

San Carlos School District Facilities Master Plan (FMP)

Background/Context Narrative and Timeline

April 2017

A major responsibility of any school district is to create and implement a vision for facilities that meets the evolving needs of our community. In 2009, after years of enrollment pressures that increased stress on facilities, staff and students, the San Carlos School District began work around updating our long term vision for our facilities. The planning was based on the need to address increasing enrollment and the desire to provide our students and faculty with learning environments that reflect the District's strategic plan for the future.

In an effort to provide background and context to the extensive school facilities construction and renovation that has been underway the last several years, we have compiled this timeline and narrative. We outline here our priorities, efforts toward equity, bond funding, and other matters pertaining to both overall district and specific site plans. We hope this discussion offers a thorough record of the considerable planning and thoughtfulness that formulated the [District's Facilities Master Plan](#).

One important point to note is that over \$125 million of District facilities needs were identified as part of the master planning process but the maximum amount which could be raised through the November 2012 Bond was \$72 million. The District and Board have always been aware that the bond funding would fall far short of meeting the entirety of the District's facilities needs. As a result, the Board made a clear commitment that projects were prioritized based on most immediate needs and length of time since previous renovations were completed. The Board made the deliberate decision not to apply a formula that would give all schools an equal amount of funding because they felt it would lessen the impact of the significant improvements and renovations that needed to be made.

The District has been proactive and has had numerous conversations with the Board on ideas and potential revenue sources to address the gap between bond proceeds and identified needs. This includes potential funds from the State Allocation Board, Energy Proposition 39, local partnerships and other grants and awards. These conversations continue today between the Board and District staff as we focus on ways of acquiring additional funds in order to complete our facilities tasks, as outlined in our FMP. As we continue to explore funding sources through avenues other than the Bond, the same prioritization formula will be applied to future projects.

Facilities Planning Timeline

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| 2009-2010 | Discussions regarding increased enrollment were becoming more frequent. |
| 2010-2011 | Enrollment increases were persisting. Facilities/Enrollment Capacity Committee was formed. |
| 2011-2013 | Over 30 community gatherings were held, as well as school board meetings, to formulate the plan around 21st Century Learning, grade configurations, increasing enrollment and facility needs. |
| 2012-2013 | As part of the master planning process, the District identified over \$125 million of needs among the seven District facilities. |
| Nov 2012 | Community passed Measure H, a \$72 million facilities bond. \$72 million was the maximum allowed per assessed property valuation. |

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| 3/14/2013 | Board adopted Facilities Master Plan : The FMP is the roadmap for building new schools, renovating existing facilities, creating outdoor learning environments, and introducing new technologies in a context of resource sustainability. |
| 6/27/2013 | Community meeting presentation regarding Central Middle School and the new 4-5 School on Arroyo |
| Dec. 2013 | Citizens Bond Oversight Committee appointed to ensure the proper expenditure of bond funds. The committee meets regularly... see the agendas, minutes, and reports here . |
| 11/7/2013 | The Board reviewed the FMP budget based on new information from the completion of schematic drawings of the new CMS/Arroyo Schools. Projects were scaled back to reflect revised cost estimates. |
| 3/13/2014 | The Board reviewed the FMP budget with proposed revisions based on expenditures to date. The revised budget reflected the removal of a Learning Commons, MUR and Admin office at Arroyo and removal of 2nd Learning Commons and MUR at Mariposa (Mariposa was being called Dartmouth at that time). |
| 5/14/2015 | The Board discussed budget reallocation and cost estimates while reviewing the FMP. |
| 8/27/2015 | A FMP Budget Update was presented to the Board |
| 11/17/2016 | A FMP Budget Update was presented to the Board |
| 1/12/2017 | A FMP Budget Update was presented to the Board |

Our Facilities Master Plan (FMP)

As mentioned above, the FMP identifies \$125 million of need of which only \$72 million is available from the facilities bond. The key drivers of the FMP are the creation of 21st Century Learning Environments, including a new grade 4-5 configuration, and meeting enrollment growth demands. The FMP articulates priorities and phasing in the context of available bond proceeds and potential other financial resources including local partnerships, State Allocation Board, Energy Proposition 39, and grants and awards. Please note: The funds from the May 2015 Measure P Parcel Tax can not, by law, be used for facilities renovations.

The FMP identified six major projects to accomplish within the framework of available bond funds. Rough estimates were made for projects at the time of the FMP adoption in order to establish budget place holders, knowing that these would likely change as design drawings developed further along with more accurate construction estimates. Prioritized projects included: the new Central Middle School, the Arroyo 4-5 modernization of old CMS buildings, modernization of the Heather MUR, the Tierra Linda modernization, the Dartmouth 4-5 (now called Mariposa) modernization, and the new site and facility for Charter Learning Center.

