Bond Project Update

Steps to Update and Implement the
Recommendations of the Facility Master Plan

February 28, 2017 Presentation
to the
TUSD Governing Board

Facility Master Plan (FMP)
Guiding Principles

Continue to update and use the Facilities Condition Index and the Educational Suitability Scores to inform prioritization of facilities planning.

Curriculum Audit

Based on bond outcome, the plan will move forward with a bond oversight committee…

Strategic Plan

Ensure solicitation of input from internal and external stakeholders.

Curriculum Audit

Based on the results of the assessments using the FCI and the ESS, the District shall develop a multi-year plan for facilities repairs and improvements

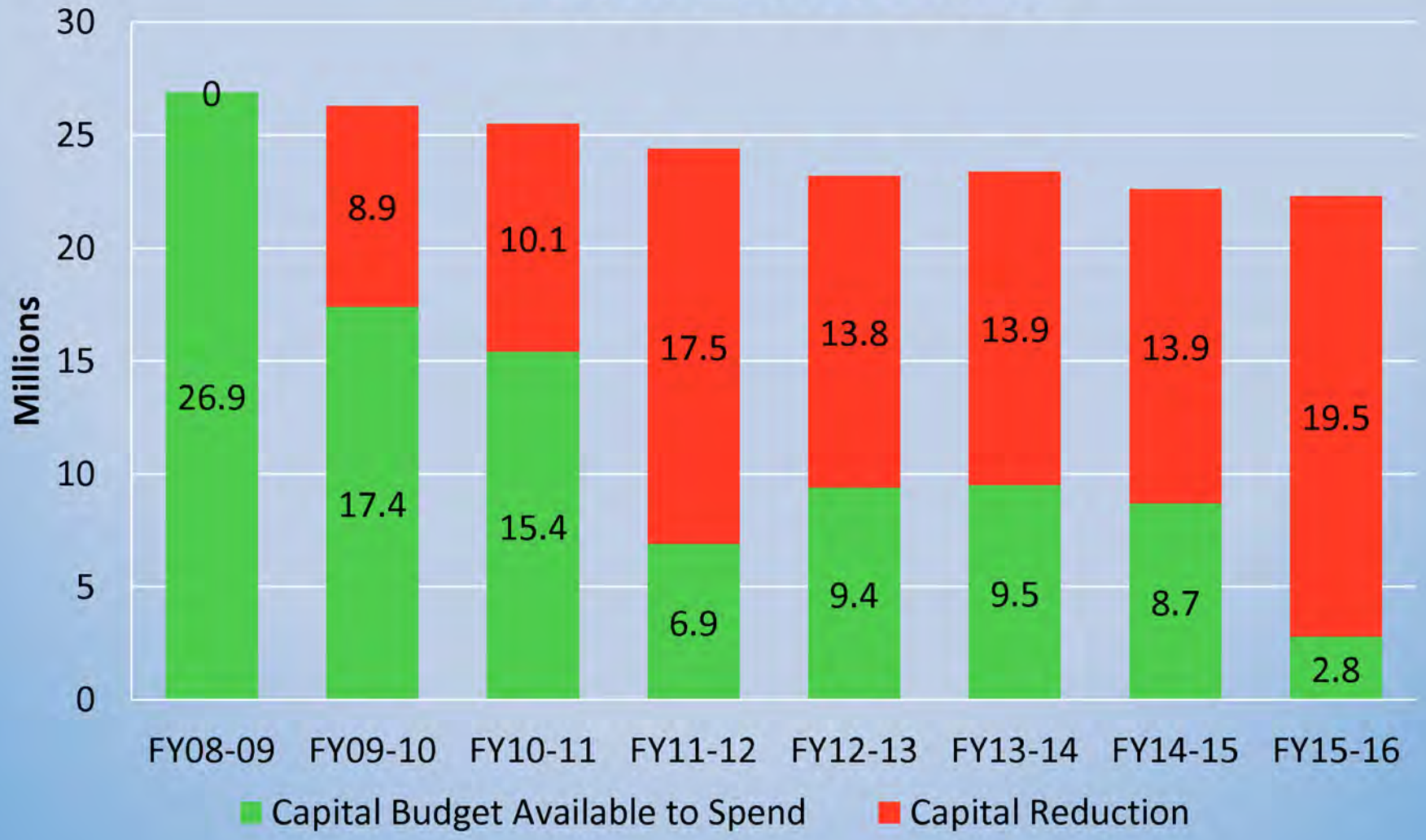
Unitary Status Plan

After TUSD develops a districtwide strategic plan, facilities management should develop a strategic facilities plan that addresses the optimization of performance of the existing schools

