Facilities Condition Assessment and Facilities Master Plan

Board of Education Presentation

August 19, 2021
Facilities Planning Team

DLR Group

Mark Covington
Principal In Charge

Anton Blewett
Educational Planner & PM

Mariana Lavezzi
Educational Planner

John Loest
Designer

Grace Corsi
Research / GIS

Lainie Lakata
Business Development Leader

Chris McGiff-Brown
Principal Designer

Jeremy Carman
Designer
Equity Consulting Team
RSS Consulting

Dr. Regina Stanback Stroud
Principal In Charge

Diane White
Integrated Academic Solutions

Dr. KC Greaney
Research Scientist

Dr. Siri Brown
Workshop Facilitator
Facilities Master Planning

Sacramento City Unified School District is committed to giving all students an equal opportunity to graduate with the greatest number of postsecondary choices from the widest array of options. SCUSD has evaluated the condition of all of its school sites and identified significant school facility improvement needs, estimated at over $3.5 billion.¹

¹ Measure H Bond Language
Informed by Data

Quantitative

• Assessments
• Demographic Data
• Space Inventory, Capacity, and Utilization Analysis
• Equity Measures

Qualitative

• Interviews
• LCAP review
Planning Timeline

- March to June 2019 – RFP process and selection of DLR
- **August 2019** – Facilities Assessments
- November 2019 – Focus Groups
- March 2020 – Measure H approved with 62.46% of the vote
- March 2020 – COVID delay
- September 2020 – Workshops restart online
- February 2021 – COVID “Return Together” planning process
- April 2021 – Equity planning input with RSS Consulting
- May 2021 – Board Presentation
- **August 2021** – Community Forums & Board Presentation
- September 2, 2021 – Board approval
Communication and Participation

**District Focus Groups**
Leadership, Security, Athletics, Nutrition, IT, CDC, Special Ed, Charter

**Steering Group**
District Leadership

**Core Planning Group**
Parents
District Leadership
Community Partners, including representatives from:
- African American Advisory Board
- Bond Oversight Committee
- Community Advisory Committee
- District English Learner Advisory Committee (DELAC)
- Community champions for neighborhood well-being

**Meeting Dates**
- November 2019
- September 11, 2020
- December 9, 2020
- January 20, 2021
- February 17, 2021
- March 10, 2021
- March 24, 2021
- April 28, 2021
- May 26, 2021
- June 16, 2021

**Community Forums**
Open to all, translated into 5 languages, held at 3 different times of day to maximize participation

**Meeting Dates**
- August 3, 4, 5, 10, 12, 2021
5

Assessments

Facilities condition at all sites, including:

• Systems (HVAC, Roofing, Security, IT, Audio Visual, etc.)

Educational Features:

• 6 educational “petals” leading to Student Success
  • Learning Environments
  • Inquiry & Experiential Learning
  • Dining Experience & Nutrition
  • Safety & Security
  • Individualized Support
  • Fitness & Athletics
Facilities Condition Index (FCI)

FCI = Deferred Maintenance Divided by Replacement Value

- **16 Sites**: Renewal is recommended (20%+ FCI)
- **47 Sites**: Serviceable, but plan for renewal (10% to 20% FCI)
- **30 Sites**: Serviceable and functioning (0-10% FCI)

Facilities Condition Assessment and Facilities Master Plan
August 2021
## Summary of Costs Based on FCI

Snapshot of total bond costs based on FCI over 10 years

<table>
<thead>
<tr>
<th>Site Type</th>
<th>1 Year Total</th>
<th>3 Year Total</th>
<th>5 Year Total</th>
<th>10 Year Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult</td>
<td>$ 7.98M</td>
<td>$ 39.58M</td>
<td>$ 103.26M</td>
<td>$ 173.90M</td>
</tr>
<tr>
<td>Elementary</td>
<td>$ 36.68M</td>
<td>$ 336.96M</td>
<td>$ 743.32M</td>
<td>$1,253.16M</td>
</tr>
<tr>
<td>High</td>
<td>$ 23.42M</td>
<td>$ 356.93M</td>
<td>$ 688.90M</td>
<td>$1,189.83M</td>
</tr>
<tr>
<td>K – 8</td>
<td>$ 12.12M</td>
<td>$ 62.99M</td>
<td>$ 124.61M</td>
<td>$ 293.48M</td>
</tr>
<tr>
<td>Middle</td>
<td>$ 13.09M</td>
<td>$ 179.58M</td>
<td>$ 329.30M</td>
<td>$ 475.02M</td>
</tr>
<tr>
<td>Multiple Grade</td>
<td>$ 6.23M</td>
<td>$ 33.69M</td>
<td>$ 68.36M</td>
<td>$ 109.91M</td>
</tr>
<tr>
<td>Non-Instructional</td>
<td>$ 2.03M</td>
<td>$ 8.42M</td>
<td>$ 22.83M</td>
<td>$ 36.60M</td>
</tr>
<tr>
<td><strong>Totals:</strong></td>
<td><strong>$101.55M</strong></td>
<td><strong>$1,018.14M</strong></td>
<td><strong>$2,080.59M</strong></td>
<td><strong>$3,531.99M</strong></td>
</tr>
</tbody>
</table>
Educational Facility Assessments

