

Board Meeting of
April 26, 2017

TO: Board of Education

FROM: Randall Booker, Superintendent

SUBJECT: H1 FACILITIES BOND PROGRAM UPDATES

I. SUPPORT INFORMATION

What follows is an update on the Measure H1 facilities bond program. This and other written updates are archived at www.measureh1.org. Given the length of this update, the following table of contents may be useful:

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A. The Scope of Measure H1

The text of the Measure H1 includes the following project list:

- Construction of a new Piedmont High School building, focused on Science, Technology, Engineering, Arts and Mathematics (“STEAM”), *with size, scope and location to be determined following additional public input [emphasis added]*;
- Renovation, refurbishment, or replacement of existing Piedmont High School, Piedmont Middle School, and Millennium High School buildings, including classrooms, infrastructure and landscaping;
- Addition of classrooms to elementary schools sufficient to meet higher educational standards for kindergarten;
- Energy efficiency measures to reduce long term operational expense and environmental impact;
- Addition or expansion of security measures, safe playground and outdoor structures, and “green” areas at existing schools;
- Furnish and equip new, renovated and existing buildings, including modern technology and infrastructure.

B. High School Facilities

The high school buildings are a priority because they are the oldest in the District, and educational programs have changed since these buildings were constructed. Both additional and different kinds of facilities are needed to support fundamental educational goals. For example, modern science, technology and engineering (“STEAM”) labs are needed to support curriculum now and in the future.

Building new high school facilities is challenging because of various 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 and offices during construction, because interim housing adds considerable expense (likely several million dollars) and can cause delays (there is an additional permitting and construction process to lay foundation, bring utilities including power and water to the site, install the modular classrooms and ramps, and establish fire alarms and other safety features). The need for interim housing may be avoided through careful sequencing of the projects.

C. The Original Concept Designs

Over the past year, District architects and community members with expertise in architecture and construction helped develop three conceptual designs for new and improved high school facilities that meet these constraints. All three options would create new STEAM facilities with specialized labs for Science, Technology and Engineering, and provide additional, needed classrooms for Piedmont High School and Millennium High School, without the need for interim housing. But each option has trade-offs.

Because of the limited space at the Piedmont High School campus, there is only one viable option that can be achieved by using available space, without demolition of an existing building. The other two options involve tearing down an existing building to take advantage -- and make better use -- of its real estate. One would tear down and then relocate Alan Harvey Theater, and the other would tear down and then relocate Binks Gym. An overview of each concept design and its trade-offs follows.

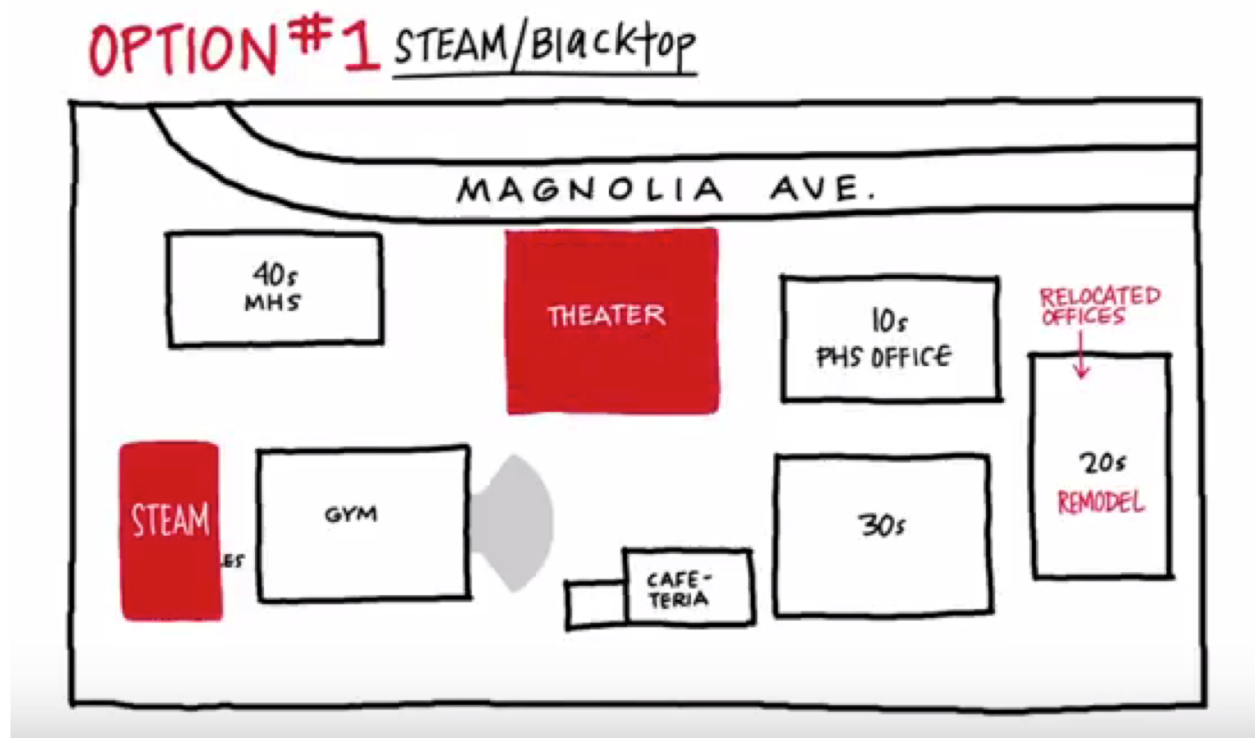
1. Option 1: STEAM/Blacktop + New Theater