Efficiency Audit

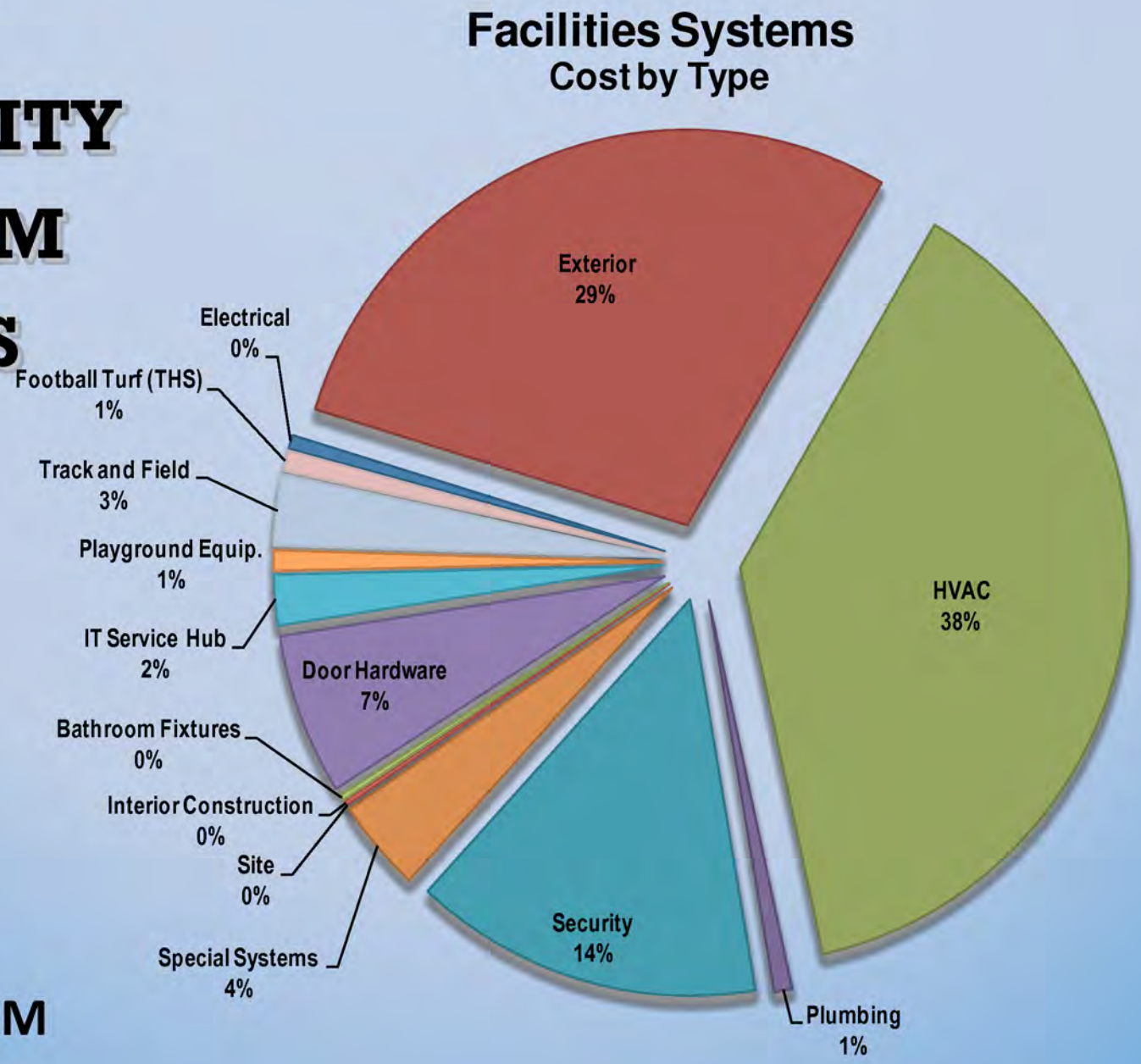
Reduced Capital Funding

FY09-10 through FY15-16



