

Mother Lode Union School District Facility Master Plan Projects Update August 2017



Presented By: SchoolWorks, Inc.



Facility Master Plan Options Review

- Potential Available Revenues
- Project Cost Updates
- Updated Project Timelines Since March 16, 2016 Board Presentation
- Cash Flow and Funding Options
- For Reference: March 16, 2016 Board Presentation

POTENTIAL AVAILABLE REVENUES

REVENUE SOURCE	March 2016 Presentation			August 2017 Update		NOTES
	AMOUNT	DATE AVAILABLE	FISCAL YEAR	AMOUNT	DATE AVAILABLE	
Local Bond (Fund 21)	\$ 6,960,000	11/15/2016	15/16	\$ 7,400,000	16/17	
Developer Fees (Fund 25)	\$ 119,211		15/16	\$ 107,610	15/16	Estimated Available Balance
	\$ 50,000	3/31/2017	16/17	\$ 69,832	16/17	
	\$ 50,000	3/31/2018	17/18	\$ 50,000	17/18	
	\$ 50,000	3/31/2019	18/19	\$ 50,000	18/19	
	\$ 50,000	3/31/2020	19/20	\$ 50,000	19/20	
Subtotal	\$ 319,211			\$ 327,442		
State Bond Facilities Funds (Fund 35)						
	\$ 85,850		15/16	\$ 86,118	15/16	Estimated Available Balance
	\$ 1,861,996	3/30/2018	17/18	\$ 2,083,797	4/15/2020	Indian Creek - Inflation Adj & State Delay
	\$ 110,602	12/31/2018	18/19	\$ 123,828	4/15/2020	Herbert Green - Inflation Adj & State Delay
Subtotal	\$ 2,058,448			\$ 2,293,743		
	\$ 1,061,135	5/31/2017	16/17	\$ 1,171,726	11/15/2018	Projects In Line for Funding, HG & IC (Previously not included in FMP Scope)
District Facilities Funds (Fund 40)						
	\$ 429,255		15/16	\$ 493,568	15/16	Estimated Available Balance
	\$ 173,000	7/15/2016	16/17	\$ 170,000	16/17	
	\$ 173,000	7/15/2017	17/18	\$ 170,000	17/18	
	\$ 174,000	7/15/2018	18/19	\$ 170,000	18/19	
	\$ 174,000	7/15/2019	19/20	\$ 170,000	19/20	
	\$ 174,000	7/15/2020	20/21	\$ 170,000	20/21	
Subtotal	\$ 1,297,255			\$ 1,343,568		
Prop 39 Energy Funding				\$ 373,550	18/19	Previously not included in FMP Scope
TOTAL	\$ 10,634,914			\$ 12,910,029		Update Now Includes State Project Reimbursements

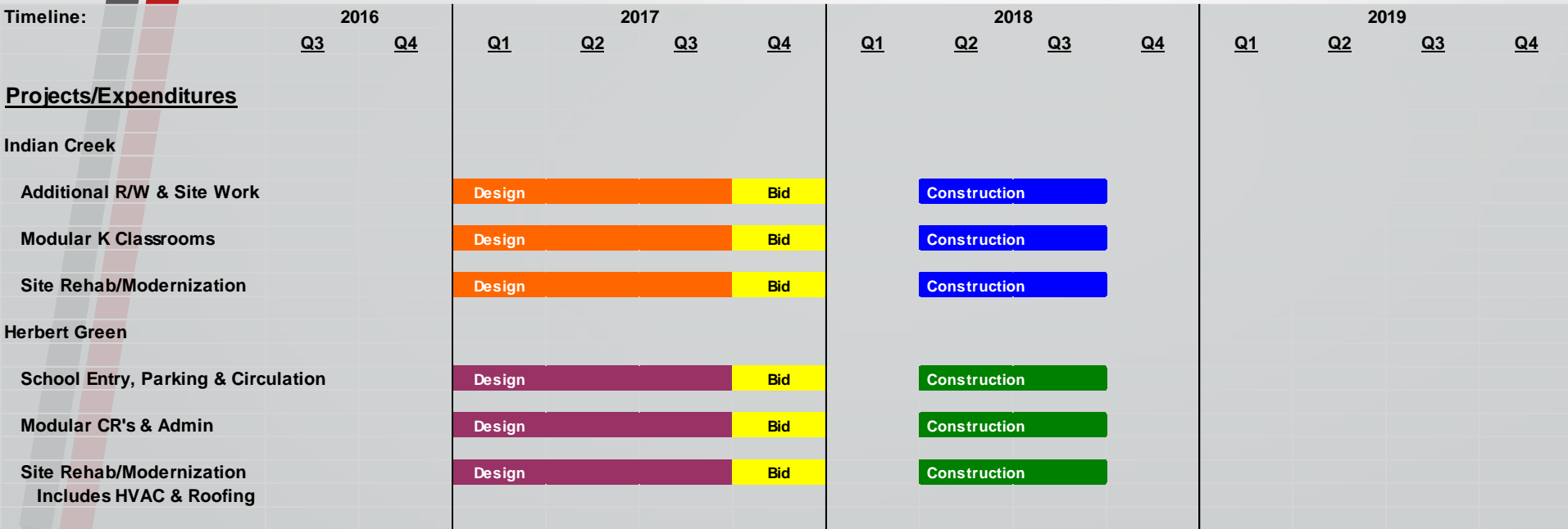
March 2016 Total would have been \$11,696,049 with State Reimbursement

