

Capital Outlay Planning

Demographics and
Funding

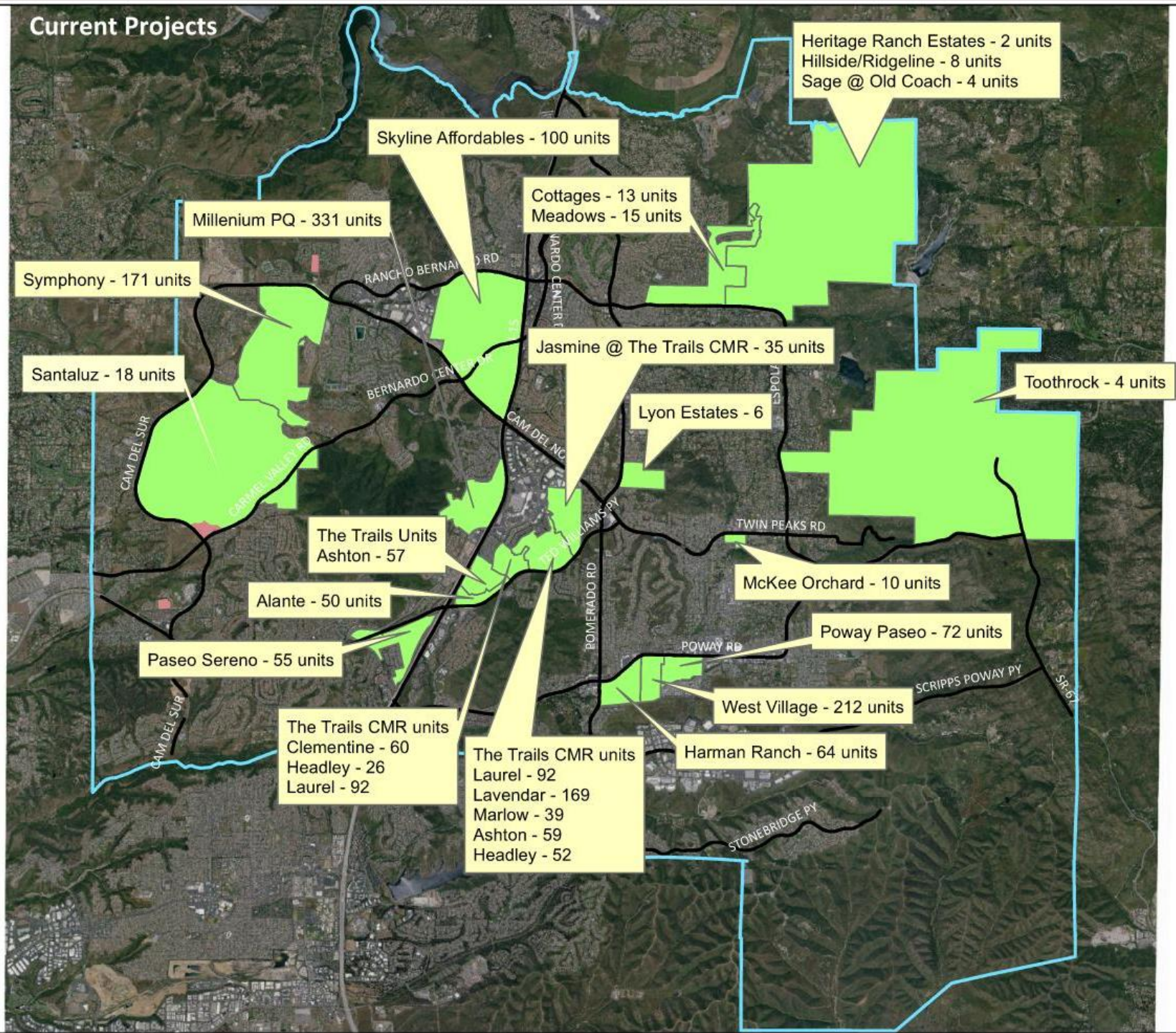


An aerial photograph of a residential neighborhood with brick houses and tiled roofs. A large, white, abstract, cloud-like shape is overlaid in the center, containing the word "Demographics". Several smaller white circles are scattered around the main shape. The houses are arranged in rows, and some have white garage doors and bay windows.

