



Murrieta Valley Unified School District Facilities Master Planning Workshop

February 27, 2024

Inspiring ALL Students To Think, To Learn, To Achieve and To Care

Facilities Board Workshop



MURRIETA VALLEY
UNIFIED SCHOOL DISTRICT

Facilities Master Planning Presentation and Discussion for the Future District Facility Need Based Upon the Follow Factors:

- Residential Development Growth in the City
- Projected Student Enrollment
- Repair of Aging Schools
- Programmatic Facility Needs:

AGENDA AND SPECIAL GUESTS



Bond Feasibility
Dr. Tim McLarney
President
True North Research



Bond Feasibility
Bonnie Moss
Principal
CliffordMoss



Bond Finance
Jin Kim
Managing Director
Piper Sandler & Co



Residential Growth
Carl Stiehl
City Planner
City of Murrieta



Master Planning
Susan Miller
Senior Director
Woolpert

FACILITIES OVERVIEW

Education Framework

Developing Data-Driven Decisions

| ▶ DECISION MATRIX | | | | |
|-------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------|
| PHYSICAL CONDITION | POOR (\$\$\$) | Discontinue Use & Surplus Consolidate with Another School Replacement (Right Sized) | Major Renovation Replacement | Major Renovation Replacement (Right Sized) + Boundary Changes Permanent Addition Relief School |
| | FAIR (\$\$) | Renovation Life-Cycle Renewal | Renovation Life-Cycle Renewal | Renovation Life-Cycle Renewal + Boundary Changes Permanent Addition Relief School |
| | GOOD (\$) | General Maintenance + Boundary Changes Install Attractive Program Repurpose Facility for Non-Ed. Use | General Maintenance | General Maintenance + Boundary Changes Remove Attractive Program Permanent Addition Relief School |
| | | LESS THAN 85% | 85% - 105% | GREATER THAN 105% |
| UTILIZATION (ENROLLMENT VS. PERMANENT CAPACITY) | | | | |



