

The logo of Folsom Cordova Unified School District is a large, faint circular seal in the background. It features a central figure of a Native American on horseback, holding a bow and arrow. The words "FOLSOM CORDOVA" are arched across the top, and "UNIFIED SCHOOL DISTRICT" is arched across the bottom. Two stars are positioned on either side of the central figure.

# **Folsom Cordova Unified School District**

## **Board Study Session on Facilities**

### **Focus on SFID #3**

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**January 8, 2024 – Part 3**

#### Presenters

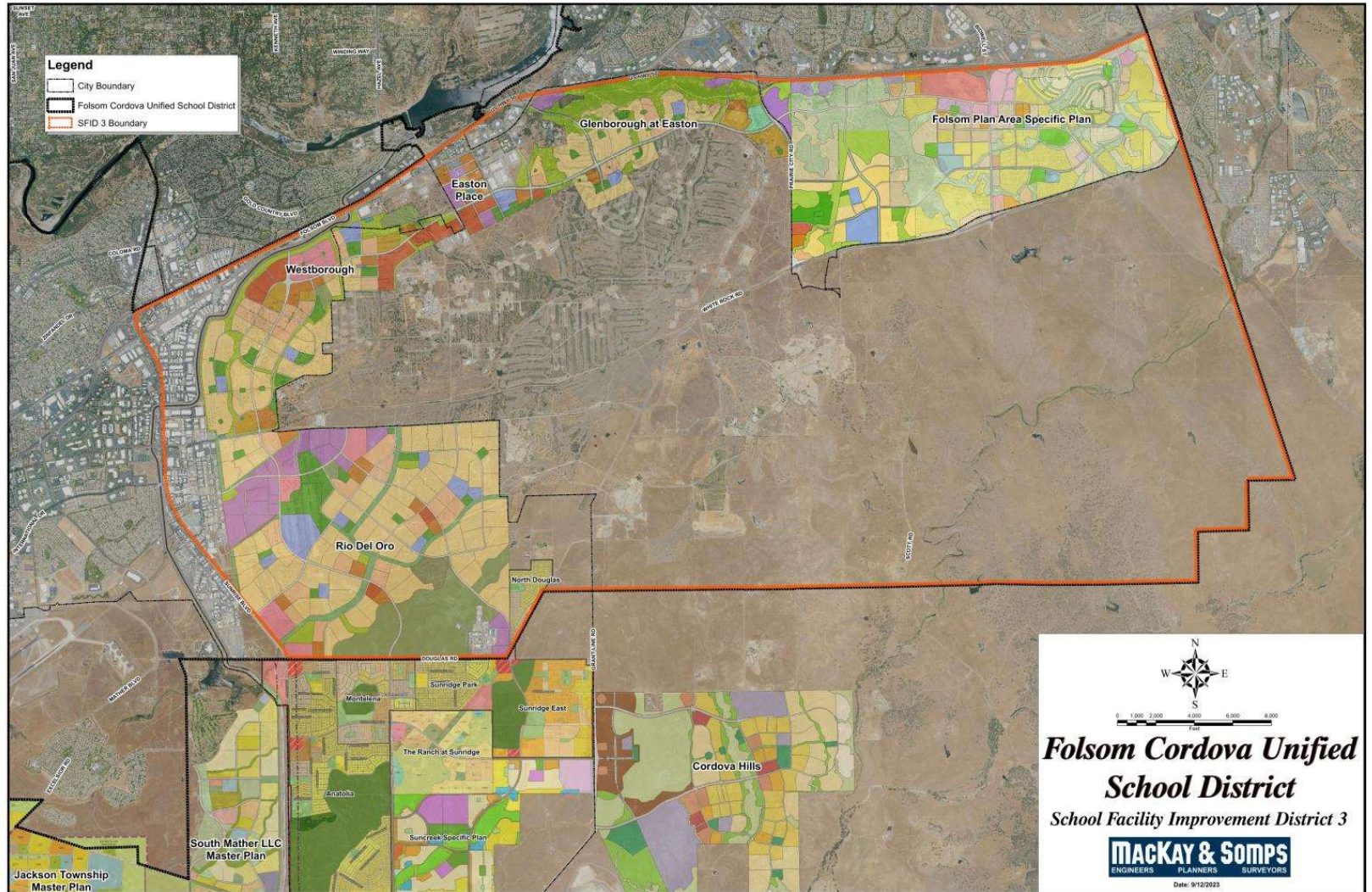
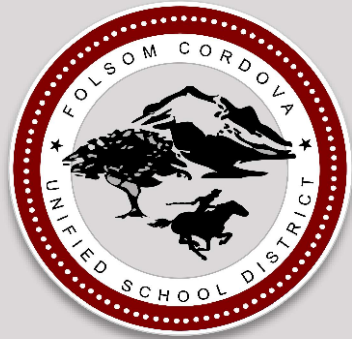
Ken Reynolds, SchoolWorks  
Teri Jamison, Jamison PMC  
Sean Martin, FCUSD Assistant Superintendent  
Matt Washburn, FCUSD Chief Operations Officer  
Geri Wickham, FCUSD Director of Facilities

# Presentation Overview on SFID #3

- Residential Development Details and Buildout
- Revised Enrollment Projections and Capacity Impacts to Existing Schools
- Projected School Costs and Updated Timeline for New Schools in SFID #3
- Assessed Value Projection for SFID #3 & Tax Rates
- Potential Options and Next Steps



# SFID #3 Residential Development Details and Buildout



# SFID #3 Housing Development Information

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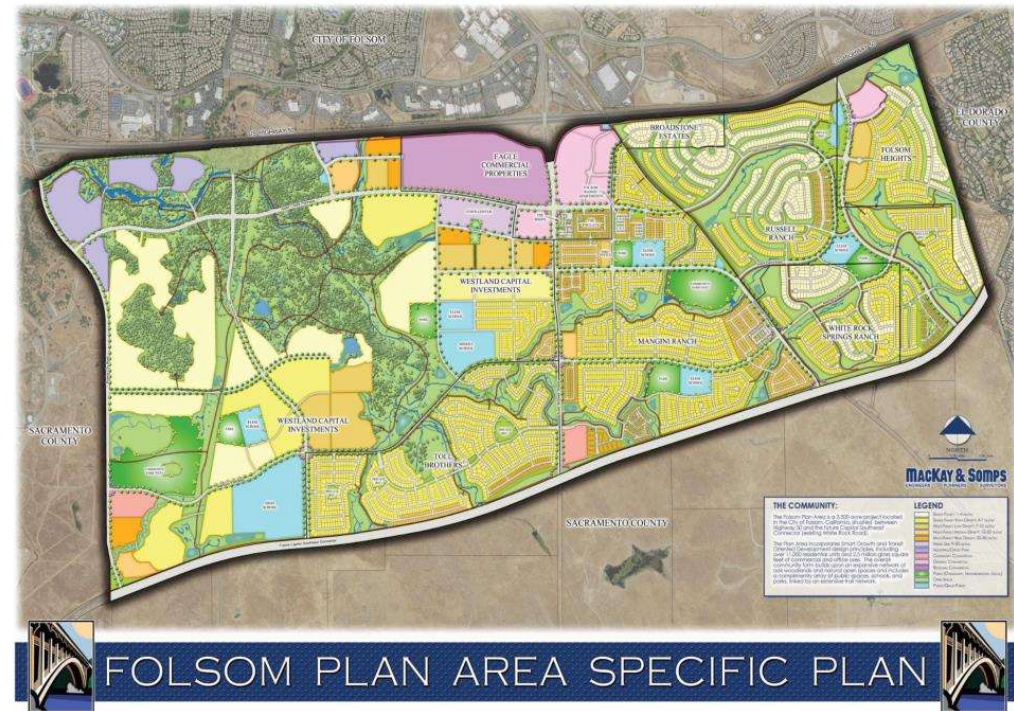
- SFID #3 has seven current development areas:
  - Folsom area 11,461 dwelling units
    - Folsom Planning Area – 11,461
  - Rancho Cordova 20,422 dwelling units
    - North Douglas – 664 (fully built-out)
    - The Preserve – 439
    - Rio Del Oro – 12,189
    - Westborough – 7,130
  - Unincorporated area 4,874 dwelling units
    - Glenborough – 3,230
    - Easton Place – 1,644
  
- As of November 2023, the Folsom area has 3,852 homes of which 416 are age restricted active adult homes and Rancho Cordova area has 756 single family homes.



# Folsom Planning Area Background

The Folsom Planning Area is a 3,513-acre planned community located in the city of Folsom, south of Highway 50 and east of Prairie City Road to the Sacramento/El Dorado County line.

- Total Dwelling Units: 11,461
- Estimated Students Generated: 5,496
- First Homes Built: 2018
- Estimated Completion: 2035
- Developer: Westland Capital Partners, Lennar, Elliott Homes
- Home Builders: Various
- Status: Under construction
- Anticipated Annual Development:
  - Developer Projections: 800 units per year avg.
  - District Projections: 650 unit per year avg.
- Schools Planned:
  - Elementary: 5 (2 are occupied by 2024)
  - Middle: 1
  - High: 1
- Assigned Attendance Areas:
  - Elementary: Alder Creek, Mangini Ranch, Gold Ridge (overflow)
  - Middle: Folsom Middle
  - High: Folsom High
- 2023-24 SFID Tax Rates:
  - SFID 2: \$20.60/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value



FOLSOM PLAN AREA SPECIFIC PLAN



# North Douglas Background

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North Douglas is located at the northeast corner of Douglas Road and Americanos Blvd and is part of the Sunridge Specific Plan.

- Total Dwelling Units: 664
- Estimated Students Generated: 412
- First Homes Built: 2015
- Completion: 2019
- Developer: Lennar, Woodside
- Home Builders: Lennar, Woodside
- Status: Complete
- Anticipated Annual Development:
  - Development is complete
- Schools Planned:
  - None – to be serviced by schools in Rio del Oro
- Assigned Attendance Areas:
  - Elementary: Navigator
  - Middle: Mitchell
  - High: Cordova High
- 2023-24 SFID Tax Rates:
  - SFID 1: \$38.10/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value

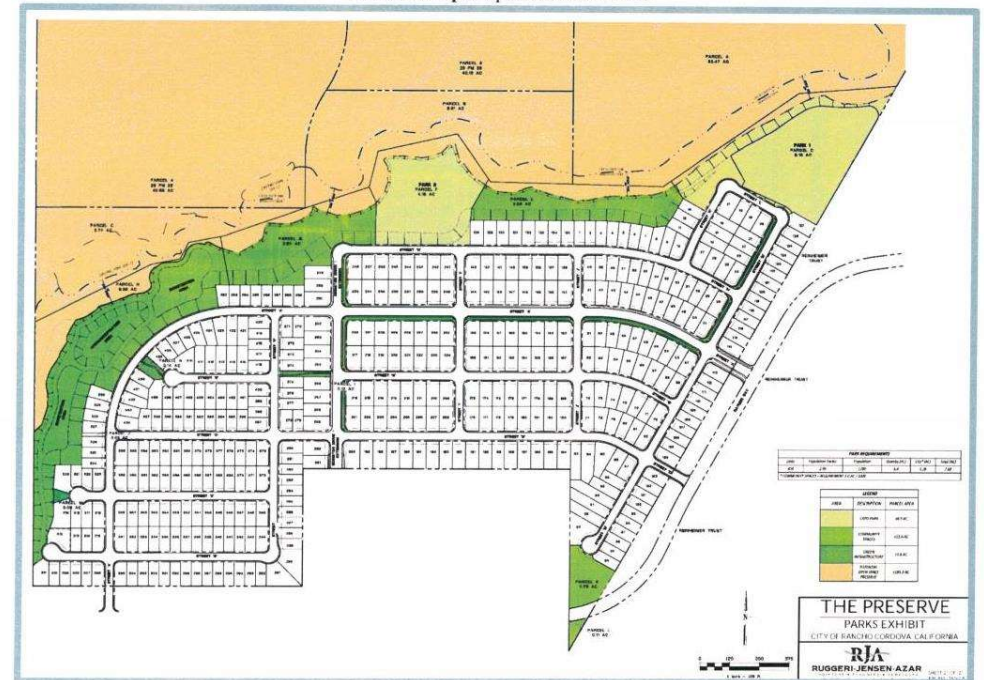


# The Preserve Background

The Preserve development is located west of Grant Line Road, north of Douglas Road and just north of the North Douglas subdivision.

