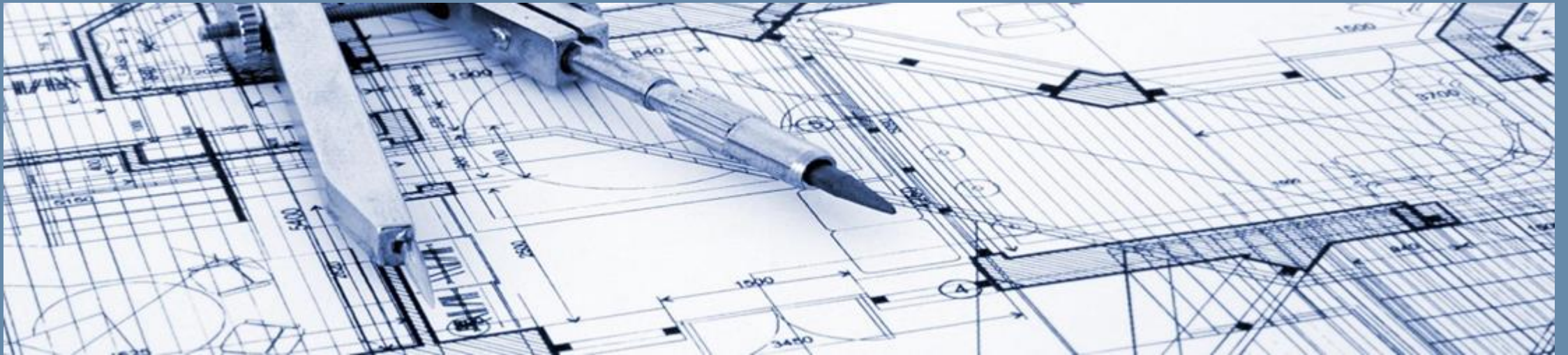


DUBLIN
UNIFIED



School District

Business Services Facilities and Construction Staffing Plan



May 12, 2020

Agenda

- Section 1 - Approved Implementation Plan
- Section 2 - Business Services Organizational
- Section 3 - Cost Analysis
- Section 4 - Recommendation
- Section 5 - Next Steps

Revised Implementation Plan – 5/12/2020

(Click here for larger view)

	DESCRIPTION	Revenues vs. Expenditures	Measure C	Measure E	Measure H	Developer Fees	Measure J	Prop 51 State Match	Potential Future State Match
SOURCES OF FUNDS:									
	Measure C	18,200,000	18,200,000						
	Measure E	30,500,000		30,500,000					
	Measure H	283,000,000			283,000,000				
	Developer Fees	20,000,000				20,000,000			
	Proposition 51 State Match	71,900,000						71,900,000	
	Measure J	290,000,000					290,000,000		
	Future State Match	90,750,000							90,750,000
	Total Sources of Funds	804,350,000	18,200,000	30,500,000	283,000,000	20,000,000	290,000,000	71,900,000	90,750,000
LESS USES OF FUNDS:									
Approved and/or Budgeted Projects	1 Cottonwood Creek School (Completed)	(15,000,000)			(15,000,000)				
	2 Dublin High School Engineering/Science Building (In Progress)	(31,500,000)	(1,000,000)	(30,500,000)					
	3 Frederiksen Elementary School (Capacity Increase and Modernization) (In Progress)	(50,000,000)			(50,000,000)				
	4 Murray Elementary School (Capacity Increase and Modernization) (In Progress)	(55,000,000)			(55,000,000)				
	5 New High School (Including Land) - Phase One (In Progress)	(167,000,000)			(158,800,000)	(8,200,000)			
	6 Athletic Facilities (HVAC, Field, Turf etc.) (In Progress)	(8,000,000)	(8,000,000)						
	7 District Office Space Addition (In Progress)	(5,000,000)			(2,000,000)			(3,000,000)	
	8 Dublin Elementary School Modernization	(33,000,000)	(9,200,000)					(23,800,000)	
Priority I	I-1 Complete New High School - Phase Two	(92,000,000)					(92,000,000)		
	I-2 E6 - New Middle School at Dublin Crossing (New Construction)	(85,000,000)				(1,800,000)	(75,000,000)	(8,200,000)	
	I-3 Dougherty Elementary School (Cafeteria and Permanent Classroom)	(20,000,000)					(20,000,000)		
	I-4 Technology Upgrade	(20,000,000)					(20,000,000)		
	I-5 Districtwide Safety	(8,000,000)					(8,000,000)		
	I-6 Cottonwood Creek Improvements and Additional Program Support	(12,000,000)					(12,000,000)		
Priority II	II-1 Elementary School (Nielsen)	(55,000,000)					(55,000,000)		
	II-2 District-wide Roofing and HVAC Project	(11,900,000)					(5,000,000)	(6,900,000)	
	II-3 Swimming Pool at DHS and Future High School	(30,000,000)						(30,000,000)	
Priority III	III-1 Wells MS Including Science Facility (Only if Dublin Crossing is built as a MS)	(26,000,000)							(26,000,000)
	III-2 Fallon MS Including Science Facility (Only if Dublin Crossing is built as a MS)	(26,000,000)							(26,000,000)
	III-3 Fallon Middle School Modernization	(30,000,000)							(30,000,000)
	Bond Issuance Cost	(5,200,000)			(2,200,000)		(3,000,000)		
	Project Management Cost	(10,000,000)				(10,000,000)			
	Total Uses of Funds	(795,600,000)	(18,200,000)	(30,500,000)	(283,000,000)	(20,000,000)	(290,000,000)	(71,900,000)	(82,000,000)
	BALANCE REMAINING	8,750,000	0	0	0	0	0	0	8,750,000

