



CPC Meeting
December 12, 2022

Agenda

- Bond Program Overview
- Capital Investment Needs
- Condition Assessment Findings
- Capital Funding Sources
- Next Steps

SFUSD G.O. Bond Allocations: Cumulative

| SFUSD G.O. Bond Program | Total Allocation |
|-------------------------|------------------|
| 2003 G.O. Bond | \$295,000,000 |
| 2006 G.O. Bond | \$450,000,000 |
| 2011 G.O. Bond | \$531,000,000 |
| 2016 G.O. Bond | \$744,250,000 |
| Total Funded To-date | \$2,020,250,000 |

Nov. 2016 G.O. Bond Program Overview

Funding Components after BOE reallocation in October 2021:

| | |
|---------------|---------------------------------------|
| \$409,250,000 | General Modernization Projects |
| \$115,000,000 | New School Construction |
| \$40,000,000 | Buena Vista Horace Mann Modernization |
| \$20,000,000 | Southeast Facility Master Planning |
| \$14,000,000 | Schoolyard Improvements |
| \$10,000,000 | Site Security |
| \$1,000,000 | PAC Procurement + Installation |
| \$5,000,000 | Green Schoolyards |
| \$5,000,000 | Energy Sustainability |
| \$5,000,000 | Teacher Housing |
| \$100,000,000 | Technology Upgrades |
| \$20,000,000 | Student Nutrition Services |

\$744,250,000

Total Bond Funds



HA
45
new
class-
rooms
added



01 new school
under construction in
mission bay



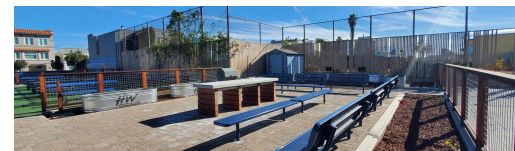
14 **III**
libraries
renovated



66



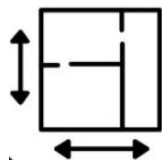
outdoor learning
applications received + beginning design



note: data above includes projects completed, under construction and in design

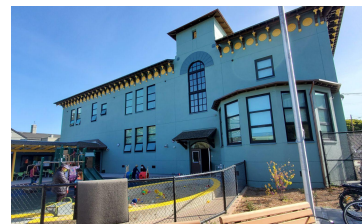
2016 Bond Program Impact: Overall

6



1.1 million

square feet* renovated at
school buildings



11 

green
school
yards
completed



300,000+



square feet* improved at
play yards



22

portable
classrooms
removed



*square footage includes projects completed, under construction and in design



\$1,699,606,885

Total requirement cost

Sum of all investment to renew or repair systems in next 5 years



\$6,036,967,260

Total replacement value

Portfolio value of assessed sites

Requirements by Category



Other:

Abandoned, Maintenance, HazMat, Mission, Sustainability, Optimization

Only 340k in repair/renewal items were were flagged as an immediate life safety risk; the items reported were focused on secure and predictable *access* to life safety systems, rather than any loss of functionality in the systems tagged.

Requirement and Replacement
estimates are lower than actual
modernization project costs.

| Elementary School Highest Requirement Cost | Elementary School Highest Replacement Cost | Elementary School Actual New Construction Cost (Mission Bay) |
|-----------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------|
| \$26m | \$52m | \$115m |

Modernization vs. Replacement: Buena Vista Horace Mann

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| System | Modernization | Replacement |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Areas | New play structures + matting, outdoor classrooms/green schoolyard, regrading for accessibility; stormwater management | Playground resurfaced, lines painted, wood benches replaced |
| Indoor air quality | New variable refrigerant heating, ventilation, and cooling system (all electric) | New gas boiler and select replacement of radiators and piping; no existing ventilation so none included |
| Lighting | All new lighting that meets current code requirements for energy and distribution | Lighting system replaced in kind and, in most cases, would not meet current code requirements |
| Interior casework and finishes | All or mostly new finishes (wall coverings, tile, flooring, paint) and new casework with layout designed for the classroom | Replace existing casework in kind |
| Technology upgrades | All new equipment and cabling throughout with additional connections to accommodate modern classroom and site needs | Replacement of existing equipment and cabling whether or not it fully meets the site needs |
| SNS upgrades | Kitchen relocated and redesigned for better delivery path and ability to prepare more fresh food on site, new equipment and sinks, and new serving lines for bulk food service. | Replace existing equipment with new, no existing serving lines so not included, kitchen delivery path remains as trucks driving across the play yard |

