

Measure S Implementation Plan

Board Study Session October 16, 2025



EST. 1895

REDWOOD CITY
SCHOOL DISTRICT



Discussion Points

Prioritization of Projects & Phasing

- How should the District prioritize between modernization, safety, construction, design, and program-driven improvements?
- What guiding principles (equity, capacity, condition, student outcomes) should drive the phasing sequence?

Funding Alignment & Constraints

- Trade-offs between spreading resources across many schools vs. concentrating on major projects.

Community & Stakeholder Engagement

- How should parent, staff, and community input shape project selection, design, and sequencing decisions?

Operational & Educational Impact

- How will construction sequencing minimize disruption to instruction and operations?
- How will projects support evolving educational programs?

Long-Term Sustainability & Flexibility

- Incorporating energy efficiency and deferred maintenance reduction.



Measure T

Overview



Link to RCSD website

Measure T (Link to Redwood City School District, Measure T website)

- **Pass by voters in 2015 for an amount not to exceed \$193M, THANK YOU**
- **District Wide Projects**
 - Security Upgrades (Cameras, intrusion alarms, door locks, fencing & gates)
 - Technology & Network Upgrades
 - Fire Alarm Upgrades
 - EV Chargers
 - Solar Arrays
 - Exterior Paint
 - ADA Upgrades



- **Citizens' Bond Oversight Committee** (Link to Redwood City School District, CBOC website)
 - California Education Code require the establishment of a Citizens' Oversight Committee ("Committee") to actively review and report to the public on uses of bond proceeds to ensure that they are spent only on permissible purposes.
 - Looking for bona fide taxpayers' organization and business community representatives.

Measure T

Measure T - Adelante Selby

- Reconfigured Front Entrance Building and Family Center
- New Picnic Tables and Umbrellas
- New TK/Kinder Play Structures
- Second Floor HVAC Upgrades



Measure T

Measure T - Clifford

- New Covered Walkway
- New TK/K Play Structure
- Asphalt Replacement
- MUB Backup Generator
- New Walk-In Coolers
- Second Floor HVAC Upgrades
- Outdoor Learning Area



Measure T

Measure T - Garfield

- New 2-Story Building
- New Library
- New Amphitheater
- New CDC Complex
- New TK/K Play Structure
- New Picnic Tables
- Parking Lot Expansion



Measure T

Measure T - Henry Ford

- Reconfigured Front Entry
- Front Parking Lot
- New Walk-in Coolers
- New Exterior Freezers



Measure T

Measure T - Hoover

- New Gym
- New Picnic Tables
- New Elementary Play Structure
- New TK/K Play Structure
- New MUB backup Generator



Measure T

Measure T - Kennedy Middle School

- Reconfigured Front Entrance Building
- Reconfigured Front Drop-off and Parking Lot
- New Family Center
- New Lunch Shelter
- STEAM Classroom



Measure T

Measure T - McKinley & North Star

- New Lunch Shelters
- New Picnic Tables
- Security Upgrades
- Exterior Paint
- Technology Upgrades
- Fire Alarm Upgrades
- ADA Upgrades



Measure T

Measure T - Orion

- New 2-Story Building
- New Front Entry Building
- New Amphitheater
- New TK/K Play Structure
- New Lunch Shelter



Measure T

Measure T - Roosevelt

- Front Entry Building
- New Lunch Shelter
- Asphalt Replacement
- Solar Arrays



Measure T

Measure T - Roy Cloud

- Parking & Drop Reconfiguration
- New Lunch Shelter
- New Picnic Tables
- Exterior Paint
- 2nd Floor HVAC
- MUB Backup Generator
- Security Upgrades



Measure T

Measure T - Taft

- New 2-Story Building
- New Library
- New Amphitheater
- New Parking Lot
- New Picnic Tables



Measure T



Measure S Facilities Master Plan

[Link](#)



Link to RCSD FMP

What is a Facilities Master Plan (FMP)?

