



Facilities

Community Forum
October 20, 2022





Agenda

- Overview
- Facility Needs and Challenges
- School Safety and Security
- Campus Accessibility
- Fire and Life Safety
- Facilities Infrastructure
- Building Envelope
- Building structures
- Conclusion



District Goals

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 4

Special Education

The district will provide a high quality curricular programs for students with IEPs that will raise student engagement in school and proficiency on the California Common Core State Standards as measured by overall academic achievement on state assessments, and engagement rates.,

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, SEPAC as well as in other parent meetings as measured by attendance sign in sheets.

District Priorities

A) Improve Curriculum, Instruction & Assessment

B) Bolster Professional Learning and Collaboration

c) 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



District Overview

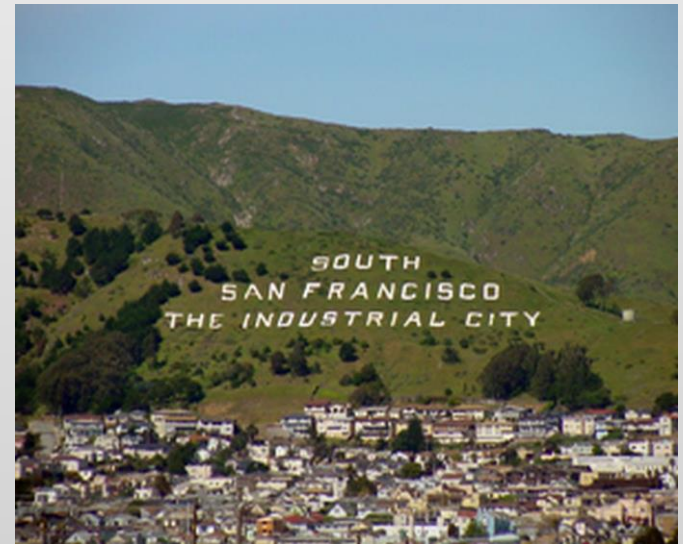


District Overview

South San Francisco Unified established 1936

The District currently operates:

- Nine elementary schools
- Three middle schools
- Two comprehensive high schools
- One continuation high school
- One adult education school
- Two preschool programs



Current Enrollment 8,000 students



Facility Needs and Challenges



Facility Needs and Challenges

- Updated Facilities Master Plan presented to the SSFUSD Board of Trustees on June 23, 2022
- Many aging buildings and deteriorating site infrastructure are in dire need of improvements and/or replacement
- Systems are beyond their useful life leading to possibility of failures, which may disrupt the operations of the schools
- Last bond, passed a decade ago, mostly addressed the replacement of old dilapidated portable buildings with new modular buildings
- Most of the 60 to 70-years old permanent buildings and the infrastructure that support them were never touched



Facility Needs and Challenges

- District total facility needs exceeds \$850 million
- Insufficient funds from the State
- School Districts are limited in funding options to address its facility needs
- Districts must rely on local funding sources, which include bond measures
- The SSFUSD Board of Trustees placed “Measure T”, a school improvement bond measure on the November 2022 ballot
- It could generate up to \$436 million to address the District’s facility needs



Facility Needs and Challenges

Staff has identified the following areas as high priority needs:

- School Safety and Security
- Campus Accessibility
- Fire and Life Safety
- Facilities Infrastructure
- Building Envelope
- Building Structure



School Safety and Security



School Safety & Security

- Most schools was built 60 to 70 years ago and no longer meet the current needs to keep our students safe
- Critical safety and security improvements are needed at the schools
- They include:
 - Gates
 - Fencing
 - Additional Security Cameras
 - Door locks



