



# Facilities Study Session OE-12

**November 14, 2023**

Presented by:

Julie Arthur, PSUSD Executive  
Director of Facilities Planning &  
Development



# Presentation Overview

Outcomes - June 27, 2023  
Facilities Study Session

Redevelopment Projects

Measure E & I Bond Projects

ESSER Funded Capital Projects



# Presentation Overview Continued

Natural Gas Review

Solar Renewable Energy Credits  
(SREC)

SB 760 Gender Neutral  
Restrooms

Potential New Projects



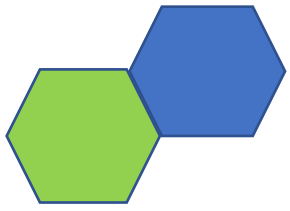
# June 27, 2023 Outcomes

Egress and ingress fence and gate improvements at DHS HS - \$180,000  
Redevelopment Funds

Bubbling Wells ES solar field fencing and landscape - \$200,000 –  
Redevelopment Funds

PSHS locker room HVAC replacement  
\$1,499,000 – Bond Funds

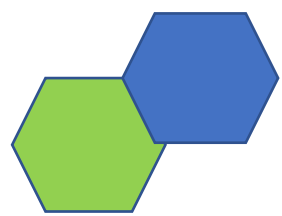
Reviewed Community Facilities District  
Status



# Redevelopment Projects

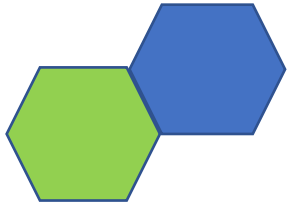
Projects	Board Approval Date	Status
1. High School Field Lighting Study & Design	1/24/2023	Bids Received
2. Security Cameras & Access Control	1/24/2023	On-going
3. District-wide Furniture Replacement	2/22/2022	On-going
4. Desert Hot Springs High Stadium/parking lot lighting	2/22/2022	Complete
5. Solar Canopies at RVES & MSJ (CEC Zero Interest Loan)	12/11/2019	Complete
6. Desert Hot Springs High Aux. & Gym Floor Replacement	7/23/2019	Complete
7. Solar, battery storage & micro-grid review	12/11/2018	On-going
8. District Administration Center building alteration fund	7/24/2018	On-going
9. Mamava Lactation Pod – DSC*	1/15/2023	Complete

\*Cabinet Approved



# Redevelopment Project Funds

Projects	Expense thru 9/30/2023	Remaining FY24 Budget	Unspent Budget	Project Budgets
High School Field Lighting Study & Design	36,687	2,213,313	0	2,250,000
Palm Springs High School Stadium Lighting	53,045	1,446,955	0	1,500,000
Security Cameras & Access Control	934,923	3,475,077	0	4,410,000
District-wide Furniture Replacement Funding – 2 Years	3,900,000	0	0	3,900,000
DHSHS Site Lighting	136,332	0	313,668	450,000
Solar Canopies at RVES and MSJ	727,602	0	66,398	794,000
Desert Hot Springs High Aux. & Gym Floor Replacement	1,358,340	0	1,660	1,360,000
Solar, battery storage & micro-grids	2,315,808	4,084,192	0	6,400,000
District Administration Center & Alterations	33,214,212	285,788	0	33,500,000
MAMAVA Pod – DSC	16,688	0	0	16,688
<b>Estimated Total Project Amounts</b>	<b>\$ 42,693,637</b>	<b>\$ 11,505,325</b>	<b>\$ 381,726</b>	<b>\$ 54,580,688</b>

