



DJUSD Bond Program and Financing Update

DJUSD Board of Education 2.5.2020

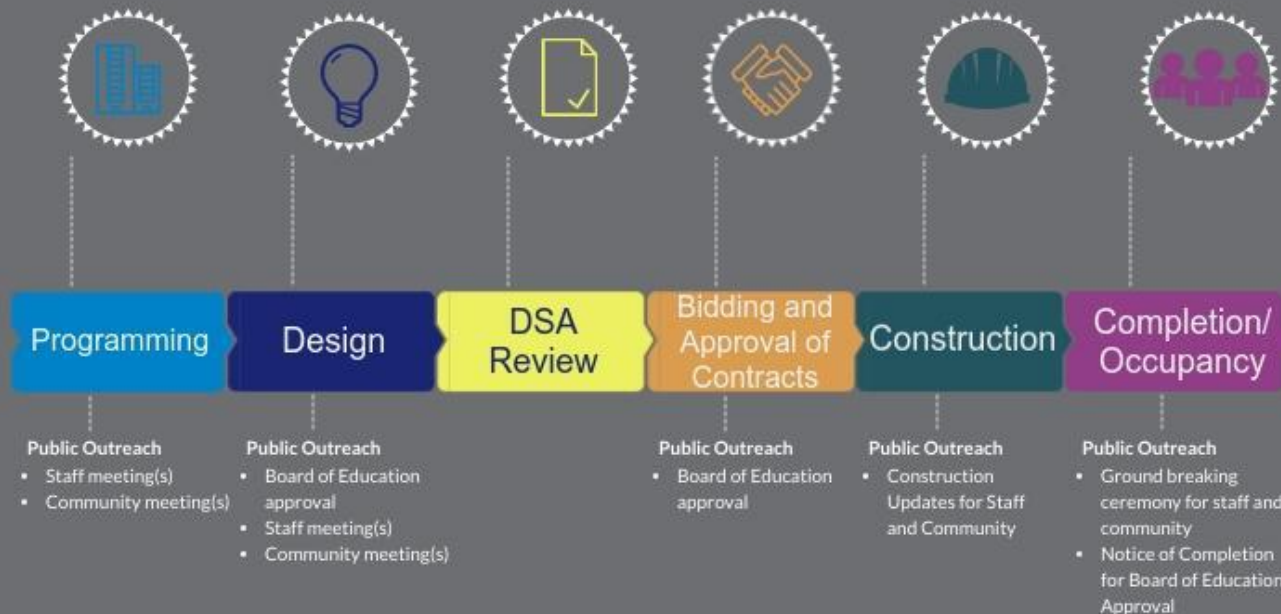


Project Phases



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.