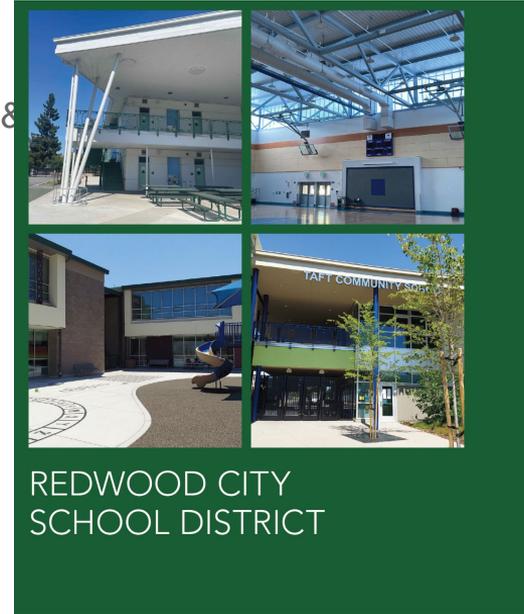
- **Long-Range Roadmap** for school facilities — typically covering 10–15 years of projected needs
- **Comprehensive Assessment** of all district sites, including buildings, systems, and site conditions
- **Educational Alignment** — ensures facilities support current and future instructional programs
- **Community-Informed** — developed with input from staff, parents, students, and community stakeholders
- **Prioritization Framework** — ranks projects by safety, equity, program needs, and available funding
- **Financial Strategy** — aligns project costs with bond, developer fee, and state funding sources
- **Implementation Tool** — guides near-term and long-term capital improvement decisions

Measure S (Link to Redwood City School District, Measure S website)

- Passed by Voter: November 8, 2022
- Amount: \$298 Million
- Van Pelt Construction Services (VPCS) approved as Program & Construction Managers: February 2024

Facilities Master Plan (FMP) [Click Link](#)

- **FMP Process started: May 2024 (QKA Architects)**
 - Site Assessments
 - Site Committee Meeting at each School
 - Community Meeting
 - Board Study Session
 - Indicators of Quality (IoQ) criteria & scoring
- **Approval of Quick Start Projects: September 2024**
 - LED Lighting & Controls Upgrades: District Wide
 - HVAC Upgrades, Phase I: Hoover, Roosevelt, Taft, Adelante Selby
- **FMP Board Approval: June 2025**



FACILITIES MASTER PLAN

VERSION 1.3

BOARD APPROVED
6/20/2025



Measure S

INDICATORS OF QUALITY

- 100 total points available for each project

New table

	IoQ 1	IoQ 2	IoQ 3	IoQ 4	IoQ 5	IoQ 6
	Educational Programs	Community Support	Learning Environment Quality	Maintenance and Operations	Safety and Security	Code Compliance
Max Score	10	10	10	10	10	10
Weight	3	1	2	2	1	1
Total	30	10	20	20	10	10

[IOQ Score Matrix](#)



Facilities Master Plan - List of Projects by IOQ Score (Above 90)

<u>IOQ Score</u>	<u>Project</u>	<u>Campus</u>
96	New TK/K Campus	Hoover
95	Modernize Building A for TK/K	Clifford
95	Modernize Classroom Building B, D, E	Garfield
95	Reconfigure TK/K Classrooms	Garfield
95	Modernize Lower Campus Building B, C, D, F	Roosevelt
95	Modernize Buildings E & G for TK	Taft
95	New TK/K Campus	Henry Ford
94	Modernize Building B & C	Henry Ford
94	New Admin & Classroom Building	McKinley
94	Modernize Classroom B & C	Taft
94	New Admin & Classroom Building	North Star
93	Modernize Building B	Clifford
93	Modernize Buildings B, C, D, J	Hoover
93	Modernize Buildings F, G, H	Hoover
93	New TK/K Campus	Roy Cloud
93	New 2-Story Admin & Classroom Building	Roy Cloud
92	Reconfigure Classrooms for Special Ed	Adelante Selby
92	Reconfigure Buildings A, C, E for TK/K	Adelante Selby
92	Modernize Building A	Henry Ford
92	Modernize Upper Campus for TK/K & Replace Elevator	Roosevelt
92	Modernize Building A	Taft
91	Modernize Classroom Buildings	Adelante Selby
91	Modernize Buildings A & K	Kennedy
91	Modernize Buildings C, D, E	Kennedy
91	Modernize Buildings G, H, I	Kennedy

