



Solana Beach School District

2019-2020 Pacific Highlands Ranch Student Enrollment
Special Board Meeting
October 10, 2019

Purpose

To provide up-to-date information enabling the Board to make informed decisions regarding students residing in Pacific Highlands Ranch in the areas of:

- Long-term housing
- Temporary transportation
- Students attending SR in the future

Outcomes - Special October 10, 2019 Board Meeting

Provide information regarding:

1. School capacities and financial data for long-term housing decision (School #8, Expand Ranch, Utilize Existing Facilities)
1. Temporary transportation for PHR residents assigned to Solana Santa Fe and Carmel Creek/Solana Pacific
1. Assigning students to Solana Ranch in the future

Outcomes - Regular October 10, 2019 Board Meeting

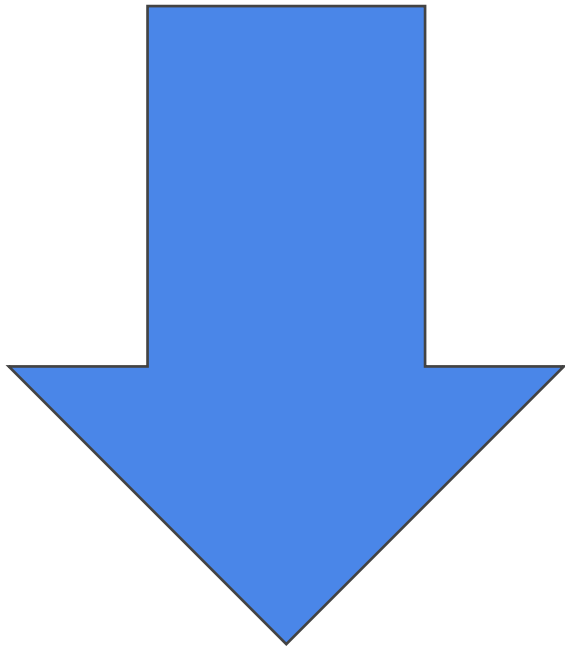
Board Decision:

1. Determine long-term housing in the Solana Beach School District
 - a. School #8
 - b. Expanding Solana Ranch
 - c. Utilize Existing Facilities

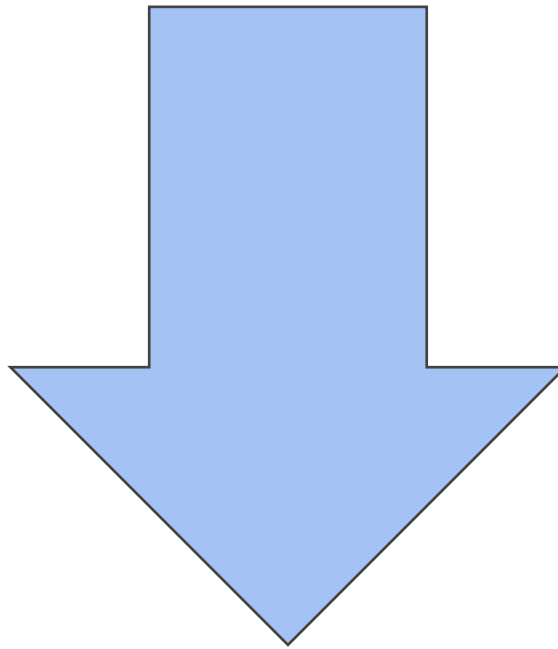
Board Information/Discussion:

1. **Temporary** transportation for PHR students attending Solana Santa Fe and Carmel Creek/Solana Pacific
2. Assigning students in the future to Solana Ranch when space is available

