



Progress Update

Identified Needs & Capital Plan

May 29, 2012

Buena Park School District
Facilities Assessment & Implementation Plan

Summary

- In December 2011 District staff met with CFW to assess District's facilities needs
- Subsequent to completing a technical assessment of all classrooms, support facilities, and exterior conditions in early 2012, initial school site meetings were conducted between February and March
- The District's Facilities Advisory Committee meeting was convened to review site needs and provide further stakeholder feedback; District and CFW staff incorporated comments into the plan
- A summary of projects was developed and presented to the Board on March 26 prior to reengaging the Facilities Advisory Committee to review the District's needs and preliminary program; FAC participants have indicated a general consensus in support of the identified projects and no major objections have been raised to date
- District and CFW staff have been returning to school sites over the last month and expect to continue meeting with civic leaders, civic and school organizations, and individuals in the District to review the results of the facilities assessment
- A draft Facilities Assessment and Implementation Plan to review and evaluate the District's facilities needs and financing options has been prepared for the Board's review

Meetings to Date

- Over 170 participants have been engaged to date, with input and feedback incorporated into the planning process;
- District and CFW staff have had the opportunity to meet with the following groups:
 - ✓ Beatty Elementary School – Staff and Parents – February 6, 2012
 - ✓ Pendleton Elementary School – Staff and Parents – February 6, 2012
 - ✓ Whitaker Elementary School – Staff and Parents – February 16, 2012
 - ✓ Facilities Advisory Committee – Staff and Parents – February 21, 2012
 - ✓ Buena Park Junior High School – Staff – March 5, 2012
 - ✓ Corey Elementary School – Staff and Parents - March 5, 2012
 - ✓ Gilbert Elementary School – Staff and Parents – March 12, 2012
 - ✓ Emery Elementary School – Staff and Parents – March 19, 2012
 - ✓ Gilbert Elementary School – Staff and Parents – April 24, 2012
 - ✓ Beatty Elementary School – Staff and Parents – April 26, 2012
 - ✓ Facilities Advisory Committee – Staff and Parents – May 1, 2012
 - ✓ Corey Elementary School – Staff and Parents – May 3, 2012
 - ✓ Buena Park Junior High School – Staff and Parents – May 29, 2012

 - ✓ Return visits to Pendleton, Whitaker, and Emery – June, 2012

Plan Recommendations

- The recommended Facilities Assessment & Implementation Plan was based on achieving key District goals that include:
 - ✓ Supporting academic achievement
 - ✓ Transforming the school sites by improving their appearance and functionality
 - ✓ Enhancing the sustainability of the District's General Fund
- Based on these goals, the following considerations were made to evaluate the proposed scope of projects at each school site and District-wide:
 - ✓ Focus should be on projects with the greatest academic impact
 - ✓ Efforts should be made to minimize costs
 - ✓ Project costs are estimates, which continue to be refined
 - ✓ The proposed improvements, sequencing strategy, and financing have received input and support from the Facility Advisory Committee (FAC)
 - ✓ Recommendations from schools sites and FAC members have been based on consensual agreement on the proposed program

21st Century Classroom Transformation

- The planning process has identified improvements that will contribute to the key goals established and support the educational program as well as contribute to ongoing efforts to maintain or attract ADA
- The assessment identified the potential to modernize permanent classroom interiors with upgrades that extend the useful life of school facilities and bring their functionality and aesthetics to a level that enhances competitiveness with neighboring districts
- Research on learning environments have indicated a correlation between modernized classroom spaces and improved learning outcomes
- Classrooms may be transformed into improved 21st century learning environments, with improvements that include:
 - ✓ Replacement of worn carpeting and flooring
 - ✓ Repainting of interiors
 - ✓ Reconstruction of cabinetry and writing surfaces
 - ✓ Improved Audio/Visual systems that integrate into a “Technology Wall”
 - ✓ Replacement of classroom furniture
 - ✓ Improvement of classroom electrical systems to accommodate current needs

