

Eureka Union School District Measure A Town Hall Meeting

January 29-30, 2020



What is Measure A?



History of Education Funding in California



Measure A

- Measure A is a \$49 million general obligation bond measure that would make repairs and upgrades to EUSD schools and school facilities
- If approved by voters within EUSD, Measure A bond funds will be spent on:
 - Making basic repairs
 - Upgrading classrooms for a 21st Century education
 - Making a significant investment in the safety of our students and staff

Short History of Measure A



Facilities Needs Assessment / Bond Feasibility Assessment Study

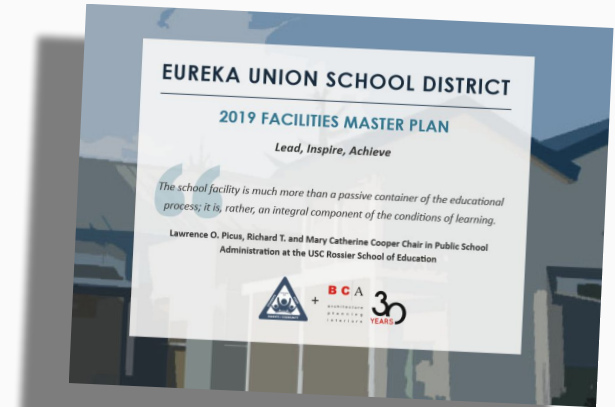
- EUSD began compiling a detailed facilities needs assessment almost five years ago with the creation of an *Ad Hoc* Facilities Subcommittee and the retention of *Project CM* to both improve how the EUSD handles routine and emergency facilities projects needs and to develop a detailed list of prioritized projects on a site-by-site basis
- In Spring 2019, an *Ad Hoc* Committee was created to study the feasibility of passing a bond and formal drafting of the facilities master plan began in earnest

Ad Hoc Bond Feasibility Committee

- Headed by Trustee Renee Nash, the Committee was comprised of a large cross section of stakeholders, including parents, teachers, principals, local sports leagues, PTCs, etc. who all expressed what kind of projects they would like to see funded if a bond measure could be passed
- The Committee studied the viability of a bond measure as well as other potential funding mechanisms, including a parcel tax measure
- A polling firm was retained by EUSD to evaluate possible funding measures and to provide input to the Board on community outlook and concerns

Meetings Held to Get Feedback on Draft Facilities Master Plan

- In late summer, EUSD held several public meetings to receive feedback from the public on the then-completed draft Facilities Master Plan (FMP)
- The clear priorities expressed were the same as the priorities in the polling: (1) school site safety, (2) basic repairs and maintenance; and (3) academic excellence
- Those are the three pillars that form the basis of the project list that was part of Measure A approved by the Board of Trustees in October 2019



Polling Results Cautiously Optimistic

- Polling showed approximately 57% of District voters would approve a school facilities bond measure if placed on the ballot (55% approval is required)
- While this is a very close margin, it is by far the largest window EUSD has seen since the 1993 EUSD bond measure was passed
- The Board of Trustees voted 5 – 0 to place a \$49 million bond measure on the March 2020 ballot despite having a bonding capacity of \$77 million

GO Bond Overview, Costs & Limitations of Use of Proceeds



General Obligation (GO) Bonds

- GO bonds are a form of voter-approved debt issued by school districts, commonly used to pay for improvements to classrooms and other school facilities
- GO bonds are sold to investors and repaid through an annual property tax levy on all taxable property located within District boundaries while the GO bonds are outstanding
- GO bonds have funded a significant portion of school construction projects here in Eureka, throughout Placer County and across the State

Note: The existing EUSD GO bond measure passed in 1993 to build schools and the issued bonds will be fully paid off in August 2022

Cost of Measure A

- Measure was designated Measure A = \$49,000,000 bond amount
- Cost to repay bonds authorized by passage of Measure A is projected to be \$28.71 per \$100,000 of a property's assessed (not market) value
 - For a home in EUSD with an assessed value of \$500,000, annual projected cost of Measure A would be approximately \$144 per year
 - For a home in EUSD with an assessed value of \$1 million, annual projected cost of Measure A would be approximately \$287 per year

