



2015 LONG RANGE FACILITIES MASTER PLAN

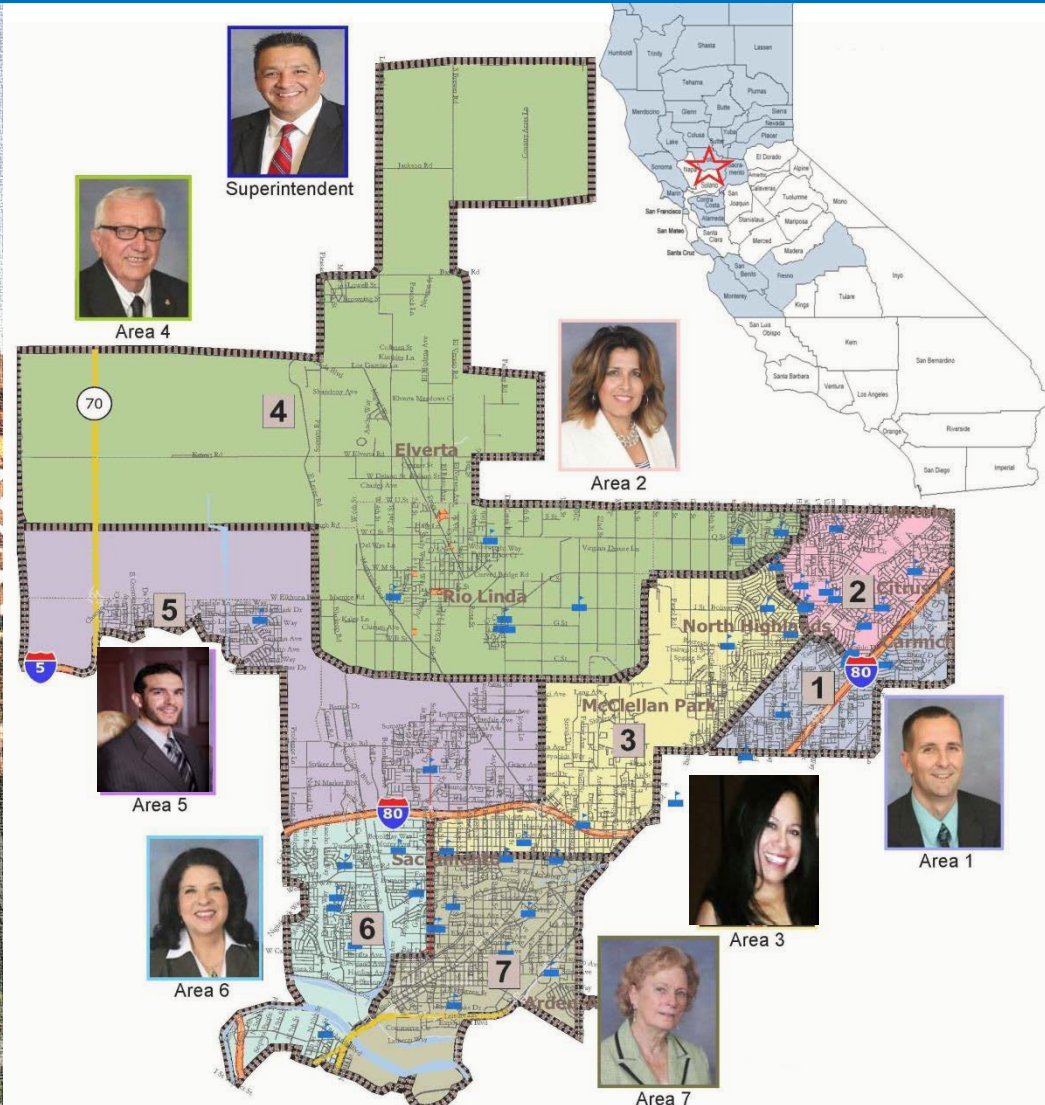
From Planning to Implementation

Funding Options - November 2016

July 7, 2016

Inspiring each student to extraordinary achievement every day!

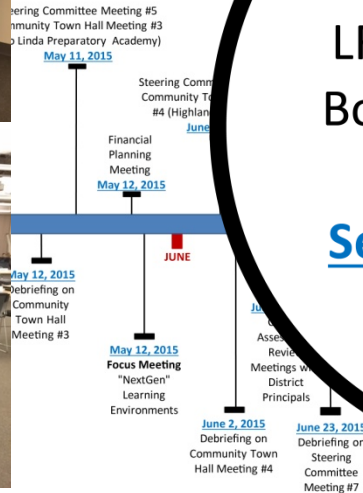
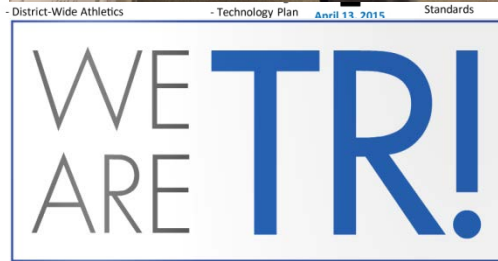
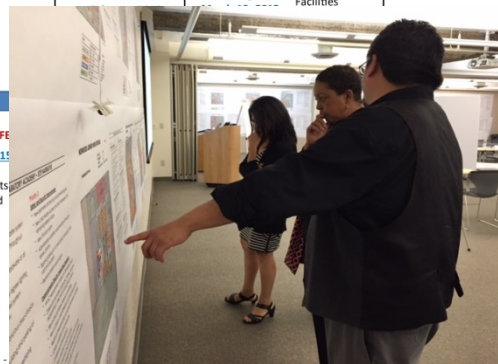
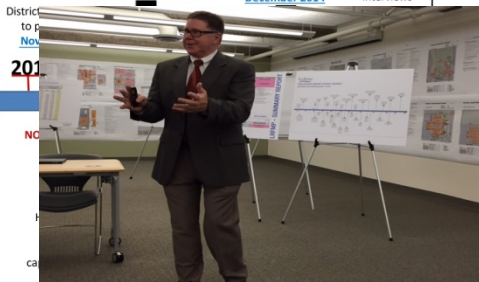
Board of Trustees and Superintendent



LONG RANGE FACILITIES MASTER PLAN

A LONG RANGE PLAN TO “SAVE OUR SCHOOLS”

Long Range Facilities Master Plan



Board Meeting
LRFMP presented to
Board of Trustees for
Approval
September 15, 2015

Summary of Assessment Findings

OVERALL CONDITION OF TWIN RIVERS UNIFIED FACILITIES IS "FAIR" TO "POOR"

- In Need of Improvement

MAJOR CONTRIBUTING FACTORS

- Failing Building Systems
- Facilities Educational Adequacy
- Age

TOTAL OF 63 FACILITIES		
AVERAGE AGE OF TRUSD'S FACILITIES IS 45 YEARS OLD		
AGE OF FACILITIES		TOTAL NUMBER OF FACILITIES
0 - 19 years old	10%	6
20 - 39 years old	3%	2
40 - 59 years old	57%	36
60 - 79 years old	28%	18
80+ years old	2%	1