- Total Dwelling Units: 439
- Estimated Students Generated: 272
- First Homes Built: 2025
- Estimated Completion: 2028
- Developer: Winn Communities
- Home Builders: Lennar
- Status: In Design Review
- Anticipated Annual Development:
  - Developer Projections: 150 units per year avg.
  - District Projections: 150 unit per year avg.
- Schools Planned:
  - None – to be serviced by Rio del Oro schools
- Assigned Attendance Areas:
  - Elementary: Navigator
  - Middle: Mitchell
  - High: Cordova High
- 2023-2024 SFID Tax Rates:
  - SFID 1: \$38.10/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value

Figure 5  
Parks and Open Space/Preserve Area



The Preserve Project – EIR NOP/July 2019

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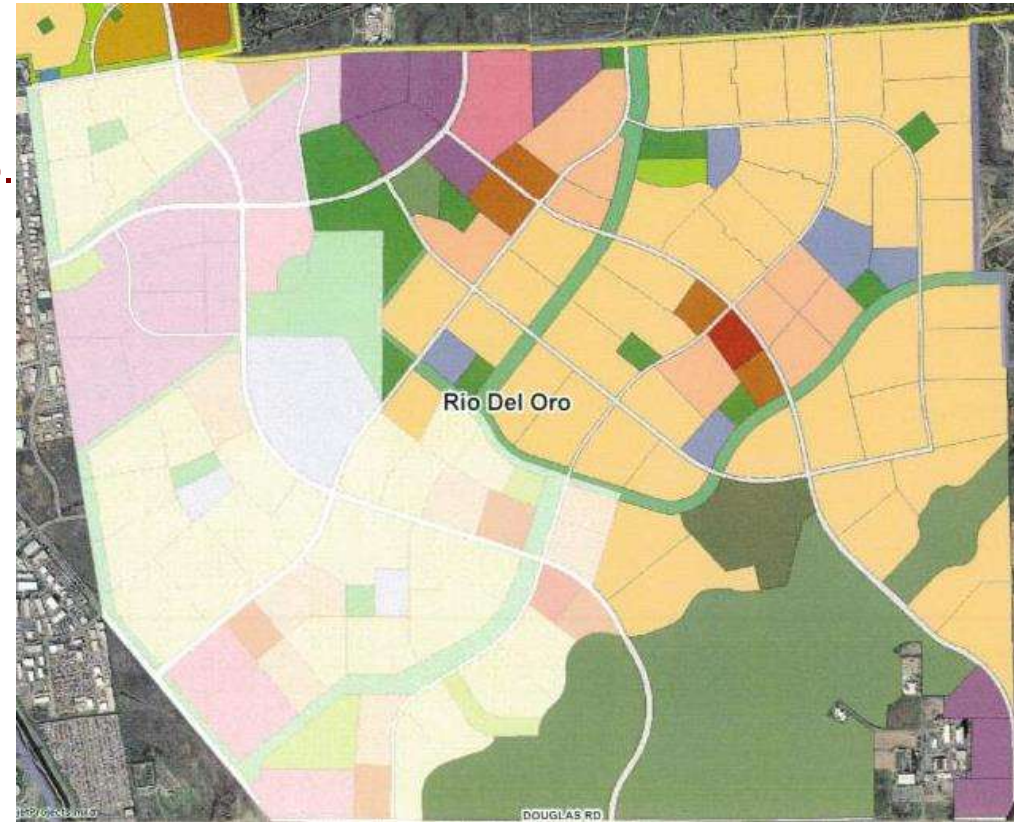


# Rio del Oro Background

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Rio del Oro is located northeast of Sunrise Blvd and Douglas Road.

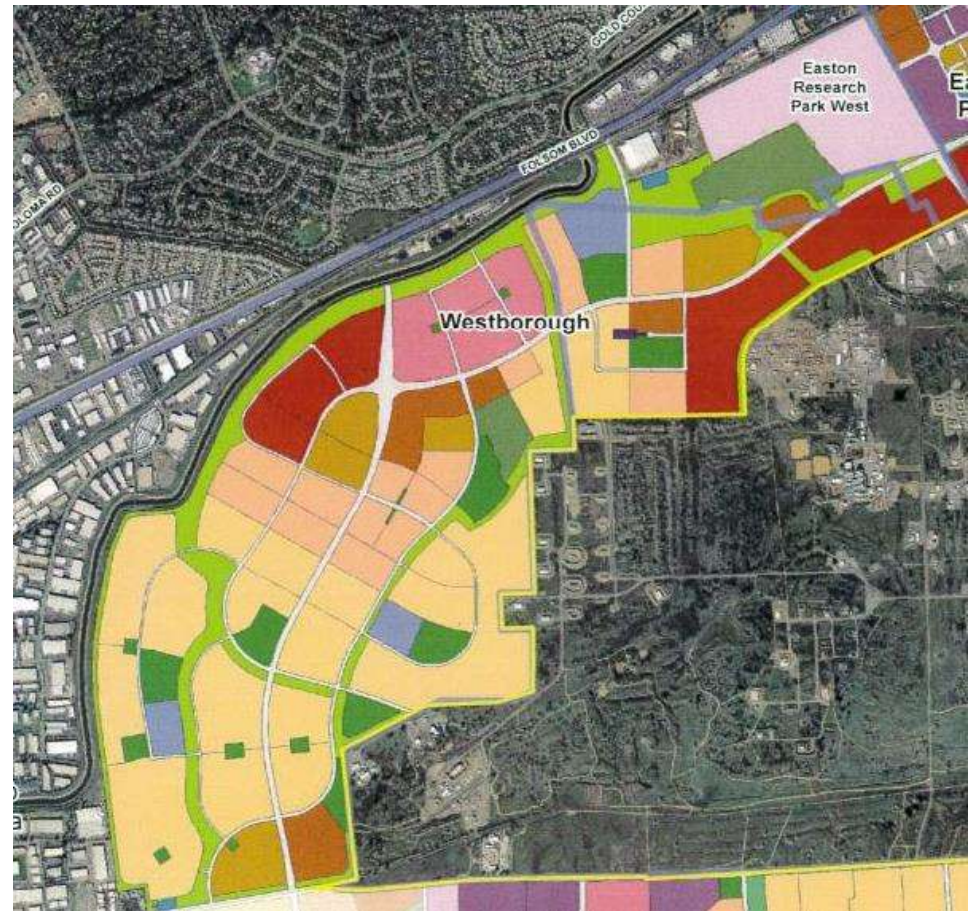
- Total Dwelling Units: 12,189
- Estimated Students Generated: 6,209
- First Homes Built:
  - Elliott: 2021
  - Gencorp: 2027 (FCUSD estimate - 2030)
- Estimated Completion: Beyond 2050
- Developer: Elliott Homes, Gencorp Realty Co.
- Home Builders: Elliott, various
- Status: Elliott portion is under construction.
- Anticipated Annual Development:
  - Developer Projections:
    - Elliott Homes: 200 units per year avg.
    - Gencorp: 225 units per year avg.
  - District Projections:
    - Elliott Homes: 150 units per year avg.
    - Gencorp: 200 units per year avg.
- Planned Schools:
  - Elementary: 6
  - Middle: 2
  - High: 1
- Assigned Attendance Areas:
  - Elementary: Navigator
  - Middle: Mitchell
  - High: Cordova High
- 2023-2024 SFID Tax Rates:
  - SFID 1: \$38.10/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value



# Westborough Background

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- Westborough is a 1,655-acre planned community located in unincorporated Sacramento County, south of Highway 50 and west of Aerojet Road following the Rancho Cordova Canal down to White Rock Road.
  - Total Dwelling Units: 7,130
  - Estimated Students Generated: 3,649
  - First Homes Built:
    - Developer Estimate: 2029
    - FCUSD Estimate: 2031
  - Estimated Completion: Beyond 2050
  - Developer: Easton Development Company
  - Home Builders: TBD
  - Status: Entitlements in Process
  - Anticipated Annual Development:
    - Developer Projections: 225 units per year avg.
    - District Projections: 225 units per year avg.
  - Planned Schools:
    - Working with developer on school needs
  - Assigned Attendance Areas:
    - Nearest Rancho Cordova school with capacity
  - 2023-2024 SFID Tax Rates:
    - SFID 1: \$38.10/per \$100K of Assessed Value
    - SFID 3: \$206.30/per \$100K of Assessed Value



# Glenborough Background

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Glenborough is a 1,208-acre planned community located in unincorporated Sacramento County, south of Highway 50 and west of Prairie City Road to Aerojet Road.

