

## **State of California**

### **EDUCATION CODE**

#### **Section 17389**

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17389. A school district advisory committee appointed pursuant to Section 17388 shall consist of not less than seven nor more than 11 members, and shall be representative of each of the following:

- (a) The ethnic, age group, and socioeconomic composition of the district.
- (b) The business community, such as store owners, managers, or supervisors.
- (c) Landowners or renters, with preference to be given to representatives of neighborhood associations.
- (d) Teachers.
- (e) Administrators.
- (f) Parents of students.
- (g) Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located.

(Added by Stats. 1996, Ch. 277, Sec. 3. Effective January 1, 1997. Operative January 1, 1998.)

*PRJUSD 7-11 ADVISORY COMMITTEE***MINUTES**

July 30, 2020

Meeting was held via a virtual Zoom meeting and streamed via YouTube:

<https://agendaonline.net/public/Meeting.aspx?AgencyID=221&MeetingID=79870&AgencyTypeID=1&IsArchived=False>

Brad Pawlowski, Chief Business Officer, called the meeting to order at 5:32 p.m.

**2. Introduction of Committee Members**

Brad Pawlowski asked members to introduce themselves as he called upon each one of them. Members present: Amy Oberg, Rita Koski, William (Bill) Krum, Josh Bivin, Emily Reneau, Micheal Rivera, Moria McNellis, Kim Gaspar, Joshua Hickok, and Jessica Shaffer (joined the meeting approximately 6:13 p.m.)

Brad Pawlowski invited Don Simoneau to join this meeting as a spectator only. It will be recommended to the Board of Trustees to appoint Don Simoneau to fill the current vacancy. (Don joined the meeting at 5:39 p.m.)

Present was Devon B. Lincoln of Lozano Smith. She shared a presentation with the Committee members, previously before commencing the presentation she introduced herself as a partner in the Lozano Smith's Monterey office where she practices in the firm's facilities and business and Charter School's practice groups. Devon briefly spoke on the Brown-Act and explained some of the don'ts as a member of this Committee.

**3. Review Charge of the Committee**

Members were introduced to the sites/locations they will be reviewing and discussing in depth and they are: Montebello Oaks, Phillips Freedom (aka: Whitley Gardens) and one elementary site, tbd.

**4. Selection of Committee Chair**

William Krum volunteered himself to be the Committee Chair.

A motion was made to appoint William (Bill) Krum as the 7-11 Advisory Committee Chair.

MOTION: M. Rivera/J. Biven

AYES: Oberg, Koski, Krum, Biven, Reneau, Rivera, McNellis, Gaspar, Hickock

NOES:

ABSENT: Shaffer

ABSTAINED:

Motion carried: 9-0-1 (Absent: J. Shaffer)

## **5. Review Committee Tasks**

Ms. Lincoln stated that part of the Committee tasks are to review the projected school enrollment and other data provided by the district. Also mentioned as that enrollment data was not relevant to the first property (Montebello Oaks) as stated during the Charge of the Committee discussion. Additionally, the Committee will establish a priority list of use of surplus space and real property that will be acceptable to the community, provide for hearing of the community input and return these to the Committee. The Committee will make a final determination of limits of tolerance of use of space and real property. The Committee will forward to the Paso Robles Joint USD Board of Trustees an advisory report, recommending uses of surplus space and real property. The Committee was reminded that the 7-11 Committee's recommendations and reports are advisory only.

Lastly, the committee was given some considerations when providing recommendations to the Board of Trustees.

## **6. Future Meetings**

No set date was scheduled for the next meeting. Monica will communicate with the Committee of the next scheduled meeting date.

Brad asked the Committee if they had items to bring to the meeting on the next meeting agenda for discussion: Brown Act Summary, Enrollment Data,

## **7. Meeting was adjourned at 7:04 p.m.**

*PRJUSD 7-11 ADVISORY COMMITTEE*

***MINUTES***

August 27, 2020

This meeting was held via a virtual meeting platform and viewable at:

<https://www.youtube.com/watch?v=Ha52nLA9qiA>

Chairperson Bill Krum called the meeting to order at 5:32 p.m.

**2. Roll Call**

Present: Rita Koski, Bill Krum, Josh Bivin, Emily Reneau, Michael Rivera, Moria McNellis, Kim Gaspar, Joshua Hickok, Jessica Shaffer, Don Simoneau

Absent: Amy Oberg (she joined the meeting after Public Comment)

District staff: Brad Pawlowski, Assistant Superintendent, Business Services & Monica Silva

Also present on the Zoom panel as an observer was Trustee, Joan Summers

**3. Flag Salute**

**4. Public Comment**

No Public Comment

(Amy Oberg joined the meeting at this time.)

**5. Approve Minute of July 30, 2020**

**A motion was made to approve the Minutes for July 30, 2020 with Bivin's name correction.**

MOTION: Bivin/Shaffer

AYES: Oberg, Koski, Krum, Bivin, Reneau, Rivera, McNellis, Gaspar, Hickok, Shaffer, Simoneau

NOES:

ABSENT:

ABSTAINED:

Motion carried: 11-0

**6. Brown Act Basics**

Brad shared a Brown Act Basics pamphlet to the Committee members and reminded them that they should not conduct meetings outside the regular posted meetings. Committee Chair added that one-on-one discussions are probably ok but suggested they do not discuss anything with other Committee members, questions the Committee feels should be passed on to the rest, should go through Brad or Monica.

**7. Zoom Meeting Tips**

Brad went over some basic features of the Zoom meeting platform.

## 8. Agreed Committee Objectives (discussion draft)

Bill Krum stated to have discussed the set of objectives for adoption.

(Superintendent Dubost joined the meeting at this time as a participant)

### Unused properties (Montebello/Oaks and Phillips)

1. Brad will provide the Committee information regarding the two properties by the next meeting.
2. Emily asked about outreach and community input and if there were any surveys out to the community and Brad said there was no survey or outreach. Interest received came from the community that knew of the property. Bill asked if there if the district would have a public hearing on the properties and Brad said yes. He said that as soon as the Committee made a recommendation, it would be put on the District's website and ensure a media release. Additionally, we could take it to the Board of Trustees twice, once under Informational Item and then again as an action item to extend the notice time out to the public.

### Possible Elementary Campus Closing

1. Brad shared that the projected school enrollment report would be shared and discussed during tonight's meeting.
2. Chair Krum and Assistant Superintendent, Business Services to bring to the following meeting a Measure M update, capital needs assessment at sites, facility condition of sites and capacity. Research was completed on what the capacity is now, and what the current capacity is during COVID19 condition. Additionally, what the capacity is with return to on-campus instruction and what is the capacity if we implement social distancing. All the information should be ready for the next meeting.

Jessica said that some campuses are undergoing changes especially Bauer Speck and she wondered if the Committee is considering what the projected capacity will be and what it is now, it was confirmed yes.

Brad commented that he would start sharing a weekly Measure M update with the committee via email.

### A motion was made to approve the *draft* Surplus District Property Committee Objectives as the Committee Objectives.

MOTION: Michael/Rita

AYES: Oberg, Koski, Krum, Bivin, Reneau, Rivera, McNellis, Gaspar, Hickok, Shaffer, Simoneau

NOES:

ABSENT:

ABSTAINED:

Motion carried: 11-0 with member roll call.

## **9. Enrollment Data Information by Larry Ferchaw of Cooperative Strategies**

Brad introduced Larry Ferchaw of Cooperative Strategies. Larry shared that he has worked with the District 12 plus years and has previously provided a Master Plan. Larry continues to work with many other school districts throughout California. Larry gave the presentation with Q & As answered throughout the presentation.

Larry explained the “PRISC” acronym that stood for Paso Robles Independent Study Center and explained how those students were counted in the report and that most student remain within their school boundaries.

It was asked if special programs were considered a transfer, Larry responded saying that special needs are considered a transfer because they are not attending the school even if it is under an IEP or some other process. Calculations in this report include all students.

It was confirmed that Bauer Speck was still considered a magnet school when this report was developed.

It was asked why one would see cohorts greater than 100 in this report and Larry said it could be because of new development bringing in new students or private school previously.

On average, every new home produces about a quarter of a student K-12 in our district. It was asked, if it is typical that multi-family attached units would produce near to what single-family detached units produce, as it seemed that apartment or condos might produce more because they’re more affordable and Larry said it’s mixed, it varies.

A large part of the meeting’s discussion revolved around Future Residential Development. Larry Ferchaw said that this report included scenarios to include the Olsen Ranch Development.

It was asked if Cooperative Strategies has ever seen a correlation between the cost of housing and the increase in school’s population and Larry said yes. Cooperative Strategies can do an analysis on, price of home increases, and what the different student generation rates look like within a community. There are many variations of what data to produce. Larry said he didn’t see a lot of families with young children come into the district. Brad added that student generation is extremely low in Paso because of the type of community.

Questions regarding housing affordability affecting student generation and student movement and possible site closure prompted a request for a different type of report. Chair

Krum, doesn't feel there is a need for another report at this time. Brad added that this Committee is to discuss the physical sites not any programs, Chair Krum reminded the Committee stay with the assigned task, which is to match up projected student population with facilities and make a decision as to whether facilities we have are surplus.

Brad shared that the increased housing costs within our boundaries has created challenges for families that have kids to come into our community. The methodology that Cooperative Strategies used is the student generation rate. Addressed already was the concern of lower student generation rate in the out years when homes are built, data provides there are less students coming into our district because of that. This would be the direct correlation to the high cost within our community-impacting enrollment.

It was noted that a Housing Cost Analysis and other relevant studies might be requested at a future time.

Brad explained how Residential and Commercial Development developer fee work for the district.

Larry Ferchaw said that this study was developed prior to COVID.

#### **10. Future Meeting Agenda Items**

1. Provide info on the two vacant properties.
2. Measure M update
3. Discuss the following:
  - a. Facility conditions of sites
  - b. Discuss capacity pre-COVID and COVID era
  - c. Operational costs

Bill provided a reminder to channel questions and comments through Brad and Monica.

The goal of this Committee is to have a recommendation to the Board of Trustees by the end of December or beginning of January 2021.

#### **11. The meeting adjourned at 7:27 p.m.**

PRJUSD 7-11 ADVISORY COMMITTEE

**MINUTES**

September 24, 2020

This meeting was held via a virtual meeting platform and viewable at:

<https://www.youtube.com/watch?v=aU0cDtLTsKw>

Chairperson Bill Krum called the meeting to order at 5:33 p.m.

**2. Roll Call**

Present: Rita Koski, Bill Krum, Josh Bivin, Emily Reneau, Michael Rivera, Moria McNellis, Kim Gaspar, Joshua Hickok, Jessica Shaffer, Don Simoneau, Amy Oberg

Absent:

District staff: Curt Dubost (which joined a little after Public Comment), Superintendent Brad Pawlowski, Assistant Superintendent, Business Services & Monica Silva, Admin. Asst. /Recorder  
Also, present on the Zoom panel as an observer, was Trustee, Chris Bausch

**3. Flag Salute**

**4. Public Comment**

Katie Cox of Paso Robles emailed Public Comment on Sept. 23<sup>rd</sup> for an item not on the agenda. The email referenced, conversation surrounding the previous meeting topic on projected student population data and other projected numbers. The email also provided a, *Schools Best Practice Guide* link from CDC, quoting two abstracts: Transportation and Neighborhood on the previous meeting's discussion on school closures.

(Superintendent Dubost joined the meeting at this time)

Public Comment email will be forwarded to Committee members. Brad will connect with the Cox family (Public Comment) to provide them information to perhaps, participate live, at a future meeting.

