

# Measure S Progress & Next Steps

Board Meeting  
November 4, 2026  
FMP Update Services Approval



EST. 1895

**REDWOOD CITY**  
**SCHOOL DISTRICT**



# Tonight's purpose and requested action

1

## Program progress

Review completed work and the next HVAC phase.

2

## Planning need

Align the existing FMP with current enrollment.

3

## QKA services

Consider the scope of work, proposal and fee.

4

## Board direction

Guide project planning and future approvals.

## Requested action

Approve QKA's \$208,809 fixed fee and a \$10,000 District-controlled allowance, for total authorization of \$218,809.

## Measure S: completed and ongoing work

| Project                            | Status / milestone                                      | Sites and next steps                                                                                                |
|------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>LED lighting &amp; controls</b> | Construction complete<br>NOC: April 22, 2026            | Districtwide lighting and controls upgrades.                                                                        |
| <b>HVAC Phase 1</b>                | Construction complete<br>NOC: February 4, 2026          | Adelante Selby, Hoover, Roosevelt and Taft.                                                                         |
| <b>HVAC Phase 2</b>                | 99% complete<br>DSA closeout in process                 | Clifford, Kennedy MS and Orion Alternative.<br>Construction began June 6, 2026.                                     |
| <b>HVAC Phase 3</b>                | Design / procurement<br>Summer 2027 construction target | Henry Ford and Roy Cloud. DSA submittal: October 5, 2026.<br>LLB procurement: October–December 2026.                |
| <b>Remaining HVAC sites</b>        | Future phases<br>Board direction on phasing             | Garfield, MIT, North Star Academy, Creative Learning Center, KIPP/Connect, Rocketship Charter and 3150 Granger Way. |

**All projects in this presentation are funded by Bond Measure S.**

# Current enrollment changes the planning basis

**6,199**

**students enrolled**  
10th day, August 26, 2026

**12,362**

**seats of capacity**  
District total

**50%**

**of capacity in use**  
Districtwide

## District study milestones

1

### Engagement

February/March through fall 2027

2

### Board decisions

December 2027 and January 2028

3

### Implementation

Fall 2028

*Source: RCSD Annual Enrollment & Capacity Review, Board meeting of September 23, 2026*

**Districtwide totals guide planning. Site and program needs require campus-level review.**

# Delay increases costs. Early commitments add risk.

**\$10M**

Illustrative project cost today

**\$450K**

Additional cost after one year

**\$920K**

Additional cost after two years

*Illustration assumes 4.5% annual escalation, compounded:  $\$10M \times 1.045^2 = \$10.920M$ . This is a planning assumption, not a forecast or a calculation of available bond funds.*

## Premature commitments

Campus use and capacity decisions can change the scope or location of a project.

## Recommended approach

Update the plan now. Advance projects after validating site needs and budgets.

# Planning can advance alongside District studies

## TRACK 1 PLAN NOW

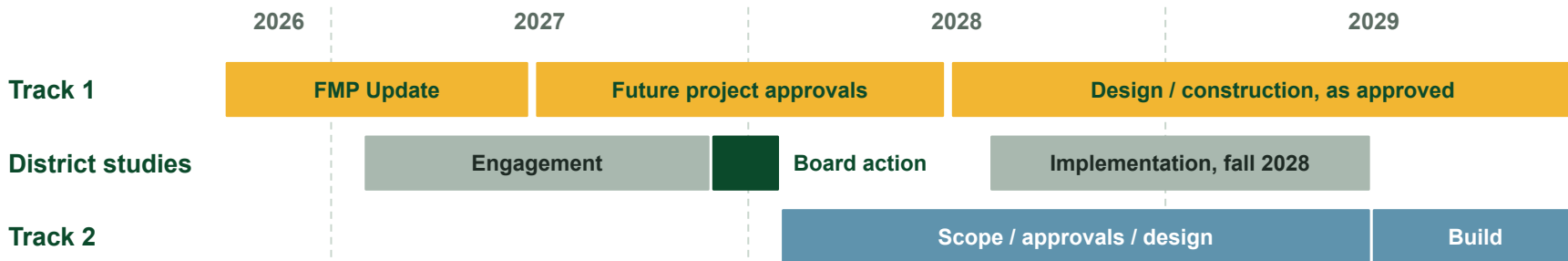
### Update the basis for investment

- Current enrollment and capacity
- Districtwide TK and middle school plans
- Updated project costs

## TRACK 2 ALIGN WITH STUDIES

### Confirm campuses and project scope

- Preserve capacity for later decisions
- Size projects to confirmed needs
- Return for project approvals



*Illustrative sequence only. Future design and construction need separate approval and confirmed funding.*

# Near-term priorities need validation

## 1 Middle school plan

- Review middle school and track/field needs.
- Coordinate modernization with HVAC work.
- Validate scope and updated costs.