21st Century Technology Improvements

- Federal and State agencies have released guidance to school districts aimed at completing a national transition to digital curriculums over the next five years
- The conceptual program includes a plan to provide a source of local funding for improved student access to computers and modern technology
- Technology improvements at each site can be planned to fully integrate state of the art teacher and staff learning tools, such as:
 - ✓ Digital textbooks and learning materials on interactive mobile devices that can transform the learning process
 - ✓ Collaboration and presentation technology to engage students with vivid images, video and audio
 - ✓ Improved site connectivity and infrastructure through pervasive wireless coverage
 - ✓ Greater access to a wide range of State-approved digital learning materials



Preliminary District-wide Improvements

- The planning team conducted visual inspections of existing conditions at all sites and developed a comprehensive inventory of the state of existing facilities; this examination encompassed all interior and exterior spaces, utilities, and support features such as parking, vehicular access, and play fields
- Several projects are needed throughout the District, applying to facilities and equipment at all school sites, including:
 - ✓ Improving critical District infrastructure, including phones, wireless internet, security systems, and clock/bell systems
 - ✓ Acquiring and implementing state-of-the-art teacher/student instructional technology
 - ✓ Repairing or replacing roofing systems and providing deferred maintenance
 - ✓ Providing for replacement furniture (classroom furniture, cafeteria tables)
 - ✓ Modernization of permanent classroom spaces to improve learning environment
 - ✓ Replacement of select portable classrooms
- Funding is also needed to provide a facilities program reserve to address required but unanticipated needs that may be discovered in future years

Buena Park Junior High School: Preliminary Improvements

- The largest school in the District, Buena Park Junior High was constructed in 1961 and today serves over 1050 students in grades 7 and 8
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Replacement of classroom sliding doors
 - ✓ Replace or modernize administration building and former locker room to establish technology center/lab to enhance school academy program
 - ✓ Improve site drainage
 - ✓ Kitchen improvements
 - ✓ Improvements to selected electrical outlets

Beatty Elementary School: Preliminary Improvements

- Beatty Elementary School was first opened in 1966; the site is the largest elementary school in the District, and serves approximately 1000 students in grades K-6, as well as providing special day pre-school in four classrooms
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Library lighting improvements
 - ✓ Rubberized playground surface
 - ✓ Replacement of boiler/chiller system
 - ✓ Kitchen improvements
 - ✓ Additional covered walkways
 - ✓ Improvements to selected electrical outlets

Gilbert Elementary School: Preliminary Improvements

- Gilbert Elementary was constructed in 1958 and is the oldest school in the District; today the campus houses approximately 700 students in grades K-6
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Rubberized playground surface
 - ✓ Mitigate playground drainage issues*
 - ✓ Improvements to selected electrical outlets
 - ✓ Mitigate air conditioning noise with additional vents
 - ✓ New fencing behind fire lane that joins Gilbert Elementary & Bellis Park
 - ✓ Replacement of deteriorating ramps

* Project requires additional analysis to determine technical feasibility

Whitaker Elementary School: Preliminary Improvements

- Whitaker Elementary School was first opened in 1962 and now serves approximately 650 students in grades K-6; the site administration has expressed a desire to develop a media arts academy curriculum
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Rubberized playground
 - ✓ Classroom sliding door replacement
 - ✓ Site drainage improvements
 - ✓ Circulation improvements in parking lot
 - ✓ Completion of library bathroom facility*
 - ✓ Office modernization
 - ✓ Additional covered walkways
 - ✓ Kindergarten restroom renovation
 - ✓ Improvements to selected electrical outlets

* Project requires additional analysis to determine technical feasibility

Pendleton Elementary School: Preliminary Improvements

- Pendleton Elementary School serves approximately 575 students in grades K-6, and is the smallest school site in the District; the school first opened in 1961
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Improved fencing/screening between campus and neighboring hotel
 - ✓ Classroom sliding door replacement
 - ✓ Rubberized playground
 - ✓ Office reconfiguration and modernization
 - ✓ Classroom conversion to science lab
 - ✓ Improvements to selected electrical outlets
 - ✓ Kindergarten restroom renovation
 - ✓ Replacement of deteriorating ramps