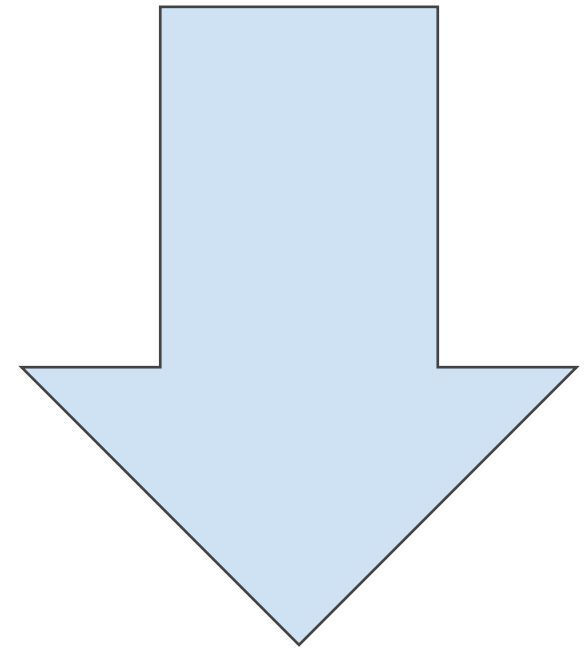
Long-Term Student Housing Decision



Build School #8



Expanding SR



Utilize Existing
Facilities

Capacity for PHR Students at Existing Schools

School	Enrollment	Current Capacity	Available Seats
Solana Santa Fe	308	414*	106
Carmel Creek	373	500	127
Solana Pacific	535	648	113
TOTAL			346

*SSF Modernization Adding 2 Classrooms = Future Capacity 460

Estimated Summary of Mello-Roos/CFD Revenue*

Solana Beach School District

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

<u>Funding Sources Available for Expansion of Solana Ranch or School #8</u>	
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
Total	\$40,160,000

Solana Beach School District	
Small School #8 Funding Model (7.7 Acre Site Option) - September 24, 2018	
Project Costs	
Base School Construction in 2018 Dollars	25,500,000
Inflated Base School Construction (Hard Costs)*	37,310,000
Soft Costs	11,193,000
Other Misc. Costs	-
Total Project Construction Costs	48,503,000
Initial Site Acquisition	
Pro Forma Site Acquisition Cost**	6,822,635
Total Initial Site Acquisition Costs	6,822,635
Total Initial Project Costs	55,325,635
Future Site Acquisition	
Contingent Site Acquisition Cost	6,677,365
Total Future Site Acquisition Costs	6,677,365
Total Future Site Project Costs	6,677,365
Revenue Sources - School #8 Funds	
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	-
Total Revenue Sources - School #8 Funds	40,160,000
Initial Excess/(Shortfall)	(15,165,635)
NOTES:	
*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).	

Base School Plus Escalation: 12%, 12%, 8% and 8% over 4 years.
 Square Feet based on exterior circulation

Future Site Acquisition not included in the Initial Excess/(Shortfall)

District is not Eligible for State Funding
 PHR not Included in District GO Bond (Measure J)

Land Acquisition Information

- **Payment Obligations**

- Proforma - Down payment
- Contingent - Balance due after construction of a school site, owed obligation

- **As example: Solana Ranch**

- Year of Acquisition - 2012
- Appraised Value: Highest and Best Use - \$19,886,000
 - Proforma - \$8,258,048
 - Contingent - \$11,627,952
- Acres - 10 usable

Land Acquisition Information

- **Sale or Use of Publicly Owned Land**

- Purchase at Highest and Best Use appraisal
- Could result in a sale of 40% less purchase price
- Any use of land incurs ongoing operating expenses to the General Fund
- State of California imposes an annual Unused Site Penalty (1% land value)
- Civic Center Act regulates the use and fees associated with Facilities Use for Public School Properties

	SBSD Skyline 2018-19	SBSD [2] Solana Vista 2021-22	DMUSD [2] DM Heights 2021-22	DMUSD [2] School #9 2022-23	SBSD [3] School #8 2024-25
Building Square Feet	76,000	60,000	55-60,000	57,000	50,000
Construction Includes Hard/Soft Costs	\$44.5m	\$35m	\$54.6m	\$55m	\$48.5m
Proforma Land Costs	NA	NA	NA	\$10m	\$6,882,635
Capacity	639 (25 Gen Ed/8 Specialty)	360 (16 Gen Ed/8 Specialty)	500 (21 Gen Ed/11 Specialty)	480 (20 Gen Ed/11 Specialty)	368 (16 Gen Ed/8 Specialty)
TOTAL	\$44.5m	\$35m	\$54.6m	\$65m	\$55.3m

[1] 2017 Dollars, Project Complete [2]
In Design, Estimates Only
[3] Estimate Only

Estimated Project Costs - Expand Solana Ranch

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

Expand Solana Ranch	
Hard Cost	\$6,000,000
Soft Cost	\$1,800,000
Estimated Escalation*	\$2,767,066
Total	\$10,567,066

- Escalation calculated through 2021-22

*Board Presentation 11/1/2018

Estimated Project Costs - Use Existing Facilities

- Description – Additional classroom buildings at Solana Santa Fe and Solana Pacific

- Solana Santa Fe – Remove 8 relocatable classrooms and replace with 10 new classrooms **

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

- Solana Pacific – Additional 2 new classrooms **

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

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

Summary

On February 13, 2019, the Board took action recommending existing facilities be utilized to house students generated by the Pacific Highlands Ranch community until further notice.