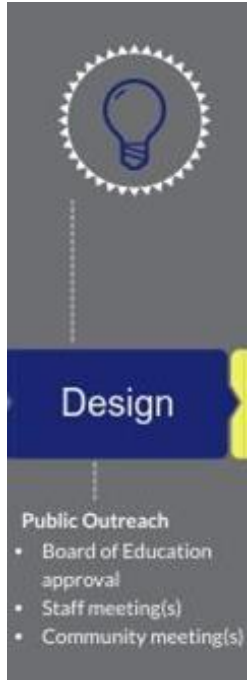
Outreach

- 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

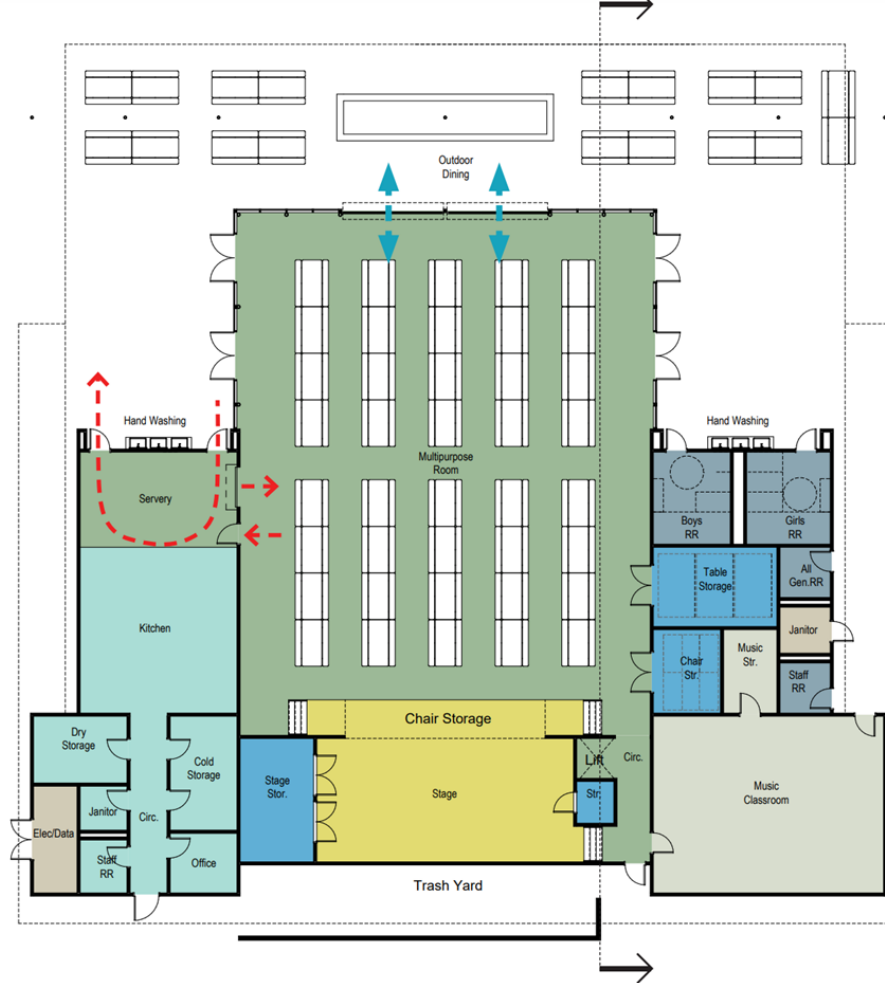


CCE MPR Building Location Update

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



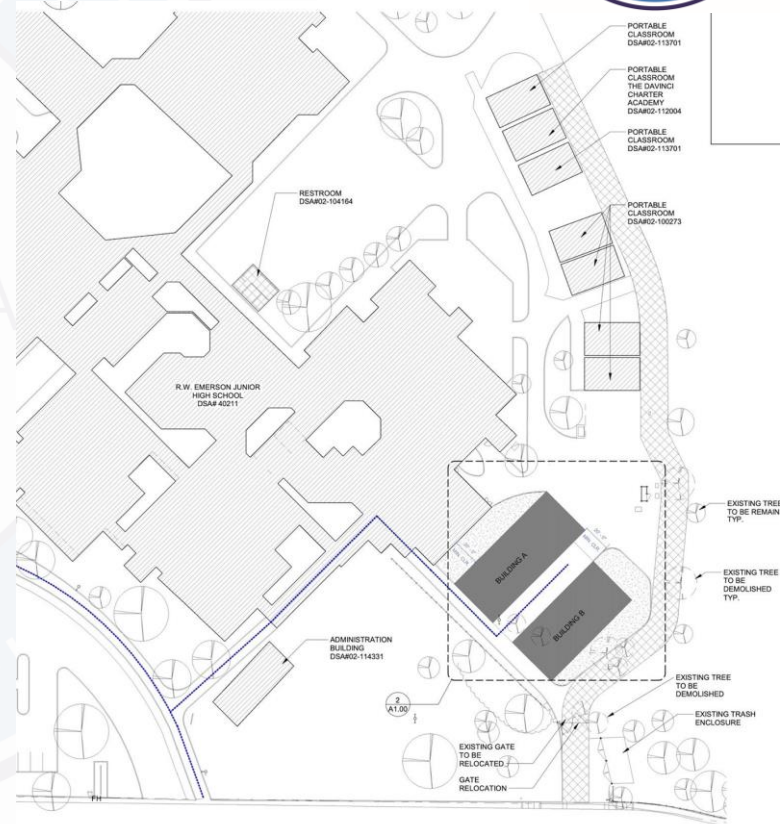


