

bond planning update

12.19.2019

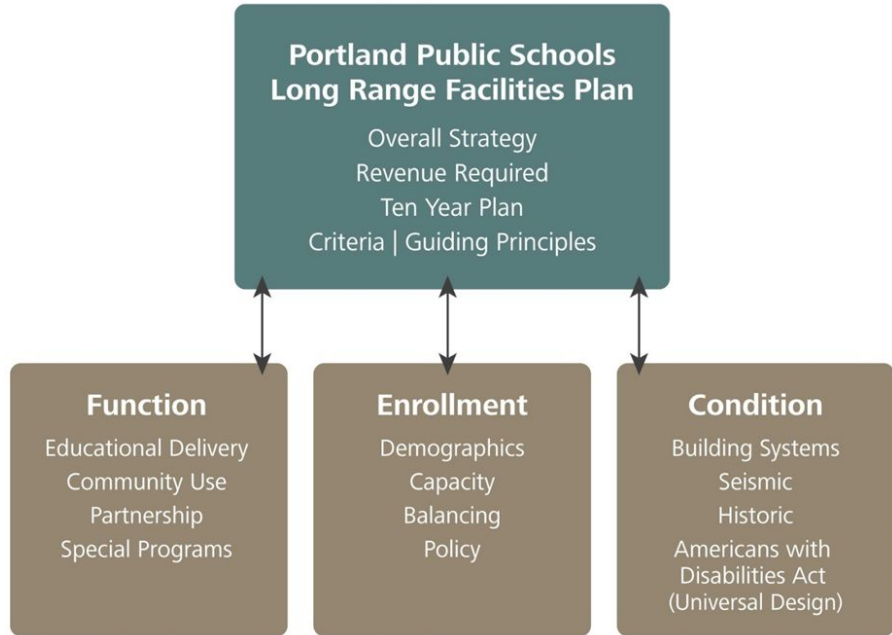
# bond planning update

12.19.2019

## Goals:

1. (quick) review of previous high-level criteria: long range facilities plan & bond development committees
2. Discussion of sample bond packages: how do they align with criteria
3. Review next steps

# long range facilities plan



The purpose of the plan is to **evaluate** the adequacy of existing educational facilities, **plan for future** capital facilities spending and address how the student population will be housed

**principal guiding document for facility planning**

<https://www.pps.net/Page/954>

## facility goals

Goal One: Every PPS school shall provide an **equitable and effective learning environment** that maximizes the achievement of every student.

Goal Two: Every PPS school shall be **safe, healthy, accessible** and designed to meet students' essential needs.

Goal Three: PPS shall optimize utilization of all schools while taking the **academic program** needs of each school into account.

## guiding principles

In every facilities planning and capital investment decision, PPS will:

A: Develop partnerships

B: Embrace sustainability

C: Demonstrate fiscal responsibility

D: Practice inclusivity

## recommendations

### **non-capital**

Create school facilities that support and enhance evidence-based and emerging best practices in terms of school size and educational program.

**Pursue partnerships** to leverage community support and innovation.

Actively manage existing properties to allow future flexibility with regard to changing demographic needs and best practices in teaching, and to maximize value to the district and community.

Consider “**options other than new**” (non-capital options) to meet capacity demands (including limiting transfers, etc.)

