a December 2022 Board workshop for open session discussion.



Potential Bonds

Multi-Pronged, Multi-Year Bond Approach



Bonds will be over time and based on high school families then grade levels (high school and kindergarten through eighth grade) within families as well as site needs assessments.

- 1. Based on polling result and Board direction
- 2. Based on results of Aliso Viejo City bond



Note: Schedule is subject to change based on results of each bond measure or polling results.

Dana Hills High School Seismic

- ❖ Board adopted Resolution No. 2122-23, Intention to Consider and Resource the Investigation of a Potential Future Bond Measure (Dana Hills High School Seismic Safety Project) at the December 15, 2022, Board meeting.
- ❖ Board was asked to study the option of forming the Dana Hills High School (DHHS) School Facilities Improvement District (SFID) for the purpose of calling a bond election on November 8, 2022, to replace and modernize Dana Hills High School to meet current seismic safety standards, District facility standards, and educational specifications.

Dana Hills High School Seismic Mitigation Program Application Process

- ❖ Step 1/Phase 1: Eligibility Evaluation: Eligibility evaluation report to Division of State Architect (DSA) to demonstrate the proposed building meets the eligibly criteria. DSA concurrence letter received. COMPLETED
- ❖ Step Two/Phase 2: Replacement Option Analysis or Rehabilitation Pre-Application: It was determined by LPA Architect and KNA Structural Engineering that a replacement option would be more cost effective than a rehabilitation. ~~DSA concurrence letter received.~~ *Expect DSA concurrence letter in about six weeks.* COMPLETED-PENDING
- ❖ Step Three/Phase 4: Project Application: The District will need to pass the seismic bond for Dana Hills High School in order to obtain funding for an architect to provide the construction plans and specification for the project in order to submit to DSA for review and approval. Once the plans have been approved by DSA and the District has a DSA plan approval letter, the District can submit a funding application to OPSC. PENDING

NOTE: Revised 5/18/2022 deletions ~~struck through~~ additions *italics*.



City of Aliso Viejo Bond

- ❖ Board adopted Resolution No. 2122-25, Intention to Consider and Resource the Investigation of a Potential Future Bond Measure (City of Aliso Viejo TK-8 or TK-12 Bond Measure) at the December 15, 2022, Board meeting.
- ❖ Board was asked to study the option of forming the Aliso Viejo School Facilities Improvement District (SFID) for the purpose of calling a bond election on November 8, 2022, 2024, or thereafter, to improve and upgrade the TK-8 or TK-12 schools within the City to meet current District facility standards and education specifications.

Public Opinion Surveys

- ❖ Board approved the PSA agreement for True North Research at the January 19, 2022, Board meeting to conduct public opinion research surveys for potential bond measures.
 - Schools in the City of Aliso Viejo
 - Retrofit and/or replace buildings for seismic safety for Dana Hills High School
- ❖ Completed results for the Dana Hills public opinion survey were presented to the Board at the April 20, 2022, Board meeting.
- ❖ Completed results for the Aliso Viejo public opinion survey will be presented at the ~~June 15, 2022~~ May 25, 2022, Board meeting. The results will determine if the District would like to pursue a bond in 2022 or 2024.
- ❖ If the Board desires to move forward with the potential bonds, the resolutions will be placed on the ~~July 13, 2022~~ June 15, 2022, Board meeting agenda. Resolution of Formation establishing SFID and Resolution calling election to place a bond on the November 2022 ballot.



Area Task Force

- ❖ Task forces have been formed in the areas of the Dana Hills High School Boundary and the City of Aliso Viejo.
- ❖ Staff redirected the Facilities Finance Advisory Committee's (FFAC) efforts to serve on a current task force or form a task force in the areas they currently reside.
- ❖ Staff recommends the formation of a San Clemente Task Force in the Fall of 2022 to pursue a potential San Clemente High School 2024 bond.



