



Reallocation of Consent Decree Funds

Capital Asset Management Services

SCUSD Board of Education Presentation
January 19, 2012



Overview/History

Remaining Measure I Funds

- On February 17, 2011, the Board reallocated the remaining balance of the \$225 million “Measure I” General Obligation Bond.
- From these funds the Board set aside \$7,900,000 for a consent decree high school program. To date the funds have not been used.
- Staff is asking the Board for approval to reallocate remaining consent decree funds to these projects.



East Sacramento/Midtown Area High School Options/Opportunities

- Families in East Sacramento/Midtown have expressed interest in the District providing a broader range of high school options and opportunities for their neighborhoods.
- East Sacramento/Midtown students are in the attendance areas of CK McClatchy, Rosemont and Johnson currently.
- Depending on where students live, they have the option of applying to an Open Enrollment small high school or to a criteria-based campus or program such as West Campus.
- Set aside funds that can be utilized to provide new high school options and opportunities for East Sac/Midtown community.

Funding \$3,000,000



Emergency Deferred Maintenance Projects

Critical Facility Needs In the District

- The District has an urgent need to address maintenance projects that must be addressed in order to ensure the health and safety of students and staff.
- During all deferred and routine maintenance the district is committed to utilizing sustainable/green practices when applicable to the specific project.
- These projects include, but are not limited to, roofing and dry rot repair, exterior siding repairs, plumbing/fixture upgrades, exit lighting repairs, fire alarm upgrades, telephone and intercom upgrades, flooring replacement, upgrades to doors and locks, window replacements and paving repairs/overlay.

Funding \$462,000



Technology Upgrades/Improvements

Critical Facility Needs In the District

The District is making great strides to keep up with the evolving technological demands of an education system that aims to prepare students for the 21st century workforce.

This request enables the district to modernize technology in schools and classrooms and leverage federal E-Rate funding to potentially 34 school sites. The technology projects include:

- Providing a secure and stable wired and wireless infrastructure
- Unifying communications systems
- Providing a common platform for voice, video and data
- Providing a video library that will enable professional development and collaboration for both teachers and students

Funding \$1,000,000



Phoebe Hearst Elementary School

Kindergarten Program

- Beginning in the 2012-13 school year, and in response to community demand, Phoebe Hearst will add kindergarten to its grade configuration.
- This change creates the need for four additional classrooms - Three for kindergarten and one for first grade.
- There is also a need to split three 640sq ft classrooms to two 960sq ft classrooms.
- An age-appropriate playground will compliment the new Kindergarten program.
- Dedicated restrooms will be incorporated in the Kindergarten classrooms.
- Existing District portables will be upgraded to include sustainable features, including additional natural light, improved acoustics, and low-VOC finishes.

Funding \$1,241,000



Alice Birney Waldorf K-8 School

Campus Expansion

- Utilizing a Waldorf-inspired model, the school has an extensive waiting list and enrollment is projected to grow from 480 students to 530 students next year.
- There are currently double classes at Alice Birney in first through fifth grade. As these classes advance through the middle school years, they will be replacing current single classes of sixth, seventh and eighth grades, creating the need for additional classrooms.
- One portable classroom is proposed for renovation and relocation to the campus for the 2012-13 school year.
- This existing District portables will be upgraded to include sustainable features, including additional natural light, improved acoustics, and low-VOC finishes.
- A new fire hydrant is required to meet local Fire Marshall requirements.

Funding \$363,000



Hubert Bancroft Elementary School **Campus Expansion**

- With the closure of Thomas Jefferson Elementary School in 2009, the Bancroft boundary was expanded and its student enrollment increased.
- This growth continues and the number of students next year is projected to increase from 530 to 570 creating the need for an additional classroom.
- The District therefore recommends relocating one existing modular classroom from a school site with excess capacity. Relocating an existing classroom, as opposed to purchasing new, allows the District to participate in the School Facilities Modernization Program for renovation of the portables.
- The existing District portable will be upgraded to include sustainable features, including additional natural light, improved acoustics, and low-VOC finishes.