School Safety & Security

Example of School with Safety and Security Risks





Campus Accessibility



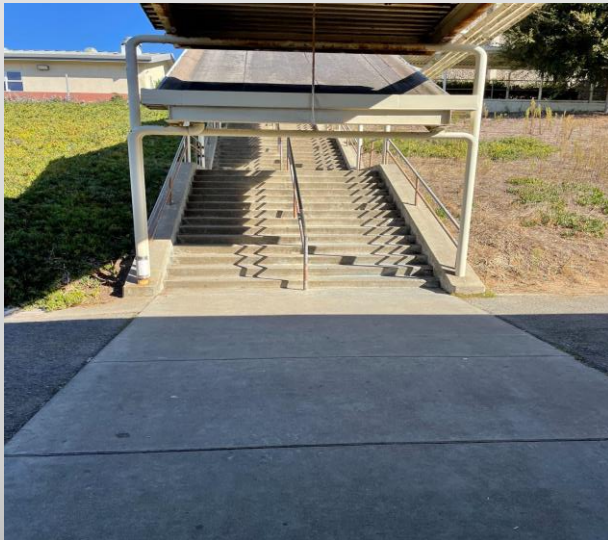
Campus Accessibility

- Most of our school have deficiencies that make it challenging for students with disabilities to get around easily on a school campus
- The accessibility building standards in schools have changed since the schools were built
- The dint of the topography and shape of the site where the buildings are set on separate terraced-tier makes it challenging for students with disabilities to get around
- District needs to update it school campuses to be consistent with the new accessibility building standards



Campus Accessibility

- At one site, an elevator and/or a very large ramp will need to be constructed to provide an “accessible path of travel” for students with disabilities to access the gym, swimming pool and the fields beyond





Fire and Life Safety



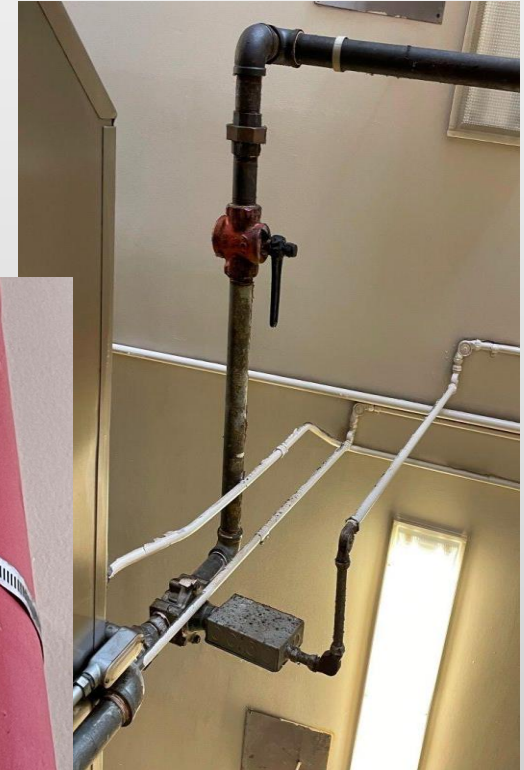
Fire & Life-Safety

- The Fire suppression system located at the kitchens of some schools is a huge safety concern and needs to be replaced
- They are used to extinguish, control, or in some cases, entirely prevent fires from spreading or occurring.
- These systems are so old that they are no longer serviceable.
- They need to be replaced with corresponding hoods to be in compliance with current fire safety codes.



Fire & Life-Safety

Images from existing SSFHS Kitchen





Fire & Life-Safety

Images from El Camino HS and Westborough MS





Facilities Infrastructure



Mechanical

- Heating, ventilation, and air conditioning (HVAC) is the use of various technologies to control the temperature, humidity, and purity of the air in an enclosed space
- COVID-19 has made us all aware of the importance of well functioning HVAC systems
- Many of our aging HVAC systems are as old as the schools and are not working at optimal levels.
- They need to be replaced to provide a healthy learning environment for students and staff
- The replacement of the HVAC system is very costly



Mechanical

Samples of HVAC units





Mechanical

- In addition to the above, the existing units and fans of the remaining systems are corroding and are also in dire need of replacement.