Demographics

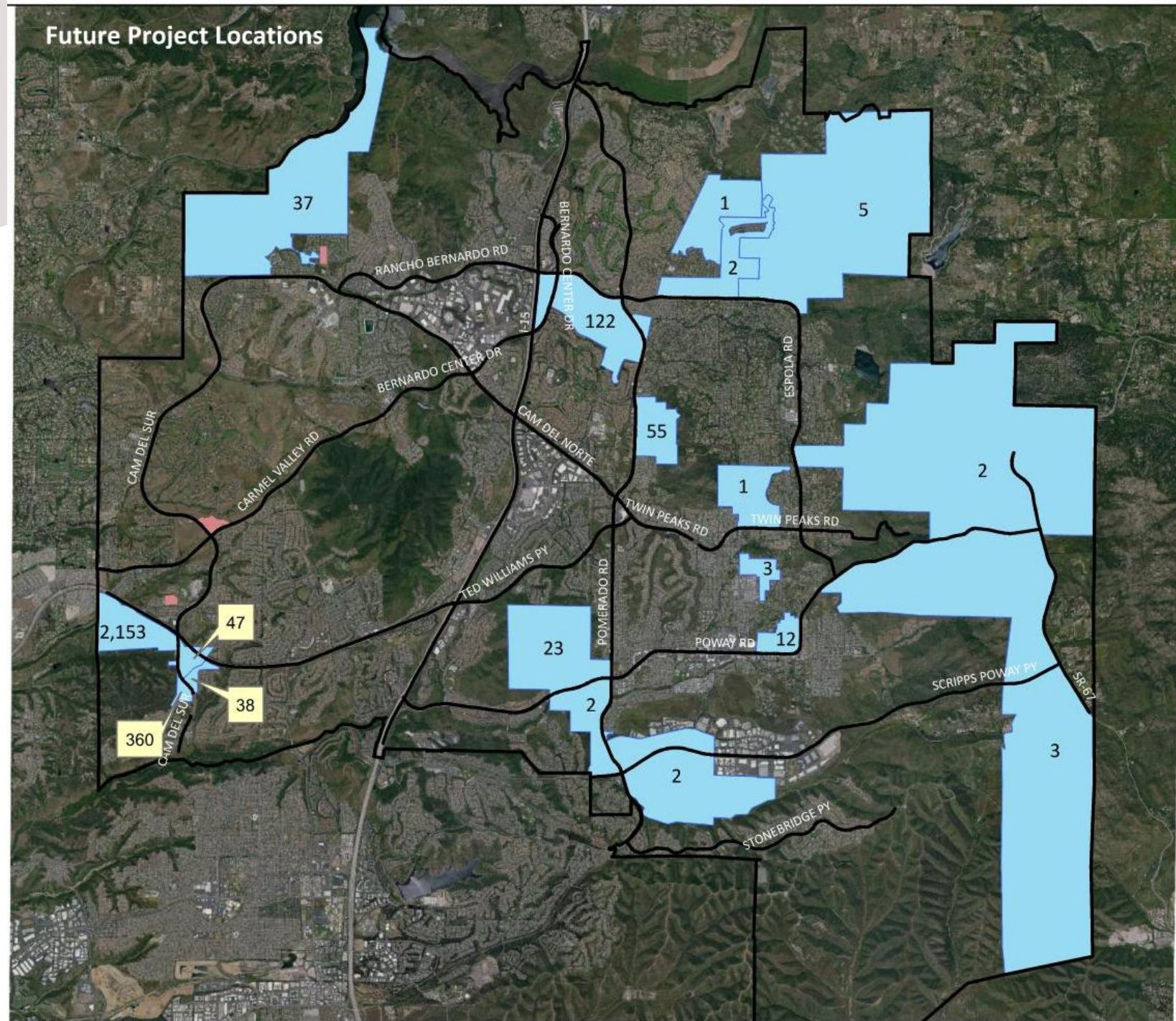
Current projects

Unit Type	Units	Occupied	Remaining
SFD	672	434	238
SFA	627	25	602
Senior	455	106	349
MFA	665	0	665
MFA AFF	271	0	271
	2690	565	2125



Future projects

Future	Units
SFD	149
SFA	425
Senior	NA
MFA	2247
MFA AFF	47
	<u>2868</u>



Student Generation Rate

After identifying the residential units, a database of all the students enrolled in the District was compared to create a relation between the number of students residing in a residential units within the District's Boundaries. The table below shows the calculation of Student Generation Rates for each unit category.

