South San Francisco Unified School District

District Facilities:

Challenges and Opportunities

MISSION STATEMENT

Empowering All Children to Achieve Excellence

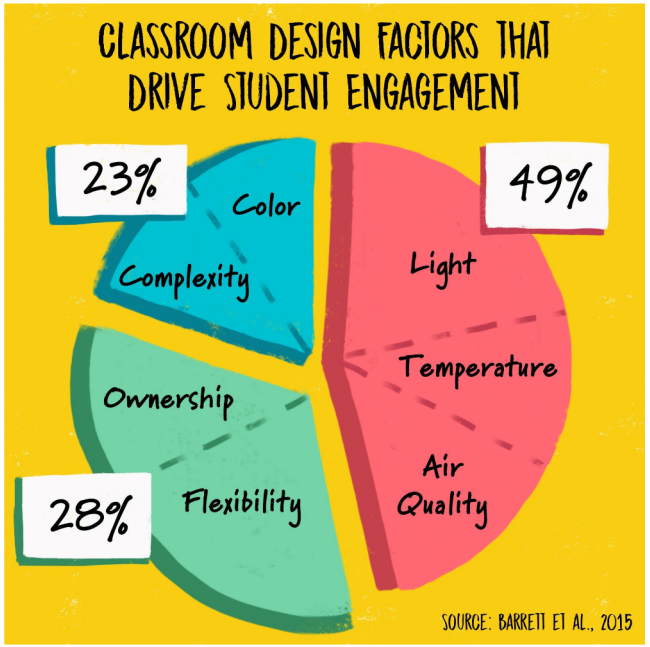
Welcome and Introductions

Dr. Shawnterra Moore, Superintendent
Mr. Ted O, Assistant Superintendent Business Services
Wazi Chowdhury, Director of Facilities & Safety

William Savidge, K12 School Facilities

Focus on enhancing our learning environments





Focus on enhancing our learning environments

- Our strong schools provide high-quality educational programs
- Dedicated teachers and staff nurture our students socially and academically
- High-achieving schools improve the quality of life in our community

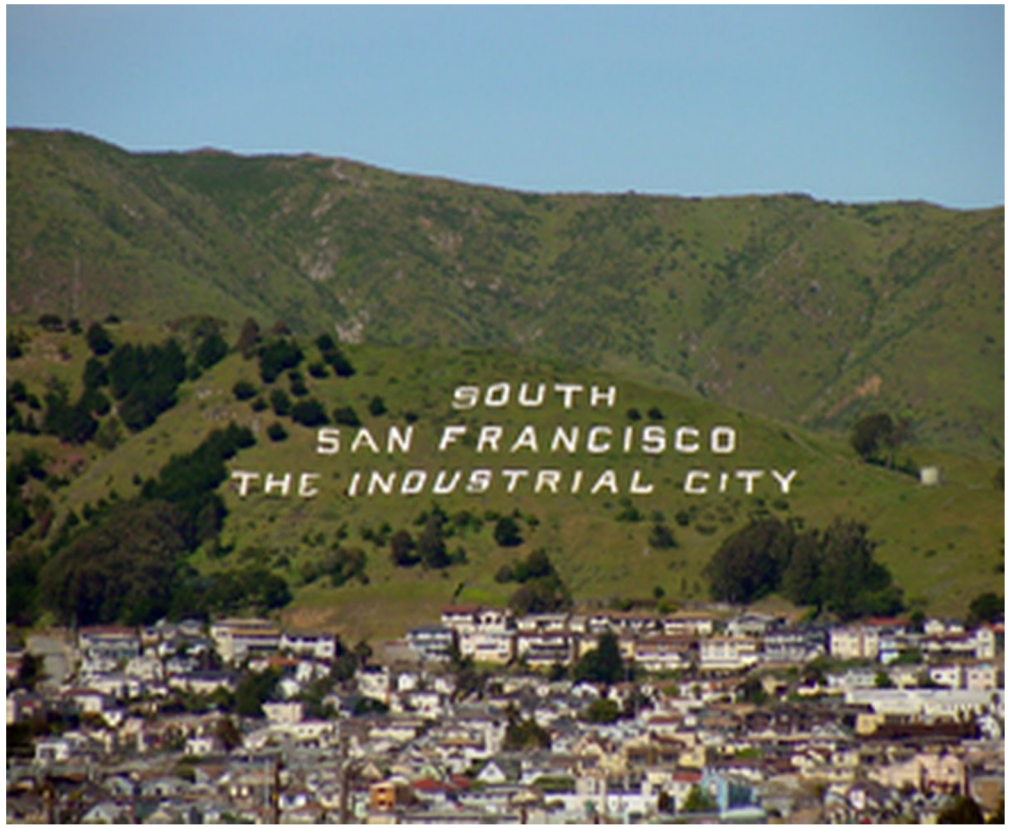


District Overview

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

Challenges Facing SSFUSD Schools



Martin Elementary originally built 1921.

Aging schools – majority of our sites built in 1950's & 60's

Need to continue modernizing, repairing and replacing

Challenges Facing SSFUSD Schools



Aging schools mean deteriorating site infrastructure

Need to continue upgrading site drainage, water, sewers, asphalt

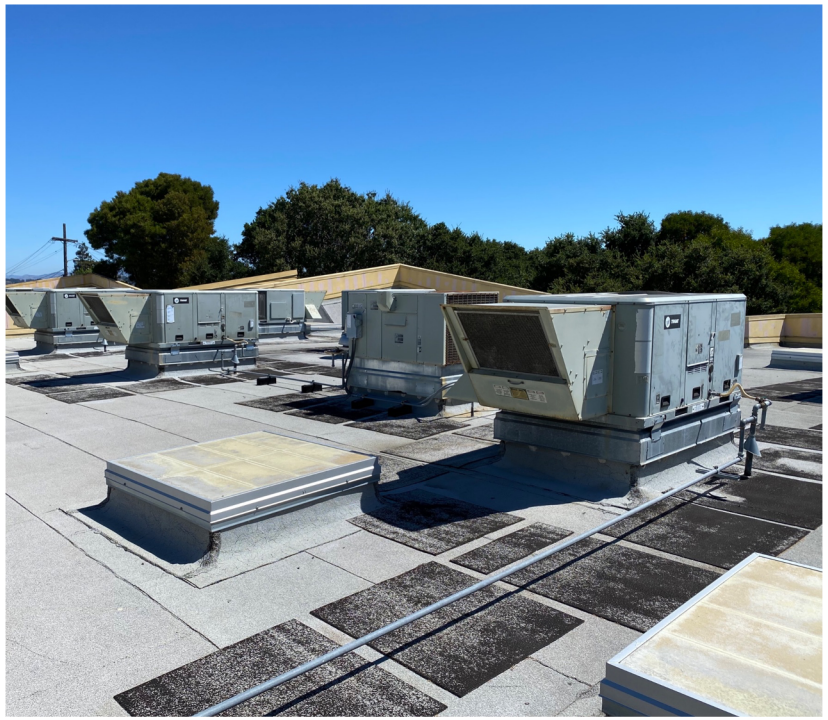
Challenges Facing SSFUSD Schools



Schools built for an earlier era of education

Need upgrades to meet standards for 21st Century classrooms

Challenges Facing SSFUSD Schools



Older, inadequate Heating Ventilating Air Conditioning systems

Need to ensure safety, comfort and efficiency

Challenges Facing SSFUSD Schools



Security is a constant challenge

Need to ensure school safety, with secure sites and buildings for students, staff, families

Challenges Facing SSFUSD Schools



Lack of facilities equity among our schools

Need to ensure our students have equal access to high quality classrooms, support spaces, grounds

Challenges Facing SSFUSD Schools



Aging facilities no longer meet our educational program needs

From classrooms to gymnasiums, our students need access to up-to-date facilities

Challenges Facing SSFUSD Schools

Bay Area Median Home Values
May - July 2022 Sales, by Property Type & Bedroom/Bath Count*

	3 Bedroom, 2 Bath Houses			4 Bedroom, 3 Bath Houses		
County	Median Sales Price	Median Square Footage	Median Dollar per Square Foot	Median Sales Price	Median Square Footage	Median Dollar per Square Foot
San Francisco	$1,825,000	1582 sq.ft.	$1143/sq.ft.	$2,463,500	2318 sq.ft.	$1027/sq.ft.
San Mateo County	$1,800,000	1480 sq.ft.	$1258/sq.ft.	$2,822,500	2370 sq.ft.	$1180/sq.ft.
Santa Clara County	$1,630,000	1383 sq.ft.	$1196/sq.ft.	$2,000,000	2209 sq.ft.	$948/sq.ft.
Marin County	$1,515,500	1618 sq.ft.	$963/sq.ft.	$2,050,000	2435 sq.ft.	$869/sq.ft.
Santa Cruz County	$1,275,000	1546 sq.ft.	$794/sq.ft.	$1,600,000	2360 sq.ft.	$666/sq.ft.
Alameda County	$1,230,000	1424 sq.ft.	$860/sq.ft.	$1,728,000	2197 sq.ft.	$786/sq.ft.
Napa County	$860,000	1500 sq.ft.	$583/sq.ft.	$1,375,000	2482 sq.ft.	$494/sq.ft.
Contra Costa	$825,000	1472 sq.ft.	$592/sq.ft.	$1,100,000	2329 sq.ft.	$520/sq.ft.
Monterey County	$800,000	1464 sq.ft.	$565/sq.ft.	$900,000	2215 sq.ft.	$409/sq.ft.
Sonoma County	$794,000	1535 sq.ft.	$537/sq.ft.	$955,000	2251 sq.ft.	$448/sq.ft.
Solano County	$565,000	1434 sq.ft.	$404/sq.ft.	$725,500	2186 sq.ft.	$334/sq.ft.

Teacher and staff retention in our high cost area

Need to create a path to long-term affordable housing

Meeting the Challenges

2022 Facilities Master Plan

Demographics, enrollment & capacity

Facilities Standards

Facilities conditions & needs

Funding options

Proposed site renovations

Safety & Security

Failing to plan is planning to fail.