Cost: \$43.2 million

Duration of Construction: 2 years

Relocation: Relocation of Drama classes (on site) and performances (off-site)

Energy Efficiency: Low



Option 1 would take advantage of the relatively flat site between the Binks and Morrison Gyms to locate a new three-story STEAM building. Two portable offices (housing the District's Offices of Curriculum & Instruction and Instructional Technology) would have to be relocated, but no demolition would be needed. This option would:

- Relocate the portable offices currently on the Binks blacktop.
- Build a new three-story STEAM Building.
- Relocate science classrooms and offices from the 20s building to the new building.
- Modernize the vacated 20s building for standard classrooms for Millennium High School.
- Demolish and rebuild the Alan Harvey Theater on the same site, but with an enlarged footprint.

District architects do not recommend Option 1 for the following reasons:

- Existing pathways would not adequately support the flow of between 300 and 400 students to and from the new building during each passing period.
- By leaving the PHS main office in the current location, Option 1 fails to provide administrative oversight of the entrance or improve campus safety and security.
- Due to the location and orientation of the new building, there would be limited energy efficiency. District architects use sustainability "ratings" to compare concept designs based on energy use and potential for energy conservation. This rating system takes into account factors such as building dimensions and orientation. For example, narrow buildings that have windows lining every room (allowing for use of natural light and ventilation) are more energy efficient than those that have internal classrooms and offices (and that are shut off from daylight and fresh air). Also, buildings with northern or southern exposure are better suited for energy efficiency, as are buildings that can take advantage of photovoltaic solar panels and energy storage units.
- Option 1 fails to address deteriorating building systems, poor conditions, and the impacted learning environment in the 10s building and Binks Gym, although some of these issues may be addressed within this \$66 million phase of the facilities bond program (as discussed in the "Add-Ons" section below at page 10).

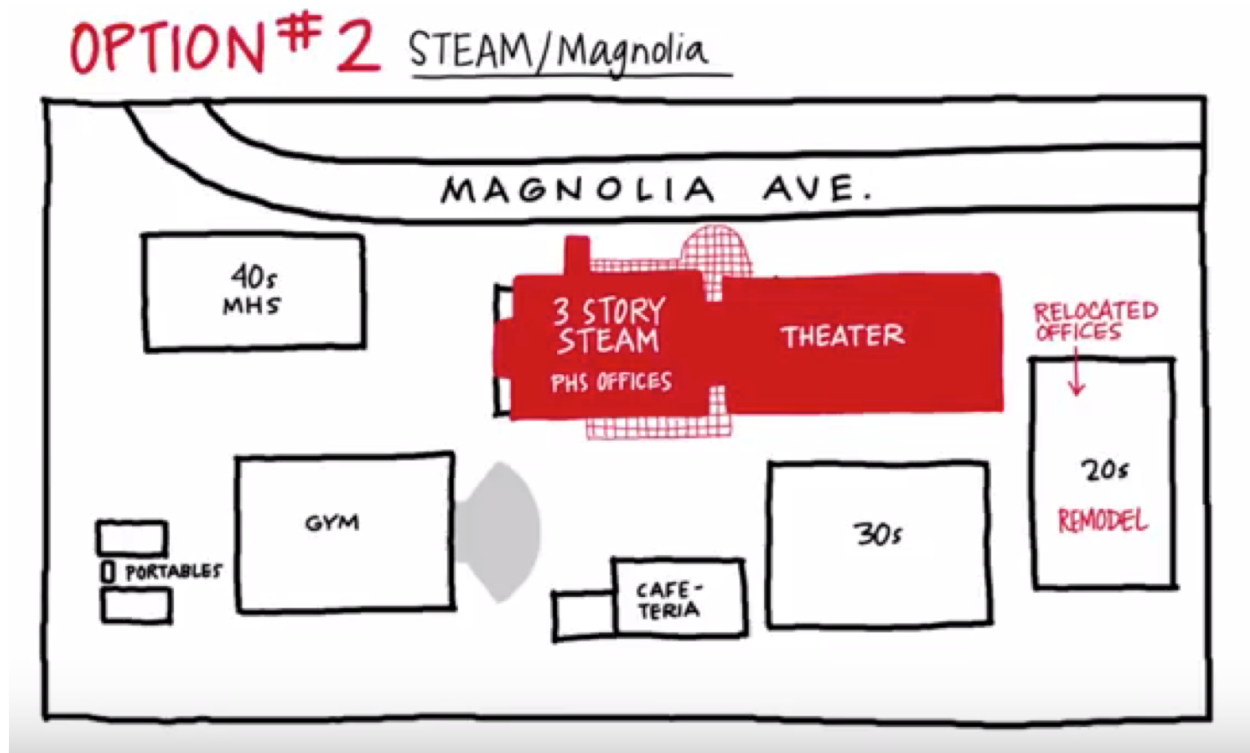
2. Option 2: STEAM/Magnolia + New Theater

