

The background of the image is a photograph of a graduation ceremony. Several graduates in purple gowns and caps are visible. One graduate in the foreground is raising his right hand in a celebratory gesture. A woman is partially visible behind a podium on the right. The scene is outdoors with trees and a clear blue sky.

# Pleasanton Unified School District

Board of Trustees - FMP Process Presentation

CONGRATULATIONS  
GRADUATES  
November 18, 2021

# Introductions



**Walter Estay**  
San Jose Studio EDU  
Managing Director



**Jim Kisel**  
Principal  
Director of K-12



**Denise Flatley**  
Project Manager



**Andrea Pippin**  
Educational Facilities  
Planner & Outreach

single-point-of-contact

## LPA Integrated Team

**Helen Pierce**  
Design Director

**Erik Ring**  
Mechanical Engineer

**Steve Bakin**  
Electrical Engineer

**Kathereen Shinkai**  
Civil Engineer

**Kari Kikuta**  
Landscape Architect

**Darcie Gumbayan**  
Entitlements

**HLCM**  
Cost Estimating

**CL Consulting**  
State Funding Analysis

**Bureau Veritas**  
Facilities Condition Assessments

# Firm Overview



**56** years in business

**400+** employees

**125** staff dedicated to education

**300+** sustainable projects  
energy & water use, human experience, health + wellness focus



*AIA California Firm of the Year Award 2021*



# Facilities Master Plan Experience

- |                      |                         |                           |                     |
|----------------------|-------------------------|---------------------------|---------------------|
| Dublin USD (2)       | Woodland JUSD           | Downey USD                | El Rancho USD       |
| Pleasanton USD       | Western Placer USD      | Paramount USD             | Encinitas Union SD  |
| Fremont USD          | Modesto City Schools    | Compton USD               | Sweetwater UHSD (2) |
| Orinda Union SD      | Galt JUESD              | Lynwood USD               | San Marcos USD      |
| Alameda USD          | Lake Tahoe USD          | Arcadia USD               | Grossmont UHSD      |
| Redwood City SD (2)  | Tahoe Truckee USD       | Temple City USD (2)       | Del Mar Union SD    |
| Burlingame SD        | Eureka City SD          | Azusa USD                 | San Diego USD       |
| Cupertino SD         | Santa Barbara USD       | La Canada USD             | Oxnard SD           |
| Sunnyvale SD         | Norris SD               | Norwalk-La Mirada USD     |                     |
| Sequoia UHSD         | Arvin Union SD          | Centralia SD              |                     |
| Milpitas USD         | Lucia Mar USD           | Anaheim ESD (2)           |                     |
| San Lorenzo USD      | Irvine USD              | Anaheim UHSD (2)          |                     |
| Milpitas USD         | Newport-Mesa USD        | Hawthorne SD              |                     |
| Mt. Diablo USD       | Capistrano USD          | Wiseburn USD              |                     |
| Tamalpais UHSD       | Los Angeles USD         | Centinela Valley UHSD     |                     |
| Gilroy USD           | Santa Monica-Malibu USD | Long Beach USD            |                     |
| Morgan Hill USD      | Burbank USD             | Westminster SD            |                     |
| Carmel USD           | Beverly Hills USD       | Fountain Valley SD        |                     |
| Davis JUSD           | Colton JUSD             | Huntington Beach UHSD     |                     |
| Fairfield-Suisun USD | Chino Valley USD        | Orange USD                |                     |
| Lodi USD (2)         | Hesperia USD (2)        | Placentia-Yorba Linda USD |                     |
| Merced City SD       | San Jacinto USD         | Tustin USD                |                     |



