

Master Facility Planning Board Update

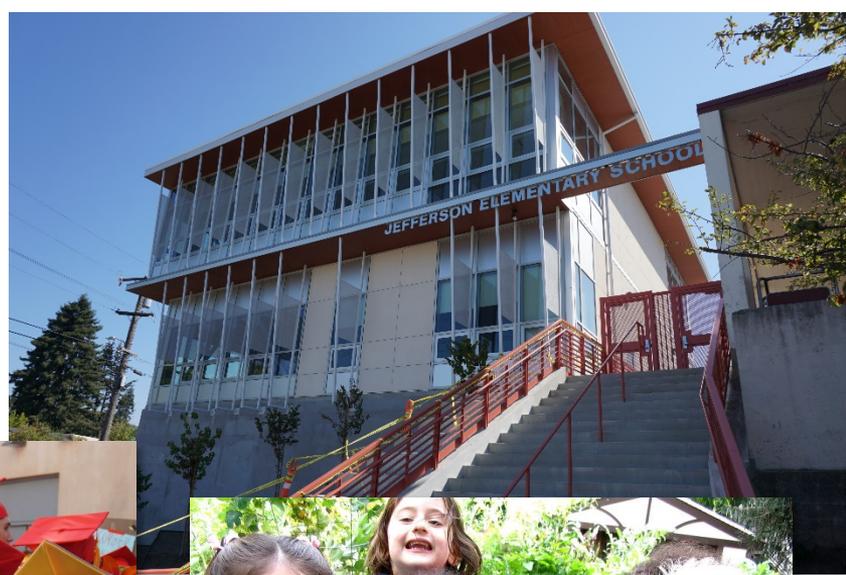
August 15, 2018

Agenda

- **What is a Master Facilities Plan**
 - **Examples: San Rafael City Schools, Benicia Unified School District, San Bruno Park School District**
- **Process**
 - **Assess**
 - **Plan Sites**
 - **Plan District**
 - **Confirm Plan**
 - **Finalize Plan**

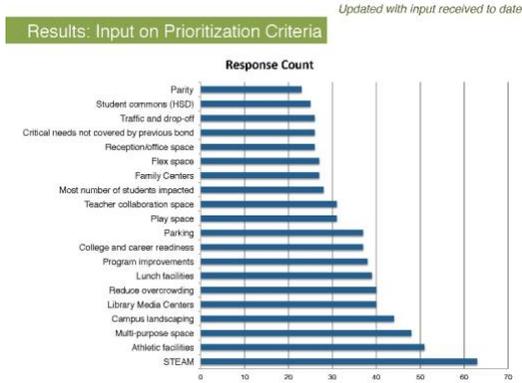
A MASTER FACILITY PLAN IS BERKELEY UNIFIED SCHOOL DISTRICT

- TBD
- District needs, vision and priorities
- Implementation relative to potentially-available funds



A MASTER FACILITY PLAN IS SAN RAFAEL CITY SCHOOLS

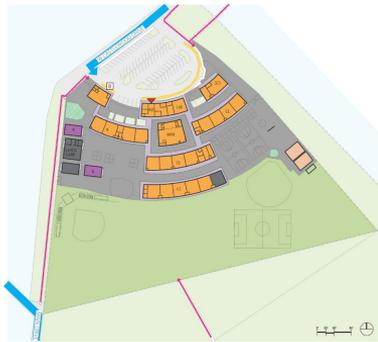
1. Relieve overcrowding
 2. Accommodate future growth
 3. Replace portables with permanent buildings
 4. Parity
- Planning for implementation refined priorities



A MASTER FACILITY PLAN IS SAN RAFAEL CITY SCHOOLS

Glenwood Elementary

- Older buildings
- No multi-purpose
- Portable classrooms
- Upper-income
- Perception from prior bond



