



CSFRI

California School Facilities
Research Institute

CSFRI RFP #2

Request for Proposals (RFP) To Conduct a Study of the Impact of
Rebuilding Aging Pre-K-12 Schools on Student Academic Success

April 28, 2025

RFP NUMBER 1-2025

California School Facilities Research Institute (CSFRI)
1303 J Street, Suite 520
Sacramento, CA 95814

Date of Issuance: April 28, 2025

Deadline for Receipt of Proposals is 5:00 p.m. July 1, 2025

Contact: Alexandra Rhodes
Telephone: (916) 252-3689
Email: arhodes@m-w-h.com

Introduction and Background

The purpose of the California School Facilities Research Institute (CSFRI) is to conduct and publish validated research to raise Californians' awareness of the positive impact quality school facilities have on student academic achievement and community success. CSFRI is seeking proposals for scholarly research to identify the impact of refurbishing, rebuilding, making major repairs to, construction of new facilities or the replacement of aging school facilities and classrooms, on Pre-K-12 student academic success. This research aims to inform public policies and investments that may enhance educational environments and student success. Previous studies have suggested links between the physical state of schools and metrics such as academic performance, attendance, and student well-being. This RFP seeks to address more specifically the relationship between school facility funding levels and student academic outcomes with rigorous, evidence-based research. CSFRI will share results of this study with the media, school districts, the State Legislature, state agencies, state and national organizations serving Pre-K-12 schools, and others interested in the impact of school facilities on the success of K-12 students.



Goals and Objectives

The research should achieve the following objectives:

- Determine whether capital expenditures—excluding routine maintenance—per student spent on major maintenance and modernizations correlate with improved student learning and improved attendance.
- If there is a positive correlation, determine the capital expense threshold that correlates to the most significant growth in student achievement factors.
- Provide actionable recommendations for policymakers and school facility planners.

Scope of Work

The selected researcher(s) will:

1. Conduct a comprehensive literature review of existing studies on the funding of school facilities and student academic outcomes in public schools in the United States. Researchers shall prioritize the use of data from California and focus on outcomes for students in California.
2. In collaboration with the CSFRI Study Monitoring Committee (SMC), develop a research design that includes data collection methodologies such as statistical analysis, surveys, or case studies.
3. Implement the agreed upon research design and analyze findings to complete the above Goals and Objectives.
4. Prepare and submit the deliverables described in the following section:
 - A Study Plan
 - An Executive Summary
 - A Comprehensive Research Report
 - Interim progress reports and public presentations of final findings and recommendations

Deliverables

The selected researcher(s) will produce deliverables including the following activities and work products:

1. Submit a Study Plan to the SMC no more than thirty (30) days after the contract signing date and present it to the SMC in a briefing. The study plan should describe how the respondent will conduct the work described in the Scope of Work.
2. A concise Executive Summary of the research report (below) suitable for publications produced by CSFRI, the Coalition for Adequate School Housing (CASH), statewide and national education organizations for an audience of school facility practitioners and policy makers. The Executive Summary should include:
 - Introduction
 - Description of methodology
 - Summary of findings



- Data visualizations or infographics that effectively communicate key findings to a non-scholar audience
 - Interpretation of findings
 - Implications of the findings
3. A comprehensive research Report of adequate length for publication by CSFRI detailing the findings, methodology, and implications. The report should contain a more thorough version of the components in the Executive Summary and the following additional components:
- Description of how the research database is organized
 - Recommendations for further study
 - Appendix containing literature reviewed with brief summaries of previous studies and identification of trends
4. Periodic presentation of progress updates to the SMC to ensure alignment with the project goals, and public presentations at CASH and CSFRI conferences, workshops, or research symposia focused on the outcomes of the study. The specific public presentations will be determined collaboratively between the SMC and the selected applicant, and established prior to issuance of the Notice of Award.

Appendix A: Research Considerations contains suggested methodologies and data sources. It is not intended to constrain applicants' research design.

Intellectual Property Rights: CSFRI retains ownership of all deliverables but grants the respondent the right to publish or utilize findings with prior approval.

Funding Availability

This solicitation will fund up to \$50,000 in grant awards.

Proposed Budget, Payments and Retention

Respondents are asked to provide a budget with sufficient detail to allow the CSFRI SMC to understand how they will approach the project.

CSFRI will award a grant of \$50,000, or a lesser or greater amount, as agreed to through the grant agreement negotiation process. The selected applicant will propose a payment schedule for approval by the SMC which will be memorialized in the Memorandum of Understanding prior to the commencement of the project. The schedule should be aligned with the completion of deliverables, and reserve final payment until after completion of the final deliverable. Payments will be made promptly and consistently with the expectations that the deliverables required are received and presentations made as identified within the Memorandum of Understanding.



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Project/Award Period

The anticipated start date is November 2025, and will be finalized in conjunction with the selected respondent prior to the issuance of the Notice of Award. All work must be completed and all funds spent by March 2027. After the project close out date, all remaining funds will revert back to CSFRI.

Eligibility

Those encouraged to apply are university and/or academic research centers with 501(c)(3) tax exempt status.

Those not eligible to apply are individuals, professional organizations, or private companies.

