


San Diego County Taxpayers Association Bond Support Presentation December 3, 2019


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Francisco Escobedo, Ed.D.

BOARD OF EDUCATION





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2019-20 District Profile




Chula Vista Elementary School District
 Each Child is an Individual of Great Worth

2019-20 District Profile	 <p>103 Square Miles</p> <p>298k Residents</p>	 <p>29.4k Students</p>	<p>68% Hispanic</p> <p>13% White</p> <p>11% Filipino</p> <p>4% African-American</p> <p>3% Asian/ Pac. Islander</p> <p>1% Other</p>
	<p>Largest K-6 in California</p>	 <p>29% English Learners</p>	 <p>52% Free/Reduced Lunch</p>
	<p>49 Schools Includes 8 charters</p>	<p>1,787 Certificated</p> <p>1,696 Classified</p>	<p>\$294,389,586 Operational Budget (Not including charters)</p>
	<p>Live Well S.D. School District</p>	<p>2018 California Exemplary District</p>	


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LEARNING POLICY INSTITUTE


Chula Vista Elementary School District
Positive Outliers Case Study
Laura E. Hernández and Crystal A. Moore
LEARNING POLICY INSTITUTE SEPTEMBER 2019

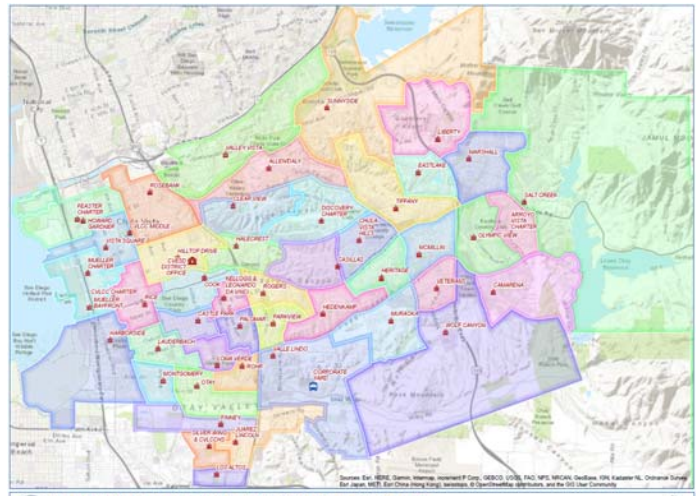
POSITIVE OUTLIERS CASE STUDY
POSITIVE OUTLIERS SERIES SEPTEMBER 2019



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Chula Vista Elementary School District School Attendance Boundaries


CHULA VISTA ELEMENTARY SCHOOL DISTRICT
School Attendance Boundaries

0 0.4 0.8 1.6 2.4 3.2 Miles


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Data

Measure	Value
Total Building Square Footage (Schools and District Office and Transportation Yard)	2,859,118
Total Acreage of District Facilities	449.5
GO Bond Rating (as of 8/7/2019)	AA-
General Fund Operating Budget	\$294 Million
Total Budget All Funds	\$436 Million

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- ### General Obligation Bond Propositions
- **1998 Proposition JJ**
 - **\$95 Million G.O. Bond.**
 - **17 schools modernized between 1999-2005.**
 - **\$20 per \$100,000 assessed valuation rate.**

 - **2012 Proposition E**
 - **School Facilities Improvement District (SFID) No.1.**
 - **\$90 Million G.O. Bond.**
 - **10 Schools modernized by summer 2019.**
 - ✓ **3 Schools modernized summer 2014.**
 - ✓ **3 Schools modernized summer 2015.**
 - ✓ **3 schools modernized summer 2018.**
 - ✓ **1 school modernized summer 2019.**
 - ✓ **\$30 per \$100,000 assessed valuation rate in SFID No.1**
 - **Bond funds fully expended by August 2019.**
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General Obligation Bond Propositions

- **2018 Measure VV**
 - **\$150 Million G.O. Bond.**
 - **Tax rate extension of Proposition JJ with tax rate cap of \$20 per \$100,000 of assessed valuation rate.**
 - **Enhance safe and sustainable educational facilities for students and staff for 21st century teaching and learning.**
 - **Provide safe and secure schools.**
 - **Install infrastructure to sustain schools.**
 - **Technology Infrastructure.**
 - **Enhance energy efficiency of facilities.**
 - **\$60 Million Bond Anticipation Note (BAN) issued August 2019 with repayment via Measure VV G.O. Bond in 2023.**