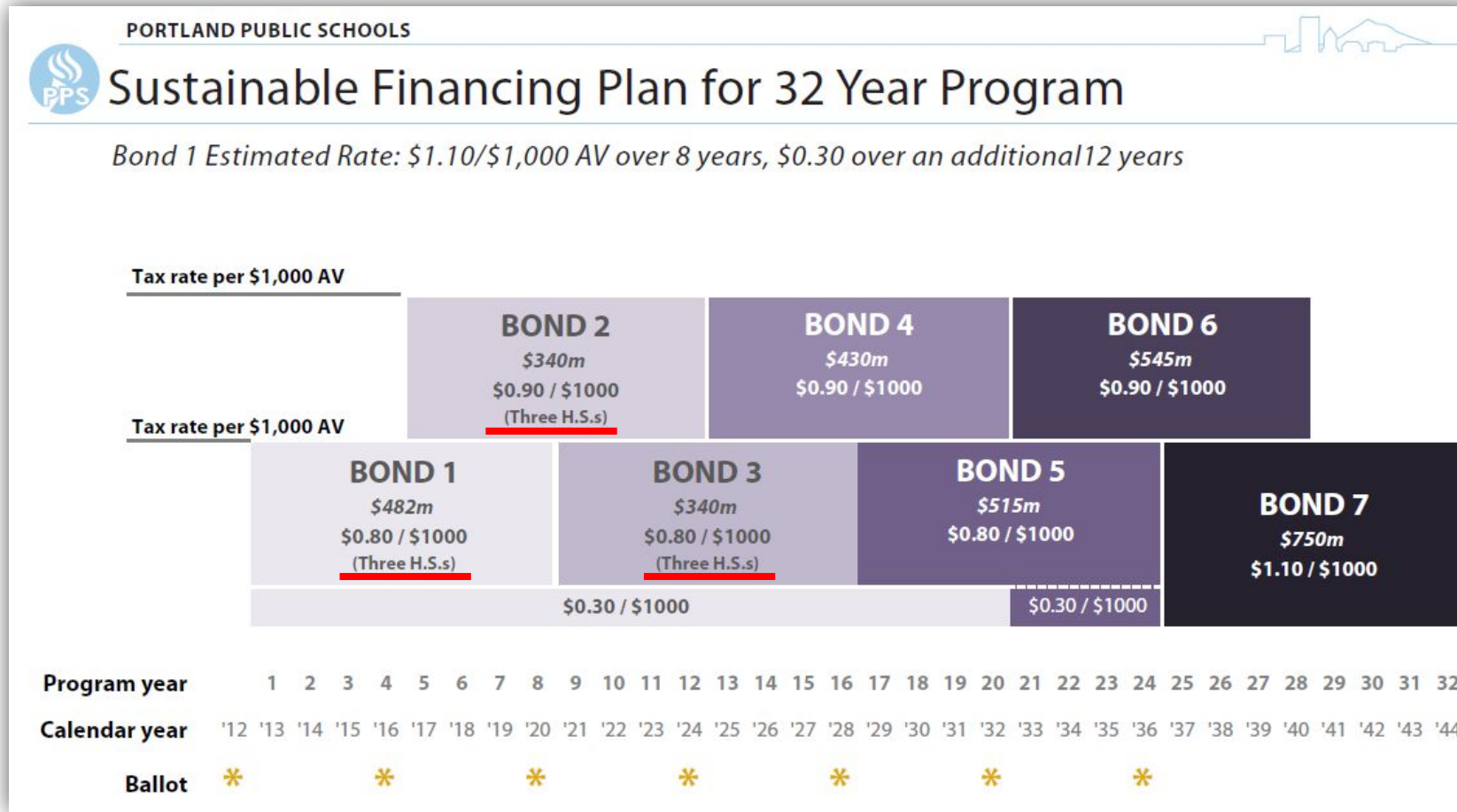
# recommendations

## **capital - relevant to bond planning**

- Express a bold vision for the master plan and especially the first phase. The plan should inspire the public to rally behind the District while maximizing student success.
- Use a strategic approach that fully renovates/replaces schools to reduce the deferred maintenance backlog. **Use the bulk of the money from each capital phase to modernize schools.**
- Demonstrate that PPS can do the work successfully. The first phase of the master plan is critical in building public trust. It is needed to build credibility.
- **Allocate some money to fix the worst facility needs.** This needs to occur in each phase. These funds would focus on fixing the building shell first to minimize further building deterioration.
- Plan for a **“robust program” capacity for each rebuilt or fully renovated facility.**
- Endeavor to **significantly rebuild/fully renovate the portfolio over a 24- to 40-year time frame.**
- Priority should be given to capital projects that **reduce future operational costs** in order to make more operational funds available for the classroom.
- Screen all future capital projects through the guiding principles.
- Address capacity and create modern learning environments by providing facilities that are flexible.
- **Consider replacing existing schools that require major renovation.**
- Invest prudently in schools identified for future replacement.
- Upgrade strategically selected school facilities to act as emergency shelters immediately following a major earthquake.

financing plan

multi-decade | multi-billion





## 2012 bond – modernization criteria

PPS prioritized three criteria for the 2012 bond high school modernizations:

- **seismic performance rating**
- **accessibility to programs**
- **high enrollment**

