Measure J1
Budget and Planning
Governing Board Work Study Session

November 15, 2017

Presented by Aaron Kerrigan
Director of Facilities

Study Session Overview

- Review purpose of study session
- History of Measure J1
- Presentation of bond priority areas and budgets
- Discussion and decision making
  - Identify high priority and in-progress work
  - Provide direction to staff on priorities and scope

GOAL 5 Facilities and Technology

Key Initiatives

- Measure J1 Implementation
  - HVAC
  - Portable Replacement
  - Library modernization
  - Electrical upgrades
  - Technology
- **Refresh** technology hardware as needed in order to maintain a 1:1 digital classroom environment and ensure employees have access to tools that support high degrees of technology integration in their work
- Facilitate opportunities **that create access to internet and devices at home** for students and their families
- Maintain our state of the art technology infrastructure

History of Measure J1

- District began assessing facility needs and bond measure feasibility in 2015
- HKIT and Cummings produced “Needs Assessment” in 2016 which identified $285 million in needs
- Using community survey data and bonding capacity information, district chose to put $104 million measure on ballot

Text of Measure J1

To repair leaky roofs, faulty plumbing and electrical systems; improve heating and ventilation; improve student safety by upgrading security lighting, emergency communications, fire alarms and sprinklers; upgrade classrooms, libraries and science labs; replace deteriorating portables; and provide facilities and equipment needed to support instruction in math, science, engineering, arts and technology; shall San Leandro Unified School District issue $104,000,000 in bonds at legal interest rates, with citizens' oversight, annual audits and all money benefiting San Leandro children?

History of Measure J1

- Measure J1 passed in November 2016 with 74%
- First series of bonds was sold in May 2017
- Additional series are scheduled to be sold in 2020 and 2023

Setting Bond Priorities

- $10 million of Measure J1 funds are allocated to classroom technology needs and refreshment of district's one-to-one initiative
- District has allocated $94 million for remaining needs
- With $285 million in identified needs and limited funding, district must set priorities on what work is done and in what order
- The district may receive additional money from Prop 51 state facilities bond (roughly $3 million in potential eligibility)

Available Budget for Measure J1

$94 Million

Major Objectives of Bond Program

- Technology
- Electrical upgrades
- Libraries
- HVAC
- Portable replacement
- Additional infrastructure needs (i.e., pool deck, backflow preventers, SLHS cafeteria, signage)

Preliminary Bond Budget

Bond Category	Preliminary Budget
Technology	$10,000,000
Electrical Upgrades	$3,000,000
Libraries	$5,000,000
HVAC	$16,000,000
Portable Replacement	$68,300,000
Additional Infrastructure Needs	$27,450,000
Total	**$128,750,000**
In Excess of Current Funding	$25,750,000

Technology

Technology Category	Preliminary Budget
Promethean Boards	$2,300,000
Chromebook Replacement	$4,700,000
Servers and Storage	$500,000
WiFi	$700,000
Laptops	$900,000
Switches	$800,000
Secondary Lab Upgrades	$100,000
Total	**$10,000,000**

Electrical Upgrades

Goal: Increase number of circuits to two per classroom plus adequate capacity for new HVAC units district-wide

District hired American Consulting Engineers Electrical, Inc to perform survey of site needs

Cost estimates may change based on HVAC design and unknown costs of required PG&E work

Electrical Upgrades	**Preliminary Budget**
Districtwide upgrades	$3,000,000
Total	**$3,000,000**

Electrical Upgrades











Libraries

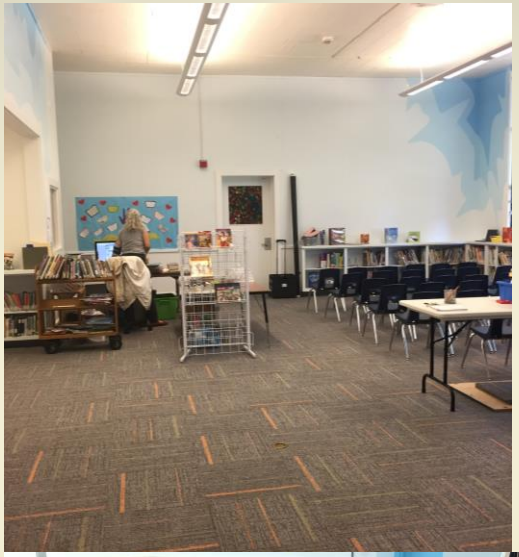
Goal: Create 21st Century Libraries that include Maker Spaces, Tinker Zones, Augmented Reality, and modern furniture.