IOQ Score Matrix





Quick Start Projects

HVAC Upgrade Project, Phase I - Adelante Selby



Measure S

HVAC Upgrade Project, Phase I - Hoover



Measure S

HVAC Upgrade Project, Phase I - Hoover



Measure S

HVAC Upgrade Project, Phase I - Roosevelt



Measure S

HVAC Upgrade Project, Phase I - Taft



Measure S

HVAC Upgrade Project, Phase I - Carrier Package Units



Measure S

HVAC Upgrade Project, Phase I - Building Management System



Redwood City School District
Educating Every Child For Success

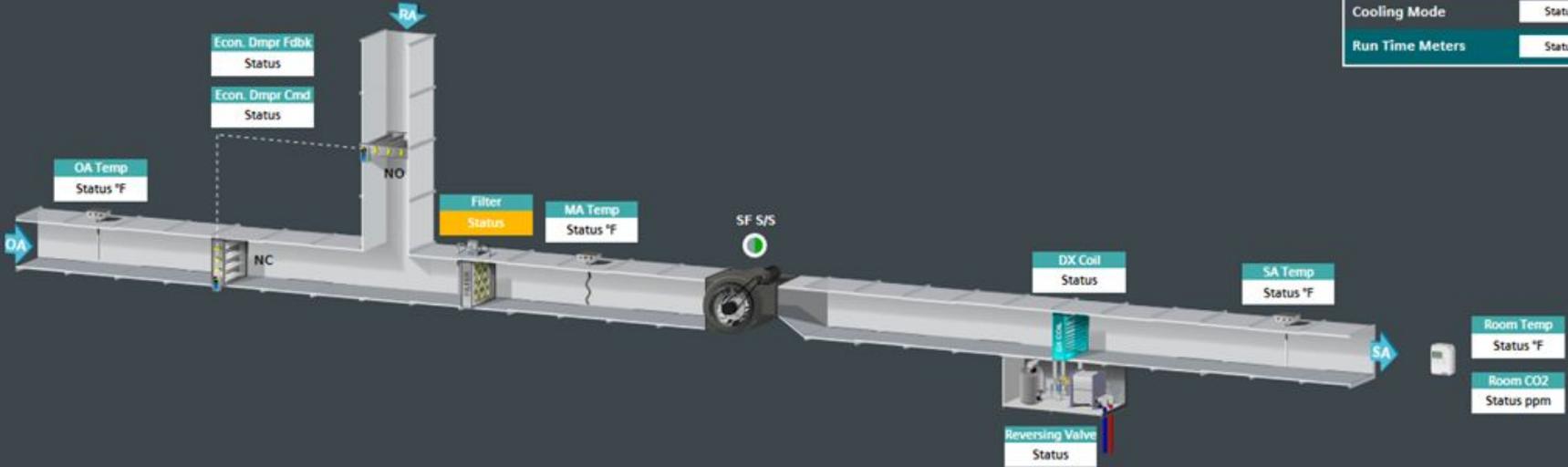


Hoover Elementary School

Heat Pump Unit AC-F1

Heat Pump Unit AC-E1 Heat Pump Unit AC-F1 Fan Coil Unit

Monitoring Points	
Heating Mode	Status
Cooling Mode	Status
Run Time Meters	Status



#COM

SIEMENS

Measure S



HVAC Upgrade Project, Phase I - Mobile Air Conditioner Installation



Measure S

New Roller Shades - Clifford, McKinley, Hoover, Taft, North Star, Kennedy, Roosevelt, Ford, Garfield