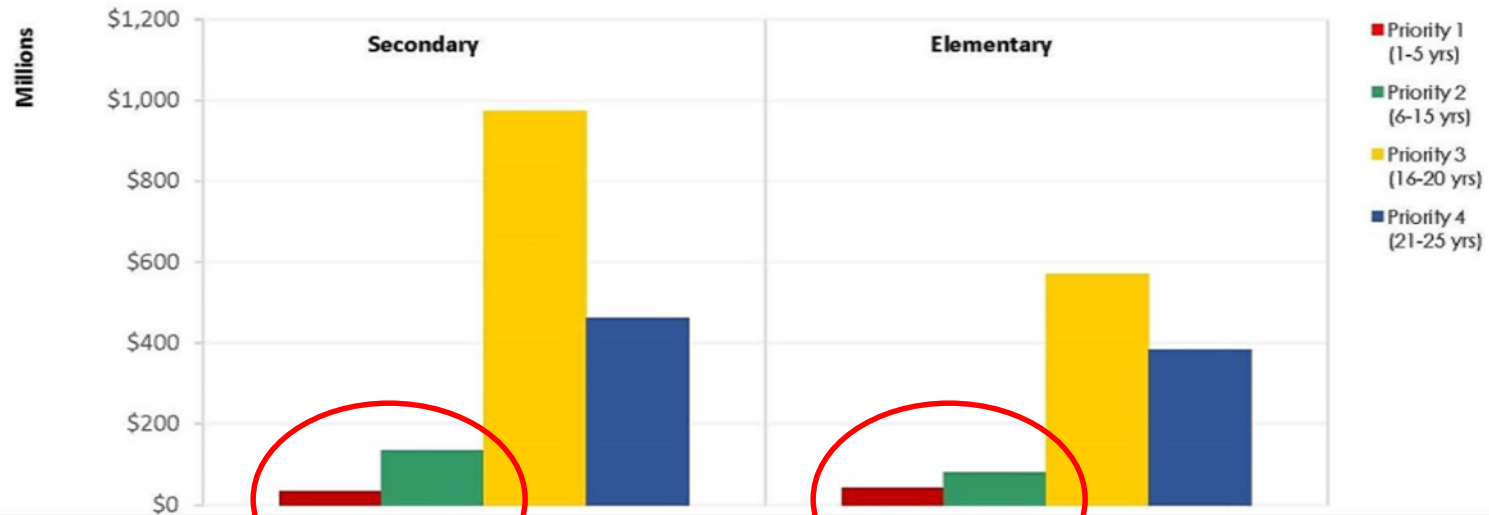
LONG RANGE FACILITIES MASTER PLAN

FUTURE IS BRIGHT IN TWIN RIVERS: SCHOOL SITE IMPROVEMENTS



FUNDING THE PLAN / Cost of Implementation

Twin Rivers Unified 2016 Campus Improvements



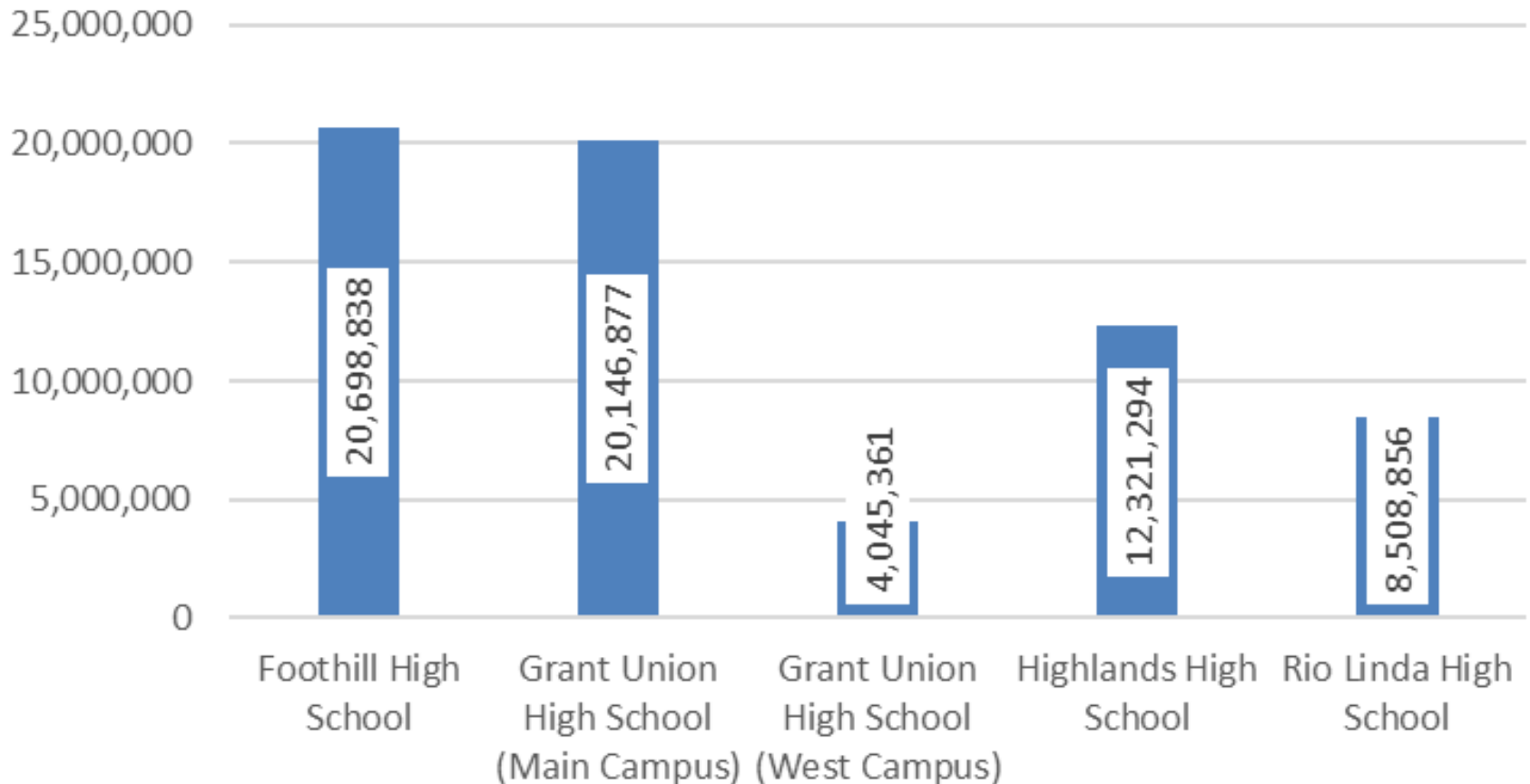
Priority Totals	Secondary	Elementary	Total Facility Assmt. Project Cost
Priority 1 (1-5 yrs)	34,905,045.19	42,541,513.68	77,446,558.87
Priority 2 (6-15 yrs)	134,191,726.58	81,324,010.19	215,515,736.77
Priority 3 (16-20 yrs)	974,159,166.08	571,079,877.82	1,545,239,043.90
Priority 4 (21-25 yrs)	462,602,913.73	383,720,109.70	846,323,023.43
Subtotal (P1 & P2)	\$169,096,771.77	\$123,865,523.87	\$292,962,295.64
Total (P1 - P4)	\$1,605,858,851.58	\$1,078,665,511.39	\$2,684,524,362.97

*Notes:

- Campuses serving grades K-8 and P-8 classified as "Elementary"
- Campuses serving grades 5-8, 6-8 and 6-12 classified as "Secondary"
- All costs are shown in 2016 dollars

