



# Facilities Study Session OE-12

**June 25, 2024**

Presented by:

Julie Arthur, PSUSD Executive  
Director of Facilities Planning &  
Development



# Presentation Overview

Outcomes - November 14, 2023  
Facilities Study Session

Redevelopment Projects

Bond Projects

ESSER Funded Capital Projects



# Presentation Overview Continued

James Workman Modernization  
Update

Cathedral City High  
Modernization Update

Bubbling Wells Elementary  
Modernization Options

Future Revenue Potential

# November 14, 2023 Outcomes

Approval of Budget Increase for Della  
Lindley Modernization - \$7.5M – Bond  
Funds

Rancho Mirage High RACE – Outdoor  
area expansion - \$450,000 -  
Redevelopment Funds

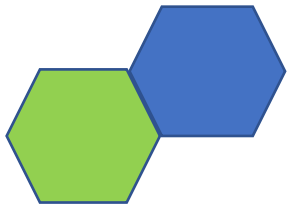
Increase in Budget for Bubbling Wells  
Elementary Modernization Design  
\$2.8M – Bond Funds

# November 14, 2023 Outcomes

Solar Water Heating for pool at CCHS  
– Not approved

Solar Renewable Energy Certificates  
Sale – No further questions

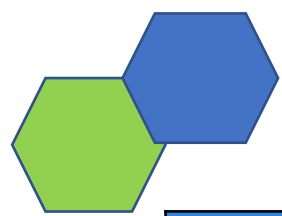
SB760 Review of schools for gender-  
neutral restrooms – \$149,000 -  
Redevelopment Funds



# Redevelopment Projects

Projects	Board Approval Date	Status
1. High School Field Lighting Design	1/24/2023	On-going
2. Palm Springs High School Stadium Lighting Replacement	1/24/2023	Construction
3. Security Cameras & Access Control – District-wide	1/24/2023	On-going
4. RMHS RACE Exterior Expansion	11/14/2023	Construction
5. Solar, battery storage & electric vehicle chargers	12/11/2018	On-going
6. District Administration Center building alteration fund	7/24/2018	On-going
7. Egress and Ingress Gate Improvements DHSHS	7/11/2023	Planning

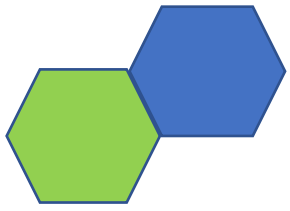
\*Cabinet Approved



# Redevelopment Project Funds

Projects	Expense thru 3/31/2024	Remaining FY24 Budget	FY25Budget	Project Budgets
1. High School Field Lighting Design	57,549	192,451	0	*250,000
2. Palm Springs High Stadium Lighting Repl.	67,622	1,432,378	0	1,500,000
3. Security Cameras & Access Control -DW	2,553,146	1,856,854	0	4,410,000
4. Rancho Mirage RACE Exterior Expansion	49,365	400,635	0	450,000
5. Solar, battery storage & EV chargers	2,315,808	284,192	1,800,000	*4,400,000
6. District Administration Center Alterations	33,275,670	224,330	0	33,500,000
7. Egress and Ingress Gate Improvements Desert Hot Springs High			180,000	180,000
<b>Estimated Total Project Amounts</b>	<b>\$ 38,319,160</b>	<b>\$ 4,390,840</b>	<b>1,980,000</b>	<b>\$ 43,690,000</b>

\*Released \$2 M budget funds to Fund Balance



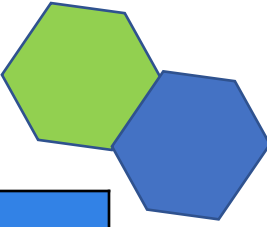
# Redevelopment Project Funds

Annual/On-going Expenses	Expense thru 3/31/2024	Remaining Budget FY24	FY25 Budget
Student technology devices 06 for Technology*	0	0	2,000,000
Restricted Routine Maintenance Account funds (3) RRMA	0	7,325,209	5,645,706
Communication tower maintenance (Airlinks)	108,000	36,000	144,000
Lease Edom Hill antennas & ETIS POs	9,624	29,676	39,300
1000 Tahquitz lease	75,221	69,495	0
Minor Capital Project funds (MCP)	147,192	225,336	250,000
<b>Estimated Total Annual Amounts</b>	<b>\$ 340,037</b>	<b>\$ 7,685,716</b>	<b>\$ 8,079,006</b>