Modernization Highlights: Clarendon ES + Tule Elk Park EES

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Before - Old bungalows



After - New 2 Story Bldg with Media Center



Before - Existing buildings and yard



After - New building, renovated exterior of existing, and new yard

Modernization Highlights: Hillcrest ES

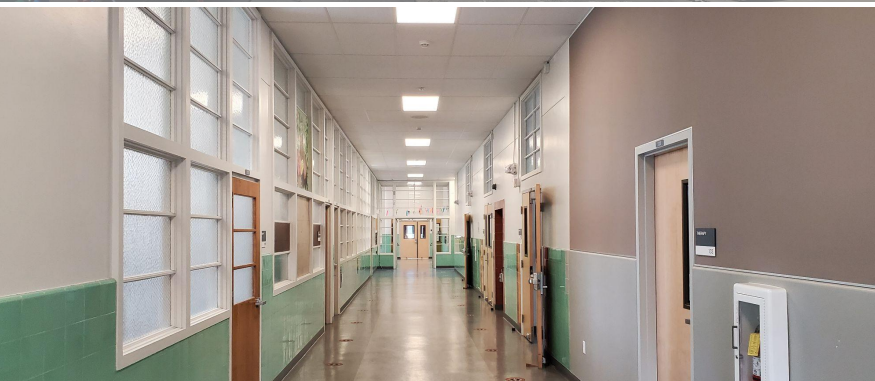
12



- New windows and painting at building exteriors



- Before and After photos of a typical classroom



- Renovated main hallway with new finishes and lighting



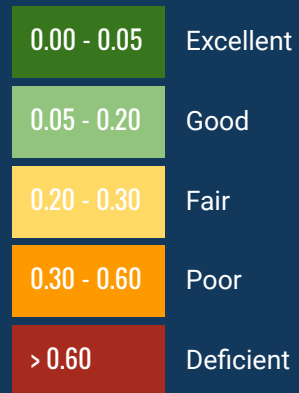
- Before and After photos of the cafeteria

- Facility Condition Index (FCI) is the ratio of the cost of the improvements needed to a given system (requirements) divided by the calculated replacement value (CRV)
- FCI is an indicator of condition and can be used to benchmark condition along consistent, industry standards
- The **lower** an Asset's FCI value, the **better** the building's overall condition is assumed to be