Note: No taxes would be incurred until bonds were actually sold

Time for Repayment / Total Repayment

- Measure A annual property tax assessments would be levied only during years that bonds are outstanding
- Similar to a home loan, each series of Measure A bonds must be repaid within a maximum of 30 years
- Also similar to a home loan, the estimated total repayment ratio is \$1.83 for each dollar borrowed

Taxpayer Protections

Several taxpayer protections are built into Measure A as well as set out in State law:

- Each series of bonds must be repaid within 30 years per the Board Resolution authorizing Measure A
- NO Capital Appreciation Bonds (CABs) can be issued, which accrue interest and typically increase the cost of the bonds – the Board Resolution authorizing Measure A prohibits any use of such CAB bonds
- The total repayment ratio (total cost) for the bonds is also limited under State law as well as additional restrictions within the Board Resolution authorizing Measure A
- Annual audits are required by law and set out in the bond resolution
- Citizens Oversight Committee required by law – Committee representation must be from cross-section of the community

Limits on Use of Bond Proceeds

- Proceeds from the sale of bonds authorized by Measure A can ONLY be spent on those projects and costs set forth in the project list and for no other purpose
- Other limitations on the use of bond proceeds include the prohibition for use to pay teacher and administrator salaries, benefits and pension contributions

EUSD Today



EUSD Today



High Achievement

Aging Facilities

Safety Needs

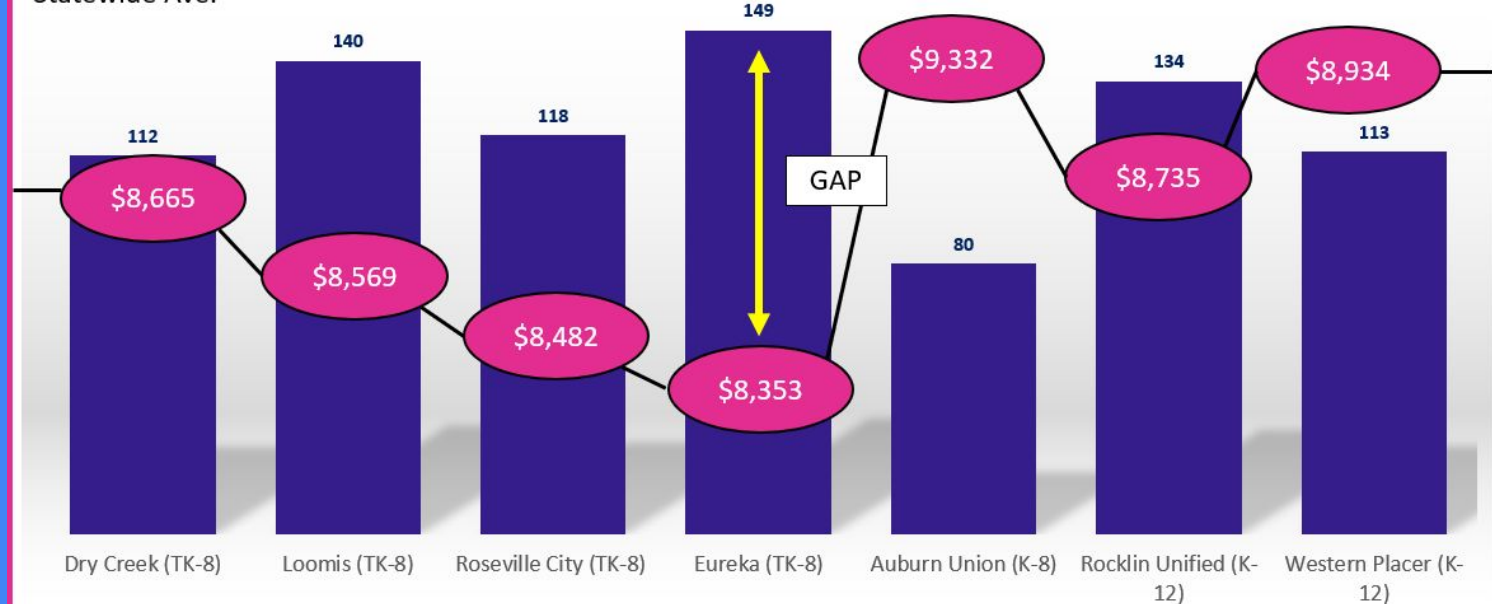
High Expectations

Achievement v. Funding

2019 CAASPP Performance: % Met and Exceeded for ELA and Math
(..with funding allocation/student)

\$9,507 (17-18)

Statewide Ave.