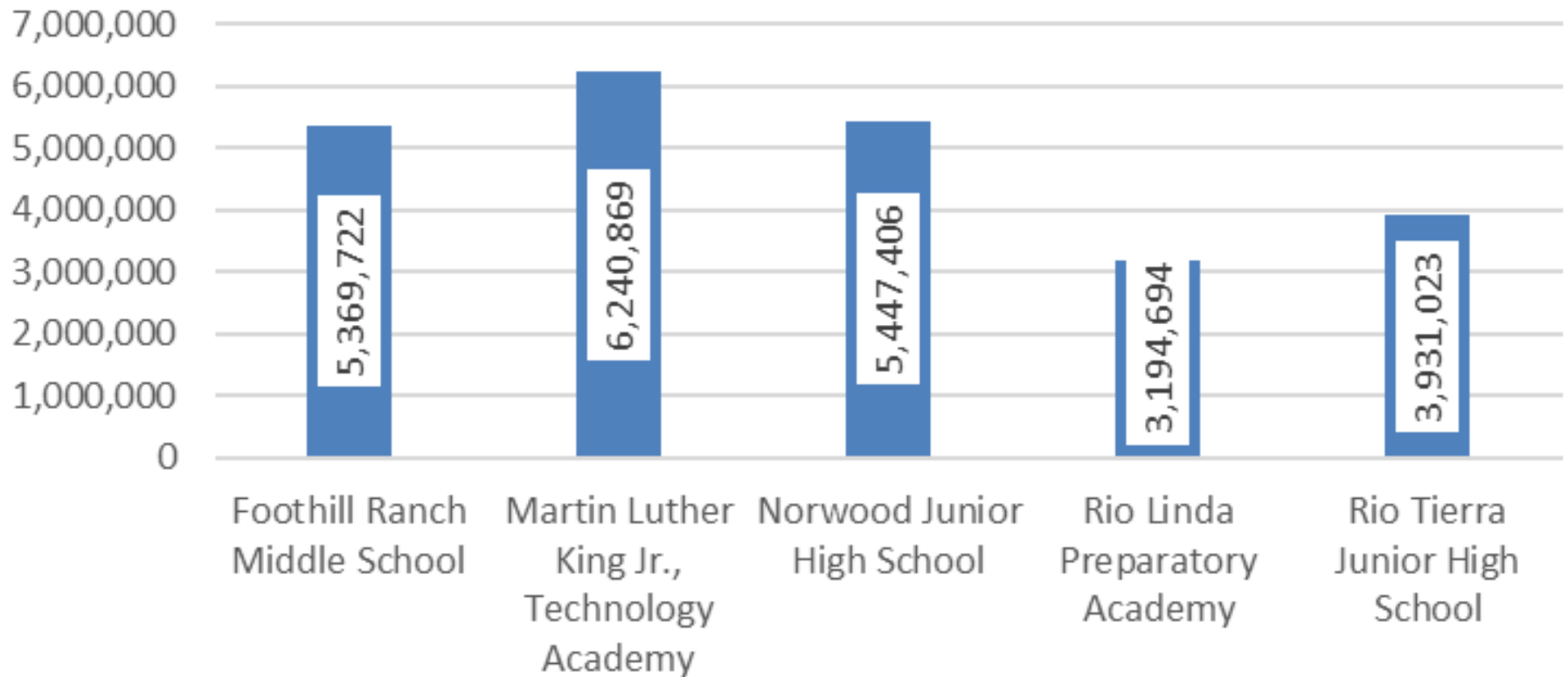
FUNDING THE PLAN / Cost of Implementation