School Level	Single Family Detached Units	Single Family Attached Units	Multi-Family Attached Units
Elementary School (Grades TK-5)	0.2343	0.1716	0.1913
Middle School (Grades 6-8)	0.1241	0.0763	0.0785
High School (Grades 9-12)	0.1770	0.1040	0.1179
Total	0.5354	0.3520	0.3877

Estimated Student Generation (Current)			
Unit Type	ES	MS	HS
SFD	56	30	42
SFA	103	46	63
Senior	NA	NA	NA
MFA/ MFA AFF	179	73	110
Total	338	149	215

Estimated Student Generation (Future)			
Unit Type	ES	MS	HS
SFD	35	18	26
SFA	73	32	44
Senior	NA	NA	NA
MFA/ MFA AFF	439	180	270
Total	547	231	341

Long-term Enrollment Projections

Totals by Grade	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Transitional Kindergarten	1,194	1,564	1,488	1,462	1,424	1,416	1,402	1,376
Kindergarten	2,000	1,934	2,143	2,064	2,016	1,952	1,925	1,905
1st Grade	2,149	2,065	2,016	2,229	2,146	2,093	2,017	1,989
2nd Grade	2,284	2,193	2,123	2,070	2,287	2,198	2,134	2,055
3rd Grade	2,526	2,367	2,294	2,224	2,167	2,385	2,285	2,219
4th Grade	2,619	2,571	2,427	2,352	2,275	2,215	2,429	2,325
5th Grade	2,615	2,620	2,590	2,443	2,365	2,285	2,214	2,429
6th Grade	2,626	2,654	2,680	2,646	2,494	2,414	2,322	2,248
7th Grade	2,579	2,626	2,673	2,698	2,662	2,505	2,415	2,322
8th Grade	2,643	2,570	2,638	2,682	2,707	2,667	2,499	2,408
9th Grade	2,669	2,796	2,744	2,812	2,854	2,876	2,822	2,648
10th Grade	2,670	2,651	2,800	2,745	2,812	2,845	2,858	2,802
11th Grade	2,784	2,692	2,695	2,839	2,784	2,844	2,866	2,879
12th Grade	2,865	2,854	2,785	2,785	2,925	2,864	2,912	2,934
Total	34,223	34,159	34,096	34,050	33,919	33,561	33,102	32,539

