

Ravenswood City  
School District

# Facilities Study Session

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## Overview

### Our goals for this session

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#### ***Our goals:***

1. For the Board, and our community, to gain an even deeper understanding of the district's facilities
2. For the Board to give strategic guidance to Staff on a number of facilities questions
3. The district is blessed with land – how should be using it?

#### ***Next steps:***

1. Based on this feedback, Staff will bring back options, with recommendations, to the board at a later date



# Agenda

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## Context

### School Overview

- CCRMS
- Belle Haven
- LRRM
- Costano

### Charter Schools

### Non-School Properties

- Euclid (District Office)
- Flood Site
- Menlo Oaks / Alto International
- Brentwood / The Primary School

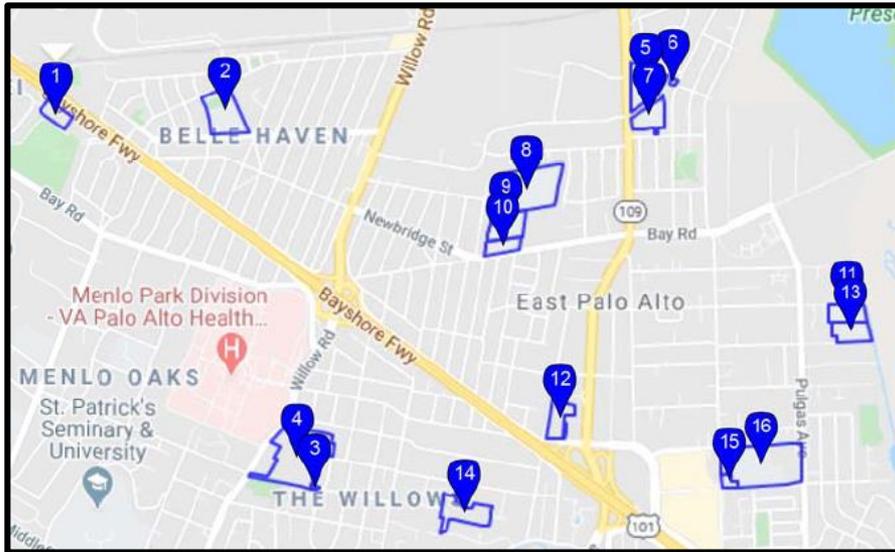
### Additional Funding Opportunities



## Context

The district has nine large properties across East Palo Alto and Menlo Park

Map of Existing District Facilities



Map ID	Site Name	Square Feet
1	Flood Site	110k
2	Belle Haven School (including All Five)	357k
3	Willow Oaks (KIPP)	~300k
4	Menlo Oaks (Alto Intl)	~410k
5	Costano Elementary	450k
9	RMS	949k
11	EPACS	330k
12	District Office	176k
16	TPS / LRRM / CDC / BGCP	812k
<b>Total</b>		<b>4.2m</b>

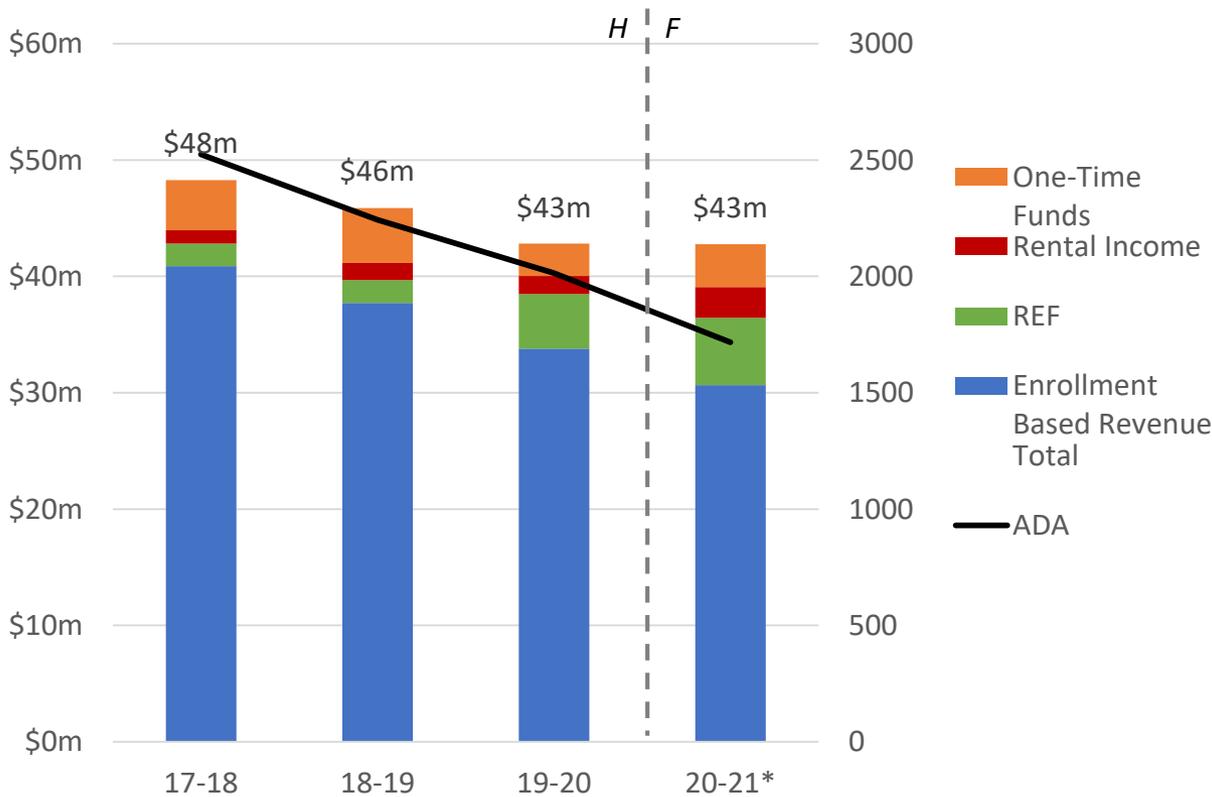
*We are working on improving this map and splitting out properties in this table*



# Context

General fund revenue would have declined significantly without increases in rental income and REF

Revenue by Type of Funds



## Organizations We Lease To



\*SY20-21 is an estimate for total revenue based on current revenues received and early budget projections

