

Measure BB: Grossmont Union High School District \$128 Million Bond Measure

SDCTA **SUPPORTS** the Grossmont Union High School District General Obligation bond measure. A \$128.0 million additional bond issue was approved to be placed on the ballot at the District Governing Board's August 4, 2016 meeting. The District has demonstrated a real need for the proposed bond funds and no reason has been found that would prevent the District from executing the proposed projects.

- On March 2, 2004 voters in the District approved Proposition H for \$274.0 M to modernize and construct high school facilities. Since that time all Prop H funds have been expended.
- On November 4, 2008 voters in the District approved Proposition U for \$417.0 M to modernize and construct high school facilities. Since that time approximately \$288.8 M has been expended.
- State matching funds, grants, development fees, and interest earnings have been captured with each bond making the total facility improvements reach nearly \$770.0 M to date.
- Currently, due to the limited tax rate and early years revenues, the District is unable to issue the balance of Prop U bonds (approximately \$128.0 M) until the assessed value of property in the District increases. That may extend the bond sales out to 2032 when originally 2019 was the target for completing the program. The original projections assumed a phased issuance over 8 years.
- By authorizing a new bond issue for \$128.0 M, the District will be able to sell bonds in the next few years to complete more projects.
- The District's original Assessed Valuation (AV) assumptions of 2.0% initially and 5.0% after 2013/14 were slower to materialize than anticipated with declines of 5.2% in 2009/10 and 1.5% in 2010/2011 respectively.
- Future AV assumptions are now forecast as 4.30% in 2016/17 and thereafter. The approved maximum tax rate is proposed as \$11.28 per \$100,000 of assessed valuation.
- The District has met the SDCTA Bond Support Criteria with provisions for an Independent Citizen's Oversight Committee, adoption of the SDCTA School Construction and Professional Services Procurement Best Practices, and Joint Use of Facilities Policy.

Measure BB: Grossmont Union High School District \$128 Million Bond Measure

SDCTA Position:

SUPPORT

Title: *“Measure BB: Grossmont Union High School District \$128 Million Bond Measure”*

Election: November 2016 General

Description: The issuance of \$128.0 million of Proposition 39 General Obligation Bonds with an increase in property taxes by a maximum of \$30 per \$100,000 of assessed value to fund school modernization.

Jurisdiction: Local

Vote: 55% Super Majority

Fiscal Impact: An additional \$128 million bond would cost taxpayers \$264.4 million. The estimated tax rate would be \$11.28 per \$100,000 of assessed valuation. District staff has indicated that the District will likely issue the remainder of its Proposition U bond funds as Capital Appreciation Bonds to most quickly access funds, creating a debt service of \$510.2 million.

Rationale:

The Grossmont Union High School District bond measure meets key provisions of SDCTA’s Bond Support Criteria. While the District’s application lacks some information, the District has demonstrated a real need for the proposed bond funds and no reason has been found that would prevent the District from executing the proposed projects.

Background:

The Grossmont Union School District (GUHSD) is a public school district located in eastern San Diego County and serves high school and adult school students in the cities of La Mesa, El Cajon, Lemon Grove, and Santee, as well as the unincorporated communities of Alpine, Casa de Oro, Crest, Dehesa, Dulzura, Jamul, Lakeside, Mount Helix, Rancho San Diego, and Spring Valley. The school district operates 13 high schools with a 14th planned for Alpine.

In 2004, the District passed Proposition H, a \$274 million bond measure to help fund repairs, modernizations, safety improvements, and the construction of a new school. In 2008, the District passed another \$417 million bond measure titled Proposition U. Funds from this second bond measure were used to complete modernization of all campuses, provide multi-purpose facilities for the arts and classrooms and equipment for Career Technical Education, and construct a new high school in Alpine.

When Proposition U was passed, the District projected that enrollment would decline by 16.53% through the 2017-18 school year, from 21,191 students in 2007-08 to 17,688 in 2017-18. Enrollment was then expected to rise to between 18,600 and 18,923 by the 2021-22 school year if housing developments were built.