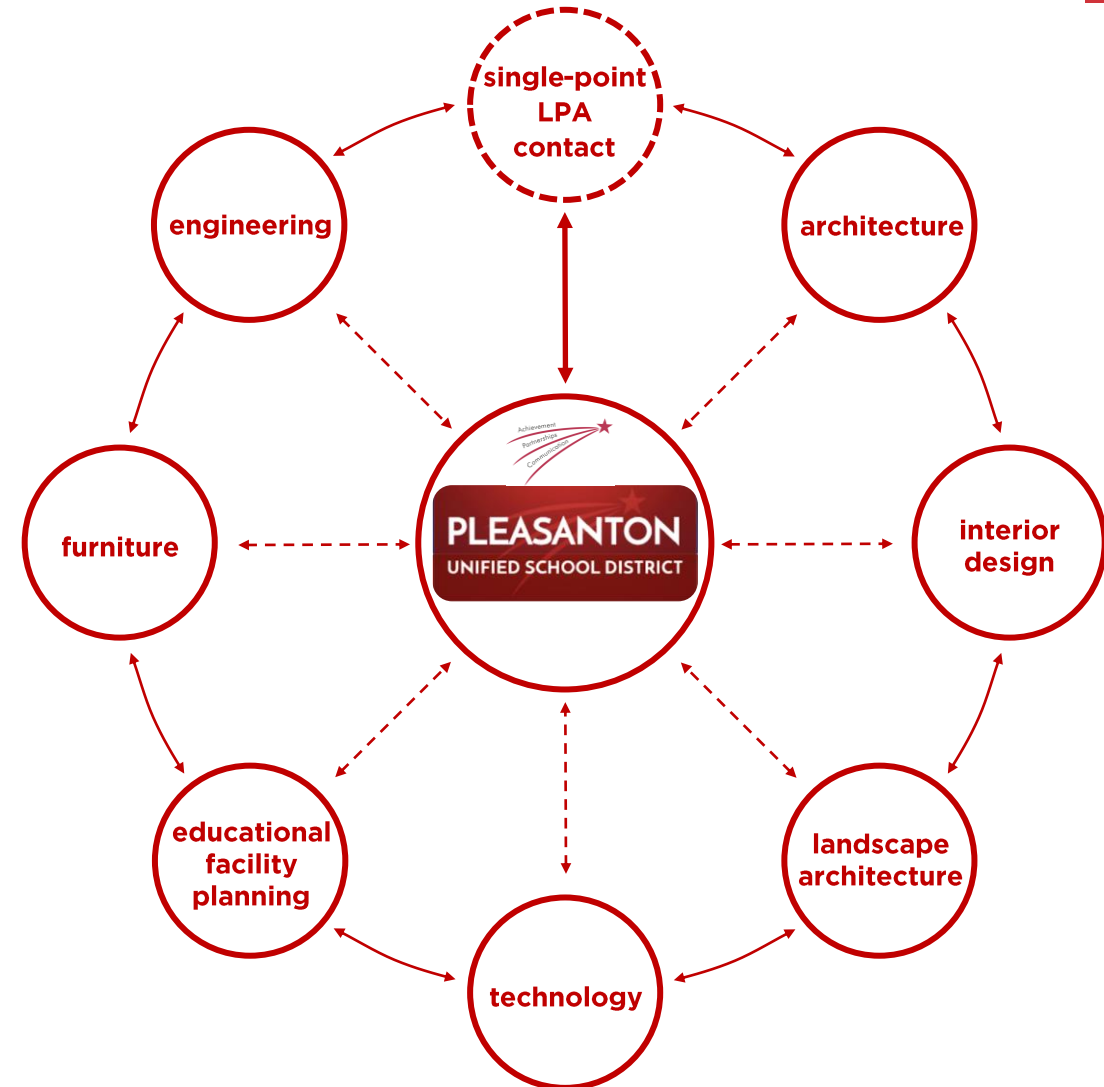
*75+ facilities master plans & local bond implementation programs*  
*\$18.5 b facilities improvements / \$7.5 b in local bond elections – 96% approval*

# Why Master Plan

## client-inclusive and stakeholder driven

a holistic approach to problem solving that places the client and students at the center fostering participation and direct interaction with the multidisciplinary team of specialists

- FMP is first step in facilities improvement process
- recommended every 3-5 years by CDE and to apply for state funding
- important to engage District and local community stakeholders
- data driven decision making
- sustainable focus facilitates good stewardship
- development of high-performance learning environments
- building upon Pleasanton Unified School District's mission and strategic vision



# FMP Scope

## Building on the Good-Work Done To-date



### Planning

PLEASANTON UNIFIED SCHOOL DISTRICT STRATEGIC PLAN

**WE BELIEVE...**

- With guidance and support all students can reach their greatest potential.
- All students and staff have the right to a safe and respectful learning environment that fosters positive connections.
- Public education should focus on the whole child, provide equitable opportunities for all students and create socially responsible individuals with character and integrity.
- In ensuring a culture and climate that promotes a highly skilled, dedicated, and passionate educational team.
- In providing learning that is innovative, inescapable, creative, relevant and rigorous.
- It is our responsibility to inspire curiosity and a passion for life long learning.

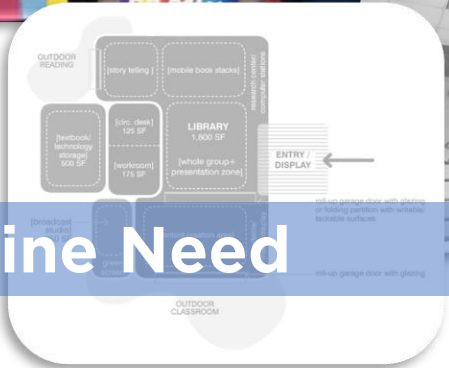
**MISSION**  
Our students will make a better world.

**VISION**  
Every student will be a resourceful, resilient, responsible and engaged world citizen.

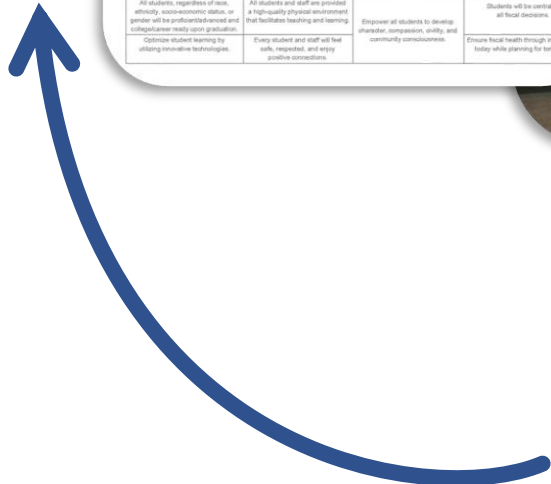
CURRICULUM & INSTRUCTION	LEARNING ENVIRONMENT	PERSONAL GROWTH	FISCAL STewardSHIP
All students, regardless of race, ethnicity, socio-economic status, or gender will be prepared, engaged and college/career ready upon graduation.	All students and staff are provided a high-quality physical environment that facilitates teaching and learning.	Empower all students to develop character, compassion, civility, and community consciousness.	Students will be central to all fiscal decisions.
Optimize student learning by utilizing innovative technologies.	Every student and staff will feel safe, respected, and enjoy positive connections.		Ensure fiscal health through investing in today while planning for tomorrow.