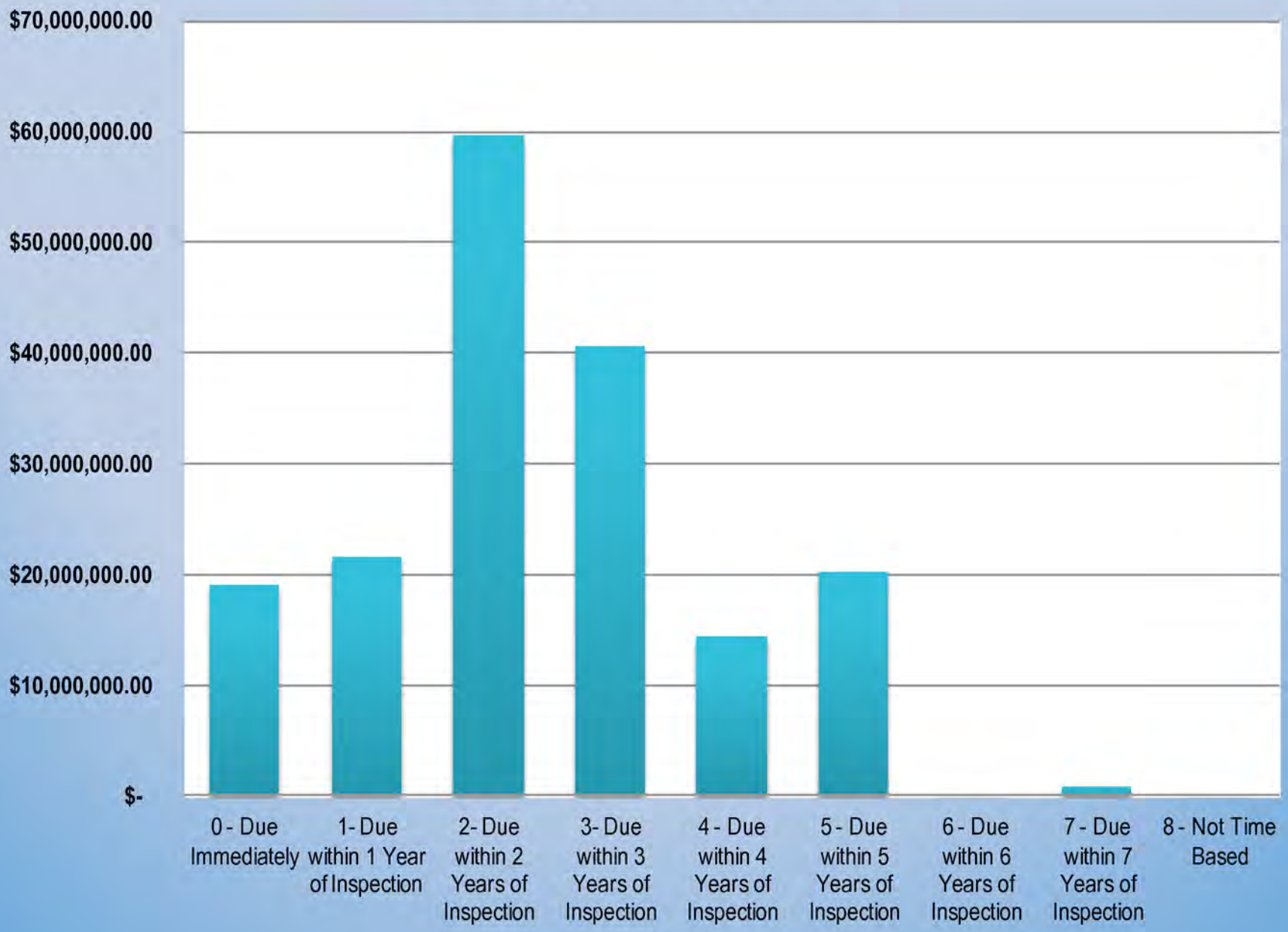
Total Capital Reduction over 7 years: 96.7M