## 2012 bond – modernization criteria

PRIORITY CONSIDERATIONS OPTION 'A'																	
SORTED BY: "Poor" Seismic + Priority Access + High Enrollment																	
School	Grades	Original Year Built	Bldg SF	Graduation Rate	Site Acreage	Free & Reduced Price Meals	2012 DRAFT Seismic Ratings	Priority Elevator Needs	Priority Access Needs	Priority Roof Replacement	FCI	11/12 Student Enrollment	PPS H.S. Students w/in Boundary	Capture Rate	11/12 Student Capacity	11/12 Student Over-Crowding	Partnership Potential <sup>1</sup>
<b>HIGH SCHOOLS</b>						> 65%	= Poor	= YES	= 1	= YES	> 0.60	= 1400				> 25	= X
Grant	9 - 12	1923	274,489	86%	10.2	23%	Poor	_	1	YES	0.66	1,565	1,350	82%	1,994	(429)	
Franklin	9 - 12	1915	218,574	74%	18.3	56%	Poor	YES	1	_	0.58	1,480	2,041	59%	1,759	(279)	
Roosevelt	9 - 12	1921	228,535	46%	17.1	75%	Poor	_	1	YES	0.71	748	1,310	52%	1,464	(716)	X
Denson	9 - 12	1916	391,790	80%	8.8	63%	Poor	_	2	_	0.52	889			2,301	(1412)	X
Cleveland	9 - 12	1928	257,757	73%	11.3	28%	Poor	_	2	YES	0.63	1,520	1,767	71%	1,781	(261)	
Jefferson	9 - 12	1909	321,354	56%	14.0	76%	Poor	_	3	_	0.62	548	1,514	22%	1,958	(1410)	X
Lincoln	9 - 12	1951	200,046	90%	11.0	15%	Fair	_	2	_	0.45	1,476	1,484	86%	1,281	195	X
Wilson	9 - 12	1954	265,990	76%	22.8	24%	Fair	_	3	YES	0.59	1,387	1,450	87%	1,735	(348)	
Madison	9 - 12	1955	287,937	57%	20.0	68%	Fair	_	3	_	0.61	1,161	1,677	51%	1,905	(744)	

## 2016/17 bond development committee

The committee prioritized three criteria for the 2016/17 bond high school modernizations:

- **Facility Condition**
- **Improving facilities for the highest number of historically underserved students**
- **High enrollment/overcrowding**

## recommendations

- Continue the plan of re-building/modernizing high schools first, and including **three high schools** in **each of the next two bonds**.
- The three high schools identified for 2016/17 consideration are **Benson Polytechnic, Lincoln and Madison**. The three high schools identified for 2020 consideration are Cleveland, Jefferson Middle College and Wilson.

recap

## “High-Level” Criteria

LRFP

- Use the **bulk of the money from each capital phase to modernize schools**
- Significantly rebuild/fully renovate the portfolio over a 24- to 40-year time frame
- Allocate **some money to fix the worst facility** needs

2017 bond development committee

- Continue the plan of re-building/modernizing high schools first, and including **three high schools in each of the next two bonds**

## Modernization Criteria

2012 criteria

- seismic rating
- ADA needs
- student enrollment / overcrowding

2017 criteria

- facility condition
- historically underserved student enrollment
- student enrollment / overcrowding

transition

Now let's shift gears *for a moment* and look at a few sample bond packages

sample, hypothetical and unvetted options

	<b>OPTION 1</b>	<b>OPTION 2</b>	<b>OPTION 3</b>	<b>OPTION 4</b>
BENSON	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
HS #1	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
HS #2	250,000,000 *	250,000,000 *	250,000,000 *	
HS #3	250,000,000 *			
<b>SUBTOTAL</b>	<b>1,000,000,000</b>	<b>750,000,000</b>	<b>750,000,000</b>	<b>500,000,000</b>
EDUCATIONAL FACILITY IMPROVEMENTS	100,000,000 *	150,000,000 *	15,000,000 *	120,000,000 *
PHYSICAL FACILITY IMPROVEMENTS	130,000,000 *	300,000,000 *	15,000,000 *	150,000,000 *
CAPACITY	20,000,000 *	50,000,000 *	10,000,000 *	20,000,000 *
CONTINGENCY & ADMIN	150,000,000 *	150,000,000 *	100,000,000 *	100,000,000 *
<b>SUBTOTAL</b>	<b>400,000,000</b>	<b>650,000,000</b>	<b>140,000,000</b>	<b>390,000,000</b>
<b>TOTAL</b>	<b>1,400,000,000</b>	<b>1,400,000,000</b>	<b>890,000,000</b>	<b>890,000,000</b>

\* THESE NUMBERS ARE SAMPLES PROVIDED TO FACILITATE DISCUSSION. THEY ARE NOT ESTIMATES AND ARE NOT SPECIFIC TO A PROJECT OR A SCOPE OF WORK.