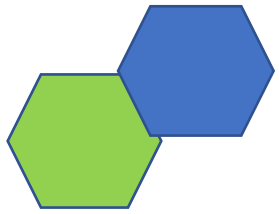
\*Student technology devices currently purchased using ESSER/CARES Funds, projected to return to Redevelopment Funds in 24/25



# Redevelopment Fund Balance

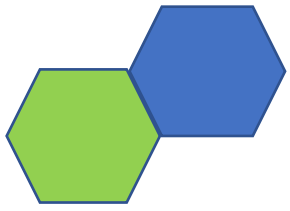


	Expensed as of 3/31/2024	Remaining FY24 Budget	FY25 Budget
Estimated Total of Annual/On-going Amounts	340,037	7,685,716	8,079,006
Estimated Total of Project Amounts	38,319,160	4,390,840	1,980,000
Total Combined Annual & Project Amounts		12,076,556	9,059,006
Projected Revenues	8,039,134	8,193,866	14,000,000
Net Change		(3,882,690)	4,940,994
<b>Projects</b>	<b>FY24</b>	<b>FY24</b>	<b>FY25</b>
Fund Balance 3/31/24	28,854,476		
Estimated Fund Balance as of 6/30/24		24,971,786	
Estimated Fund Balance as of 6/30/25			28,912,780



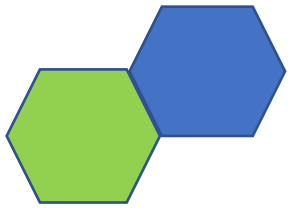
# Bond Funds

February 2008 Bond \$516,000,000	Series	Authorized Amount	Total Bond Issued	Remaining Authorization
Measure E November 2010	A	19,539,035	19,539,035	
Measure E November 2010	B	110,000,000	129,539,035	
Measure E November 2013	C	70,000,000	199,539,035	
Measure E July 2016	D	100,000,000	299,539,035	216,460,965
Voters approved reauthorization of Measure E into Measure I in 11/2016				
Measure I April 2021	A	118,000,000	118,000,000	98,460,965
Measure I May 2024	B	98,460,965	216,460,965	Zero



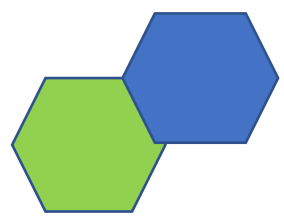
# Bond Projects

Project Name	Board Approval Date	Status
1. Nellie Coffman Middle Locker-room upgrades	2/22/2022	99% Complete
2. Palm Springs H.S. Locker Room HVAC Replacement	6/27/2023	Re-bid
3. Bubbling Wells Elementary Modernization Design	2/11/2020	Design
4. Della Lindley Elementary Modernization	2/11/2020	Construction
5. Landau Elementary Modernization	2/11/2020	Construction
6. Sunny Sands Elementary Modernization	2/11/2020	Construction
7. James Workman Middle Modernization	2/11/2020	Construction
8. Cathedral City High Modernization	2/11/2020	Construction



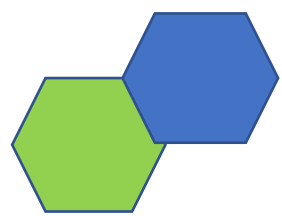
# Bond Projects

Project Name	Board Approval Date	Status
9. Update Facilities Master Plan	12/13/2016	On-going
10. Desert Hot Springs New Land- moved to Developer fees	12/13/2016	On hold
11. MISC. Bond Costs - ongoing	5/24/2016	On-going



