



DJUSD Bond Program and Financing Update

DJUSD Board of Education 2.5.2020

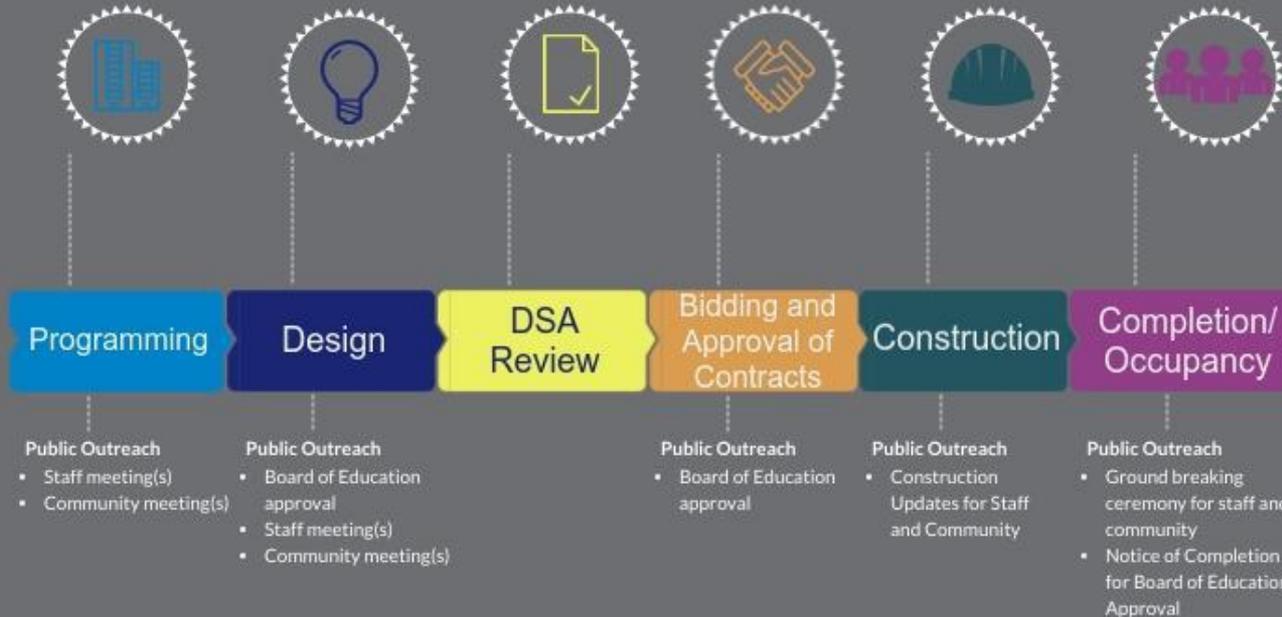


Project Phases



Davis Joint Unified School District

Bond Program Project Timeline





Facilities Project Process

Programming/Schematic Phase: Determination of what spaces and general design are needed to meet building's intended purpose.

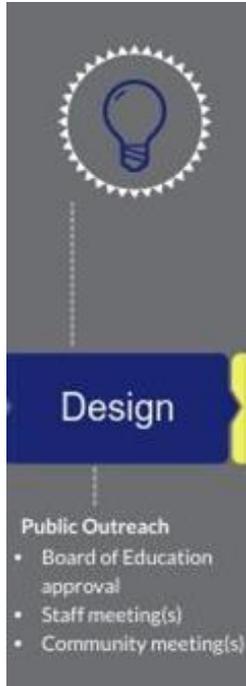
Outreach

- Includes staff and community stakeholder input and budget estimates to ensure schematic design is consistent with project budget.
- Phase culminates with Board approval of schematic.



Facilities Project Process

Design Development Phase:



- Specific construction detail and space dimensions are added to schematic design.
- Will address feedback gathered where possible.
- Interior and exterior elevations, sustainable features, finishes, utility connections, and exact placement of building are determined.
- Detailed cost estimates are prepared and design adjusted accordingly.

