



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 6.2

Meeting Date: May 27, 2021

Subject: Facilities Master Plan Update

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: _____)
- Conference/Action
- Action
- Public Hearing

Division: Facility Support Services

Recommendation: N/A

Background/Rationale: The District issued a Request for Proposal on February 15, 2019. After a competitive selection process, DLR Group was selected to perform the work. On June 20, 2019, The Board approved a contract with the DLR Group (DLR) to prepare the District's 5-year Facilities Master Plan (FMP). The District's FMP is defined as a collection of data that serves as a basis for planning future facility improvements, providing a rationale to the school community and public for the use of capital project funds and facility initiatives. DLR was also requested to develop a District equity index to assist in prioritizing capital improvement projects.

To date, DLR has held several workshops with the Core Planning Group and the Steering Committee, with meetings scheduled through the end of August 2021. Additionally, DLR has walked every District site with facilities staff and met with site leaders. DLR has assessed the sites based on their safety and security, technological adequacy, enrollment growth potential, utilization rate, facilities condition, and their energy usage.

The DLR team will present the status of the Facility Master Plan at the May 27, 2021 Board Meeting.

Financial Considerations: The Facilities Master Plan will help the District prioritize capital improvement projects.

LCAP Goal(s): College, Career and Life Ready Graduates; Safe, Emotionally Healthy and Engaged Students; Family and Community Empowerment; Operational Excellence

Documents Attached:

1. Executive Summary

Estimated Time of Presentation: 20 minutes

Submitted by: Rose F. Ramos, Chief Business Officer

Nathaniel Browning, Director of Facilities

Approved by: Jorge A. Aguilar, Superintendent

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I. OVERVIEW / HISTORY

The District issued a Request for Proposal on February 15, 2019. After a competitive selection process, DLR Group was selected as the planning team most qualified to perform the work. On June 20, 2019, The Board approved a contract with the DLR Group (DLR) to prepare the District's 5-year Facilities Master Plan (FMP). The District's FMP is defined as a collection of data that serves as a basis for planning future facility improvements, providing a rationale to the school community and public for the use of capital project funds and facility initiatives. The District's FMP consists of twelve (12) specific tasks, as follows:

- Development of the FMP;
- Facilities Condition Assessment;
- Educational Specifications Assessment;
- Zero Net Energy Assessment;
- Educational Specifications and Standards;
- Technology Readiness Assessment;
- Demographic Capitalization and Utilization Analysis;
- Stakeholder Engagement;
- Database and Technology;
- Safety and Security Assessment;
- Equipment Inventory; and
- Space Inventory.

To date, DLR has held several workshops with the Core Planning Group (CPG) and the Steering Committee, with meetings scheduled through the end of August 2021. Additionally, DLR has walked every District site with Facilities Staff and met with every Site Leader. DLR has assessed the sites based on their safety and security, technological adequacy, enrollment growth potential, utilization rate, facilities condition, and their energy usage.

The Facilities Condition Assessment and Zero Net Energy ASHRAE Level II Audit are now complete, and assessment information has been placed in "School Dude," the District's maintenance software program. DLR is in the process of creating a draft version of a web-accessible database showing the potential improvements to each school site, the underlying project costs, and the combined costs for the overall program. DLR is also in the process of developing an equity index based on student need, the Facilities Conditions Assessment, and other factors. The index will be utilized to identify project priorities throughout the District based on those needs.

RSS Consulting has been retained to help DLR and the District develop the equity index component of the FMP in order to disrupt the current status quo of systemic inequity within how the District addresses facility needs. They will assist in facilitating equity discussions within the CPG, broad outreach to solicit input into the FMP, and FMP integration and prioritization with the District's Local Control and Accountability Plan.

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Analysis of the above data is ongoing and once complete, will be shared with the CPG, District Leadership, and the Board of Education. The CPG consists of District staff, District leadership, community leaders, community advocates, and parents. The CPG is tasked with providing feedback to DLR, as well as providing input on the criteria used to prioritize spending for the District's capital improvement program.

II. DRIVING GOVERNANCE

Board Policy 7110 states:

The Superintendent or designee shall develop and maintain a master plan for district facilities. This plan shall describe the district's anticipated school facilities needs and priorities. It shall also identify funding sources and timelines for building. The plan shall be reviewed at regular intervals specified within the plan.

The plan shall be based on an assessment of the district's short and long-term facility needs, considering:

1. Current and projected school enrollments for each grade level, based on residential housing growth patterns in accordance with city/county general plans and other demographic factors
2. The district's educational goals
3. Current and projected educational program requirements
4. Student safety and welfare
5. An evaluation of existing buildings and needs for modernization, renovation, and new construction
6. State planning standards and local zoning requirements
7. The community's social, economic, and political characteristics
8. Estimated costs associated with meeting the district's facility needs

Board Policy 7210 states:

When it is determined that school facilities must be built or expanded to accommodate a growing number of students, the Governing Board shall consider appropriate methods of financing for the purchase of school sites and the construction of buildings. In addition, financing may be needed when safety considerations and educational program improvements require the replacement, reconstruction, or modernization of existing facilities.

The Superintendent or designee shall research funding alternatives and recommend to the Board the method that would best serve district needs as identified in the district's master plan for school facilities.

Board Policy 3511 states:

The Governing Board recognizes the importance of minimizing the district's energy dependence, carbon footprint, and use of natural resources and commits to providing a high quality learning environment that promotes health and productivity for its building occupants by endeavoring to produce at least as

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much energy as we consume (Grid Neutral) and implementing sustainable resource practices through its physical assets, operations, and curriculum for K-12 and adult education.

The Superintendent or designee shall develop a sustainable green building and resource management program and curriculum that includes strategic and measurable goals for implementing effective and sustainable resource practices, exploring renewable and clean energy technologies, reducing energy and water consumption, minimizing utility costs, reducing the amount of waste of consumable materials, lowering vapor emissions, encouraging recycling and green procurement practices, and promoting conservation principles through Leadership in Energy and Environmental Design (LEED), Collaborative High Performance Schools (CHPS) Best Practices for building design, EPA Energy Portfolio Manager, and Climate Registry.

III. BUDGET

The Facilities Master Plan will help the District prioritize capital improvement projects for Measure H.

IV. GOALS, OBJECTIVES, AND MEASURES

To provide safe, environmentally adaptable, modern schools and playfields.

With the passage of a \$750 million school facility improvement bond measure, Measure H, all money raised by this measure must be spent locally to upgrade local schools and cannot be taken away by the State or used for other purposes. This measure requires a clear system of accountability to the public including a project list detailing exactly how the money will be used, the development of internal District equity indices to help identify funding priorities based on level of need, a Citizens' Oversight Committee, and independent audits to ensure the money is spent properly.

V. MAJOR INITIATIVES

The District has prepared a Facilities Condition Assessment. It is in the process of completing an FMP to address the facilities needs of the District and to determine which projects to finance from a local bond.

VI. RESULTS

The District is currently finalizing a District-wide FMP that will utilize a data driven approach to prioritizing projects for implementation, with factors that includes the condition of existing buildings and/or infrastructure, student needs, need for adequate space to accommodate programs, demographic data, and an analysis of capacity needed to serve the future student population.

VII. LESSONS LEARNED / NEXT STEPS

1. Gather additional input from the community to incorporate into the FMP;
2. Complete the educational specifications;
3. Prepare criteria to assist in the prioritization of projects; and
4. Finalize the data-driven Facilities Master Plan