# Bond Project Funds

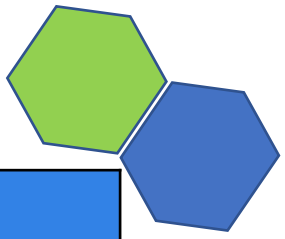
Projects	EST. Expense thru 3/31/2024	Remaining FY24 Budget	FY25 Budget	FY26 Budget	Revised Project Budgets
1. Nellie Coffman Middle Locker-room upgrades	907,433	1,191,567	0	0	2, 099,000
2. Palm Springs H.S. Locker Room HVAC	260,883	247,417	990,700	0	1,499,000
3. Bubbling Wells E.S. Modernization Design	142,609	1,961,844	1,695,547	0	3,800,000
4. Della S. Lindley E.S. Modernization	5,218,230	7,967,120	9,863,784	4,324,429	27,373,563
5. Landau E.S. Modernization – split funded Dev. Fees	4,625,477	11,638,240	15,226,245	36,174,566	67,664,528
6. Sunny Sands E.S. Modernization – split funded Dev. Fees	5,661,873	12,059,698	15,363,729	36,194,482	69,279,782
7. James Workman M.S. Modernization – split funded w OPSC and Dev. Fees	3,421,528	3,988,472	2,000,000	0	9,410,000



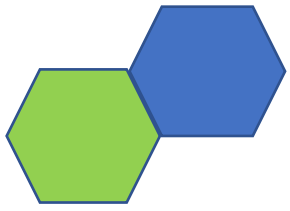
# Bond Project Funds

Projects	Expense thru 3/31/2024	Remaining FY24 Budget	FY25 Budget	FY26 Budget	Project Budgets
8. Cathedral City High Modernization	4,928,073	1,960,065	21,028,005	43,083,857	71,000,000
9. Facilities Master Plan Update	327,282	122,718	0		450,000
10. On-going bond costs	294,361	20,000	20,000	20,000	354,361
<b>Estimated Total Project Amounts</b>	<b>\$25,787,749</b>	<b>\$41,157,141</b>	<b>\$66,188,010</b>	<b>\$119,797,334</b>	<b>\$ 252,930,234</b>

# Bond Fund Projection



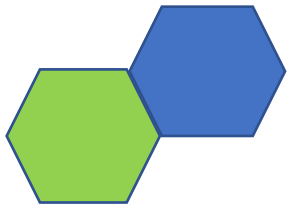
	As of 3/31/2024	Remaining FY 24 Budget	FY25 Budget	FY 26 Budget
Estimated Total Project Cost	25,787,749	41,157,141	66,188,010	119,797,334
Interest Revenues	1,509,184	4,165,816	4,000,000	200,000
Total Project Revenues	0	97,997,827	0	
Total Projected Revenues	1,509,184	102,163,643	4,000,000	200,000
<b>Funding Source: Bond Funds</b>		FY24	FY25	FY 26
Estimated Cash Balance 3/31/2024	122,413,625			
Estimated Cash Balance 6/30/2024		183,420,127		
Estimated Cash Balance 6/30/2025			121,232,117	
Estimated Cash Balance 6/30/2026				1,634,783



# Developer Fees Project Funds

Projects	Expense thru 3/31/2024	Remaining Budget FY24	FY25 Budget	Project Budgets
James Workman Middle Modernization split funded	6,247,990	12,730,309	2,021,701	21,000,000
Transitional Kinder Additions	386,949	989,481	8,623,570	10,000,000
Landau Elementary Modernization split funded	0	0	7,000,000	7,000,000
Sunny Sands Elementary Modernization split funded	0	0	7,000,000	7,000,000
Desert Hot Springs New School land				2,000,000
<b>Estimated Total Project Amounts</b>	<b>\$6,635,939</b>	<b>\$13,719,790</b>	<b>\$24,645,271</b>	<b>\$47,000,000</b>

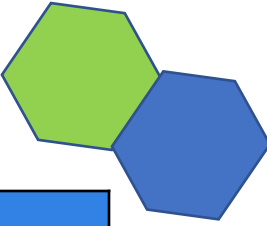




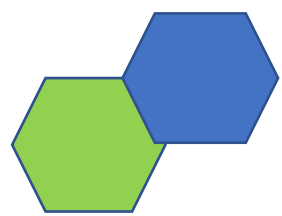
# Developer Fees Annual/On-going Funds

Annual/On-going Expenses	Expense thru 3/31/2024	Remaining Budget FY24	FY25 Budget
Salaries/Administrative Expenses	163,771	53,934	236,202
Consultant Agreements	79,798	36,750	140,000
<b>Estimated Total Annual Amounts</b>	<b>\$243,569</b>	<b>\$90,684</b>	<b>\$376,202</b>

