



# SANTA MARIA JT. UNION HIGH SCHOOL DISTRICT

March 14, 2017

5<sup>th</sup> Semi-Annual Update to the Reconfiguration and  
Facilities Program

# Program Overview

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- Since the last update of Reconfiguration and Facilities Program in October 2016, the District has:
  - ▣ Continued course sequence development of multiple pathways
  - ▣ Implemented Phase 1 Facilities projects according to the master schedule
  - ▣ Completed DSA-ready plans for the design of the CTE Center and Ag Farm project
  - ▣ Obtained voter approval of additional bond authority and initiated planning efforts to implement Phase 2 projects
- This evening we review the report's updates on the educational and facilities implementation components, as well as the funding and sequencing requirements

# Education Program

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The District continues to make progress on pathway programs with focus on:

- Developing industry partnerships and meeting with CTE Pathway Advisory Committees to determine industry certification standards and curriculum, select the latest and most effective equipment needed, and explore joint use of facilities with AHC, the County Education Office, Chamber of Commerce and Work Investment Board
- Developing programs within each of the identified pathways, to include course content to meet industry standards for certifications, and university “a-g” requirements
- Commissioning professional development opportunities for teachers to obtain the proper certifications and/or credentials to teach specific pathway courses and initiating
- Procuring equipment, materials and supplies needed for newly developed pathway courses and meeting with the CTE Advisory Committees for input as the design process moves forward
- Developing specific courses of action at each site to optimize the implementation of proposed courses and to minimize the impact to teachers and programs over the course of the construction program to permanently house those programs

# Righetti High School

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- DSA approval was received in November, the Board approved a Lease-Leaseback construction contract in December, and construction efforts began thereafter on the new classroom building
  - ▣ The site has been secured to minimize disruption of the school, utility work is ongoing, and construction of the retaining wall has commenced
  - ▣ Over the next six months, concrete footings are expected to be installed, and grading, excavation of 19,000 cubic yards of dirt, and construction of the retaining wall will be completed
  - ▣ The foundation and initial structural steel installation will begin thereafter with the project to be completed by January 2019
- Design and team selection of the remaining permanent classroom school facility modernization is expected to begin in July



# Performing Arts Center

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- Construction of the District Performing Arts Center project at Pioneer Valley High School has approached 80% completion and significant progress has been made on the interior of the facility, which is on schedule for commissioning in June 2017
- The facility is structurally complete, ceiling, flooring, and wall finishes are progressing, and furniture, fixtures, and equipment are in the process of being ordered for installation in the coming months





# CTE/Ag Farm

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- DSA-ready plans have been developed, including complete design of the CTE workshop classrooms, Ag Barn, CTE Pavilion, and onsite and offsite development
- Over the next 6-months the project will be in review by DSA
- Based on recent projects, DSA approval is estimated to be received in time for bidding to be conducted in early 2018 for project construction



# Santa Maria High School

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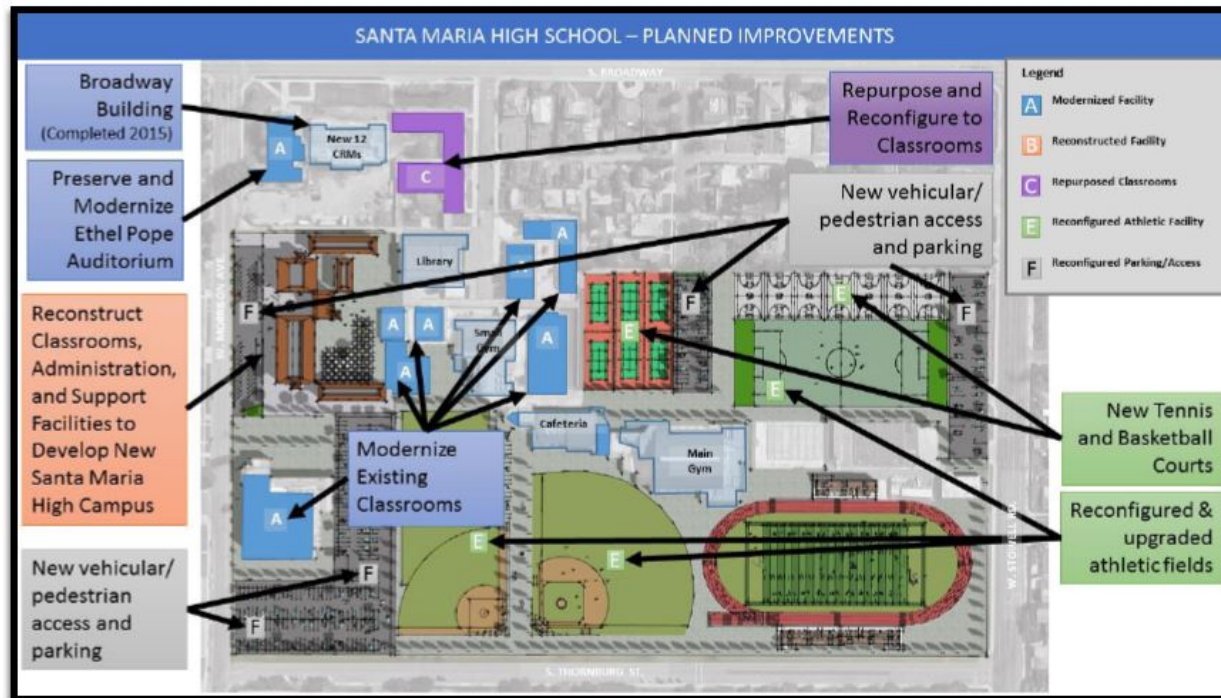
- Phase 2 improvements are scheduled to begin with the visioning and design of the new Santa Maria High School Campus pursuant to the Reconfiguration and Facilities Program
- Over the next six months, the design of the overall new campus will begin with selection of the architect and preconstruction contractor; the architect selection package is ready for release following adoption of this semi-annual report
- The project will be designed to cover 3 major components: a new 48 classrooms building and new support facilities, the restoration of Ethyl Pope Auditorium, and repurposing and modernization of select permanent school facilities and playfields