**5. Approve Minute of August 24, 2020**

**A motion was made to approve the Minutes for August 24, 2020.**

MOTION: Bivin/Oberg

AYES: Oberg, Koski, Krum, Bivin, Reneau, Rivera, McNellis, Gaspar, Hickok, Shaffer, Simoneau

NOES:

ABSENT:

ABSTAINED:

Motion carried via roll call vote: 11-0

**6. Review of Properties (Montebello & Phillips/Freedom)**

**After a brief discussion regarding the properties, a motion was made to recommend to the Board of Trustees to designate the Montebello & Phillips/Freedom properties as surplus properties.**

MOTION: Rivera/Bivin

AYES: Oberg, Koski, Krum, Bivin, Reneau, Rivera, McNellis, Gaspar, Hickok, Shaffer, Simoneau

NOES:

ABSENT:

ABSTAINED:



Motion carried via roll call vote: 11-0

Staff will research to see if this is acceptable or if it must be brought back to the next meeting specifically as an action item.

#### **7. Measure M Update**

A Measure M Update PowerPoint Presentation was provided to the Committee prior to the meeting. Brad summarized the presentation during the meeting where questions were raised in regards to the status of the Aquatic Complex, Georgia Brown and Glen Speck. The Aquatic Complex project is on pause. The Board of Trustees want to ensure that the funds available are there to address the needs at sites first, and then if there are excess funds, a reallocation or change in budget for the Aquatic Complex would be possible. Georgia Brown projects have not started. Glen Speck projects continue. The initial phase did not include an MPR, however with the number of students there, the existing cafeteria created a capacity challenge. Trustees approved moving forward with design and construction of a new MPR. The District currently uses a lease-leaseback method to select a general contractor to work with the architect to design review and create a set of plans. It may take approximately two months to vet that process. The old MPR will become classrooms. Speck's MPR will be similar to WP.

#### **8. Review of Elementary School Site Capacity**

It is still unsure how rooms will be assigned at the Glen Speck site. At this time Speck cannot be compared with other sites. Kim Gaspar, Coordinator of pointed out that she currently runs an ASES program at Glen Speck. This particular program at this campus receives \$133,000 to serve 84 students. If this site were to close or consolidate, this program would be in jeopardy. ASES serves 250 kids throughout the district, but 84 at Glen Speck. CDE told Kim they could move the program to another site if the new site did not have the ASES program already and the site was 50% or more free and reduced. Potentially, by the closure of a site, programs could be lost, including ASES which is valued at \$184,000 serving a total of 217 students, 84 at Glen Speck.

The Committee agreed to schedule site walk-throughs following the next meeting.

The next meeting was proposed for two weeks from today (Sept. 24), A confirmation will be sent.

Information on Transportation Cost per Route, Cost for Transportation Maintenance and a School of Residence by Site were requested.

#### **9. Future Meeting Agenda Items**

1. Operating expenses
2. Consolidation
3. Site by site future costs
4. Discuss September 24<sup>th</sup>'s Public Comment provided by Katie Cox

#### **10. The meeting adjourned at 7:27 p.m.**

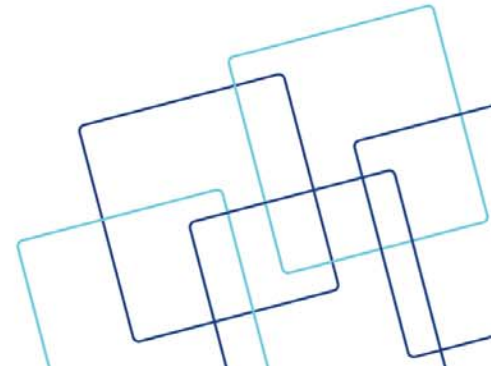


# 7-11 Advisory Committee Meeting for Paso Robles Joint Unified School District

Presented by: Devon B. Lincoln

Paso Robles Joint Unified School District

July 30, 2020



## Presenter

### Devon B. Lincoln

Devon B. Lincoln is a Partner in Lozano Smith's Monterey office where she practices in the firm's Facilities and Business and Charter Schools practice groups. After practicing international, environmental and transactional law in Washington, D.C., Ms. Lincoln relocated to California and joined Lozano Smith in 2003.



#### CONNECT

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## Agenda

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- Introduction of Committee Members
- Review Charge of the Committee
- Selection of Committee Chair
- Review Committee Tasks
- Future Meetings



# Committee Member Introductions



# Charge of the Committee

The Committee will review the following sites:

- Montebello / Oaks
- Phillips
- One Elementary Site (yet to be determined)



## Selection of Committee Chair

- Education Code language is broad and does not specify process for selection.
- Those interested in becoming Committee Chair can indicate so.
- Vote will be taken to select Committee Chair.





# Committee Tasks







## Committee Tasks

Review the projected school enrollment and other data provided by the District.

(Ed. Code, § 17390 (a))



## Committee Tasks

Establish a priority list of use of surplus space and real property that will be acceptable to the community.

(Ed. Code, § 17390 (b))

## Committee Tasks



Circulate throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property.

(Ed. Code, § 17390 (c))



## Committee Tasks

Make a final determination of limits of tolerance of use of space and real property.

(Ed. Code, § 17390 (d))



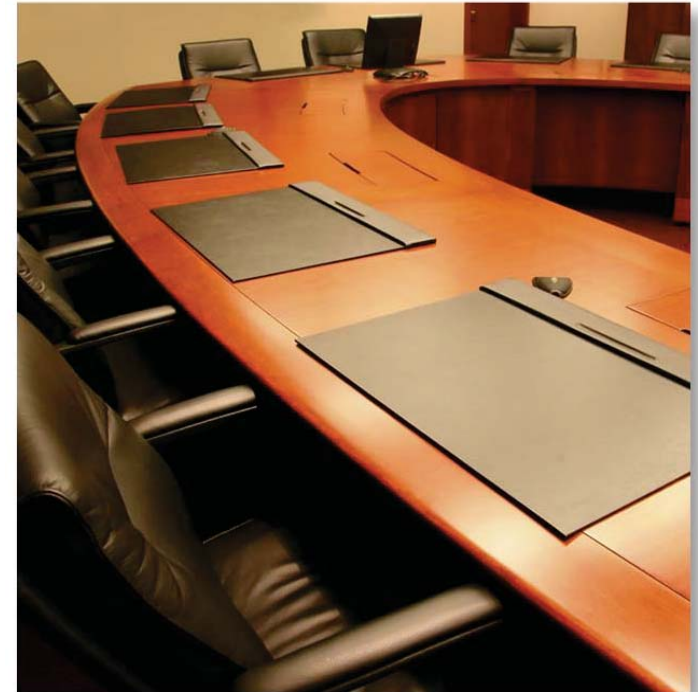
## Committee Tasks

- Forward to the Board an advisory report recommending uses of surplus space and real property. (Ed. Code, § 17390 (e))
- The 7-11 Committee's recommendations and reports are advisory only.

## Committee Tasks

When making recommendations, Committee should consider:

- Square footage, condition and location of property
- District's current and future facilities needs based on projected school enrollment and other data
- Community priorities and input regarding acceptable uses of space
- Feasibility for use and alternative uses
- Whether District will be able to sell, lease or exchange property for a sufficient amount given current market conditions





# Future Meetings





## Future Meetings

- Review enrollment data and property information.
- Consider recommendation declaring property surplus and stating acceptable uses.
- Assign a Committee member to write advisory report or to review the advisory report written by District staff based on Committee recommendations



## Future Meetings



- Adopt recommendation declaring property surplus and stating acceptable uses.
- Review and approve the advisory report.

# Questions





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**Devon B. Lincoln**

*Partner*

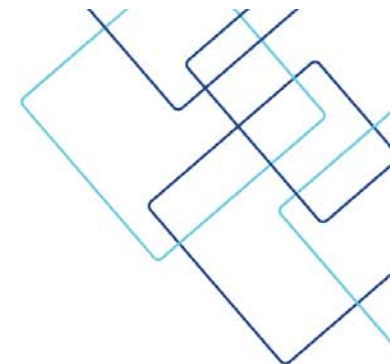
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*Or any of the attorneys  
in one of our 8 offices.*







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**PASO ROBLES JOINT UNIFIED  
SCHOOL DISTRICT**

**ENROLLMENT ANALYSIS**

**AUGUST 27, 2020**





# TOC

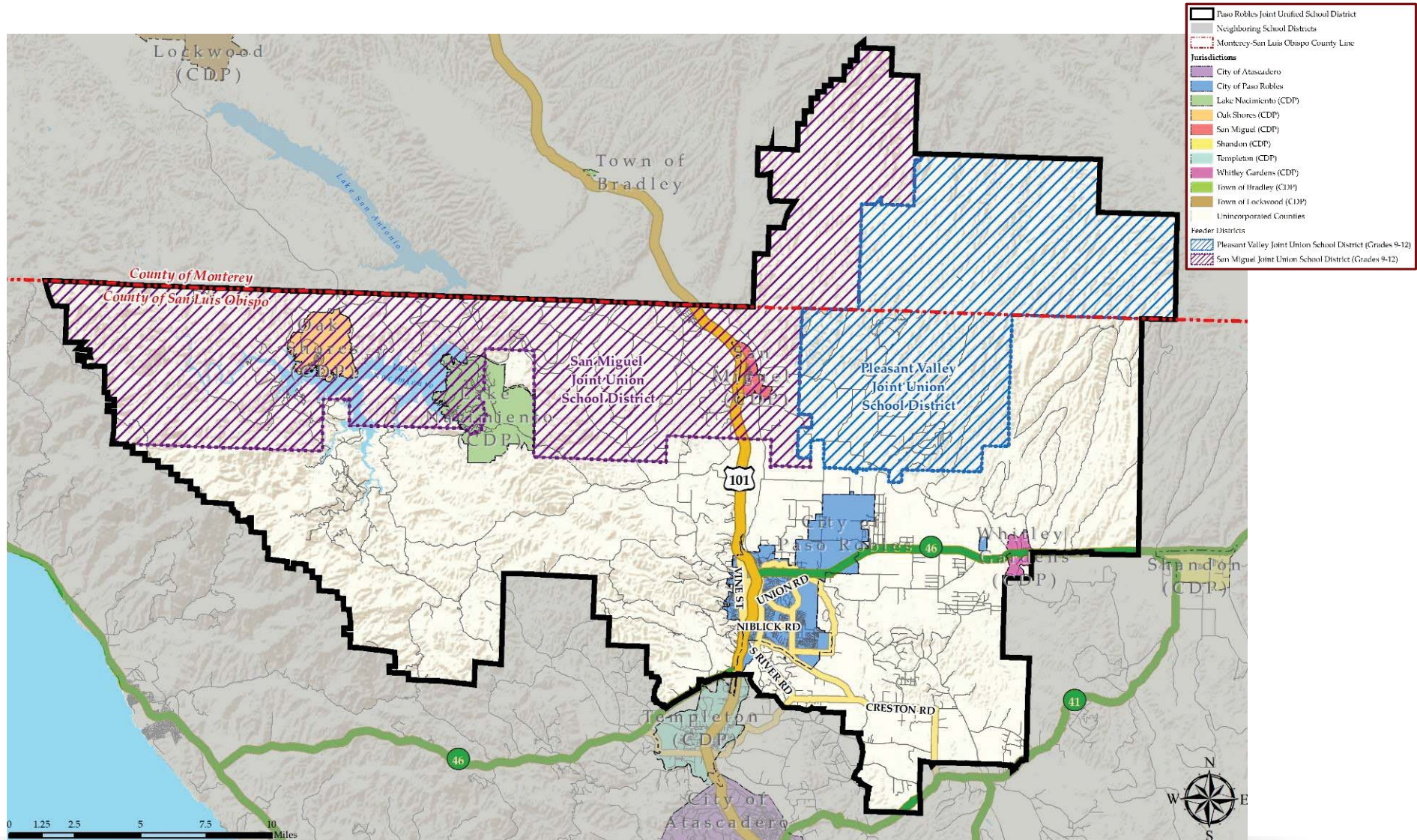
- 1 INTRODUCTION
- 2 OVERVIEW OF ENROLLMENT
- 3 INPUTS & METHODOLOGY
- 4 DISTRICTWIDE ENROLLMENT PROJECTIONS
- 5 DISTRICTWIDE ENROLLMENT PROJECTIONS EXCLUDING OLSEN-CHANDLER RANCH SOUTH SPECIFIC PLAN