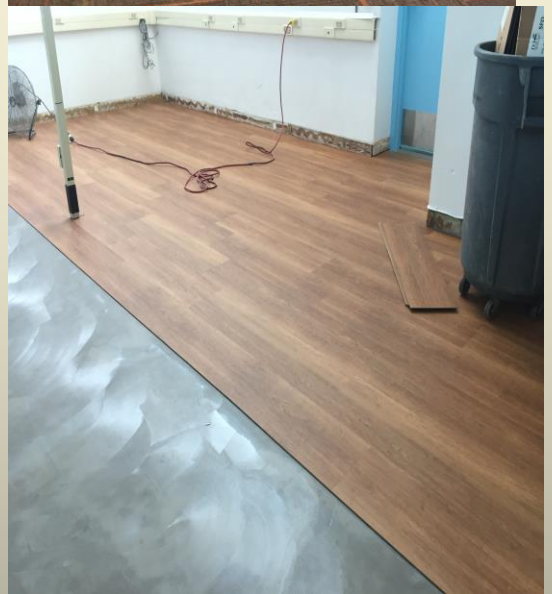
Work includes new carpet and paint. District is working to have e-books available at all libraries through non-bond funding.

Minimal SLHS library upgrades could be completed for approximately $1.2 million

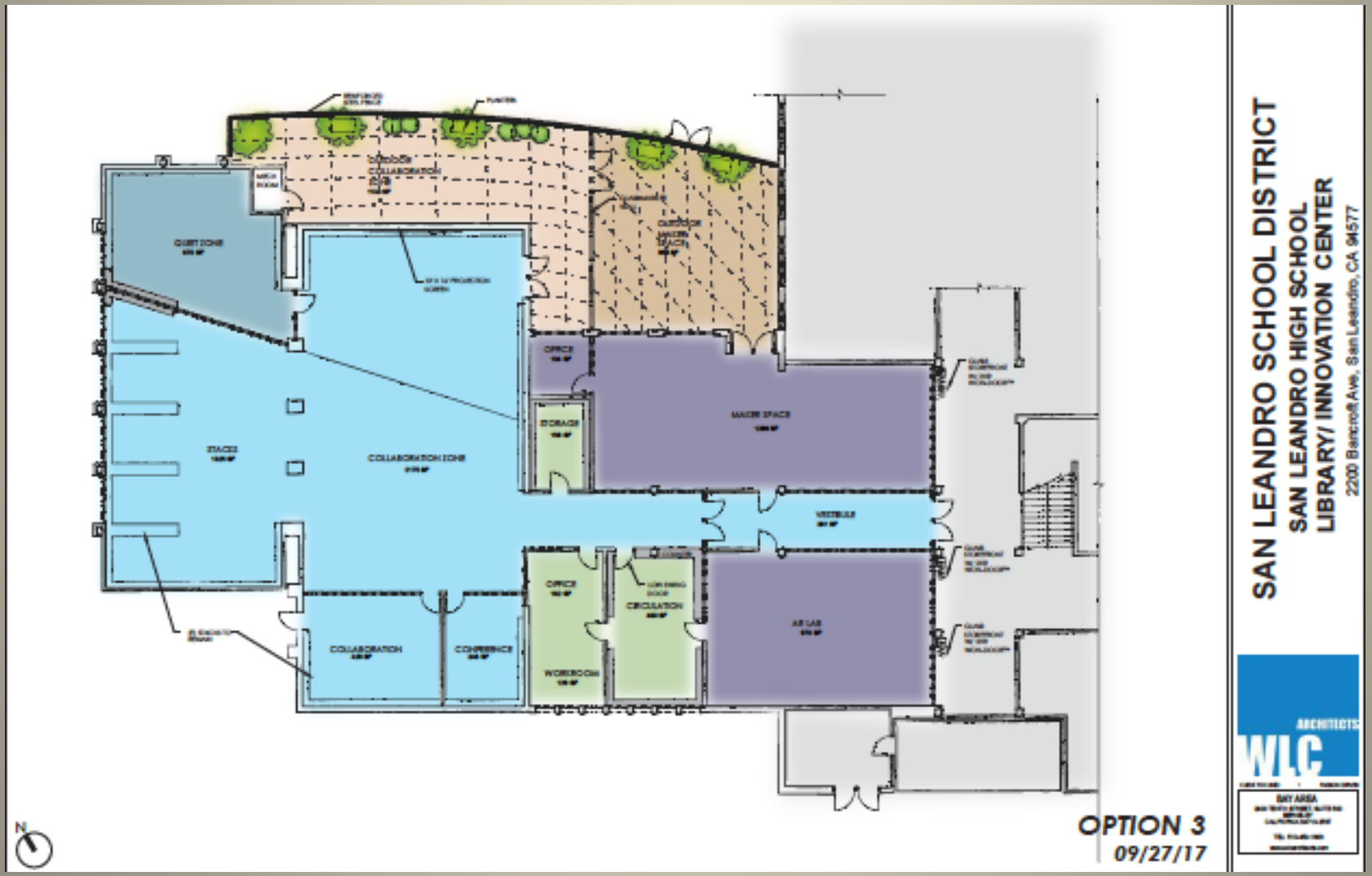
Libraries	Preliminary Budget
K-8 Library Modernization	$2,000,000
SLHS Full Modernization	$3,000,000
Total	**$5,000,000**

K-8 Libraries


SLHS Library



HVAC

Goal: Provide heating, ventilation, and air conditioning units in all classrooms, libraries, and offices that do not currently have HVAC units.