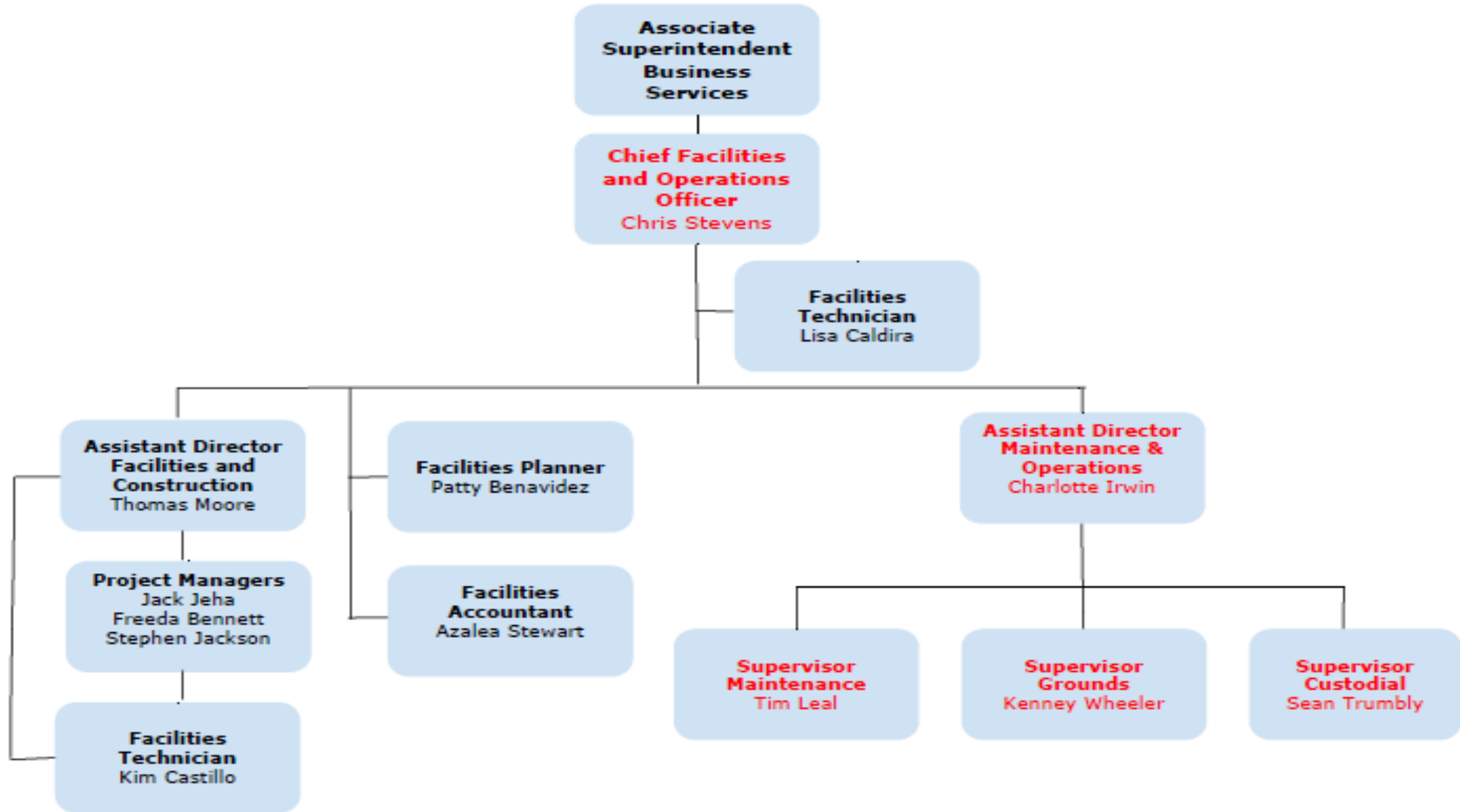
Notes: If additional funds from the March 2020 bond measure are required to complete the Dublin Elementary Renovation Project, the Board is prepared to reallocate up to \$10M