On September 13, 2019, the District was notified by Pardee Homes that the 1600th equivalent dwelling unit permit was pulled triggering a decision regarding School #8

Sufficient space remains available in existing facilities (CC, SP, SSF)

School #8 could open as early as 2024-25 when the “wave” is expected to begin declining resulting in overbuilding of school facilities districtwide

Summary (continued)

Funds are insufficient to build a school that accommodates a 350 or higher student population and that meets the standards expected by families in Solana Beach School District

Operating costs for another school would require \$1.35m in general fund expenditures, annually

All Solana Beach schools offer a whole child-centered, high quality, and rigorous education

Utilizing existing facilities supports educational programming (several classes at a grade level, reduced number of combinations, teacher teams for collaboration/planning time)

Long-Term Housing Options Discussion

Update on Transportation Information

School	K-3	4-6	Total
Solana Santa Fe	3 RT 3 AM 0 PM	1 RT 0 AM 0 PM	4 RT 3 AM 0 PM
Total Solana Santa Fe	6	1	7
Carmel Creek/Solana Pacific	3 RT 2 AM 0 PM	1 RT 0 AM 1 PM	4 RT 2 AM 1 PM
Total Carmel Creek/Solana Pacific	5	2	7

Key:

RT = Round Trip

AM = AM service, home to school

PM = PM service, school to home

Review of Transportation Information

Development Number & Name	Number Homes in Development	Current Students September 2019 [1]	Estimated Number of Students 2020-21	Estimated Number Of Students 2021-22	Estimated Number Of Students 2022-23	Estimated Number Of Students 2023-24	School Assignment
Meadowood	28	9	14	14	14	14	SSF
22C Cassabella	17	8	9	9	9	9	SSF
18 Palomar [2]	69	2	8	29	33	35	SSF
20 Artesana	56	13	28	28	28	28	SSF
9 A, B, C [2]	138	4	58	67	69	69	SSF
Total	308	36	117	147	152	154	SSF
8 B, C, D [2]	265	16	122	170	133	133	CC/SP
Total	265	16	122	170	133	133	CC/SP

[1] Enrolled students as of September 23, 2019

[2] Under Development

[3] Estimated SGR .5

Potential Costs of temporary transportation

Suggested minimum ridership per bus:

- 80% of seating on a 50 passenger = 40 minimum students
- 80% of seating on a 76 passenger = 61 minimum students

Approximate Cost to contract for 2 buses: \$126,000-\$198,000

- \$350-\$550 per day/per bus*
- \$63,000 -\$99,000 Annually per bus

**based on pricing in 2018-19, costs could go up annually*

Approximate cost for passenger van (seats 8)

- \$35,000.00 (includes purchase price, tax, license, warranty)

Exploring temporary transportation for the Solana Ranch area to Solana Santa Fe and Carmel Creek/Solana Pacific

Temporary Service:

- 1-5 years (2020-21 through 2024-25)
- Route #1 Solana Ranch area to/from Solana Santa Fe School
- Route #2 Solana Ranch area to/from Carmel Creek/Solana Pacific Schools
- Re-evaluate annually

Considerations:

- Availability of bidders
- Service reliability
- Application fee
- Bus Stop location(s)
- Time on bus
- Administrative/Operations

Transportation Summary

Student transportation interest exists but needs to be further defined to determine

- Small bus
- Large bus
- Van

Consider offering transportation beginning fall of 2020-21 school year and, if viable, continue to offer each year through the “wave” (1-5 years)

- Small bus
- Large bus
- Van

Temporary Transportation Discussion

Process for Assigning Students to Solana Ranch when Space is Available

Defining SBSB School Capacity

SBSB Schools -

General Education Classrooms

Specialty Classrooms - 8 Identified Learning Spaces

- Special Education (2)*
- Specialty:
- STREAM
- ART
- TECHNOLOGY
- MUSIC
- CHILD DEVELOPMENT CENTER
- READING/ENGLISH LEARNER DEVELOPMENT (RDG/ELD)