## 2 TK/K classrooms

- Review enrollment and room capacity.
- Evaluate classroom and restroom needs.
- Compare options before selecting sites.

## 3 HVAC Phases 4–5

- Review the remaining seven sites.
- Assess lease and campus-use implications.
- Recommend scope and phasing.

**Tonight's planning direction precedes site selection, design contracts and construction budgets.**

# Later investments follow the study decisions

1

**Preserve funding flexibility**

Avoid allocating the full balance before the Board confirms campus needs.

2

**Coordinate the District studies**

Address special program growth and the Small School Study.

3

**Reconcile the implementation plan**

Update the project list and costs after Board decisions.

4

**Return for project authorization**

Present scope, budget and delivery schedule for Board action.

**Confirmed needs.**

**Appropriate  
scope.**

**Board-approved  
investments.**

**Final study decisions remain  
with the Board.**

# State requirements drive the FMP update

1

## New state requirements

- Prop 2 requires a Board-approved five-year FMP for School Facility Program participation.
- Update required plan content and the facilities inventory.

2

## Enrollment challenges

- Use this update to address enrollment and capacity.
- Coordinate TK and middle school plans.
- Evaluate program growth and small schools.

3

## The complete picture

- Combine current needs with required planning.
- Include track and field renovation planning.
- Refresh costs to guide Measure S priorities.

**Use the state funding requirements as an opportunity to address enrollment challenges and guide Measure S investments.**

# Engagement and scope boundaries

1

## District coordination

Measure S Bond Team meetings every two weeks.

2

## School input

One principal/staff meeting per school.

3

## Community input

Three regional meetings and a survey.

4

## Planning coordination

TK, middle school and track/field, Orion, North Star, and small schools.

## Proposal exclusions

District office, MOT warehouse and shared-facility planning are excluded, along with geotechnical work and site topographic/boundary surveys.

# QKA fee and proposed authorization

| Service                       | Fixed fee        | Scope basis                         |
|-------------------------------|------------------|-------------------------------------|
| Project management            | \$27,394         | FMP update coordination             |
| Stakeholder meetings          | \$89,740         | Board, District, schools, community |
| Prop 2 documentation          | \$9,315          | Coordinate with VPCS Funding Team   |
| Enrollment / capacity update  | \$48,700         | Update the existing FMP             |
| Cost estimates                | \$33,660         | Estimates and projections           |
| <b>Total fixed fee</b>        | <b>\$208,809</b> | <b>Monthly progress billing</b>     |
| District-controlled allowance | \$10,000         | Additional services as requested    |

## Total proposed authorization: \$218,809

Includes a \$10,000 District-controlled allowance. Prior written authorization required. QKA proposal: October 22, 2026.

# The FMP update has a May 2027 target

1

**November 4, 2026**

Anticipated Board action on QKA's proposal.

2

**November 2026–April 2027**

QKA updates the plan and conducts engagement.

3

**May 2027**

Anticipated Board consideration of the updated FMP.

4

**December 2027–January 2028**

Later study decisions inform project implementation.

**May 2027:  
Updated  
planning basis**

**Later study outcomes may  
require further updates and  
separate scope.**

## Recommended Board action

1

### **Approve QKA services**

Proposal: \$208,809 fixed fee.

2

### **Approve the allowance**

\$10,000 under District control. Total authorization: \$218,809.

3

### **Provide planning direction**

Advance TK, middle school and remaining HVAC evaluation.

4

### **Require future project approvals**

Return with validated scope, budgets and schedules.

### **Next step after authorization**

Begin the FMP update in November 2026. Bring the updated plan to the Board in May 2027 and reconcile later study outcomes.