Tiered Instruction



Positive School Culture and Safety



Engagement and Experiences in Co-Curricular Activities



Community Outreach and Communication



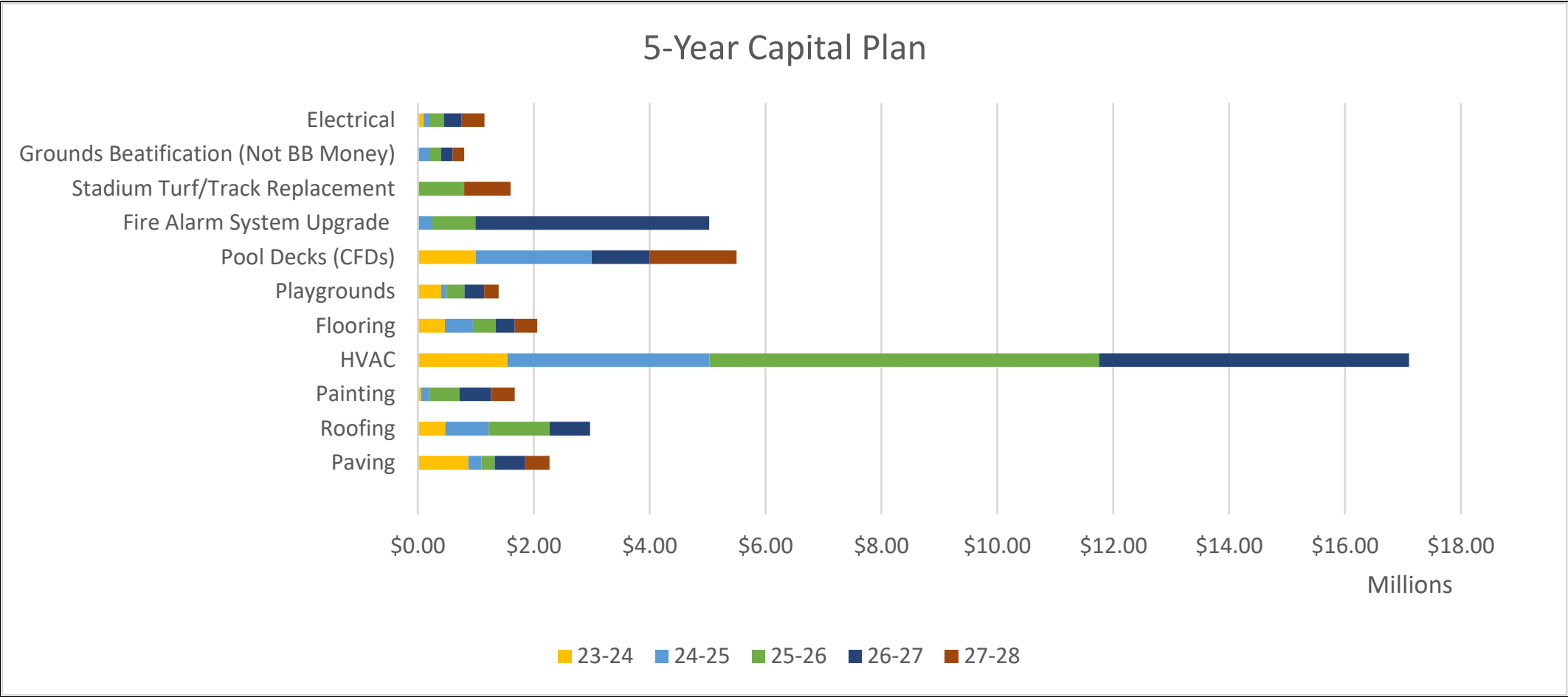
Equitable Resources and Planning



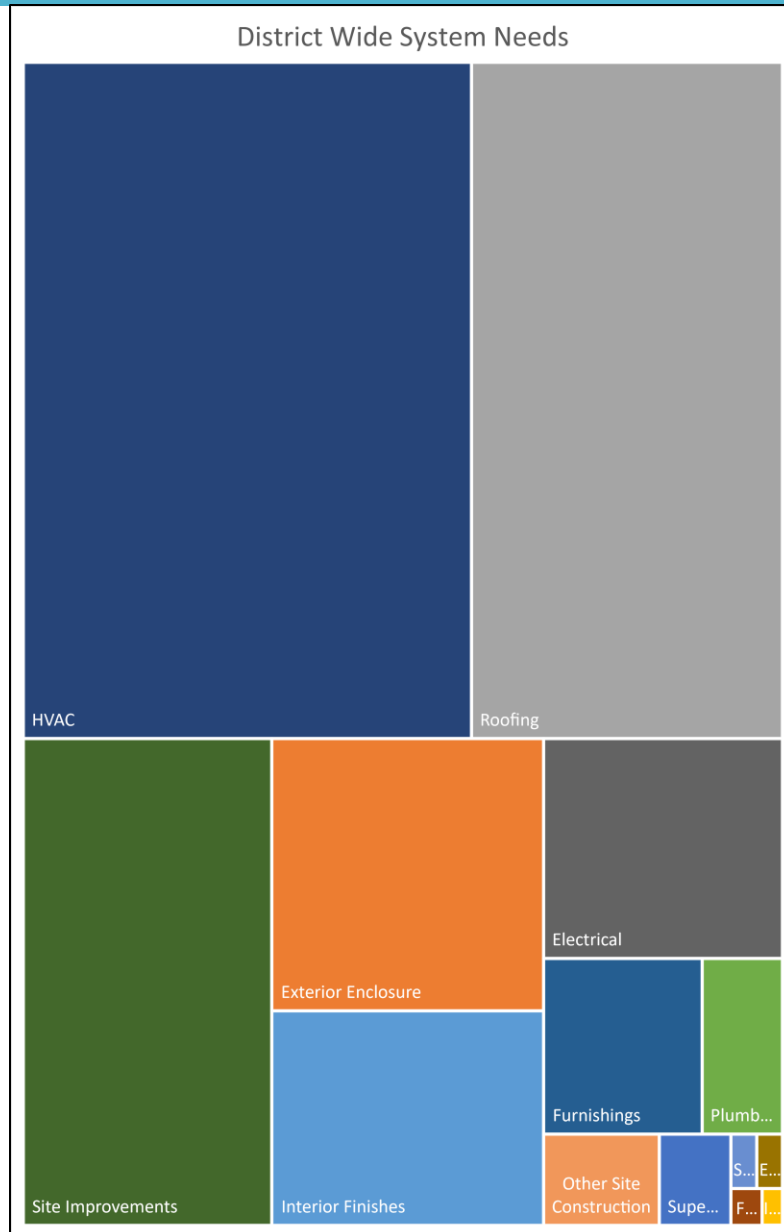
Continuous Improvement and Accountability

