



Presentation to the Board of Education

June 15, 2022



Setting the Stage for Today's Meeting

- The realization of a vision over two decades in the making, when Lot 14 was designated for a public school in the 1998 Mission Bay Redevelopment Plan
- The completion of a new, diverse and thriving SF neighborhood in a part of San Francisco that has seen the majority of new housing growth
- A rare opportunity for SFUSD to design a school house for the 21st Century from the ground up, with physical environments tailored to support the Graduate Profile and strengthen our District's commitment to each and every student

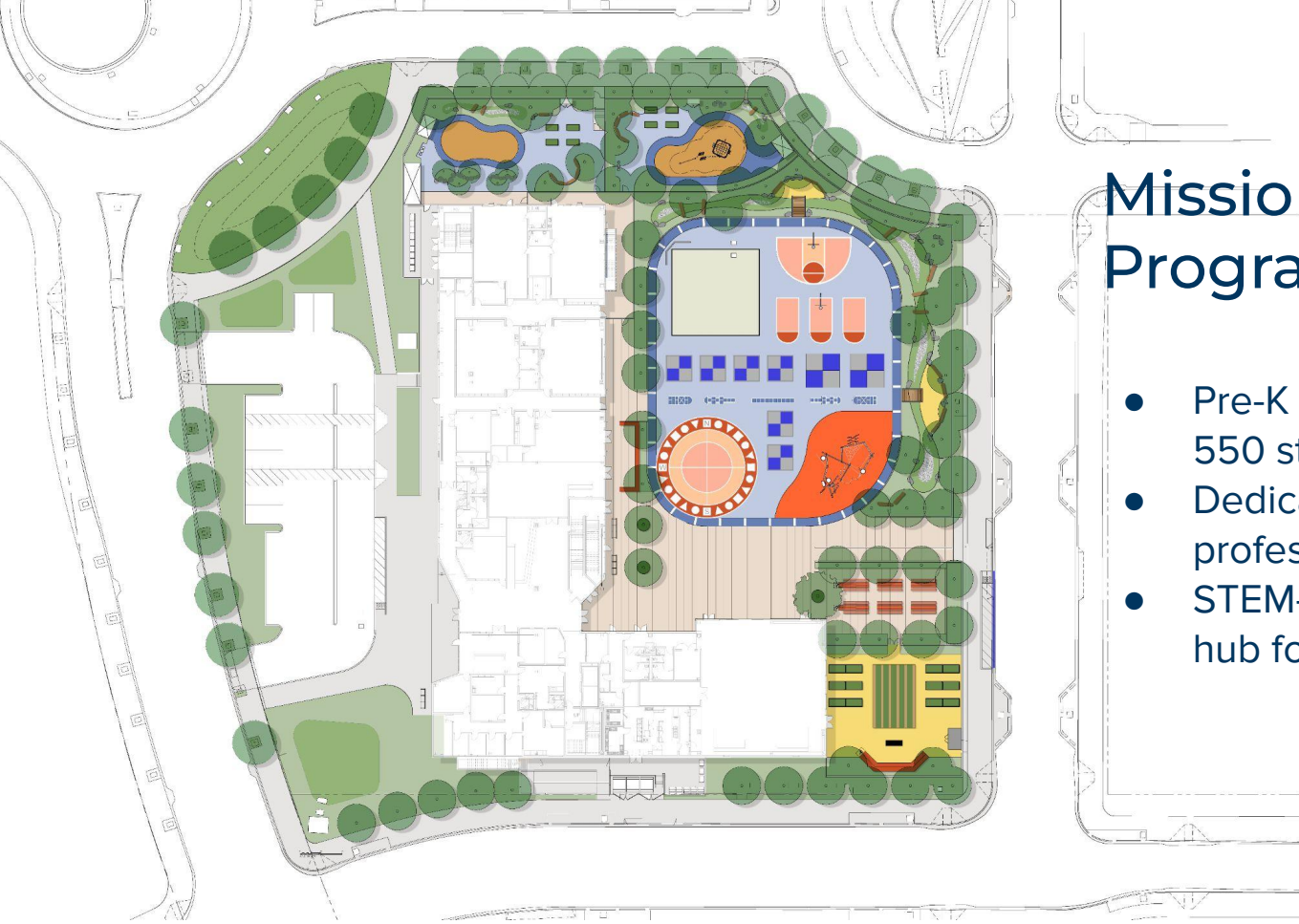
AGENDA

- Mission Bay School Context
- Why Build a School Here? Why Now?
- CEQA Review & FEIR Adoption
- Site Suitability Public Hearing & Findings
- Design Build Contract