# Developer Fees Fund Balance



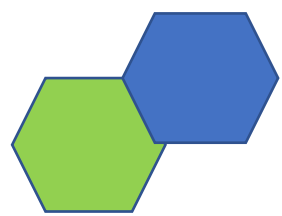
	Expensed as of 3/31/2024	Remaining FY24Budget	FY25 Budget
Estimated Total of Annual/On-going Amounts	243,569	90,684	376,202
Estimated Total of Project Amounts	6,634,939	13,719,790	24,645,271
Total Combined Annual & Project Amounts	6,878,508	13,810,474	25,021,473
Projected Revenues	5,271,333	3,500,000	4,000,000
Net Change	(1,607,175)	(10,310,474)	(21,021,473)
	FY24	FY24	FY25
Fund Balance 3/31/24	37,175,137		
Estimated Balance as of 6/30/24		26,864,663	
Estimated Balance as of 6/30/25			5,843,190



# District ESSER Funded Capital Projects

Projects	Expense thru 3/31/2024	FY24 Budget	FY25 Budget	Project Budgets
High School Lighting Project	1,022,354	12,085,248	3,000,000	16,107,602
Julius Corsini ES Shade Structure	11,470	288,364	0	299,834
NCMS Wallpack HVAC Replacements	9,820	187,064	0	196,884
CCHS Central Plant and Roof Replacement (Increment 1 Mod)	470,982	15,000,000	4,906,086	20,377,068
Totals	1,514,626	27,560,676	7,906,086	\$ 36,981,388

ESSER III Funds Deadline 1-28-25



# Cielo Vista Charter ESSER Funded Capital Projects

Projects	Expense thru 3/31/2024	FY24 Budget	FY25 Budget	Project Budgets
New Modular Restroom Building	48,631	302,124	300,000	650,755
Kinder & Main Playfield Project	0	900,000	541,619	1,441,619
Total	54,040	1,853,338	641,619	\$ 2,548,997