ESTIMATED FACILITY COSTS

	March 2016	August 2017	
	AMOUNT	AMOUNT	Notes
INDIAN CREEK ELEMENTARY SCHOOL			
Site Rehabilitation & Modernization	\$ 1,505,944	\$ 1,620,962	Costs based on construction drawings
Remove & Replace Three (3) Existing K Portables w. Modular K Classrooms	\$ 727,745	\$ 878,825	Cost increase from AMS
Additional R/W (Right of Way) & Site Work	\$ 1,234,460	\$ 1,398,848	Modified scope & inflation increases
SUB TOTAL	\$ 3,468,149	\$ 3,898,635	
HERBERT GREEN MIDDLE SCHOOL			
Site Rehabilitation & Modernization	\$ 2,383,903	\$ 2,869,052	Costs based on construction drawings
Remove Admin. Bldg.; Remove Existing Portables J-O (6); Remove Portables P-S (4)	\$ 77,000	\$ 135,600	Added scope due to HazMat
Replace Admin. Bldg. & Ten (10) Existing Portables (J-S) w. Modular Classrooms & Admin. (inc. Sitework)	\$ 2,087,042	\$ 2,743,429	Cost increase from AMS & other
Extend MPR to Add Stage & Performing Arts Component	\$ 1,076,350	\$ -	Removed from Scope
Reconfigure School Entry, Parking & Circulation	\$ 1,121,670	\$ 1,938,139	Modified Scope & Inflation Changes
New HVAC & Roofing on All Permanent Classroom Bldgs.		\$ 1,711,192	Added to Scope
Add HVAC to Gym		\$ 260,000	Added to Scope
SUB TOTAL	\$ 6,745,965	\$ 9,657,412	
GRAND TOTAL	\$ 10,214,114	\$ 13,556,047	

- NOTES:**
- 1). Original Estimates were based on Conceptual Projects from FMP.
 - 2). Updated Estimates are based on Construction Drawings which are 70% complete.
 - 3). Cost Estimates for Single Story Modular Classrooms from AMS (American Modular Systems) Cost Estimate Letter of July 2017
 - 4). Costs include All Contractor & Support (A&E, CM, Testing & Inspection, CEQA & Permits) Costs

Updated Expenditure Timeline (Calendar Year)



Note: Some projects are starting later than originally planned, but all projects could possibly be finished sooner than originally scheduled. All projects could potentially be planned to be completed over the summer of 2018 while students are off campus.

