

# FACILITIES MASTER PLAN 

 PLEASANTON UNIFIED SCHOOL DISTRICTLPA JOB NO. 306030.10

Date: April 27, 2022
Time: 5:00pm-7:00pm
Place: Zoom Video Conference Call
FACILITY MASTER PLAN COMMITTEE MEETING MINUTES | MEETING \#3

Attendees:
Ahmad Sheikholeslami, Assistant Superintendent of Business Services
Adrienne Herz, Staff Member at Donlon ES
Alicia
Alisa Burnett Stoddard
Amanda Clifford
Amos Nugent, Dir of Adult and Career Ed
Bill Butler
Bill Foley, Walnut Grove ES and active Bond participant
Brian Esse
Carolyn Calderan
Chong Wang, CBOC
Cindy Lau, Coordinator of Education Services of Tech Services
Cynthia Sandhu
Ed Diolazo, Assistant Superintendent of Student Support Services
Efrain Hinajosa, Band Director at Foothill HS
Ellen Clark, Director of Community Development for the City of Pleasanton
Eric Van Pelt, Bond Program Manager
Heather Pereira, Village HS and Virtual Academy
Heidi Deeringhoff, Principal at Fairlands ES
Jacob Berg, Principal at Lydiksen ES
Janelle Woodward, Assistant Superintendent of Teaching and Learning
Janet Gates, Principal at Donlon ES
Jill Buck, PUSD Green Team, co-chair of Measure 11
John Chwastyk, Director of Facilities and Construction
Julio Hernandez
Kalli Bartlett
Katie Grimes
Kelly Cantu, Parent, PTA at Amador Valley HS and Harvest Park MS
Laura Peters, Executive Secretary
Leslie Navarrette
Linda Dentler
Lisa Grozier
Michelle VerKuilen, APT President
Mike O'Brien, Principal at Vintage Hills ES
Mike Tassano, Traffic Engineer with the City of Pleasanton
Nicole Langer, Teacher at Hart MS
Rameshu Immadi, Community Member
Officer Ryan Tujague, Police Officer with the City of Pleasanton
Sebastian Bull, Principal at Foothill HS
Steve Zevanove, Lifelong Pleasanton Resident and Parent, CBOC member

FACILITY MASTER PLAN COMMITTEE MEETING \#3
April 27, 2022

Tom
Tyler Stoddard
Yerkebulan Tulibergenov
Jim Kisel, LPA
Walter Estay, LPA
Andrea Pippin, LPA
Mariana Lavezzo, LPA
3.01 FMP Process To-Date

- Walter Estay reviews the FMP schedule and a summary of participant interactions throughout the process.
- Approximately 1,483 people have been a part of this process.
3.02 Site Master Plan Sample Diagram Review
- Andrea Pippin reviews a sampling of Master Plan diagrams and the levels of work identified. The work levels include no work (indicative of a building recently constructed), modernization (updating interior finishes), reconfigure (rearranging walls/spaces to align with design standards), and new construction. These levels of work correlate with the cost estimate.
- A small sample of diagrams were reviewed, providing an overview of changes proposed in the master plan. In this stage of the process, these diagrams have been reviewed by the School Site Committees and can be considered 'finalized'.
3.03 District Office \& Educational Options Center Update
- The current District Office site houses a multitude of operational functions and educational programs. PUSD is exploring the relocation of the District office and operational functions in order to sell a large portion of the site. Approximately 3.5 acres will be maintained by PUSD to house the educational options programs in a new Educational Options Center:
- Village High School
- Adult Transition
- Pleasanton Virtual Academy
- Adult and Career Education
- Horizon Early Education and STEAM Preschool will relocate to the iPals Preschool site at Harvest Park Middle School.
3.04 Scope of Work Categories \& Total Program Cost
- The Cost Estimate is developed using 18 different categories to define the proposed work:

1. Site-Wide: Deferred Maintenance

- Contains the costs identified by Bureau Veritas during the site assessment process. Costs represent items, systems, and finishes that have been identified as failing or will reach the end of its useful life within the next 10 years and applies to all buildings and site elements.

2. Modernize \& Reconfigure Existing Classrooms

- Classroom and Collaboration Spaces identified as being modernized or reconfigured as part of the master plan.

3. Classrooms: New Construction

- New classrooms to accommodate growth or replace portables. These spaces are priced as new, stick-built construction (not the replacement of portables with new portables).

4. Transitional Kindergarten: Classrooms \& Play Spaces

- Classrooms and outdoor play spaces to accommodate the implementation of Transitional Kindergarten. Pending the needs at the site, classrooms could be new construction or reconfigured spaces.

FACILITY MASTER PLAN COMMITTEE MEETING \#3
April 27, 2022
PLEASANTON UNIFIED SCHOOL DISTRICT - FACILITIES MASTER PLAN
Page 3 of 5
5. Science \& Electives Spaces

- At the Elementary School level, this includes spaces identified as Exploration Lab, Flex Lab, Music, and PE (where it occurs) and could be a modernized space, reconfigured space, or new construction.
- At the Middle and High School level, this applies to Science Labs and other spaces for electives that are not considered 'Visual and Performing Arts' programs.

