

# MEASURE S UPDATE

PRESENTATION TO THE BOARD OF EDUCATION  
GLENDALE UNIFIED SCHOOL DISTRICT  
AUGUST 16, 2011



EVA RAE LUECK  
CHIEF BUSINESS AND FINANCIAL OFFICER

# PRESENTERS

- **CHET WANG**  
MANAGING DIRECTOR  
KEYGENT
  
- **MARGARET BROWN**  
ADMINISTRATOR  
PLANNING, DEVELOPMENT AND FACILITES
  
- **LISA SACHS**  
PROGRAM MANAGER  
CUMMING



August 16, 2011

# MEASURE S UPDATE

- FUNDING
- ASSESSMENTS
- VALIDATION PROCESS / STAKEHOLDER INPUT
- PROGRAM PROGRESS REPORT
- NEXT STEPS / TIMELINE



August 16, 2011

# BOND REFINANCING UPDATE

- On July 13, 2011, the District sold its 2011 General Obligation Refunding Bonds (the “Refunding Bonds”) to the investment community
  - All-inclusive interest cost of 3.31% on the Refunding Bonds vs. 4.76% on the refunded bonds
  - \$1,166,107 in total savings to District taxpayers
  - Present value savings of 4.72%

# MEASURE S: SERIES A BONDS UPDATE

- Prior to the sale of the District's \$54 million bond issuance (the "Measure S Series A Bonds"), the District administration met with Moody's and Standard & Poor's to present a detailed analysis of the District's credit profile according to the following:
  - District finances
  - District management
  - District debt levels

# MEASURE S: SERIES A BONDS UPDATE

- During the course of the rating presentations, the District was often referred to as the “exception to the rule”
  - Moody’s affirmed the District’s rating of ‘Aa2’ and noted the District’s:
    - Large, diverse tax base
    - Sound financial position
    - Low debt levels
    - Proven record of conservatism in response to state funding challenges
  - Standard & Poor’s affirmed the District’s rating of ‘AA’ and noted the District’s:
    - Strong economic base in the vast Los Angeles region
    - Record of very strong available balances
    - Good financial management practices
    - Low debt burden

# MEASURE S: SERIES A BONDS UPDATE

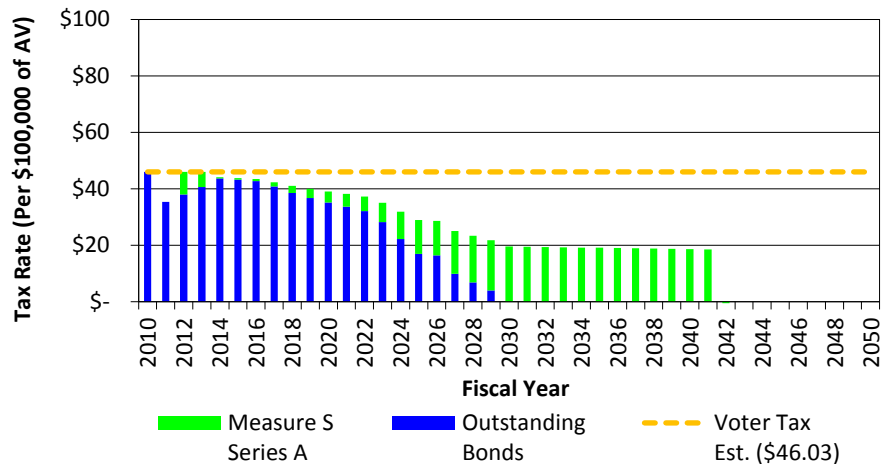
- Below is a sampling of Moody's and Standard & Poor's credit ratings for Los Angeles County unified school districts:

District	Moody's	S&P
<b>Glendale Unified School District</b>	<b>Aa2</b>	<b>AA</b>
Arcadia Unified School District	Aa2	AA-
Beverly Hills Unified School District	Aa1	AA
Burbank Unified School District	Aa2	AA-
Culver City Unified School District	Aa2	AA-
Duarte Unified School District	Aa3	AA-
Glendora Unified School District	Aa2	AA-
La Cañada Unified School District	Aa2	AA
Los Angeles Unified School District	Aa2	AA-
Manhattan Beach Unified School District	Aa2	AA
Monrovia Unified School District	Aa3	A+
Montebello Unified School District	Aa3	A+
Pasadena Unified School District	Aa2	AA-
San Gabriel Unified School District	Aa3	A+
San Marino Unified School District	Aa2	AA
Santa Monica-Malibu Unified School District	Aa1	AA
South Pasadena Unified School District	Aa2	AA

# MEASURE S: SERIES A BONDS UPDATE

- The District entered the bond market the day before Standard & Poor’s downgraded the U.S. from ‘AAA’ to ‘AA+’
  - Municipal bond market had experienced a tremendous “flight to quality” rally over the last several days
    - Municipal Market Data 10-year yields dropped 0.29% and 30-year yields dropped 0.40% over the last five sessions
    - Biggest weekly decline since December 2008
  - The Measure S Series A Bonds were sold with a 30-year financing term at an all-inclusive interest cost of 6.39%

Estimated Tax Rates <sup>(1)</sup>



(1) Assumes assessed value growth rate for next two years of 0% and 4.75% annually thereafter.



# ASSESSMENTS

- During the last several months, significant progress has been achieved in the start up of Measure S
  - The Measure S Team (Facilities, Planning, ETIS, and Cumming) are working in close collaboration
  - All school sites and administrative offices have been evaluated
  - Draft Needs Assessments prepared for 27 of 34 sites



August 16, 2011

# SITE VISITS / ASSESSMENTS

## OSBORN

Clark Magnet HS

Rosemont ES

Hoover HS

Toll MS

Balboa ES

Columbus ES

Edison ES

Franklin ES

Jefferson ES

Keppel ES

Pacific Avenue

## KPI

Glendale HS

Daily HS/Admin Complex

Roosevelt MS

Wilson MS

Cerritos ES

Glenoaks ES

Mann ES

Marshall ES

Muir ES

RD White ES

Verdugo Woodlands ES

## tBP

Crescenta Valley HS

Dunsmore ES

Fremont ES

La Crescenta ES

Lincoln ES

Monte Vista ES

Mountain Avenue ES

Valley View ES

Cloud Pre-School

College View School

PDC, FASO



August 16, 2011

# VALIDATION PROCESS

- Facilities, Planning, Food Services, ETIS, & Architectural Team
- Review of the following:
  - List of Deficiencies from:
    - School Sites (Lists from Principals, Measure K ABC Final Report, Site Staff, PTA/Foundation/Parent)
    - Facilities (Regional Supervisors, Deferred Maintenance Plan, Paving Roofing Painting Maintenance Schedule)
    - Planning & Development
    - Food Services
    - Educational Technology
    - Architectural Observations
- Architectural Narrative and Report with Remedies
  - Lively discussion of options
- Make Changes and Corrections to Assessments



August 16, 2011

# VALIDATION PROCESS

- Stakeholder Input
  - Meetings to be scheduled with school sites
    - Administration
    - Certificated and Classified Staff with Specialized Knowledge  
(i.e. Science Teacher for Science Lab Issues, Librarian for Library Issues, etc.)
    - PTA / Foundation / Parents
  
- Review Site Assessments
  - List of Deficiencies
  - Architectural Narrative and Report with Remedies
    - Lively discussion of options



August 16, 2011

# PROGRAM PROGRESS REPORT

- Cumming Professional Services Staff
  - Zoe Yang – Program Controls
  - Richard Brand – Program/Project Manager
  
- Developing Implementation Plan
- Financial Management Tools
- Program Matrix / Standardization of Reports
- Guidance to Architects
- Researched / Organized Existing Documents, Drawings, Reports
- Coordination of Site Assessments
- Program & Project Schedules
- Program Team Meetings
- Design Guidelines / District Standards
- ETIS Project Management