Lowest Funded District in Placer County

School Year	State Average	Eureka Union	Difference	Eureka ADA	Difference in funding to State Average
2010-2011	\$5,329	\$5,234	(\$95)	3,347	(\$317,965)
2011-2012	\$5,332	\$5,262	(\$70)	3,276	(\$229,320)
2012-2013	\$5,430	\$5,108	(\$322)	3,344	(\$1,076,768)
2013-2014	\$6,748	\$6,274	(\$474)	3,328	(\$1,577,472)
2014-2015	\$7,585	\$6,928	(\$657)	3,231	(\$2,122,767)
2015-2016	\$8,663	\$7,506	(\$1,157)	3,203	(\$3,705,871)
2016-2017	\$9,204	\$7,794	(\$1,410)	3,283	(\$4,629,030)
2017-2018	\$9,507	\$8,060	(\$1,447)	3,246	(\$4,696,962)
Difference in funding from 2010-2011 thru 2017-18					(\$18,356,155)

Our Schools are Full

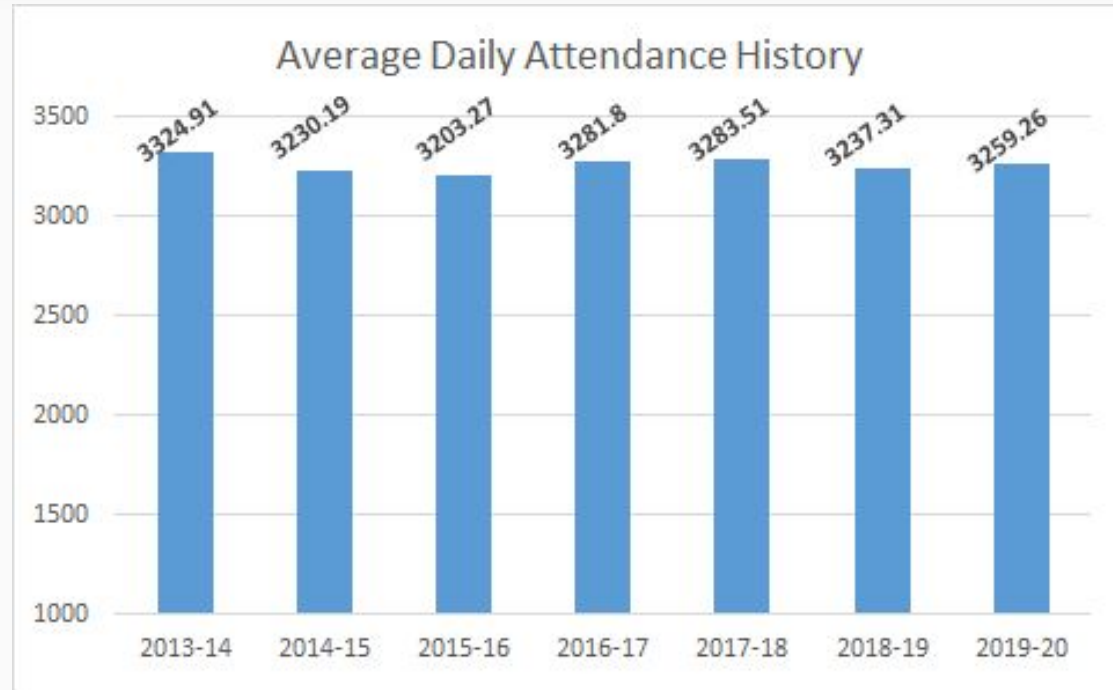


- Each classroom at each school is being used every day, placing more and more wear and tear on our facilities
- Deferred maintenance provides immediate attention

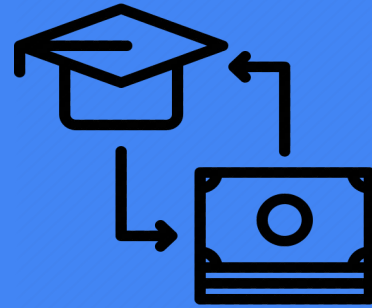


Level Attendance

While declining enrollment forced the closure of Eureka School in 2009, enrollment has stabilized over the last six years due to a gradual increase in young families moving into EUSD.