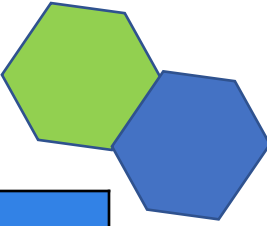


# Redevelopment Project Funds

<b>Annual/On-going Expenses</b>	<b>Expense 7/1-9/30/2023</b>	<b>FY24 Budget</b>	<b>FY25 Budget</b>
Student technology devices 06 for Technology*	0	0	2,000,000
Restricted Routine Maintenance Account funds (3) RRMA	0	7,500,000	5,021,877
Communication tower maintenance (Airlinks)	48,000	96,000	144,000
Lease Edom Hill antennas & ETIS POs	5,300	34,000	39,300
1000 Tahquitz lease	0	150,000	150,000
Minor Capital Project funds (MCP)	69,105	372,528	250,000
<b>Estimated Total Annual Amounts</b>	<b>\$ 122,405</b>	<b>\$ 8,152,528</b>	<b>\$ 7,605,177</b>

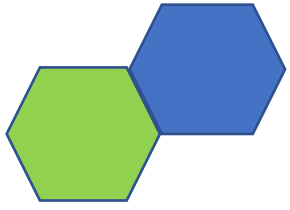
\*Student technology devices currently purchased using ESSER/CARES Funds, projected to return to Redevelopment Funds in 24/25

# Redevelopment Fund Balance



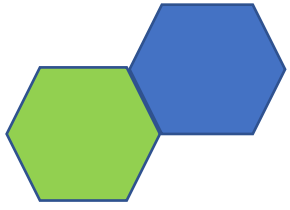
	Expensed as of 9/30/2023	Remaining FY24 Budget	FY25 Budget
Estimated Total of Annual/On-going Amounts	122,405	8,152,528	7,605,177
Estimated Total of Project Amounts	42,693,637	11,505,325	0
Total Combined Annual & Project Amounts		19,657,853	7,605,177
Projected Revenues		14,000,000	12,000,000
Net Change		(5,657,853)	4,394,823
	FY23	FY24	FY25
Balance 9/30/23	22,842,764		
Estimated Balance as of 6/30/24		17,184,911	
Estimated Balance as of 6/30/25			21,579,734





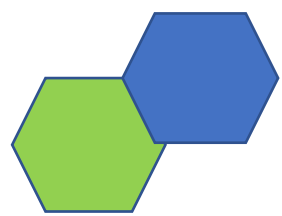
# Measure E Bond Projects

Project Name	Board Approval Date	Status
1. Classroom 900 & 901 Upgrades Palm Springs High	2/22/2022	Complete
2. Nellie Coffman Middle Locker-room upgrades	2/22/2022	Construction
3. Palm Springs H.S. Locker Room HVAC Replacement	6/27/2023	Design
4. Bubbling Wells Elementary Modernization	2/11/2020	Design
5. Della Lindley Elementary Modernization	2/11/2020	Bidding
6. Landau Elementary Modernization	2/11/2020	Submitted – DSA
7. Sunny Sands Elementary Modernization	2/11/2020	Submitted – DSA
8. James Workman Middle Modernization	2/11/2020	Bidding
9. Cathedral City High Modernization	2/11/2020	Incr. 1 bidding



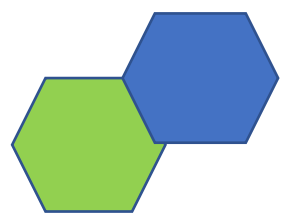
# Measure E Bond Projects

Project Name	Board Approval Date	Status
10. Palm Springs High Seismic Modernization	12/12/2017	Complete
11. Desert Learning Academy (500 Bldg.) design only, split-funded with Developer fees	12/12/2016	80% Complete
12. Update Facilities Master Plan	12/13/2016	On-going
13. Purchase new elementary site/DHS	5/24/2016	Move to M.I.