### Define Need



### Implementation







Through a series of Facilities Master Plan (FMP) Committee meetings, stakeholder forums, and public input, the Department of the Facilities Planning Division, in partnership with the Redwood City School District, is currently in the process of developing the Redwood City School District's Strategic Facilities Master Plan. The plan will outline the district's long-term vision for its facilities, including the current challenges and program goals of the District, and how the FMP will help to achieve these goals. The plan will also include a list of potential projects and funding opportunities. The plan will be a living document, and will be updated as needed.

**Redwood City School District students deserve the best:**

- Quality Facilities**  
Facilities that support programs aligned with the district's vision, culture, and innovation history and provide for student success and safety.
- Stakeholder-Driven Process**  
To ensure the plan truly represents the needs and recommendations of the community.
- Forward-Looking**  
Facilities that offer opportunities for well-rounded development of the whole child's academic, social, athletic, and extracurricular skills.
- Maximizing Cost Effectiveness**  
Through respect for the natural environment and fiscal resources to maximize dollars dedicated to the classroom.
- Flexible & Agile**  
21st Century technology-rich environments able to evolve with growth, learning, and learning needs of tomorrow's students.
- Community Resource**  
Facilities that are welcoming, healthy, safe and secure neighborhood centers offering services, family center, open space and parking strategies.
- Equitable**  
Facilities that provide equal access to quality learning opportunities for all students.

resulting in schools that mirror the evolution of the Redwood City community... schools in which students, staff, parents and the local community can take pride.

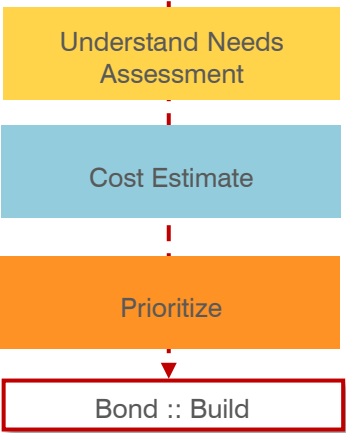


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**2.100**



# Goals for the FMP Process – “Defining Success”

## MAINTENANCE + REPAIR APPROACH



**type 1 - focused**

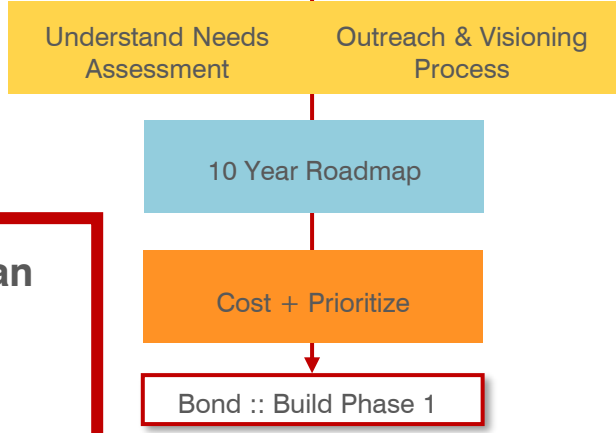
### type 1 – focused – facilities needs assessment / modernization

- maintenance and repair driven
- proposed scopes managed to an available funding budget
- school and community expectations tempered

### type 2 – visionary – academic mission goals / facility master plan

- starts with educational vision for how students will learn in the future
- discovers the impact of program to facilities and technology needs
- long-term phased implementation approach over multiple funding rounds

## ACADEMIC :: VISION BUILD SUPPORT



**type 2 - visionary**

**“an implementable future road map”**

# Facilities Master Process Organization

## *“Planning the Plan”*

### coordination w/ district

- Master Plan Process Strategy
- District and Bond Program Staff Consultation
- Updates to District Leadership
- Board of Education Workshops

### facilities condition assessments

- Site Field Inspection Surveys
- Student Health and Life Safety Assessment
- ADA Compliance
- Maintenance / Repair Costs

