



Palm Springs Unified School District

Facilities Study Session O.E. 12



Presented by PSUSD Staff:
Julie Arthur, Executive Director Facilities Planning &
Development

June 12, 2018



AGENDA

1. Review November 14, 2017 Facilities Study Session
2. Measure E Bond and Redevelopment Projects and Funds
3. Introduce Career Technical Project at Desert Hot Springs High School - PBK Architects
4. Solar Production and General Fund Savings Update
5. Surplus Property Discussion
6. Potential New Actions and Projects

1. Review November 14, 2017 Facilities Study Session

1. Approved Seismic Building Renovations at Palm Springs High School – Budget \$43 M of Bond Funds.
2. Approved installation of Metal Shade Canopies at Elementary School - \$3.3 M of Bond Funds.
3. Investigate cost of auxiliary gym at Palm Springs High School – Estimated budget.
4. Approved Edward Wenzlaff Education Center New Early Childhood Classroom - \$500,000 of Redevelopment Funds.
5. Approved investigation of potential solar, solar battery storage options, and other renewable energy resources - \$150,000 of Redevelopment Funds.

1. Review November 14, 2017 Facilities Study Session

6. Approved increase of High School Marquees' Budget – \$450,000 – Redevelopment Funds.
7. Approved forgiving the PSUSD Foundation's loan amount of \$84,638.

2. Measure E Bond & Redevelopment Projects and Funds

2. Measure E Bond Authorization

Measure E \$516,000,000	Series	Authorized Amount	Total Bonds Issued	Remaining Authorization
November 2010	A	\$24,690,000	\$24,690,000	
November 2010	B	110,000,000	134,690,000	
November 2013	C	70,000,000	204,690,000	
July 2016	D	\$100,000,000	\$304,690,000	\$211,310,000*

*Will be known as Measure I when next tranche sold

2. Measure E Bond Current Projects

Name of Project	Status
1. District-wide phone system and bandwidth	Completed
2. Cathedral City High School Theater upgrades	Completed
3. District-wide swimming pool at CCHS	Completed
4. Solar & roofing at CCHS for pool	Construction
5. Agua Caliente Elementary renovation	Construction
6. 1 st Phase District-wide fire and security alarm upgrades	Completed
7. Raymond Cree MS 8 classroom permanent	Completed
8. District-wide heating and air conditioning replacements Prop. 39 funding match – PSHS, JWMS, MSJ	99% Complete
9. Raymond Cree Middle roof replacement	Completed
10. James Workman Middle roof replacement	Completed
11. Rancho Mirage Elementary roof replacement	Completed

2. Measure E Bond Current Projects

Name of Project	Status
12. Updated Facilities Master Plan	On-going
13. AB 300 List Seismic Building Renovation – PSHS Buildings	Design
14. Review of Shade Structure types and costs	Completed
15. Surplus Property sales	On-going
16. Palm Springs High Field Restroom Building	Construction
17. Proposition 39 Lighting retro-fit	Construction
18. Parking Lot Improvements – RVES, CCES, TB PES & KFES	Design & Construction
19. Review of 8 schools parking and traffic issues	Completed
20. Tenant Improvement Service Center	Completed
21. Nellie Coffman Middle Chiller Replacement	In DSA

2. Measure E Bond Current Projects

Name of Project	Status
22. Metal Shade Canopies	In DSA
23. Landau Staff Parking Lot	Completed
24. Purchase of new elementary site in Desert Hot Springs	Reviewing

