

# Measure YY



Approved by the Board of Education

July 10, 2018

# Background

San Diego Unified has 226 educational facilities with over 1,400 permanent buildings and more than 2,000 portable classrooms. In **2008**, a study was conducted to assess the physical condition of these facilities and the improvements required to support and meet current educational needs.

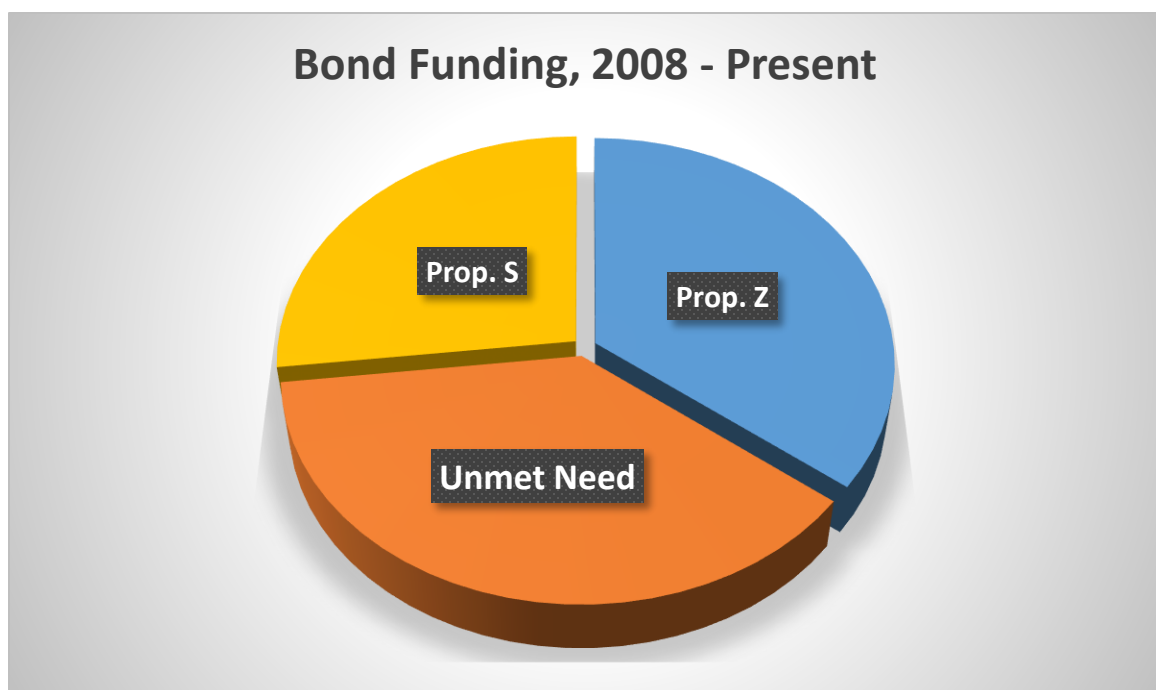
The 2008 Long-Range Facilities Master Plan identified **\$7 billion in critical facilities needs**, including:

- Repair/replacement of deteriorating buildings
- Ventilation/heating/cooling repairs and replacement
- Classroom technology upgrades
- Enhancing accessibility to comply with the Americans with Disabilities Act
- Elimination of unsafe student drop-off/pickup areas
- Repair/replacement of leaking roofs

To date, successful bond measures have amounted to \$4.9 billion of investment into meeting these needs; a great and necessary start, but still far short of complete.

The \$7 billion figure, identified **ten years ago**, did not account for additional needs that have arisen since then, such as physical enhancements to school safety and remediation of lead contamination in drinking water.

In order to provide a safe, secure, healthy learning environment for all students, additional funding is needed to meet these needs as they continue to grow and evolve.



# Summary of Needs

Each school across the district received an in-depth analysis of its facilities needs, and a subsequent schedule for design and completion of improvement projects to meet these needs.