EJHS/DVJHS Science Lab

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

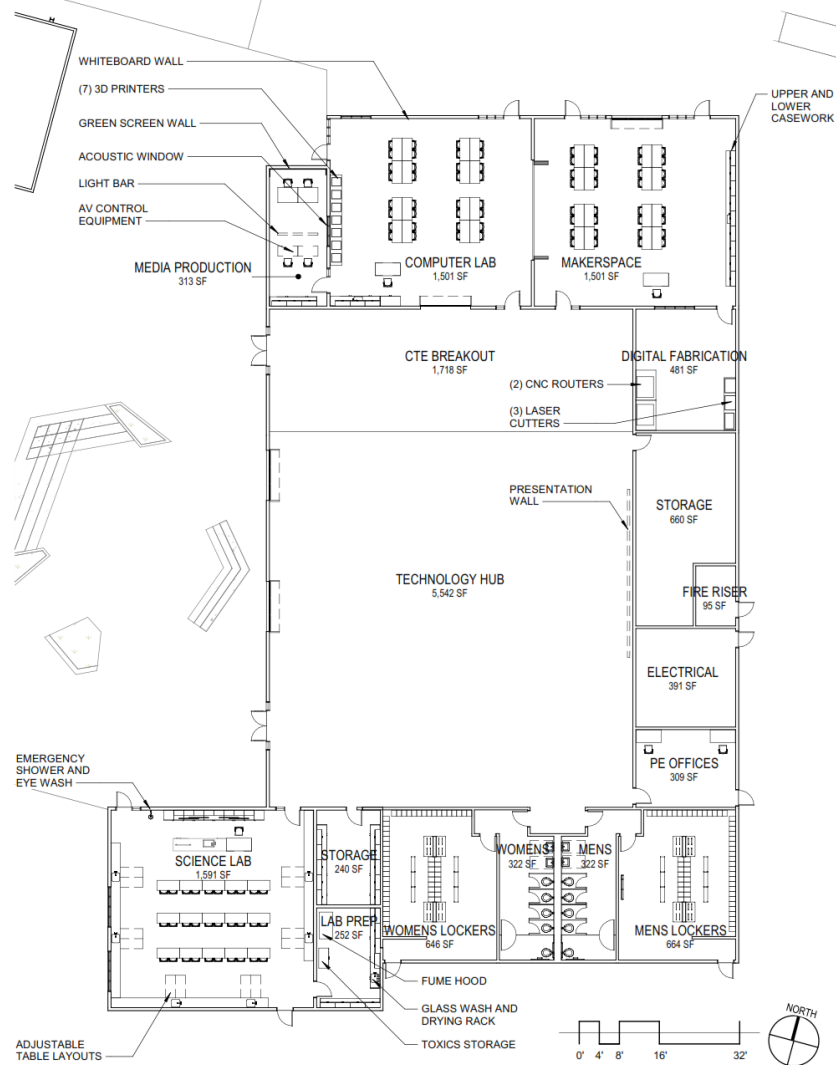


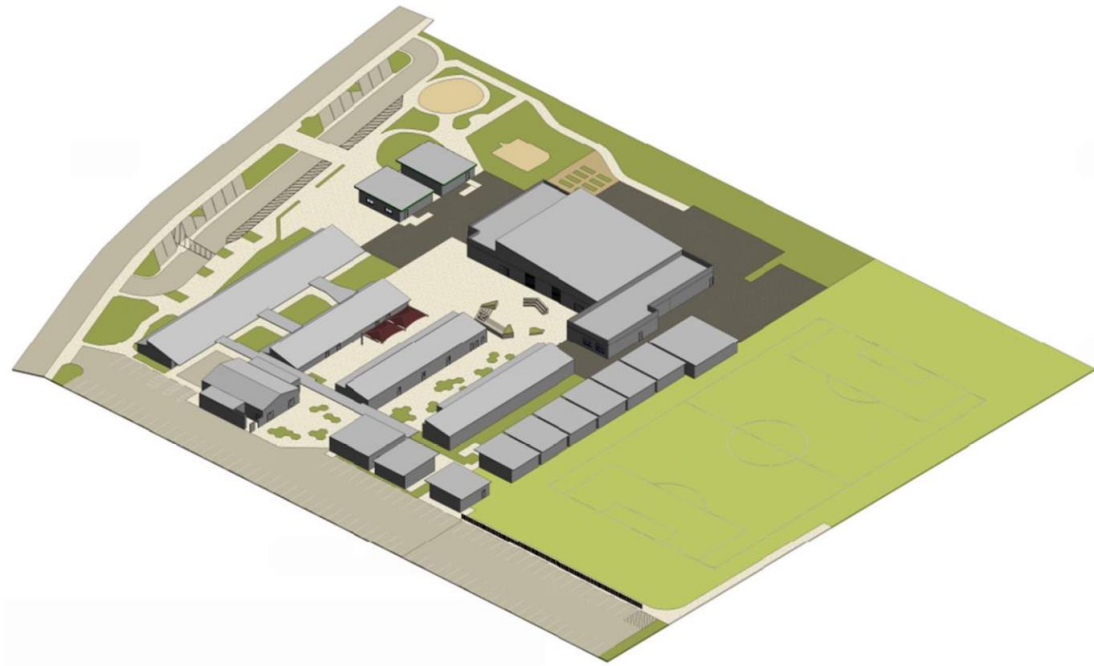
DVHS MPR/Science Lab

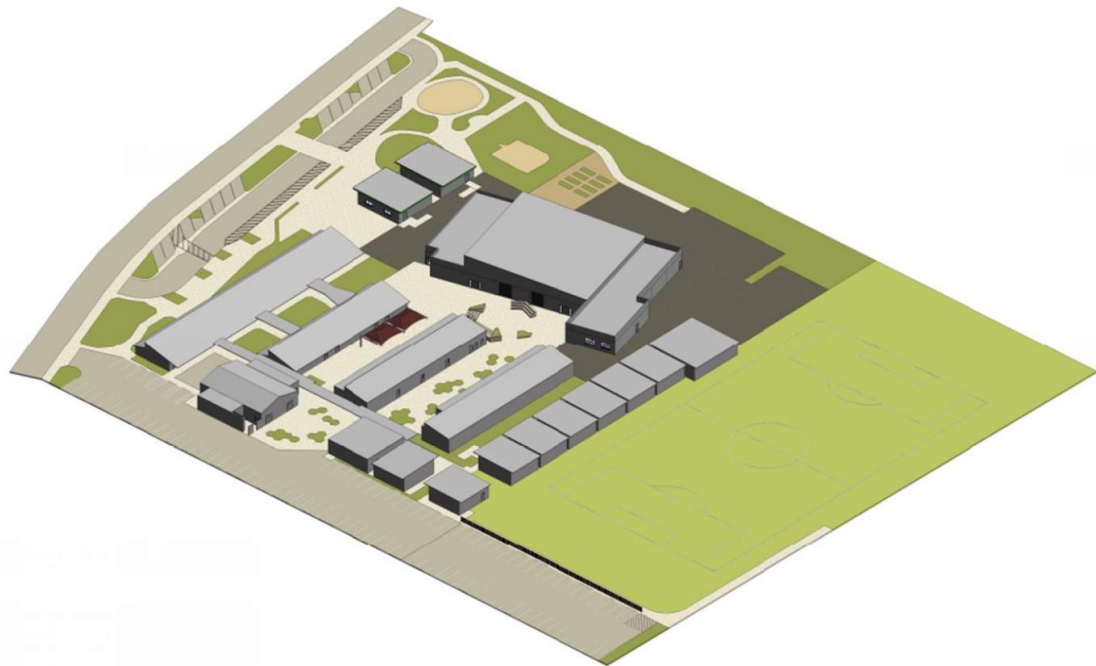
FMP budget (2019\$): \$12M