2. Measure E Bond Fund Balance

Project	Expenditures Thru 6/30/17	FY 18 Budget	FY19 Budget	FY20 Budget	Project Budget	State Funds	Total cost to Bond Measure	Savings or (Increase) on Approved Budget
Aqua Caliente ES Re-build	\$ 5,807,719	\$ 23,184,800	\$ 17,184,495		\$ 46,177,014		\$ 46,177,014	
DW Prop 39 HVAC Projects	211,133	1,753,983	921,884		2,887,000		2,887,000	
LAN Staff Parking Lot + Traffic Study	47,352	467,978			650,000		650,000	134,670
Traffic Study			275,000		275,000		275,000	
Parking Lot Redesign-CCES, KFES, RVES & TPB ES Schools		875,512	124,488		1,000,000		1,000,000	
NNC Chiller	23,590	874,339	4,852,071		5,750,000		5,750,000	
PROP 39 Matching HVAC / Lighting			1,900,000		1,900,000		1,900,000	
Palm Springs HS Restroom Building	53,306	721,694			775,000		775,000	
PSUSD Pool Roof/Solar panels	142,687	377,037	480,277		1,000,000		1,000,000	
JWMS Roofing	729,131	393,687			1,956,000		1,956,000	833,182
RMES Roofing	607,289	781,107			585,000		1,335,584	(803,396)
RCMS Roofing	865,724	1,275,690			2,500,000		2,176,232	358,586
Retro-Commissioning CCHS, NNC, RMHS, DSC and RCMS			275,000		275,000		275,000	
Facilities Master Plan Update	24,900	274,000	151,000		450,000		450,000	

2. Measure E Bond Fund Balance

Project	Expenditures Thru 6/30/17	FY 18 Budget	FY19 Budget	FY20 Budget	Project Budget	State Funds	Total Cost to Bond Measure	Savings/ (Increase) on Approved Budget
Surplus Property & 711 Committee			100,000		100,000		100,000	
DW Drinking Fountains		1,024,238	975,762		2,000,000		2,000,000	
M & O Deferred Maintenance Bond Projects		4,949,707	850,293		5,800,000		5,800,000	
AB 300 Seismic			250,000		250,000		250,000	
Edward Wenzlaff Repurpose F & E			453,834		453,834		453,834	
DHS Elementary New Land Purchase			2,000,000		2,000,000		2,000,000	
Palm Springs High Seismic Renovation		1,486,890	2,319,500	39,193,610	43,000,000		43,000,000	
Metal Shade Canopies – Elementary Schools		212,000	3,088,000		3,300,000		3,300,000	
Bond Costs	198,997	100,000	100,000		398,997		398,997	
Est. Total Project Cost Approved	\$8,711,828	\$ 38,752,762	\$ 35,821,327	\$ 39,193,610	\$ 123,482,845		\$ 122,959,803	\$ 523,041

2. Measure E Bond Fund Balance

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Est. Total Project Cost Approved	\$8,711,828	\$ 38,752,762	\$ 35,821,327	\$ 39,193,610	\$ 123,482,845		\$ 122,959,803	\$ 523,041
Interest Revenues	1,077,891	1,000,000	760,000	500,000				
Bond Issuance July 2016	100,000,000							
Estimated Total Revenues	101,077,891	1,000,000	760,000	500,000				
Funding Source: Bond Funds Measure E Series B and C		FY 2018	FY 2019	FY 2020		CASH BALANCE		
Estimated balance 6/30/17	134,963,225							
Estimated balance 6/30/18		(37,752,762)				\$ 97,210,463		
Estimated balance 6/30/19			(35,061,327)			\$ 62,149,136		
Estimated balance 6/30/20				(38,693,610)		\$23,455,526		

2. Redevelopment Fund Projects

Name of Project	Status
1 Ongoing Minor Capital Projects	On-going
2. LED Marquees – High Schools	Construction
3. District Administration Center	Completed 2018
4. Desert Hot Springs Landscape Conservation Project	Completed 2017
5. Katherine Finchy Elementary solar panel enhancement	Completed 2016
6. VDM Elementary Communication Tower Relocation	Completed 2016
7. Elementary School Traffic Study	Completed 2016
8. Phase II Energy Conservation at 10 schools	Completed 2016
9. Rancho Mirage High School Video Scoreboard	Completed 2016
10. Energy Conservation – HVAC ground unit replacement	Completed 2016
11. Farrell Site desert landscape conservation	Completed 2015

2. Redevelopment Fund Balance

Projects	Expenses thru 6/30/17	FY18 Budget	FY19 Budget	Project Budgets	Savings/ (Increase) on Approved Budget
New District Administration Center	\$ 12,521,673	\$ 19,728,327	\$ 250,000	\$ 32,500,000	
VDM Cell Tower	365,030	3,537	-	485,000	116,433
KF Solar Panel Enhancement	149,269			160,000	10,731
DW Parking-lot Review	66,525			90,000	23,475
LED Marquees for High Schools	34,329	665,671		700,000	
DHS Landscape match for MSWD	228,286	34,732	-	285,000	21,982
Climatec – Performance Contract		17,000	8,500	25,500	
Early Childhood at Edward Wenzlaff Education		500,000		500,000	
Solar Battery/Alt. Energy Resources		150,000		150,000	
Total Expenses	\$ 13,365,230	\$ 21,099,973	\$ 258,500	\$ 34,722,997	\$ 172,622

