



Facilities Condition Assessment and Facilities Master Plan Update

MAY 27, 2021



Meet your Planning Team

DLR Group



Mark Covington
Principal In Charge



Anton Blewett
Educational Planner/Proj Mgr



Mariana Lavezzo
Educational Planner



John Loest
Designer



Grace Corsi
Research / GIS



Lainie Lakata
Business Development Leader



Chris McGiff-Brown
Principal Designer



Jeremy Carman
Designer



Meet your Equity Team

Introducing the RSS Consulting Team



1

Why

- Improve the physical learning environment to support the District's Goal

“Achieve an educational vision that is anchored in equity, access and social justice that gives all students an equal opportunity to graduate with the greatest number of postsecondary options”

How

- Create a data driven Facilities Assessment and Master Plan

2

What is a Facilities Assessment and Master Plan?

- A collection of data that serves as a basis for planning future facility improvements and to provide rationale for the school community and public at large to prioritize resources.

The plan includes a general overview of the school district and specific facility components: educational program plans and facility standards based on existing and/or future needs, facility condition and suitability assessments of all schools and ancillary buildings, capacity and utilization analyses, enrollment projections, demographics study, and capital availability analysis.

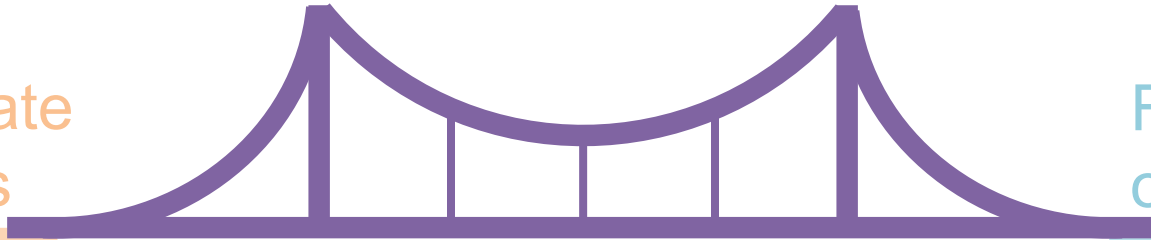
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Purpose

- To take facilities from their current state to a future state while aligning with the District's goal

Current State
of Facilities

Future State
of Facilities



4

What we've accomplished

- Request for Proposals Facility Assessment and Master Planning Services - Issued February 15, 2019
- DLR Group Proposal submitted – March 8, 2019
- Negotiations continued with District through June 9, 2019
 - Adjustments made to final product
 - Revised to provide Dude Solutions
 - Removed ZNE integration
 - Approach to Master Plan would be holistic instead of site specific
- Revised proposal submitted – June 11, 2019
- **Board approved – June 20, 2019**
- Information on data gathered to date will be made available **June 1, 2021**

What we've accomplished

Establish Strategic Partners

Steering Group

District Leadership

Meeting Dates

- September 11, 2020
 - December 9, 2020
-

Core Planning Group

Parents; vested stakeholders from committees including African American Advisory Board, Bond Oversight Committee (BOC), Community Advisory Committee (CAC), District English Learner Advisory Committee (DELAC); and community champions for neighborhood well-being.

Meeting Dates

- January 20, 2021
 - February 17, 2021
 - March 10, 2021
 - March 24, 2021
 - April 28, 2021
 - May 26, 2021
 - June 16, 2021
-

Focus Groups

District Leadership from Safety/Security; Fitness/Athletics; Dining/Nutrition; Technology; Child Development; Special Ed; and Charter oversight

Meeting Dates

- November 2019

What we've accomplished

Educational Specification Assessments



Research shows that evidence-based learning environments significantly increase student engagement and academic performance.

Over the last two decades, research has revealed which design factors impact student outcomes the most. Learning environments that meet these evidence-based standards for adequacy are shown to enhance student engagement and academic performance.[1] Investing in facilities that do not or only partially meet these standards supports the District's vision for teaching and learning.

[Click here to learn more about the research](#)