Note: Only includes revenues from Fund 01; "Enrollment Based Revenue" includes Title Funds, Other Federal Funds, SPED Funds, and our LCFF allotments, due to the varying nature of these specific categories of students, the revenue may not completely align to the ADA; additionally LCFF allotments are done based off of the prior year ADA

Source: Internal Data



## Context

The average RCSD building was built in 1953 and hasn't seen major renovations in 27 years – creating a \$140m hole for us to dig out of

School Name	Year Built	Last Big Renovation	Critical Facility Needs	Educational Program Needs	Future Facility Needs	Total Identified Needs
Belle Haven	1948	1977	\$7.6m	\$25.1m	\$8.2m	\$40.9m
Costano	1954	2002	\$4.7m	\$34.2m	\$1.2m	\$40.1m
Los Robles-Ronald McNair	1960	2000	\$5.6m	\$41.3m	\$3.8m	\$50.8m
Ravenswood Middle School	1951	1993	\$14.4m	\$103.7m	\$42.5m	\$160.6m
<b>Average</b>	<b>1953</b>	<b>1993</b>	<b>\$8.1m</b>	<b>\$51.1m</b>	<b>\$13.9m</b>	<b>\$73.1m</b>
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>\$32.3m</b>	<b>\$204.4m</b>	<b>\$55.7m</b>	<b>\$292.4m</b>

Over the last five years we have issued \$90m in bonds to address these two sets of needs – ***leaving us \$140m short***

Note 1: The district is somewhat responsible for maintaining other sites not show (e.g. charters). Those projects, not show here, are estimated to cost an additional \$100m.

Note 2: As these estimates were done in 2015, we have included an 8% rate of construction cost inflation

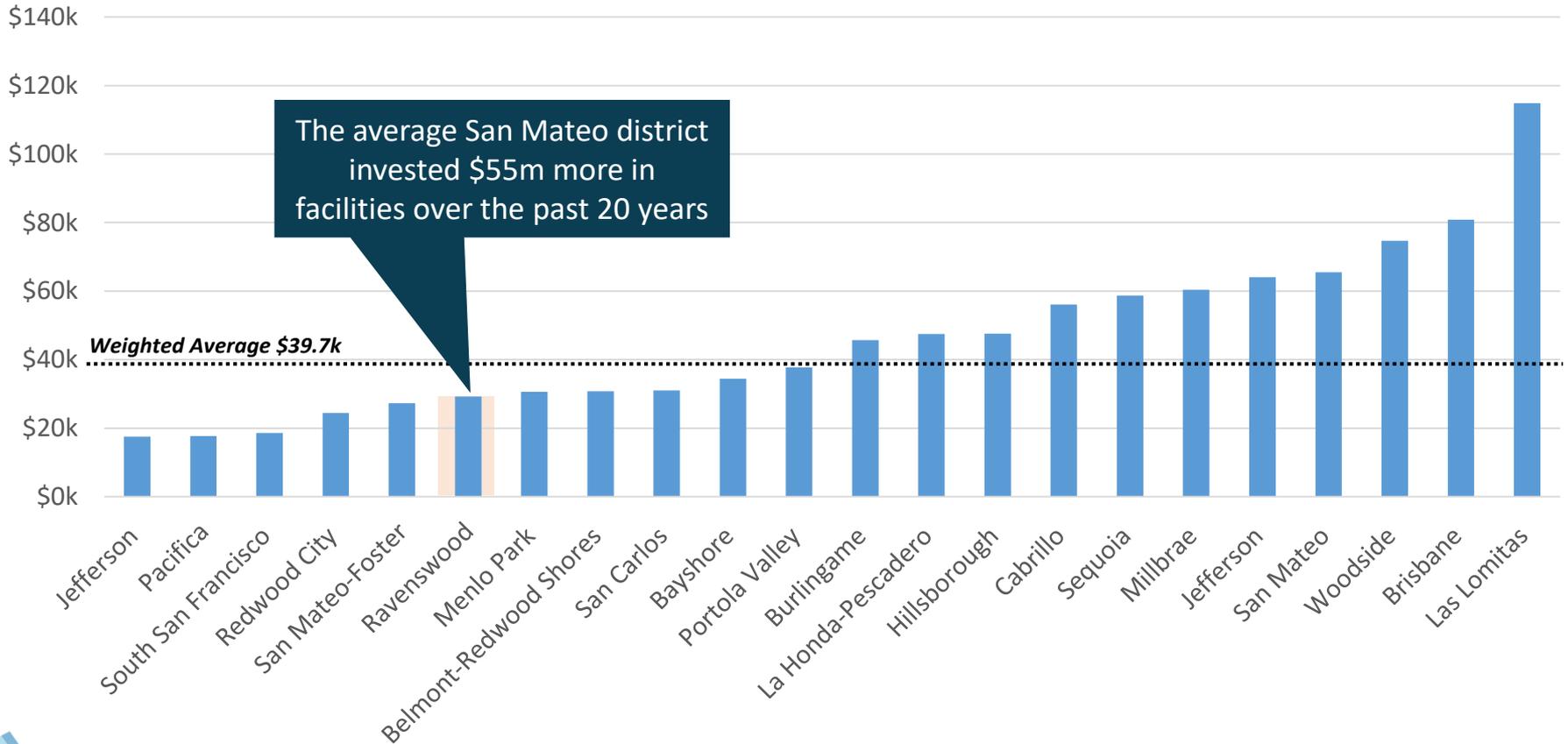
Note 3: Totals may not exactly equal the sum of parts due to rounding.