### educational assessment & standards

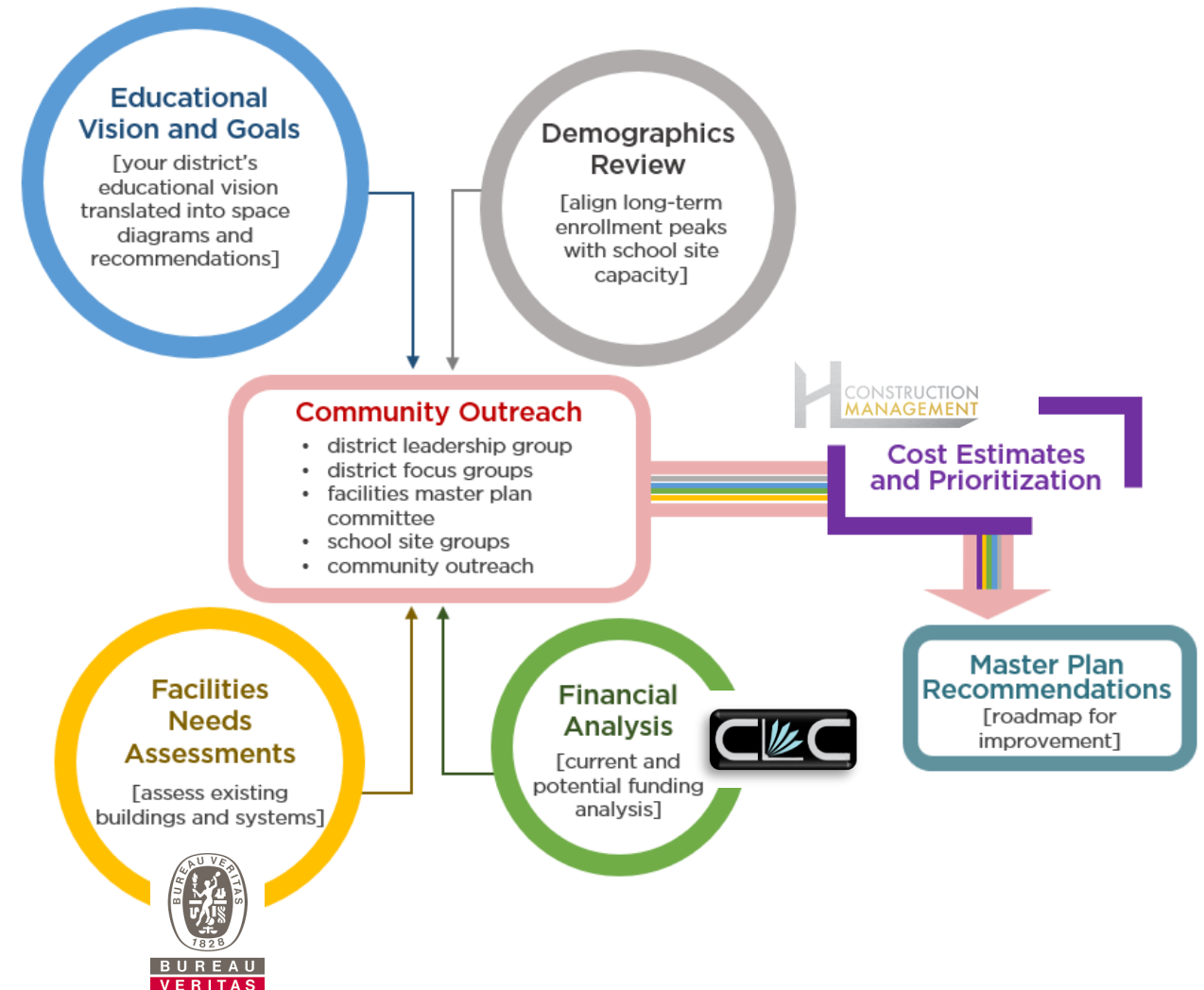
- Educational Program Suitability Assessment
- Educational Specifications and Space Standards
- Demographics Review and Capacity Analysis
- Technology Standards

### integrated facilities master plan

- School Site FMP Diagrams
- Cost Estimating
- Funding Analysis
- Prioritization

### stakeholder engagement

- School Site Committee Meetings
- District Staff Focus Groups
- Stakeholder Surveys (Staff, Teachers, Students)
- Master Plan Website and Virtual Town Hall





# Pleasanton USD | sense of place



Within reaching distance to Silicon Valley, San Francisco, and the Central Valley.

## Pleasanton USD in numbers

**14,460+** students

**9** elementary schools

**3** middle schools

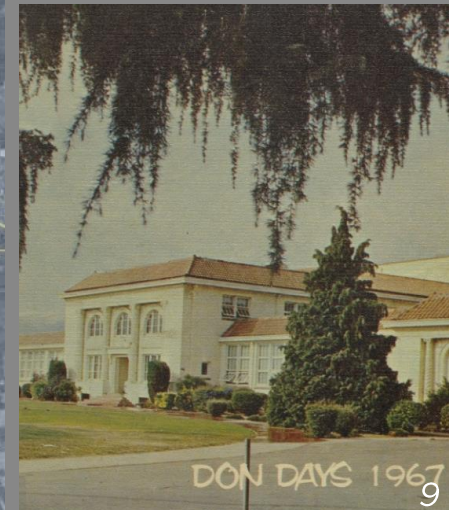
**2** high schools

**1** alternative high school

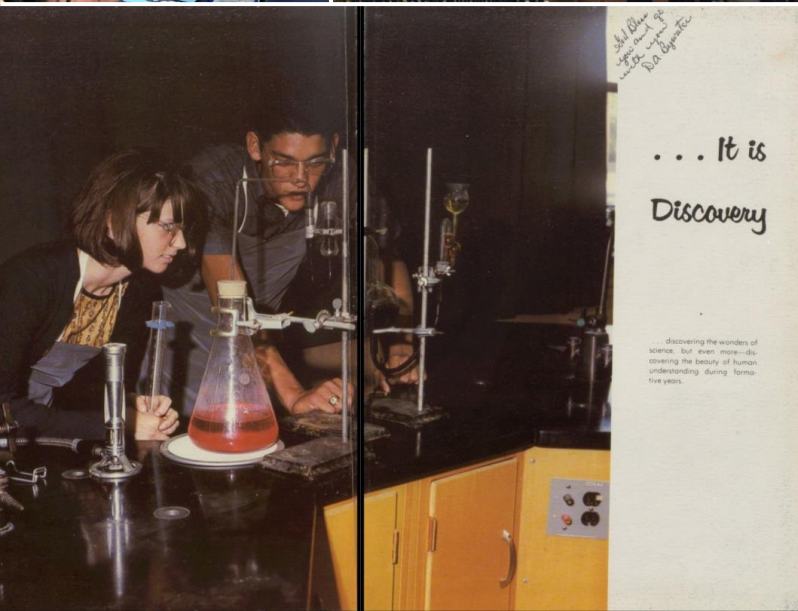
**3** early education/preschools

### building on good work done to date:

- 2012 and 2018 Master Plans
- Measure B
- Measure I1







## Pleasanton USD - Mission

*Our students will make a better world.*

## Pleasanton USD - Vision

*Every student will be a resourceful, resilient, responsible, and engaged world citizen.*