ESSER III Funds Deadline 1-28-25

# James Workman Modernization Updates

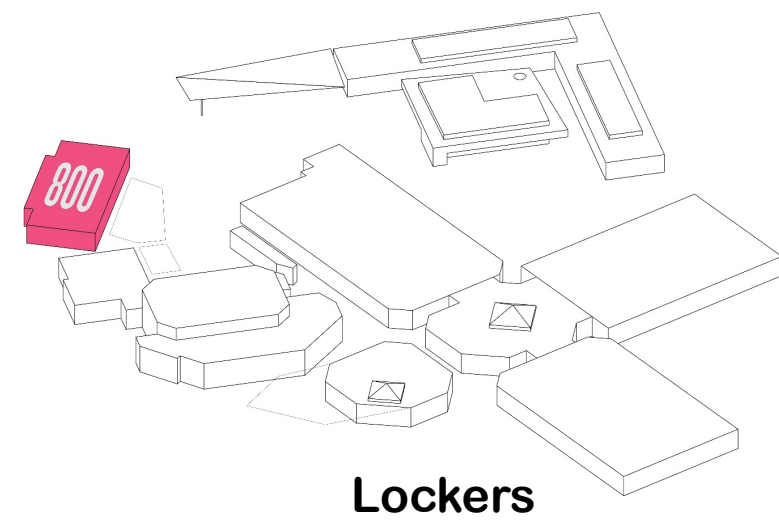
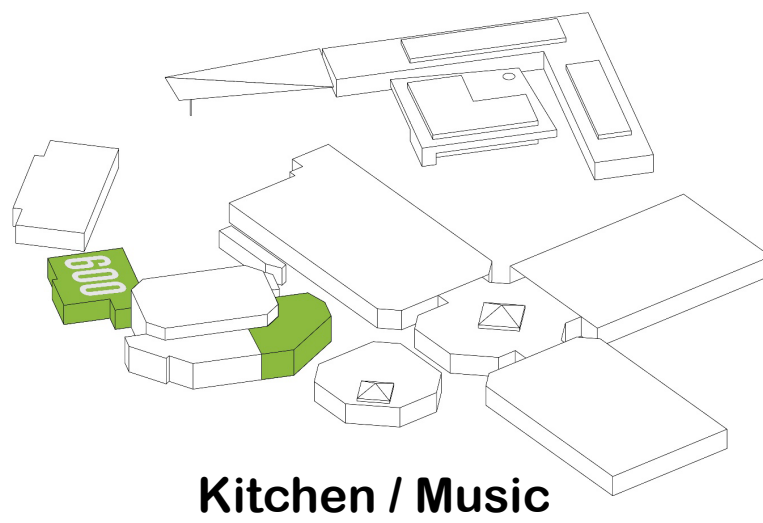
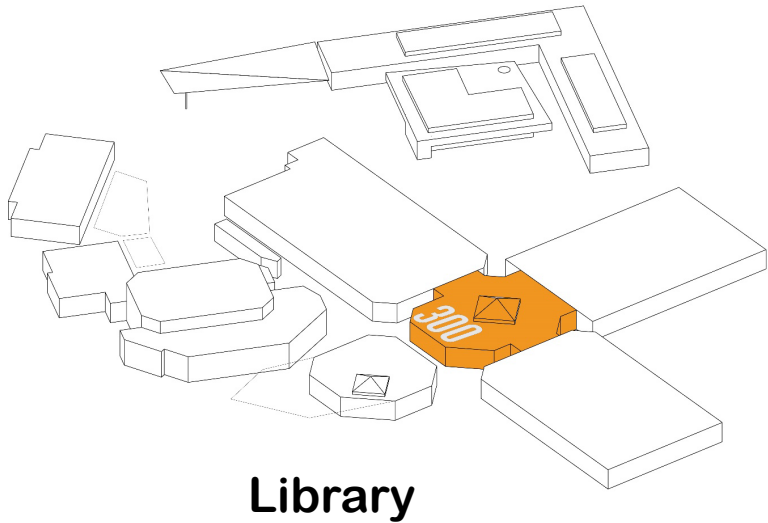
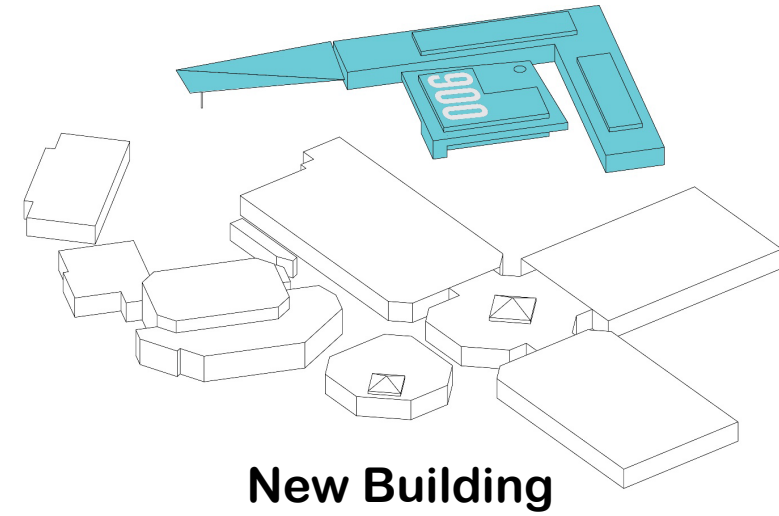
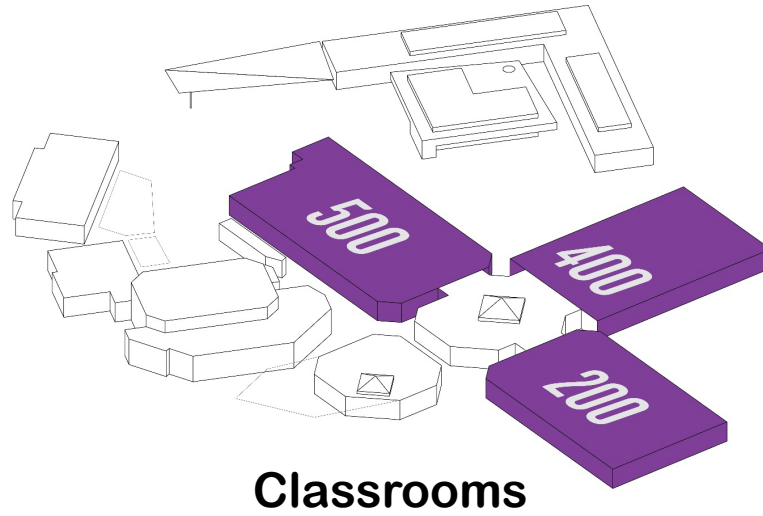
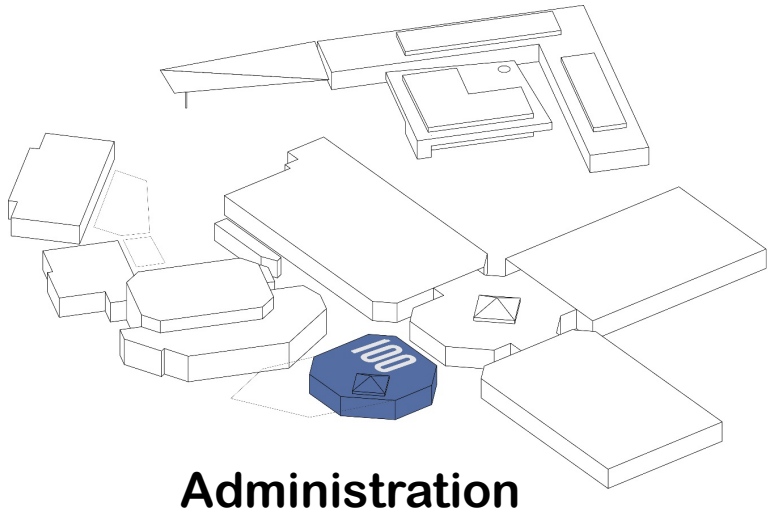