Project Beginning and Estimated Completion Dates

	Project	Funding Source	Beginning Date	Completion Date
2	Dublin High School Engineering/Science Building	Measure C , Measure E	2017/18	2020/21
3	Frederiksen Elementary School	Measure H	2018/19	2021/22
4	Murray Elementary School	Measure H	2018/19	2021/22
5	New High School Phase One	Measure H, Developer Fees	2017/18	2022/23
6	Athletic Facilities (HVAC, Field, Turf etc.)	Measure C	2018/19	Ongoing
7	District Office Space Addition	Measure H, State Match (Proposition 51)	2019/20	2021/22
8	Dublin Elementary School (Reconstruction and Modernization)	Measure C, State Match (Proposition 51)	2020/21	2023/24
I-1	New High School Phase Two	Measure J	2021/22	2024/25
I-2	Dublin Crossing New Middle School	Developer Fees, Measure J, State Match (Proposition 51)	2020/21	2024/25
I-3	Dougherty (Cafeteria Expansion and Classroom Addition)	Measure J	2022/23	2024/25
I-4	Technology Upgrade	Measure J	2020/21	Ongoing
I-5	Districtwide Safety	Measure J	2019/20	Ongoing
I-6	Cottonwood Creek Gym and Additional Program Support	Measure J	2021/22	2022/23
II-1	Elementary School (Nielsen)	Measure J	2023/24	2026/27
II-2	District-wide Roofing and HVAC Project	Measure J, State Match (Proposition 51)	2019/20	Ongoing
II-3	Swimming Pool at DHS and Future High School	State Match (Proposition 51)	Availability of Funds	
III-1	Wells MS Including Science Facility (Only if Dublin Crossing is built as a MS)	Potential Future State Match	Availability of Funds	
III-2	Fallon MS Including Science Facility (Only if Dublin Crossing is built as a MS)	Potential Future State Match	Availability of Funds	
III-3	Fallon Middle School Modernization	Potential Future State Match	Availability of Funds	