Meeting the Challenges

Critical Facilities Needs: Fire & Life Safety, Code Compliance, Health, Campus Security

High Priority Facilities Needs: Roofs, HVAC, Infrastructure, Accessibility, Paving Repairs

Learning Environments: Classroom upgrades, Technology, Exteriors, Playgrounds/Fields, Parking/Drop

Equitable Facilities: Site Libraries, Classroom Program Spaces, Gymnasiums, Administration areas

School Site Cost Categories

2022 Facilities Master Plan

Over $850 million in total facilities need

From site assessments & cost estimates

Costs include inflation, project costs, temporary housing

Meeting the Challenges

Total Facility Needs by Program

31

Total Facilities Needs/Costs were divided into six categories and identified with the following level of projected needs:

Elementary Schools	$201,726,369
Middle Schools	$146,391,050
High Schools	$311,851,145
Other Sites	$71,355,153
Other Closed/Leased Sites	$59,280,276
District-wide Needs	$136,500,000
TOTAL NEEDS – ALL PROGRAMS	**$858,853,994**

2022 Facilities Master Plan

"Other Sites" includes: Children's Center, District Office

"Other Closed/Leased Sites" includes: Hillside, Serra Vista

"District-wide Needs" includes: Foxridge Workforce Housing, Nutrition Services Upgrades, Technology, Furniture & Equipment

Meeting the Challenges

Local Resources for Facilities Funding Needed

The District has limited options to fund such a large need for facilities upgrades

A local General Obligation Bond Measure provides the best option

SSFUSD Board of Trustees placed Measure T, a school improvement bond measure on the November 2022 ballot

Asking voters to approve $436,000,000

Ongoing Facilities Funding Sources for Districts are inadequate

Routine Restricted Maintenance

Developer Impact Fees

State School Facilities Program

One-time sale of sites

Meeting the Challenges

Local Resources for Facilities Funding Needed

If approved by local voters, Measure T would:

- Repair or replace deteriorating plumbing, sewer systems and leaky roofs
- Equip schools with 21st century learning technology
- Modernize classrooms, restrooms and school facilities
- Upgrade inadequate electrical systems and replace heating and ventilation systems
- Construct or renovate performing arts centers
- Construct local affordable housing for teachers and staff
- Make health, safety and security improvements, including fencing, additional security cameras and door locks

How will the proposed bond measure impact me?

The amount that property owners pay on the bond is based on the assessed value of their property, not the current market value



VS



How will the proposed bond measure impact me?

South San Francisco Unified School District

TAXPAYER COST ANALYSIS

Projected Measure T Bond Funding **$436,000,000**

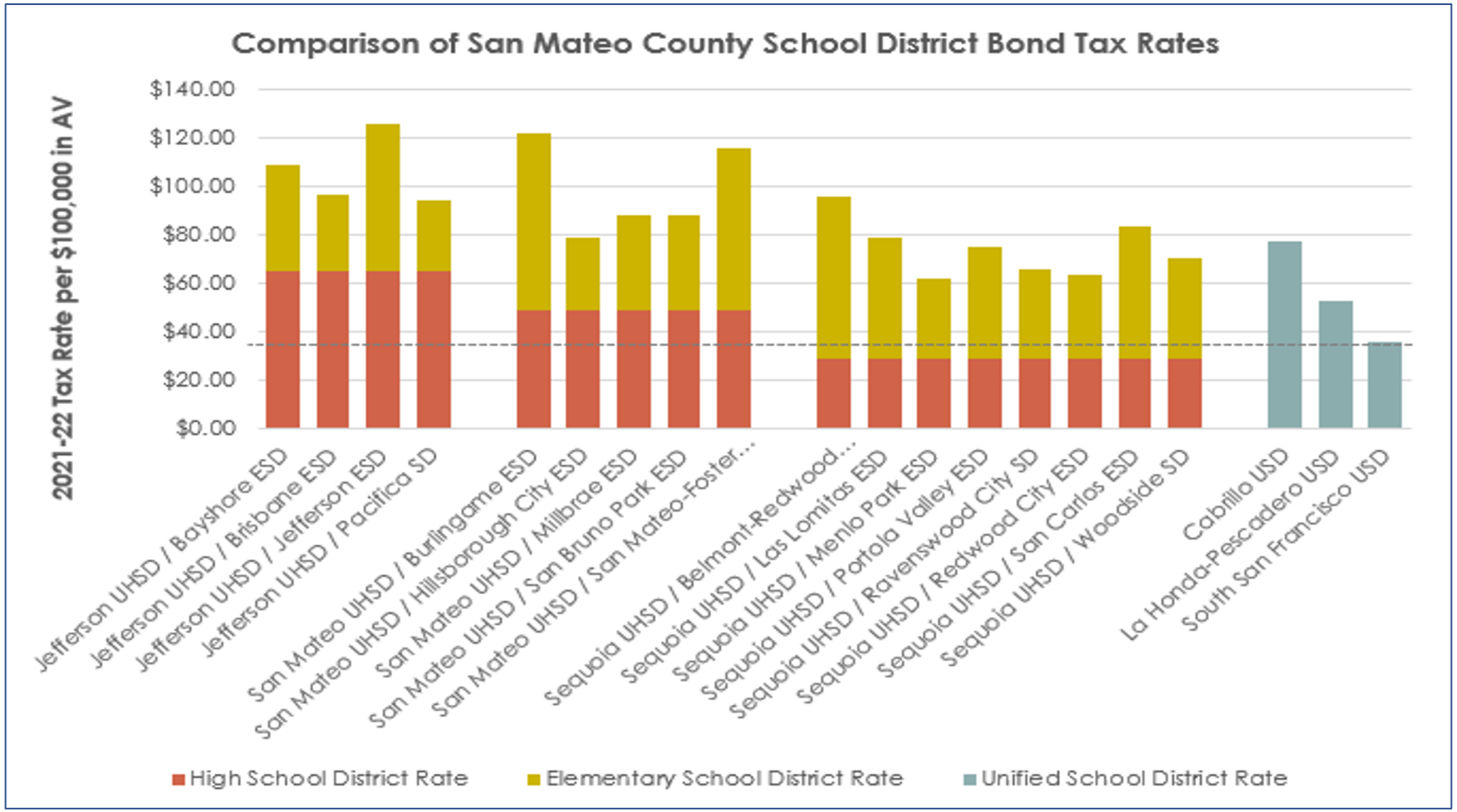
Projected Increase in Tax Rate
(per $100 assessed value): **$0.06**



Property Value (Market)	Property Value (Assessed)	Gross Property Tax Increase for Bond	Monthly Gross Increase	Cost of Starbucks Cafe Tall Latte	# of Tall Lattes per Month
$500,000	$200,000	$120.00	$10.00	$2.95	3
800,000	350,000	210.00	17.50	2.95	6
1,000,000	500,000	300.00	25.00	2.95	8
1,300,000	800,000	480.00	40.00	2.95	14
1,500,000	1,100,000	660.00	55.00	2.95	19

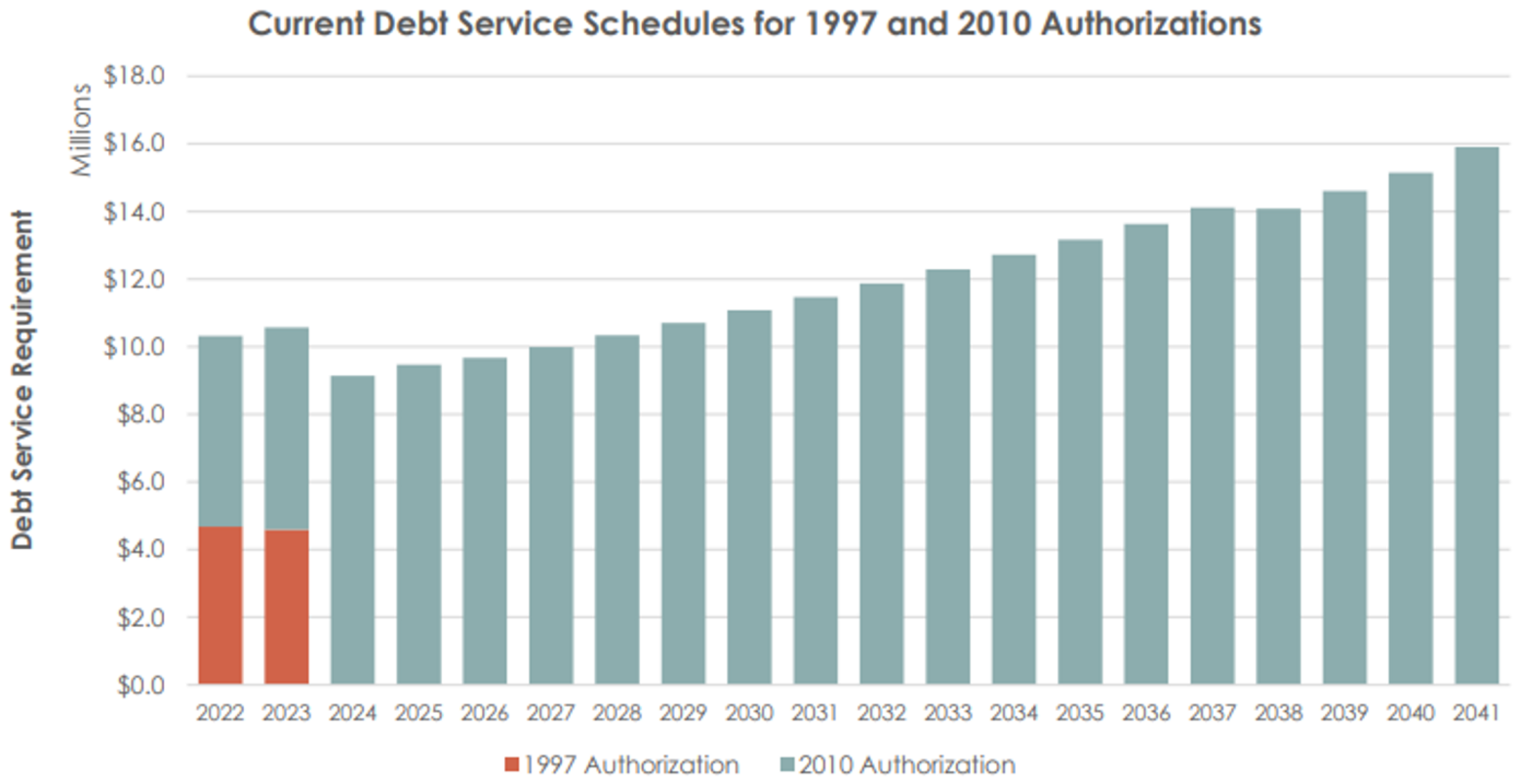
How will the proposed bond measure impact me?