Corey Elementary School: Preliminary Improvements

- Arthur F. Corey Elementary School was constructed in 1963 and today serves over 600 students in grades K-6
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Improvements to selected electrical outlets
 - ✓ Rubberized playground
 - ✓ Improved exterior lighting
 - ✓ Conversion of a classroom into science lab
 - ✓ Circulation improvements in north parking lot

Emery Elementary School: Preliminary Improvements

- Emery Elementary was built in 1961; the school serves over 670 students in grades K-6
- In addition to District-wide improvements, specific needs identified during the site assessment process as well as input from site stakeholders include:
 - ✓ Improvements to selected electrical outlets
 - ✓ Rubberized playground
 - ✓ Replacement of selected classroom sliding doors
 - ✓ Office reconfiguration and modernization
 - ✓ Improved playground hard-court areas and installation of new equipment
 - ✓ Improved outdoor lighting
 - ✓ Staff bathroom addition
 - ✓ Replacement of Kindergarten classroom portables
 - ✓ Upgraded fencing along campus perimeter

Other Projects

- Projects that can be or have been addressed with existing District funds:
 - ✓ Gym A/V system – BPJH
 - ✓ Cafeteria Lighting Improvements - Corey, Pendleton & Whitaker
 - ✓ Upgrade Ramps – Gilbert
- Projects currently **not** possible due to fiscal constraints:
 - ✓ Solar Power – District-Wide
 - ✓ Louver Screens – BPJH & Pendleton
 - ✓ Upgraded Running Track – BPJH
 - ✓ Full Blown Walking Track – Corey, Pendleton & Whitaker
 - ✓ LCD School Marquee – Corey (Note: Costs typically paid by PTA, HSA, etc.)
 - ✓ Pave Grass Covered Easement – Gilbert
 - ✓ Replacement of classroom sinks – District-Wide
- Projects currently **not** possible due to lack of physical space:
 - ✓ Additional Parking Stalls – Pendleton

Summary of Needed Improvements

<i>Schools</i>	<i>Projects</i>	<i>Est. Minimum Needs</i>	<i>Adtl. Critical Needs</i>	<i>Net Cost</i>
District-Wide	D - 1 Technology Support Systems (IT/Phone/Clock/Bell/PA/Security System)	\$ 1,828,210	\$ 300,000	\$ 2,128,210
	D - 2 Technology Devices for Student/Staff	\$ 4,938,750	\$ -	\$ 4,938,750
	D - 3 Repair/Replace Roofing Systems and Deferred Maintenance	\$ 2,475,000	\$ 900,000	\$ 3,375,000
	D - 4 Provide Allowance for District Furniture / Equipment Replacement	\$ 351,500	\$ 256,000	\$ 607,500
	D - 5 Permanent Classroom Modernization	\$ 4,518,940	\$ 2,421,340	\$ 6,940,280
	D - 6 Replace Select Portables w/ Permanent Classrooms	\$ -	\$ 2,307,500	\$ 2,307,500
	Subtotal	\$ 14,112,400	\$ 6,184,840	\$ 20,297,240
Buena Park Jr. High	JH - 1 Classroom Sliding Door Replacement at 23 Classrooms	\$ 191,872	\$ -	\$ 191,872
	JH - 2 Establish Multi-use Tech Center/Lab - Replace / Modernize Former Admin. & Locker Bldgs.	\$ 1,229,700	\$ -	\$ 1,229,700
	JH - 3 Kitchen Refurbish	\$ 46,950	\$ -	\$ 46,950
	Subtotal	\$ 1,468,522	\$ -	\$ 1,468,522
Corey Elementary	C - 1 Rubberize Playground	\$ 115,360	\$ 86,240	\$ 201,600
	C - 2 Improve Outdoor Lighting	\$ 18,800	\$ -	\$ 18,800
	C - 3 Science Lab Conversion	\$ 86,364	\$ -	\$ 86,364
	C - 4 Improve Circulation / Drop-Off in North Parking Lot	\$ 150,000	\$ -	\$ 150,000
	Subtotal	\$ 370,524	\$ 86,240	\$ 456,764
Whitaker Elementary	W - 1 Rubberize Playground	\$ 107,120	\$ 80,080	\$ 187,200
	W - 2 Classroom Sliding Door Replacement at 17 Classrooms	\$ 141,818	\$ -	\$ 141,818
	W - 3 Drainage Issues East of the Office	\$ 50,000	\$ -	\$ 50,000
	W - 4 Bus Pick-Up / Drop-Off Lane / Improve Circulation	\$ 139,500	\$ -	\$ 139,500
	W - 5 Complete Library Bathroom	\$ 50,000	\$ -	\$ 50,000
	W - 6 Administration Building Upgrade / Office Modernization	\$ 225,000	\$ 360,000	\$ 585,000
	W - 7 Additional covered walkways	\$ 89,050	\$ -	\$ 89,050
	W - 8 Renovate kindergarten restroom	\$ 20,000	\$ -	\$ 20,000
	Subtotal	\$ 822,488	\$ 440,080	\$ 1,262,568