# INTRODUCTION

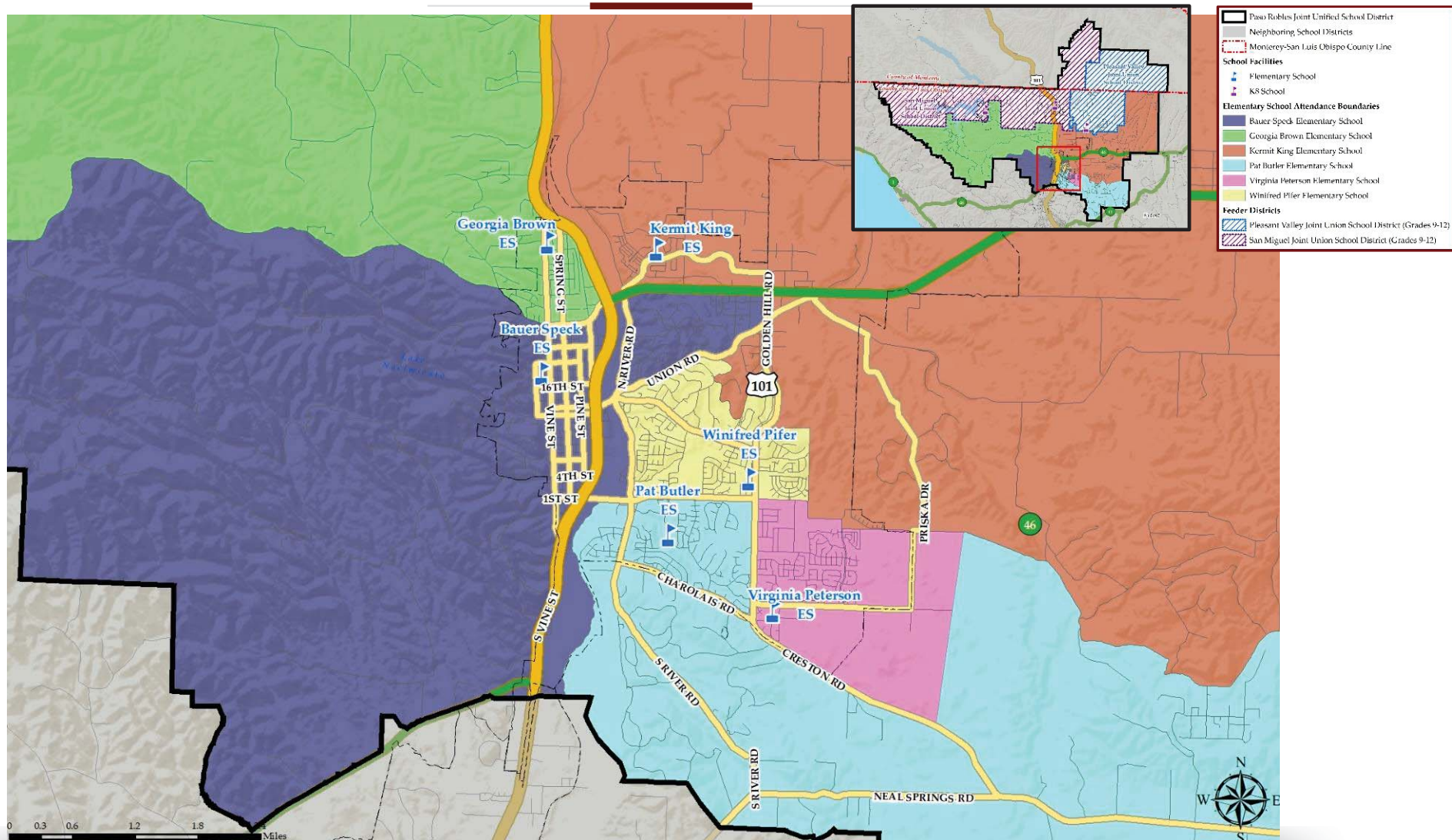
# DISTRICT OVERVIEW





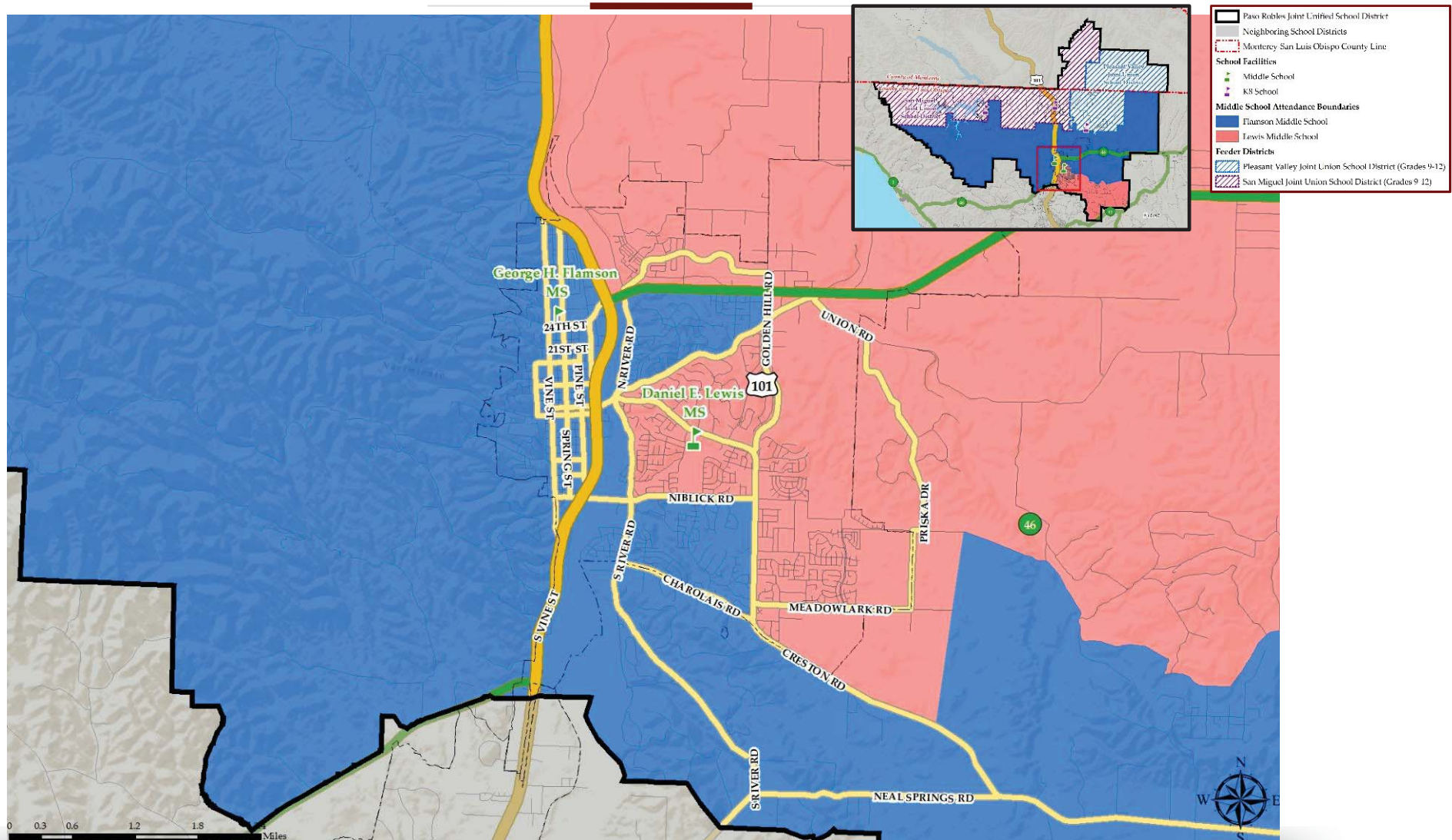
# ATTENDANCE BOUNDARIES

## ELEMENTARY SCHOOL



# ATTENDANCE BOUNDARIES

## MIDDLE SCHOOL



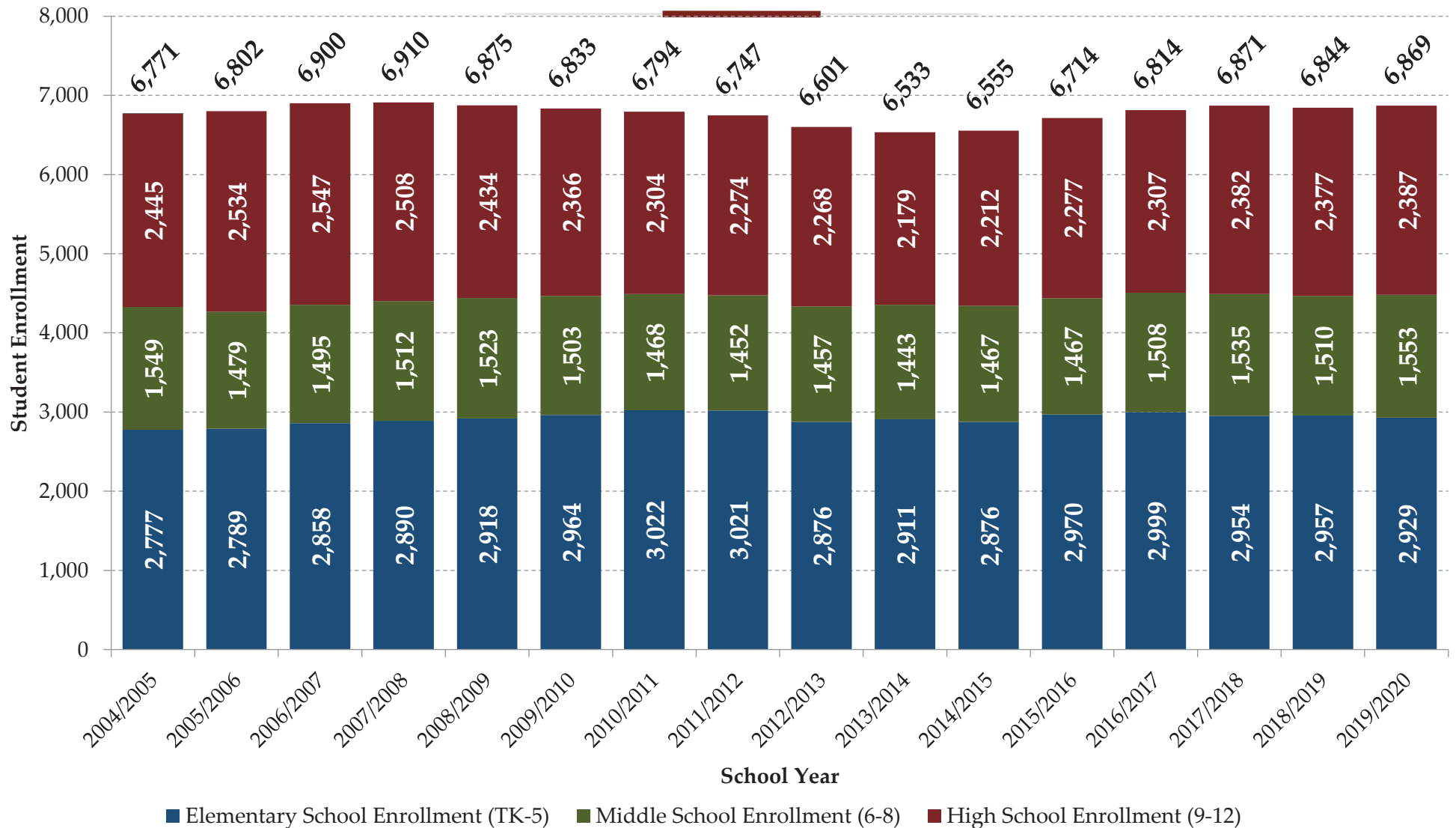




# OVERVIEW OF ENROLLMENT

# HISTORICAL ENROLLMENT

BY SCHOOL LEVEL<sup>[1]</sup>



[1] School year 2019/2020 enrollment is based on data provided by the School District. All other years are based on CBEDs.

