

MEASURE S IMPLEMENTATION PLAN REVISION #1



EST. 1895

REDWOOD CITY
SCHOOL DISTRICT

BOARD MEETING - FEBRUARY 4, 2026



Discussion Points



[Link to RCSD Measure S Facilities Master Plan](#)



Project Priorities & Phasing

Near-term project priorities and phasing reflect facility condition, enrollment trends, and site readiness.



Funding Alignment

The partial Implementation Plan balances districtwide modernization needs with site-specific investments while preserving future funding flexibility.



TK / K Facilities Strategy

The proposed TK/K projects address current Transitional Kindergarten requirements and are designed with flexibility to adapt to future enrollment changes.



Operational Impact & Asset Management

Project sequencing is structured to minimize instructional disruption while addressing aging infrastructure and deferred maintenance.



Identified District Wide Needs

Approved Projects:

- HVAC Upgrades
- LED Lighting and Controls Upgrades

Proposed Projects:

- TK/K Classrooms
- Kitchen Upgrades
- Utility Upgrades
- Elevator Replacements



Transitional Kindergarten/ Kindergarten Projects

MEASURE S

Transitional Kindergarten / Kindergarten Clifford - Modernization Project



INDICATORS OF QUALITY

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

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



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Transitional Kindergarten / Kindergarten Henry Ford - Existing Conditions



Classrooms are undersized



Age appropriate mixtures and additional restrooms needed



Existing Portable Building (CDC)



Henry Ford Site Plan

MEASURE S

Transitional Kindergarten / Kindergarten Henry Ford - New Building

INDICATORS OF QUALITY

Ed. Programs 30

Community 10

Learning Env. 20

Maintenance 16

Safety and Security 8

Code Comp. 10

Total 94/100

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



MEASURE S

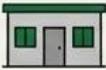
Transitional Kindergarten / Kindergarten Roy Cloud - Existing Conditions



Classrooms are undersized



Age appropriate mixtures and additional restrooms needed



Existing Portable Classroom Buildings (23, 23A, 24)



Existing Site Plan

MEASURE S

Transitional Kindergarten / Kindergarten

Roy Cloud

Ed. Programs **30**

Community **10**

Learning Env. **20**

Maintenance **16**

Safety and Security **8**

Code Comp. **9**

Total 93/100

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



Transitional Kindergarten (TK) / Kindergarten

Why Clifford, Roy Cloud, & Henry Ford?

Rationale:



Did NOT receive a large project in Measure T



Replace Portable Classrooms: Roy Cloud & Henry Ford



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.

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.

Measure S

Proposed Projects

District Wide - Kitchen Upgrades

- Fully Equipped Kitchens
- Efficient Serving Areas
- Integrated Service Design
- Accessible Deliveries
- Code Compliance & Storage

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

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.

District Wide and TK/K Proposed Implementation Plan - v 1.0

Project Details & Implementation



LED Lighting & Controls Upgrade

\$17,000,000 | District Wide | Modernization | Interim Housing: No



HVAC Upgrades & Climate Control

\$88,000,000 | District Wide | Modernization | Interim Housing: No



Kitchen & Speedline Upgrades

\$6,600,000 | District Wide | Modernization | Interim Housing: No



Utility Upgrades

\$8,000,000 | District Wide | Modernization | Interim Housing: No



Elevator Replacements

\$5,000,000 | District Wide | Modernization | Interim Housing: No



New TK/K Complex (Henry Ford)

\$15,000,000 | New Construction | Interim Housing: Yes, \$2.5M



TK/K Upgrades Project (Clifford)

\$10,500,000 | Modernization | Interim Housing: Yes, \$2.5M



New TK/K Complex (Roy Cloud)

\$17,000,000 | New Construction | Interim Housing: No

Budget Summary

CONSTRUCTION BUDGET
\$167,100,000

Bond Program Contingency
\$35,000,000

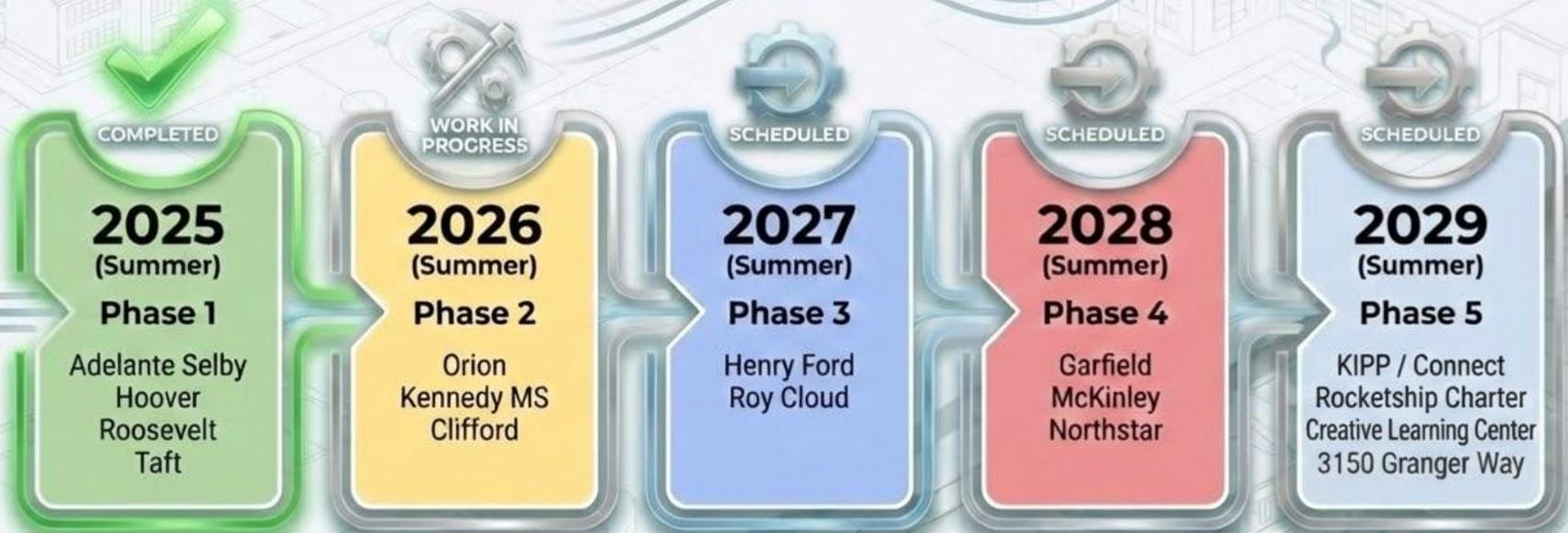
District Management Costs
\$5,250,000

PROJECT BUDGET TOTAL
\$207,350,000

Remaining Measure S Budget
\$90,650,000

Measure S

HVAC Upgrades Projects - Proposed Schedule



Next Steps



Board consideration and action on the revised *partial* Measure S Implementation Plan

- February 4, 2026



Refine project scopes and sequencing

- Incorporate Board direction; adjust phasing based on enrollment, site readiness, and funding conditions



Initiate consultant procurement for priority projects

- Issue RFPs for architectural and engineering services, as appropriate



Begin programming and early design for approved priority projects

- Conduct site-specific planning, scope validation, and cost refinement



Return to the Board for future phase approvals

- Project-specific authorizations, sequencing adjustments, and funding approvals as required

Thank You