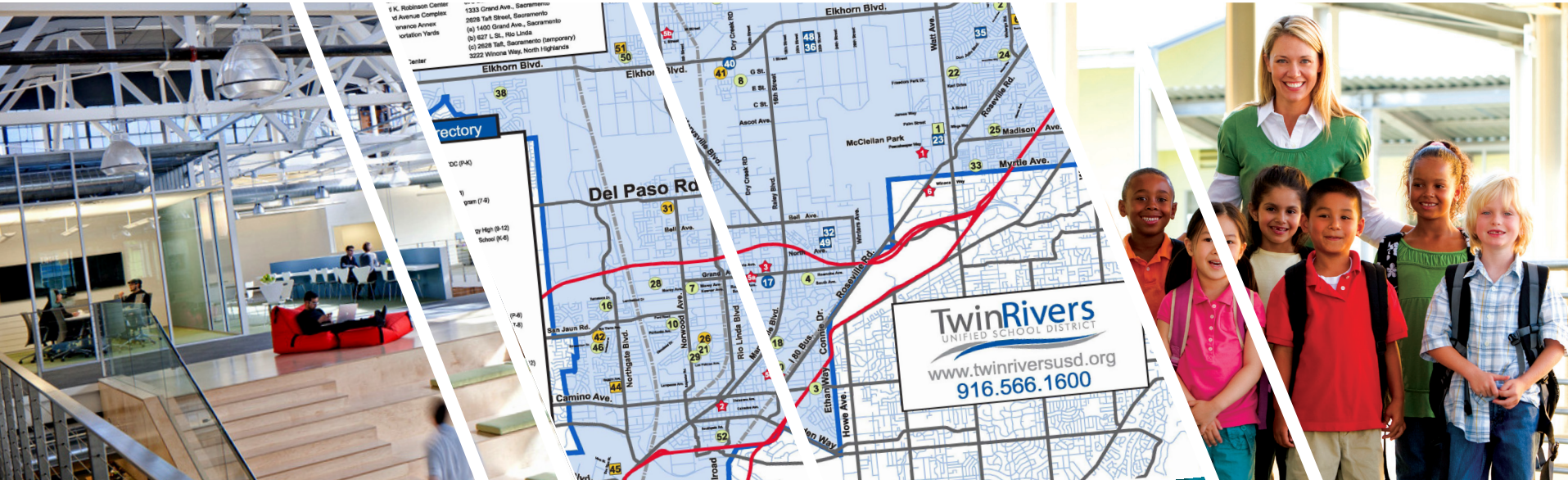


TWIN RIVERS UNIFIED SCHOOL DISTRICT LONG RANGE FACILITY MASTER PLANNING

Community Town Hall Meeting No. 1 \ March 9, 2015



DISTRICT SIZE

- Approximately 12-sq. miles in size.
- 58 Open Campuses
- 2,755 Employees
- 2013-2014 Enrollment of 31, 122 students

TRUSD VISION

“An unwavering focus on powerful and engaging learning experiences that prepare students for college, career, and life success.”

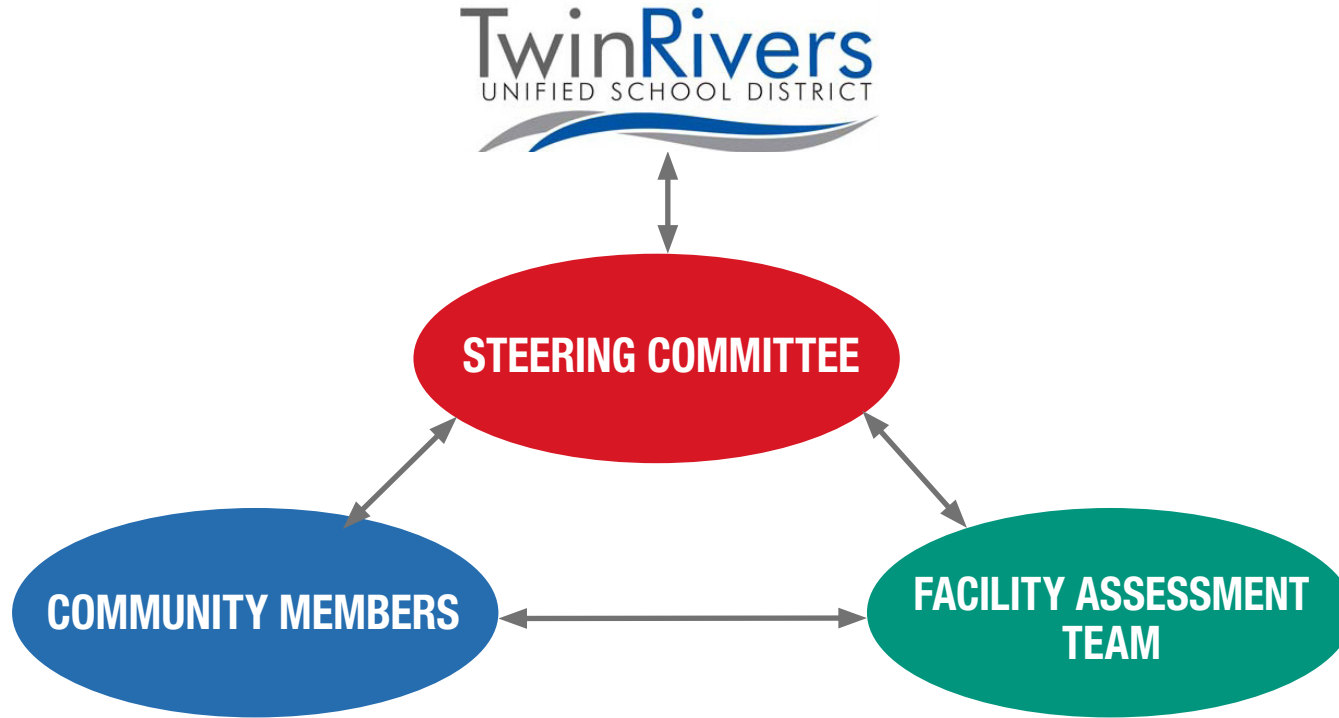
TRUSD MISSION

“To inspire each student to extraordinary achievement every day.”

LRFMP GOAL

“The Primary Goal of this Plan is to develop high-quality learning environments for students throughout the District.”

ONE TEAM, ONE LONG RANGE GOAL



APPROACH

STAKEHOLDER INVOLVEMENT



TRANSPARENT PROCESS

LONG RANGE PLANNING STEERING COMMITTEE

GOAL

To involve Community members of Twin Rivers Community including North Sacramento, Del Paso Heights, Rio Linda, North Highlands and Foothill Farms in evaluating the need for, and the scope of, a 10 year Master Plan.