# HISTORICAL ENROLLMENT OVERVIEW

## INTER-DISTRICT TRANSFER TRENDS

Item	2016/2017	2017/2018	2018/2019	2019/2020
Total Incoming Transfers <sup>[1]</sup>	379	398	459	436
Total Enrollment	6,814	6,871	6,844	6,869
Percentage	5.56%	5.79%	6.71%	6.35%

[1] Total Incoming Transfer student information is based on data provided by the School District.

# CURRENT ENROLLMENT

## 2019/2020 ENROLLMENT BY SCHOOL OF ATTENDANCE

School of Attendance	Enrollment By Grade														
	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Bauer-Speck ES	29	62	63	67	69	82	62	0	0	0	0	0	0	0	434
Brown ES	28	103	128	118	99	97	94	0	0	0	0	0	0	0	667
Butler ES	0	77	77	84	88	71	72	0	0	0	0	0	0	0	469
King ES	0	78	79	69	72	89	82	0	0	0	0	0	0	0	469
Peterson ES	29	54	59	61	77	75	91	0	0	0	0	0	0	0	446
Pifer ES	29	54	56	83	86	63	60	0	0	0	0	0	0	0	431
<b>ES Subtotal</b>	<b>115</b>	<b>428</b>	<b>462</b>	<b>482</b>	<b>491</b>	<b>477</b>	<b>461</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,916</b>
Flamson MS	0	0	0	0	0	0	0	262	268	274	0	0	0	0	804
Lewis MS	0	0	0	0	0	0	0	230	223	280	0	0	0	0	733
<b>MS Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>492</b>	<b>491</b>	<b>554</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,537</b>
Paso Robles HS	0	0	0	0	0	0	0	0	0	0	585	597	553	442	2,177
Independence HS	0	0	0	0	0	0	0	0	0	0	6	21	26	32	85
Liberty HS	0	0	0	0	0	0	0	0	0	0	0	0	14	109	123
<b>HS Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>591</b>	<b>618</b>	<b>593</b>	<b>583</b>	<b>2,385</b>
Non-Public School	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
PRISC	0	3	0	3	1	1	4	5	7	5	0	0	0	0	29
<b>Alternative School Subtotal</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>31</b>
<b>Grand Total</b>	<b>115</b>	<b>431</b>	<b>462</b>	<b>485</b>	<b>492</b>	<b>478</b>	<b>465</b>	<b>497</b>	<b>498</b>	<b>559</b>	<b>591</b>	<b>619</b>	<b>594</b>	<b>583</b>	<b>6,869</b>



# ELEMENTARY SCHOOLS OVERVIEW

## INTRA-DISTRICT TRANSFER TRENDS SCHOOL YEAR 2019/2020<sup>[1]</sup>

School of Residence	School of Attendance							
	Bauer-Speck ES	Brown ES	Butler ES	King ES	Peterson ES	Pifer ES	PRISC	Total
Bauer-Speck ES	167	93	42	58	31	38	0	429
Brown ES	130	220	30	35	16	32	3	466
Butler ES	32	62	266	21	107	37	0	525
King ES	26	69	20	261	12	27	4	419
Peterson ES	14	50	41	19	212	38	0	374
Pifer ES	36	82	54	52	42	244	3	513
IDT - Total	29	90	16	23	25	12	2	197
IDT - Pleasant Valley JUSD	1	5	1	4	1	0	0	12
IDT - San Miguel JUSD	19	28	8	13	8	4	0	80
IDT - Other School Districts	9	57	7	6	16	8	2	105
Unknown <sup>[2]</sup>	0	1	0	0	1	3	0	5
<b>Total</b>	<b>434</b>	<b>667</b>	<b>469</b>	<b>469</b>	<b>446</b>	<b>431</b>	<b>12</b>	<b>2,928</b>

[1] 2019/2020 Intra-District Transfer Trends are based on student information provided by the School District.

[2] Due to incomplete address information, Cooperative Strategies was unable to determine the home attendance boundaries for select students.

# MIDDLE SCHOOLS OVERVIEW

## INTRA-DISTRICT TRANSFER TRENDS SCHOOL YEAR 2019/2020<sup>[1]</sup>

Elementary School of Residence	School of Attendance			
	Flamson MS*	Lewis MS**	PRISC	Total
Bauer-Speck ES*	168	74	0	242
Brown ES*	172	42	3	217
Butler ES*	149	105	4	258
King ES**	48	153	2	203
Peterson ES**	56	172	2	230
Pifer ES**	66	210	3	279
IDT - Total	72	45	3	120
IDT - Pleasant Valley JUSD	4	5	0	9
IDT - San Miguel JUSD	43	28	2	73
IDT - Other School Districts	25	12	1	38
Unknown <sup>[2]</sup>	2	3	0	5
<b>Total</b>	<b>733</b>	<b>804</b>	<b>17</b>	<b>1,554</b>

[1] 2019/2020 Intra-District Transfer Trends are based on student information provided by the School District.

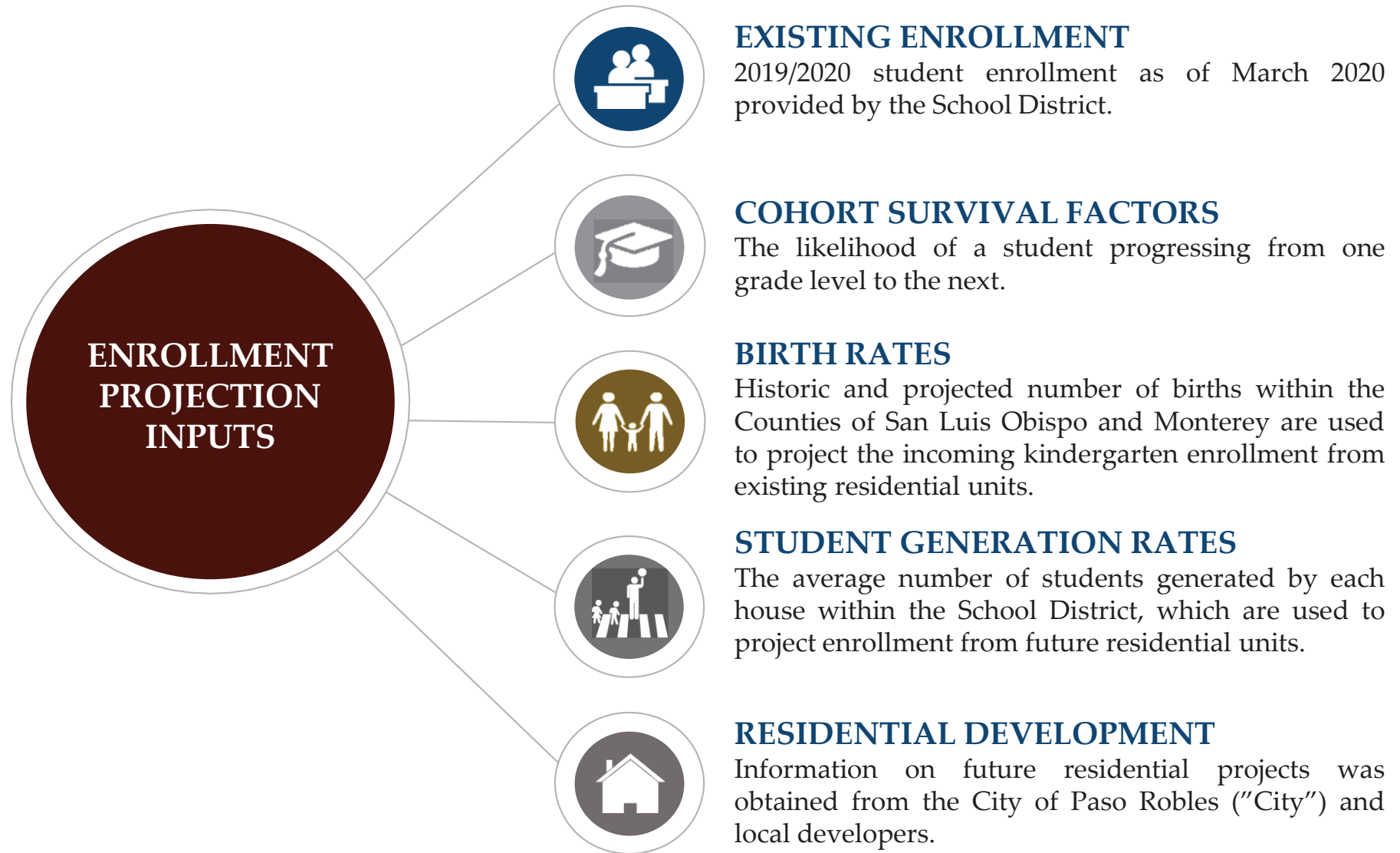
[2] Due to incomplete address information, Cooperative Strategies was unable to determine the home attendance boundaries for select students.



# INPUTS & METHODOLOGY

# INPUTS & METHODOLOGY

## OVERVIEW



# INPUTS & METHODOLOGY

## COHORT SURVIVAL SCHOOL FACTORS<sup>[1][2]</sup>

School of Residence	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
Bauer-Speck ES	97.7%	88.7%	96.4%	94.8%	100.6%							
Brown ES	101.3%	101.5%	100.0%	105.2%	102.6%							
Butler ES	104.9%	104.8%	108.5%	96.3%	105.0%							
King ES	99.9%	100.9%	97.8%	106.3%	101.6%							
Peterson ES	108.0%	106.2%	98.9%	101.7%	100.0%							
Pifer ES	104.5%	103.5%	103.7%	102.8%	97.0%							
Flamson MS						96.2%	99.5%	99.0%				
Lewis MS						100.9%	103.6%	103.8%				
Paso Robles HS									107.0%	99.6%	97.4%	101.5%
Pleasant Valley JUSD	100.0%	97.2%	93.9%	97.6%	97.0%	95.2%	90.4%	94.6%				
San Miguel JUSD	100.0%	97.2%	93.9%	97.6%	97.0%	95.2%	90.4%	94.6%				

[1] Cohorts are calculated on a four-year weighted average based on school of residence.

[2] TK-K Cohort is assumed to be 100.00%.

# INPUTS & METHODOLOGY

## BIRTH RATES

Birth Year	Actual Births by ZIP Code <sup>[1]</sup>	Actual/ Projected County Births <sup>[2]</sup>	Birth Rate	TK/K Enrollment Year	Actual/Projected Kindergarten Enrollment
2014	738		N/A	2019/2020	546
2015	736		99.73%	2020/2021	543
2016	730		99.18%	2021/2022	545
2017	722		98.90%	2022/2023	545
2018	693	8,937	95.98%	2023/2024	534
2019		8,841	98.93%	2024/2025	538
2020		8,858	100.19%	2025/2026	549
2021		8,786	99.19%	2026/2027	554
2022		8,742	99.50%	2027/2028	560
2023		8,684	99.34%	2028/2029	561
2024		8,583	98.84%	2029/2030	561

[1] Information on actual births in ZIP Codes 93446, 93451, & 93465 obtained from the California Department of Public Health (“CDPH”).

[2] Actual and Projected births as documented for the County by the California Department of Finance (“DOF”).

[3] Projected kindergarten enrollment includes students projected to be generated from future residential development.

# INPUTS & METHODOLOGY

## STUDENT GENERATION RATES (“SGRs”)

Single Family Detached Units		
Grade Level	SFD SGF	Students Per 100 Homes
Elementary School (TK-5)	0.1224	12.24
Middle School (6-8)	0.0460	4.60
High School (9-12)	0.0669	6.69
Total	0.2353	23.53
Multifamily Attached Units		
Grade Level	MFA SGF	Students Per 100 Homes
Elementary School (TK-5)	0.1195	11.95
Middle School (6-8)	0.0436	4.36
High School (9-12)	0.0695	6.95
Total	0.2326	23.26

# INPUTS & METHODOLOGY

## FUTURE RESIDENTIAL DEVELOPMENT<sup>[1]</sup>

PROJECTED ANNUAL RESIDENTIAL DEVELOPMENT			
Year	SFD	MF	Total <sup>[2]</sup>
2019/2020	38	6	44
2020/2021	161	99	260
2021/2022	152	24	176
2022/2023	172	80	252
2023/2024	282	73	355
2024/2025	339	54	393
2025/2026	187	208	395
2026/2027	180	136	316
2027/2028	180	0	180
2028/2029	180	0	180
2029/2030	180	0	180
Total	2,051	680	2,731

[1] Based on information obtained from the City and Counties

[2] Inclusive of residential units projected from the Olsen-South Chandler Ranch Specific Plan.