Outreach

Stakeholder input is primarily with consultant, experts, technical staff, and school staff. A community meeting to gather additional feedback will be held at 25-50% design development completion.



Facilities Project Process



Construction Document Phase:

Design development product is translated into very specific plans and specifications for review/approval by the Division of State Architect. Approved plans are “biddable” by general contractors.

Construction Phase: General Contractor builds the project per the DSA-approved set of Construction Documents with continuous inspection by a DSA Inspector of Record (IOR).

Outreach: Board approval occurs with selection of contractor.

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DJUSD Bond Project Updates



CCE MPR Building Location Update

FMP budget (2018\$): \$12M

Status: Design Development

- **Rescheduled staff-community meetings**
 - January 7 and January 27
- **Current Project Schedule**
 - Design: Jan-September 2020
 - DSA Approval: July-December 2020
 - Construction: January-December 2021
 - Completion: Spring 2022
- **Recommend 8-month minimum delay**



Floor Plan (Dining Capacity: ~300; Presentation Capacity: ~650)

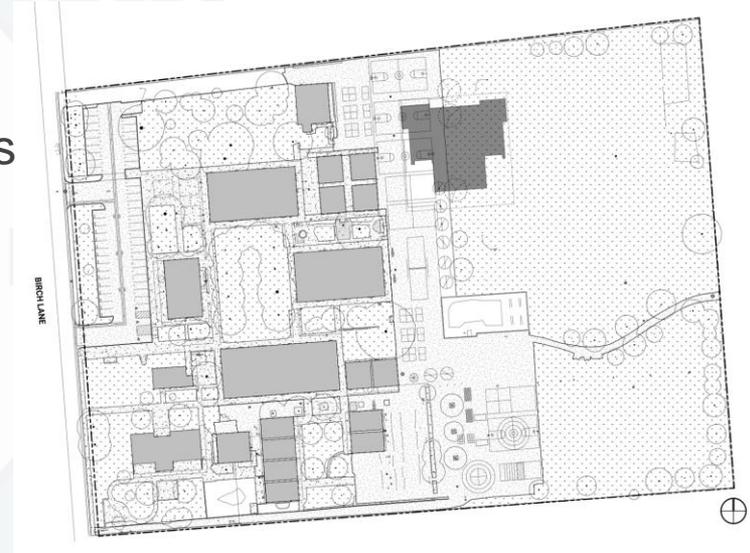
BLE MPR Building Location Update



FMP budget (2018\$): \$12.2M

Status: Design Development

- Temporary Building to allow for Improvements of Room 11/12
 - Construction Start Feb 2020
 - Completion April 2020
- Community Outreach Meetings
 - January 8
- Project Schedule
 - Design: Jan-September 2020
 - DSA Approval: July-December 2020
 - Construction: January-December 2021
 - Completion: Spring 2022