LONG RANGE PLANNING STEERING COMMITTEE

Committee Purpose

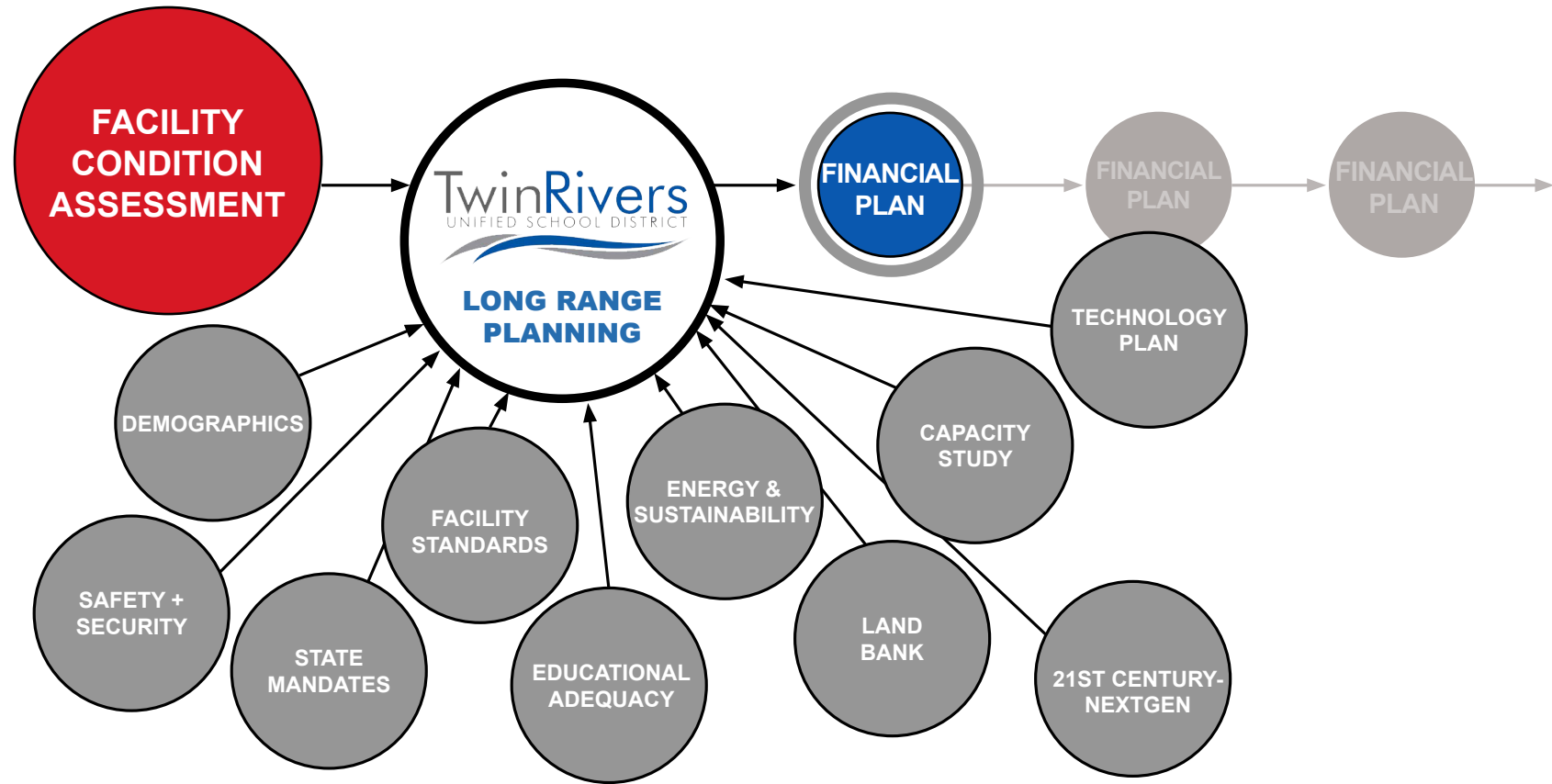
- Evaluate input and needs in identified areas.
- Develop consensus for a long-range plan recommendation.
- Present recommendation to the Board of Trustees.

Committee Structure

- Committee is comprised of Community Members, Community Leaders, Parents, and Staff.



LONG RANGE FACILITY MASTER PLAN - PROCESS



PROCESS

Facilities Condition Assessment

Establish qualified / multi-discipline assessment teams.

- Safety & Security
- Site / Civil
- Building Envelope
- Architectural / Structural
- Mechanical
- Electrical
- Plumbing
- Technology / Low Voltage
- Nutrition / Food Service
- Athletics / Sports



PROCESS

Facilities Condition Assessment

- Issue Principal Questionnaires
- Conduct Interviews, On-Site Investigations (Walk-Throughs)
- Perform Facility Walk-Throughs and Document Findings (including Classifications, Priority, & Source Codes)
- Cost Estimates for Work Items, Prioritize Work Items
- Web-Based Data Integration, Perform Data Corrections, Validate
- Price all Items and Conduct Secondary Review Meetings
- Upload Data and Produce Final Reports
- Total Number of Facilities Assessed- 63



PROCESS

Facilities Condition Assessment

Prioritize Work Items

- Priority 1 – Must Do: Legal, Safety Reason and Critical Replacements (1-3 years)
- Priority 2 – Should Do: Curricular, Instructional, Program Need (3-5 years)
- Priority 3 – Would Like to Do: Curricular, Instructional, Program Enhancement (5-10 years)
- Priority 4 – Future Consideration: (10-plus years)
- Priority M – Could be addressed with Maintenance Funds

2014 Facilities Assessment

Twin Rivers Unified School District

FACILITIES ASSESSMENT CODE INDEX

DISCIPLINE							
C	CIVIL	E	ELECTRICAL	FLS	FIRE & LIFE SAFETY	FS	FOOD SERVICE
BE	BUILDING ENVELOPE	P	PLUMBING	S	SECURITY	O	OTHER
A	ARCHITECTURAL	T	TECHNOLOGY	ATH	ATHLETICS		
M	MECHANICAL	LV	LOW VOLTAGE	ACT	ACTIVITIES		

CLASSIFICATION CODE							
ACM	Asbestos	DR	Door	LOC	Locker	SF	Site Fencing
ACO	Acoustical Treatment	EA	Educational Adequacy	LS	Life Safety	SGN	Building Signage
ADD	Building Addition	ED	Electrical Distribution	LTG	Lighting	SL	Site Lighting
AE	Athletic Events	EDF	Electric Drinking Fountain	MTB	Markerboard/Tackboard	SPM	Site Paving Maintenance
AF	Athletic Fields	EG	Emergency Generator	MEQ	Miscellaneous Equipment	SPN	New Site Paving
AT	Athletic Track	ELE	Electrical	MW	Millwork	SR	Sound Reinforcement
AV	Audio/Visual Sound	ESOF	Exterior Soffit	OTH	Other	STR	Structural/Foundation
BLD	Bleachers	FA	Fire Alarm System	PA	Public Address	SU	Site Utilities
BLD	Window Blinds	FIXT	Sinks, Urinals, etc.	PGE	Playground Equipment	TC	Tennis Courts
CCTV	Security Camera	FLR	Flooring-Carpet, Tile, etc.	PLB	Building Plumbing	TECH	Technology
CLG	Ceiling	FSPR	Fire Sprinkler	PTG	Painting	TP	Toilet Partition
CLK	Clock	GRP	Building Graphics	REN	Renovation	WDW	Window
CNPY	Covered Walkway/Canopy	HDW	Hardware	RFM	Roof Maintenance	WRE	Wall Repair-Exterior
CRA	Card Reader Access	HVAC	Heat, Vent & Air	RFR	Roof Replacement	WRI	Wall Repair-Interior
CWK	Casework	INT	Interior Finish	SD	Site Drainage	WS	Waterproofing Sealant
DC	Display Case	IRR	Irrigation	SA	Security Alarm System		

PRIORITY CODE	
1	Must Do: Legal, Safety Reasons or Critical Replacements - (Life Expectancy: 1 - 2 years)
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)
4	Future Consideration: Not To Be Addressed With Bond Funding At This Time (Life Expectancy: 10 plus years)
M	Could Be Addressed With Maintenance Funds
MP	Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects
BM	Items That Will Be Performed By District Building Modification Or With Capital Funds
TBD	To Be Determined / Conditional Requirement
NR	Not recommended at this time

DEPARTMENT / CATEGORY CODE							
ACAD	Academic Classrooms	CTE	Career & Technology	MAINT	Maintenance	SPED	Special Education
ADA	ADA Accessibility	EA	Educational Adequacy	PARK	Parking	TECH	Technology
ADMIN	Administration/Counselor	FA	Fine Arts	PB	Portable Building	TRN	Transportation
ATH	Athletics	FS	Food Service	SCI	Science	NA	Not Assigned
CLN	Clinic	LIB	Library	SEC	Security		
CODE	Code Compliance	LS	Life Safety	SI	Site Improvements		

SOURCE CODE	
FR	Consultant Facility Assessment Review
FRP	Facility Assessment Review with District Personnel
IO	Independent Facility Assessments

PROCESS

Define Facility Standards

Key Focus Areas

Educational Program / Educational Adequacy

Construction Standards

Safety and Security

Life-Cycle Renewal Requirements

Technology

Facilities:

- Condition of Building Assets
- Instructional & Program Needs
- State Regulations / Code Violations

Transportation

Athletics

NextGen Learning Environments



PROCESS

Which Results In a 10-Year Master Plan...