Facilities Multi-Year Plan

Estimated budget is \$41.6 Million through 2027/28



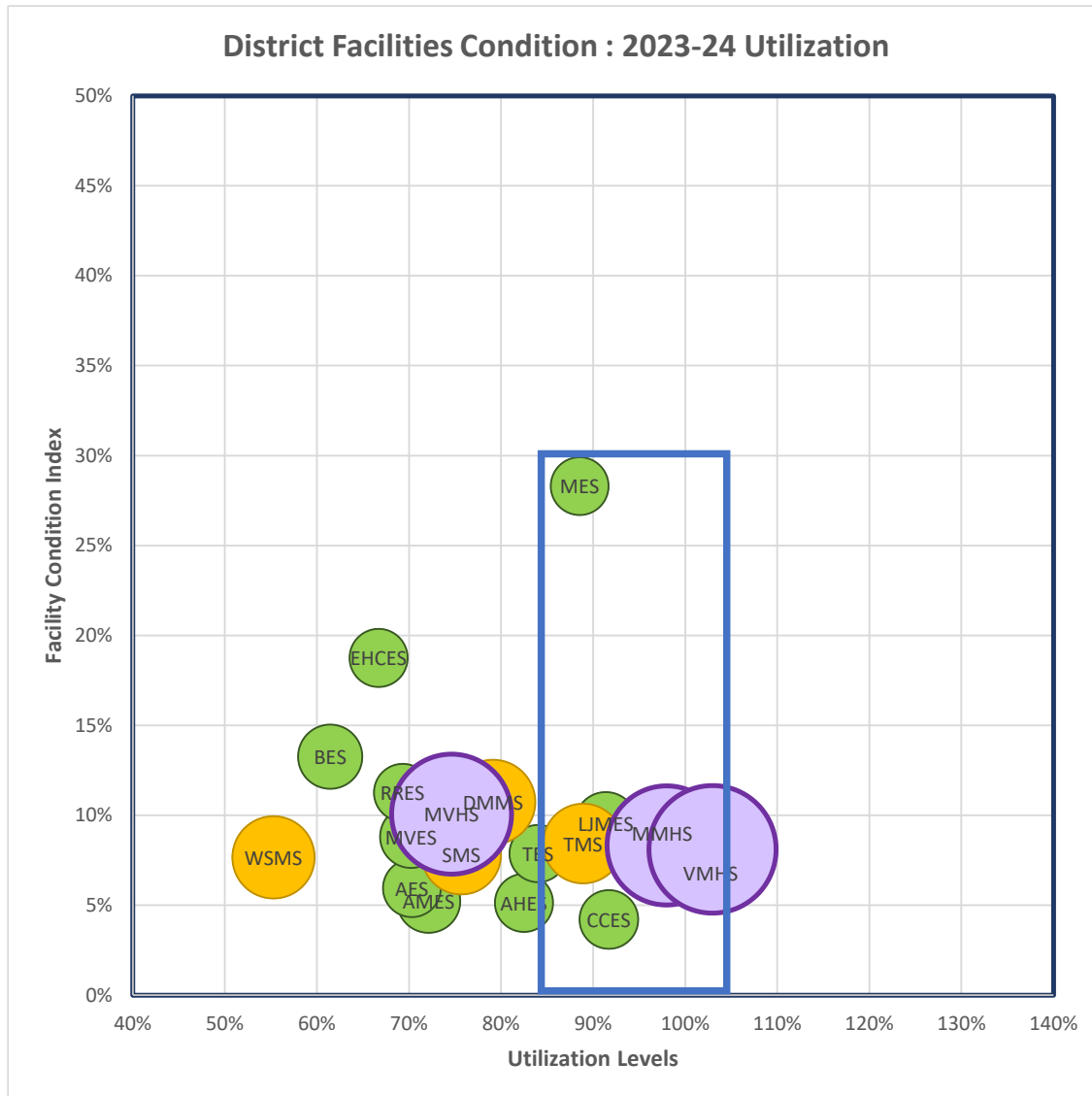
Murrieta Valley District-wide Needs



| System | Total Costs |
|---------------------------|----------------------|
| Foundations | \$ - |
| Basement Construction | \$ - |
| Superstructure | \$ 1,212,955 |
| Exterior Enclosure | \$ 13,701,140 |
| Roofing | \$ 38,953,562 |
| Interior Construction | \$ 137,259 |
| Stairs | \$ 1,322 |
| Interior Finishes | \$ 10,800,862 |
| Conveying | \$ - |
| Plumbing | \$ 2,614,133 |
| HVAC | \$ 56,157,102 |
| Fire Protection | \$ 213,199 |
| Electrical | \$ 9,726,705 |
| Equipment | \$ 258,309 |
| Furnishings | \$ 5,163,436 |
| Site Preparation | \$ - |
| Site Improvements | \$ 22,432,470 |
| Site Mechanical Utilities | \$ - |
| Site Electrical Utilities | \$ 260,545 |
| Other Site Construction | \$ 1,958,675 |
| Total | \$163,591,674 |

FCA, 2022 ~ Costs escalated @ 4% per year through 2024.

Facilities Overview: Current FCI and Utilization & Future Considerations



Considerations

- Eight schools' utilization will increase by double digits and are projected to have above 100% utilization levels. Five of the eight schools are elementary schools. Murrieta Elementary School is projected to have over 1,700 students enrolled, almost double current enrollment, with a projected utilization level of ~170%.
- Four out of eleven elementary schools are projected to have utilization levels below 80%. Buchanan, Rail Ranch and Monte Vista Elementary Schools are projected to be at ~65%+ utilization levels.
- Overall utilization levels at middle schools are projected to be ~77%, with Thompson at 104% and Warm Springs at 51%.
- What strategies should the district employ to address / balance the enrollment across feeder patterns?
- How do we prioritize capital investments to address enrollment needs?

Recent & Planned Facility Projects

Murrieta ES, 2023

13 New classrooms
Net Gain – 6 new classrooms
Net Capacity: 1,200
\$23 million for project



Lisa J. Mails Elementary School, 2024

3 New TK Classrooms
2 New Staff Restrooms
Playground Expansion
New Shaded Lunch Area
Landscape Improvements



Alta Murrieta ES, 2023

5 New Support Offices
New Staff Restrooms
Modernized Student Bathrooms
Additional Storage
Net Gain – 4 full classrooms



School Bus EV Charging Station 23/24

Southern CA Edison /Champion Electric
(10) Alternating Current Charging Stations
(1) Direct Current rapid Charging Station
(2) Infrastructure Upgrades



