

# Manteca Unified School District 2014 Capital Facility Master Plan

Overview Prepared for: District Board



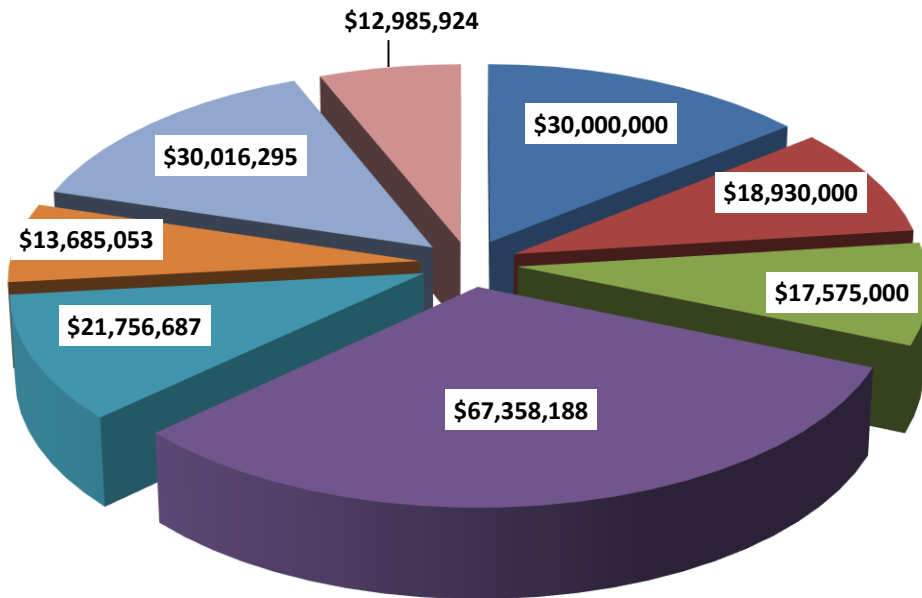
February 18, 2014



# Manteca USD District-wide Capital Facility Needs

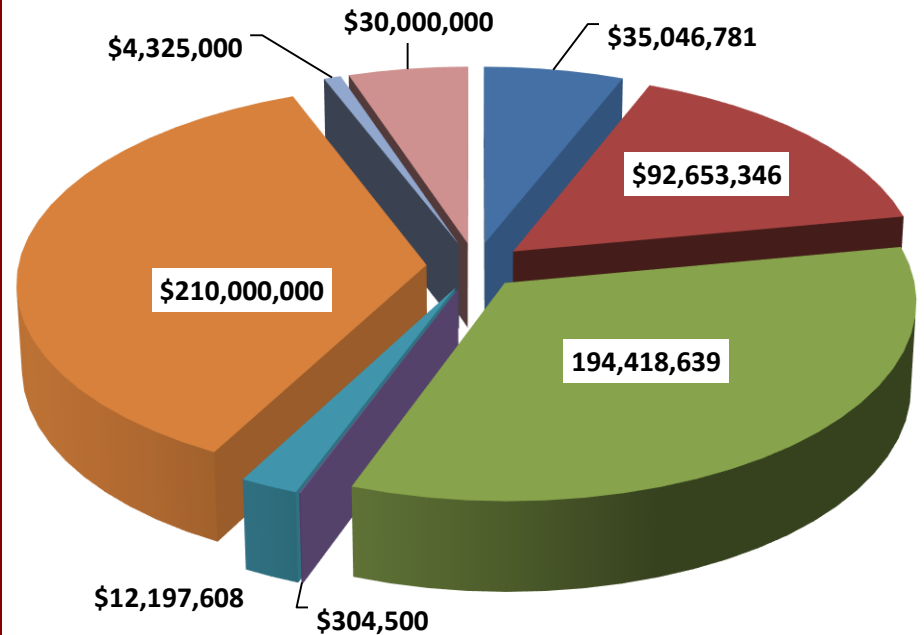
## Sources and Uses of Capital Facility Funding

**\$212,307,147**  
Sources of Funds



- CFD Bond Issuances
- Developer Mitigation
- State Growth
- Existing Fund Balances
- RDA Secured COPs
- State Modernization
- Estimated Future Mod.