## Context

California school district facilities funding largely comes through bonds which are dependent on local property values

Total Bond Money Raised and Expended Since 1998  
on a Per Student Basis



The average San Mateo district invested \$55m more in facilities over the past 20 years

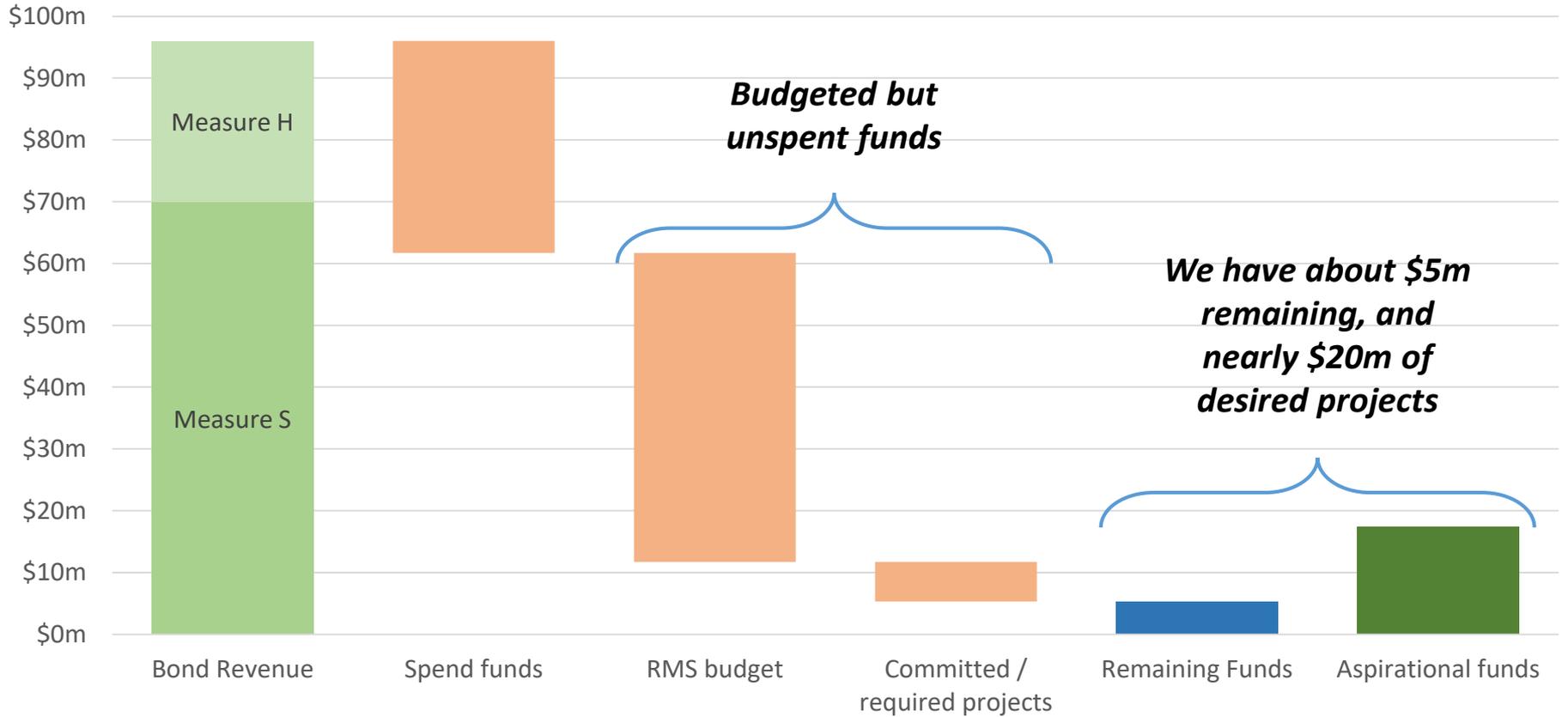
Weighted Average \$39.7k



# Context

## We have ~\$5m in remaining bond capacity

Measure S and H Bond Budget Overview



***This does not include new bond revenue, state reimbursements, or possible grant opportunities***



# Agenda

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- LRRM
- Costano

## Charter Schools

### Non-School Properties

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- Flood Site
- Menlo Oaks / Alto International
- Brentwood / The Primary School

## Additional Funding Opportunities



## CCRMS

Based on community feedback, we are in the midst of a ~\$50m campaign to renovate CCRMS

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### This includes:

- **Building a modern two story** building with a media center and collegiate style courtyard
- Building a **single point of entry** into the school as a new modern building
- **Renovating all remaining classrooms** in the wings of the school



