



# CAMBRIAN SCHOOL DISTRICT MEASURE I BOND ACCOMPLISHMENTS

Cambrian School District has been the cornerstone of our community for over 100 years; naturally, our distinguished history also means that a number of our facilities are in need of repair and upgrades over time. To address some of the most significant facilities needs, the district put forth a facilities bond measure on the June 2014 ballot.

## **What is a School Bond?**

A local school bond measure generates funds for repair, construction or replacement of school facilities. In a bond election, voters decide whether to authorize a school district to issue bonds in a specified amount. Investors who buy the bonds are paid back, with interest, by an increase in property taxes. By California law (Prop 39) bond measure requirements include:

- Annual financial and performance audits
- That no proceeds be used for salaries or operating expenses
- Citizens' oversight committees
- The tax rates levied do not exceed prescribed maximums

When Cambrian voters passed the \$39 million Measure I bond on June 3, 2014 with a 72.47% approval rate, the district had a series of important decisions to make: how best to prioritize use of bond funds entrusted from the area residents to make the most impactful facilities upgrades possible, in order to benefit the greatest number of students. An exhaustive list was compiled from staff, parents and trustees, including dozens of projects totaling approximately \$80 million dollars. However, after community stakeholder input sessions and extensive discussion from the board, key priority areas were identified. **As we near the end of the last Measure I bond projects, we are proud of the following accomplishments, which add tremendous value to our district while staying within the \$39 million overall budget:**

### *District-Wide Improvements:*

**Solar Project:** The solar canopies now produce about 85% of our electrical power needs on an annual basis. This results in the District saving over \$280,000 in our first 12 month period of operations and potentially increases each year thereafter. We expect to average over \$465,000 in annual savings over the next 25 years. The District was also instrumental in leveraging the project to receive over \$1.5M of state energy funds that reimbursed a large portion of the Measure I funds expended on the solar project.

**Safety & Security (Fencing) Project:** Prior to the completion of this project, all Cambrian schools were primarily open campuses with very minimal fencing. Decorative fencing was installed at all of our schools around the perimeters and along neighboring properties. In total, approximately 2 miles of fencing were constructed throughout the District.

### *Site-Specific Improvements:*

**Price Ceiling, Carpet and Lighting Project:** Suspended ceilings, long in need of repair, were upgraded and new lights and roof insulation were installed in each of the rooms at Price, resulting in an improved and more comfortable learning environment where students and staff can more easily focus, relax, and conduct day-to-day classroom business easily.

**Bagby Multi-Use Room:** Bagby Elementary School's former multi-purpose room was small relative to the student population and other school campuses. An upgraded multi-purpose room is able to accommodate the entire school for assemblies, science fairs and a host of flexible learning opportunities, as well as integrate indoor and outdoor space by opening a large NanaWall.

**Steindorf STEAM School:** The addition of a new K-8 school in 2016 provided Cambrian families with an optional Project Based Learning choice, and alleviated crowding across all schools, through the best possible use of existing facilities resources and Measure I dollars.

**Farnham Outdoor Learning Space, Fammatre Early Learning Classrooms:** Thanks to sound fiscal management, some valuable smaller, site-specific projects were able to come to fruition as well, while still remaining within the overall \$39 million budget.



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The following is a summary of each project's journey to completion, total cost, and rationale in the district's endeavor to have maximum impact while making the most effective use of Measure I Dollars.

## Solar Project



**Master Plan Budget:** \$4.8 million\*

**Final Cost:** \$4.4 million

**Benefit for Students and Community:** One of the earliest identified priorities for use of Measure I funds was the installation of solar canopies at each of Cambrian's school sites and the district office. In exchange for a relatively modest investment, the district is expected to save more than \$465,000 per year over the next 25 years. When our panels generate excess power, the district is also compensated for the energy added to the region's power grid. The solar panels also present a unique learning opportunity for students, and provide a first-hand opportunity for students to explore the science of how sunlight becomes power and the importance of sustainability.