- “Living” Document”
- Customized for Twin Rivers USD
- Supported by Facilities Database
- Master “Road Map” for Future Capital Improvement Programs
- Effective Communications Tool





**FACILITY
ASSESSMENT
DISTRICT
WIDE
TRENDS**

Community Outreach Academy Grant-Main Kohler Oakdale ENEC Village
Hagginwood Vista Nueva Allison Foothill
Northwood Fairbanks Vineland Preschool District Office
Highlands Smythe Academy Frontier Del Paso Heights Rio Tierra
Madison Foothill Ranch Foothill Oaks Miles P. Richmond Grant-West
Harmon Johnson Hillsdale Woodridge F.C. Joyce Ridgepoint
Westside Preparatory Charter: Eastside Former North Ave Elementary D.W. Babcock
Creative Connections Arts Academy Rio Linda Prep Woodlake Pacific High
Grand Ave Office Complex Hazel Strauch Garden Valley Oakdale
Fairbanks Noralto Futures Dry Creek Regency Park
Rio Linda High Orchard Elementary Martin Luther King
Sierra View Norwood Pathways Community Day Pioneer Elementary
Westside E.S. Westside Charter Preparatory: Frontier Rio Linda Transportation Yard A
NOVA Vista Westside Preparatory Charter: Westside Castori Keema

ELEMENTARY SCHOOL TRENDS

- **Way Finding Signage, Room Signage, and ADA Signage**
- **Door Hardware Replacement**
- **Add Electrical Outlets and Data Outlets Campus-Wide**
- **Renovate and/or add Restrooms to comply with ADA and grade level segregation**
- **Remove and Replace Casework**
- **Remove and Replace Finishes**
- **Expand and Reconfigure Admin**
- **Expand and Reconfigure MPR**
- **Add and/or Reconfigure Parking and Site Access (student drop off)**



Community Outreach Academy Grant-Main Kohler Oakdale ENEC Village
Hagginwood Vista Nueva Allison Foothill
Northwood Fairbanks Vineland Preschool District Office
Highlands Smythe Academy Frontier Del Paso Heights Rio Tierra
Madison Foothill Oaks Miles P. Richmond Grant-West
Foothill Ranch Woodridge F.C. Joyce Ridgepoint
Harmon Johnson Hillsdale Former North Ave Elementary D.W. Babcock
Westside Preparatory Charter: Eastside Rio Linda Prep Pacific High
Creative Connections Arts Academy Woodlake Oakdale
Grand Ave Office Complex Hazel Strauch Garden Valley Regency Park
Fairbanks Noralto Futures Dry Creek Martin Luther King
Rio Linda High Orchard Elementary Ridgepoint Pioneer Elementary
Sierra View Norwood Pathways Community Day
Westside Preparatory Charter: Frontier Rio Linda Transportation Yard A
Westside E.S. Rio Linda Transportation Yard B Morey Avenue ECD Winona Center
NOVA Vista Westside Preparatory Charter: Westside Castori Keema

SECONDARY SCHOOL TRENDS

- Way Finding Signage and Room Signage
- Interior Finishes (Floors, Paint, Ceilings)
- Exterior Window Replacement
- Restroom Renovations
- Athletic Parity Issues
- Fine Art Parity Issues
- Roof Leaks
- Administration Buildings Under-Sized, No Sense of Entry
- Aged Cafeterias / Kitchens and Undersized
- Re-Keying of All Doors



Community Outreach Academy Grant-Main Kohler Oakdale ENEC Village
Winona Center Vista Nueva Allison Foothill **District Office**
Northwood Fairbanks Vineland Preschool
Highlands Smythe Academy Frontier Del Paso Heights Rio Tierra
Madison Foothill Oaks Miles P. Richmond Grant-West
Foothill Ranch Woodridge F.C. Joyce Ridgepoint
Harmon Johnson Hillsdale **Former North Ave Elementary** D.W. Babcock
Westside Preparatory Charter: Eastside Rio Linda Prep Pacific High
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Westside Preparatory Charter: Frontier **Rio Linda Transportation Yard A**
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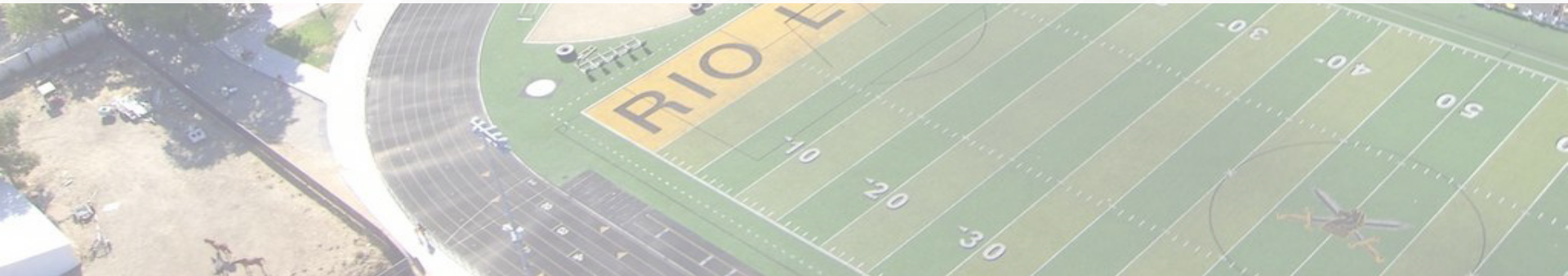
SUPPORT FACILITIES TRENDS

- Aging Facilities
- Replace Finishes (flooring, painting, and ceilings undersized)
- Building Envelope Issues:
 - Roofs Leak
 - Inefficient Windows
- Not Efficiently Located Within District Boundaries





TWIN RIVERS USD WORK ACCOMPLISHED - SPRING 2014



Site Inspections – Spring 2014

2014 Projects Site Inspections

- **Task Force Conducting Site Inspections.**
- **Facility Condition Assessment Questionnaire**
- **Facility Conditions Evaluations**
- **Established Base Line for Every Classroom**

2014 Summer Projects

- **Grant High School HVAC**
- **Harmon Johnson HVAC**
- **Painting of all Comprehensive High Schools**
- **Address ALL Safety Issues and Concerns**
- **Beautification Projects**
- **Deep Cleaning of ALL Sites**

Bond Program and Outstanding Debt Update for Facilities Master Plan – Steering Committee



PRIOR BOND MEASURES

The component districts of Twin Rivers Unified School District have previously passed seven general obligation bond measures

- **Grant Joint Union High School District**
Election of 2002: \$74 million
Election of 2006: \$230 million
Approximately \$102 million remaining in unissued authorization
- **North Sacramento School District**
Election of 1997: \$20 million
Election of 2006: \$17.5 million
- **Rio Linda Union School District**
Election of 1992: \$16.79 million
Election of 2002: \$15.4 million
Election of 2006: \$38 million
The feeder districts that elected not to unify have passed two general obligation bond measures
- **Robla School District**
Election of 1992: \$32 million
Elverta Joint Elementary School District
Election of 2002: \$10.5 million

DISTRICT OUTSTANDING DEBT

Does NOT include any Interest
on Outstanding Debt

As of October 2014				
Long Term Obligation	Year of Issuance	Final Maturity	GO Bonds	General Fund Liability
Del Paso				
QZABs, Series 2005	2005	2017	\$ -	\$ 1,000,000
Subtotal			\$ -	\$ 1,000,000
North Sacramento	2005	2029	\$ 7,170,000	\$ -
GO Bonds, Election of 1997, 2005 Refunding				
GO Bonds, Election of 2006, Series 2006	2006	2031	4,465,000	-
GO Bonds, Election of 2006, Series 2007	2007	2032	4,324,299	-
GO Bonds, Election of 2006, Series 2008	2008	2032	5,380,000	-
Subtotal			\$ 21,339,299	\$ -
Rio Linda	2008	2017	\$ 4,700,000	\$ -
GO Bonds, Election of 1992, 2008 Refunding				
GO Bonds, Election of 2002, Series A	2003	2017	551,639	-
GO Bonds, Election of 2006, Series 2007	2007	2031	36,130,000	-
Subtotal			\$ 41,381,639	\$ -
Grant	2002	2027	\$ 482,608	\$ -
GO Bonds, Election of 2002, Series 2002				
GO Bonds, Election of 2002, 2005 Refunding	2005	2021	8,798,107	-
GO Bonds, Election of 2002, Series 2008	2008	2042	41,593,945	-
GO Bonds, Election of 2006, Series 2006	2006	2031	11,240,000	-
GO Bonds, Election of 2006, Series 2008	2008	2033	33,146,101	-
QZABs, Series 2003	2003	2018	-	5,000,000
QZABs, Series 2005	2005	2020	-	5,000,000
Subtotal			\$ 95,260,761	\$ 10,000,000
Twin Rivers	2012	2032	\$ 18,795,000	\$ -
GO Bonds, 2012 Refunding				
GO Bonds, 2014 Refunding	2014	2030	38,480,000	-
GO Bonds, Election of 2006, Series 2014A	2014	2040	38,999,242	-
COPs, 2003 Bridge Funding, 2013 Remarketing	2013	2037	-	8,090,000
COPs, 2007 Bridge Funding, 2013 Remarketing	2013	2041	-	110,735,000
Capital Lease Obligations (as of 6/30/2013)	n.a.	2023	-	4,035,074
Subtotal			\$ 96,274,242	\$ 122,860,074
			\$254,255,941	\$133,860,074

PRIOR CERTIFICATES OF PARTICIPATION – LOANS BACKED BY GF

Grant Joint Union High School District issued two series of certificates of participation that remain outstanding.