Mission Bay School

Site Context





Mission Bay School Program

- Pre-K through 5th grade for 550 students
- Dedicated space for educator professional development
- STEM-focused linked learning hub for high school students



Think. Act. Pioneer. Impact.

Main Idea

Intensive one-year advanced bridge for high school students into health, biotechnology and other STEM-aligned fields, with Mission Bay serving as the ultimate classroom.

A Vision 2025 student experience featuring:

- Student inquiry, advanced research, and real-world application
- Professional training & certifications
- Paid apprenticeship within STEM major
- Personalized supports and coaching with Mission Bay professionals
- Academic course credits (e.g. Science, ELA) using mastery grading
- Explicit bridge to postsecondary study and employment



Think. Act. Pioneer. Impact.

Rooted in student agency: nurture student spark, curiosity, passion, voice, choice, self-advocacy, identity and innovation

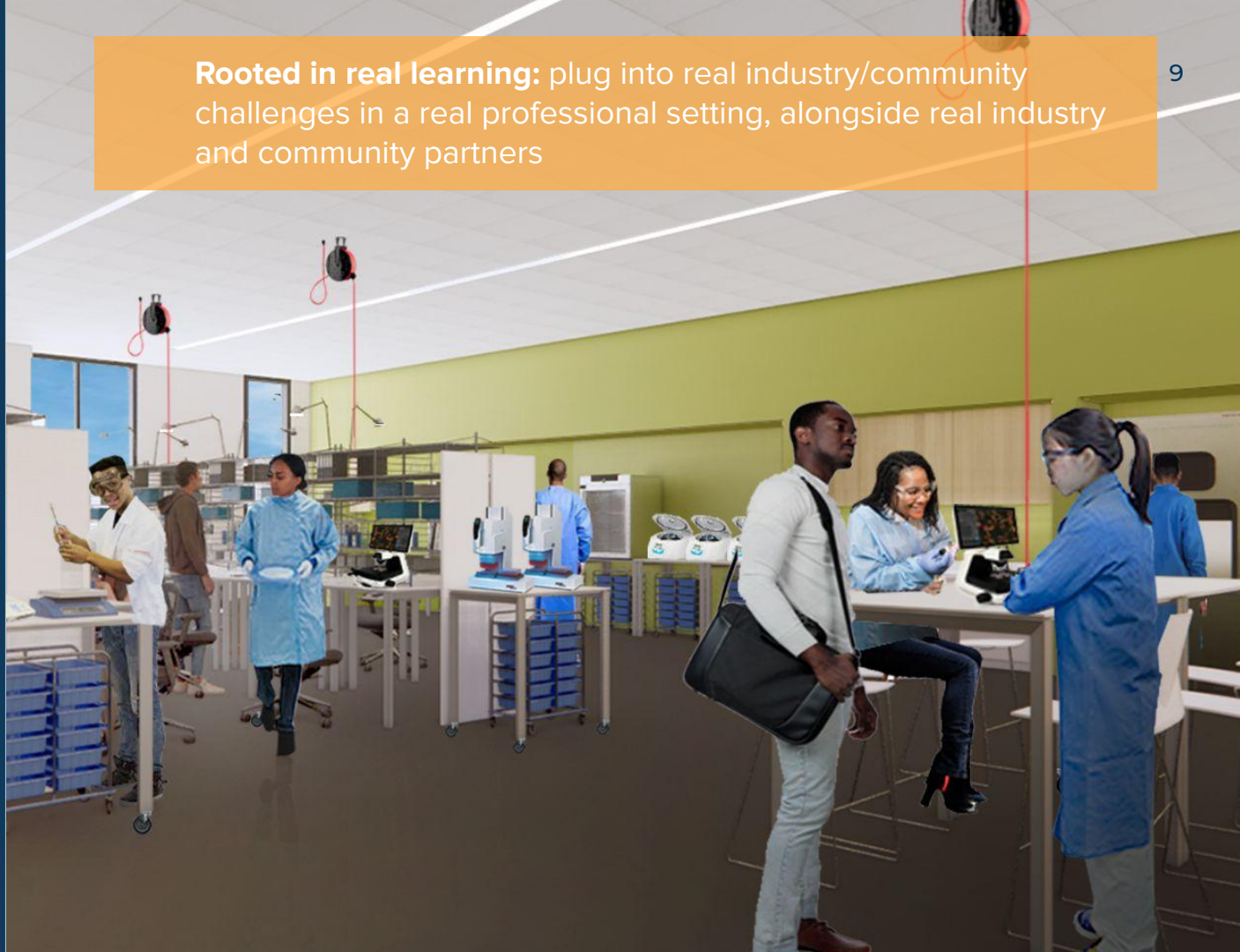




Think. Act. Pioneer. Impact.

Rooted in real learning: plug into real industry/community challenges in a real professional setting, alongside real industry and community partners

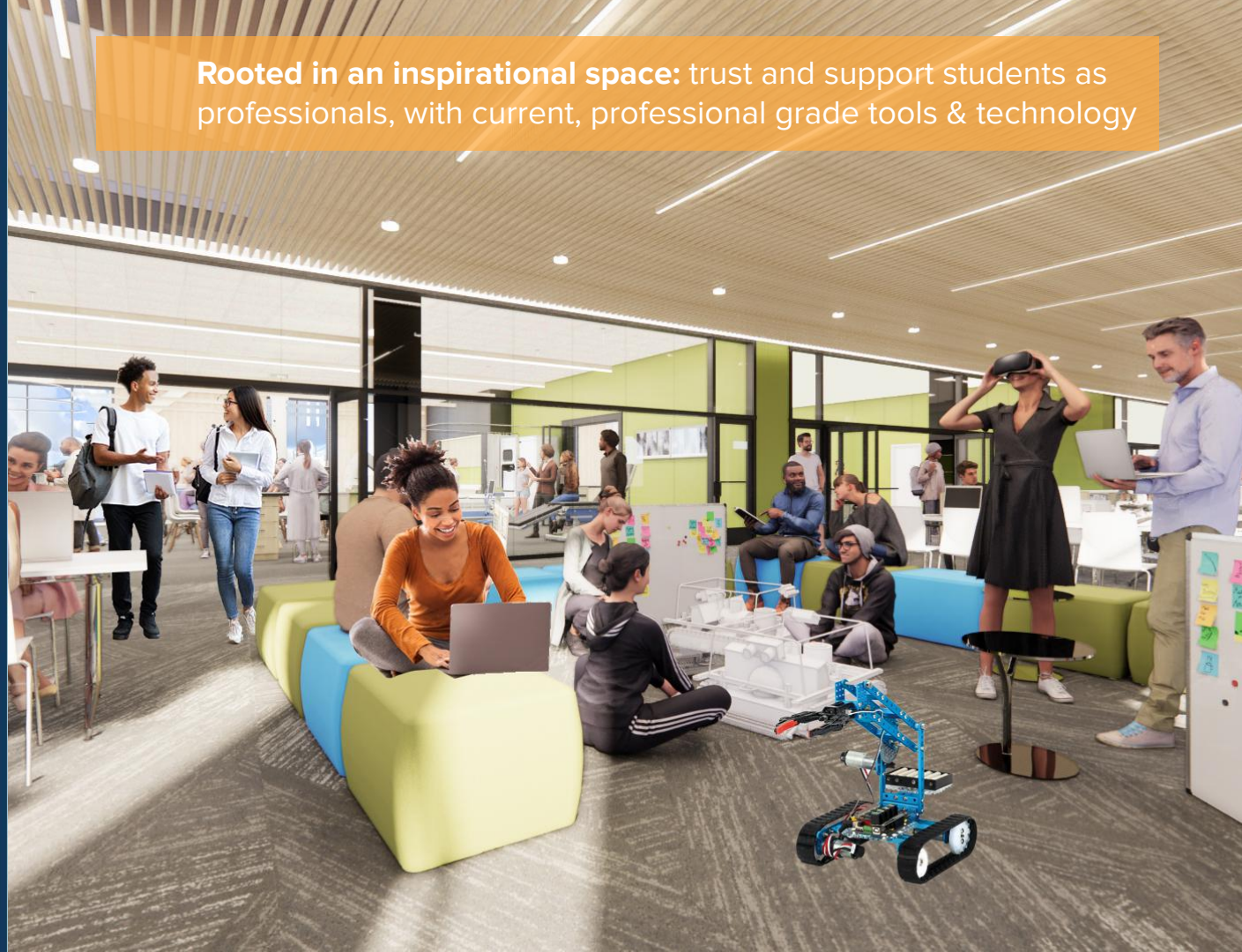
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Think. Act. Pioneer. Impact.