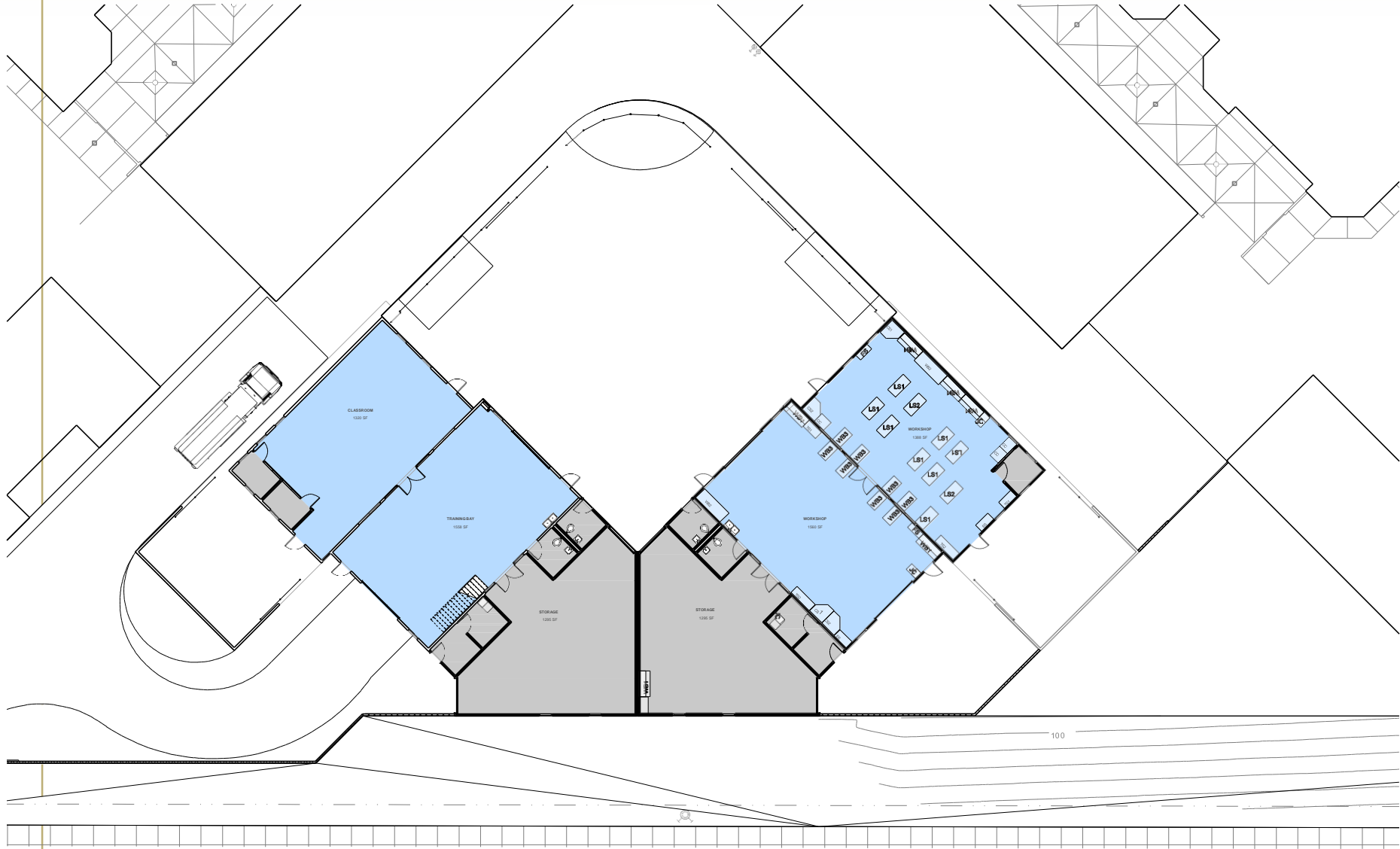
2. Redevelopment Fund Balance

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Total Expenses	\$ 13,365,230	\$ 21,099,973	\$ 258,500	\$ 34,722,997	\$ 172,622
Annual Expenses		FY18 Budget	FY19		
Transfer to 06 for Technology		\$ 2,000,000	\$ 2,000,000		
Transfer to MMR		3,551,700	3,551,700		
Airlinks towers		139,500	139,500		
TIS PO's + Edom Hill		50,562	63,000		
Olinger Lease		67,475	67,475		
Suitt Lease		118,416	118,416		
MCP Funds		236,053	200,000		
General Fund Cash Flow Reserve		10,000,000			
Total Cost of Projects and Annual Expenses	13,365,230	37,262,973	6,398,591		
Total Revenues	9,362,179	9,641,792	9,400,000		
Foundation Loan Forgiveness		(84,638)			
Net Change	(4,003,051)	(27,705,820)	3,001,409		
		FY 18	FY 19		
Cash Flow 6/30/17	35,831,725				
Balance as of 6/30/18		8,125,905			
Balance as of 6/30/19			11,127,314		

3. CAREER TECHNICAL EDUCATION FACILITIES – DESERT HOT SPRINGS

3. Career Technical Education Facility – DHS HS





DESERT HOT SPRINGS HIGH SCHOOL
PALM SPRINGS UNIFIED SCHOOL DISTRICT

CTE BUILDING















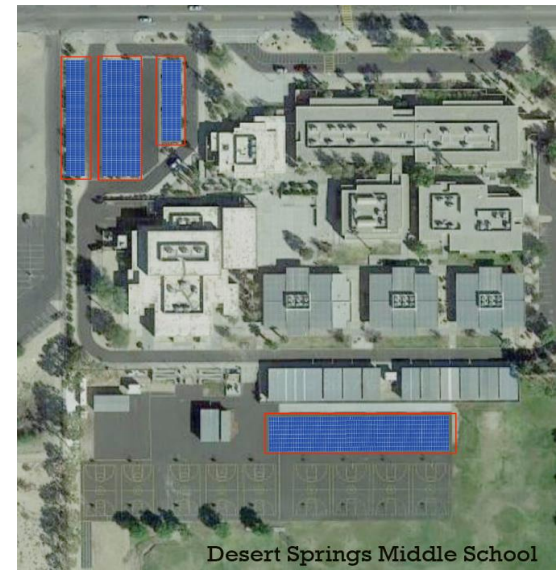