Current plan is to use Lease-Leaseback method for awarding contract. Full scope and more accurate cost estimates will be known when design is complete.

HVAC	Preliminary Budget
Estimate $50,000 per unit for 300 rooms	$16,000,000
Total	**$16,000,000**

HVAC





Portable Replacement

Goal: Replace aging portables with modern modular classroom buildings.

Bond budget will not allow for replacement of portables at all sites – this requires prioritization of sites and portables to replace.

District currently leases 22 portable classrooms. We are looking to replace as many of these units as possible.

Some school sites will require interim housing during construction, which increases construction costs.

Preliminary estimated cost per modular is $650,000.

Portable Replacement

School Site	Portables to Replace	Preliminary Budget
Garfield	12	$8,950,000
Jefferson	2	$1,300,000
Madison	10 (*remodel DO*)	$6,500,000
McKinley	12	$9,700,000
Monroe	5	$3,250,000
Roosevelt	14	$9,600,000
Washington	9	$6,600,000
Wilson	6	$3,900,000
Muir	9	$5,900,000
Bancroft	4	$2,500,000
SLHS	14	$9,100,000
Interim Housing		$1,000,000
Total	**97**	**$68,300,000**

Portables vs. Modulars









Garfield

Current Configuration



Original Proposed

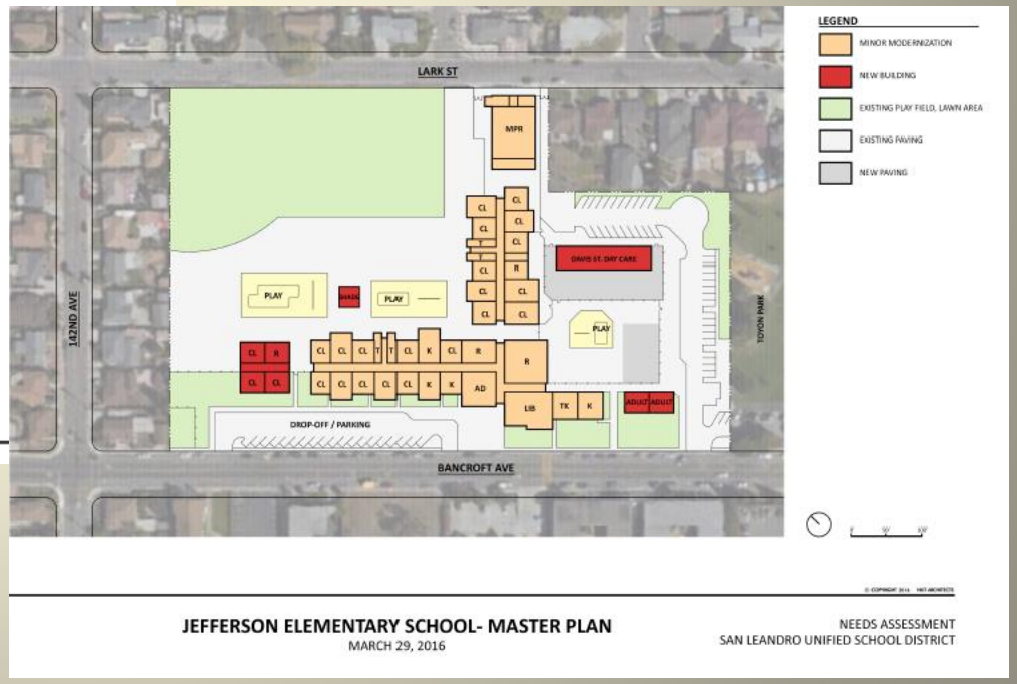


Jefferson

Current Configuration



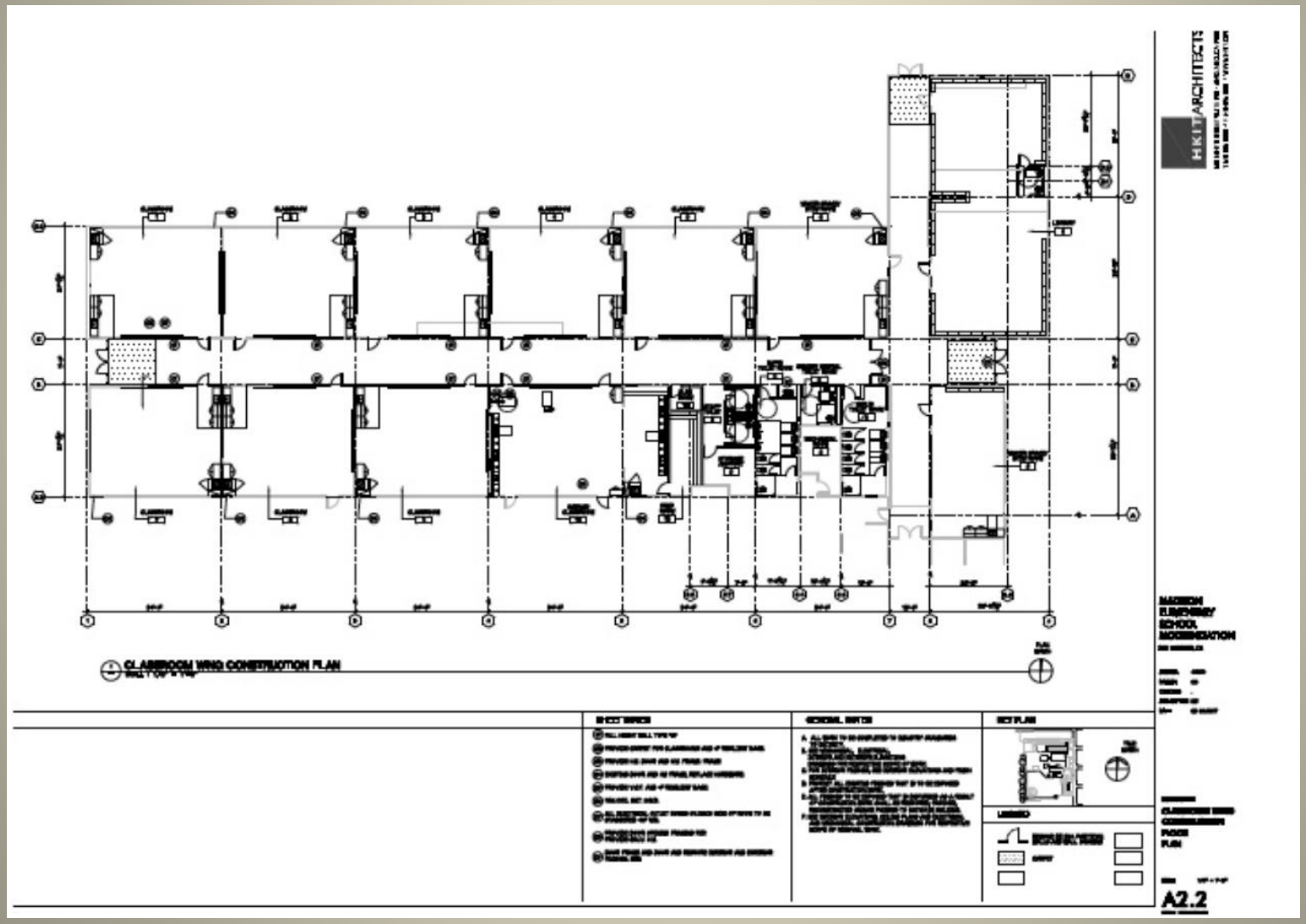
Original Proposed



Madison Original Plan



Madison Conceptual – DO Remodel



Madison Options and Estimates

Option 1	Replace 10 Portables with Modular Buildings	$6,500,000
	Option 1 leaves former DO as-is for now *Current Madison library would require additional work for equity*	
Option 2	Modernize 9 Classrooms in former District Office	$5,600,000
	Option 2 leaves three rooms in front (along Juniper St) as-is for now *Current Madison library would require additional work for equity*	
Option 3	Modernize 9 Classrooms in former District Office and add library and STEM room	$6,500,000