**\$578,945,874**  
Uses of Funds



- Health & Safety
- Modernization and Upgrades
- Parity with Other Schools
- District Support Facilities
- Major & Deferred Maint.
- Code Compliance
- New Construction
- Technology



# Manteca USD District-wide Capital Facility Master Plan

## *Breakdown of Master Plan Costs by Expense Category*

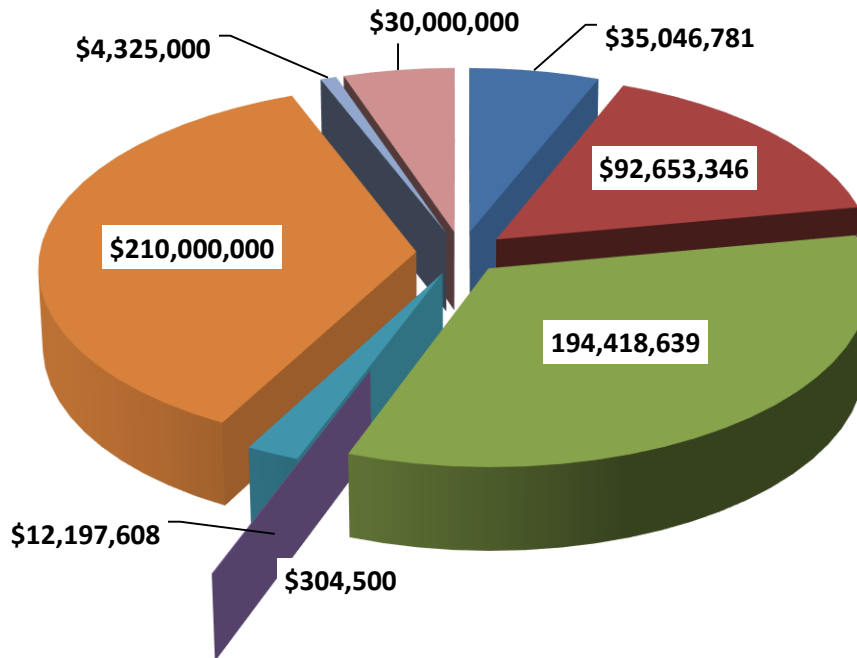
Category of Expense	Examples of Projects
<b>Modernization &amp; Upgrades</b>	Remodeling, Updating, Replacement of Aging Facilities, Removal of Old Buildings, Fences, and Unnecessary Facilities, Upgrade Playfields, Expand Parking, Extra Storage, Shade Structures, Outdoor Facilities and Seating.
<b>Major &amp; Deferred Maintenance</b>	Electrical Service Repairs, Roof Leaks, Drinking Fountains, Water Pressure, Termite Damage, Dry Rot, Tree Issues, Gate and Fence Replacement, Lighting, Painting, Utility Controls, Carpet Replacement and Irrigation Systems.
<b>Health &amp; Safety</b>	Flood and Drainage, Asphalt/Sidewalk Repairs, Trip Hazards, Sink Holes, Alarm Systems, and Cameras, Unlevel Playfields, Potential Mold and Pre-Mold Conditions, Replace Gardens and Leak Repairs.
<b>Code Compliance</b>	Electrical Outlets, Missing Tiles, Service Connection to Utilities and ADA Accessibility.
<b>Parity-Equity</b>	K-8 Multi-Use/Gym Facilities, Shade Structure, Playground and Kiln.
<b>New Construction</b>	Four Elementary Schools, 1 High School, Nutrition Services Portable Replacement and New Academy Classrooms.



# Manteca USD District-wide Capital Facility Master Plan

## *Breakdown of Master Plan Costs by Expense Category*

**\$578,945,874 In Master Plan Expenditures**



- Health & Safety
- Modernization and Upgrades
- Parity with Other Schools
- District Support Facilities
- Major & Deferred Maint.
- Code Compliance
- New Construction
- Technology