The Financial Benefit of Inter-district Students

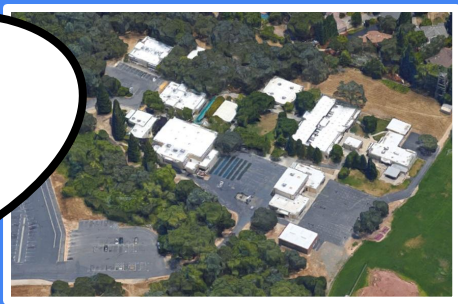


- We have augmented this population by continuing to accept approximately 650 interdistrict students annually. There are several main points that should be made about our inter-district students:
 - Each student is individually vetted to ensure they will make a positive contribution to the Eureka community and their status can be changed if their situation changes
 - Each student brings with them State and sometimes federal dollars that benefit every student in EUSD
 - Without out inter-district students, Eureka would be forced to close another school and cut back the range of programs offered to existing students
 - Inter-district students are a tremendous financial benefit to EUSD

EUSD Facilities



*Average Age
of School's -
30 years*



Cavitt - 1981



District Office - 1997



Eureka - 1925



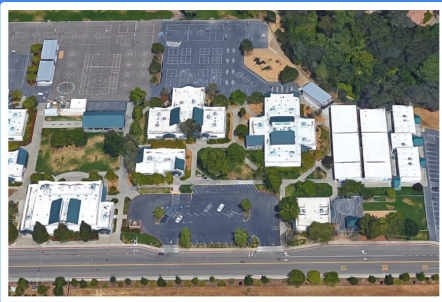
Excelsior - 1999



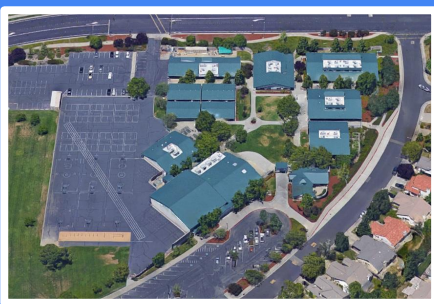
Greenhills - 1965



Maidu - 1996



Oakhills - 1990



Olympus - 1996



Ridgeview - 1994

Facilities Master Plan

(Adopted by the
Board on 10/2/19)

Our Roadmap

Projects Planned for
Each School Site

EUREKA UNION SCHOOL DISTRICT

2019 FACILITIES MASTER PLAN

Lead, Inspire, Achieve

The school facility is much more than a passive container of the educational process; it is, rather, an integral component of the conditions of learning.

Lawrence O. Picus, Richard T. and Mary Catherine Cooper Chair in Public School Administration at the USC Rossier School of Education



+

BCA

architecture
planning
interiors

30
YEARS

Priority Areas for Repair, Upgrade & Construction within FMP



Infrastructure Repairs, e.g. leaky roofs, electrical, plumbing, flooring



School Site Safety, e.g. keyless doors, surveillance, field upgrades, shade



Sustainable & Energy Efficiency, e.g. solar, transportation



Technology Upgrades, e.g. infrastructure, learning tools



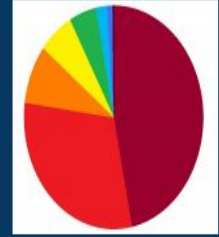
Future Ready Learning Environments, e.g. classrooms, labs, libraries

Facilities Master Plan (Adopted 10/2/19)

THE DISTRICT AT A GLANCE

AREA	SUBTOTAL PROJECT COST
Cavitt Junior High School	\$11,443,878
Excelsior School	\$7,196,649
Greenhills School	\$8,296,620
Maidu School	\$8,231,721
Oakhills School	\$11,564,256
Olympus Junior High School	\$9,436,890
Ridgeview School	\$10,307,446
District Office	\$1,591,773
Maintenance & Transportation Facility	\$702,725

Expenditure By Category



Safety/ Security	\$ 4,507,500
Modernize Classrooms	\$ 24,327,000
Modernize Restrooms	\$ 3,252,500
Modernize Gym/ MP	\$ 735,000
Modernize Kitchen	\$ 312,500
Program Changes	\$ 10,000,000
Modernize Exterior	\$ 7,877,500
Modernize Landscape/ Fields	\$ 3,377,875
Specific Projects	\$ 7,490,000