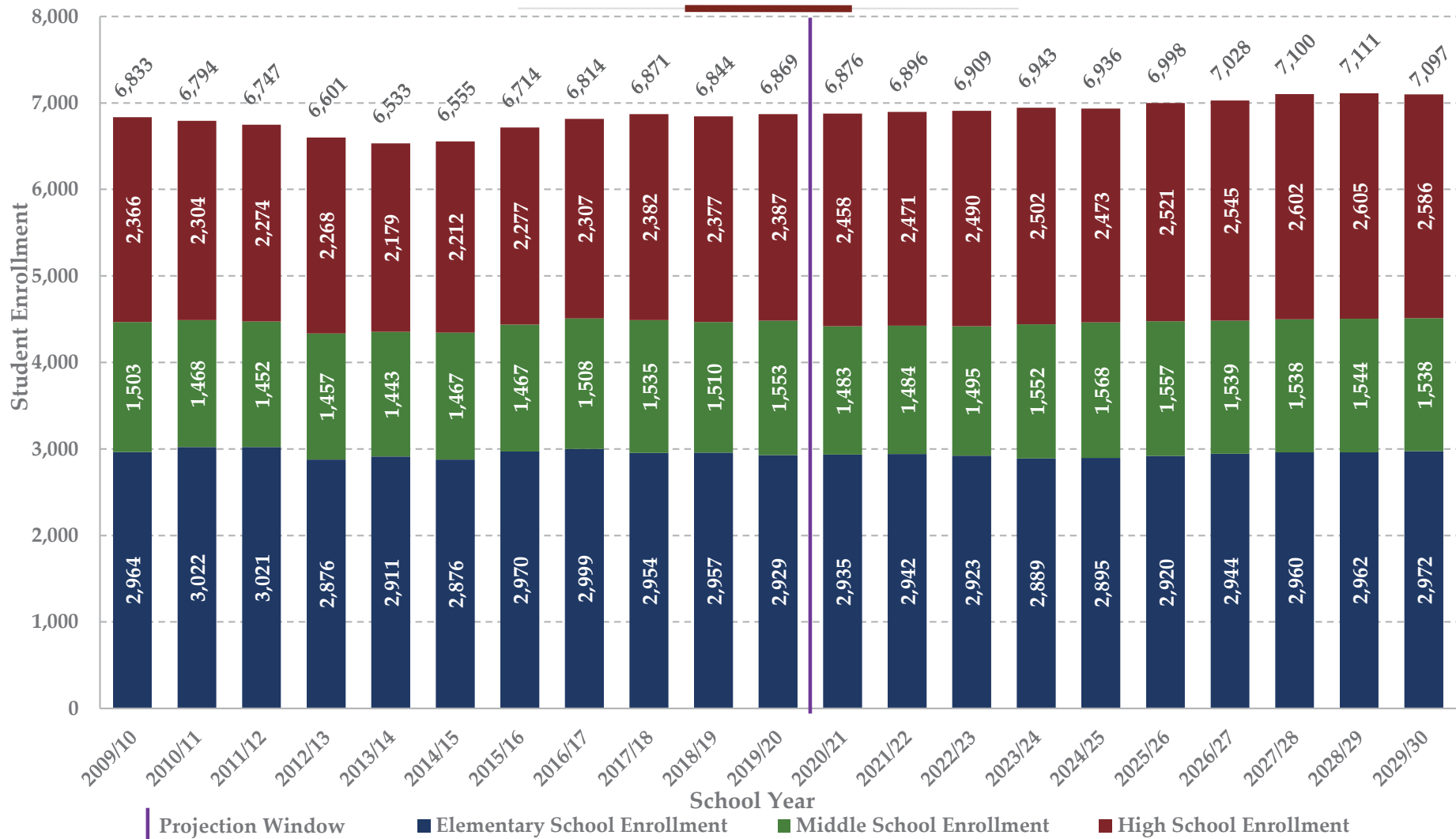




# DISTRICTWIDE ENROLLMENT PROJECTION

# ENROLLMENT PROJECTION

## DISTRICTWIDE STUDENT ENROLLMENT PROJECTIONS BY SCHOOL YEAR<sup>[1][2]</sup>



[1] School year 2019/2020 enrollment is based on data provided by the School District. All prior years are based on data provided by CDE.

[2] Projected Enrollment may not sum due to rounding.

# ENROLLMENT PROJECTION

## BY GRADE

Grade Level	2019/20	2020/21	2021/22	2022/23	2029/30
Transitional Kindergarten	115	114	114	114	114
Kindergarten	431	429	431	431	446
1 <sup>st</sup> Grade	462	450	453	453	470
2 <sup>nd</sup> Grade	485	461	453	454	472
3 <sup>rd</sup> Grade	492	502	481	472	487
4 <sup>th</sup> Grade	478	491	505	481	487
5 <sup>th</sup> Grade	465	488	505	518	495
6 <sup>th</sup> Grade	497	464	489	507	495
7 <sup>th</sup> Grade	498	501	472	496	511
8 <sup>th</sup> Grade	559	518	523	493	532
9 <sup>th</sup> Grade	591	663	616	645	644
10 <sup>th</sup> Grade	619	583	659	611	635
11 <sup>th</sup> Grade	594	605	574	646	641
12 <sup>th</sup> Grade	583	606	621	588	666
<b>Total<sup>[1]</sup></b>	<b>6,869</b>	<b>6,876</b>	<b>6,896</b>	<b>6,909</b>	<b>7,097</b>
<b>Annual Growth/(Decline)</b>	<b>N/A</b>	<b>7</b>	<b>20</b>	<b>12</b>	<b>(14)</b>
<b>Cumulative Growth/(Decline)</b>	<b>N/A</b>	<b>7</b>	<b>27</b>	<b>40</b>	<b>228</b>

[1] Numbers may not sum due to rounding.

# ENROLLMENT PROJECTION

## ELEMENTARY SCHOOL ENROLLMENT

School of Residence	2019/20	2020/21	2021/22	2022/23	2029/30
Bauer-Speck ES	429	413	380	379	366
Brown ES	466	490	509	513	501
Butler ES	525	529	543	540	494
King ES	419	405	390	361	399
Peterson ES	374	374	385	392	480
Pifer ES	513	523	534	537	535
IDT	197	197	197	197	197
Unknown	5	5	5	4	0
<i>ES Total (Grades TK-5)<sup>[1]</sup></i>	2,928	2,935	2,942	2,923	2,972
Annual Growth/(Decline)	N/A	7	6	(19)	10
Cumulative Growth/(Decline)	N/A	7	14	(5)	44

[1] Numbers may not sum due to rounding.

# ENROLLMENT PROJECTION

## MIDDLE SCHOOL AND HIGH SCHOOL ENROLLMENT

School of Residence	2019/20	2020/21	2021/22	2022/23	2029/30
Flamson MS	717	676	698	670	676
Lewis MS	712	683	666	704	743
IDT	120	120	120	120	120
Unknown	5	4	0	1	0
<i>MS Total (Grades 6-8)<sup>[1]</sup></i>	<i>1,554</i>	<i>1,483</i>	<i>1,484</i>	<i>1,495</i>	<i>1,538</i>
Annual Growth/(Decline)	N/A	(71)	(70)	(59)	(5)
Cumulative Growth/(Decline)	N/A	(71)	1	11	(16)
Paso Robles HS	2,253	2,323	2,338	2,362	2,463
IDT	119	119	119	119	119
Unknown	15	16	14	9	4
<i>HS Total (Grades 9-12)<sup>[1]</sup></i>	<i>2,387</i>	<i>2,458</i>	<i>2,471</i>	<i>2,490</i>	<i>2,586</i>
Annual Growth/(Decline)	N/A	71	13	20	(19)
Cumulative Growth/(Decline)	N/A	71	84	103	199

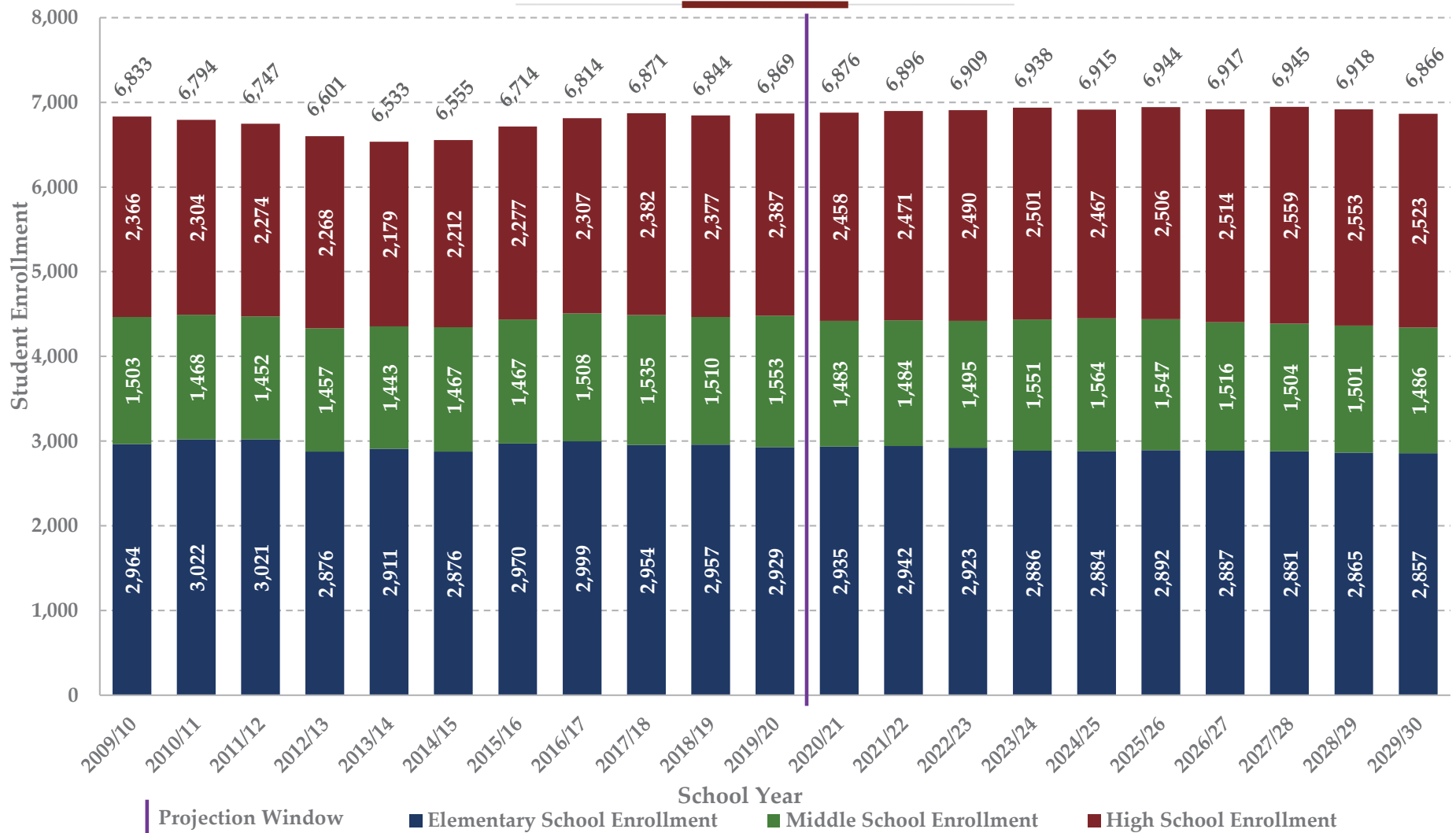
[1] Numbers may not sum due to rounding.



