



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 9.2

Meeting Date: October 6, 2022

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: Receive update on status of Facilities Master Plan implementation (FMP), the FMP was approved by the Board of Education in October 2021.

Background/Rationale: A Facilities Master Plan (FMP) is a collection of data that serves as a basis for planning future facilities improvements, providing a rationale to the school community and public for the use of capital project funds. The data most readily utilized in traditional master plans is current facilities use and enrollment or capacity trends in district facilities. Unfortunately, this can lead to the prioritization of capital improvement funds being spent in affluent neighborhoods that have enrollment growth while historically marginalized neighborhoods witness continued disinvestment.

The Sacramento City Board of Education witnessed previous capital project dollars that were spent inequitably and directed staff to develop “a clear system of accountability to the public including...the development of internal District equity indices to help identify funding priorities based on level of need” (Board Resolution 3113, 2019). This created an equity framework to prioritize capital projects in marginalized neighborhoods.

The Board passed the equity-based Facilities Master Plan in October 2021 that called for the funding of major modernizations in neighborhoods that had been previously overlooked. This Board presentation provides the Board and community an update on how the Facilities Master Plan has been used over the first year of implementation to address previous inequities in capital project funding.

Financial Considerations: The District's Facilities Master Plan (FMP) provides the assessments, educational planning assessment, vision, and criteria to develop the capital project priority list.

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

Documents Attached:

1. Executive Summary

Estimated Time of Presentation: 10 minutes

Submitted by: Rose F. Ramos, Chief Business and Operations 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. DLR was asked to assess all District sites in the areas of energy, HVAC systems, technology, security, and educational adequacy. These assessments form the basis for the Facilities Condition Index (FCI). DLR was also asked to prepare an equity index and project priority methodology, to help prioritize capital improvement projects.

Over the last two years, the DLR team walked all District sites with Facilities Staff and met with site leadership. The Facilities condition assessments and the energy audits for each site are complete. These assessments have been placed in "School Dude," the District's maintenance software program.

DLR has conducted several meetings with District Leaders and led several workshops with the Core Planning Group (CPG) and the Steering Committee, which concluded in June 2021. DLR has created a web-accessible database showing the potential improvements to each school site, the underlying project costs, and the combined costs for the overall program. An "equity index" and four guiding principles were developed in three workshops with the Core Planning Group, conducted by RSS Consulting. The index includes information about District neighborhoods, student need, and the FCI. The resulting product is a set of three criteria which will be used to prioritize projects.

In August of 2021, five online Community Forums were held to share the progress of the FMP and obtain stakeholder feedback. At the September 8, 2021 Special Board Meeting staff conducted a FMP workshop and shared stakeholder feedback. The September 8, 2021 FMP workshop provided additional information with a focus on the Facilities Condition Index, equity index, project priority criteria, and next steps for the program.

At the October 7, 2021 Board Meeting, staff will share additional information on the FMP.

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:

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1. The District's educational goals
2. Current and projected educational program requirements
3. Student safety and welfare
4. An evaluation of existing buildings and needs for modernization, renovation, and new construction
5. Estimated costs associated with meeting the district's facility needs
6. The community's social, economic, and political characteristics
7. State planning standards and local zoning requirements
8. 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

III. BUDGET

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

IV. GOALS, OBJECTIVES, AND MEASURES

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

V. MAJOR INITIATIVES

The Facilities Condition Assessment and equity index are complete. The equity index includes demographic data from District neighborhoods and student data from the Local Control and Accountability Plan (LCAP). Three criteria have been developed to guide the District in prioritizing facility projects.

VI. RESULTS

District Staff has completed the facilities plan, a data-driven approach to prioritizing projects for implementation that includes the condition of existing buildings and/or infrastructure, student needs as identified in the LCAP, 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. Incorporate input from the Community Forums, which concluded in August 2021;
2. Share the facilities planning website, which includes facilities assessments, a detailed educational plan for each site, and the project priority methodology;
3. Present and seek input from the Board in the second sharing of the master planning process;
4. Seek Board approval of the District's Facilities Plan in the Fall, 2021;
5. Initiate a first set of projects for the Board's consideration