Measure S

LED Lighting Upgrades - Garfield, Orion, Ford, Taft, Roosevelt, Cloud

BEFORE



AFTER



Measure S

LED Lighting Upgrades - Started



Measure S

LED Lighting Upgrades - Garfield, Orion, Ford, Taft, Roosevelt, Cloud



Measure S

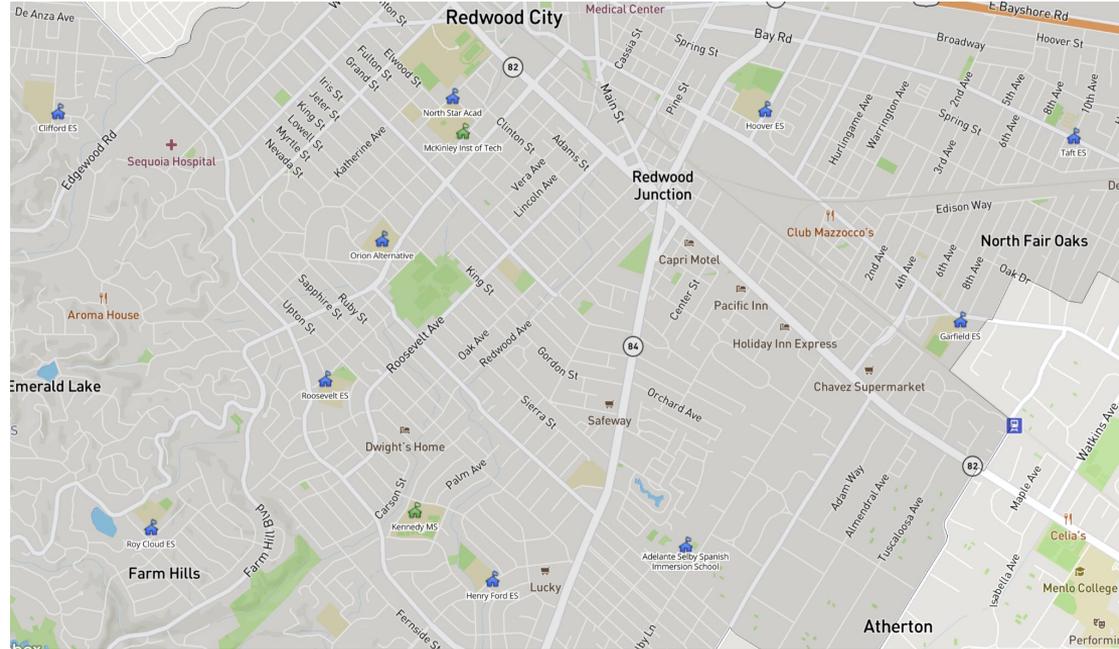


Identified District Wide Needs

District Wide Projects

Rationale:

- Energy Savings
- Equity Districtwide
- District Standards
- Climate Controlled Classrooms
 - HVAC
 - Roller Shades
- Aging Facilities
 - Most RCSD sites are 50 years old
 - 3 are more than 80 years old



District Wide - Kitchen Upgrades

From FMP Educational Specifications (p. EDS13)

- **Fully Equipped Kitchens:** Designed as finishing/warming kitchens with modern appliances and equipment to support preparation of fresh, healthy meals.
- **Efficient Serving Areas:** Configured for smooth, safe, and health-conscious meal distribution.
- **Integrated Service Design:** Built-in serving areas eliminate the need for mobile carts within multipurpose rooms.
- **Accessible Deliveries:** Clear, direct access routes for food and supply deliveries.
- **Code Compliance & Storage:** Ample storage for food service equipment; all facilities meet current health department standards.
- **Remote Serving Kiosk (for schools >600 students):** Grab-and-go kiosk to reduce serving line congestion and improve flow during meal periods.



Measure S

District Wide - Utility Upgrades

- Most RCSD sites are 50 years old and three are more than 80 years old
- Existing Water Lines - Galvanized Piping
- Underground sewer systems are very old and need replacement
- Storm Water Systems
- Gas lines & valves
- Irrigation controls & water efficiency upgrades



Measure S

District Wide - Student Restroom Upgrades

From Facilities Master Plan (FMP) Educational Specifications:

“Access to safe, comfortable, and clean restrooms is a critical part of any school facility. All restroom facilities should have updated finishes, fixtures, accessories, and partitions that are functional, clean, and easy to maintain. In addition, each school will be evaluated in the FMP to ensure that it meets code requirements for the number of restrooms available in accordance with the student populations.”
(Page EDS8)



Measure S

District Wide - Elevator Replacements

- Elevators are required by Title 24 Building Code.
- The average lifespan of an elevator is 20-25 years.
- Many elevators in the District exceed 25 years old and are in need of replacement.



Measure S

Identified District Wide (DW) Needs

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>New Construction/Modernization</u>	<u>Interim Housing</u>
\$17,000,000	LED Lighting & Controls Upgrade	District Wide	Modernization	No
\$88,000,000	HVAC Upgrades & Climate Control	District Wide	Modernization	No
\$11,000,000	Kitchen & Speedline Upgrades	District Wide	Modernization	No
\$16,000,000	Utility Upgrades	District Wide	Modernization	No
\$11,000,000	Student Restroom Upgrades	District Wide	Modernization	No
\$5,000,000	Elevator Replacements	District Wide	Modernization	No
\$148,000,000	Priority #1 Subtotal	-	-	-
\$34,706,000	Project Contingency	-	-	-
\$5,180,000	District Management Costs	-	-	-
\$187,886,000	DW Projects BUDGET TOTAL	-	-	-
\$110,114,000	Remaining Measure S Budget	-	-	-

Measure S



Transitional Kindergarten/ Kindergarten Projects

Transitional Kindergarten (TK) / Kindergarten

Rationale:

Starting in 2021, Assembly Bill (AB) 130 made a major change in California requiring free universal transitional kindergarten (TK) available for all 4-year olds by the 2025-2026 school year.