4. SOLAR PRODUCTION & GENERAL FUND SAVINGS UPDATE

4. Desert Springs Middle School Solar

- District was awarded an additional **\$1,602,073** Grant from SCAQMD AB 1318 Mitigation Fees Fund for a total of \$4,602,043 to be received in SCAQMD Grant Funding
- Cost - \$1,590,000
- System Size 406 kW/DC
- 793,000 kW annual production
- SunPower 340 Panels
- Status – Completed and online
- Anticipate Savings per year - \$87,100
- Dedication 4-25-18



3. Solar Production (SunEdison)

- PPA Solar Sites (13)
 - Bella Vista ES (10/22/2014)
 - Cabot Yerxa ES (12/18/2014)
 - Cathedral City ES (12/10/2015)
 - Cathedral City HS (8/5/2013)
 - Desert Hot Springs HS (11/19/2013)
 - District Service Center (10/19/2013)
 - Katherine Finchy ES (12/7/2015)
 - James Workman ES (5/22/2013)
 - Nellie Coffman MS (10/15/2014)
 - Painted Hills MS (10/19/2013)
 - Palm Springs HS (8/26/2013)
 - Rancho Mirage HS (8/27/2013)
 - Raymond Cree MS (10/15/2014)

Total **43,350,000** kWh generated (as of 5/1/2018)

Estimated General Fund Savings of PPA Solar Sites **\$616,000**



3. Solar Production – District Owned

Bubbling Wells ES* Generation to Date (online 11/6/2014 to 5/1/2018)