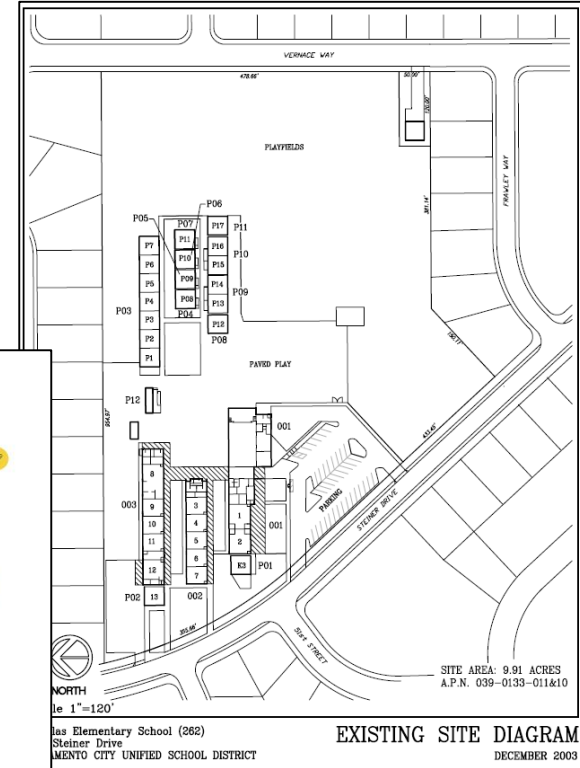
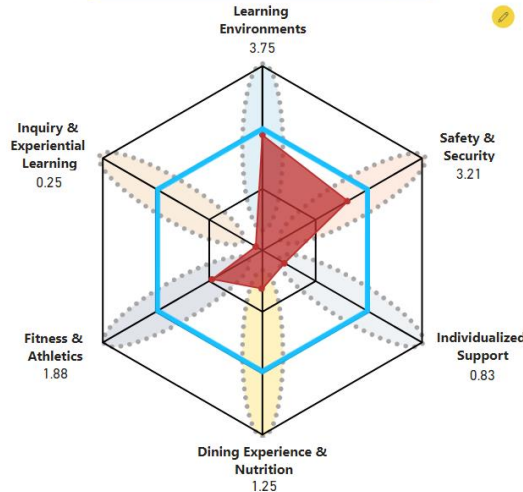
Adequacy of the Learning Environment
Overall assessment

Approaching standards
SCORE: 2.26 of 5.00




Adequacy of the Learning Environment
Visioning category assessment

[Click here to learn more about the six categories](#)



What we've accomplished

Zero Net Energy Assessments




LEVEL II ENERGY AUDIT

A Bureau Veritas Group Company

Sacramento City Unified School District
 5735 47th Avenue
 Sacramento, California 95824

DLR Group
 1050 20th Street, Suite 250
 Sacramento, California 95811



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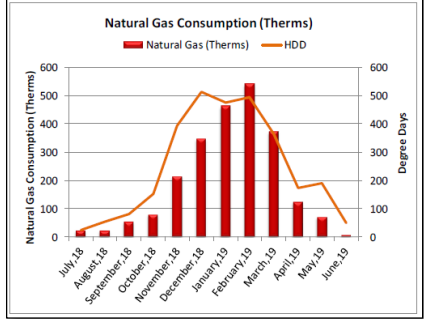
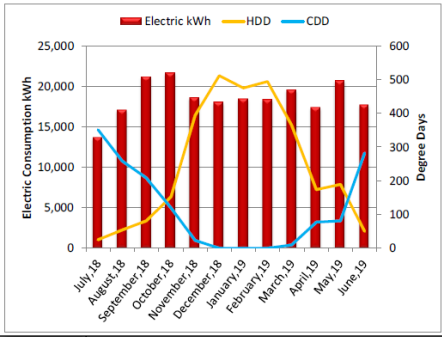
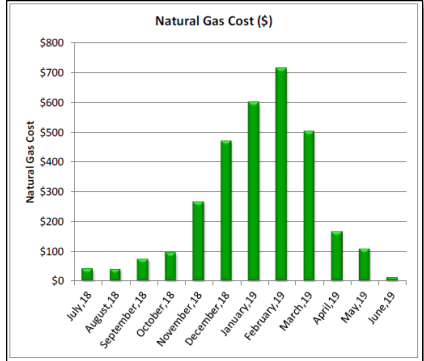
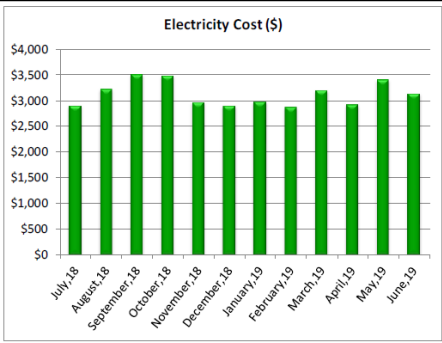
EMG CONTACT:
 Kaustubh Anil Chabukswar
 Program Manager
 800.733.0660 x7512
 kachabukswar@emgcorp.com

EMG PROJECT #:
 136988.19R000-045.268

DATE OF REPORT:
 September 05, 2019

ONSITE DATE:
 July 12, 2019

ZERO NET ENERGY ASHRAE LEVEL II AUDIT
PONY EXPRESS ELEMENTARY SCHOOL
 1250 56th Avenue
 Sacramento, California 95831

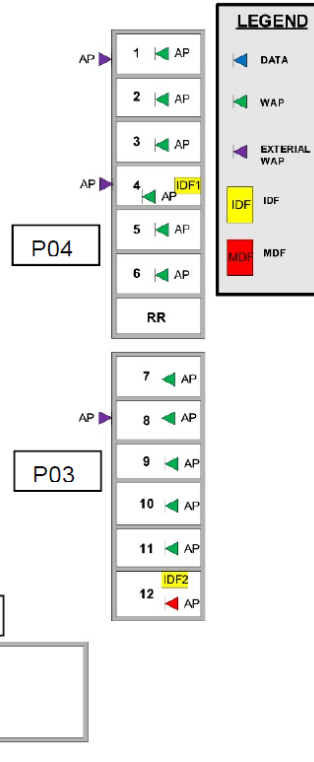


What we've accomplished

Technology Inventory and Readiness Assessments



Cesar E. Chavez
 7500 32ND STREET
 SACRAMENTO, CA 95820



Project #86058	AMSONET	Date: 03/26/19
SAC CITY USD CESAR E. CHAVEZ	502 Commerce Way, Livermore, CA 94550 (925) 245-6100 • FAX (925) 245-6150 • Internet: www.ams.net. • E-mail: sales@ams.net	Drawn By: MITCH BROOKS