McKinley

Current Configuration

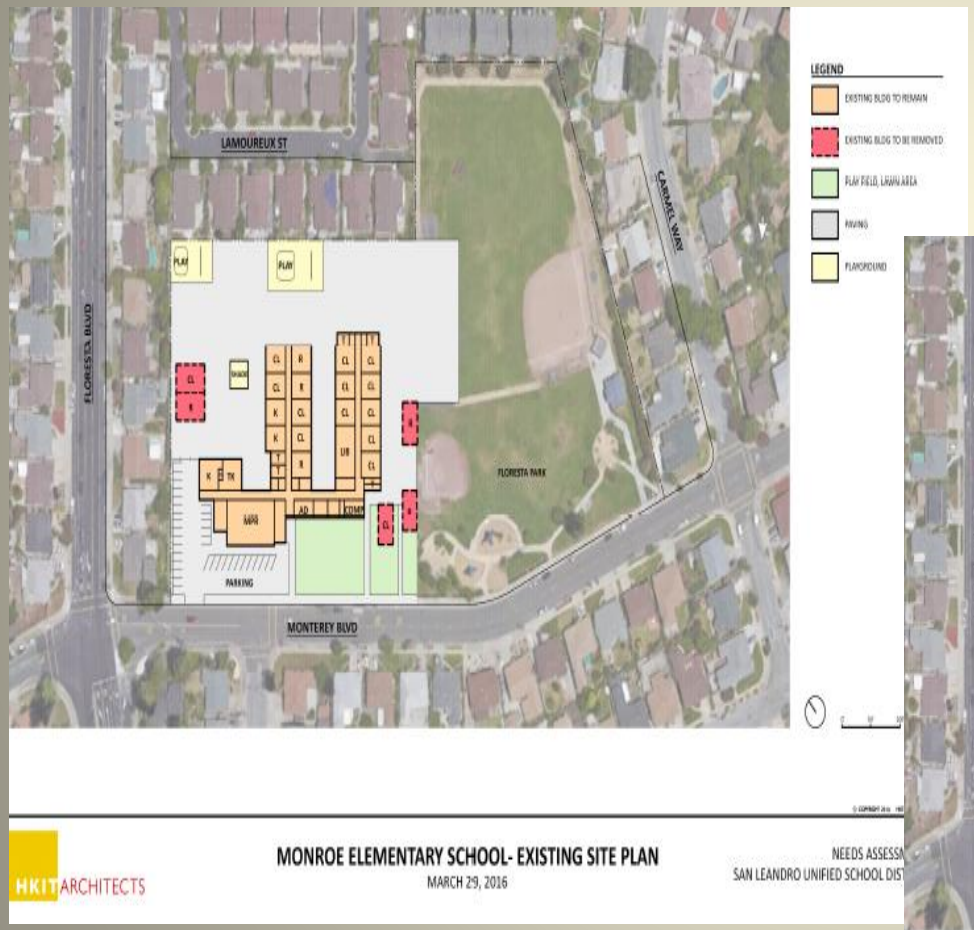


Original Proposed



Monroe

Current Configuration

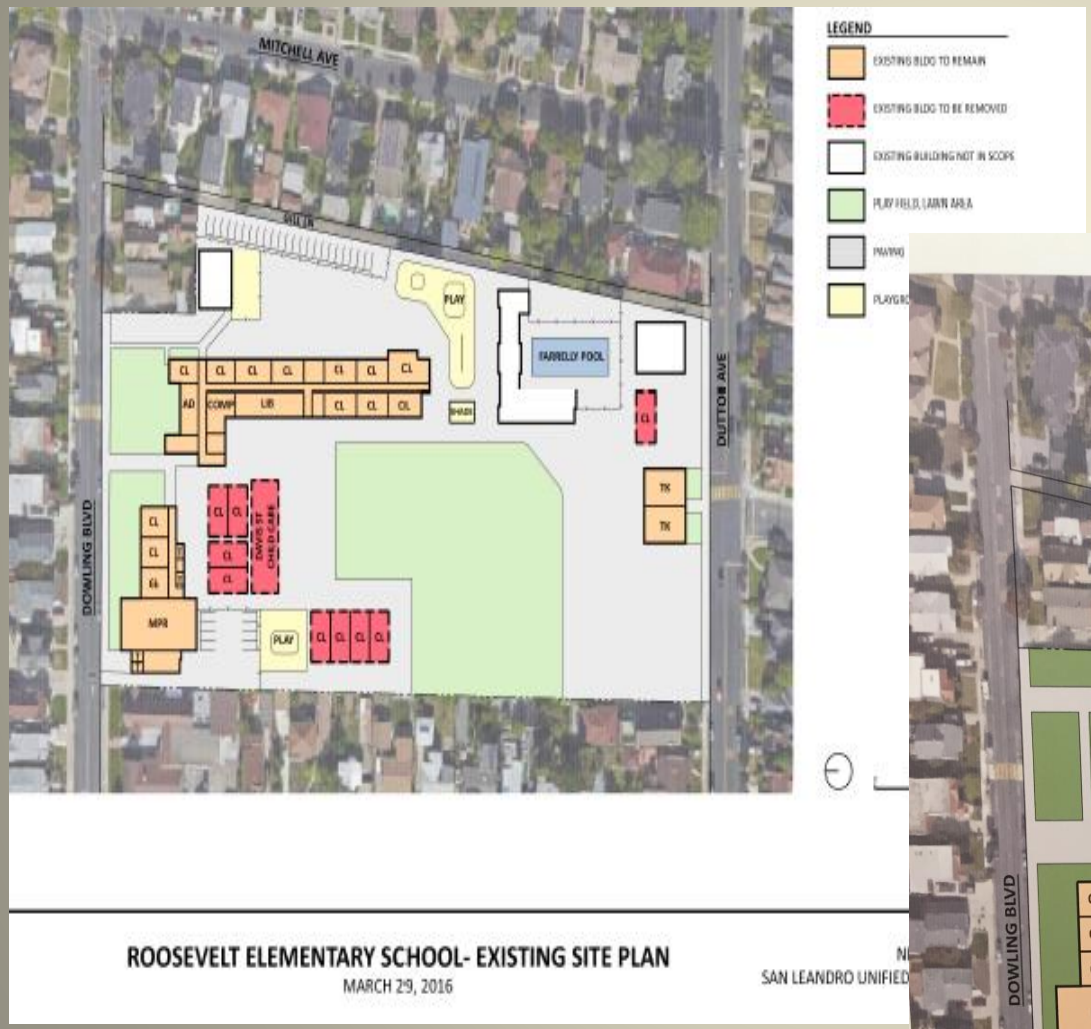


Original Proposed



Roosevelt

Current Configuration



Original Proposed

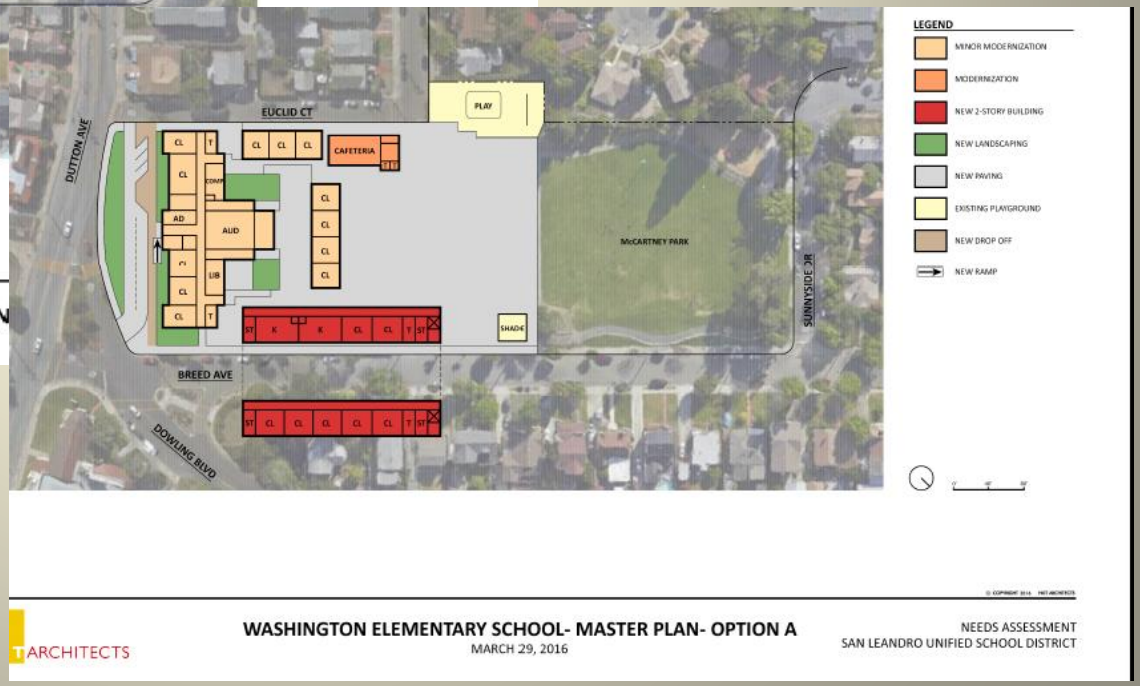


Washington

Current Configuration



Original Proposed



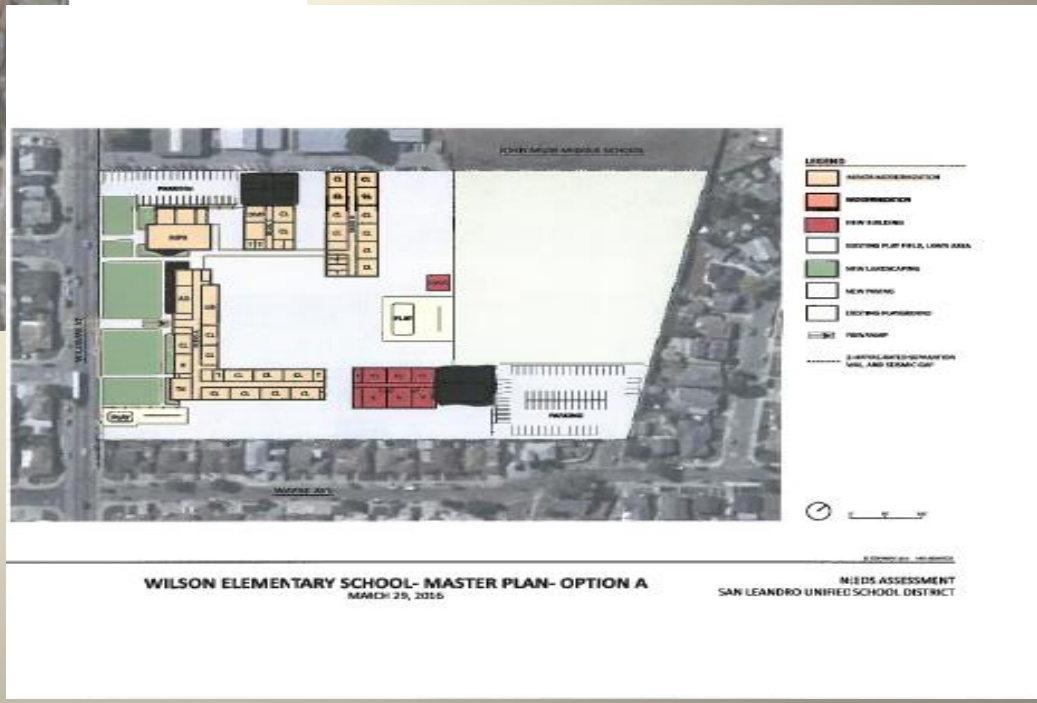
Wilson

Current Configuration





Updated Proposed

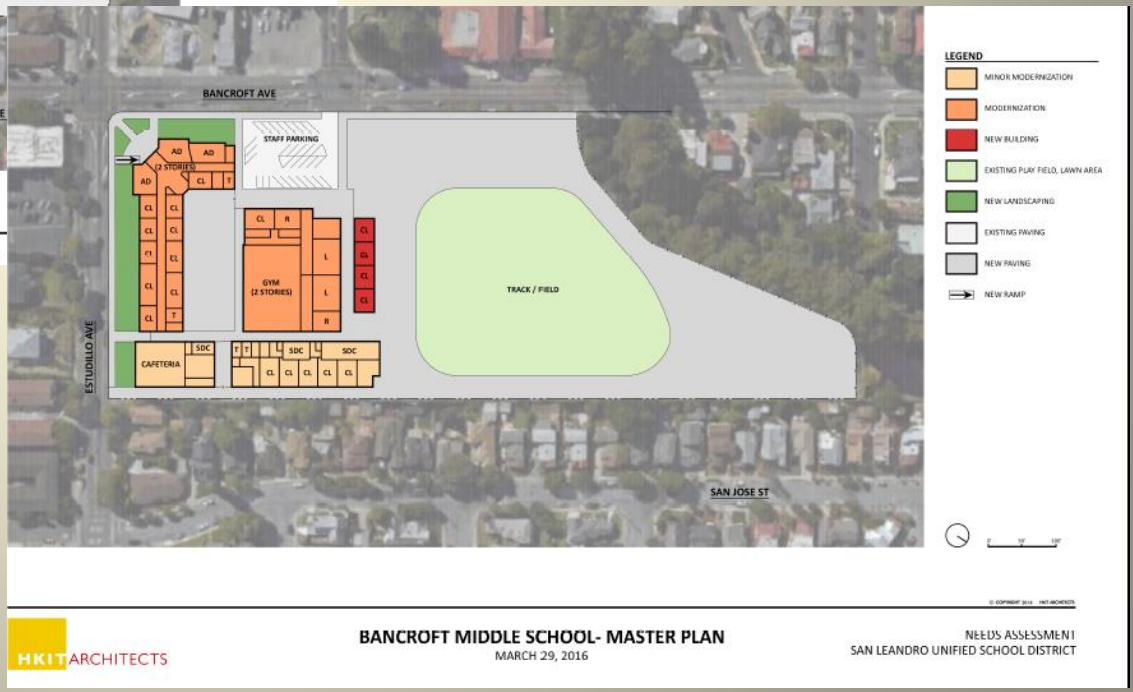


Bancroft Middle School

Current Configuration



Updated Proposed

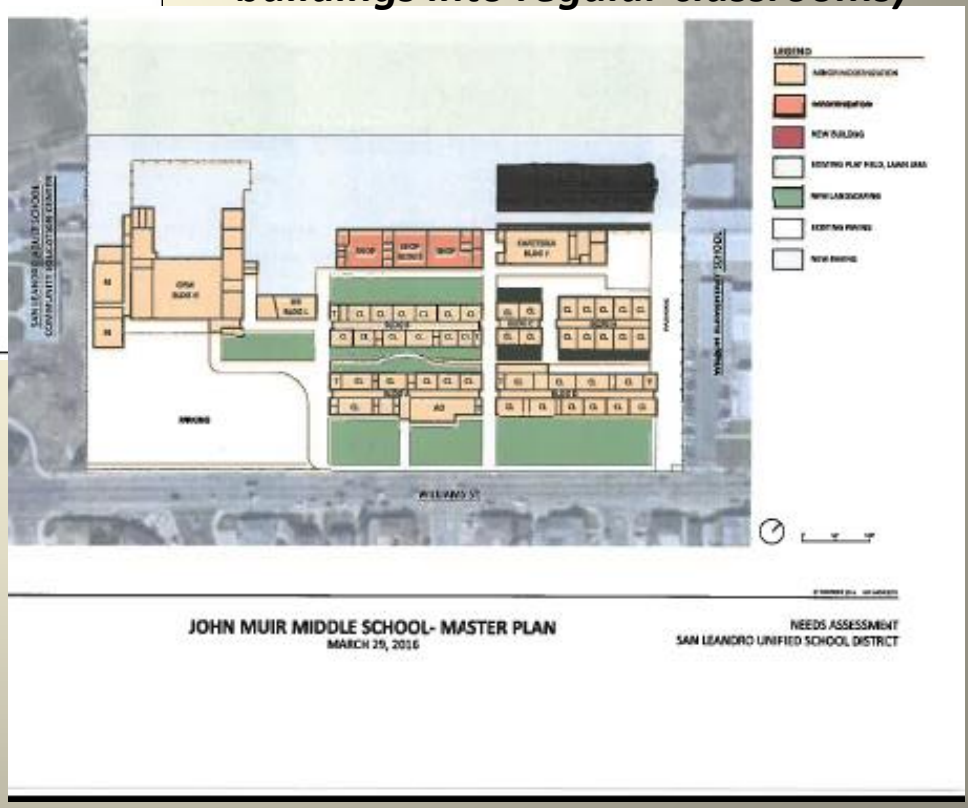