**Completion:** March 2015



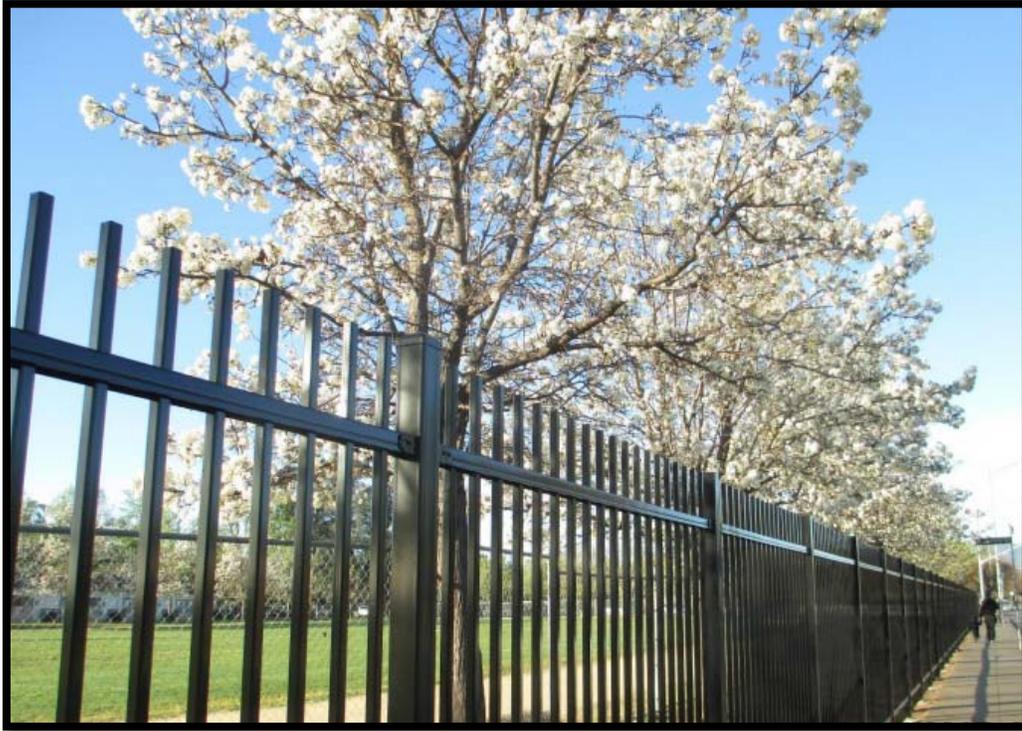
\* Solar panels were added to the roof at Steindorf instead of using the solar canopy design. **The cost of those solar panels is included in the cost of the Steindorf project and not included in the \$4.4M number above.**



# CAMBRIAN SCHOOL DISTRICT MEASURE I BOND ACCOMPLISHMENTS

April 2018

## **Safety & Security (Fencing) Project**



**Master Plan Budget:** \$2.5 million

**Final Cost:** [\\$3.4 million](#)

**Benefit for Students and Community:** Prior to the beginning of this project, Cambrian school campuses had either minimal fencing or no fencing at all, with a completely open campus. As such, there was little continuity from campus to campus with respect to security and some of the existing fencing, if it existed at all, was quite old and fairly easy to climb.

The fencing project dramatically improved staff and student safety by installing strategic, master-planned fencing that minimizes potential breach points, enables quick and secure locking or opening in the case of an emergency, and effectively deters climbing. At the same time, the new fencing systems accommodate easy access to child care centers that operate after normal school hours and to the public fields and basketball courts for public enjoyment during evenings and weekends. In total, approximately two miles of fencing were installed throughout the District.

**Completion:** November 2015



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## Price Ceilings, Carpet and Lighting Project



**Master plan budget:** \$1.1 million

**Final Cost:** \$1.8 million

**Benefit for Students and Community:** New LED lighting fixtures were installed to ensure that students and staff could count on safe and healthy classroom environments throughout the school day. Initially conceived as a ceiling upgrade, insulation and interior lighting project, on April 2, 2015 the board approved adding carpet replacement to the scope of the project.

Many of the oldest classroom's interior ceilings were replaced with new materials and upgraded to meet the most current building code. Throughout the school, energy efficient LED lighting and additional ceiling insulation were installed to save energy costs while providing an environment conducive to safe and comfortable teaching and learning, as well as making the rooms more viable for the many community organizations that occasionally use the facilities. The new lights also incorporate a dimming feature, adding a level of flexibility to optimize the rooms for different learning experiences.

**Completion:** August 2015



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## Bagby Multi-Use Room



**Master Plan Budget:** \$4.2 million (based on original 7,000 sq. ft plans)

**Final Cost:** [\\$3.26 million](#)

**Benefit for Students and Community:** The project was originally conceived as a 7,000 square foot facility to completely replace the existing undersized multi-use facility. As construction costs continued to rise, the initial proposal had to be revised substantially in order to honor the district's commitment to the Bagby community and ensure the project did not completely exhaust Measure I funds. After thorough study and collection of staff and parent input, the District determined that maintaining the existing multi-use building for Bagby's use while adding an additional indoor/outdoor facility would be a more prudent and cost effective solution. In January 2016, the Board of Trustees approved \$2.7 million for the design and construction of an additional new 3,200 square foot multi-use building for the Bagby campus.