EXISTING CONDITIONS

CAMPUS DATA

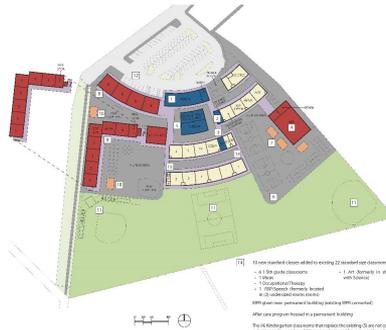
TOTAL CAMPUS AREA	144,000 SF
PLAY AREA	ALL ACRES
2010 ENROLLMENT	400
CLASSROOMS	100
PARKING SPACES	60 SPACES

LEGEND

EXISTING PORTABLE BUILDING	SCHOOL BUS STOP
EXISTING PORTABLE BLDG.	CAMPUS BUS STOP
EXISTING CLASS STRUCTURE	CONCRETE WALL
EXISTING CLASS STRUCTURE	INTERNAL CIRCULATION
BUILDING NOT UNDER CONSTRUCTION	PROVISIONAL PLAN
RECREATIONAL DEVELOPMENT	RECREATION AREA
CONCRETE WALKWAY	RECREATION AREA
RECREATIONAL DEVELOPMENT	RECREATION AREA
CONCRETE WALKWAY	RECREATION AREA

CORE FACILITIES DATA

ID#	CATEGORY	STATUS
1	FOOD SERVICE BUILDING	N/A
2	INDOOR SWIMMING	2010
3	LIBRARY	N/A
4	AUDITORIUM	N/A
5	LIBRARY	N/A
6	AGGREGATION	N/A
7	INDOOR ATHLETIC FACILITY	N/A
8	PLAZA/DECK	ALL ACRES
9	PARKING	ALL SITES



OPTION 1

LEGEND

EXISTING SPACE
PROVISIONAL CONSTRUCTION (NEW OR EXISTING)
RECONSTRUCTION - 10
RECONSTRUCTION - 10
RECONSTRUCTION - 10
CHANGING MATERIAL - CIRCULATION
CHANGING MATERIAL - CLASS STRUCTURE

PLAYGROUND DATA

TOTAL PLAYGROUND AREA = 54,130 SF
TOTAL PLAYGROUND AREA = 10,000 SF

NOTES

1. Provide for an existing portable building and convert for future building with bus stop.
2. Provide for an existing portable building and convert to ADA & MCI storage area.
3. Provide for an existing portable building and convert to ADA & MCI storage area.
4. Provide for an existing portable building and convert to ADA & MCI storage area.
5. Provide for an existing portable building and convert to ADA & MCI storage area.
6. Provide for an existing portable building and convert to ADA & MCI storage area.
7. Provide for an existing portable building and convert to ADA & MCI storage area.
8. Provide for an existing portable building and convert to ADA & MCI storage area.
9. Provide for an existing portable building and convert to ADA & MCI storage area.



A MASTER FACILITY PLAN IS

BENICIA UNIFIED SCHOOL DISTRICT

1. Critical Portable Replacement
2. Learning Space Modernization
3. Portable Replacement
4. Educational Support

MASTER FACILITY PLAN

Priority 1 - Critical Portable Replacement Projects

- 1 E Wing Replacement
- 2 D Wing Replacement (including Child Care Buildings)

Priority 2 - Learning Spaces Modernization Projects

- 3 Classroom Modernization (including General Safety / Security Upgrades, Food Service Upgrades)

Priority 4 - Education Support Projects

- 4 Resurface Blacktop Areas (Including Yard Storage)
- 5 Main Lobby / Admin Improvements
- 6 Covered Activity Area
- 7 ALS Adjacent to Library
- 8 Expand Parking

LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PERMANENT BUILDING - MINOR MODERNIZATION - MAJOR
- PROPOSED EXPANSION/ NEW BUILDING
- MODERNIZATION - MINOR
- MODERNIZATION - MAJOR



Learning Spaces

K-1-2
gathering space -
carpet for circle time

- Cubbies
storage of desks/tables
OR cubbies.

likes furniture @ ALS @ BTS

• Core stabilizers.
• moving from white boards -
anchor charts (books)
+ sliding whiteboards
full height?