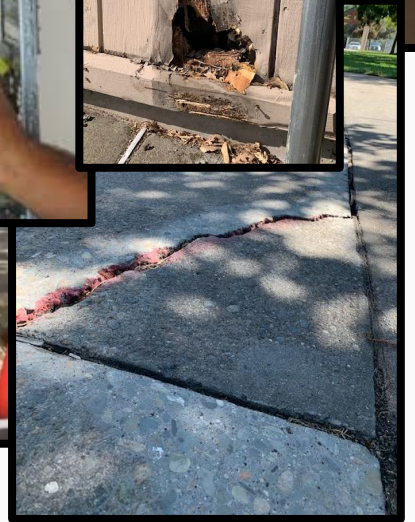
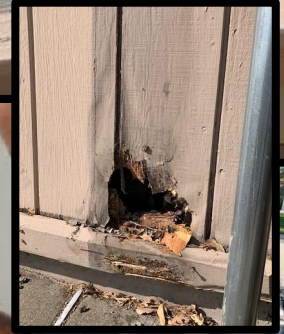
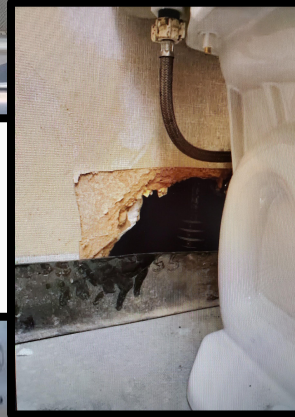
Contingency	\$ 6,187,988
Escalation	\$ 2,722,715
Soft Costs (Design / DSA fees / etc)	\$ 15,573,927

Infrastructure Upgrades/Repairs



Such as,

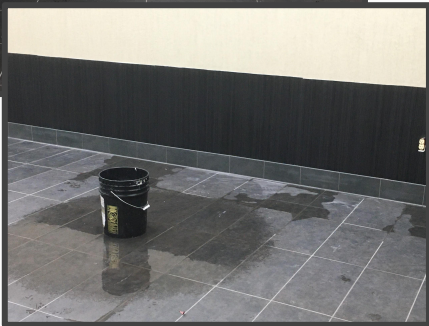
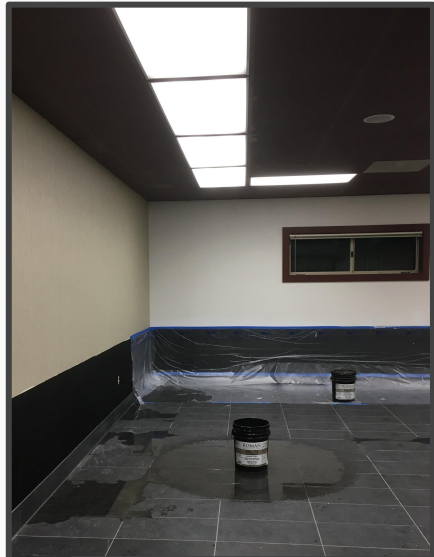
- Needed Repair
- HVAC
- Electrical
- Restrooms
- Flooring
- ADA



Deferred Maintenance

Some Examples

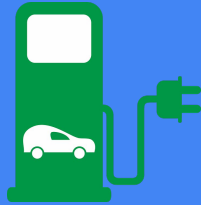
- Roof Leaks \ Roof repairs
- Fire Alarm system repairs
- Field Refurbishment (Conditions causing injuries)
- Major Irrigation system repairs
- Vandalism repair
- HVAC repairs
- Sewer line repairs
- Parking lot cracks, re-seal and re-stripe
- Concrete walkways replaced (trees and trip hazards)
- Dry rot removal
- Bathroom repairs
- Phone system replacement (Safety)
- Floor repairs (~\$80k for tree removal, trench drain, gutters) (Maidu)