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

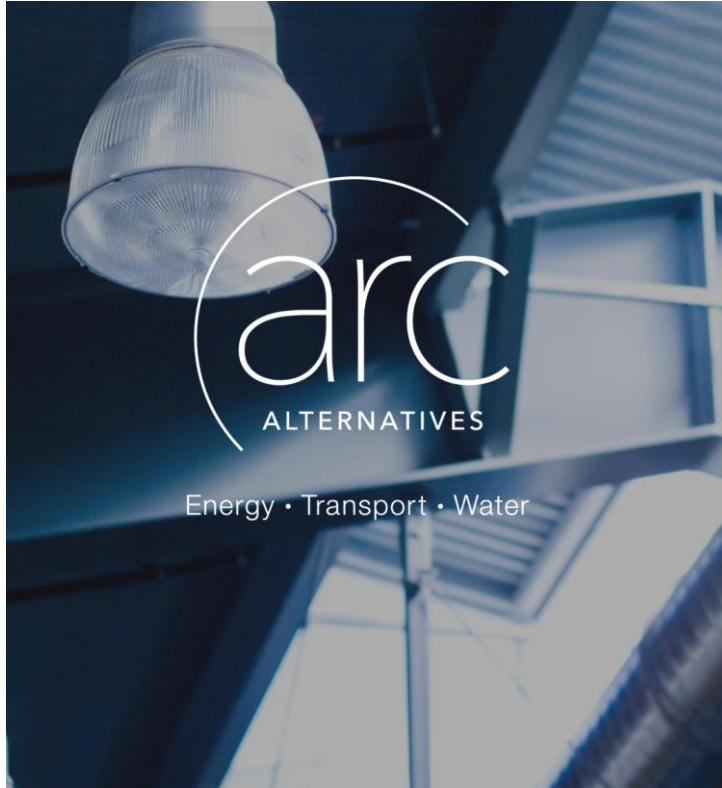


Sustainability Goals

- 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 Cavis Joint Unified School District is a circular seal. The outer ring contains the text "Cavis Joint Unified" at the top and "Building Our Future" at the bottom. The center of the seal is divided into four quadrants, each containing a different icon: a puzzle piece, a padlock, a network of nodes, 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

