Property Committee Meeting

Monday, November 9, 2026 4:00 PM
Virtual Meeting

1	**OPENING ACTIVITIES**
A.	Call to Order
B.	Presentation
C.	Minutes
2	**TRANSPORTATION DEPOT UPDATE**
3	**ALTERNATIVE FUEL UPDATE**
4	**CAPITAL PROJECTS - SUMMER 2027 & 2028**
5	**PUBLIC COMMENT ON AGENDA ITEMS**
A.	Guidelines for Public Comment
6	**FUTURE MEETING DATES**
A.	Wednesday, February 24, 2027 4:00 PM VIRTUAL

Property Committee
November 9, 2026

Agenda:

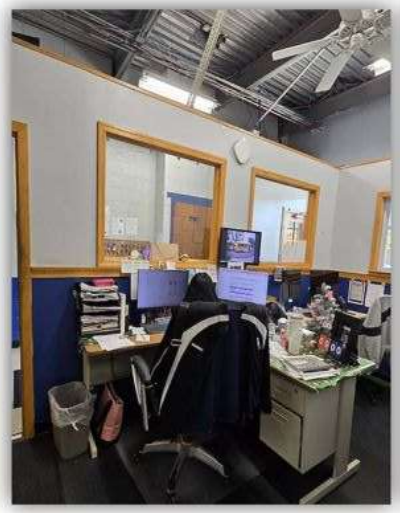
Transportation Depot Discussion

Alternative Fuel Discussion

Capital Projects - Summer 2027 and 2028

Transportation Building





Typical Office



Lobby

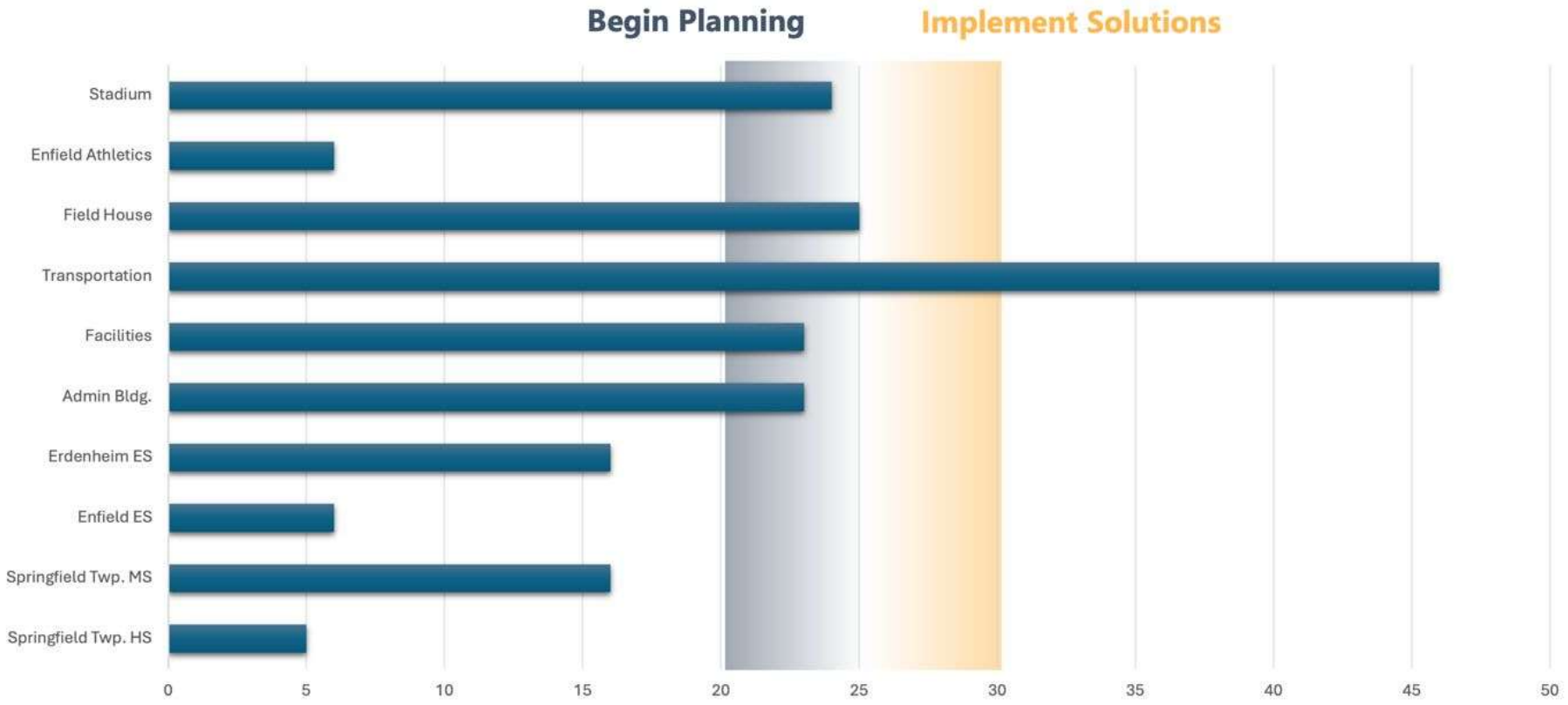


Shop Area

Facility needs are major at the Transportation Building. The district is in the process of engaging ICS to perform a feasibility study for options and considerations.