High Schools - Phase I and II

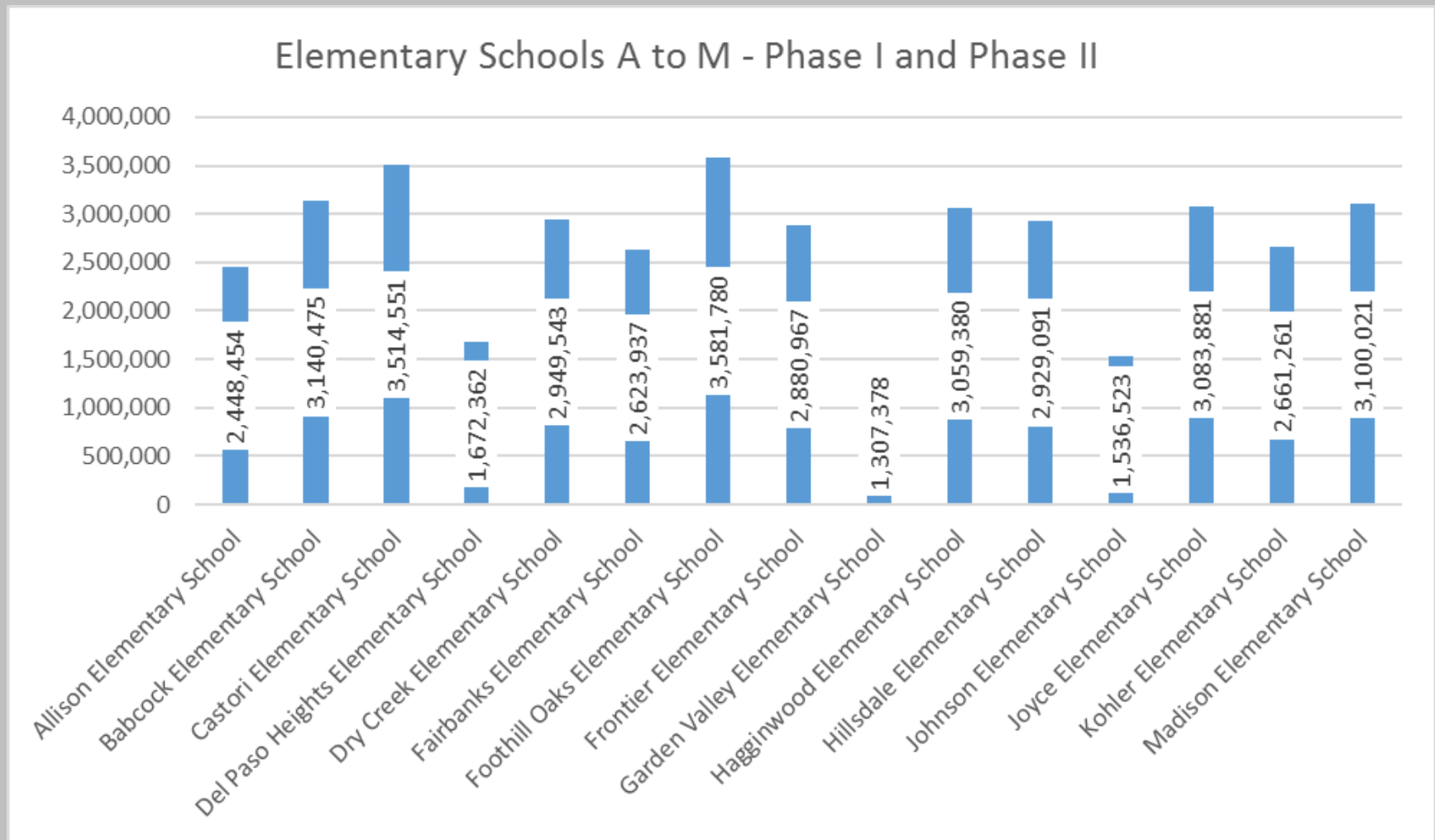


FUNDING THE PLAN / Cost of Implementation

Middle Schols and Jr. Highs - Phase I and II

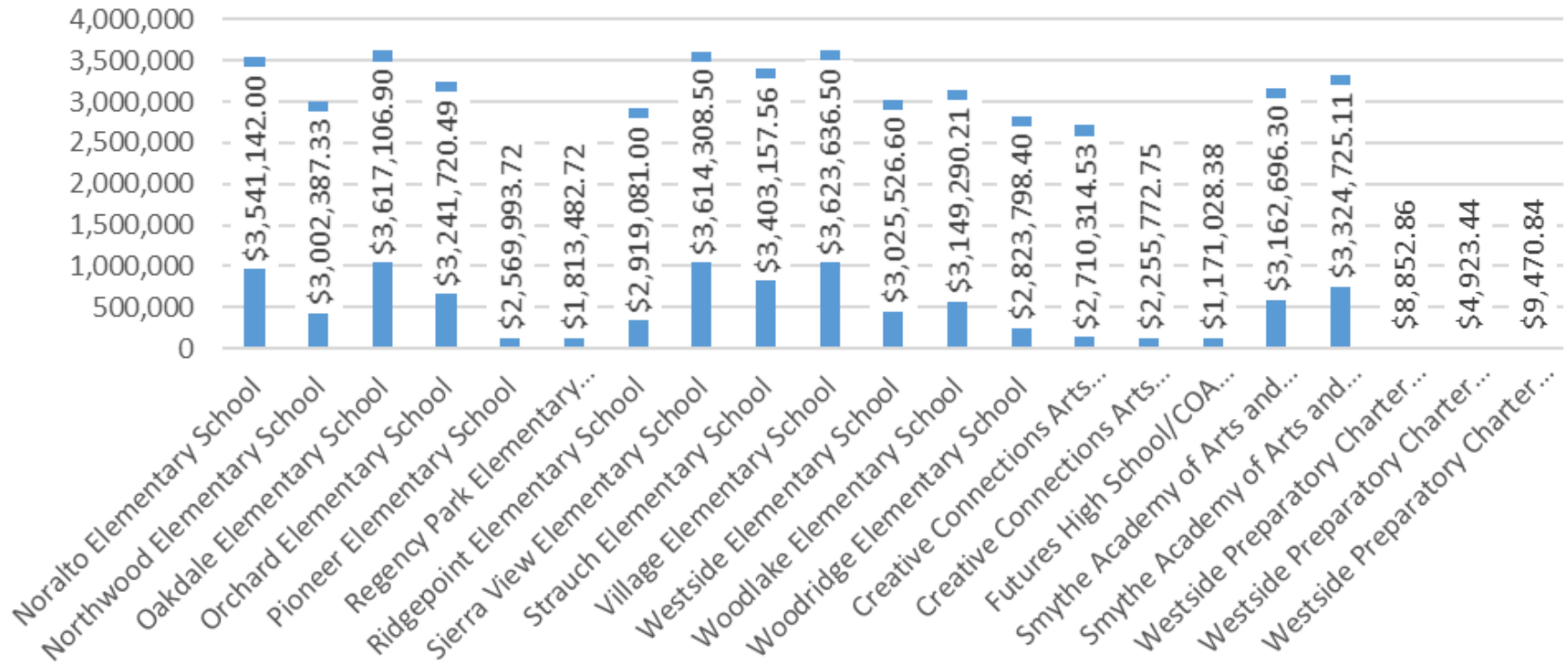


FUNDING THE PLAN / Cost of Implementation

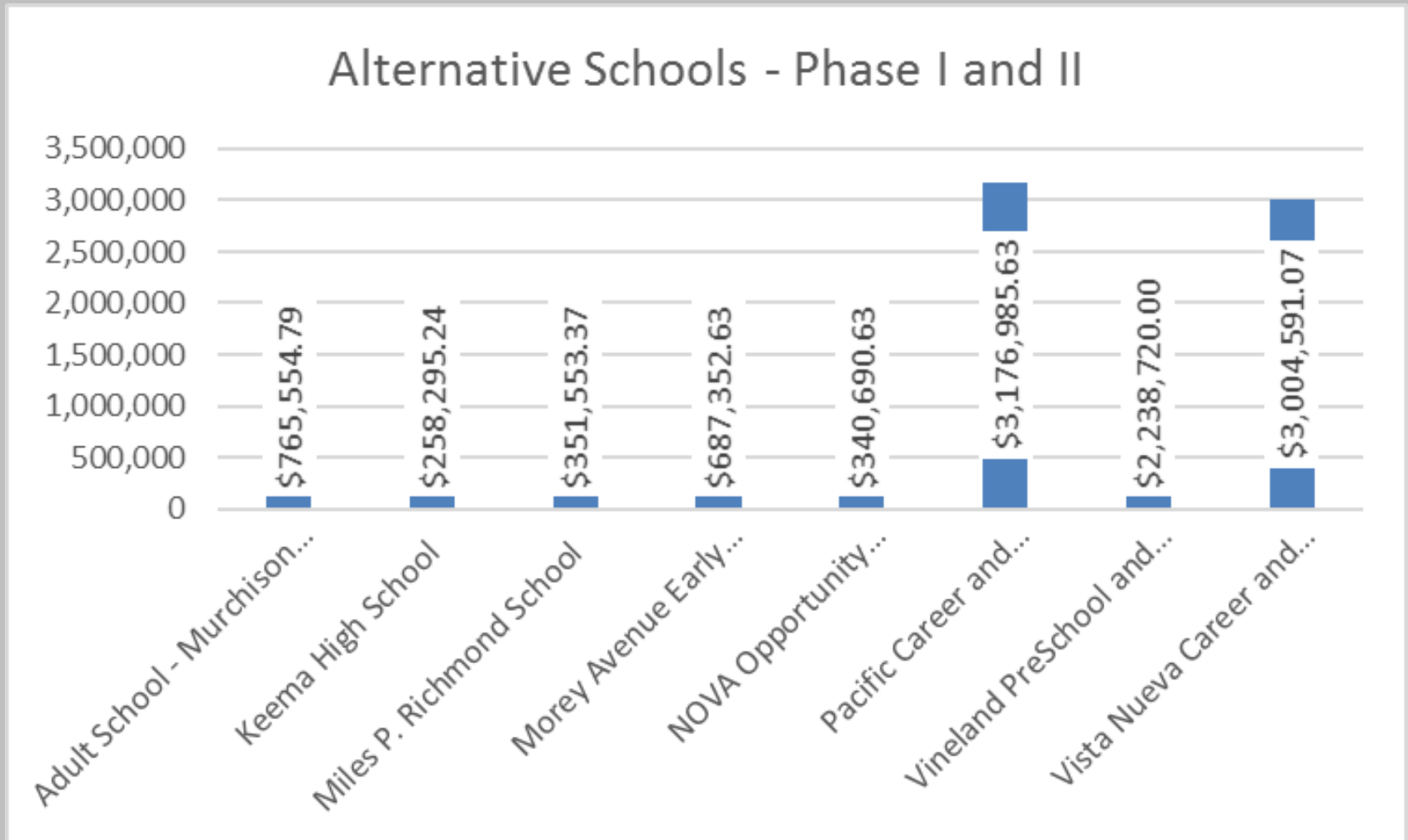


FUNDING THE PLAN / Cost of Implementation

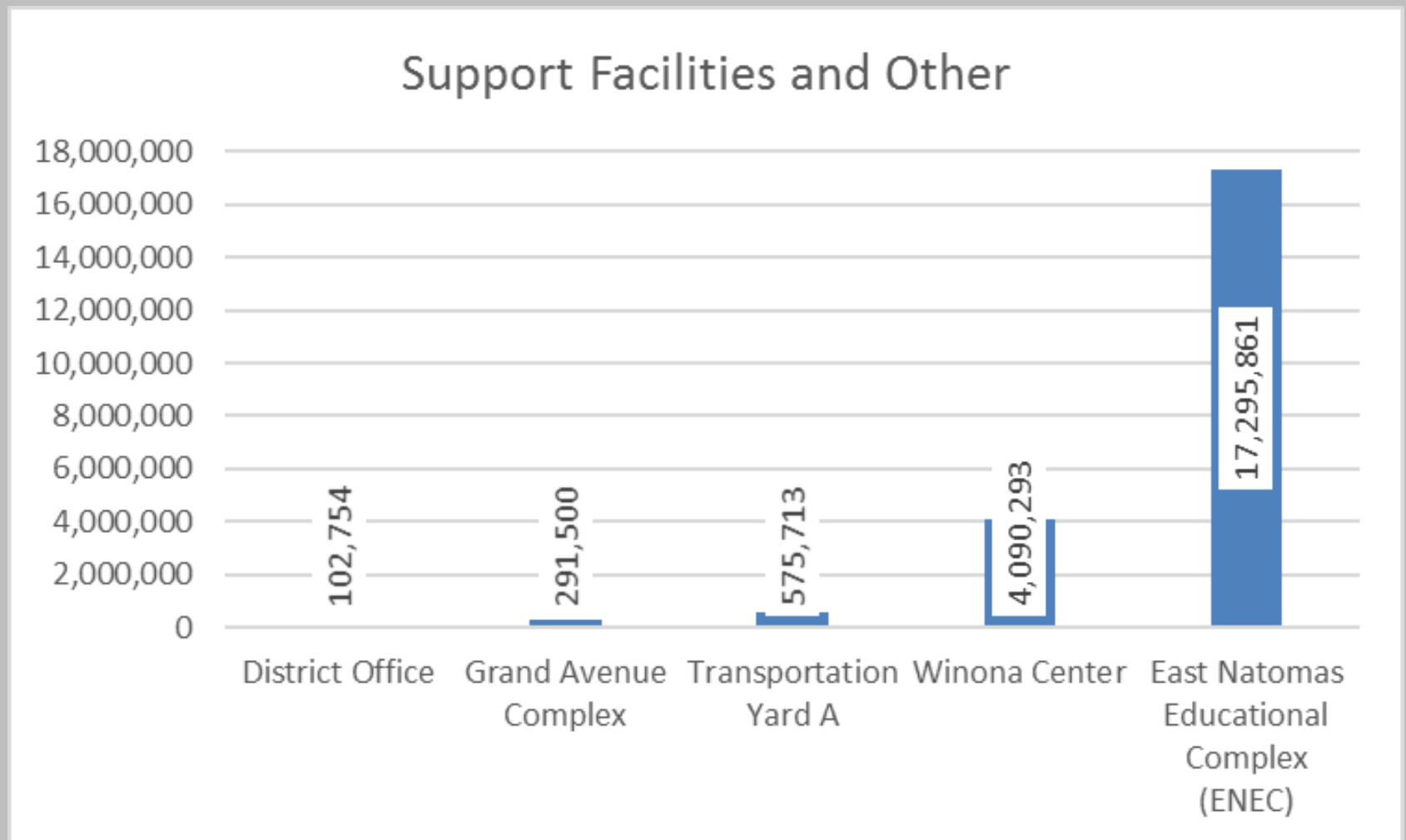
Elementary Schools N to W - Phase I and Phase II



