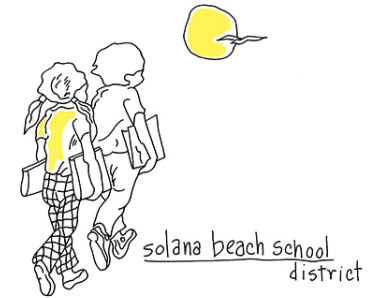


Oct 11, 2018 - Regularly Scheduled Board Meeting



# Action Item 7B.

Discussion & Consideration to Approve  
Student Attendance Assignments for  
Pacific Highlands Ranch

# PURPOSE AND OUTCOMES

## **Purpose for Today:**

Continue to engage in a discussion about long-term student housing decisions regarding Pacific Highlands Ranch attendance areas (School #8, expand Solana Ranch, use existing school facilities).

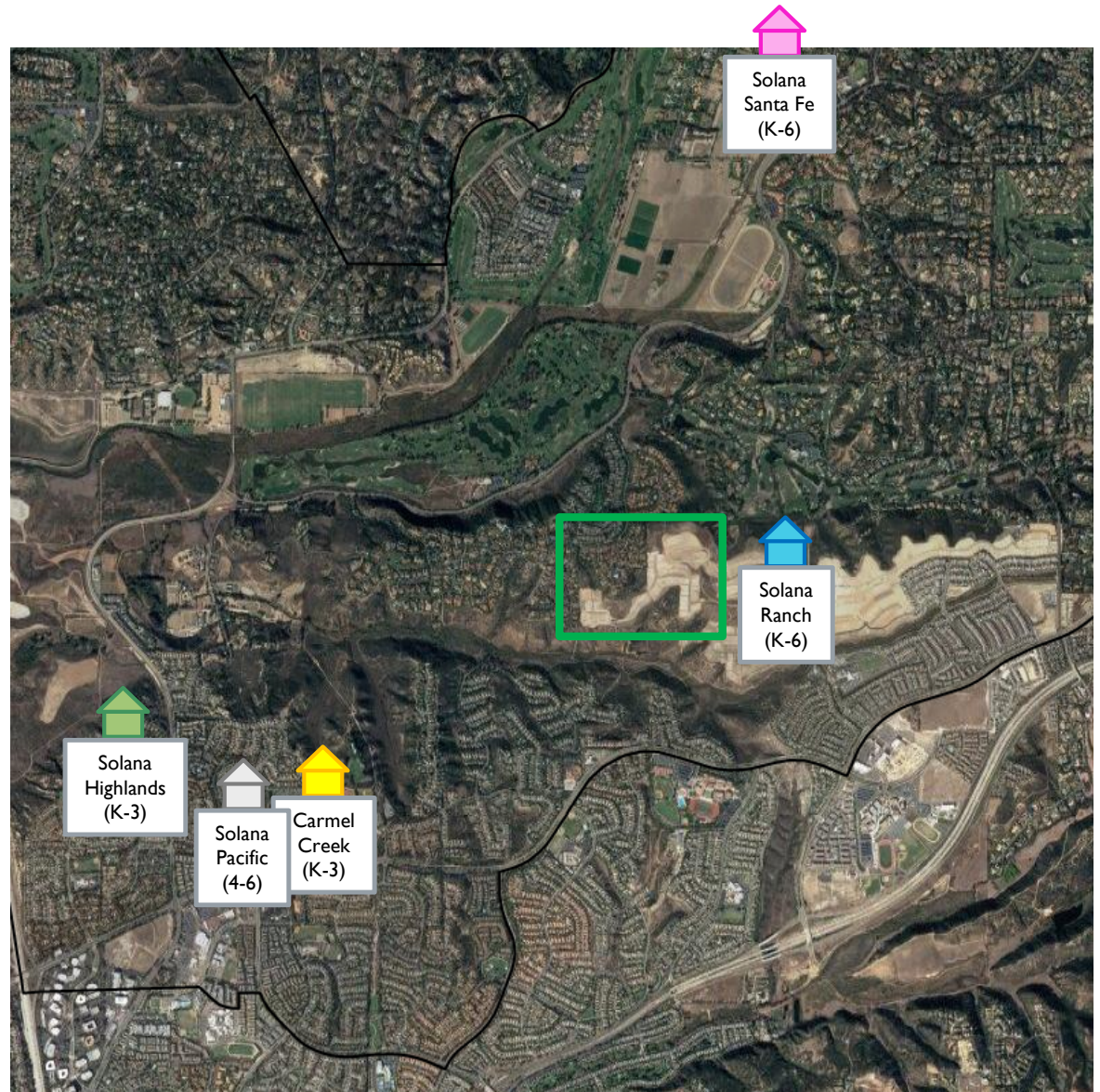
## **Outcomes for Today:**

Provide direction to staff:

- I. Eliminate, add or narrow specific options to bring back to November 8, 2018, Board meeting for further discussion and possible action.

