

Measure H Bond and Implementation Plan

March 8, 2023

Touch Points Completed

1
COMPLETED

Facilities Committee: Met 3 times to review projects and project costs. Based on feedback from 42 Master Planning meetings, project prioritizations have been drafted. Gathered feedback from principals and district level staff.

2
COMPLETED

Facilities Committee and Board of Trustees (Oct. 17th): Held an informational workshop to review prioritization recommendations from the Facilities Committee

3
COMPLETED

Meet with Staff (Nov. 1st): The Facilities Committee members will meet with educators from each site to gather input on project prioritization.

4
COMPLETED

Meet with sites - parents, community and staff (Nov. 10th / Times TBD): Similarly to meeting with staff. Gather feedback on project prioritization.

5
COMPLETED

Facilities Committee then Board Presentation (Dec.14): The Facilities Committee will organize the information and feedback provided by the staff, parents and community, and present it to the Board of Trustees for direction on the final project priority list for Measure H

Program Budget Elements

- **Project Budgets-** Budget for individual projects that include hard and soft costs for the entire project.
 - **Hard Costs-** Costs for brick and mortar construction
 - **Soft Costs-** Costs for professional services and other non-physical building costs ie. permit fees, architectural fees, inspector fees, construction management fees, consultant fees and project contingency.
- **Program Contingency-** Contingency set aside in the event a project overruns its budget. This is typically 2.5% of the total program budget.
- **District Costs-** This includes any cost for district employees, cost of issuance of the bond, bond counsel, other legal fees, any software or services needed to support the bond
- **Escalation, FFE and Temp Housing Allowance-** These costs were NOT included in the Master Plan estimates. Additionally, with inflation's unpredictability a healthy set aside will be needed. This is typically 20%-30%.

Potential Funding Sources

- Bond Proceeds
- Bond Interest
- Matching Funds
- Other District Building Funds (25, 40)

<u>Measure H Bond Program Budget</u>	
<u>Budget Sources</u>	<u>Amount</u>
Measure H:	\$140,000,000.00
Fund 25:	\$470,000.00
State Funding:	\$0.00
Bond Interest	\$0.00
Total Available Funding:	\$140,470,000.00
Contingencies and Allowances NOT Included in Project Costs	
District Costs:	\$2,800,000.00
Program Contingency:	\$5,600,000.00
FFE, Escalation and Temp Housing Allowance:	\$32,200,000.00
Total Funding Available for Project Budgets:	\$99,870,000.00

HCSD Districtwide Project Prioritization Categories Established by the HCSD Facilities Committee

Current categories considered for project prioritization include:

- Safe, Cool, Warm, and Dry
- Modernization and Renovation
- Safety Code Upgrades
- Educational Program Support - projects that are designed and constructed in support of educational programming.

These projects include:

- Cooling systems in all classrooms
- Furniture Replacement in all classrooms
- Technology Upgrades - Classroom presentation systems in all classrooms
- Removal of portables used for classrooms on all campuses
- Repair / Replace leaking roofs on all campuses
- Improve energy efficiency on all campuses
- Critical projects identified as part of the Facilities Master Plan

