

Measure I Bond Program Schedule: Options for Consideration

10 March 2015

**Dr. Robert Clark
Chief Business Officer**

A Brief History: Spring 2014-Winter 2015

- Facilities Master Plan (FMP) with 60+ community site meetings
- Board action for approval of FMP, approximately \$600M
- Presented plan to focus bond funds on modernizing two high schools, approximately \$180M (\$179.5M exactly)
- Board desired to perform projects at all sites
- The question of modernize two high schools versus build one new high school
- Board took action to allocate \$90M of the bond funds to a high school solution and conduct process to come to a final decision on two versus one high school

A Brief History: Spring 2014-Winter 2015

- With \$90M set aside for high school solution, the remaining funds were allocated for the K-8 schools and Charter Schools
- Measure I Bond approved in November 2014 for \$179.5M
- The Board approved the Measure I Bond Program Project Schedule at the January 27, 2015 meeting with priorities set by District and site staff focusing on critical needs and growth.
- The Board approved approximately \$6.2M for paving and roofing at selected sites.



January 27th with High School Projects Added

	2015			2016			2017			2018			2019			2020			2021		
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall
Bond Proceeds		\$75M						\$49M						\$64.5M							
Site	Projects			Projects			Projects			Projects			Projects			Projects			Projects		
Various Sites	Roofing Projects			Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																	
Various Sites	Paving Projects			Sites: Alameda, Earhart, Haight, Lincoln, Lum																	
All Sites	Safety/Security: Lights, locks, gates, fences (timeline for each site will be selected based on other on-site projects)																				
Lum				Replace windows. Install new heating system. New roofing.																	
Maya Lin				Replace windows. New heating system.																	
Otis				Build 6 new classrooms; remove 2 portables																	
Bay Farm				Site improvements to address shifting walkways/entryways																	
All Sites				Clocks, bells, speakers, phoConst-Phase I			Phase II														
Wood				Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.																	
Paden				Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.																	
Edison				Classroom modernization. Mechanical/electrical.																	
Bay Farm				Build 4 new classrooms. Mechanical/electrical.																	
Franklin				Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms. Mechanical/electrical.																	
Maya Lin				Modernize 2 existing classrooms. Mechanical/electrical.																	
Lincoln				Modernize 1 science and 1 computer lab. Mechanical/electrical.																	
Woodstock (Nea/AQCLC)				Mechanical/electrical.																	
Chipman (AOA/Adult)				Mechanical/electrical.																	
Lum				Build 1 new science classroom. Build 3 new kindergarten classrooms.																	
Otis				Modernize 2 existing kindergarten classrooms. Mechanical/electrical.																	
Earhart				Build 6 classroom building. Remove four portables. Mechanical, electrical																	
Haight				Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms. Build 2 new classrooms. Mechanical/electrical.																	
Ruby Bridges				Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.																	
Alameda	See Implementation Plan B from June 10, 2014 Board Meeting																				
Encinal	See Implementation Plan B from June 10, 2014 Board Meeting																				

A Brief History: Spring 2014-Winter 2015

- The District conducted a community process to gather input on two or one high school in AUSD.
- The Board took action on February 24, 2015 to keep two high schools and modernize both.
- At the same meeting, the Board directed staff to revisit the currently approved project schedule for the possibility to include the priority of modernizing two comprehensive high schools.
- District staff is presenting a draft project schedule representing changing priorities and the tradeoffs of a revised schedule.



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Bond Funding Strategies

When the Board reviewed the bonding capacity and possible issuances in May 2014 prior to Board action in June 2014 to agree upon the final amount of \$179,500,000, the following schedule was presented:

2015.....\$90,000,000

2017.....\$29,115,000

2019.....\$60,385,000



Bond Funding Strategies

When the Board decided to set aside the \$90M for the high school solution post the decision to keep two or combine into one, the following schedule from January 2015 was presented:

2015.....\$75,000,000

2017.....\$40,000,000

2019.....\$64,500,000



March 2015 Hybrid Funding Approach

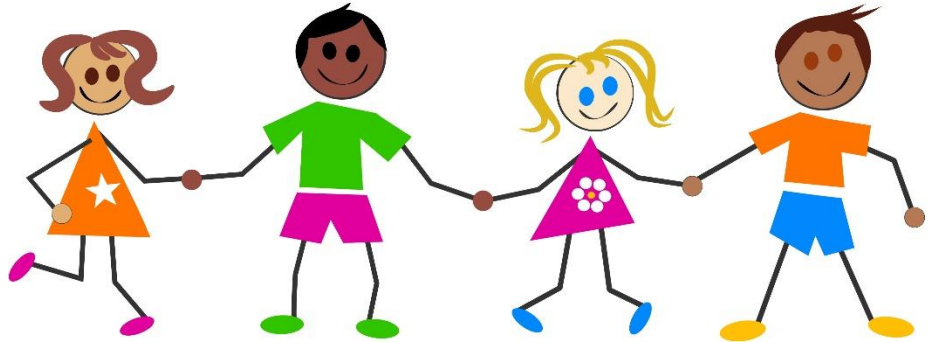
The recommendation with high school projects shifting to earlier in the overall schedule, the original bond funding strategy is recommended.

It will give AUSD \$90,000,000 to allocate to high priority projects while beginning the process to modernize both high schools.

2015.....\$90,000,000

2017.....\$29,115,000

2019.....\$60,385,000



Measure I Series A Funding - \$90,000,000

At the March 24th board meeting, staff will bring resolutions to initiate the sale of bonds to receive the funding. Funds are anticipated in late May or early June.