## Pleasanton USD – Strategic Plan

*WE BELIEVE...*

- *With guidance and support all students can reach their greatest potential;*
- *All students and staff have the right to a **safe and respectful learning environment** that fosters positive connections;*
- *Public education should focus on the whole child, **provide equitable opportunities** for all students, and create socially responsible individuals with character and integrity;*
- *In ensuring a culture and climate that promotes a highly-skilled, dedicated, and passionate educational team;*
- *In providing learning that is **innovative, irresistible, creative, relevant, and rigorous**;*
- *It is our responsibility to **inspire curiosity** and a passion for life-long learning.*

### CURRICULUM & INSTRUCTION

- All students, regardless of race, ethnicity, socio-economic status, or gender will be proficient/advanced and college/career ready upon graduation.
- Optimize student learning by **utilizing innovative technologies**.

### LEARNING ENVIRONMENT

- All students and staff are provided a **high-quality physical environment that facilitates teaching and learning**.
- Every student and staff will feel **safe**, respected, and enjoy positive connections.

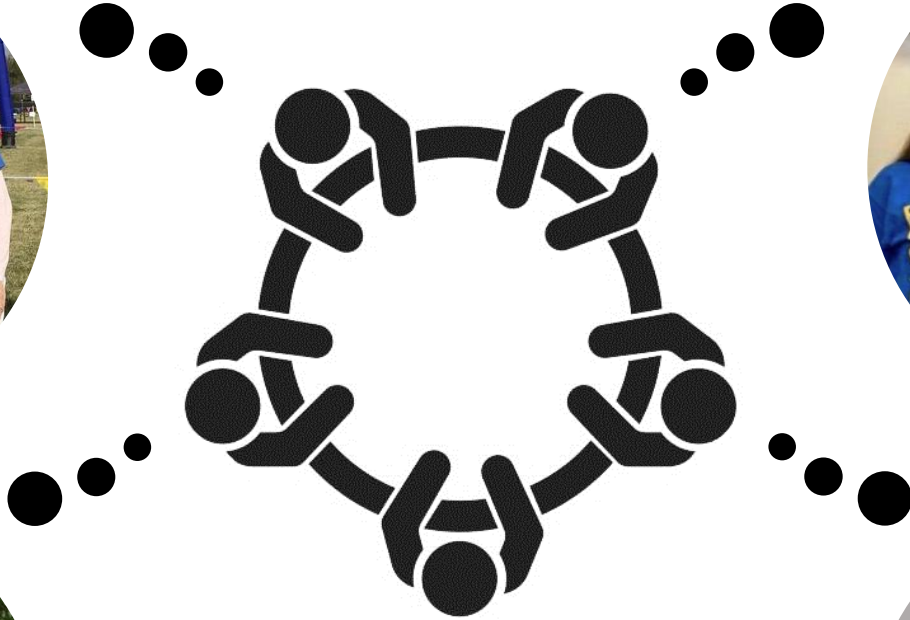
### PERSONAL GROWTH

- Empower all students to develop character, compassion, civility, and community consciousness.

### FISCAL STEWARDSHIP

- Students will be central to all final decisions.
- Ensure fiscal health through investing in today while **planning for tomorrow**.