3 Factors that Impact Timing

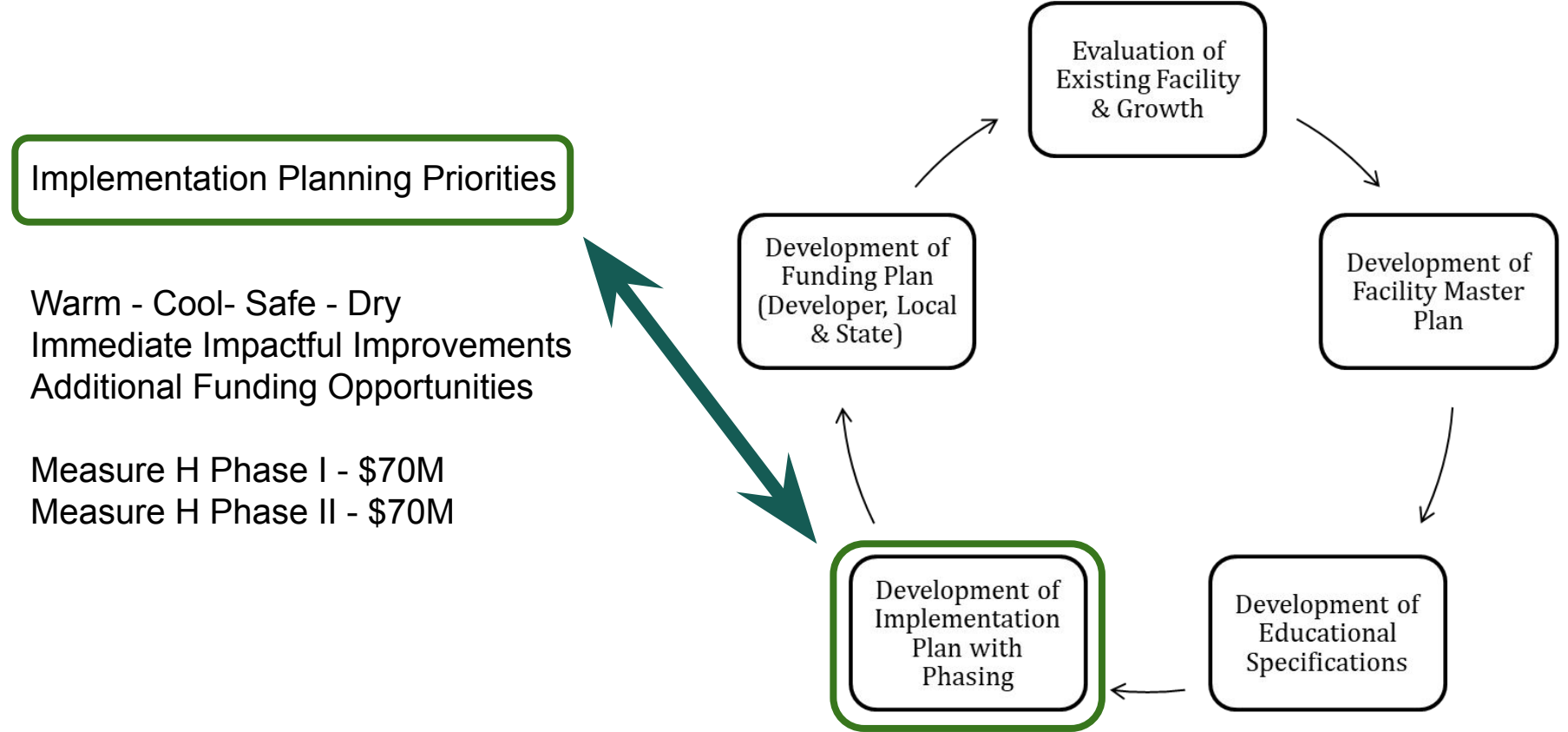
- 1. Tax Rate**
 - \$30 per \$100,000 Assessed
- 2. Assessed Value of Property**
 - Assuming 5% Growth Rate
- 3. Interest Rate**
 - At time of Issuing Funding



Current Factors = Current Plan

- **Phase I - \$70M**
 - \$30 per \$100,000 Assessed
 - Series A: \$34M 2023
 - Series B: \$36M (Planned 2024)
 - Implemented in 2-3 Years
- **Early & Often - Review 2024**
 - Review ALL 3 Factors to plan for Phase B.
- **Future - Phase II**
 - Issuance of Remaining \$70M