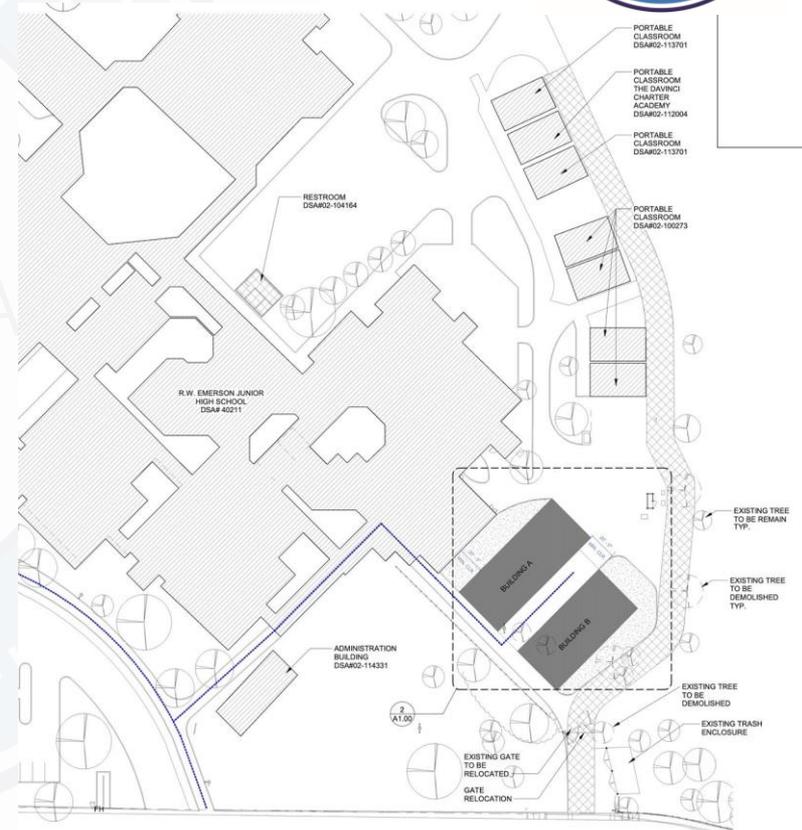
EJHS/DVJHS Science Lab



Current budget (2018\$): \$4.4M

Status: Design Development

- Building Location Finalized
- Community Outreach Meeting January 14
- CEQA Board Action - Jan 16
- Project Schedule
 - Programming: Complete
 - Design: Nov.-Apr.
 - DSA Review: May-June
 - Bidding/Contracts: June
 - Construction: July-Dec.
 - Occupancy: December 2020





Hydration Station

FMP budget (2018\$): \$365,000

Status: Programming

General scope summary:

- Install new hydration stations at all schools (bubbler w/bottle fill)
- Hydration stations will be Americans with Disability Act (ADA) compliant
- Stations will be filtered, but not refrigerated





School Access

FMP budget (2018\$): \$6.6 million

Current project status: Pre-planning

- DJUSD is seeking ways to improve access control for school sites and other District facilities, which may include fencing, e-locks, and changes to policies and procedures for each site.
- Improving “School Access” means that each site project will be uniquely designed to take into account match the architecture, physical layout, staffing and other procedural factors for each campus.
- DJUSD is in the very early phase of this effort and will be looking to begin school-specific community conversations to start this effort.



Korematsu Preschool

FMP budget (2019\$): \$6.3M

Status: Programming

- Outreach meetings
 - Korematsu Staff regarding location January 9
 - Valley Oak Preschool Staff - Design Meeting(s) - January 13, TBD
 - Valley Oak/Korematsu Community February 12 (3:30-5:00, 5:30-7:00)
 - City of Davis staff
- Need to determine project sequencing







Willett MPR

FMP budget (2018\$): \$15M

Status: Pre-planning

- City of Davis terminated agreement for the Willett Tennis Courts.
 - January 14
- Need to determine project sequencing