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
BENSON	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
HS #1	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
HS #2	250,000,000 *	250,000,000 *	250,000,000 *	
HS #3	250,000,000 *			
<b>SUBTOTAL</b>	<b>1,000,000,000</b>	<b>750,000,000</b>	<b>750,000,000</b>	<b>500,000,000</b>
EDUCATIONAL FACILITY IMPROVEMENTS	100,000,000 *	150,000,000 *	15,000,000 *	120,000,000 *
TECHNOLOGY				
SPED CLASSROOMS				
PERFORMING & VISUAL ARTS				
ATHLETICS				
PE				
ALL USER RESTROOMS				
MUSIC				
ART				
FIXTURES, FURNITURE & EQUIPMENT				
VALUE ENGINEERING "PUT BACKS"				
ETC				
PHYSICAL FACILITY IMPROVEMENTS	130,000,000 *	300,000,000 *	15,000,000 *	150,000,000 *
ROOF				
MECHANICAL				
SECURITY				
SEISMIC				
FIRE SPRINKLERS				
ADA				
ELECTRICAL				
PLUMBING				
PLAY STRUCTURES				
ASBESTOS				
ENERGY				
PAVING				
FLOORING				
ETC				
CAPACITY	20,000,000 *	50,000,000 *	10,000,000 *	20,000,000 *
MIDDLE SCHOOL CONVERSION				
NEW CAPACITY				
RHS EXPANSION				
ETC				
CONTINGENCY & ADMIN	150,000,000 *	150,000,000 *	100,000,000 *	100,000,000 *
<b>SUBTOTAL</b>	<b>400,000,000</b>	<b>650,000,000</b>	<b>140,000,000</b>	<b>390,000,000</b>
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sample, hypothetical and unvetted options

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## recap: “high-level” criteria

### LRFP

- Use the **bulk of the money from each capital phase to modernize schools**
- Significantly rebuild/fully renovate the portfolio over a 24- to 40-year time frame
- Allocate **some money to fix the worst facility** needs

### 2017 bond development committee

- Continue the plan of re-building/modernizing high schools first, and including three high schools in each of the **next two bonds**

### Some Discussion Topics:

- Which options align best with previous criteria?
- What does the previous criteria not take into consideration?
- Are these the right “high level” criteria?
- Is there one option that is generally meets current needs/priorities than the others?

sample, hypothetical and unvetted options

	<b>OPTION 1</b>	<b>OPTION 2</b>	<b>OPTION 3</b>	<b>OPTION 4</b>
BENSON	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
HS #1	250,000,000 *	250,000,000 *	250,000,000 *	250,000,000 *
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transition

Now let's talk next steps



# draft 2021 schedule - shared @ Nov 7 Committee Meeting

	2019												2020												2021																																															
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC																																	
<b>2021 BOND SCHEDULE - ROUGH DRAFT</b>	10/15																																				DRAFT DOCUMENT. MAY CONTAIN INACCURATE OR UNCONFIRMED DATA.																																			
BOND FINANCING PLAN	[Light Blue]																																																																							
REVIEW DISTRICT ENROLLMENT/CAPACITY NEEDS AND MAKE RECOMMENDATIONS	[Light Blue]																																																																							
REVIEW AND PRIORITIZE DISTRICT EDUCATIONAL SPACE NEEDS AND MAKE RECOMMENDATIONS	[Light Blue]																																																																							
REVIEW AND PRIORITIZE DISTRICT PHYSICAL FACILITY NEEDS AND MAKE RECOMMENDATIONS	[Light Blue]																																																																							
COMPLETE HIGH SCHOOL MASTER PLANS *	[Light Blue]																																																																							
BOND ACCOUNTABILITY COMMITTEE	[Light Blue]																																																																							
POLLING	[Light Blue]																																																																							
COMMUNITY ENGAGEMENT	[Light Blue]																																																																							
BOND DEVELOPMENT COMMITTEE	[Light Blue]																																																																							
FINALIZE BOND LANGUAGE	[Dark Blue]																																																																							
SUBMIT BALLOT	[Dark Blue]																																																																							
VOTE	[Dark Blue]																																																																							
<b>OTHER ACTIVITIES</b>	[Light Grey]																																																																							
PPS LEVY VOTE	[Light Grey]																																																																							
STRATEGIC PLAN	[Light Grey]																																																																							
FACILITIES CONDITION ASSESSMENT	[Light Grey]																																																																							
DLI / FOCUS OPTION REVIEW	[Light Grey]																																																																							
ENROLLMENT BALANCING & MS PROGRAMMING - DATA ANALYSIS	[Light Grey]																																																																							
ENROLLMENT BALANCING & MS PROGRAMMING - COMMUNITY ENGAGEMENT	[Light Grey]																																																																							
STUDENT SUCCESS ACT IMPLEMENTATION	[Light Grey]																																																																							
LRFP UPDATE (AFTER FCA & ENROLLMENT)	[Light Grey]																																																																							
CAPITAL PLANNING (5-YR / 10-YR)	[Light Grey]																																																																							
KELLOGG MODERNIZATION	[Light Grey]																																																																							
MADISON MODERNIZATION	[Light Grey]																																																																							
LINCOLN MODERNIZATION	[Light Grey]																																																																							
BENSON MODERNIZATION	[Light Grey]																																																																							
* Jefferson, Cleveland, Wilson, Grant "bowl"																																																																								