Consequently, in its 2007-08 Student Population Projection Report, David Demographics & Planning, Inc. recommended the following:

“Opening a 12th high school in the eastern portion of the District could be used to help distribute the population over multiple campuses, however, from current demographic and development trends, a full comprehensive high school most likely will not be needed. Alternatively a smaller school could be phased in as enrollment increases in the future. Finally, there is no accurate method to predict the number of students drawn from a charter school or private school to the new high school.”

Currently, students entering high school from Alpine Union School District (AUSD) must commute as much as 25 or 37 miles round trip to other schools in Grossmont Union High School District (GUHSD). In Proposition U, GUHSD outlined the construction of a new high school in Alpine as a proposed project as long as enrollment reached 23,245. The high school has not yet been constructed because GUHSD states that this enrollment level has not been reached.

In 2014, AUSD and Alpine Taxpayers for Bond Accountability sued GUHSD in an effort to push the District to spend \$42 million on the construction of the new high school. GUHSD won the case, but AUSD and Alpine Taxpayers for Bond Accountability have filed a Notice of Appeal. This could be a very lengthy process, and the District is in the meantime unable to spend this \$42 million of Prop U bond money. The legal process has cost taxpayers tens of thousands of dollars to date.

As of May 2016, the District received \$437 million in revenue from the bonds, the state, interest, development fees, and grants from Proposition U, with \$128 million in bond authorization remaining and up to \$81 million in state funding. The District also received \$327 million from the same revenue streams for its Proposition H bond authorization. The District has completed 732 classrooms and 31 major projects, but still has several projects remaining, totaling to \$646.7 million in needs based on its 2016 Facilities Needs Assessment.

The District’s actual property assessed valuation (AV) growth rates have been lower than were projected, restricting its ability to borrow. Currently, the District cannot continue to issue the remaining \$128 million in bonds due to the fact that the tax rate is capped at \$27.90 per \$100,000 of AV under Proposition U. Furthermore, the District has listed other borrowing constraints:

- Constrained early year revenues limit ability to issue current interest bonds (CIBs)
- Higher future interest rates could further reduce the ability to borrow
- The final maturity of capital appreciation bonds (CABs) and CIBs is limited to 25 years and 40 years, respectively, with each requiring a debt service to principal repayment ratio of 4:1 or less, limiting the size of future issuances¹

Under such restraints, the District may issue the remainder of its Proposition U bond funds as Capital Appreciation Bonds and would not be able to finish issuance until 2032 as opposed to the projected completion in 2019.

Proposal:

¹ Can be found in District’s April 2015 Prop U Bond Financing Update

Ballot Language and Bond Resolutions will be presented to the Governing Board for approval at their meeting on August 4, 2016. The draft language to be presented will be:

The High School District Repair, Safety and College Career Readiness Measure of 2016

“To upgrade East County high school classrooms/labs/facilities; repair aging roofs, plumbing/electrical systems; modernize technology infrastructure; improve student safety/security; replace deteriorated portables; construct new school facilities to accommodate growth; and renovate career-training facilities for instruction in science, technology, engineering, math and skilled trades; shall Grossmont Union High School District issue \$128 in bonds at legal interest rates, with independent citizen oversight, annual audits, no funding for administrator salaries, and all money benefitting East County high schools?”

The District has submitted its request for support from the San Diego County Taxpayers Association (SDCTA). The request included materials intended to satisfy the SDCTA Bond Support Criteria. Those materials have been reviewed and an analysis of the results is provided below. A summary table of the analysis can also be found at the end of this report.

Review of SDCTA Bond Support Criteria:

Program Description

The District has outlined that its focus for the bond program will be the continuation of its efforts of modernizing all of its school classrooms and student support spaces, and providing additional CTE programs. A group of facility planners, program management and school site staff, and architects conducted interviews, site walks, and meetings in order to plan the specific work to be completed with the funds from the passage of a new bond and any state matching funds received.