Taxpayers in SSF have the lowest bond tax rate in San Mateo County



District has continued to reduce impacts to taxpayers

Refinancing of prior bond to save taxpayers $3.6 million in 2022
2006 Refunding Bonds completely repaid in 2023



Bond Fiscal Accountability Measures

- No funds for administrators' salaries or pensions
- All funds would stay local to support SSFUSD school and could not be taken by the State
- Independent Citizens' Oversight Committee
  - Ensures that bond funds are properly spent
  - Reviews and reports annually on expenditures
  - Comprised of senior citizens, parents, business owners, and the community-at-large
- Annual fiscal and performance audit of bond expenditures

EXECUTIVE SUMMARY - BOND PRIORITY PROJECT BUDGETS

	BOND PROJECTS PRIORITY LIST	NOTES/COMMENTS
Buri Buri	$720,585	Security Systems, Covered Walkways
Junipero Serra	$9,383,096	Modernization, Infrastructure Upgrades
Los Cerritos	$20,308,833	New Exploratorium & Library, Modernization, TK
Martin	$2,350,000	A Building Modernization, Site Security
Monte Verde	$10,493,434	Site Infrastructure, Modernization
Ponderosa	$10,592,661	Site Infrastructure, Field, Modernization
Skyline	$10,800,571	Site Infrastructure, Playground,s Modernization
Spruce	$18,693,995	Site Infrastructure, Playground, Modernization
Sunshine Gardens	$25,520,011	New Exploratorium & Library (Reflected in Priority), Fields
Total Elementary	**$108,863,185**	**ELEMENTARY PROJECTS TOTAL BUDGET**
Alta Loma	$20,650,375	Site Infrastructure, Field, Modernization
Parkway Heights	$21,621,899	Site Infrastructure, Hardcourts, Modernization, New Gym
Westborough	$29,459,340	Site Infrastructure, Field, Modernization, Parking/Drop Off
Total Middle	**$71,731,615**	**MIDDLE SCHOOL PROJECTS TOTAL BUDGET**
Baden	$7,993,966	Site Infrastructure, Modernization, Baden & Adult Ed.
El Camino	$49,906,411	Site Infrastructure, Modernization, Seismic, Theater, Café
South SF	$83,351,213	Site Infrastructure, Modernization, New PE Athletic Facilities
Total High	**$141,251,590**	**HIGH SCHOOL PROJECTS TOTAL BUDGET**
District Offices	$5,854,517	Portables replaced
Children's Center	$2,127,000	Rehabilitate Portable Classrooms & Offices
Adult Education	$0	Adult Ed Classrooms in Baden Modernization work
Total Other	**$7,981,517**	**OTHER DISTRICT SITES TOTAL BUDGET**
Foxridge	$0	Future District Workforce Housing site--no modernization
Hillside	$5,172,094	Modernize District wing & Office Portables
Serra Vista	$1,000,000	Limited renvoations to leased site.
Total Other Sites	**$6,172,094**	**CLOSED/LEASED SITES TOTAL BUDGET**
Central Kitchen	$10,000,000	Renovate, upgrade District wide Food Service Kitchen
Workforce Housing	**$70,000,000**	Workforce Housing Construction Costs
Districtwide Technology	**$4,000,000**	Next generation technology with projects
Districtwide FF&E	**$3,000,000**	Updated site furniture for renovated classes
Program Management	**$8,000,000**	Program-wide management costs
Program Contingency	**$5,000,000**	Risk reserve
Grand Total	**$436,000,000**	**TOTAL PROPOSED BOND BUDGETS**

Meeting the Challenges

Proposed Bond Priority Projects

Basic Modernization

Life Safety

Site Security

Infrastructure

Educational equity in facilities

Investing in teacher retention

Upgrading support facilities

Elementary Schools

TOTAL SITE IMPROVEMENTS BUDGET: $720,585

BURI BURI ELEMENTARY SCHOOL

325 DEL MONTE AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Project:** Campus covered walkways
2. **Campus Modernization:** Additional Security Cameras
3. **Site Work:** New Outdoor Learning area

Facilities Summary

The school was completely rebuilt under the previous bond measure. The classrooms were occupied in 2016, with the MPR and Library/Exploratorium completed in 2018. The field was completed in 2020. One of the missing elements in the new school is a covered walkway system to connect the classrooms and Admin/MPR. That would be the proposed focus of work on this campus.

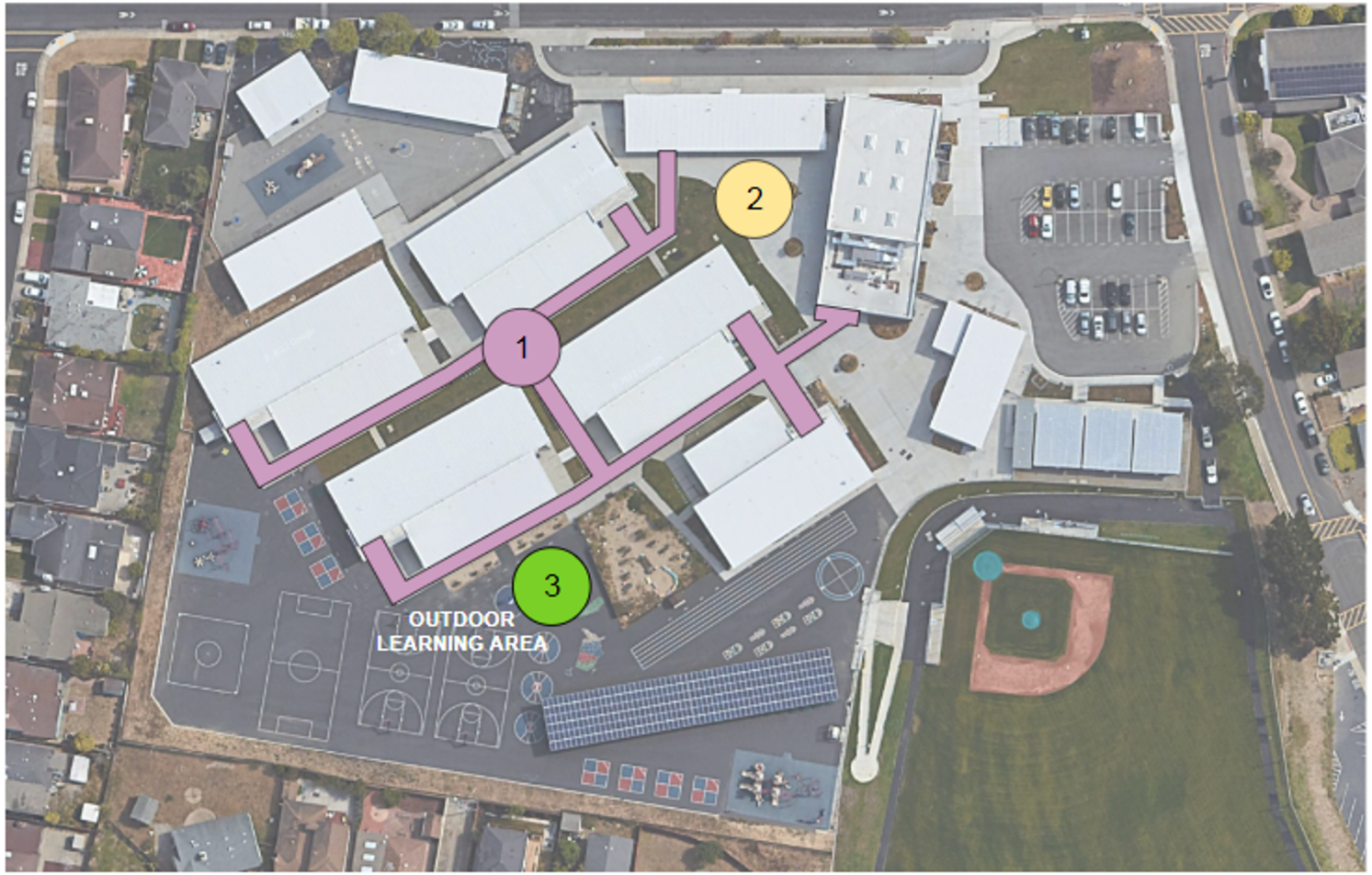
PRIORITY PROJECTS

MODERNIZATION

SITE WORK







TOTAL SITE IMPROVEMENTS BUDGET: $9,383,096

JUNIPERO SERRA ELEMENTARY SCHOOL

151 VICTORIA STREET, DALY CITY, CA

1. **Classroom and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

2. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

3. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

4. **Site Work:** New Outdoor Learning area, Shade Structure, Playground Rehabilitation

Facilities Summary

The school was built in 1970, and modernized in the late 1990's. New modular classrooms, Library and Exploratorium were installed to replace portables under the last bond measure in 2010. Modernization of the original campus buildings is critical, along with exterior renovation to refresh the aging appearance of the school. The Multi-Purpose building and Kitchen need upgrades to meet needs of the District's expanded nutrition services program. The Admin area needs updating and reconfiguration to meet the evolving program and community services needs at the site.

MODERNIZATION
PROGRAM RENOVATIONS
SITE INFRASTRUCTURE
SITE WORK









TOTAL SITE IMPROVEMENTS BUDGET: $20,308,833

LOS CERRITOS ELEMENTARY SCHOOL

210 WEST ORANGE AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** New Exploratorium and Library, removal of existing portables, new Transitional Kindergarten Classrooms

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Renovations

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

5. **Site Work:** New Outdoor Learning area, Shade Structures, Kinder play area upgrades

Facilities Summary

Los Cerritos was initially built in 1948, with rear classroom wings added in 1956 and 1960. The school was modernized in the late 1990's. The playground, parking and site hardscape areas were upgraded in 2021. The site was not touched during the last bond and lacks educational program spaces provided for the District's other elementary sites. The classrooms, Administration and Multi-Purpose Building/Kitchen need major modernization, and reconfiguration to provide a 21st century learning environment and appropriate support spaces for the school community.