Funding \$272,000



Leonardo da Vinci K-8 School

Additional Classroom Space

- Leonardo da Vinci was originally built as a middle school, Joaquin Miller, with classrooms, a gymnasium, stage and multiple large activity spaces/buildings, including a large activity room that was used as the Indian Education Program library for several years.
- To accommodate growth, that library was moved to Caroline Wenzel in the Summer of 2011. This space is now needed to accommodate growth and create an additional classroom.
- The District recommends renovating the former Indian Education Program library into two regular-sized kindergarten classrooms.
- These classrooms would not include in-class restrooms, which will require male students to use the restroom at the end of the wing and female students to use the restroom at the end of the next wing.

Funding \$77,000



Facilities Master Plan Update

Capital Asset Management Services

***Linking Education and Architecture
Planning for the Future***

***SCUSD Board of Education Presentation
January 19, 2012***



Importance of District Facilities

An Essential Community Need

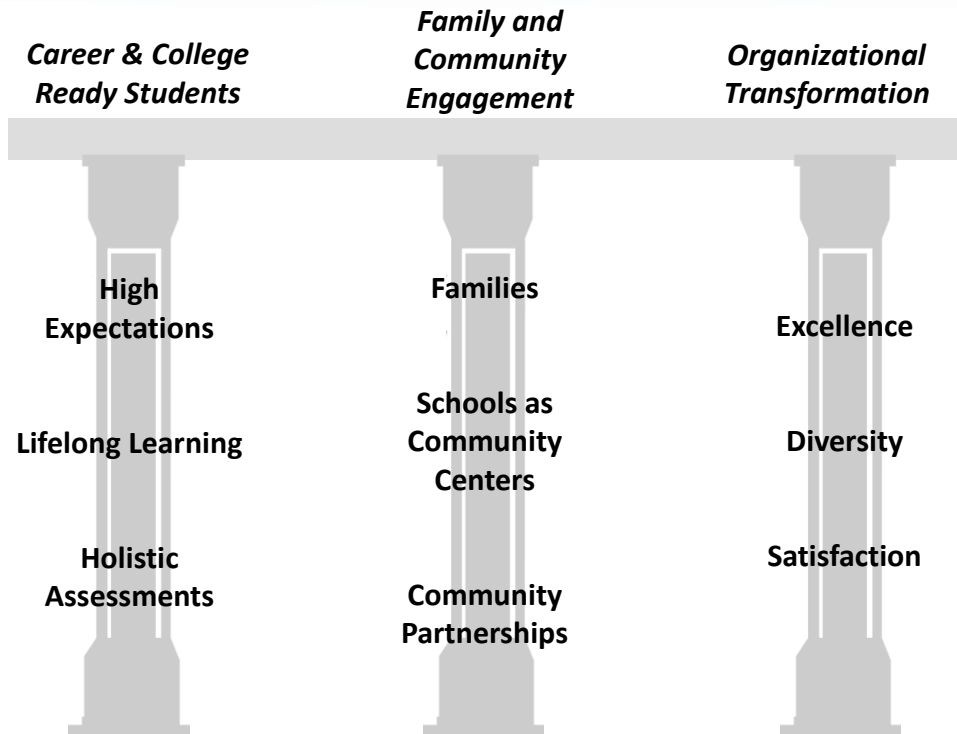
- ***Safe and secure facilities***
- ***Quality facilities essential to support quality teaching and learning***
- ***District facilities are aging***
- ***Modern facilities are a public statement about educational priorities of the community***
- ***The Need to upgrade is great***
- ***Preserve Resources/Go Green!***
- ***Opportunity to Rethink, Innovate and Excel***



Standard Facilities Master Plan

Aligns Facility Planning with the Strategic Plan

- Establishes vision for District facilities
- Defines short and long-term facility goals
- Resource and planning guide for construction projects
- A living document that is updated and modified as the District changes
- Establishes building standards that are applied to new construction and maintenance projects
- A road map for District and Program “equity”, allowing all students a high quality education
- Identifies Need and specific facility projects for potential funding sources