# Measure E Bond Project Funds

Projects	EST. Expense thru 9/30/2023	Remaining FY24 Budget	Unspent Budget	Revised Project Budgets
Classroom 900 & 901 Upgrades Palm Springs High	323,443	55,377	581,180	960,000
Nellie Coffman Middle Locker-room upgrades	206,931	1,793,069	0	2,000,000
Palm Springs H.S. Locker Room HVAC Replacement	169,290	1,329,710	0	1,499,000
Bubbling Wells E. S. Modernization - design	38,156	961,844	0	1,000,000
Della S. Lindley E. S. Modernization	1,268,727	354,836	0	1,623,563
Landau E. S. Modernization	1,565,389	0	0	1,554,824
Sunny Sands E. S. Modernization	1,599,647	0	0	1,591,309
James Workman M.S. Modernization – split funded Rec'd OPSC Funds and Dev. Fees Funds	2,233,929	7,176,071	0	9,410,000
Cathedral City High Modernization	3,416,060	1,115,043	0	4,531,103

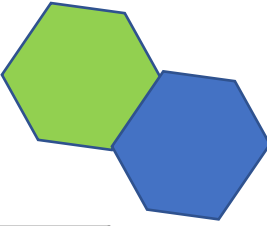


# Measure E Bond Project Funds

Projects	Expense thru 9/30/2023	Remaining FY24 Budget	Unspent Budget	Project Budgets
Palm Springs High Seismic Renovation	33,836,519	152,376	4,641,105	38,630,000
Desert Learning Academy (500 Bldg.) split-funded with Developer fees	1,200,000	0	0	1,200,000
Facilities Master Plan Update	327,282	122,718	0	450,000
Desert Hot Springs New Elementary Site (Move to Measure I)			2,000,000	0
On-going bond costs	294,361	20,000	0	314,361
<b>Estimated Total Project Amounts</b>	<b>\$ 46,479,734</b>	<b>\$ 13,081,044</b>	<b>\$ 7,222,285</b>	

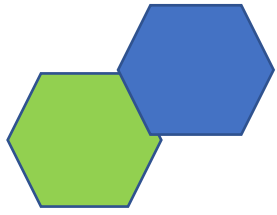
Measure E unspent budget of \$7,222,285 will be deducted from individual project budgets and added to Bond Project balance on future budget assignments.

# Measure E Bond Fund Projection



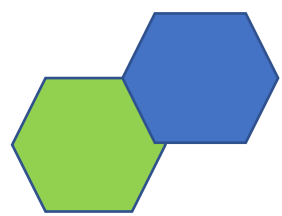
	Est. Expensed as of 9/30/2023	Remaining FY24 Budget	Unspent Project Budgets	
Estimated Total Project Amounts	46,479,734	13,081,044	7,222,285	
Interest Revenues		300,000	0	
Other Revenues/Refunds	0	0	0	
Total Projected Revenues	0	300,000	0	
<b>Funding Source: Measure E Bond Funds</b>	<b>FY23</b>	<b>FY24</b>		<b>FY24 Final</b>
EST. Cash Balance 9/30/23	13,818,918			
Estimated Cash Balance 6/30/24*		1,037,874	7,222,285	8,260,159

\*All remaining Measure E funds will be used on existing projects prior to Measure I funds



# Measure E & I Bond Authorization

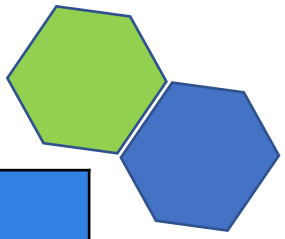
Measure E \$516,000,000 February 2008	Series	Authorized Amount	Total Bond Issued	Remaining Authorization
November 2010	A	19,539,035	19,539,035	
November 2010	B	110,000,000	129,539,035	
November 2013	C	70,000,000	199,539,035	
July 2016	D	100,000,000	299,539,035	216,460,965
Measure I \$216,460,965 November 2016	Series	Authorized Amount	Total Bond Issued	Remaining Authorization
April 14, 2021	A	118,000,000	118,000,000	98,460,965