Updated Project Timeline & Expenses by Fiscal Year

Updated Program Schedule

Timeline:		2016/17				2017/18				2018/19			
		<u>Jul-Sep</u>	<u>Oct-Dec</u>	<u>Jan-Mar</u>	<u>Apr-Jun</u>	<u>Jul-Sep</u>	<u>Oct-Dec</u>	<u>Jan-Mar</u>	<u>Apr-Jun</u>	<u>Jul-Sep</u>	<u>Oct-Dec</u>	<u>Jan-Mar</u>	<u>Apr-Jun</u>
<u>Projects/Expenditures</u>	<u>Totals</u>												
Indian Creek	\$3,898,635												
Additional R/W & Site Work				Design			Bid		Construction				
Expenditures	\$1,398,848			\$20,983	\$41,965	\$41,965	\$20,983	\$636,476	\$636,476				
Modular K Classrooms				Design			Bid		Construction				
Expenditures	\$878,825			\$13,182	\$26,365	\$26,365	\$13,182	\$399,865	\$399,865				
Site Rehab/Modernization				Design			Bid		Construction				
Expenditures	\$1,620,962			\$24,314	\$48,629	\$48,629	\$24,314	\$737,538	\$737,538				
Herbert Green	\$9,657,412												
School Entry, Parking & Circulation				Design			Bid		Construction				
Expenditures	\$1,938,139			\$29,072	\$58,144	\$58,144	\$29,072	\$881,853	\$881,853				
Modular CR's & Admin				Design			Bid		Construction				
Expenditures	\$2,879,029			\$43,185	\$86,371	\$86,371	\$43,185	\$1,309,958	\$1,309,958				
Site Rehab/Modernization				Design			Bid		Construction				
Expenditures	\$4,840,244			\$72,604	\$145,207	\$145,207	\$72,604	\$2,202,311	\$2,202,311				
Expenditure Totals	\$13,556,047			\$203,341	\$406,681	\$406,681	\$203,341	\$6,168,001	\$6,168,001				

Note: Herbert Green Site Rehab/Modernization includes costs for HVAC and Roofing projects.

Updated Timeline & Cash Flow by Fiscal Year

Timeline:	2016/17				2017/18				2018/19				2019/20				2020/21
	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep
Projects/Expenditures	Totals																
Indian Creek	\$3,898,635																
Additional R/W & Site Work			Design			Bid		Construction									
Expenditures	\$1,398,848			\$20,983	\$41,965	\$41,965	\$20,983	\$636,476	\$636,476								
Modular K Classrooms			Design			Bid		Construction									
Expenditures	\$878,825			\$13,182	\$26,365	\$26,365	\$13,182	\$399,865	\$399,865								
Site Rehab/Modernization			Design			Bid		Construction									
Expenditures	\$1,620,962			\$24,314	\$48,629	\$48,629	\$24,314	\$737,538	\$737,538								
Herbert Green	\$9,657,412																
School Entry, Parking & Circulation			Design			Bid		Construction									
Expenditures	\$1,938,139			\$29,072	\$58,144	\$58,144	\$29,072	\$881,853	\$881,853								
Modular CR's & Admin			Design			Bid		Construction									
Expenditures	\$2,879,029			\$43,185	\$86,371	\$86,371	\$43,185	\$1,309,958	\$1,309,958								
Site Rehab/Modernization			Design			Bid		Construction									
Expenditures	\$4,840,244			\$72,604	\$145,207	\$145,207	\$72,604	\$2,202,311	\$2,202,311								
Expenditure Totals	\$13,556,047			\$203,341	\$406,681	\$406,681	\$203,341	\$6,168,001	\$6,168,001								
Revenues																	
Local Bond	\$7,400,000																
Fund 25 Developer Fees	\$17,458	\$17,458	\$17,458	\$17,458	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Fund 35 State Funding										\$1,171,726							\$2,207,625
Fund 40 Capital Facilities	\$170,000				\$170,000					\$170,000			\$170,000				\$170,000
Prop 39 Energy Project Funds									\$373,550								
Cash Flow Summary																	
Beginning Balance	\$687,296	\$8,274,754	\$8,292,212	\$8,309,670	\$8,123,787	\$7,899,606	\$7,505,424	\$7,314,584	\$1,159,082	(\$4,452,869)	(\$3,268,643)	(\$3,256,143)	(\$3,243,643)	(\$3,061,143)	(\$3,048,643)	(\$3,036,143)	(\$816,018)
Revenues	\$7,587,458	\$17,458	\$17,458	\$17,458	\$182,500	\$12,500	\$12,500	\$12,500	\$556,050	\$1,184,226	\$12,500	\$12,500	\$182,500	\$12,500	\$12,500	\$2,220,125	\$170,000
Expenditures	\$0	\$0	\$0	\$203,341	\$406,681	\$406,681	\$203,341	\$6,168,001	\$6,168,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$8,274,754	\$8,292,212	\$8,309,670	\$8,123,787	\$7,899,606	\$7,505,424	\$7,314,584	\$1,159,082	(\$4,452,869)	(\$3,268,643)	(\$3,256,143)	(\$3,243,643)	(\$3,061,143)	(\$3,048,643)	(\$3,036,143)	(\$816,018)	(\$646,018)