## where to focus next

### **1. Bond Timing**

- Need direction by January
- What additional information is needed?

### **2. Bond Amount**

- Need direction by January
- What additional information is needed?

### **3. Decision Criteria**

- High-Level
- Modernizations
- Medium-Level

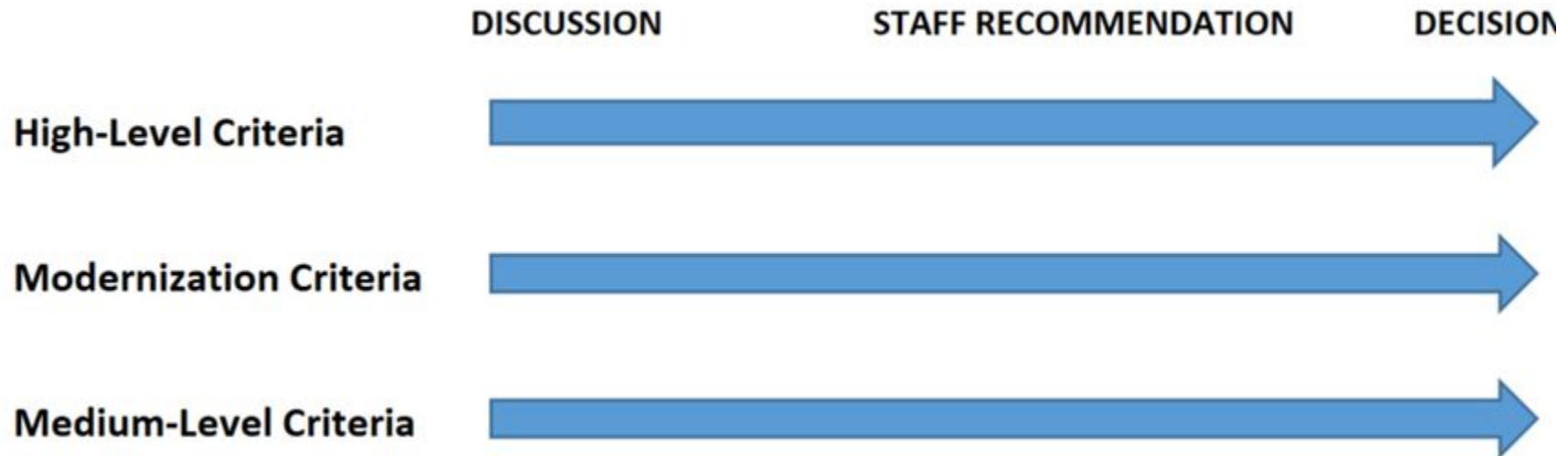


## decision criteria

- “High-Level” Criteria
  - ↓ ○ Identify the overall bond priorities
  - Modernizations vs other divisions of work
  
- Modernization Criteria
  - ↓ ○ Identify the priority schools for modernization
  
- “Medium-Level” Criteria
  - Identify priorities between divisions of work
    - Educational Facility Improvements
    - Physical Facility Improvements
    - Capacity Improvements
  
- “Low-Level” Criteria
  - Identify priorities within divisions of work
    - EG: security, seismic, mechanical, roof replacements, etc



where to focus next



Information to support discussion and decision making:

- Community Input
- Polling Data
- Overall District Need

recap

## “High-Level” Criteria

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## Modernization Criteria

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2017 criteria

- facility condition
- historically underserved student enrollment
- student enrollment / overcrowding

2020/21 criteria

-

questions