Proposal Organization

Please include the following information in the RFP response with each section labeled as follows:

1. Letter of Intent. Please describe the researcher(s) interest in the project
2. Organizational/Institutional Contact Information
3. Primary Researcher(s) Contact Information
4. Brief Narrative Description of the Organization/Institution (200 word maximum)
5. Resumes of Primary Researchers. Please include relevant qualifications and past research experience
6. List of Research Projects Completed Within the Past Three Years. Please include a brief description of each project
7. Description of Proposed Research Design and Methodology (400 word maximum). Please include explanation for selecting this methodology, data to be used and measurement to be used in describing the outcomes of the research
8. Contact Information for Three References
9. Proposed Timeline
10. Project Budget

Proposal Submission Deadline and Process

Each bidder shall deliver an RFP response in electronic format by 5:00 p.m. on July 1, 2025 by either:

- Email to Alexandra Rhodes (arhodes@m-w-h.com) with "CSFRI RFP Response" in the subject line, or
- Delivery of flash drive to
California School Facilities Research Institute
Attn: Alexandra Rhodes
1303 J Street, Suite 520
Sacramento, California, 95814

**Project Implementation Timeline**

Proposed RFP & Project Implementation Timeline		
<i>Task</i>	<i>Deadline</i>	<i>Notes</i>
Solicitation Release	April 28, 2025	
Deadline to Submit Proposals	July 1, 2025	
Selection of Applicant	August 2025	
Finalize Scope with Chosen Applicant	September 2025	Determined collaboratively by CSFRI and applicant
Notice of Award	October 1, 2025	
Anticipated Start Date of Awarded Project	November 2025	TBD in conjunction with researcher
Overview of Project Presentation	February 2026	At CASH Annual Conference
Progress Report Presentation	May/June 2026	Potential CSFRI Symposium or CASH mini-conference
Anticipated Project End Date	November 2026	Completion of research and deliverables except final presentation
Presentation of Final Report	February 2027	At CASH Annual Conference

Proposed project timeline subject to change.

Evaluation Criteria and Process

The SMC will review and evaluate all proposals submitted, interview the proposed researchers/research teams, and make a recommendation to the CSFRI Board of Directors based on the following criteria:

- The degree to which the response addresses the requirements of the RFP
- Clarity and feasibility of the research design
- Relevance of the team's qualifications and experience
- Appropriateness of the proposed budget and timeline
- Potential for actionable, meaningful outcomes

A "Best Value" approach will be employed, balancing the proposed budget and work to be done.

Award and Administration Information**1. Notice of Award**

Researchers will be notified no later than October 1, 2025 whether or not the research proposal is selected for funding.

2. Award Administration

Alexandra Rhodes will serve as the grant administrator.

3. Grant Agreement Requirements

IRS 501(c)(3) determination letter or ruling is required.



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CSFRI Contacts

For inquiries related to administrative matters such as formatting and transmission of the RFP response or billing, contact Alexandra Rhodes via email at arhodes@m-w-h.com or by telephone at (916) 252-3689.

For inquiries related to the substance of the RFP or the work to be completed, contact Nancy Chaires Espinoza via email at nchairesespinoza@m-w-h.com or by telephone at (916) 252-3956.

We look forward to receiving innovative and impactful proposals that advance our understanding of how school facilities influence student achievement. Your work will contribute to shaping better educational policies and learning environments.



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Appendix A: Research Considerations

Prior CSFRI Research

The selected applicant may find a previous study sponsored by CSFRI useful. It can be found [here](#).

Quantitative Data

Student Learning & Improved Attendance

- Utilize known student achievement measures including some component(s) of the California (CA) School Dashboard criteria which is the current accountability system for student achievement in CA schools.

Capital Expenditures

- Funds spent on facilities improvements, new construction, infrastructure upgrades, and technology improvements.
 - Consider analyzing by specific investments such as classrooms, Science, Technology, Engineering and Mathematics (STEAM), Career Technical Education (CTE), health and safety, Heating, Ventilation, and Air Conditioning (HVAC), etc. and the different return on investment for each.

Potential Methodology

- Identify a representative group of CA school districts and the number of districts that offer a large enough sample size to produce results that are internally valid for CA, if possible.
 - Balance sample districts by population size, socioeconomic level, English as a Second Language (ESL), students with disabilities, and baseline achievement levels.
 - Explore correlations at different levels (e.g., school, district, region) to understand variations in how the distribution of capital investments impact student achievement across different schools, districts, regions, or other criteria.
- Measure student achievement using the CA School Dashboard including CTE, graduation rates, and student standardized testing criteria.
- Determine the effect of school facilities funding on attendance rates.
- Consider identifying grade level segments (e.g., Grades PreK-3, 4-8, 9-12).
- Identify time period over which the criteria are applied (e.g., one or more decades).
 - Consider COVID-19 time period and any appropriate adjustments to predict most statistically reliable results.
 - What are the long-term effects of school capital investments on student achievement trajectories?
- Consider a method to determine scope or type of construction design that has the most effect on our measurement (e.g., flexible spaces, HVAC, modernize finishes, etc.).



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- Calculate student achievement growth over the time period selected
 - Account for time lags in data analysis since the effects of capital expenditures may not be immediate.
- Consider other variables and influences on student achievement that would need to be controlled for (e.g., curriculum changes, teacher years of experience).