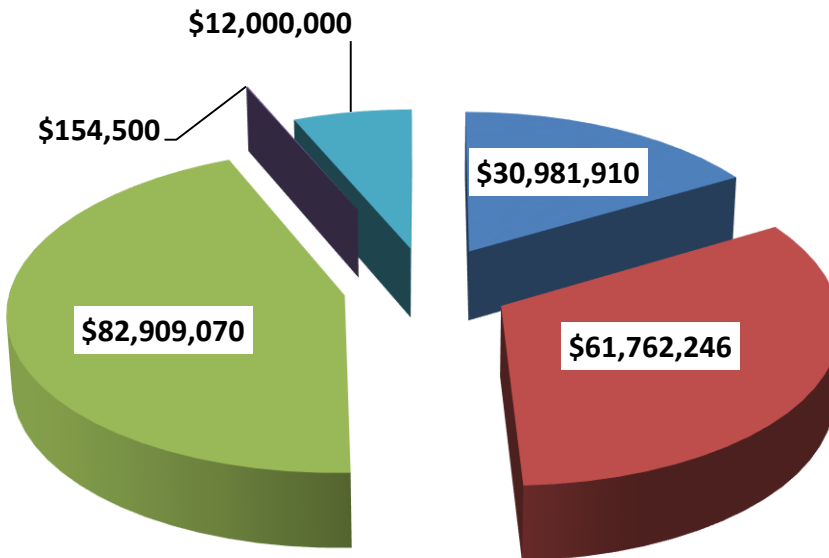
- ✓ 91% of District needs are for Modernization, New Construction and Major and Deferred Maintenance
- ✓ *Modernization and New Construction Qualify for State Matching Grants and Should be Timed to Match Eligibility*
- ✓ *Health & Safety and Major & Deferred Maintenance May also Qualify for State Modernization Funding*
- ✓ *Includes 4 New Elementary Schools and 1 New High School*



# Manteca USD District-wide Capital Facility Master Plan

## Elementary Master Plan Costs by Expense Category

### \$188 Million of Existing Elementary School Needs



✓ 77% of District needs are for Modernization, Health & Safety and Major and Deferred Maintenance

✓ Three Main Parity Projects are Multi-use Room/Gyms at Brock Elliot Elementary, Joshua Cowell Elementary and McParland

✓ 88.4% of District Health & Safety Needs occur at the Elementary School Sites

- Health & Safety
- Code Compliance
- Major & Deferred Maintenance
- Parity with Other Schools
- Modernization & Upgrades



# Manteca USD Existing Elementary School Projects

**TOTAL EXISTING ELEMENTARY BUDGET OF \$187,807,726**

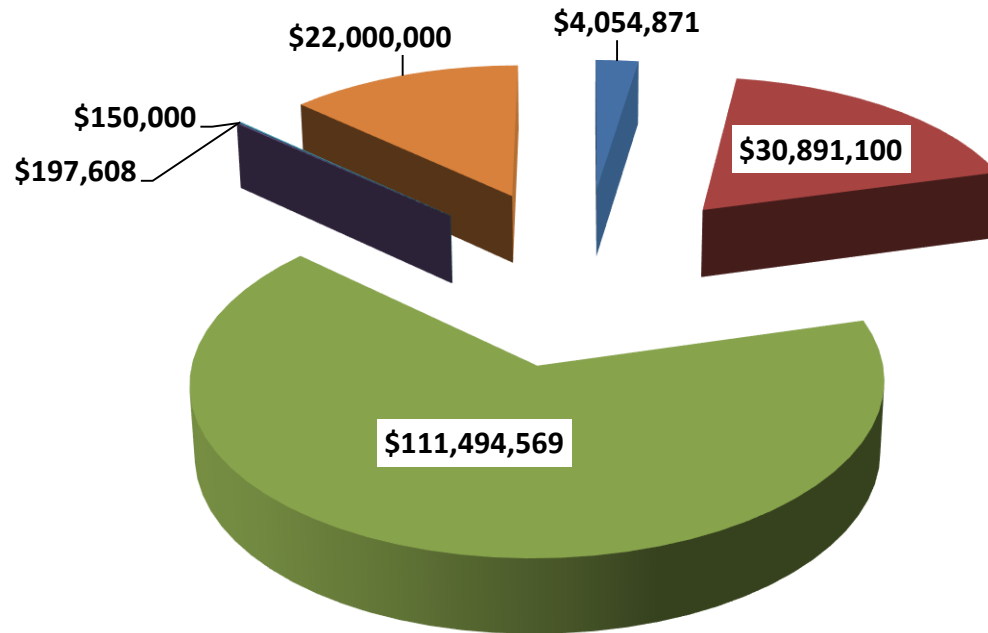
Projects	Health & Safety	Major & Deferred Maintenance	Modernization & Upgrade	Code Compliance	Parity with Other Schools	New Construction	TOTAL
August Knodt Elementary	\$4,837,152	\$2,177,280	\$1,068,630				\$8,083,062
Brock Elliot Elementary	2,629,776	1,242,500	1,088,700		4,000,000		8,960,976
French Camp Elementary	150,000	901,404	21,955,452	102,000			23,108,856
George Kamure Elementary	150,000	2,578,860	1,805,865				4,534,725
Golden West Elementary	542,892	1,578,334	10,301,620				12,422,846
Great Valley Elementary	364,269	3,215,505	2,685,642				6,265,416
Great Valley Annex	1,830,000	539,100	1,200,000				3,569,100
Joshua Cowell Elementary	1,377,600	3,420,271	3,345,462		4,000,000		12,233,333
Lathrop Elementary	6,752,165	2,208,771	5,256,500				14,217,436
Lincoln Elementary	262,640	3,119,437	8,619,968				12,002,045
McParland Elementary	1,116,992	2,087,985	4,596,230		4,000,000		11,801,207
McParland Annex	195,720	355,120	679,008				1,229,848
Mossdale Elementary	1,548	2,203,552	0				2,205,100
Neil Hafley Elementary	164,000	2,024,675	3,338,656				5,527,331
New Haven Elementary	1,236,926	6,666,195	4,679,844	27,500			12,610,465
Nile Garden Elementary	472,794	7,119,000	5,901,096	25,000			13,517,890
Sequoia Elementary	653,586	5,846,133	980,963				7,480,682
Shasta Elementary	542,040	5,746,989	2,139,510				8,428,539
Stella Brockman Elementary	4,457,490	1,957,930	817,238				7,232,658
Stella Brockman Annex	900,000	0	434,206				1,334,206
Veritas Elementary	1,130,640	1,664,750	122,600				2,917,990
Widmer Elementary	376,980	3,121,600	1,741,880				5,240,460
Woodard Elementary	836,700	1,986,855	60,000				2,883,555
<b>Totals</b>	<b>\$30,981,910</b>	<b>\$61,762,246</b>	<b>\$82,909,070</b>	<b>\$154,500</b>	<b>\$12,000,000</b>	<b>\$0</b>	<b>\$187,807,726</b>