TK and Kindergarten Classroom Requirements: (from FMP Ed Specs, page EDS10)

- **Classroom Size:** In line with CDE Title 5 requirements, the minimum size for Kindergarten classrooms in permanent structures is 1,350 square feet, including restrooms, storage, teacher preparation areas, and wet and dry zones.
- **Play Yard Design:** The play yard should offer a variety of activities that promote the development of large motor skills.
- **Proximity to Drop-Off Areas:** Classrooms should be located near parent drop-off and bus loading zones for convenience and ease of access.
- **Age-Appropriate Fixtures:** Windows, marker boards, sinks, drinking fountains, and furniture should be appropriately scaled to suit the size and needs of kindergarten-age students.
- **Restrooms:** Restrooms should either be self-contained within the classroom or located within the kindergarten complex to ensure easy access.

Transitional Kindergarten / Kindergarten

Adelante Selby



NewTK/K campus on East side of campus.
 Reconfigure 12 existing standard classrooms in BLDG A, C, E into 7 TK/K classrooms. Reconfiguration may include:

- Appropriately sized TK/Kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for TK/K play equipment
- Additional outdoor restroom facilities



INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	5
Code Comp.	10
Total	92/100

Transitional Kindergarten / Kindergarten

Clifford



Reconfigure and modernize standard classrooms in existing BLDG A to include 3 K classrooms, 2 TK classrooms, and 2 standard classrooms. Reconfiguration may include:

- Appropriately sized kindergarten classrooms with interior restrooms
- Modernize existing TK, and standard classrooms
- Reconfigure existing restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and shade structures



Classroom Building A

INDICATORS OF QUALITY

Ed. Programs	30
Community	8
Learning Env.	20
Maintenance	18
Safety and Security	9
Code Comp.	10
Total	95/100

Measure S

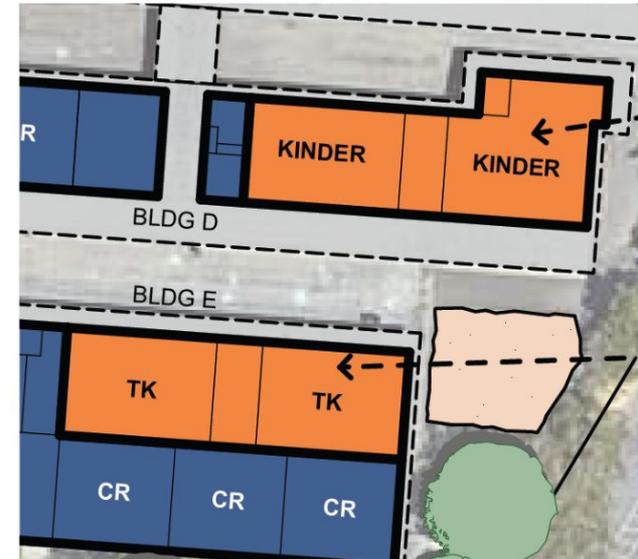
Transitional Kindergarten / Kindergarten

Garfield



Reconfigure and modernize part of existing building D and E. Reconfiguration and modernization may include:

- Appropriately sized 2 Kindergarten and 2 TK classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and shade structures



INDICATORS OF QUALITY

Ed. Programs	30
Community	8
Learning Env.	20
Maintenance	20
Safety and Security	8
Code Comp.	9
Total	95/100

Measure S

Transitional Kindergarten / Kindergarten

Henry Ford



Provide a new 11,300 sq. ft. TK/K building on East side of campus. Reconfiguration may include:

- Remove existing CDC portable
- 3 Appropriately sized kindergarten classrooms, 3 TK classrooms, and 1 CDC room, all with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and play structures



New TK/K Classroom Building

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	10
Total	94/100

Transitional Kindergarten / Kindergarten

Hoover



INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	8
Code Comp.	8
Total	96/100

Provide a new TK building with 2 TK classrooms, and reconfigure BLDG A into 3 Kinder classrooms on South side of campus. New construction and reconfiguration may include:

- Appropriately sized TK and Kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and structures
- Outdoor storage for TK/K play equipment



New TK/K Classroom Building

Transitional Kindergarten / Kindergarten

Roosevelt



Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary

INDICATORS OF QUALITY

Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	92/100

Measure S

Transitional Kindergarten / Kindergarten

Roy Cloud



New TK/K Classroom Building

Provide a new 1-story TK/K building with 2 TK classrooms, and 3 Kinder classrooms on West side of campus. New construction may include:

- Appropriately sized kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for TK/K play equipment
- Covered walkway to Multi-use building

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	9
Total	93/100



Sample Implementation Plan Scenario 1

District Wide and TK/K Identified Needs

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>New Construction/Modernization</u>	<u>Interim Housing</u>
\$17,000,000	LED Lighting & Controls Upgrade	District Wide	Modernization	No
\$88,000,000	HVAC Upgrades & Climate Control	District Wide	Modernization	No
\$11,000,000	Kitchen & Speedline Upgrades	District Wide	Modernization	No
\$16,000,000	Utility Upgrades	District Wide	Modernization	No
\$11,000,000	Student Restroom Upgrades	District Wide	Modernization	No
\$5,000,000	Elevator Replacements	District Wide	Modernization	No
\$14,000,000	TK/K Upgrades Project	Adelante Selby	Modernization	Yes
\$10,500,000	TK/K Upgrades Project	Clifford	Modernization	Yes
\$12,500,000	TK/K Upgrades Project	Garfield	Modernization	No
\$15,000,000	TK/K Upgrades Project	Henry Ford	New Construction	Yes
\$11,500,000	TK/K Upgrades Project	Hoover	New Construction & Modernization	Yes
\$17,500,000	TK/K Upgrades Project	Roosevelt	Modernization	Yes
\$17,000,000	TK/K Upgrades Project	Roy Cloud	New Construction	No
\$13,000,000	TK/K Upgrades Project	Taft	Modernization	Yes
\$259,000,000	CONSTRUCTION BUDGET	-	-	-
\$34,706,000	Project Contingency	-	-	-
\$5,180,000	District Management Costs	-	-	-
\$297,850,000	PROJECT BUDGET TOTAL	-	-	-

Measure S

Sample Implementation Schedule based on District Wide & TK/K Focus

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>New Construction/Modernization</u>	<u>Interim Housing</u>	<u>Design</u>	<u>Construction</u>
\$17,000,000	LED Lighting & Controls Upgrade	District Wide	Modernization	No	2024	2025-2026
\$88,000,000	HVAC Upgrades & Climate Control	District Wide	Modernization	No	2024	2025-2028
\$11,000,000	Kitchen & Speedline Upgrades	District Wide	Modernization	No	2026	2027-2028
\$16,000,000	Utility Upgrades	District Wide	Modernization	No	2026	2027-2028
\$11,000,000	Student Restroom Upgrades	District Wide	Modernization	No	2026	2027-2028
\$5,000,000	Elevator Replacements	District Wide	Modernization	No	2026	2027-2028
\$14,000,000	TK/K Upgrades Project	Adelante Selby	Modernization	Yes	2028	2029-2030
\$10,500,000	TK/K Upgrades Project	Clifford	Modernization	Yes	2027	2028-2029
\$12,500,000	TK/K Upgrades Project	Garfield	Modernization	No	2027	2028-2029
\$15,000,000	TK/K Upgrades Project	Henry Ford	New Construction	Yes	2026	2027-2028
\$11,500,000	TK/K Upgrades Project	Hoover	New Construction & Modernization	Yes	2026	2027-2028
\$17,500,000	TK/K Upgrades Project	Roosevelt	Modernization	Yes	2028	2029-2030
\$17,000,000	TK/K Upgrades Project	Roy Cloud	New Construction	No	2026	2027-2028
\$13,000,000	TK/K Upgrades Project	Taft	Modernization	Yes	2028	2029-2030
\$259,000,000	CONSTRUCTION BUDGET	-	-	-		
\$34,706,000	Project Contingency	-	-	-		
\$5,180,000	District Management Costs	-	-	-		
\$297,850,000	PROJECT BUDGET TOTAL	-	-	-	2024	2030