## CCRMS

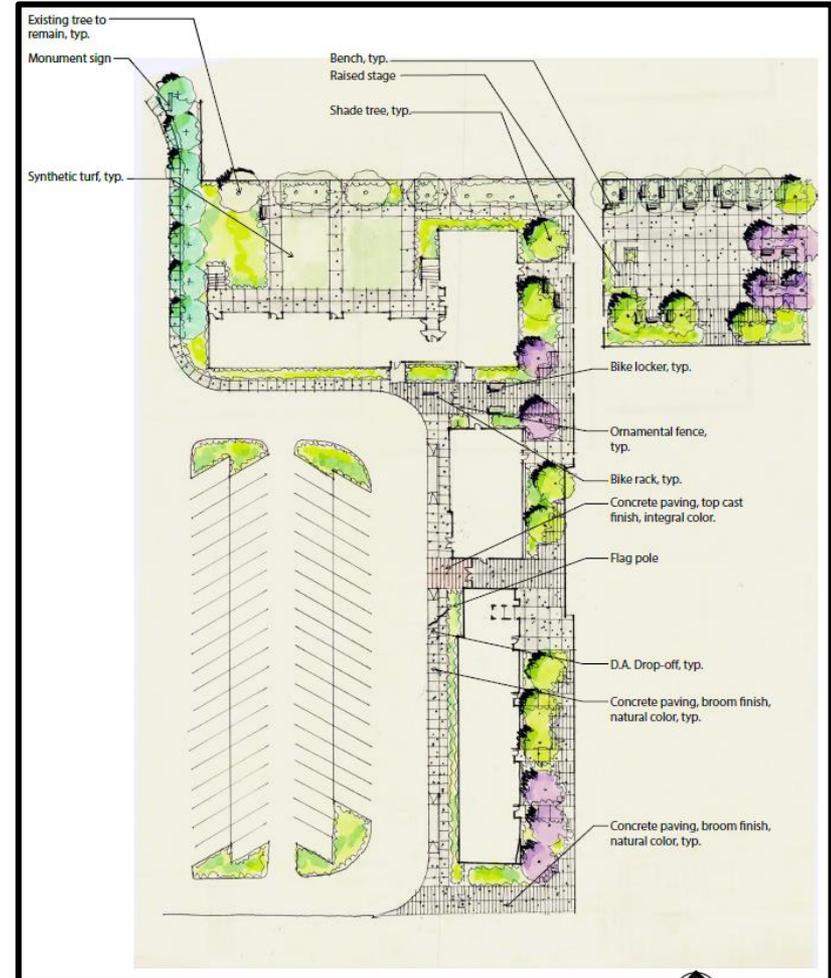
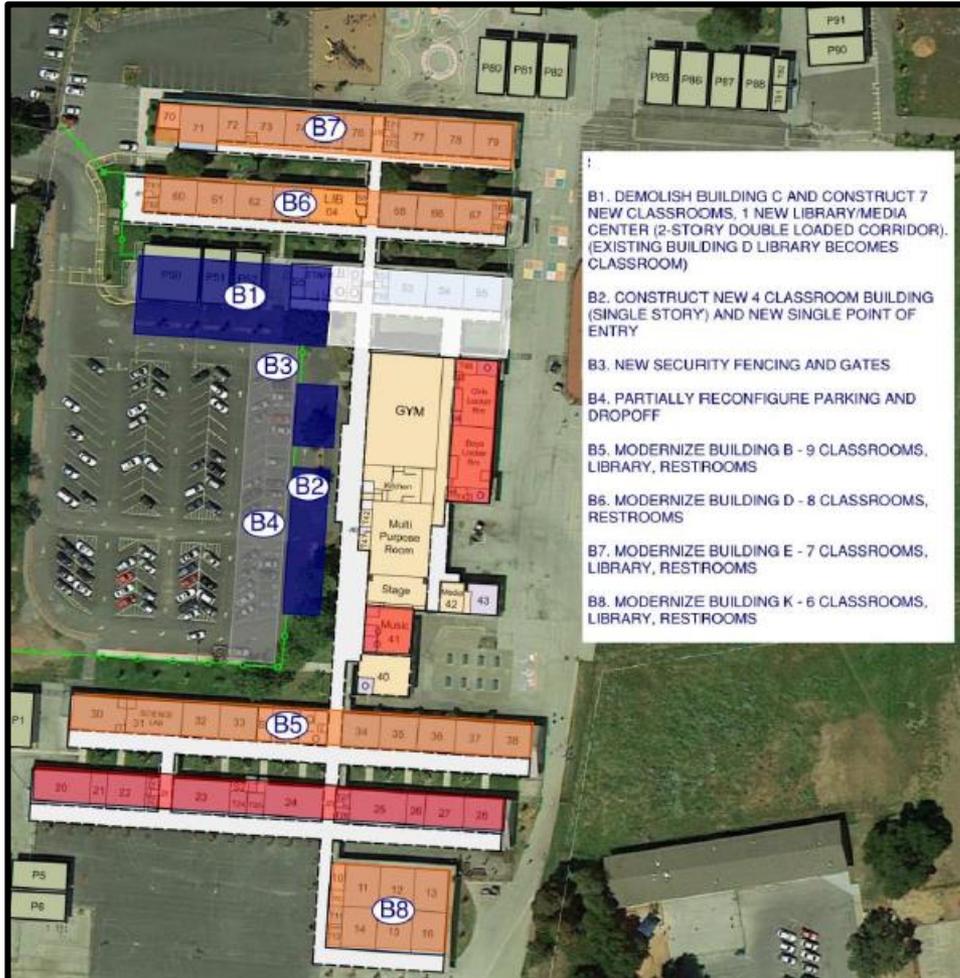
Together, the new two-story building and single point of entry will create a welcoming new entrance for students and families

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# CCRMS

## Additionally, our plan calls for renovating all permanent classrooms across CCRMS



## CCRMS

We expect this plan to be completed by early 2024

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### Next steps and timeline:

- DSA Submittal: *February, 2021*
- Projected DSA Approval: *Summer, 2021*
- Construction State: *Summer, 2021*
- Phase 1 Construction Completion (new buildings, buildings D&E): *Summer, 2023*
- Phase 2 Construction Completion (buildings B and K): *Winter, 2023-24*

*Current best draft estimates*

### Continued need for investment:

- Creating a more welcoming space in the back of CCRMS – including creating greater
- Renovating the gym
- Improving the parking lot



***Question for the Board: Given the planned significant investment in CCRMS, should we continue to seek outside donations for improving the back area of CCRMS?***

# Agenda

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## Context

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## Additional Funding Opportunities



## Elementary Schools

Across our elementary schools, there are some common needs

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Lack of greenspace / concrete

Uneven walkways

Classrooms in need of renovation

Outdated Bathrooms

Need for increased curb appeal

Overreliance on portables



**While we have limited bond money to directly address these needs, we are hoping that by better articulating our needs and actively seeking outside funding – including state grants, local partnerships, and philanthropy – we can address these challenges**

## Elementary Schools

We've used bond funding to build a new playground at Belle Haven, remove a condemned building, and improve roofs

Belle Haven Site Map



Improved Belle Haven Playground



## Elementary Schools

# Still, there are opportunities to continue to improve the Belle Haven campus

### Belle Haven Site Map



### Opportunities and Commentary

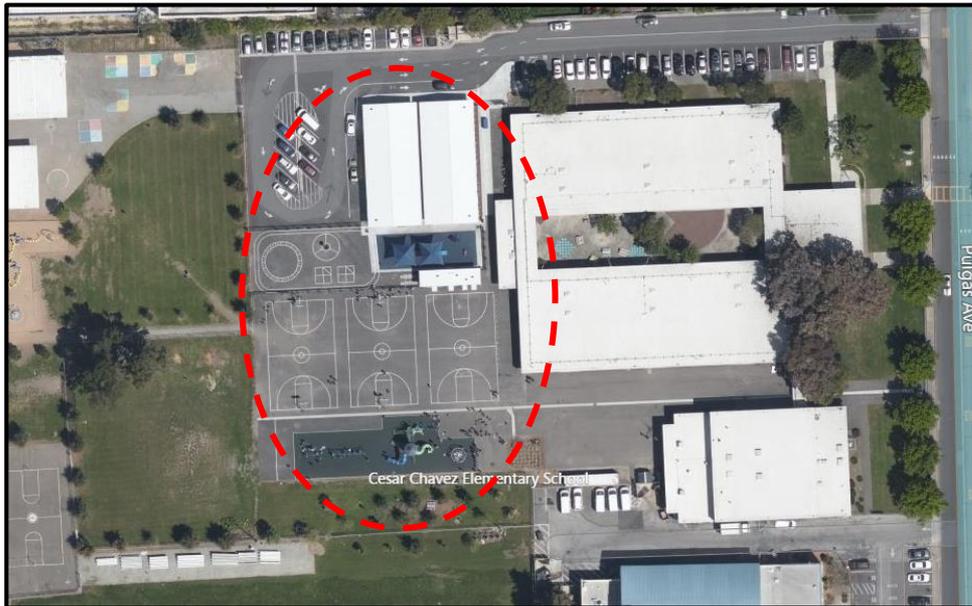
- In the short term, we are exploring adding new play spaces, new classrooms, bathrooms in the back of the campus, and enhanced green spaces in the center of campus
- Longer term, we would like to rethink the use of portables on the campus and replace them with more permanent structures