3-4-5
+ gathering space
+ space for books

• Standing activities

• Projectors + document cameras
• don't chase the technology

→ Outdoor computer
• Benicia Garden People
garden learning center
greenhouse

① Large shelter
- gets proper sun -
security
- no cell use!

- rooms outdoor play space
- nice to drink!

• floor to ceiling windows
to court yards

• Digital Monitors
• CCTV - live announcements
- get rid of old TV



MASTER FACILITY PLAN

- EXISTING PERMANENT BUILDING
- PROPOSED EXPANSION/ NEW BUILDING
- MODERNIZATION - MINOR
- MODERNIZATION - MAJOR
- EXISTING SPACE/ STRUCTURE
- COVERED WALKWAY/ WALKWAY NOT USED BY SCHOOL
- SCHOOL BUS STOP
- CAMPUS MAIN ENTRY
- VEHICLE LAIR
- TERRACE
- INTERNAL CORRIDOR
- PEDESTRIAN TERRACE
- PEZ UP CORRIDOR
- DET AREA

LEGEND

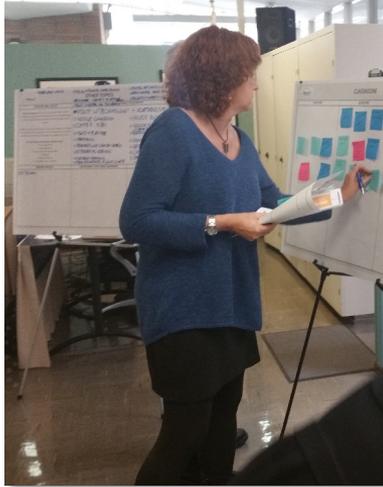
CLASSROOM
BARRIERS/ENCEL
FURNITURE
TECHNOLOGY
CAMPUS
SECURITY
SITE LEAVING
SOCIAL PERFORMANCE
SECURITY FINANCING



A MASTER FACILITY PLAN IS

SAN BRUNO PARK SCHOOL DISTRICT

1. Increase Campus Sizes for Operational Efficiency
2. Close and Sell Surplus Properties
3. Develop District Vision and Project List
4. Pass a Bond



FUNCTION
<ul style="list-style-type: none"> Adequate restrooms Spaces for science and music Outdoor classroom space Storage Flexible space and walls Carpeted floors Sleeping/sit-up area Registration/enrollment area for pre-k separate from K-5 Pre-k at each elementary District-run fee-based pre-k Diaper changing table (gender-neutral) Multiple sinks upon entry to classroom with warm water Movable cubbies and shelves indoor and outdoor Special bathrooms - smaller
QUALITIES
<ul style="list-style-type: none"> Tactile play things for hand-eye coordination
RELATIONSHIPS
<ul style="list-style-type: none"> Drop off areas convenient for parents to park: drop off pre-K and K-5 kids Close proximity to cafeteria and drop off/pick up Secure pickup – operational Look at Educare Silicon Valley PreK Center for relationship ideas Direct outdoor access from classrooms for anytime use



EARLY CHILDHOOD DEVELOPMENT (K,TK,PK) DRAFT HIBSER YAMAUCHI Architects, Inc. HY

FUNCTION
<ul style="list-style-type: none"> Information warehouse Multiple media Break-out rooms Listening stations Collaboration space Parent resource center Information center Space for groups to work
QUALITIES
<ul style="list-style-type: none"> Flexible Break-out rooms Quiet spaces Collaboration spaces Cozy Access to technology/tools/devices for printing, display screens for group work Hangout/lounge/home-work area for kids
RELATIONSHIPS
<ul style="list-style-type: none"> Centralized Available to community other school Parent education Collaborating small rooms similar to college libraries