# Homes on the way:

- **Pacific Highlands Ranch**
  - 515 Single-Family Units
  - 2019 – 2023



# AGENDA

1. Review input and direction given to staff from the September 26, 2018, Special Board Study Session meeting.
2. Review information regarding Pacific Highlands Ranch options:
  - Option 1: School #8 - budget, attendance assignments and capacity utilization
  - Option 2: Expand Ranch - budget, attendance assignments and capacity utilization
  - Option 3: Utilize existing facilities - budget, attendance assignments and capacity utilization
  - Other Options - budget, attendance assignments and capacity utilization

# DEFINING SCHOOL CAPACITY

- Classrooms
  - K-3 loading 20:1
  - 4-6 loading 27:1
  - K-6 loading 23:1
- School Capacity - 8 Identified Learning Spaces (SKY, SV, SR, SSF, SH)
  - Special Education
    - Learning Centers
  - Specialty:
    - STREAM
    - ART
    - TECHNOLOGY
    - MUSIC
    - CHILD DEVELOPMENT CENTER
    - READING/ENGLISH LEARNER DEVELOPMENT (RDG/ELD)
- Classrooms
  - K-3 loading 20:1
  - 4-6 loading 27:1
  - K-6 loading 23:1
- School Capacity with Programs for Students with Severe Disabilities – 10 Identified Learning Spaces (CC, SP)
  - Special Education
    - Learning Centers
    - Learning Centers - Severe Program
  - Specialty:
    - STREAM
    - ART
    - TECHNOLOGY
    - MUSIC
    - CHILD DEVELOPMENT CENTER
    - READING/ENGLISH LEARNER DEVELOPMENT (RDG/ELD)

# REVENUE SOURCES

## Solana Beach School District

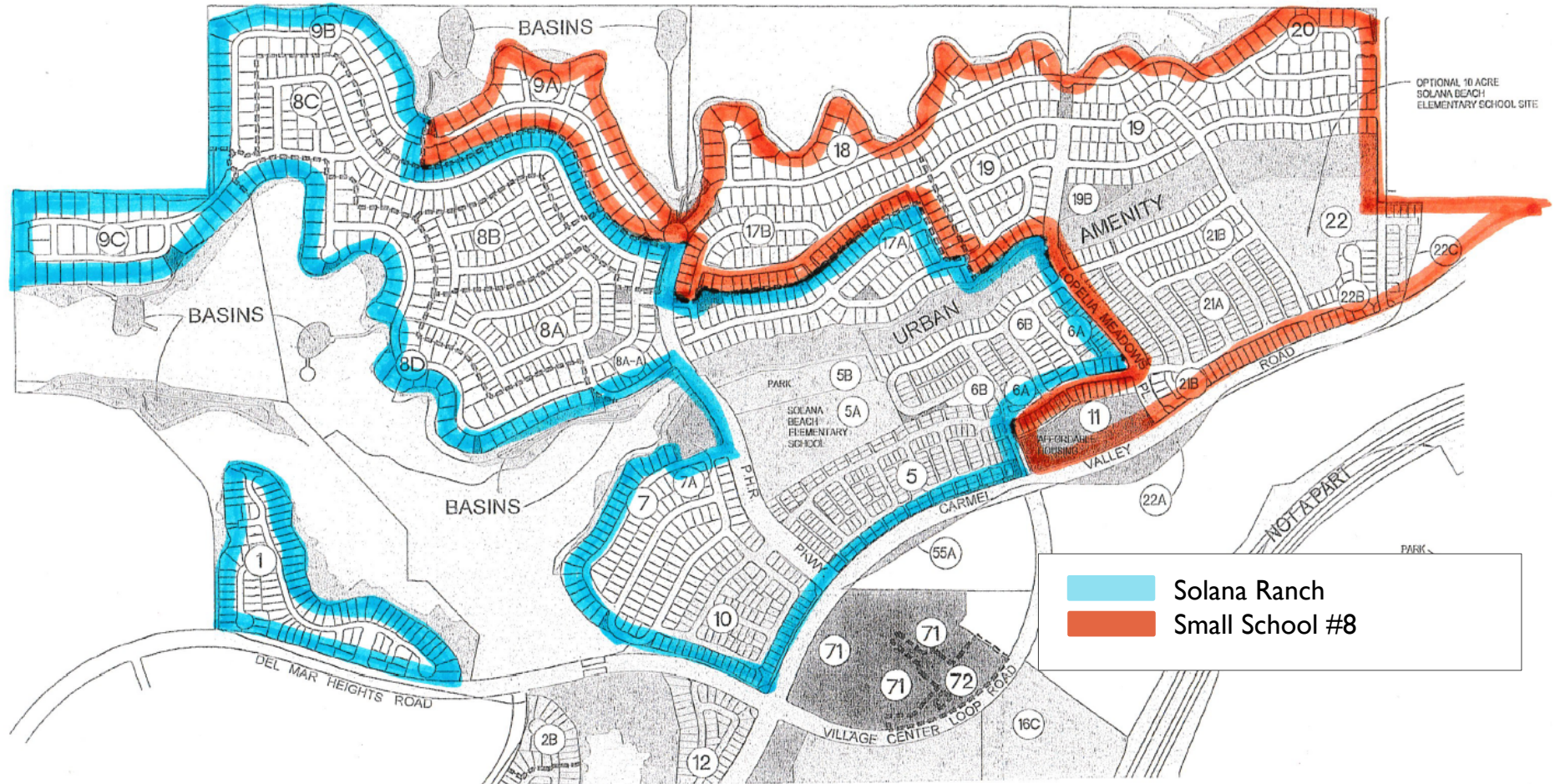
### Summary of Funding Available for School #8 or Expansion of Other Facilities