- **2003 Certificates of Participation (School Facility Bridge Funding Program)**
 - Issued on July 10, 2003 for \$36 million
 - Re-marketed on September 1, 2010 and July 1, 2013
 - Current re-marketing interest rate: 3.45%
 - Expires on June 30, 2018
 - Not payable from Measure G bond proceeds
- **2007 Certificates of Participation (School Facility Bridge Funding Program)**
 - Issued on July 12, 2007 for \$133 million
 - Re-marketed on September 1, 2010 and June 3, 2013
 - Current re-marketing interest rate: 3.20%
 - Expires on May 31, 2020
 - Payable from Measure G bond proceeds

OUTSTANDING CERTIFICATES OF PAYMENT

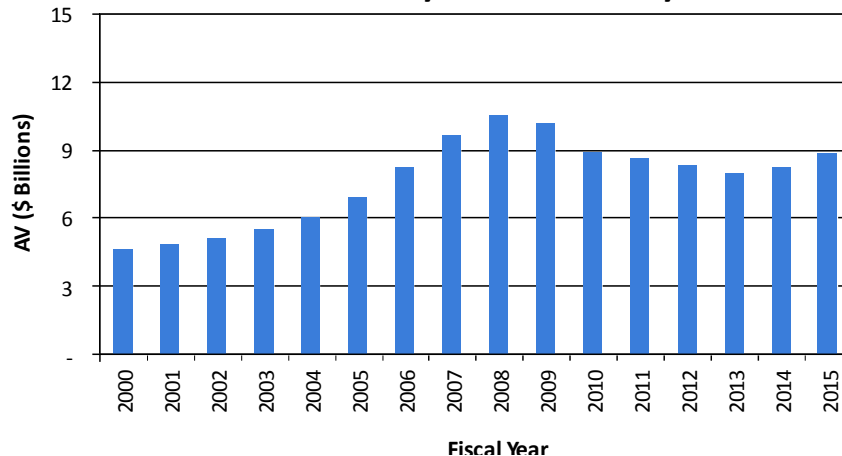
Year Ending July 1	2003 Certificates of Participation (2013 Remarketing)			2007 Certificates of Participation (2013 Remarketing)		
	Principal	Interest ⁽¹⁾	Debt Service	Principal	Interest ⁽¹⁾	Debt Service
2015	\$ -	\$ 279,105	\$ 279,105	\$ -	\$ 3,543,520	\$ 3,543,520
2016	-	279,105	279,105	-	3,543,520	3,543,520
2017	-	279,105	279,105	-	3,543,520	3,543,520
2018	-	279,105	279,105	1,980,000	3,543,520	5,523,520
2019	-	279,105	279,105	2,140,000	3,480,160	5,620,160
2020	-	279,105	279,105	2,310,000	3,411,680	5,721,680
2021	-	279,105	279,105	2,500,000	3,337,760	5,837,760
2022	-	279,105	279,105	2,700,000	3,257,760	5,957,760
2023	-	279,105	279,105	2,930,000	3,171,360	6,101,360
2024	-	279,105	279,105	3,160,000	3,077,600	6,237,600
2025	-	279,105	279,105	3,410,000	2,976,480	6,386,480
2026	-	279,105	279,105	3,690,000	2,867,360	6,557,360
2027	-	279,105	279,105	3,980,000	2,749,280	6,729,280
2028	-	279,105	279,105	2,455,000	2,621,920	5,076,920
2029	-	279,105	279,105	2,650,000	2,543,360	5,193,360
2030	-	279,105	279,105	2,865,000	2,458,560	5,323,560
2031	180,000	279,105	459,105	3,095,000	2,366,880	5,461,880
2032	2,100,000	272,895	2,372,895	3,345,000	2,267,840	5,612,840
2033	2,230,000	200,445	2,430,445	3,615,000	2,160,800	5,775,800
2034	3,580,000	123,510	3,703,510	3,900,000	2,045,120	5,945,120
2035				4,215,000	1,920,320	6,135,320
2036				7,590,000	1,785,440	9,375,440
2037				8,210,000	1,542,560	9,752,560
2038				8,880,000	1,279,840	10,159,840
2039				9,585,000	995,680	10,580,680
2040				10,350,000	688,960	11,038,960
2041				11,180,000	357,760	11,537,760
Total	\$ 8,090,000	\$ 5,341,635	\$ 13,431,635	\$ 110,735,000	\$ 67,538,560	\$ 178,273,560

TWIN RIVERS USD ASSESSED VALUE (AV) – ELEMENTARY SCHOOL DISTRICT TERRITORY (1)

The elementary school district territory of Twin Rivers USD experienced 7.34% AV growth in 2014-15

FY	Total AV ⁽²⁾ Elem. School Territory	Annual % Change
2000	\$ 4,618,590,230	--
2001	4,822,026,523	4.40 %
2002	5,091,660,151	5.59
2003	5,480,374,108	7.63
2004	6,005,845,388	9.59
2005	6,911,635,051	15.08
2006	8,260,104,759	19.51
2007	9,606,597,325	16.30
2008	10,477,950,720	9.07
2009	10,174,614,741	-2.89
2010	8,929,418,848	-12.24
2011	8,646,423,626	-3.17
2012	8,266,191,662	-4.40
2013	7,995,074,681	-3.28
2014	8,258,821,451	3.30
2015	8,864,886,283	7.34

Total AV - Elementary School Territory



Growth Statistics: Elementary School Territory

Annualized Growth Rates:

1-year:	7.34 %
5-year:	-0.14
10-year:	2.52
15-year:	4.44

Lowest Rolling Averages:

3-year:	-6.69 %
5-year:	-5.27
10-year:	2.52
15-year:	4.44

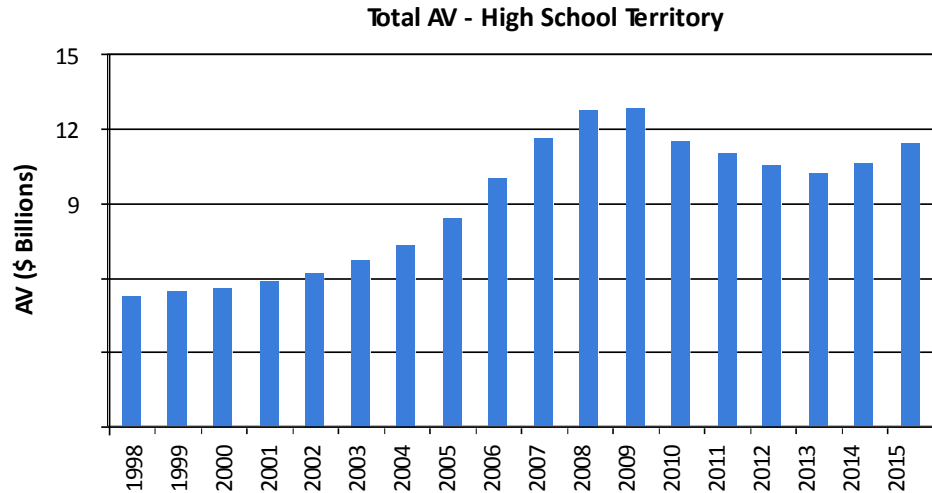
(1) Includes territory of Del Paso Heights ESD, Rio Linda Union SD and North Sacramento SD.