Summary of Needed Improvements

<i>Schools</i>	<i>Projects</i>	<i>Est. Minimum Needs</i>	<i>Adtl. Critical Needs</i>	<i>Net Cost</i>
Gilbert Elementary	G - 1 Rubberize Playgrounds	\$ 14,420	\$ 10,780	\$ 25,200
	G - 2 Improve Field Drainage	\$ 98,030	\$ -	\$ 98,030
	G - 3 New HVAC Vents	\$ 21,000	\$ -	\$ 21,000
	G - 4 New fencing behind the fire lane that joins Gilbert and Bellis Park	\$ 40,920	\$ 8,800	\$ 49,720
	G - 5 Replace metal ramps	\$ 12,000	\$ -	\$ 12,000
		\$ 186,370	\$ 19,580	\$ 205,950
Beatty Elementary	B - 1 Library Lighting Improvements	\$ 49,641	\$ -	\$ 49,641
	B - 2 Rubberize Playgrounds	\$ 161,638	\$ 120,836	\$ 282,474
	B - 3 Replace Boiler and Chiller for HVAC System	\$ 400,000	\$ 115,000	\$ 515,000
	B - 4 Kitchen Improvements	\$ 175,000	\$ -	\$ 175,000
	B - 5 Covered Walkway Improvement	\$ 89,050	\$ -	\$ 89,050
	Subtotal	\$ 875,329	\$ 235,836	\$ 1,111,165
Pendleton Elementary	P - 1 Improve Screening Between Campus and Neighboring Property	\$ 3,000	\$ -	\$ 3,000
	P - 2 Classroom Sliding Door Replacement at 11 Classrooms	\$ 91,765	\$ -	\$ 91,765
	P - 3 Rubberize Playgrounds	\$ 73,388	\$ 54,863	\$ 128,250
	P - 4 Administration Building Upgrade / Office Modernization	\$ 368,000	\$ 80,500	\$ 448,500
	P - 5 Science Lab Conversion	\$ 86,364	\$ -	\$ 86,364
	P - 6 Replace metal ramps	\$ 30,000	\$ -	\$ 30,000
	P - 7 Renovate kindergarten restroom	\$ 20,000	\$ -	\$ 20,000
	Subtotal	\$ 672,516	\$ 135,363	\$ 807,878
Emery Elementary	E - 1 Rubberize Playgrounds	\$ 26,986	\$ 20,174	\$ 47,160
	E - 2 Classroom Sliding Door Replacement at 15 Classrooms	\$ 125,134	\$ -	\$ 125,134
	E - 3 Administration Building Upgrade / Office Modernization	\$ 400,000	\$ 380,000	\$ 780,000
	E - 4 Improve Outdoor Lighting	\$ 18,800	\$ -	\$ 18,800
	E - 5 Fencing Upgrades	\$ 45,988	\$ -	\$ 45,988
	Subtotal	\$ 616,907	\$ 400,174	\$ 1,017,081
	Subtotal - Construction Projects	\$ 19,125,056	\$ 7,502,113	\$ 26,627,168
	Program Reserve	\$ 3,336,601		\$ 3,027,711
	Estimated Cost Escalation	\$ 1,990,625		\$ 2,608,192
	Grand Total	\$ 24,452,282		\$ 32,263,072