Measure S

Sample Implementation Plan - Funding Sources

Project Package	Project Name and Category	Project Budget	Fund 210	Fund 40	Fund 25	Fund 210 (Bond Interest)	Fund 35 (State Funding)
	Safety and Security	\$32,694,629.00	\$32,694,629.00	\$0.00	\$0.00	\$0.00	\$0.00
SS-1	Upgrade Fire Alarms Systems	\$14,182,510.00	\$14,182,510.00	\$0.00	\$0.00	\$0.00	\$0.00
SS-2	Install Site Fencing	\$5,478,885.00	\$5,478,885.00	\$0.00	\$0.00	\$0.00	\$0.00
SS-1	Install Video Cameras District Wide	\$2,007,793.00	\$2,007,793.00	\$0.00	\$0.00	\$0.00	\$0.00
TC-2	Implement VOIP Phones	\$6,525,441.00	\$6,525,441.00	\$0.00	\$0.00	\$0.00	\$0.00
SS-1	Upgrade Security Systems	\$4,500,000.00	\$4,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	21st Century Learning Environments	\$96,881,910.00	\$93,518,497.00	\$0.00	\$0.00	\$363,413.00	\$3,000,000.00
TC-3	Provide Classroom Technology	\$14,305,912.00	\$14,305,912.00	\$0.00	\$0.00	\$0.00	\$0.00
TC-1	Replace and Upgrade District Telecomm.	\$9,848,903.00	\$9,848,903.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-1	Upgrade HVAC	\$30,418,514.00	\$30,055,101.00	\$0.00	\$0.00	\$363,413.00	\$0.00
HS-1	Portable Replacement and New Science Labs at Hart MS	\$12,065,634.00	\$12,065,634.00	\$0.00	\$0.00	\$0.00	\$0.00
FS-1	Portable Repl. and add New Science Labs at Foothill HS	\$17,058,947.00	\$14,058,947.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00
AS-1	Portable Repl. and add New Science Labs at Amador HS	\$13,184,000.00	\$13,184,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Energy Efficiencies	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00
SP-1	Install Solar Structures	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Modernizations, Renovations, Replacements	\$143,438,026.00	\$135,514,178.00	\$0.00	\$5,122,859.00	\$2,800,989.00	\$0.00
ES-1	Future New School to Address Enrollment	\$35,000,000.00	\$35,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-1	Roofing Repairs	\$31,855,111.00	\$31,855,111.00	\$0.00	\$0.00	\$200,000.00	\$0.00
LR-1	Lydiksen Elementary School Project	\$43,760,000.00	\$38,637,141.00	\$0.00	\$5,122,859.00	\$0.00	\$0.00
N/A	Payoff Certificates of Participation	\$14,252,890.00	\$14,252,890.00	\$0.00	\$0.00	\$0.00	\$0.00
TK-1	TK Expansion at Fairlands (Capacity Addition)	\$8,285,012.50	\$8,285,012.50	\$0.00	\$0.00	\$0.00	\$0.00
TK-2	TK Expansion at Donlon (Capacity Addition)	\$7,285,012.50	\$4,684,023.50	\$0.00	\$0.00	\$2,600,989.00	\$0.00
MOD-1	SDC Modernizations	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00
WC-1	Landscaping Water Conservation and Energy Conservation	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital Improvement Management	\$9,809,396.68	\$7,971,696.00	\$0.00	\$0.00	\$1,837,700.68	\$0.00
N/A	District Bond Management Costs	\$7,971,696.00	\$7,971,696.00	\$0.00	\$0.00	\$0.00	\$0.00
N/A	Program Contingency	\$1,837,700.68	\$0.00	\$0.00	\$0.00	\$1,837,700.68	\$0.00
	Category Totals:		\$269,999,000.00	\$0.00	\$5,122,859.00	\$5,002,102.68	\$3,000,000.00

Project Totals:	\$283,123,961.68
Measure I-f Funding:	-\$269,999,000.00
Measure I-f Interest to Date:	-\$5,002,102.68
Developer Fees (Fund 25):	-\$5,122,859.00
COP Savings (Fund 40):	\$0.00
Fund 35 (State/Facilities) Funding:	-\$3,000,000.00
Remaining Balance:	\$0.00

Measure S



Sample Implementation Plan Scenario 2

Scenario 2 with Identified District Wide Needs

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>New Construction/Modernization</u>	<u>Interim Housing</u>
\$17,000,000	LED Lighting & Controls Upgrade	District Wide	Modernization	No
\$88,000,000	HVAC Upgrades & Climate Control	District Wide	Modernization	No
\$11,000,000	Kitchen & Speedline Upgrades	District Wide	Modernization	No
\$16,000,000	Utility Upgrades	District Wide	Modernization	No
\$11,000,000	Student Restroom Upgrades	District Wide	Modernization	No
\$5,000,000	Elevator Replacements	District Wide	Modernization	No
\$148,000,000	Priority #1 Subtotal	-	-	-
\$34,706,000	Project Contingency	-	-	-
\$5,180,000	District Management Costs	-	-	-
\$187,886,000	PRIORITY #1 BUDGET TOTAL	-	-	-
\$110,114,000	Remaining Measure S Budget	-	-	-