1,713,477 kWh

Desert Hot Springs HS* Generation to Date (online 1/6/2015 to 5/1/2018)

510,430 kWh

Two Bunch Palms ES* Generation to Date (online 11/5/2014 to 5/1/2018) **1,744,817** kWh

Total **3,970,742** kWh solar power generated

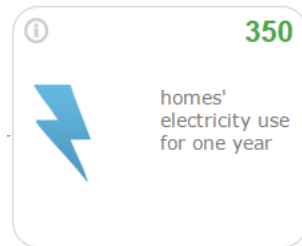
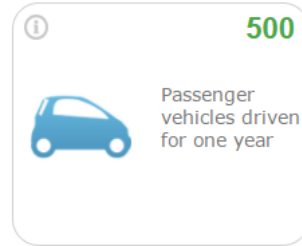
*Estimated General Fund Savings of District Owned Solar **\$635,319**

Estimated General Fund Savings of PPA Solar **616,000**

TOTAL: **\$ 1,251,319**

Rebates generated to date \$378,149 (and counting)

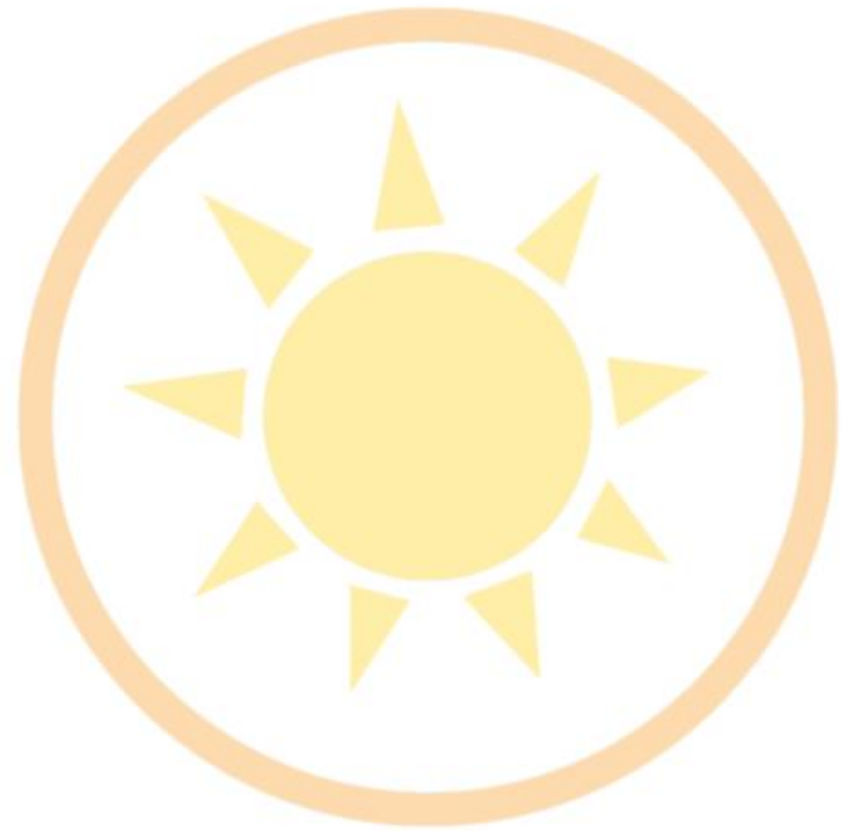
Grant Funding Provided by SCAQMD AB1318 Mitigation Fees Fund



*Does not include DSMS Solar estimate

3. Solar Opportunities

- Landau Elementary
- Sunny Sands Elementary
- District Administration Center



5. PSUSD SURPLUS PROPERTY DISCUSSION

5. PSUSD SURPLUS PROPERTY UPDATE

DISTRICT		DISTRICT NO. 67173	COUNTY					F/Y
Palm Springs Unified			RIVERSIDE (33)					17-18
Site	Grade Level E-M-H	No. Acres	Year Acquired	Purchase Price	Parcel ID Number	Assessed Value	Assessed Fee	Year Assessable
KAREN STREET SCHOOL 9831504	E	11.7	2007	2,650,000	667-100-006-8	235,000	2,350	13/14
PALM DESERT SCHOOL SITE 9830274	E	24.5	2006	13,497,000	653-260-024,025	2,740,000	27,400	12/13
RAMON ROAD 80 ACRES 9833823	H	80	2011	15,100,000	670-230-006-4	15,100,000	151,000	18/19
SECTION 14 (PARTIAL)								
9703254	E	7	1956	21,560		659,028	6,590	12/13
TOTAL PAID TO STATE ANNUALLY FOR SURPLUS PROPERTY:							\$ 187,340	

