# Superintendent's Facilities Advisory Committee

## District Service Center

### Operational Readiness & Infrastructure Investment Plan

**April 29, 2026**

# WELCOME & REVIEW OF COMMITTEE NORMS

**Advisory Role**
The committee serves in an advisory role to inform staff and Board recommendations.

**Respectful Listening**
Listen respectfully and allow space for different perspectives.

**Districtwide Focus**
Focus on Districtwide needs rather than individual sites.

**Continuous Improvement**
Ask questions and raise concerns to help improve the work.

**Solution-Oriented**
Keep discussion constructive and solution-oriented.

# THE DISTRICT SERVICE CENTER SUPPORTS EVERY SCHOOL, EVERY DAY

**The District Service Center supports essential services that keep schools safe, operating, and ready to serve students.**

## Skilled Trades & Maintenance

**Functions:** Carpentry, Plumbing, HVAC, Electrical, paint, Repairs, and Emergency response.

**Supports:** Safe, functional, and reliable school facilities.

## Warehouse & Distribution

**Functions:** Storage, materials management, equipment, and custodial supplies.

**Supports:** Daily campus operations and logistical support.

## Facilities & Bond Program

**Functions:** Project planning, construction coordination, and capital improvements.

**Supports:** Modernization and long-term care of facilities.

## Fleet & Dispatch Support

**Functions:** Vehicle maintenance, equipment, and future fleet electrification.

**Supports:** Reliable field services and equipment readiness.

## Food Services Support

**Functions:** Storage, staging, and refrigeration for food service delivery.

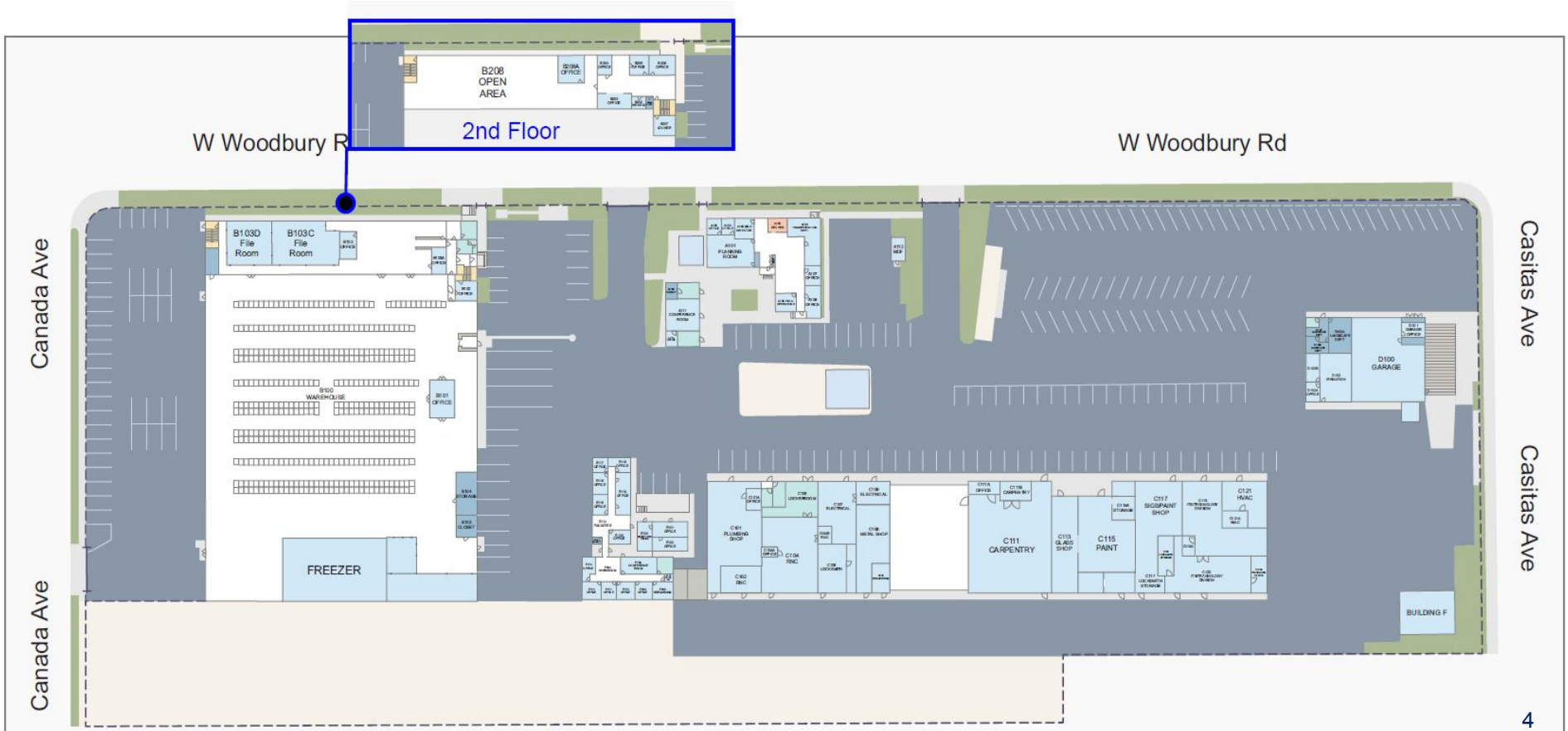
**Supports:** Student nutrition services districtwide.