# Measure I Bond Project Funds

Projects	Expense thru 9/30/2023	Remaining FY24 Budget	FY25 Budget	F26 Budget	Project Budgets
Della Lindley E. S. Modernization	0	9,250,000	9,000,000	0	18,250,000
Landau E. S. Modernization	385,641	7,024,359	25,000,000	5,000,000	37,410,000
Sunny Sands E. S. Modernization	263,826	7,951,974	25,000,000	5,000,000	38,215,800
Cathedral City H.S. Modernization	0	0	30,000,000	41,000,000	71,000,000
Desert Hot Springs New Land	0	0	0	2,000,000	2,000,000
MISC. Bond Costs - ongoing	5,473	15,000	15,000	15,000	50,473

# Measure I Bond Fund Projection



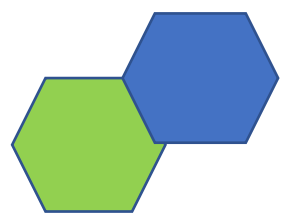
	As of 9/30/2023	Remaining FY 24 Budget	FY25 Budget	FY 26 Budget
Estimated Total Project Amounts	654,940	24,241,333	89,015,000	53,015,000
Interest Revenues	3,288,803	2,000,000	1,000,000	200,000
Measure I, Series B	0	0	0	98,000,000
Total Projected Revenues		2,000,000	1,000,000	98,200,000
<b>Funding Source: Measure I Bond</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY 26</b>
Estimated Cash Balance 9/30/2023	121,194,401			
Estimated Cash Balance 6/30/2024		98,953,068		
Estimated Cash Balance 6/30/2025			10,938,068	
Estimated Cash Balance 6/30/2026				56,123,068



# Measure E and I Bond Fund Summary

<b>Fund Balance</b>	
*Estimated Measure E & I fund balance as of 6/30/26	\$63,345,353
<b>Final Phase I Project budget:</b>	<b>Est. Budget</b>
Bubbling Wells Elementary Modernization	\$ 60,000,000
<b>Second Phase of Modernization Projects Requires New Bond Measure</b>	<b>Est. Budget</b>
Desert Springs Middle School	\$ 70,000,000
Mount San Jacinto High	\$ 18,000,000
Vista del Monte Elementary	\$ 60,000,000
Cielo Vista Charter K – 8	\$ 60,000,000

\*Measure E unspent budget \$7,222,285 and Measure I 56,123,068 = \$63,345,353

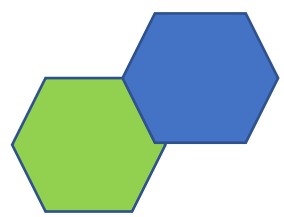


# District ESSER Funded Capital Projects

Projects	Expense thru 9/30/2023	FY24 Budget	FY25 Budget	Project Budgets
LTE Home Internet Access for Students*	207,150	133,986	0	341,136
DHS HS Roofing Restoration*	492,291	0	0	492,291
High School Lighting Project	836,737	14,852,549	4,995,182	20,684,468
DHS HS Outdoor tables with canopies	0	24,428	0	24,428
Julius Corsini ES Shade Structure	11,470	288,364	0	299,834
NCMS Wallpack HVAC Replacements	9,820	187,064		196,884
CCHS Central Plant and Roof Replacement (Increment 1 Mod)		15,000,000	6,340,716	21,340,716
Total	1,557,468	30,486,391	11,335,898	\$ 49,720,473