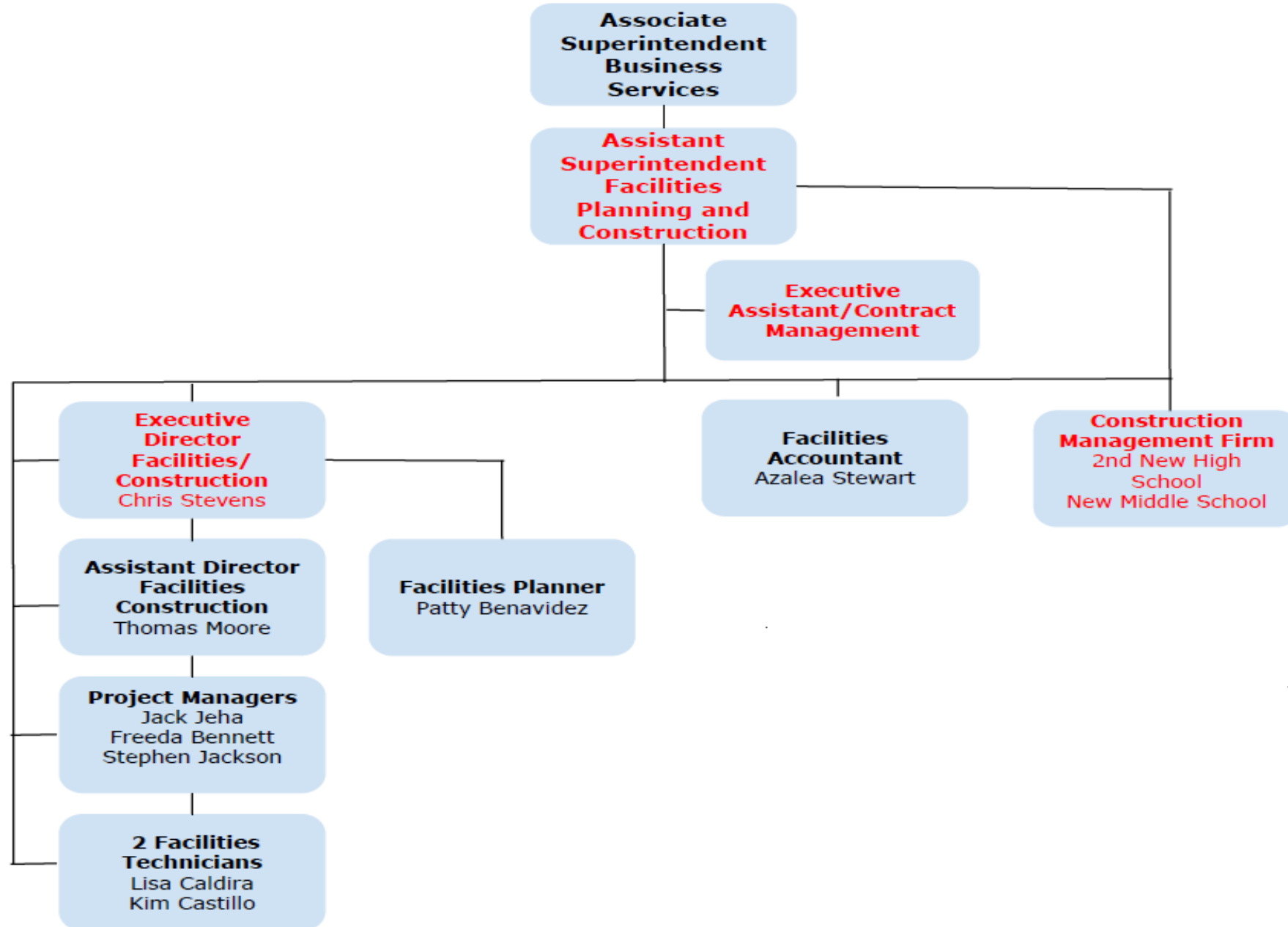
Current Facilities/Planning and Construction