Rooted in an inspirational space: trust and support students as professionals, with current, professional grade tools & technology

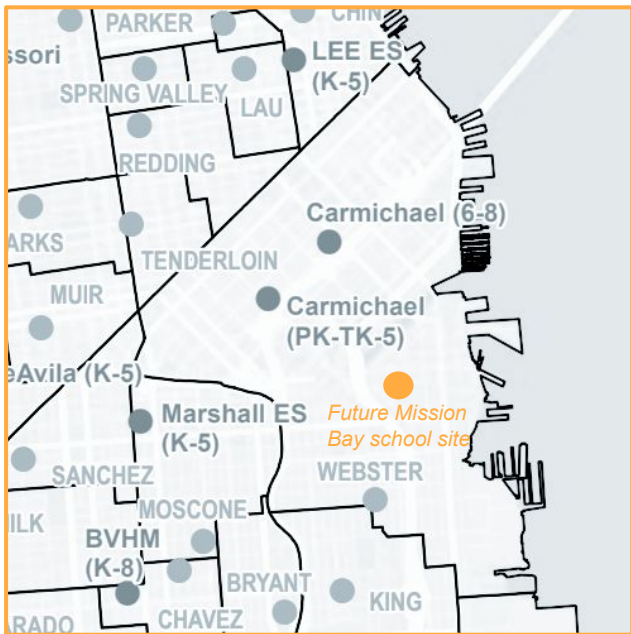


Mission Bay School

Why Build a School Here?

Why Now?

Elementary schools close to the Mission Bay School site lack capacity or proximity to new neighborhoods where SFUSD students live



Adapted from ES map on p. 33 of the [SFUSD Enrollment Guide](#)

Creating more elementary school seats in an area of the City with insufficient access and for a City preparing for long-term growth

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- While the timeline is impacted by the pandemic, **SFUSD anticipates 2,500 additional ES students due to housing growth** from pipeline housing
- The City is adopting **new housing policy** with higher housing goals, which could result in 31,000 more TK-12 students, per SF Planning (Housing Element Draft EIR p. 350)
- Mission Bay School addresses a district-wide need for seats as well as a more **localized gap lacking elementary school seats**; this project realizes the vision of the 1998 redevelopment plan that **donated this land for a public school**, given that 6,000+ housing units would be built in a previously industrial area

If all 995 SFUSD ES students residing within the Webster attendance area were only to attend schools within the boundary (Daniel Webster + Bessie Carmichael = 872 seats), there would be a capacity deficit of 14%. This does not include future, confirmed housing developments.



Today, 300+ SFUSD ES students live in Mission Bay

542 K-12 students in SY21-22



302 ES



83 MS



157 HS

- An estimated 542 SFUSD students live in Mission Bay, including 302 ES students in SY21-22
- Primary home languages: English (35%); Spanish (24%); Cantonese (18%); Arabic (7%)
- Largest racial/ethnic groups: Hispanic/Latinx (29%), Chinese (22%), African American (11%), Other (10%), Middle Eastern/Arab (7%), Two or More (7%)


Affordable Housing Units Drive New SFUSD Enrollment

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- In Mission Bay, 30% of housing units built are affordable housing, which tends to yield more SFUSD students than market rate housing
- When all housing is built, we expect 700 K-12 students in Mission Bay. This does not include Mission Rock and other active projects nearby.
- Mission Bay is nearly fully built out and occupied, with its affordable housing developments as some of the most recently completed buildings.