\*ESSER II Funds Deadline 1-28-24

ESSER III Funds Deadline 1-28-25



# Cielo Vista Charter ESSER Funded Capital Projects

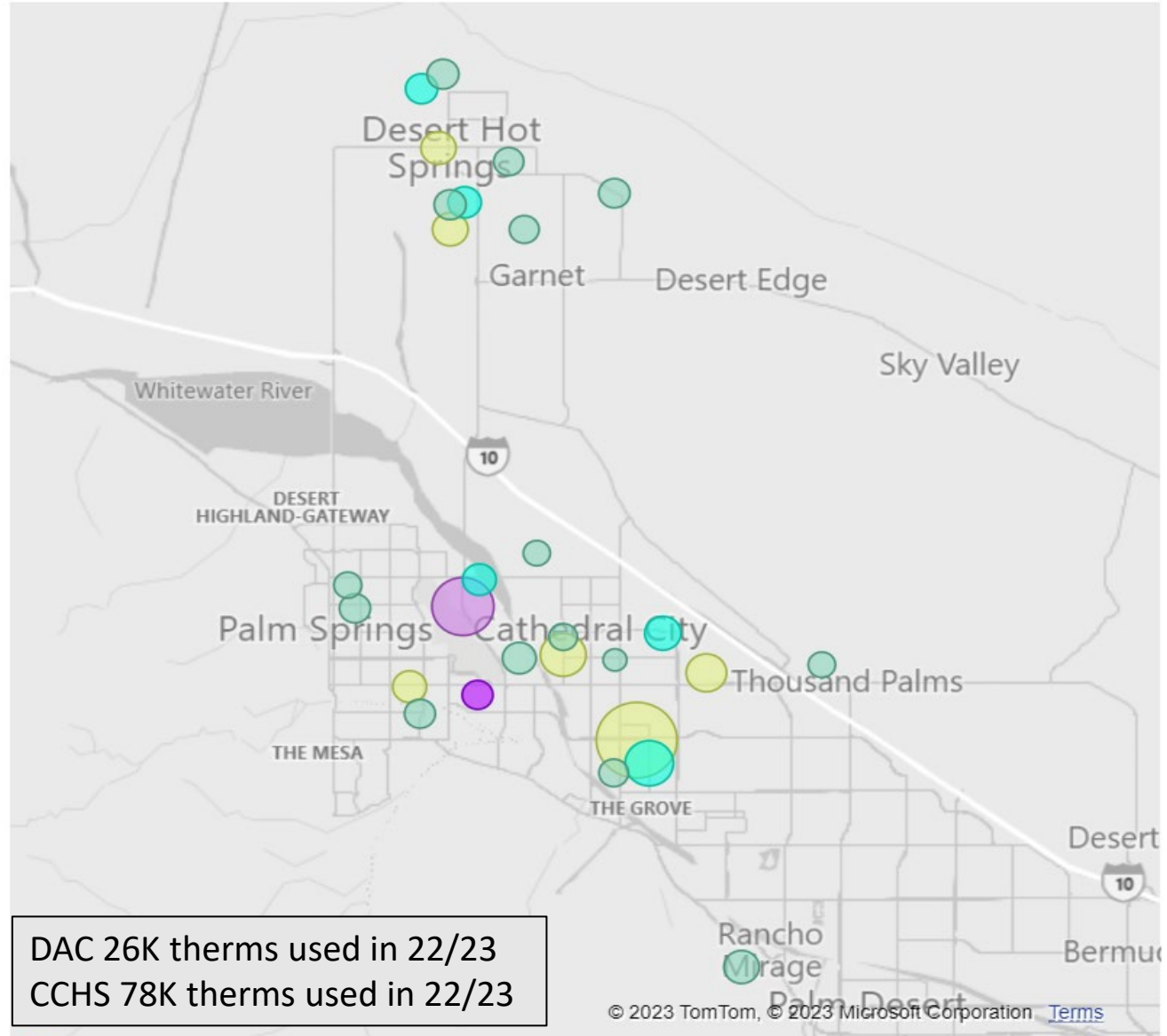
Projects	Expense thru 9/30/2023	FY24 Budget	Projects	Expense thru 6/30/2023
HVAC Energy Management System (EMS) Replacement	22,072	287,796	0	309,868
HVAC Replacement & Portables	20,050	126,705	0	146,755
New Modular Restroom Building	11,918	438,837	200,000	650,755
Kinder & Main Playfield Project	0	1,000,000	441,619	1,441,619
Total	54,040	1,853,338	641,619	\$ 2,548,997

\*ESSER II Funds Deadline 1-28-24

ESSER III Funds Deadline 1-28-25

# Natural Gas Usage Intensity Comparison (Therm/SF)

Site Type ● Charter ● District Facility ● Elementary ... ● High School ● Middle Sc...