**CC/SP Additional 2 Specialty for Severely Handicapped Programs*

Enrollment 2019-20 - Solana Ranch

Grades	Number of Students September 23, 2019	Number of Teachers
K	73	4
1	65	3
2	94	5
3	69	4
4	99	4
5	96	3.5
6	91	3.5
Total	587 Students *	27 Teachers

** 35-37 seats to accommodate additional students from new development
Commitment to continue to monitor 2019-20 as the new development is being occupied*

Solana Ranch Capacity Information

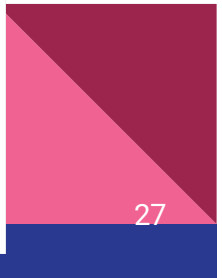
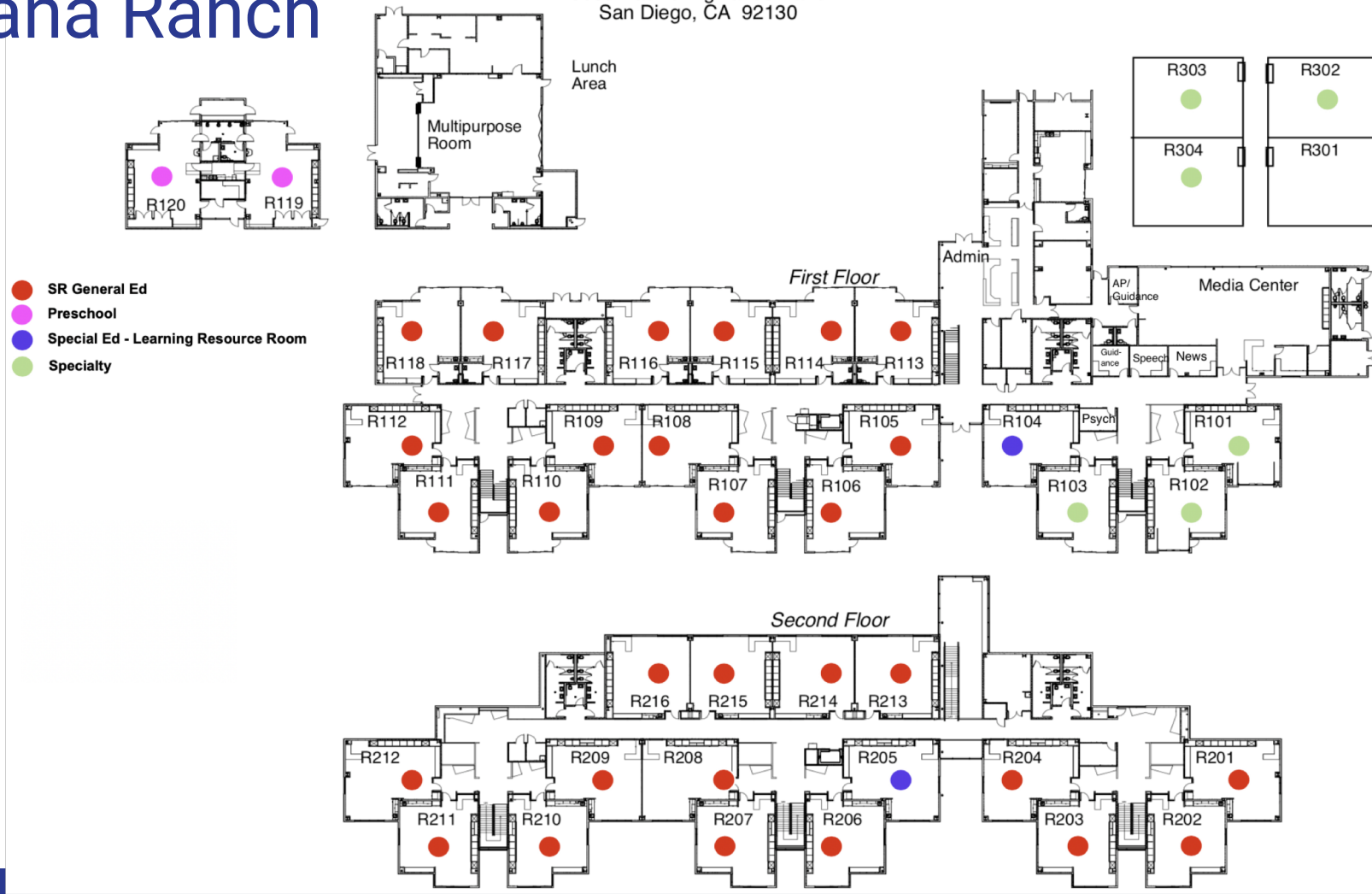
- 38 Totals Classrooms with 8 Identified Specialty Rooms
- 27 General Education Teachers (2019-20)
- 38-40 seats to accommodate additional students from new development (2019-20)
- 3* Classrooms could be available for General Education classrooms
 - 29 General Education Teachers (2020-21)
 - Utilize 2 of 3 classrooms