Organizational Chart



Proposed Facilities Planning & Construction

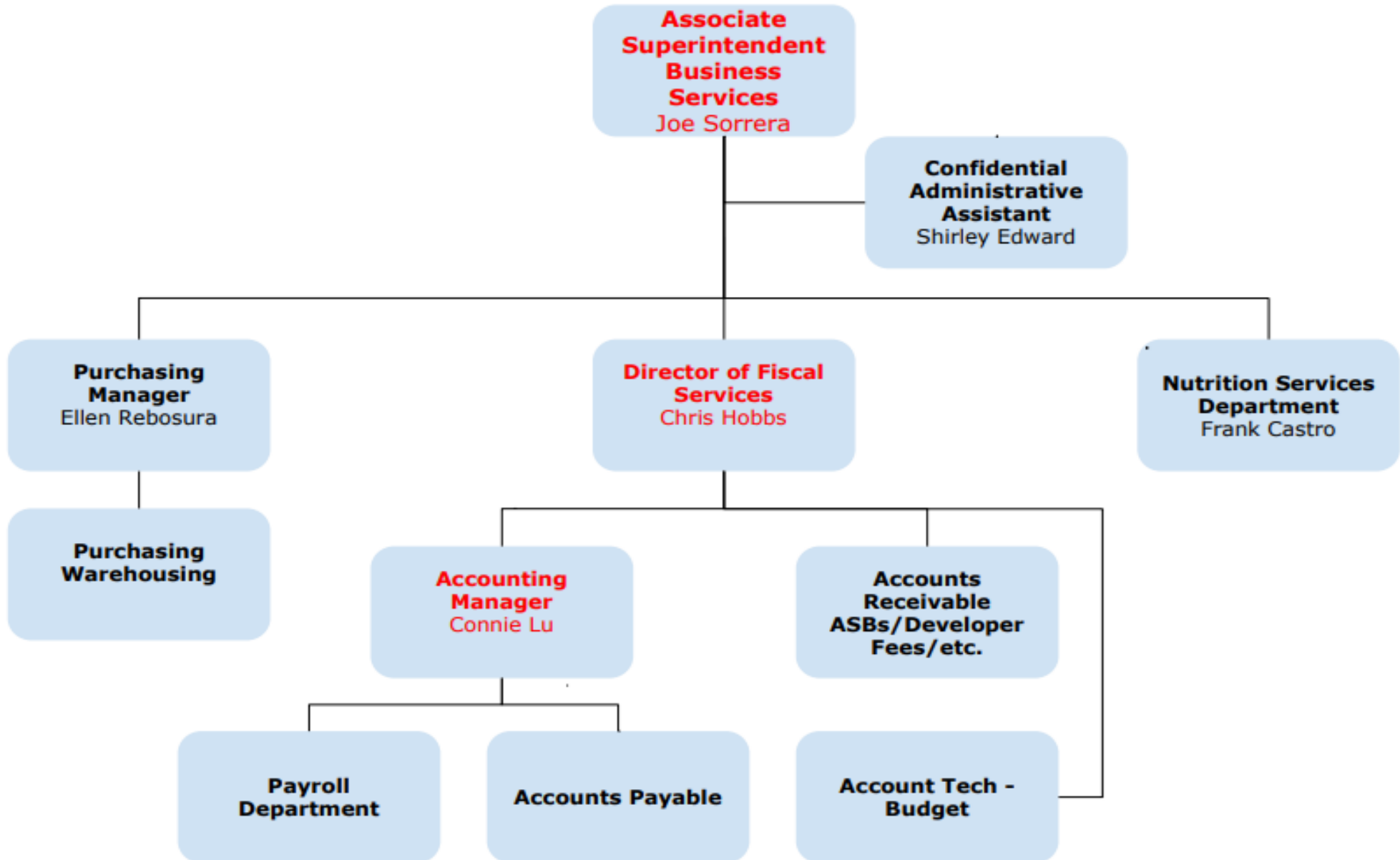
Organizational Chart



Other Options

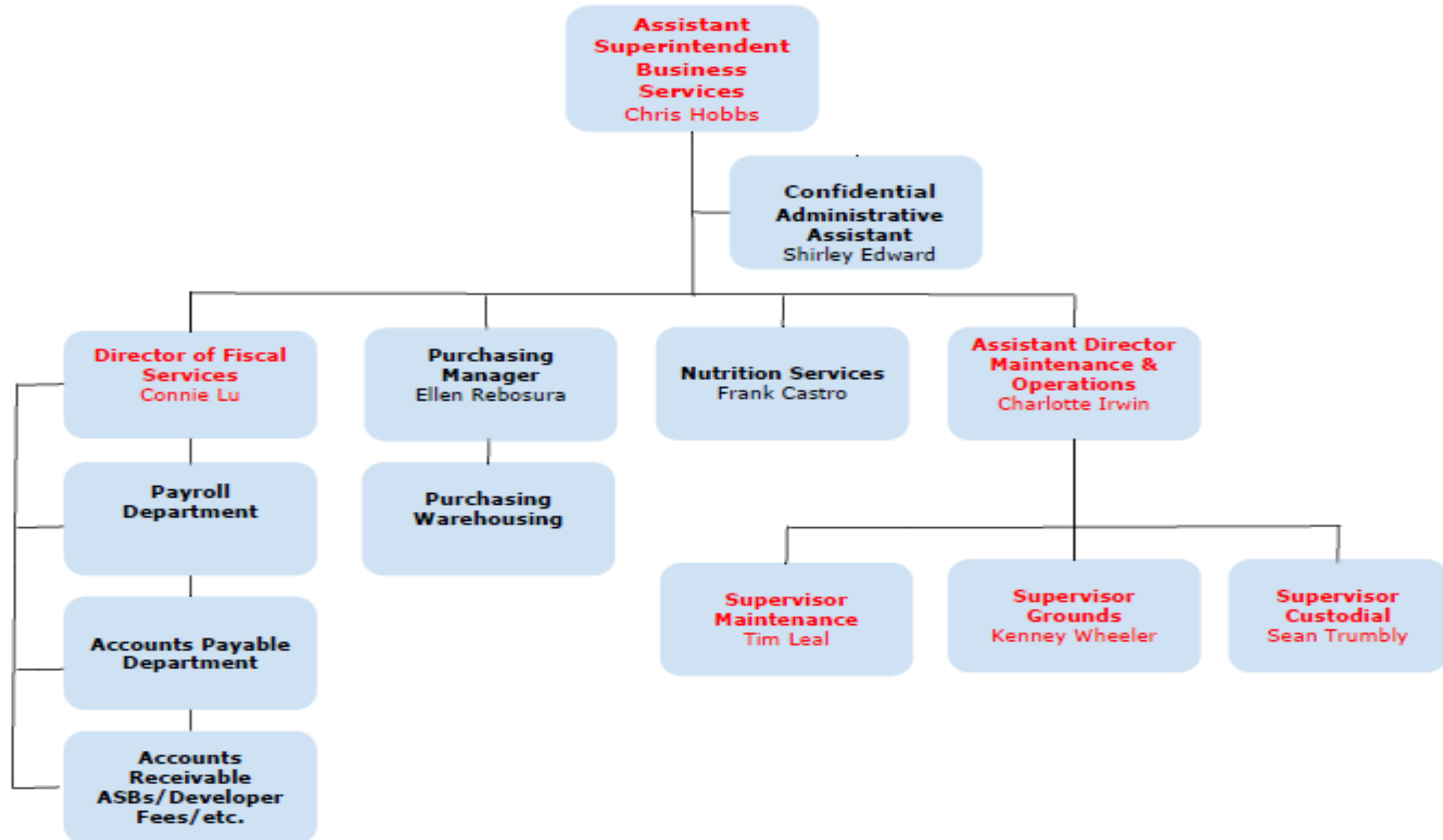
- Hire Another Executive Director to divide the construction workload
- Continue to hire in-house project managers

Business Services Current Organizational Chart



Proposed Business Services FY 2021-22

Organizational Chart



Reorganization Cost Analysis

DUBLIN UNIFIED SCHOOL DISTRICT
COST ANALYSIS FACILITIES AND PLANNING ORG CHART
APRIL 28, 2020

		Budget Considerations - All Funds		Bond Funds		General Fund		
Item #	Level	EXPENDITURES	2020-21	2021-22	2020-21	2021-22	2020-21	2021-22
		FISCAL YEAR 2020-21						
1	1	Add Assistant Superintendent - Facilities, Planning and Construction	220,000	230,000	220,000	230,000		
2	(1)	Eliminate Chief Facilities and Operations Officer Position	(174,240)	(180,295)	(174,240)	(180,295)		
3	1	Add Executive Director - Construction	171,946	171,946	171,946	171,946		
4	1	Add Direct Support/Administrative Assistant	95,151	97,126	95,151	97,126		
		FISCAL YEAR 2021-22						
5	(1)	Eliminate Associate Superintendent Business Services		(267,000)				(267,000)
6	1	Add Assistant Superintendent - Business Services		220,000				220,000
7	(1)	Eliminate Accounting Manager Position		(133,901)				(133,901)
	1	TOTAL	312,857	137,876	312,857	318,777	0	(180,901)
		Add: Statutory Benefits @32.49%			101,647	103,571		(58,775)
		TOTAL			414,504	422,348		(239,676)

Assumption: Salary amounts for Assistant Superintendents are estimated at middle range. Actual salary would have to be negotiated depending on level of experience.

Recommendation

- Approve the Proposed Organizational Restructuring:
 - Business Services Department
 - Facilities, Planning and Construction Department

Next Steps

- Hire Assistant Superintendent of Facilities, Planning and Construction by July 1, 2020
- Approve Selected Pool of Construction Management Firms
- Proceed with DUSD Build Build Build Program



Thank You