Facility Master Plan reinforces the Strategic Plan

SCUSD Strategic Plan 2010 - 2014





Current Facilities Master Plan

Produced In 2005

- Provided good foundation for facility projects but an update is critical
- Basic facility assessment **only**, minimal educational criteria analyzed
- Established background and analysis for previous bond
- Basis for plan has shifted dramatically – seven years old
- Plan is a snapshot – not a living document
- Data will be helpful resource for an update plan
- Seven years later – major changes innovations, opportunities

High Performance Facility Assessments

Produced in 2010 as part of Priority School Planning





High Performance Facility Assessments

Produced in 2010 as part of Priority School Planning

- Established vision for future facility upgrades at the six individual campuses
- Provided a current facility assessment
- Resource and planning guide for construction projects
- Cost summaries reflected size of need
- Educational delivery planning and documentation still needs to occur
- All campuses assessed using high performance criteria



High Performance Facility Assessments

Green criteria based on Board Policy 3211/Resolution 2583

- Sustainable Sites
- Water Efficiency
- Energy Efficiency
- Climate Effects
- Materials and Waste Management
- Indoor Environmental Quality
- Leadership, Education, Innovation



The Planning Team

NTD Architecture

- RFQ for Architectural/Planning Services
- Priority Schools - High Performance Facility Assessment
- Expert in Planning and Sustainability
- Extended Planning Team
- Successful Facilities Master Planning in districts across the State



Formula for Success:
“Putting Children First”

High Performing Education

+

High Performing Facilities

+

Community Partnerships

=

***HIGH PERFORMING
STUDENTS***

Step 5. Document: Develop Sustainable Facilities Master Plan



Step 1. Vision: Establish Educational Program & Goals **Approach to 'Student Centered Education'**

- **Social Equity**
- **Environmental Stewardship**
- **Economic Development**



Step 2. Evaluate: Audit Prior Planning & Existing Conditions

High Performance Facility Assessments

- Detailed Site Assessments
- Develop List of Facilities Needs
- Consider Whole Community Needs



Best Practices Manual
High Performance Funding



Operations Report Card
Student Conducted Surveys

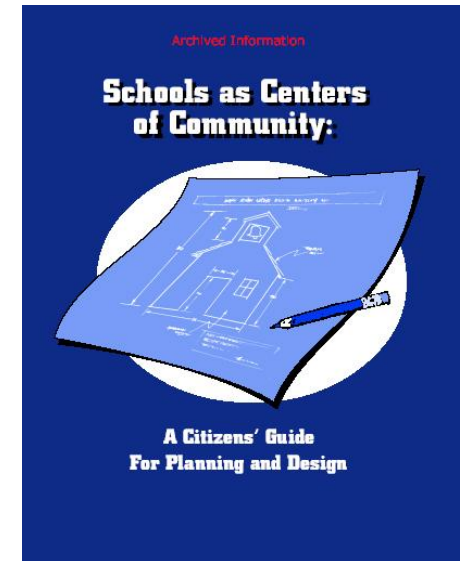


USGBC LEED for Schools
LEED Fellow



Step 3. Identify: Program Initiatives & Guiding Principals **Schools as Centers of Sustainable Communities**

- Develop Clear Picture of What Is
- Consider What Could Be; Common Future Focus
- Formalize Shared Beliefs
- Craft Collective Vision for Education



*US Department of Education
Planning & Design Guide
Participant: NTD Architecture*