- Total Dwelling Units: 3,239
- Estimated Students Generated: 1,521
- First Homes Built:
  - Developer Estimate: 2025
  - FCUSD Estimate: 2026
- Estimated Completion: 2043
- Developer: Easton Development Company
- Home Builders: TBD
- Status: Fully Entitled
- Anticipated Annual Development:
  - Developer Projections: 231 units per year avg.
  - District Projections: 200 per year avg.
- Planned Schools:
  - Elementary: 2
  - Middle: 1
- Assigned Attendance Areas:
  - Elementary: Natoma Station
  - Middle: Folsom Middle
  - High: Folsom High
- 2023-2024 SFID Tax Rates:
  - SFID 1: \$38.10/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value

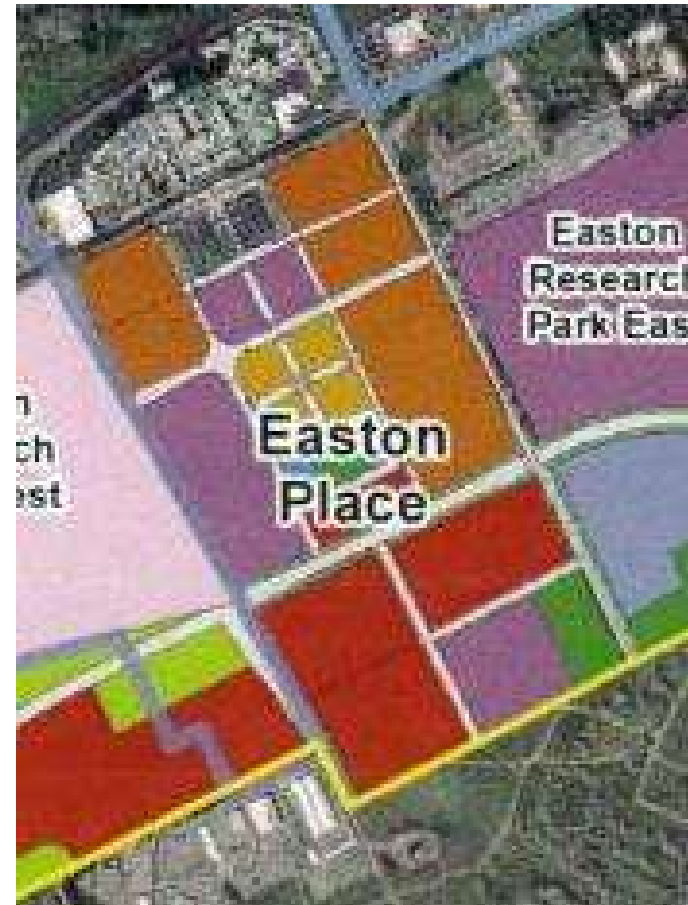


# Easton Place Background

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Easton Place is a 183-acre urban village located in unincorporated Sacramento County, south of Highway 50 and west of Aerojet Road to Hazel Avenue.

- Total Dwelling Units: 1,644
- Estimated Students Generated: 493
- First Homes Built: Anticipated 2035
- Estimated Completion: 2045
- Developer: Easton Development Company
- Home Builders: TBD
- Status: Fully Entitled
- Anticipated Annual Development:
  - Developer Projections: 160 units per year avg.
  - District Projections: 160 per year avg.
- Planned Schools:
  - None
- Assigned Attendance Areas:
  - Elementary: Natoma Station
  - Middle: Folsom Middle
  - High: Folsom High
- 2023-2024 SFID Tax Rates:
  - SFID 1: \$38.10/per \$100K of Assessed Value
  - SFID 3: \$206.30/per \$100K of Assessed Value



# New Development Assumptions / Abbreviations

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SF = Single Family housing units

SFA = Single Family Attached housing units (townhomes)

MF = Multi Family housing units (apartments)

SFNA = School Facilities Needs Analysis (Level 2 developer fee justification study)

- The numbers shown on the subdivision details are assumptions based on the most likely development of those areas based on the information available at this time and illustrate the number of units occupied each year. As the projects receive approvals, develop infrastructure and pull permits, the numbers will change. However, for planning purposes, these numbers are being used.
- The District will continue to monitor the progress on each project to best determine when school construction will need to begin to provide housing for the new students being generated.
- If development occurs faster, then the schools and funding for them will be needed sooner.
- If development takes longer, then the schools and funding for them can be delayed accordingly.



# Developer Housing Development Buildout Projections

## Developer Estimates

| SFID:         | SFID 3               | SFID 1/3    | SFID 1/3     | SFID 1/3            | SFID 1/3            | SFID 1/3    | SFID 1/3      | SFID 1/3     |
|---------------|----------------------|-------------|--------------|---------------------|---------------------|-------------|---------------|--------------|
| Year          | Folsom Planning Area | Glenborough | Easton Place | Rio del Oro Elliott | Rio del Oro Aerojet | Westborough | North Douglas | The Preserve |
| Prior to 2023 | 2,610                |             |              | 79                  |                     |             | 664           |              |
| 2023          | 800                  |             |              | 50                  |                     |             |               |              |
| 2024          | 800                  |             |              | 200                 |                     |             |               |              |
| 2025          | 800                  | 234         |              | 200                 |                     |             |               | 150          |
| 2026          | 800                  | 284         |              | 200                 |                     |             |               | 150          |
| 2027          | 800                  | 230         |              | 200                 | 150                 |             |               | 139          |
| 2028          | 800                  | 198         |              | 200                 | 250                 |             |               |              |
| 2029          | 800                  | 288         |              | 200                 | 250                 | 150         |               |              |
| 2030          | 800                  | 250         |              | 200                 | 225                 | 250         |               |              |
| 2031          | 800                  | 200         |              | 200                 | 225                 | 250         |               |              |
| 2032          | 640                  | 200         |              | 200                 | 225                 | 250         |               |              |
| 2033          |                      | 200         |              | 200                 | 225                 | 250         |               |              |
| 2034          |                      | 200         |              | 200                 | 225                 | 250         |               |              |
| 2035          |                      | 260         | 80           | 200                 | 225                 | 250         |               |              |
| 2036          |                      | 260         | 160          | 200                 | 225                 | 250         |               |              |
| 2037          |                      | 260         | 160          | 200                 | 225                 | 250         |               |              |
| 2038          |                      | 175         | 160          | 200                 | 225                 | 250         |               |              |
| 2039          |                      |             | 160          | 200                 | 225                 | 250         |               |              |
| 2040          |                      |             | 160          | 200                 | 225                 | 250         |               |              |
| 2041          |                      |             | 160          | 200                 | 225                 | 250         |               |              |
| 2042          |                      |             | 160          | 200                 | 225                 | 250         |               |              |
| 2043          |                      |             | 160          | 128                 | 225                 | 250         |               |              |
| 2044          |                      |             | 160          |                     | 225                 | 250         |               |              |
| 2045          |                      |             | 124          |                     | 225                 | 250         |               |              |
| 2046          |                      |             |              |                     | 225                 | 250         |               |              |
| 2047          |                      |             |              |                     | 225                 | 250         |               |              |
| 2048          |                      |             |              |                     | 225                 | 250         |               |              |
| 2049          |                      |             |              |                     | 225                 | 250         |               |              |
| 2050          |                      |             |              |                     | 225                 | 250         |               |              |
| Beyond 2050   |                      |             |              |                     | 2757                | 1730        |               |              |
| Total Excl AA | 10,450               | 3,239       | 1,644        | 4,057               | 8,132               | 7,130       | 664           | 439          |
| Active Adult  | 1,011                | 0           | 0            | 0                   | 0                   | 0           | 0             | 0            |
| Total Units   | 11,461               | 3,239       | 1,644        | 4,057               | 8,132               | 7,130       | 664           | 439          |



# FCUSD Housing Development Buildout Projections

## FCUSD Facilities Estimates

| Year                 | SFID: SFID 3<br>Folsom Planning Area | SFID 1/3<br>Glenborough | SFID 1/3<br>Easton Place | SFID 1/3<br>Rio del Oro Elliott | SFID 1/3<br>Rio del Oro Aerojet | SFID 1/3<br>Westborough | SFID 1/3<br>North Douglas | SFID 1/3<br>The Preserve |
|----------------------|--------------------------------------|-------------------------|--------------------------|---------------------------------|---------------------------------|-------------------------|---------------------------|--------------------------|
| Prior to 2023        | 2,610                                |                         |                          | 79                              |                                 |                         | 664                       |                          |
| 2023                 | 746                                  |                         |                          | 50                              |                                 |                         |                           |                          |
| 2024                 | 789                                  |                         |                          | 125                             |                                 |                         |                           |                          |
| 2025                 | 660                                  |                         |                          | 150                             |                                 |                         |                           | 50                       |
| 2026                 | 449                                  | 25                      |                          | 150                             |                                 |                         |                           | 150                      |
| 2027                 | 515                                  | 150                     |                          | 150                             |                                 |                         |                           | 239                      |
| 2028                 | 600                                  | 200                     |                          | 150                             |                                 |                         |                           |                          |
| 2029                 | 600                                  | 200                     |                          | 150                             |                                 |                         |                           |                          |
| 2030                 | 700                                  | 200                     |                          | 150                             | 150                             |                         |                           |                          |
| 2031                 | 700                                  | 200                     |                          | 150                             | 200                             | 25                      |                           |                          |
| 2032                 | 700                                  | 200                     |                          | 150                             | 200                             | 150                     |                           |                          |
| 2033                 | 700                                  | 200                     |                          | 150                             | 200                             | 250                     |                           |                          |
| 2034                 | 681                                  | 200                     |                          | 150                             | 200                             | 250                     |                           |                          |
| 2035                 |                                      | 200                     | 80                       | 150                             | 200                             | 250                     |                           |                          |
| 2036                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2037                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2038                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2039                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2040                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2041                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2042                 |                                      | 200                     | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2043                 |                                      | 64                      | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2044                 |                                      |                         | 160                      | 150                             | 200                             | 250                     |                           |                          |
| 2045                 |                                      |                         | 124                      | 150                             | 200                             | 250                     |                           |                          |
| 2046                 |                                      |                         |                          | 150                             | 200                             | 250                     |                           |                          |
| 2047                 |                                      |                         |                          | 150                             | 200                             | 250                     |                           |                          |
| 2048                 |                                      |                         |                          | 150                             | 200                             | 250                     |                           |                          |
| 2049                 |                                      |                         |                          | 150                             | 200                             | 250                     |                           |                          |
| 2050                 |                                      |                         |                          | 53                              | 200                             | 250                     |                           |                          |
| Beyond 2050          |                                      |                         |                          |                                 | 3982                            | 2455                    |                           |                          |
| <b>Total Excl AA</b> | <b>10,450</b>                        | <b>3,239</b>            | <b>1,644</b>             | <b>4,057</b>                    | <b>8,132</b>                    | <b>7,130</b>            | <b>664</b>                | <b>439</b>               |
| <b>Active Adult</b>  | <b>1,011</b>                         | <b>0</b>                | <b>0</b>                 | <b>0</b>                        | <b>0</b>                        | <b>0</b>                | <b>0</b>                  | <b>0</b>                 |
| <b>Total Units</b>   | <b>11,461</b>                        | <b>3,239</b>            | <b>1,644</b>             | <b>4,057</b>                    | <b>8,132</b>                    | <b>7,130</b>            | <b>664</b>                | <b>439</b>               |



# Why FCUSD Projections are Different from Developer

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- Housing projections from developers are best-case scenario
- FCUSD plans school construction need based on a scaled back version of the developer estimates based on historic construction trends
- FCUSD estimates are approximately 68% of the developers' projections
- Bond issuances are directly related to the need for school construction





# Revised Enrollment Projections and Impacts to Existing Schools

# Enrollment Projections and Student Generation Rates

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- The projections for the next six years are based on the demographic studies.
- Projections beyond six years are based on the anticipated development activity and student yield rates for each portion of the district
- Student generation rates ("yield factors") are the average number of students generated by each housing unit
- Yield rates are calculated by address match methodology using October CBEDS data and then matched to the last five years of residential construction, by housing type
- The yield rate is used in the FCUSD School Facilities Needs Analysis yearly report to justify the collection of Level II development impact fees
- The yield rate is used to determine when schools are needed based on development building projections