*Note: All Five is replacing the portables in the back of the campus as part of a planned ~\$1m site investment.*

## Elementary Schools

We have made significant investments improving the play area of LRRM, as well as improving the roofs

Los Robles Ronald McNair Site Map



Improved LRRM Play Area



## Elementary Schools

The school community would like to do even more to greenify LRRM

### Los Robles Ronald McNair Site Map



### Opportunities and Commentary

In the short term, we are exploring adding:

- Garden area and outdoor classroom
- Improved field
- Outdoor / covered lunch area
- Enhanced courtyard
- We are exploring the broader field by Brentwood

*We are also in the process of erecting a wrought iron fence between LRRM and Brentwood/IHSD*

## Elementary Schools

We have just finished a new playground at Costano, as well as improving the roofs

Costano Site Map



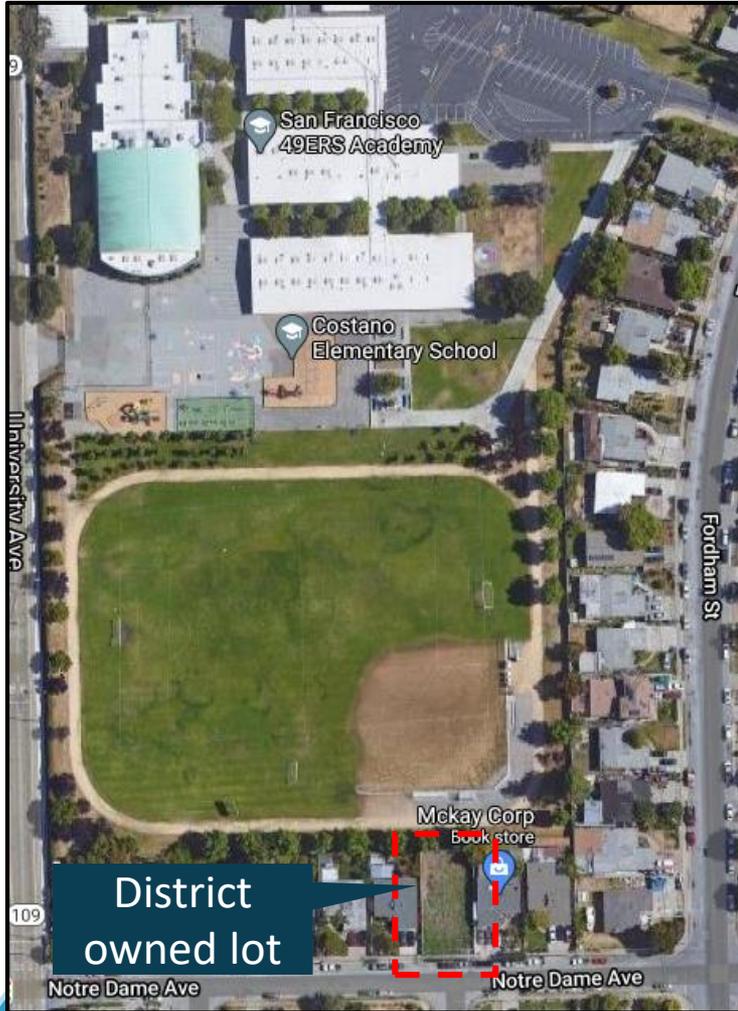
New Costano Playground



## Elementary Schools

### We are exploring enhancing the fields at Costano

#### Costano Site Map



#### Opportunities and Commentary

- We are exploring enhancing the field by Costano, potentially through a partnership with the city of East Palo Alto
- Longer term we are continuing to think about ways to improve this unique campus

*The district owns a small lot off Norte Dame avenue. In discussions with our facilities subcommittee, we have begun exploring selling the lot.*

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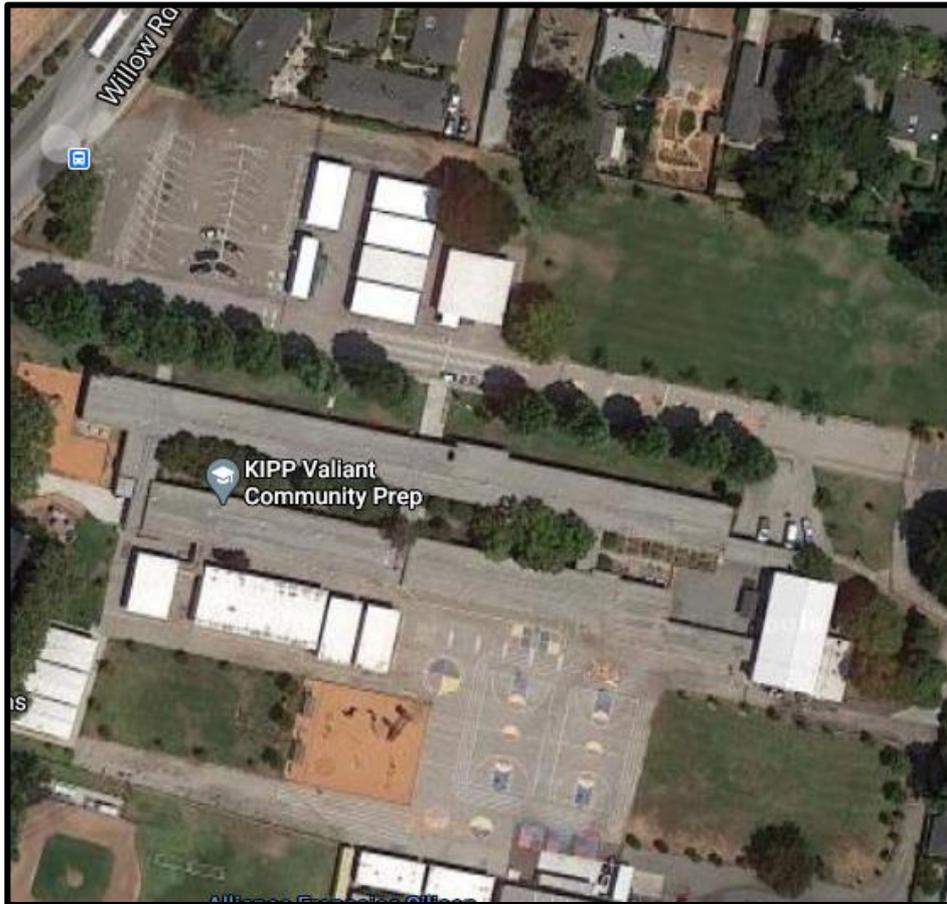
### Additional Funding Opportunities