LIBRARY DRAFT HIBSER YAMAUCHI Architects, Inc. HY

A MASTER FACILITY PLAN IS

BERKELEY UNIFIED SCHOOL DISTRICT

1. Set Design Standards based on Educational Objectives. Those Standards, including CTE and Special Programs, drive Facilities Improvements
2. Correct Infrastructure Deficiencies and Improve Safety
3. Provide Equity Across the District
4. Accommodate All Students
5. Develop Campuses Sustainably and tie Improvements to CTE Curriculum
6. Consider Overall Vision for All Campuses, but also Develop a Project List That is Achievable

GOALS

- ABILITY TO SUPPORT EDUCATIONAL OBJECTIVES
 - INFRASTRUCTURE
 - 20-YEAR TECHNOLOGY INFRASTRUCTURE
 - SUSTAINABILITY - ENERGY EFFICIENT GREEN SCHOOLS "STATE OF THE ART"
 - SAFETY
 - FLEX ROOMS FOR SPECIAL PROGRAMS
 - PROGRAM/BLDG STANDARDS FOR EACH GROUP OF CAMPUSES
 - ACCOMMODATE SPECIAL NEEDS STUDENTS
 - PROJECT LIST FOR FUTURE BOND
 - EVALUATE INCOMPLETE PROJECTS
 - ACCOMMODATE CTE PATHWAYS
 - MAXIMIZE SITE UTILIZATION
 - CONSIDER SEQUENCING & TEMP COSTS ^{PROGRAM}
 - EQUITY
 - REPLACE PORTS W/ PERM BLDGS
 - ~~TIME~~ TIMELINESS
-
- WHAT IS ~~THE~~ ALREADY PROMISED?
 - BIFURCATE W/ PROJECT LIST & FUTURE VISION

ANTICIPATED PROCESS

- **Phase 1 - Assessments**
- **Phase 2 - Plan Sites**
- **Phase 3 - Plan District**
- **Phase 4 - Refine Plan for Implementation**
- **Phase 5 - Finalize Plan**

PHASE 1 - ASSESSMENTS

EDUCATION - INFRASTRUCTURE - OPERATIONS

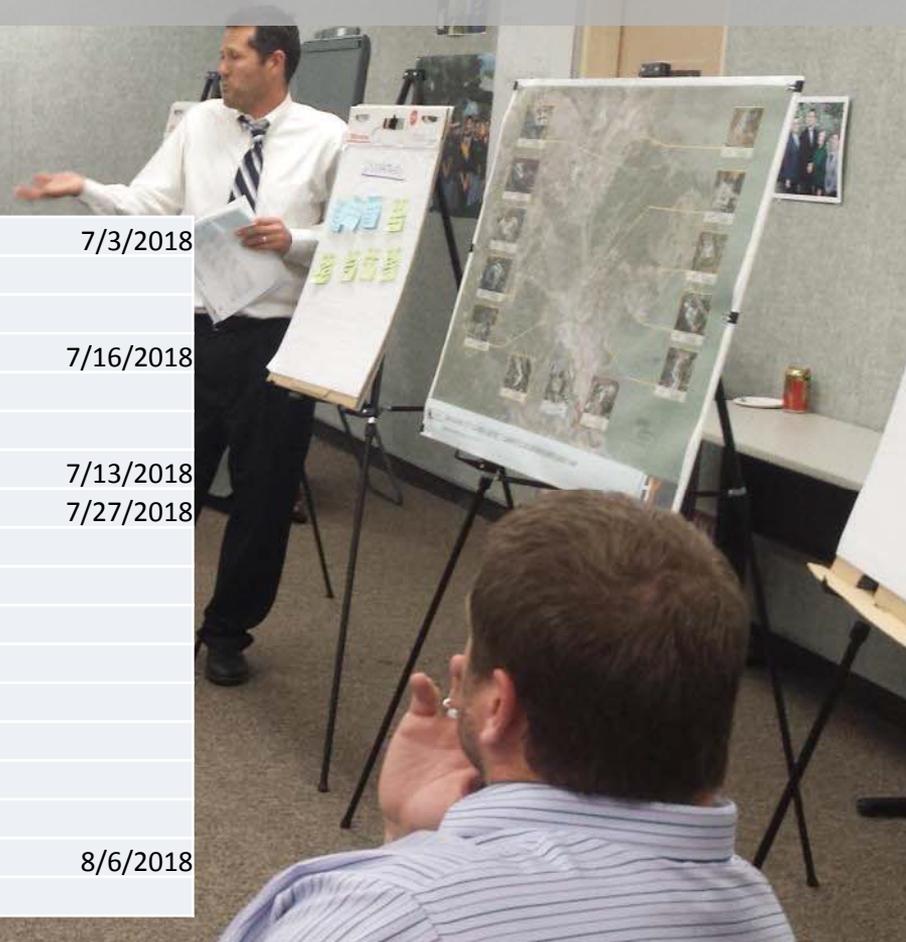
- Meet with M&O and interview for any background knowledge
- Review existing documentation
- Walk through every room on campus to determine use and functionality
- Meet with Principals / Site Committees at each campus
- Consider operational and infrastructure conditions
- Analyze conditions against District priorities / vision
- Report on condition, capacity and functionality