District planners, architects, and program management staff conducted a thorough review of facilities and interview site principals and staff. During the updating process for the District’s 2008 and 2009 LRFMP’s, a site-by-site Facilities Needs Assessment was conducted in which a Facilities Condition Index (FCI) was measured for each major building on every high school site. These officials also compared the results of this analysis with the progress of Proposition U projects. This needs assessment was used in the process of forming a bond project list. During this process, the District also developed a definition of parity so that all campuses would achieve an equal level of facilities type, design, and implementation. Figure 1 below is a summary of the findings of the Facilities Needs Assessment by category, not including escalation, program management, overhead, risk mitigation, and other program level expenses.

Figure 1: Facilities Needs Assessment Summary

Construction Type	Total Estimated Project Cost
New Construction	\$211,248,024
Modernization	\$240,475,695
Site Work/Athletics	\$194,943,244

Total	\$646,666,963
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The project list for a November 2016 bond was developed using cost estimates prepared by Ruhнау Ruhнау Clark, including escalation factors through the projected schedule of bond sales and keeping in mind the aforementioned expectation of parity. A list of proposed projects specific to each site can be found in **Appendix A** at the end of this paper.

Budget & Funding, Execution Plan

Cost estimates for repairs, renovations, modernizations, and new construction projects at 11 high schools, the construction of one new high school, and upgrades to Alternative Education and District Services were developed by Ruhнау Ruhнау Clarke using pricing derived from local market conditions. These costs were then reviewed by Erickson-Hall Construction. Estimates include burdens for soft cost, overhead, and profit, as well as construction and program contingency.

The total funds received from the bond issuances will **NOT** be sufficient to address all of the District's needs, nor would it be sufficient to fund the projects listed in the bond measure. The District is expecting to receive matching state funds to complete the projects listed in the bond measure. The District is projecting to complete all projects on the bond measure project list so long as inflationary pressures do not rise excessively.

The new high school that was planned is currently on hold until district-wide enrollment at existing sites rises to or exceeds 23,245, as established in Proposition U bond language. Requirements from the Americans with Disabilities Act and funding levels can increase general fund operational costs and thus impact the ability to construct the new campus. The District will ask for necessary extensions or perform necessary work on the site in order to maintain its permits.

The District has been receiving contracted services from the program management consultant Gafcon, Inc., and expects to continue to contract with program management services under supervision of District staff. The District will contract with professional services after a formal request for qualification/request for proposal process. Program management and facilities staff will file monthly reports to the Board, the Citizens Bond Oversight Committee (CBOC), and the public through the District's website.

The District may utilize Proposition U funds to begin project-planning efforts and expedite the execution of projects since some of the new bond funds will be used to fund projects approved by Proposition U.

The SDCTA has not yet received a project execution schedule.

The District has included as part of the draft bond language that it will continue to finance some technology through the bond program to account for infrastructure needs and initial provisioning for new and modernized classrooms. There are no plans to use bond funds for one-to-one computing devices for students or staff.

Ballot Resolution and Language

Official ballot language and bond resolutions were approved by the Board on August 4, 2016.

The GUHSD Board of Trustees has included language in the ballot resolution to formally adopt the SDCTA’s Independent Citizens’ Oversight Committee Best Practices, and plans to incorporate language to adopt the SDCTA School Construction and Professional Services Procurement Best Practices. The District also included within the ballot resolution its intent to pursue practical opportunities to incorporate joint-use within its bond program and SDCTA recommended provisions regarding fair and open competition for all District construction projects.

The project list that will be presented to voters identifies the various projects by site. The language does not outline various projects by priority, but rather states that the projects will be completed as needed according to Board-established priorities.