# PSUSD Natural Gas Review

# Natural Usage for Cathedral City High

The district's use of gas (therms) increased by 9% from 21/22 to 22/23.

Fiscal Year

Site Name

Site Type

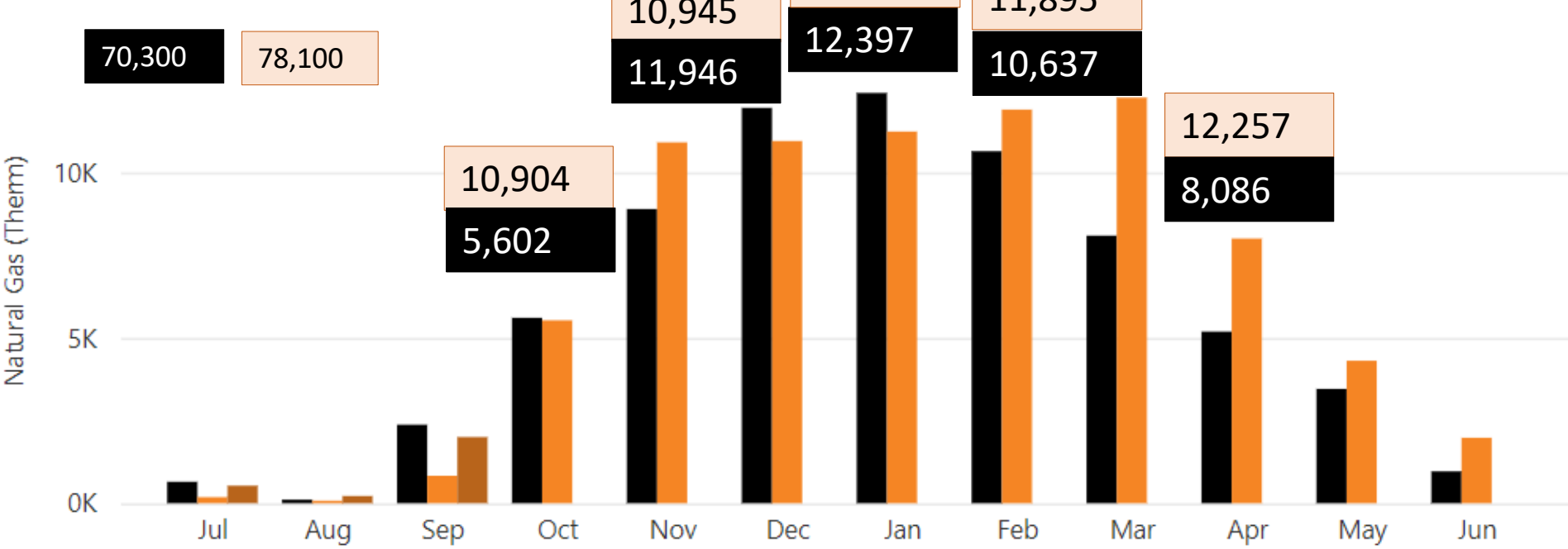
Multiple select... ▾

Cathedral City HS ▾

All ▾

### Total Natural Gas Use by Month and Fiscal Year

FY ● 2021-2022 ● 2022-2023 ● 2023-2024



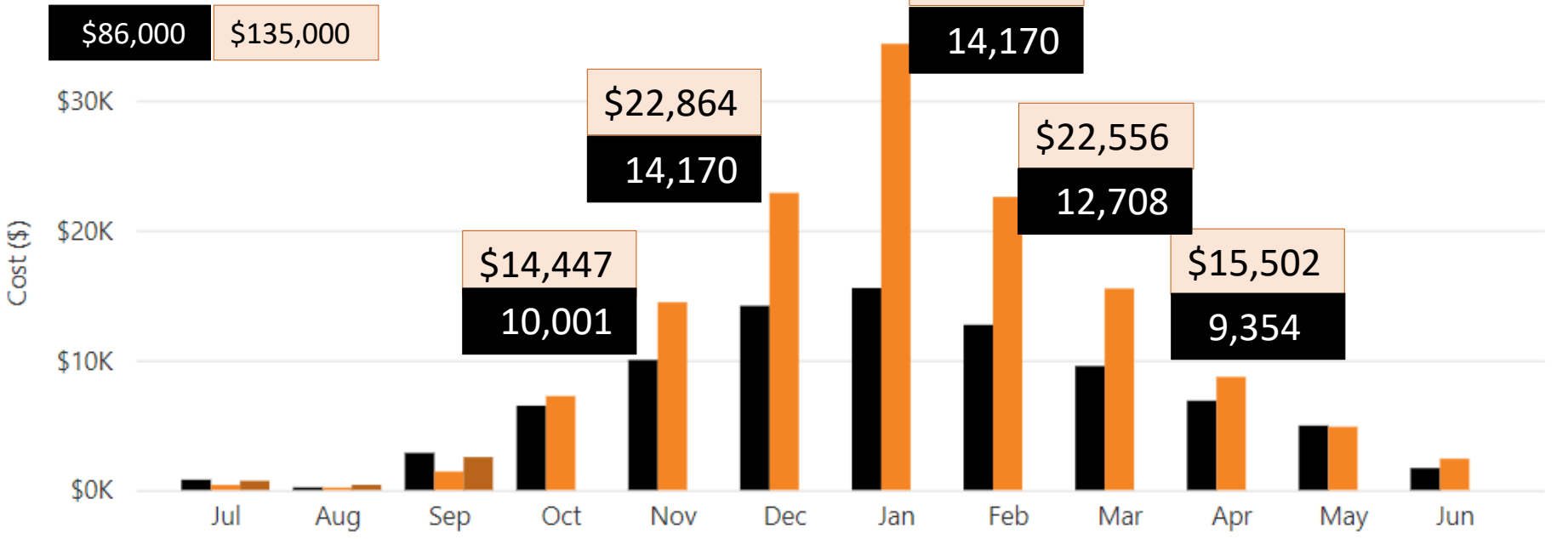
# Natural Gas Cost for Cathedral City High

In October 2022, So. Cal. Gas Co. raised its rates resulting in a 57% increase for natural gas charges at Cathedral City High.

Fiscal Year: Multiple select...  
Site Name: Cathedral City HS  
Site Type: All

### Total Natural Gas Cost by Month and Fiscal Year

FY ● 2021-2022 ● 2022-2023 ● 2023-2024



# How to Control Gas Costs at Cathedral City High?

**Potential solution: Explore use of solar pool heating equipment for pool at CCHS.**

Next steps:

- Hire consultant for review and benefit analysis.
- Return to Board of Education with Estimated Costs and Return on Investment (ROI).
- Set a budget of \$1,000,000 for project.

# Solar Renewable Energy Certificates (SREC)





# Solar Renewable Energy Certificates (SRECs)

## What is a SRECs?


California Energy Commission grants solar renewable energy certificates(SRECs) to a solar producer for every megawatt-hour (MW) hour (1,000 kWh=1,000,000 watts) of solar electricity their system generates. When PSUSD produces one megawatt-hour (1,000kWh) of electricity, PSUSD is entitled to one SRECs. PSUSD produces roughly 14,500 MW per year which can be sold on the energy market.