PRIORITY PROJECTS
- 1a – NEW LIBRARY
- 1b – NEW EXPLORATORIUM
- 1c – TRANSITIONAL KINDERGARTEN

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

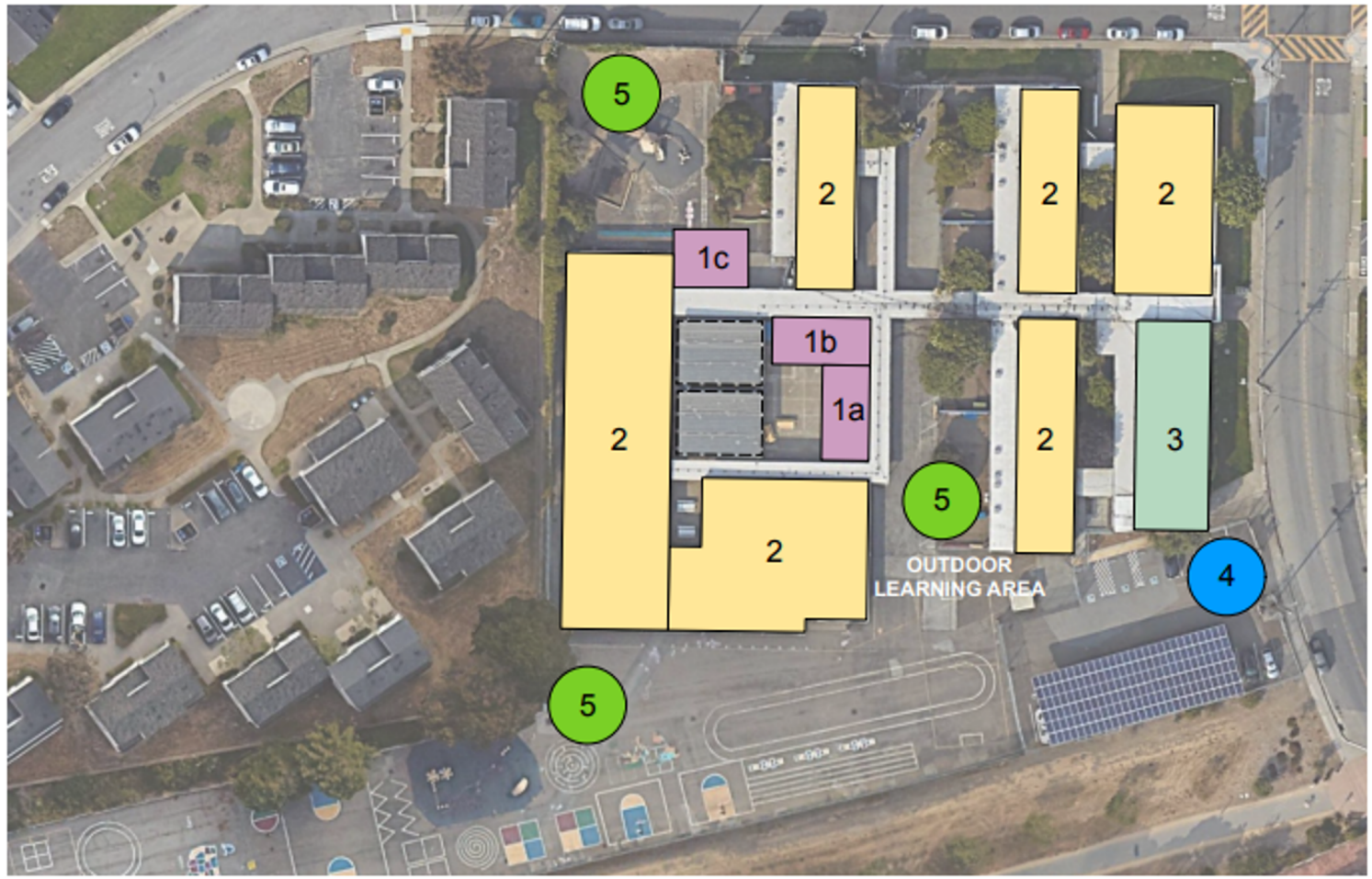
SITE WORK

RELOCATABLE REMOVAL









TOTAL SITE IMPROVEMENTS BUDGET: $2,350,000

MARTIN ELEMENTARY SCHOOL

35 SCHOOL STREET, SOUTH SAN FRANCISCO, CA

1. **Classroom and Campus Modernization:** Building A

2. **Program Space Renovations:** Administration Building and Multi-Purpose Building Renovations

3. **Site Work:** Playground rehabilitation, Playground surfacing

Facilities Summary

Martin's Building A, built in 1921, is one of the oldest school buildings in the District. The remainder of the main campus buildings were added in 1948 and 1952, and modernized in the 1990's. A partial modernization was completed from 2017-2021 using non-bond funds. The focus of the proposed work on this campus is to complete the modernization of Building A, the Multi- Purpose building and renovate and reconfigure the Administration Building in order to provide better community and family support services.

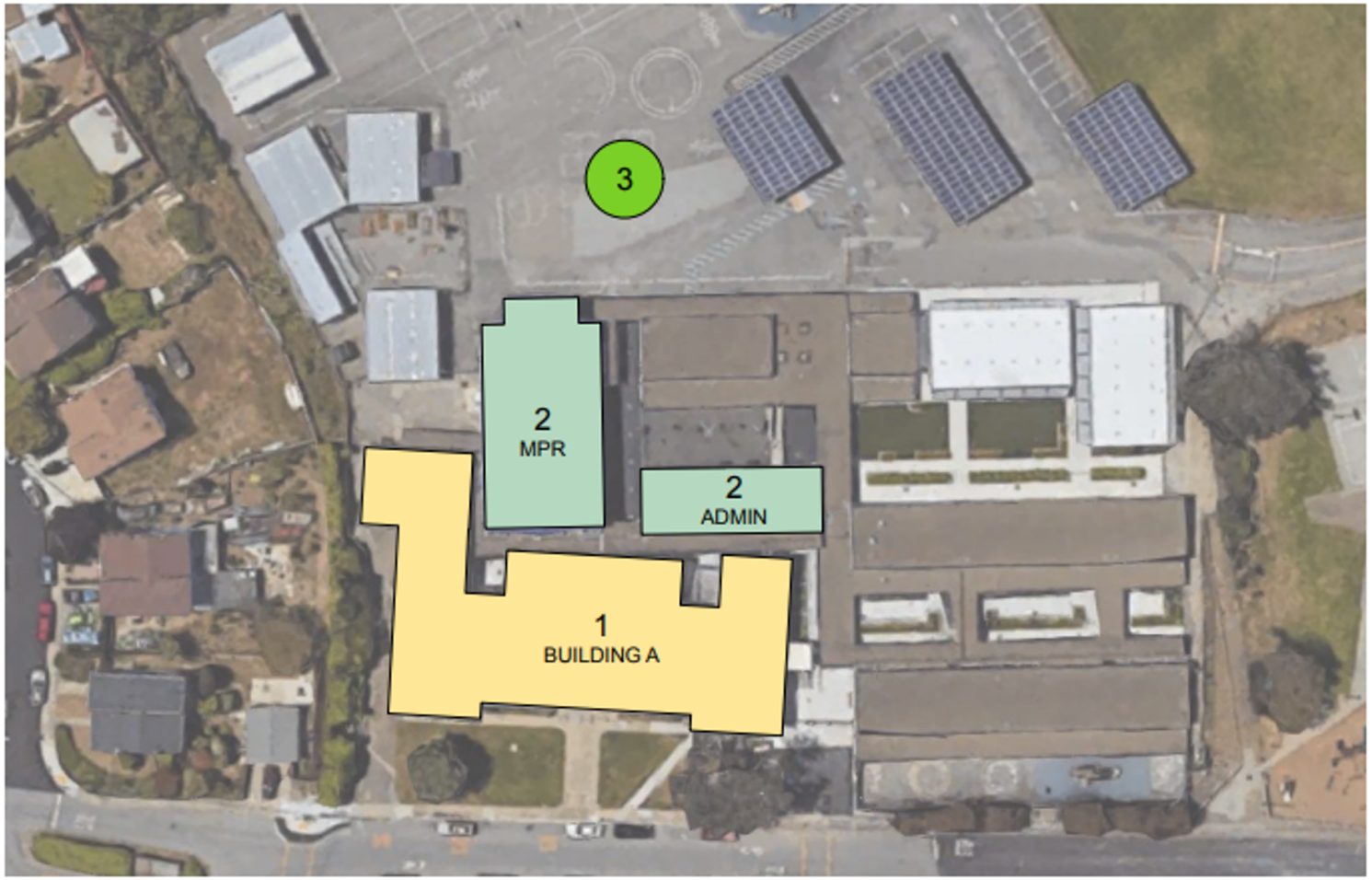
MODERNIZATION

PROGRAM RENOVATIONS

SITE WORK







TOTAL SITE IMPROVEMENTS BUDGET: $10,493,434

MONTE VERDE ELEMENTARY SCHOOL

2551 SAINT CLOUD DRIVE, SAN BRUNO, CA

1. **Classroom and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

2. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Renovations

3. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

4. **Site Work:** New Outdoor Learning area, Shade Structure, Playground rehabilitation

Facilities Summary

The campus was built in 1963, and modernized in the late 1900's. Most portables were removed and replaced with new buildings under the last bond measure, but the existing original campus buildings need significant modernization. The Administration area needs reconfiguration to accomodate updated program and community support needs. The Multi-Purpose Building and Kitchen need modernization and reconfiguration for expanded nutrition services. Site upgrades including drainage, outdoor learning areas, and shade structures are a priority at the site.

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE WORK

RELOCATABLE REMOVAL









TOTAL SITE IMPROVEMENTS BUDGET: $10,592,661

PONDEROSA ELEMENTARY SCHOOL

295 PONDEROSA ROAD, SOUTH SAN FRANCISCO, CA

1. **Classroom and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

2. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

3. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

4. **Site Work:** new Outdoor Learning area, Shade Structure, Field upgrade

Facilities Summary

The school was built in 1960, and the Multi-Purpose Building in 1965, with many portables added over time. The campus was modernized in the late 1900's. Most portables were removed and replaced with new buildings under the last bond measure. The existing original campus buildings are in need of significant modernization. The Administration area needs reconfiguration to accommodate updated program and community support needs. The Multi-Purpose Building and Kitchen need modernization and reconfiguration for expanded nutrition services. Site upgrades including drainage, outdoor learning areas, Field Upgrades and shade structures are a priority at the site.