# Manteca USD District-wide Capital Facility Master Plan

## Secondary & Special Program Master Plan Costs by Expense Category

### \$169 Million of Secondary & Special Program Facility Needs



✓ Large Modernization and Deferred Maintenance Needs At 84% of Total Needs

✓ Health and Safety is much Smaller need than Elementary Schools at 2.40%

✓ \$22 Million in New Construction (Occurring on an Existing School Site) is for Three Classroom Projects for the Be Tech Program, including Adult Education.

■ Health & Safety

■ Major & Deferred Maintenance

■ Modernization & Upgrades

■ Code Compliance

■ Parity with Other Schools

■ New Construction



# Manteca USD Existing High and Specialty School Projects

## TOTAL HIGH AND SPECIALTY SCHOOL BUDGET OF \$168,813,148

Projects	Health & Safety	Major & Deferred Maintenance	Modernization & Upgrade	Code Compliance	Parity with Other Schools	New Construction	TOTAL
Adult Transition School			\$280,000				\$280,000
BeTech School			5,640,000			22,000,000	27,640,000
Calla High School	30,978	155,108	12,887,498		60,000		13,133,584
East Union High School	1,445,881	9,184,110	29,168,391				39,808,382
Lathrop High School	77,500	766,800	1,170,000	150,000	15,000		2,179,300
Manteca Day School	126,528	909,098	3,586,000		122,608		4,744,234
Manteca High School	998,200	8,584,630	22,521,400				32,104,230
New Vision School	350,000		6,000,000				6,350,000
Sierra High School	705,784	9,473,354	21,234,280				31,413,418
Weston Ranch High School	320,000	1,818,000	9,022,000				11,160,000
<b>Totals</b>	<b>\$4,054,871</b>	<b>\$30,891,100</b>	<b>\$111,509,569</b>	<b>\$150,000</b>	<b>\$197,608</b>	<b>\$22,000,000</b>	<b>\$168,813,148</b>