Step 4. Optimize: Explore Alternate Solutions / Prioritization

Maximize Available Opportunities

Federal

- ❑ Tax Credits
- ❑ American Recovery and Reinvestment Act

State

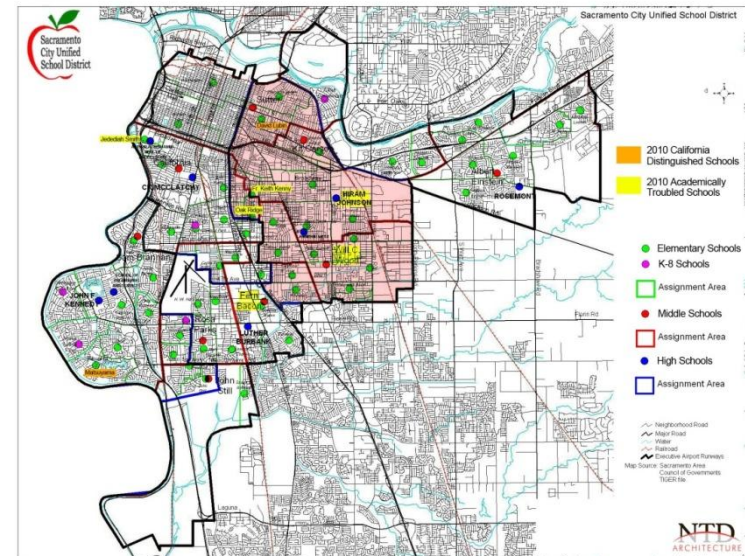
- ❑ California Solar Initiative
- ❑ Self Generative Incentive Program
- ❑ State Modernization Funding
- ❑ State New Construction Funding
- ❑ High Performance Funding

Utility Agencies

- ❑ Utility Incentives
- ❑ Funding Found in Utility Bill

Local / District

- ❑ Greenwise Sacramento
- ❑ Public – Private Partnerships
- ❑ Preventative Maintenance Funds
- ❑ Local Bond Support



Step 5. Document: Develop Sustainable Facilities Master Plan



Hiram W. Johnson High School: Summary 2 of 2



Water Irrigation missing in some areas / Planting areas inconsistent
Renewable resource garden, efficient irrigation system, reduction of potable water usage



Energy Lack of natural ventilation and inconsistent energy management
Optimize energy efficiency and performance



Materials & Waste Management Building repair
Extend life cycle of existing building and reduce material environmental impact



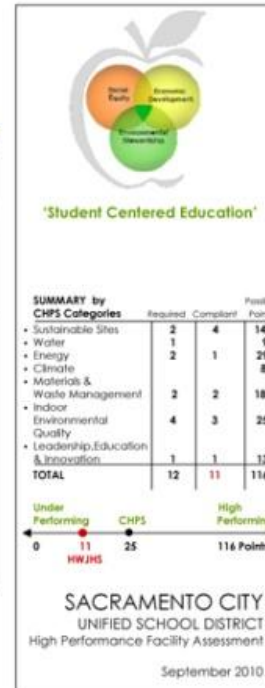
Indoor Environmental Quality High glare lenses / Inappropriate classroom space
Enhance thermal comfort, daylighting impact, and acoustical performance while reducing chemical and pollutant sources



High Performance Facility Assessment Summary- DRAFT

| | Code & Life Safety | Maintenance & Operations | * High Performance Transformation |
|-----------------------------------|--------------------|--------------------------|-----------------------------------|
| Sustainable Sites | \$1,233,700 | \$5,263,700 | TBD |
| Water | \$ 596,700 | \$1,801,800 | TBD |
| Energy | \$ 869,700 | \$3,803,800 | TBD |
| Climate | n/a | n/a | n/a |
| Materials | \$2,767,700 | \$1,502,800 | TBD |
| Indoor Environmental Quality | \$ 319,800 | \$3,350,100 | TBD |
| Leadership, Education Innovation* | TBD | n/a | TBD |

*Awaiting approval to proceed on Task 2: Education Goals and Transformation Strategies



**Architecture
+
Education
+
Sustainability**

Step 5. Document: Develop Sustainable Facilities Master Plan



EDUCATIONAL DISPLAY
SUSTAINABLE GARDEN (CHPS 6.0)

DEMONSTRATION AREA
WATER COLLECTION SYSTEM (CHPS 6.1)

CODE COMPLIANCE
TITLE 9, CA EDUCATION CODE
(CHPS 6.1.2)

JOINT LINE OF PARK
Open Park & Garden Area
(LEED SS 1.0.0 - CHPS 6.1.2)

HEAT ISLAND EFFECT - ROOF
Cooler rooftop cool roof
(LEED SS 7.2 - CHPS 6.4.2)