Mission Bay School

CEQA Process & Final EIR



Decision Point CEQA Final Environmental Impact Report [FEIR]

RECOMMENDED ACTION

Approve a Resolution to:

- Certify the Final Environmental Impact Report for the Mission Bay School Project, in accordance with the California Environmental Quality Act;
- Adopt a Statement of Overriding Considerations for the proposed Project;
- Adopt the Mitigation Monitoring and Reporting Plan; Approve the Project; and
- Direct the filing of a Notice of Determination



Decision Point CEQA Final Environmental Impact Report [FEIR]

What does CEQA analyze?

- The requires CEQA categories are:

Aesthetics

Air Quality

Agricultural and Forest Resources

Energy

Geology and Soils

Hydrology and Water Quality

Land Use

Mineral Resources

Population and Housing

Public Services


Recreation

Utilities and Service Systems

Transportation and Circulation

Wildfire

- These are all analyzed in an Initial Study – basically a checklist of each issue. Any box that is checked goes to the next level of analysis. For this project, only **Air Quality** required more analysis.



Decision Point CEQA Final Environmental Impact Report [FEIR]

The EIR discloses a significant and unavoidable impact to Air Quality. What does that mean?

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- CEQA air quality standard for sensitive users is BAAQMD's incremental particulates threshold (PM 2.5 over $0.8 \mu\text{g}/\text{m}^3$ (micrograms per cubic meter).
- Threshold is an annual average derived from assumed emissions from roadway, rail, and stationary sources near the site.
- Per the model, the school site is in an area that could exceed the threshold, and therefore a significant impact is recorded.
- This exceedance **does not imply that health risks would be significant**. To address student safety, we look to monitoring stations measuring particulates near the school site.
- The nearest monitoring station shows that ambient PM 2.5 concentrations are within the EPA's National Ambient Air Quality Standards (NAAQS) – a 1-hour standard that is measured in real time. The NAAQS have been set at levels that are **considered safe for public health, including the health of children**.

EIR

Significant Impact Breakdown

What other health studies were completed?

In addition to PM2.5, the CEQA thresholds require analysis of 5 criteria air pollutants known to be associated with negative health outcomes:

1. Ozone
2. Carbon Monoxide
3. Nitrogen Dioxide
4. Sulfur Dioxide
5. Lead

The analysis also requires testing for other toxic air contaminants (TACs), such as asbestos and diesel particulates.

There were no adverse findings and no significant impacts to future school users from any of these categories.

Air Quality Mitigation Measure


- These measures, required to be implemented in the Project, will help with any air quality issues that do arise, but not enough to reduce the impact below the EIR threshold.

MM AQ-3: Advanced MERV Filtration

On-site filtration systems will use MERV 14 or better filters, which can reduce particulate matter up to 90% compared to unfiltered air. Also, all windows on the western and southern side of the building will be inoperable to reduce unfiltered air from entering.

MM AQ-4: Outdoor Play Area Siting and Vegetative Barriers

Outdoor play areas will be on the eastern portion of the site, as far as possible from I-280 and Caltrain tracks. Native shrubs and trees will be planted as a vegetative barrier to help reduce potential outdoor PM2.5 concentrations.

An architectural rendering of a modern school building with a colorful facade of yellow, green, and blue panels. In the foreground, there is a paved courtyard with a circular pattern of blue and white squares, surrounded by green trees and landscaping. A curved concrete walkway is visible at the bottom of the frame.

Decision Point CEQA Final Environmental Impact Report [FEIR]

- SFUSD has prepared an EIR and progressed through all required steps; the **Final EIR** is presented today for **SFUSD Board of Education certification**

- EIR Milestone Schedule

Notice of Preparation:	May 17, 2021
Public Scoping Meeting:	May 25, 2021
Initial Study:	Sept 1, 2021
Draft EIR:	Sept 21, 2021
Response to Comments:	Jan 25, 2022
Final EIR:	Jan 25, 2022

- Project EIR files have been made available for public review at the District office at 135 Van Ness Avenue and online:
<https://www.sfusd.edu/schools/schools-community/school-mission-bay>

Mission Bay School

Site Suitability Public Hearing & Findings

An architectural rendering of a modern school building with a colorful, multi-story facade. In the foreground, there is a large, paved courtyard with a circular design in the center, surrounded by trees and landscaping. The text "Decision Point CDE Site Suitability Findings" is overlaid on the left side of the image.