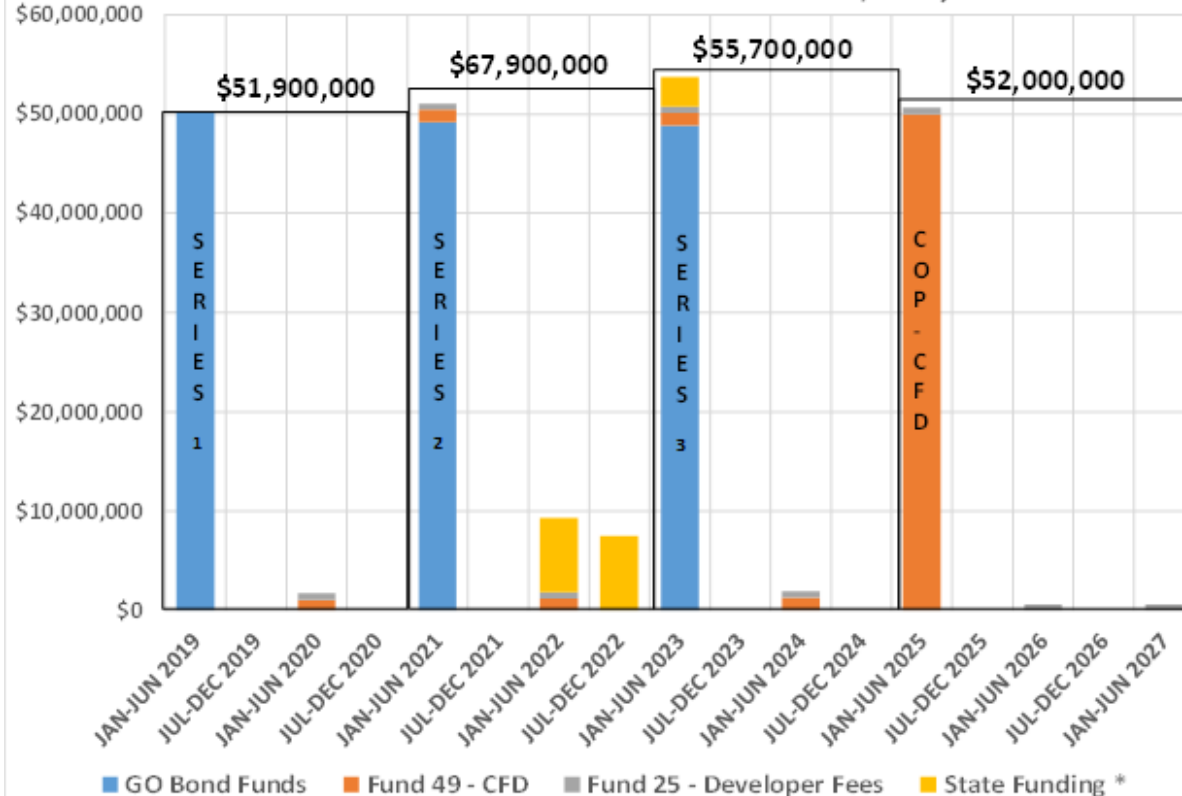
- Considerations

- 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



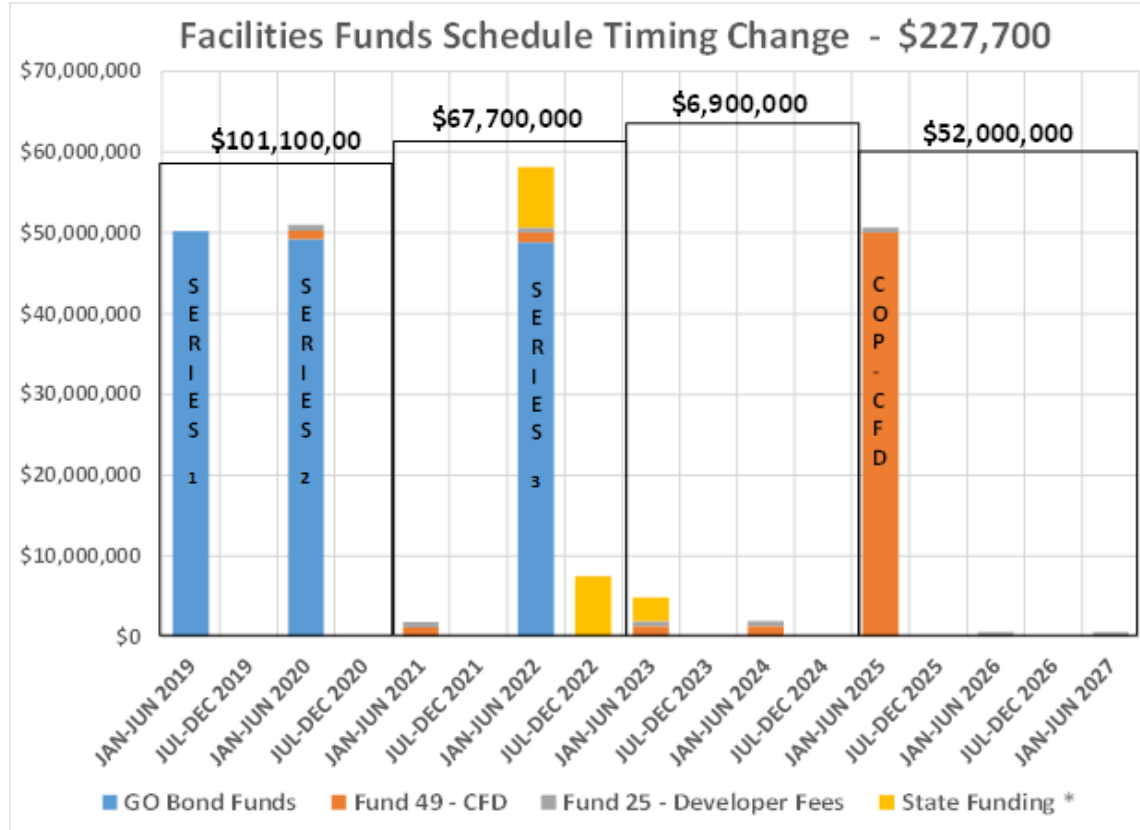
Facilities Funds Schedule with COP - \$227,500