# James Workman Middle Modernization – Agency Review and Bidding Phase



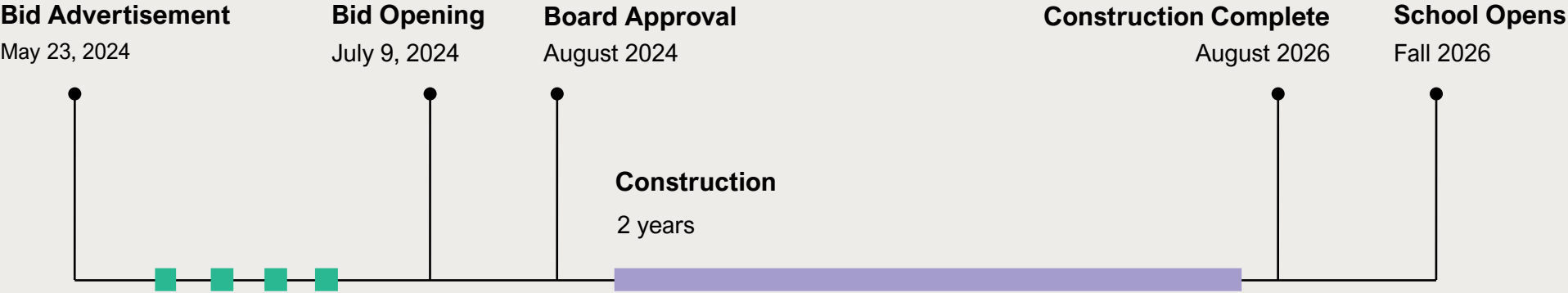
Intake/Plan Review - DSA	Back Check/ DSA Plan Approval	Bidding
<p>Submit official CD plans &amp; programs</p> <ul style="list-style-type: none"><li>- structural</li><li>- fire &amp; life safety</li><li>- accessibility</li><li>- energy conservation measure</li></ul> <p>Compliance with IR EB 4</p>	<p>Architect re-submittal of revised plans</p> <p>Verify comments are addressed</p> <p>Resubmit final revised plans to DSA</p> <p>Resubmit final revised plans to CDE</p> <p>Obtain DSA and CDE final approval letters</p> <p>Lease-lease back contractor pre-bid work</p> <p>Update schedule and budget</p>	<p>Issue bids documents for bidding</p> <p>Advertise - local papers, industry journals</p> <p>Facilitate pre-bid workshop/job walk</p> <p>Respond to questions from bidders</p> <p>Hire DSA project inspector</p> <p>Review bids and align budget</p> <p>Update schedule and budget</p> <p>Issue Contractor Notice to Proceed</p>