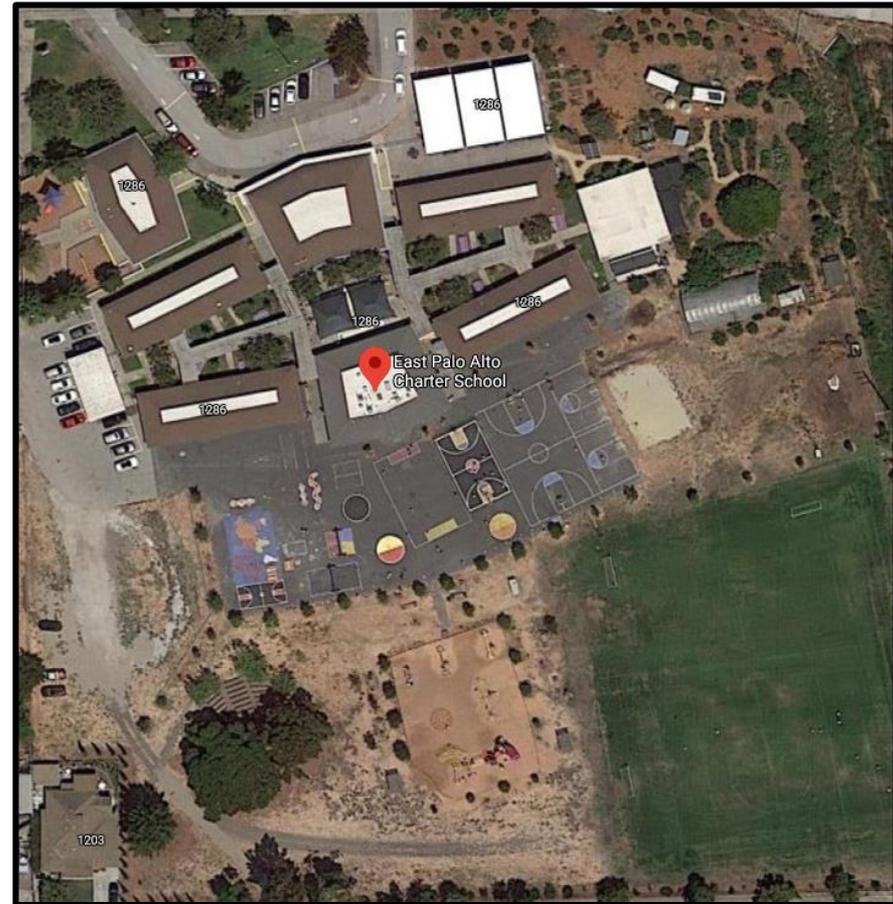
# Charter Schools

We also provide comparable facilities to two charter schools

KIPP (Willow Oaks)



Aspire (EPACS)



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### Additional Funding Opportunities



## Euclid (District Office)

The district office currently contains ~20 offices, server space, storage, and a bus yard

### Overview

- 2120 Euclid is the current site of the district office and a ~180,000 square foot lot
- The structure was built in 1954 and upgraded due to a fire in 1999
- The 2015 master plan listed that “all buildings on the existing [site] have deteriorated to the point where modernization of the structure is economically unfeasible” and it called for “demolishing existing buildings”

### Map of the District Office



## Euclid (District Office)

There are a number of possible options for the board to consider

1

Continue to occupy the current space

- The building is structurally sound and could likely continue to be safely used, with some investments, for at least another several years

2

Renovate the existing space and continue to use it as the district office

- The 2015 plan called for the creation of a new district office on the current site (an estimated ~\$40m cost to the district)

3

Move the district office to a new location

- The board has given guidance to explore this in the recent past
- While the buildings have no value, the lot itself could lead to significant and dependable future rental revenue
- The current district office is likely two or three times larger than we currently need

## Euclid (District Office)

If we choose to move out of the Euclid location, there are a number of possible long term homes for district office

Move the district office to a new location

Long Term Option	Commentary
Rented office space	<ul style="list-style-type: none"><li>• Given rising rents, this will create a longer term operating cost to the district</li><li>• This is difficult given our (somewhat) unique space needs</li></ul>
Dispersed district office (e.g. each team at a different site)	<ul style="list-style-type: none"><li>• Would result in a smaller footprint, but would make collaboration more difficult (although would strengthen connections to all schools)</li></ul>
New (smaller) purchased space	<ul style="list-style-type: none"><li>• Would require either a bond or new funding to purchase a property</li></ul>
Use existing space in the district	<ul style="list-style-type: none"><li>• There are several possible options for space in the district</li></ul>

## Euclid (District Office)

The first option would be to use the space by TPS / Brentwood

### Option 1: Brentwood / Primary School



### Commentary

- This space is currently classrooms, but could be relatively cheaply retrofitted to accommodate office space
- This is the smallest viable space, and would likely not be able to fit the bus yard / maintenance
- We lose rental income from this location and the ability to use this space for other academic uses (e.g. early childhood classrooms, which it is currently well set up for)

