



# Facilities Update

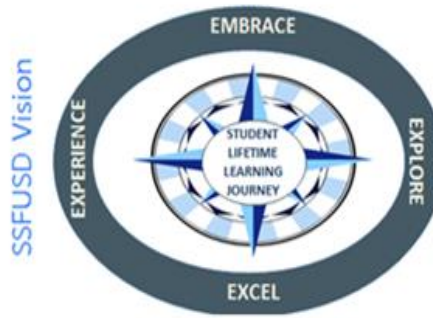
June 23, 2022





# Agenda

- Facilities Staffing
- Critical Deficiencies in Facilities
- Immediate Problems Being Addressed
- Division of State Architect (DSA)
- Facility Needs and the Work Ahead



### LCAP GOAL 1

#### Academic Achievement

The district will provide a high quality curricular program for students that will raise student proficiency on the California Common Core State Standards as measured by overall academic achievement on state assessments, CA Dashboard results, interim assessment data and ELPAC/Reclassification data.

### LCAP GOAL 2

#### Professional Development

Identified classified staff, certificated and administrative staff will participate in professional development to create capacity and expertise in curriculum program implementation based on the development of scope and sequence as measured by walkthrough observations and other evidence (artifacts and student work).

### LCAP GOAL 3

#### Student, Parent & Community Engagement

Improve parent school engagement through an increase in participation in site and district parent groups such as SSC, PTSA, DELAC, ELAC, AAPAC as well as in other parent meetings as measured by attendance sign in sheets.

## District priorities

Improve Curriculum,  
Instruction &  
Assessment

Bolster Professional  
Learning and  
Collaboration

Strengthen  
Leadership Capacity

SSFUSD

# STRENGTHENING OUR SYSTEMS

*the*  
**GAS TANK**  
**BENCHMARKS**  
checking student progress toward goals.

HOW CAN WE LEVERAGE DATA?

*the*  
**STEERING WHEEL**  
**INSTRUCTION**  
guiding our learning objectives  
ENGAGES US + TAKES US FORWARD

*the*  
**GPS**  
**NAVIGATION**  
our goals  
LCAP, DEPT.,  
SITE, TEAM, TCHR.

FFME  
A PROCESS TO DETERMINE WHAT TOOL, PRACTICE, OR SERVICE WILL HELP US SOLVE OUR IDENTIFIED NEED

WHAT IS OUR ACTION PLAN?

HOW DO WE REFLECT + RELENTLESSLY FOLLOW UP?

*the*  
**SEATS**  
**CURRICULUM**  
defines the skills to be taught  
STANDARDS, RIGOR, RELEVANCE



*the*  
**ENGINE**  
**PERFORMANCE MANAGEMENT MEETINGS**  
showcasing data + progress of  
ILTs, PLCs, DEPT. MEETINGS

Experience  
Explore  
Embrace  
Excel

*the*  
**WHEELS**  
**SYSTEMS OF ASSESSMENT**  
sets the pace

WHAT QUESTIONS HELP US DETERMINE ROOT CAUSES OF PERFORMANCE?

# EQUITY

*the*  
**MIRRORS**  
**PROFESSIONAL LEARNING SYSTEM**  
reflecting + growing in our professional practices