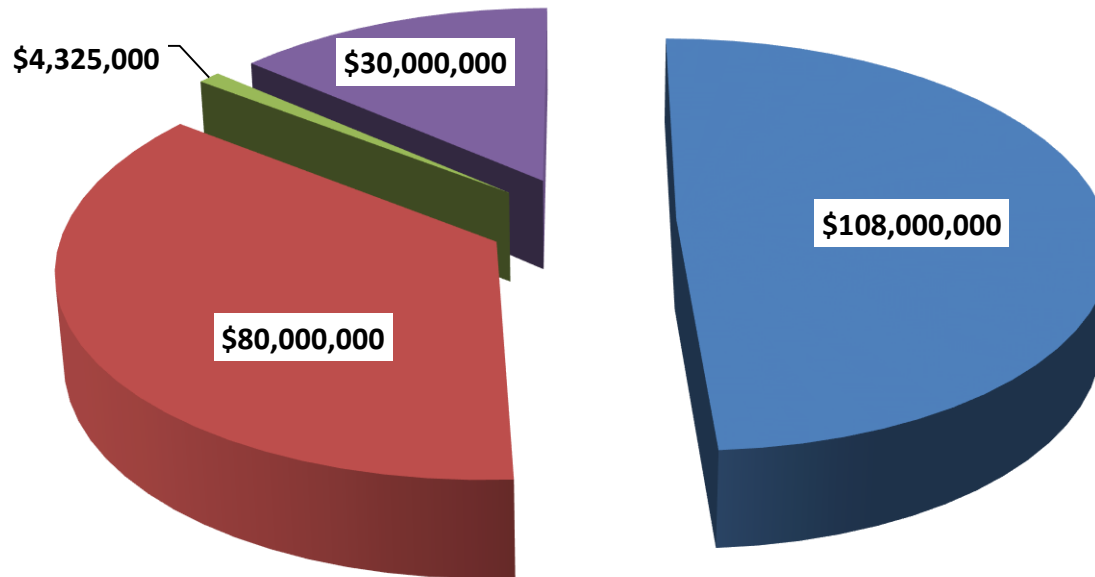




# Manteca USD District-wide Capital Facility Master Plan

## *New Schools, Support Facilities and Technology Program*

### \$222 Million of New School, Technology and Support Needs



- ✓ *The Master Plan includes Four New Elementary Schools And One New High School*
- ✓ *The First Phase of the Technology Plan Is Currently Funded from Fund Balances and the Scope Has Been Identified*
- ✓ *Only .74% of the Plan Includes District Support Facilities such as Nutrition Services Portable Replacement, A Dry Warehouse and Repaving at the District Office*

■ New Elementary    ■ New High School    ■ District Support Facilities    ■ Technology (Phase I)



# Manteca USD New Elementary and High School Projects

## TOTAL NEW ELEMENTARY AND HIGH SCHOOL BUDGET OF \$188,000,000

Projects	Health & Safety	Major & Deferred Maintenance	Modernization & Upgrade	Code Compliance	Parity with Other Schools	New Construction	TOTAL
Ethel Allen Elementary						\$26,000,000	\$26,000,000
North Lathrop Elementary						30,000,000	30,000,000
Rustic Elementary						26,000,000	26,000,000
Tara Elementary						26,000,000	26,000,000
Tinnin High School						80,000,000	80,000,000
<b>Totals</b>	\$0	\$0	\$0	\$0	\$0	\$188,000,000	\$188,000,000



# Manteca USD District Technology & Support Facility

## TOTAL TECHNOLOGY AND SUPPORT FACILITY BUDGET OF \$34,325,000

Projects	Health & Safety	Major & Deferred Maintenance	Modernization & Upgrade	Code Compliance	Parity with Other Schools	New Construction	TOTAL
Dry Warehouse – Nut. Svcs						\$2,250,000	\$2,250,000
DO Asphalt Replacement			575,000				575,000
Replace Nut Svcs. Portables		1,500,000					1,500,000
<b>Total</b>		\$1,500,000	\$575,000			\$2,225,000	\$4,325,000