MODERNIZATION

PROGRAM RENOVATIONS

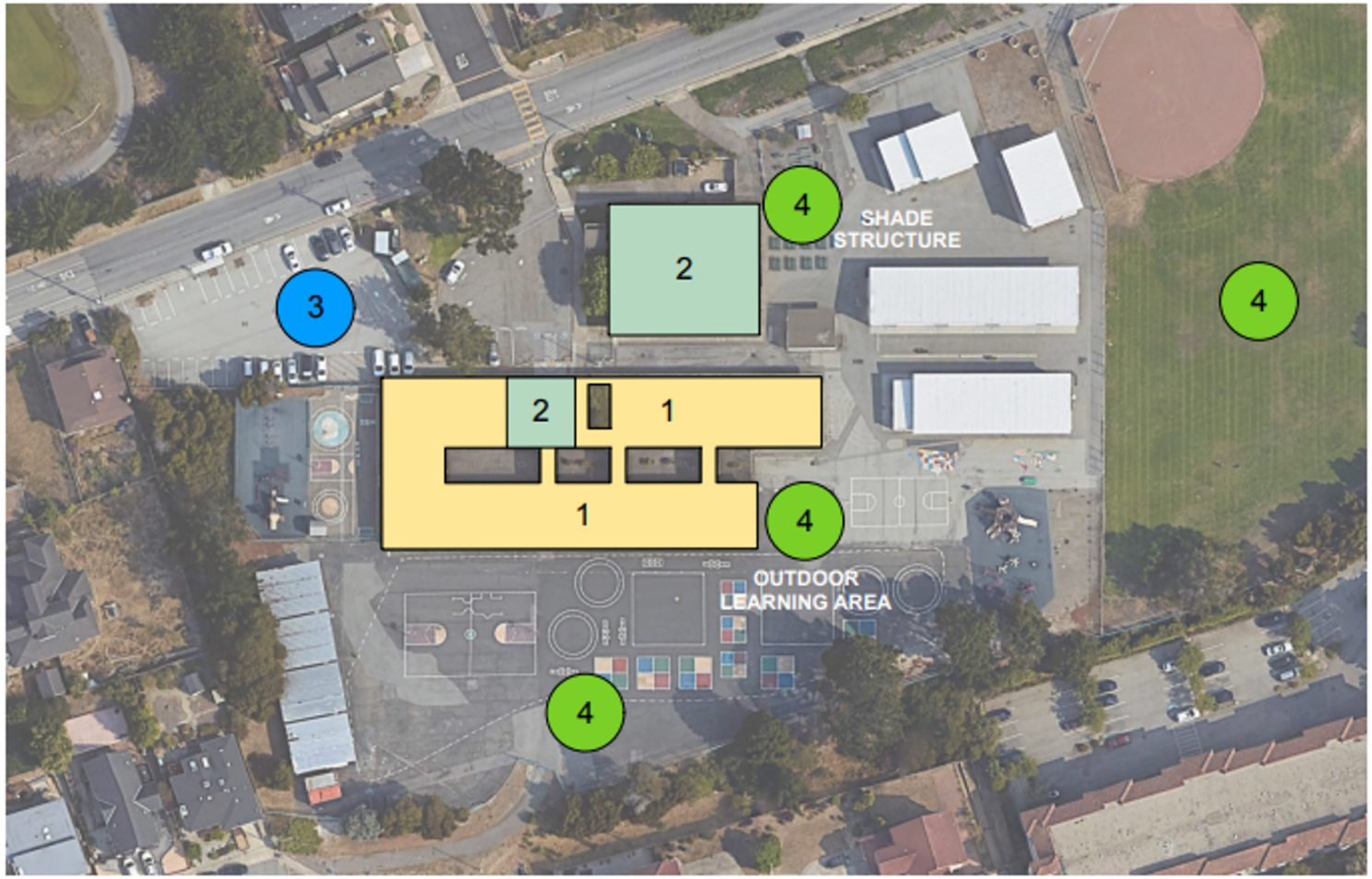
SITE INFRASTRUCTURE

SITE WORK









TOTAL SITE IMPROVEMENTS BUDGET: $10,800,571

SKYLINE ELEMENTARY SCHOOL

55 CHRISTEN AVENUE, DALY CITY, CA

1. **Classroom and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting, remove and replace existing portables

2. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

3. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

4. **Site Work:** Playground Rehabilitation, New Outdoor Learning area, Shade Structure

Facilities Summary

The school was built in 1966, and modernized in the late 1900's. Most portables were removed and replaced with new buildings under the last bond measure. The original campus buildings are in need of significant modernization. The Administration area needs reconfiguration to accomodate updated program and community support needs. The Multi-Purpose Building and Kitchen need modernization and reconfiguration for expanded nutrition services. Site upgrades including drainage, outdoor learning areas, and shade structures are a priority at the site. Removal of old portables, and as-needed replacement of the remaining portables is a priority.

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE WORK

RELOCATABLE REMOVAL









TOTAL SITE IMPROVEMENTS BUDGET: $18,693,995

SPRUCE ELEMENTARY SCHOOL

501 SPRUCE AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** Gym Renovation, new Transitional Kindergarten Classrooms

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

5. **Site Work:** Playground Rehabilitation, New Outdoor Learning area, Shade Structures

The adjacent Children's Center site is addressed in a separate site profile.

Facilities Summary

Spruce was built as a high school in 1933 and is larger than most District elementary schools, with other buildings added in 1956 and 1968. It was modernized in the late 1900's. Many portables were added over time, and most were replaced with new buildings under the last bond measure. The original campus buildings are in need of significant modernization. The Administration area needs to be updated for program and community support needs. The Cafeteria and Kitchen need reconfiguration for expanded nutrition services, and the Gym needs modernization. Site upgrades including playground rehabilitation, outdoor learning areas, and shade structures are a priority at the site.

PRIORITY PROJECTS
- 1a – GYM RENOVATION
- 1b – TRANSITIONAL KINDERGARTEN

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE WORK









TOTAL SITE IMPROVEMENTS BUDGET: $25,520,011

SUNSHINE GARDENS ELEMENTARY SCHOOL

1200 MILLER AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** New Exploratorium and Library, removal and replacement of existing portables, new and renovated Transitional Kindergarten Classrooms

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

5. **Site Work:** New Outdoor Learning area, Shade Structures, Playground Rehabilitation, TK and Kinder play area upgrades, Fields upgrades and Accessibility improvements

Facilities Summary

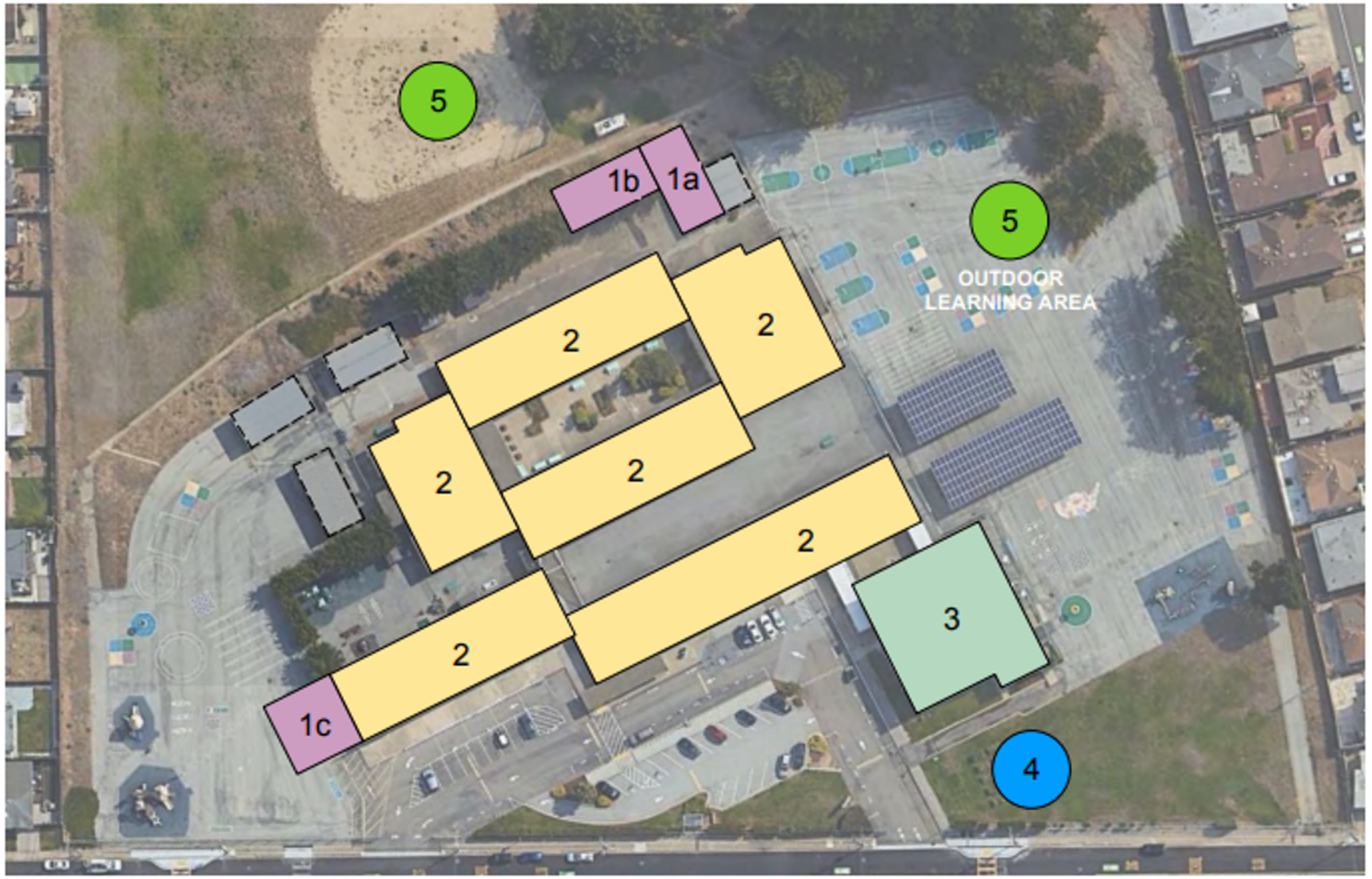
The school was built in the 1950's and was previously modernized in the 1990's. The site was not touched during the last bond and lacks educational program spaces provided for the District's other elementary sites. The classrooms, administration and Multi-Purpose Building need major modernization to provide a 21st century learning environment and appropriate support spaces for the school community. Playgrounds and fields need significant rehabilitation for safety and enhanced quality of outdoor learning areas.

- PRIORITY PROJECTS
  - 1a – NEW LIBRARY
  - 1b – NEW EXPLORATORIUM
  - 1c – TRANSITIONAL KINDERGARTEN
- MODERNIZATION
- PROGRAM RENOVATIONS
- SITE INFRASTRUCTURE
- SITE WORK
- PORTABLE REMOVAL









Middle Schools

TOTAL SITE IMPROVEMENTS BUDGET: $20,650,375

ALTA LOMA MIDDLE SCHOOL

116 ROMNEY AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** New Gym, New Outdoor Learning Amphitheater, Soccer & Baseball Fields rehabilitated, new Shade Structure, campus Landscape

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Serving Kitchen and Multi-Purpose Building, Administration Building Renovations

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems upgrades

5. **Site Work:** Accessibility Improvements, Hard Court areas rehabilitated

Facilities Summary

The campus was built in 1957–59, with additional program buildings added between 1960 and 1969. Many portables were added over time. The campus was modernized in the late 1900's. While most portables were replaced with new buildings under the last bond measure, remaining buildings are in need of significant modernization. The campus needs a Gym to support the PE program. The Administration area needs renovation for program and community support needs. The Multi-Purpose Building and Kitchen need modernization for expanded nutrition services. Site upgrades including drainage, outdoor learning areas, field upgrades and shade structures are a priority at the site.

