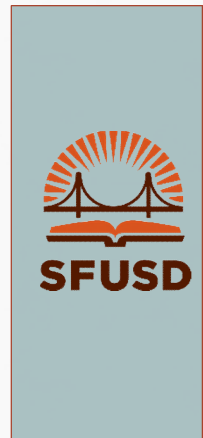




UPDATE & SUMMARY REPORT OF SFUSD
CAPITAL IMPROVEMENT NEEDS TO THE CITY
AND COUNTY OF SAN FRANCISCO CAPITAL
PLANNING COMMITTEE

APRIL 18, 2016



SAN FRANCISCO UNIFIED SCHOOL DISTRICT



SFUSD FACILITY BOND ACCOMPLISHMENTS

FACILITY BOND PROGRAM SUCCESS

- The SFUSD has built over the past 12 years a team that successfully implemented 3 significant facilities bond measures with a combined value of \$1.3 billion
- Poised to continue this success going forward with:
 - Dynamic District Leadership and strong support from the Board
 - Strong and stable Bond Design and Construction team
 - Proven track record in successfully delivering over 100 school site modernization and new construction projects
 - A proven audit track record of fiscal responsibility and integrity
- Team's strength is demonstrated by significantly increased market interest in working with SFUSD.
- Over 100 school modernization projects led by team have been a strong and contributing force to the economic vitality of the City.

HISTORY OF ACHIEVEMENT

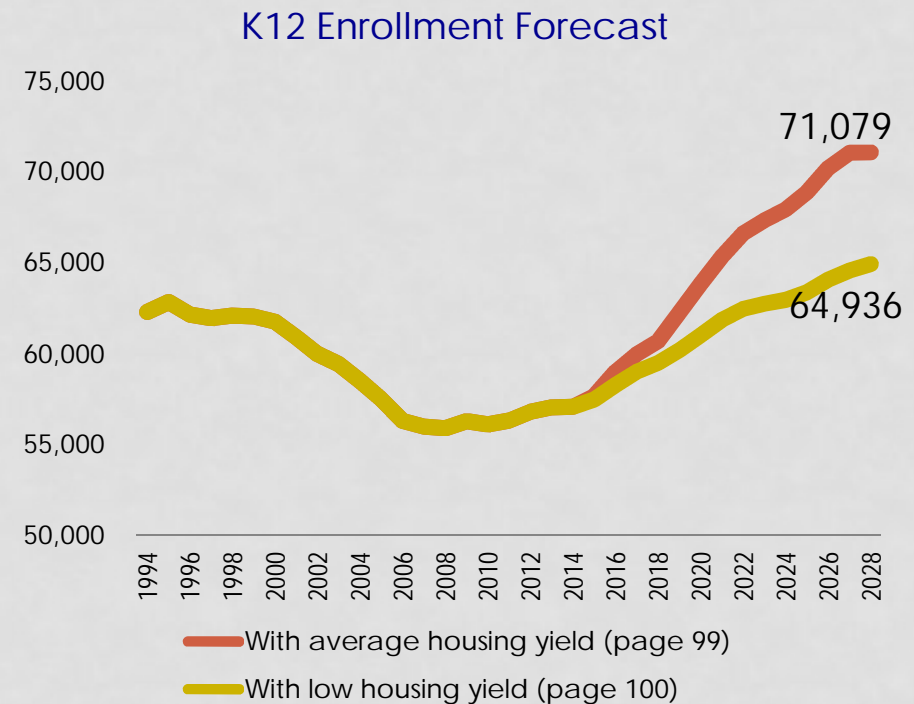
- SFUSD has moved carefully and deliberately to implement the long term strategy for making each school site ready for 21st century teaching and learning.
- District's intention has consistently been to upgrade its entire portfolio of schools and administrative sites in multiple major stages, spread over a number of years and staggered general obligation bond measures.
- The 2003, 2006 and 2011 Proposition A Facility bond measures, totaling \$1.3 billion, have completed modernizations of over 100 district sites, the construction of new classroom buildings replacing aging modular buildings, seismic and fire-life safety retrofits and the construction of the \$54 million new Willie L. Brown Jr. Middle School.
- The District's demographic projections are regularly updated and analyzed to reflect the rapidly changing population trends of the City of San Francisco.