Walkthroughs currently in progress. Completed sites include: BAM, BHS, Emerson, B. Tech, Longfellow and MLK. Remaining sites scheduled for the coming 2 weeks.

PHASE 1 - ASSESSMENTS

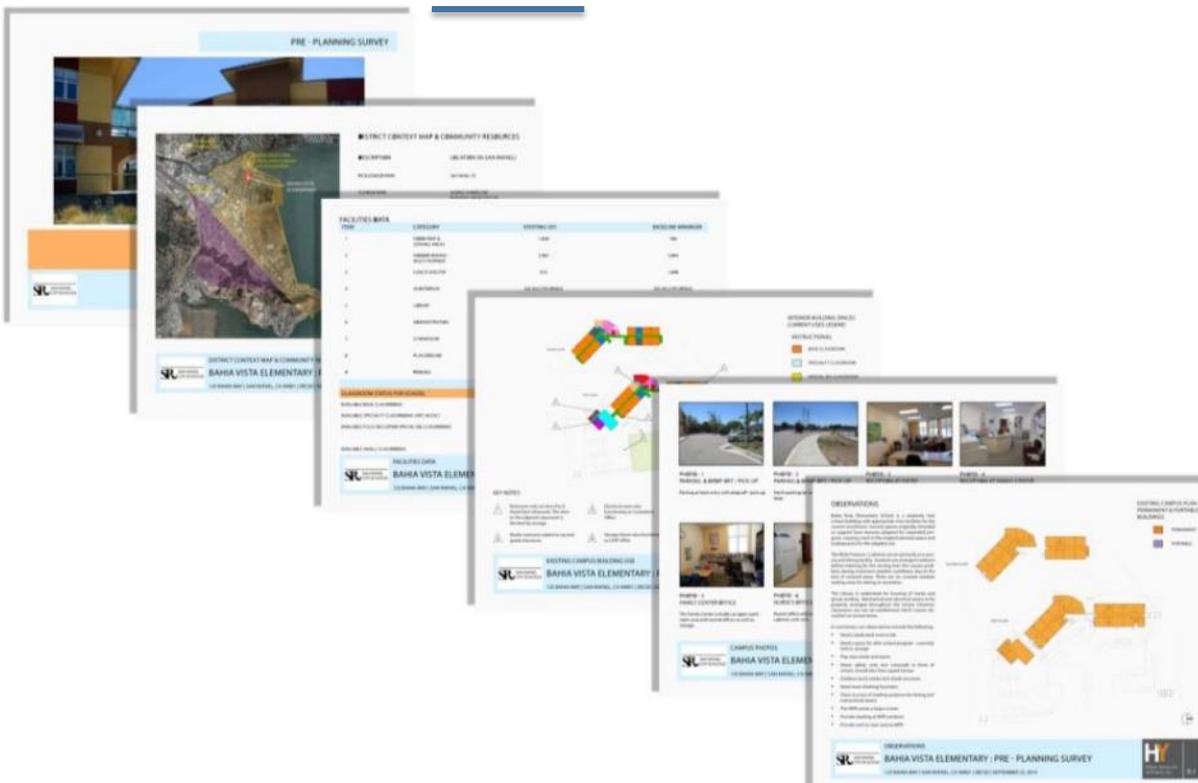
DISTRICT DEPARTMENT GOALS INFORMATION GATHERING

Maintenance and Operations (Overview)	7/3/2018	7/3/2018
Transportation		
Special Education Group	8/23/2018	
Ed Services (Associate Supt.)	7/16/2018	7/16/2018
Ed Services (additional information TBD)		
Foodservice		
Communications	7/13/2018	7/13/2018
Technology	7/27/2018	7/27/2018
Libraries		
Unions		
Athletics / Physical Education		
City of Berkeley		
Gardening and Cooking		
CTE		
BEARS / LEARNS		
Sustainability Committee		
Visual and Performing Arts	8/6/2018	8/6/2018
Office of Family Engagement		



ASSESSMENT REPORT EDUCATION - INFRASTRUCTURE - OPERATIONS

- ✓ Documents existing uses
 - ✓ Addresses capacity
 - ✓ Identifies under utilized spaces
 - ✓ Identifies building & system condition
 - ✓ Curriculum focus vs. facility spaces
 - ✓ Operational adjacency requirements
- ** All reviewed against district standards