## Euclid (District Office)

The second option would be to located the DO in the back area of CCRMS

### Option 2: CCRMS Back Portables

### Commentary



- This space – with enhancements – could likely fit the entire DO, including the bus and maintenance yard
- CCRMS is centrally located
- However, these portables will be needed as classrooms during the upcoming renovation of CCRMS
- This would increase the amount of traffic going down Ralmar

## Euclid (District Office)

The third option would be to locate the DO in the front area of CCRMS, with an entrance off Bay Road

### Option 3: CCRMS Field off Bay Road

### Commentary



- This space could easily fit the entire DO, including the bus and maintenance yard, and still have remaining space for other uses (shared office space, a small park)
  - Depending on how this space is shared, this option could be the cheapest for the district
- A separate entrance off of Bay Road would ease traffic flow to the site
- If we were to use this field, we would need to invest in a equal or greater park in the back of CCRMS

## Euclid (District Office)

### We are asking for informal guidance from the board

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#### Key Questions for Discussion

Should we move the district office out of its current Euclid location?

- *If so...* Should we locate the district office at an existing site or somewhere else?
- *If so...* Is the field off Bay Road at CCRMS a location to primarily explore? Are there secondary options we should consider?
  - *If so...* Should the district seek to co-locate at the Bay Road location with other partners, knowing that this could help lower costs? (not urgent)
- *If so...* Should the district seek to maximize rental revenue for the district for the Euclid lot or explore other options? (not urgent)
- What other things should the district consider here?

***Based on this guidance, Staff will work with community members and other stakeholders and bring a full plan back to the board***



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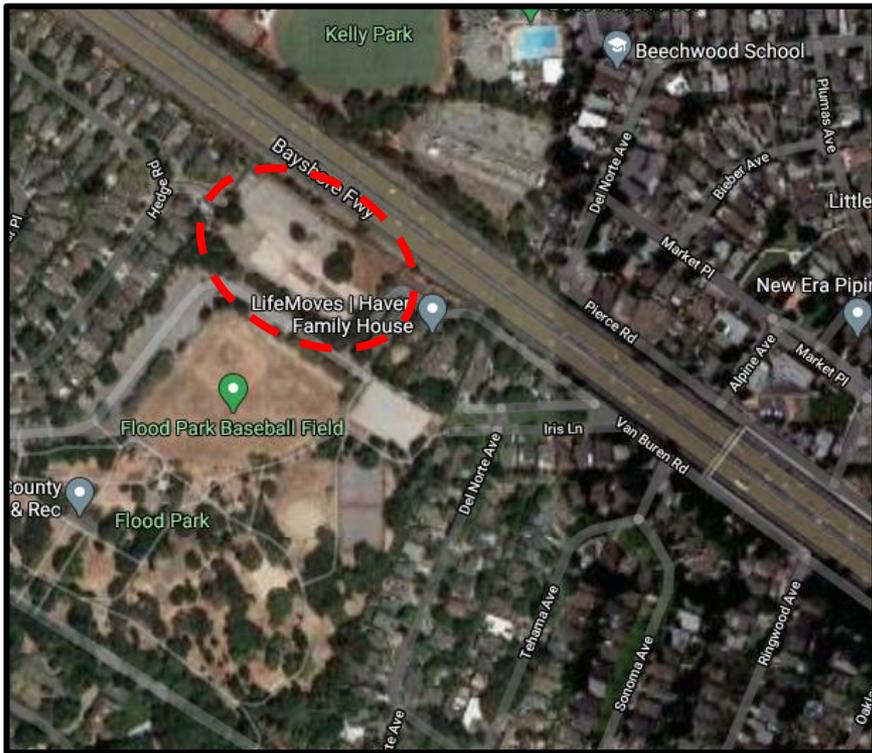
### Additional Funding Opportunities



## Flood Site

The flood site is currently unused; we recommend working with the city of Menlo Park to

### Map of the Flood Site



### Overview

- This ~120k square foot lot has already been declared surplus and is sitting unoccupied
- Due to highway proximity it cannot be used as a school – the adjacent homes are also not near in our district
- There are limited entries to the site, limiting possible uses

### Proposed Approach

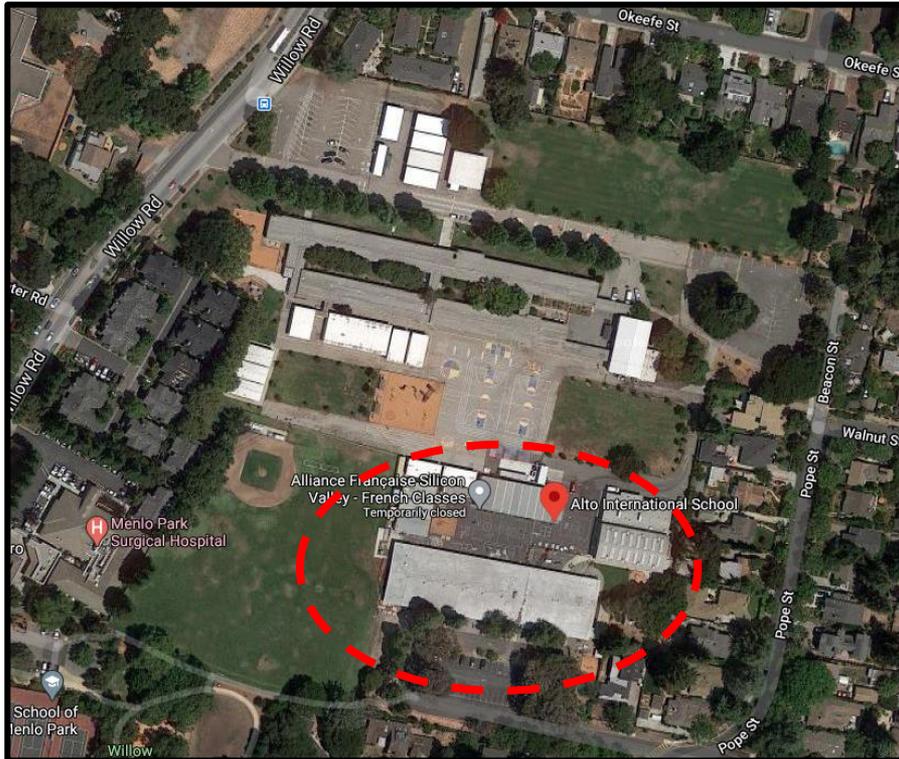
- We propose working with the City of Menlo Park to re-zone the site for greater residential density and conduct a RFP process to find a partner to develop the site, with a goal of maximizing rental revenue for the district