Duration of Construction: 2 ½ years

Cost: \$52 million

Relocation: Relocation of Drama classes (on site) and performances (off-site)

Energy Efficiency: Moderate



Option 2 would use and enlarge the footprint of Alan Harvey Theater to locate a new, three-story main high school building on Magnolia Avenue. The Theater is in poor condition and does not comply with fire, life, safety and accessibility codes. Recognizing that the Theater must be replaced, the real estate under the Theater could be used differently, for a new main high school building. The new building would include STEAM classrooms and labs and PHS administrative offices that oversee and control access to the campus. A new Alan Harvey Theater would be constructed on the site of the 10s building. This option would:

- 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 for general classrooms for Millennium High School.
- 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.

Option 2 would not address deteriorating building systems and poor conditions in Binks Gym (although, as discussed at page 10 below, some of these issues may be addressed within this \$66 million phase of the facilities bond program).

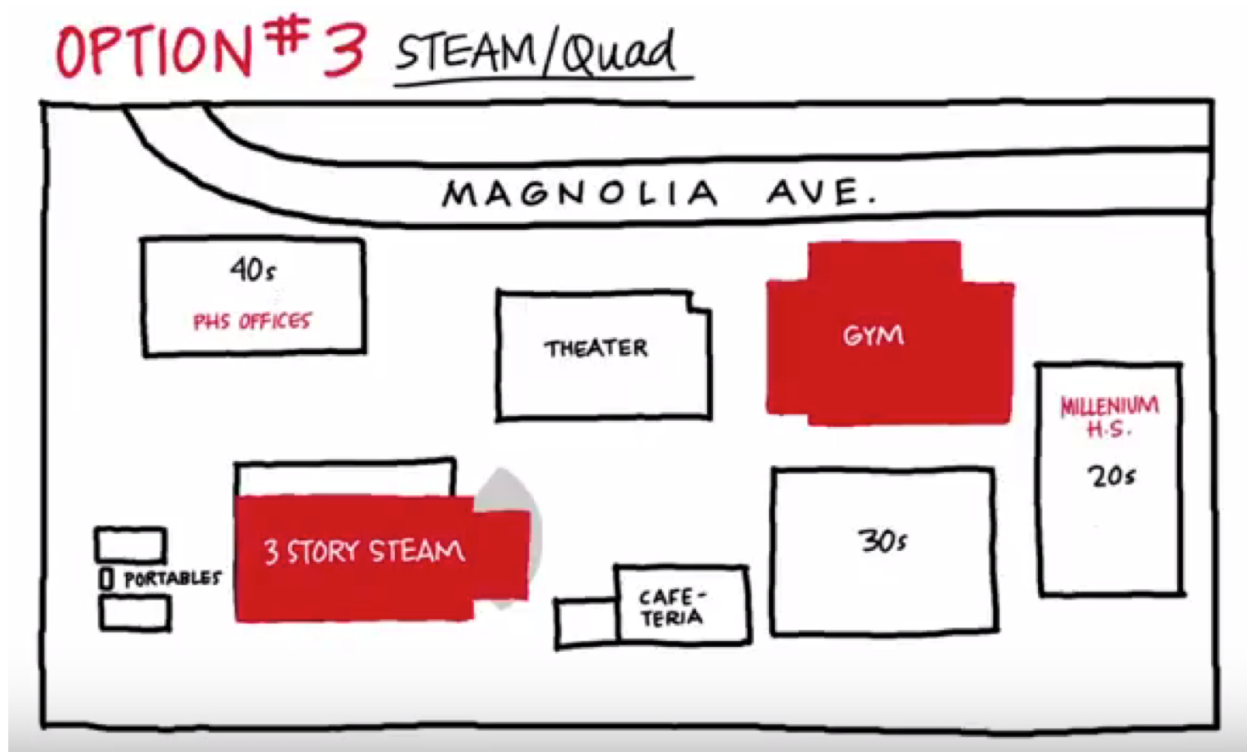
3. Option 3: STEAM/Quad + New Gym

Duration of Construction: 2 years

Cost: \$57 million

Relocation: Some athletics and Piedmont Recreation Department programs

Energy Efficiency: Moderate to high



Option 3 would use the footprints of the Binks Gym and amphitheater to locate a new main high school building adjacent to the student quad. Binks requires significant renovation and is generally considered to be in a poor location for access and community use. Recognizing that Binks must be renovated, there is an opportunity to accomplish several objectives:

- First, the District could use the real estate under Binks and the amphitheater for a new three-story building that would include STEAM classrooms and labs. This would leverage the hillside for both space efficiency and to help obscure the height and mass of the new three-story STEAM building.
- Second, the District could relocate Binks Gym to the site of the 10s building. By locating the theater and gym side-by-side on Magnolia Avenue, across from Piedmont's

Recreation Department and Center for the Arts, Option 3 would create a community arts and recreation center along Magnolia.