# **DISTRICTWIDE ENROLLMENT PROJECTION EXCLUDING OLSEN- CHANDLER RANCH SOUTH SPECIFIC PLAN**

# ENROLLMENT PROJECTION

## DISTRICTWIDE STUDENT ENROLLMENT PROJECTIONS BY SCHOOL YEAR<sup>[1][2]</sup>



[1] School year 2019/2020 enrollment is based on data provided by the School District. All prior years are based on data provided by CDE.

[2] Projected Enrollment may not sum due to rounding.



# ENROLLMENT PROJECTION

## BY GRADE

Grade Level	2019/20	2020/21	2021/22	2022/23	2029/30
Transitional Kindergarten	115	114	114	114	110
Kindergarten	431	429	431	431	429
1 <sup>st</sup> Grade	462	450	453	453	452
2 <sup>nd</sup> Grade	485	461	453	454	453
3 <sup>rd</sup> Grade	492	502	481	472	469
4 <sup>th</sup> Grade	478	491	505	481	469
5 <sup>th</sup> Grade	465	488	505	518	476
6 <sup>th</sup> Grade	497	464	489	507	477
7 <sup>th</sup> Grade	498	501	472	496	494
8 <sup>th</sup> Grade	559	518	523	493	515
9 <sup>th</sup> Grade	591	663	616	645	627
10 <sup>th</sup> Grade	619	583	659	611	620
11 <sup>th</sup> Grade	594	605	574	646	626
12 <sup>th</sup> Grade	583	606	621	588	651
<b>Total<sup>[1]</sup></b>	<b>6,869</b>	<b>6,876</b>	<b>6,896</b>	<b>6,909</b>	<b>6,866</b>
<b>Annual Growth/(Decline)</b>	<b>N/A</b>	<b>7</b>	<b>20</b>	<b>12</b>	<b>(52)</b>
<b>Cumulative Growth/(Decline)</b>	<b>N/A</b>	<b>7</b>	<b>27</b>	<b>40</b>	<b>(3)</b>

[1] Numbers may not sum due to rounding.



# ENROLLMENT PROJECTION

## ELEMENTARY SCHOOL ENROLLMENT

School of Residence	2019/20	2020/21	2021/22	2022/23	2029/30
Bauer-Speck ES	429	413	380	379	366
Brown ES	466	490	509	513	501
Butler ES	525	529	543	540	494
King ES	419	405	390	361	343
Peterson ES	374	374	385	392	422
Pifer ES	513	523	534	537	535
IDT	197	197	197	197	197
Unknown	5	5	5	4	0
<i>ES Total (Grades TK-5)<sup>[1]</sup></i>	2,928	2,935	2,942	2,923	2,857
Annual Growth/(Decline)	N/A	7	6	(19)	(8)
Cumulative Growth/(Decline)	N/A	7	14	(5)	(71)

[1] Numbers may not sum due to rounding.

# ENROLLMENT PROJECTION

## MIDDLE SCHOOL AND HIGH SCHOOL ENROLLMENT

School of Residence	2019/20	2020/21	2021/22	2022/23	2029/30
Flamson MS	717	676	698	670	676
Lewis MS	712	683	666	704	690
IDT	120	120	120	120	120
Unknown	5	4	0	1	0
<b><i>MS Total (Grades 6-8)<sup>[1]</sup></i></b>	<b>1,554</b>	<b>1,483</b>	<b>1,484</b>	<b>1,495</b>	<b>1,486</b>
<b>Annual Growth/(Decline)</b>	<b>N/A</b>	<b>(71)</b>	<b>1</b>	<b>11</b>	<b>(15)</b>
<b>Cumulative Growth/(Decline)</b>	<b>N/A</b>	<b>(71)</b>	<b>(70)</b>	<b>(59)</b>	<b>(68)</b>
Paso Robles HS	2,253	2,323	2,338	2,362	2,400
IDT	119	119	119	119	119
Unknown	15	16	14	9	4
<b><i>HS Total (Grades 9-12)<sup>[1]</sup></i></b>	<b>2,387</b>	<b>2,458</b>	<b>2,471</b>	<b>2,490</b>	<b>2,523</b>
<b>Annual Growth/(Decline)</b>	<b>N/A</b>	<b>71</b>	<b>13</b>	<b>20</b>	<b>(29)</b>
<b>Cumulative Growth/(Decline)</b>	<b>N/A</b>	<b>71</b>	<b>84</b>	<b>103</b>	<b>136</b>

[1] Numbers may not sum due to rounding.



Questions

**NOTE:**

“Site Capacity of classrooms” plus “Rooms used for other programs” equals TOTAL SITE CAPACITY



## CAMPUS STUDENT CAPACITIES

### OBSERVATIONS FROM SITE MAPS & MASTER PLAN

#### Pat Butler Elementary School

Acreage: 10.88 Acres, 9.0 usable, 8.0 useable less parking

**Site Capacity of classrooms: 540 Corona Capacity: 360**

**Rooms used for other programs: 240 Corona Capacity: 160**

Classroom Space: 22 Base Classrooms

Including: Learning Center Room, VAPA Room, STEAM Room, Opportunity Room

4 Relocatables: (2) PRYDE After School Program Rooms, Professional Development Room, Keyboarding Room

#### Kermit King Elementary School

Acreage: 11.73 Acres, 11.6 usable, 10.62 useable less parking

**Site Capacity of classrooms: 690 Corona Capacity: 460**

**Rooms used for other programs: 240 Corona Capacity: 160**

Classroom Space: 29 Base Classrooms

Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room, SDC Kindergarten Room

2 Relocatables: (1) PRYDE After School Program Room, Professional Development Room

#### Georgia Brown Dual Immersion Magnet School

Acreage: 8.3 Acres, 7.23 usable, 6.85 useable less parking

**Site Capacity of classrooms: 690 Corona Capacity: 460**

**Rooms used for other programs: 240 Corona Capacity: 160**

Classroom Space: 27 Base Classrooms

Including: Learning Center Room, VAPA Room, STEAM Room, Keyboarding Room

4 Relocatables: (2) PRYDE After School Program Rooms, First Five, Professional Development Room

**NOTE:**

“Site Capacity of classrooms” plus “Rooms used for other programs” equals TOTAL SITE CAPACITY

**Winifred Pifer Elementary School**

Acreage: 14.5 Acres, 13.8 usable, 12.6 useable less parking

<b>Site Capacity of classrooms:</b>	<b>600</b>	<b>Corona Capacity:</b>	<b>400</b>
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<b>Rooms used for other programs:</b>	<b>360</b>	<b>Corona Capacity:</b>	<b>240</b>
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Classroom Space: 25 Base Classrooms

Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room

7 Relocatables: (4) ASES After School Program Rooms, Professional Development Room, (2) Campus Connection Rooms

**Virginia Peterson Elementary School**

Acreage: 10.7 Acres, 9.8 usable, 9.0 useable less parking

<b>Site Capacity of classrooms:</b>	<b>630</b>	<b>Corona Capacity:</b>	<b>420</b>
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<b>Rooms used for other programs:</b>	<b>270</b>	<b>Corona Capacity:</b>	<b>180</b>
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Classroom Space: 26 Base Classrooms

Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room

4 Relocatables: (2) ASES After School Program Rooms, Professional Development, Campus Connection Room

**Marie BauerPreschool**

Acreage: 2.50 Acres, 2.30 usable, 1.9 useable less parking

<b>Site Capacity of classrooms:</b>	<b>270</b>	<b>Corona Capacity:</b>	<b>180</b>
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<b>Rooms used for other programs:</b>	<b>30</b>	<b>Corona Capacity:</b>	<b>20</b>
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Classroom Space: 9 Classrooms

1 Relocatable: After School Program

**Glen Speck Academy of the Arts**

Acreage: 9.24 Acres, 9.0 usable, 8.5 useable less parking

<b>Site Capacity of classrooms:</b>	<b>660</b>	<b>Corona Capacity:</b>	<b>440</b>
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<b>Rooms used for other programs:</b>	<b>0</b>	<b>Corona Capacity:</b>	<b>0</b>
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Classroom Space: 22 Base Classrooms

Phase 2 in design

**NOTE:**

“Site Capacity of classrooms” plus “Rooms used for other programs” equals TOTAL SITE CAPACITY

**Daniel E. Lewis Middle School**

Acreage: 9.7 Acres, 9.3 usable, 7.9 useable less parking

<b>Site Capacity of classrooms:</b>	<b>864</b>	<b>Corona Capacity:</b>	<b>540</b>
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<b>Rooms used for other programs:</b>	<b>256</b>	<b>Corona Capacity:</b>	<b>160</b>
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Classroom Space: 35 Base Classrooms

Including: (3) Learning Center Rooms, Art Room, Dance Room, Choir Room, Band Room, Professional Development Room

**George H. Flamson Middle School**

Acreage: 20.2 Acres, 19 usable, 12.3 useable less parking and stadium

<b>Site Capacity of classrooms:</b>	<b>1056</b>	<b>Corona Capacity:</b>	<b>660</b>
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<b>Rooms used for other programs:</b>	<b>352</b>	<b>Corona Capacity:</b>	<b>220</b>
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Classroom Space: 44 Base Classrooms including New 10 Classroom Building

Including: (3) Learning Center Rooms, Art Room, Band Room, Choir Room, Dance Room, Opportunity Room, Professional Development Room & (2) Campus Connection

**Paso Robles High School**

Acreage: 44 Acres, 41.8 usable, 37 useable less parking, 3.8 acreage used at War

<b>Site Capacity of classrooms:</b>	<b>3710</b>	<b>Corona Capacity:</b>	<b>2100</b>
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<b>Rooms used for other programs:</b>	<b>700</b>	<b>Corona Capacity:</b>	<b>400</b>
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Classroom Space: 106 Base Classrooms + Gil asa gym, New gym, activity room, weight room, Ag barn, welding shop, auto shop, PAC, 3 computer labs, boys and girls lockers, career center, Library, leadership Art room, 6 rooms total in the 800's and 900's hallways, 5 breakrooms, carpentry room.

**Liberty/Independence High School**

Acreage: 5.67 Acres, 5.5 usable, 5.5 useable less parking

<b>Site Capacity of classrooms:</b>	<b>385</b>	<b>Corona Capacity:</b>	<b>220</b>
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<b>Rooms used for other programs:</b>	<b>140</b>	<b>Corona Capacity:</b>	<b>80</b>
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Classroom Space: 15 Base Classrooms

Including: (2) Training/PD Rooms, (2) Computer Labs



# MEASURE M PROJECT & MASTERPLAN UPDATE

Slides 1-16 Presented to Board of Trustees – January 25, 2020

Slides 17-22 Presented to Board of Trustees – September 8, 2020

Slides 23-26 Updated for 7-11 Committee – September 24, 2020





# MEASURE M BALLOT LANGUAGE

## EXHIBIT B

### BALLOT MEASURE ABBREVIATED FORM

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To repair, acquire, upgrade, equip and construct school classrooms and facilities including science, technology, engineering, arts, and math classrooms; expand career technical education; replace aging portables, fix leaky roofs, repair deteriorating plumbing/ electrical wiring; and improve building earthquake safety, shall the School Facilities Improvement District No.1 of Paso Robles Joint Unified School District be authorized to issue \$95,000,000 of bonds with legal interest rates, independent citizens' oversight, annual audits, all funds spent on local schools and not for administrator salaries or taken by the State?