JOINT LINE OF FACILITY
Open Gate, College Classroom, Center of Excellence
(LEED SS 1.0.0 - CHPS 6.1.2)

SITE DEVELOPMENT
Maximize Open Space
(LEED SS 9.0)

ALTERNATIVE TRANSPORTATION
Bicycle Storage
(LEED SS 4.2 - CHPS 6.4.2)

SITE DEVELOPMENT & GREENFIELD
Previously Developed Land
(LEED SS 1.0 - CHPS 6.1.2)

JOINT WATERWAY SUDOFF
Bioswales
(LEED SS 2.1 - CHPS 6.4.1)

ALTERNATIVE TRANSPORTATION
VINE: Safe Public Transportation
(LEED SS 4.1 - CHPS 6.4.1)

ALTERNATIVE TRANSPORTATION
Fuel Efficient Vehicles (LEED SS 4.2)

ALTERNATIVE TRANSPORTATION
PARKING CAPACITY
(LEED SS 4.2 - CHPS 6.4.2)

HEAT ISLAND (ROOF)
Climate Tolerant Shade Trees
(LEED SS 7.1 - CHPS 6.4.1)

LIGHT POLLUTION REDUCTION
Dark Sky & Light Pollution
(LEED SS 8.0 - CHPS 6.4.1)

Sustainable Sites

Sustainable Sites

Water Efficiency

Water Efficiency

Energy & Atmosphere

Energy & Atmosphere

Materials & Resources

Materials & Resources

Indoor Environmental Quality

Indoor Environmental Quality

Innovation & Design

Innovation & Design



Sustainable Facilities Master Plan Outcomes

Linkage between Education + Architecture

- **View facilities as a capital asset**
- **View facilities as a strategic tool**
- **Support Federal, State and Local Funding Strategies**



Sustainable Facilities Master Plan

Schedule Summary

Step 1. Vision:

| | |
|---------------------------------------|--------------------|
| Establish Educational Program & Goals | January – February |
|---------------------------------------|--------------------|

Step 2. Evaluate:

| | |
|--|------------------|
| Audit Prior Planning & Existing Conditions | February – April |
|--|------------------|

Step 3. Identify:

| | |
|--|-------------|
| Program Initiatives & Guiding Principals | April – May |
|--|-------------|

Step 4. Optimize:

| | |
|--------------------------------------|--------------|
| Alternate Solutions / Prioritization | May – August |
| <u>Preliminary Assessment Report</u> | <u>June</u> |

Step 5. Create:

| | |
|--|------------------|
| The Sustainable Facilities Master Plan | August – October |
|--|------------------|



Sustainable Facilities Master Plan (SFMP)

Cost Summary

| Scope | Base Master Plan | Alternate* Master Plan | Notes |
|--------------|-----------------------------|-----------------------------------|---|
| Education | \$ 319,750 | \$ 159,750 | Deferred Educational Specifications |
| Facilities | \$1,382,500 | \$1,234,950 | Deferred Technical Design Standards |
| Community | \$ 110,000 | \$ 37,500 | Community Engagement to Confirm Alignment |
| SFMP | \$ 90,500 | \$ 52,800 | Reduced Documentation & Reimbursables |
| | \$1,902,750 | \$1,485,000 | |

Note*: The Alternate Master Plan focuses the planning effort on the scope necessary to support a potential November 2012 Bond while deferring other non time sensitive items for when funds are available.



Sustainable Facilities Master Plan

The Need is Great, the Timing is Now

- ***Our schools serve an essential community Need***
- ***Quality school facilities are essential to quality Teaching and Learning***
- ***Our schools are aging, upgrades are Needed***
- ***Essential: school-by-school assessment***
- ***Community input is welcome and encouraged during the process***
- ***This effort further moves the District toward planning and implementing Sustainability goals***



Sustainable Facilities Master Plan

The Need is Great, the Timing is Now

- ***Quality facilities are critical for training our students for the future workforce and high-demand jobs***
- ***Investing in quality schools is smart investment***
- ***Studies show improved school facilities have positive affects on test scores, student enrollment, and home prices***
- ***Good planning will ensure best return on investment***