Limited Annual Budget for Deferred Maintenance

CODES	DESCRIPTION / SCOPES	DISTRICT CAMPUSES									TOTAL
		CAVITT	EXCELSIOR	GREENHILLS	MAIDU	OAKHILLS	OLYMPUS	RIDGEVIEW	EUREKA	OLIVE RANCH	
9201	Floor Covering	\$ -	\$ -	\$ 10,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 15,000	\$ -	\$ 75,000
9202	Painting	\$ 5,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 45,000
9203	Electrical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9204	Classroom Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9205	Roofing	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
9206	Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9207	HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9208	Wall Systems	\$ 6,500	\$ -	\$ -	\$ -	\$ 5,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 31,500
9209	Paving / landscape	\$ 10,000	\$ 19,000	\$ 7,500	\$ 17,500	\$ 61,000	\$ 5,000	\$ 61,000	\$ 7,500	\$ 5,000	\$ 193,500
9210	Underground Tanks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9214	Asbestos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9222	Lead	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ALL CATEGORIES		\$21,500	\$ 29,000	\$ 27,500	\$37,500	\$ 81,000	\$ 35,000	\$ 81,000	\$22,500	\$ 15,000	\$350,000
TOTAL DEFERRED		\$21,500	\$ 29,000	\$ 27,500	\$37,500	\$ 81,000	\$ 35,000	\$ 81,000	\$22,500	\$ 15,000	\$ 350,000
										BALANCE	\$ -

Sustainable & Energy Efficiency



Such as,

- Solar
- Transportation



School Site Safety



Such as,

- Keyless Door Entry
- Video Surveillance
- Lighting
- Field upgrades
- Shade Structures



Future Ready Learning Environments



Such as:

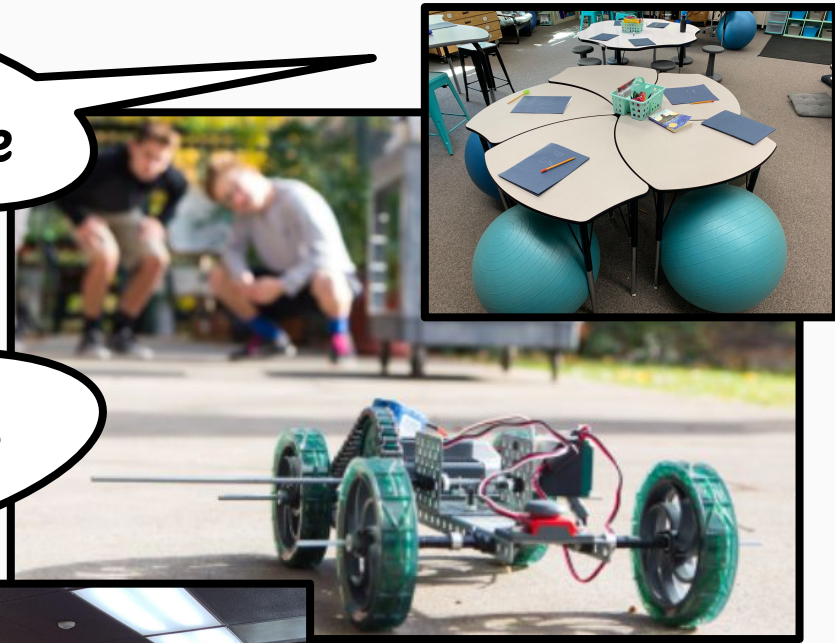
- Classrooms
- Libraries
- Science Labs
- STEAM Rooms
(Sci-Tech-Eng-Arts-Math)