Deferred Maintenance Funding

The updated 2015 Deferred Maintenance Funding Plan outlines the Facilities Condition Index (FCI) of facilities and additional funding needed to address deferred maintenance. The FCI is a measure of deficiencies divided by replacement value. If the FCI is greater than 10%, there is need to do significant work on the facility/site. Figure 2 below outlines the District’s current facilities repair, replacement, and renovation needs.

Figure 2: Repair, Replacement, and Renovation Needs (FCI)

Campus	Sum of Deficiencies	Cost of Replacement	Index
Grossmont	\$17,886,967	\$88,584,875	20.19%
Helix Charter	\$18,867,832	\$88,265,775	21.38%
El Cajon Valley	\$13,437,449	\$70,427,525	19.08%
Mt. Miguel	\$15,401,773	\$60,122,950	25.62%
El Capitan	\$17,086,599	\$62,017,050	27.55%
Granite Hills	\$11,615,818	\$60,382,475	19.29%
Monte Vista	\$14,782,830	\$60,812,525	24.31%
Santana	\$9,547,789	\$47,599,308	20.06%
Valhalla	\$32,355,339	\$80,377,975	40.25%
West Hills	\$23,640,762	\$67,228,975	35.16%
Chaparral	\$4,655,532	\$15,406,275	30.22%
Steel Canyon	\$10,462,209	\$40,850,450	25.61%
ELITE Academy	-	\$7,475,000	0.00%
Total	\$189,740,898	\$749,551,158	25.31%

The District believes that without additional funding beyond Proposition U, District FCI will rise 29.9% over the next 17 years as bond program funded deferred maintenance expenditures have begun to decline since 2015-16 and will continue this trend. The District’s Planned Annual Funding Plan for Deferred Maintenance is attached in **Appendix B** of this paper.

The District is currently refining its maintenance plan to prioritize projects and prevent future problems. The Major Repair & Replacement plan is currently occurring with a mix of funding sources, including bond funds, state matching funds, redevelopment revenues, County of San Diego joint use facility funding, and interest earnings on funds.

SDCTA “Envisioning and Managing Legitimate and Effective Public School Bonds” Course:

The SDCTA recommends that senior staff, Board members, or Independent Citizen Oversight Committee members from Grossmont Union High School District attend SDCTA’s “Envisioning and Managing Legitimate and Effective Public School Bonds” Course. This course covers financing, construction, and governance in regards to school facilities bonds. Grossmont Union High School District’s Senior Program Controls Manager attended SDCTA’s bond course on May 13, 2016.

Fiscal Impact:

Because the District cannot currently sell bonds until AV growth rates rise, the total debt service from the Proposition U bond issuances if issued as Capital Appreciation Bonds would be \$510,190,000 through 2032. If a new \$128 million bond measure is passed, the debt service would increase by \$264,378,750.

Currently, as a result of the sale of Proposition H and Proposition U bond funds, residents can expect to be paying additional property taxes of up to \$66.52 per \$100,000 of AV through 2033. A chart demonstrating this information can be found in the District’s January 22, 2015 Proposition U Bond Financing Program Update, and has been attached in **Appendix C** at the end of this paper.

If a \$128 million bond measure is passed, the District estimates that the additional property tax rate would be \$11.28 per \$100,000 of AV. The typical homeowner in the District would be paying an additional \$32 per year on top of the aforementioned tax rates.

The SDCTA cannot find evidence that the District has adopted as policy the recommended provision and language concerning the use of Capital Appreciation Bonds. The recommended language reads as follows:

“The District will not authorize the sale of any form of Capital Appreciation Bonds or Convertible Capital Appreciation Bonds without review by the District’s citizens’ bond oversight committee. All annual assessed value growth assumptions within any proposed financing will be the lesser of a) the average of the past ten years or b) 5%.”

In its submission to the SDCTA, the District indicated that it intends to issue the remaining Proposition U bonds as Capital Appreciation Bonds, and is using a projected annual AV growth rate of 4.3%. The Capital Appreciation Bonds are being used within legal limits in regards to a 25-year maximum maturity and a debt service to principal repayment ratio of 4:1 or less.