FUNDING THE PLAN / Cost of Implementation



FUNDING THE PLAN / Cost of Implementation

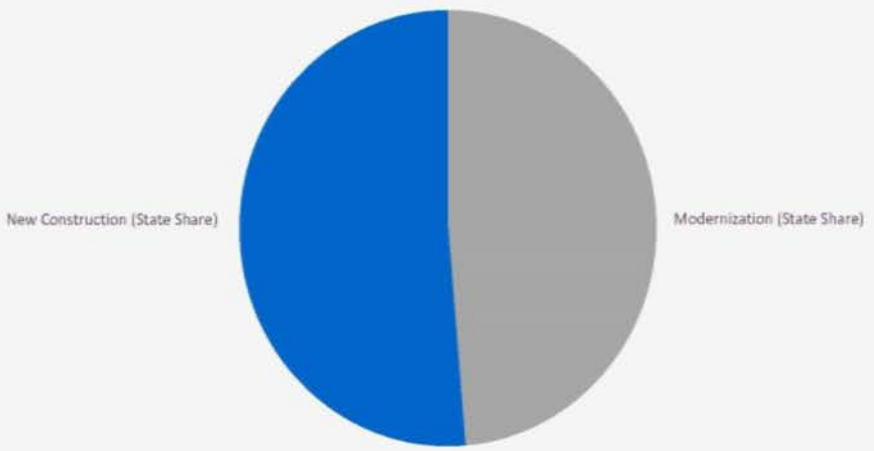
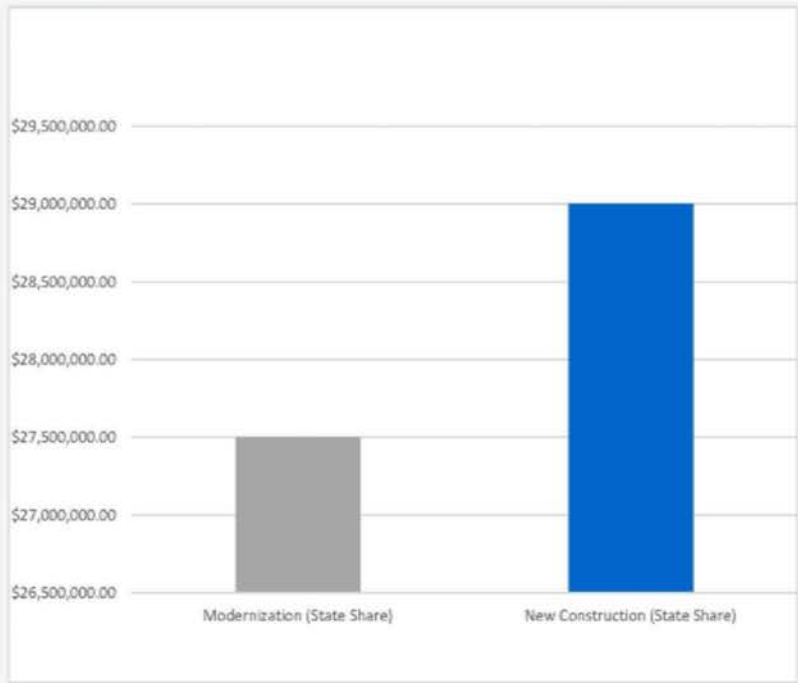


LONG RANGE FACILITIES MASTER PLAN

NOVEMBER 2016 STATE SCHOOL BOND FUNDING

PROJECTS FUNDED / State Bond Projects

Projects Funded From State Bond



Funding Source	Total
Modernization (State Share)	\$27,500,000.00
New Construction (State Share)	\$29,000,000.00
Total	\$56,500,000.00