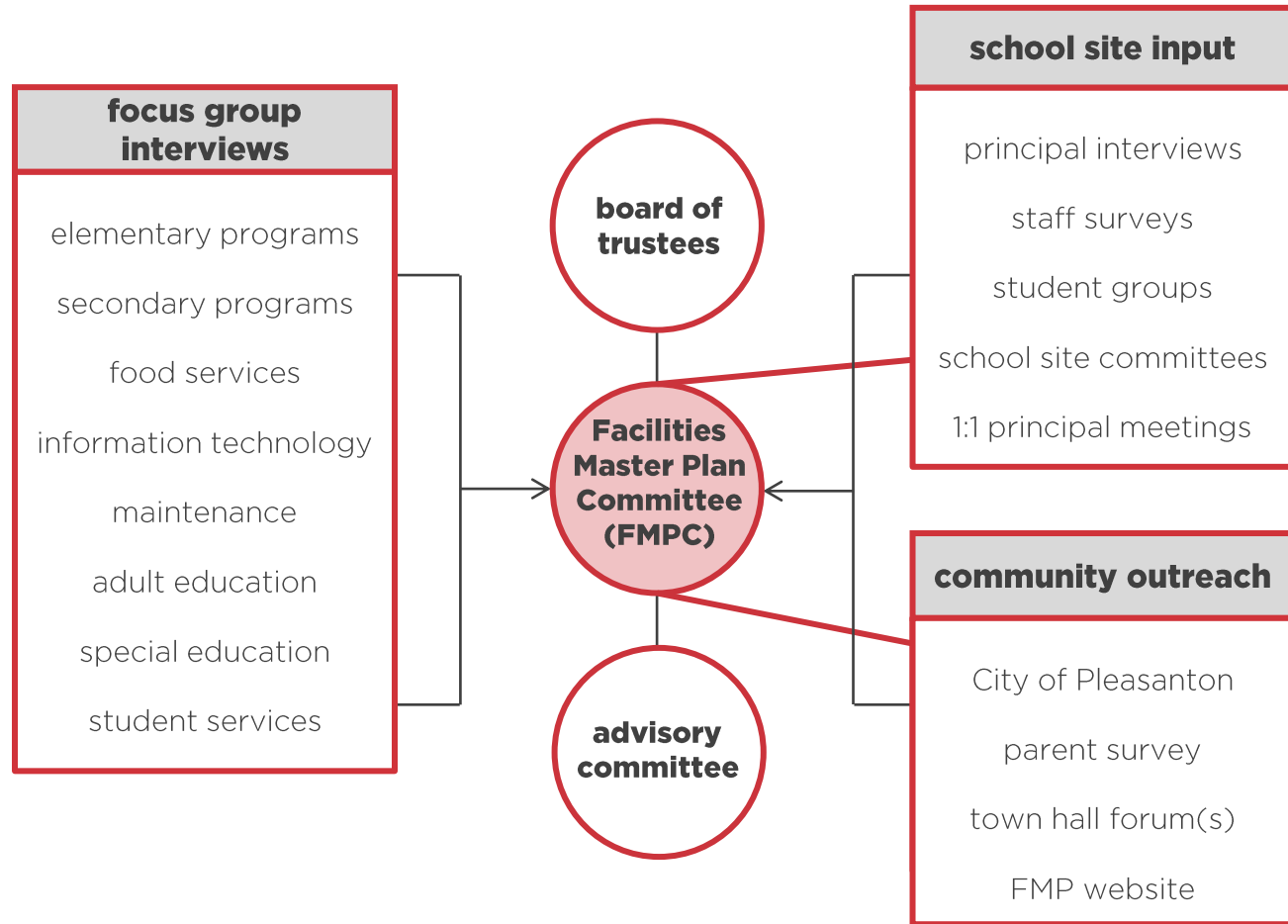
# Stakeholder Outreach Approach



Every process is unique and customized to your goals.



# FMPC Committee



**District**

**Community**

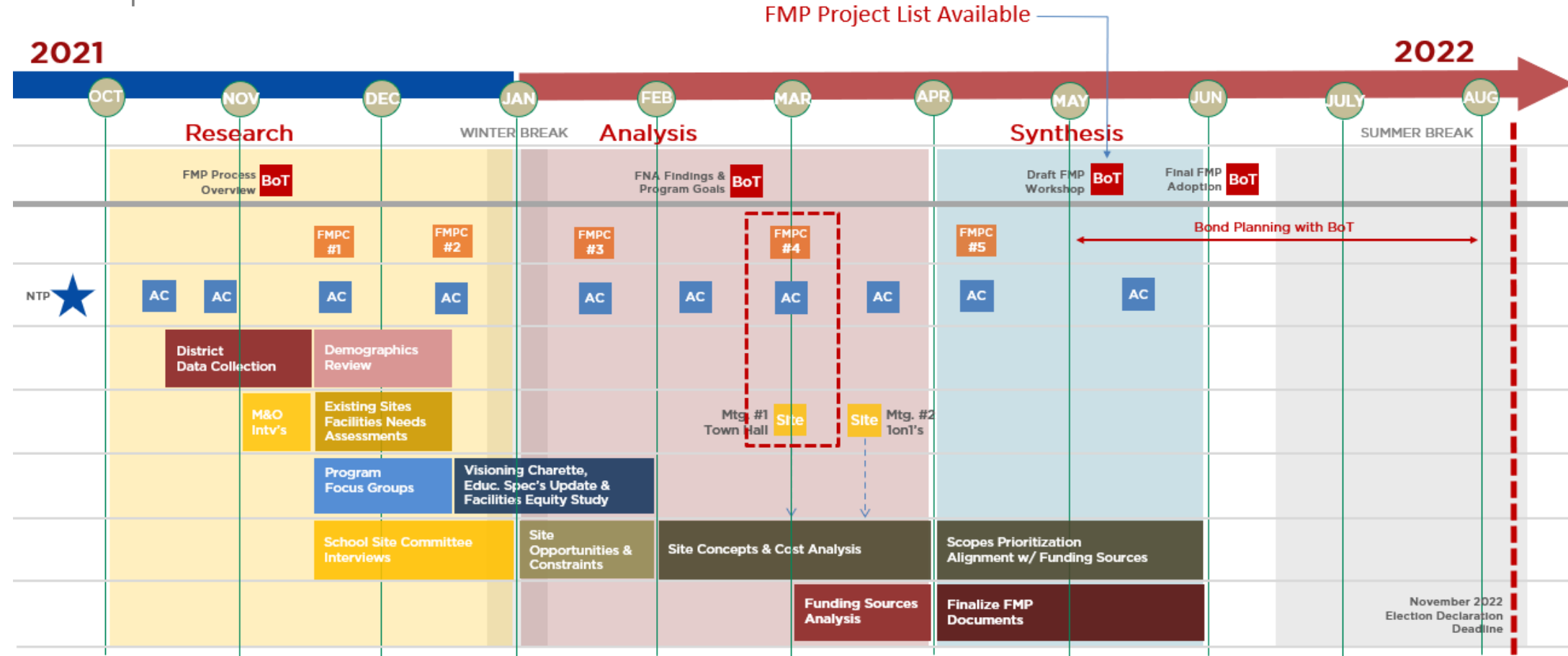
**School Site**

**50%**  
district  
stakeholders

**50%**  
community  
stakeholders



# Proposed Schedule



KEY	
	Facilities Master Plan Committee
	Advisory Committee
	Pleasanton USD Board of Trustees
	School Site Committees (SSC)

Board of Education
FMP Process Program Goals & Visioning Draft FMP Final FMP Approval
<b>4 TOTAL Meetings</b>

Facility Master Plan Committee (FMPC)
(Meets Monthly During the Planning Process)
<b>3 TOTAL Meetings</b>