When bids came in higher than expected, the Board approved adding additional funds to the project in March 2017, bringing the total budget to \$3.2 million in order to ensure construction on the new space could continue. The new room accommodates large groups of students for assemblies, activities, and for lunch in case of inclement weather. A 30' long operable NanaWall provides natural light and a seamless, flexible transition from indoors to outdoors for maximum utility and provides cover for assemblies that can accommodate the entire school population. **A grand opening is scheduled for late April 2018.**

**Scheduled Completion:** April 5, 2018



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## Steindorf K-8 STEAM School



**Planning budget:** [\\$ 19.7 million](#)

**Final Cost:** [\\$25.6 million \(including solar installation\)](#)

**Benefit for Students and Community:** By far the most ambitious Measure I project was the renovation and expansion of the old Steindorf campus, dormant for 40 years except for a few lease tenants, into a state-of-the-art K-8 STEAM Magnet School – the first of its kind for Cambrian. The impetus for the project was to address the issue of overcrowding at all schools and additional projected enrollment growth at both the elementary and middle school sites. To resolve this problem, the district had the option to invest funds for additional permanent and portable classrooms at each of the school sites or re-open the existing Steindorf campus. Given that adding more classrooms at each school site would not solve the overpopulation burden on the existing school playgrounds and student support facilities, it was decided that the best use of funds would be to re-open Steindorf and give Cambrian families the opportunity to pursue a K-8 learning model.



Upgrading a site that was designed and built in the mid-20<sup>th</sup> century presented a unique set of both advantages and challenges. Conceptually planned as a modest modernization and expansion, the unexpectedly poor condition of the internal building structural systems, drainage systems and site utilities --which could not be salvaged -- necessitated an expansion of the planning budget. The result of the project is a largely rebuilt, sustainable school facility that will endure many generations of Cambrian students. Since its opening in

August 2016, the school has quickly become the proud home to hundreds of Cambrian students and their families.

**Completion:** August 2016



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### Other Measure I Successes

Thanks to sound fiscal management, creative problem-solving and effective collaboration with planning and construction partners, some valuable smaller, site-specific projects were able to come to fruition as well, while still remaining within the overall \$40.8 million budget. These include:

### Farnham Outdoor Flexible Learning Space



**Planning Budget:** \$165 thousand

**Final Cost:** [\\$243 thousand](#)

*Benefit to Students and Community:* These spaces were tailored to the needs of the campus using feedback from staff and the Home and School Club. They now serve as outdoor classrooms for a wide variety of instructional subjects and activities – as well as simply providing space to help students stay comfortable in the heat. The Farnham Home and School Club generously donated \$35,000 to ensure the project was successful. The project now serves as the template for future similar upgrades at other school sites.

**Completion:** August 2017

### Fammatre Early Learning Classrooms



**Planning budget:** \$1.1 million

**Final Cost:** [\\$1.47 million](#)

*Benefit to Students and Community:* In order to accommodate Transitional Kindergarten and Kinder classes, three new classrooms were built at Fammatre to house an influx of our youngest students. The spaces are tailored for early learning needs and are accessible for small children.

**Completion:** July 2014



# CAMBRIAN SCHOOL DISTRICT MEASURE I BOND ACCOMPLISHMENTS

## Measure I Oversight Committee

Since Measure I was passed in 2014, the board-appointed Measure I Citizens Oversight Committee has met to review Measure I expenditures and ensure compliance with the bond measure language and applicable statutes. Most recently on January 18<sup>th</sup>, 2018, the Bond Oversight Committee presented their annual report to the Board of Trustees. ***We are pleased that to date all reports have found the district's management of Measure I funds to be in full compliance with no discrepancies.*** This means that the committee has determined that the district has spent the funds appropriately and prudently.

After the completion of all priority projects and additional, smaller site-specific projects, the Measure I funds have been nearly exhausted without going over. We are proud of the district's many upgrades and new facilities, **all completed within the available Measure I program funds.** We thank Citizens Oversight Committee members Ed Chirco, Michelle Lister, Jeff Lowery, Chris Whitaker, Chevonne Johst, Liz Warren and Katia McClain for their gift of time and expertise over the past several years.

## Thank You!

The Measure I projects detailed on the preceding pages have a daily positive impact on the lives of many staff and students in ways both big and small. We are profoundly grateful for the support of our friends, families, neighbors and staff who helped campaign for Measure I, turned out at the polls, and continue to invest in our schools. We also wish to thank our partner architects, construction management team and contractors for their tireless hours in making these improvements possible. A special thanks is due to the Cambrian School District Board of Trustees, both past and present, whose tireless advocacy for the measure and oversight of all bond projects have been instrumental in its success. Our neighborhood is stronger when our schools are stronger, and these efforts will continue to benefit students for many years to come.

