

Master Facility Planning Board Update

August 15, 2018

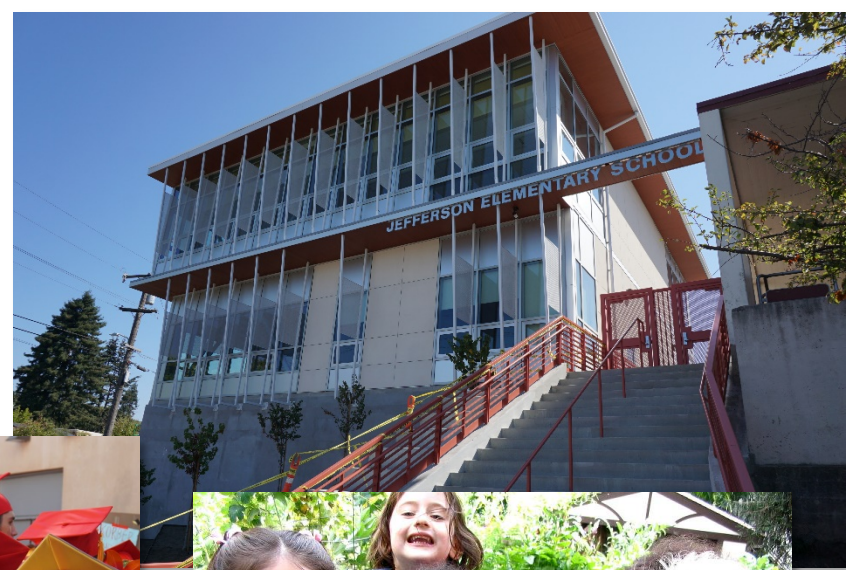
Agenda

- **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



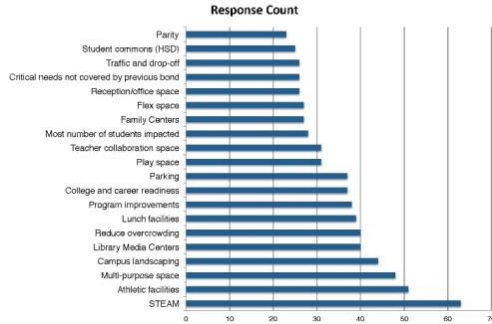
A MASTER FACILITY PLAN IS

SAN RAFAEL CITY SCHOOLS

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

Results: Input on Prioritization Criteria

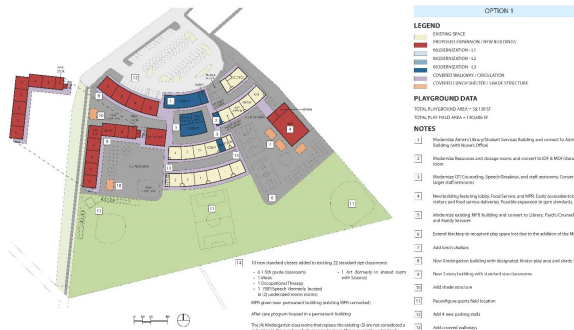
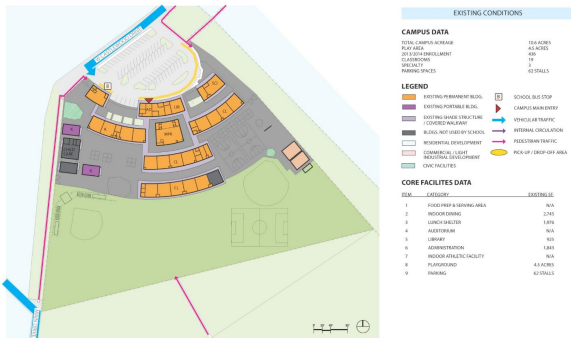
Updated with input received to date



A MASTER FACILITY PLAN IS

Glenwood Elementary

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



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



Learning Spaces

- K-1-2 gathering space - Carport for cycle time
- Cubbies storage & desks/tables or cubbies
- likes furniture @ ALS @ BTIS
- Core Stabilizers
- moving from white boards - anchor charts (hooks)
- + Sliding whiteboards full height?

