San Leandro Unified School District Facility Update

November 10th 2015

Presented By:

Aaron Kerrigan
Director of Facilities and Operations

Paul Disario
Fiscal Advisor

Recently completed bond projects

- Burrell Field
- SLHS Fields and pool
- District wide seismic upgrades
- Barbra Lee Health and Wellness Center
- Student Services and Special Education Building
- Solar projects at SLSH and Muir
- Carrier Technical Education Center











Current bond projects

- District wide security fencing
- District wide painting of front of schools
- Bancroft paving
- Muir/Wilson Irrigation
- Roofing repair/replacement



We have had Two Bonds
What has be accomplished?

- Many of our existing buildings have been modernized or replaced
- In the case of Jefferson School, a new school replaced an old one
- Korematsu was constructed
- Schools are generally in good condition with some exceptions



What are the outstanding needs?

- Replacement of decrepit portable classrooms
- Replacement of old heating systems with new HVAC units
- Other Priorities to be determined

Current condition of our portables



Dilapidated siding can lead to rot and mold problems.



Many of our ramps need replacement.

Conditions Continued



Stained ceiling tiles indicate roof leaks which can result in mold and rot.



Temporary repair to siding allows for water infiltration.



“Checking” of old siding allows for potential of rot and mold.

Portable classroom facts

- Life expectancy of portable classrooms is approximately 20 years.
- Recently the maintenance department conducted a study of our portable classrooms. It was found that of the approximately 120 portables we have on our property about 60% of them are more than twenty years old. The rest are very close behind with our newest one being manufactured in 2000.
- Deteriorating portables leads to increased maintenance costs.
- Due to increased enrollment over the years the district was forced to install portable classrooms.
- Many of our portable classrooms are leased. Each of these being close to twenty years old or beyond. It would not make sense to purchase these from the manufacturer.
- The annual costs for our leased portables is $123,000. We have spent $1.5 Million leasing portables over the past 15 years.

Davis Street Portables

- Most of these portables are not ADA compliant.
- Roof conditions of these portables are in very poor shape and need replacement

Stairs transitioning from two different elevations are show that we are not ADA compliant.



To replace or repair? That is the question.

- If repair costs are 50% or more of the value of a new portable or modular building then it should be replaced.
- A “quick fix” repair may not solve all issues.
- Discovery during remodeling can often lead into additional costs.
- New modular buildings can allow us to reconfigure school layout to address issues stemming from remote locations of current portables.
- We can start the age clock over.
- Photo is of modern modular classrooms at Washington



More Examples of Modern Modular Classrooms





Hot, Uncomfortable classrooms

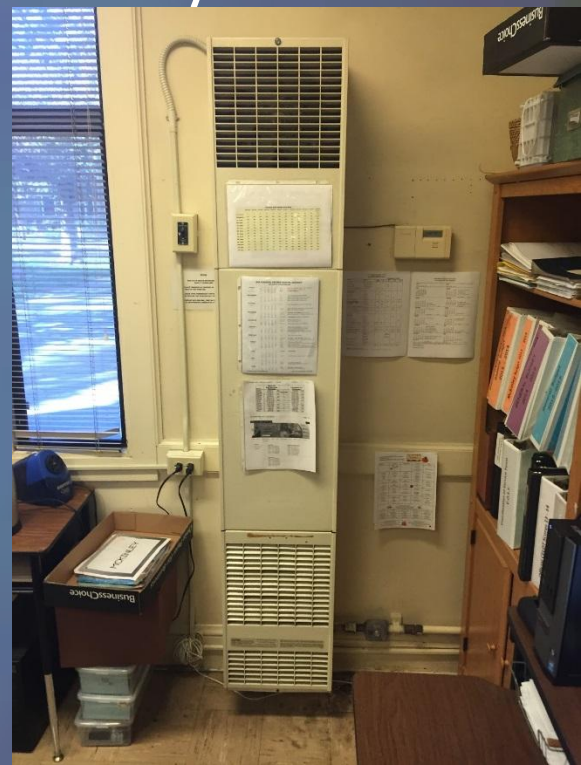


- Many Classrooms throughout the district are hot inside and uncomfortable on warm days
- McKinley, Muir and are examples
- Upgrading these schools and others for A/C will require extensive electrical and gas renovations

Condition of current heating/cooling systems

- Current heating systems are inefficient and old.
- Many break down on a regular basis.
- New systems can be installed to include air conditioning for very little additional cost.
- Many of our current heaters are undersized
- Providing new HVAC systems can improve indoor air quality.





What Other Priorities Do We Have?

- Buildings may not meet the needs of modern education programs
- Much of our existing electrical services are not adequate for future technology upgrades.
- Technology and classroom equipment will need replacement.
- Deferred maintenance requires an ongoing source of funding
- Drop off areas at many elementary schools should be improved for safety
- High school gyms and music rooms need upgrades
- Should district enrollment grow, we will need funds to meet the growth.



Safe drop off and turnarounds for elementary schools

- The front of many of our elementary schools can be redesigned to allow for a safer entry for our students, parents and staff.
- This will allow for a reduction of planting areas and lawns to help with water conservation.
- This photo is of Garfield



Refurbishment of Music room and Locker rooms at San Leandro High School and Middle School Locker rooms

- The music building at the high school is old and could use an upgrade working with music department. This building is not ADA compliant.
- The locker rooms are old and the showers rarely used. These spaces could be reconfigured. The same can be said for the middle schools.





Enrollment Growth ?



- New developments
- Marina
- Other housing projects
- Staff has commissioned an enrollment study

Deferred Maintenance

- There is currently no funding resource for the 2016/17 fiscal year for deferred maintenance.
- In the past the state helped to fund on a matching level but no longer does.
- Districts usually set aside .5% of their annual budget for the deferred maintenance program. In our case this is about $500,000.

Bond Amount



- How much can our assessed valuation support?
- Preliminary analysis is $160,000,000
- What will $160,000,000 buy?
- We will need to develop a cost analysis to determine that

Board Members who participated in school facility walks

- Vince Rosato
- Evelyn Gonzales
- Diana Prola
- Ron Carey
- Monique Tate

Board Direction

- Staff needs direction from the board to continue planning
- We will need support:
  - Architect
  - Project estimates
  - Financial planning
- Dollars were allocated in last bond for future bond planning

This presentation hits the highlights

- These are the highlights
- There are many other facility issues not highlighted here which may need to be addressed:
  - Playgrounds
  - Parking
  - Sewer and water pipe replacement
  - ADA issues
  - Asbestos tiles
  - Energy efficient window replacements
  - Other