# Project Scope



# JWMS Bidding & Construction

- Bidding
- Construction





# Modernization Scope

Project Area	OC Insight Design Development Cost Estimate 2022	Bernards Cost Estimate 2024	Cost Difference	Percent Increase
01. Building 100 Admin	\$ 1,243,182	\$ 2,034,432	\$ 791,250	64%
02. Building 200 6th Grade	\$ 1,671,714	\$ 2,846,643	\$ 1,174,929	70%
03. Building 300 Media Center	\$ 1,351,266	\$ 2,717,572	\$ 1,366,306	101%
04. Building 400 7th/8th Grade	\$ 1,637,660	\$ 3,017,667	\$ 1,380,007	84%
05. Building 500 Labs	\$ 2,225,137	\$ 3,580,886	\$ 1,355,749	61%
06. Building 600 MPR	\$ 1,309,061	\$ 3,782,994	\$ 2,473,933	189%
07. Building 700 Restrooms	\$ 220,652	\$ 357,231	\$ 136,579	62%
08. Building 800 Locker Rooms	\$ 1,450,294	\$ 2,309,135	\$ 858,841	59%
11. Site	\$ 5,817,523	\$ 4,349,720	\$ (1,467,803)	-25%
Subtotal	\$ 16,926,489	\$ 24,996,280	\$ 8,069,791	48%
General Requirements 4.5%	\$ 738,972	\$ 1,071,716	\$ 332,744	45%
Total Net Direct Cost	\$ 17,665,461	\$ 26,067,996	\$ 8,402,535	48%
Design Contingency 5%	\$ 883,273	Removed		
Escalation to 1/2024 10.50%	\$ 1,944,813	Removed		
General Conditions 9%	\$ 1,637,348	\$ 2,382,615	\$ 745,267	46%
Contractor Fee 4%	\$ 884,169	\$ 1,095,349	\$ 211,180	24%
Bonds 2%	\$ 247,978	\$ 559,970	\$ 311,992	126%
Total Construction Cost	\$ 23,263,042	\$ 30,105,930	\$ 6,842,888	29%
Soft Costs Increase 30%			\$8,895,754	
Furniture & Equipment budget			\$1,000,000	
Project budget increase			\$9,895,754	