<b><u>Funding Sources Available for Expansion of Solana Ranch or School #8</u></b>	
CFD 99-1 Fund Balance	\$1,440,000
CFD 2004-1 Fund Balance	\$8,370,000
CFD 99-1 and 2004-1 Estimated Bond Proceeds	\$30,000,000
Future CFD 99-1 & 04-1 Tax Collections Not Used for Debt Service (Through 2020-21)	\$350,000
<b>Total</b>	<b>\$40,160,000</b>

<b><u>Funding Sources Available for Expansion of Solana Santa Fe</u></b>	
CFD 2000-1 Fund Balance	\$2,500,000
CFD 2000-1 Estimated Revenue Bond Proceeds	\$2,000,000
<b>Total</b>	<b>\$4,500,000</b>

PFG 8/27/2018

# OPTION I: BUILD SMALL SCHOOL #8

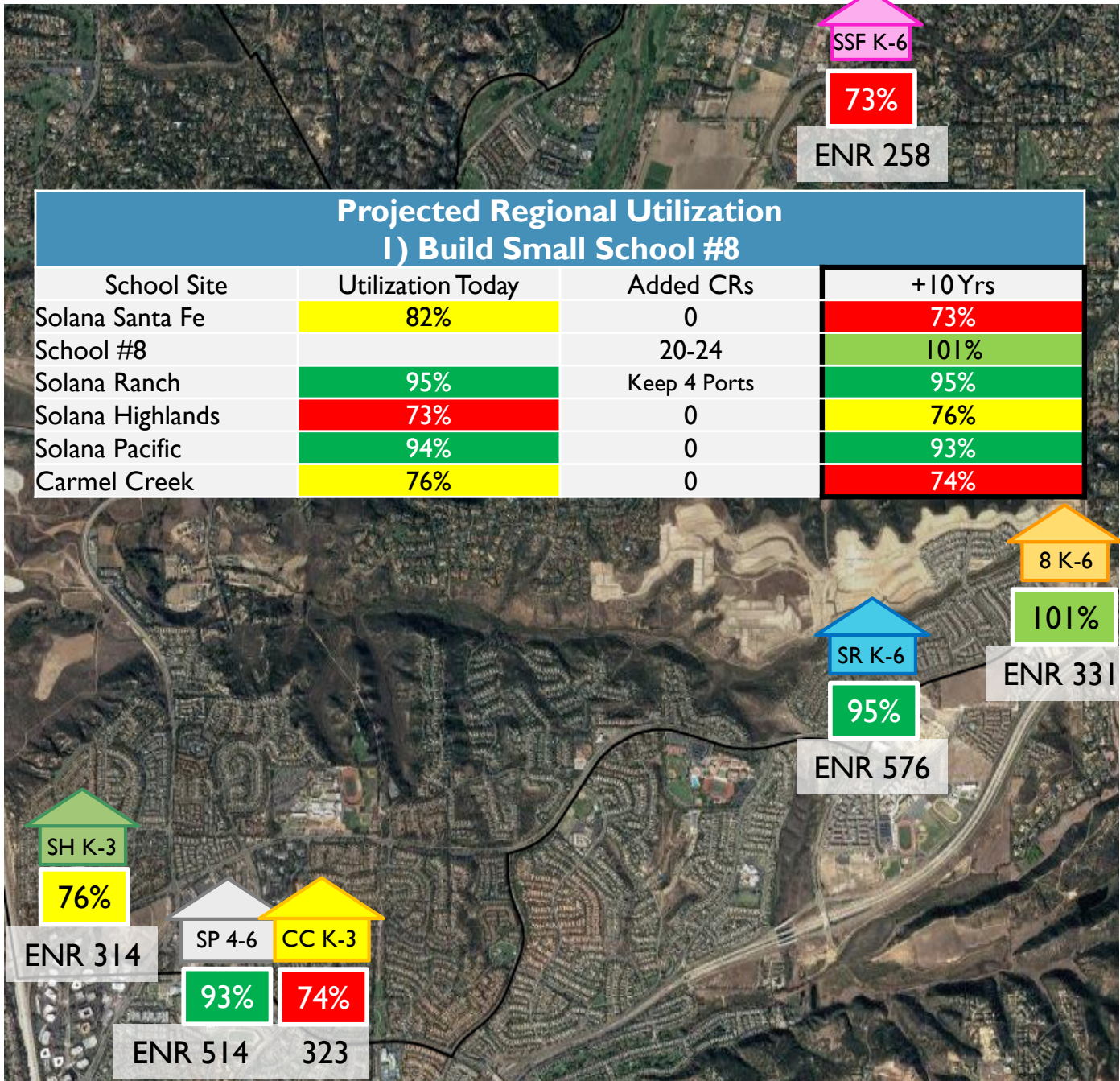


# PROJECT COSTS – SMALL SCHOOL #8

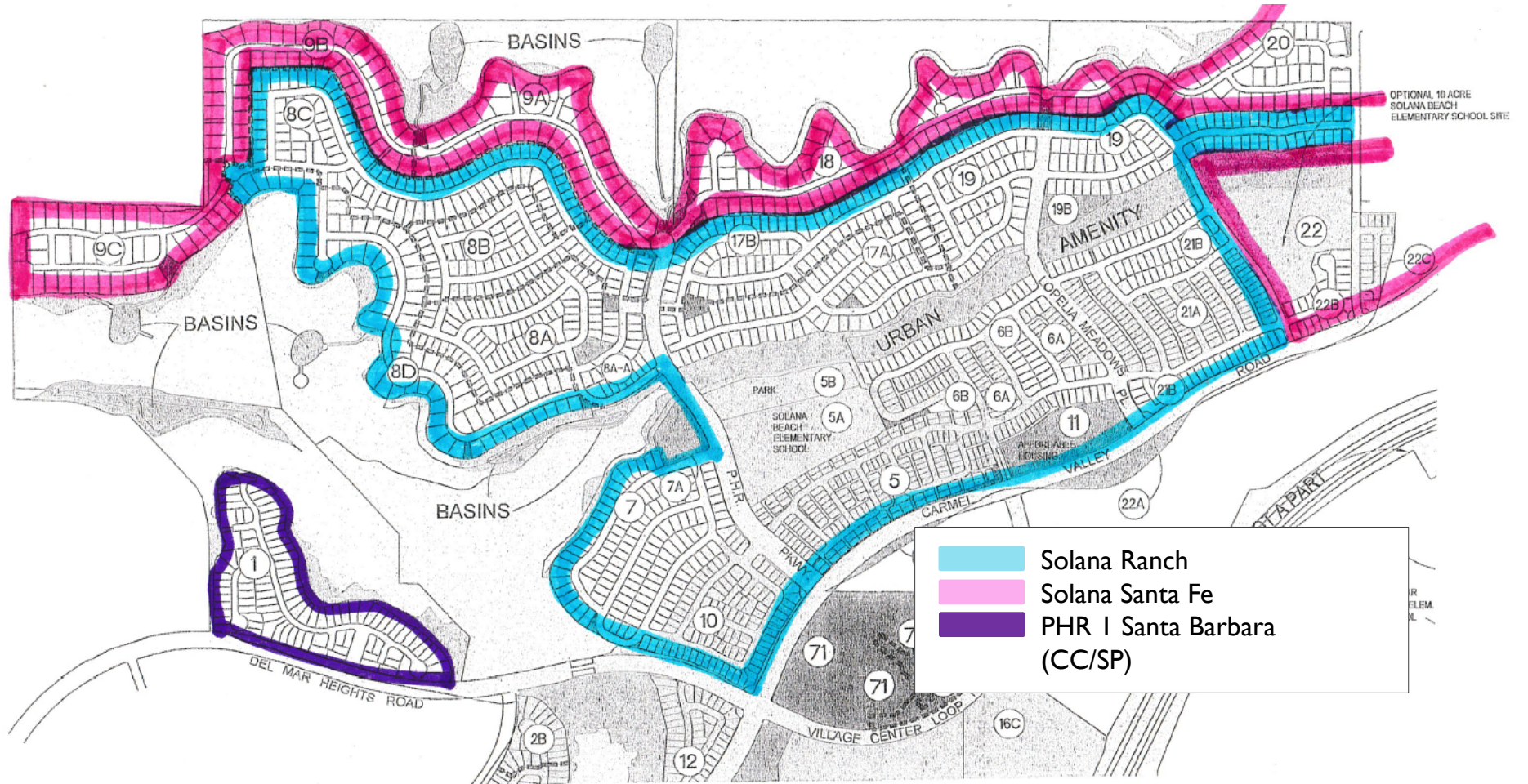
<b>Solana Beach School District</b>	