Flexible

Collaborative

TECH

Challenging



Future Ready Classrooms



Oakhills Elementary School Kindergarten Room Concept

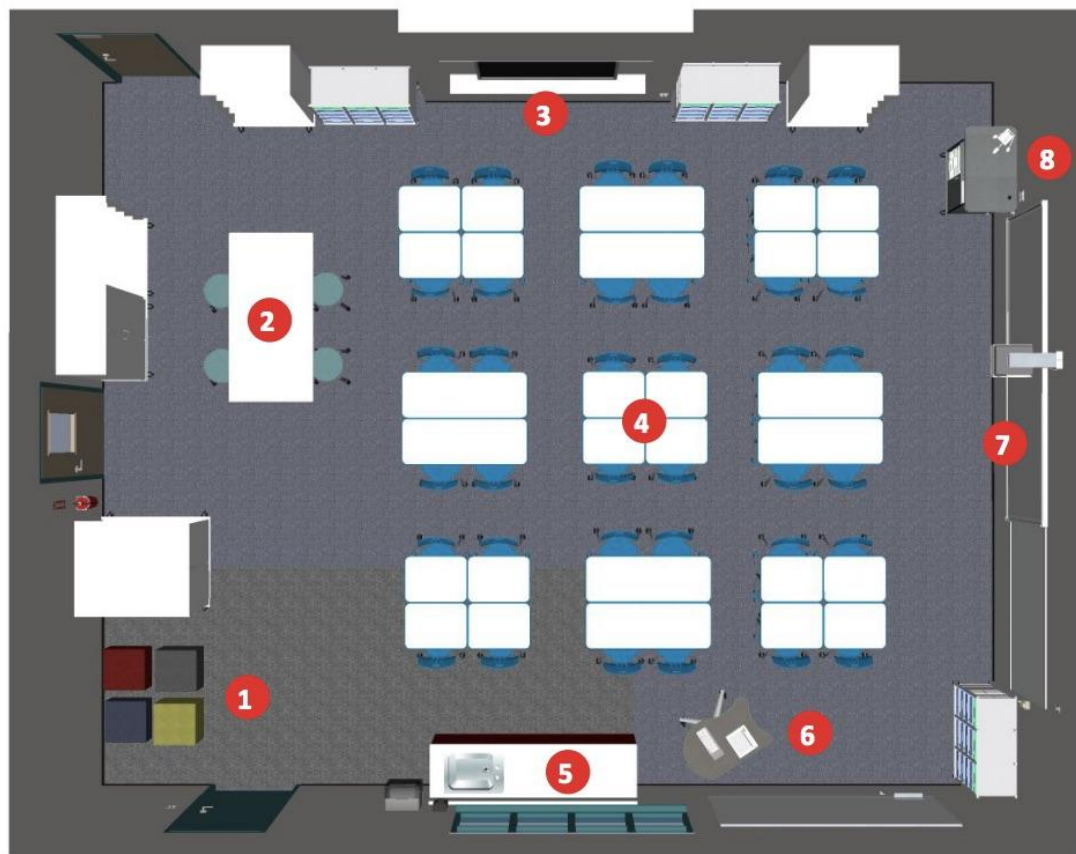


K-3 Classroom

Legend

- | | |
|--|---|
| 1. Front of Classroom
<i>with interactive panel on electronic mount</i> | 6. Carpet/Community Space |
| 2. Teacher's Space | 7. Versatile Mobile Mount |
| 3. Instructional Space | 8. Teacher Bench
<i>with storage</i> |
| 4. Mobile Book Cart | 9. Quiet Space/Library |
| 5. Existing Sink & Cabinets | 10. Discovery/Collaboration Space |

Excelsior Elementary School Classroom Concept



4-6 Classroom

Legend

- | | |
|---|----------------------------------|
| 1. Quiet Space
<i>flexible furniture for reading, etc.</i> | 4. Flexible Instructional Spaces |
| 2. Community/Discovery Space | 5. Existing Sink & Cabinets |
| 3. Interactive Flat Panel
<i>collaboration space if flexible furniture is utilized</i> | 6. Teacher's Mobile Stand |
| | 7. Interactive Vimeo Space Board |
| | 8. Teacher's Space |

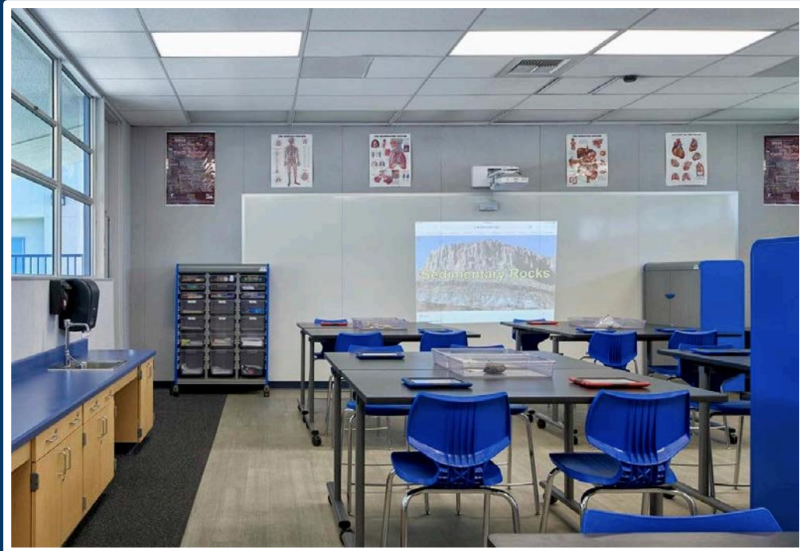
7-8 Future Ready Room 11 at Cavitt



EUSD Science Labs (Today)