DISTRICT PORTFOLIO

ELEMENTARY – MIDDLE – HIGH SCHOOLS

Murrieta Valley USD Portfolio

| School Name | Building Information | | | | | | | | | | | Current and Projected Capacity, Enrollment and Utilization | | | | | | |
|------------------------|----------------------|-------------|-----------|-----------|------------------|------------------|---------------------|-------------------------|-----------------------|-------------------------|------------|------------------------------------------------------------|----------------------|-------------|---------------------|--------------------------|-----------------------|-------------|
| | Grades Served | Year Built | Age | Acreage | Total GSF | Total Classrooms | Number of Portables | Permanent vs. Portables | Deficiencies | CV Replacement | FCI | Program Capacity | Enrollment 23/24 [1] | Utilization | % Disadvantaged [2] | Projected Enroll 2033/34 | Projected Utilization | % Change |
| Alta Murrieta ES | TK-5 | 1989 | 34 | 14.38 | 73,635 | 53 | 18 | 34% | \$ 3,086,924 | \$ 59,071,670 | 5% | 1,245 | 898 | 72% | 51.00% | 960 | 77% | 6.9% |
| Antelope Hills ES | TK-5 | 2005 | 18 | 9.50 | 62,679 | 46 | 7 | 15% | \$ 2,577,769 | \$ 50,282,518 | 5% | 1,022 | 843 | 82% | 41.40% | 961 | 94% | 14.0% |
| Avaxat ES | TK-5 | 1987 | 36 | 13.4 | 61,826 | 38 | 5 | 13% | \$ 2,949,200 | \$ 49,598,222 | 6% | 970 | 682 | 70% | 64.90% | 1,010 | 104% | 48.1% |
| Buchanan ES | TK-5 | 2001 | 22 | 10.6 | 75,874 | 56 | 19 | 34% | \$ 8,071,000 | \$ 60,867,847 | 13% | 1,372 | 843 | 61% | 56.20% | 908 | 66% | 7.7% |
| Cole Canyon ES | TK-5 | 2000 | 23 | 8.35 | 63,423 | 48 | 17 | 35% | \$ 2,139,970 | \$ 50,879,372 | 4% | 1,158 | 1,062 | 92% | 33.50% | 1,203 | 104% | 13.3% |
| Dorothy McElhinney | 6-8 | 2009 | 14 | 30.88 | 130,657 | 66 | 0 | 0% | \$ 11,463,817 | \$ 106,766,211 | 11% | 1,824 | 1,443 | 79% | 44.20% | 1,331 | 73% | -7.8% |
| E. Hale Curran ES | TK-5 | 1989 | 34 | 14.36 | 62,565 | 42 | 10 | 24% | \$ 9,411,283 | \$ 50,191,064 | 19% | 889 | 593 | 67% | 60.00% | 662 | 74% | 11.6% |
| Lisa J. Mails ES | TK-5 | 2008 | 15 | 15.27 | 70,701 | 37 | 0 | 0% | \$ 5,427,267 | \$ 56,717,949 | 10% | 1,067 | 975 | 91% | 36.70% | 1,140 | 107% | 16.9% |
| Monte Vista ES | TK-5 | 2003 | 20 | 12.4 | 71,584 | 54 | 18 | 33% | \$ 5,054,259 | \$ 57,426,311 | 9% | 1,142 | 802 | 70% | 54.00% | 751 | 66% | -6.4% |
| Murrieta ES | TK-5 | 1958 | 65 | 10.0 | 62,014 | 43 | 23 | 53% | \$ 14,083,363 | \$ 49,749,040 | 28% | 1,030 | 912 | 89% | 58.90% | 1,732 | 168% | 89.9% |
| Murrieta Mesa | 9-12 | 2009 | 14 | 62.0 | 269,646 | 94 | 0 | 0% | \$ 19,520,754 | \$ 234,427,558 | 8% | 2,273 | 2,227 | 98% | 51.80% | 2,088 | 92% | -6.2% |
| Murrieta Valley | 9-12 | 1990 | 33 | 64.8 | 274,386 | 114 | 0 | 0% | \$ 24,004,713 | \$ 238,548,466 | 10% | 2,919 | 2,178 | 75% | 42.00% | 2,488 | 85% | 14.2% |
| Rail Ranch ES | TK-5 | 1989 | 34 | 10.0 | 61,185 | 44 | 17 | 39% | \$ 5,525,823 | \$ 49,083,997 | 11% | 922 | 639 | 69% | 54.20% | 603 | 65% | -5.6% |
| Shivela | 6-8 | 1990 | 33 | 14.84 | 115,147 | 56 | 15 | 27% | \$ 7,350,845 | \$ 94,092,233 | 8% | 1,592 | 1,205 | 76% | 58.50% | 1,186 | 74% | -1.6% |
| Thompson | 6-8 | 1994 | 29 | 20.0 | 116,691 | 60 | 7 | 12% | \$ 8,035,779 | \$ 95,353,911 | 8% | 1,794 | 1,595 | 89% | 44.10% | 1,869 | 104% | 17.2% |
| Tovashal ES | TK-5 | 1996 | 27 | 15.6 | 60,837 | 42 | 7 | 17% | \$ 3,842,429 | \$ 48,804,824 | 8% | 913 | 767 | 84% | 52.50% | 821 | 90% | 7.0% |
| Vista Murrieta | 9-12 | 2003 | 20 | 68.6 | 307,961 | 136 | 18 | 13% | \$ 21,709,380 | \$ 267,738,238 | 8% | 3,302 | 3,400 | 103% | 46.60% | 2,965 | 90% | -12.8% |
| Warm Springs | 6-8 | 2000 | 23 | 23.0 | 124,418 | 69 | 3 | 4% | \$ 7,787,211 | \$ 101,668,019 | 8% | 1,478 | 817 | 55% | 54.60% | 751 | 51% | -8.1% |
| Totals/Averages | | 1996 | 27 | 23 | 2,065,229 | 1,098 | 184 | 20% | \$ 162,041,787 | \$ 1,721,267,449 | 10% | 26,912 | 21,881 | 81% | 50% | 23,429 | 87% | 7.1% |