- 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

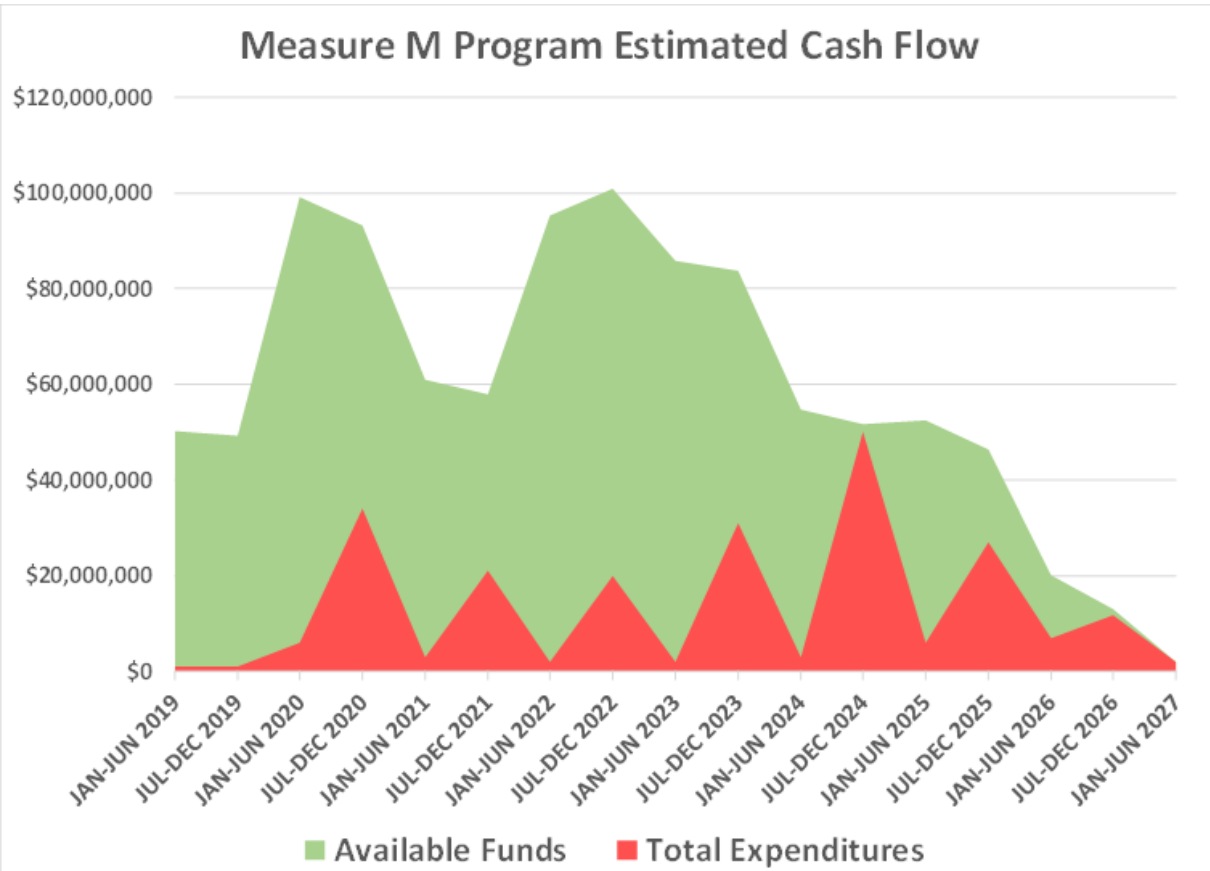


- Accelerate project implementation plans by moving the Series 2 and 3 bond financing up one year to meet program needs and take advantage of construction cost timing