<b>Small School #8 Funding Model (7.7 Acre Site Option) - September 24, 2018</b>	
<b>Project Costs</b>	
Base School Construction in 2018 Dollars	25,500,000
<b>Inflated</b> Base School Construction (Hard Costs)*	<b>37,310,000</b>
Soft Costs	11,193,000
Other Misc. Costs	-
<b>Total Project Construction Costs</b>	<b>48,503,000</b>
<b>Initial Site Acquisition</b>	
Pro Forma Site Acquisition Cost**	6,822,635
<b>Total Initial Site Acquisition Costs</b>	<b>6,822,635</b>
<b>Total Initial Project Costs</b>	<b>55,325,635</b>
<b>Future Site Acquisition</b>	
Contingent Site Acquisition Cost	6,677,365
<b>Total Future Site Acquisition Costs</b>	<b>6,677,365</b>
<b>Total Future Site Project Costs</b>	<b>6,677,365</b>
<b>Revenue Sources - School #8 Funds</b>	
CFD 99-1 Fund Balance as of 1/1/18	1,440,000
CFD 04-1 Fund Balance as of 1/1/18	8,370,000
CFD 99-1 & 04-1 Estimated Bond Proceeds	30,000,000
Future CFD 99-1 & 04-1 Tax Collections Not Used for Debt Service (Through 2020-21)	350,000
State Funding	-
Other Local Revenue Sources	-
<b>Total Revenue Sources - School #8 Funds</b>	<b>40,160,000</b>
<b>Initial Excess/(Shortfall)</b>	<b>(15,165,635)</b>
<b>NOTES:</b>	
*Assumes inflation to the mid-point of construction (2022-23) with 12% inflation for 2019-20 and 2020-21 and 8% inflation for 2021-22 and 2022-23.	
**Assumes a smaller school site of 7.7 acres instead of 11 acres, and a proportional reduction in the Pro Forma Site Acquisition Cost (70% of the Value in the MOU).	