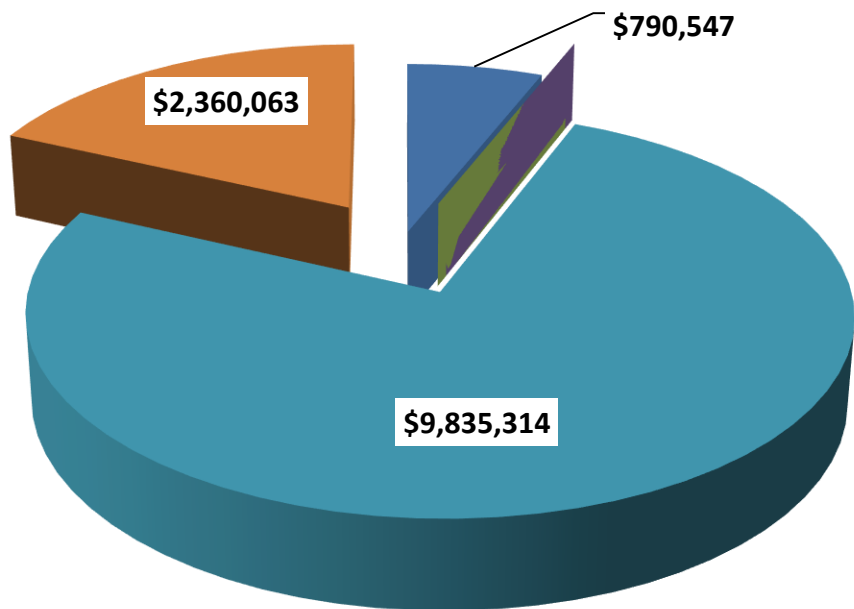
Projects	Health & Safety	Major & Deferred Maintenance	Modernization & Upgrade	Code Compliance	Parity with Other Schools	New Construction	TOTAL
District-wide Technology			\$30,000,000				\$30,000,000
<b>Totals</b>	\$0	\$0	\$30,000,000	\$0	\$0	\$0	\$30,000,000



# Manteca USD District-wide Capital Facility Master Plan

## *Calculation of Available, Unencumbered Capital Facility Funds*

**\$12.95 Million of Available Fund Balances**  
**(Excluding \$31 Million in Existing Encumbrances)**



- Existing G.O. Bonds
- Existing CFD Bonds
- QZAB Funds
- State SFP
- Developer Fees
- Redevelopment Reserve

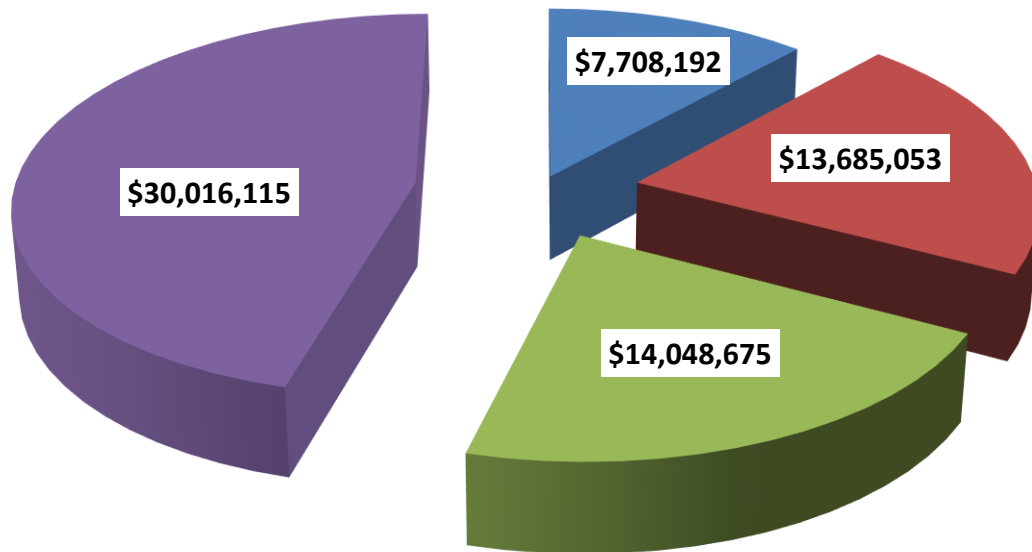
- ✓ *Developer Fees are Restricted to Projects that have a Reasonable Nexus to Accommodating Growth*
- ✓ *Existing G.O. Bond Funds Restricted to Projects on the G.O. Bond Project List Approved by Voters*
- ✓ *CFD Funds, when Available, are Restricted to Projects as Defined in each CFD description*
- ✓ *Redevelopment Funds are Unrestricted*
- ✓ *QZAB Funds are Restricted to Projects in QZAB Application*
- ✓ *SFP Funds are Project Specific Unless Funded as a Reimbursement*