- Third, this would create some separation between the more public areas of campus along the street, and the more student-oriented areas centered around the quad.

Option 3 would renovate the top floor of the 40s building (which currently houses a mix of Millennium and Piedmont High School classrooms) for use by PHS administrative offices that would oversee and control access to the campus. Millennium High School would move to the renovated 20s building.

This option would:

- Relocate portable offices currently on the Binks blacktop.
- Demolish Binks Gym and the amphitheater.
- Build a new three-story main high school building on Binks/amphitheater site.
- Relocate classrooms and offices from the 10s and 20s buildings to the new building.
- Modernize the vacated 20s building for Millennium High School.
- Demolish the 10s building.
- Build a new Binks Gym on the 10s building site.
- Modernize a portion of the 40s building and relocate PHS administration.

Option 3 would not address deteriorating building systems, poor conditions, code compliance issues, and the impacted learning environment in Alan Harvey Theater (these would have to be addressed in a later phase of the facilities bond program, which would likely be after other school construction bonds have been repaid over the next ten to 12 years).

4. Comparison Tables

a. Classroom Counts

Piedmont Unified currently has 37 high school classrooms, including general classrooms and labs, and including classrooms used by Millennium High School. This count does not include shared spaces with Piedmont Middle School (including the Instrumental Music and Acappella rooms in Morrison Gym). To meet educational needs, the District needs to add at least two general classrooms, one science lab, and one engineering lab at Piedmont High School, and one classroom at Millennium High School. Also, the District needs to add meeting and collaboration space, and both indoor and outdoor spaces for students to gather. Each of the three original concept designs meets the need for additional classroom space.

<u>OPTION 1</u> \$43.2 M	<u>OPTION 2</u> \$52 M	<u>OPTION 3</u> \$58.1 M
50 total classrooms - 13 all new - 7 modernized - 20/50 new or modernized - 30/50 left as is	46 total classrooms - 17 all new - 7 modernized - 24/46 new or modernized - 22/46 left as is	44 total classrooms - 21 all new - 7 modernized - 28/44 new or modernized - 16/44 left as is
<u>STEAM</u> 26,700 square feet (STEAM only) 12 new - 6 science labs - 1 engineering lab - 5 general classrooms	<u>STEAM</u> 36,750 square feet (STEAM + PHS Admin) 16 new - 6 science labs - 1 engineering lab - 9 general classrooms	<u>STEAM</u> 42,401 square feet (STEAM only) 21 new - 6 science labs - 1 engineering lab - 14 general classrooms
<u>10s Building</u> 8 general classrooms (NOT modernized)	<u>10s Building</u> - N/A	<u>10s Building</u> - N/A
<u>20s building</u> 7 general classrooms (modernized for MHS)	<u>20s building</u> 7 general classrooms (modernized for MHS)	<u>20s building</u> 7 general classrooms (modernized for MHS)
<u>30s building</u> 10 general classrooms (NOT modernized)	<u>30s building</u> 10 general classrooms (NOT modernized)	<u>30s building</u> 10 general classrooms (NOT modernized)
<u>40s building</u> - 6 general classrooms (3rd) - 6 general classrooms (2nd)* (NOT modernized)	<u>40s building</u> - 6 general classrooms (3rd) - 6 general classrooms (2nd)* (NOT modernized)	<u>40s building</u> - PHS Admin (3rd) - 6 general classrooms (2nd)* (NOT modernized)
New AHT 1 drama classroom	New AHT 1 drama classroom	N/A

*This includes two undersized classrooms currently used for special education.

b. Summary of Needs Met/Unmet

Facilities Master Plan Needs	CONCEPT 1 STEAM/ Blacktop \$43.2 M	CONCEPT 2 STEAM/ Magnolia \$52 M	CONCEPT 3 STEAM/ Quad \$58.1 M
New, specialized, modernized labs for Science, Technology and Engineering courses	✓	✓	✓
Modernized classrooms and improved learning environment in:			
- 10s Building	✗	✓	✓
- 20s Building	✓	✓	✓
- 30s Building	✗	✗	✗
- 40s Building	✗	✗	✓ ✗ third floor modernized for PHS Admin only
Administrative oversight of campus entrance, to improve campus safety and security	✗	✓	✓
Alan Harvey Theater replacement	✓	✓	✗
Binks Gym modernization	✗	✗	✓ new Gym
Additional classrooms for PHS	✓	✓	✓
Additional classrooms for MHS, relocation of MHS to 20s, allowing for incorporation of 40s into PMS	✓	✓	✓

D. The “Add-Ons”

Each of the three original concept designs would create new STEAM facilities, modernize some classrooms, *and* leave money for other projects. The addition of elementary classrooms for extended-day kindergarten will also be included in this first, \$66 million phase.