Key
>96%
86-96%
76-85%
75% or Less



# OPTION 2: EXPAND SOLANA RANCH



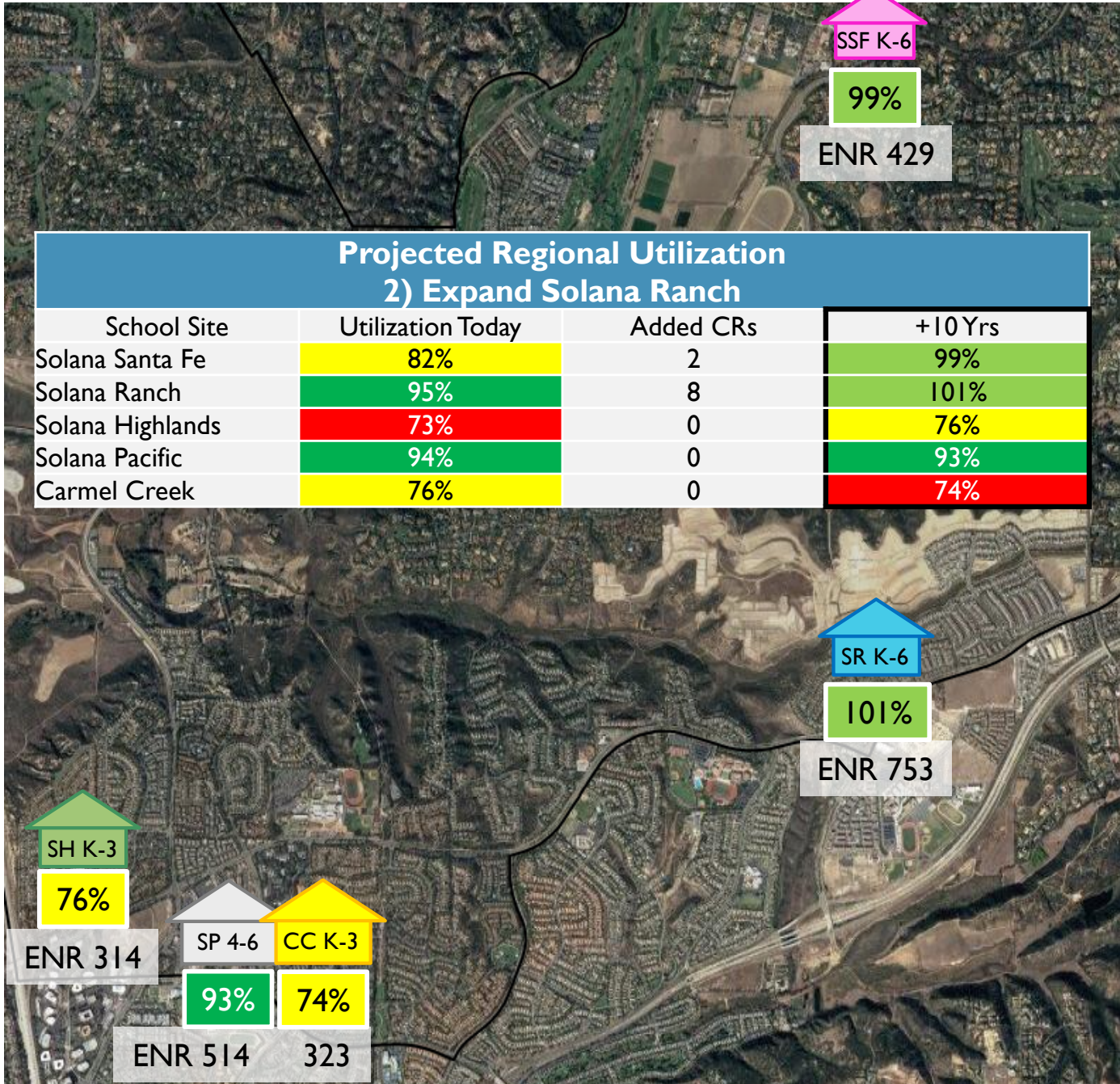
# PROJECT COSTS – EXPAND SOLANA RANCH

- Description – Additional two-story classroom building containing eight classrooms

<b>Expand Solana Ranch</b>	
Hard Cost	\$6,000,000
Soft Cost	\$1,800,000
Estimated Escalation*	\$2,767,066
<b>Total</b>	<b>\$11,412,431</b>