Decision Point CDE Site Suitability Findings

RECOMMENDED ACTION

Approve a Resolution to evaluate real property in accordance with California Department of Education School Site Selection standards and approving the acquisition of real property for the Mission Bay School site.



Decision Point CDE Site Suitability Findings

- The District intends to acquire property for Mission Bay School. Prior to acquiring real property for a school, the CA Education Code requires a public hearing using the CDE site selection standards. Those standards are generally found in Title V of the California Code of Regulations starting at section 14010.
- This site suitability analysis is a health & safety screen, in addition to CEQA, to ensure that the site is appropriate for a new public school.
- In today's meeting, the Board President will call a public hearing on this item first, and then, following the public hearing, the Board will consider the Site Suitability Findings Resolution.



Decision Point CDE Site Suitability Findings

- Site Suitability Findings are listed in these resources, and available in the supporting materials for tonight's meeting
 - California Code of Regulations ("CCR"), Title 5, § 14010
 - Real Property Acquisition Site Selection Standards, Education Code ("EC") §§ 17211 et seq.
 - Williamson Act, Government Code §§ 51200 et seq.
 - California Environmental Quality Act, Public Resources Code §§ 21000 et seq. and California Code of Regulations, Title 14, §§ 15000 et seq.
 - Additional Findings pursuant to the Government Code



Decision Point CDE Site Suitability Findings

What do the findings analyze?

- The site suitability findings address these categories:

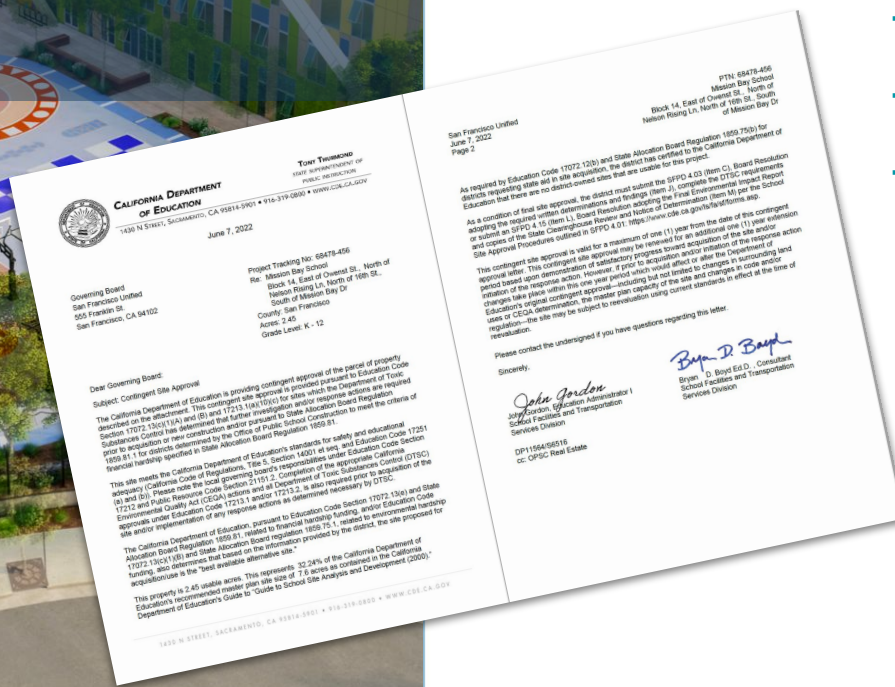
Site acreage & enrollment	Distance from electrical lines
Distance from railroad tracks	Proximity to loud noise sources
Proximity to earthquake faults	Within a flood or liquefaction zone
Proximity to above ground tanks	Access to emergency services
Adjacent road hazards	Zoning and land use compatibility
Environmental factors	Land use restrictions or easements
Site preparation and utility needs	Presence of wildlife habitat
Proximity to hazardous waste	Poor air quality or high emissions
- The District is required to analyze each finding and prepare a response as to how the site does or does not comply.