The District's 10-year AV growth average was 2.2%. Generally, SDCTA recommends that "the assessed value growth assumptions within any proposed financing will be the lesser of a) the average of the past ten years or b) 5%." However, SDCTA is aware that the recession affected the property values of all Districts, and thus believes it would be appropriate for the District to instead use its 20-year average of 4.9% AV growth in the process of determining projected AV growth. While 4.3% is not an overly conservative assumption, it is lower than the 20-year average for the District and is believed to be appropriate in making tax rate estimates.

Grossmont Union High School District Bond Support Application and SDCTA Bond Support Criteria			
Criteria Item	Info Provided?	Criteria Met?	Comments
Program Description	Yes	Yes	1) Bond program outlines the needs and proposed projects at each of the District's schools
			2) Project list focuses on continuing the District's efforts to modernize all facilities and provide additional CTE programs.
			3) Estimated project costs have been provided
			4) Project list within proposed ballot resolution in site specific
Program Budget and Funding	Yes	No	1) Bond size is \$128 million
			2) Cost estimates in Facilities Needs Assessment broken down by campus site and project
			3) Costs associated with borrowing NOT included
			4) District has estimated that the added tax rate will be \$11.28 per \$100,000 of assessed valuation
			5) The District is using a 4.3% AV growth assumption
Cost Estimation and Feasibility	Yes	No	1) Project cost estimates developed following completion of a facilities needs assessment in 2009
			2) No preliminary budget was included
			3) Needs estimated at \$646,666,963
Program Justification	Yes	Yes	1) The District justifies the need for the measure to complete some projects listed in the Facilities Needs Assessment
			2) The funds from this bond would NOT be sufficient to complete all projects, even with additional state funding
Facilities Master Plan & Facilities Needs Assessment	Yes	Yes	1) A Facilities Master Plan has been provided
			2) A 2016 Facilities Needs Assessment for the District has been provided
Program Execution Plan	Yes	No	1) Estimated bond issuance schedules have been provided
			2) Estimated program timeline and construction schedules NOT provided
			3) District plans to oversee projects with the help of a program management firm
Fair and Open Competition	Yes	Yes	1) District adopted language stating that the District will promote fair and open competition for all District construction projects within its ballot resolution on July 7, 2016
Bond Financing & Technology	Yes	No	1) SDCTA cannot determine whether or not the District has adopted provisions regarding the use of Capital Appreciation Bonds

Grossmont Union High School District Bond Support Application and SDCTA Bond Support Criteria			
Criteria Item	Info Provided?	Criteria Met?	Comments
Deferred Maintenance and Major Repair & Replacement Plan	Yes	No	1) District included a "Planned Annual Funding Plan" for Proposition U and Deferred Maintenance funds
			2) District does NOT outline how a new bond would go toward funding deferred maintenance needs
			3) District does NOT identify specific deferred maintenance needs or how bond funds address backlog
Complete Ballot and Resolution Language	Yes	Yes	1) Ballot language and resolution for \$128 Million was adopted on August 4, 2016
			2) Ballot language outlines project list by site
Provision for an "Independent Citizens' Oversight Committee"	Yes	Yes	1) District adopted SDCTA ICOC Best Practices
Adoption of SDCTA School construction and Professional Services Procurement Best Practices	Yes	Yes	1) District adopted SDCTA School Construction and Professional Services Procurement Best Practices via resolution in 2011.
Certification of Governing Board Members and Oversight Committee Members	Yes	Yes	1) The District's Senior Program Controls Manager attended the SDCTA "Envisioning and Managing Legitimate and Effective Public School Bonds" course on May 13, 2016.
Limited Use of District's "Education" Funds	Yes	Yes	1) SDCTA staff has reviewed ballot measure references in District materials and has not found a violation in regard to SDCTA's Standards for Publicly funded Advocacy For or Against Ballot Measures
Joint Use of Facilities	Yes	Yes	1) District has included language within the ballot resolution intent to pursue practical opportunities to incorporate joint-use
Opposition to Special Elections			
Follow-Up Bond Requirement	Yes	No	1) Detailed analysis of completed Prop U projects included
			2) Financial summary comparing budget to actual expenditures included
			3) Performance evaluation of program management and assessment of results included
			4) Evidence of the success of the ICOC referenced
			5) Documented progress in the elimination of deferred maintenance and updated funding plan NOT included
			6) Evidence that best efforts were made for joint use included