- Escalation calculated through 2021-22

Key
>96%
86-96%
76-85%
75% or Less

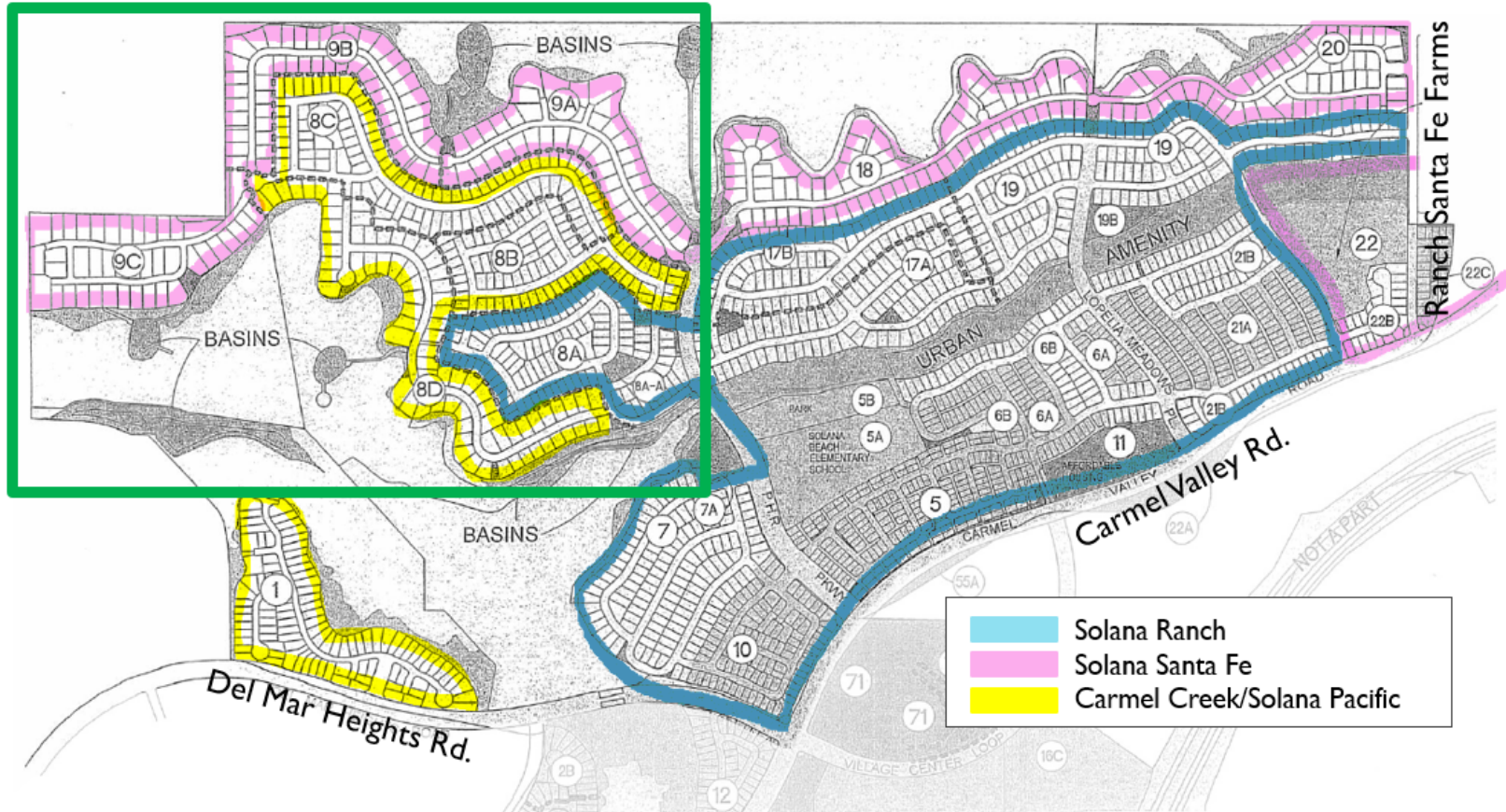


# Utilize Existing School Facilities

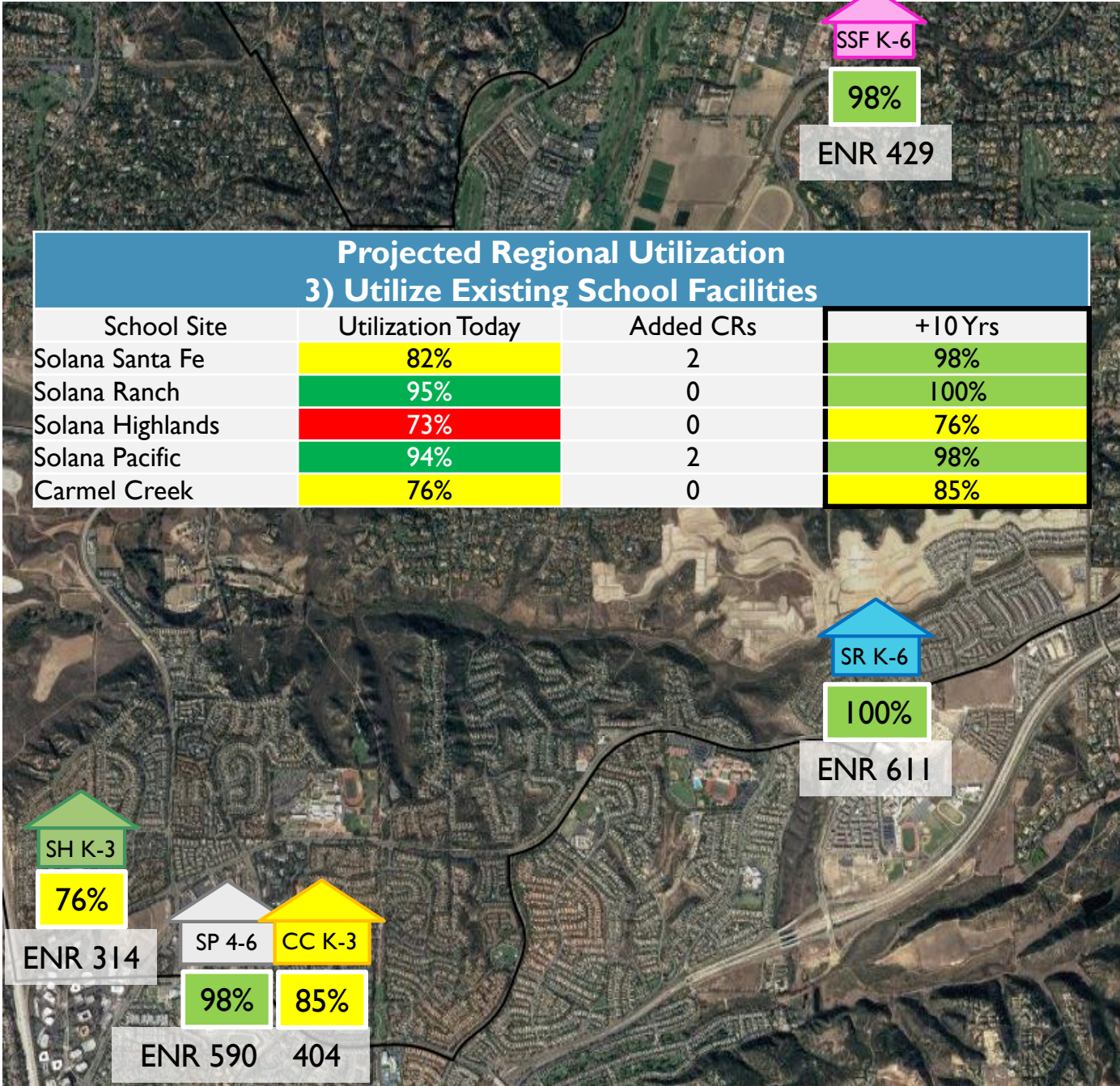
**Solana Santa Fe:  
9A, 9B, 9C**

**Solana Ranch:  
8A**

**Carmel Creek/Solana Pacific:  
1, 8B, 8C, 8D**



Key
>96%
86-96%
76-85%
75% or Less



# PROJECT COSTS – USE EXISTING SCHOOLS

- Description – Additional classroom buildings at Solana Santa Fe and Solana Pacific
  - Solana Santa Fe – Remove 8 relocatable classrooms and replace with 10 new classrooms \*\*

<b>Solana Santa Fe</b>	
Hard Cost	\$2,500,000
Soft Cost	\$750,000
Estimated Escalation*	\$1,152,944
<b>Total</b>	<b>\$4,402,944</b>

- Solana Pacific – Additional 2 new classrooms \*\*

<b>Solana Pacific</b>	
Hard Cost	\$500,000
Soft Cost	\$150,000
Estimated Escalation*	\$230,589
<b>Total</b>	<b>\$880,589</b>

- \* Escalation calculated through 2021-22
- \*\* Lease Payments of estimated \$10,630 per classroom, per year – no escalation included

## OTHER OPTIONS:

### Explore:

- Converting Solana Highlands and Carmel Creek to K-4 and Solana Pacific 5-6
- Converting Solana Highlands to a K-6

### Based on Long-Term Housing Decision:

- Determine the attendance area for One Paseo



## NEXT STEP:

### **Provide Staff Direction for November 8<sup>th</sup> Board Meeting:**

1. Eliminate any options
2. Modify any existing options
3. Explore additional options
4. Determine the need for an additional Special Board Study Session meeting

# DISCUSSION AND QUESTIONS

