

**SAN JACINTO UNIFIED
SCHOOL DISTRICT**

GENERAL OBLIGATION BOND

MEASURE V



The Construction Trend in the School District

<u>YEAR</u>	<u>HOUSING STARTS</u>
2000-2001	184
2001-2002	236
2002-2003	381
2003-2004	532
2004-2005	1,246
2005-2006	1,513



Taxable Assessed Valuation Changes in the District

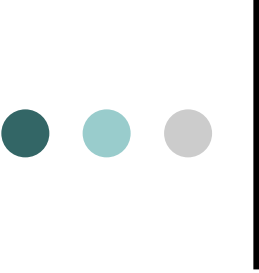
<u>YEAR</u>	<u>TAXABLE ASSESSED VALUATION</u>	
1999-2000	\$904 Million	---
2000-2001	\$986 Million	+9%
2001-2002	\$1 Billion	+5%
2002-2003	\$1.15 Billion	+10.8%
2003-2004	\$1.25 Billion	+9.2%
2004-2005	\$1.46 Billion	+16.5%
2005-2006	\$1.86 Billion	+27.7%
2006-2007	\$2.64 Billion	+41.6%



Current Student Housing

<u>Site</u>	<u>Number of Permanent Classrooms</u>	<u>Number of Relocatables</u>
DeAnza Elementary	22	13
Estudillo Elementary	26	6
Hyatt Elementary	13	6
Park Hill Elementary	22	16
Record Elementary	27	10
San Jacinto Elementary	17	9
Monte Vista Middle	17	30
North Mountain Middle	32	10
Mountain View High	0	5
San Jacinto High	<u>73</u>	<u>34</u>
	254	139

- 35% of our current classrooms are relocatable buildings ranging in age from new to over 20 years old
- 26 Relocatables added to Estudillo, Record and North Mountain in 2005 to meet growth
- 34 Relocatables added to Park Hill, DeAnza, Monte Vista and San Jacinto High School in 2006 to meet growth



The District's Five-Year Projected New Dwelling Units Growth

<u>YEAR</u>	<u>PROJECTED NEW DWELLING UNITS</u>
2003-2008	2,491
2004-2009	4,552
2005-2010	7,096
2006-2011	11,093

3,291 UNITS STARTED OR COMPLETED
CONSTRUCTION BETWEEN JULY 2003
AND JUNE 2006.



What the District has Done to Meet the Growth

- **2004**

- Opened Record Elementary School
- Opened Estudillo Elementary School
- Opened 33 permanent classrooms at San Jacinto High School
- Opened 5 permanent classrooms at Monte Vista Middle School



What the District has Done to Meet the Growth

○ 2005

- Added 6 relocatables at Estudillo Elementary School
- Added 10 relocatables at Record Elementary School
- Added 10 relocatables at North Mountain Middle School
- Obtained State design funds for three additional elementary schools; 10 classroom expansion at North Mountain Middle School; 32 classroom expansion at San Jacinto High School; construction of permanent facilities at Mountain View Continuation High School; and design of a new secondary school
- Initiated design of Central Kitchen expansion



What the District has Done to Meet the Growth

○ 2006

- Added 11 relocatables at Monte Vista Middle School
- Added 5 relocatables at Park Hill Elementary School
- Added 3 relocatables at DeAnza Elementary School
- Added 15 relocatables at San Jacinto High School
- Started construction of 10 classroom expansion at North Mountain Middle School
- Started construction of Central Kitchen expansion



What the District Planned to do to Meet the Growth in 2007

○ 2007

- Obtain State funds under Financial Hardship
- Start construction of 3 new elementary schools
- Start construction of 32 classroom expansion at San Jacinto High School
- Start construction of permanent facilities at Mountain View Continuation High School
- Obtain State funds for design of 3 additional elementary schools

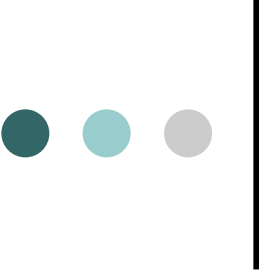
A 41.6% increase in taxable assessment valuation places the District's funding strategy in jeopardy.

The District may not qualify for Financial Hardship.