PRIORITY PROJECTS
- 1a – NEW GYM
- 1b – OUTDOOR LEARNING AMPHITHEATER
- 1c – ATHLETIC FIELDS
- 1d – SHADE STRUCTURE
- 1e – CAMPUS LANDSCAPE

MODERNIZATION

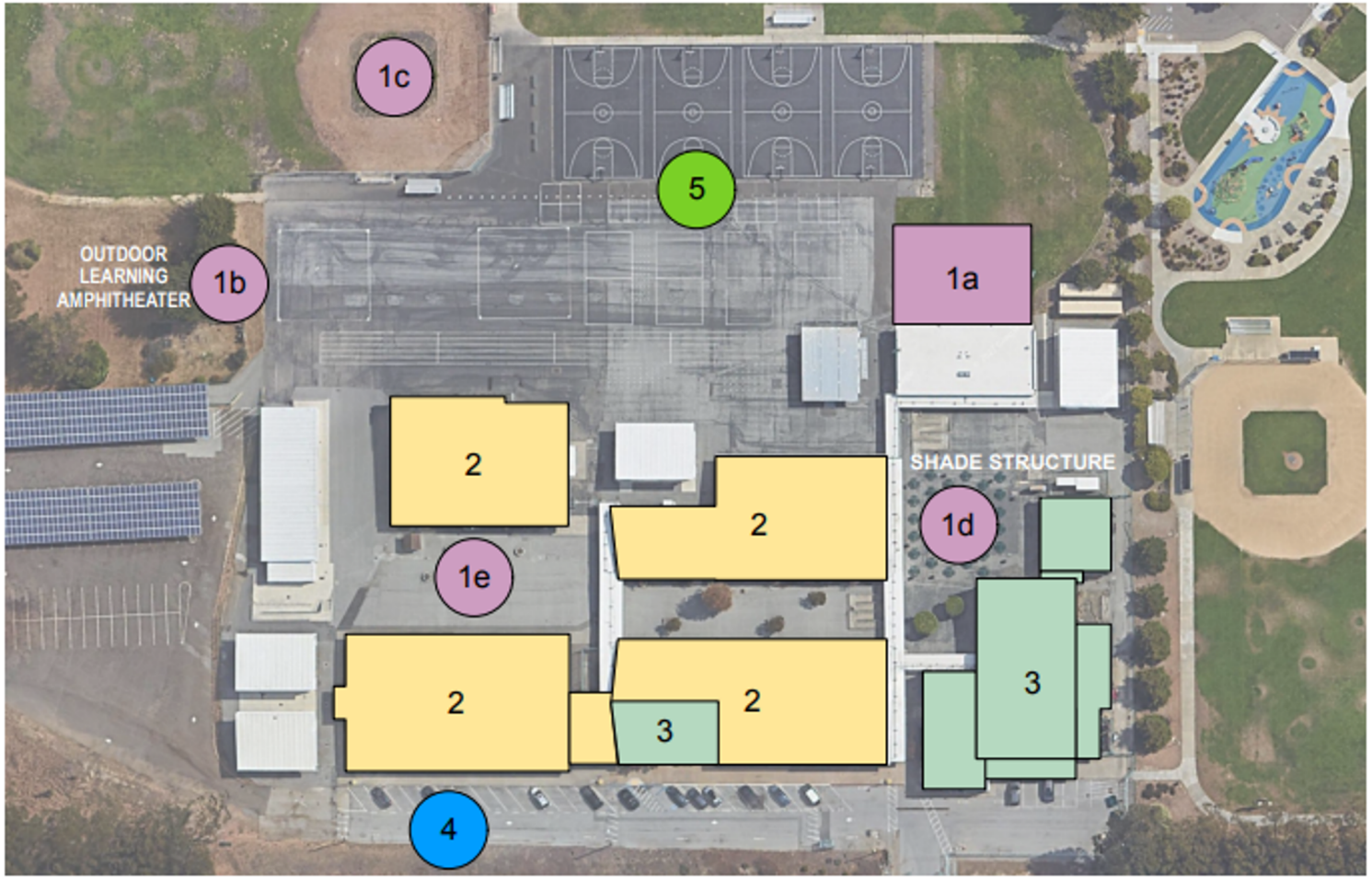
PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE WORK







TOTAL SITE IMPROVEMENTS BUDGET: $21,621,899

PARKWAY HEIGHTS MIDDLE SCHOOL

650 SUNSET AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** New Middle School Gymnasium and PE Support Spaces, Administration Building expansion & Renovation

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Serving Kitchen & Cafeteria, Library

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems Upgrades

5. **Site Work:** Accessibility Improvements, Outdoor Learning Amphitheater, Shade Structures, Hardcourt Areas Rehabilitated

Facilities Summary

The campus was built 1953-1954, with additional buildings constructed during the 1960's. The campus was modernized the late 1990's. During the last bond measure new buildings were added, including a Science wing and classroom wings. The campus entry was landscaped, and site accessibility was addressed in 2018-19. The site lacks a middle school gym and the Administration wing is undersized, lacking adequate program spaces for student and community support. Existing older buildings need significant modernization. Site hardscape areas need rehabilitation and expansion to support middle school PE.

PRIORITY PROJECTS
1a – NEW GYMNASIUM
1b – ADMIN EXPANSION

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE IMPROVEMENTS









TOTAL SITE IMPROVEMENTS BUDGET: $29,459,340

WESTBOROUGH MIDDLE SCHOOL

2570 WESTBOROUGH AVENUE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** Soccer Field & Track Reconstruction, Drop-off & Parking Reconfiguration

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Reconfigure & Upgrade Gym, Locker, PE Support Spaces, Serving Kitchen and Cafeteria Renovations, Administration Renovations

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems Upgrades

5. **Site Work:** Accessibility Improvements, Hardcourt Area Rehabilitated, Campus Landscape, Outdoor Learning Amphitheater

Facilities Summary

Most of the campus was built in 1968, with the upper wing added in 1972. A few portables were added over the years. The campus was modernized in the late 1990's. During the last bond measure portables were replaced by two new classroom buildings and the Science wing was renovated and modernized. The other existing original buildings need significant modernization. Drop-off and parking at the site needs to be reconfigured for safety and accessibility. The hardscape and existing play areas need major rehabilitation. The lower field needs reconstruction and accessibility upgrades for PE programs.

PRIORITY PROJECTS
- 1a – FIELD RECONSTRUCTION
- 1b – DROP-OFF AND PARKING

MODERNIZATION

PROGRAM RENOVATIONS

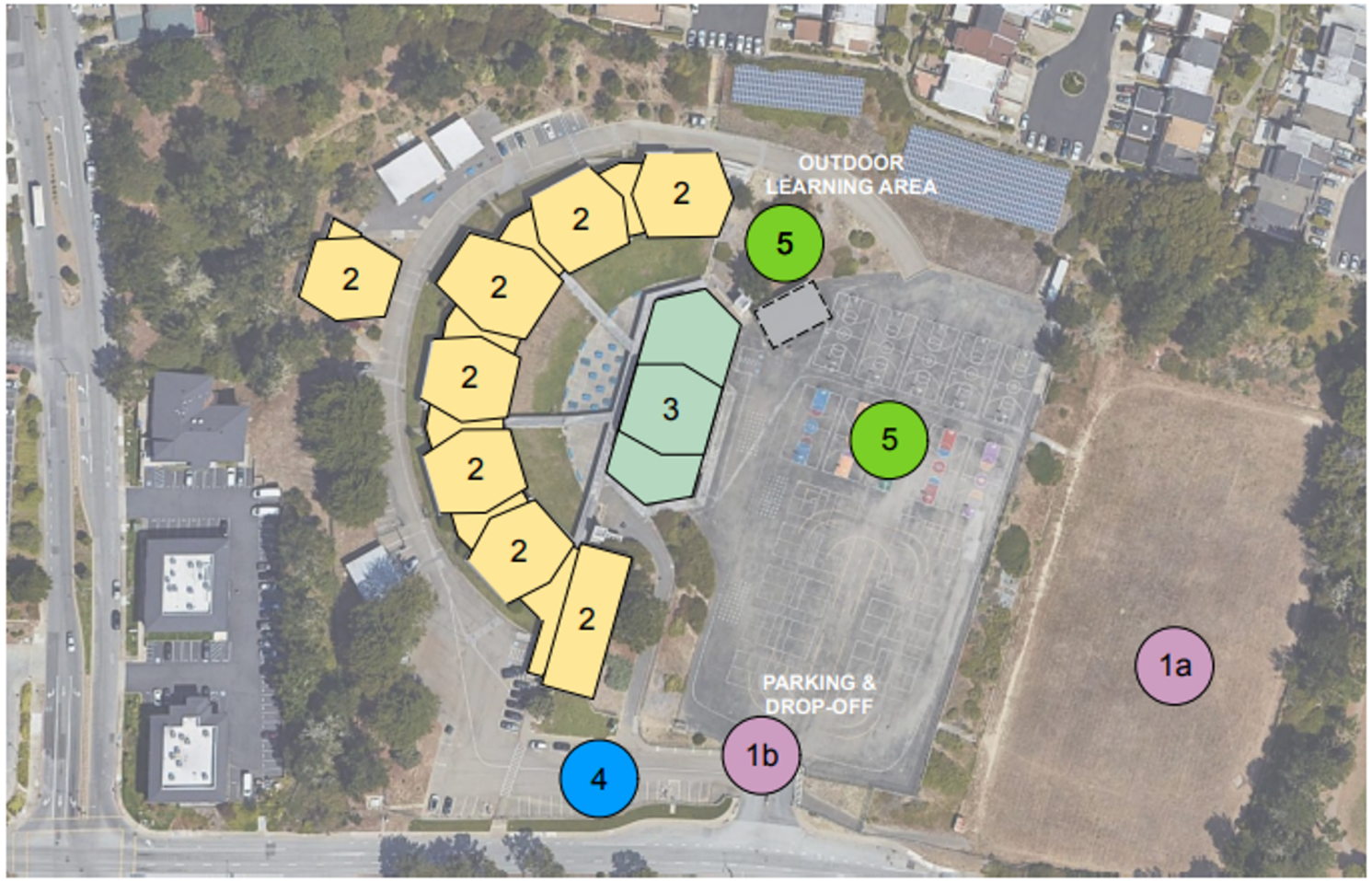
SITE INFRASTRUCTURE

SITE IMPROVEMENTS

PORTABLE REMOVAL







SSFUSD Site Profiles

High Schools

TOTAL SITE IMPROVEMENTS BUDGET: $7,993,966

BADEN HIGH SCHOOL

825 SOUTHWOOD DRIVE, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** Hardcourt Rehabilitation for High School PE

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** New Project-Based Learning Classroom, replace existing portable classrooms

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems Upgrades

5. **Site Work:** Accessibility Improvements, Shade Structure, Outdoor Learning Area

Facilities Summary

The Baden HS campus houses the Continuation High School and the District's Adult Education program. The Baden campus was built between 1953 and 1957. Other buildings were added in the 1960's. While the campus has been modernized in the late 1990's, they are in need of significant upgrades to meet current standards. The hardcourt areas of the site need major rehabilitation. There are ongoing site infrastructure needs to address. Remaining older portables need to be replaced. Renovations to support project-based learning are proposed.