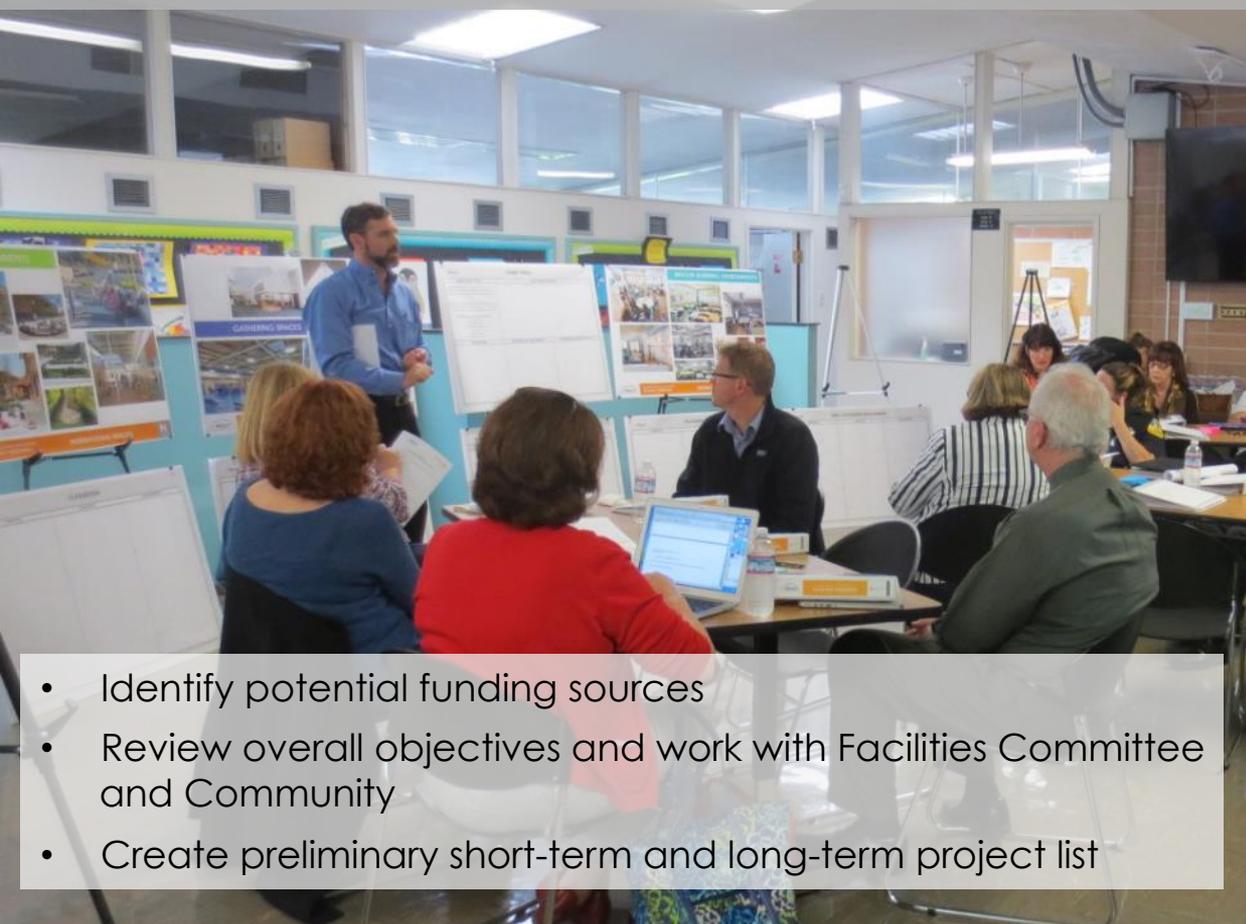
ANTICIPATED PROCESS

BERKELEY UNIFIED SCHOOL DISTRICT

- Confirm Site priorities
- Develop preliminary site plans
- Conduct one review meeting per zone for the elementary schools
- Conduct one review meeting with each middle school
- Conduct one meeting for the High School
- Engage with students at all levels for input through open houses, teacher workshops, or committee meeting engagement
- After the school meetings, we will conduct 4 community meetings (1 at each middle school and one at the high school) that will be open to the entire community.
- Once various committees have reviewed the results and we have developed more definitive master plans and identified priorities, we will repeat this effort prior to the completion of the complete Master Facilities Plan.