Funding from Props. S and Z has addressed some of these needs, but additional funding is needed for many school improvement projects that were identified. A complete list of projects for each school can be seen online: <https://fpcprojects.sandi.net>

• Major Repair and Renovation to Schools	\$702.1M
• Student Security, Health and Safety	\$353.5M
• Increasing Access to Technology	\$311.8M
• Neighborhood Learning Support	\$773.0M
• Charter School Projects	\$588.0M
• Accessibility and Code Compliance (ADA)	\$79.5M
• Energy Efficiency and Sustainability	\$151.0M
• College, Career and Technical Education (CCTE)	\$259.6M
• Facilities for Education Pathways (STEAM, VAPA)	\$240.9M
• School Site Projects	\$10.6M
<b>Total Bond</b>	<b>\$3.5B</b>



# School Repairs – Case Study

As an example, we will look at Grant K-8 and its schedule of projects completed, scheduled, and planned for in the future if funding is made available.

Continued maintenance of Grant's classroom facilities, installation of school safety upgrades, and plumbing upgrades to provide clean drinking water will all require a new source of funding.

**Prop. S** (approved 2008) funded upgrades to classroom technology and digital learning tools, as well as improving school accessibility and addressing code compliance issues:

- Interactive whiteboards, audio/visual cabinets, teacher's presentation stations, wireless voice amplification systems, advanced model document cameras and DVD players
- Improving accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations including ADA Title I & II
- Renovation of existing restrooms

**Prop. Z** (approved 2012) funded a much-needed whole site modernization (WSM) project that saw major repair and replacement of buildings systems:

- Repairing deteriorated interior and exterior finishes and fixtures
- Upgrading old/deteriorated electrical systems, wiring and panels
- Repair or replacement of cracked and broken concrete sidewalks, hardscape, and exterior infrastructure
- Repair or replacement of doors and windows
- Replacement of roof systems that are beyond their useful life
- Replacement of old light fixtures and fluorescent light ballasts

**Measure YY** (introduced 2018) will allow the completion of necessary projects and maintenance that have not been able to be performed due to lack of funding:

- Maintenance of classroom facilities and technology
- School site security improvements including increased lighting, fencing, and vandalism and intrusion safeguards
- Plumbing upgrades for lead solder remediation
- Upgraded security doors, fencing and locks
- Expansion or improving of facilities for Special Education students
- Repair or replacement of damaged/broken hardscape surfaces and exterior infrastructure