Preliminary Financing Plan

- The District is evaluating a possible bond measure for the November 2012 ballot
- In 1998 District voters approved a \$13.8 million General Obligation (G.O.) bond to modernize certain facilities; all bonds have been sold, but needs remain
- The voter approved tax rate for the 1998 bond election is \$18 per \$100,000 of Assessed Value (A.V.)
- The tax rate for repayment is determined by the A.V., not market value; A.V. is the value placed on property by the County pursuant to Proposition 13 and is typically much lower than the market value for which a property may be sold
- The District facilities assessment identified needs at school sites that are beyond the scope of current funding sources; at least \$24 million in local funding sources are required to implement planned improvements
- The District may pursue an extension and increase of its General Obligation bond authorization, generating sufficient proceeds to fund required improvements over time to optimize flexibility and General Fund relief

Preliminary Financing Plan

- In the most recent annual report by the Orange County Auditor-Controller, District A.V. decreased by 0.66%
- The District has averaged 4.67% A.V. growth over the past decade, though future projections assume a slow return to this historical average
- Approximately 14% of the District's bonding capacity has been utilized

HISTORICAL ASSESSED VALUES

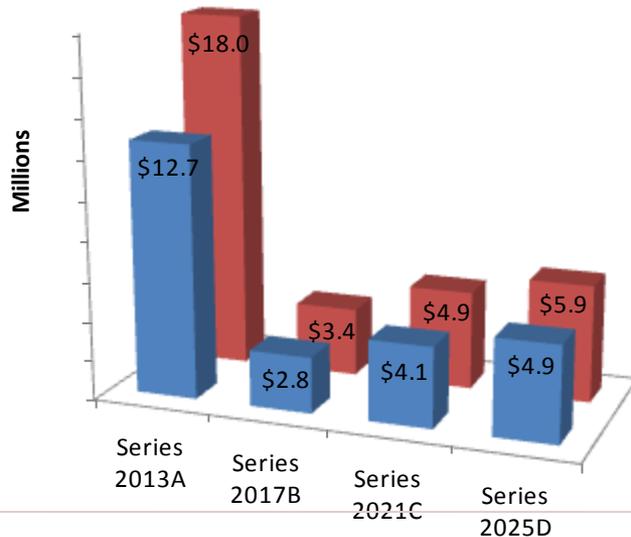
Year	Secured	Unsecured	Total	% Change
2001-02	\$2,974,259,855	\$393,813,261	\$3,368,073,116	
2002-03	\$3,126,581,051	\$378,556,348	\$3,505,137,399	4.07%
2003-04	\$3,332,078,868	\$429,898,377	\$3,761,977,245	7.33%
2004-05	\$3,651,666,914	\$436,561,016	\$4,088,227,930	8.67%
2005-06	\$3,999,820,759	\$349,074,396	\$4,348,895,155	6.38%
2006-07	\$4,402,019,710	\$398,149,683	\$4,800,169,393	10.38%
2007-08	\$4,808,214,983	\$360,396,737	\$5,168,611,720	7.68%
2008-09	\$4,985,850,517	\$433,675,440	\$5,419,525,957	4.85%
2009-10	\$4,944,145,358	\$396,335,582	\$5,340,480,940	-1.46%
2010-11	\$4,895,884,500	\$416,786,846	\$5,312,671,346	-0.52%
2011-12	\$4,913,428,669	\$364,108,116	\$5,277,536,785	-0.66%
Average				4.67%