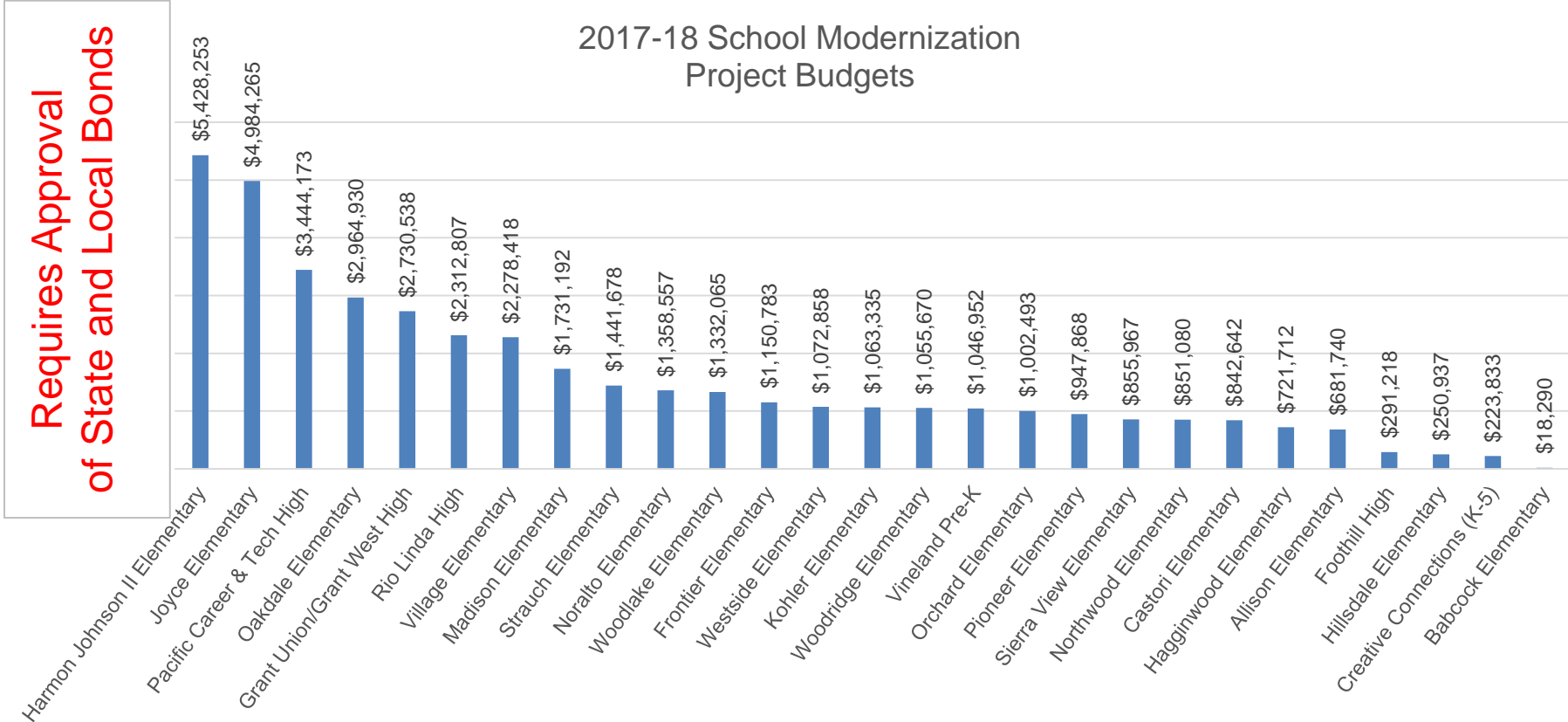
Schools with State Modernization Eligibility

Harmon Johnson II Elementary
FC Joyce Elementary
Pacific Career & Tech High
Oakdale Elementary
Grant Union/Grant West High
Rio Linda High
Village Elementary
Madison Elementary
Strauch Elementary
Noralto Elementary
Woodlake Elementary
Frontier Elementary
Westside Elementary
Kohler Elementary

Woodridge Elementary
Vineland Pre-K
Orchard Elementary
Pioneer Elementary
Sierra View Elementary
Northwood Elementary
Castori Elementary
Hagginwood Elementary
Allison Elementary
Foothill High
Hillsdale Elementary
Creative Connections (K-5)
Babcock Elementary

Total \$25 Million – State's Share
Total \$16 Million – District's Share
Total \$41 Million – Total Projects

Schools with State Modernization Eligibility



Total \$25 Million – State’s Share
Total \$16 Million – District’s Share
Total \$41 Million – Total Projects

Funding Options and Solutions

□ Two General Obligation Bonds – November 2016

■ Resolution 584

- “Neighborhood Elementary School Repair and Student Safety Measure. To improve classroom education and safety for all elementary school students; repair leaky roofs/deteriorating gas lines/faulty electrical systems; improve school security/fire safety systems; remove asbestos/lead paint; help retain/attract quality teachers; refinance leases; and repair/construct/acquire educational facilities/equipment; shall the Twin Rivers Unified School District Elementary School Facilities Improvement District issue **140 million dollars** in bonds at legal rates, with independent audits, citizens’ oversight, and all funds used locally?”

■ Resolution 585

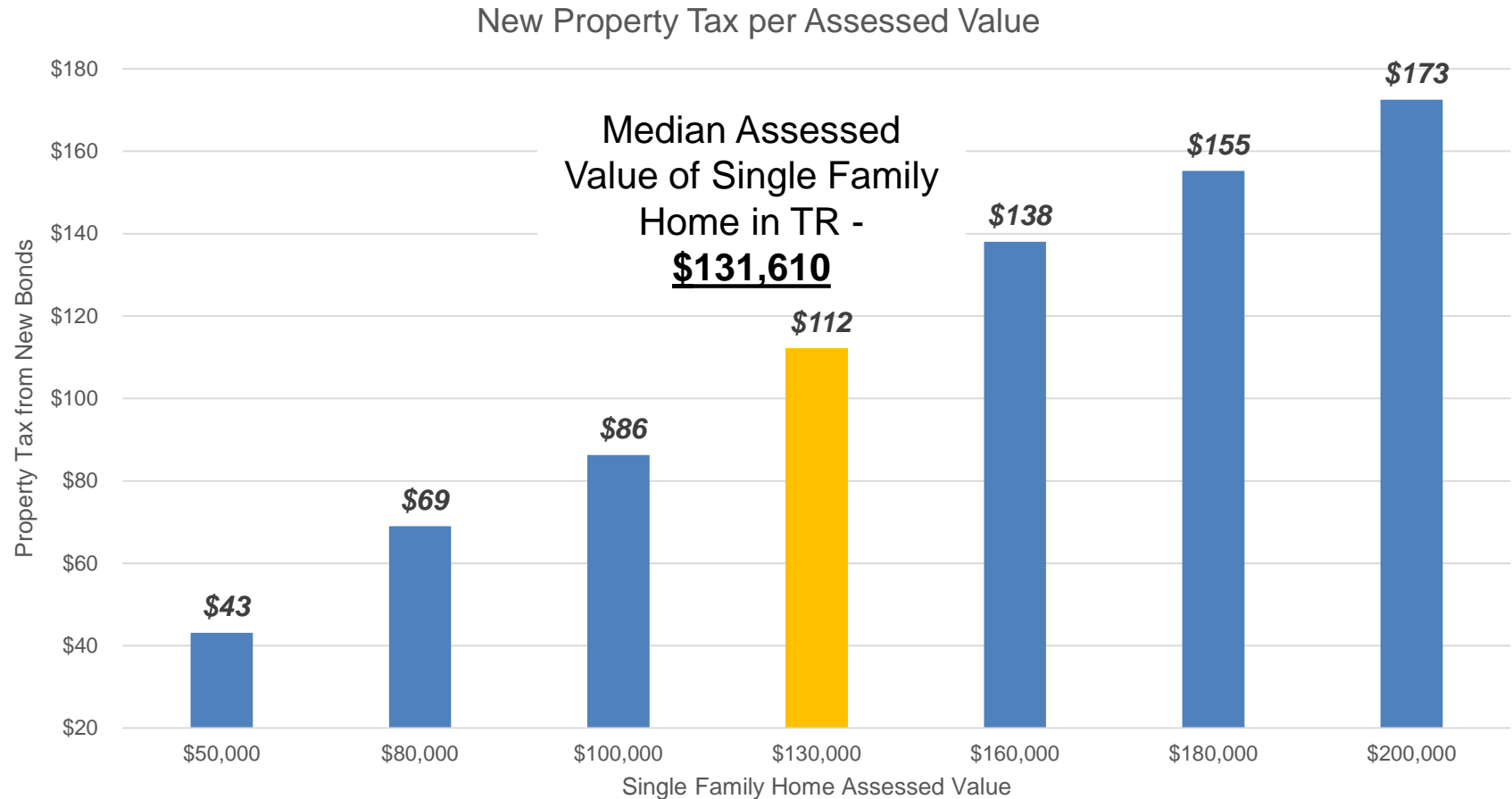
- “Neighborhood Middle School and High School Repair and Student Safety Measure. To improve education/safety for all middle and high school students; repair leaky roofs/deteriorating gas lines/faulty electrical systems; improve school security/fire safety systems; remove asbestos/lead paint; help retain/attract quality teachers; refinance leases; and repair/construct/acquire educational facilities/equipment; shall the Twin Rivers Unified School District issue **148 million dollars** in bonds at legal rates, with independent audits, citizens’ oversight, and all funds used locally?”