*Are there any questions, or objections to this approach, from the board?*

## Menlo Oaks

Menlo Oaks is currently being used by Alto International; they are seeking to invest significantly in the site conditional on a longer lease

### Map of Menlo Oaks



### Context

- Currently the site of Alto International, which is looking to make significant investment in the site. As part of that investment, they are looking into a longer lease for the site.
- The board approved asking the state for a waiver for the site in the Fall – similar to what we did with the Brentwood Site

### Proposed Approach

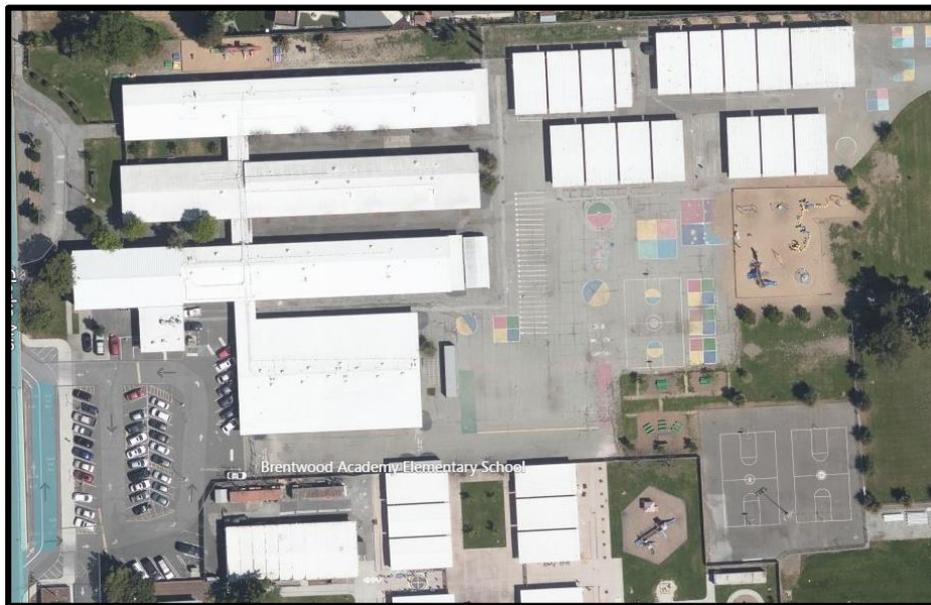
- We would like to begin negotiations on a lease extension with Alto International – while also exploring other possible partners, to ensure a competitive rate for the site

***Are there any questions, or objections to this approach, from the board?***

## Brentwood / Primary School

The Primary School is currently leasing the Brentwood site from the district

### Map of Brentwood / New Primary School Site



### Background

- Last summer (2020), we entered into a 10 year lease with the Primary School (TPS).
- The first year rent is \$1.3m, with a 2% annual increase.
- The plan called for the Primary School to additionally make a \$1m unrestricted donation to the district in support of the Strategic Plan.

### Current Plans

- TPS is planning on making significant facility enhancements to the campus. These plans must be shared with and approved district by the district staff for TPS to proceed.

## Brentwood / Primary School

# RCSD has worked with TPS to slightly amend the lease to clarify existing work happening on the site

### Rationale for Lease Amendment

- TPS is making significant improvements across the campus – including significant improvements on the core buildings. These improvements will go through DSA.
- Many of the portables in the back (9 of the 15 classrooms), and the nearby bathroom unit, were not DSA certified when originally placed
- Making these portables fully compliant with DSA is cost-prohibitive – but TPS would still like to make maintenance like improvements to the site
- RCSD, and County Counsel, have determined that these improvements do not need to go through the DSA process

### Amendment Summary

- The MOU details out the maintenance work being completed at the site
- It clarifies that if the district at its discretion requires TPS to bring those nine portables and the bathroom unit into compliance, it will support TPS in doing so
- If another agency (e.g. DSA) requires TPS to bring the portables into compliance, we will work together to resolve this
- If in the future TPS elects to do work beyond the maintenance outlined in the document, they will need to make the portables fully compliant, or at least as compliant as they currently are



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**Additional Funding Opportunities**



## Additional Funding Opportunities

We are actively pursuing a number of competitive state grant opportunities

Solar Panels (Prop 39)	HVAC and Plumbing (AB 841)	Parks (Prop 68)	School Facilities Program
<ul style="list-style-type: none"><li>• This is a 0% interest loan to install solar panels at each of our campuses</li><li>• The energy savings would cover the cost of the panels</li><li>• With board approval, we applied for the loan and are still waiting to hear back – the board would approve the final terms of the loan</li><li>• We are currently working on identifying possible locations for the solar panels</li></ul>	<ul style="list-style-type: none"><li>• Approved state legislation that focuses on improving HVAC and plumbing</li><li>• The guidelines for this will come out in March, with the application due in May, 2021 – spending must be completed by 2026</li><li>• We are currently working to identify needs across schools, with a goal of applying as soon as funds are available</li></ul>	<ul style="list-style-type: none"><li>• The City of East Palo Alto is exploring applying for state grants to enhance or improve existing fields at our sites</li><li>• RCSD staff has been working with city staff to see if there are opportunities to improve existing RCSD fields for our students and the EPA community broadly</li></ul>	<ul style="list-style-type: none"><li>• Staff are exploring ways to apply for state funding for buildings</li><li>• In the past, the district has partnered with a consultant to submit the application</li></ul>

***At this time, does the board anticipate any issues or objections with the district pursuing any of these options?***

## Additional Funding Opportunities

We are considering going out for another general obligation bond in the near future

- We have spent all of Measure H (2016)
- We have plans to spend down all of Measure S (2018) over the next several years
- We believe that – despite an influx of outside revenue – there remain continued need to invest in our schools
- Our next viable opportunities to go out for a bond are in 2022 and 2024 – these bonds could raise ~\$80m
- The significant tax base growth within RCSD has resulted in tax rates well below estimates presented to voters during

