

Facilities Master Plan and Measure T Bond Overview

South San Francisco Unified School District

Citizens' Bond Oversight Committee

October 20, 2023



Agenda

- Facilities Master Plan Overview
- Facilities Needs Cost Estimates
- Bond Program Budgets
- Priority Bond Projects
- Measure T Bond Overview
- Building the Bond Program Team
- Bond Program Processes and Procedures
- Consultants for Project Implementation
- Various Committees Established
- Program Schedule
- Questions

Facilities Master Plan Overview

What is a Facilities Master Plan?

- An essential element of a District's planning process
- Provides staff with information regarding current and future facility needs
- Assist in identifying funding needs for capital improvements
- A roadmap that represents a 5-10 year journey of creating 21st century learning environments and repairing/modernization of our existing schools

Facilities Master Plan Overview

SSFUSD has enormous facility needs

- Like many California school districts, SSFUSD has aging building stock and is in need of critical building repairs
- The majority of the District's school campuses were built between 1949 and 1969
- Spruce and Martin Elementary Schools, being the oldest, date back to 1934 and 1921, respectively
- This makes the average age of the campus 62 years old
- Most of these original buildings have not been modernized

Facilities Needs Cost Estimates

- Estimated Current Facility Needs By Site
- Total with Employee Workforce Housing is \$512.9 million

Site	Estimated Facility Needs
Buri Bur ES	3,200,000
Junipero Serra ES	12,000,000
Los Cerritos ES	25,000,000
Martin ES	8,000,000
Monte Verde ES	12,799,697
Ponderosa ES	14,031,506
Skyline ES	15,252,689
Spruce ES	20,909,433
Sunshine Gardens ES	22,078,988
Alta Loma MS	32,905,998
Parkway Heights MS	27,999,522
Westborough MS	30,489,384
South San Francisco HS	63,084,196
El Camino HS	62,197,229
Baden Continuation HS/Adult Ed	15,704,816
District Offices	35,124,548
Children Center	2,594,810
Foxridge Leased Site	12,852,588
Hillside Leased Site	14,625,643
Serra Vista Leased Site	12,013,553
Subtotal	442,864,600
Employee Workforce Housing	70,000,000
Total	512,864,600

Bond Program Budgets

- Initial Bond Program Budget developed from Facilities Master Plan
 - Remember this overall amount is less than ½ of estimated facilities need in the District
- Budget amounts are “Total Project” including “Soft Costs”
- Construction or “Hard Costs” are net at 70%-75% of project costs
- Refining individual Project Budgets is a key step
- These budgets are our starting point as the program moves forward

SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT		
EXECUTIVE SUMMARY - BOND PRIORITY PROJECT BUDGETS		
	BOND PROJECTS PRIORITY LIST	NOTES/COMMENTS (On Bond Projects Priority List)
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
2022 Proposed Bond Amount		

Initial Review of Priority Bond Projects

- **Keep focus on fundamental campus upgrades from Facilities Master Plan**
- Site Infrastructure—sewer, storm drainage, domestic/fire water, gas, electrical systems
- Site Safety—access systems, additional security cameras, fencing/gates
- Building envelope—roofing, gutter/downspouts, windows, exterior walls
- HVAC systems—replacements for ventilation, comfort, energy efficiency
- Building interiors—lighting replacements, flooring, ceilings, walls
- Site work—ADA compliance, playgrounds, fields, parking/drop-off

Code Upgrade requirements a focus our basic work—including seismic evaluations for structural safety.

Measure T Bond Overview

- On June 23, 2022, the school board voted to place a bond measure on the November 8, 2022 ballot
- Measure T was approved by closed to 64% of the votes
- Results of the November 8th election was certified on December 8
- The school improvement bond measure would provide an estimated \$436 million in bond funds
- Funds would be used to address some of the \$850 million plus facility improvements in the Facilities Master Plan