Sources:[1] Enrollment Report: Woolpert/Cooperative Strategies, 2023; [2] California Department of Education Dashboard

Portfolio Overview – High Schools

Murrieta Valley High Schools

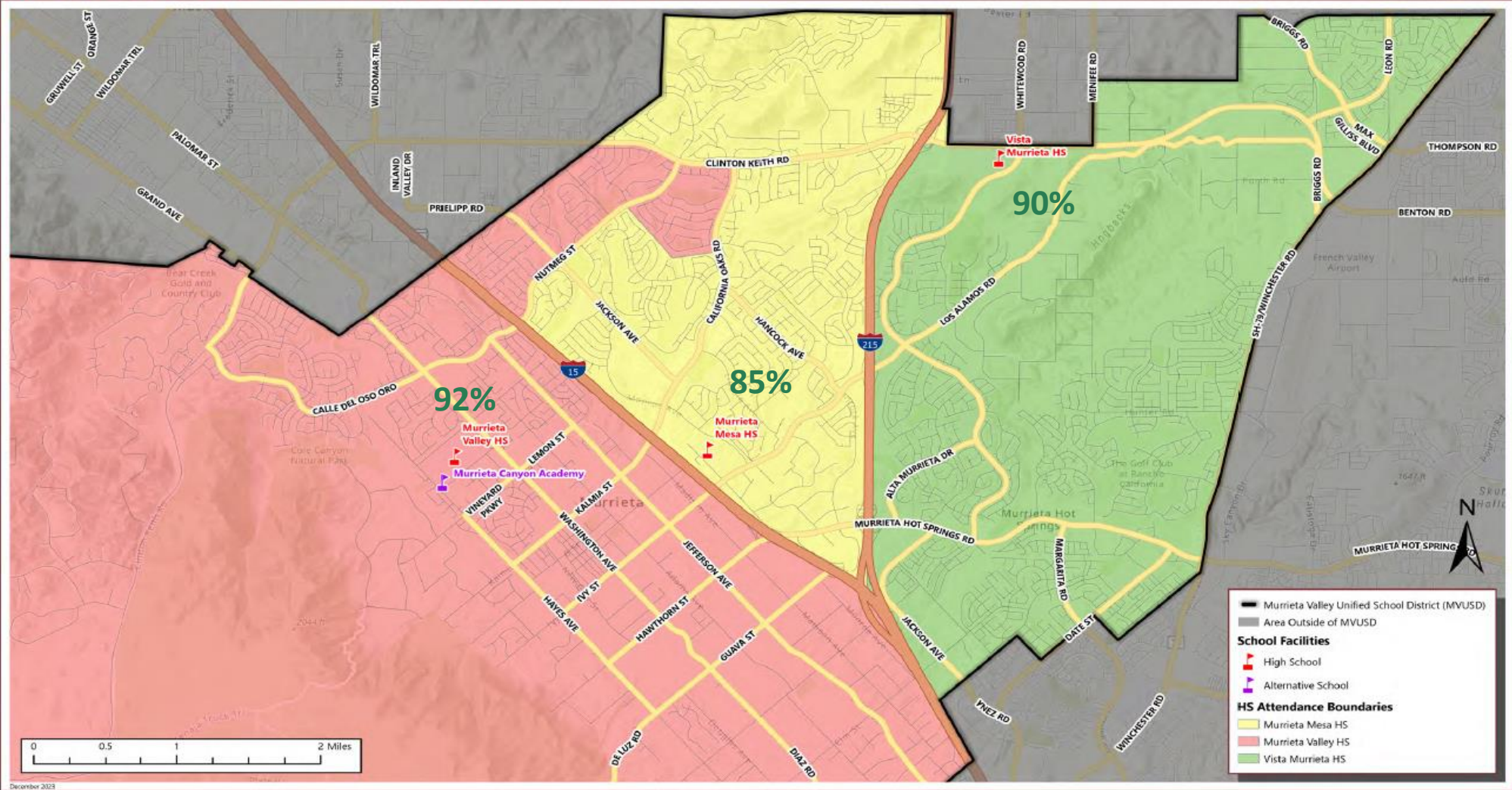
| | Building Information | | | | | | | | | | | Current and Projected Capacity, Enrollment and Utilization | | | | | | |
|------------------------|----------------------|-------------|-----------|-----------|----------------|------------------|---------------------|-------------------------|----------------------|-----------------------|-----------|------------------------------------------------------------|----------------------|-------------|---------------------|--------------------------|-----------------------|--------------|
| School Name | Grades Served | Year Built | Age | Acreage | Total GSF | Total Classrooms | Number of Portables | Permanent vs. Portables | Deficiencies | CV Replacement | FCI | Program Capacity | Enrollment 23/24 [1] | Utilization | % Disadvantaged [2] | Projected Enroll 2033/34 | Projected Utilization | % Change |
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| Totals/Averages | | 2001 | 22 | 65 | 851,993 | 344 | 18 | 4% | \$ 65,234,847 | \$ 740,714,262 | 9% | 8,494 | 7,805 | 92% | 47% | 7,541 | 89% | -3.4% |

