

# SMFCSD Facilities Master Plan for the New Decade

BOARD OF TRUSTEES

JULY 23, 2020



SAN MATEO-  
FOSTER CITY  
SCHOOL DISTRICT

**aedis**  
architects

# Outcomes for Tonight's Meeting

- ▶ Overview of Facilities Master Plan for the New Decade
- ▶ Review of Identified Needs and Cost Estimates
- ▶ Presentation of Recommended Immediate Priorities and Costs
- ▶ Opportunity for Board questions and discussion and direction for Final Plan to be recommended for adoption on July 30

# Overview of Sections in the FMP

SECTION I EXECUTIVE SUMMARY (PG 1)

SECTION II IDENTIFIED NEEDS AND COST ESTIMATES (PG 18)

SECTION III IMMEDIATE PRIORITIES AND COST RECOMMENDATIONS (PG 28)

SECTION IV SITE BY SITE SUMMARIES (PG 35)

## APPENDICES

- SCHOOL COMMUNITY MEETING PRESENTATION/OPPORTUNITY FOR INPUT
- SURVEY FOR SCHOOL COMMUNITY INPUT ON FACILITIES NEEDS
- SITE IDENTIFIED FACILITIES NEEDS LISTS

# Identified Needs

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SOURCES: DISTRICT  
SCHOOL TEAMS USING INPUT

SHOWN IN FMP:  
SITE BY SITE AND  
DISTRICTWIDE SUMMARIES

# Examples of District-identified Needs

- ▶ Air Conditioning
- ▶ School modernization including items such as electrical upgrades, plumbing upgrades, flooring replacement, restroom upgrades, classroom upgrades, library upgrades
- ▶ Exterior and interior painting
- ▶ Black top replacement
- ▶ Selected items for schools for equity—e.g. gym at Bowditch, turf at schools which have no playfields, addition of Multipurpose Rooms at schools with the old LGIs
- ▶ Technology, health and safety and security upgrades/additions

# Examples of School-identified Needs

- ▶ Addition of classrooms/spaces for special instructional uses—STEM, art and music, sensory rooms
- ▶ Reconfiguration of existing spaces
- ▶ Shade structures for play areas
- ▶ Working spaces for auxillary staff
- ▶ Parking lot expansions/improvements
- ▶ Art displays
- ▶ Classroom renovations for schools which have 6-8<sup>th</sup> grade programs on campuses built as elementary schools
- ▶ Signage

# Identified Needs Projected Costs

HOW DETERMINED: COSTING FACTORS

FOUND IN FMP: SITE BY SITE  
AND  
DISTRICTWIDE SUMMARIES

HOW SHOWN: CONSTRUCTION COSTS BY  
SCHOOL

DISTRICT TOTALS INCLUDING CONSTRUCTION  
COSTS PLUS SOFT COSTS TO PROVIDE TOTAL  
PROJECT COSTS



# Projected Costs for all Identified Needs

Range  
by

Category  
\$1,200 to \$99.6m



Range  
by

School  
\$2.3M to \$65.7M  
• Why the range differences?



Total

**Total Project Costs for the  
Decade without Escalation  
\$870,803,865**

# Recommended Immediate Priorities and Costs

# Criteria used for Recommending Immediate Priorities

- ❖ HEALTH AND SAFETY
- ❖ UNIVERSAL DESIGN
- ❖ EQUITY
- ❖ FISCAL FEASIBILITY
- ❖ EFFICIENCY
- ❖ SITE RECOMMENDATIONS
  
- ❖ **AND ALIGNMENT WITH  
COMMUNITY INTERESTS AS  
REFLECTED IN THE GODBE  
SURVEY**

## Immediate Priorities by Category

- ▶ Science classrooms/labs—update/add science classrooms with labs at schools with 6-8<sup>th</sup> graders
- ▶ Water bottle fillers and hand-washing stations—add
- ▶ Multipurpose Rooms—add new MPRs to schools with outdated LGIs
- ▶ Sinks—add where needed, repair existing and add hot water to all
- ▶ Electrical systems—upgrade electrical systems to support existing uses and increased technology
- ▶ Carpet replacement for health and safety
- ▶ HVAC—replace/upgrade at schools with 6<sup>th</sup>-8<sup>th</sup> graders and pod schools

## Immediate Priorities by Category— cont.

- ▶ HVAC--add air conditioning with air filtration where there is none
- ▶ HVAC--add/improve air filtration on existing HVAC systems
- ▶ Technology-limited upgrade--replace UPS
- ▶ Plumbing and sewer upgrades
- ▶ Restrooms-modernize student and adult restrooms
- ▶ Other Immediate Priorities at specific schools/sites--eg. health, safety and security and rest of Bowditch modernization costs not included above

# Costs for Recommended Immediate Priorities



Construction Cost  
\$311,020,500



Soft Costs  
\$108,857,875



**TOTAL IMMEDIATE PRIORITIES  
PROJECT COST**  
**\$419,880,375**

# Range of School Immediate Priority Costs

- ▶ Range by Operating School \$4.8m to \$60.7m.
- ▶ Reasons for the Range--examples
  - ▶ Equity
    - ▶ Some schools are new or recently modernized
    - ▶ Other schools have received additions under Measure X
  - ▶ Cost differences
    - ▶ Due to size of school, number of classrooms, restrooms, etc.

## Immediate Priorities by Category with Costs Added

- ▶ Science classrooms/labs—update/add science classrooms with labs at schools with 6-8<sup>th</sup> graders \$7.96m.
- ▶ Water bottle fillers and hand-washing stations—add \$648.6k.
- ▶ Multipurpose Rooms—add new MPRs to schools with outdated LGIs \$39.8m,
- ▶ Sinks—add where needed, repair existing and add hot water to all \$9m,
- ▶ Electrical systems—upgrade electrical systems to support existing uses and increased technology \$22.5m,
- ▶ Carpet replacement for health and safety \$26.5m,
- ▶ HVAC-replace/upgrade at schools with 6th-8th graders and pod schools \$16.2m.

(CONTINUED ON NEXT SLIDE)

Note: costs rounded



## Immediate Priorities by Category with Costs added— cont.

- ▶ HVAC--add air conditioning with air filtration where there is none \$48.7m.
- ▶ HVAC--add/improve air filtration on existing HVAC systems \$10.4m.
- ▶ Technology-limited upgrade--replace UPS \$1m
- ▶ Plumbing and sewer upgrades \$24.5m.
- ▶ Restrooms-modernize student and adult restrooms \$51.6m.
- ▶ Other Immediate Priorities at specific schools/sites--eg. health, safety and security and rest of Bowditch modernization costs not included above \$52.2m

<b>Construction Cost Subtotal</b>	<b>\$311m.</b>
<b>Soft Cost Subtotal, 35%</b>	<b>\$108.9m.</b>
<b>Immediate Priorities Project Cost Total</b>	<b>\$419.9m</b>

Note—costs rounded

# Board questions, discussion and direction