PRIORITY PROJECT
1 – HARDCOURT REHABILITATION

MODERNIZATION

PROGRAM RENOVATIONS

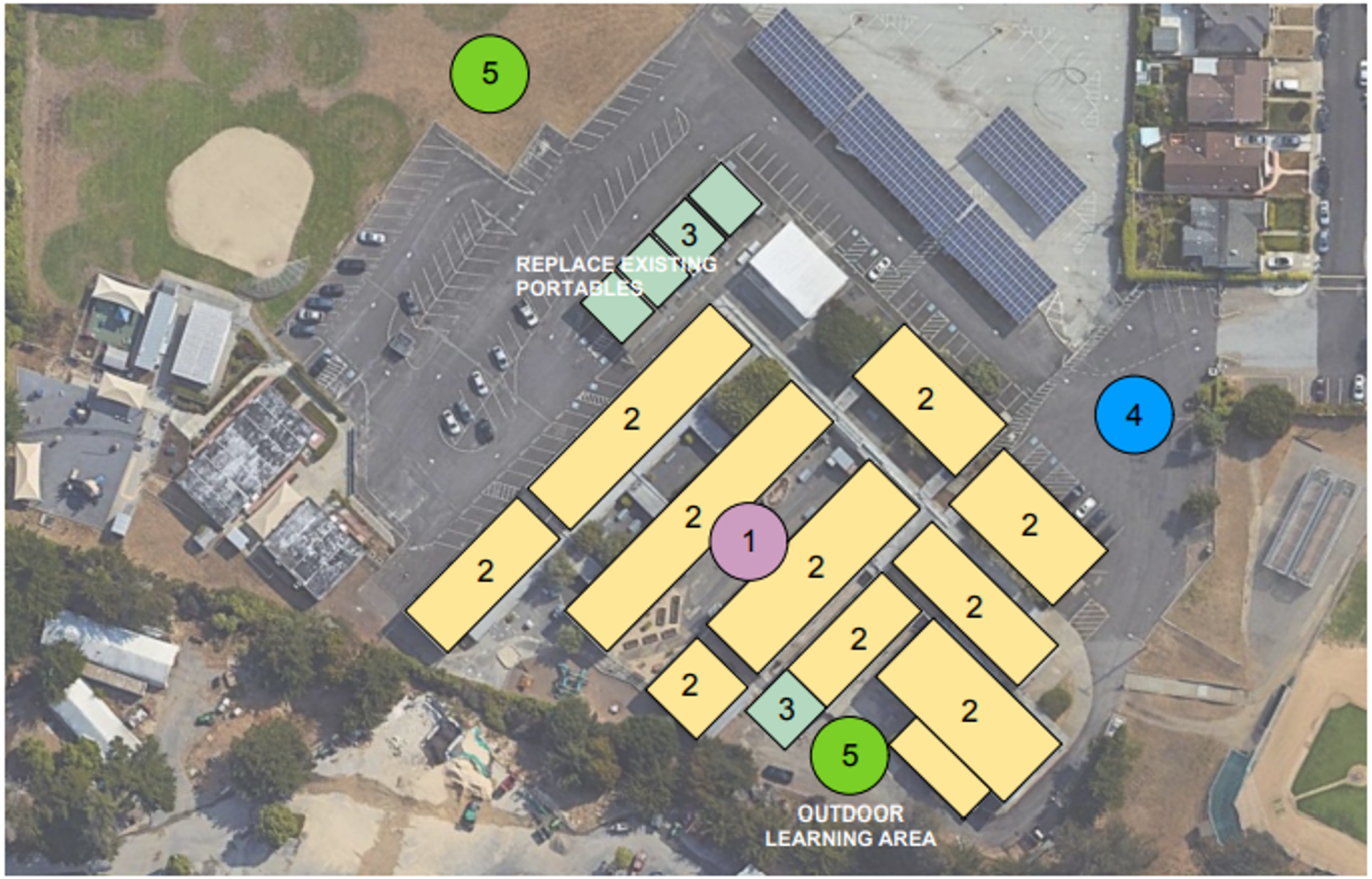
SITE INFRASTRUCTURE

SITE WORK

PORTABLE REMOVAL







TOTAL SITE IMPROVEMENTS BUDGET: $49,906,411

EL CAMINO HIGH SCHOOL

1320 MISSION ROAD, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** Renovation and Seismic Upgrade of Gym, Cafeteria, Theater Buildings, Security Fencing around entire campus.

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Kitchen & Cafeteria Reconfiguration, Theater Rehabilitation, Project-Based Learning classrooms, remove aging Portables

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems Upgrades

5. **Site Work:** Accessibility Improvements, Outdoor Learning Amphitheater, Shade Structures, campus Landscape

Facilities Summary

All of the major buildings were built between 1960 and 1962. The campus was most recently modernized at the end of the 1990's, and two new 2-story Science wings were added during the last bond measure. Artificial turf football/soccer field and a new softball field have also been completed. The original buildings are in need of significant modernization, including window replacement and classroom upgrades to support 21st century learning. Critical seismic upgrades are needed at the Gym and Cafeteria / Kitchen wings. The theater renovations are critical to support the school's performing arts programs. Site work to increase accessibility is an ongoing issue at El Camino.

PRIORITY PROJECTS
- 1a – GYM SEISMIC UPGRADE
- 1b – CAFETERIA SEISMIC UPGRADE
- 1c – THEATER SEISMIC UPGRADE

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

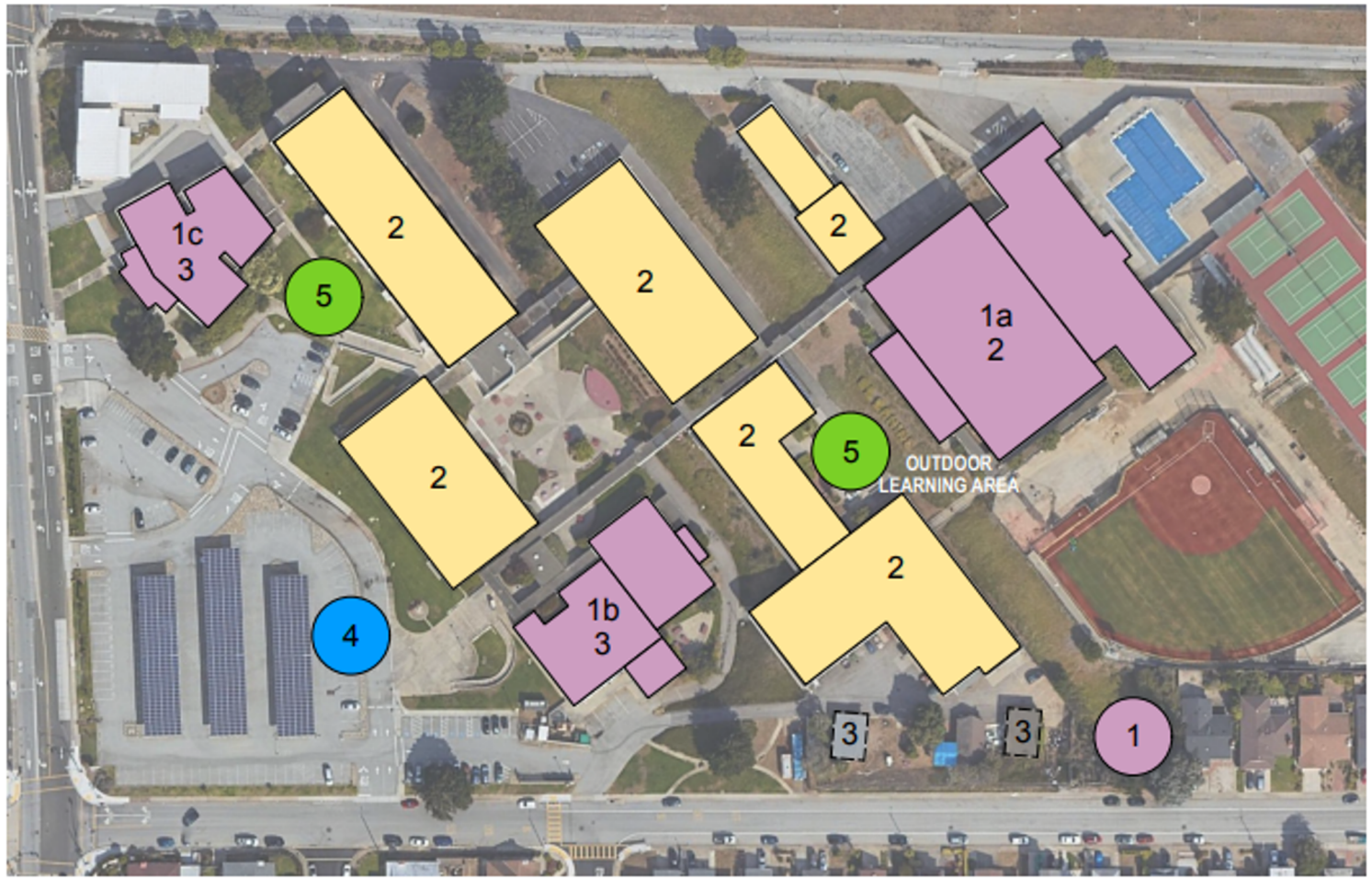
SITE IMPROVEMENTS

PORTABLE REMOVAL









TOTAL SITE IMPROVEMENTS BUDGET: $83,351,213

SOUTH SAN FRANCISCO HIGH SCHOOL

400 B STREET, SOUTH SAN FRANCISCO, CA

1. **Priority Projects:** New Gymnasium & PE/Athletic Support Building; Rebuild Aging Shops Wing with New Career Tech/STEM Wing

2. **Classrooms and Campus Modernization:** Fire Alarm & Security Systems Upgrades, Accessibility Upgrades—including doors & hardware, lighting replacements, HVAC systems upgraded, windows replacement, classroom finishes and systems upgrades, campus painting

3. **Program Space Renovations:** Kitchen & Cafeteria Reconfiguration, Theater Modernization

4. **Site Infrastructure:** Electrical, Gas, Water, Drainage Systems Upgrades

5. **Site Work:** Accessibility Improvements, Outdoor Learning Amphitheater, Shade Structures, Campus Landscape, Hardscape Rehabilitation

Facilities Summary

The campus was constructed in 1950-51 with added Library in 1962 and Administration building in 1968. Many portable classrooms were placed over time, mostly replaced by new 2-story classroom wings under the last bond. The campus was modernized most recently in the late 1990's. The original buildings need significant modernization and classroom upgrades to support 21st century learning. Unfortunately, some of the buildings are beyond their useful life. A new Gym/Locker/PE and Athletic facility is a priority to support those programs. In addition, replacement of the shop wing is proposed with a new CTE/STEM wing. Renovation of the Performing Arts spaces is also a priority.