BONDING CAPACITY ANALYSIS

Fiscal Year 2011/12	
ASSESSED VALUATION	
Secured Assessed Valuation	\$4,913,428,669
Unsecured Assessed Valuation	\$364,108,116
DEBT LIMITATION	
Total Assessed Valuation	\$5,277,536,785
Applicable Bond Debt Limit	1.25%
Bonding Capacity	\$65,969,210
Outstanding Bonded Indebtedness	\$9,364,984
NET BONDING CAPACITY	\$56,604,226

Local Funding Options

- In March, the Board was presented with two financing options that were also discussed during the District's preliminary opinion poll; both received sufficient support from voters
 - Option 1: An extension of the 1998 voter approved tax rate of \$18.00 plus an increase of \$10, to \$28.00 per \$100,000 of assessed value; this option generates approximately \$32.2 million
 - Option 2: An extension of the 1998 voter approved tax rate of \$18.00 plus an increase of \$5, to \$23.00 per \$100,000 of assessed value; this option generates approximately \$24.4 million
- In order to fund the needed improvements, including a full classroom modernization and replacement of select portables, Option 1 would be required



Prop. 39 G.O. Bond Program Options

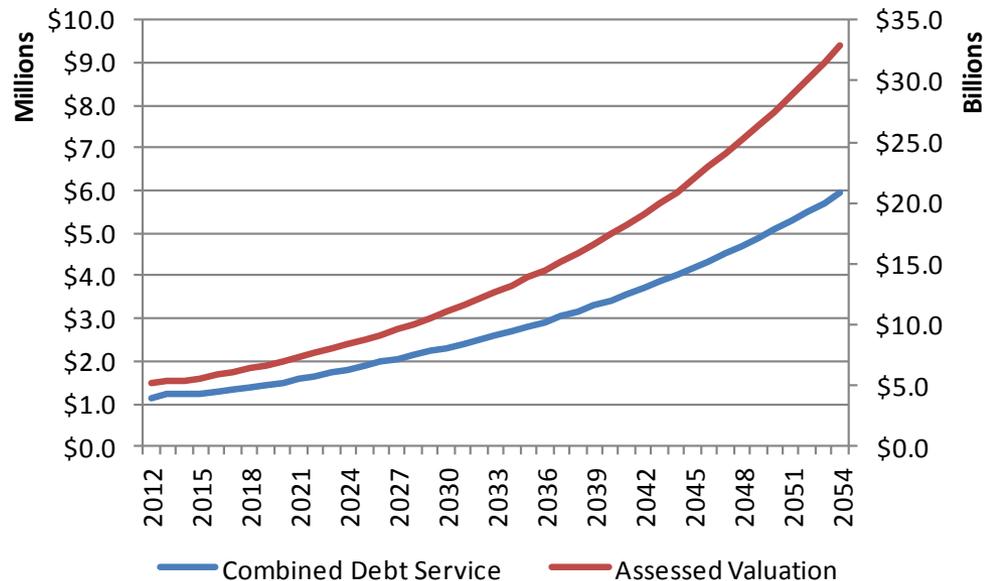
- Option 1 - \$32.2 million – Extend Voter Approved Tax Rate + \$5
- Option 2 - \$24.4 million – Extend Voter Approved Tax Rate + \$10

Assumptions:

- Total Bond Series: 4
- A.V. Growth for Debt Service: 4%
- Maximum Term of Bonds: 30 years

AV and Debt Service Growth

- Assessed Valuation growth is anticipated to outpace increases in debt service over the life of a potential bond program
- The average annual AV growth required to fund debt service over the life of the program is designed to be lower than the District's projected annual average AV growth rate
- As a result, the District may experience greater AV growth over the life of the bond program, resulting in a larger tax base to repay debt service



