

PIEDMONT UNIFIED SCHOOL DISTRICT

M E M O R A N D U M

TO: Board of Education

FROM: Randall Booker, Superintendent

DATE: May 24, 2017

SUBJECT: Concept Design for New High School STEAM Facilities

I. SUPPORT INFORMATION

The District's Facilities Steering Committee has been meeting since November 2016 to identify and develop options for the construction of new high school STEAM facilities. Following a series of community town hall meetings in April 2017 to gather input on these options, the Committee recommends that the District proceed, without delay, to construct a 3-story STEAM facility on the current site of Alan Harvey Theater.

A. Background

1. The Facilities Steering Committee

The District's [Facilities Steering Committee](#) is an advisory group made up of community members with professional experience and expertise relevant to the District's capital projects. During the Spring of 2016, the Committee studied the District's [Facilities Master Plan](#), discussed how to accomplish the most pressing educational goals identified in the Plan. The Committee made a range of [recommendations](#) that are reflected in what ultimately became the [H1 bond measure](#).

2. The Concept Designs

Following voter approval of Measure H1 in November 2016, the Committee's mandate has been to develop and scrutinize concept designs for new high school STEAM facilities within the following constraints:

- **Budget.** The District has \$66 million to address a range of needs, including construction of new elementary classrooms for kindergarten, deferred maintenance, and replacement of antiquated mechanical, plumbing, electrical, and roofing systems.
- **Site Topography.** The high school campus is small, sloped on a hillside, there is little available space to expand, and existing buildings limit the options.
- **Interim Housing of Students.** The District hopes to avoid the use of interim housing for students during construction, because interim housing adds considerable expense (likely several million dollars) and delays (there is an additional permitting and construction process to lay foundation, bring power and water to the site, install the modular classrooms and ramps, and establish fire alarms and other safety features). Interim housing may be avoided through careful sequencing of projects.

Working with District architects and staff, the Committee developed three initial concept designs for new STEAM facilities. To promote awareness and understanding about the three designs and their trade-offs, the District created a website (www.measureh1.org), video (<https://youtu.be/IOhWHostJYc>), and two public service announcements.

3. Community Engagement: Presentation of Three Concept Designs

The District held three community town hall meetings in April 2017 to provide information and solicit comments, questions, and suggestions about the concept designs. Roughly 130 parents, teachers, students, and members of the Piedmont community participated. The District held a similar meeting with Piedmont High School ASB students. Also, the District created an online feedback form for anyone who was not able to attend one of the three town hall meetings.

4. Consideration of New Ideas

Many people had questions about and suggested possible alternatives to the three original concept designs. District architects and the Facilities Steering Committee investigated the feasibility of all of these, including:

- New 3-story STEAM building on the 10s Site
- New 3-story STEAM building on the 20s Site
- New 3-story STEAM building on the 40s Site
- Two new 2-story buildings on the 10s and 20s sites

Use of interim housing would make each of these possible. Nonetheless, reliance on interim housing would add at least one year and \$5 million in housing escalation costs, without any clear advantages. As discussed below, a comparable building (“Option 2B”) can be built on the site of the Alan Harvey Theater, and can be completed at least one year sooner and avoid nearly \$5 million in unnecessary costs. District architects and the Facilities Steering Committee also considered:

- Remodel of 10s and 20s buildings with added second story to each
- New 3-story STEAM building and attached new gym on the Binks blacktop

Both of these would exceed the program budget \$66 million, leaving no money for extended-day kindergarten classrooms or redress of deferred maintenance and failing building systems in other facilities.

5. Revision of Concept Plans

On the whole, input from the town hall meetings and online feedback form reflected a strong preference for Option 2. Specifically, there was strong support for using the current site of Alan Harvey Theater to locate a new main high school building, including STEAM classrooms and PHS administrative offices that oversee and control access to the campus. Under this option, classrooms and offices located in the 10s buildings would be relocated to the new building, the 10s building would be demolished, and a new Alan Harvey Theater would then be constructed on the 10s site. Many stated that they liked this concept because it would provide a “new face” to the high school and a clear entry point to the campus. Also, there was also strong support for replacing the theater in this first phase of the facilities bond program.

Based on the community input, District architects, staff and the Facilities Steering Committee, we developed variations on Option 2 for further consideration. Ultimately, I am recommending “Option 2B,” which differs from the original Option 2 in that 2B includes a full (rather than partial) third story and three additional classrooms. An overview of Option 2B follows.

<p><u>OPTION 2B</u> 3-Story Main High School Building on Magnolia + New Theater</p>
<p>Cost without FF&E (Furniture, Fixtures and Equipment) \$56.7 M</p>

Cost with FFE

(\$526,500 in FFE for 27 new or modernized classrooms)

\$57.23 M

Duration: 2 ½ years

The new building would be **41,900** square feet and include:

- 19 new classrooms
 - 6 science labs
 - 1 engineering lab
 - 12 general classrooms
- PHS Administrative offices
- PHS Counseling Offices

The phases of construction:

- Demolish Alan Harvey Theater.
- Build a new three-story main high school building on the site of the Theater with an enlarged footprint.
- Relocate classrooms and offices from the 10s and 20s buildings to the new building.
- Modernize the vacated 20s building, converting antiquated science labs to general classrooms.
- Demolish the 10s building.
- Build a new Alan Harvey Theater on the site of the 10s building, with 450 seats and a performing arts classroom.
- Relocate Millennium High School to the 30s building.