Measure S

Identified Priority Projects

<u>Cost Estimate</u>	<u>Project Name</u>	<u>Location</u>	<u>Interim Housing</u>	<u>IQ Score</u>
\$15,000,000	Building E & I, PE Modernization (Remove portable)	Kennedy	No	91
\$44,000,000	New Admin, Library, & Classroom Building	MIT	Yes, \$3M	94
\$37,500,000	New Admin & Classroom Building	NSA	Yes, \$3M	94
\$11,000,000	Modernize Building B	Clifford	Yes, \$2M	93
\$29,000,000	Modernization of Lower Campus	Roosevelt	Yes, \$6M	95
\$14,000,000	Modernization of Building B & C	Henry Ford	Yes, \$2.5M	94
\$13,500,000	Modernization of Building B & C	Taft	Yes, \$2.5M	94
\$31,000,000	Modernization of Building F, G, H	Hoover	Yes, \$4M	93
\$21,500,000	Modernization of Building B, C, D, J	Hoover	Yes, \$4M	93
\$18,500,000	Modernization of Classroom Buildings	Adelante Selby	Yes, \$6M	91
\$54,000,000	Modernization of Building A (including Auditorium) & Parking Lot	MIT/NSA	Yes, \$5M	90
\$14,500,000	Auditorium & Parking Lot Renovation at MIT/NSA (District Wide Benefit)	MIT/NSA	No	72
\$14,000,000	Modernization to Multi-Use Building	MIT/NSA	Yes, \$1.5M	63
\$9,500,000	New Admin & Classroom Building	Clifford	Yes, \$1M	89

Measure S

Identified Priority Projects TK/K

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>Interim Housing</u>	<u>IOQ Score</u>
\$14,000,000	TK/K Upgrades Project (Modernization)	Adelante Selby	Yes, \$3M	92
\$10,500,000	TK/K Upgrades Project (Modernization)	Clifford	Yes, \$2.5M	95
\$12,500,000	TK/K Upgrades Project (Modernization)	Garfield	No	95
\$15,000,000	T/K Upgrades Project (New Construction)	Henry Ford	Yes, \$2.5M	94
\$11,500,000	TK/K Upgrades Project (New & Mod)	Hoover	Yes	96
\$17,500,000	TK/K Upgrades Project (Modernization)	Roosevelt	Yes, \$4M	93
\$17,000,000	T/K Upgrades Project (New Construction)	Roy Cloud	No	93
\$13,000,000	TK/K Upgrades Project (Modernization)	Taft	Yes, \$2.5M	95



Sample Implementation Plan Scenario 3

Senario 3

<u>Project Budget</u>	<u>Project Name</u>	<u>Location</u>	<u>New Construction/Modernization</u>	<u>Interim Housing</u>
\$17,000,000	LED Lighting & Controls Upgrade	District Wide	Modernization	No
\$88,000,000	HVAC Upgrades & Climate Control	District Wide	Modernization	No
\$105,000,000	CONSTRUCTION BUDGET	-	-	-
\$34,706,000	Project Contingency	-	-	-
\$5,180,000	District Management Costs	-	-	-
\$124,355,000	PROJECT BUDGET TOTAL	-	-	-
\$173,645,000	Remaining Measure S Budget			

Measure S

Discussion Points

Prioritization of Projects & Phasing

- How should the District prioritize between modernization, safety, construction, design, and program-driven improvements?
- What guiding principles (equity, capacity, condition, student outcomes) should drive the phasing sequence?

Funding Alignment & Constraints

- Trade-offs between spreading resources across many schools vs. concentrating on major projects.

Community & Stakeholder Engagement

- How should parent, staff, and community input shape project selection, design, and sequencing decisions?

Operational & Educational Impact

- How will construction sequencing minimize disruption to instruction and operations?
- How will projects support evolving educational programs?

Long-Term Sustainability & Flexibility

- Incorporating energy efficiency and deferred maintenance reduction.

Next Steps

- **Finalize Implementation Plan**
 - Based on Board and Community Input
- **Present for Board approval**
 - Date TBD
- **Establish Project Priorities & Phasing**
 - Confirm sequencing and funding alignment
- **Issue RFP for Architectural Services**
 - Engage design partners for priority projects
- **Initiate Programming & Design**
 - Begin detailed site planning and scope development

Thank You



EST. 1895

REDWOOD CITY
SCHOOL DISTRICT