(2) Source: California Municipal Statistics, Inc. and Sacramento County Auditor-Controller

TWIN RIVERS USD ASSESSED VALUE (AV) – HIGH SCHOOL DISTRICT TERRITORY (1)

The boundaries of the high school district experienced 7.39% AV growth in 2014-15

Total AV ⁽²⁾		
FY	Elem. School Territory	Annual % Change
2000	\$ 4,618,590,230	--
2001	4,822,026,523	4.40 %
2002	5,091,660,151	5.59
2003	5,480,374,108	7.63
2004	6,005,845,388	9.59
2005	6,911,635,051	15.08
2006	8,260,104,759	19.51
2007	9,606,597,325	16.30
2008	10,477,950,720	9.07
2009	10,174,614,741	-2.89
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2011	8,646,423,626	-3.17
2012	8,266,191,662	-4.40
2013	7,995,074,681	-3.28
2014	8,258,821,451	3.30
2015	8,864,886,283	7.34



Growth Statistics: Elementary School Territory

Annualized Growth Rates:

1-year:	7.34 %
5-year:	-0.14
10-year:	2.52
15-year:	4.44

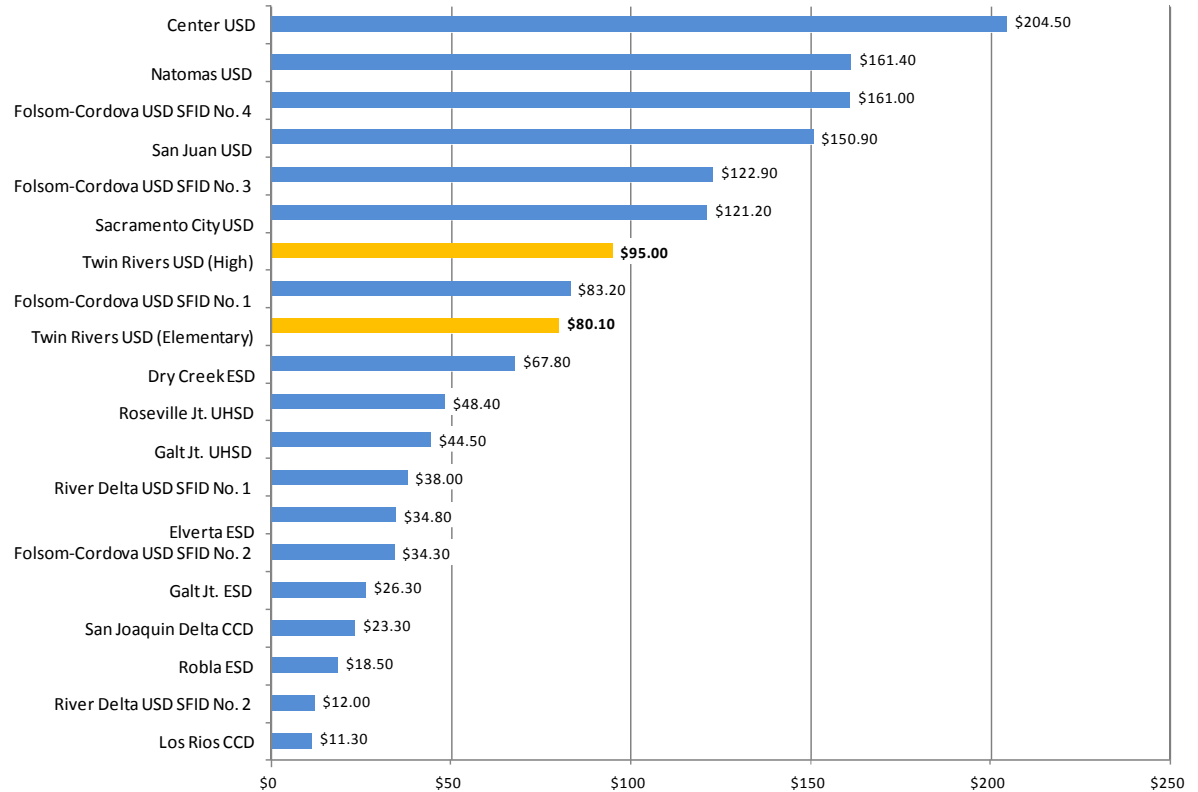
Lowest Rolling Averages:

3-year:	-6.69 %
5-year:	-5.27
10-year:	2.52
15-year:	4.44

(1) Includes territory of Del Paso Heights ESD, Rio Linda Union SD and North Sacramento SD.

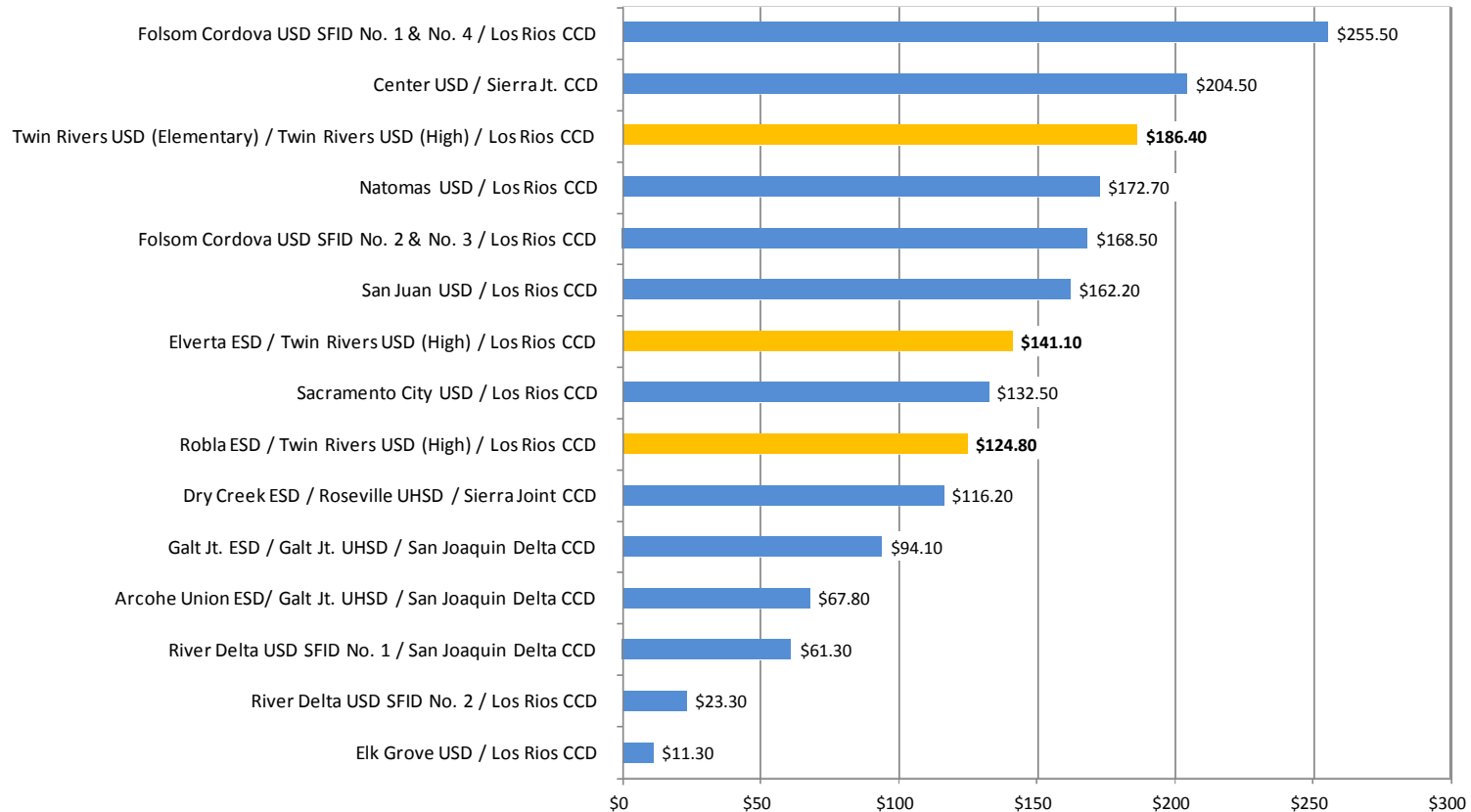
(2) Source: California Municipal Statistics, Inc. and Sacramento County Auditor-Controller

2014-15 COUNTY TAX RATES BY SINGLE DISTRICT (1)



(1) Source: Sacramento County Auditor-Controller's Office. Per \$100,000 of AV

2014-15 COUNTY TAX RATES BY SINGLE DISTRICT (1)



(1) Source: Sacramento County Auditor-Controller's Office. Per \$100,000 of AV. Note: Elk Grove USD, Arcohe Union ESD and Sierra Jt. CCD do not have general obligation bond tax rates in Sacramento County.

REMAINING BONDS OF 2006 MEASURE G

Summary: Issue the remaining Measure G authorization at the Proposition 39 maximum tax rate of \$60 per \$100,000 of AV using CIBs and CABs.