CHANGING LANDSCAPE: VISION 2025

- Reimagined Classroom
 - Modernization of existing schools and facilities
 - Seismic strengthening, fire life-safety and ADA access
 - Modular building replacement
 - Technology for 21st century teaching and learning
- Schools as Centers of Community Life
 - SFUSD ArtsCenter / Asawa SOTA
 - New Schools
 - Cooking kitchens and student-centered cafeterias
 - Green school yards and building efficiency

CHANGING LANDSCAPE: GROWTH

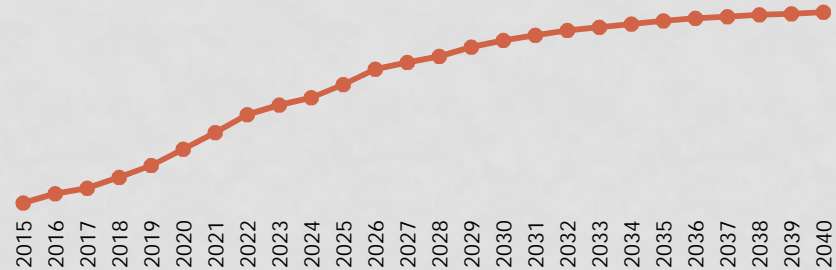
- Extensive demographic shifts transforming City
 - 174,000 more people & 70,000+ units by 2030
- SFUSD enrollment will continue to grow
 - 7,264 to 14,037 more students by 2028 (current & new housing)



7,000 - 12,000 STUDENTS FROM NEW HOUSING BY 2040

- Growth will occur over time

- 2016- 2021 - 4,428 (37%)
- 2022-2028 - 4,813 (40%)
- 2028-2040 - 2,777 (23%)



- 69% from developments in three SF Planning Neighborhoods

- Bayview 31% 3,742 students
- Treasure Island/YB 20% 2,461 students
- South of Market 18% 2,122 students

- Housing developments with greatest number of new students

- Treasure Island/YB 20% 2,461 students
- Candlestick 14% 1,699 students
- HP Shipyard Phase 1 & 2 13% 1,577 students
- Transbay Zone 1 & 2 8% 992 students
- Mission Bay 8% 922 students

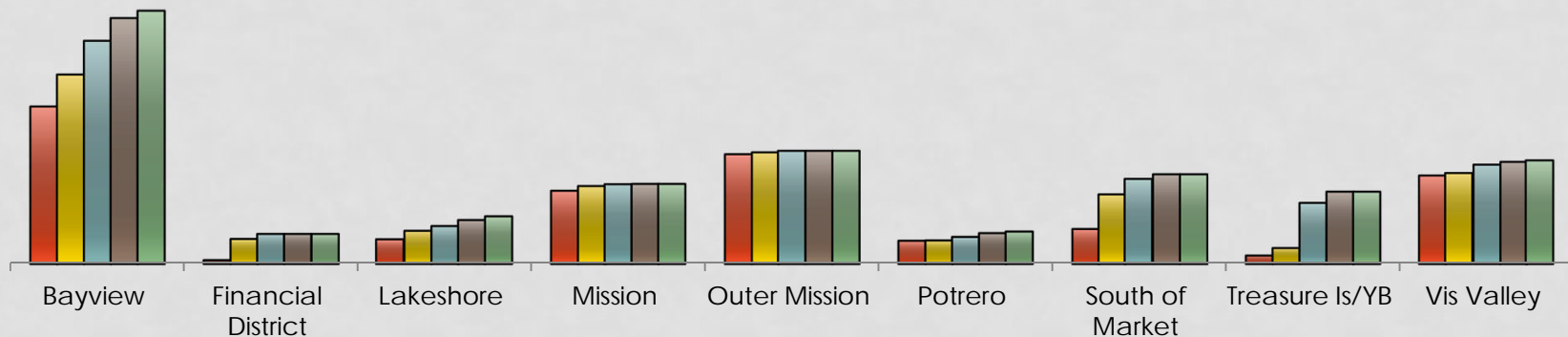


NEW STUDENTS FROM BIGGEST HOUSING DEVELOPMENTS

SF Planning Neighborhood	Housing Development	2021	2028	2035	2040
Bayview	Hunters View HOPE SF	137			
	Executive Park	275	55		
	HP Shipyard Phase 1 & 2	553	710	271	43
	Candlestick	275	555	625	243
Financial District	Transbay Zone 1 & 2	803	189		
Lakeshore	Park Merced	323	174	231	150
Mission	Market and Octavia	179	64	18	
South of Market	Eastern Neighborhoods	263	51		
	Central Corridor	181	317	181	
	Mission Bay	779	143		
Treasure Is/YB	Treasure and YB Islands	290	1741	430	
Vis Valley	Sunnydale HOPE SF		82	113	59
	VisValley	95	238		

GROWTH FROM NEW HOUSING BY SF PLANNING NEIGHBORHOOD

SF Planning Neighborhood	K12 SFUSD Students	New 2015-2021	New 2022-2028	New 2029-2035	New 2036-2040	Total New 2015-2040	Current & New by 2040	% Change
Bayview	6,148	1,240	1,320	896	286	3,742	9,890	161%
Financial District	136	803	189	-	-	992	1,128	829%
Lakeshore	931	323	174	231	150	878	1,809	194%
Mission	2,815	179	64	18	-	261	3,076	109%
Outer Mission	4,241	75	50	-	-	125	4,366	103%
Potrero	873	12	129	148	60	349	1,222	140%
South of Market	1,353	1,344	592	185	-	2,121	3,474	257%
Treasure Is/YB	315	290	1,741	430	-	2,461	2,776	881%
Vis Valley	3,428	95	320	113	59	587	4,015	117%





PROJECTED 10 YEAR CAPITAL NEEDS



PROJECTED 10 YEAR FUNDING NEEDS

	Millions
Reimagined Classroom	
• Modernization of existing schools	\$604.1
• Deferred maintenance	\$57.0
• Seismic upgrades	\$150.0
• Modular building replacement	\$36.0
• Technology for 21st century teaching & learning	\$213.0
Schools as Centers of Community Life	
• SFUSD ArtsCenter / Asawa SOTA	\$300.0
• New schools	\$130.0
• Cooking kitchens and student-centered cafeterias	\$35.0
• Green school yards and building efficiency	\$30.0
Total	\$1,555.1



Note: Amounts are approximate and subject to change

PROJECTED 10 YEAR FUNDING SOURCES

Funding Sources	2015 & earlier	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL (in Millions)
General Obligation Bond Issues		\$744.3						\$513.3			\$1,257.6
Developer Impact Fees (Fund 25)	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$75.0
Mello Roos Parcel Tax	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$37.0
Redevelopment Fund	\$1.5	\$2.5	\$2.0								\$6.0
Deferred Maintenance Fund		\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$22.5
Previous GO bond for RASOTA	\$15.0										\$15.0
Developer Fees for Art Center	\$9.0										\$9.0
State Matching Funds*	\$61.0	\$47.0				\$25.0					\$133.0
TOTAL	\$97.7	\$807.5	\$15.7	\$13.7	\$13.7	\$38.7	\$13.7	\$527.0	\$13.7	\$13.7	\$1,555.1

- *Notes:
- (1) Amounts are approximate and subject to change.
 - (2) State matching funds are speculative and assume that Statewide GO bonds will be included on the June and/or November 2016 ballots.
 - \$61 million represents approved projects awaiting funds from the State.
 - \$47 million represents funds estimated to be available for RASOTA.
 - \$25 million represents future funds based on current State eligibility guidelines.

COMPONENTS OF FUTURE GO BONDS

	2016 Bond	2022 Bond	Other Sources	Total over 10 Years (in Millions)
Reimagined Classroom	534.25	438.50		1,060.10
Modernization of existing schools, seismic upgrades, modular building replacement	434.25	325.50	87.35	847.10
Technology for 21st C teaching & learning	100.00	113.00		213.00
Schools as Centers of Community Life	210.00	75.00		495.00
SFUSD ArtsCenter / Asawa SOTA	100.00		200.00	300.00
New schools	80.00	50.00		130.00
Cooking kitchens and cafeterias	20.00	15.00		35.00
Green school yards and building efficiency	10.00	10.00	10.00	30.00
Total	744.25	513.50	297.35	\$1,555.10



Note: Amounts are approximate and subject to change



NOVEMBER, 2016 GENERAL OBLIGATION BOND PROPOSAL

COMPONENTS OF 2016 GO BOND

	Millions
Reimagined Classroom	534.25
1. Modernization of existing schools, seismic upgrades, modular building replacement	434.25
2. Technology for 21st C teaching & learning	100.00
Schools as Centers of Community Life	210.00
3. SFUSD ArtsCenter / Asawa SOTA	100.00
4. New schools	80.00
5. Cooking kitchens and cafeterias	20.00
6. Green school yards and building efficiency	10.00
Total	744.25



Note: Amounts are approximate and subject to change

1. MODERNIZE EXISTING SITES

Building the Vision 2025 learning ecosystem

- Modernization – Buildings with projects funded in 2003 and earlier will be coming up on their 20 year refresh cycle within the next ten years
- Seismic – Currently identified seismic projects total \$50-150 million depending on complexity of retrofit over the next 10 years. It is assumed that continued analysis will uncover additional seismic upgrades that need to be made.

1. MODERNIZE EXISTING SITES

PreK Schools

- Cooper
- Tule Elk

Elementary

- Argonne
- Lafayette
- Drew
- Moscone
- Garfield
- Sheridan
- Parker
- Milk
- Malcolm X
- Flynn
- Sloat
- Sherman

West Portal

- Parks
- Rooftop
- SF Community
- Junipero Serra
- Clarendon
- Fairmont
- Redding
- Marshall

Middle/K8

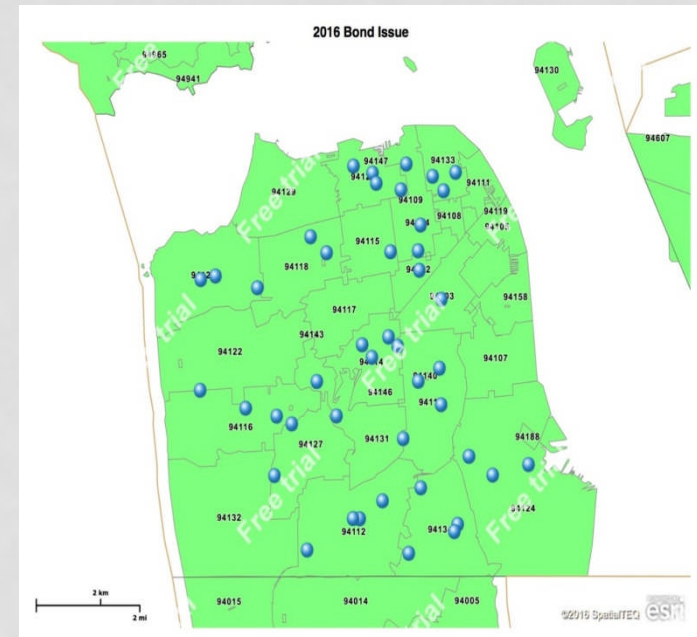
- Giannini
- Hoover
- Denman
- Lilienthal
- Marina
- Everett
- BV/Mann

High

- Mission
- Asawa SOTA
- Galileo
- Lincoln
- Balboa
- Marshall
- Washington
- Burton

Administrative

- McLaren
- 20 Cook St.
- 555 Franklin/
601 McAllister
- 841 Ellis
- 1348 42nd Ave.



2. TECHNOLOGY FOR 21ST CENTURY TEACHING & LEARNING

Infrastructure and technology improvements

- Upgrade of school LANs/WLANs for robust Internet access
- Upgrade to telecommunications system
- Secure facilities for technology devices and tools at schools
- Redundant connection to the Internet
- Disaster recovery – backup data center
- Up to \$100 million allocated in bond measure

3. SFUSD ARTS CENTER @ 135 VAN NESS

Renovation of 135 Van Ness block to new SFUSD Arts Center including the relocation of the Asawa SOTA:

- Up to \$100 million allocated in 2016 bond measure
 - Total Project estimated cost: \$300.0 million
 - Existing Funding in place: \$ 24.0 million
 - Projected State Funding Eligibility: \$ 47.0 million*
 - Remaining Funding Needed \$129.0 - \$176.0 million

*Dependent on passage of State Facilities GO bond in November 2016

4. NEW SCHOOL CONSTRUCTION

- Up to \$80 million allocated in 2016 bond
- Assumptions
 - 2 new elementary schools to accommodate growth through 2028
 - Typical elementary school will cost about \$40 million
 - Existing facilities can accommodate middle school and high school enrollment growth through 2028
 - Will need additional bond in 2021 to accommodate growth from 2028 to 2040
- Factors to consider when choosing location
 - Equitable access
 - Enrollment policy – current/future
 - Residential density
 - Reasonable proximity between housing density and schools
 - Private and charter school enrollment
 - Transportation



Note: In the event the analysis identifies Mission Bay as a location, it would cost more than \$40 million due to specific site conditions.

5. COOKING KITCHENS & CAFETERIAS

Infrastructure to improve school meals

- Regional cooking
 - Kitchen facilities
 - Cooking equipment
- Serving line upgrades
- Distributed points of sale
- Dining space refreshes
- Up to \$20 million allocated in bond measure

6. GREEN SCHOOL YARDS & BUILDING EFFICIENCY

- Continue successful Green School Yard and sustainability program at over 91 District school sites
- Expand Green School Yard program to all sites not previously funded
- Provide additional funding to expand Green School Yard environments at interested school sites
- Provide energy and water sustainability upgrades at sites named in the bond measure
- Up to \$10 million allocated in bond measure

RECAP COMPONENTS OF 2016 GO BOND

	Millions
Reimagined Classroom	534.25
1. Modernization of existing schools, seismic upgrades, modular building replacement	434.25
2. Technology for 21st C teaching & learning	100.00
Schools as Centers of Community Life	210.00
3. SFUSD ArtsCenter / Asawa SOTA	100.00
4. New schools	80.00
5. Cooking kitchens and cafeterias	20.00
6. Green school yards and building efficiency	10.00
Total	744.25



Note: Amounts are approximate and subject to change



NEXT STEPS AND TIMELINE



TIME LINE

Milestone	Timeline
Introduction at Committee of the Whole	March
On-going review and development Buildings & Grounds Committee Meeting	April
On-going development Buildings & Grounds Committee Meeting	May
Staff submit final draft of bond measure to Board Office	June 6
Board Meeting – 1 st Reading of bond measure	June 14
Bldgs. & Grounds Committee – review bond measure	June 20
Board Meeting – 2 nd Reading of bond measure	June 28
Last day to submit bond measure to the Dept. of Elections	August 12
Election day	November 3



THANK YOU