August 16, 2011

# PROGRAM PROGRESS REPORT

## Educational Specifications

- Serves as the link between educational programs and facilities
- Establishes functional priorities required to deliver specific educational programs
- Provides an opportunity to build understanding and consensus between district leadership, staff, and the community
  
- Must be formally approved by the Board of Education
- Required by California Education Code Title 5
  
- Consultant review of current educational programs
- Key inputs from Curriculum Leaders next week
- Draft for Board Discussion (Nov. 1, 2011)



August 16, 2011

# PROGRAM PROGRESS REPORT

- Cost Reviews
  - In-depth analysis of first site assessment completed (Facilities, Planning & Cumming)
  - Assumptions and Methodologies reviewed by District staff
  - Discussion of Assumptions and Methodologies with Architects / Program Team
  - Costs are easily modified as scope of work is refined based on Board of Education direction and approvals



August 16, 2011

# PROGRAM PROGRESS REPORT

- Energy Assessments
  - District-wide Energy Management / Sustainability Plan
  - Analysis of utility data & performance measurements
  - Recommend policies and procedures for long-term results
  
- ADA Assessments
  - Based on site assessments
  - Corrective mitigation recommendations
  - Transition Plans for every site to ensure accessibility



August 16, 2011



# NEXT STEPS / TIMELINE

- Validation of Assessments (Facilities, Planning, John Fenton, Food Services, ETIS)
- Stakeholder Input including Staff with Specialized Knowledge
- Superintendent's Facilities Advisory Committee Meetings (to be scheduled)
- Board of Education Update / Discussion of Educational Specifications, Design Guidelines, and Cost Reviews **(November 1)**
- Board Discussion of Priorities, Scope, Funding & Budgets **(December 13)**

# SCHEMATIC DESIGN MILESTONE SCHEDULE

Item #	Activity ID	Activity Description	RESP	Rev Dur	Rev ES	Rev EF	2011																										
							JUN	JUL	AUG	SEP	OCT	NOV	DEC	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24
+ "As-Is" School Site Walks							+ "As-Is" School Site Walks																										
1			ARCH	42	06/08/11A	08/05/11	[Gantt bar: 06/08/11 to 08/05/11]																										
+ Draft Sustainability/Energy Assessment							+ Draft Sustainability/Energy Assessment																										
2			CUMM	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Draft Technology Assessment							+ Draft Technology Assessment																										
3			CUMM	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Draft Education Specification							+ Draft Education Specification																										
4			CUMM	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Draft ADA Assessment & Transition Plan							+ Draft ADA Assessment & Transition Plan																										
5			CUMM	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Draft Design Guidelines							+ Draft Design Guidelines																										
6			ALL	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Draft Cost Estimates							+ Draft Cost Estimates																										
7			CUMM	71	06/09/11A	09/19/11	[Gantt bar: 06/09/11 to 09/19/11]																										
+ Review Draft Assessment Report Formats							+ Review Draft Assessment Report Formats																										
8			DIST	12	06/20/11A	07/06/11A	[Gantt bar: 06/20/11 to 07/06/11]																										
+ "To-Be" Deficiency - Assessment Report Due							+ "To-Be" Deficiency - Assessment Report Due																										
9			ARCH	51	06/08/11A	08/18/11	[Gantt bar: 06/08/11 to 08/18/11]																										
+ District Review & Stakeholders Input							+ District Review & Stakeholders Input																										
10			DIST	27	09/01/11	10/10/11	[Gantt bar: 09/01/11 to 10/10/11]																										
+ Superint. Fac. Advisory Committee Meeting							+ Superint. Fac. Advisory Committee Meeting																										
11			DIST	15	09/01/11	09/22/11	[Gantt bar: 09/01/11 to 09/22/11]																										
+ Ed Spec/Dsgn Guidlns App'l & Board Update 11/1							+ Ed Spec/Dsgn Guidlns App'l & Board Update 11/1																										
12			DIST	12	10/11/11	10/26/11	[Gantt bar: 10/11/11 to 10/26/11]																										
+ Draft Assessment, Budgets & Priorities							+ Draft Assessment, Budgets & Priorities																										
13			CUMM	5	10/27/11	11/02/11	[Gantt bar: 10/27/11 to 11/02/11]																										
+ Review Schematic Designs							+ Review Schematic Designs																										
14			ARCH	20	11/03/11	11/30/11	[Gantt bar: 11/03/11 to 11/30/11]																										
+ Draft Budgets & Priorities to Board 12/13							+ Draft Budgets & Priorities to Board 12/13																										
15			DIST	15	11/17/11	12/07/11	[Gantt bar: 11/17/11 to 12/07/11]																										



