

## Board Subcommittee for Facilities Update

### Ustach Modernization Planning Update

The subcommittee has met twice. The first meeting was held at Ustach to allow the committee to review the entire campus. The second meeting was on April 23 at the District Office from 8-10 am. The committee invited Gary Miller, Principal to join the meeting. We talked in depth about the following issues:

- Ustach was built in 1993 (25 yrs old)
- Underground infrastructure and field drainage
- Chiller/Boiler
- Carpet/Paint
- Technology Upgrades
- ADA Upgrades
- 14 portables
- Roof Replacement
- Use of Space
- No Separate Music Space: Music is on the stage in the MPR
- Kitchen and serving line is inadequate: Ovens are in the office
- Gym, MPR and Locker Rooms need to be remodeled

We anticipate approximately \$7.6 million will be available to fund a project. Funds are anticipated by the end of the 18-19 fiscal year from the following sources:

Bond:	\$2,375,000 (approximate)
State Reimbursement Sherwood:	\$2,687,814
State Reimbursement Woodrow:	\$2,587,645
Developer Fees:	TBD and used first
<b>Total</b>	<b>\$7,650,459</b>

Based on the funds available and the fact that the HVAC system is reaching it's useful life, the committee is recommending that we phase the project to fall within a \$7.6-\$8 million budget.

The committee is recommending that the district move forward with developing a modernization project within the scope of the budget available (\$7.6 million). The focus of the project to be developed will include the following listed in priority order:

1. ADA Upgrades as required by the scope of the project
2. HVAC (convert the chiller/boiler to a new system of split units)
3. Increase electrical capacity to support an alternative HVAC system
4. Replace roofs as necessary on the campus (Some roofs have recently been replaced)
5. Upgrade Restrooms
6. Replace Fire Alarm
7. Landscaping
8. Paint Interior
9. Upgrade technology infrastructure

Planning, designing, and bidding the project will require approximately 18 months. The next steps include:

1. Hazardous Material Survey
2. RFP to procure Architect Services
3. RFP to procure a Lease Lease Back Contractor
4. Design the project
5. DSA Approval

6. Bid the project

The first 6 steps will require approximately 18 months to complete

7. Construct the project: 12 months anticipated

8. Apply for state match after the project is bid

Additional matching funds may become available over the next 4-6 yrs as our applications for state match are submitted to the State Allocation Board:

There is a five step process that must be completed before we are eligible to receive funding. The process includes:

1. Project must be designed
2. Project must receive Division of State Architect (DSA) Approval
3. California Department of Education (CDE) must approve the design for program review
4. An application for funding can then be submitted to the Office of Public School Construction
5. State Allocation Board approves funding

Sylvan State Reimb: \$2,798,309 (Application in progress)

Orchard State Reimb: \$2,632,218 (Application in progress)

Ustach State Match \$4,621,565

**Total Future 4-6 yrs: \$9,752,092**

Ustach is eligible for additional state match funding in the amount of \$4,621,565 once all the steps described above are completed. If additional dollars are received, a Phase II Project for Ustach will be considered.

### **Bond Fund (Fund 21) Update**

The district sold its last \$6 million of voter approved \$40 million bond sale authorization in November. After reimbursing Resource 9225 (Facilities Improvement Resource) in the amount of \$2.6 million and Fund 14 (Deferred Maintenance) in the amount of \$740,830 there will be a remaining balance of \$2.4 million.

The subcommittee asked staff to review the sources and uses of Fund 21 since bonds were first sold in 2007. It was the practice of the district to routinely reimburse the bond fund when state match grant applications were funded by the State Allocation Board.

Bond funds are not meant to be reimbursed in any form, unless the bond funds were used for a purpose that was not authorized by voters. The district has expended all bond funds as promised. The district's use of funds is also reportable to the Citizen's Bond Oversight Committee (CBOC). The committee over several years met quarterly, but no less than one time a year per the Committee's By-laws.

Since 2008 when state match funds were received, the dollars were posted as revenue to Fund 35 (appropriate). The funds were then transferred to the Bond Fund (Fund 21) to use on other projects. The funds would have been more appropriately transferred to Fund 40 (Capital Outlay Fund) to use on other high priority projects. Using state match dollars received for completed projects is legal and allowable. The state match grant regulations allow for dollars received to be used for other high priority projects once the project for which the grant dollars were awarded is complete.

I would like to request that we gather together the supporting documentation of state match grant funds and work with our auditor to correct the transfer of state match dollars to the bond fund for the Stockard Coffee Modernization, and transfer the dollars to Fund 40 to be used on other high priority facilities projects. This would bring the bond fund (Fund 21) to zero and complete our reporting requirements for the \$40 million bond authorization. This would be accomplished with formal board authorization at a future board meeting.