FCI 2023 – 2052

Name	Size (Sq.Ft.)	CRV incl. Soft Costs	2023	2028	2033	2038	2043	2048	2052
Abraxas High School	35,807	\$ 20,175,327	12.57%	21.31%	28.63%	35.38%	40.81%	50.08%	53.41%
Adobe Bluffs Elementary School	61,806	\$ 27,618,082	12.94%	27.53%	38.70%	51.24%	58.81%	65.25%	67.84%
Bernardo Heights Middle School	141,744	\$ 61,786,585	19.39%	29.24%	38.64%	45.64%	52.90%	62.61%	65.17%
Black Mountain Middle School	131,219	\$ 68,390,365	12.56%	20.62%	27.95%	35.27%	43.21%	51.08%	58.27%
Canyon View Elementary School	54,794	\$ 26,858,960	13.38%	23.06%	32.41%	44.26%	47.28%	58.22%	59.66%
Chapparral Elementary School	67,022	\$ 32,711,555	10.99%	17.38%	25.05%	39.34%	52.20%	59.65%	65.59%
Creekside Elementary School	63,237	\$ 32,729,370	5.45%	12.99%	35.41%	47.50%	53.77%	57.82%	70.88%
Deer Canyon Elementary School	49,165	\$ 23,986,242	14.37%	22.35%	35.39%	46.54%	52.86%	59.32%	61.90%
Del Norte High School	258,482	\$ 147,341,783	2.82%	7.25%	18.20%	27.95%	44.89%	54.59%	60.60%
Del Sur Elementary School	88,863	\$ 41,499,453	6.99%	14.16%	28.33%	43.60%	54.52%	72.09%	77.03%
Design 39 Campus Elementary & Middle Combo	187,191	\$ 84,040,172	0.30%	0.32%	8.97%	16.22%	23.99%	47.02%	54.58%
Garden Road Elementary School	55,625	\$ 25,571,084	15.48%	26.51%	38.49%	49.89%	60.97%	68.36%	76.84%
Highland Ranch Elementary School	66,284	\$ 29,722,859	11.86%	20.30%	29.41%	42.53%	48.92%	58.57%	60.57%
Los Penasquitos Elementary School	54,454	\$ 28,632,612	14.49%	22.61%	31.30%	39.96%	45.69%	58.95%	64.30%
Meadowbrook Middle School	115,475	\$ 66,511,566	11.87%	20.70%	27.06%	38.32%	51.15%	62.04%	67.01%
Mesa Verde Middle School	127,183	\$ 70,286,318	11.15%	22.08%	29.64%	39.04%	45.97%	55.16%	57.49%
Midland Elementary School	79,691	\$ 37,078,464	5.47%	17.55%	30.46%	47.23%	57.47%	68.58%	74.87%
Monterey Ridge Elementary School	102,371	\$ 40,134,550	2.94%	11.56%	28.82%	42.09%	54.87%	60.62%	69.83%
Morning Creek Elementary School	68,491	\$ 32,251,961	11.07%	19.15%	28.10%	47.81%	55.77%	61.74%	63.45%
Mt. Carmel High School	246,404	\$ 140,572,126	7.80%	12.82%	17.62%	28.20%	41.10%	50.84%	54.70%
Oak Valley Middle School	163,177	\$ 83,311,169	5.02%	14.09%	22.30%	34.07%	42.84%	55.26%	65.16%
Painted Rock Elementary School	51,017	\$ 28,187,607	13.26%	18.79%	28.90%	39.36%	44.19%	58.86%	66.89%
Park Village Elementary School	105,286	\$ 48,769,123	6.15%	19.37%	27.40%	39.97%	48.62%	56.55%	62.34%
Pomerado Elementary School	54,788	\$ 28,071,141	2.87%	12.76%	23.21%	30.88%	48.53%	56.64%	62.77%
Poway High School	318,206	\$ 166,512,491	14.62%	26.45%	31.53%	45.12%	53.19%	60.62%	66.36%
Rancho Bernardo High School	299,977	\$ 163,664,444	13.21%	25.64%	32.56%	38.98%	50.40%	55.02%	59.66%
Rolling Hills Elementary School	52,732	\$ 26,909,626	13.34%	32.26%	34.45%	41.26%	50.79%	61.96%	64.68%
Shoal Creek Elementary School	62,592	\$ 29,683,022	9.37%	18.14%	37.29%	46.31%	51.97%	60.73%	71.34%
Stone Ranch Elementary School	95,060	\$ 42,743,091	3.82%	9.83%	20.98%	35.55%	46.53%	55.19%	58.65%
Sundance Elementary School	47,353	\$ 25,012,463	2.08%	8.66%	15.87%	27.36%	44.87%	51.53%	57.87%
Sunset Hills Elementary School	52,179	\$ 27,463,397	4.82%	10.06%	16.82%	31.07%	46.81%	53.93%	61.76%
Tierra Bonita Elementary School	50,870	\$ 25,685,833	17.22%	26.49%	32.57%	40.01%	46.74%	62.90%	67.18%
Turtleback Elementary School	64,205	\$ 29,258,337	11.59%	19.21%	33.98%	47.41%	54.78%	61.68%	65.92%
Twin Peaks Middle School	112,942	\$ 60,547,781	9.63%	15.29%	27.06%	33.06%	36.58%	47.46%	51.91%
Valley Elementary School	64,684	\$ 29,777,685	12.78%	27.71%	39.48%	52.61%	72.74%	79.84%	87.38%
Westview High School	270,248	\$ 154,331,648	3.00%	12.58%	27.90%	40.44%	52.67%	58.77%	70.54%
Westwood Elementary School	69,871	\$ 33,943,600	8.05%	10.45%	22.04%	37.94%	45.28%	56.66%	63.44%
Willow Grove Elementary School	80,787	\$ 41,078,424	2.60%	7.16%	23.79%	35.57%	43.20%	55.36%	62.49%
Totals:	4,071,282	\$ 2,082,850,317							