What we've accomplished

Space Inventory, Capacity, and Utilization Analysis



Enrollment vs. Capacity

Over-utilized

Utilization
153.9%

Capacity **Enrollment**
549 845

Enrollment Projections provided by DecisionInSite.

2020 **2029**
Site Utilization **Site Utilization**
153.9% 144.4%

Classroom Inventory

List of current classroom spaces on the campus

- Pre-K 1
- Kindergarten 2
- Classroom 22
- Art 0
- Computer Lab 1
- Music 1
- Other 2



Enrollment vs. Capacity

Right-Sized

Utilization
81.3%

Capacity **Enrollment**
768 624

Enrollment Projections provided by DecisionInSite.

2020 **2029**
Site Utilization **Site Utilization**
81.3% 63.3%

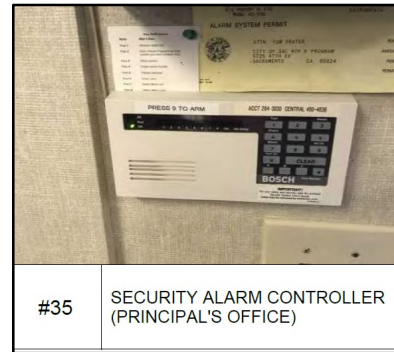
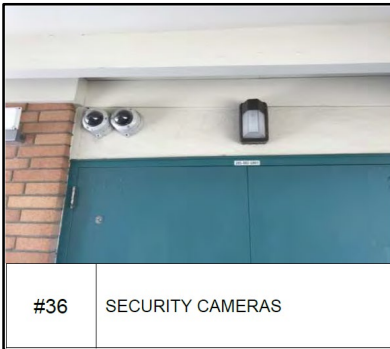
Classroom Inventory

List of current classroom spaces on the campus

- Pre-K 1
- Kindergarten 2
- Classroom 22
- Art 0
- Computer Lab 1
- Music 1
- Other 2