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2020 General Obligation Bond: \$300M

- Architect Ruhnau Clarke (RC) conducted Facilities Needs Assessment (FNA) in August 2019.
- 46 school sites plus Education Service and Support Center and Transportation Yard were assessed by RC and District staff to determine major facilities needs.
- Two major categories totaling \$242 million of facilities needs were identified:
 - Infrastructure, and
 - Enhanced Energy and Water Efficiency.
- Projects includes Teacher-Staff Affordable Housing, Early Years Preschool Facilities, and Installation of District-wide Solar System.
- 2019 FNA includes cost estimate for each site inclusive of construction and soft costs. Excludes Measure VV projects.


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Proposed General Obligation Bond Sources and Uses of Funds (20-Year Period)

Scope Item	Measure VV	Proposed New Bond Measure	TOTAL
G.O. Bond Funding Source	\$150,000,000	\$300,000,000	\$450,000,000
G.O. Bond Cost of Issuance	<2,129,018>	<3,415,001>	<5,544,019>
Estimated Source of Funds	\$147,870,982	\$296,584,999	\$444,455,981
Safety and Security	\$8,878,065	\$0	\$8,878,065
Infrastructure	118,082,692	174,967,584	293,050,276
Technology Infrastructure	48,822,813	0	48,822,813
Enhanced Energy and Water Efficiency	24,319,240	67,539,413	91,858,653
Estimated Uses of Funds	\$200,102,810	\$242,506,997	\$442,609,807
Remaining Balance	<\$52,231,828>	\$54,078,002	\$1,846,174