Bonds—Yes

Bonds—No

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# CITIZENS COMMITTEE REPORT AKA “KRUM REPORT”

- July 2019 – Krum Committee reviewed the 2016 Facility Masterplan
- Site visits and interviews with principals, MOT, and facilities project manager
- Summary of recommendations – new priorities
  - Roof renovations
  - HVAC renovations
  - Shade covers
- Summary of recommendations – reduced importance
  - Playfield renovations.
  - Parking lot and drop-off improvements
  - Admin and library improvements at Lewis
  - Redirect funding from additional classrooms to other projects



# CURRENT PROJECT LIST

- Masterplan was developed in 2016
- Project list approved October 10, 2017
- No updates as of today
- Flat to declining enrollment requires changes to the masterplan
- Focus of 2017 project list -
  - Replacing relocatable classrooms
    - Construction of 80 new classrooms and demolition of 46 relocatable
  - Playfield renovation
  - Parking lot / drop off improvements

Per 2018 Developer Fee Justification Study

Existing School Facilities Capacity and Student Enrollment

School Level <sup>[1]</sup>	2018/2019 Facilities Capacity <sup>[2]</sup>	2018/2019 Student Enrollment <sup>[3]</sup>	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	3,672	3,431	241
Middle School (Grades 7-8)	1,210	993	217
High School (Grades 9-12)	2,719	2,382	337
Total	7,601	6,806	795

- Enrollment 2020/21 = 6,644



## Total Program Cost

<u>School Site</u>	<u>Potential Priority List A</u>
Pat Butler	\$3,720,000
Kermit King	\$4,170,000
Georgia Brown	\$13,850,000
Winifred Pifer	\$590,000
Virginia Peterson	\$4,590,000
Marie Bauer	\$11,080,000
Glen Speck	\$21,980,000
Daniel Lewis	\$16,750,000
George Flamson	\$12,567,000
Aquatics Complex	\$5,700,000
<b>TOTAL</b>	<b>\$94,997,000</b>

## FUNDING ALLOCATION APPROVED OCT, 2017

- This allocation did not breakdown construction costs, soft costs, or architect fees.
- This allocation did not include a specific project for the Temporary Campus
- This allocation did not include the costs for project manager, or program operational costs (Colbi software, advertising, legal, etc.)



# PROJECT LIST — PAT BUTLER

## Pat Butler Elementary School

Acreage: 10.88 Acres, 9.0 usable, 8.0 useable less parking

Current Enrollment: 441

Projected Enrollment 2022: 571

School Size Capacity: 504

Class Size Average: 28

Classroom Space: 22 Base Classrooms

Including: Learning Center Room, VAPA Room, STEAM Room, Opportunity Room

4 Relocatables: (2) PRYDE After School Program Rooms, Professional Development Room, Keyboarding Room

### Potential Priority List A:

1. Four New Classrooms:	\$2,060,000
2. ADA Compliance for Access from Blacktop to Field:	\$200,000
3. Remove One Relocatable:	\$10,000
4. Re-grading Fields:	\$500,000
5. Student Drop-off, Reconfigure Parking and Retaining Wall:	\$950,000
<b>Total Projected Cost:</b>	<b>\$3,720,000</b>

- Recommendation -
- Shade Structure
- HVAC Upgrades
- Roofing Replacement
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Stay within the current funding allocation



# PROJECT LIST — KERMIT KING

## Kermit King Elementary School

Acreage: 11.73 Acres, 11.66 usable, 10.62 useable less parking  
Current Enrollment: 492  
Projected Enrollment 2022: 604  
School Size Capacity: 644  
Class Size Average: 28  
Classroom Space: 29 Base Classrooms  
Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room, SDC Kindergarten Room  
2 Relocatables: (1) PRYDE After School Program Room, Professional Development Room

Potential Priority List A:

1. Six New Classrooms:	\$3,780,000
2. Remove One Relocatable:	\$10,000
3. Field Renovation:	\$380,000
Total Projected Cost:	\$4,170,000

- Recommendation -
- HVAC Upgrades
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Lighting and control upgrades
- Reduce allocation



# PROJECT LIST — GEORGIA BROWN

## Georgia Brown Dual Immersion Magnet School

Acreage: 8.3 Acres, 7.23 usable, 6.85 useable less parking

Current Enrollment: 577

Projected Enrollment 2022: 644

School Size Capacity: 644

Class Size Average: 28

Classroom Space: 27 Base Classrooms

Including: Learning Center Room, VAPA Room, STEAM Room, Keyboarding Room

4 Relocatables: (2) PRYDE After School Program Rooms, First Five, Professional Development Room

### Potential Priority List A:

1. 10 New Classrooms:	\$7,540,000
2. Remove Six Relocatables:	\$60,000
3. Renovate Fields:	\$430,000
4. Modernize Kindergarten:	\$2,150,000
5. Major Modernization:	\$2,350,000
6. Expand Hard Court:	\$700,000
7. Improve Student Drop-off:	\$330,000
8. Improve Bus Drop-off:	\$290,000

**Total Projected Cost:** \$13,850,000

- Recommendation -
- Modernize/Replace classrooms
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Cafeteria upgrade
- Increase funding allocation





# PROJECT LIST — WINIFRED PIFER

## Winifred Pifer Elementary School

Acreage: 14.5 Acres, 13.8 usable, 12.6 useable less parking  
Current Enrollment: 439  
Projected Enrollment 2022: 537  
School Size Capacity: 560  
Class Size Average: 28  
Classroom Space: 25 Base Classrooms  
Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room  
7 Relocatables: (4) ASES After School Program Rooms, Professional Development Room, (2) Campus Connection Rooms

### Potential Priority List A:

1. Renovate Current Shade Structure:	\$220,000
2. Renovate Fields:	\$280,000
3. Improve Student Drop-off:	\$90,000
Total Projected Cost:	\$590,000

- Recommendation -
- Shade Structure
- HVAC Upgrades
- Roofing Replacement
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Increase allocation



# PROJECT LIST — VIRGINIA PETERSON

## Virginia Peterson Elementary School

Acreage: 10.7 Acres, 9.8 usable, 9.0 useable less parking

Current Enrollment: 452

Projected Enrollment 2022: 579

School Size Capacity: 588

Class Size Average: 28

Classroom Space: 26 Base Classrooms

Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Keyboarding Room

4 Relocatables: (2) ASES After School Program Rooms, Professional Development, Campus Connection Room

### Potential Priority List A:

1. Six New Classrooms:	\$3,520,000
2. Remove Two Relocatables:	\$20,000
3. Field Renovation:	\$380,000
4. Ramp to Playfields:	\$20,000
5. ADA – Flatwork Improvements:	\$650,000
<b>Total Projected Cost:</b>	<b>\$4,590,000</b>

- Recommendation -
- Shade Structure
- HVAC Upgrades
- Roofing Replacement
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Stay within the current funding allocation



# PROJECT LIST — MARIE BAUER

## Marie Bauer Preschool

Acreage: 2.5 Acres, 2.30 usable, 1.9. useable less parking

Current Enrollment: 188

Projected Enrollment 2022: TBD

School Size Capacity: TBD (based on programming)

Class Size Average: 25

Classroom Space: 10 Classrooms

Including: Office/Support/Parent Center

## Potential Priority List A:

1. Remove Existing Buildings:	\$520,000
2. Parking and Drop-off:	\$280,000
3. Ten New Classrooms and Support:	\$9,640,000
4. New Play Area:	\$350,000
5. New Parking:	\$290,000
<b>Total Projected Cost:</b>	<b>\$11,080,000</b>

- Project bid September 19, 2019
- Project awarded October 8, 2019
- \$10,513,428 (Construction costs only)
  - Estimate the actual cost will be close to \$12,800,000 (including architect fees, soft costs, etc.)
- Recommend No Changes



# PROJECT LIST — GLEN SPECK

## Glen Speck Academy of the Arts

Acreage: 9.24 Acres, 9 usable, 8.5 useable less parking

Current Enrollment: 512

Projected Enrollment 2022: 661

School Size Capacity: 588

Class Size Average: 28

Classroom Space: 29 Base Classrooms

Including: (2) Learning Center Rooms, VAPA Room, STEAM Room, Dance Room, Music Room, Professional Development, Keyboarding Room

### Potential Priority List A:

1. 20 New Classrooms:	\$12,810,000
2. Remove 14 Relocatables:	\$110,000
3. Demolish Structures/Antiquated Buildings:	\$630,000
4. Major Modernization Library:	\$630,000
5. Construct Computer Lab:	\$520,000
6. Student Restrooms:	\$310,000
7. School Office and Support:	\$1,790,000
8. Renovate Fields:	\$760,000
9. Hard Court Improvements:	\$520,000
10. Parking and Drop-off:	\$1,120,000
11. Major Modernization:	\$2,490,000
12. Expand Hard Court:	\$290,000
<b>Total Projected Cost:</b>	<b>\$21,980,000</b>

- Project bid September 19, 2019
- Project awarded January 25, 2020
- \$19,092,000
- Recommendation
  - Addition of new cafeteria / multi-purpose building
  - Addition of classrooms?



# PROJECT LIST — DANIEL LEWIS

## Daniel E. Lewis Middle School

Acreage: 9.7 Acres, 9.3 usable, 7.9 useable less parking

Current Enrollment: 757

Projected Enrollment 2022: 866

School Size Capacity: 836

Class Size Average: 32

Classroom Space: 35 Base Classrooms

Including: (3) Learning Center Rooms, Art Room, Dance Room, Choir Room, Band Room,  
Professional Development Room

### Potential Priority List A:

1. New Two Story Classroom Entry (10):	\$7,330,000
2. 5 New Classrooms:	\$5,470,000
3. Remove 2 Relocatables:	\$20,000
4. Demolish Antiquated Buildings (5):	\$190,000
5. Modernization Library:	\$1,000,000
6. Modernize Restrooms:	\$430,000
7. Modernize Locker Rooms:	\$910,000
8. Parking Drop-off:	\$1,400,000

Total Projected Cost: \$16,750,000

- Recommendation —
- Admin portion of buildings not needed
- HVAC Upgrades
- Roofing Replacement
- Infrastructure upgrades
  - (Fire alarms, EMS, PA, E-rate)
- Cafeteria upgrade/expand
- Demo of relocatable #254
- Reduce funding allocation



# PROJECT LIST — FLAMSON CLASSROOM

## George H. Flamson Middle School

Acreage: 20.2 Acres, 19 usable, 12.3 useable less parking and stadium

Current Enrollment: 680

Projected Enrollment 2022: 836

School Size Capacity: 836

Class Size Average: 32

Classroom Space: 35 Base Classrooms

Including: (3) Learning Center Rooms, Art Room, Band Room, Choir Room, Dance Room, Opportunity Room,  
Professional Development Room

2 Relocatables: (2) Campus Connection Rooms

### Potential Priority List A:

1. 9 New Classrooms:	\$5,720,000
2. Demolish Antiquated Buildings (9):	\$357,000
3. Major Modernization Classrooms:	\$650,000
4. Replace Locker Rooms, Fitness and Wrestling Rooms:	\$5,180,000
5. Re-grade Fields:	\$660,000
<b>Total Projected Cost:</b>	<b>\$12,567,000</b>

- Project bid January 8, 2019
- Project awarded January 22, 2019
- \$5,297,000 (Construction costs only)
  - Estimate the actual cost will be close to \$6,500,000 (including architect fees, soft costs, etc.)
- Additional Work
  - Demolish antiquated buildings
  - Cafeteria update
  - Shade structure
  - Roof replacement
  - Infrastructure upgrades
    - (Fire alarms, EMS, PA, E-rate)
- Update funding allocation





# EXISTING BUDGET

- Construction = Hard costs for physical construction
- Soft Costs = DSA, Inspector, permits, etc.
- Contingency = Additional construction funds for unknown
- Architect = Fee based on construction and contingency
- Additional costs not budgeted
  - Facility Manager costs
  - Misc. operational costs
  - Purchasing Manager costs

Measure M - Master Project Budget Worksheet								
<i>If changes are not made to project budget allocations</i>								
Project Estimates	Construction	Soft Costs	Architect	Contingency				
\$ 102,077,738	\$ 84,027,428	\$ 8,272,743	\$ 5,641,196	\$ 4,136,371				

Facility Manager - Cheryl (9yrs)	\$ 1,310,000	Misc Notes						
Operational Costs (Colbi and Misc)	\$ 380,000	Architect Master Fee						
Purchasing Manager (30%) (9yrs)	\$ 298,300	Soft costs include - DSA fees, testing labs, inspection, commissioning, legal fees, advertising						
Sub-total	\$ 1,988,300	Contingency - Used as additional hard construction costs for unknowns						
Grand Total	\$ 102,735,774	This budget does not factor escalation. Estimated to be average of 8% over next three years.						