Sources:[1]Enrollment Report: Woolpert/Cooperative Strategies, 2023; [2]California Department of Education Dashboard

High Schools' Boundaries & Projected Utilization

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

MAP 4 - HIGH SCHOOL ATTENDANCE BOUNDARIES



ACTIVITY

Looking at the High School map, discuss these questions:

- What are your observations?
- From your perspective, is there a need for adjustment?
- If yes, what possible solutions can be considered?

Portfolio Overview – Middle Schools

Murrieta Valley Middle Schools

| School Name | Building Information | | | | | | | | | | | Current and Projected Capacity, Enrollment and Utilization | | | | | | |
|------------------------|----------------------|-------------|-----------|-----------|----------------|------------------|---------------------|-------------------------|----------------------|-----------------------|-----------|------------------------------------------------------------|----------------------|-------------|---------------------|--------------------------|-----------------------|-------------|
| | Grades Served | Year Built | Age | Acreage | Total GSF | Total Classrooms | Number of Portables | Permanent vs. Portables | Deficiencies | CV Replacement | FCI | Program Capacity | Enrollment 23/24 [1] | Utilization | % Disadvantaged [2] | Projected Enroll 2033/34 | Projected Utilization | % Change |
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| Warm Springs | 6-8 | 2000 | 23 | 23.0 | 124,418 | 69 | 3 | 4% | \$ 7,787,211 | \$ 101,668,019 | 8% | 1,478 | 817 | 55% | 54.60% | 751 | 51% | -8.1% |
| Totals/Averages | | 1998 | 25 | 22 | 486,913 | 251 | 25 | 11% | \$ 34,637,651 | \$ 397,880,374 | 9% | 6,688 | 5,060 | 76% | 50% | 5,137 | 77% | 1.5% |

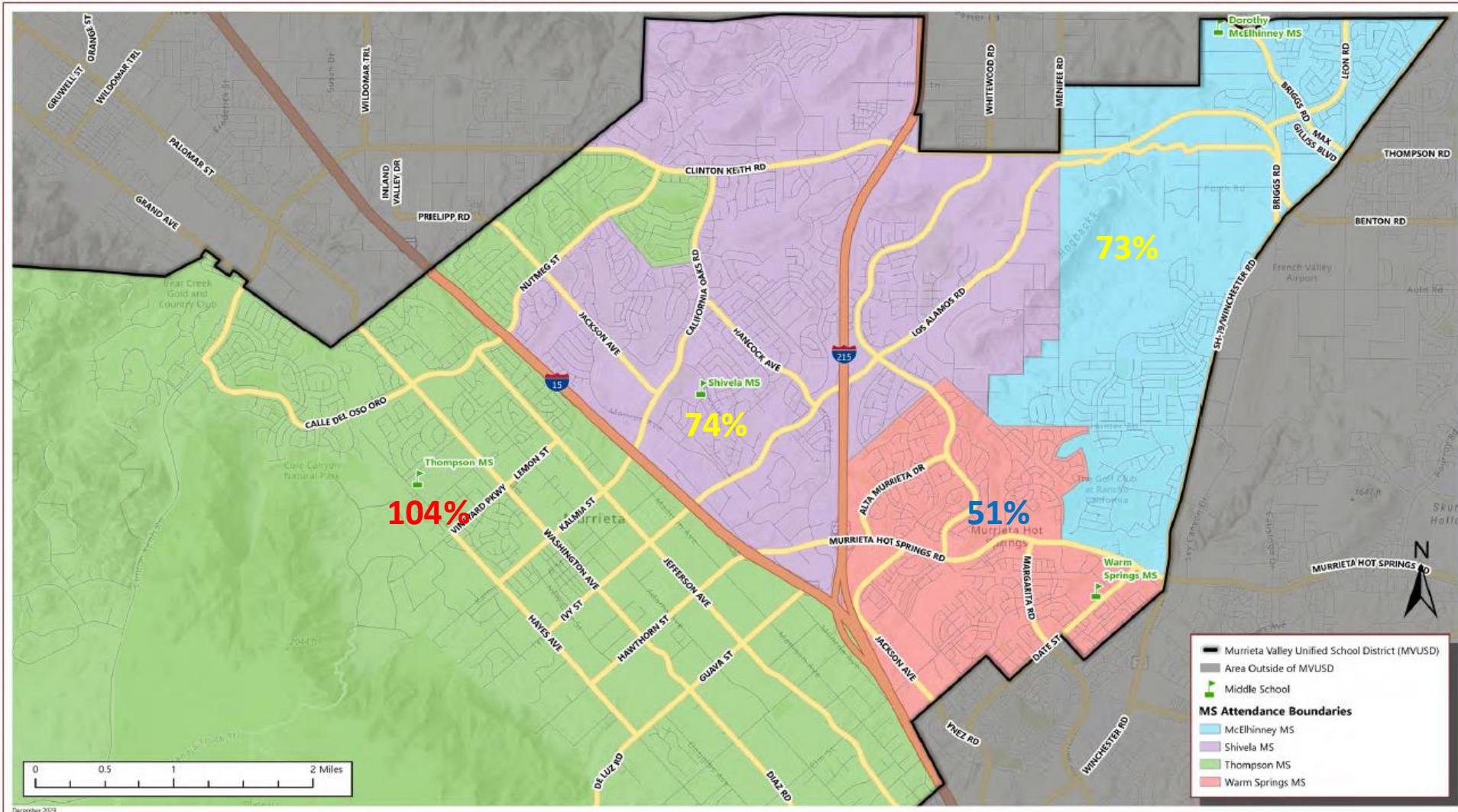
Sources:[1] Enrollment Report: Woolpert/Cooperative Strategies, 2023; [2] California Department of Education Dashboard



Middle Schools' Boundaries & Projected Utilization

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

MAP 3 - MIDDLE SCHOOL ATTENDANCE BOUNDARIES



ACTIVITY

Looking at the Middle School map, discuss these questions:

- What are your observations?
- From your perspective, is there a need for adjustment?
- If yes, what possible solutions can be considered?

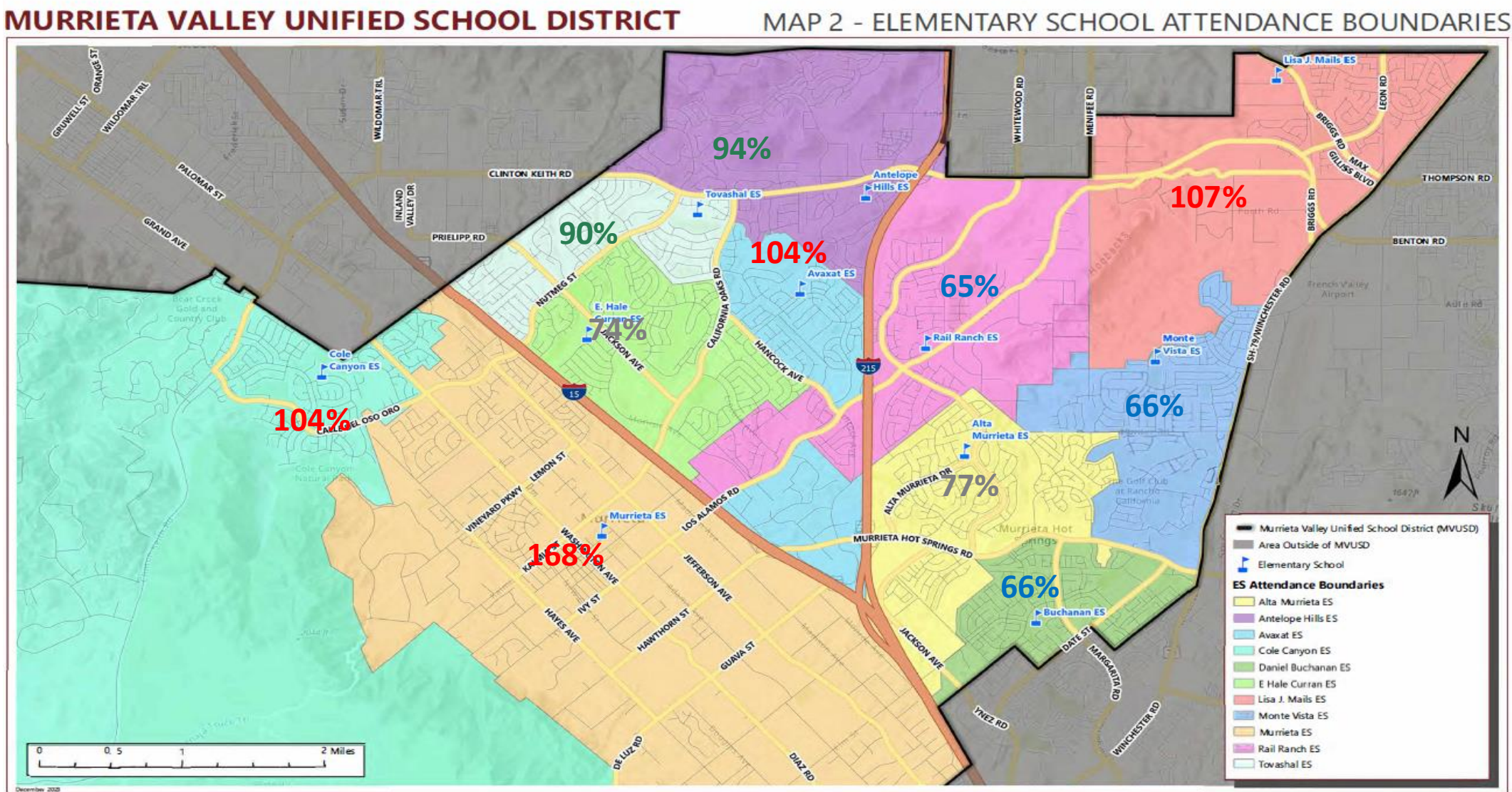
Portfolio Overview – Elementary Schools

Murrieta Valley Elementary Schools

| School Name | Building Information | | | | | | | | | | | Current and Projected Capacity, Enrollment and Utilization | | | | | | |
|------------------------|----------------------|-------------|-----------|-----------|----------------|------------------|---------------------|-------------------------|----------------------|-----------------------|------------|------------------------------------------------------------|----------------------|-------------|---------------------|--------------------------|-----------------------|--------------|
| | Grades Served | Year Built | Age | Acreage | Total GSF | Total Classrooms | Number of Portables | Permanent vs. Portables | Deficiencies | CV Replacement | FCI | Program Capacity | Enrollment 23/24 [1] | Utilization | % Disadvantaged [2] | Projected Enroll 2033/34 | Projected Utilization | % Change |
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| Avaxat ES | TK-5 | 1987 | 36 | 13.4 | 61,826 | 38 | 5 | 13% | \$ 2,949,200 | \$ 49,598,222 | 6% | 970 | 682 | 70% | 64.90% | 1,010 | 104% | 48.1% |
| Buchanan ES | TK-5 | 2001 | 22 | 10.6 | 75,874 | 56 | 19 | 34% | \$ 8,071,000 | \$ 60,867,847 | 13% | 1,372 | 843 | 61% | 56.20% | 908 | 66% | 7.7% |
| Cole Canyon ES | TK-5 | 2000 | 23 | 8.35 | 63,423 | 48 | 17 | 35% | \$ 2,139,970 | \$ 50,879,372 | 4% | 1,158 | 1,062 | 92% | 33.50% | 1,203 | 104% | 13.3% |
| E. Hale Curran ES | TK-5 | 1989 | 34 | 14.36 | 62,565 | 42 | 10 | 24% | \$ 9,411,283 | \$ 50,191,064 | 19% | 889 | 593 | 67% | 60.00% | 662 | 74% | 11.6% |
| Lisa J. Mails ES | TK-5 | 2008 | 15 | 15.27 | 70,701 | 37 | 0 | 0% | \$ 5,427,267 | \$ 56,717,949 | 10% | 1,067 | 975 | 91% | 36.70% | 1,140 | 107% | 16.9% |
| Monte Vista ES | TK-5 | 2003 | 20 | 12.4 | 71,584 | 54 | 18 | 33% | \$ 5,054,259 | \$ 57,426,311 | 9% | 1,142 | 802 | 70% | 54.00% | 751 | 66% | -6.4% |