## Student Yield Rates From 2023 SFNA

| <u>Grades</u> | <u>SF</u>    | <u>SFA</u>   | <u>MF</u>    | <u>Average</u> |
|---------------|--------------|--------------|--------------|----------------|
| TK-5          | 0.33         | 0.24         | 0.17         | 0.281          |
| 6-8           | 0.14         | 0.05         | 0.06         | 0.111          |
| 9-12          | 0.15         | 0.07         | 0.07         | 0.122          |
| <b>Totals</b> | <b>0.620</b> | <b>0.360</b> | <b>0.300</b> | <b>0.514</b>   |
| Ratio         | 65%          | 10%          | 25%          | 100%           |



# School Capacity

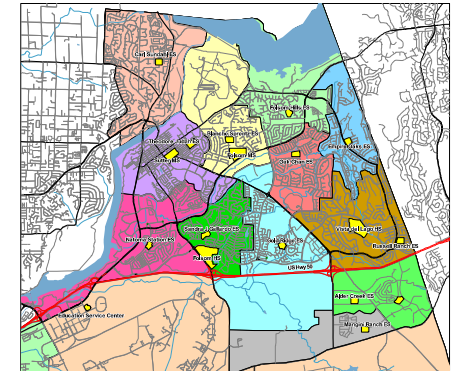
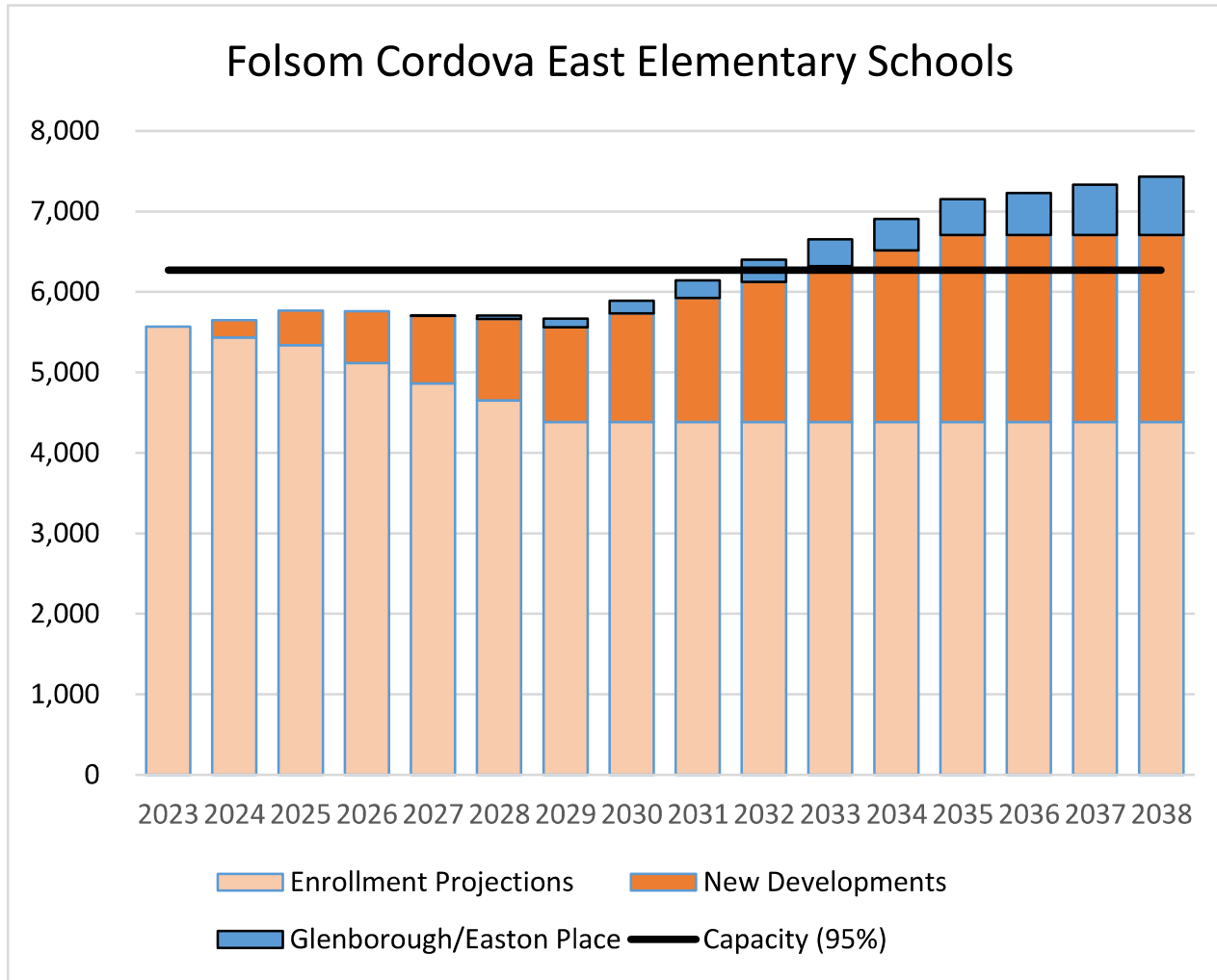
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- School Capacity for elementary schools is a total of all the schools multiplied by a 95% factor as it is challenging to be able to fill every classroom at every grade to its capacity.
- For the East area schools, the excess capacity available at Carl Sundahl, Folsom Hills, Blanche Sprentz, Oak Chan, Theodore Judah and Empire Oaks is not planned to be used for housing students from the Folsom Planning area. This reduces the net capacity by 301.
- For the West area schools, the excess capacity available at Cordova Meadows, Cordova Gardens, PJ Shields, Rancho Cordova and Williamson is not planned to be used for housing the students from the Rio del Oro area. This reduces the net capacity by 337.
- When the projections exceed the capacity, the district has several options to consider. The following options can be used to delay the opening of a new school until there is enough need to justify the operational cost of the new school.
  - Temporary portables to existing schools
  - Capacity can be increased at secondary schools by using each classroom every period (hot-seating)
  - The number of interdistrict transfers-in can be reduced.



# Enrollment Projections

A total of 1,163 seats are needed in 2038 when including the unincorporated area.

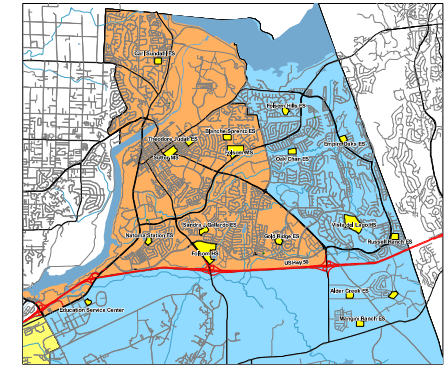
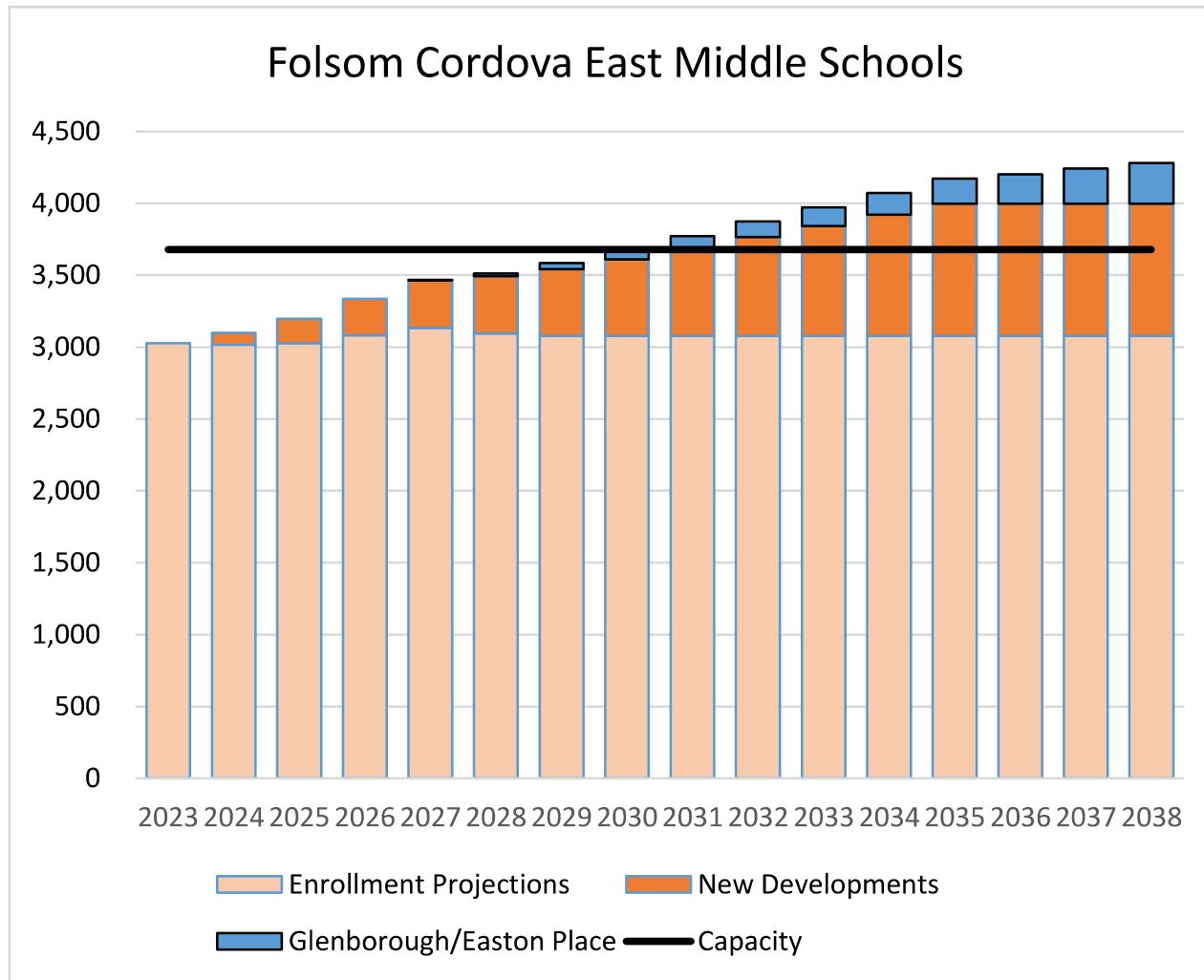


This and the following charts show the enrollment projections. The numbers include students living in the existing homes, those living in the new homes being built and those in the Glenborough and Easton Place developments. Easton Place and Glenborough are in SFID #1 which represents Rancho Cordova but are in the current boundaries for Folsom High.

The East Area Elementary schools are projected to exceed their capacity in 2032, or in 2034 if Glenborough and Easton Place are not included.