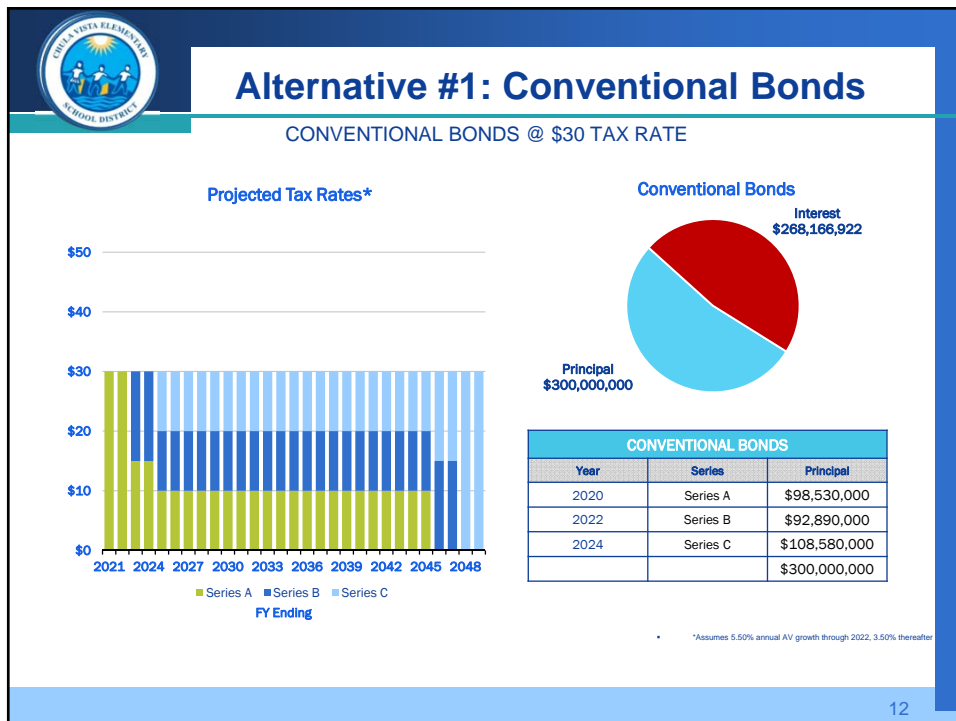
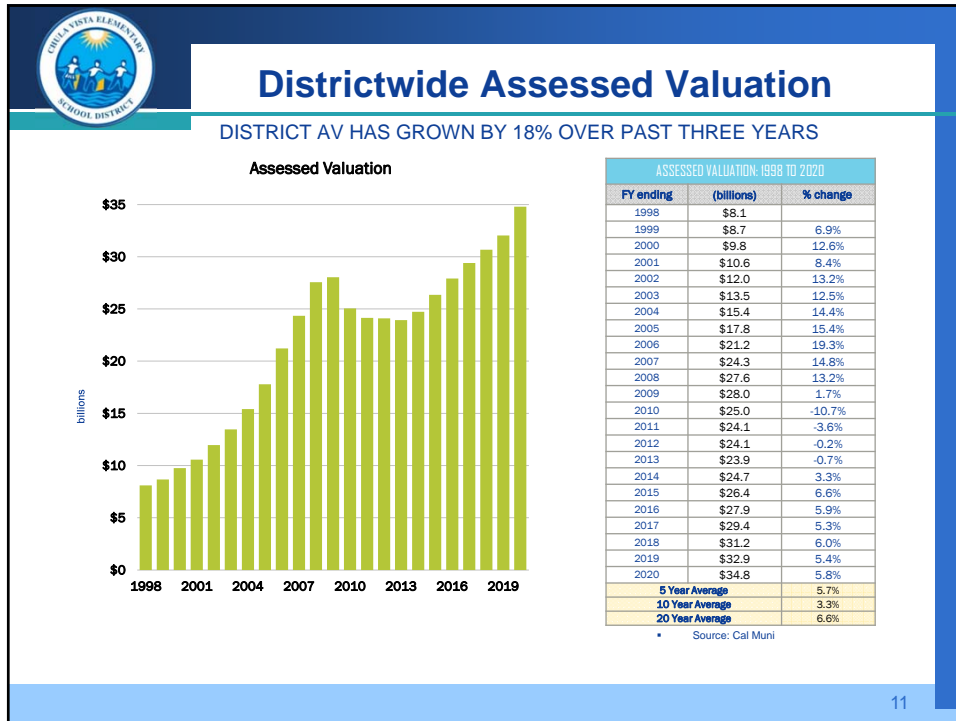
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