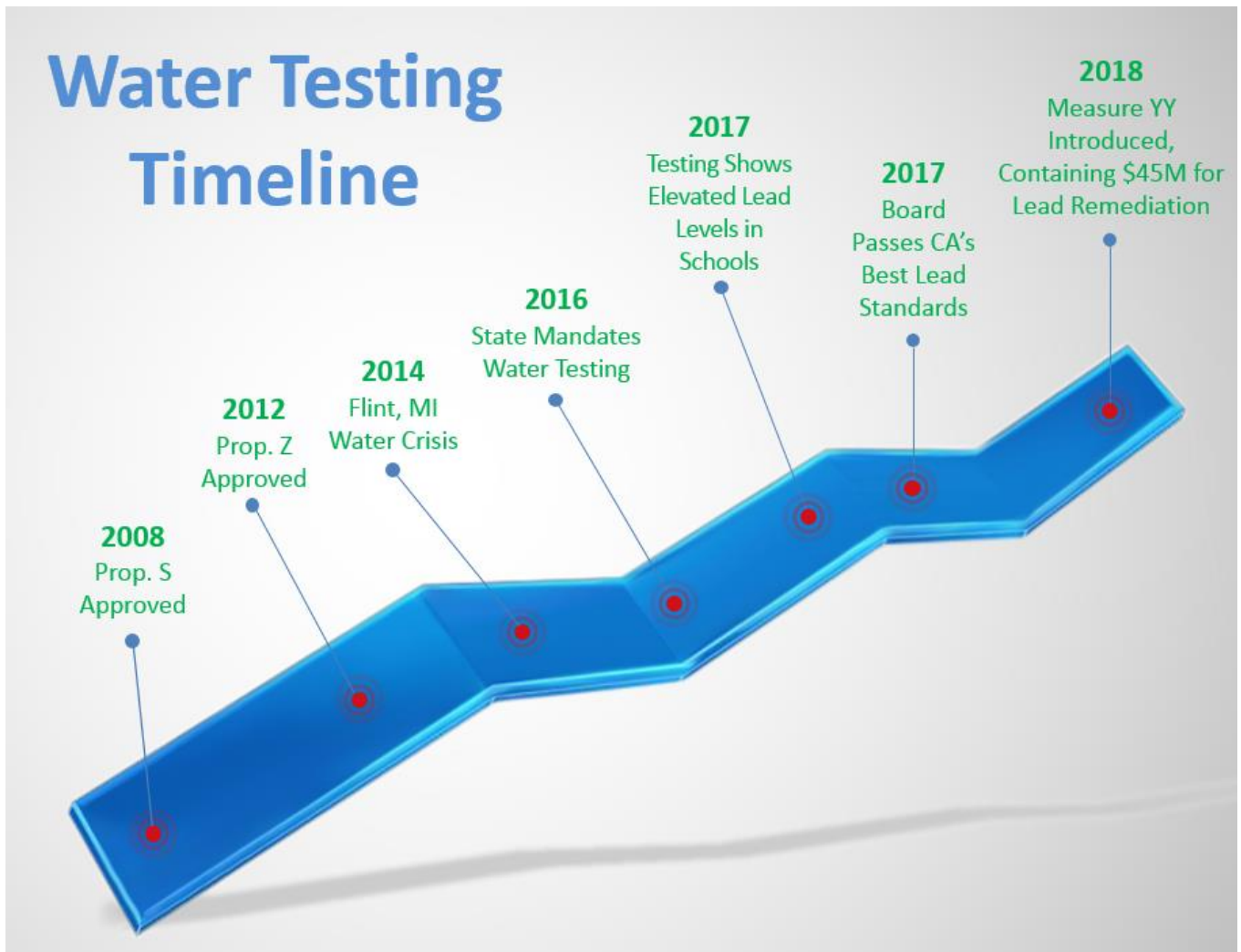
# Safe Drinking Water

Measure YY is specifically designed to meet new challenges and ensure safe drinking water is provided to all San Diego schools, allocating **\$45 million** for necessary lead remediation.

Following the 2014 public health crisis in Flint, Michigan, the California State Water Resources Control Board (SWRCB) Division of Drinking Water required all community water providers, including the City of San Diego, to test up to five water samples per K-12 school site for lead in drinking water. This requirement came several years **after** the implementation of Props. S and Z.

The subsequent test results from several school sites made it clear that new enhancements would be needed in San Diego schools to ensure children have access to clean drinking water. In 2017, the Board of Education passed the most ambitious standards for lead remediation in the State, requiring action if water contains lead at even 5 parts-per-billion (the Federal standard is much higher, at 15 parts-per-billion).

Prior to the Flint water crisis, the district conducted routine plumbing upgrades under site modernizations funded by Props. S and Z. Those upgrades were primarily driven by age of plumbing, rather than scientific testing results indicating water quality issues. Measure YY will be the first bond to specifically address these new challenges.



# School Safety

American school environments have changed significantly since implementation of Props. S and Z. School shootings have occurred more frequently, and have made a noticeable psychological impact on students and staff. Measure YY is the first facilities funding measure to be introduced **after** the 2012 shooting at Sandy Hook Elementary which claimed the lives of 26 students and staff.

The need for safety upgrades has been made clear by even more recent tragedies such as the Parkland, Fla. shooting, as has the potential of these upgrades to prevent such events. "A recent attempted school shooting in Northern California was thwarted and no children or teachers were hurt because the school was equipped with safety upgrades and trained staff," said Michael Marquez, Chief of the SDUSD Police Department.

In this case, the attempted shooting at Rancho Tehama Elementary in California showed that properly equipped classrooms and trained staff can mitigate the risk of school shootings. Richard Fitzpatrick, Superintendent of the district where this took place, also noted this. "If we can lock down and we can eliminate ourselves as an apparent target, our kids can go home at the end."