# Enrollment Projections

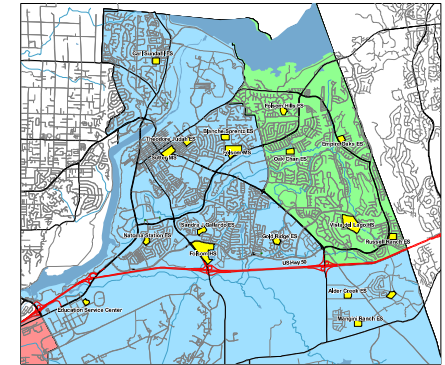
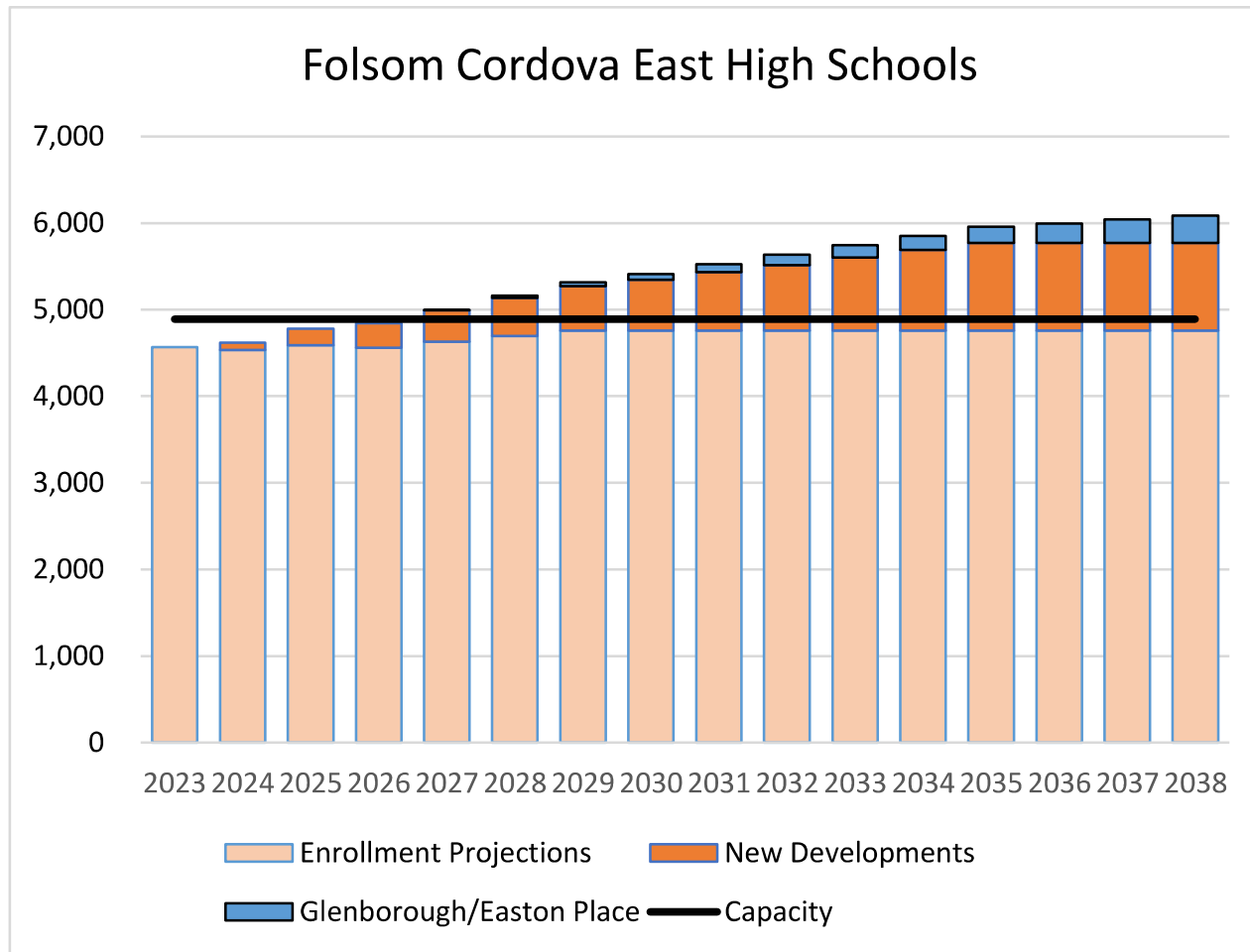


A total of 606 middle seats are needed in 2038 when including the unincorporated area.

The East Area Middle schools are projected to exceed their capacity in 2031, or in 2032 if Glenborough and Easton Place are not included.



# Enrollment Projections

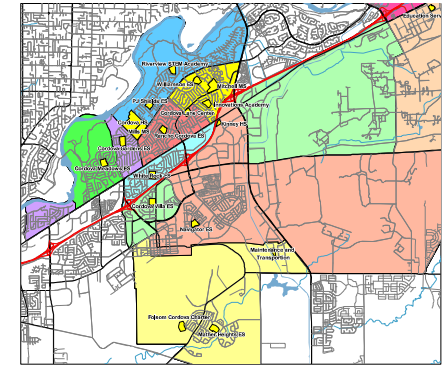
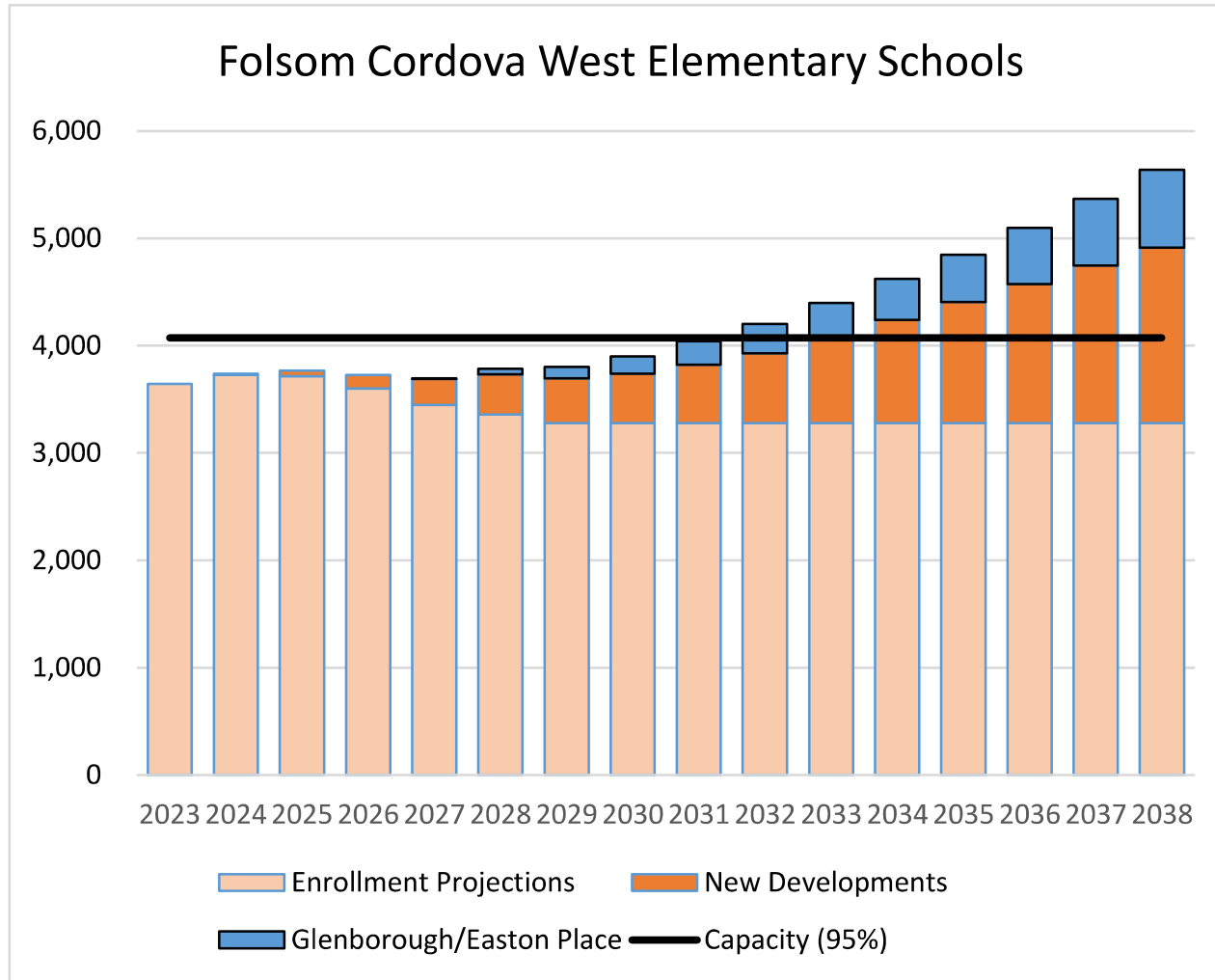


A total of 1,193 high school seats are needed in 2038 when including the unincorporated area.

The East Area High schools are projected to exceed their capacity in 2027. Capacity does not include hot-seating which would increase existing capacity by approximately 900 seats, pushing the need for a high school out to 2031.