## Emergency Operations

**Functions:** Coordination, logistics, and Emergency Operations Center support.

**Supports:** District readiness during critical events.

# DISTRICT SERVICE CENTER



# CORE SYSTEMS ARE AT OR NEAR END OF SERVICE LIFE

## Development History

The District Service Center developed over time as the District's operational support campus, with core facilities established between the 1970s and mid-1980s. Warehouse, trades, fleet and administrative functions were added over time to support growing district needs.

## Current Status & Critical Needs

Targeted upgrades have extended use, but major infrastructure reflects the original development

**Remaining needs are no longer isolated repairs:**

- Code, infrastructure, and utility requirements
- Site and operational capacity constraints
- Directly impacts the District's ability to maintain schools
- Investments needed to protect the District's maintenance backbone

# DISTRICT SERVICE CENTER



# DSC EXISTING CONDITIONS






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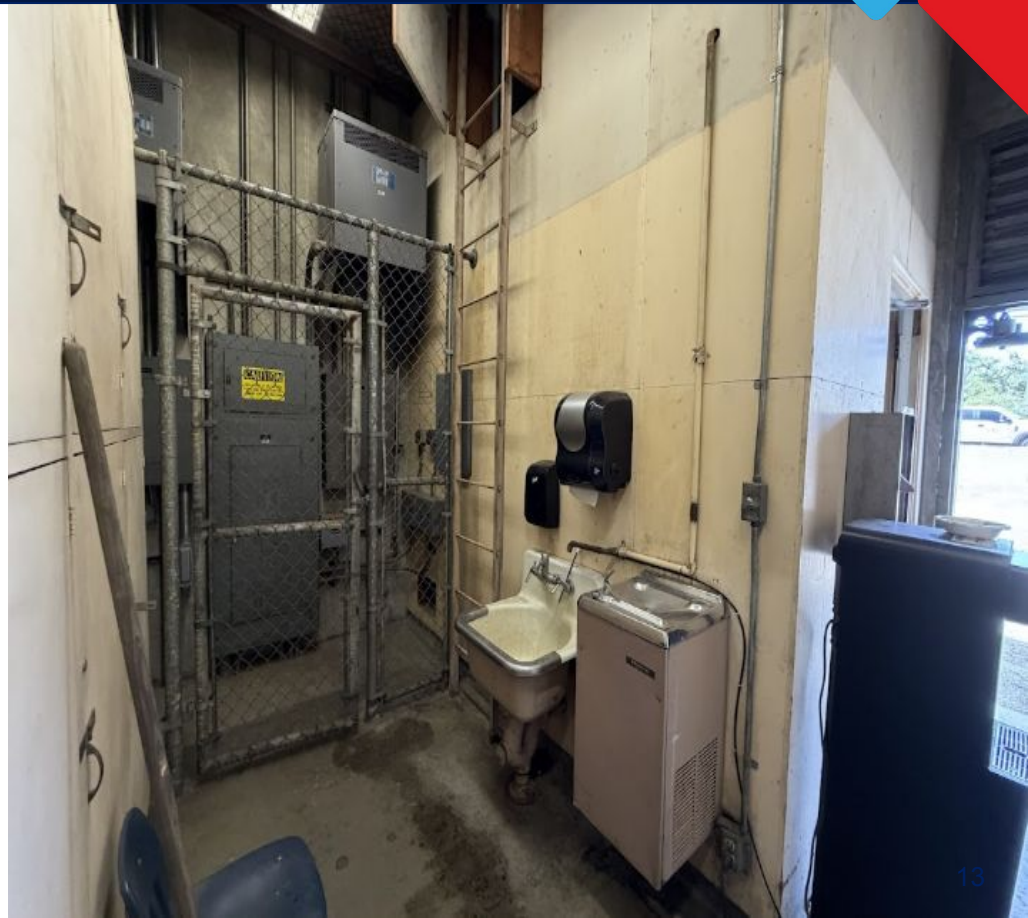