Recommendation

- ❖ In keeping with the concept of regional, targeted bonds, staff recommends evaluating future bonds to:
 - ❖ Begin with high school boundary bonds with all funds going to the high school appropriately sized for the needs of the site.
 - ❖ Then bonds for middle and K-8 schools within the same high school boundaries
 - ❖ followed by bonds for elementary schools within each high school boundary



State Matching Money

Proposition 51 Funding

Received Proposition 51 Funding

Project Name	State Grant \$ Amount Received
San Clemente High School Two-Story Classroom Building	\$8,214,064
San Juan Hills High School Two-Story Classroom Building	\$7,592,324
Tesoro High School Two-Story Classroom Building	\$8,177,246
Total Proposition 51	\$23,983,634

Board Approved to use Funding for the Dana Hills High School Two-Story Classroom Addition at the November 3, 2021, Board meeting.



Proposition 51 Funding

Awaiting Funding at OPSC – Anticipated to Receive Funding 2022-2023

Project Name	Estimated State Grant
Capistrano Valley High School Solar Panel Carports	\$1,608,184
Dana Hills High School Solar Panel Carports	\$1,832,693
San Clemente High School Solar Panel Carports	\$1,501,778
Tesoro High School Solar Panel Carports	\$1,938,922
Total Estimated State Grant (Available for Capital Projects)	\$6,881,557

Staff is working with Food and Nutrition Services to look at a potential Central Kitchen Expansion to accommodate the California Universal Meal Program AB 130.



Pending New Approved Statewide Bond

Project Name	Estimated State Grant
Aliso Niguel High School STEM Classroom Building	\$3,773,236
Newhart Middle School STEAM Classroom Building	\$4,318,962
Harold Ambuehl Elementary School Modernization	\$3,674,147
Aliso Niguel High School Solar Panel Carports	\$2,455,487
Palisades Elementary School Modernization	\$3,509,415
Total Estimated State Grant (Currently not Available)	\$17,731,247

As funding becomes available, staff will bring potential project recommendations for Board consideration.



Surplus Property

Surplus Property

- ❖ **Paseo de Colinas Property (Laguna Niguel)**
 - Development project pending City of Laguna Niguel approval
 - Approved project will be bid out for sale
 - Proceeds of sale for Niguel Hills Middle School
- ❖ **Las Ramblas Property (San Juan Capistrano)**
 - Request for Proposals (RFP) for “As Is” will be resubmitted
 - Proceeds for Palisades ES, Shorecliffs MS and San Juan Hills High School



Surplus Property (continued)

Transportation South Yard (Dana Point)

- ❖ Toll Brothers
 - Recently submitted their fourth due diligence payment of \$250,000
 - Total of seven in the amount of \$250,000 each
 - Next three scheduled:
 - October 2022
 - April 2023
 - October 2023
 - Lease agreement within six months by April of 2024
- ❖ Zoning pending
- ❖ Phase 1 - Board awarded Bid No. 2122-15 to R. Jensen Co., Inc. at the April 20, 2022, meeting to remove the underground storage tanks
- ❖ Phase 2 – Remediation and Demolition – Schedule TBD
- ❖ Funding towards Dana Hills High School and other Dana Point schools