Decision Point CDE Site Suitability Findings

- All findings were made, and background is provided in supporting documents attached to the agenda.
- Technical studies including the following support some findings:

- Geotechnical Evaluation and Geologic Hazards Study
- Rail Safety Study
- Phase I and Phase II Environmental Site Assessments

- The CEQA Initial Study and Draft EIR also support several findings
- CDE granted Contingent Site Approval on June 7, 2022



Mission Bay School

Design Build Contract

An architectural rendering of Mission Bay School, showing a modern building with a colorful facade of yellow, green, and blue panels. In the foreground, there is an outdoor basketball court with a blue and white checkered pattern and a circular orange and white design. The school is surrounded by lush green trees and landscaping.

Decision Point Design Build Contract

RECOMMENDED ACTION

Approve a Design-Build Contract with McCarthy Building Company for a Stipulated Sum of \$95,391,176 and instruct the Chief Facilities Officer or designee to sign all documents necessary for the execution of the Contract for detail design, permitting, and construction, as further described in the Contract, of Mission Bay School.



Decision Point Design Build Contract

Procurement Summary

- Timeline of procurement activities
 - 6/25/19 Contracted for bridging documents
 - 5/28/19 Contracted for Design Build procurement consultant
 - 3/5/21 Request for Qualifications released
 - 7/26/21 Request for Proposals released
 - 10/29/22 Proposals received
- 2 proposals received
- McCarthy Building Company/DLR Architects was the highest ranked proposer, determined to “have offered the best value to the public.” (Education Code §17250.25(f)(4))



Decision Point Design Build Contract

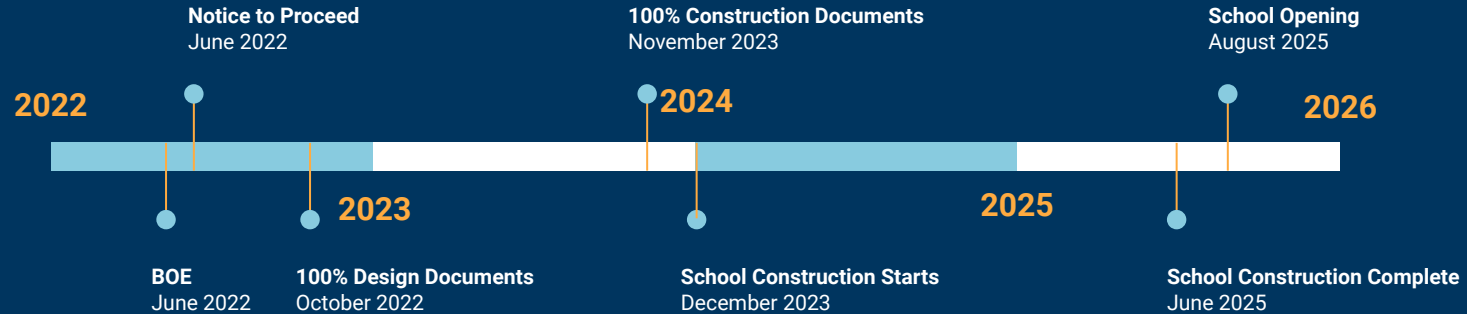
Contract Value

- Stipulated Sum for RFP was \$90 million
- McCarthy and the District negotiated escalation due to schedule delay from December 2021 (original schedule in RFP) to June 22 (revised schedule of today's hearing)
- Contract value is \$95,391,176

Labor & Construction Hiring

- Subject to 2016 Prop A Bond Program Project Labor Agreement (PLA)
- 25% local hire
- 50% local apprentices
- Covered trades: Carpenters; Carpet, Linoleum, and Soft Tile Layers; Electricians; Iron Workers; Laborer; Painters; and Plumbers
- Labor agreements: no strikes or lockouts

MISSION BAY SCHEDULE





Future Approvals

Land Disposition Agreement – August 2022

- Fee transfer of 1.34 acres of land from USCF to SFUSD, as compelled by the Mission Bay Redevelopment Plan
- Easement agreement for 0.25 acres to complete the parcel of Block 14

October/November 2022

- Play Yard Reimbursement Agreement
- California Department of Education Site Approvals

Design Aerial





Questions + Answers