<u>Elementary Kinder Classrooms</u> Duration: 3 mths Cost: \$1.1 - 1.4 M	Additional elementary classrooms are needed to support extended-day kindergarten, to meet higher educational standards for kindergarten.
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Other possible projects include the following deferred maintenance of other high school buildings. Prices are approximate, as the precise scope and cost of each is still being developed.

<u>Renovation of Binks Gym</u> Duration: 1 year Cost: \$5-6 M	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.
<u>Renovation of Witter Field</u> Duration and cost: TBD (likely \$3-5 M)	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. These improvements are critical to preserve and enhance student athletics. The scope and cost are to be determined based on pending hydrology study. Other needs include a new energy-efficient lighting system.
<u>Modernization of 30s Building</u> Duration and Cost: TBD (\$2 - 4.5 M)	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.
<u>Climate Control for Elementary Classrooms</u> Duration: 3 mths Cost: TBD	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. The scope and cost are to be determined based on further inquiry and could range from \$100,000 to \$2.6 million.

<p><u>Conversion of 40s Building</u> Duration and Cost: TBD</p>	<p>The 40s building currently houses District Administrative offices on the first floor, a mix of PHS and MHS classrooms on the second floor, and MHS classrooms and administrative offices on the third floor.</p> <p>The condition of the 40s building is deteriorating. A new roof and new fire sprinkler, HVAC, mechanical, electrical, and plumbing systems are needed. To provide a comfortable learning environment, ventilation, sound insulation and climate control must be improved. The District expects that the 40s building will be demolished to build new middle school facilities during the next phase of the facilities bond program.</p> <p>If the high school art and computer classes currently located in the 40s building are relocated to the new STEAM building, and if MHS is relocated to the modernized 20s building, part of the second and/or third floors could be converted for use as temporary additional classrooms for PMS until new middle school facilities are constructed.</p> <p>Note: Option 3 includes the cost of converting the third floor of the 40s building for PHS Administrative and counseling offices.</p>
<p><u>PHS Amphitheater</u> Duration and Cost: TBD (likely \$3.3 M)</p>	<p>The amphitheater is between Binks Gym and the quad, and is above the Bink's weight room. District architects developed plans to demolish the amphitheater and replace it with a two-story "student commons" building with level access from the quad. This building would house a flexible classroom/presentation space. <i>However, further structural investigation and engineering is needed to determine whether it is possible to building over the existing weight room.</i></p> <p>Note: Option 3 includes the cost of demolishing the amphitheater and Binks and using that real estate for a new STEAM building.</p>
<p><u>Reconfiguration of PMS Classrooms</u> Duration: 3 mths Cost: TBD (likely \$300,000 per classroom)</p>	<p>PMS' three-story "Library Wing" has 12 undersized classrooms. <i>If the 40s building is renovated to create additional PMS classrooms, the Library Wing classrooms could then be reconfigured, converting 12 undersized classrooms into eight standard classrooms and significantly improving the learning environment.</i></p>
<p><u>Furniture, Fixtures & Equipment</u> \$19,500 per classroom</p>	<p>Modernized furniture and equipment are needed for new classrooms and labs, and to improve teaching methods across the District.</p>

Solar Master Plan Duration and Cost: TBD	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.
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E. Community Engagement

To promote awareness and understanding about the facilities bond program and the options for locating new STEAM facilities, the District created a website (www.measureh1.org), a short animated video (<https://youtu.be/IOhWHostJYc>), and two public service announcements.

As noted above, Measure H1 specifically states that the “size, scope and location” of the new STEAM building would be determined “following additional public input.” To this end, the District engaged the community in a conversation about the three concept designs -- about what individuals like and don’t like about each concept, and how they view the trade-offs associated with each. The District held three community town hall meetings for this purpose on April 1, 6 and 18, and roughly 130 parents, teachers, students, and members of the Piedmont community participated. These meetings were publicized through press releases, notices in the Piedmont Portal and school bulletins, and public service announcements on KCOM. Gina Bartlett of the Consensus Building Institute (<http://www.cbuilding.org>) facilitated the meetings, and the majority of time was dedicated to community discussion, comment, and questions (the objective was to get feedback, not reach consensus). The comments can be viewed here: <https://goo.gl/LNS6KA> 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 but would like to provide comments and suggestions (<https://goo.gl/forms/yfIA7fXzKBsKBIQP2>). This online feedback form will be available until May 17. As of April 20, over 20 individuals submitted comments.