# Enrollment Projections

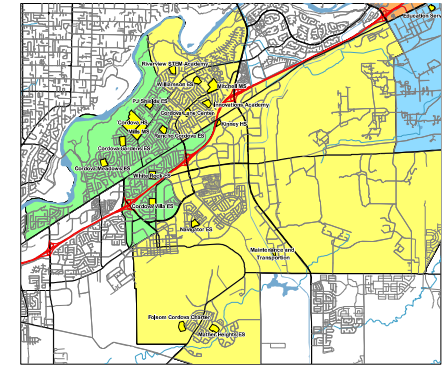
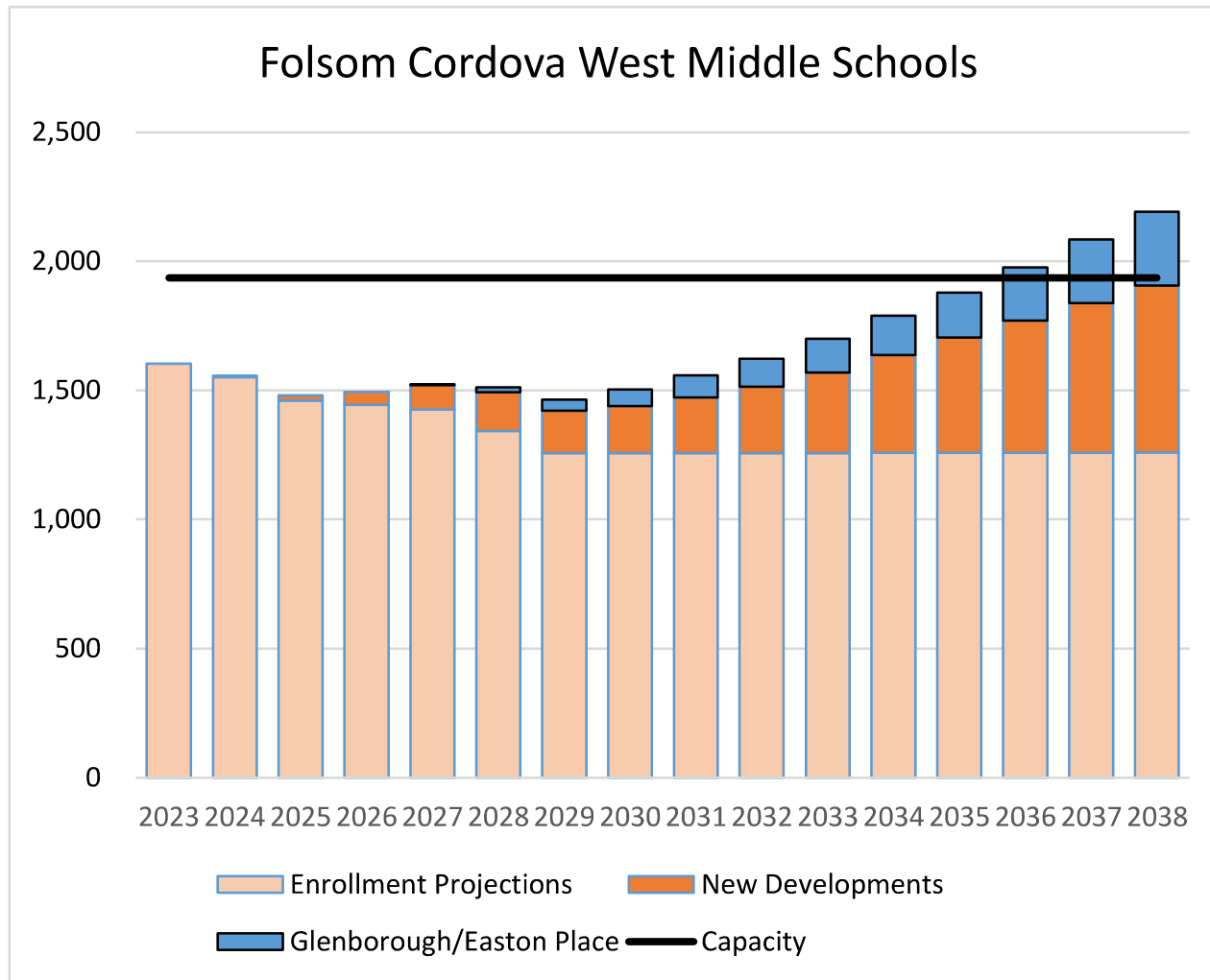


A total of 841 elementary school seats are needed in 2038 if the unincorporated area is not included.

The West Area Elementary schools are projected to exceed their capacity in 2032, or in 2034 if Glenborough and Easton Place are not included.



# Enrollment Projections

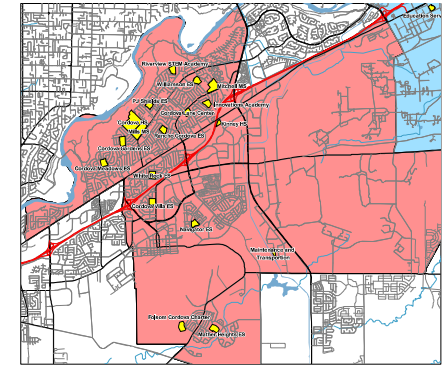
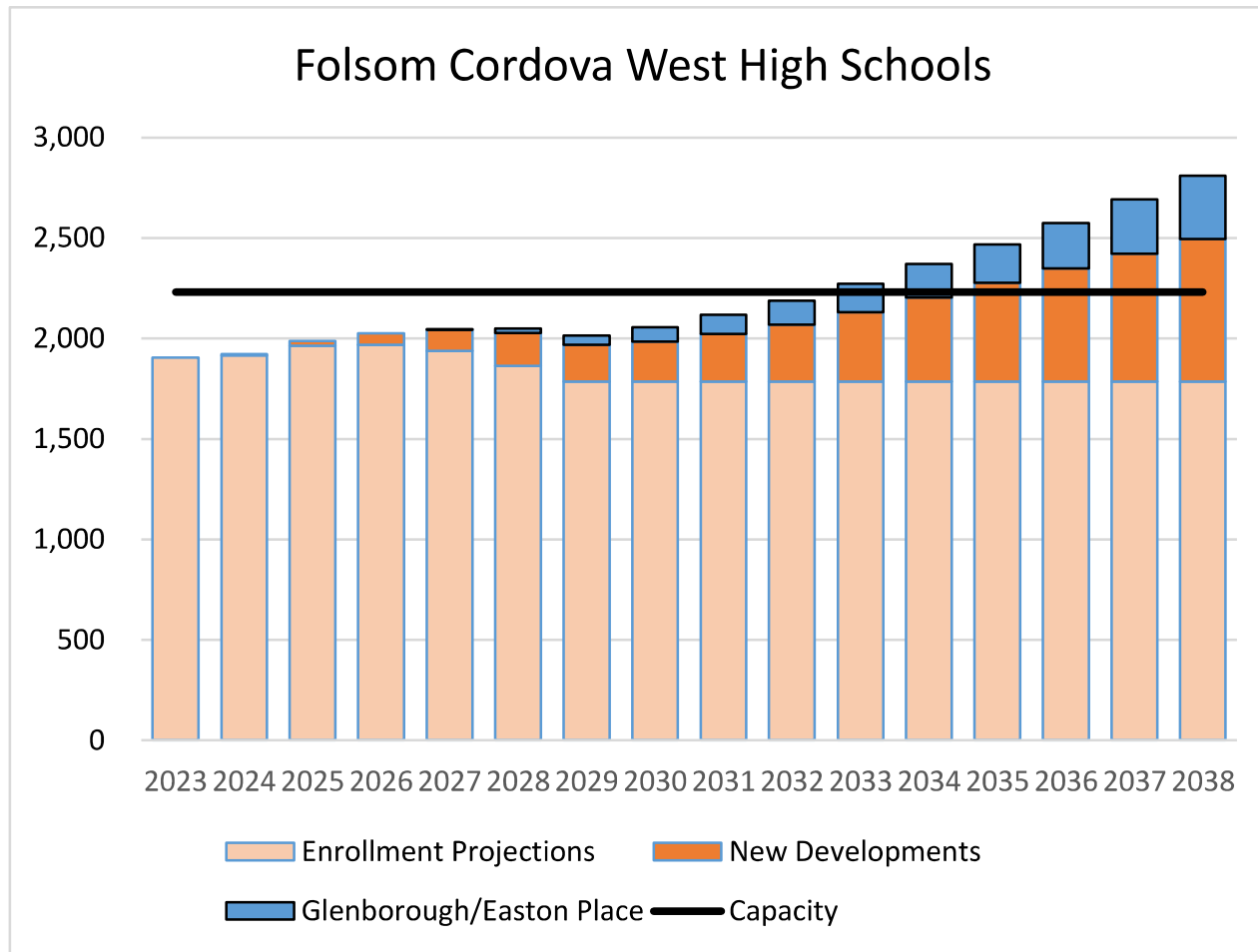


No new middle seats are needed in 2038 if the unincorporated area is not included.

The West Area Middle schools are projected to exceed their capacity in 2036, or after 2038 if Glenborough and Easton Place are not included.



# Enrollment Projections



A total of 265 high school seats are needed in 2035 if the unincorporated area is not included.

Cordova High School is projected to exceed its capacity in 2033, or in 2035 if Glenborough and Easton Place are not included. Capacity does not include hot-seating which would increase existing capacity by approximately 400 seats, pushing the need for a high school out to 2037.



# When Do We Need Additional Facilities

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- Balance between funding, needs, and existing capacity
- Schools opened too soon create additional costs to the general fund budget, increase tax rates sooner when AV is lower, but cost less due to current value of money
- Schools opened later impact existing school capacities, may create costs for temporary housing, and cost more to build due to inflationary costs of construction
- New construction information from developers, consultants, and staff is used along with history of development and student yields to determine when and where new schools are needed





# Estimated School Building Costs and Updated Buildout Timelines

# School Cost Scenarios

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- New Elementary School
- New Middle School (1,200 students)
- New High School – Phase One (1,000 students)
- New Combined High/Middle School (2,100/900 students)



# School Costs – Elementary

## Non-Escalated 2023 costs

### New Elementary School - Folsom Cordova EAST

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$1,200,000 | 10                  | \$12,000,000          | \$3,000,000  | \$15,000,000              |
| Buildings        | SF    | \$650       | 65,000.00           | \$42,250,000          | \$10,562,500 | \$52,812,500              |
| Land Acquisition | ACRES | \$870,000   | 10                  |                       | \$8,700,000  | \$8,700,000               |
|                  |       |             |                     | <b>\$54,250,000</b>   |              | <b>\$76,512,500</b>       |
|                  |       |             | \$/sf with sitework | \$835                 |              | \$1,177                   |

### New Elementary School - Folsom Cordova WEST

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$1,000,000 | 10                  | \$10,000,000          | \$2,500,000  | \$12,500,000              |
| Buildings        | SF    | \$650       | 65,000.00           | \$42,250,000          | \$10,562,500 | \$52,812,500              |
| Land Acquisition | ACRES | \$600,000   | 10                  |                       | \$6,000,000  | \$6,000,000               |
|                  |       |             |                     | <b>\$52,250,000</b>   |              | <b>\$71,312,500</b>       |
|                  |       |             | \$/sf with sitework | \$804                 |              | \$1,097                   |



# School Costs – Middle

## Non-Escalated 2023 costs

### Middle School - Folsom Cordova EAST (1,200 Capacity)

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$2,250,000 | 21                  | \$47,250,000          | \$11,812,500 | \$59,062,500              |
| Buildings        | SF    | \$650       | 145,000.00          | \$94,250,000          | \$23,562,500 | \$117,812,500             |
| Land Acquisition | ACRES | \$870,000   | 21                  |                       | \$18,270,000 | \$18,270,000              |
|                  |       |             |                     | \$141,500,000         |              | <b>\$195,145,000</b>      |
|                  |       |             | \$/sf with sitework | \$976                 |              | \$1,346                   |

### Middle School - Folsom Cordova WEST (1,200 Capacity)

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$2,000,000 | 21                  | \$42,000,000          | \$10,500,000 | \$52,500,000              |
| Buildings        | SF    | \$650       | 145,000.00          | \$94,250,000          | \$23,562,500 | \$117,812,500             |
| Land Acquisition | ACRES | \$600,000   | 21                  |                       | \$12,600,000 | \$12,600,000              |
|                  |       |             |                     | \$136,250,000         |              | <b>\$182,912,500</b>      |
|                  |       |             | \$/sf with sitework | \$940                 |              | \$1,261                   |



# School Costs – Combined High/Middle – Full Buildout

## Non-Escalated 2023 costs

### Combo High School Middle School - Folsom Cordova EAST (Mather/Morrison Model 2,100/900 Capacity)

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$2,250,000 | 76                  | \$171,000,000         | \$42,750,000 | \$213,750,000             |
| Buildings        | SF    | \$650       | 350,000.00          | \$227,500,000         | \$56,875,000 | \$284,375,000             |
| Land Acquisition | ACRES | \$870,000   | 76                  |                       | \$66,120,000 | \$66,120,000              |
|                  |       |             |                     | <b>\$398,500,000</b>  |              | <b>\$564,245,000</b>      |
|                  |       |             | \$/sf with sitework | \$1,139               |              | \$1,612                   |