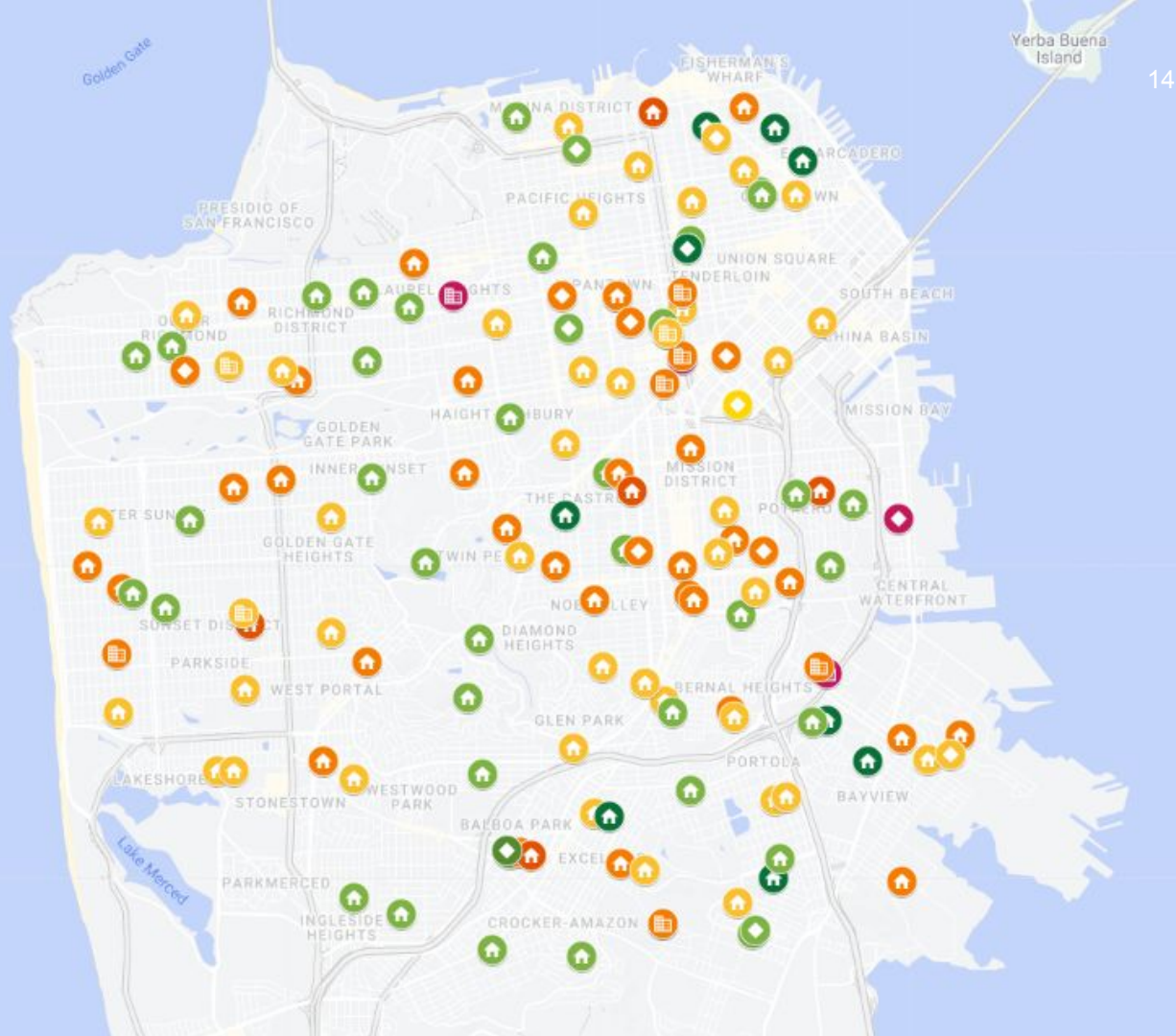
$$\text{FCI} = \frac{\sum \text{Near-term Requirement} + \text{System Renewal Costs}}{\text{Asset Current Replacement Value}}$$

| | |
|-------------|-----------|
| 0.00 - 0.05 | Excellent |
| 0.05 - 0.20 | Good |
| 0.20 - 0.30 | Fair |
| 0.30 - 0.60 | Poor |
| > 0.60 | Deficient |