PHASE 3 – DISTRICT MASTER PLANNING



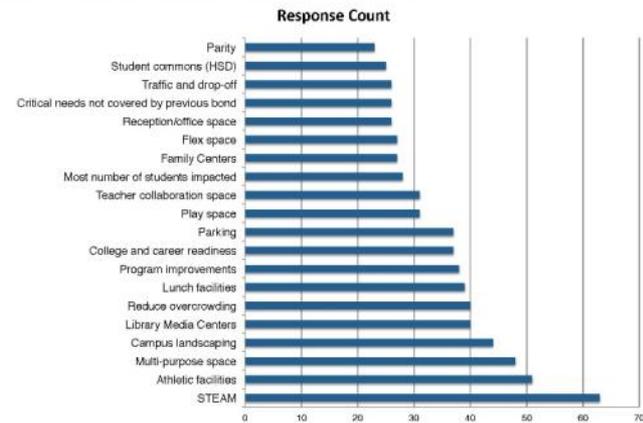
- Identify potential funding sources
- Review overall objectives and work with Facilities Committee and Community
- Create preliminary short-term and long-term project list

Results: Input on Test ESD Scenarios

ESD SCENARIO A			ESD SCENARIO B			ESD SCENARIO C		
Priorities	+	-	Priorities	+	-	Priorities	+	-
STEAM	23	7	15	12	6	13	7	6
Multi-purpose space	10	13	9	17	4	7	11	6
Lunch facilities	6	11	1	12	15	1	7	14
Reduce overcrowding	5	12	8	13	6	4	7	11
Athletic facilities	6	10	1	17	10	2	7	13
Traffic and drop-off	7	12	0	13	16	1	8	13
Parity	10	6	3	13	10	2	3	16
Flex space	2	7	1	7	16	1	4	12