Cash Flow:
Total Financing Needed: \$4,452,869

Budget:
Net Financing Needed: \$646,018

Quick Summary

- Total Potential Revenues = \$12,910,029
- Total Estimated Facility Costs = \$13,556,047
- Current Budget Shortfall = \$646,018
- Total Cash Flow imbalance (due to State Funding Delays) = \$4,452,869
- Majority of State bonds funds anticipated in 2020.
- Project Designs to be submitted to DSA on 9/11/17.
- State funding will be requested upon design completion and DSA approval – estimated to be in line for State funding by end of December.
- District funds applied to Facility Master Plan projects = \$220,000 per year



Questions for Discussion

- Consider Financing to meet budget shortfall?
- Consider Financing to meet cash flow (3 years)?
- Consider Delaying portions of site projects or entire site by 1 to 3 years?
- Consider combinations of above items?

Next Steps

- Community Workshop- Update on Construction Project Budget, Scope & Revenues – Special Board Meeting Sept. 7
- Regular Board Meeting Sept. 13

Mother Lode Union School District Facility Master Plan Options Review March 2016



Presented By: SchoolWorks, Inc.





Facility Master Plan Options Review

- Facility Master Plan Updates
- Potential Available Facilities Revenues
- Revised Facilities Plan Options
- Comment & Input-Next Steps

Facility Master Plan Updates

- December 2015 Public Engagement Meetings-Process & Outcomes
 - Consensus on Bond Size – Projected Tax Rate of \$19.00 per \$100,000 of Assessed Value – Net Bond Yield of \$6,960,000
 - Prioritize Facilities Projects involving:
 - Safety & Security-including ADA upgrades
 - Update Aging Facilities
 - Basic Infrastructure Repairs & Upgrades
 - Facilitating Student Achievement
 - Technology Infrastructure
- Public Engagement Outcomes Will Require Program Funding & Option Changes

FACILITIES MASTER PLAN - POTENTIAL AVAILABLE REVENUES

TOTAL \$10,634,914

District Facilities Fund (Fund 40)

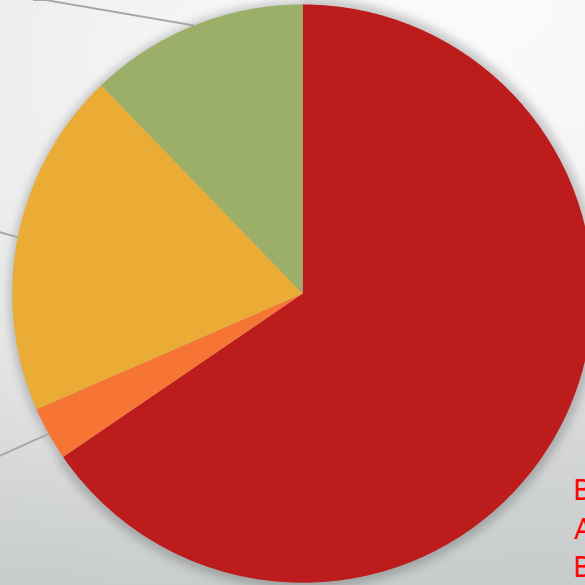
- Subtotal \$1,297,255
12%

State Bond Facilities
(Fund 35) - Subtotal

\$2,058,448
19%

Developer Fees
(Fund 25) - Subtotal

\$319,211
3%



Local Bond (Fund 21) -
Subtotal \$6,960,000
66%

Balance of Unprocessed SAB
Applications Exceeding Current
Bond Authority - **\$1,061,135 Not
Included in Totals**

