bond planning update

01.16.2019

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Goals

- Refresher from last meeting
  - high-level criteria
  - sample options

- Overview of draft priorities
  - educational improvements
  - physical facility improvements

- Review next steps

refresher - 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

refresher - sample, hypothetical and unvetted options

aligns with Long Range Facilities Plan and previous criteria to modernize 3 high schools

	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 *			
SUBTOTAL	**1,000,000,000**	**750,000,000**	**750,000,000**	**500,000,000**
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 *
SUBTOTAL	**400,000,000**	**650,000,000**	**140,000,000**	**390,000,000**
TOTAL	**1,400,000,000**	**1,400,000,000**	**890,000,000**	**890,000,000**

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

so what does that mean?

Appears we are contemplating a bond with the following attributes:

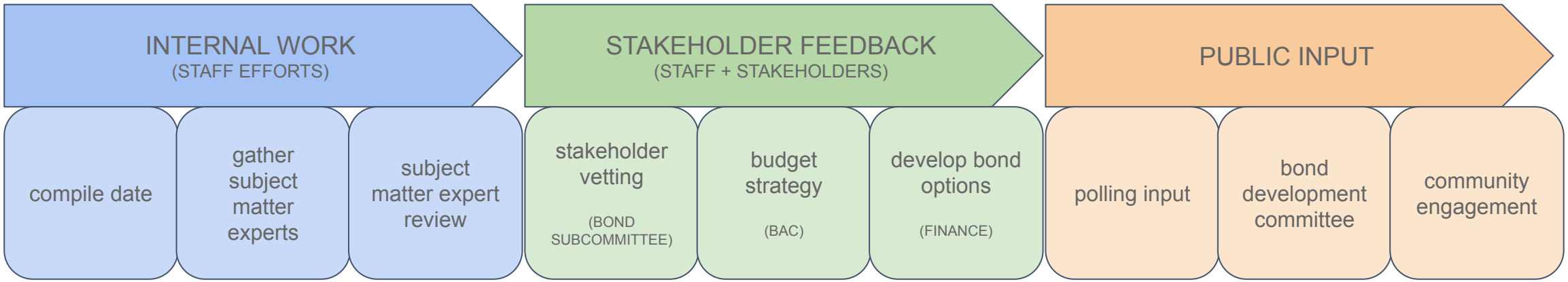
- 8-year ballot ~ $1.4 billion
- includes Benson plus Cleveland, Jefferson and Wilson
- includes funds for to “fix the worst facility needs”

how is “the worst” defined

Staff has approached this question by reviewing:

- Facility Condition Assessment Data
- Work Order Data
- Project Development Request Data
- Subject Matter Expertise

FYI - the November 7 Committee Meeting had more detail on the process



generate list of possible "categories" of work

initial prioritization of "categories" of work

initial development of project criteria

initial development of "scope" of work

initial development of "sites"

initial vetting of categories, scope, sites and project criteria

review of budget methodology

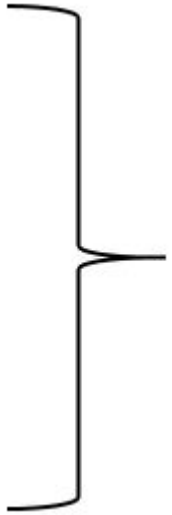
development of possible bond "scenarios" based upon budget data

receive feedback

update and refine bond options

physical facility improvements priorities

- Facility Condition Assessment
- Work Order Data
- Project Development Request Data
- Subject Matter Expertise



HIGHER PRIORITY
ROOF
MECHANICAL
SECURITY
SEISMIC
FIRE SPRINKLERS
ADA
ELECTRICAL
PLUMBING
PLAY STRUCTURES
ASBESTOS
ENERGY
PAVING
FLOORING
LOWER PRIORITY

OTHERS
STAGE RIGGING
NUTRITION SERVICES
STORMWATER MGMT
PAINT
EXTERIOR SKIN

educational improvements priorities

FCA's "worst" condition	Team's Draft Priorities	Others
1. SPED	1. Security	- Grant "bowl"
2. Music	2. Technology	- Athletics
3. Art	3. SPED	- PD space
4. Security	4. Restrooms	- FF&E
5. PE	5. PE	- CTE labs

so what does that mean?

- with the tentative parameters of:
  - 8-year ballot ~ $1.4 billion
  - include Benson plus Cleveland, Jefferson and Wilson
  - include some funds for to “fix the worst facility needs”

- and with the draft staff priorities just reviewed

- a bond package could look like: see **HANDOUT**

sample, hypothetical and unvetted options

HANDOUT

HANDOUT

sample, hypothetical and unvetted options

DRAFT	OPTION A		OPTION B		OPTION C	
MODERNIZATIONS						
BENSON	250,000,000 *		250,000,000 *		250,000,000 *	
HS #1	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 *		250,000,000 *		250,000,000 *	
SUBTOTAL	**1,000,000,000** *		**1,000,000,000** *		**1,000,000,000** *	
EDUCATIONAL IMPROVEMENTS						
TECHNOLOGY						
SPED CLASSROOMS			*more funds*			
PERFORMING & VISUAL ARTS			/			
ATHLETICS			*some funds*			
ALL USER RESTROOMS			/			
PE			*less funds*			
CTE / STEAM						
SUBTOTAL	165,000,000 *	75%	55,000,000 *	25%	100,000,000 *	45%
PHYSICAL FACILITY IMPROVEMENTS						
ROOF						
MECHANICAL						
SECURITY			*more funds*			
SEISMIC						
FIRE SPRINKLERS			/			
ADA						
ASBESTOS			*some funds*			
ELECTRICAL						
PLUMBING			/			
PLAY STRUCTURES						
ENERGY			*less funds*			
PAVING						
FLOORING						
SUBTOTAL	55,000,000 *	25%	165,000,000 *	75%	100,000,000 *	45%
CAPACITY						
NEW CAPACITY						
MIDDLE SCHOOL CONVERSION						
SUBTOTAL	0 *	0%	0 *	0%	10,000,000 *	5%
OTHER						
ROOSEVELT - PHASE 5						
GRANT "BOWL"						
SUBTOTAL	0 *	0%	0 *	0%	10,000,000 *	5%
CONTINGENCY & ADMINITRATION (15%)						
SUBTOTAL	**180,000,000** *		**180,000,000** *		**180,000,000** *	
TOTAL	**1,400,000,000**		**1,400,000,000**		**1,400,000,000**	

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Discussion Questions:

- Is one option clearly more preferable than the others?
- Do the scopes of work within the categories of work seem about right? Is there anything clearly missing?
- Does the priority of the scope of work seem about right? Is there any scope that seems clearly too low or too high?
- Are there specific scopes of work or items that warrant discussion or special consideration?

next steps

February

- staff proposes potential bond priorities including
  - bond amount
  - modernizations
  - educational improvements
  - physical facility improvements
  - capacity improvements
  - preliminary project/scope costs

Upcoming

- community input on
  - bond amount
  - modernizations
  - educational improvements
  - physical facility improvements
  - capacity improvements

questions

HANDOUT

sample, hypothetical and unvetted options

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NEW CAPACITY						
MIDDLE SCHOOL CONVERSION						
SUBTOTAL	0 *	**0%**	0 *	**0%**	10,000,000 *	**5%**
OTHER						
ROOSEVELT - PHASE 5						
GRANT "BOWL"						
SUBTOTAL	0 *	**0%**	0 *	**0%**	10,000,000 *	**5%**
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