# Santa Maria High School

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- Graphic representations of proposed sequencing are presented



- Sequencing calls for the initial construction of the 48 classroom facility which will create permanent housing to accommodate modernization and repurposing of permanent classrooms and the existing administration building, with the auditorium to be restored as soon as possible



# Master Budget Summary

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- Estimated sources have increased approximately \$6.7 million, primarily from increased state per pupil grants, and anticipated developer fees
- Phase 1 uses have been adjusted by \$2.8 million to reflect the Board adopted GMP for Righetti and Performing Arts Center adjustments.
- Actual CTE/Ag Farm land acquisition costs, Board approved design fees, on/off site development costs, and additions to scope are reflected in the Phase 2 adjustment
- Program Reserve also increased accordingly

SOURCES	Phase 1			Phase 2			Adjusted Budget Total (March 2017)
	Adopted Budget (October 2016)	Adjusted Budget (March 2017)	Variance	Adopted Budget (October 2016)	Adjusted Budget (March 2017)	Variance	
New Bond Authorization							
Series A	\$ -	\$ -	\$ -	\$ 45,127,786	\$ 45,127,786	\$ -	\$ 45,127,786
Series B	\$ -	\$ -	\$ -	\$ 37,851,331	\$ 37,851,331	\$ -	\$ 37,851,331
Series C	\$ -	\$ -	\$ -	\$ 30,702,261	\$ 30,702,261	\$ -	\$ 30,702,261
Existing Building Fund Balance (incl. bond proceeds)	\$ 43,145,254	\$ 43,145,254	\$ -	\$ -	\$ -	\$ -	\$ 43,145,254
Existing State Aid Eligibility	\$ 3,748,840	\$ 3,748,840	\$ -	\$ 28,464,579	\$ 29,723,616	\$ 1,259,037	\$ 33,472,456
Existing Deferred Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Est. Future State Aid Eligibility	\$ -	\$ -	\$ -	\$ 24,185,364	\$ 27,333,160	\$ 3,147,796	\$ 27,333,160
Est. Projected Developer Fee Receipts	\$ 3,602,586	\$ 3,751,336	\$ 148,750	\$ 4,384,000	\$ 6,659,226	\$ 2,275,226	\$ 10,410,562
<b>Estimated Total Funds</b>	<b>\$ 50,496,680</b>	<b>\$ 50,645,430</b>	<b>\$ 148,750</b>	<b>\$ 170,715,320</b>	<b>\$177,397,380</b>	<b>\$ 6,682,060</b>	<b>\$228,042,809</b>

