



RAVENSWOOD
CITY SCHOOL DISTRICT

Facilities Update

January 20th, 2022 Board Meeting

Agenda

- **Facilities Update**
 - **What is in the Works**
 - **CCRMS**
 - **Partnerships for Outdoor Spaces**

- **Exploring a Bond in June 2022**
 - Measure S and H Bond Overview
 - Site Overview
 - What has been done
 - Facility Needs
 - Possible Projects Preview
 - Next Steps

Facilities Updates: What is in the works?

Why do we care about facilities?

Facilities affect student outcomes

- **Excellent facilities do not lead to excellent student outcomes; but terrible facilities can hurt student outcomes**
- There is a **large body of research findings tying facilities to student learning** through a number of mechanisms (noise, air quality, lighting, temperature control, spacing, and access to technology)

There are huge facilities inequities between EPA and surrounding communities

- **Our students deserve excellent schools**, like those in surrounding communities
- We are the **largest landowner in EPA**; our facilities can address the significant **lack of (quality) green space in Ravenswood**
- Our facilities can help address climate change, such as reducing the **160m+ gallons of water** we use, **reducing our energy usage**, and making our community **more resilient** overall

Facilities help us recruit and attract students and staff

- We lease over 10 properties; **every school we lease to is currently investing millions to improve the campus' aesthetics**
- National surveys have found that **school facilities matter in how families pick a school**

Facilities Updates: What is in the works?

We have a three pronged approach for maximizing the use of all our sites

1 Align our footprint to our enrollment

- **Districtwide**, we have ~2,500 square feet per student – approximately one tennis court per student
- We currently lease out about 45% of our space to charters, private schools, and non-profits
- Leasing those sites and the Flood and Euclid (7% of our space) brings us into a **more manageable 1,300 sq ft per student**

2 Use bonds to improve classrooms

- Measure S and H have enabled us to make significant investments in our school facilities
- Ask our community for another **~\$100m in general obligation bonds** to renovate and modernize every classroom across the district, **eliminating the use of outdated portables**

3 Actively seek strategic partnerships

- **We continue to go after every State, county, and federal grant** we can find
- **Partner with outside organizations** to develop excellent new spaces across our campuses

Facilities Updates: What is in the works?

Right now we have a large number of active projects working towards making these improvements

Project	Location	Cost and Source	Status / Notes
Renovated CCRMS Classrooms	CCRMS	\$50m (Measure S Bonds)	Underway, ramping up in February and will be completed in December 2023
Magical Bridge PlayPark	CCRMS	\$5-10m (Donations)	Looking for anchor donors to proceed
8to80 Zone	CCRMS	\$10-15m (Donations)	Most of this has been raised, although we are looking for the last million
Community Hub and Library	Field at Bay Road	~\$150m (Various)	Developing a plan for housing grants, allocated city funds, donations
New community garden and outdoor classroom	LRRM	\$1m (Donations and bonds)	Have design, finalizing funding strategy
Renovated field at Brentwood/LRRM	LRRM	\$3-5m (Bonds)	Actively fundraising in partnership with the City of EPA and BGCP
New field at Belle Haven	Belle Haven	TBD (City Partnership)	Working on design for the field
New field Costano	Costano	\$10m (State Grant)	We did not receive the initial round of funding, but are exploring options to re-apply
Solar panels	All Schools	\$3m (0% interest State Loan)	Expected to be installed the summer of 2022

Facilities Updates: What is in the works?

This is coming after the completion of a large number of projects across all of our sites

Project	Location	Cost and Source	Status / Notes
IT Upgrades	All Schools	~\$9m (Bonds)	Upgrading system infrastructure
Modernized wing at CCRMS	CCRMS	~\$6.1m (Bonds)	Building out the science wing at the middle school
New classrooms & playgrounds at LRRM	LRRM	~\$3.6m (Bonds)	Adding new Kindergarten classrooms and 2 playgrounds
New playground at Belle Haven	Belle Haven	~\$900k (Bonds)	Adding new Kindergarten playground
New locks	All Sites	~\$750k (Bonds)	Installed security hardware and locks across the district
New playground at Costano	Costano	~\$600k (Bonds)	Adding new Kindergarten playground
Energy efficiency upgrades	All Schools	\$360k (State Grant)	Installing new energy efficient lighting across the district, leveraging California Proposition 39 funds
Renovated roofs	All Sites	~\$350k (Bonds)	Continuation of the roofing projects started in 2016
Other (smaller) projects	All Sites	~\$500k (Bonds)	Includes fencing, removing a building at Belle Haven, kitchen renovations, landscaping, marquees, locker room, and other small projects