School Site Committees (SSC)
9 Elementary Schools 3 Middle Schools 2 Comprehensive High School 2 Cont. HS / D.O. / Corp. Yard
<b>16 SITES Total</b>

PROPOSED FMP GROUPS MEETINGS
<b>SSC Town Hall / Mtg's</b>
Mtg. #1 - Process Overview & Draft Master Plans Mtg. #2 - '1on1' Mtg. w/ SSC's Representatives





# SITE MASTER PLAN DIAGRAMS



# Estimating | sample scope and cost detail

Scope Category	School Site (One School Site Each Column)						
1. Modernize & Reconfigure: Kindergarten & Classrooms	2,007,000	883,000	1,204,000	1,138,000	851,000	1,043,000	--
2. Existing Buildings: Systems & Toilets	1,105,000	1,685,000	1,491,000	1,601,000	1,480,000	1,463,000	--
3. Upgrade: Site Utilities	259,000	269,000	325,000	247,000	269,000	269,000	--
4a. New Construction - Kindergarten	--	--	--	--	3,209,000	3,502,000	--
4b. New Construction - Classrooms	--	4,896,000	14,486,000	8,579,000	8,981,000	74,000	1,156,000
4c. New Construction - Early Intervention Classrooms	6,025,000	--	--	--	--	--	--
5. Design Lab, Science & Career Tech Education	--	936,000	233,000	900,000	--	186,000	186,000
6. Improvements to: Performing Arts	--	--	--	--	--	--	--
7. Improvements to: MPR & Food Service	919,000	831,000	778,000	704,000	344,000	367,000	23,000
8. Improvements to: Physical Education	--	--	--	--	--	--	--
9. Administration & Staff Support	642,000	521,000	571,000	580,000	454,000	342,000	--
10. Student Collaboration & Support Spaces	545,000	577,000	290,000	251,000	285,000	258,000	650,000
11. Safety & Security	1,486,000	834,000	1,196,000	1,422,000	908,000	1,377,000	469,000
12. Quads & Outdoor Learning Courts	150,000	221,000	226,000	226,000	215,000	173,000	--
13. Exterior Play Spaces, Playfields & Hardcourts	1,321,000	2,171,000	1,621,000	1,200,000	712,000	815,000	714,000
14. Classroom Flexibility (21 <sup>st</sup> Century Learning)	420,000	160,000	160,000	140,000	150,000	180,000	270,000
15. Infrastructure & Technology	839,000	410,000	410,000	395,000	383,000	395,000	203,000
<b>Total Project Cost (2014\$)</b>	<b>\$15,718,000</b>	<b>\$14,394,000</b>	<b>\$22,991,000</b>	<b>\$17,383,000</b>	<b>\$18,227,000</b>	<b>\$10,444,000</b>	<b>\$3,671,000</b>
14. Classroom Flexibility (21 <sup>st</sup> Century Learning)	160,000	210,000	270,000	290,000	250,000	210,000	
15. Infrastructure & Technology	398,000	476,000	543,000	568,000	454,000	440,000	
<b>Total Project Cost (2014\$)</b>	<b>\$24,291,000</b>	<b>\$21,756,000</b>	<b>\$22,026,000</b>	<b>\$10,316,000</b>	<b>\$9,114,000</b>	<b>\$23,859,000</b>	
14. Classroom Flexibility (21 <sup>st</sup> Century Learning)	330,000	330,000	350,000	320,000			
15. Infrastructure & Technology	768,000	840,000	853,000	716,000			
<b>Total Project Cost (2014\$)</b>	<b>\$41,765,000</b>	<b>\$41,943,000</b>	<b>\$38,551,000</b>	<b>\$46,075,000</b>			
14. Classroom Flexibility (21 <sup>st</sup> Century Learning)	160,000	380,000	760,000	--	180,000		5,680,000
15. Infrastructure & Technology	510,000	839,000	1,478,000	184,000	401,000		12,503,000
<b>Total Project Cost (2014\$)</b>	<b>\$8,116,000</b>	<b>\$29,992,000</b>	<b>\$39,993,000</b>	<b>\$4,638,000</b>	<b>\$6,043,000</b>		<b>\$471,320,000</b>

# Priorities – School Site Committees | sample

## PRINCIPAL INTERVIEW

Principal Priorities (taken during initial site assessment)  
top 3 scope-of-work priorities by school site

  greatest overlap in priority

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Marguerite Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willitt Elementary School	Da Vinci Charter Academy (Junior High)	Ralph Waldo Emerson Junior High School	Frances Harper Junior High School	Oliver Wendell Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy (High School)	Martin Luther King (Jr) High School	Davis School for Independent Study	DJUSD Children's Center	Davis Adult and Community Education	TOTAL	
1. Modernize / Reconfigure Existing Classrooms				●										●	●	2	●	●	●	2	9
2. Existing Building Systems, Toilets & Improved Energy Efficiency													●								1
3. Site Utilities & Infrastructure																					0
4. New Construction (Classrooms)	●				●	●	●			●					●						6
5. Elementary STEM & JrHS/HS Science Programs								●													1
6. JrHS/HS Electives Improvements									●	2					●						4
7. Music, Drama & Performing Arts Improvements																					0
8. MPR, Student Union & Food Service Improvements		●	●					●					●								4
9. Physical Education Improvements																					0
10. Staff & Community Support	●					●			●	●											4
11. Library & Student Support Services	●	●		●												●					4
12. Safety & Security													●			●					3
13. Bike / Car Parking & Drop-Off		●			●	●	●	●		●	●										6
14. Outdoor Learning Courts, Quads & Gardens				●			●	●								●					4
15. Exterior Play Spaces, Playfields & Hardcourts		●	●				●				●	●									5
16. Next Generation Learning Furniture											●					●					1
17. Technology Infrastructure & Equipment					●														●		2