POTENTIAL AVAILABLE REVENUES

REVENUE SOURCE	AMOUNT	WHEN AVAILABLE	NOTES
Local Bond (Fund 21)	\$ 6,960,000	11/15/2016	Assumes Local Bond Passage of \$7.32M Bond in June 2016
Developer Fees (Fund 25)	\$ 119,211		Balance as of July 1, 2016. From 1st Interim Budget
	\$ 50,000	3/31/2017	Assumes a total of \$50,000 per FY in Developer Fee Revenues
	\$ 50,000	3/31/2018	
	\$ 50,000	3/31/2019	
	\$ 50,000	3/31/2020	
Subtotal	\$ 319,211		
State Bond Facilities Funds (Fund 35)			
	\$ 85,850		Balance as of July 1, 2016. From 1st Interim Budget
	\$ 1,861,996	3/30/2018	Total Modernization Eligibility from Current State Bond Program
	\$ 110,602	12/31/2018	Total Modernization Eligibility from Current State Bond Program
Subtotal	\$ 2,058,448		
	\$ 1,061,135	5/31/2017	Balance of Acknowledged Unprocessed SAB Applications Exceeding Current Bonding Authority
District Facilities Funds (Fund 40)			
	\$ 429,255		Balance as of July 1, 2016. From 1st Interim Budget
	\$ 173,000	7/15/2016	Assumes a total of \$173,000 in FY 2016-17 & 2017-2018;
	\$ 173,000	7/15/2017	\$174,000 in FY 2018-19 and future
	\$ 174,000	7/15/2018	
	\$ 174,000	7/15/2019	
	\$ 174,000	7/15/2020	
Subtotal	\$ 1,297,255		
TOTAL	\$ 10,634,914		

OPTION #1 - LOCAL BOND PASSAGE June 2016 & STATE BOND PASSAGE November 2016**Two School Site Option****POTENTIAL AVAILABLE REVENUES THROUGH FY 2020-2021**

Local Bond	\$	6,960,000	Other Local Funds (Funds 25, 35 & 40)	\$	1,702,316
State Eligibility	\$	1,972,598	TOTAL		\$ 10,634,914

POTENTIAL FACILITIES COSTS**INDIAN CREEK ELEMENTARY SCHOOL**

Site Rehabilitation & Modernization				\$	1,505,944
Remove & Replace Three (3) Existing K Portables w. Modular K Classrooms				\$	727,745
Additional R/W & Site Work				\$	1,234,460
			TOTAL		\$ 3,468,149

HERBERT GREEN MIDDLE SCHOOL

Site Rehabilitation & Modernization				\$	2,383,903		
Remove Admin. Bldg.; Remove Existing Portables J-O (6); Remove Portables P-S (4)				\$	77,000		
Replace Admin. Bldg. & Ten (10) Existing Portables (J-S) w. Modular Classrooms & Admin. (inc. Sitework)				\$	2,087,042		
Extend MPR to Add Stage & Performing Arts Component				\$	1,076,350		
Reconfigure School Entry, Parking & Circulation				\$	1,121,670		
			TOTAL		\$ 6,745,965	BALANCE	\$ 420,800

GRAND TOTAL \$10,214,114**NOTES:**

- 1). Full Site Rehabilitation Costs from Site Surveys & Cost Estimates-April/October 2014; Updated February 2016
- 2). Cost Estimates for Full Site Rehabilitation & R/W-Site Work from Saylor Construction
Cost Estimating Guide-2016 Edition
- 3). Cost Estimates for Single Story Modular Classrooms from AMS Cost Estimate Letter of May 16, 2014; revised February 26, 2016
- 4). Costs include All Contractor & Support (A&E, CM, Testing & Inspection, CEQA & Permits) Costs
- 5). State Facilities Funding Eligibility; Indian Creek ES-\$1,861,996-Herbert Green MS-\$110,602

OPTION 1 Timeline

MOTHER LODE SCHOOL DISTRICT Program Schedule, Option 1

Timeline:

