



# San Francisco Unified School District

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## Presentation to the Capital Planning Committee

December 17, 2018

# 2016 Bond Program Overview

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## *Funding Components:*

<b>\$409,250,000</b>	General Modernization Projects
<b>\$100,000,000</b>	Technology Upgrades
<b>\$100,000,000</b>	New School Construction
<b>\$100,000,000</b>	District Arts Center
<b>\$20,000,000</b>	Student Nutrition Services
<b>\$5,000,000</b>	Green Schoolyards
<b>\$5,000,000</b>	Energy Sustainability
<b>\$5,000,000</b>	Teacher Housing

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**\$744,250,000**    **Total Bond Funds**

# General Modernization Projects

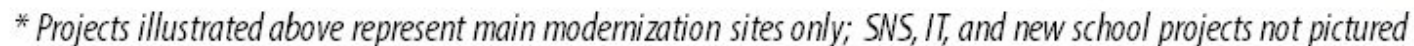
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- general modernization at 32+ sites, including seismic safety retrofits, ADA and fire / life safety upgrades, modular building replacements, and general asset management work (classroom modernization, roof, window, flooring, system repairs, and other finish upgrades)



*Peabody Elementary School modernization, completed as part of the 2011 Bond Program*

map showing the location of school sites in the **2016 Proposition A Bond**



# General Modernization Projects

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## *Project Status Update:*

- 4 projects currently in the **Schematic Design** phase
- 3 projects in the **Design Development** phase
- 1 project in the **Construction Documents** phase
- 7 projects submitted to **DSA** and awaiting approval
- 3 small projects (IH, demo) in the **Bidding** phase
- 1 small project (demolition) under **Construction**
- 1 small project completed and in **Closeout**



*James Lick Middle School modernization, completed as part of the 2011 Bond Program*

# General Modernization Projects

*Jose Ortega Elementary School,  
before and after modernization*



San Francisco Unified School District



# Technology Upgrades

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- infrastructure and technology improvements, including internet access upgrades, telecommunication upgrades, secure facilities for technology devices and tools, and upgrades to backup data centers for disaster recovery

## *Project Status Update:*

- 3 EES projects completed
- 3 IT upgrade projects ready to bid
- 5 IT upgrade projects in design
- Core Networks: 50% complete, will improve network services district-wide
- Campus Network: 100% complete network equipment upgrades at 120 PreK- 12 schools
- Student Access: pilot redesign of up to 4 spaces that leverage technology at 11 schools (based on PLE) ongoing
- develop a plan to transition from analog/digital telecom system to VOIP

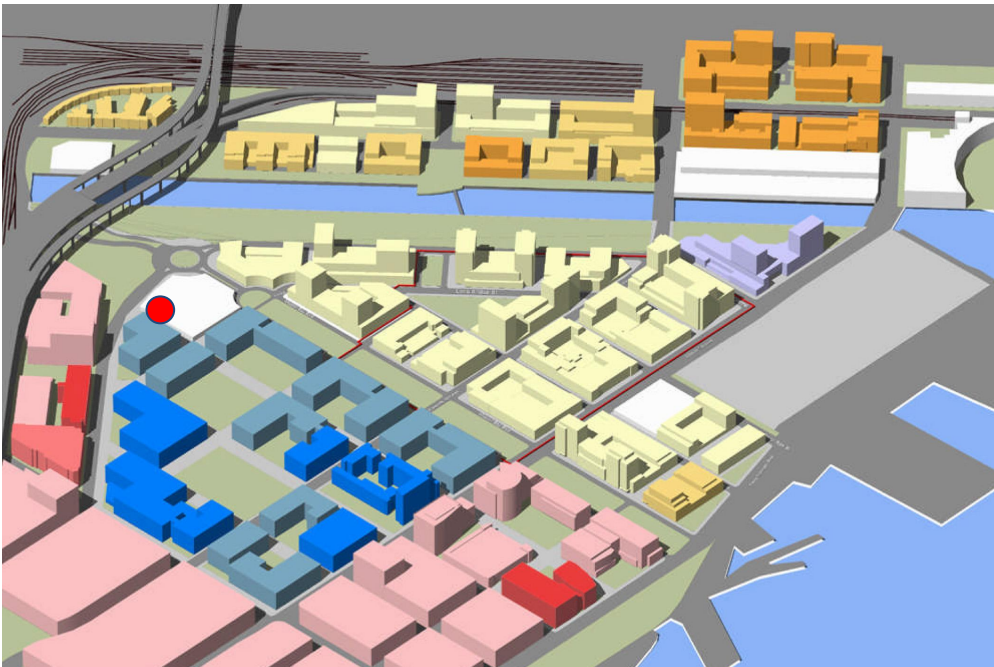


*a renovated classroom featuring new technology standards at **Ida B. Wells High School**, completed as part of the 2011 Bond Program*

# New School Construction

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- two new elementary schools to accommodate growth through 2028, with location dependent on factors such as equitable access, enrollment policy, residential density, reasonable proximity between housing density and schools, and transportation



*massing diagram of the Mission Bay Land Use Plan, with the proposed location of the **New School at Mission Bay** in the northwest corner (shown with red dot)*

## *Project Status Update:*

- Title transfer underway between UCSF and SFUSD
- Phase 1 complete; Phase 2 complete by year end
- Target completion August 2023; schedule contingent on site conditions

# District Arts Center

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- renovation of 135 Van Ness block to new SFUSD Arts Center, including the relocation of the Ruth Asawa School of the Arts (RASOTA) from the existing McAteer Campus

## *Project Status Update:*

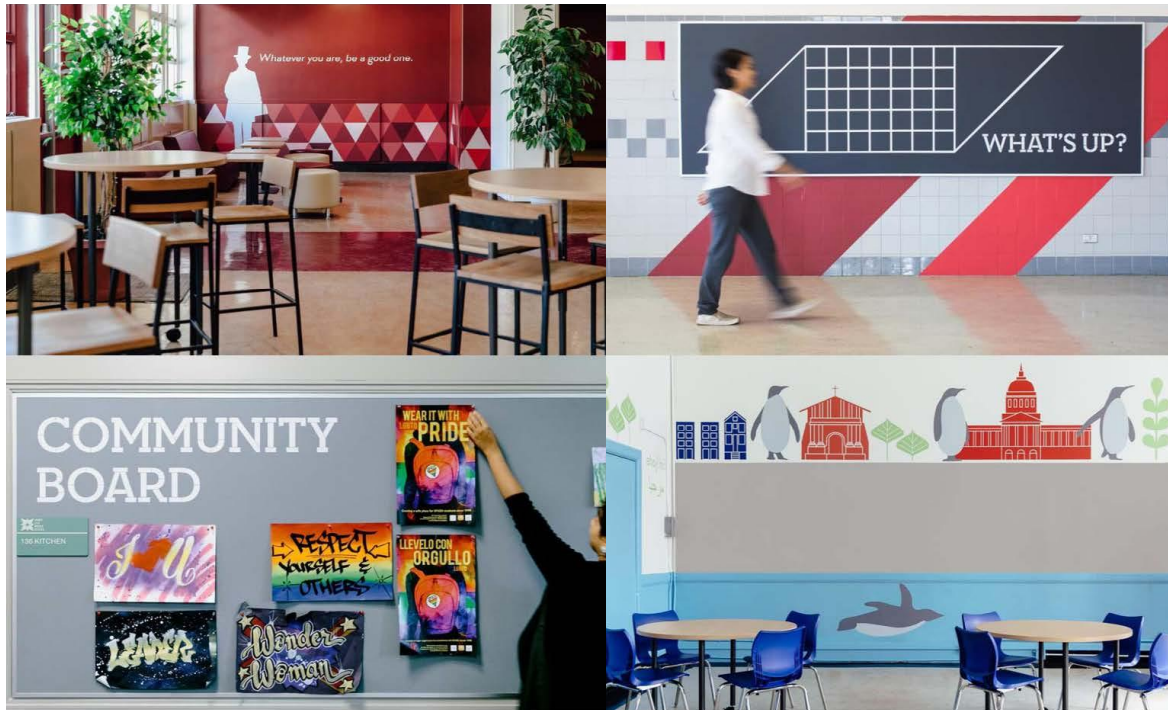
- IDEO developed a program model for the Art Institute - now called MOSAIC
- Prototype programming launch in 20/21 academic year
- Staffing fundraising efforts
- 50% SDs complete
- $\frac{2}{3}$  of project budget funded by non-GO bond sources



*conceptual architectural rendering of the proposed  
District Arts Center project at 135 Van Ness*

# Student Nutrition Services

- infrastructure to improve school meals, including serving line upgrades, distributed points of sale, kitchen and cooking equipment upgrades, and dining space refreshes



elements from the dining space refresh project  
at [Marina Middle School](#)

## *Project Status Update:*

- 1 central kitchen project (EED) ready for bidding and construction in 2019
- 3 on-site cooking kitchens in design
- 5 dining space refreshes completed and 5 additional in design
- kitchen facilities assessment at 103 sites completed
- equipment upgrades completed or in progress at 40+ sites

# Student Nutrition Services

Marina Middle School: **BEFORE**



# Student Nutrition Services

Marina Middle School: **AFTER**



# Green Schoolyards

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- expansion of successful Green Schoolyard program from previous bonds to all sites not previously funded, and additional funding to expand Green Schoolyard environments at interested school sites

## *Project Status Update:*

- 2 projects with design complete, ready for bidding and construction in 2019
- 1 project in design
- 4 projects to begin design phase in January 2019



*part of the Green Schoolyard at [McCoppin Elementary School](#), completed as part of the 2011 Bond Program*

# Energy Sustainability

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- provide health and sustainability upgrades at sites named in the bond measure, including LED lighting, mechanical system replacements, solar readiness, high efficiency water fixtures, and building envelope improvements



*solar panel array with a view, installed on the rooftop of  
**Alvarado Elementary School***

## *Project Status Update:*

- Bond Program aligned to Carbon Neutral Schools Resolution
- 4 new Zero Net Energy (ZNE) ready buildings
- 4 sites with conversion to electric heat pumps
- brand-new commissioning process to improve project outcomes

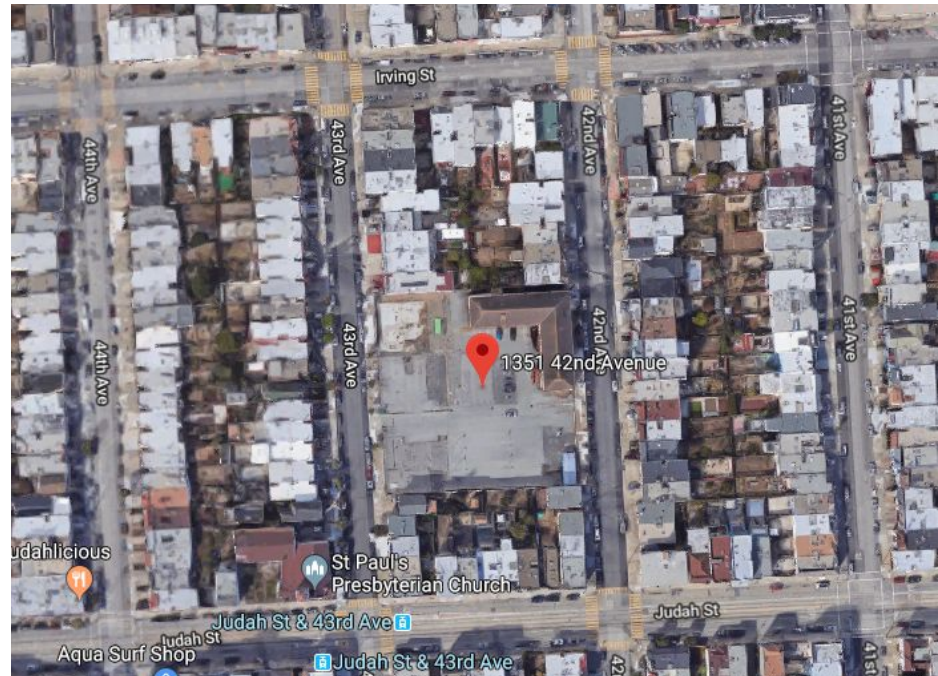
# Teacher Housing

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- funds for the development of workforce housing on SFUSD property

## *Project Status Update:*

- SFUSD continues to work with CCSF to identify opportunities for housing development.
- Current proposals do not require GO Bond funds
- Funds will be redirected to modernization projects.



SFUSD's **Francis Scott Key Annex** site at 1351 42nd Avenue is a potential site aimed at providing affordable housing for teachers, paraeducators, and their families

# Issuance Summary

Program	Past Bond Sale(s) in millions				Total Issued to Date	Future Sale(s) in millions			Total
	1 <sup>st</sup> Issuance	2 <sup>nd</sup> Issuance	3 <sup>rd</sup> Issuance	4 <sup>th</sup> Issuance		1 <sup>st</sup> Issuance	2 <sup>nd</sup> Issuance	3 <sup>rd</sup> Issuance	
2003 Prop A Bond	58	130	92		280	15			295
2006 Prop A Bond	100	150	185	15	450				450
2011 Prop A Bond	115	205	211		531				531
2016 Prop A Bond	180				180	264	200	100	744
<b>Total</b>					<b>1,441</b>				<b>2,020</b>

# 2016 Prop A Bond: Budget (proposed report)

	Current Expenditures/Encumbrances in millions				Projected Expenditures (for new issuance) in millions				
Project Phase	\$ Issued to date	Total Budget	Exp & Enc	Exp & Enc as % of Issued	New Issuance	Projected Exp Year 1	Projected Exp Year 2	Projected Exp Year 3	Total Expended (exp+current +projected)
<b>Issued Amount</b>	<b>180.00</b>				<b>564.25</b>				<b>744.25</b>
Bond Program Operation Overhead		6.27	4.95	2.74%		6.50	8.23	9.00	<b>30.00</b>
Program Contingency		0.00	0.00	0.00%		10.00	5.00	5.00	<b>20.00</b>
Pre-Design / Planning		2.93	2.91	1.61%		2.33	1.84	1.00	<b>8.10</b>
Design + Engineering		40.65	40.14	22.25%		12.00	8.65	0.00	<b>61.33</b>
Construction		36.82	29.37	16.28%		200.49	150.22	63.09	<b>527.63</b>
Project Management		15.55	15.46	8.57%		29.18	10.00	2.66	<b>57.39</b>
Project Implementation + Contingency Costs		77.78	4.95	2.74%		3.75	16.06	19.25	<b>39.81</b>
<b>Total</b>		<b>180.00</b>	<b>97.78</b>	<b>52.20%</b>		<b>264.25</b>	<b>200.00</b>	<b>100.00</b>	

# Capital Planning at SFUSD

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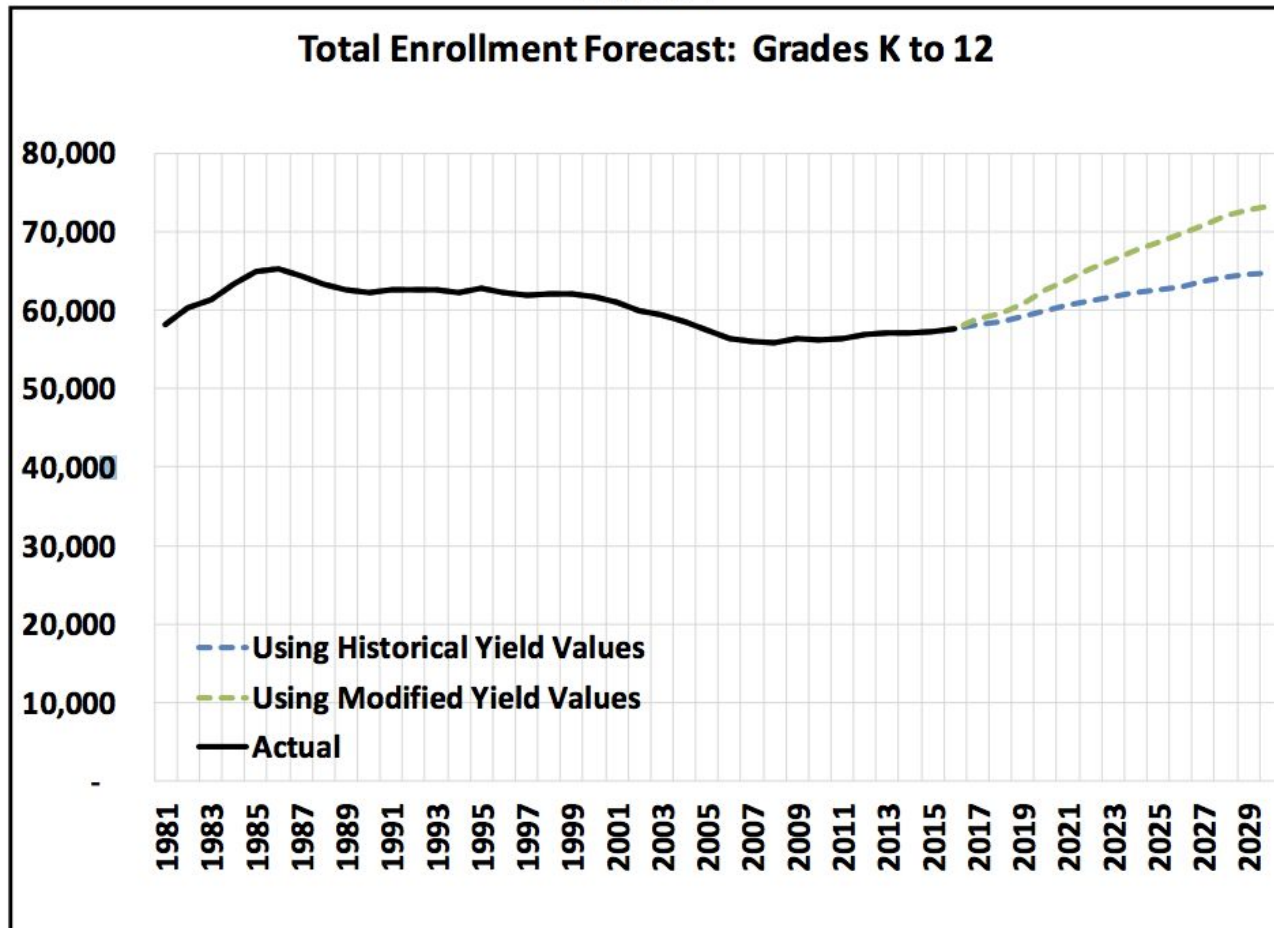
- 350+ construction contracts at 121 sites completed in the 2003, 2006, 2011 bonds
- 54 modernization projects at 32 sites currently funded in 2016 bond
- early GO Bond program driven by Lopez settlement; focused on ADA access
- “future focus” - new schools, updating schools for this and next century needs

# Challenges and Opportunities

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- Unfavorable bidding climate; 11 projects deferred from 2016 bond
- School portfolio planning team created; mandate is to develop standards and models to ensure modern educational spaces and programs
- Pursue \$1B GO bond in 2022
- GO Bond planning driven by an updated asset inventory and new capital plan
- Portfolio approach to management of real estate

# Forecast Growth of SFUSD Student Population



Lapkoff & Gobalet Demographic Research, Inc. "Demographic Analyses and Enrollment Forecasts San Francisco Unified School District," February 16, 2018.