## SITE STAKEHOLDERS

	Birch Lane Elementary School	Cesar Chavez Elementary School	Fairfield Elementary School	Korematsu Elementary School	Marguerite Montgomery Elementary School	North Davis Elementary School	Patwin Elementary School	Pioneer Elementary School	Willitt Elementary School	Ralph Waldo Emerson Junior High School	Frances Harper Junior High School	Oliver Wendell Holmes Junior High School	Davis Senior High School	Da Vinci Charter Academy	Martin Luther King (Jr) High School	DJUSD Children's Center	Davis Adult and Community Education	TOTAL			
1. Modernize / Reconfigure Existing Classrooms																					0
2. Existing Building Systems, Toilets & Improved Energy Efficiency																					0
3. Site Utilities & Infrastructure																					0
4. New Construction (Classrooms)	●						●	●	●	●			●	●	●						8
5. Elementary STEM & JrHS/HS Science Programs																					0
6. JrHS/HS Electives Improvements																					0
7. Music, Drama & Performing Arts Improvements	●																				1
8. MPR, Student Union & Food Service Improvements				●	●																2
9. Physical Education Improvements																					0
10. Staff & Community Support										2	●										3
11. Library & Student Support Services	●	●							●						●						6
12. Safety & Security																●					0
13. Bike / Car Parking & Drop-Off		●							●				●	●	●	●	●				6
14. Outdoor Learning Courts, Quads & Gardens		●														●					3
15. Exterior Play Spaces, Playfields & Hardcourts	●																				2
16. Next Generation Learning Furniture																					0
17. Technology Infrastructure & Equipment		●								●	●				●	●					4
15. Exterior Play Spaces, Playfields & Hardcourts			2	2				●			2	●	●								10
16. Next Generation Learning Furniture																					0
17. Technology Infrastructure & Equipment													●								1

# Prioritization - Summary | sample

## TEACHER & STAFF SURVEYS

### top responses: existing spaces needing improvement

- 13. Bike / Car Parking & Drop-Off
- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements

### top responses: desired new spaces or enhancements

- 01. Modernize / Reconfigure Existing Classrooms
- 13. Bike / Car Parking & Drop-Off
- 08. MPR, Student Union & Food Service Improvements

## STUDENT SURVEY

### top responses: existing spaces needing improvement

- 11. Library & Student Support Services
- 08. MPR, Student Union & Food Service Improvements
- 14. Outdoor Learning Courts, Quads & Gardens

### top responses: desired new spaces or enhancements

- 13. Bike / Car Parking & Drop-Off
- 08. MPR, Student Union & Food Service Improvements
- 05. Elementary STEM & JrHS/HS Science Programs

## PRINCIPAL PRIORITIES

### school site scopes of work

- 01. Modernize / Reconfigure Existing Classrooms
- 04. New Construction (Classrooms)
- 13. Bike / Car Parking & Drop-Off

## SCHOOL SITE COMMITTEE PRIORITIES

### school site scopes of work

- 04. New Construction (Classrooms)
- 15. Exterior Play Spaces, Playfields & Hardcourts
- 08. MPR, Student Union & Food Service Improvements
- 10. Staff & Community Support

## COMMON PRIORITIES

- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements
- 13. Bike / Car Parking & Drop-Off

## FMPC PRIORITIES

### district-wide scopes of work

- 12. Safety & Security
- 05. Elementary STEM & JrHS/HS Science Programs
- 01. Modernize / Reconfigure Existing Classrooms
- 08. MPR, Student Union & Food Service Improvements
- 13. Bike / Car Parking & Drop-Off

### indicates common priorities



**BOARD  
OF  
EDUCATION  
PRIORITIES**

**COMMUNITY SURVEY DATA**



# Prioritization – Funding Analysis | sample

**Local Bond** \$ 147,175,000

**State Funding Eligibility** \$ 15,123,926  
 \$ 11,192,474 + \$ 3,931,452  
 (Modernization + New Construction)

**Fund 49** (2019/20 through 2026/27) \$ 31,300,000  
 (CFDs)

**Fund 25** (2019/20 through 2026/27) \$ 5,200,000  
 (Developer Fees & Redevelopment)

**\$ 198,799,000**  
**total potential**

**\$ 132,532,917**  
**total potential @ 2/3**

**\$ 98,116,600**  
**bond-only @ 2/3**

**TOTAL NEED**  
**\$443,810,000**



<b>TOTAL POTENTIAL FUNDING</b>	<b>\$ 198,798,926</b>
	x 2/3
<b>AVAILABLE FOR PROJECTS</b> (2018\$)	<b>\$ 132,532,617</b>

**Note:** 2/3 of the program budget allocated to projects in (2018\$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.

# Deliverable – Interactive Web-based Process



ORINDA UNION SCHOOL DISTRICT  
FACILITIES MASTER PLAN  
2017/18

PROCESS

PLANNING

VISION

ASSESSMENTS

IMPLEMENTATION



Questions?



# We believe a sustainable master plan is...

- **People-driven**  
district stakeholder groups engaged
- **Research-informed**  
facilitating increased student outcomes and achievement
- **Learner-centered**  
sustainable high-performance learning environments
- **Exploratory**  
options and alternatives analysis
- **Transparent**  
consensus building process
- **Implementable**  
prioritized projects tied to funding
- **Long-range**  
forward looking recommendations



Changing Lives by Design™