Facilities Updates: CCRMS

The CCRMS construction project is the district's largest ever facilities project, and involves creating two new buildings and renovating nearly all classrooms

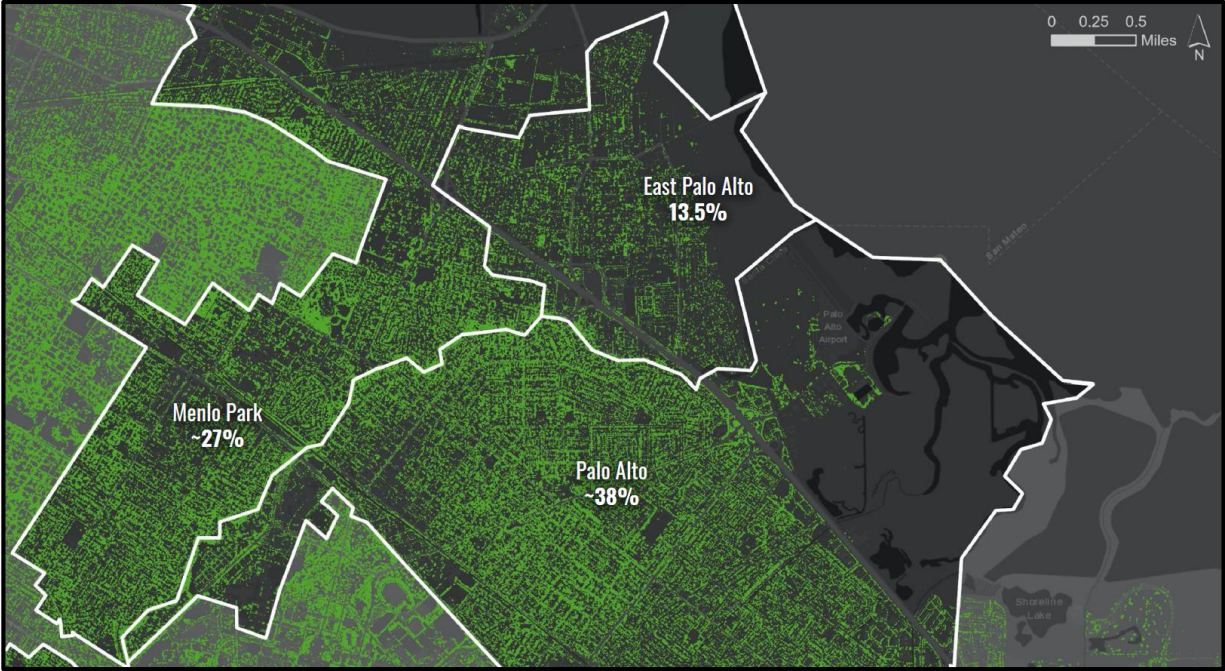


- We started with CCRMS because it is our comprehensive middle school – all Ravenswood students will eventually attend CCRMS
- We are proposing two new buildings (see image above) and a renovation of nearly all structural classrooms
- The project is expected to cost \$50m and run through December 2023
- Major work is expected to begin in February (bids were due in early January)
- For overall site coherence, we are pulling building “K” out of scope
- This is RCSD's largest ever construction project and set of improvements – but does not include work beyond that focused on individual classrooms

Facilities Updates: Partnership for Outdoor Spaces

We know that green space is inequitably distributed and are working on remedying that

Map of Tree Cover of Local Cities



RCSD schools have less than half the tree coverage of Palo Alto schools



As the largest local landowner, we have an obligation to think differently about adding green space

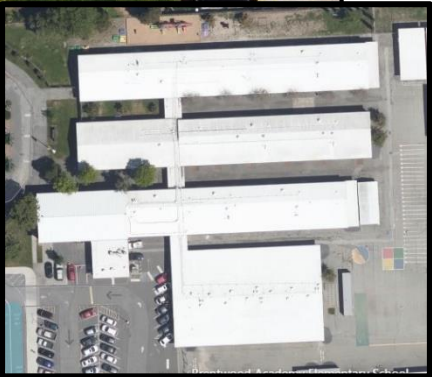
Agenda

- Facilities Update
 - What is in the Works
 - CCRMS
 - Partnerships for Outdoor Spaces

- **Exploring a Bond in June 2022**
 - **Measure S and H Bond Overview**
 - **Site Overview**
 - **What has been done**
 - **Facility Needs**
 - **Possible Projects**
 - **Next Steps**

2022 Bond: Measure S and H Bond Updates

We have effectively spent all of the ~\$96m in bond funds we raised in the last few election cycles...