Compliant with AB 182

Assumptions:

Interest rates: 6.00% - 7.25%

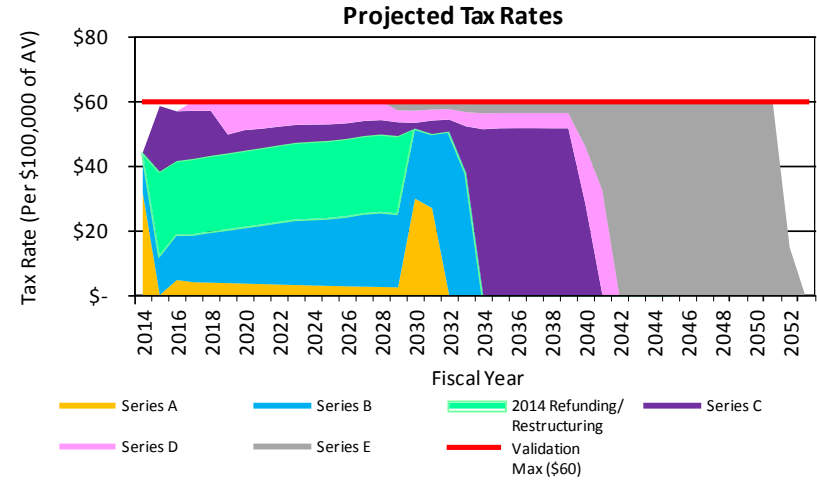
Maximum term: 25 years

Annual AV growth rates:

- 2015-16: 3.00%

- 2015-16: 4.00%

Thereafter: 4.50%



Prospective Issuance Schedule ⁽¹⁾

Issue	Issue Date	Proceeds	Purpose of Proceeds			Term of Tax	Final Payment
			Projects	BAN Payoff	COP Payoff		
Series A ⁽²⁾	September 2006	\$ 55,000,000	\$ 55,000,000	\$ -	\$ -	24.9 Years	8/1/2031
Series B ⁽²⁾	June 2008	33,998,991	33,998,991	-	-	24.6 Years	2/1/2033
Series C ⁽²⁾	February 2014	38,999,242	-	38,999,242	-	26.5 Years	8/1/2040
Series D	June 2016	16,750,000	-	-	16,750,000	25.0 Years	8/1/2041
Series E	August 2028	85,251,768	47,266,768	-	37,985,000	24.0 Years	8/1/2052
Total		\$ 230,000,000	\$ 136,265,758	\$ 38,999,242	\$ 54,735,000		

(1) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's financing needs.

(2) Previously issued financings.

REPAYMENT RATIOS – MEASURE G BONDS

Date	Series A			Series B			Series C			Projected Series D			Projected Series E			Total
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Debt Service
8/1/07	\$ 855,000	\$ 2,164,372	\$ 3,019,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,019,372
8/1/08	660,000	2,537,331	3,197,331	-	-	-	-	-	-	-	-	-	-	-	-	3,197,331
8/1/09	910,000	2,510,931	3,420,931	-	1,078,460	1,078,460	-	-	-	-	-	-	-	-	-	4,499,391
8/1/10	250,000	2,467,706	2,717,706	130,000	982,900	1,112,900	-	-	-	-	-	-	-	-	-	3,830,606
8/1/11	370,000	2,457,081	2,827,081	30,000	978,350	1,008,350	-	-	-	-	-	-	-	-	-	3,835,431
8/1/12	495,000	2,441,356	2,936,356	60,000	977,300	1,037,300	-	-	-	-	-	-	-	-	-	3,973,656
8/1/13	600,000	2,419,700	3,019,700	185,000	975,200	1,160,200	-	-	-	-	-	-	-	-	-	4,179,900
8/1/14	750,000	2,392,700	3,142,700	320,000	967,800	1,287,800	-	-	-	-	-	-	-	-	-	4,430,500
8/1/15	905,000	2,358,950	3,263,950	500,000	955,000	1,455,000	530,000	1,448,987	1,978,987	-	-	-	-	-	-	6,697,937
8/1/16	1,075,000	2,322,750	3,397,750	685,000	935,000	1,620,000	885,000	962,600	1,847,600	-	-	-	-	-	-	8,865,350
8/1/17	1,260,000	2,269,000	3,529,000	885,000	907,600	1,792,600	875,000	936,050	1,811,050	-	940,435	940,435	-	-	-	8,073,085
8/1/18	1,465,000	2,206,000	3,671,000	1,120,000	872,200	1,992,200	870,000	909,800	1,779,800	-	940,435	940,435	-	-	-	8,383,435
8/1/19	1,670,000	2,147,400	3,817,400	1,380,000	816,200	2,196,200	-	875,000	875,000	335,000	940,435	1,275,435	-	-	-	8,164,035
8/1/20	1,890,000	2,080,600	3,970,600	1,660,000	761,000	2,421,000	-	875,000	875,000	335,000	919,163	1,254,163	-	-	-	8,520,763
8/1/21	2,125,000	2,005,000	4,130,000	1,975,000	678,000	2,653,000	-	875,000	875,000	340,000	897,890	1,237,890	-	-	-	8,895,890
8/1/22	2,380,000	1,915,750	4,295,750	2,335,000	579,250	2,914,250	-	875,000	875,000	325,000	876,300	1,201,300	-	-	-	9,286,300
8/1/23	2,670,000	1,796,750	4,466,750	2,725,000	462,500	3,187,500	-	875,000	875,000	315,000	855,663	1,170,663	-	-	-	9,699,913
8/1/24	2,985,000	1,663,250	4,648,250	3,075,000	326,250	3,401,250	-	875,000	875,000	365,000	835,660	1,200,660	-	-	-	10,125,160
8/1/25	3,320,000	1,514,000	4,834,000	3,450,000	172,500	3,622,500	-	875,000	875,000	425,000	812,483	1,237,483	-	-	-	10,568,983
8/1/26	3,675,000	1,348,000	5,023,000	3,883,330	2,516,670	3,900,000	-	875,000	875,000	450,000	785,495	1,235,495	-	-	-	11,033,495
8/1/27	4,060,000	1,164,250	5,224,250	4,395,491	2,864,509	4,260,000	-	875,000	875,000	410,000	756,920	1,166,920	-	-	-	11,526,170
8/1/28	4,475,000	961,250	5,436,250	4,110,539	3,154,461	4,565,000	-	875,000	875,000	430,000	730,885	1,160,885	-	-	-	12,037,135
8/1/29	4,915,000	737,500	5,652,500	3,333,728	3,333,728	4,705,000	-	875,000	875,000	36,980	761,600	798,580	5,000	530,338	535,338	12,566,418
8/1/30	5,385,000	491,750	5,876,750	3,155,257	3,574,743	4,930,000	-	875,000	875,000	38,011	770,569	808,580	100,000	529,975	629,975	13,120,305
8/1/31	5,855,000	256,156	6,111,156	3,136,692	3,818,309	5,155,000	-	875,000	875,000	20,200	743,380	763,580	80,000	522,725	602,725	13,507,461
8/1/32	-	-	-	2,967,162	9,192,838	12,160,000	-	875,000	875,000	15,655	737,925	753,580	75,000	516,925	591,925	14,380,505
8/1/33	-	-	-	2,264,248	7,290,752	9,555,000	567,940	2,692,060	3,260,000	100,458	948,122	1,048,580	217,128	604,359	821,488	14,685,068
8/1/34	-	-	-	-	-	-	3,008,667	10,186,333	13,195,000	144,877	1,093,703	1,238,580	460,000	511,488	971,488	15,405,068
8/1/35	-	-	-	-	-	-	3,421,508	10,428,493	13,850,000	142,291	1,126,289	1,268,580	510,000	478,138	988,138	16,106,718
8/1/36	-	-	-	-	-	-	3,336,628	11,148,372	14,485,000	144,040	1,174,540	1,318,580	585,000	441,163	1,026,163	16,829,743
8/1/37	-	-	-	-	-	-	3,246,859	11,888,141	15,135,000	147,025	1,231,555	1,378,580	675,000	398,750	1,073,750	17,587,330
8/1/38	-	-	-	-	-	-	3,163,844	12,651,156	15,815,000	148,887	1,289,693	1,438,580	775,000	349,813	1,124,813	18,378,393
8/1/39	-	-	-	-	-	-	9,418,796	7,106,204	16,525,000	150,709	1,352,871	1,503,580	404,318	774,307	1,178,625	19,207,205
8/1/40	-	-	-	-	-	-	9,675,000	483,750	10,158,750	852,339	4,716,241	5,568,580	4,050,000	293,625	4,343,625	20,070,955
8/1/41	-	-	-	-	-	-	-	-	-	11,080,000	703,580	11,783,580	3,641,140	5,548,860	9,190,000	20,973,580
8/1/42	-	-	-	-	-	-	-	-	-	-	-	-	8,050,957	13,769,043	21,820,000	21,820,000
8/1/43	-	-	-	-	-	-	-	-	-	-	-	-	7,866,913	15,028,087	22,895,000	22,895,000
8/1/44	-	-	-	-	-	-	-	-	-	-	-	-	7,654,129	16,265,871	23,920,000	23,920,000
8/1/45	-	-	-	-	-	-	-	-	-	-	-	-	7,452,796	17,557,204	25,010,000	25,010,000
8/1/46	-	-	-	-	-	-	-	-	-	-	-	-	7,252,687	18,882,313	26,135,000	26,135,000
8/1/47	-	-	-	-	-	-	-	-	-	-	-	-	7,057,795	20,252,205	27,310,000	27,310,000
8/1/48	-	-	-	-	-	-	-	-	-	-	-	-	6,868,663	21,671,337	28,540,000	28,540,000
8/1/49	-	-	-	-	-	-	-	-	-	-	-	-	6,684,511	23,140,489	29,825,000	29,825,000
8/1/50	-	-	-	-	-	-	-	-	-	-	-	-	6,505,743	24,664,257	31,170,000	31,170,000
8/1/51	-	-	-	-	-	-	-	-	-	-	-	-	6,330,657	26,239,343	32,570,000	32,570,000
8/1/52	-	-	-	-	-	-	-	-	-	-	-	-	1,947,665	8,812,335	10,760,000	10,760,000
Total	\$55,000,000	\$ 46,629,535	\$ 101,629,535	\$33,998,991	\$ 49,171,519	\$83,170,510	\$ 38,999,242	\$83,091,945	\$122,091,187	\$16,751,473	\$26,941,829	\$43,693,303	\$85,250,101	\$217,782,949	\$ 303,033,050	\$653,617,584
\$ of CABS	\$	-	\$			\$13,483,991			\$ 26,164,242			\$ 1,941,473			\$ 77,935,101	\$119,524,807
% of CABS		0.00%				39.66%			67.09%			11.59%			91.42%	51.97%
Repayment Ratio		1.85 to 1				2.45 to 1			3.13 to 1			2.61 to 1			3.55 to 1	2.84 to 1