F. The Revised Concept Designs

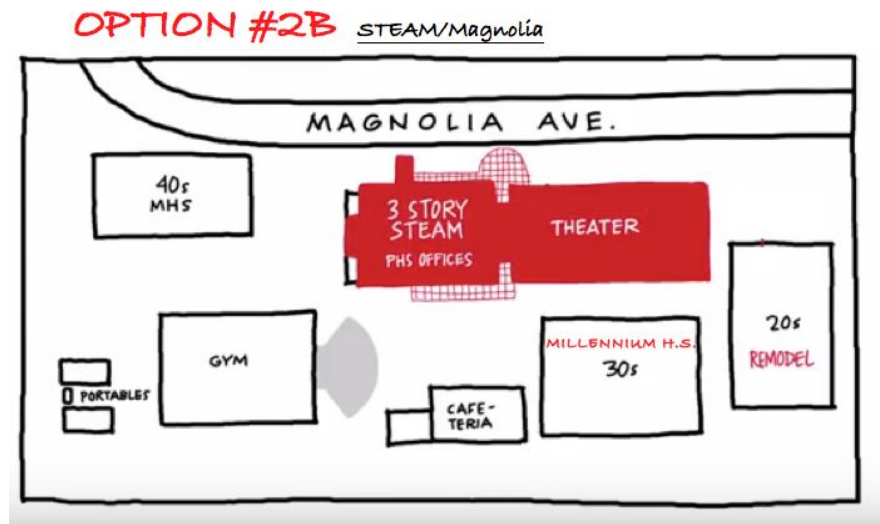
District architects, staff and the Facilities Steering Committee have been reviewing and reflecting on the community input, and revising the concept designs (for information about the Facilities Steering Committee, see: measureh1.org/organization/facilities-steering-committee). The revisions follow.

1. Elimination of Option 1

The consensus on Option 1 is that “dropping a new building on the only available spot” would result in “poor access,” “poor student flow,” and overall poor campus design. For these reasons, the Facilities Steering Committee concluded that it is not a desirable solution to locate the new STEAM building on the Binks blacktop (please refer to page 3 for Option 1 information).

2. Option 2B: STEAM/Magnolia on site of Alan Harvey Theater

There was wide-spread interest in Option 2 and comments about “likes” and “dislikes” led to the development of two variations -- 2B and 2C. Both have increased square footage and classroom counts (see the comparison tables below). The difference between Options 2B and 2C is that Option 2C would “flip” the location of the STEAM building and new Alan Harvey Theater.



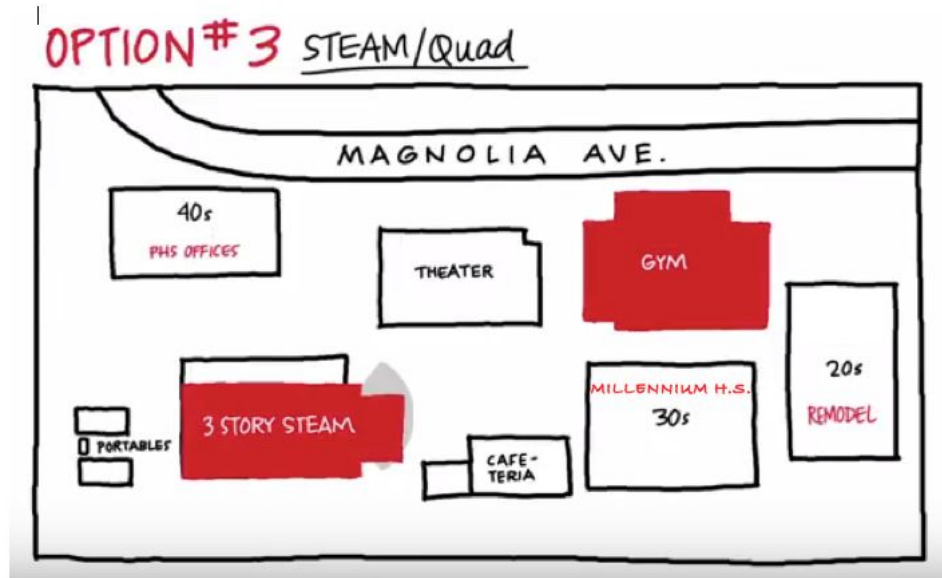
3. Option 2C: STEAM/Magnolia on site of 10s building

As noted above, Option 2C would “flip” the location of the STEAM building and new Alan Harvey Theater. To achieve this, it would be necessary to use interim housing for the classrooms, PHS administrative offices, and restrooms currently located in the 10s building, adding both time and cost to the project (as discussed below).



4. Option 3: STEAM/Quad

There has also been widespread interest in **Option 3**, which remains unchanged.



Note: All three of the revised concept designs -- 2B, 2C and 3 -- would relocate Millennium High School and the District Offices of Curriculum & Instruction and Instructional Technology to the top floor of the 30s building rather than the 20s building. This is because the classrooms in the 30s building are smaller and more appropriate for the smaller class sizes typical of Millennium.

5. Comparison Tables

a. What is the Difference Between Options 2B and 2C?