North Davis - Mary Ellen Dolcini MPR

FMP budget (2018\$): \$13.4M

Status: Pre-planning

- Need to determine project sequencing

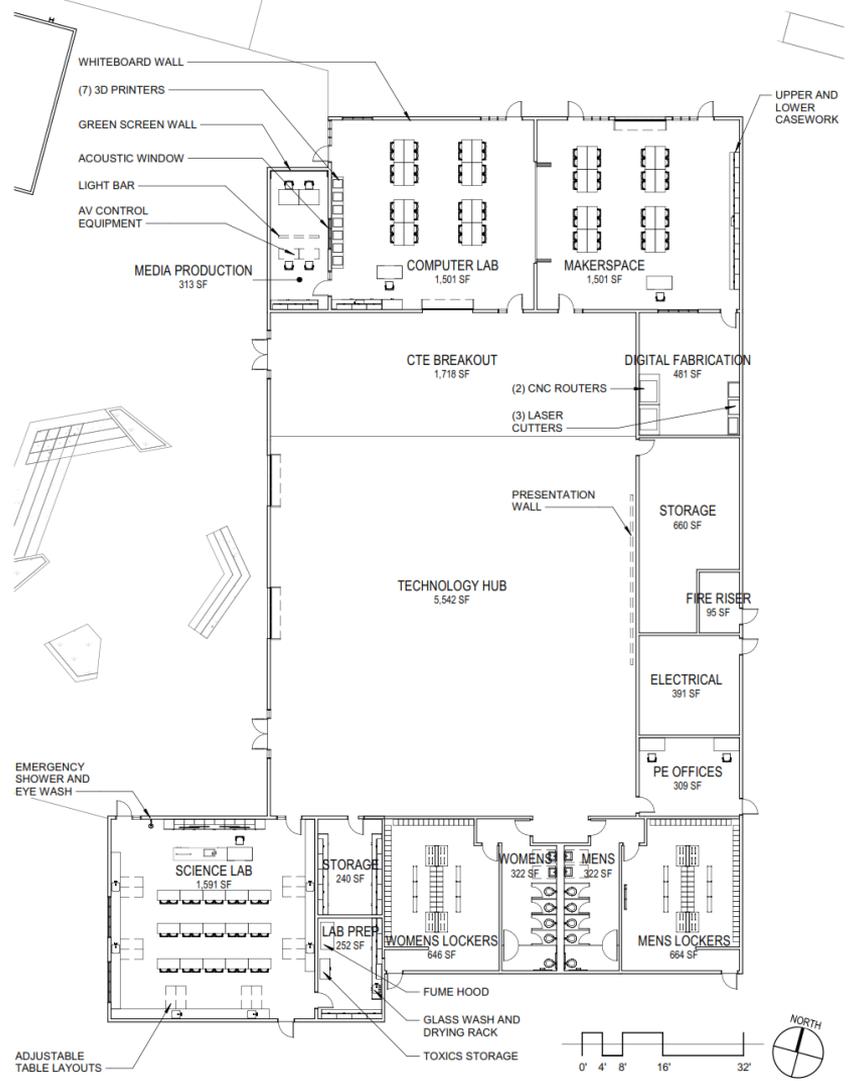


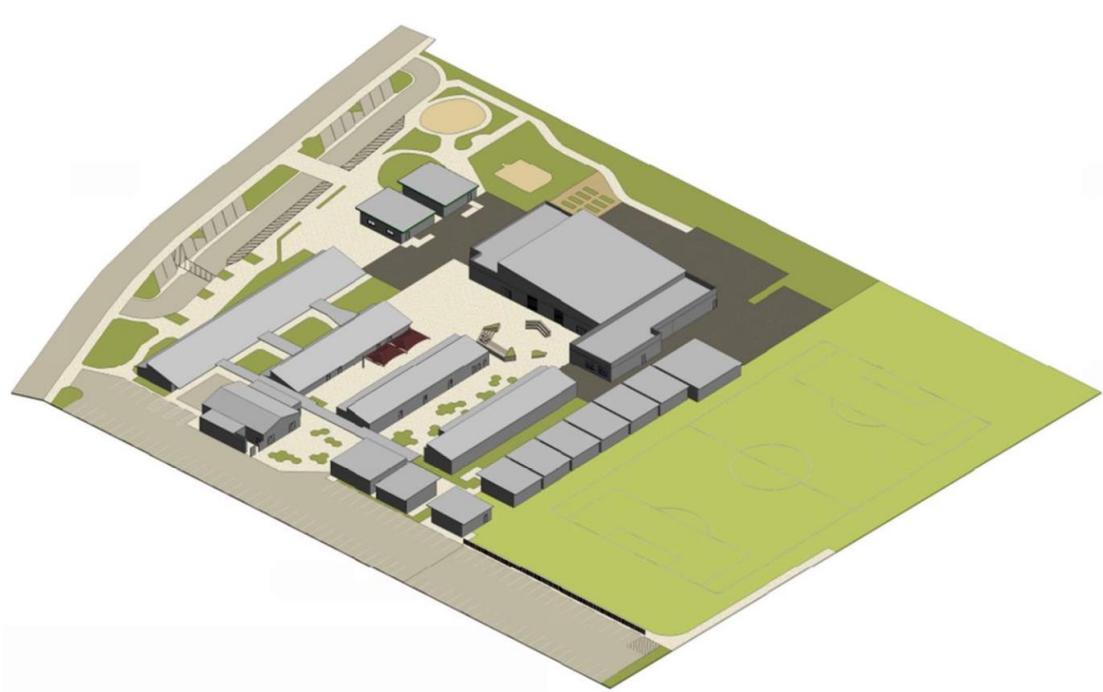
DVHS MPR/Science Lab

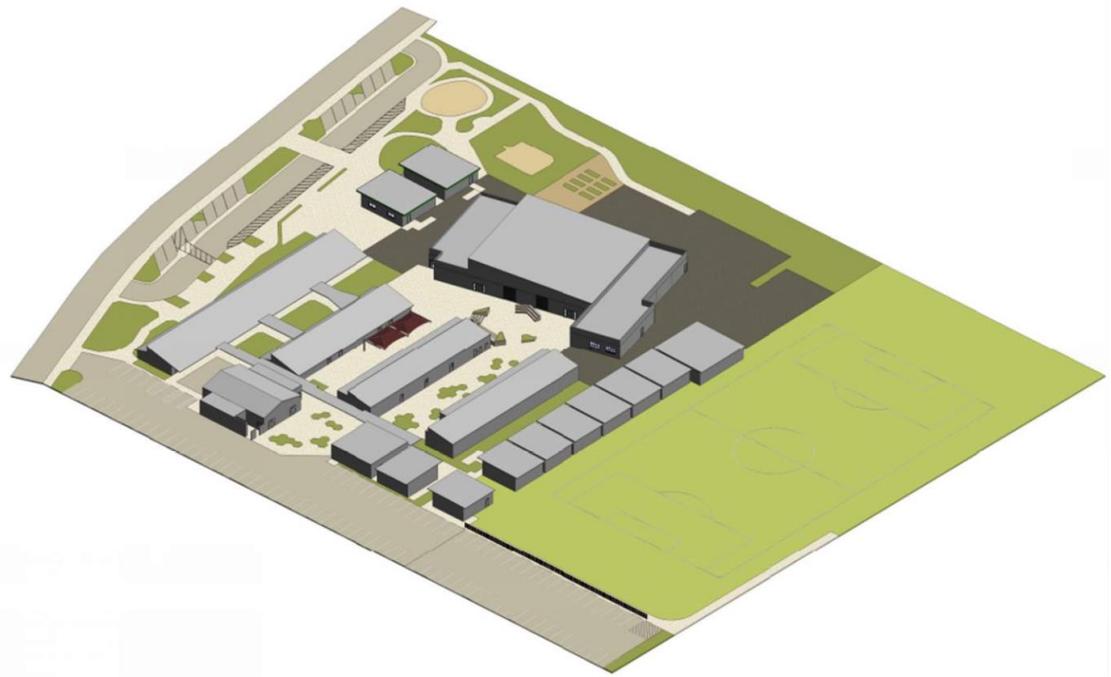
FMP budget (2019\$): \$12M

Status: Programming

- **Several staff feedback meetings to date**
 - Focused primarily on completion of the CTE Facilities Grant
- **Need to determine project sequencing**











DSHS STEM Building and Aquatics Center

FMP budget (2018\$):

STEM Building: \$21M

Aquatics Center: \$9.9M

Interim Housing: \$4.5M

Status: Pre-planning

- Planning meeting in January with LPA to discuss site master plan and timing
- Need to determine project sequencing



Other Scope 1 Bond Projects

FMP budget (2018\$): \$33M

- Technology Infrastructure: \$12M
- Various Projects: \$21M
 - Examples:
 - Parking Lots
 - PA Systems

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DJUSD Non-Bond Project Updates



DSHS Field Replacement

- Non-Bond project
- Construction started December 6, 2019 and scheduled to continue through February 10, 2020
- All athletic activities will happen at other venues during this period
- Scheduled to open January 30
 - Two weeks ahead of schedule
 - 10% under budget
- Planning grand re-opening





DVJHS Administration Building Replacement

- Non-Bond Project
- Project Schedule
 - Programming: Complete
 - Design: Jan.-Feb.
 - DSA Review: Feb.
 - Bidding/Contracts: March
 - Construction: Jan.-Apr.
 - Occupancy: April 2020

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DJUSD Solar Master Plan



Sustainability Goals

- Continue to meet Title 24 and CalGreen code.
- Create a plan to:
 - Achieve an additional 10% compliance margin above Title 24 (same as City Reach Code):
 - Contingent on the procurement of capital cost neutral Solar systems.
 - Include Electric Vehicle charging stations where possible, especially where solar carports are being built.
- Maximize additional cost neutral sustainable building features.