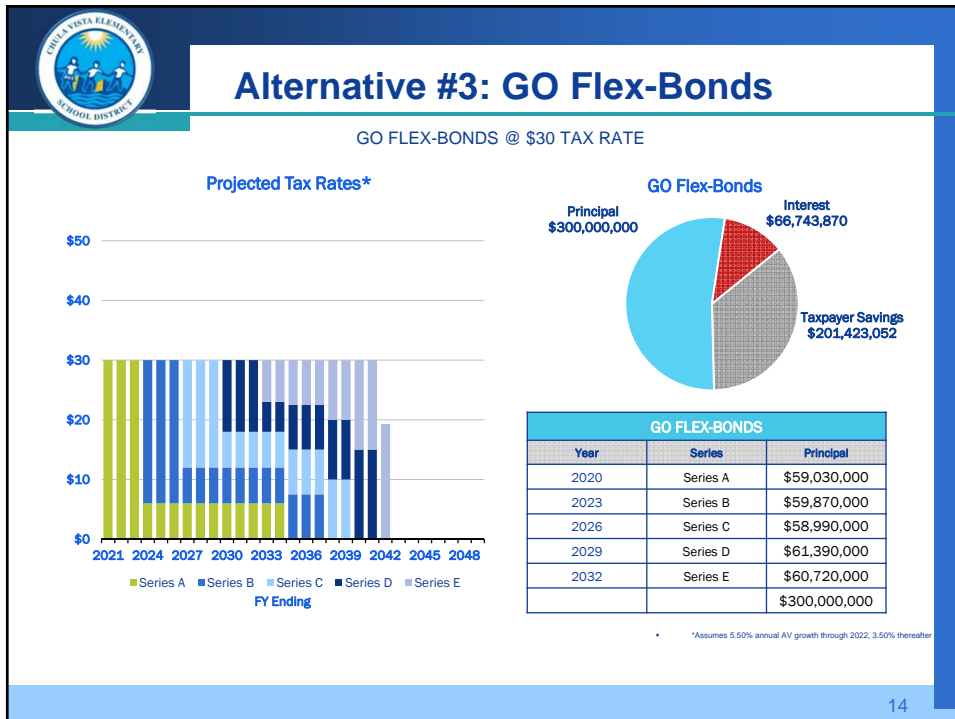
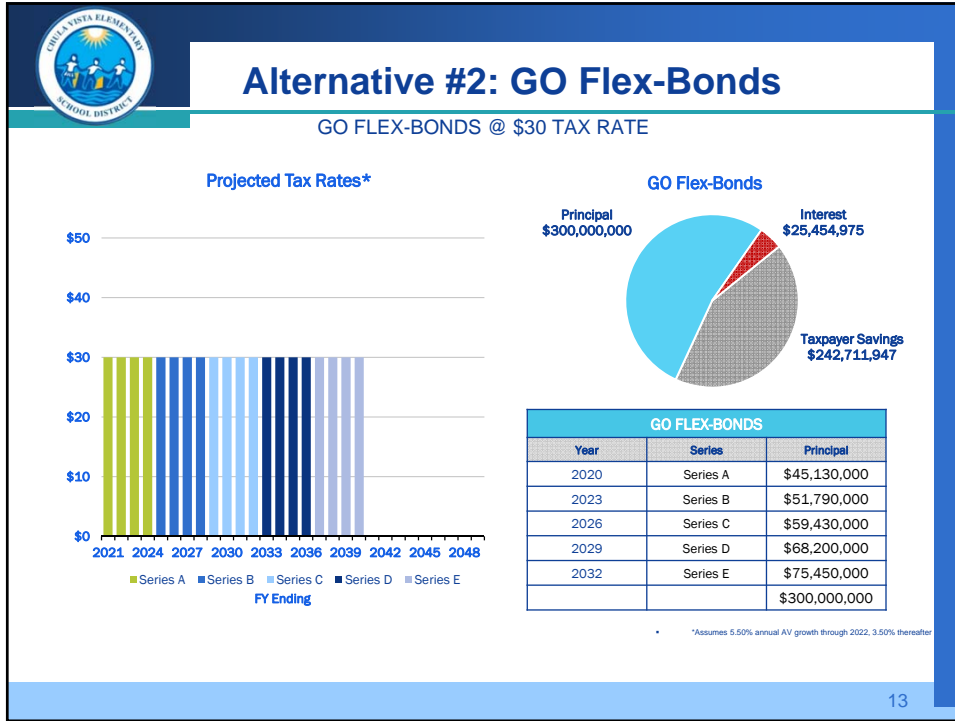