	Option 2B	Option 2C
Cost	\$56.7 million	\$61.9 million \$56.7 M + \$2.35 M interim housing + \$2.84 M cost escalation
Duration of Construction	2 ½ years	3 ½ years
Square Footage	41,900	41,900

Total Classrooms	49	49
Relocation	Drama classes (on site) and performances (off-site) for 2 years	Drama classes (on site) and performances (off-site) for 3 years
Stages of Construction	<ul style="list-style-type: none"> • 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 for general classrooms. • Demolish the 10s building. • Build a new Alan Harvey Theater on the site of the 10s building. 	<ul style="list-style-type: none"> • Demolish Alan Harvey Theater. • Relocate portable offices currently on the Binks blacktop. • Install portables on the site of the theater and blacktop and relocate eight classrooms and two offices (and restrooms) currently in the 10s building. • Demolish the vacated 10s building. • Build a new three-story main high school building on the site of the 10s building. • Relocate classrooms and offices from the portables to the new building. • Remove the portables. • Build a new Alan Harvey Theater on the same site that is oriented differently to make better use of topography.

b. Classroom Counts for Options 2B, 2C and 3

<u>OPTION 2B</u> \$56.7 M	<u>OPTION 2C</u> \$61.9 M	<u>OPTION 3</u> \$58.1 M
49 total classrooms -20 all new - 7 modernized - 27/49 new or modernized - 22/49 left as is	49 total classrooms -20 all new - 7 modernized - 27/49 new or modernized - 22/49 left as is	44 total classrooms - 21 all new - 7 modernized - 28/44 new or modernized - 16/44 left as is

<u>STEAM</u> 41,900 square feet (STEAM + PHS Admin) 19 new - 6 science labs - 1 engineering lab - 12 general classrooms	<u>STEAM</u> 41,900 square feet (STEAM + PHS Admin) 19 new - 6 science labs - 1 engineering lab - 12 general classrooms	<u>STEAM</u> 42,401 square feet (STEAM only) 21 new - 6 science labs - 1 engineering lab - 14 general classrooms
<u>10s Building</u> - N/A	<u>10s Building</u> - N/A	<u>10s Building</u> - N/A
<u>20s building</u> 7 general classrooms (modernized for MHS)	<u>20s building</u> 7 general classrooms (modernized for MHS)	<u>20s building</u> 7 general classrooms (modernized for MHS)
<u>30s building</u> 10 general classrooms (NOT modernized)	<u>30s building</u> 10 general classrooms (NOT modernized)	<u>30s building</u> 10 general classrooms (NOT modernized)
<u>40s building</u> - 6 general classrooms (3rd) - 6 general classrooms (2nd)* (NOT modernized)	<u>40s building</u> - 6 general classrooms (3rd) - 6 general classrooms (2nd)* (NOT modernized)	<u>40s building</u> - PHS Admin (3rd) - 6 general classrooms (2nd)* (NOT modernized)
New AHT 1 drama classroom	New AHT 1 drama classroom	N/A

*This includes two undersized classrooms currently used for special education.

G. Interim Housing

A constraint on the location of the new STEAM building is the goal to avoid the costs, delays and complications of interim housing (portable classrooms). Options 2B and 3 avoid interim housing through careful sequencing of the projects.

Option 2C would require interim housing because the 10s building would be demolished before replacement classrooms and offices are constructed. The interim housing would include eight classrooms, two offices, and restrooms for 1 ½ school years, and the cost is estimated to be \$2.35 million. This includes rental of the mobile modular classrooms as well as: architectural, engineering and permitting fees to prepare the sites (the site of Alan Harvey Theater and the

Binks blacktop); construction of a foundation and small retaining wall; installation of utilities including power, water, and sewer at each site; transportation and placement of the modular classrooms, including craning the modular units to the Binks blacktop; site work and construction of ramps; and installation of fire alarms, intercom, and other safety systems. This estimate was developed by the Director of Facilities based on detailed information from mobile modular vendors and confirmed by HKIT Architects.

In addition to the added cost, there would likely be a delay of at least twelve months due to the time required to engineer and prepare the temporary site, and related cost escalation for the entire project.

H. Importance of Selecting a Concept Design by Early June

It is critical that the Board select a concept design no later than early June 2017. This would allow HKIT Architects to develop construction drawings for submission to the California Division of State Architect (DSA) by March 2018. Given the current “bin time” -- the time required for DSA review and approval -- construction would begin in November 2018. The importance of adhering to this timeline is explained below.

Director of facilities Pete Palmer recently attended the biennial conference organized by the California Coalition for Adequate School Housing (CASH). CASH brings together the head and regional directors of DSA, school construction managers, and contractors, lawyers, and other vendors who work on public school construction in California. Participation in this conference gave Mr. Palmer the opportunity to confirm the time and cost projections discussed below.

1. Increasing Competition with Other Bond Programs

In the November 2016 election, more than 160 California school districts passed bond measures. Their construction documents are expected to reach DSA in the next 18 months, and they are expected to contract with builders and apply for State matching funds in the same time period. This proliferation of school construction projects will impact Piedmont Unified's ability to move forward in important ways.