PRIORITY PROJECTS
- 1a – NEW GYM
- 1b – NEW CTE / STEM WING

MODERNIZATION

PROGRAM RENOVATIONS

SITE INFRASTRUCTURE

SITE WORK







Support Facilities

TOTAL SITE IMPROVEMENTS BUDGET: $2,127,000

CHILDREN'S CENTER

530 TAMARACK LANE, SOUTH SAN FRANCISCO, CA

1. Priority Projects: Rehabilitate existing portables including roof system replacement, repairs to interiors, accessibility upgrades, fire alarm and low-voltage systems upgrades.

Facilities Summary

The Children's Center provides Pre-School and After School programs. It is located on the Spruce site and includes 5 portables and a dedicated parking area. There are a total of 5 Pre-School Classrooms and two office/support buildings. The campus was built between 1997- 2006. The buildings are nearing the end of their useful life and need significant modernization work to continue in use.

PRIORITY PROJECTS









TOTAL SITE IMPROVEMENTS BUDGET: $5,854,517

DISTRICT OFFICES

398 B STREET, SOUTH SAN FRANCISCO, CA

1. Priority Projects: Demolish all existing District Office portables, and the Special Education building. Rebuild with a new two story office building in the same location.

2. Modernization: Modernize the original permanent District Office buildings.

Facilities Summary

The South San Francisco Unified School District Offices are located adjacent to South San Francisco High School. The first permanent building dates from 1949, the larger north side addition was built in 1961. Over the course of the next 50 years the District added seven portables and one small permanent building to house the growing District services teams. All of the buildings that make up the District Offices complex have significant deficiencies. The portables are far beyond their useful life and need immediate replacement. A new replacement building can provide for a more efficient work environment and better serve students, staff and our community.

PRIORITY PROJECTS

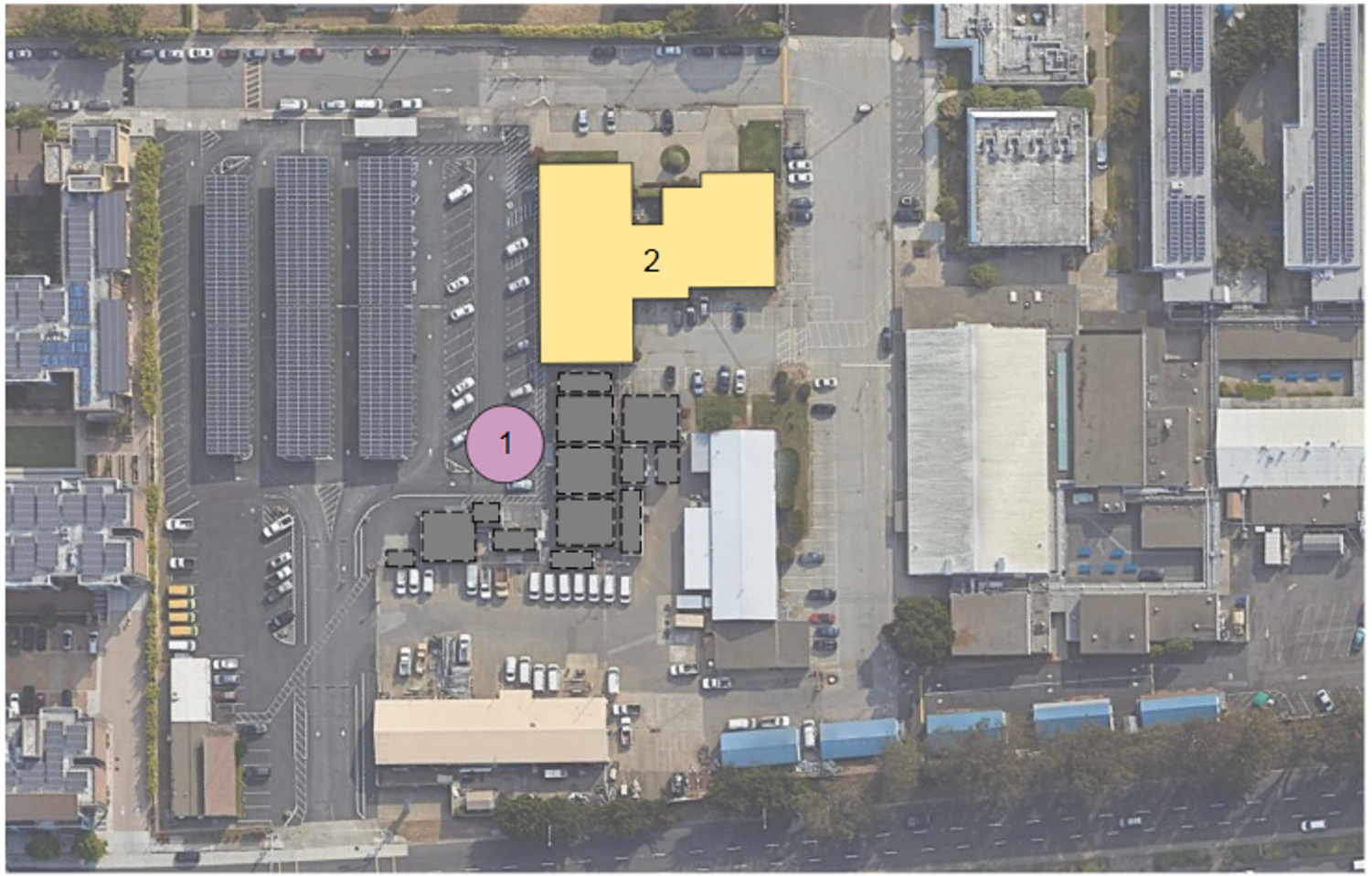
MODERNIZATION

PORTABLE REMOVAL









TOTAL SITE IMPROVEMENTS BUDGET: $70,000,000

FOXRIDGE WORKFORCE HOUSING

2525 WEXFORD AVENUE, SOUTH SAN FRANCISCO, CA

1. Priority Projects: Demolish existing school and develop Workforce Housing project on site, with over 125 units of varying types, Childcare Center, landscaping, and parking.

Facilities Summary

Foxridge Elementary School was built in 1967. It has been closed for over 15 years and is partially leased for a private Pre-School and used by the District for storage. The buildings have not been modernized or upgraded since the 1990's. The site is in poor condition. As the District considered possible construction of Workforce Housing, the Foxridge site stood out as appropriately sized and well located for the development of a new affordable housing community for our educators, classified staff and their families.

PRIORITY PROJECTS





TOTAL SITE IMPROVEMENTS BUDGET: $5,172,094

HILLSIDE ELEMENTARY SCHOOL

1400 HILLSIDE BOULEVARD, SOUTH SAN FRANCISCO, CA

1. Priority Projects: Modernization of District's 8 Classroom wing and Office Portables. Accessibility improvements at site including playground areas and parking drop-off.

Facilities Summary

Hillside Elementary School was built in 1970. The buildings were most recently modernized in the late 1990's. The school was closed in 2005, and a major portion of the site is leased to a private school. The District utilizes the south wing with eight classrooms as a Pre-School and Special Education program facility. Portables have been added over time adjacent to this wing to house site staff and District Special Education staff functions. The buildings are in need of significant modernization. There are accessibility issues with the site and related to the portable offices. The District needs to work with the leasee to implement plans to modernize the leased areas of the site.

PRIORITY PROJECTS









TOTAL SITE IMPROVEMENTS BUDGET: $1,000,000

SERRA VISTA ELEMENTARY SCHOOL

257 LANGFORD DRIVE, SOUTH SAN FRANCISCO, CA

1. Priority Projects: Limited Modernization for building fire and life safety. Site and Building limited Modernization for accessibility.

Facilities Summary

Serra Vista Elementary was built in 1960, the Cafeteria / Kitchen added in 1965. The school is closed and the site is partially leased for a private school, with a portion used by the District for professional development. The buildings are in poor condition. The proposed work at this site is to maintain the asset and provide safe spaces with upgraded accessibility.

PRIORITY PROJECTS







Learning from previous work, trusting in our future work

The District's last Bond Program had some serious issues
We understand our community's concerns

Keep in mind that we have:

- A new Board of Trustees
- A new Leadership Team
- Including a new experienced Facilities Director

We will implement a new program with increased accountability and transparency

Learning from previous work, trusting in our future work

Since 2016, we have successfully completed major projects, on time and within budget

- Finished Buri Buri Elementary, Fields
- Martin Modernization, New Classrooms
- South City High New Baseball, Softball Fields
- El Camino High Artificial Turf Softball Field
- El Camino Culinary Arts
- Los Cerritos Repaving and Playgrounds



Additional Information

Links to district website for additional information

https://www.ssfusd.org/apps/pages/2022-bond

Questions to:

Facilities Bond Information

email: facilitiesbondinfo@ssfusd.org

Thank You!


thank you
danke
謝謝
ngiyabonga
teşekkür ederim
gracias
спасибо
Баярлалаа
рахмат
dank je
tapadh leat
mochchakkeram
go raibh maith agat
dziękuję
obrigado
sukriya
kop khun krap
arigatō
dakujem
grazie
terima kasih
감사합니다
merci
мерси
ありがとう
ευχαριστώ
bedankt
hvala
mauruuru
sagolun
takk
taiku
mersi
barka
welalin
tack
misaotra
matondo
paldies
grazzi
vinaka
blagodaram
faafetai lava
kiitos
dankie
dhanyavad
enkosi
sobodi
dekuji
mesi
najis tuke
kam sah hamnida
chnorakaloutioun
gratias ago
gracies
sulpay
djiere dieuf
mamnun
trugarez
shukriya
dhanyavadagalu
diolch
tanemirt
rahmet
xiexie
хвала
asante
manana
obrigada