# Manteca USD District-wide Capital Facility Master Plan

## State School Facility Program Eligibility and Funding Projections

**\$65.45 Million of Potential State Matching Funds Through 2021**  
*(Excluding Add'l Growth from Housing Development)*



- Existing Modernization
- Sierra High Boundary Growth
- Modernization Added by 2016
- Modernization Added from 2016-21

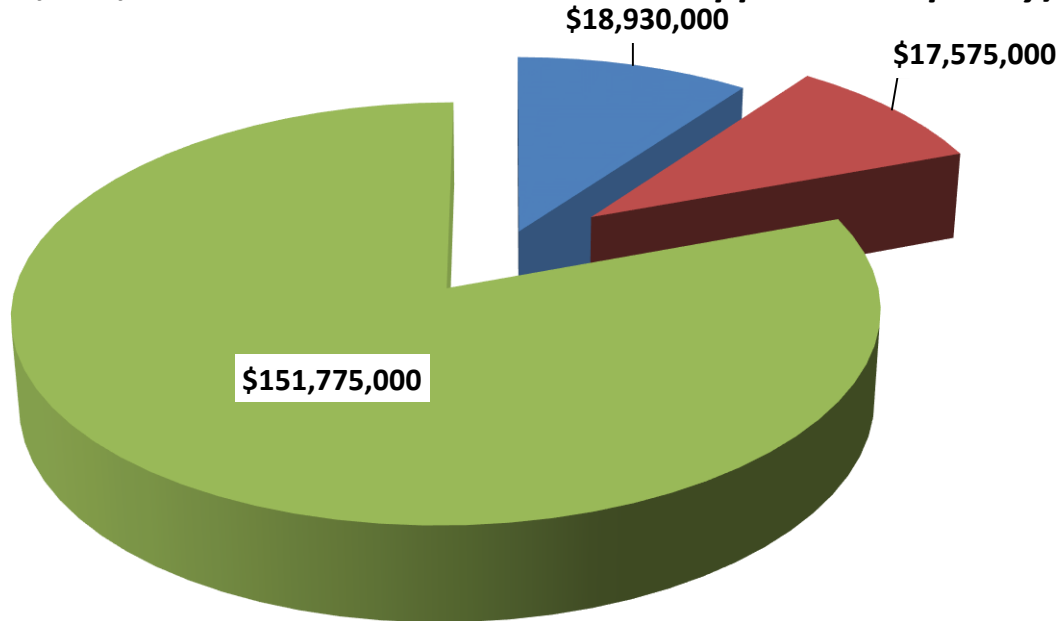
- ✓ *The State Program is Currently Out of Funds*
- ✓ *Projections are Based on Existing Rules that are Likely to be Modified*
- ✓ *Current Potential Eligibility Generates \$21.4 Million in SFP Matching Funds.*
- ✓ *Additional Matching Funds \$44 Million Based on District Classrooms Reaching the Ages of 20 and 25 Years Old for Portable and Permanent Construction.*



# Manteca USD District-wide Capital Facility Master Plan

## Potential Bonded Indebtedness to Fund the Facility Master Plan

**\$188,280,000 in Existing and Potential Bonds**  
*(\$36,505,000 in Immediate Non-Voter Approved Capacity)*



- CFD Bonds Available in 2014
- RDA COPs Available in 2014
- Max Single GO Bond Election