The 60% Capital Facilities Debt Criteria

Taxable Assessed Value		\$2.64 billion
Maximum Bonding Percent		2.5%
Maximum Bonding Capacity		\$66.0 million
State Percentage		60.0%
Minimum Bond Amount Required		\$39.6 million
Old Qualifying Debt	\$23.2 M	
Additional Qualifying Debt	\$12.0M	
TOTAL QUALIFYING DEBT	\$35.2M	\$ 4.4 million short
Central Kitchen expansion debt may/may not qualify		



What Passage of a General Obligation Bond Means to the Property Owner

- Maximum tax rate to the property owner is \$60 per \$100,000 of assessed value. It may be less; but never more.
- If my home has an assessed value on the rolls of \$50,000, the tax will not exceed \$30, or \$2.50 per month.
- If my home has an assessed value on the tax rolls of \$150,000, the tax will not exceed \$90, or \$7.50 per month.
- The sale of the bonds must be structured to ensure the tax rate on the individual property owner does not exceed \$60 per \$100,000 of assessed value during the life of the bond.



Our Funding Strategy Evolution

- 1998 -- State construction and modernization bond passed
- 1999 -- District determines it is eligible for 2 new elementary schools, 5 additional classrooms at Monte Vista, expansion of San Jacinto High School, and modernization of 3 schools
- 2000 -- Funding for design of projects received from State
- 2000 -- Proposition 39 lowering bond passage requirement to 55% passed by voters
- 2001 -- State imposes priority points system on new projects because 1998 bond dollars are insufficient; our projects stall
- 2002 -- District adds CFD option to its funding strategies to provide a method to fund limited critical projects, if State funds are not available or insufficient
- 2002 -- New construction/modernization bond issue passed by voters
- 2002 -- Evidence of local development frenzy begins to emerge

- 2003 -- District qualifies for Financial Hardship; received over \$51 Million from State to build 2 elementary schools, add 5 classrooms at Monte Vista, add 3 classroom buildings and locker room building at San Jacinto High School, and modernize 3 qualifying schools
- 2003 -- District uses consultant to identify “good” potential school sites before developers capture the sites
- 2004 -- Potential site areas approved by Board and added to planning requirements by City
- 2004 -- District seeks and obtains over \$12 Million in design funding for 3 elementary schools, 10 classroom expansion at North Mountain, another 32 classroom expansion at San Jacinto High School, and permanent construction of Mountain View
- 2004 -- 2 new elementary schools open; expansion of San Jacinto High School completed
- 2004 -- Taxable assessed valuation increase of 16.5% indicates District will likely fall out of Financial Hardship eligibility in either 2005 or 2006
- 2005 -- District completes multi-pronged funding strategy; short-term bridge financing, renewed Financial Hardship eligibility and a General Obligation Bond

- 2005 -- Taxable assessed valuation increases 27.7%; District implements funding strategy
- 2006 -- District uses CFD revenue flow to set up \$28 Million in bridge financing for projects; should enable District to return to Financial Hardship and to receive approximately \$69 Million from State to build 3 elementary schools, expand San Jacinto High School, modernize San Jacinto High School, and build a new school for Mountain View Continuation High School; begin planning for General Obligation Bond election in 2008
- 2006 -- Taxable assessed valuation increases 41.6%; places valuation at level anticipated for 2008 bond election; exceeds assumed increase and causes funding strategy to become risky; potential to lose 2 plus years in construction potential
- 2006 -- Recommendation to accelerate General Obligation Bond election to 2006 to attempt to stay ahead of the growth



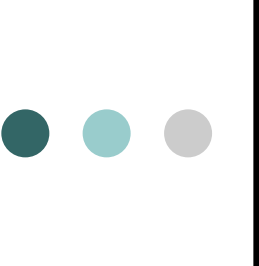
SAN JACINTO UNIFIED SCHOOL DISTRICT LIST OF SCHOOL FACILITIES PROJECTS TO BE FUNDED WITH PROCEEDS OF BONDS

The Board of Trustees of the San Jacinto Unified School District has determined that conditions in its current neighborhood schools are overcrowded, and that additional schools are needed due to rapid population growth in the Inland Empire region. In addition, existing schools are outdated and in need of significant repairs and upgrades for the health and safety of students and teachers. After carefully reviewing the needs, the following projects were deemed to be essential priorities by the Board, and are proposed to be addressed with bond proceeds:

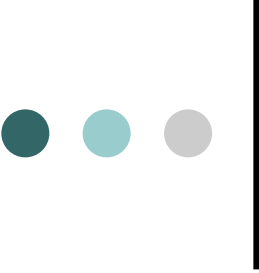


UPGRADE AND MAJOR REPAIR OF EXISTING DISTRICT SCHOOL FACILITIES

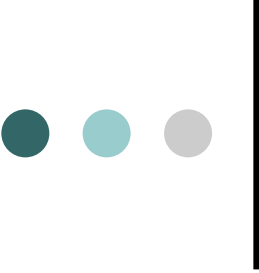
As sufficient funds are available, bond funds, in conjunction with eligible state funds and other future District funding/revenue sources, will be used to make the following repairs, improvements and upgrades to existing neighborhood school campuses as needed for the health, safety and academic objectives of students:

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- Construct or acquire and install new classrooms to accommodate growth, and furnish and equip such classrooms.
 - Replace portable classrooms with permanent classroom buildings, and furnish and equip such classrooms.
 - Renovate, replace and/or upgrade major building systems, including lighting and electrical systems, heating, air and ventilation systems, sewer and water systems, communication systems, bell and fire alarm systems and other security systems.
 - Renovate, reconfigure and/or upgrade school facilities as needed to install or accommodate new technology.