USES	Phase 1			Phase 2			Adjusted Budget Total (March 2017)
	Adopted Budget (October 2016)	Adjusted Budget (March 2017)	Variance	Adopted Budget (October 2016)	Adjusted Budget (March 2017)	Variance	
Righetti High	\$ 21,672,533	\$ 24,302,798	\$ 2,630,265	\$ 31,593,477	\$ 31,593,477	\$ -	\$ 55,896,275
Pioneer Valley High	\$ 10,759,082	\$ 10,791,416	\$ 32,334	\$ 8,028,428	\$ 8,028,428	\$ -	\$ 18,819,844
Santa Maria High	\$ -	\$ -	\$ -	\$ 70,466,034	\$ 70,466,034	\$ -	\$ 70,466,034
Delta High	\$ 138,105	\$ 138,105	\$ -	\$ -	\$ -	\$ -	\$ 138,105
CTE/Ag Farm							
Land Acquisition	\$ 4,054,481	\$ 4,156,511	\$ 102,030				\$ 4,156,511
Facilities / Site Development	\$ 10,216,943	\$ 10,335,543	\$ 118,600	\$ 3,441,086	\$ 6,204,874	\$ 2,763,788	\$ 16,540,417
Districtwide							
Master Site Planning	\$ 320,000	\$ 320,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000
Additional Classrooms	\$ -	\$ -	\$ -	\$ 34,003,821	\$ 34,003,821	\$ -	\$ 34,003,821
<b>Subtotal</b>	<b>\$ 47,161,144</b>	<b>\$ 50,044,373</b>	<b>\$ 2,883,229</b>	<b>\$ 147,532,846</b>	<b>\$150,296,634</b>	<b>\$ 2,763,788</b>	<b>\$200,341,007</b>
Program Reserve	\$ 3,335,536	\$ 601,057	\$ (2,734,479)	\$ 23,182,474	\$ 27,100,746	\$ 3,918,272	\$ 27,701,802
<b>Estimated Total Uses</b>	<b>\$ 50,496,680</b>	<b>\$ 50,645,430</b>	<b>\$ 148,750</b>	<b>\$ 170,715,320</b>	<b>\$177,397,380</b>	<b>\$ 6,682,060</b>	<b>\$228,042,809</b>

# Master Schedule

- Reflects anticipated January 2019 completion date for Righetti High new classroom facility and beginning design of remaining classroom modernization in July
- Updates the CTE Center/Ag Farm schedule for anticipated early 2018 construction
- Indicates the start of the new Santa Maria High School project design in 2017
- Updates the sequencing of proposed improvements for Pioneer Valley High classroom improvements

PHASE 1					
School	Project	Cost	Scheduled		Est. Total Months
			Start	End	
Righetti High	New Classroom Facility	\$24,302,798	8/2014	1/2019	54
Pioneer Valley High	New Performing Arts Center Addition to Bldg. J	\$10,791,416	8/2014	12/2016	29
Delta High	Classroom, Site Infrastructure, and Maint. Imprvs.	\$138,105	8/2014	4/2017	33
CTE/Ag Farm	Land Acquisition and Construction of Facilities	\$14,492,054	8/2014	3/2017	32
Districtwide	Master Site Planning	\$320,000	9/2015	11/2016	15

PHASE 2					
School	Project	Cost	Scheduled		Est. Total Months
			Start	End	
Righetti High	Classroom, Site Infrastructure, and Maint. Imprvs.	\$15,603,180	7/2017	7/2022	61
	New Practice Gym / Performance Space	\$15,990,297	7/2019	7/2024	61
	<b>Subtotal</b>	<b>\$31,593,477</b>			
Pioneer Valley High	Classroom, Site Infrastructure, and Maint. Imprvs.	\$8,028,428	7/2019	6/2022	36
Santa Maria High	New Classrooms, Athletic, and Support Facilities	\$58,236,654	1/2017	6/2020	42
	Auditorium Renovation	\$12,229,379	1/2017	6/2020	42
	<b>Subtotal</b>	<b>\$70,466,034</b>			
CTE/Ag Farm	Construction of CTE Pavillion	\$6,204,874	4/2017	6/2019	27
Districtwide	District Enrollment Capacity Improvement	\$34,003,821	7/2022	6/2025	36

# Next Steps and Recommendations

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Over the next six months of implementation, efforts will focus on the following milestones:

- Completion of the Performing Arts Center at Pioneer Valley High School
- Further construction of the Righetti High School new classroom building
- Ongoing DSA review of the CTE Center and Ag Farm project
- Initial design of the new Santa Maria High School project and the remaining classroom modernizations at Righetti

As part of the formal review process, it is recommended that the Board:

- Accept and adopt the March 2017 semi-annual Program budget and schedule adjustments and updates to the Reconfiguration and Facilities Program
- Consider the next semi-annual update at its regularly scheduled October 2017 meeting