Appendix A: Bond Project List

Site Discretionary Funds. Each existing comprehensive high school, and Chaparral High School, will be allocated \$100 per student (based upon fiscal year 2016-17 enrollment) of bond proceeds (as “site discretionary funds”) to be spent on qualified, permitted projects listed in this Bond Project List.

School Improvements to Support Student Health, Safety & Security

- Improve safety of student drop-off and pick-up areas, parking, and pedestrian and vehicular circulation
- Provide school site security improvements, including increased lighting, and vandalism and intrusion safeguards
- Upgrade and install classroom ventilation or air conditioning
- Improve and install student physical education and instructional support areas, including tracks, fields, courts, pools, gyms and spectator facilities
- Improve school site front entrance

Projects to Improve School Accessibility; Code Compliance Upgrades

- Repair and renovate or expand student restrooms
- Upgrade and expand student food service areas and kitchens to meet increased standards
- Repair and renovate physical education facilities, and fields for accessibility and safety
- Repair and replace aging and obsolete portable classrooms
- Improve accessibility for people with disabilities and comply with Americans with Disabilities (ADA) and Title 24
- Improve school site signage
- Improve facilities to comply with Title 9 requirements

School Improvements to Support Student Learning & Instruction

- Provide up-to-date classroom and instructional technology required for 21st century student learning and teaching
- Provide facilities for one stop student support and college prep
- Upgrade and expand classrooms, labs, and specialized facilities for career and vocational technology programs
- Provide and improve classrooms, labs, and specialized facilities for career technical education programs

Major Building Systems Repair and Replacement

Complete major repair and renovation projects as indicated:

- Repair and replace deteriorating plumbing and underground sewer systems - Repair and replace aging, leaky roofs
- Repair and replace outdated, inefficient heating, ventilation and air cooling systems
- Upgrade electrical capacity and repair aging wiring to support instructional technology
- Repair and restore classroom and building interior and exterior finishes and fixtures
- Repair and replace inadequate temporary classrooms, school buildings or sites with cost-effective permanent construction

Unless otherwise noted, the following projects are authorized to be completed at the following specific school sites:

Grossmont High School

- Demolish deteriorated classrooms and build new academic classrooms
- Provide job training teaching spaces
- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Rehabilitate 80 year old gym to create multi-use space
- Modernize 70 year old cafeteria
- Renovate physical education teaching stations and support areas, including gymnasias, courts, fields and supporting structures

Helix Charter High School

- Modernize career job training classrooms
- Improve technology and classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Create college/career education and counseling center
- Renovate school spaces to improve one-stop access for student support services
- Repair and renovate school cafeteria and administration building
- Modernize boys and girls physical education and instructional support spaces

EL Cajon Valley High School

- Improve technology in classrooms, computer labs, and the school Library/Media Center
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, lighting and covered walkways for improved safety/security
- Provide new teaching/learning spaces for associated student body
- Renovate school spaces to improve one-stop access for student support services
- Modernize cafeteria and kitchen
- Modernize boys and girls physical education teaching spaces and support areas

Mount Miguel High School

- Renovate science classrooms
- Modernize career job training classrooms, including for graphic design, cosmetology, and maker spaces
- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events

- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Improve vehicle access to campus—including pick-up, drop-off zones, driveways, hardscapes, etc.
- Renovate school spaces to improve one-stop access for student support services
- Renovate physical education teaching stations and support areas, including gymnasias, courts, fields and supporting structures