B. Superintendent Recommendations

1. Implement Option 2B

With support from the Facilities Steering Committee, the Superintendent determined that this option meets the following needs:

STEAM Facilities. New, specialized labs for Science, Technology and Engineering courses.

Additional Classrooms. Additional classrooms to meet the needs of the high schools and middle school.

The District currently has 37 high school classrooms. The Facilities Master Plan indicates that the District needs at least 45 to support current and projected enrollment, meet new curricular mandates (primarily the Next General Science Standards), and meet demand for more varied courses (in computer science, film and media arts, web design, graphic arts, theater arts, culinary arts, and sports medicine, among others). Also, the Facilities Master Plan also states that Piedmont Middle School needs at least three additional classrooms. Option 2B would meet all of these needs.

Improved Learning Environment. By modernizing the 20s building to convert antiquated science labs into general classrooms, the District would improve the learning environment for students.

Safety and Security. Administrative offices that oversee and control access to the campus.

New Theater. New accessible, code-compliant theater with a classroom for high school performing arts programs.

Efficient Sequencing. Recognizing that Alan Harvey Theater is in poor condition and must be replaced, Option 2B would demolish the Theater and use the site for a new main high school building. After relocating classes from the 10s and 20s buildings to the new main building, the District would demolish the failing 10s building and construct a new Alan Harvey Theater on the 10s site. By constructing the new main building *before* demolishing any classroom buildings, the District would avoid the expense, disruption and delay associated with interim housing of students.

2. Avoid Delay

It is essential that the District proceed as quickly as possible with design development, in order to contain costs and maximize competition among school builders. More than 160 California school districts passed bond measures in November 2016. In the next year, each of these districts is expected to: submit construction plans to DSA (the Division of State Architect, the State agency that oversees public school construction), contract with school builders, and apply for State matching funds. This proliferation of school construction projects will impact Piedmont Unified's ability to move forward in important ways, including: increased time for DSA review; decreased pool of qualified builders; increased competition to "get in line" for State matching funds; and faster than expected cost escalation.

3. Use of Remaining Funds

The District estimates that Option 2B will cost \$57.23 million and classrooms for extended-day kindergarten will cost \$1.4 million. This would leave roughly \$7 million for additional projects during this first, \$66 million phase of the facilities bond program. The Facilities Steering Committee generally recommends that the balance of funds be used to address the following needs (all of which are identified in the Facilities Master Plan).

This list is not in the order of importance, and all costs are approximate as the precise scope and cost of each is still being developed.

<p><u>Renovation of Witter Field</u> Cost: \$3.5-4 M</p>	<p>The turf and track on Witter Field have reached the end of their useful life and must be replaced. Underground drainage is inadequate and must be improved to protect the new turf from stretching and tearing due to the pooling of subsurface water. Existing storm drainage may need to be rerouted. Other needs include a new, energy-efficient lighting system. These improvements are critical to preserve and enhance student athletics.</p>
<p><u>Renovation of PHS Quad/Repurposing the Amphitheater Site</u> Cost: TBD</p>	<p>There was strong community input regarding the need to improve the quad, repurpose the amphitheater site, and create spaces for students to gather on campus. Further structural investigation and engineering is needed to identify solutions for the amphitheater, which is built over the Binks weight room.</p>
<p><u>Renovation of Binks Gym</u> Cost: \$5 - 6 M</p>	<p>Binks Gym has water intrusion under the floors, mechanical problems, and many of its building systems have reached the end of their useful life. Replacement of the roof, boiler, HVAC, leaking windows, rotten trellis, gutters and downspouts are needed. Installation of a fire sprinkler, hot water system, and exhaust and ventilation system is required. Renovation of the bathrooms and installation of new lockers are also needed.</p>
<p><u>Modernization of 30s Building</u> Cost: TBD (likely \$2 - 4.5 M)</p>	<p>The 30s building houses 10 general classrooms. Modernization (including replacement of mechanical, electrical, and plumbing systems, plus sound insulation, ventilation, and climate control) is needed to provide a comfortable learning environment. The scope and cost are to be determined based on the feasibility of doing this work incrementally (e.g. deferred maintenance).</p>
<p><u>Climate Control for Elementary Classrooms</u> Cost: TBD</p>	<p>Climate control is needed to improve the learning environment in the elementary schools. Solutions may include new ventilation and climate control equipment, planting shade trees, and construction of a shade trellis. Planting trees, which is relatively inexpensive, could be completed over the summer of 2017.</p>

<p><u>Reconfiguration of PMS Classrooms</u> Duration: 3 mths Cost: TBD</p>	<p>PMS' three-story "Library Wing" has 12 undersized classrooms. <i>If the 40s building is renovated to create additional PMS classrooms</i>, the Library Wing classrooms could be reconfigured, converting 12 undersized classrooms into eight standard classrooms and significantly improving the learning environment.</p>
<p><u>Furniture, Fixtures & Equipment</u> \$19,500 per classroom</p>	<p>Option 2B includes the cost of modernized furniture and equipment for all new or modernized classrooms at the high school. Additional FFE are needed for classrooms District-wide.</p>
<p><u>Solar Master Plan</u> Cost: TBD</p>	<p>Implementation of energy efficiency measures to reduce long term operational expenses and environmental impacts. District wide, the Plan would cost approximately \$5.8 million plus the cost of new roofs, and will likely be completed incrementally.</p>

The Facilities Steering Committee will continue to meet throughout the bond program to continually review and discuss project scope, cost and sequencing and other matters.

II. RECOMMENDATION: REVIEW AND DISCUSSION

Review and discuss recommended Option 2B Concept for new facilities at Piedmont and Millennium High Schools.