What we've accomplished

Safety and Security Assessments



Student pick-up and drop off

What we've accomplished

Equipment Inventoried, Bar-Coded, and Database Uploaded to District

4	1317626	D2023	Domestic Circulation/Booster Pump	20 HP	285-516	Peerless Pump Company	PLC820AMB20-31	F081325		00031722	
5	1326312	D2023	Water Heater	10 GAL	285-004		81VP10S	RH 0204256722	2004	00031758	
6	1326266	D2023	Water Heater	30 GAL	285-001	Rheem	22V30-30F	RHLN 0205V053 10	2005	00031785	
7	1326249	D2023	Water Heater [EWH-1]	80 GAL	285-002	A. O. Smith	DVE 80 917	MA01-0999914-917		00031771	
D30 HVAC											
Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1326285	D3042	Exhaust Fan	251 - 800 CFM	285-003-Roof	Greenheck	G-090-DGEX-QD		2001		2
2	1326170	D3042	Exhaust Fan	251 - 800 CFM	285-004-Roof	Greenheck	6-090-DGEX-QD				2
3	1326300	D3042	Exhaust Fan	251 - 800 CFM	285-001-Roof	Greenheck	G-060-D-X				2
4	1326236	D3042	Exhaust Fan	251 - 800 CFM	285-002-Roof	Penn Ventilator Company	DX06B				
5	1326291	D3042	Exhaust Fan	801 - 2000 CFM	285-001-Roof	JennAir	24RV			00031738	
6	1326274	D3042	Exhaust Fan	801 - 2000 CFM	285-002-Roof	JennAir				00031743	
7	1326244	D3042	Exhaust Fan	801 - 2000 CFM	285-002-Roof	No tag/plate found	No tag/plate found	No tag/plate found		00031744	
8	1317615	D3042	Exhaust Fan	1000 CFM	285-002-K001	No tag/plate found	No tag/plate found	No tag/plate found		00168548	
9	1326231	D3051	Furnace [F-1]	100 MBH	285-004	Carrier	58MXA100-F-1-20	250 1A12446	2001	00031763	
10	1326273	D3051	Furnace [F-10]	100 MBH	285-003	Carrier	58MXA100-F-1-20	240 1A12470	2001	00031769	
11	1326308	D3051	Furnace [F-11]	100 MBH	285-001	Carrier	58MXA100-F-1-20	250 1A12449	2001	00031787	
12	1326272	D3051	Furnace [F-12]	100 MBH	285-001	Carrier	58MXA100-F-1-20	250 1A12451	2001	00031788	
13	1326192	D3051	Furnace [F-13]	100 MBH	285-001	Carrier	58MXA100-F-1-20	Illegible	2001	00031783	
14	1326310	D3051	Furnace [F-14]	100 MBH	285-001	Carrier	58MXA100-F-1-20	160 1A10262	2001	00031784	
15	1326206	D3051	Furnace [F-2]	100 MBH	285-004	Carrier	58MXA100-F-1-20	240 1A12467	2001	00031762	
16	1326294	D3051	Furnace [F-3]	100 MBH	285-004	Carrier	58MXA100-F-1-20	240 1A12435	2001	00031761	
17	1326301	D3051	Furnace [F-4]	100 MBH	285-004	Carrier	58MXA100-F-1-20	240 1A12471	2001	00031760	
18	1326262	D3051	Furnace [F-5]	100 MBH	285-004	Carrier	58MXA100-F-1-20	240 1A14433	2001	00031759	
19	1326254	D3051	Furnace [F-6]	100 MBH	285-003	Carrier	58MXA100-F-1-20	240 1A12414	2001	00031765	
20	1326256	D3051	Furnace [F-7]	100 MBH	285-003	Carrier	58MXA100-F-1-20	250 1A12419	2001	00031766	
21	1326255	D3051	Furnace [F-8]	100 MBH	285-003	Carrier	58MXA100-F-1-20	250 1A12416	2001	00031767	
22	1326248	D3051	Furnace [F-9]	100 MBH	285-003	Carrier	58MXA100-F-1-20	250 1A12420	2001	00031768	
23	1326282	D3052	Heat Pump	3 TON	285-P05	Bard	VA361050			00031749	
24	1326263	D3052	Heat Pump	3 TON	285-P01	Bard	36WH7-A05C	058F900648765		00031755	
25	1326298	D3052	Heat Pump	3 TON	285-P02	Bard	36WH7-A05C	058F900648716		00031754	
26	1326253	D3052	Heat Pump	3 TON	285-P03	Bard	36WH7-A05C	058F900648751		00031753	
27	1326316	D3052	Heat Pump	3.5 TON	285-Portables 13-21	Bard	WH131-A05CX40XB			00031750	
28	1326240	D3052	Heat Pump	3.5 TON	285-Portables 13-21	Bard	WH131-A10CX400X			00031751	
29	1326313	D3052	Heat Pump	3.5 TON	285-Portables 13-21	Bard	WH131-A10CX400X			00031752	
30	1326250	D3052	Heat Pump [5]	4 TON	285-P06	Bard	48WH6-A10C	107N890629880		00031764	
31	1326227	D3052	Packaged Unit (RTU)	3 TON	285-P04	Payne	PY1PNB036090AAAA	0300G10828	2000	00031747	
32	1326284	D3052	Packaged Unit (RTU)	3 TON	285-P04	Payne	PY1PNB036090AAAA	0400G10544	2000	00031746	
33	1326183	D3052	Packaged Unit (RTU) [AC-1]	5 TON	285-002-Roof	Carrier	48HUD0060-53 1-	250 1Q23483	2001	00031742	



What we've accomplished

Facilities Condition Assessment (FCA) and Facility Condition Index (FCI)


- One of the major goals of the Facilities Condition Assessment is to calculate each building's Facility Condition Index (FCI), which provides **an objective indication of a building's overall condition**. The FCI is **defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility**.
- The chart below presents the industry standard range and what this means to SCUSD

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

An FCI greater than 20% results in a Facility in Poor condition


What we've accomplished

Facilities Condition Assessment (FCA) and Facility Condition Index (FCI)


FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
5735 47th Avenue
Sacramento, California 95824

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95824



PREPARED BY:
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EMG CONTACT:
Matthew Anderson

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7500 32nd Street
Sacramento, California 95822

In 2019, FCA Identified \$3.5B in facilities repairs and needs over the next 10 years