Updated with input received to date

Results: Input on Prioritization Criteria



PHASE 4 – DRAFT IMPLEMENTATION PLAN

JOHN MUIR ELEMENTARY SCHOOL
Options 1, 2, & 2A

DRAFT IMPLEMENTATION PLAN DISTRICT-WIDE

- Prioritization criteria – scoring of each project
- Funding availability and constraints
- Develop Draft Implementation Plan
- Community Review



- NOTE**
- Option 1 Incorporates Classroom Modernization
 - Option 2 Incorporates Replacement Stick-Built Classrooms
 - Option 2A Incorporates Replacement Modular Classrooms

**PREFERRED SCOPE OF WORK
PRIORITIES**

- 2400 Square Feet Administration Building
 - Reception/Control Campus Entry
 - Private Offices for Counseling and Psychology Staff
- 3 Kindergarten Classrooms and Fenced Kinder Play Area
- 2 Existing Kinders Become Classrooms
- Relocate and/or Replace Woodbridge Incorporate Student Restrooms Serving Hardtop
- Expand Hardtop into Field
- Extend Concrete Walkway to Access Field
- Regrade Grass Field - Address Rodent Damage
- Reconfigure Parking into On-Site Drop-off with Separate Parking
- ADA Path of Travel Improvements
- Safety and Security - Fence/Gate Separating Classrooms from Fields/Play Area
- Modernization of Remaining Original Classrooms Includes Insulating Windows and Walls, Replacing Lighting and Providing Blackout Shades
- Replace all underground infrastructure

DESIRES

- Convert Administration Building to Library/Media

LEGEND

- NEW BUILDING
- EXISTING NO WORK



Martinez Unified School District		PROGRAM CASH FLOW STUDY - VERSION 3										February 13, 2017			
		2015-17	2017-18	2018-19	2019-20	2020-2021	2021-22	2022-23	2023-2024	2024-25	2025-26				
Total Revenue	\$ 123,100,000	\$ 30,000,000	\$ -	\$ 33,100,000	\$ -	\$ 30,000,000	\$ -	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Measure R	\$ 120,000,000	\$ 30,000,000	\$ -	\$ 33,000,000	\$ -	\$ 30,000,000	\$ -	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Potential State Funding	\$ 3,100,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expense															
Construction Budget			5.5%	5.0%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Alhambra HS - Under Review K	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ 820,000	\$ -	\$ 820,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martinez JHS - NIC	\$ 1,054,274	\$ -	\$ 1,112,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Adult School - NIC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ 20,200,000	\$ -	\$ -	\$ 20,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
John Muir ES - Opt 5 Less 15%	\$ 45,320,000	\$ -	\$ -	\$ 50,078,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ 13,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
John Swett ES - Opt 1 Less 15%	\$ 16,960,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,556,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ 12,248,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,239,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Las Juntas ES - Opt 1 Less 15%	\$ 22,140,000	\$ -	\$ -	\$ -	\$ -	\$ 26,481,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Budget	\$ 10,463,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,463,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Moreno Park ES - Opt Less 15%	\$ 13,450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,888,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Management	\$ 2,375,000	\$ 125,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Temporary Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserve	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 122,482,359	\$ 2,125,000	\$ 1,362,259	\$ 30,328,600	\$ 250,000	\$ 26,731,200	\$ 250,000	\$ 250,000	\$ 40,695,300	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Ongoing Balance	\$ 607,641	\$ 27,875,000	\$ 28,512,741	\$ 9,284,141	\$ 9,034,141	\$ 12,302,941	\$ 12,052,941	\$ 11,802,941	\$ 1,107,641	\$ 857,641	\$ 607,641	\$ 607,641	\$ 607,641	\$ 607,641	\$ 607,641

PHASE 5 – FINALIZE MASTER FACILITIES PLAN