	Temporary Campus	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
1	Temporary Campus during modernization of Speck, Bauer, Brown (includes site work, building rental, 2 playground structures, 1 shade structure) Installation of shade structure and additional restroom.	\$ 2,801,837	\$ 2,300,000	\$ 230,000	\$ 156,837	\$ 115,000	\$ 2,299,317	Site Work Relocatable Rental (3 yr term)
		\$ 1,300,000	\$ 1,300,000				\$ 1,272,446	
		\$ 144,965	\$ 119,000	\$ 11,900	\$ 8,115	\$ 5,950	\$ 119,000	
	Sub Total	\$ 4,246,802	\$ 3,719,000	\$ 241,900	\$ 164,952	\$ 120,950	\$ 3,690,763	

	Flamson MS Sch - 10 Clsrm Wing	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
2	79664	\$ 6,578,227	\$ 5,400,000	\$ 540,000	\$ 368,227	\$ 270,000	\$ 5,297,000	current constructions costs with change orders is \$5.5 M

	Maria Bauer Elem Sch (1955)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
3	53826	\$ 12,806,136	\$ 10,512,428	\$ 1,051,243	\$ 716,844	\$ 525,621	\$ 10,512,428	

	Glen Speck Elem Sch (1955)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
4	53826	\$ 23,257,686	\$ 19,092,000	\$ 1,909,200	\$ 1,301,886	\$ 954,600	\$ 1,909,200	

	Georgia Brown Elem Sch (1954)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
5	44310	\$ 13,826,458	\$ 11,350,000	\$ 1,135,000	\$ 773,958	\$ 567,500		

	Daniel Lewis MS Sch	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
6	74603	\$ 16,689,205	\$ 13,700,000	\$ 1,370,000	\$ 934,205	\$ 685,000		

	Pat Butler Elem Sch (1990)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
7	32633	\$ 3,715,480	\$ 3,050,000	\$ 305,000	\$ 207,980	\$ 152,500		

	Virginia Peterson Elem Sch (1989)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
8	36710	\$ 4,568,213	\$ 3,750,000	\$ 375,000	\$ 255,713	\$ 187,500		

	Kermit King Elem Sch (2001)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
9	41023	\$ 4,141,847	\$ 3,400,000	\$ 340,000	\$ 231,847	\$ 170,000		

	Winifred Pifer Elem Sch (1995)	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
10	47475	\$ 589,604	\$ 484,000	\$ 48,400	\$ 33,004	\$ 24,200		

	Flamson MS Sch - Modernization	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
11		\$ 5,969,132	\$ 4,900,000	\$ 490,000	\$ 334,132	\$ 245,000		

	Aquatics Complex	Total	Construction	Soft Costs	Architect	Contingency	Bid Price	Notes
12		\$ 5,688,948	\$ 4,670,000	\$ 467,000	\$ 318,448	\$ 233,500	\$945,000 + \$362,828 = \$1,307,828	pools and completed clearing the site.

# RECOMMENDATION

- If project funding allocations are NOT adjusted, the current project list and planned expenditures will exceed the budget.
- Develop new project budgets based on input from today
- Immediately start design of shade structure installation at:
  - Pat Butler
  - Virginia Peterson
  - Winifred Pifer
  - Flamson
- Immediately start design of HVAC and roof replacement at:
  - Pat Butler
  - Virginia Peterson
- Include E-rate project as part Measure M project
- Continue to develop partnerships with City, County, and private groups to secure operational funding for the aquatics complex
- Return to board with updated budget to reflect suggested changes



# Measure M Summer Projects Update 2020



# Virginia Peterson/Pat Butler Roof and HVAC Replacement

Scope: Remove and replace existing HVAC units and controls, remove concealed gutters, and install new roofing on permanent structures

Contract Price: \$2,498,00.00

Contingency Costs: \$140,000

Completed Price: \$2,358,000\*

\*estimated



## Virginia Peterson/George Flamson Shade Structure Projects



Scope: Install two shade structures, and perform required ADA upgrades

Contract Price: \$369,000

Contingency Costs: \$35,000

Completed Price: \$369,000\*

\*estimated

# Virginia Peterson/Pat Butler Painting

Scope: Re-paint exterior of permanent buildings

Contract Price: \$187,500

Contingency Costs: \$17,500

Change Order: \$5,000

Completed Price: \$192,500



# Timeline

1/25 - Initial project approval

2/2020 - 4/2020 - Design and DSA submittal

5/14 - Job Walks

5/26 - Bids received

6/4 - Formal Board of Trustees approval

6/19 - Notice to Proceed sent

8/14 - VP/PB painting project was completed on 8/14

VP/FMS Shade Structure Project has ADA restroom work still occurring, with shade structure work completed

Roofing/HVAC project has punch list items being corrected



## Summary

- Over \$3,000,000 of work has occurred during our Summer Project season.
- Summer projects will provide long term operational savings, enhanced indoor air quality, and exterior shade and learning areas for our students.
- The combined cost for all three of our large summer projects was under budget.

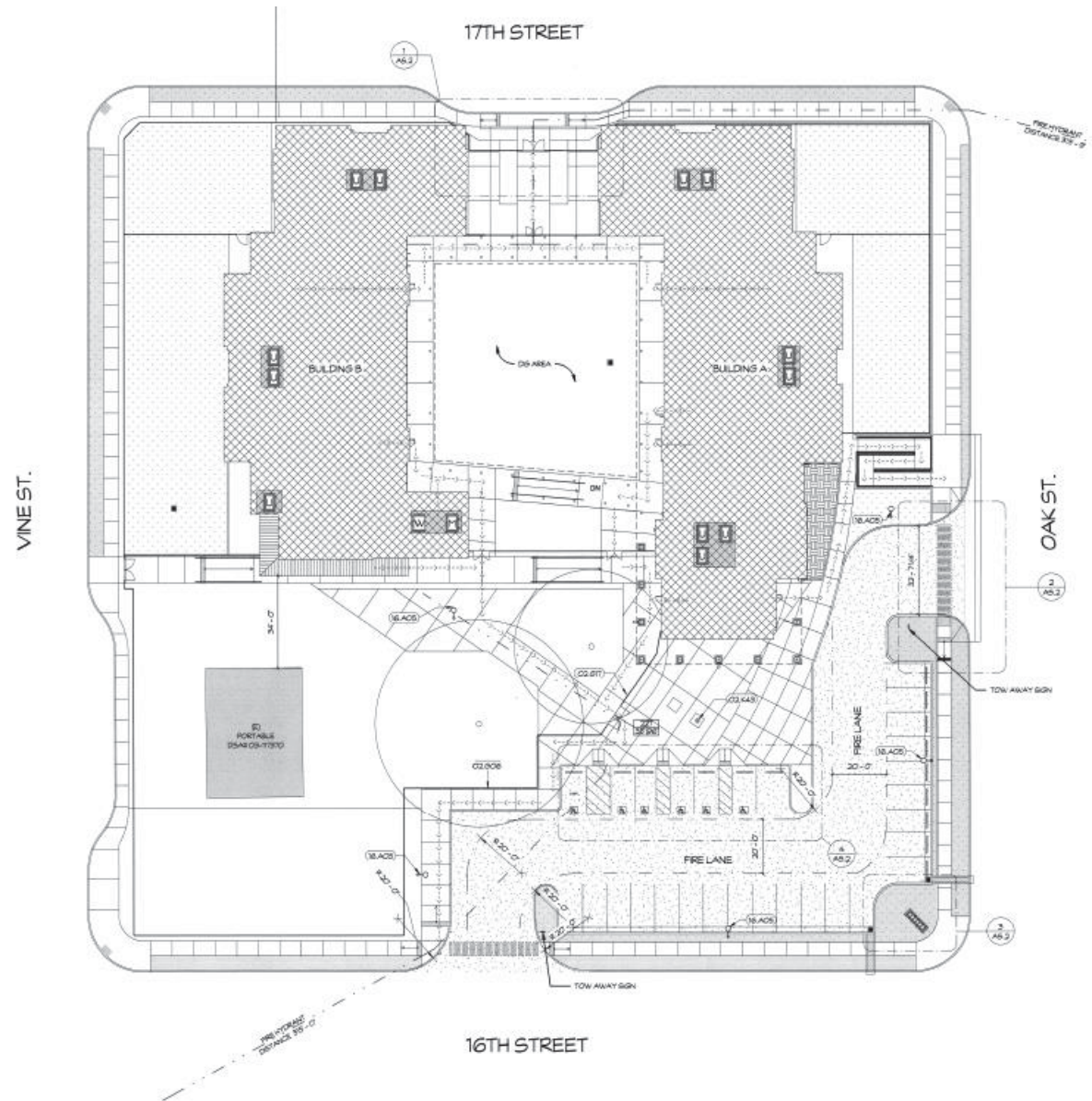


# Measure M Projects in Construction 2020



# Marie Bauer

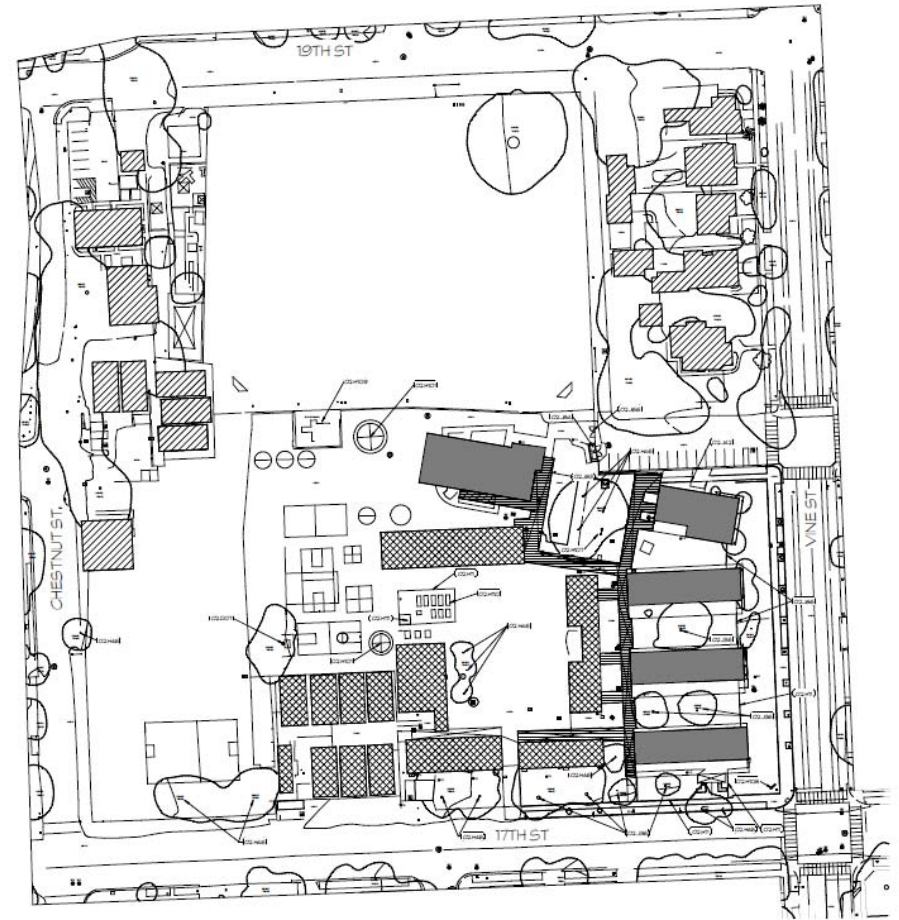
Scope: Complete teardown and reconstruction





# Glen Speck

Scope: Demolition of multiple relocatable buildings and interior of 3 classroom wings. Construction of new administration, kindergarten classrooms, library and standard classrooms.



# Glen Speck