El Capitan High School

- Modernize career job training classrooms for construction and floral programs
- Improve technology in classrooms, student support areas, computer labs, and classrooms for college preparation
- Upgrade/Replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security camera, and lighting for improved safety/security
- Modernize and expand physical education spaces, fields, team rooms, classrooms and support areas

Granite Hills High School

- Repair/Renovate/upgrade Library Media Center including adding new computer technology labs
- Improve technology/equipment in classrooms, labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Repair and renovate physical education teaching stations and support areas
- Repair and renovate school cafeteria

Monte Vista High School

- Improve technology in classrooms, computer labs and the school
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Renovate theatre to increase options for large group instruction/events and allow music programs
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Renovate school spaces to improve one-stop access for student support services
- Repair and renovate physical education teaching stations and support areas

Santana High School

- Modernize career job training classrooms

- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Renovate school spaces to improve one-stop access for students services and college prep support
- Renovate food service facilities
- Repair and renovate physical education teaching stations and support areas

Valhalla High School

- Modernize career job training classrooms for interior design and automotive fields
- Improve technology in classrooms, including for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new multipurpose band facility to increase options for large group instruction/events
- Repair and renovate physical education teaching stations and support areas
- Construct new weight room to replace facility in tent

West Hills High School

- Provide light modern classrooms and student support spaces
- Provide ADA upgrades
- Renovate and modernize building systems, including HVAC
- Repair and renovate physical education teaching stations and support areas
- Provide permanent water and sewer extensions to play fields

Steele Canyon High School

- Repair and renovate physical education teaching stations and support areas
- Construct bleachers at athletic field

Chaparrel High School

- Improve technology and lighting in classrooms, computer labs
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Modernize classrooms and upgrade student and staff restroom facilities to meet current standards
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Repair and renovate physical education teaching stations and support areas
- Remove deteriorated portable classrooms to provide physical education field space

New High School—Alpine/Blossom Valley Area

- Complete site development including utilities and road extensions
- After district-wide enrollment at the existing comprehensive high school sites, including the two current charter schools, equals or exceeds 23,245 (which is the official 2007-08 CBEDS

enrollment) at the time of release of request for construction bids, begin and complete construction—classrooms and general use school buildings and grounds to accommodate up to 800 students, adequate academic/vocational/job-training equipment, library/multimedia facilities, computer and science labs, food service facilities, and space for student-support services

Special Education Facilities

At the following sites: Elite Academy, Reach Academy, and Merit Academy:

- Improve teaching stations for special needs students
- Upgrade and improve building systems, irrigation systems and grounds
- Upgrade restroom and hygiene facilities
- Construct shade structures

Adult Schools

At the following sites: Health Occupation, Foothills Adult, and El Cajon Valley High School Adult School and Home Choice Program