FMP Facility System Needs

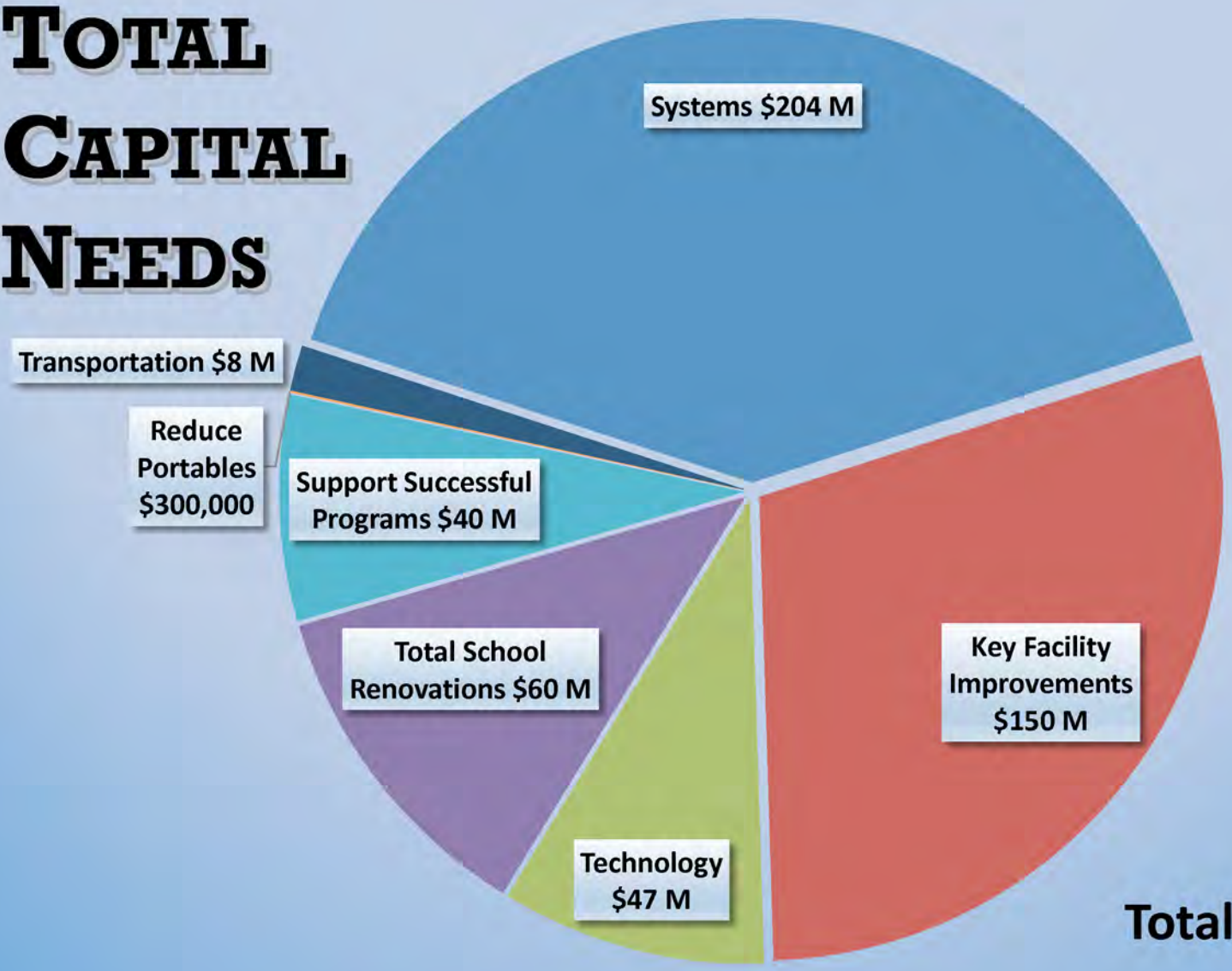


Total $204M

Costs by Priority/Years



FMP Total Capital Needs



Total: $509M

Sources of Funding

The FMP identified the following sources of funding:

- General Obligation Bond ★
  - $477M capacity
- Sales of surplus real estate
  - < 5% of needs
- Leveraging bond funds
  - Grants, private sponsors, SFB