# Solar Renewable Energy Credits (SREC)

## **How much can PSUSD receive for its SRECs?**

PSUSD's solar production equates to about \$70,000 or more per year the district can receive. SRECs are sold through a broker on the open market for a 2 or 3 years period. After this time period passes, the SRECs would again be sold at market rate. The district's consultant estimates indicate the prices are increasing every year.

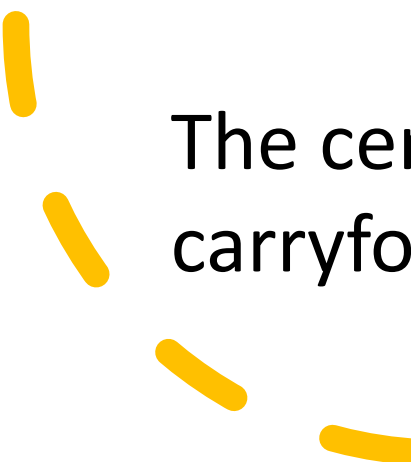




# Solar Renewable Energy Credits (SREC)

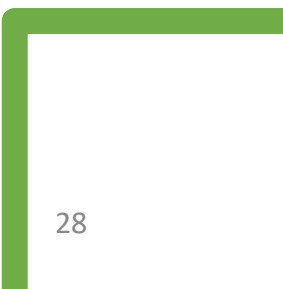
Why should PSUSD sell their credits?

These funds from the certificates can provide funding for repairs and upgrades of the district-owned aging solar equipment and replace broken-damaged panels.



The certificate credits expire every year, there is no carryforward. We either use them (\$70,000) or lose them.

# SB 760 Gender Neutral Restrooms



# SB 760 Gender Neutral Restrooms

SB 760 was approved by the Governor on 9/23/23 - When a district applies for state funding pursuant to the Greene Act for a school modernization project to include, as part of the modernization project, at least one all-gender restroom for voluntary pupil use at each of its school sites that meet specified criteria. The bill would require the all-gender restroom to meet certain requirements, including, among other things, that it has signage identifying the bathroom facility as being open to all genders and is unlocked, unobstructed, and easily accessible by any pupil. This bill applies only to projects submitted after 7/1/2026.

District staff will conduct a review of each school site to identify restrooms to meet this criteria and where none are available - add/convert building to meet a SB 760 requirements.

# Potential Actions Pending BOE Direction

Approval of Increased Budget for Della Lindley Elementary Modernization Project - \$ 7.5 M – Bond funds

Solar water heater equipment for pool at Cathedral City High - \$1M – Redevelopment funds

Solar Renewal Energy Certificates “Sale”

RMHS RACE – Outdoor area expansion - \$450,000  
Redevelopment funds

SB760 Requirement to provide a gender-neutral restroom at each school campus - \$149,000 – Redevelopment funds

Design funds for Bubbling Wells Elementary Modernization - \$2.8M – Bond funds

# Redevelopment Fund Potential Options Pending BOE Direction

Project	Amount Requested	Redevelopment Funds Balance June 30, 2025
		\$ 21,600,293
RMHS RACE Outdoor area expansion	450,000	20,150,293
SB 760 Gender-Neutral restroom survey	149,000	<b>20,001,293</b>
<b>Project Budget Request:</b>	<b>599,000</b>	

Project	Amount Requested	Solar, Battery Storage, Micro-grids Budget June 30, 2025
Remaining project balance:		3,870,000
Solar water heating for pool at Cathedral City High	1,000,000	<b>2,870,000</b>

# Bond Project(s) Potential Options Pending BOE Direction

Requested Project	Amount Requested	Measure E & I Balance June 2026
		\$63,345,353
Approval of Budget Increase for Della Lindley Modernization Project	7,500,000	55,845,353
Bubbling Wells Elementary Modernization Design only	2,800,000	<b>53,045,353</b>
<b>Project Budget Request:</b>	<b>10,300,000</b>	



Questions?