# Facilities Staffing

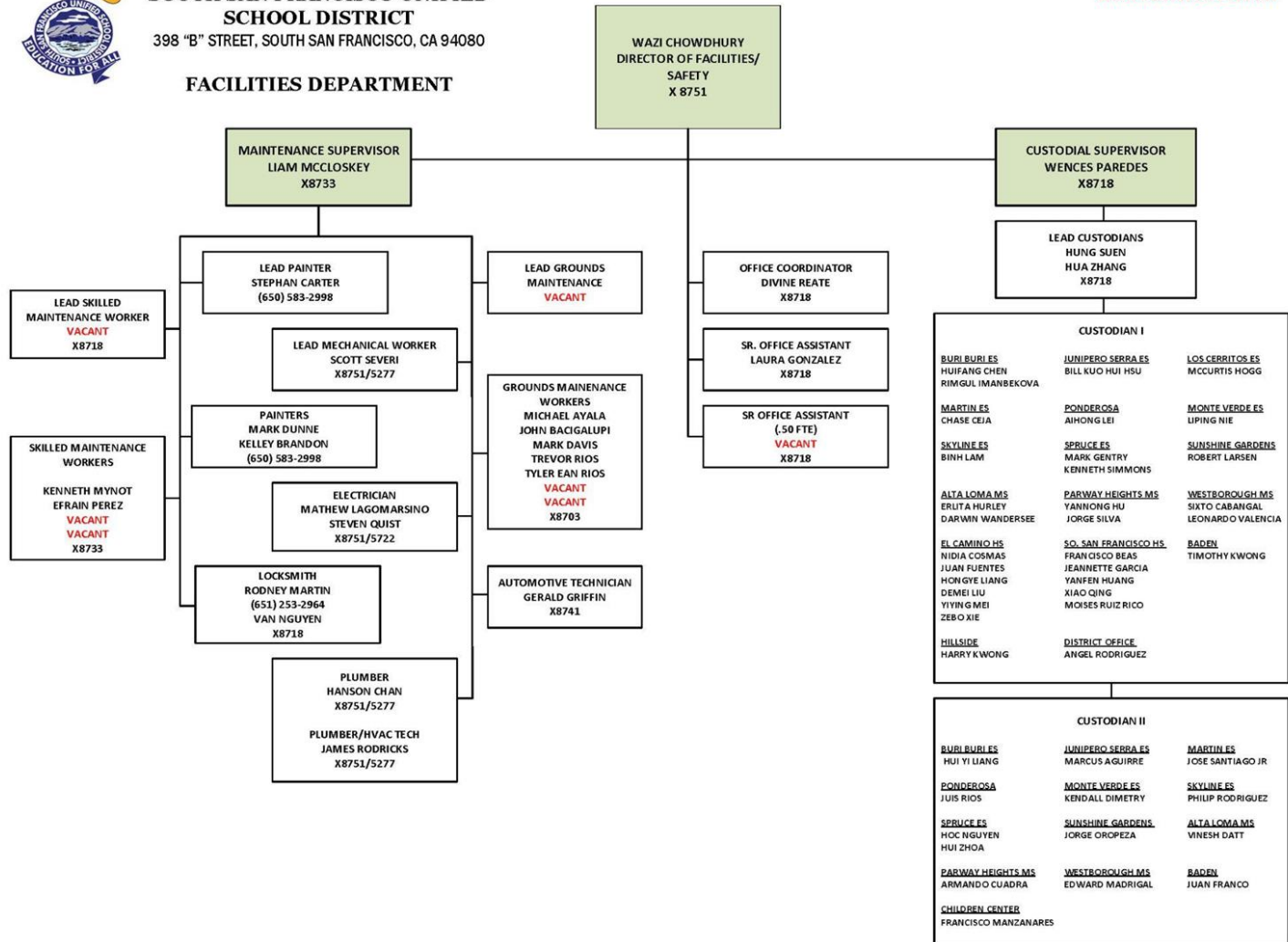


# Organizational Chart



**SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT**  
398 "B" STREET, SOUTH SAN FRANCISCO, CA 94080

## FACILITIES DEPARTMENT





# Staffing Challenges

- The Facility Department has a number of staff vacancies for a year now and a very difficult time filling them.
- This makes it challenging to address all the work orders in a timely manner as submitted by the sites.
- The vacant positions include:
  - Groundskeepers
  - Maintenance Staff
  - Custodial Staff
- Management is using outside janitorial companies to cover some of the custodial work needed to the extent possible.
- This may also need to be done for the required grounds work.

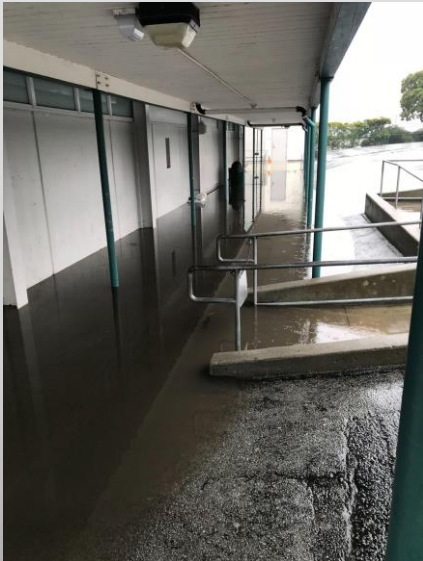


# Critical Deficiencies in Facilities



# Critical Deficiencies in Facilities

- Breach of Building envelope
  - Roof leaks
  - Flooding on school grounds
- Surface runoffs
  - Excessive amount of asphalt yards
  - Lack of percolating surfaces near buildings