# DSC EXISTING CONDITIONS





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# Core Investment Drivers

## TWO CORE INVESTMENT DRIVERS

### Operational Readiness & Code Upgrades

- Admin building replacement
- ADA / code upgrades
- Warehouse / shop OSHA upgrades
- Hardscape & utilities
- Infrastructure renewal

*Keeps operations safe, compliant and reliable*

### Energy Infrastructure & Fleet Readiness

- 600 kW solar generation
- EV charging infrastructure
- Electrical capacity upgrades
- Fleet electrification support
- Lower operating costs/resilience

*Reduces costs and prepares the District for future requirements*

# Operational Readiness and code upgrades that support our schools.

## INVESTMENT DRIVERS & SCOPE

### Operational Readiness & Code Upgrades

- Admin building replacement
- ADA / code upgrades
- Warehouse / shop upgrades
- Hardscape & utilities
- Infrastructure renewal

*Keeps operations safe, compliant and reliable*

## ESTIMATED PLANNING COSTS

| | |
|---|---|
| ADA Upgrades | **$1.4M** |
| OSHA / Code Upgrades | **$7.7M** |
| New Administration Building & Storage | **$16.8M** |
| Utility Renewal | **$2.7M** |
| Hardscape / Circulation* | (In Energy) |

**TOTAL INVESTMENT ~$28.6M**

# Energy Infrastructure and Fleet Readiness

## INVESTMENT DRIVERS & SCOPE

### Energy Infrastructure & Fleet Readiness

- 600 kW solar generation
- EV charging infrastructure
- Electrical capacity upgrades
- Fleet electrification support
- Lower operating costs/resilience