ICS | CMTA
A LEIDOS Company

District Facilities – Years Since Major Renovation



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Facility Condition Assessment – Transportation Building

Replace Underground Fuel Tanks



Exterior Masonry Repairs



Exterior - Painting



Overhead Door Replacement





BUILDING ENVELOPE



SITE

Building Envelope & Roofing

- Exterior walls are comprised of painted concrete masonry units, plaster, and brick veneer with a minimal aluminum casement and double hung window systems. All wall systems require repairs/painting
- Wall footings at the 1891 building require grout injection to increase bearing capacity to reduce further settlement (D'Huy Engineering Structural Assessment)
- Replace all overhead garage doors
- Paint all hollow metal door frames and doors
- Perform lintel and column repairs

Site Projects

- Site cannot house all busses and vans – no site security to protect vehicles
- Replace the underground fuel tanks with new above ground tanks
- Site floods when the adjacent Cisco Park floods – contributing to the soil's erosion at slab on grade and foundations
- Concrete sidewalk and curb repairs

COLOR KEY

EXCELLENT (8+ YEARS) GOOD (5-8 YEARS) AVERAGE (3-5 YEARS) POOR (1-3 YEARS) CRITICAL (IMMEDIATELY)

ICS | CMTA

A LEIDOS Company

Facility Condition Assessment – Transportation Building

Furnace



Emergency Power Generator



Unit Heaters



Mini-Split Units



Mini-Split Condensers



Exhaust Fans



MECHANICAL ELECTRICAL PLUMBING

- The natural gas fired furnace was installed in 2016 and is in good condition. Replace at the end of its useful life which is around 2034
- 3 mini-split systems are past their useful life expectancy and in need of replacement
- Upgrade garage area ventilation system including CO and CO2 sensors and alarms
- The domestic water piping should be fully insulated/reinsulated properly
- Test existing water quality and determine if water softener would be beneficial
- Provide mixing valves at each electric water heater
- No sprinkler system present
- All seven (7) rooftop exhaust fan are past their useful life expectancy and need to be replaced
- Determine the age of the generator. Consider replacement if it's past useful life

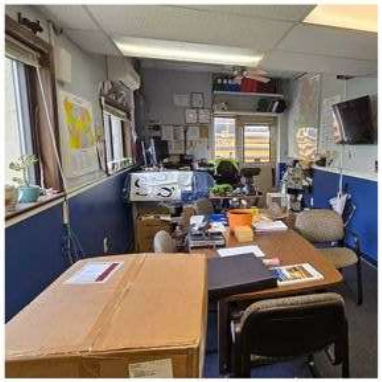
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Facility Condition Assessment – Transportation Building

Architectural Finishes



Toilet Rooms



Wash Bays



Maintenance Areas



ARCHITECTURE

ACCESSIBILITY

- Repair void beneath concrete floor by injecting grout beneath the slab. Entire slab replacement may be required upon further investigations (D'Huy Engineering Structural Report)
- ADA observations:
  - Front desk does not have an ADA compliant workstation
  - Toilet Rooms are in poor condition and do not meet ADA requirements
  - Reconfiguration of toilet rooms will require a reconfiguration of t he office, lobby areas.
- Select Deteriorated doors/frames require replacement in shop areas.
- Shop area finishes are in poor condition.
- Office area finishes are in poor condition.

COLOR KEY

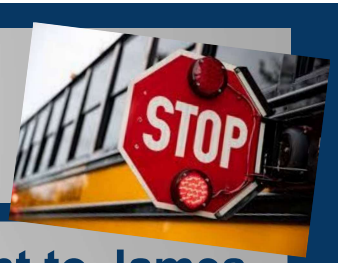
EXCELLENT (8+ YEARS) GOOD (5-8 YEARS) AVERAGE (3-5 YEARS) POOR (1-3 YEARS) CRITICAL (IMMEDIATELY)

RADERGROUP
COPLAN MACHT STUDIO

ICS CMTA
A LEIDENCE Company

Transportation Depot

Options and Next Steps…



SDST's transportation depot is located off Montgomery Avenue and adjacent to James Cisco Park (east), Hillcrest Pond (south) and several businesses (west). The site is approximately 1.6 acres.

Site Challenges:

- Acreage does not accommodate space to park the entire district fleet; STMS houses overflow parking
- Proximity to pond makes it prone to flood during heavy rain/storm events

Building Challenges:

- Facility condition assessment indicates the need for a renovation/rebuild vs repair
  - Estimated repair cost over the next 10 years = $5,917,544

Board members and Administration are currently exploring alternative sites to relocate the transportation depot

Action Item: Engage CMTA/ICS to evaluate the current and viable alternative sites to determine the feasibility and cost

ALTERNATIVE FUEL UPDATE

Administration recommends to begin the shift from diesel to propane-fueled vehicles

- Defer current plans to purchase additional diesel buses
- Current site has the ability to house a mobile propane tank
- Explore rebates/grants for propane-powered vehicles
- Request to purchase - future property/board meeting
  - Mobile tank
  - Buses
    - Estimated costs - available spring/summer



District-wide Capital Assessment

Capital Projects:

Summer 2027
Summer 2028



Summer Projects

SUMMER 2027	AMOUNT
Convert 2 sets of existing toilet rooms (music hallway and Freeze Lobby) to universal design	$975,000
Sanitary piping investigations - Facilities building	$150,000
SPRING/SUMMER 2028	
Perform renovations to Natatorium (Major renovations option)	$4,195,100

Action Item: Engage CMTA/ICS for design and construction management services for the 2027 and 2028 Summer projects.

PUBLIC COMMENT

Next Property Committee Meeting:
Wednesday, February 24, 2027