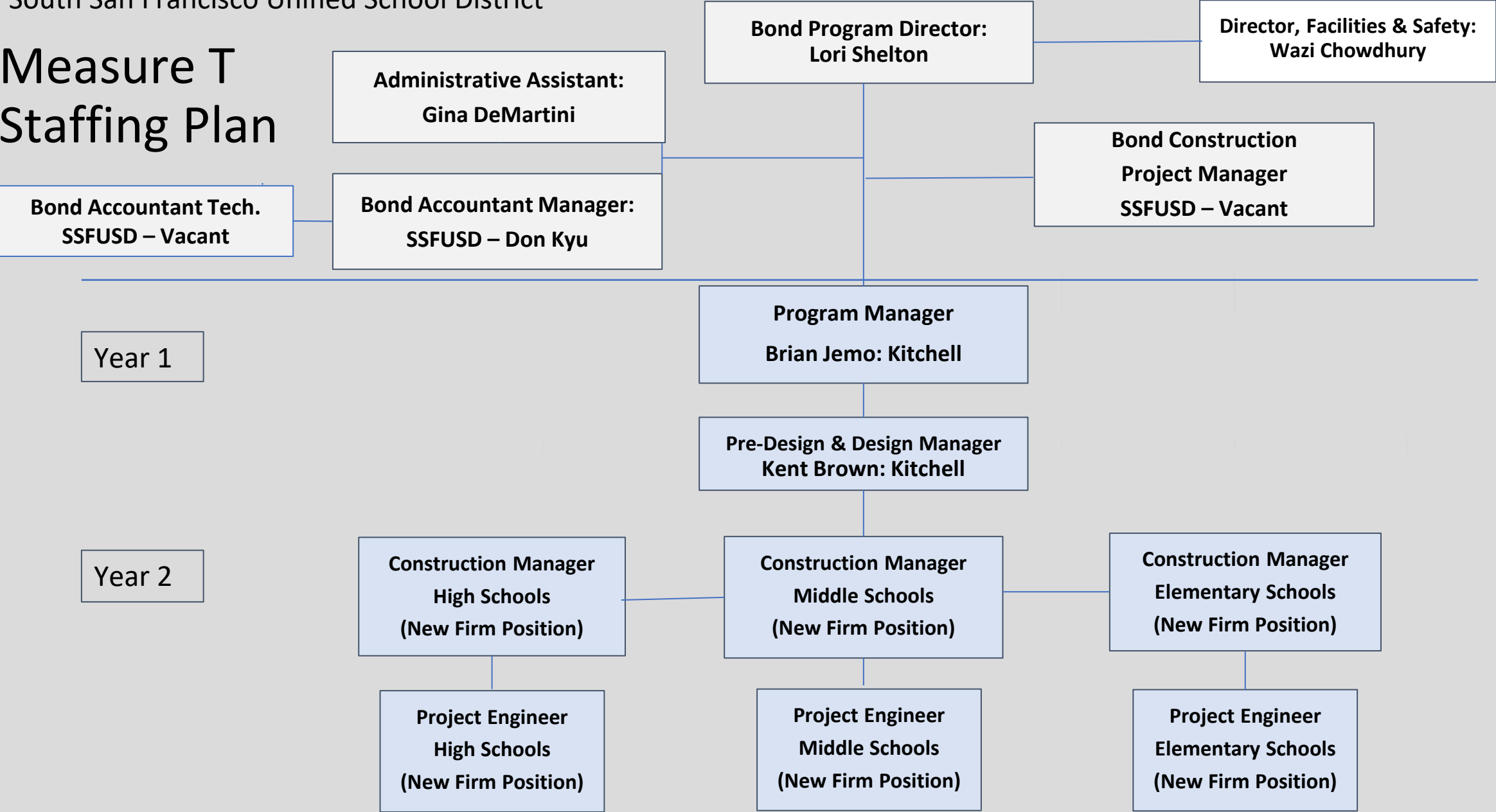
Measure T Bond Overview

- The District went through a financing process to issue and sell bonds to obtain the funds
- The law allows the district to issue and sell a portion of the bonds at a time
- The first series of bond was for \$150 million, with an average borrowing cost of 3.86%, significantly lower than the estimated 5%
- The final Cost of issuance for the bond came to \$679,588, a savings of \$55,397 from the estimated amount
- Depending on how quickly projects are completed, the district will issue and sell the second and third series of bonds

Building the Bond Program Team

- In order to support a bond program of this size, we will need to develop District team and third-party support team
- District In-house Bond Staff
 - Bond Director: Lori Shelton
 - Bond Administrative Assistant: Gina DeMartini
 - Bond Construction Project Manager: To be hired
 - Bond Accounting Manager Position: Don Kyu
 - Bond Accounting Technician Position: To be hired
- Consultant, Third-party Staff
 - Program and Project Management Team
 - Construction Management Teams
 - Hired over the two years

Measure T Staffing Plan



Bond Program Processes & Procedures

Set-up Structures & Systems for Bond Program

- Creating Bond Drive, Establishing File Structure, Planning for Archive/Historical Data Storage and Retrieval
- Confirming Internal Procedures and Processing for Procurement and Payments (Coordination with Business Services)
- Selecting Cost Accounting Software & Tracking Program Services to Manage Bond Expenditures
- Utilizing Legal Counsel Supplied Documents to request Consultant Services, Prepare Contracts and Agreements
- Developing Educational Specifications to establish standards among schools

Consultants for Project Implementation

- Additional Engineering and Pre-Design Consultants (Requests for Qualifications)
 - Pool of Architects
 - Topographic and Boundary Survey
 - Geotechnical Engineers
 - Hazardous Materials Consultants
 - Specialty consultants—CEQA, other pre-design--Traffic Engineering
- Future Pre-Construction/Construction Phase Teams
 - Commissioning Agents
 - DSA Project Inspectors
 - Construction Project Managers
 - Construction Testing & Inspection

Various Committees Established

- **Citizens' Bond Oversight Committee**
 - Monitor all projects and expenditures approved by the voters
 - Provide oversight and accountability to ensure bond funds are used as they were intended for the purposes set forth on the ballot measure
 - Report to members of the community on the progress of Measure T projects
- **Board Facilities Subcommittee**
 - Serve as a forum for discussion and recommendations to the full board regarding facilities planning and future construction projects
 - Helps to expedite the review and approval of the District's facility needs
- **Educational Specification Committee**
 - Helps to set standards and bring consistency among school
 - Determine what needs to be included in various learning environments
- **Site Facilities Committees**
 - To provide site input into project definition process
 - Give voice to students, staff and community
 - Promotes good communication

Program Schedule

An 8+ year program

- Cash Flow restrictions due to Bond sales over time
 - Recognize that we can't build everything at once
 - Messaging to sites and the community
- Schedule of projects is dependent on Priority Project development
- Key metric—ensuring priority projects at all levels can begin and have clearly identified time frames for completion
- Key metric—ensuring funds are available to complete identified priority projects in sequence

Questions?

THANK YOU