Measure YY is the first bond measure to include lessons learned from these events, and is the first to specifically address the need for critical school safety enhancements:

- School Site Security and training
- Upgraded lighting and fencing at school and other district sites
- New or upgraded doors and locks
- Intrusion safeguards on classroom doors
- Emergency Communication Systems



# Accountability

San Diego Unified has received positive ratings for its transparency and accountability on past bond measures, and its bonds are one of the safest investments on the market. Measure YY will continue this legacy by including strict taxpayer safeguards and accountability measures built in, including:

- Annual, independent audits
- A detailed, transparent public expenditure plan
- No funds will be used for administrator salaries or pensions

San Diego Unified's past bonds have a perfect score for transparency and some of the highest bond ratings possible:

- Perfect score of 100 percent for transparency for Props. S & Z bond programs (San Diego Taxpayers Educational Foundation, June 2016)
- Bond Buyer 2016 Deal of the Year Award
- 'Aa2' Prime-1 bond rating from Moody's (top rating tier), November 2015
- 'AAA' bond rating from Fitch Ratings, Inc. (highest rating issued by the agency), September 2017
- Moody's Investors Service assigned a MIG 1 rating to San Diego Unified School District's 2017 General Obligation Bonds



Additionally, all San Diego Unified bonds are held accountable by the Independent Citizens Oversight Committee (ICOC), which issues quarterly reports available to the public.

The ICOC ensures that all taxpayer funds are being used effectively and responsibly, and provides extra transparency into all bond-funded projects.

The Independent Citizens' Oversight Committee is the legally required committee that actively reviews the proper expenditure of Props. S and Z funds and regularly informs the public and the Board concerning bond expenditures. All ICOC meetings are publicly noticed and open to the public.

The ICOC has established three standing subcommittees to carry out oversight activities. The funding source and scope of each project is reviewed to determine that work being completed by the project was listed in the appropriate bond.

ICOC members conduct walk-through inspections of construction sites, review planning and financial status reports, and examine audit reports to verify that the District is using bond dollars effectively, responsibly, and in compliance with the ballot language in Props. S and Z.

Copies of past Annual Reports, Quarterly Status Updates, Performance Audits, and Financial Audits are available on the ICOC website.

# Charter School Partnerships

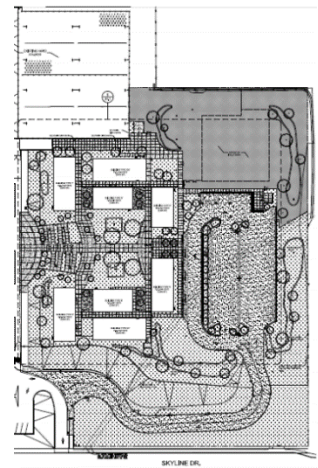
Established in September 2012, the San Diego Unified School District Charter School Facility Committee provides recommendations concerning acquisition, construction, reconstruction, rehabilitation, or replacement of charter school facilities, including the furnishing and equipping of charter school facilities. As with our past general obligation bonds, Measure YY will address critical facilities needs at charter schools operating in the district as well.

Prop. Z set aside \$350 million for completion of charter school projects. While funding has not been sufficient to meet all of these needs so far, many charter schools in San Diego have still benefited from facilities upgrades and improvements made possible through the use of Props. S and Z funds:

## **O'Farrell Community School: Whole Site Modernization**

Over \$18M has been allocated to the Whole Site Modernization project at O'Farrell Charter School. This project includes new heating, ventilation, and air conditioning installation, building modernization, and exterior campus improvements.

Architectural improvements include new windows, interior finishes, and exit pathway modifications as needed. New fencing is installed to separate elementary and upper grades, the building exterior is painted, and concrete walkways are replaced. Aging portable classroom buildings are removed and replaced with new portable classrooms. This project provides accessibility and other improvements to satisfy California Building Code requirements.



## **Gompers Preparatory Academy: Whole Site Modernization and HVAC**

Installation of 26 new, energy-efficient air conditioning units have been installed, providing students a healthy environment much more conducive to learning. A Whole Site Modernization is in design phase currently, and includes construction of a new lecture hall and two 2-story buildings. The new buildings provide 17 instructional classrooms including three science classrooms, a media classroom, computer lab, office space, and restrooms.

## **King-Chavez Academies: New Classroom Building**

The King-Chavez New Classroom Building project includes construction of a new 24-classroom building, a regulation size soccer field, fencing, and playgrounds.

Site improvements include removal of 17 portable classrooms, re-route away from buildings the six-inch sewer line, and the expansion of parking facilities.



Architectural Rendering of New Building