# Critical Deficiencies in Facilities

- Failure of closed pipe systems
  - Sanitary Sewer
  - Storm water





# Critical Deficiencies in Facilities

- Falling trees and branches and corresponding complaints from neighbors
- 'End of life' issues with many systems





Immediate  
Problems Being  
Addressed



# Immediate Problems Being Addressed

- Sewer line repair project at Alta Loma - Phase 1
- Sewer/ storm line repair at Alta Loma- Phase 2





## Immediate Problems Being Addressed

- SSFUSD 's buildings and site utilities are 60 plus years old in average and needs a lot of work above and below ground.
- An example is the large vitreous clay sewer pipes beneath the school sites. They have outlived their lives and are notorious about breaking apart.
- When they break, it can cause sewage to backing up into the school.
- The work to replace them takes many days, which would result in a possible school closure for many days.
- This happened twice at Alta Loma MS this past year as indicated in the photos.
- Luckily, staff was able to prevent the sewage from backing up into the school by quickly retaining an outside Contractor.







# Immediate Problems Being Addressed

- Project being reviewed by the Division of the State Architects
  - Pedestrian bridge at El Camino HS





# Immediate Problems Being Addressed

- Project in Design
  - Kitchen and Cafeteria at South San Francisco HS in design
    - This project has been delayed. Fire Marshal is requiring the District to service old ANSUL systems, which was last serviced in 2005. Even with Fire Marshal's assistance, we have not found a vendor who can service this dry-chem system. The only solution appears to be a replacement of the whole system.
    - We are working with the Fire Marshal in exploring alternate means until we have funds to incorporate both the changes in food serving as well as updates on the kitchen and its equipment.



# Immediate Problems Being Addressed

- Project being managed by Bill Savidge, Facilities consultant to the District
  - Baseball Field High Fencing *under construction*
  - Temporary refrigeration unit at El Camino HS *In progress*
  - Kitchen and Cafeteria at El Camino in preliminary design
    - As the Central Kitchen for the District, El Camino's design will take longer to realize, as it has to be approved by DSA.
  - HVAC designs on several schools: COVID has brought forth the need to have a high-functioning ventilation system. A few of our buildings need further improvements and replacement of old furnaces. Two Architects, i.e. H+A and HY have been retained to design the systems, which will need to be approved by DSA prior to the projects being implemented.



# Division of State Architect (DSA)



# Division of State Architect

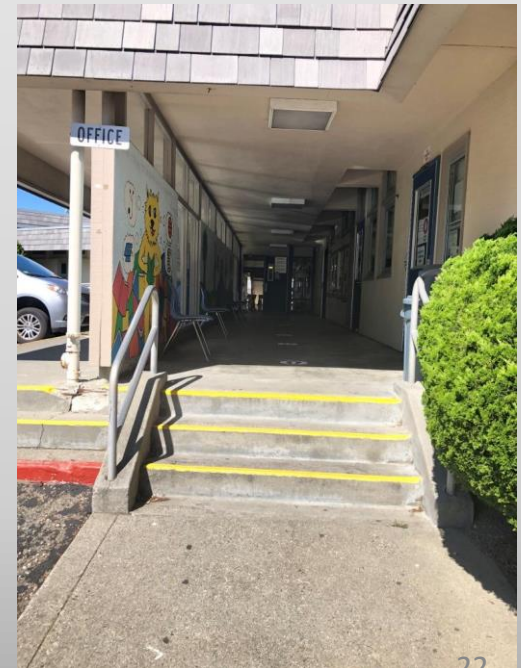
- The Division of State Architect (DSA) is the jurisdictional authority governing design and construction at all public schools in the State of California
- There are very specific rules on which projects can be exempted from DSA review and approvals. Often, older projects have been prosecuted without garnering the approvals, and efforts are being made to grandfather those through subsequent projects
- DSA reviews for three critical items prior to approving projects
  - Accessibility
  - Structural Safety
  - Fire and Life Safety



# Division of State Architect

- **Accessibility**

- DSA has jurisdiction over access compliance for all building in schools
- Many of our school have deficiencies in this area
- These include stairs, ramps and walkways.





# Division of State Architect

- **Structural Safety**

- Since the publication of AB300 list in 2002, around a dozen buildings of South San Francisco Unified were listed and recommended for further studies. It should be noted that the list was developed through a “paper screening” on structural systems, and done by professional structural engineers contracted by and at the behest of DSA.