Tax Rates and Impact on Taxpayers

COMBINED MEASURES – ELEMENTARY, MIDDLE AND HIGH SCHOOLS

- ❑ \$0.08793 per \$100 (or \$87.93 per \$100,000) of assessed valuation in fiscal year 2017-18.
- ❑ \$0.08532 per \$100 (or \$85.32 per \$100,000) of assessed valuation in fiscal year 2027-28.
- ❑ \$0.08799 per \$100 (or \$87.99 per \$100,000) of assessed valuation in fiscal year 2018-19.
- ❑ These estimates would result in an average annual tax of \$0.08625 per \$100 (or **\$86.25 per \$100,000**) of assessed valuation over the life of the bonds.
- ❑ The estimate of the total debt service required to be paid if all the bonds are issued and sold, including principal and interest, is approximately **\$702 million**.

Tax Rates and Impact on Taxpayers



The Source: California Municipal Statistics.

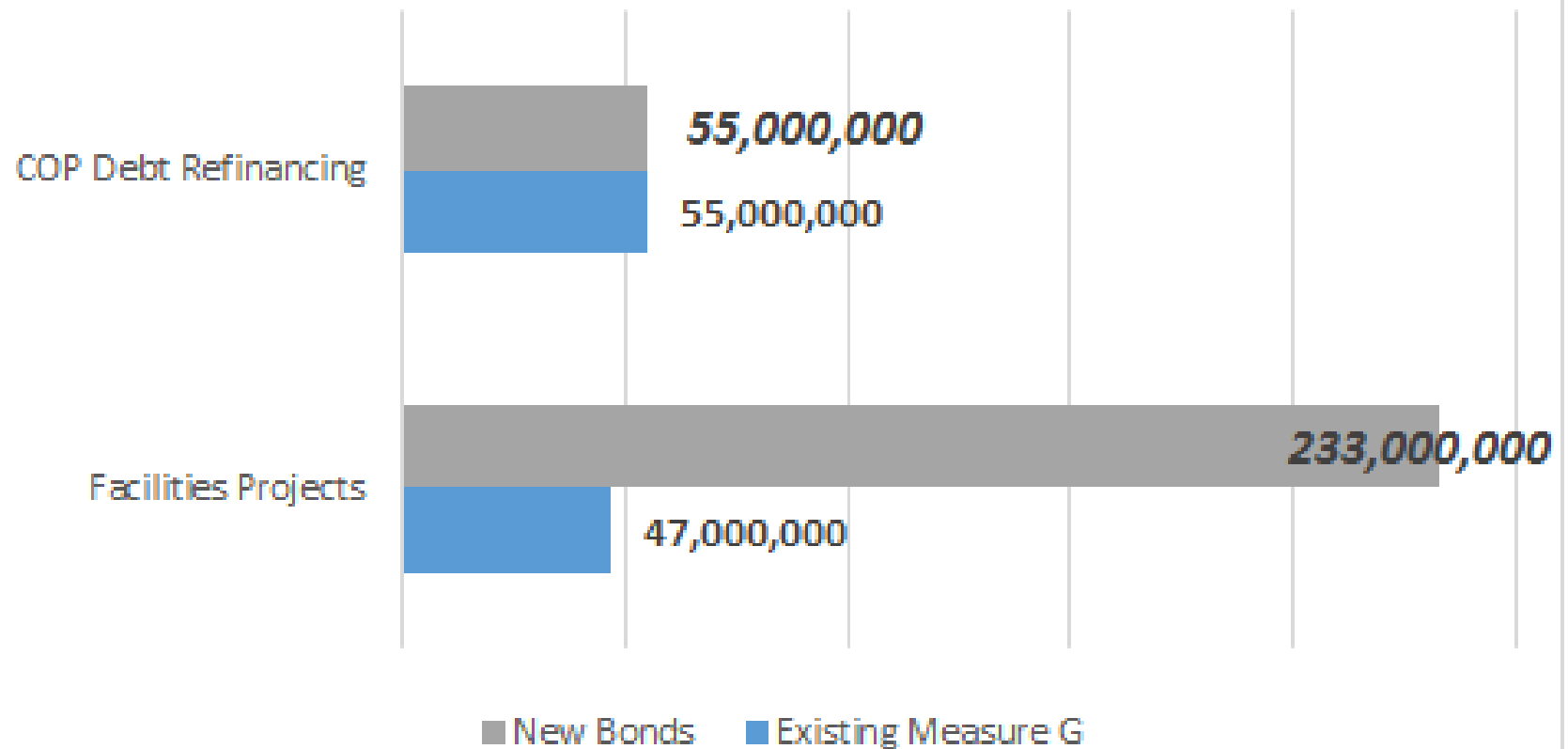
Plan for COP Lease Repayment

- ❑ Current \$110 Million of COP Debt is unfunded (this does not include interest)
- ❑ Two current sources for repayment:
 - Measure G – Remaining Authorization in 2016 and 2028 - \$102 Million
 - \$17.50 Million in 2016
 - \$38.00 Million in 2028
 - \$55.00 Million Total – equals 53% of remaining authorization
 - Unrestricted General Fund is currently the only other source for payment of principal and interest through 2041
- ❑ As Proposed in Resolutions 584 and 585
 - Total of \$288 Million in Authorization 2016 – 2027
 - \$30.50 Million in 2017
 - \$24.50 Million in 2020
 - \$55.00 Million Total - equals 19% of New Bonds authorization

With additional State \$25 million in funding for Modernization, debt to projects is 17.6%