SCENARIO 1: COP PAYOFF SCHEDULE

Current Debt Service ⁽¹⁾			After 6/1/2016 Issuance			After 8/1/2028 Issuance ⁽²⁾⁽³⁾		
FY	Principal	Interest	FY	Principal	Interest	FY	Principal	Interest
2015	\$ -	\$ 3,543,520	2015	\$ -	\$ 3,543,520	2015	\$ -	\$ 3,543,520
2016	-	3,543,520	2016	-	3,543,520	2016	-	3,543,520
2017	-	3,543,520	2017	-	3,007,520	2017	-	3,007,520
2018	1,980,000	3,543,520	2018	-	3,007,520	2018	-	3,007,520
2019	2,140,000	3,480,160	2019	-	3,007,520	2019	-	3,007,520
2020	2,310,000	3,411,680	2020	-	3,007,520	2020	-	3,328,635
2021	2,500,000	3,337,760	2021	-	3,007,520	2021	-	4,934,213
2022	2,700,000	3,257,760	2022	-	3,007,520	2022	-	4,934,213
2023	2,930,000	3,171,360	2023	-	3,007,520	2023	-	4,934,213
2024	3,160,000	3,077,600	2024	970,000	3,007,520	2024	970,000	4,934,213
2025	3,410,000	2,976,480	2025	3,410,000	2,976,480	2025	3,410,000	4,883,288
2026	3,690,000	2,867,360	2026	3,690,000	2,867,360	2026	3,690,000	4,704,263
2027	3,980,000	2,749,280	2027	3,980,000	2,749,280	2027	3,980,000	4,510,538
2028	2,455,000	2,621,920	2028	2,455,000	2,621,920	2028	2,455,000	4,301,588
2029	2,650,000	2,543,360	2029	2,650,000	2,543,360	2029	-	2,178,488
2030	2,865,000	2,458,560	2030	2,865,000	2,458,560	2030	-	2,178,488
2031	3,095,000	2,366,880	2031	3,095,000	2,366,880	2031	-	2,178,488
2032	3,345,000	2,267,840	2032	3,345,000	2,267,840	2032	-	2,178,488
2033	3,615,000	2,160,800	2033	3,615,000	2,160,800	2033	-	2,178,488
2034	3,900,000	2,045,120	2034	3,900,000	2,045,120	2034	-	2,178,488
2035	4,215,000	1,920,320	2035	4,215,000	1,920,320	2035	-	2,178,488
2036	7,590,000	1,785,440	2036	7,590,000	1,785,440	2036	-	2,178,488
2037	8,210,000	1,542,560	2037	8,210,000	1,542,560	2037	1,500,000	2,178,488
2038	8,880,000	1,279,840	2038	8,880,000	1,279,840	2038	8,880,000	2,099,738
2039	9,585,000	995,680	2039	9,585,000	995,680	2039	9,585,000	1,633,538
2040	10,350,000	688,960	2040	10,350,000	688,960	2040	10,350,000	1,130,325
2041	11,180,000	357,760	2041	11,180,000	357,760	2041	11,180,000	586,950
Total	\$ 110,735,000	\$ 67,538,560	Total	\$ 93,985,000	\$ 64,775,360	Total	\$ 56,000,000	\$ 82,631,698
Total Debt Service			Total Debt Service			Total Debt Service		
\$178,273,560			\$158,760,360			\$138,631,698		
Interest Rate			Source of Principal Paid Down			Source of Principal Paid Down		
Rate through 5/31/2020: 3.20%			Measure G: \$ 16,750,000			Measure G: \$ 37,985,000		

- (1) Represents a General Fund liability.
- (2) Assumes remarketing occurs in May 2020. Assumed remarketing interest rate: 5.25%.
- (3) Represents the total payments after general obligation bonds are used to pay down the COPs.

SCENARIO 2: REMAINING MEASURE G – INCREASED COP PAYOFF

Summary: Issue the remaining Measure G authorization at the Proposition 39 maximum tax rate of \$60 per \$100,000 of AV using CIBs and CABs.

Compliant with AB 182

Assumptions:

Interest rates: 6.00% - 7.25%

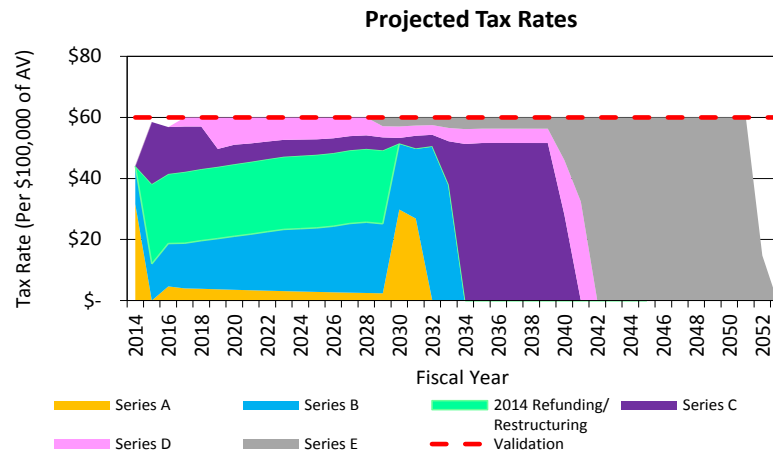
Maximum term: 25 years

Annual AV growth rates:

2015-16: 3.00%

2015-16: 4.00%

Thereafter: 4.50%



Prospective Issuance Schedule ⁽¹⁾

Issue	Issue Date	Proceeds	Purpose of Proceeds			Term of Tax	Final Payment
			Projects	BAN Payoff	COP Payoff		
Series A ⁽²⁾	September 2006	\$ 55,000,000	\$ 55,000,000	\$ -	\$ -	24.9 Years	8/1/2031
Series B ⁽²⁾	June 2008	33,998,991	33,998,991	-	-	24.6 Years	2/1/2033
Series C ⁽²⁾	February 2014	38,999,242	-	38,999,242	-	26.5 Years	8/1/2040
Series D	June 2016	16,750,000	-	-	16,750,000	25.0 Years	8/1/2041
Series E	August 2028	85,251,768	5,771,768	-	79,480,000	24.0 Years	8/1/2052
Total		\$ 230,000,000	\$ 94,770,758	\$ 38,999,242	\$ 96,230,000		

(1) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's financing needs.

