



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 10.1

Meeting Date: August 19, 2021

Subject: Facilities Master Plan Update

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: September 2021_____)
- Conference/Action
- Action
- Public Hearing

Division: Facility Support Services

Recommendation: N/A

Background/Rationale: DLR Group (DLR) was selected to prepare the District's 5-year Facilities Master Plan (FMP) in June 2019. 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.

Over a period of two years, DLR has completed a series of meetings and workshops with District Leaders and the Core Planning Group, a committee of District employees and Community Leaders. The meetings concluded this June. Additionally, DLR performed site assessments for 93 District sites, assessing them for safety and security, technological adequacy, current utilization rate and growth potential, facilities condition, energy use, and most importantly, educational adequacy.

Additionally, an "equity index" was developed to assist in identifying funding priorities based on neighborhood and student data. The index was developed with the help of RSS Consulting, a specialist in equity issues. The site assessments and the equity index are combined to create the criteria used to prioritize projects.

Finally, a series of Community Forums were held in mid-August and input was received from the community. That input will be included in the final version of the facilities plan. The major deliverable will include a working website showing the findings and recommendations for each school site.

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. The first set of projects will be selected and brought forward for Board consideration once the District's Facilities Plan is approved, tentatively scheduled for approval in September 2021.

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

<p>Estimated Time of Presentation: 25 minutes Submitted by: Rose F. Ramos, Chief Business Officer Approved by: Jorge A. Aguilar, Superintendent</p>
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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 the past two weeks, five Community Forums were held online. Feedback from those workshops will be shared with the Board. Additional information will include the Facilities Condition Index, equity index, project priority criteria, and next steps for the 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

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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 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.

IV. GOALS, OBJECTIVES, AND MEASURES

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

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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 projects.

VI. RESULTS

District Staff is completing 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 this week;
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