Plan for COP Lease Repayment

Projects and COP Debt Refinancing

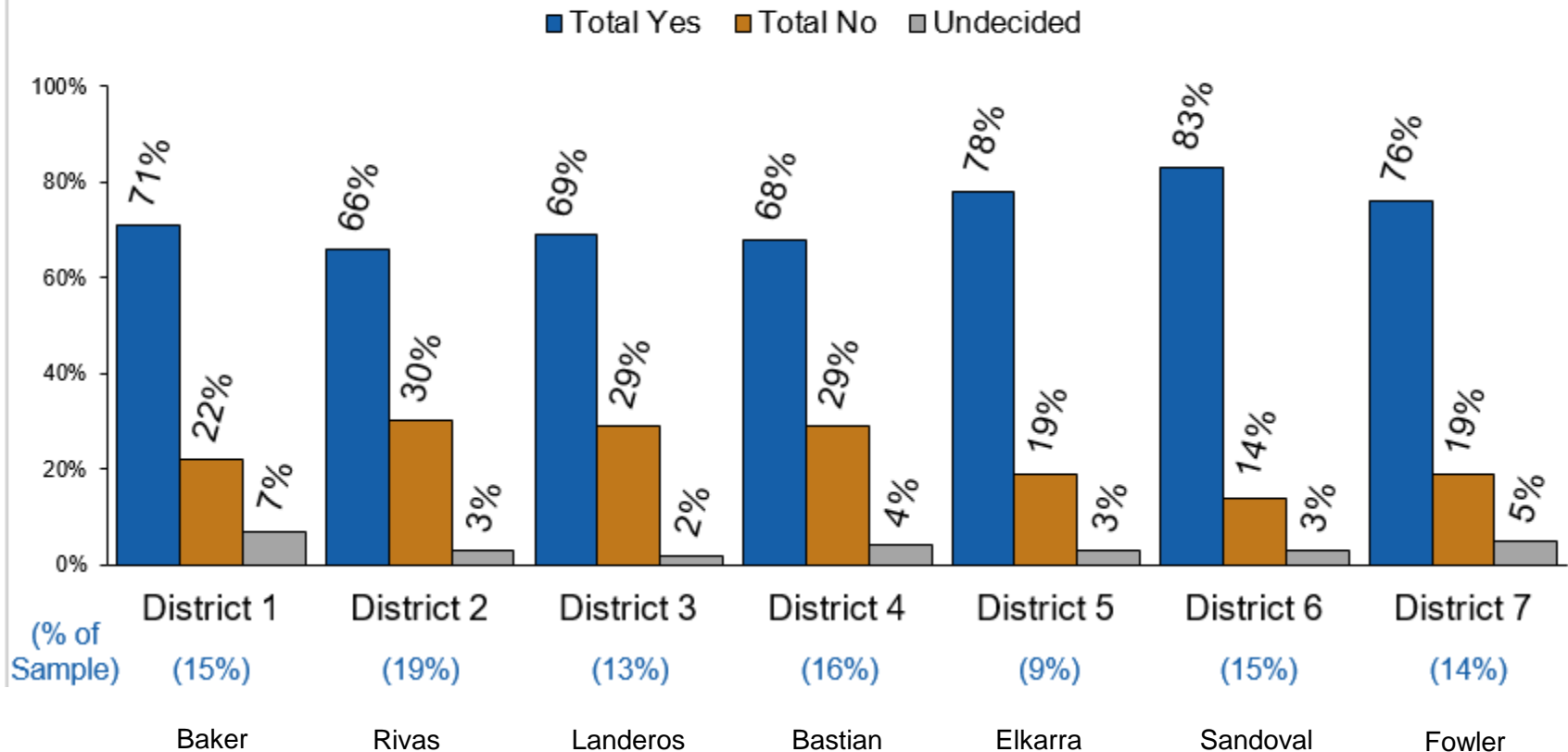


Community Support

- ❑ Three Surveys results of 600 Likely Voters on November 8, 2016 were presented to the Board of Trustees:
- ❑ December 15, 2015 findings
 - 80% see a need for additional funding for their local schools
 - Potential bond measure supported by 73% of District voters
- ❑ March 15, 2015 findings
 - 78% see a need for additional funding for their local schools
 - Potential Elementary School bond measure supported by 72% of SFID voters
 - Potential Middle and High School bond measure supported by 74% of the District voters
- ❑ June 28, 2016 Findings
 - 74% say they are “very likely” to get to the District’s measures on their ballot.
 - Potential Elementary School bond measure supported by 72% of SFID voters
 - Potential Middle and High School bond measure supported by 73% of the District voters

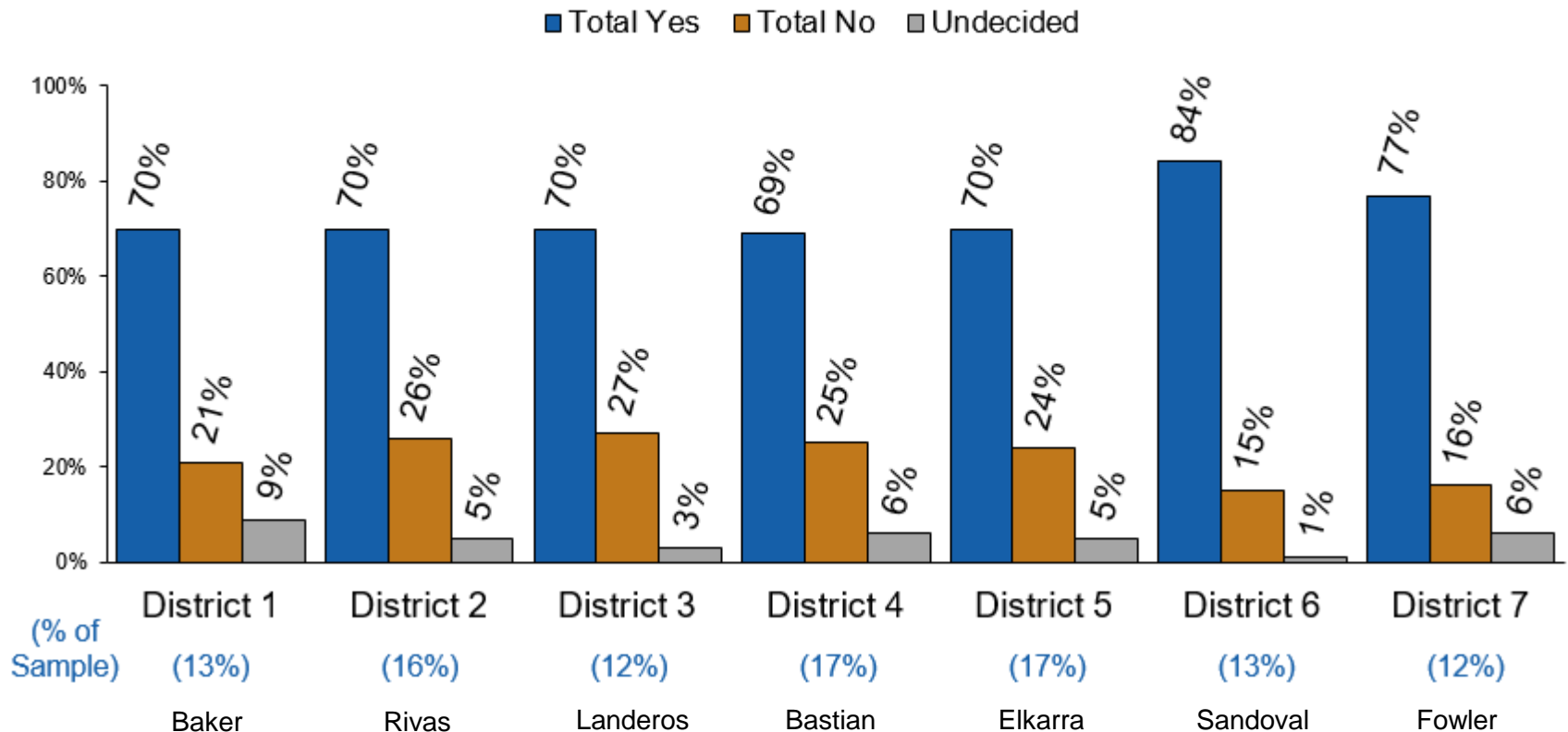
Survey results by Trustee Area 6/28/16

Elementary School Initial Vote by Trustee District



Survey results by Trustee Area 6/28/16

Middle & High School Initial Vote by Trustee District



Next Steps

July 2016

- ☐ Action Item – Resolutions 584 and 585

July 2016 – Prior to August 1, 2016

- ☐ Forward Resolutions to Sacramento County and the Registrar of Voters
- ☐ Volunteers will form a committee to support the passage of the “We Are TR – 2016” ballot measures

July – September 2016

- ☐ District will provide factual information to the community related to the impact of successful ballot measures
- ☐ Election Day - November 8, 2016



Twin Rivers Long Range Facilities Master Plan From Planning To Implementation



Inspiring each student to extraordinary achievement every day!

<http://twinriversusd.org/misc/masterplan>