(2) Previously issued financings.

SCENARIO 2: COP PAYOFF SCHEDULE – INCREASED COP PAYOFF

Current Debt Service ⁽¹⁾			After 6/1/2016 Issuance			After 8/1/2028 Issuance ⁽²⁾⁽³⁾		
FY	Principal	Interest	FY	Principal	Interest	FY	Principal	Interest
2015	\$ -	\$ 3,543,520	2015	\$ -	\$ 3,543,520	2015	\$ -	\$ 3,543,520
2016	-	3,543,520	2016	-	3,543,520	2016	-	3,543,520
2017	-	3,543,520	2017	-	3,007,520	2017	-	3,007,520
2018	1,980,000	3,543,520	2018	-	3,007,520	2018	-	3,007,520
2019	2,140,000	3,480,160	2019	-	3,007,520	2019	-	3,007,520
2020	2,310,000	3,411,680	2020	-	3,007,520	2020	-	3,328,635
2021	2,500,000	3,337,760	2021	-	3,007,520	2021	-	4,934,213
2022	2,700,000	3,257,760	2022	-	3,007,520	2022	-	4,934,213
2023	2,930,000	3,171,360	2023	-	3,007,520	2023	-	4,934,213
2024	3,160,000	3,077,600	2024	970,000	3,007,520	2024	970,000	4,934,213
2025	3,410,000	2,976,480	2025	3,410,000	2,976,480	2025	3,410,000	4,883,288
2026	3,690,000	2,867,360	2026	3,690,000	2,867,360	2026	3,690,000	4,704,263
2027	3,980,000	2,749,280	2027	3,980,000	2,749,280	2027	3,980,000	4,510,538
2028	2,455,000	2,621,920	2028	2,455,000	2,621,920	2028	2,455,000	4,301,588
2029	2,650,000	2,543,360	2029	2,650,000	2,543,360	2029	-	-
2030	2,865,000	2,458,560	2030	2,865,000	2,458,560	2030	-	-
2031	3,095,000	2,366,880	2031	3,095,000	2,366,880	2031	-	-
2032	3,345,000	2,267,840	2032	3,345,000	2,267,840	2032	-	-
2033	3,615,000	2,160,800	2033	3,615,000	2,160,800	2033	-	-
2034	3,900,000	2,045,120	2034	3,900,000	2,045,120	2034	-	-
2035	4,215,000	1,920,320	2035	4,215,000	1,920,320	2035	-	-
2036	7,590,000	1,785,440	2036	7,590,000	1,785,440	2036	-	-
2037	8,210,000	1,542,560	2037	8,210,000	1,542,560	2037	-	-
2038	8,880,000	1,279,840	2038	8,880,000	1,279,840	2038	-	-
2039	9,585,000	995,680	2039	9,585,000	995,680	2039	-	-
2040	10,350,000	688,960	2040	10,350,000	688,960	2040	-	-
2041	11,180,000	357,760	2041	11,180,000	357,760	2041	-	-
Total	\$ 110,735,000	\$ 67,538,560	Total	\$ 93,985,000	\$ 64,775,360	Total	\$ 14,505,000	\$ 57,574,760
<i>Total Debt Service</i>			<i>Total Debt Service</i>			<i>Total Debt Service</i>		
\$178,273,560			\$158,760,360			\$72,079,760		
<i>Interest Rate</i>			<i>Source of Principal Paid Down</i>			<i>Source of Principal Paid Down</i>		
Rate through 5/31/2020: 3.20%			Measure G: \$ 16,750,000			Measure G: \$ 79,480,000		

- (1) Represents a General Fund liability.
- (2) Assumes remarketing occurs in May 2020. Assumed remarketing interest rate: 5.25%.
- (3) Represents the total payments after general obligation bonds are used to pay down the COPs.

NEXT STEPS – AS SOON AS POSSIBLE

1. Address **Outstanding Debt** Issues with Board of Trustees, Staff, Community, and Stakeholders.
2. Provide update to Sacramento County **Taxpayers Association**.
3. Assemble bond team, including District personnel, **pollster, & strategist**.
4. Study refunding options for existing bonds.
5. Complete District facility master plan to identify and prioritize potential bond projects for a **High Quality Learning Environment at all Twin Rivers Schools**.
6. Determine all available sources of capital improvement funds including State funds, capital fund reserves, donations, developer fees, and bond proceeds.
7. Begin **community outreach** to educate community on District's facility needs and identify issues within the community that could impact the bond election.
8. Conduct community **opinion survey**.



TWIN RIVERS USD PLANNED PROJECTS - SUMMER 2015

2015 UPCOMING SUMMER - PAINTING & PAVING PROJECTS

- Hazel Strauch ES \$120,000
- Norwood ES \$100,000
- Rio Linda Prep \$120,000
- Winona Exterior \$110,000

These projects are slated to bid in April and pricing will be confirmed at that time. Painting will commence over Summer Break.

- Rio Tierra ES \$1.6 Million
 - Replacement of two parking lots with new sidewalks and complete hardcourt replacement.
- Smythe 7-8 \$880,000
 - Complete hardcourt replacement and playfield replacement with irrigation.
- Pioneer ES \$1 Million
 - Complete hardcourt replacement along with some new sidewalks and ramps for ADA compliance.
- Futures \$1 Million
 - Replacement of parking lot with new sidewalks for ADA compliance, including in-fill of existing pool for construction of new hardcourts.
- Woodridge \$ 1 Million
 - Replacement of hardcourts, new staff parking lot, complete removal and replacement of interior campus walkways for ADA compliance.
 - *Note: All projects have drainage improvements.

POOL & PORTABLE BUILDING RELOCATION PROJECTS

- Miles P. Richmond \$110,000
 - Re-tile and re-plastering, includes new decking and fencing.
- Grant High School \$6,000,000
 - Complete hardcourt replacement and playfield replacement with irrigation.
- Rio Linda High School \$650,000
 - Re-tile and re-plastering, including mechanical room upgrades.
 - Project Scheduled for November 2015 to accommodate the site and Rio Linda Parks and Rec schedules.
- Relocate portable from Futures campus to Higher Learning Academy campus. \$100,000

Portable building relocation and related site work. Work is being performed for Gateway Community Charter Schools.

HVAC UPGRADES PROJECTS

- Norwood Junior High Kitchen \$150,000
 - Installing a new package unit for the Kitchen
- Futures Wing E \$500,000
 - Installing four new units on Wing E

TURF REPLACEMENT

Although we continue working with the designer and have not yet submitted to the state (DSA), we feel that the estimates shown below are accurate.

- | | |
|--------------------------------|--------------------|
| • Foothill High School | \$913,000 |
| • Highlands High School | \$1,080,000 |
| • Rio Linda High School | \$772,000 |
| • Grant High School | \$905,000 |

RE-ROOF, ROOF COATING & ROOFING PROJECTS

Re-roofing Projects

• Foothill Oaks	\$550,000
• Woodridge	<u>\$150,000</u>
Total -	\$700,000

Roof Coating Projects

• MLK	\$700,000
• Fairbanks	\$310,000
• Kohler	<u>\$300,000</u>
Total -	\$1,310,000

Roofing Projects

• Norwood	\$62,000
• Fairbanks	\$35,000
• Castori	\$39,000
• Noralto	\$62,000
• Ridgepoint	\$75,000
• Rio Tierra	\$77,000
• Oakdale	\$51,000
• Hagginwood	\$17,000
• Rio Linda HS	\$43,000
• Highlands HS	\$62,000
• CCAA Walerga	\$15,000
• Foothill HS	\$51,000
• Grant HS	\$55,000
• Rio Linda Prep	\$37,000
• Johnson	\$27,000
• Woodlake	\$21,000
• Dry Creek	<u>\$22,000</u>

Sub-Total- \$774,000

Roofing Projects Total (All)- \$2,784,000

TOWN HALL MEETING NO. 2

APRIL 13, 2015

AGENDA



- I. LRFMP Goal
- II. Prioritize Facility Assessment Findings
 - A. Safety & Security
 - B. Critical “System” Replacements
 - C. Interior / Exterior Finishes
 - D. Technology
 - E. Major Renovations
 - F. Building Additions
 - G. Gymnasium Renovations
 - H. Administrations Additions / Renovations
- III. District to Review “Summer” Project List

CAMPUS TOUR

RIO TIERRA JUNIOR HIGH



THANK YOU