- Renovate, rehabilitate, repair and modernize existing multipurpose and support facilities, computer labs and related school facilities, and furnish and equip such facilities.
- Repair, improve and/or rehabilitate restroom facilities including fixtures, wall coverings, floor coverings, plumbing and electrical.
- Improve and rehabilitate school grounds to improve health, safety and security, including repairing, replacing, acquiring, renovating, resurfacing and/or upgrading fencing, hardscapes, fields, play structures, equipment and surfaces, sport diamonds and backstops, walkways, lunch and shade shelters and related facilities, and acquiring and installing new play structures and equipment.

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- Upgrade wiring and utility systems to support modern technology.
 - Remove hazardous materials from school facilities as needed.
 - Renovate, improve, reconfigure and/or expand existing libraries, and furnish and equip such libraries with modern technology.
 - Repair, replace, upgrade and/or improve existing classroom interiors as needed, including walls, wall coverings, window coverings, ceilings, floors, floor coverings, and acquire and install new classroom furniture and equipment as needed, including computers and instructional media and presentation equipment.

- Construct and/or install access improvements for disabled persons, as required by state and federal law.
- Acquire and install furniture and equipment related to such projects, including desks and tables, window and floor coverings (including tiles and carpeting), computers, instructional media and presentation equipment, food service equipment, and science/laboratory equipment.
- Purchase land and any rights-of-way and/or easements made necessary by such projects.

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- Repair, replace, upgrade and/or rehabilitate existing school building exteriors as needed, including roofs, weather protection systems and fixtures, gutters, downspouts, doors, windows and window glazing and exterior paint.

- Associated onsite and offsite development, demolition and other improvements made necessary by such projects.
- Planning, designing and temporary housing necessary for such projects.



DISTRICT PRIORITY UPGRADE AND MAJOR REPAIR PROJECTS

As needed and as sufficient funds are available, the District will complete the following priority upgrade and major repair projects on each campus highlighted below.



San Jacinto High School

- Replace portables with permanent classroom buildings, and furnish and equip such classroom buildings.
- Add classroom buildings to accommodate growth, and furnish and equip such classroom buildings.
- Expand student/school administrative support areas, and furnish and equip such facilities.
- Replace outdated physical education facility with a new physical education facility, and furnish and equip such facility.
- Convert existing physical education facility into a multipurpose facility to include campus food service expansion, and furnish and equip such facility.
- Repair, upgrade expand or reconfigure physical education, athletic and sports facilities, fields and grounds to accommodate the construction of the new physical education facility and classroom buildings.
- Renovate, upgrade and/or expand physical education/sports fields.
- Add exterior shade shelter areas.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



Monte Vista Middle School

- Replace portables with permanent classroom buildings, and furnish and equip such classroom buildings.
- Add additional classroom buildings to accommodate growth, and furnish and equip such classroom buildings.
- Construct a multipurpose instructional/assembly facility, and furnish and equip such facility.
- Expand/upgrade student/school administrative support facilities including teacher workrooms, and furnish and equip such facilities.
- Renovate physical education/sports facilities and/or fields.
- Expand food service facilities to upgrade student service and add additional exterior shelter areas.
- Renovate, reconfigure and/or upgrade school facilities as needed to install or accommodate new technology.
- Upgrade wiring and utility systems to support modern technology.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



North Mountain Middle School

- Upgrade/expand physical education/sports fields and track.
- Add exterior shade shelter.
- Paint exterior of buildings.
- Rehabilitate and improve support facilities including restrooms and administrative areas, and furnish and equip such facilities.
- Renovate, reconfigure and/or upgrade school facilities as needed to install or accommodate new technology.
- Upgrade wiring and utility systems to support modern technology.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



San Jacinto Elementary School

- Replace portables with permanent classroom buildings, including Preschool, and furnish and equip such classroom buildings.
- Add additional classroom buildings to accommodate growth, and furnish and equip such classroom buildings.
- Construct/expand school library, and furnish and equip such library.
- Renovate student play fields for safety.
- Add exterior shade shelters.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