2019 Facilities Assessment Summary

Scope Item	Project Description
Safety and Security	Upgrade intrusion detection system with dual technology sensing, entry lock improvement, fencing, cameras, additional security lock measures, and fire alarms.
Infrastructure	Replace aging modular, plumbing, electrical, irrigation, storm water, shade structures, playground equipment, playfield, and play surfaces. Provide educational facilities for preschool students and Teacher-Staff housing.
Technology Infrastructure	Upgrade low voltage cabling, increase data access points for WiFi, expand technology infrastructure and new District data center.
Enhanced Energy and Water Efficiency	Interior/exterior LED lighting, window replacement, heating ventilation air conditioning (HVAC), upgrades for water efficiency and installation energy producing and storage system.

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Developer Projects in West Chula Vista

PROJECT	Project Total (Units)			Completed Units		Future Development*	
	SFD	MFD	Total	Total	%PRJ	Total	%PRJ
PRJ05-022/Misc019 - VILLAS DEL MAR	12	0	12	0	0%	12	100%
PRJ06-060/Misc021 - EL DORADO RIDGE	0	104	104	0	0%	104	100%
PRJ13-002/Misc027 - THE COLONY - Condos	0	162	162	0	0%	162	100%
PRJ14-011/Misc031 - INDUSTRIAL TOWNHOMES - (SFA)	0	42	42	0	0%	42	100%
PRJ15-001/Misc032 - DATE ST RESIDENCES	5	0	5	0	0%	5	100%
PRJ15-006/Misc034 - Fourth Av 4 Plex (Apt/Condo)	0	4	4	0	0%	4	100%
PRJ16-001/Misc035 - THIRD AVE APTS (Mixed Use)	0	6	6	0	0%	6	100%
PRJ16-002/Misc036 - VILLAS NUEVOS - APARTMENTS	0	4	4	0	0%	4	100%
PRJ16-046/Misc039 - VISTAS DEL MAR	0	71	71	0	0%	71	100%
PRJ16-047/Misc037 - VISTAS CHULITAS	0	9	9	0	0%	9	100%
PRJ16-048/Misc040 - FLOWER STREET APARTMENTS	0	18	18	0	0%	18	100%
PRJ16-050/Misc041 - FOURTH AV RESIDENCES	0	10	10	0	0%	10	100%
PRJ16-053/Misc044 - LIMON APARTMENTS (Mixed Use)	0	3	3	0	0%	3	100%
PRJ17-001/Misc045 - 230 CHURCH AV APARTMENTS	0	29	29	0	0%	29	100%
PRJ17-002/Misc046 - 288 CENTER ST APARTMENTS	0	29	29	0	0%	29	100%
PRJ17-003/Misc047 - 264-276 PALM AV HOMES	4	0	4	0	0%	4	100%
PRJ17-004/Misc048 - 635-641 E NAPLES HOMES	4	0	4	0	0%	4	100%
PRJ17-005/Misc043 - URBANA APARTMENTS	0	135	135	0	0%	135	100%
PRJ17-019/Misc049 - WOODLAWN AVE. APARTMENTS	0	6	6	0	0%	6	100%
PRJ17-020/Misc050 - 268 I STREET APARTMENTS	0	6	6	0	0%	6	100%
PRJ17-021/Misc051 - 201 THIRD AVENUE APARTMENTS	0	23	23	0	0%	23	100%
Total Units	25	661	686	0	0%	686	100%

*Future Development includes Under Construction, Pending Permits, Plan check and Units in A/B Map, Tentative Maps.
 SFD= Single Family Dwelling MFD = Multi-family Dwelling %PRJ = percent of project total (units)

Source : City of Chula Vista, Major Project Development Status Report as of November 6, 2019



Developer Projects in East Chula Vista

PROJECT	Project Total (Units)			Units Completed		Future Development*	
	SFD	MFD	Total	Total	%PRJ	Total	%PRJ
DEV01-003 / ORV11 - WINDINGWALK	0	43	43	0	0%	43	100%
DEV01-004 / EASTLAKE WOODS/TRAILS NORTH	63	0	63	36	57%	27	43%
DEV03-002 / BELLA LAGO	139	0	139	130	94%	9	6%
DEV04-02 / ORV2 - MONTECITO	1,355	3,155	4,510	2,288	51%	2,222	49%
DEV07-01 / EUC - MILLENIA	0	2,936	2,936	1,271	43%	1,665	57%
DEV07-02 / OTAY RANCH V8 WEST	331	1,684	2,015	0	0%	2,015	100%
DEV07-04 / ORV3N & PORTION of V4	1,002	589	1,591	662	42%	929	58%
DEV07-05 / ORV8 EAST	943	2,617	3,560	0	0%	3,560	100%
DEV07-06 / ORV10	631	1,045	1,676	0	0%	1,676	100%
DEV16-0001 / ORV9	105	3,895	4,000	0	0%	4,000	100%
DEV16-0002 / OTAY RANCH FREEWAY COMMERCIAL	0	600	600	24	4%	576	96%
DEV94-004 / RANCHO DEL REY II	69	0	69	59	86%	10	14%
Total Units	4,638	16,564	21,202	4,470	21%	16,732	79%

*Future Development includes Under Construction, Pending Permits, Plan check and Units in A/B Map, Tentative Maps.
 SFD= Single Family Dwelling MFD = Multi-family Dwelling %PRJ = percent of project total (units)

Source : City of Chula Vista, Major Project Development Status Report as of November 6, 2019



Ultimate Goal of the G.O. Bond Program

- Enhance educational facilities for students and staff by providing:
 - safe and secure schools.
 - Install infrastructure to sustain schools.
 - Technology Infrastructure.
 - Enhance energy and water efficiency of facilities.



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Sunnyside Summer 2019 Modernization



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 **Sunnyside Summer 2019 Modernization**



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 **Sunnyside Summer 2019 Modernization**



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 **Sunnyside Summer 2019 Modernization**



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 **Sunnyside Summer 2019 Modernization**



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Sunnyside Summer 2019 Modernization



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Sunnyside Summer 2019 Modernization



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Thank you!

Questions? Comments?