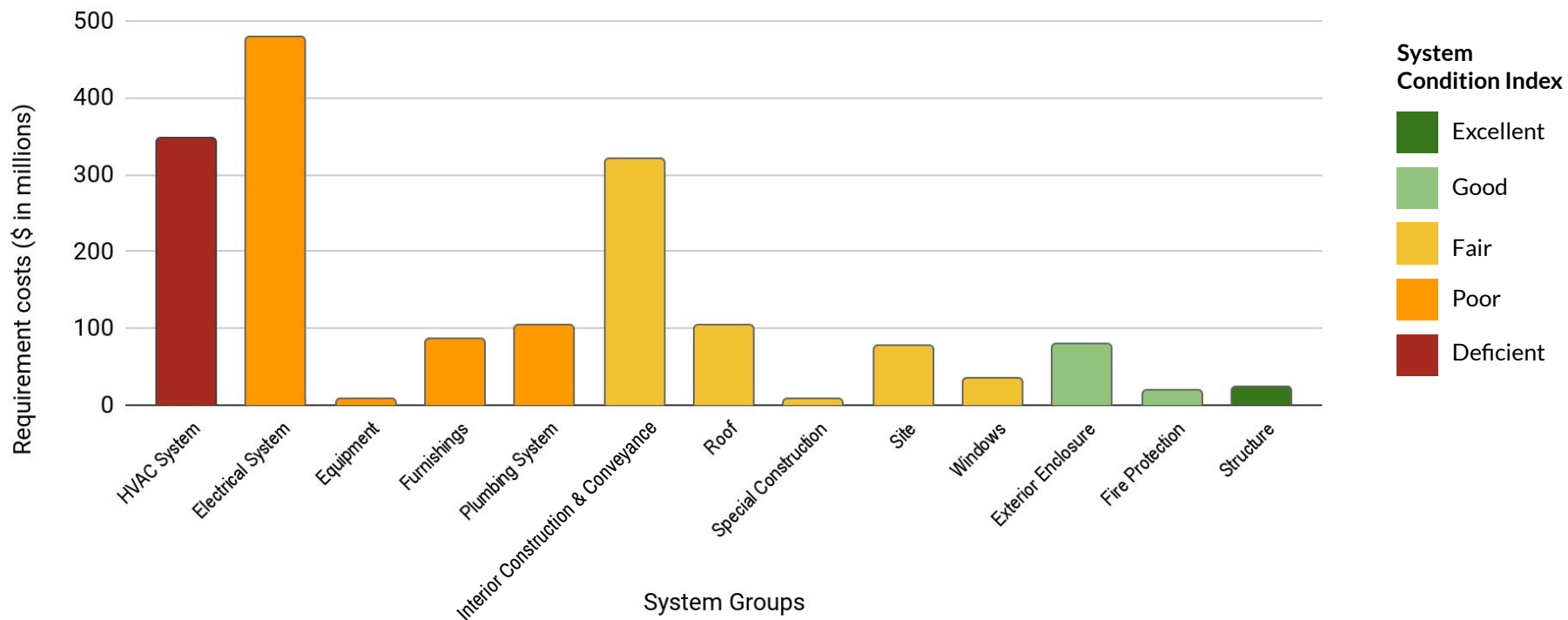
FCI Map



SAN FRANCISCO UNIFIED SCHOOL DISTRICT



Facilities Condition Assessment Findings: System Conditions




Capital Planning: Funding Sources

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San Francisco Unified School District

| Program / Project | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY2033 | Plan Total |
|-----------------------------------|-------------------|----------------------|-------------------|-------------------|-------------------|-------------------|----------------------|-------------------|-------------------|-------------------|----------------------|
| SPENDING PLAN | | | | | | | | | | | |
| SFUSD Capital Program | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 2,207,500,000 |
| TOTAL | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 2,207,500,000 |
| REVENUES | | | | | | | | | | | |
| Impact Fees | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 8,000,000 | 80,000,000 |
| 2011 School Facilities Safety Tax | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 7,650,000 | 76,500,000 |
| Deferred Maintenance Fund | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 13,000,000 |
| SFUSD Bond | | 1,000,000,000 | - | - | - | | 1,000,000,000 | - | - | - | 2,000,000,000 |
| Redevelopment Fund | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 38,000,000 |
| TOTAL | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 1,020,750,000 | 20,750,000 | 20,750,000 | 20,750,000 | 2,207,500,000 |



Facilities
Condition
Assessment
(FCA)

Facilities
Master Plan
(FMP)

2024 General
Obligation Bond
(G.O. Bond)