Next Steps

- CFW is prepared to conduct a survey of the proposed Plan by gaining input from a representative sample of the entire community
- To gauge this sentiment and observe any changes in public attitude since the preliminary poll was conducted in August 2011, CFW recommends conducting a voter survey testing the projects contained within the Plan as well as current voter attitudes toward the District and tax tolerance
- CFW will amend the draft Plan as needed based on District staff and Board feedback
- Procedures will be developed for selection and retention of professional services necessary to complete the planning, design, bidding and construction of proposed projects within the Plan
- CFW will develop an action plan to execute a targeted public information effort to present the District's needs to the community
- CFW will return to the remaining school sites to present the proposed plan and will also be meeting with interested community members, as directed by staff

Appendix

Preliminary Sources & Uses and Project Phasing are provided in the Appendix as well as the District's Draft Facilities Assessment & Implementation Plan

Proposed Preliminary Phasing Plan

Phase 1 - 2013 Bond Sale

1. Modernize all permanent in-use classrooms in District with new fixtures, paint, carpeting, cabinetry and A/V system upgrades
2. Provide funding for 1:1 classroom technology
3. Install integrated VOIP phone, clock/bell/PA, and security system at all sites
4. Install wireless network infrastructure at all sites
5. Critical roofing repairs and deferred maintenance
6. Replace select furniture
7. Install additional electrical outlets in select areas
8. Classroom reconfiguration and science lab conversions Corey and Pendleton Elementary
9. Administration and office reconfiguration and modernization at Emery, Pendleton, and Whitaker Elementary
10. Replace deteriorating boiler/chiller system at Beatty Elementary
11. Replace select portables with permanent classrooms
12. Establish program reserve fund

Phase II—2017 Bond Sale

1. Provide funding for refresh of 1:1 mobile classroom devices
2. Reconfigure old locker and admin buildings at BPJH to create tech center/lab
3. Allocate funding for deferred maintenance and roofing repair/replacement

Phase III—2021 Bond Sale

1. Provide funding for refresh of 1:1 mobile classroom devices
2. Complete targeted project list at BPJH, Corey and Whitaker Elementary
3. Allocate funding for deferred maintenance and roofing repair/replacement

Phase IV—2025 Bond Sale

1. Provide funding for refresh of 1:1 mobile devices
2. Complete targeted project list at Gilbert, Beatty, Pendleton, and Emery Elementary
3. Allocate funding for deferred maintenance and roofing repair/replacement

Preliminary Sources & Uses

Estimated Sources	Est. Amount	Total
GO Bond		
Series A (2013)	\$12,733,864	
Series B (2017)	\$2,815,571	
Series C (2021)	\$4,052,652	
Series D (2025)	\$4,850,195	
Total Estimated Sources		\$24,452,282
Estimated Uses	Est. Amount	Total
Clock/Bell/PA system	\$818,210	
VOIP Phone System	\$150,000	
Wireless Internet Infrastructure	\$660,000	
Security Technology Improvements Technology	\$200,000	
	\$4,938,750	
Roofing/Deferred Maintenance	\$2,475,000	
Furniture replacement	\$351,500	
Permanent Classroom Modernization	\$4,518,940	
Buena Park Junior High Improvements	\$1,466,772	
Corey Elementary Improvements	\$370,524	
Whitaker Elementary Improvements	\$822,488	
Gilbert Elementary Improvements	\$186,370	
Beatty Elementary Improvements	\$875,329	
Pendleton Elementary Improvements	\$714,516	
Emery Elementary Improvements	\$631,370	
Estimated Cost Escalation*	\$1,935,912	
Program Reserve/other projects**	\$3,336,601	
Total Estimated Uses		\$24,452,282

* Escalation assumes 2% cost inflation for 2013, 4% for 2014, and 5% thereafter, excluding tech

** Cost estimates establish minimum required cost and assume close adherence by design team to scope of work; program reserve to provide for expanded scope or unanticipated needs