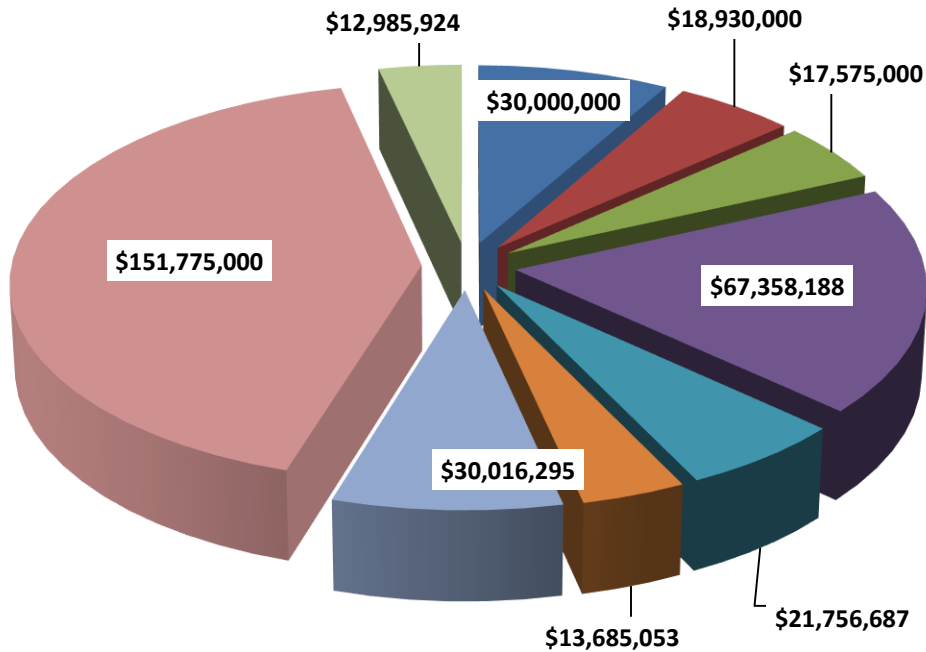
- ✓ *CFD Bonds include issuances in all CFDs Except 1989-1. Potential for \$9 Million of Additional Capacity by Sale of 1989-1 COPs with Use of CABs.*
- ✓ *RDA COPs Assume Use of 90% of RDA Pass-through Amounts with District Guaranty.*
- ✓ *G.O. Bond Assumes Maximum Proposition 39 Tax of \$60 per \$100,000 that may be higher Than District Voters will Support.*
- ✓ *G.O. Bond Assumes \$151 Million is Sold Over Time in Three Separate Bond Sales Projected to Occur in 2015, 2018 and 2021.*



# Manteca USD District-wide Capital Facility Needs

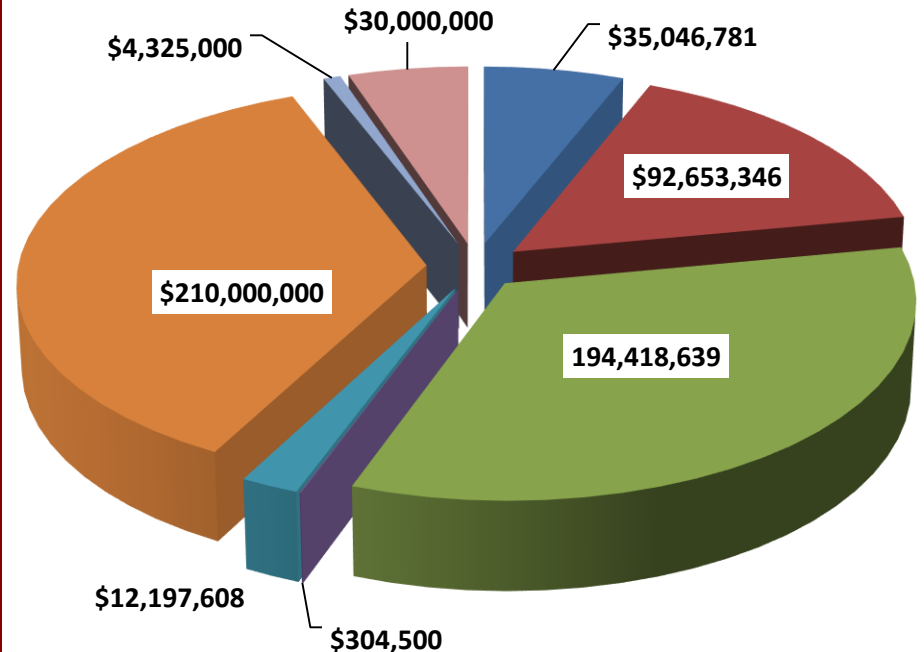
## Sources and Uses of Capital Facility Funding

**\$364,082,147**  
Sources of Funds



- Fund Balances
- RDA Secured COPs
- State Modernization
- Estimated Future Mod.
- Existing Fund Balances
- CFD Bond Issuances
- Developer Mitigation
- State Growth
- Future G.O. Bond

**\$578,945,874**  
Uses of Funds



- Health & Safety
- Modernization and Upgrades
- Parity with Other Schools
- District Support Facilities
- Major & Deferred Maint.
- Code Compliance
- New Construction
- Technology