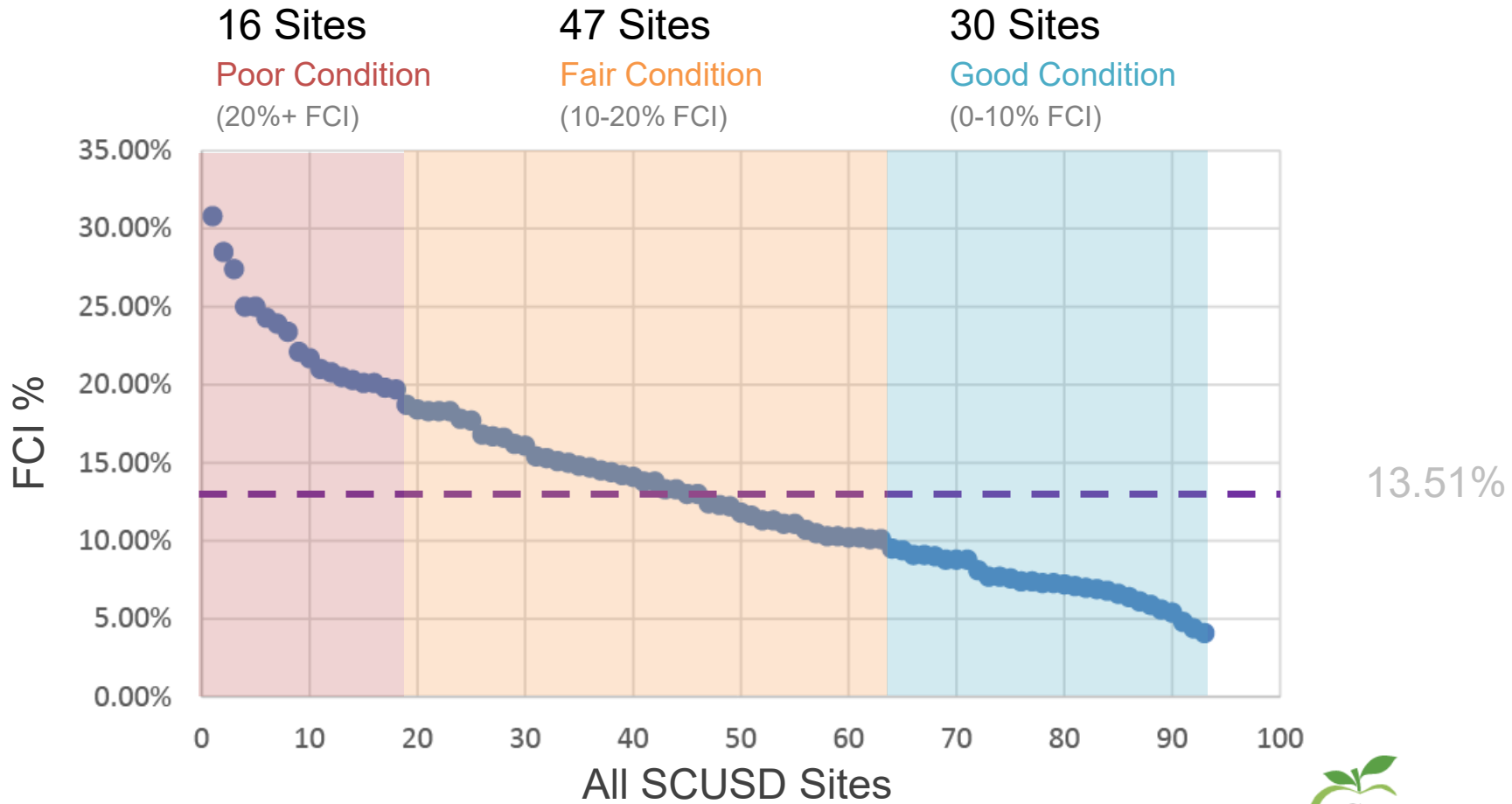
On November 21, 2019, the Board of Education approved resolution 3113, ordering a local school bond election in March 2020

Measure H passed with 62.46% of the vote

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

Assessing Facilities

Facility Condition Index (FCI) for All Campuses



Assessing Facilities

A snapshot of data collected

1	A	B	C	D	E	F	G	H
1	School Name	Building Name	Year Built	Current need	Replacement value	FCI	Facility Condition	
47	Sutter MS	004 Art	1957	\$1,101,775.50	\$8,744,250	12.6%	Fair	
48	Sutter MS	P01 Modular Classrooms 114-117	2000	\$274,752.00	\$1,728,000	15.9%	Fair	
49	Sutter MS	P02 Modular Classrooms 118-119	1999	\$127,872.00	\$864,000	14.8%	Fair	
50	Sutter MS	P03 Modular Classroom 120	2004	\$69,984.00	\$432,000	16.2%	Fair	
51	Sutter MS	P04 Modular Classroom 121	2001	\$71,280.00	\$432,000	16.5%	Fair	
52	Sam Brannan MS	001 Administration	1961	\$518,175.00	\$3,675,000	14.1%	Fair	
53	Sam Brannan MS	002 Classrooms 1-6, 101-107	1961	\$2,462,058.00	\$16,197,750	15.2%	Fair	
54	Sam Brannan MS	003 Classrooms 22-26 A&B	1961	\$1,336,800.00	\$8,355,000	16.0%	Fair	
55	Sam Brannan MS	004 Classrooms 15-21	1961	\$780,570.00	\$5,575,500	14.0%	Fair	
56	Sam Brannan MS	005 Classrooms 7-14	1961	\$841,900.50	\$5,575,500	15.1%	Fair	
57	Sam Brannan MS	006 MPR	1961	\$1,783,560.00	\$10,680,000	16.7%	Fair	
58	Sam Brannan MS	007 Classrooms 30-32	1961	\$650,281.50	\$4,306,500	15.1%	Fair	
59	Sam Brannan MS	008 Gymnasium	1961	\$2,129,514.75	\$15,320,250	13.9%	Fair	
60	Sam Brannan MS	009 Library	1961	\$529,867.50	\$4,998,750	10.6%	Fair	
61	Sam Brannan MS	P01 Classrooms	2001	\$242,784.00	\$864,000	28.1%	Poor	
62	C.K. McClatchy HS	Auditorium, Cafeteria & Classroom	1936	\$20,892,300.00	\$118,706,250	17.6%	Fair	
63	C.K. McClatchy HS	Classrooms D1 to D21	2004	\$2,708,640.00	\$15,840,000	17.1%	Fair	
64	C.K. McClatchy HS	Gymnasium & Pool	1936	\$3,789,281.25	\$30,314,250	12.5%	Fair	
65	C.K. McClatchy HS	Modular Classroom D26	2002	\$87,264.00	\$864,000	10.1%	Fair	
66	C.K. McClatchy HS	Modular Classrooms D22 to D25	1999	\$205,632.00	\$1,728,000	11.9%	Fair	
67	C.K. McClatchy HS	ROTC	1936	\$5,633,226.00	\$16,281,000	34.6%	Poor	
68	American Legion HS	00A/00E Main Building	1977	\$3,559,686.00	\$18,934,500	18.8%	Fair	
69	American Legion HS	00B Auditorium	1977	\$1,002,346.50	\$3,825,750	26.2%	Poor	
70	American Legion HS	00C V Wing	1977	\$606,430.50	\$2,671,500	22.7%	Poor	
71	American Legion HS	00D Carpentry	1977	\$284,154.75	\$2,202,750	12.9%	Fair	
72	American Legion HS	Gymnasium	2019	\$154,050.00	\$5,925,000	2.6%	Excellent	
73	American Legion HS	P01 Classrooms P1, P2, P3	2004	\$290,304.00	\$1,296,000	22.4%	Poor	
74	American Legion HS	P02 Restrooms	2004	\$39,312.00	\$216,000	18.2%	Fair	
75	American Legion HS	P03 HS	2000	\$99,360.00	\$432,000	23.0%	Poor	