2022 Bond: Measure S and H Bond Updates

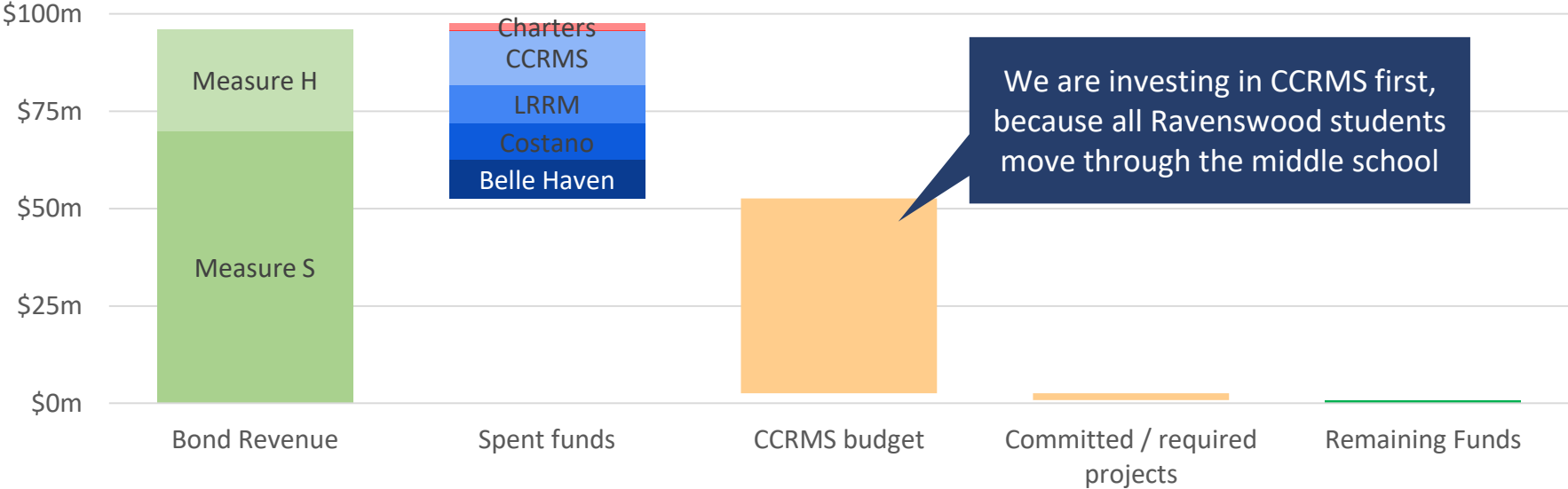
... Yet there is so much more work to do



2022 Bond: Measure S and H Bond Updates

We have effectively expended all of our remaining project funds

Measure S and H Bond Budget Overview,
Spent Funds Broken Out by Site



2022 Bond: Measure S and H Bond Updates

How is there so much remaining need? Our 2015 facilities master plan outlined nearly \$300m in facilities needs across our four remaining schools

School Name	Year Built	Last Big Renovation	Critical Facility Needs	Educational Program Needs	Total Identified Needs
Belle Haven	1948	1977	\$7.6m	\$25.1m	\$32.7m
Costano	1954	2002	\$4.7m	\$34.2m	\$38.9m
Los Robles-Ronald McNair	1960	2000	\$5.6m	\$41.3m	\$46.9m
Ravenswood Middle School	1951	1993	\$14.4m	\$103.7m	\$118.1m
Average	1953	1993	\$8.1m	\$51.1m	\$59.2m
Total	NA	NA	\$32.3m	\$204.4m	\$236.7m

Over the last five years we have issued \$96m 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.

