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Measure M passes; District will have financing in place for growth south of Highway 50

The Folsom Cordova Unified School District can move forward in its proactive preparation for future growth in Folsom and Rancho Cordova thanks to voters who approved a \$750 million general obligation bond, Measure M, in a special election held March 27. The measure was approved by 81% of the registered voters.

The registered voters in the School Facilities Improvement District (SFID) 3—which encompasses the areas of Folsom, Rancho Cordova, and Sacramento County south of highway 50—were previously approached during the November 2006 general election, and the measure fell two votes short of approval. The intent of the SFID is to utilize state funding and developer fees through \$750 million in bonds for the construction of new elementary, middle, and high schools, libraries, computer labs, support facilities, land acquisition, and acquisition of equipment and computer technology. The District decided to approach these voters again on Tuesday, hoping that some voters changed their minds to support the future growth of the district.

“This is our opportunity to plan to house students before they arrive in our district and avoid overcrowding,” said Board President Teresa Stanley.

The \$750 million bond will finance and support of the future growth of the District, which will potentially need to build 30 new schools in the area south of highway 50 over the next 20 or more years depending on state and county agency approvals and residential development schedules. “Rather than segmenting the District into small funding areas, we need to proactively plan for students within our entire district, and provide for a funding mechanism that offers parity for homeowners,” explained Stanley. In next 25 or more years, it will take an estimated \$1.7 billion to house the potentially 23,500 new students located in the SFID 3.

The amount of financing needed for the future schools takes into consideration land acquisition, site development and construction costs that will vary due to site location, mitigation for naturally occurring asbestos, other site contamination issues, topography, engineering, soil conditions, and the economic climate.

The District will continue to participate in the State School Facilities Program for modernization of eligible sites and new construction of school sites, and it will secure the District's share of state dollars for the modernization of eligible sites and construction of new school sites as provided for in the State School Facilities Program.

For more information, please contact the Deborah Bettencourt, FCUSD Deputy Superintendent and CFO at 355-1111 ext. 114.

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Facts At A Glance: Future Growth of FCUSD South of Highway 50

Land Use Planning and Development Impact

Major land development impact south of 50:

Development	Dwelling Units	Pupils Generated
North Douglas I/II	841	606
Glenborough	3,309	2,265
Easton Place	1,494	563
Westborough	4,956	2,902
Rio del Oro	11,660	8,395
Subtotal	22,260	14,731
Folsom Sphere of Influence	14,630	8,714
Total	36,890*	23,445*

*Estimates will change as land use maps change

Financing New School Construction:

- \$1.6 billion over 25 – 35 years
 - Assumptions:
 - Land use plan (residential and commercial)
 - Student yield factors from new homes
 - Cost of land for new schools
 - Cost of construction for new schools
 - Statutory developer fees set by CA law
 - State school construction/modernization program
 - Local general obligation bonds
 - Developer agreements

Funding sources for new school construction and improvements to existing schools include general obligation bonds through School Facilities Improvement Districts, statutory developer fees, and the state’s School Facilities Construction program.

New School Costs Used to Calculate 25-Year Projection

- Land purchase at \$500,000 per acre
- Cost per square foot – April 2006 bids plus 5% annual escalation
- Site development – rough grading and building pads by developer
- Developer fees – 3% annual increase (historical)
- State school construction grant – 3% annual increase (historical)
- District-wide standard and amenities
- Developers guarantee funding

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