In determining project and funding priorities, the Board considered the recent history of renovation and construction of our facilities. For historical context, Tierra Linda received over 60% of the 1997 and 2005 bonds (\$37.2 million) to rebuild and modernize the school. After the 2012 Bond, priority was placed on upgrading the facilities which were most in need of renovation at that time, which included Central Middle School and what would become the Arroyo School. Modernization of the Heather MUR was also a critical priority given it was the only elementary school MUR that was not addressed in the previous bond measure.

The table below provides site expenditures from the 1997 (\$22 million authorized) and 2005 (\$38 million authorized) voter approved facilities bonds and the site budget from the 2012 facilities bond (\$72 million authorized) that was last presented to the Board on January 12, 2017.

| Sites | 1997 & 2005 Facilities Bond Total \$60 Million Authorized and Expended | 2012 Facilities Bond \$72 Million Authorized Budget as of 1/6/17 | Total 1997, 2005 & 2012 Facilities Bonds |
|---|---|---|---|
| Elementary Schools | | | |
| Arundel Elementary School | \$2,412,300 | \$200,000 | \$2,612,300 |
| Brittan Acres Elementary School | \$4,458,400 | \$200,000 | \$4,658,400 |
| Heather Elementary School | \$2,927,200 | \$1,650,000 | \$4,577,200 |
| White Oaks Elementary School | \$3,298,200 | \$200,000 | \$3,498,200 |
| Total Elementary Schools | | | \$15,346,100 |
| Middle and Upper Elementary School | | | |
| Central Middle School | \$6,376,800 | \$27,500,000 | \$33,876,800 |
| Arroyo Upper Elementary School | n/a | \$11,500,000 | \$11,500,000 |
| Total Central & Arroyo | | | \$45,376,800 |
| Tierra Linda Middle School | \$37,235,800 | \$8,500,000 | \$45,735,800 |
| Mariposa Upper Elementary School | n/a | \$3,600,000 | \$3,600,000 |
| Total Mariposa and Tierra Linda | | | \$49,335,800 |
| District Wide | \$3,291,300 | \$5,950,000 | \$9,241,300 |
| Charter Learning Center | n/a | \$12,700,000 | \$12,700,000 |
| Total | \$60,000,000 | \$72,000,000 | \$132,000,000 |

The Board's goal has always been to create equity in students' outcomes, not equity in dollars spent. Discussions over the years have been around making sure all San Carlos students have the same access to high quality learning experience, regardless of the school they attend. The Strategic Plan includes the learning environments as one of its key concepts: to "Build Learning Environments for all SCSD Schools that will Reflect, Support, and Sustain 21st Century Learners". Access to central learning commons, changes to class day/schedule, team teaching and teacher collaboration are some of the ways students will have the re-designed experiences in these renovated facilities. We envision the spaces facilitating the kinds of teaching and learning that we want our students to experience, such as:

- The Heather Multipurpose Room was in dire need of attention. Moving to a more open format in that space, this renovation offered the staff at Heather the option of flexibility when bringing in groups of students, regardless of the size of the group.
- The new learning commons at Arroyo, Central, Mariposa and Tierra Linda will allow teachers to have children break out into small groups and will give students a place to work together in collaboration without distracting other students.
- The networking and technology upgrades at White Oaks, Brittan Acres, Arundel and Heather will ensure spaces have robust technology infrastructure and flexibility to provide capacity for one-to-one computing and a platform for district wide collaboration and sharing. Construction and renovation at Arroyo, Central, Mariposa and Tierra Linda will include similar robust, flexible technology configurations.
- In an effort to move to more flexible learning environments, Arroyo, Central, Tierra Linda and Mariposa will be redesigned to have flexible classroom configurations which increases the teachers' abilities to team-teach and collaborate. This includes classroom and common spaces furniture which is easy to move and reconfigure for a multitude of uses.
- Brittan Acres and White Oaks Elementary Schools have also been reconfigured by removing doors between classrooms and redesigning classroom spaces to allow for more collaboration between the classes and teachers. Arundel and Heather Elementary Schools have similar reconfiguration planned for summer 2017.
- Safety and security improvements were made/planned at all eight school sites to ensure the well-being of our students and allow teachers and staff to focus on educating these school communities.
- Energy efficient improvements were made/planned at all eight school sites to meet the goal of our Strategic Plan of building learning environments which sustain 21st century learners. We specifically strive to provide sustainable learning environments.

Throughout this entire process, the budget has been constantly reviewed and managed by San Carlos School District staff, with oversight from the Citizen's Bond Oversight Committee, as we move forward with the construction projects in our Facilities Master Plan. Parents and community members are welcome to attend all our SCSD Board meetings to hear more about the progress of our plan.