# Cathedral City High Modernization Updates



# Cathedral City High Modernization – Agency Review and Bidding Phase



## Intake/Plan Review - DSA

Submit official CD plans & programs

- structural
- fire & life safety
- accessibility
- energy conservation measure

Compliance with IR EB 4

## Back Check/ DSA Plan Approval

Architect re-submittal of revised plans

Verify comments are addressed

Resubmit final revised plans to DSA

Resubmit final revised plans to CDE

Obtain DSA and CDE final approval letters

Lease-lease back contractor pre-bid work

Update schedule and budget

## Bidding

Issue bids documents for bidding

Advertise - local papers, industry journals

Facilitate pre-bid workshop/job walk

Respond to questions from bidders

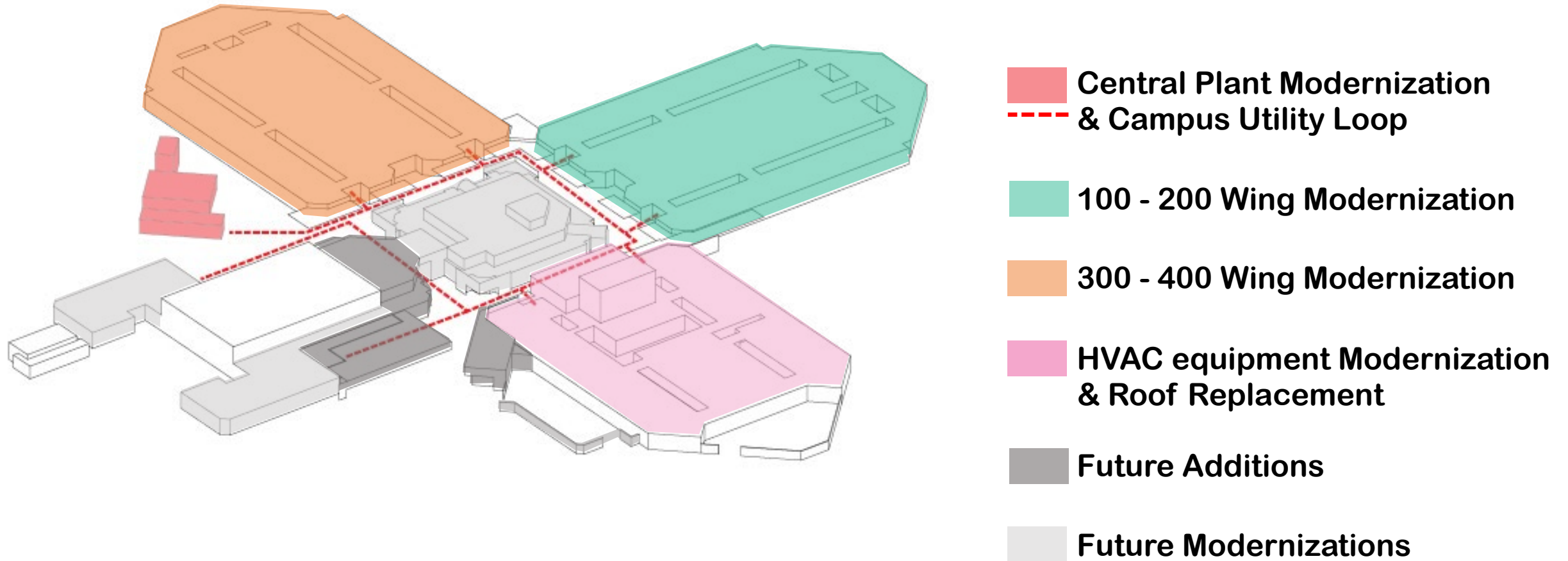
Hire DSA project inspector

Review bids and align budget

Update schedule and budget

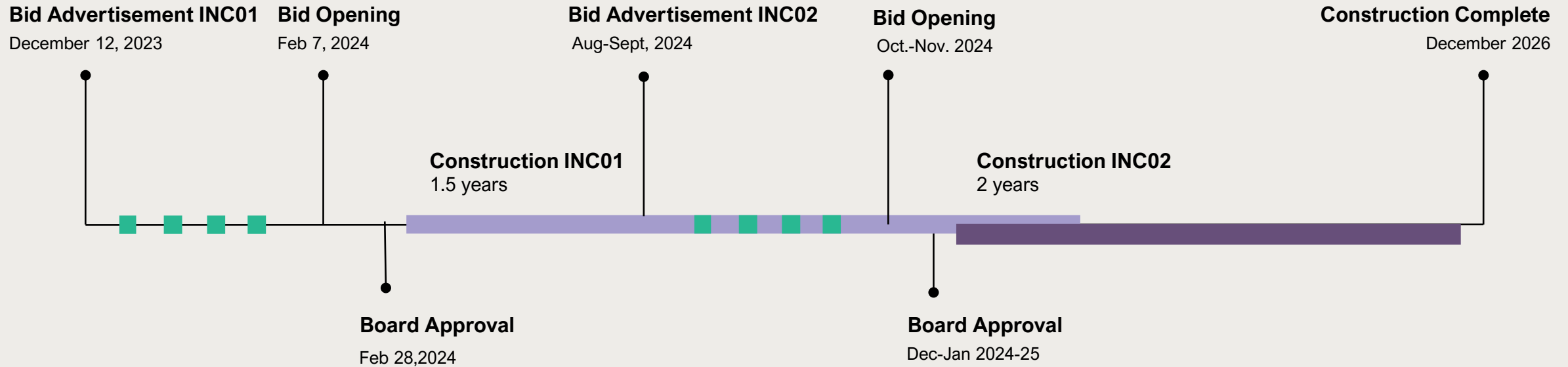
Issue Contractor Notice to Proceed

# Project Scope



# CCHS Bidding & Construction

■ Bidding  
■ Construction



# Future Modernization Projects – Requires 2024 bond

Final Phase I Project budget:	Est. Budget
Bubbling Wells Elementary Modernization	\$ TBD
Second Phase of Modernization Projects Requires New Bond Measure	Est. Budget
Desert Springs Middle School	\$ TBD
Mount San Jacinto High	\$ TBD
Vista del Monte Elementary	\$ TBD
Cielo Vista Charter K – 8	\$ TBD

# Bubbling Wells Elementary Modernization Options





# Future Revenue Potential

Bond Funds

Community Facilities District (CFD)

Parcel Tax

Developer Fees

Redevelopment Funds

State Matching Funds





Thank you