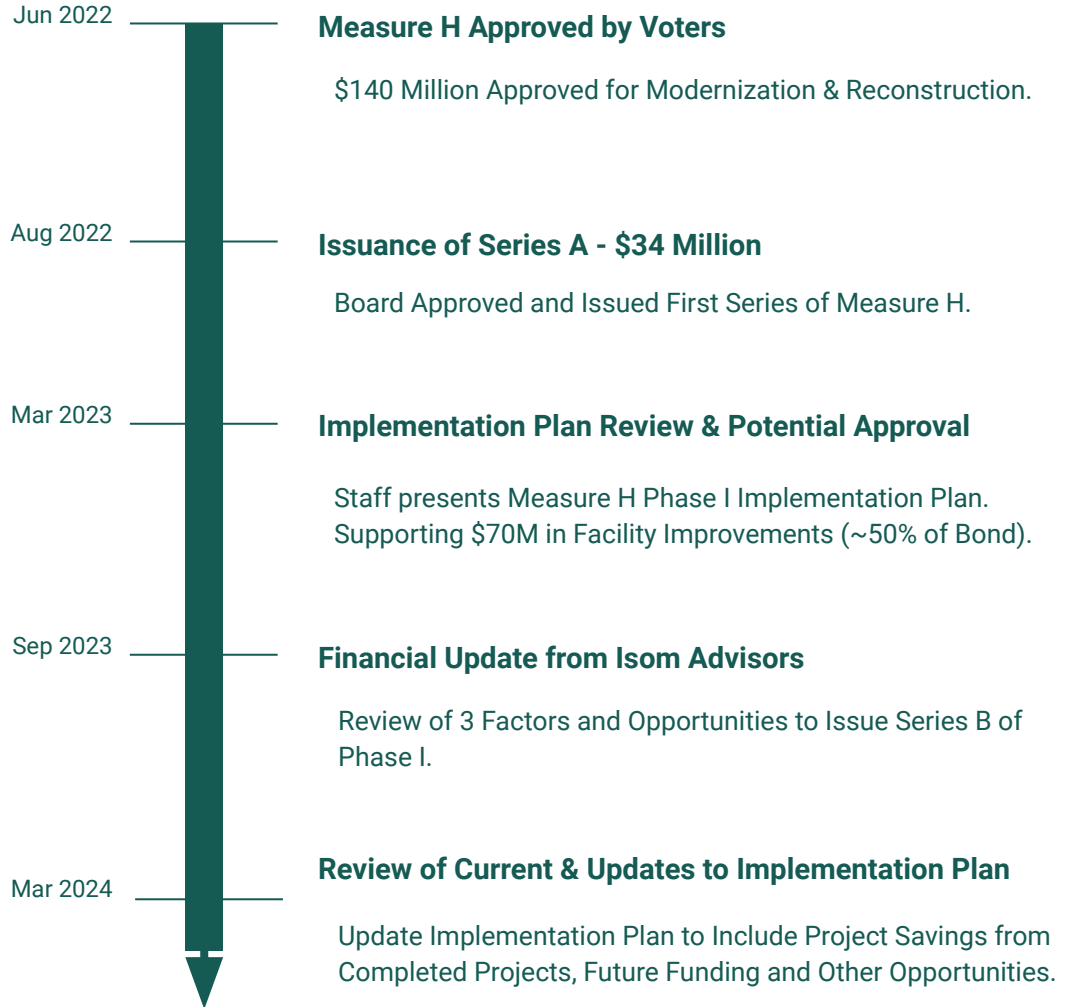
Facility Planning & Implementation Process



Where We've Been

Where We Are

Where We're Going

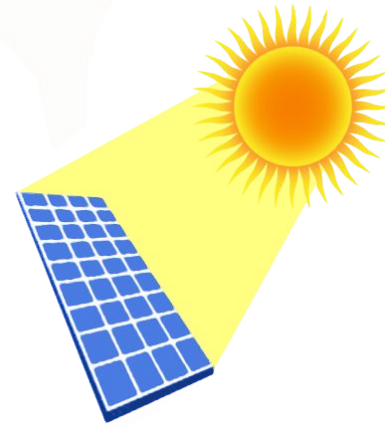


Phase I Implementation Plan Option A (No Solar)