2022 Bond: Measure S and H Bond Updates

We have spent these funds transparently and effectively

Financial Transparency

- We have received **clean reviews** for each of the bonds from both our **Citizens Oversight Committee** and our **independent financial auditors**
 - We have openings on our Citizens Oversight Committee – visit our website to apply to join or learn more!
- **Financial reports** (and detailed expenditure data) are available on our **district business office website**

Financial Efficacy

- We have used tight fiscal management, our AAA bond rating, and low interest rates to have better than anticipated costs
- As a result of this the **total projected repayment is \$20m less than it was initially estimated** to be
 - For a typical household, that is an **annual saving of \$76 per year (35% less than anticipated in 2018)**
- Additionally, the **final repayment term will be about nine years earlier** than expected (i.e. the date provided to voters in 2018)

2022 Bond: Site Overview

For each site, we want to highlight what has been done, the remaining needs, and a possible approach

In the next section we present three slides for each of our four schools. This includes:

1. **What has been done** – larger existing renovations that have been funded through bond funds
2. **Remaining needs** – these are proposed needs from the facilities master plan, our team, and our initial engagement
3. **Possible approach** – our initial recommendation for addressing the remaining needs at each of our schools

2022 Bond: Belle Haven

Current and Completed Projects

Map Keynotes

1. Reroofing
2. Parking lot ADA upgrades
3. New rain garden
4. New kindergarten play area and fields
5. Jose Ibarra Garden
6. New donated mini-pitch
7. Reconfigured classroom
8. New solar shade structure (2022)
9. Removed deteriorated portable building
10. New perimeter fencing
11. All Five expansion and new playground providing 80 additional preschool seats
12. New play area

Campus Wide Upgrades

- A. New classroom security locks
- B. IT upgrades
- C. Prop 39 upgrades

Total Investment: \$11m



2022 Bond: Belle Haven

Needs Identified

Map Keynotes

- 1. Classrooms are due for renovation / modernization
- 2. Portable classrooms are at the end of their lifespan
- 3. Playground is due for renovation / replacement
- 4. ADA / grading issues at the courtyard
- 5. Play area/open space in need of reconfiguration / renovation
- 6. Outdoor eating area / courtyard is in need of reconfiguration / renovation
- 7. Multipurpose room/kitchen building is undersized and due for renovation or replacement



2022 Bond: Belle Haven

Preliminary Proposed Projects to Address Needs

Map Keynotes

- 1. Modernize existing classrooms
- 2. New, expanded multipurpose / kitchen building with outdoor shaded outdoor eating area.
- 3. Partial demolition of existing classroom wing.
- 4. Demolish existing portable classrooms
- 5. New 2-story classroom building
- 6. New school courtyard / quad
- 7. New reconfigured field / play area

Estimated Total Investment: \$50m



2022 Bond: Costano

Current and Completed Projects

Map Keynotes

- 1. Reroofing
- 2. New kindergarten play area
- 3. New fencing and gate
- 4. New solar shade structure (2022)
- 5. Reconfigured library
- 6. New kitchen hood

Campus Wide Upgrades

- A. New classroom security locks
- B. IT upgrades
- C. Prop 39 upgrades

Total Investment: \$11m



2022 Bond: Costano

Needs Identified

Map Keynotes

- 1. Classrooms are due for renovation / modernization
- 2. School entrance is difficult to find, needs to be more clearly defined
- 3. Portable classrooms are at the end of their lifespan
- 4. Gym and classroom building will soon be eligible for state modernization funding
- 5. Play area should be reconfigured / renovated
- 6. Field should be reconfigured/renovated



2022 Bond: Costano

Preliminary Proposed Projects to Address Needs

Map Keynotes

- 1. Modernize existing classrooms
- 2. Modernize existing gym and classroom building when eligible for state modernization funding
- 3. Demolish existing portable classrooms
- 4. New 2-story administration and classroom building
- 5. New "front door" to campus
- 6. New reconfigured field / play area
- 7. New reconfigured play field for school and after-hours community use

Estimated Total Investment*: \$30m

*Does not include (6) or (7) with the goal of funding those through outside sources



2022 Bond: Los Robles-Ronald McNair

Current and Completed Projects

Map Keynotes

- 1. Reroofing
- 2. New classroom building
- 3. New restroom building
- 4. New kindergarten play area
- 5. New play courts
- 6. New playground
- 7. New, expanded parking
- 8. New entryway and landscaping
- 9. New perimeter fencing
- 10. New outdoor classroom and garden
- 11. New solar shade structure (2022)