A. Warren McClaskey Adult Center	Main Classroom	No tag/plate found	262534	76506	D3032	7.1	Building exterior	Adult	1921	12480	Inaccessible	Fair	0	Renewal	9/6/2019	21391	1407672	Replace	
A. Warren McClaskey Adult Center	Main Classroom	No tag/plate found	262530	76502	D3032	7.1	Building exterior	Adult	1921	12480	Mitsubishi Electric - PU12EK - 83D001098	Fair	0	Lifecycle/Renewal	9/6/2019	21417	1407668	Ductless Split System	
A. Warren McClaskey Adult Center	Main Classroom	No tag/plate found	262532	76504	D3032	7.1	Building exterior	Adult	1921	12480	Mitsubishi Electric - PU12EK - illegible	Fair	0	Lifecycle/Renewal	9/6/2019	21417	1407657	Ductless Split System	
A. Warren McClaskey Adult Center	Main Classroom	No tag/plate found	262535	76507	D3032	7.1	Building exterior	Adult	1921	12480	Friedrich - RADS-253H - 126054071	Fair	0	None	Lifecycle/Renewal	9/3/2019	22008	1407658	Air Conditioner, 2
A. Warren McClaskey Adult Center	Main Classroom	No tag/plate found	262535	76507	D3032	7.1	Building exterior	Adult	1921	12480	Carrier - CDSAXA030000AAAA - 0294X46504	Fair	0	Lifecycle/Renewal	9/6/2019	22045	1407664	Furnace, 30 MBH, 1	



Assessing Facilities

Overview of SCUSD Facility Repair Costs

Site Type	1 Year Total Potential Cost	3 Year Total Potential Cost	5 Year Total Potential Cost	10 Year Total Potential Cost	Site Type
Adult	\$7,977,937	\$39,579,346	\$103,260,538	\$173,895,792.9	Adult
Elementary	\$36,676,933	\$336,957,300	\$743,318,053	\$1,253,154,825.1	Element...
High	\$23,418,133	\$356,928,884	\$688,902,914	\$1,189,829,739.4	High
K-8	\$12,119,413	\$62,987,609	\$124,613,845	\$293,478,614.6	K-8
Middle	\$13,093,220	\$179,582,818	\$329,301,623	\$475,024,448.5	Middle
Multiple Grade	\$6,233,781	\$33,690,644	\$68,362,937	\$109,910,389.2	Multiple ...
Non-Instructional	\$2,029,764	\$8,416,730	\$22,826,073	\$36,603,669.1	Non-Inst...
Total	\$101,549,182	\$1,018,143,332	\$2,080,585,983	\$3,531,897,478.7	