John Muir Middle School

Current Configuration



Updated Proposed
(includes modernization of shop buildings into regular classrooms)



San Leandro High

Current Configuration



Updated Proposed



Additional Infrastructure Needs

Infrastructure Needs	Preliminary Budget
QZAB Payoff	$5,000,000
Ray Morgan Purchase	$700,000
Bond Administration	$4,000,000
Districtwide Signage	$2,000,000
Exterior Paint	$3,000,000
Drop Off Areas	$2,500,000
Roofing	$3,750,000
Muir Landscaping	$1,000,000
Security	$2,000,000
Other Misc Projects	$2,000,000
Pool Deck	$1,000,000
Defferred Maintenance	$500,000
Total	**$27,450,000**

San Leandro Pool





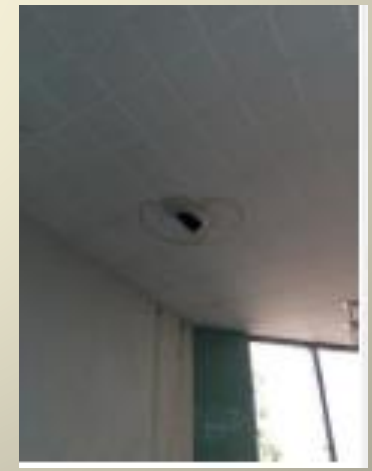
Roofing












Backflow Preventers





Exterior Paint







Refining the Scope

- To meet budget requirements
- Assessment of underutilized spaces
- Discovery of collateral/infrastructure needs
- New needs may be identified

The Next Steps

- Board Planning session to:
  - Review in detail the preliminary and revised budget
  - Review plans and their amendments
  - Decide which projects should go forward
  - Prioritize and budget for chosen projects

Current Status

- Funds for technology have been reserved to maintain one-to-one for next decade
- Electrical upgrades are necessary to support installation of HVAC and ongoing operations of our campuses
- HVAC is a high priority among all stakeholders and full design is scheduled to commence in 2018
- Library renovations are underway K-8 with exception of Madison and Washington

Priorities to be Discussed

1. Scope of high school library work needs to be determined
2. Scope of Madison portable replacement needs to be determined
3. District has latitude and options in determining scope of portable replacement at other sites
4. Staff needs direction on other infrastructure projects