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| Tovashal ES | TK-5 | 1996 | 27 | 15.6 | 60,837 | 42 | 7 | 17% | \$ 3,842,429 | \$ 48,804,824 | 8% | 913 | 767 | 84% | 52.50% | 821 | 90% | 7.0% |
| Totals/Averages | | 1993 | 30 | 12 | 726,323 | 503 | 141 | 27% | \$ 62,169,289 | \$ 582,672,813 | 11% | 11,730 | 9,016 | 77% | 51% | 10,751 | 92% | 19.2% |

Sources:[1]Enrollment Report: Woolpert/Cooperative Strategies, 2023; [2]California Department of Education Dashboard

Elementary Schools' Boundaries & Projected Utilization



ACTIVITY

Looking at the Elementary School map, discuss these questions:

- What are your observations?
- From your perspective, is there a need for adjustment?
- If yes, what possible solutions can be considered?

Facilities Master Planning Activity

Facilities Master Plan: A strategic plan for directing major capital decisions, usually over a 5 to 10-year horizon.

- Assessment work identified approximately \$162 million of current need across the district, the District has additional needs to support learning. What are your priorities for the District to support learning?

- **Goal: Prioritize needs to address repairs, student housing, safety, upgrades (CTE) and portable replacement with classrooms.**

Address facilities' needs and support learning spaces



- Projected utilization levels suggest overcrowding at multiple schools and residential development data on the west side of Murrieta suggests redistricting alone may not be a solution. What ideas do you have?

- **Goal: Identify capital and non-capital solutions to balance enrollment & future capacity needs.**

Balance utilization & address growth



- The community poll surveyed community on their bond priorities. Using the Likert Scale complete the online survey and internally discuss our priorities.

- **Goal: Prioritize need within the District so Facility Master Planning can consider the needs of the District and Community.**

District and Community Priorities



Large Group Discussion – Dr. Ward Andrus

What surprised you about the data that was presented to you today?

What are we missing? What haven't we asked, that we need to ask our community?

What additional information would you like to have related to campus needs?

Are there other issues or mandates related to facilities and programs that we need to consider in the capital planning for the district that did not come up at your tables?

Discussion