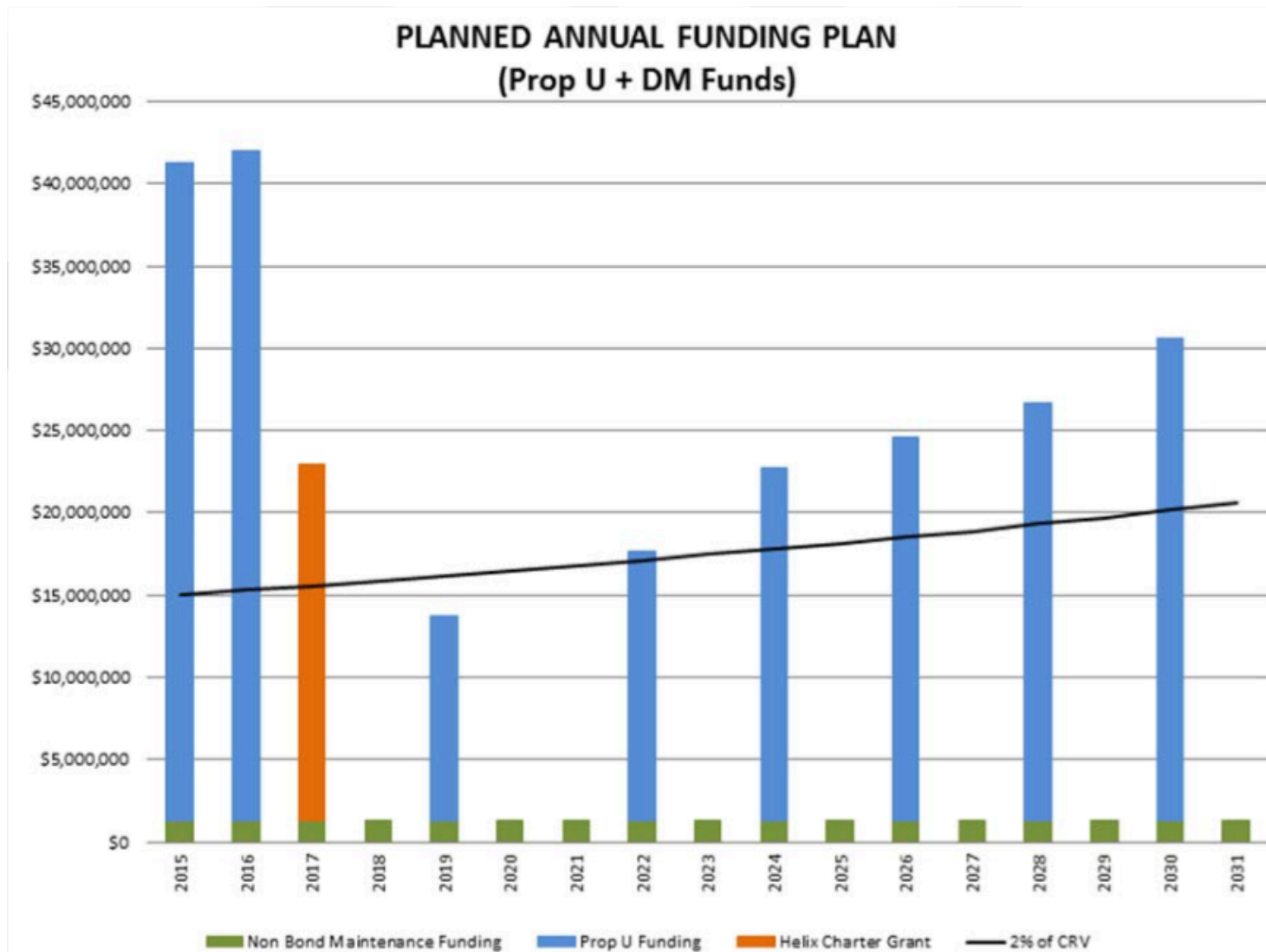
- Replace temporary buildings with permanent buildings
- Renovate and modernize buildings, including siding, flooring and accessibility upgrades
- Renovate, improve and install building systems, including HVAC, electrical data, fire alarms, and security cameras
- Renovate and improve grounds, including fencing, gates, walkways, irrigation and parking

Districtwide Student Support Services

At the following sites: Transportation Center, Network Operations Centers, Maintenance and Operations Center and Jamacha Tech Support Facility

- Replace temporary buildings with permanent buildings
- Renovate, modernize and construct support facilities, including administrative and training spaces, bus garage, training building, maintenance facility, food service and warehousing facility and aquatics facility
- Renovate, update and install building systems, including HVAC, fire alarms and security cameras
- Renovate and modernize buildings, including siding, flooring and accessibility upgrades
- Renovate and improve grounds, including fencing, gates, walkways, irrigation and parking
- Remove hazardous materials

Appendix B: 2015 and Beyond Deferred Maintenance Funding Plan



Appendix C: GUHSD Projected Proposition H & Proposition U G.O. Bond Tax

Prop. H & Prop. U Tax Rate Summary