GOOD	FCI 0% - 5%
FAIR	FCI 5% - 10%
POOR	FCI 10% - 30%
CRITICAL	FCI > 30%

*Revised October 1, 2024

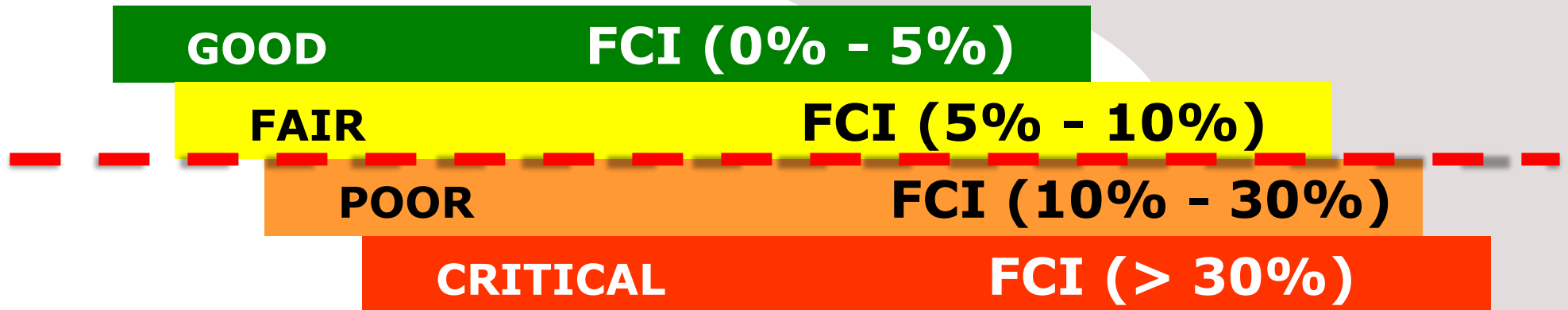
What is the Facility Condition Index (FCI)?

Industry standard to measure condition and performance of facilities and portfolios

FCI Calculation:

$$\text{FCI} = \frac{\text{Renewal Costs (Actions)}}{\text{Current Replacement Value (CRV)}}$$

FCI Ranges:

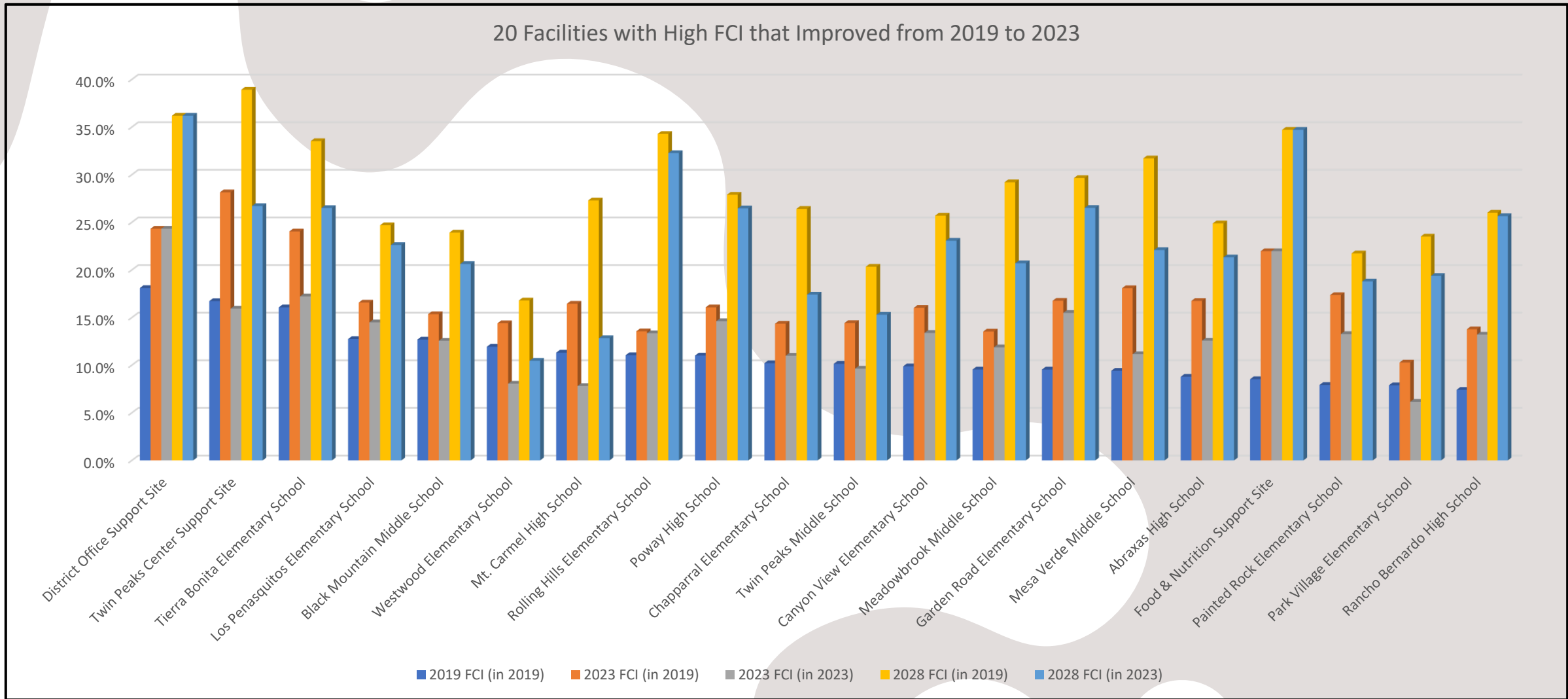


Examples of scope categories considered Critical and/or poor based on Asset Planner:

- ADA Upgrades
- Building Envelope - Exterior Windows, Doors, Walls
- Electrical Infrastructure Repair
- Exit and Emergency Lighting
- Foundation Repair
- HVAC Upgrades
- Interior Lighting
- Interior Upgrades - Flooring, Wall Finishes, Ceiling, Fixtures
- Landscape and Irrigation Repair
- Parking and Roadway Repair
- Pedestrian Paving Repair
- Playground Surface Repair/
- Replacement
- Plumbing Upgrades
- Pool Upgrades
- Repair / Replace Site Enclosures
- Replace Sports Field Lighting
- Roof Drainage System Repair
- Roof Repair
- Site Furnishings
- Solar Panel Repair
- Synthetic Turf Life-Cycle Replacement
- Upgrade Equipment and Furnishings
- Upgrade Fire Alarm
- Upgrade Local Area Network
- Upgrade Security System
- Upgrade Site Lighting
- Upgrade Site Utility Infrastructure

Compare: FCI Results between 2019 to 2023

20 Facilities with High FCI that Improved from 2019 to 2023



How Do We Fund Capital Outlay Projects

- General Fund - Restricted or Unrestricted
- Deferred Maintenance Fund
- Special Reserve Fund for Capital Outlay Projects
- Capital Facilities Fund
- Community Facilities District Funds

Fund Breakdown

General Fund

- Restricted – 3% of General Fund expenditures
 - Ongoing maintenance of school buildings
 - To repair, restore or renovate school property, including regularly scheduled maintenance, and periodic repair of plumbing, heating, air conditioning, electrical, roofing, and flooring systems
- Unrestricted

Deferred Maintenance - \$1 million annually

- Used when the buildings, systems, and equipment require *major* repair or replacement

Special Reserve Fund for Capital Outlay Projects

- Purchasing or replacing equipment
- Building new facilities, renovating existing ones, or improving grounds
- Acquiring land

Fund Breakdown

Capital Facilities Fund

- Fees levied on new or additional residential and commercial construction within the District boundary to mitigate impact of new students
 - Construction or reconstruction of facilities
 - Reconstruction of certain facilities to ensure we can maintain existing levels of services and ensure safe and secure facilities

Community Facilities Districts

- Special Taxes levied to debt associated with the construction of new facilities or new infrastructure
 - Growth related projects (Westview addition, Del Norte addition, etc.)
 - Capital improvements with a lifespan of 5 years or more

Funding Projects

How is the available funding aligned to projects?

Step 1 - Determine available resources

Asset Planner

- Life cycle
- Work order system

Long Range Facilities Master Plan

- Priority 1 or 2
- Safety and Security
- Capacity/Enrollment
- Renovation/Reconstruction

Routine Maintenance

Deferred Maintenance

Energy Efficiency

Unused Sites

Real Property Advisory Committee began their work in October to determine if the unused sites should be declared surplus.

They will tentatively present their recommendation to the Board at the January 23 meeting.

It will be up to the Board to accept recommendation and then direct staff for next steps.