Electrical

- The electrical systems are as old as the main structures of the school and have never been touched
- They are starting to break down
- They no longer meet the needs of today's modern classrooms, computer labs and other areas of the school
- There are insufficient receptacles/outlets in each classrooms, library and other areas of the school
- The electrical panel does not supply sufficient power needed, resulting in blown fuses
- The District needs to replace these electrical systems to better meet the needs of 21st century classrooms



Electrical

- Few illustrations from two schools:





Plumbing

- Almost all of schools have not had any work done on the distribution of the original domestic water service from point of service for the past sixty plus years
- Many of the old domestic water lines in buildings are embedded in concrete, which makes it very costly to replace them
- The overhead gas lines at some schools are showing wear and tear and need to be repaired or replaced very soon



Plumbing

Samples of gas piping at SSFHS





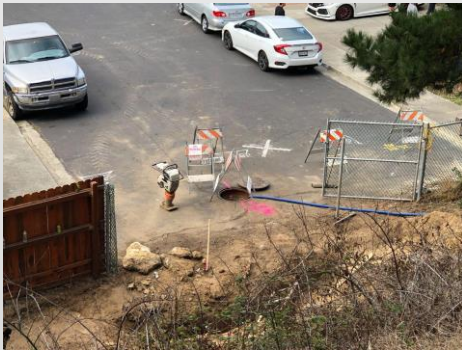
Plumbing

- The underground site sanitary sewer, storm sewer and the remnants gas lines are starting to break
- They are past their useful life
- Many sewer pipes are VCP (vitreous clay pipes) and are past their useful life and may break, resulting in sewer backing up to the school
- The District has had a few such breakages at Alta Loma Middle School
- These were very costly emergency repairs to prevent the shut down of the school due to sewage backing towards the school



Plumbing

- The following images show the emergency partial storm line system replacement at Alta Loma this past year



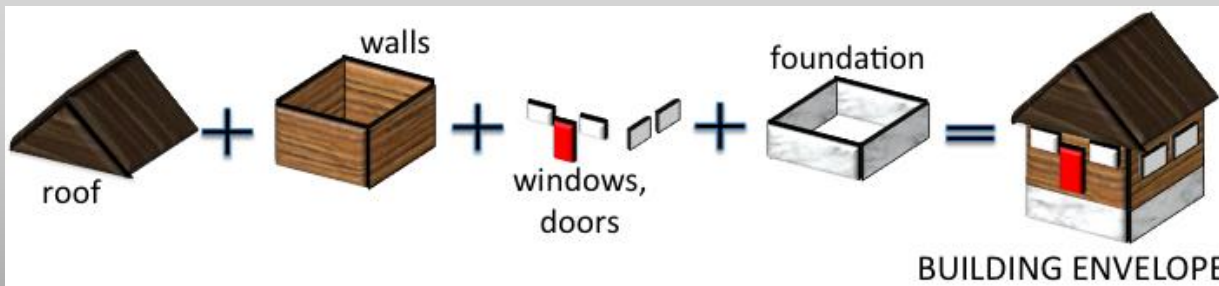


Building Envelope



Building Envelope

- A building envelope is everything that separates the internal building from the external environment, including the roofs, doors, windows, floors, and walls
- Good insulation in walls, high-efficiency windows, and sufficiently sealed gaps increase the effectiveness of the envelope
- Many of the components in the envelope are past its useful life and needs to be replaced
- This barrier is no longer effective in preventing the transfer of heat from inside to outdoors





Building Envelope

- Roofs are a critical component of the building envelope
- Many of them are passed their useful life and needs replacing

Roofing at Westborough

- The last roofing project at Westborough's Building 71-74 was done in 1991, and the walkway roofs are in total disrepair.
- Addressing the above items will cost around **\$1 million**





Building Envelope

Roofing at El Camino.

- The Little Theatre & Student Cafeteria restroom and walkway were last roofed in 1993
- The Art Building and Academic Building were last roofed in 2000
- The portable buildings were last roofed between 1994 and 1999
- These roofs are in bad shape and needs to be replace
- It will cost approximately \$3 million to replace them



Building Envelope

Roofing at El Camino.



Photo 1

Site Aerial



Photo 12
Theater
Vegetation growth on all roofs



Photo 14
Theater
Hole in flashings at seams



Photo 19
Theater
Cracking in membrane leaving scrim exposed.