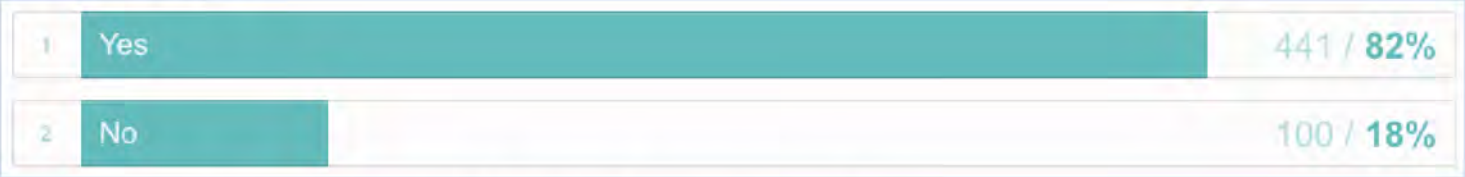
Cost to Homeowners

Bond Election Amount	Average Annual Tax Rate	Estimated Annual Cost*
$100 Million	$0.2101	$21.01
$250 Million	$0.4207	$42.07
$450 Million	$0.7334	$73.34

* Per $100,000 assessed valuation

Community-wide Survey

- 82% of survey participants supported TUSD eventually utilizing a bond to make up for the 98 million in funding cuts since 2008



- These were the preferred amounts

> 50% supported up to $240M

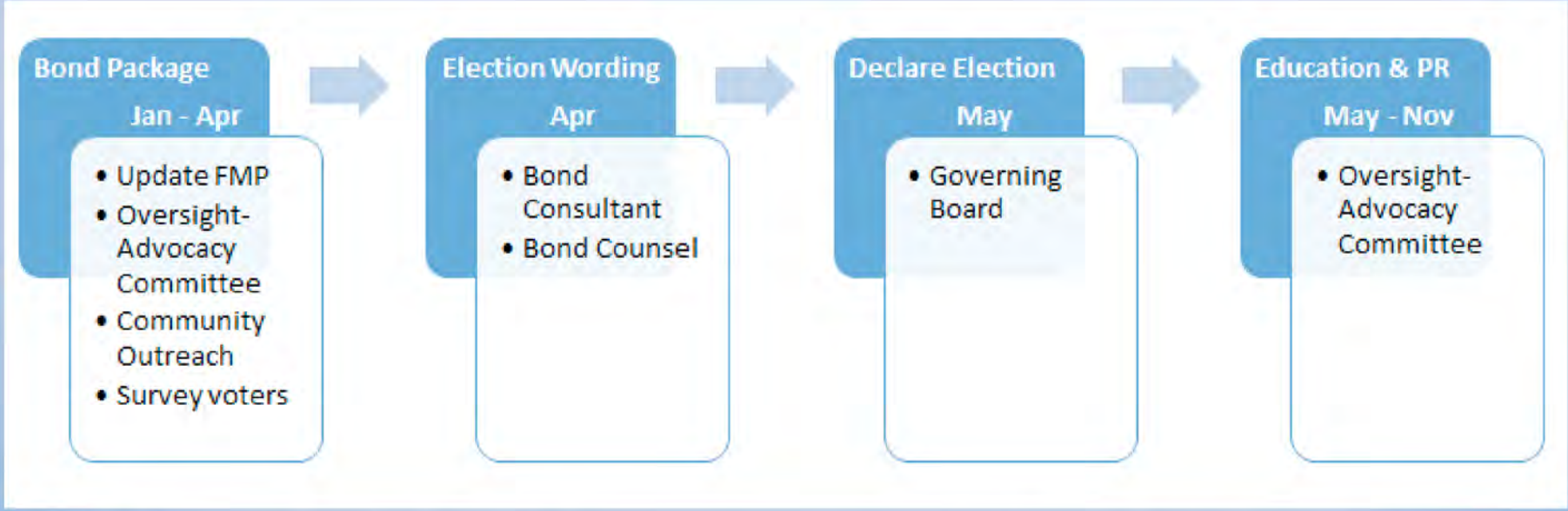
Cost of a $240M Bond

ESTIMATED AVERAGE ANNUAL BOND TAX RATE PER $100 OF ASSESSED VALUATION: $0.4120

RESIDENTIAL PROPERTY (Assessed at 10.0%)			
Value for Tax Purposes (a)	Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
$135,114 (c)	**$13,511** (c)	**$55.67**	**$4.64**
100,000	10,000	41.20	3.43

The tax impact over the term of the bonds on an owner-occupied residence valued by the County Assessor at $250,000 is estimated to be $106.59 per year for 28 years or $2,984.58 total cost. (d)

Bond Process



Communication Plan

Develop a brand
Create Website and Facebook
Speak to Groups
Create external advocacy group
Tie in to 150-year celebration

Estimated Costs:

$400k election
$25k Survey
$60k staff time
$10k bond consultants

Questions/Discussion