\$1.49bn **\$1.79bn**

10 Year Hardcosts Softcost Subtotal

\$3.21bn + Contingency =

Escalation Subtotal @ 10%

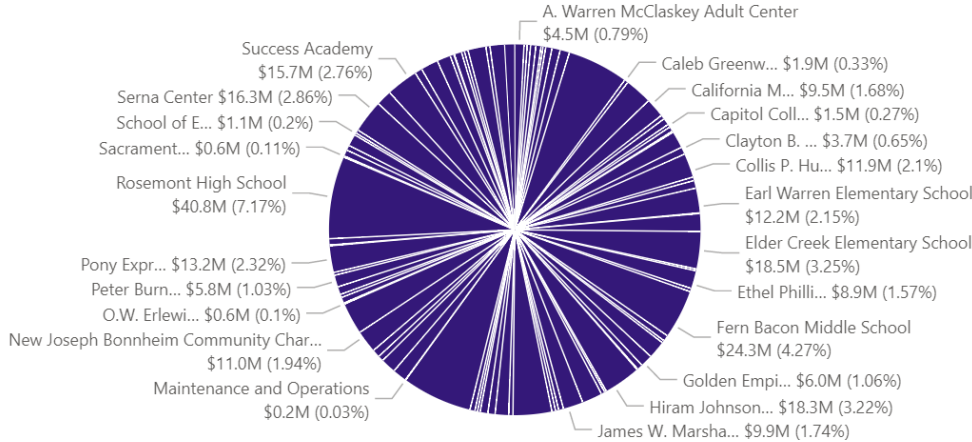
1970

Avg. Year Built

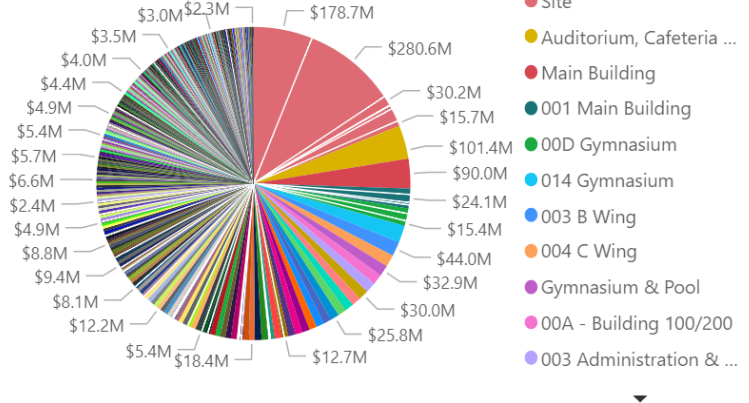
\$3.5bn

Total Potential Cost

Total Potential Costs by Facility



Total Potential Repair Costs by Building



Softcost Multiplier: 20% 25% 30%

Escalation Multiplier: 3% 4% 5% 6% 7% 8%

Years of escalation: 1 2 3 4 5 10

Contingency Percent: 5% 10% 15% 20%



Assessing Facilities

DATA-DRIVEN EVALUATION A LOOK AT FCI FOR TWO CAMPUS

Washington Elementary School



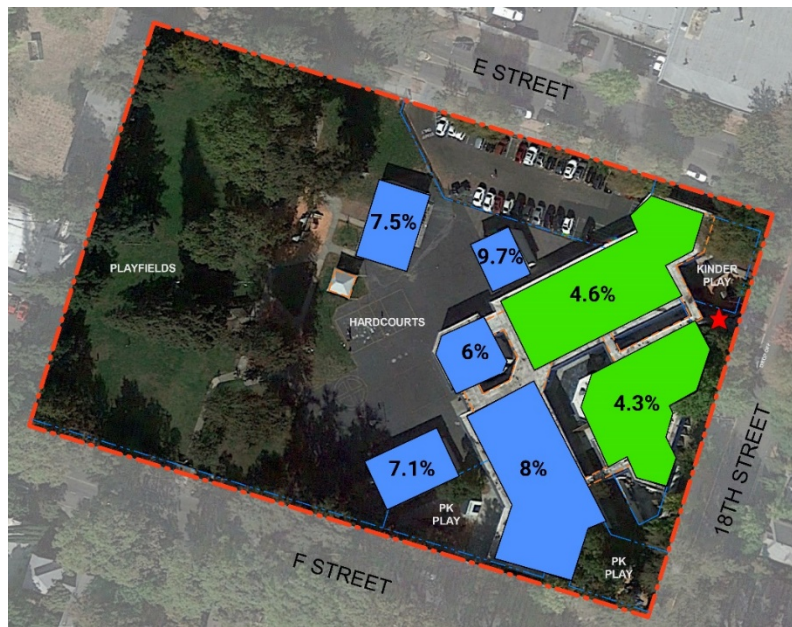
Nicholas Elementary School



Assessing Facilities

DATA-DRIVEN EVALUATION A LOOK AT FCI FOR TWO CAMPUS

Washington Elementary School



Facility Condition

Good

(6.6% FCI)

Nicholas Elementary School



Facility Condition

Poor

(28.5% FCI)



5

In Process

- Stakeholder Engagement
- LCAP Integration
- Equity Indicators
- Educational Specifications
- 5 Year Facilities Master Plan

In Process

LCAP Integration – *Late June 2021*

We recognize that our system is inequitable by design, and we vigilantly work to confront and interrupt inequities that exist to level the playing field and provide opportunities for everyone to learn, grow, and reach their greatness.

*SCUSD Core Value
(Draft SCUSD LCAP 2021-2022: 5.6.21)*

SCUSD's commitment to equity-driven decision-making and resource allocation will be critical as the District strives to improve outcomes for all students and close the significant performance gaps between student groups.