**What it Delivers:**

**Reduces Utility Costs**
~$180K annual spend offset opportunity

**Supports Electric Fleet Transition**
Charging and electrical capacity for future needs

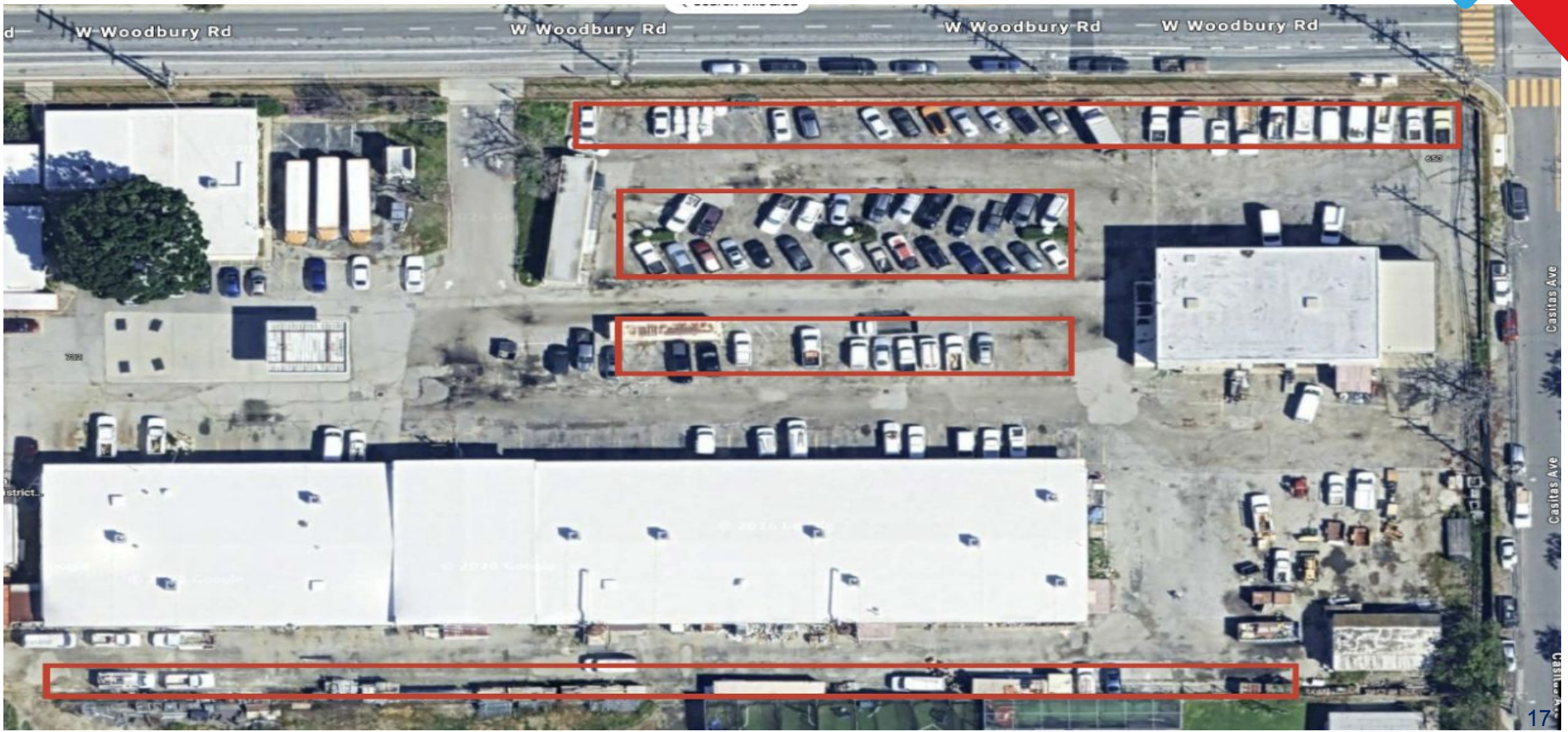
**Improves Resilience**
Energy generation and readiness

## ESTIMATED PLANNING COSTS

| Investment Component | Cost |
|---|---|
| Concrete Paving / Fleet / EV | **$4.9M** |
| Solar PV Canopies (600 kW) | **$2.8M** |
| Electrical Capacity Upgrades | **$2.6M** |
| Soft Costs & Contingency Included | |

**PLANNING-LEVEL TOTAL** **$17.3M**

# Solar Canopies



# Two Essential Investments Supporting Schools

## Required Infrastructure Investments

### Operational Readiness & Code Upgrades

**Foundational Investments That Must Be Addressed**

- Addresses critical code, safety and end-of-life infrastructure needs
- Sustains the district's ability to maintain schools effectively
- Reduces risk associated with aging facilities and utilities
- Supports safe and orderly learning environments

**These are core needs, not optional enhancements.**

## SMART FUTURE-READY INVESTMENTS

### Energy Infrastructure & Fleet Readiness

These investments improve performance, resilience and long-term value.

- Support emergency backup and operational continuity
- Prepare for electric fleet transition and electrification
- Protect assets via covered vehicle and equipment storage
- Reduce long-term operating costs and provide savings
- Strengthen resilience for future school needs

**Practical investments that pay back over time.**

## TOTAL INVESTMENT $45.9M

# SFAC BREAKOUT GROUP SESSION

## Operational Readiness & Infrastructure Investment Plan

*We are seeking your input on how to best align this investment with District priorities.*

### Discussion Focus Areas

#### 1. Strongest Case for Moving Forward?

**What aspects of this investment make the strongest case?**

- Protecting school support operations
- Addressing end-of-life infrastructure
- Energy resilience and electric fleet readiness

#### 2. Measure R Alignment

What guidance would you offer as staff considers how this investment could fit within Measure R priorities?

#### 3. Risks of Deferral

What concerns or risks would you have if these investments were deferred?

***Every classroom depends on the services that originate from this support site.***

# SFAC DISCUSSION

**Reflections Following Group Discussion**

**Additional Questions or Requests?**

# QUESTIONS