6. Visual \& Performing Arts

- This category only applies to Middle and High School levels and includes spaces for Music, 2D/3D/Digital Arts, Drama, and the Theater.

7. Multi-Purpose Room \& Food Service

- Improvements to the Multi-Purpose Room through modernization, reconfiguration, or new construction as well as the Food Service areas (kitchen and student serving areas). This category also contains costs to upgrade the service area of the MPR.

8. Library

- Modernization, reconfiguration, or new construction for Library and its associated support spaces.

9. Student Support \& Counseling Services

- Reconfiguration or new construction for student Wellness, Counseling, or Learning Centers.

10. Administration \& Staff Support

- Modernization, reconfiguration, or new construction for the Administration/Front Office, Faculty Work, and Faculty Lounge spaces.

11. Physical Education Facilities

- Occurs at the Middle and High School levels and captures costs for facilities that house Physical Education functions such as the Gymnasium, Locker Rooms, Team Rooms, Fitness Room, Weight Room, and Wrestling Rooms. This category does not include fields or hardcourts.

12. Building Systems: Restrooms \& HVAC/Improved Energy Efficiency

- New or reconfigured restrooms, the addition of HVAC to select buildings, and lighting upgrades.

13. Site Utilities

- Captures site utility projects that were not accomplished with the current Measure 11 implementation. This category covers electrical main and distribution systems, natural gas systems, storm drain service, and electrical capacity upgrades.

14. Safety \& Security

- Captures safety and security elements that were not already accomplished with the current Measure 11 implementation. This category covers items such as exterior lighting, safety locks on classroom doors, signage and wayfinding, fencing and gates, intrusion alarms, and new electronic marquee signage.

15. Campus Arrival: Parking, Drop-Off, and Entry Plaza

- Improvements to the parking and drop-off areas (resurfacing existing lots and adding/expanding areas for these functions). This category also includes costs to improve the hardscape/landscape at Administration, creating a clear point of entry and provide students with an area to wait at pick-up.

16. Outdoor Learning Environments, Gardens, and Quads

- Enhanced outdoor spaces conducive to outdoor learning, gardening, and a central academic quad.

FACILITY MASTER PLAN COMMITTEE MEETING \#3
17. Exterior Play Spaces, Playfields, and Hardcourts

- Improvements to hardcourts and playfields at all educational levels. This category also includes improvements to the Kindergarten play yard including shade and fencing specific to the K play yard.

18. Flexible Furniture

- New classroom furniture.
- Total Program Cost is reviewed next. Costs represent Total Program Cost which includes both construction costs and the associated soft costs (design costs). All costs are shown in 2022 dollars since an implementation timeline has not been established. Once a project is approved for development, escalation should then be calculated and added to the project costs.


### 3.05 Funding Analysis

- Measure 11 remains active. A total of \$14,000,000 has been allocated to implementing Transitional Kindergarten facilities at Donlon and Fairlands Elementary Schools, but no other funding from Measure II is available for the projects identified in the master plan. PUSD is exploring a potential bond measure ranging from $\$ 350,000,000$ to \$430,000,000.
- As we discuss project implementation for the master plan, LPA recommends that one third of the potential funding be reserved as an allowance that can cover escalation, interim housing costs, offsite issues, and other costs that are unknown at this time. Due to this budgeting, approximately $\$ 288,100,000$ can be considered available for projects.
3.06 Stakeholder Groups Priorities
- Stakeholder feedback through the various surveys and meetings held throughout the process have been translated into Scope of Work categories. From there, alignments can be identified District-wide that indicate projects that can be selected for implementation.
- Common priorities District-wide are:
- Reconfigure and Modernize Existing Classrooms
- Visual and Performing Arts at the High Schools
- MPR and Food Service Improvements
- Physical Education Facilities at the High Schools
- Existing Building Systems: Restrooms and HVAC
3.07 FMPC Prioritization Activity \& Outcomes
- The members of the FMPC engaged in their own prioritization activity using Mural. Each participant was given a limited amount of votes that they could spend however they choose (they could group their votes or spread them across schools and scope of work categories).
- FMPC members voted in a variety of ways:
- District-Wide: School Site
- Using 2 blue stars, members voted for the school site(s) they felt were in most need for improvement.
- District-Wide: Scope of Work
- Using 4 red stars, members voted for the scope of work categories they felt should be prioritized.
- By School Site: Scope of Work
- The 18 scope of work categories were identified for each school site. FMPC members used 56 green dots to vote for the scope of work areas across all school sites.
- Bonus Round
- FMPC members can emphasize or highlight specific scopes of work across the school sites that they felt were of the utmost importance for improvement.
- Results from the activity are included in this document.

FACILITY MASTER PLAN COMMITTEE MEETING \#3
PLEASANTON UNIFIED SCHOOL DISTRICT - FACILITIES MASTER PLAN LPA PROJECT NO. 306030.10
3.08 Next Steps

- May 19th: Board Study Session
- June timeline:
- Establish prioritized project list
- Seeking Board approval of the FMP