*SCUSD Guiding Principle
(Draft SCUSD LCAP 2021-2022: 5.6.21)*

- LCAP: "North Star" for equity-driven planning.
- LCAP equity-driven data informs its goals.
- LCAP data and goals inform the FMP and resource allocation priorities.

In Process

Equity Indicators – *Late June 2021*

How to prioritize equity-promoting projects with limited funds?

Focus on:

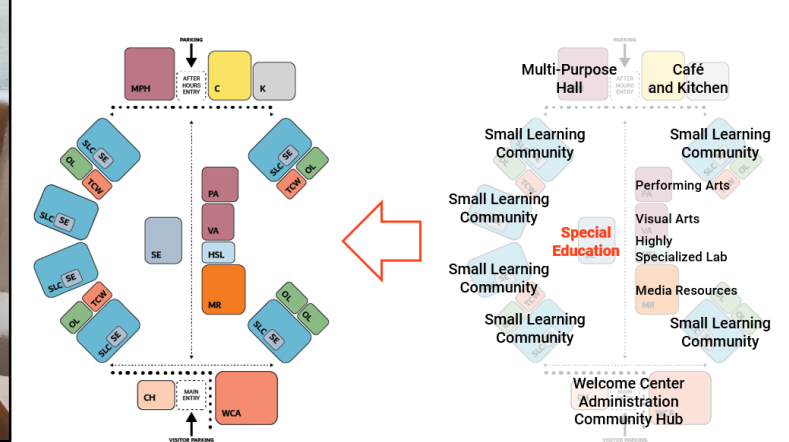
- Students
- Neighborhoods
- Schools

Equity Indicators will be vetted with the Core Group for guidance, and presented to the Board at a future date



In Process

Educational Specifications



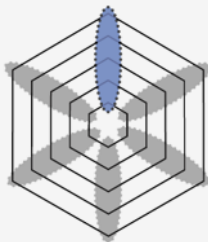
In Process

Finalize Educational Specifications – *Late June 2021*

LEARNING ENVIRONMENTS

Organizing schools for student success and connection.

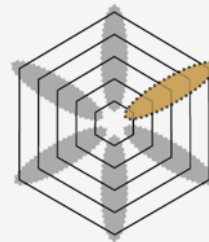
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SAFETY & SECURITY

Design for safety and learning in a changing world.

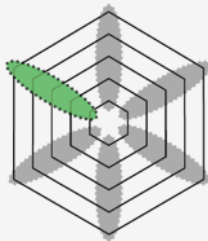
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INQUIRY & EXPERIENTIAL LEARNING

Helping learners understand and enjoy the world around them.

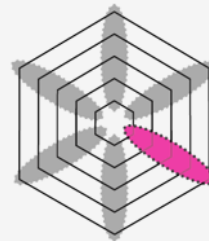
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INDIVIDUALIZED SUPPORT

Providing for the unique needs of every learner.

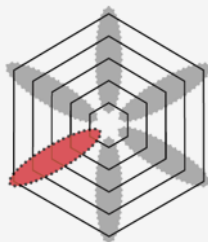
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DINING EXPERIENCE & NUTRITION

Food is fundamental to thriving minds, making them ready for success in learning .

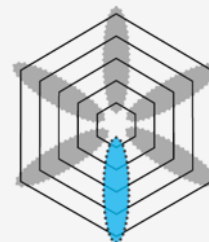
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FITNESS & ATHLETICS

Integrate activity and movement into the daily routine for all students, teachers, and staff.

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In Process

5 Year Facilities Master Plan

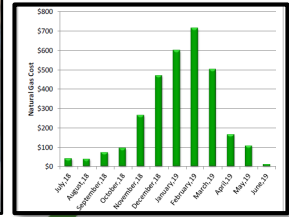
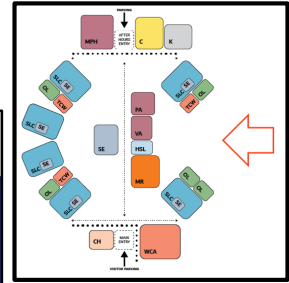
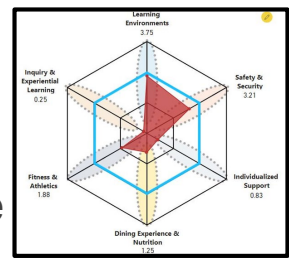
Compile all data and make available through an interactive web site

Anticipated completion - late July 2021

Board of Education review and approve - August 2021

Introduction

A District-wide Facilities Master Plan is being developed in alignment with the District's Equity, Access and Social Justice Guiding Principle which states that *all students are given an equal opportunity to graduate with the greatest number of post secondary choices from the widest array of options.* The purpose of this website is to provide up-to-date information to all stakeholders in a transparent and organized manner. Campus considerations displayed on this website will be developed using a formulaic approach that equitably prioritizes projects for implementation using factors that may include the condition of existing buildings and/or infrastructure, need for adequate space to accommodate programs, and demographic and capacity data. The Facilities Master Plan will help guide District decisions in the areas of school design, planning and construction to serve the needs of the future student population over the next 10-12 years.



6

Board Discussion