Educational Specifications leading to student success

LEARNING ENVIRONMENTS
Organizing schools for student success and connection.
Read More

SAFETY & SECURITY
Design for safety and learning in a changing world.
Read More

INQUIRY & EXPERIENTIAL LEARNING
Helping learners understand and enjoy the world around them.
Read More

INDIVIDUALIZED SUPPORT
Providing for the unique needs of every learner.
Read More

DINING EXPERIENCE & NUTRITION
Food is fundamental to thriving minds, making them ready for success in learning.
Read More

FITNESS & ATHLETICS
Integrate activity and movement into the daily routine for all students, teachers, and staff.
Read More
Project Priority Methodology

Four Principles Developed by the Core Planning Group

1. Ensure that the voices of students, parents, and community members are heard

2. Utilize student, neighborhood, and school site demographic data

3. Align Facilities plan with the goals of the LCAP

4. Consider FCI and Visionary projects when selecting projects for renewal
Project Priority Methodology

Two Types of Projects

1. **Project Type A.** Projects based on facilities conditions that may lead to District liability or other risk factors
   a. Priority A1 – Projects with high risk or liability
   b. Priority A2 – Campus renewal based on high FCI

2. **Project Type B.** Based on the equity index. These “vision” projects will include a “project initiation form” to validate recommendations
   a. Priority B1 – Based on Criteria 1
   b. Priority B2 – Based on Criteria 2

A list of projects will be presented for Board consideration and approval
Project Type A

A1. Health, Safety, and Compliance, including:

- Observed or reported unsafe condition
- Unreliable system performance (roof, HVAC, etc.)
- ADA and other compliance issues
- Other unsafe environmental condition

A2. Full campus renewal based on high FCI (20%+)
Project Type B – Equity Indicators

**Neighborhood Opportunity - High Segregation and Poverty** – includes neighborhoods in California that consistently meet standards for both poverty (i.e., 30% of the population below the federal poverty line) and racial segregation (i.e., an overrepresentation of people of color relative to the county);

**Neighborhood Opportunity - Low Resources** – includes the block of neighborhoods with the lowest economic, environmental, and education resources in California neighborhoods, but not meeting the “High Segregation and Poverty” criteria.
Project Type B (continued)

**LCAP Student Priority Group - *High and Moderate to High*** – includes the top 50% of campuses based on the student priority groups identified in the LCAP goals, including disaggregated students of color (i.e., African American, American Indian or Alaska Native, Native Hawaiian or Pacific Islander, Latinx, Asian, Filipino, Two or more races), students with disabilities, English learners, foster youth, and homeless youth.

**Facility Condition Index** - >20% - facilities identified as “poor” condition (e.g., observed safety issues that present risks for injuries, failing or unreliable components, out of ADA compliance, unsafe water or air, presence of hazardous material).
## Criteria to Establish Project Priorities

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Neighborhood Opportunity ID</th>
<th>LCAP Student Priority Group</th>
<th>Facility Condition Index (FCI)</th>
<th>Project Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Neighborhood Opportunity: High Segregation &amp; Poverty</td>
<td>LCAP Student Priority: High OR Moderate-to-high</td>
<td>N/A</td>
<td>B1</td>
</tr>
<tr>
<td>2</td>
<td>Neighborhood Opportunity: Low Resources</td>
<td>LCAP Student Priority: High OR Moderate-to-high</td>
<td>FCI: &gt;=20%</td>
<td>B2</td>
</tr>
<tr>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
<td>FCI Specific Issue</td>
<td>A1</td>
</tr>
<tr>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
<td>FCI: &gt;=20% AND project type is not Priority B (“vision”)</td>
<td>A2</td>
</tr>
</tbody>
</table>
Summary and Next Steps
The Board will be asked to approve the Facilities Master Plan (FMP)

The FMP consists of:

- Assessments
- Website Tool
- Data-based methodology to prioritize projects (white paper)
- Project Initiation Form (budget, scope, schedule, & justification)

Comprehensive communication, including Community Forum feedback:

- In person Community Forums should be held post COVID
- Sustainability vision and plan should be created

A project list will be approved separately from the FMP

The FMP & project list are living documents & will be modified as conditions and priorities change over time
Website Tool Demonstration

Thank you

*Picture sourced from the Education Writers Association*