**SEISMIC SAFETY INVENTORY OF  
CALIFORNIA PUBLIC SCHOOLS**

(A Report to the Governor of California and the  
California State Legislature)

Prepared by the Department of General Services  
(November 15, 2002)



# Division of State Architect

- **Structural Safety**

- Building Codes in California are updated every three years, and while the changes are incremental, there have been substantial changes in the Structural codes in the years 1976 and shortly following the 1994 Northridge earthquake.
- To that effect, in 2002, AB300 required the Division of State Architect to conduct paper screening of buildings for their safety, and all School Districts in California, including the South San Francisco Unified School District, were provided a list of schools *that were recommended to be studied*.
- Since no structural improvements of many of the older school buildings were done due to the original construction, it is understood that some structural upgrades to buildings are warranted at several sites.



# Division of State Architect

- **Fire and Life Safety**

- In recent years, due to several changes in the Facilities leadership, many of the required testing and inspection of Fire and Life Safety systems as required by Title-19 were not done in a timely manner, and lot of work have accumulated.
- The newly appointed Fire Marshal for the City of South San Francisco has been very vigilant about the District's need to comply with the letter of the law, and several correction notices have been issued. Taking care of items noted are *both the specific School's, as well as the Facilities Department's responsibility.*

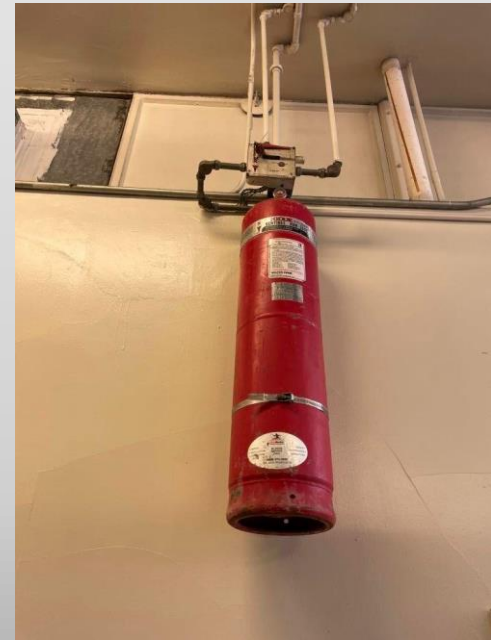
For instance, lack of housekeeping at the school's end in keeping egress ways clear of stored material and running extension cords across exit paths, are some of the most cited items. From the Facilities end, timely inspections and maintenance need to be followed through consistently.



# Division of State Architect

- **Fire and Life Safety**

- Facilities department is currently working on our District in adopting and restoring those practices, and it is getting increasingly harder to service aged equipment that few, if any vendors continue to service. The only option may be to remove and replace all of these old systems.





# Facility Needs and the Work Ahead



# Facilities Master Plan

- Staff is working with Eric Hall & Associates (EH&A) to update our Facilities Master Plan.
- It will look at the critical facility needs, secondary facility needs, education program needs and future facility needs.
- Between 2010 and 2022, the cost of goods and services has gone up significantly and there's no signs of abating.
- This is due to inflation and the global supply chain issues impacting the economy.
- The estimated amount of facility needs presented back on March 2022 was over \$500M *and that appears to have been underestimated.*



# Need for Bond

- It is customary for Districts to float Bonds between **every five and seven years**, as no single Bond measure can address all of the needs of a School District in California.
- **South San Francisco USD has had no Bonds passed over the past decade**
- Local Bond funding has also become the norm as the State funding for Modernizations lag by years, and are by themselves not sufficient to address the needs of aging buildings and infrastructure.
- One needs to consider that *fifty year old buildings often attain landmark status at various cities including in San Francisco*. The difference here is that this District has fifty-year old buildings that were not ‘substantially-built’ in the first place and aging badly, riddled with problems. Lack of adequate funding only offers the options for band-aid approaches.
- The “band-aid” approach of trying to resuscitate these buildings have resulted in putting ‘good money after bad.’



# Looking Ahead

- **Delays in effort to raise monies will only perpetuate what exists today and exacerbate the crises along too many fronts.**
  - Sub-standard classrooms and learning spaces for majority of the students of this District for another decade as a child makes his/her way from Pre-K and/ or TK, and K-12
  - Classrooms with chronic problems that will tend to interrupt a continuous healthy and pleasant learning experience
  - Safety and security in schools has become a top priority and must be addressed.
  - There may not be as favorable a time like this in the near future, to appeal to the voters and garner their support for a Bond.