6. Potential New Actions and Projects

6. RESOLUTION DELEGATING AUTHORITY

REGULAR SESSION AGENDA ITEM:

BEFORE THE GOVERNING BOARD OF THE PALM SPRINGS UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 2018/2019-01

**RESOLUTION DELEGATING AUTHORITY TO THE ASSISTANT SUPERINTENDENT OF BUSINESS SERVICES TO
AWARD EMERGENCY CONTRACTS**

WHEREAS, Pursuant to Public Contract Code Section 22050(b)(1) the governing body, by a four-fifths vote, may delegate, by resolution or ordinance to the appropriate county administrative officer, city manager, chief engineer or other non-elected agency officer, the authority to order any action to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, service, and supplies, for those purposes; without giving notice for bids to let contracts.....

Section 6. That this Resolution shall take effect as of the date of its adoption and shall remain in effect until rescinded by the Board.

PASSED AND ADOPTED by the Governing Board of the Palm Springs Unified School District this 12th day of June, 2018, by the following vote:

6. Potential Actions Pending BOE Direction

1. Katherine Finchy Parking Lot Renovation - \$1.25 M.
2. Two Bunch Palms Elementary Parking Lot Renovation - \$1.4 M.
3. Cathedral City and Rio Vista Elementary Parking Lot Renovations - \$3.5 M.
4. Maintenance & Operations Phase 2 Fire Alarm Replacement DLES, CCHS, LES, SSES – \$2.1 M.
5. Maintenance & Operations Roofing projects – \$5 M.
6. New furniture to replace outdated broken furniture at district schools \$1.8 M.
7. Solar shade-canopy installation at Landau Elementary and District Administration Center - \$4.25 M.
8. Solar Shade-canopy installation at Sunny Sands Elementary School – 2.M
9. Additional solar, battery storage and micro-grids - \$ 8.5 M.
10. DAC changes to offices, walls and furniture - \$1 M.
11. District-wide Door Security & Safety Study - \$ 500,000

2. Measure E Bond Fund Balance

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Interest Revenues	1,077,891	1,000,000	760,000	500,000				
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Estimated balance 6/30/20				(38,693,610)		\$23,455,526		

6. Potential Actions and Projects Pending BOE Direction – Bond Funds

Project	Amount Requested	Available Bond Funds
		\$ 23,455,526
Katherine Finchy Parking Elementary Lot Renovation*	\$1,250,000	22,205,526
Two Bunch Palms Elementary Parking Lot Renovation*	1,400,000	20,805,526
Cathedral City and Rio Vista Elementary Parking Lot Renovations*	3,500,000	17,305,526
Fire Alarm Replacement Phase 2	2,100,000	15,205,526
Maintenance & Operations Roofing Projects	5,000,000	\$10,205,526
Total:		\$ 13,250,000

* Only Planning budget of \$1,000,000 previously approved - Parking Lot Redesign-CCES, KFES, RVES & TPB ES Schools

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6. Potential Actions and Projects Pending BOE Direction – Redevelopment Funds

Project	Amount Requested	Available Redevelopment Funds
		\$ 8,125,905
Release of General Fund Cash Flow Reserve	\$10,000,000	18,125,905
New furniture to replace outdated broken furniture at district schools	< 1,800,000>	16,325,905
Solar shade-canopy installation at Landau Elementary and District Administration Center	< 4,250,000>	12,075,905
Solar Shade-canopy installation at Sunny Sands Elementary School	< 2,000,000>	10,075,905
Additional solar, battery storage and micro-grids	< 8,500,000>	1,575,905
District-wide Door & Security Safety Study	<500,000>	1,075,905
DAC changes to offices, walls and furniture	< 1,000,000>	75,905
Total Projects: \$ 18,050,000		

Thank You

Questions or comments?