With the receipt of the Series A funds, \$60,000,000 will be set aside for the high school construction projects.

The remaining \$30,000,000 in funds will be used to address the high priority projects in AUSD.

2015 Hybrid Funding Approach for Projects

Allows AUSD to begin working on both the high schools and the critical K-8 projects.

Hybrid Approach	Series A 2015	Series B 2017	Series C 2019
Bond Funding Issuances	\$90,000,000	\$29,115,000	\$60,385,000
Reserve for High Schools	\$60,000,000		
High Priority Projects	\$30,000,000		
Towards High Schools Projects		\$29,115,000	
Remaining K-8 Projects			\$60,385,000

2015 Hybrid Funding for High School Projects

The hybrid approach allows AUSD to begin working on both the high schools.

Hybrid Approach	Series A 2015	Series B 2017
Bond Funding Issuances	\$90,000,000	\$29,115,000
Reserve for High Schools	\$60,000,000	
Additional Funds for High Schools		\$29,115,000
High School Total		\$89,115,000*

*The interest earned from Series A funds can be added to the Series A \$60,000,000 and the Series B \$29,115,000 to total \$90,000,000 for high school projects.

March 10th with Hybrid of High Schools and Critical K-8 Projects Program

	2015			2016			2017			2018			2019			2020			2021				
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All Sites	Safety/Security: Lights, locks, gates, fences																						
All Sites	Technology/Communication																						
Lum		Replace windows. Install new heating system. New roofing.																					
Maya Lin		Replace windows. New heating system.																					
Bay Farm		Site improvements to address shifting walkways/entryways																					
Alameda		Start design process: See Implementation Plan B from June 10, 2014 Board Meeting																					
Encinal		Start design process: See Implementation Plan B from June 10, 2014 Board Meeting																					
Otis																Build 6 new classrooms; remove 2 portables							
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High Priority Projects – March 2015

- Roofing and paving projects at selected sites approved by the Board
- Safety and Security measures at all sites
- Technology and Communication improvements at all sites
- Lum Elementary School window, heating, and roofing replacement
- Maya Lin Elementary School window replacement and heating upgrade
- Bay Farm School site improvements to address uneven walkways
- High Schools planning, design and approval process in preparation for possible construction start in Summer 2017



High Priority Projects – March 2015

Very rough estimates based on estimates from Facilities Master Plan documents with final amounts dependent upon cost escalation, final Board-approved scope of work, and the final public bids received.

Project	Estimated Cost
Roofing/Paving at selected sites	\$6,300,000
Safety and Security	\$3,000,000
Technology and Communication	\$14,000,000
Lum	\$1,848,000
Maya Lin	\$1,615,000
Bay Farm (estimate pending required testing/construction)	\$2,000,000
Total Estimated Cost	\$28,763,000

High School Projects – March 2015

The \$60,000,000 set aside from 2015 Series A for the high school projects would allow staff to begin the design and approval process with the anticipation of construction beginning in Summer 2017 with the additional funds received from the 2017 Series B issuance.

Alameda High School

- Structural rehab of all Historic AHS buildings
- Comprehensive restoration of HAHS Technical Arts bldg.
- Create 9 fully modernized science classrooms in HAHS East Wing
- Renovate HAHS Central Avenue façade
- Remove debris fence from HAHS buildings
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements

Encinal High School

- Complete classroom reconfiguration of 100/200 wings
- Build two new 2 story 400 classroom wings for growth
- Complete science classrooms modernization/reconfiguration
- Modernize 600 wing and restrooms throughout campus
- Modernize existing Gym Locker Rooms
- Science and computer lab modernization at Library/Media Center
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements

High School Projects – March 2015

The estimated costs for the list of projects for each high school are based on the Facilities Master Plan of Spring 2014. The actual costs will be impacted by cost escalation and the final Board-approved scope of work.

Project	Estimated Cost
Alameda High School	\$44,000,000
Encinal High School	\$39,500,000
Total Estimated Cost	\$83,500,000

The remaining \$6,500,000 should be set aside for unforeseen conditions, bidding results, and cost escalation. If the funds are not needed as the high school projects near completion, the funds could be reallocated to complete other Bond Program projects at either high school or other bond projects.

Hybrid Bond Program Project Estimated Budget

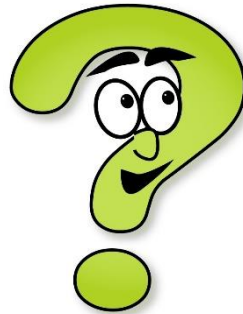
With any bond program, there should be funds set aside for unexpected contingencies, potential project budget cost overruns, and unforeseen conditions. A general rule is 10% at the beginning of a bond program. As the bond program completes projects the amount can be reduced.

Series A funds for the high schools of \$60,000,000 could be used as contingency funds for the first two years until high school construction potentially begins in Summer 2017, as the vast majority of the high school set aside funds will be in the bank waiting for construction to start in 2017.

At that point, 2019 Series C funds would need to be monitored closely for Board-approved scope of work and the corresponding budget.

Remaining Considerations

- The program presented herein does not include a comprehensive plan for anticipated growth in Alameda based on planned development projects in progress or in the future.
- The Maintenance Yard Facilities are still not addressed.
- The District Office solution is not resolved, with the current lease set to expire in January 2019
- The Alameda Point 20-acre parcel with the Bachelors' Officers Quarters remains undecided.



Questions/Comments/Queries