Solar Master Plan - ARC Alternatives



A Professional Services Agreement with ARC Alternatives is attached to this item for your consideration.

The logo of Davis Joint Unified School District is a circular emblem. It features a light blue outer ring with the text "Davis Joint Unified" at the top and "Building Our Future" at the bottom. Inside the ring, there are four square icons: a puzzle piece, a padlock, a person's head with a brain, and a group of three people.

Bond Financing and Project Sequencing



Bond Budgeting

Moving from Planning to Implementation

- Transition from Master Plan Budgets
- Project-Based Budgets
 - Project Costs
 - Program Coordination
 - Program Reserve/Contingency
- Program Budget
 - Program Coordination Budget
 - Program Cash Flow
 - Program Revenue



Bond Sales Timing

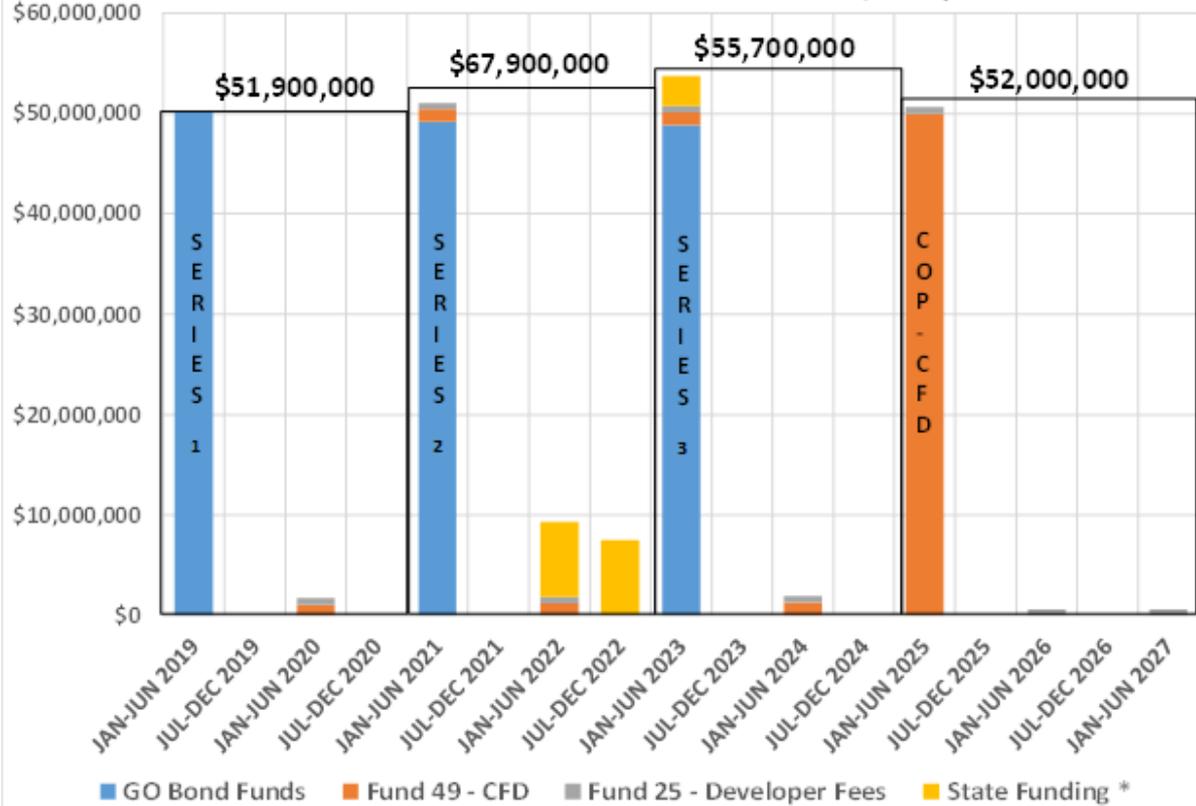
- Considerations

- Timing of Projects (Cash Spending Needs)
- Project Planning and Management Capacities
- Construction Cost Inflation
- Future Bond Interest Rate(s)

Bond Program Cash flow FMP Projections



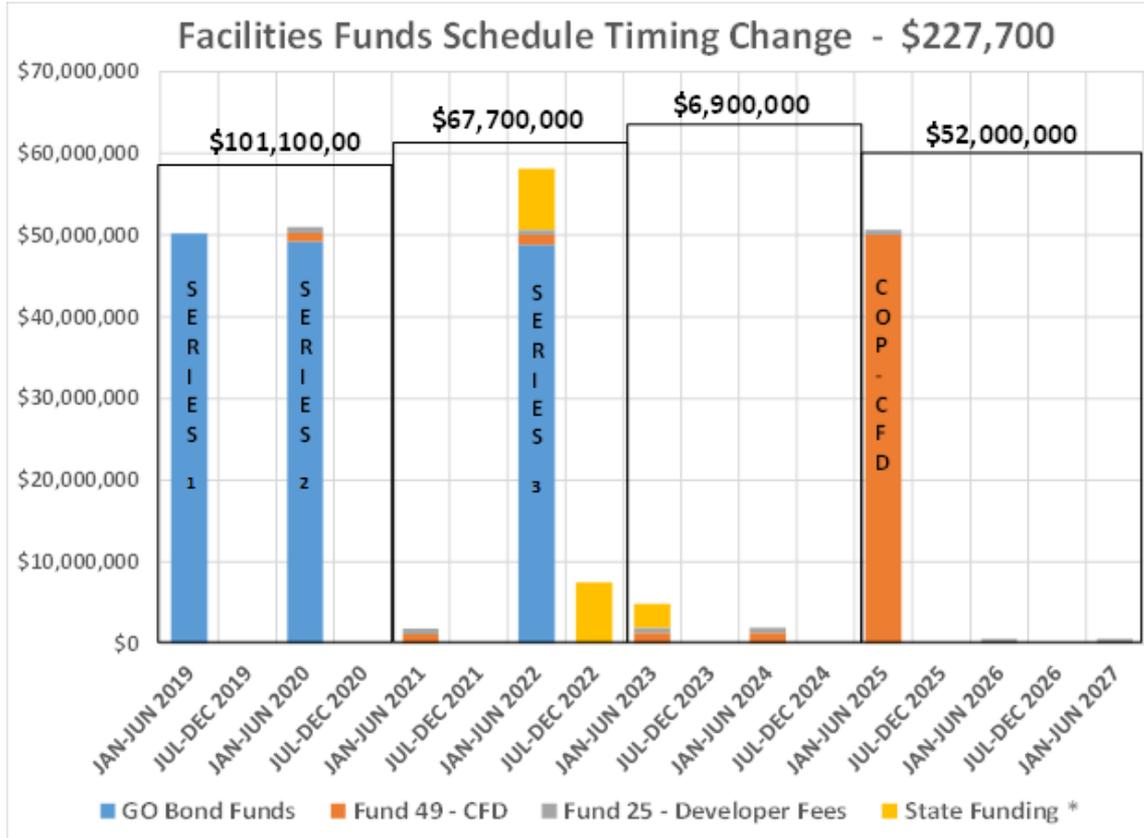
Facilities Funds Schedule with COP - \$227,500



- Initial balanced borrowing and project spending plan over 8 years with four financing series, three bond, and COP.
- Prior to any project planning timeline