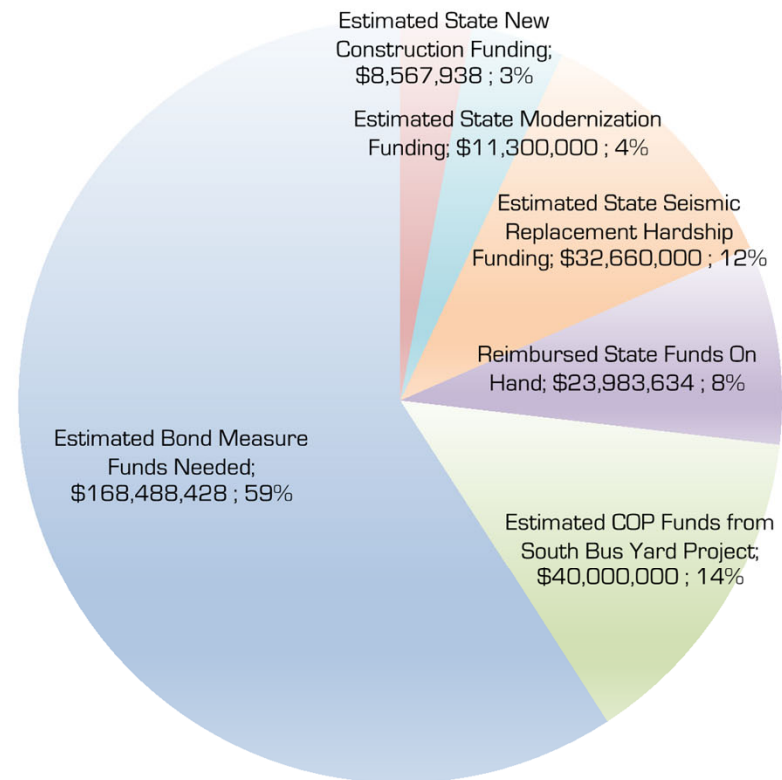


Dana Hills High School Potential Bond Measure

Potential Project Funding

- ◆ \$285 million estimated full cost for replacing Dana Hills High School.
- ◆ 6 funding sources are estimated to go toward supporting the project.
- ◆ \$169 million of bond funds are needed if the project were to be fully funded at full scope.
- ◆ A smaller bond measure could still fund the project, but at a smaller scope.
 - ◆ Bond feasibility survey (Apr. 2022) estimate of voter maximum tax threshold for \$20 per \$100,000 of assessed value would not be enough to meet total estimate and will require a smaller project scope. Plans would be adjusted accordingly.

Funding the Full \$285 Million Cost of Replacing Dana Hills High School is Estimated to Come from Six Funding Sources



Notes: project cost estimate from LPA. State funding estimates from CL Consulting, Inc. Bond measure and COP fund estimates from Government Financial Strategies. Reimbursed State funds on hand received from two-story classroom projects.

Potential Bond Measure Amounts

◆ The bond measure is dependent upon the projected tax levy:

<i>Estimated Maximum Projected Tax Levy</i>	<i>Estimated Bond Measure Amount</i>	<i>Estimated Project Funds Net of Costs</i>
\$16	\$83 Million	\$81 Million
\$20	\$98 Million	\$96 Million
\$34	\$171 Million	\$169 Million

◆ Facilities workshop (Oct. 2021) preliminary estimate of bond amount needed to fund project.

◆ Bond feasibility survey (Apr. 2022) estimate of voter maximum tax threshold.

◆ Current estimate of bond amount needed to fully replace DHHS with construction cost inflation.

Notes: estimated maximum projected tax levy is per \$100,000 of assessed value. Estimated bond measure amount is bonds to be issued over five-year timeframe and bond issuances will incur upfront costs to be deducted before receiving funds for facilities projects. Upfront costs include underwriter's discount, bond insurance, financial advisor, bond counsel, credit rating agency, and other misc. upfront costs. Facilities workshop is "Facilities Goals Workshop" dated 10/6/2021 presented by District staff. Bond feasibility survey is "Dana Hills High School SFID Bond Feasibility Survey dated 4/12/2022 presented by True North Research.



Dana Hills High School Master Plan

Dana Hills High School Master Plan

- ❖ Formed a Steering Committee and task force to work with the school site leadership and community stakeholders to be engaged in the master planning process
- ❖ Currently working on Educational Specifications and Facilities Program Assessment
- ❖ LPA Architects will present the draft Dana Hills High School Master Plan and Cost Analysis to the Trustees at the June 15, 2022, Board meeting



Dana Hills High School Two-Story Classroom Addition

Dana Hills High Two-Story Classroom Addition

- ❖ Awarded Architect at the November 3, 2021, Board meeting
- ❖ Currently in the Design Development Phase
- ❖ Anticipated Target Dates
 - DSA submittal mid-August 2022
 - Final DSA approval anticipated March 2023
 - Start of construction May 2023
 - Completion of construction Spring 2025



Questions?



Thank You