### Combo High School Middle School - Folsom Cordova WEST (Mather/Morrison Model 2,100/900 Capacity)

|                  | Units | \$/Unit     | Area                | Construction<br>Total | Soft Costs   | Total Project<br>Estimate |
|------------------|-------|-------------|---------------------|-----------------------|--------------|---------------------------|
| Site Development | ACRES | \$2,000,000 | 75.4                | \$150,800,000         | \$37,700,000 | \$188,500,000             |
| Buildings        | SF    | \$650       | 350,000.00          | \$227,500,000         | \$56,875,000 | \$284,375,000             |
| Land Acquisition | ACRES | \$600,000   | 75.4                |                       | \$45,240,000 | \$45,240,000              |
|                  |       |             |                     | <b>\$378,300,000</b>  |              | <b>\$518,115,000</b>      |
|                  |       |             | \$/sf with sitework | \$1,081               |              | \$1,480                   |



# High School Phasing One – 1,000 Students

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| Core Spaces    | Square Footage |
|----------------|----------------|
| Administration | 13,500         |
| Library        | 6,900          |
| Multipurpose   | 25,500         |
| PE/Athletics   | 37,500         |
| VAPA           | 11,500         |
| Classrooms     | 42,600         |
| Support Space  | 12,500         |
| Total          | 150,000        |

## Program Assumptions:

- Admin includes program for full capacity campus
- MP includes stage, production kitchen and maintenance spaces
- PE/Athletics includes main gym, locker and team rooms
- VAPA includes classroom and performance spaces
- Classroom SF includes standard, science and CTE
- Support space includes circulation and utility spaces
- No stadium or reduced field development



# School Costs – High (Phase One)

## Non-Escalated 2023 costs

### Phase 1 High School - Folsom Cordova EAST (1,000 Capacity)

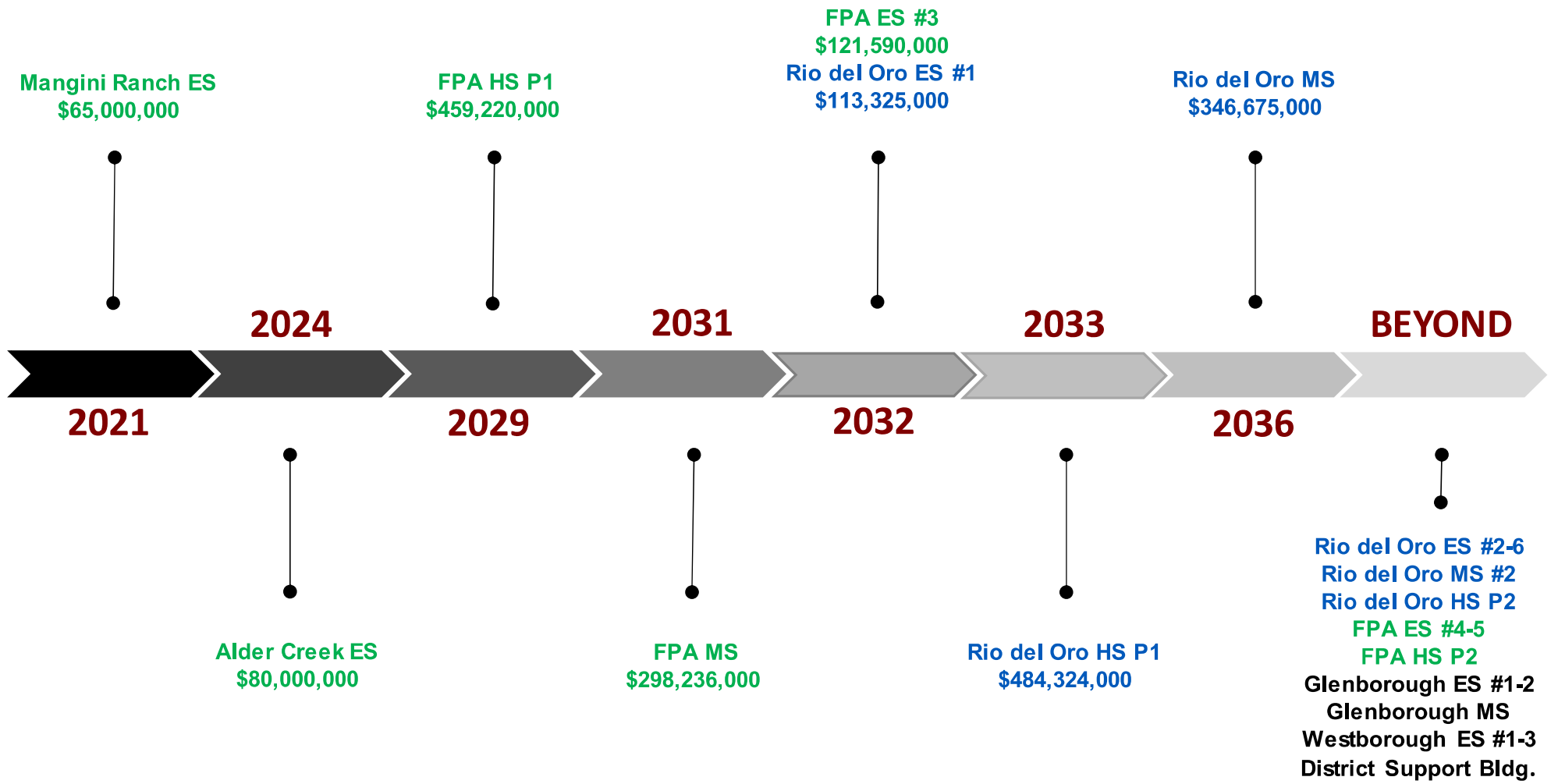
|                  | Units | \$/Unit     | Area                | Construction Total | Soft Costs   | Total Project Estimate |
|------------------|-------|-------------|---------------------|--------------------|--------------|------------------------|
| Site Development | ACRES | \$2,250,000 | 55                  | \$123,750,000      | \$30,937,500 | \$154,687,500          |
| Buildings        | SF    | \$650       | 150,000.00          | \$97,500,000       | \$24,375,000 | \$121,875,000          |
| Land Acquisition | ACRES | \$870,000   | 55                  |                    | \$47,850,000 | \$47,850,000           |
|                  |       |             |                     | \$221,250,000      |              | <b>\$324,412,500</b>   |
|                  |       |             | \$/sf with sitework | \$1,475            |              | \$2,163                |

### Phase 1 High School - Folsom Cordova WEST (1,000 Capacity)

|                  | Units | \$/Unit     | Area                | Construction Total | Soft Costs   | Total Project Estimate |
|------------------|-------|-------------|---------------------|--------------------|--------------|------------------------|
| Site Development | ACRES | \$2,000,000 | 55                  | \$110,000,000      | \$27,500,000 | \$137,500,000          |
| Buildings        | SF    | \$650       | 150,000.00          | \$97,500,000       | \$24,375,000 | \$121,875,000          |
| Land Acquisition | ACRES | \$600,000   | 55                  |                    | \$33,000,000 | \$33,000,000           |
|                  |       |             |                     | \$207,500,000      |              | <b>\$292,375,000</b>   |
|                  |       |             | \$/sf with sitework | \$1,383            |              | \$1,949                |



# SFID No. 3 Revised Schools Timeline with Cost Estimate



Note: Costs are escalated from prior slides at an average rate of 5% over 15 years





# Assessed Value Projection for SFID #3 & Tax Rates

# Measure M Overview

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- In March 2007, SFID #3 voters approved Measure M for \$750 million in bonds
  - 81% approval rate
    - 2/3 required
  - Average estimated tax rate: \$73.61 per \$100,000 of AV
    - Note as a Prop 46 Bond there is no legal maximum tax rate
- The District has sold five series of Measure M bonds to date
  - \$204.13 million sold
  - \$28.3 million remaining after encumbrances
  - \$545.86 million in remaining bond authorization
- 2023-2024 tax rate for outstanding bonds: \$206.30 per \$100,000 of AV



# Long Term SFID #3 Funding Issues

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- Access to remaining funds (\$545 million) from Measure M will require potentially two separate bond sales
  - When those bonds are issued the tax rates will increase
  - AV growth will be the most important factor in determining the rates
- An additional bond(s) will be required in the future to complete the list of all schools in SFID #3
  - Timing of the next bond campaign would be 2026
  - Prop 39 bond (55%) would also cap the tax rate at \$60 per \$100k of AV
- Future discussions need to include if new SFIDs are needed to fund future projects split out by communities/development areas
- District staff will work with consultants with revised AV growth information, revised costs for schools, and updated timeline for developments to provide estimated tax rates



# SFID 3: AV History (1)

- SFID #3 experienced 28.6% AV growth in 2023-2024

- The average sales price of a new home has averaged \$750,000 in Rio del Oro from July to September 2023
- The average sales price of a new home has averaged \$850,000 in the Folsom Planning Area from July to September 2023
- This is based on data from the Redfin app for new home sales in those areas

| FY   | Total AV <sup>(1)</sup> | Annual % Change |
|------|-------------------------|-----------------|
| 2006 | 1,159,454,253           |                 |
| 2007 | 1,511,668,666           | 30.38 %         |
| 2008 | 1,686,445,446           | 11.56           |
| 2009 | 1,768,784,022           | 4.88            |
| 2010 | 1,742,218,165           | -1.50           |
| 2011 | 1,631,511,289           | -6.35           |
| 2012 | 1,554,000,518           | -4.75           |
| 2013 | 1,503,791,295           | -3.23           |
| 2014 | 1,537,321,440           | 2.23            |
| 2015 | 1,496,042,567           | -2.69           |
| 2016 | 1,541,703,476           | 3.05            |
| 2017 | 1,671,714,589           | 8.43            |
| 2018 | 1,703,059,167           | 1.87            |
| 2019 | 1,908,530,925           | 12.06           |
| 2020 | 2,172,008,172           | 13.81           |
| 2021 | 2,469,904,959           | 13.72           |
| 2022 | 2,863,814,202           | 15.95           |
| 2023 | 3,600,702,459           | 25.73           |
| 2024 | 4,630,765,901           | 28.61           |

### Growth Statistics

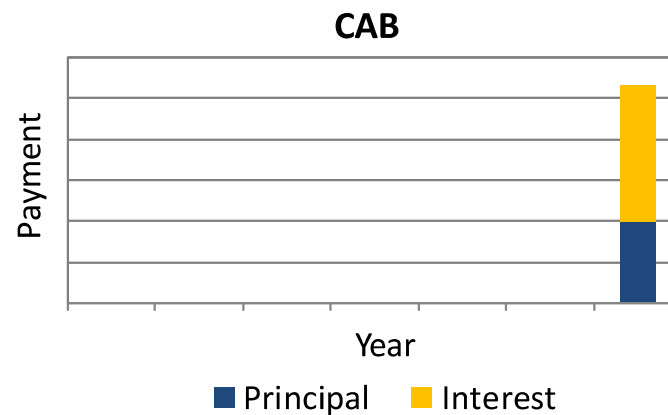
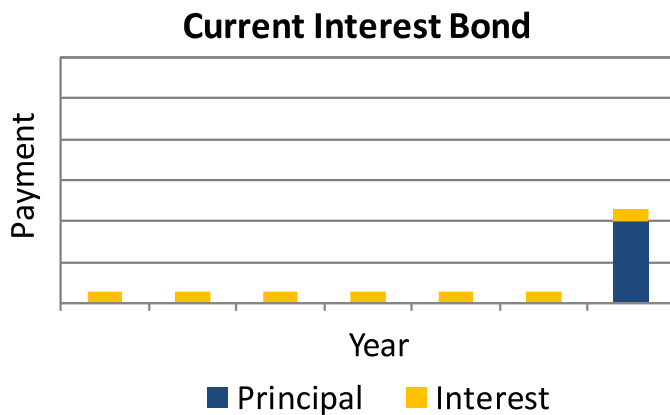
| Annualized Growth Rates: |         | Lowest Rolling Averages: |         |
|--------------------------|---------|--------------------------|---------|
| 1-year:                  | 28.61 % | 3-year:                  | -4.79 % |
| 5-year:                  | 19.40   | 5-year:                  | -3.00   |
| 10-year:                 | 11.66   | 10-year:                 | 0.10    |
| 15-year:                 | 6.63    | 15-year:                 | 4.35    |

(1) Source: California Municipal Statistics, Inc. and the County Auditor-Controller.