* State Funding based upon projected program eligibility, subject to change

Current Bond Program Cash Flow Projections



- Accelerate project implementation plans by moving the Series 2 and 3 bond financing up one year to meet program needs and take advantage of construction cost timing

* State Funding based upon projected program eligibility, subject to change



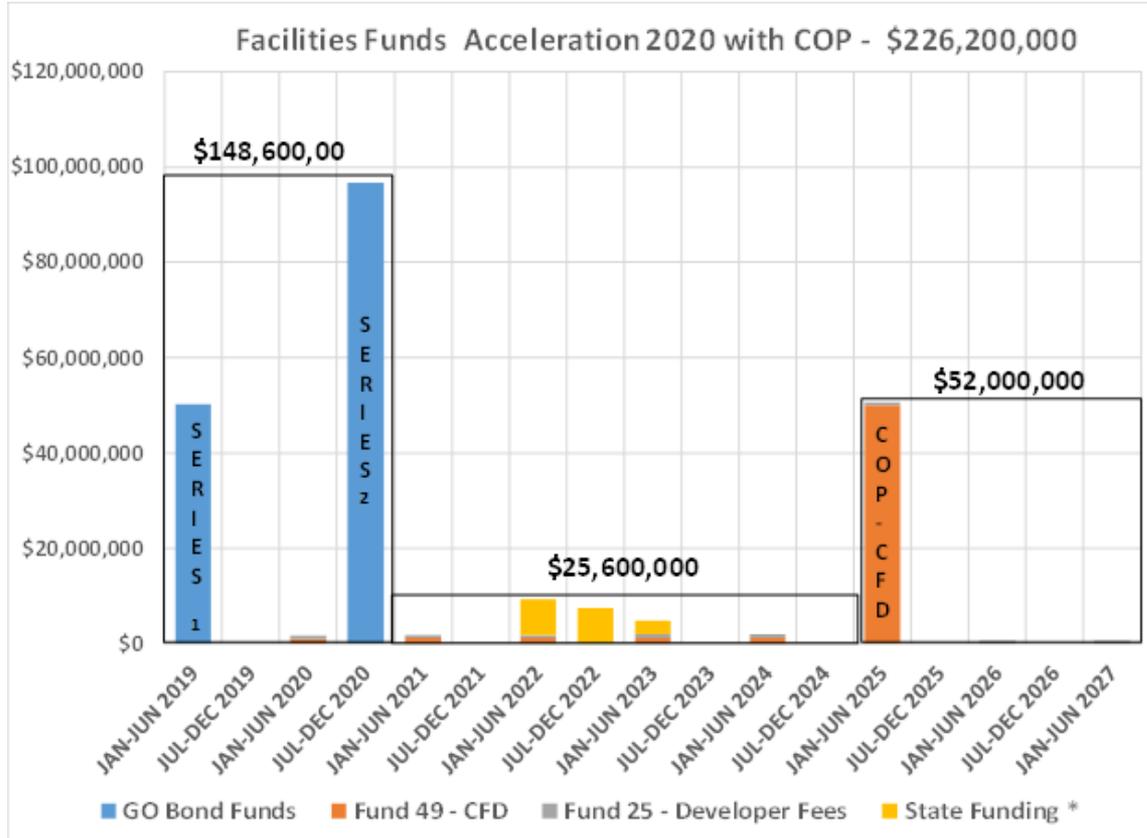
Bond Program Estimated Cash Flow

Measure M Program Estimated Cash Flow



- Example of Project cash flow coverage based three bond series with acceleration and estimated project timing.
- Flexibility to move faster

Accelerated Bond Program Cash Flow Projections



- Accelerate project implementation plans by combining the Series 2 and 3 bond financing and moving to 2020 to take advantage of construction cost timing

* State Funding based upon projected program eligibility, subject to change

Questions and Discussion





Closing

- Additional feedback can be provided by the cards in the office or sent to FacilityPlanning@djUSD.net
- Webpage by project with Key Aspects of the Project, milestones and FAQs www.djUSD.net/bond
- Subscribe to the DJUSD Bond Program e-newsletter by visiting the website or leaving your email today