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

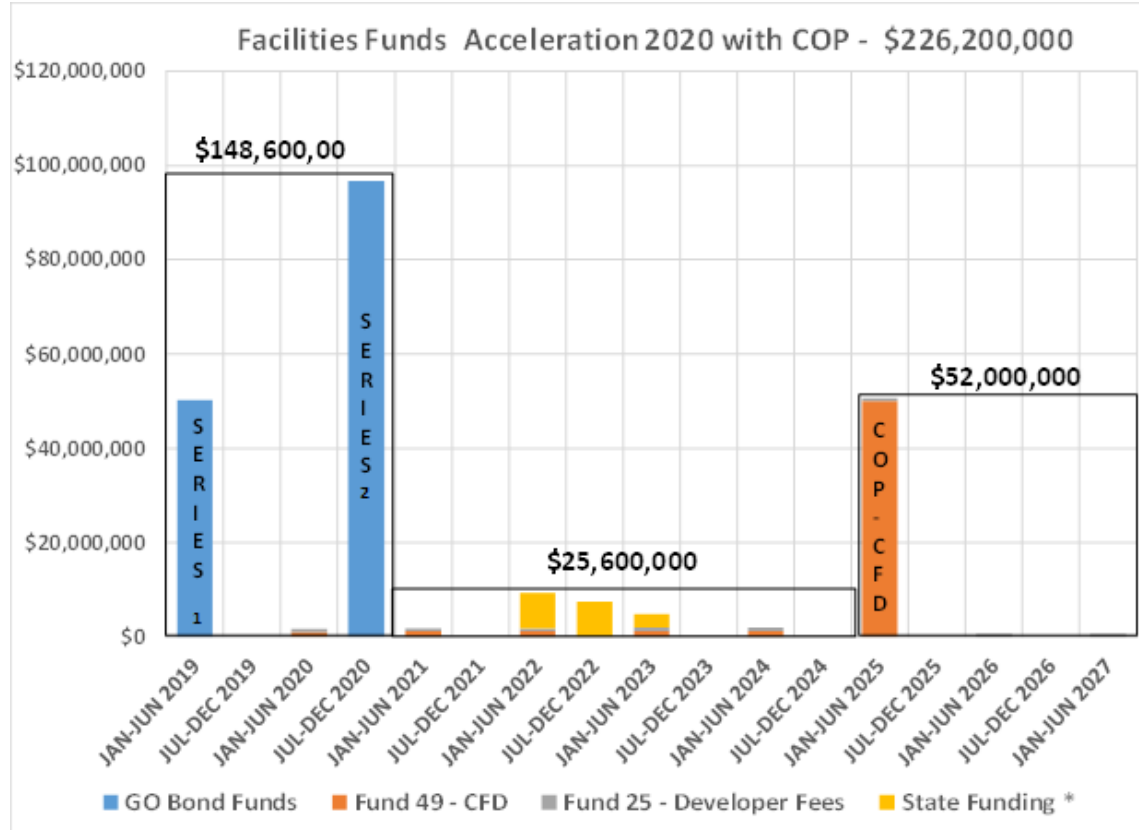


Bond Program Estimated Cash Flow



- Example of Project cash flow coverage based threeed 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