# Bond Type

- Bonds are generally issued as either:
  - Current interest bonds
    - Simple interest paid semiannually
    - Principal paid at maturity (40-year maximum term)
  - Capital appreciation bonds (“CABs”)
    - Compounded interest paid at maturity
    - Principal paid at maturity (25-year maximum term)
- When do districts issue current interest bonds vs. CABs?
  - Current interest bonds are typically issued when there is available tax rate capacity
  - CABs are typically issued when there is limited tax rate capacity



# Issuance Scenario A: CIBs Only

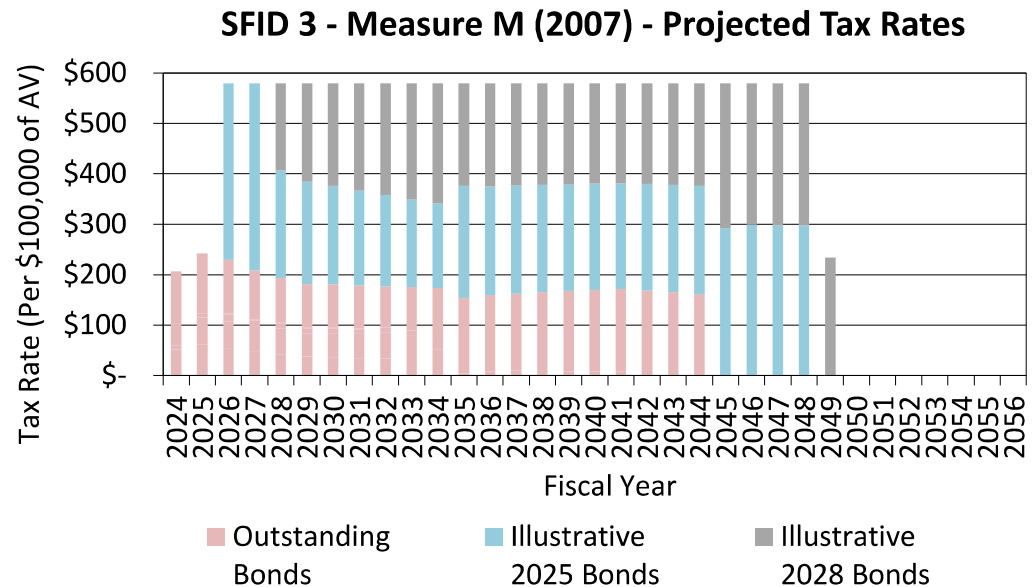
- The District can issue the remaining funds from Measure M using a **\$580** annual aggregate Measure M tax rate without the use of CABs and two more bond issuances

- Assumptions:

- AV growth:
  - 10% for the next five years
  - 4% annually thereafter
- Interest rates: 5.5% - 6.0% <sup>(1)</sup>
- 5% unsecured delinquency rate
- 100% current interest bonds

## Measure M Illustrative Issuance Schedule <sup>(2)</sup>

| Issue        | Issue Date    | Proceeds              |
|--------------|---------------|-----------------------|
| Series A     | November 2007 | \$ 24,998,630         |
| Series B     | December 2009 | 19,135,226            |
| Series C     | December 2016 | 10,000,000            |
| Series D     | July 2019     | 150,000,000           |
| Series E     | April 2025    | 273,000,000           |
| Series G     | April 2028    | 272,865,000           |
| <b>Total</b> |               | <b>\$ 749,998,856</b> |



**Estimated Debt Service Cost of Remaining \$545M Measure M: \$1.12 Billion (2.04 to 1)**

(1) Higher than current market interest rates to be conservative.  
 (2) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's project needs.



# Issuance Scenario B: CIBs and CABs

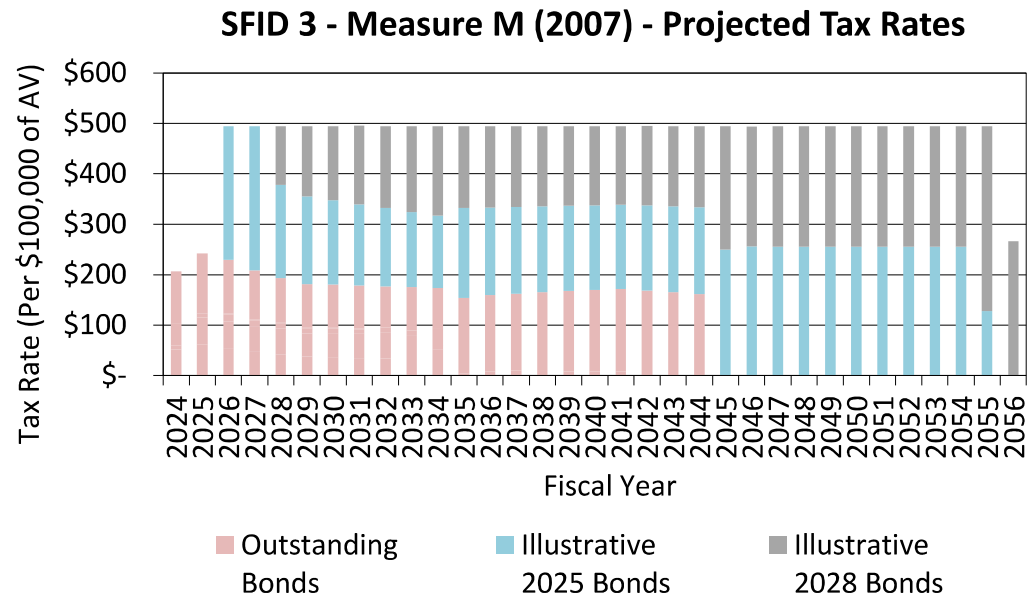
- The District can issue the remaining funds from Measure M using a **\$495** annual aggregate Measure M tax rate with the use of CABs and two more bond issuances

- Assumptions:

- AV growth:
  - 10% for the next five years
  - 4% annually thereafter
- Interest rates: 6.0% - 6.5% <sup>(1)</sup>
- 5% unsecured delinquency rate
- ~76% current interest bonds
- ~24% CABs

### Measure M Illustrative Issuance Schedule <sup>(2)</sup>

| Issue        | Issue Date    | Proceeds              |
|--------------|---------------|-----------------------|
| Series A     | November 2007 | \$ 24,998,630         |
| Series B     | December 2009 | 19,135,226            |
| Series C     | December 2016 | 10,000,000            |
| Series D     | July 2019     | 150,000,000           |
| Series E     | April 2025    | 273,000,000           |
| Series G     | April 2028    | 272,865,820           |
| <b>Total</b> |               | <b>\$ 749,999,676</b> |



**Estimated Debt Service Cost of Remaining \$545M Measure M: \$1.57 Billion (2.88 to 1)**

(1) Higher than current market interest rates to be conservative.  
 (2) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's project needs.



# Sensitivity Analysis

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**Scenario A: Current Interest Bonds Only**

| Assumed AV Growth Rate                  | Required Tax Rate <sup>(1)</sup> |
|---|----------------------------------|
| 12% for 5 Years; 4% Annually Thereafter | \$530                            |
| 10% for 5 Years; 4% Annually Thereafter | 580                              |
| 8% for 5 Years; 4% Annually Thereafter  | 630                              |
| 4.0% Annually                           | 750                              |
| 3.5% Annually                           | 775                              |

**Scenario B: Current Interest Bonds & CABs**

| Assumed AV Growth Rate                  | Required Tax Rate <sup>(1)</sup> |
|---|----------------------------------|
| 12% for 5 Years; 4% Annually Thereafter | \$455                            |
| 10% for 5 Years; 4% Annually Thereafter | 495                              |
| 8% for 5 Years; 4% Annually Thereafter  | 545                              |
| 4.0% Annually                           | 650                              |
| 3.5% Annually                           | 685                              |

(1) Tax rates per \$100,000 of AV. Represents projected aggregate Measure M tax rate based on assumptions shown on prior pages.



# Impact of Assumptions

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- Given current economic turbulence, we need to be thoughtful with the bond program assumptions utilized
- If actual interest rates exceed rate assumptions or if actual AVs do not meet the AV assumptions, then bond proceeds could be impacted
  - The bonds would need to be issued on a slower timeframe or with a higher tax rate
- The current economic climate adds additional risk for the bond program
  - Inflation is still not under control, so interest rates may continue to climb
  - The District's tax base is more susceptible to AV risk given the amount of new development occurring in District boundaries
- The city of Folsom passed Resolution 9298 for the Folsom Plan Area Specific Financing Plan which set a goal to keep the total annual property tax burden under 2% of the home value. Proposition 13 sets a tax base of 1% of home value. This leaves 1% of the home value to address school bond taxes, college bond taxes, and development CFD payments for infrastructure, lighting and landscaping, etc.
- FCUSD's debt service for Measure M with SFID#2 and SFID#3 could potentially exceed 0.60% of the 2%





# Potential Options and Next Steps

# Next Steps for SFID #3 and Potential Options

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- Steps Already Approved by the Board
  - Redesign of new schools
  - Third party value engineering
  - Financial Advisor to look at all potential funding options
  
- Need Board direction on funding of SFID #3 Schools. Options Include:
  - Issuance of remaining Measure M Bond Authorization
    - Tax rate increase for SFID #3
    - Funding is insufficient to build all identified project needs
  - Campaign for new bond with a larger AV area
    - Create new SFID areas, or use SFID #1 and/or SFID #2
  
- Next Steps
  - How does Board want to fund future schools?
  - What schools are built first and where?
    - Model, type, size, etc.