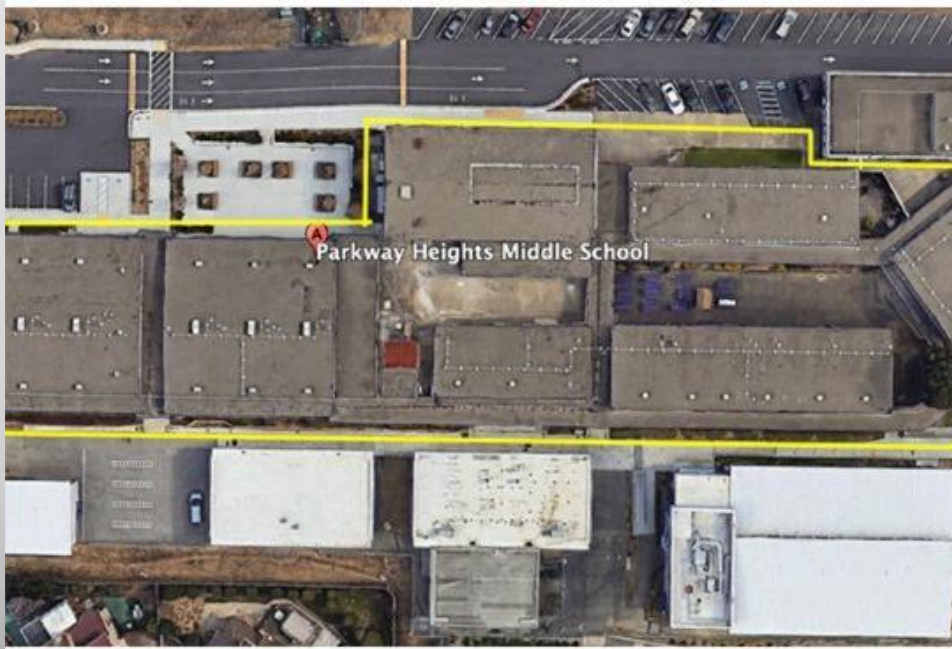
Photo 20
Theater
Previous repairs done with mastic.



Building Envelope

Roofing at Parkway Heights.

- The classroom wings was roofed last in 1997, while the kitchen and Multi-purpose Building around 2000
- Addressing the above items will cost over \$2 million



Cracks in membrane.

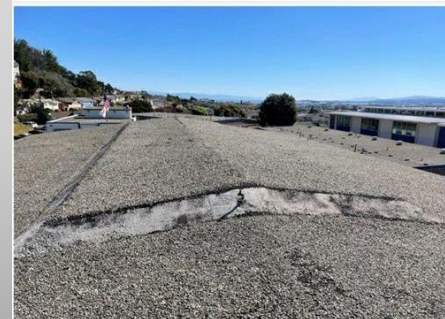


Photo 27

Multi-purpose roof membrane is cracking.



Building Structure



Building Structure

- The building structure includes the foundations, floor/ceiling slabs, roofs, exterior walls, exterior glass and mullions, columns, beams, shafts (including elevator shafts), stairwells, elevators, building mechanical, electrical and telephone closets, common areas, public areas, and other structural components in the building
- Majority of the permanent structures at the SSFUSD schools, date back to early nineteen fifties and sixties (over 60 years old)



Building Structure

- Building Codes in California have been updated every three years, and buildings are built to the specific version of code applicable to the time it is built
- There has been over twenty cycles of code changes since these buildings were built, with no recorded structural upgrades made since.
- Based on the type of structures, it would be important to prioritize structural upgrades for better performance of such buildings



Building Structure

- The first priority of buildings requiring upgrades would be the ones with non-ductile concrete frames. We have a few of those buildings in the system, especially at El Camino High School and South San Francisco High School
- The second priority of buildings requiring upgrades would be the steel structures with welded connection and lack of lateral bracing. Those would include several Elementary schools.
- The smallest seismic project is anticipated to cost \$2 million per building, and the High Schools anywhere between \$5 and \$10 million per building based on size.



Conclusion

- The needs for Facility Modernization of most of the school sites is urgent
- The micro-climate of this area has not been kind to our exposed systems
- The Maintenance Department's lean crew is fighting against time to keep some of the systems alive and functioning, and they are far from being optimal
- The District will have to address some of these urgent items immediately or face possible disruption of operations at a few sites, including closure
- There are no funds from the State to assist district with their facility needs
- Funds may need to be shifted from school programs to address these critical facility needs

