



SFUSD SAN FRANCISCO
PUBLIC SCHOOLS

SFUSD - Capital Planning



CPC Meeting
December 5, 2022

Agenda

- Bond Program Overview
- SFUSD Enrollment
- 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



45
new
class-
rooms
added



01 new school
under construction in
mission bay 

14 
libraries
renovated



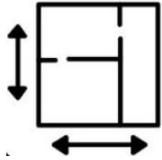
66



outdoor learning
applications received + beginning design



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



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

Facilities Condition Assessment Findings: Building Investment Needs 7



\$1,699,606,885

Total requirement cost

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

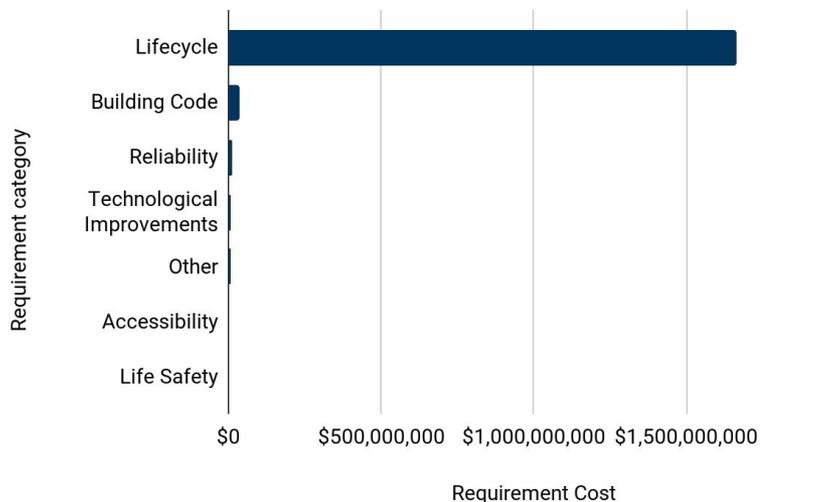


\$6,036,967,260

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

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



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



- 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

-  Schools
-  Admin
-  Charters & Leased

0.00 - 0.05

Excellent

0.05 - 0.20

Good

0.20 - 0.30

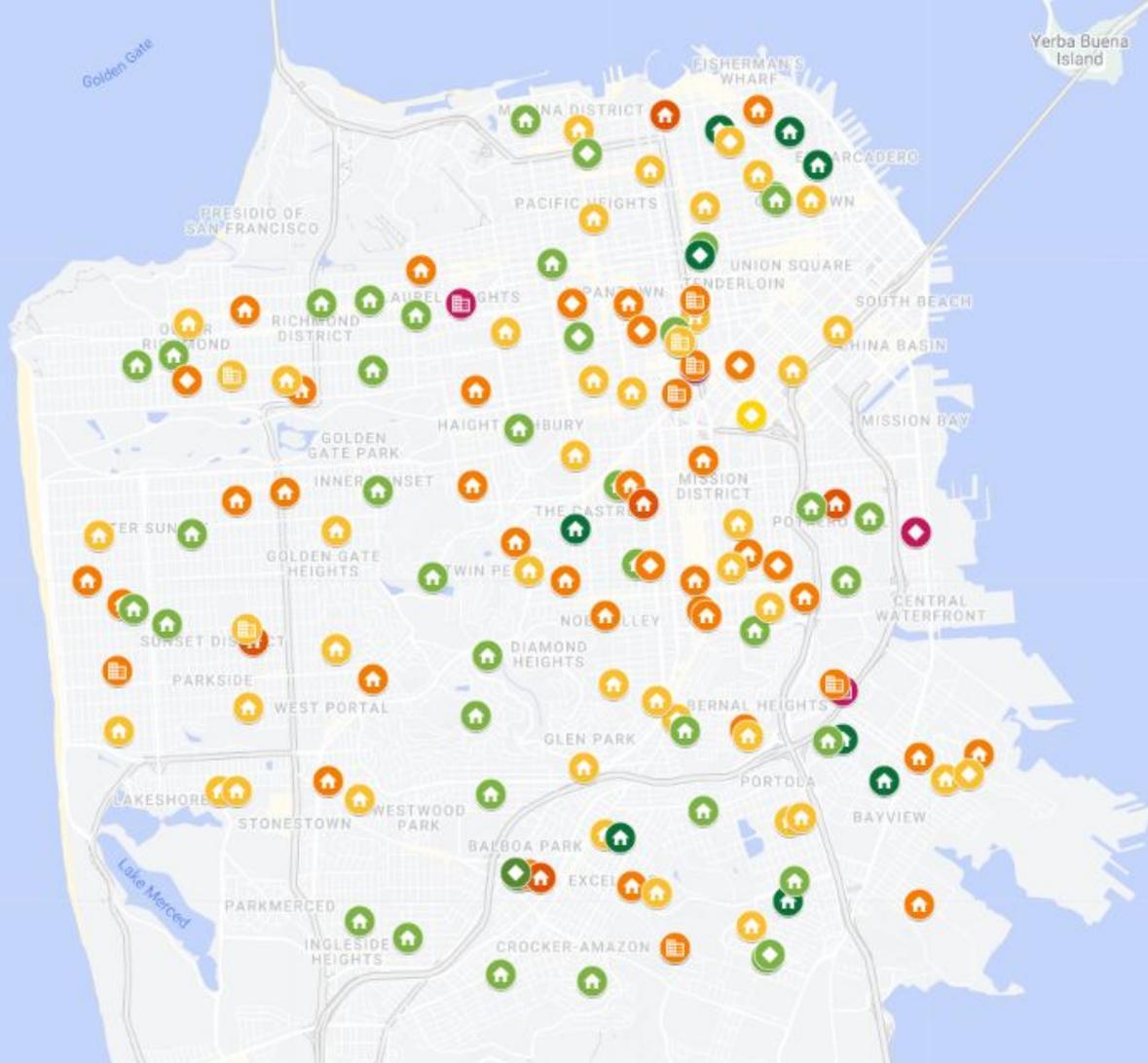
Fair

0.30 - 0.60

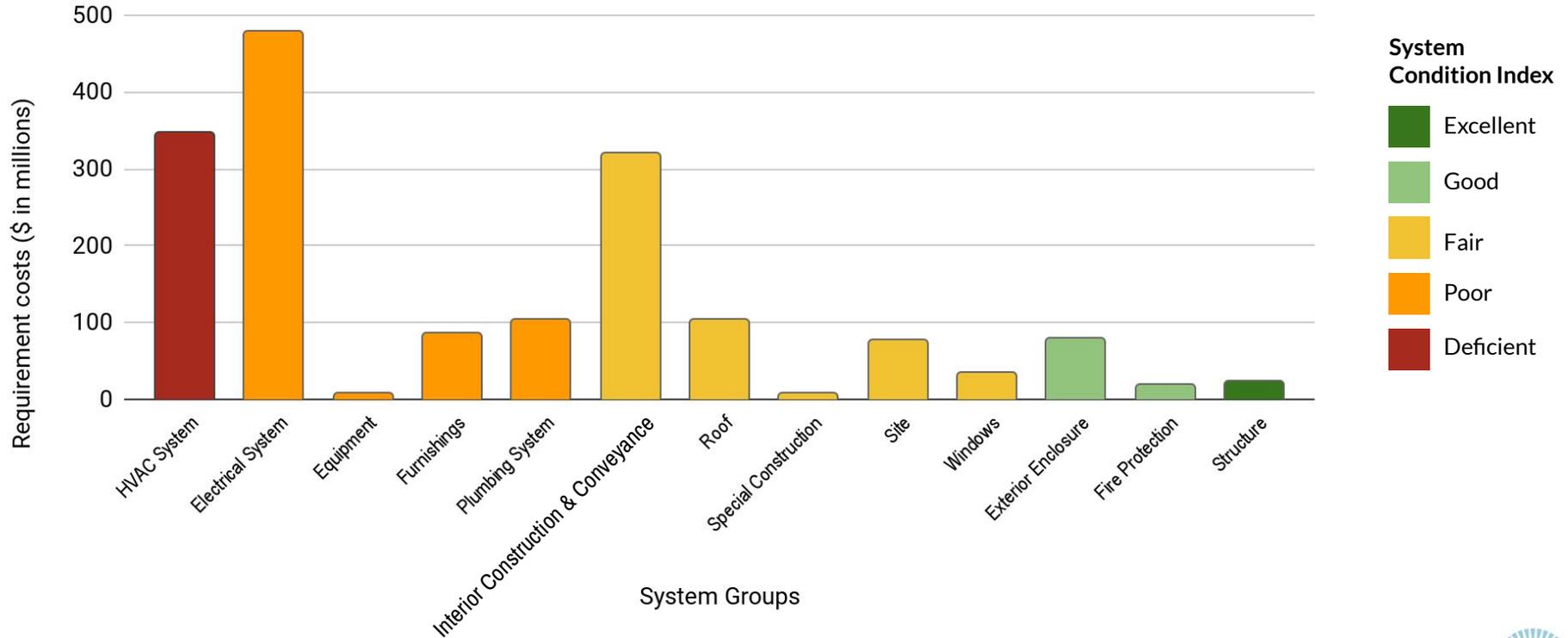
Poor

> 0.60

Deficient



Facilities Condition Assessment Findings: System Conditions



Capital Planning: Funding Sources

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