Increase in “Bin Time” for DSA Review. The estimated duration for DSA review of the District's high school project is six to nine months. DSA reports that this review will likely take longer as the number of school construction projects under review increases. This is because DSA is not staffed to handle the expected increase, and the staffing shortage will worsen as 10% of DSA staff are expected to retire in the next two years. DSA is also reporting difficulty attracting qualified staff to review these kinds of projects.

Decrease in the Pool of Qualified Builders. There is a finite number of qualified builders who have experience with DSA and public school construction in California. Also, there are practical

limits on the number of projects each of these builders can undertake at one time. For these reasons, as other school districts secure DSA approval for their projects and enter into contracts with builders, the pool of qualified builders will shrink, competition among bidders will decrease, and construction costs will likely increase.

The Race to “Get in Line” for State Matching Funds. Piedmont Unified is eligible to receive an estimated four to six million dollars in state matching funds, and may apply for these funds after submitting construction drawings to DSA for review. Time is of the essence for two reasons. First, these matching funds are paid on a first-come, first-served basis, so it is important to “get in line.” Second, these matching funds are paid from *available* State bond funds. In other words, even after an application is complete, some school districts have to wait years to receive their matching funds, because payment depends on both the sale of California school construction bonds and the number of applications already “in line.” Given the large number of school construction projects that will be eligible to receive matching funds, it is generally believed that even a six-month delay in submitting an application could cause many years of delay in receiving the funds.

Construction Costs are Escalating Faster Than Expected. During the planning for Measure H1, District staff, architects and contractors estimated that construction costs would escalate at a rate of 5.13% per year, or 10.25% over two years. This two-year escalation number is important because the time between initial design and budget development and the start of construction. Nonetheless, the consensus at the CASH conference was that cost escalation is now 10-12% per year, or 20-24% over two years. Delaying the high school project would result in even greater cost escalation.

Delay Would Necessitate Further Investment in Failing Facilities. By delaying the high school project by even one year, the District would be forced to invest more money in building systems that are at end of their life, costly to operate and maintain, and that will likely be demolished in the bond program. For example, delay of even one year would likely require the District to patch leaky roofs, mitigate leaks to prevent the growth of mold and other water intrusion problems, and maintain failing mechanical systems. This continued investment in failing systems is both wasteful and avoidable.

I. Renovation vs. Replacement of Alan Harvey Theater

During the community town hall meetings, questions were raised concerning Alan Harvey Theater and whether renovation (rather than replacement) is feasible. District architects and consultants have determined that the scope of required renovation would be so extensive that the cost of renovation would likely exceed the cost of replacement. Required work includes:

- ***Accessible Pathways.*** The theater must have an access path of travel throughout, including accessible pathways to the stage, orchestra pit, sound booth, dressing rooms,

restrooms, and seats at the front, middle, and back. There must also be accessible pathways to the basement level that houses the Adult Education office.

- **Number and Accessibility of Restrooms.** Currently there are only two single-occupancy restrooms in the 450-seat theater. Additional restrooms are needed for a theater of this size. Also, restrooms in the Adult Education Office are not accessible and must be enlarged.
- **Building Systems.** The HVAC systems are more than 35 years old, failing, costly to maintain, and highly inefficient to operate. The transformer, currently located in the in mezzanine, overheats and creates a fire hazard.
- **Dry Rot.** There is extensive dry rot in the theater perimeter, mechanical screen, and cantilevered trellis.
- **Water Intrusion.** The roof, gutter and downspouts are leaking and must be replaced.
- **Fire and Life/Safety Systems.** DSA will require the District to upgrade the fire and life/safety systems in the theater, including installation of a new fire alarm, fire sprinklers, and a voice evacuation system. The addition of fire sprinklers in turn will likely require an increase in the EBMUD feed (street lateral) and water meter.
- **Seismic Strengthening.** DSA will likely require the District to seismically strengthen the theater. The scope of this work would be determined by DSA's structural engineers.

Other questions were raised concerning the District's investment in 2015 of \$500,000 in privately-raised funds to improve Alan Harvey Theater. These funds were used to convert multi-stall bathrooms into two single-occupancy bathrooms, replace the theater's seats, lighting, and sound systems, and resurface the stage. These improvements did not address the significant accessibility and fire and life/safety code requirements. These improvements (except the new bathrooms) could be reused in a new theater, so this investment would not be wasted.

Finally, questions were raised concerning whether replacement of Alan Harvey Theater could be deferred until the next phase of the facilities bond program. If deferred, the accessibility and fire/life safety issues would remain unresolved and there would be continued risk of litigation over these compliance issues. Also, cost escalation would make the project more expensive in the future.

J. Next Steps

May 10th - Board of Education Meeting

- Staff Recommendation
- Public Input

- Board Discussion

May 24th - Board of Education Meeting

- Public Input
- Board Discussion and Possible Action

II. **RECOMMENDATION: REVIEW AND DISCUSSION**

Review and discuss H1 Facilities Bond Program updates.