Campus Wide Upgrades

- A. New classroom security locks
- B. IT upgrades
- C. Prop 39 upgrades

Total Investment: \$11m



2022 Bond: Los Robles-Ronald McNair

Needs Identified

Map Keynotes

- 1. Classrooms are due for renovation / modernization
- 2. Courtyard is in need of renovation and redesign
- 3. The multipurpose and kitchen building is due for renovation / modernization
- 4. Area between classrooms and multipurpose building needs to be regraded and landscaped
- 5. Field is underutilized and in need of regrading and reconfiguration



2022 Bond: Los Robles-Ronald McNair

Preliminary Proposed Projects to Address Needs

Map Keynotes

- 1. Modernize existing classroom building
- 2. Renovate / redesign existing courtyard
- 3. Modernize existing multipurpose and kitchen building
- 4. Regrade and re-landscape area between classroom building and multipurpose building
- 5. Reconfigure and regrade field

Estimated Total Investment: \$25m



2022 Bond: Cesar Chavez Ravenswood Middle School

Current and Completed Projects

Map Keynotes

- 1. Modernized existing classrooms
- 2. New music room
- 3. Renovated locker rooms
- 4. New 2-story classroom and library building
- 5. New outdoor classroom and quad area
- 6. New courtyard landscaping
- 7. New classroom building
- 8. New single-point of entry to campus
- 9. 8 to 80 Zone
- 10. Magical Bridges Foundation partnership sports field and park

Campus Wide Upgrades

- A. New classroom security locks
- B. IT upgrades
- C. Prop 39 upgrades

Total Investment: \$70m



2022 Bond: Cesar Chavez Ravenswood Middle School

Needs Identified

Map Keynotes

- 1. The gym and multipurpose building is nearing the end of its lifespan
- 2. Existing building courtyards need renovation
- 3. Blacktop area is worn and underutilized
- 4. Portable classrooms are at the end of their lifespan
- 5. Existing parking lot asphalt is at the end of its lifespan



2022 Bond: Cesar Chavez Ravenswood Middle School

Preliminary Proposed Projects to Address Needs

Map Keynotes

- 1. New gym and multipurpose building
- 2. Renovate existing building courtyards
- 3. Reconfigure and replace existing courtyard
- 4. Demolish existing portable classrooms
- 5. Replace existing parking lot paving
- 6. Community Hub

Estimated Total Investment *: \$35m

*Does not include (3) or (6) with the goal of funding those through outside sources



2022 Bond: Site Overview

A few themes have emerged

- There is a clear need to **continue improving Ravenswood classrooms** and facilities
 - **Replace aging portables** with permanent classrooms
 - Upgrade **restrooms**
 - Make pathways **accessible to all students**
 - Replace **water fountains**
 - **Upgrade ventilation** to handle pandemics and wildfire
- Provide **quality sports fields** and **recreational space**

2022 Bond: Site Overview

Across these projects, we estimate that it would cost \$150-200m* to make these proposed changes

There are a few ways to pay for this:

- General obligation bonds of up to \$110m
- This initial investment provides the local match for \$10s of millions of matching State facilities funds (we are working with outside experts to determine the specific amount)
- Seeking investments in outdoor space could potentially be paid for through partnerships with the City of Menlo Park or East Palo Alto, outside philanthropy, or State / federal grants

2022 Bond: Survey Results

Earlier this year, the board approved the district to hire FM3 to survey Ravenswood voters

Methodology

- FM3 surveyed 301 registered voters in Ravenswood (a sample even greater than past polling efforts) online and over the phone across late December and early January
- The demographics of the respondents largely matched those of the overall community
- Each respondent was asked about 40 questions and overall we collected data on approximately 100 variables

Major Findings

- Overall, **71% of respondents would likely support a bond of up to \$110m** with 22% saying they are unlikely to support the measure (7% weren't sure)
- Just **9% of respondents said that Ravenswood schools had a little or no need for additional funding** and just **8% strongly agreed that Ravenswood has excellent facilities**

FM3 will be providing an update to the board at the first February board meeting

2022 Bond: Next Steps

- **Continued community outreach and feedback gathering** (*Now - March*)
 - School site meetings
 - Community meetings
 - Open forums and town halls
 - Mailings / email / website
 - Other?
- **Finalize (draft) proposed investment plan** (*March*)
- **Board authorizes placing bond measure on ballot** (*March*)
- **Outside committee manages effort** (*March – June*)
- **Election** (*June*)