Hyatt Elementary School

- Replace portables with permanent classroom buildings, and furnish and equip such classroom buildings.
- Add additional classroom buildings to accommodate growth, and furnish and equip such classroom buildings.
- Construct/expand school library, and furnish and equip such library.
- Construct new Preschool building, and furnish and equip such building.
- Add exterior shade shelters.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



Park Hill Elementary School

- Replace portables with permanent classroom buildings, and furnish and equip such classroom buildings.
- Replace/upgrade plumbing, electrical, mechanical systems and plant/classroom repairs.
- Replace site water system.
- Improve, reconfigure, expand or construct parking/student drop-off areas, and improve campus ingress and egress to improve traffic flow and safety.
- Add exterior shade shelters.
- Paint exterior of site buildings.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



DeAnza Elementary School

- Replace portables with permanent classroom buildings, and furnish and equip such classroom buildings.
- Replace/upgrade plumbing, electrical, mechanical systems and plant/classroom repairs.
- Improve, reconfigure, expand or construct parking/student drop-off areas, campus ingress and egress.
- Paint exterior of site buildings.
- Acquisition of all or a portion of the school sites and facilities, or an interest therein, previously encumbered in order to finance this school site and/or facilities.



New Neighborhood Schools to Address Overcrowding and Population Growth

New school construction is dependent on matching State funding availability. Matching funds are only potentially available with passage of a local bond.



Six New Elementary Schools

Acquisition and construction of six new elementary schools and related facilities, each designed to house approximately 650 to 900 students, including:

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| <ul style="list-style-type: none">● Acquisition of sites and any rights-of-way and easements made necessary by construction of such facilities.● Construction of classrooms, school support/counseling offices, cafeterias, multipurpose instructional/assembly facilities, physical education/sports facilities, school grounds, science, technology and computer labs, library and restrooms.● Associated onsite and offsite development and other improvements made necessary by construction of such facilities. | <ul style="list-style-type: none">● Planning, designing, and constructing the school and related facilities, including costs related to construction services, architectural design, engineering, site inspection and testing services and plan review fees.● Acquisition and installation of furnishings and equipment related to the newly constructed facilities. |
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New High School

Acquisition and construction of a new high school and related facilities, designed to house approximately 2,000 to 3,000 students, including:

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| <ul style="list-style-type: none">● Acquisition of sites and any rights-of-way and easements made necessary by construction of such facilities.● Construction of classrooms, school support/counseling offices, cafeterias, multipurpose instructional/assembly facilities, physical education/sports facilities school grounds, science, technology and computer labs, library, theater and restrooms.● Associated onsite and offsite development and other improvements made necessary by construction of such facilities. | <ul style="list-style-type: none">● Planning, designing, and constructing the school and related facilities, including costs related to construction services, architectural design, engineering, site inspection and testing services and plan review fees.● Acquisition and installation of furnishings and equipment related to the newly constructed facilities. |
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New Middle School

Acquisition and construction of a new middle school and related facilities, designed to house approximately 1,000 to 1,500 students, including:

- Acquisition of sites and any rights-of-way and easements made necessary by construction of such facilities.
- Construction of classrooms, school support/counseling offices, cafeterias, multipurpose instructional/assembly facilities, physical education/sports facilities, school grounds, science, technology and computer labs, library and restrooms.
- Associated onsite and offsite development and other improvements made necessary by construction of such facilities.
- Planning, designing, and constructing the school and related facilities, including costs related to construction services, architectural design, engineering, site inspection and testing services and plan review fees.
- Acquisition and installation of furnishings and equipment related to the newly constructed facilities.



Mountain View Continuation High School

Construction of Mountain View Continuation High School and related facilities, designed to house approximately 250 to 400 students, including:

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| <ul style="list-style-type: none">● Acquisition of any rights-of-way and easements made necessary by construction of such facilities.● Construction of classrooms, school support/counseling offices, cafeterias, multipurpose instructional/assembly facilities, physical education/sports facilities, school grounds, science, technology and computer labs, library and restrooms.● Associated onsite and offsite development and other improvements made necessary by construction of such facilities. | <ul style="list-style-type: none">● Planning, designing, and constructing the school and related facilities, including costs related to construction services, architectural design, engineering, site inspection and testing services and plan review fees.● Acquisition and installation of furnishings and equipment related to the newly constructed facilities.● New school facilities projects are dependent on matching State funding availability. |
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The Proposed Bond

Size: \$150 Million

Issuance: Up to 4 series over 10 years

Impact to

Property Owner: In accordance with Prop 39, a maximum of \$60 per \$100,000 of taxable assessed value or \$5.00 per month for a property assessed at \$100,000.

Why \$150 Million: Maximum amount that we project will keep the tax rate below the maximum