HCSD Measure H Phase I Implementation Budget

Project Name and Category	Project Budget	Fund 21	Fund 40	Fund 21 (Bond Interest)	Fund 35 (State Funding)
Safe, Cool, Warm and Dry	\$16,700,000.00	\$16,700,000.00	\$0.00	\$0.00	\$0.00
Roofing Repairs (All Sites)	\$8,500,000.00	\$8,500,000.00	\$0.00	\$0.00	\$0.00
HVAC Replacements and Improvements (All Sites)	\$7,000,000.00	\$7,000,000.00	\$0.00	\$0.00	\$0.00
South and North School Painting	\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00
West Waterline Replacement	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00
Educational Program Support	\$5,700,000.00	\$5,700,000.00	\$0.00	\$0.00	\$0.00
Furniture Replacement (All School Sites)	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00
Classroom Technology (All School Sites)	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00
North Jungle Upgrades	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00
Modernization and Renovations	\$46,461,485.00	\$46,100,000.00	\$0.00	\$361,485.00	\$0.00
Crocker MPR Replacement and Drop-Off	\$21,643,483.80	\$21,643,483.80	\$0.00	\$0.00	\$0.00
West New MPR and Library Conversion	\$22,318,001.20	\$21,956,516.20	\$0.00	\$361,485.00	\$0.00
South A Pod Finishes Remodel	\$2,500,000.00	\$2,500,000.00	\$0.00	\$0.00	\$0.00
District Costs	\$3,000,000.00	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00
Program Contingency	\$2,000,000.00	\$1,500,000.00	\$0.00	\$500,000.00	\$0.00
District Management Costs	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00
Totals:	\$71,861,485.00	\$70,000,000.00	\$0.00	\$1,861,485.00	\$0.00
Project Totals:	\$71,861,485.00				
Measure H Funding:	\$70,000,000.00				
Projected Interest Earnings	\$1,861,485.00				
Delta	\$0.00				

Option A
Solar NOT Included
in Measure H



Option B
Solar Included in
Measure H

Limiting Factors

- NEM 3.0 Timing
- Bond Sale Constraints
- Cash Flow for Phase I of Measure H
- Actual Cost Offsets Based on Site Constraints
- Consultant Review Timing
- Budget Roofing Vs. Solar

Phase I Implementation Plan Option B (With Solar)

HCSD Measure H Phase I Implementation Budget

Project Name and Category	Project Budget	Fund 21	Fund 40	Fund 21 (Bond Interest)	Fund 35 (State Funding)
Safe, Cool, Warm and Dry	\$9,700,000.00	\$9,700,000.00	\$0.00	\$0.00	\$0.00
Roofing Repairs (All Sites)	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00
HVAC Replacements and Improvements (All Sites)	\$7,000,000.00	\$7,000,000.00	\$0.00	\$0.00	\$0.00
South and North School Painting	\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00
West Waterline Replacement	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00
Educational Program Support	\$5,700,000.00	\$5,700,000.00	\$0.00	\$0.00	\$0.00
Furniture Replacement (All School Sites)	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00
Classroom Technology (All School Sites)	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00
North Jungle Upgrades	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00
Modernization and Renovations	\$53,461,485.00	\$53,100,000.00	\$0.00	\$361,485.00	\$0.00
Crocker MPR Replacement and Drop-Off	\$21,643,483.80	\$21,643,483.80	\$0.00	\$0.00	\$0.00
West New MPR and Library Conversion	\$22,318,001.20	\$21,956,516.20	\$0.00	\$361,485.00	\$0.00
Solar Structures	\$7,000,000.00	\$7,000,000.00	\$0.00	\$0.00	\$0.00
South A Pod Finishes Remodel	\$2,500,000.00	\$2,500,000.00	\$0.00	\$0.00	\$0.00
District Costs	\$3,000,000.00	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00
Program Contingency	\$2,000,000.00	\$1,500,000.00	\$0.00	\$500,000.00	\$0.00
District Management Costs	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00
Totals:	\$71,861,485.00	\$70,000,000.00	\$0.00	\$1,861,485.00	\$0.00
Project Totals:	\$71,861,485.00				
Measure H Funding:	\$70,000,000.00				
Projected Interest Earnings:	\$1,861,485.00				
Delta	\$0.00				

Unfunded Potential Projects in Phase I



Potential Additional Funding Sources

- State Modernization Funding
- Grants
- Hardship Funding
- Project Savings



Potential Project in Phase I w/ Additional Funding

- Crocker Turf Field
- Additional Roofing
- Outdoor Learning
- North Staff Workroom Renovation

Planned Projects for Implementation in Phase II

West Staff Bathroom Addition	North New I-Lab
District Office Modernization	South Preschool Conversion
South Classrooms 4 and 5	South Outdoor Learning Spaces
South Preschool Conversion	South New Music Building
North Staff Work room Renovation	North new Music room
Crocker Synthetic Turf	Additional Roofing Upgrades

*Subject to funding availability at the time of Phase II Bond Sales