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

- Standing activities
- Projectors + document cameras
- don't chase the technology

- Outdoor camp/center
- Benicia Garden People garden learning center greenhouse
- Large shelter
- gets proper open - security
- No ball wall
- needs outdoor play space - more to do
- 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 PERMANENT BUILDING
- MODERNIZATION - MINOR
- PROPOSED EXPANSION/ NEW BUILDING
- MODERNIZATION - MAJOR

PE Storage



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	
•	Adequate restrooms
•	Spaces for science and music
•	Outdoor classroom space
•	Storage
•	Flexible space and walls
•	Carpeted floors
•	Sleeping/quiet 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 (gendered)
•	Multiple sinks upon entry to classroom with warm water
•	Movable cubbies and shelves indoor and outdoor
•	Special bathrooms - smaller
QUALITIES	
•	Tactile play things for hand-eye coordination
RELATIONSHIPS	
•	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	
•	Information warehouse
•	Multiple media
•	Break-out rooms
•	Listening stations
•	Collaboration space
•	Parent resource center
•	Information center
•	Space for groups to work
QUALITIES	
•	Flexible
•	Break-out rooms
•	Quiet spaces
•	Collaboration spaces
•	Cozy
•	Access to technology/tools/devices for printing, display screens for group work
•	Hangout/lounge/homework area for kids
RELATIONSHIPS	
•	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
 - 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

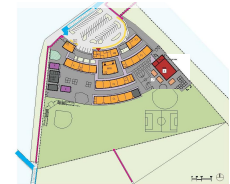
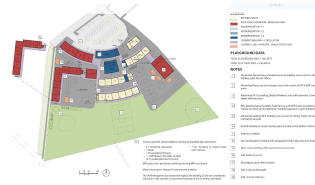
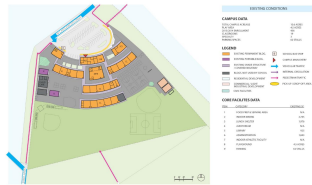
EDUCATION - INFRASTRUCTURE - OPERATIONS

- ✓ 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



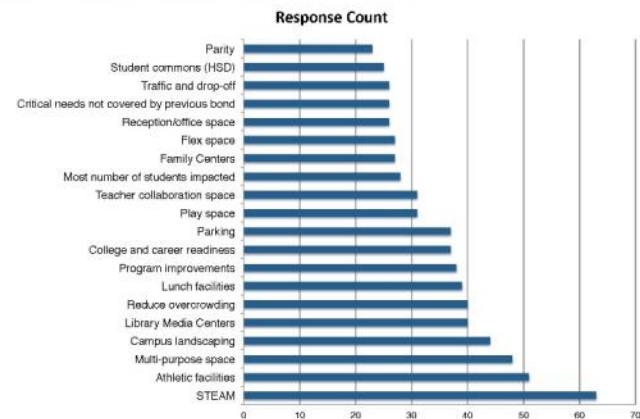
- Identify potential funding sources
- Review overall objectives and work with Facilities Committee and Community
- Create preliminary short-term and long-term project list

Results: Input on Test ESD Scenarios

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



LEGEND
NEW BUILDING
EXISTING NO WORK

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

PROPOSED SCOPE OF WORK PRIORITIES

- 2400 Square Foot Administration Building
- Reception Central 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 Field/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



Martinez Unified School District		PROGRAM CASH FLOW STUDY - VERSION 3										February 13, 2017
Program Year	School Year	1	2	3	4	5	6	7	8	9	10	
2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	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	\$ 3,000,000		\$ 1,100,000									
Local Funding	\$ -											
Other Income	\$ -											
Expense	Project Cost	1	2	3	4	5	6	7	8	9	10	
Budget	Expenditure											
Capital cost												
Construction Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alhambra HS - Under Alwas K	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 820,000	\$ -	\$ 820,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Martinez JHS - NIC	\$ 1,054,274	\$ -	\$ 1,112,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Adult School - NIC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 30,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
John Muir ES - Opt 1 Less 15%	\$ 45,320,000	\$ -	\$ -	\$ 50,078,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 13,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
John Muir ES - Opt 1 Less 15%	\$ 16,960,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 13,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Low Income ES - Opt 1 Less 15%	\$ 22,140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 13,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Morrell Park ES - Opt 1 Less 15%	\$ 13,450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction Budget	\$ 13,450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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	
Temporary Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Program Reserve	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expense	\$ 122,482,359	\$ 2,125,000	\$ 1,362,259	\$ 50,328,600	\$ 250,000	\$ 26,731,200	\$ 250,000	\$ 250,000	\$ 40,675,300	\$ 250,000	\$ 250,000	
Ongoing Balance	\$ 607,641	\$ 27,875,000	\$ 28,512,741	\$ 9,284,141	\$ 9,034,141	\$ 12,102,941	\$ 12,052,941	\$ 11,802,941	\$ 1,107,641	\$ 857,641	\$ 607,641	

PHASE 5 – FINALIZE MASTER FACILITIES PLAN