# UPDATES ON THE WEBSITE

District | Planning, Development & Facilities - Windows Internet Explorer

ww.gusd.net/157910320133947660/site/default.asp#

Tools Help

Unified School District | Planning, Developme...

DISTRICT Select a School... English to Spanish Translate SIGN OUT ACCESS MY INFO SITE MANAGER

**GLENDALE UNIFIED SCHOOL DISTRICT**  
223 N. JACKSON ST. GLENDALE CA. 91206 | (818) 241-3111

Home Our District Academics Departments Employment Resources Emergency Info

## Contents

- **Planning, Development, & Facilities**
- Facility Planning for Future Year Renovation, Modernization, and New Construction
- Calendar - Measure S Walks

## Planning, Development, & Facilities

Administrator: Margaret Brown | eMail: [MEBrown@gusd.net](mailto:MEBrown@gusd.net)  
Administrative Secretary: Melanie Nazarbekian | eMail: [MNazarbekian@gusd.net](mailto:MNazarbekian@gusd.net)  
349 West Magnolia Avenue, Glendale, CA 91204  
Phone: (818) 507-0201 | Fax: (818) 507-4911

---

### School Building Plan: Measure S

was a ballot initiative, approved by 69.75% of voters in April 2011, which makes available \$270 million dollars in general obligation bonds to build, renovate and improve schools in the Glendale Unified School District.

---

### Measure S Latest News - July 14, 2011

Measure S Summer Quick Start projects, which are made up of major maintenance projects and the wiring of Technology labs, are underway. The 21 Facilities projects at 11 sites include roofing, fire alarm systems, removal of hazardous materials, flooring, plumbing, campus security upgrades, HVAC, and exterior painting. The first phase of ETIS wiring improvements to 14 existing labs at 9 sites are in progress. The second phase of lab wiring improvements are currently being identified. ETIS will also be starting WIFI projects at Roosevelt and Wilson this summer with completion anticipated for the Fall.

The Solar projects at Crescenta Valley High School, Rosemont Middle School, Monte Vista and Mountain Avenue Elementary Schools, and Cloud Pre-School are currently under design. Solar City, the design builder, has visited these schools spending between 3-5 hours at each site, measuring and evaluating electric meters in order to finalize the layout and prepare single line diagrams. The current schedule anticipates submission of design drawings for approval to the State Architect the end of August.

Additionally, Facilities and Planning & Development are coordinating the school site assessments by teams of architects in order to develop detailed programs and schematic designs. All 32 school sites in the District will be assessed by July 22<sup>nd</sup> with draft reports due in late August for school site review and discussion. College View is the only school with an expedited project schedule with the draft report due July 14<sup>th</sup>.



- FAQ's
- [Measure S PowerPoint](#)
- [Summet Projects updated 8/2/11](#)
- [Project Status Map](#)
- CBOC
- Project Index
- School Facilities Project Program Schedule (sorted by start date)
- School Facilities Project Program Schedule (sorted by school)
- What's Happening At Your School This Week?
- [Facilities Updates \(FASU\)](#)

**August 16, 2011**