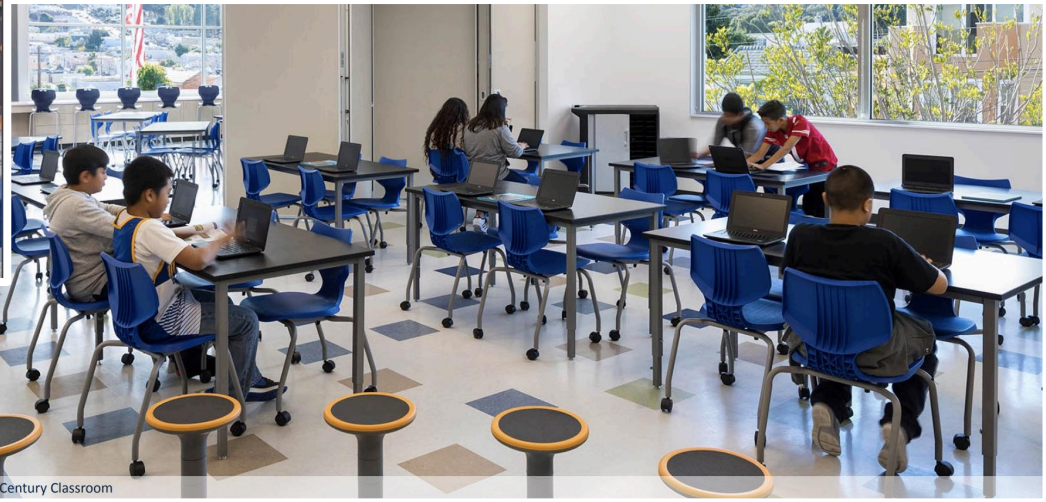
Next Generation Science Learning Labs



Flexible Learning Spaces

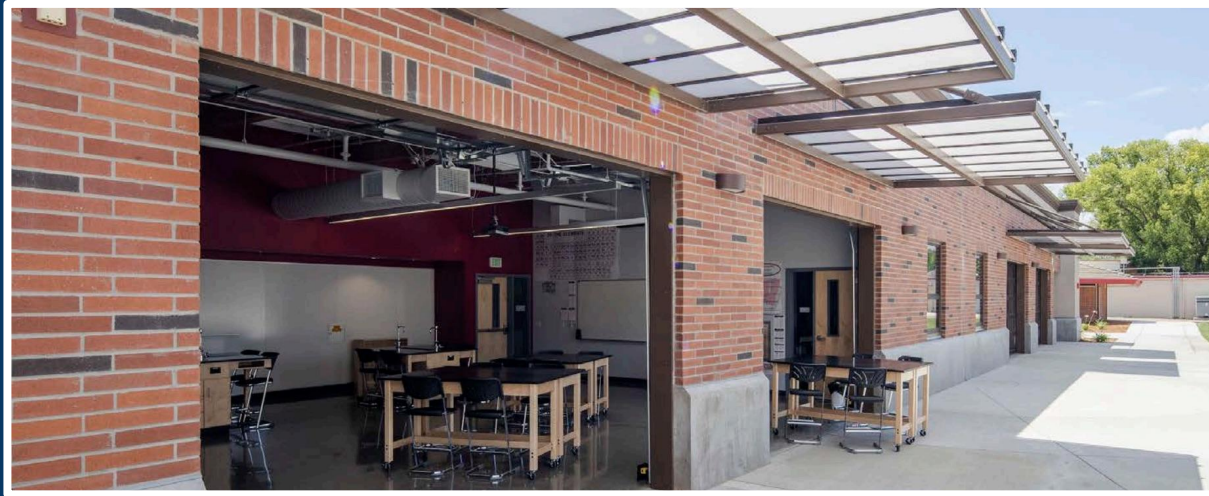


Collaborative Environments Throughout the Campus



Technology in the 21st Century Classroom

Outdoor Learning Spaces



Questions