**Discovery Lab Schedule can accommodate 2 of the 3 available classrooms. Any additional classrooms requires additional Discovery Lab space for the following: STREAM, Art, Technology, and Media Center.*

Solana Ranch

Solana Ranch
13605 Pacific Highlands Ranch
San Diego, CA 92130

2019-20



Assigning Students in the Future - Option 1

- Only utilize the Intradistrict Transfer Process
 - Board Policy 5116.1
 - Timeline

Assigning Students in the Future - Option 2

- **Reassign *Casabella***
 - Assigned to Solana Ranch on June 8, 2017
 - Re-assigned to Solana Santa Fe on June 28, 2017
 - Offered a grandfather transition plan for existing families
 - *Casabella* was originally assigned to Solana Ranch and reassigned to Solana Santa Fe.

This single development could be **reassigned back** to Solana Ranch

 - A grandfather transition plan would be developed for existing families currently attending Solana Santa Fe

Assigning Students in the Future - Option 3

- **Reassign *Santa Barbara***
 - Assigned to Carmel Creek on August 2003
 - Re-assigned to Solana Ranch on April 2013
 - Offered a grandfather transition plan for existing families
 - *Santa Barbara* was originally assigned to Carmel Creek (2003), Carmel Creek/Solana Pacific (2004) and reassigned to Solana Ranch (2014). Due to neighborhood's proximity to Carmel Valley; this single development could be **reassigned back** to Carmel Creek/Solana Pacific.*
 - A grandfather transition plan would be developed for existing families

*Community information meetings to be scheduled November/December 2019.
Discussion/decision in January 2020.

Assigning Students in the Future - Option 4

- Community Meeting Idea:
 - Lottery (2018-2019)
 - All development names in a hat and hold a supervised draw
 - Considered on space available basis

Assigning Students in the Future - Option 5

- Community Meeting Idea:
 - Household per development (2019-2020)
 - Households within a development would apply for priority placement
 - Households given priority based on move-in/escrow close dates
 - Applications considered on space available basis

Assigning Students in the Future - Option 6

- Community Meeting Idea:
 - Development specific (2019-2020)
 - Development is fully built and generating a stable student generation rate
 - Development assigned to a school other than Solana Ranch for a minimum of three years
 - Considered on space available basis

Assigning Students in the Future - Option 7

Contiguous Neighborhood Assignment

- *Artesana, Casabella, Meadowood, Palomar, Vista Santa Fe, 9B, and 9C (308 homes)*
 - Contiguous neighborhoods that have two options of ingress and egress out of the PHR developments
 - Create their own community neighborhood
 - Transportation corridor to **assign to Solana Santa Fe**
- *Carmel, Terraza and Vista del Mar 265 homes*
 - Contiguous development with only one option of ingress and egress into the PHR development area
 - Creates their own community neighborhood concept
 - Walkability to **assign to Solana Ranch**

Process for Assigning Students when Space Available Discussion

Summary

Following Board discussion, staff will consider Board input and develop specific options and provide a recommendation for Board consideration in January 2020

Next Steps

1. During the Regular Board Meeting

- a. Decide long-term housing option
- b. Summarize temporary transportation next steps
- c. Summarize assigning students to Solana Ranch in the future next steps

2. Staff continues to:

- a. Monitor enrollment at Solana Ranch
- b. Continue to research temporary transportation options
- c. Continue to develop options for assigning students to Solana Ranch in the future, when space is available