

Board of Trustees Meeting

Alameda Unified School District

Facilities Master Planning

17 September 2013



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ARCHITECTS

Goals for Today

- Describing Master Planning process for school districts
- Outcomes of a master plan
- Demystify the process
- Describe steps and options for the Alameda USD
- Discussion



Purpose of a Facilities Master Plan

- Describe District long and short term facility needs
- Align facility improvements to support *your* Educational Program
- Identifies improvements to support community needs
- Provide rational plan for implementing improvements
- Establishes short and long term facilities budgeting

How a Facilities Master Plan is Used

- Most commonly in anticipation of bond election
- Invaluable to planning capital campaign
 - Bond & financial advisors rely heavily on Plan
 - Identifies other potential funding sources
- Create community support for your schools & bond
- Most importantly – Used to chart course for facilities improvements for many years

Correcting Common Misperceptions

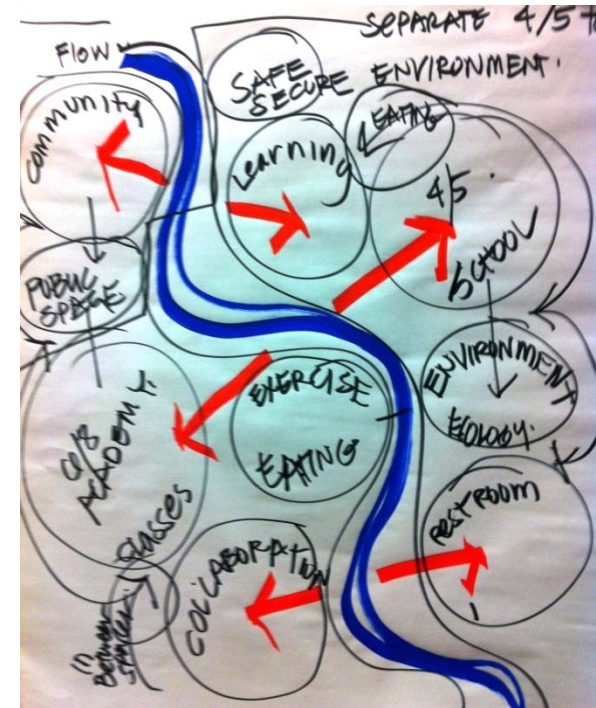
- The District is the decision maker and establishes the process
- Your architect isn't there to tell you what you need
 - Your architect is part of the District team to provide insights into possibilities
- Community input is a vital element of the planning process



The District guides the process and direction of *your* master plan

Potential Pitfalls

- A well run master plan creates support
- ... However a plan that is rushed, incomplete or not inclusive creates ill will
 - This impacts bond support at the polls
- Allowing enough time for input is essential



Master Planning Process

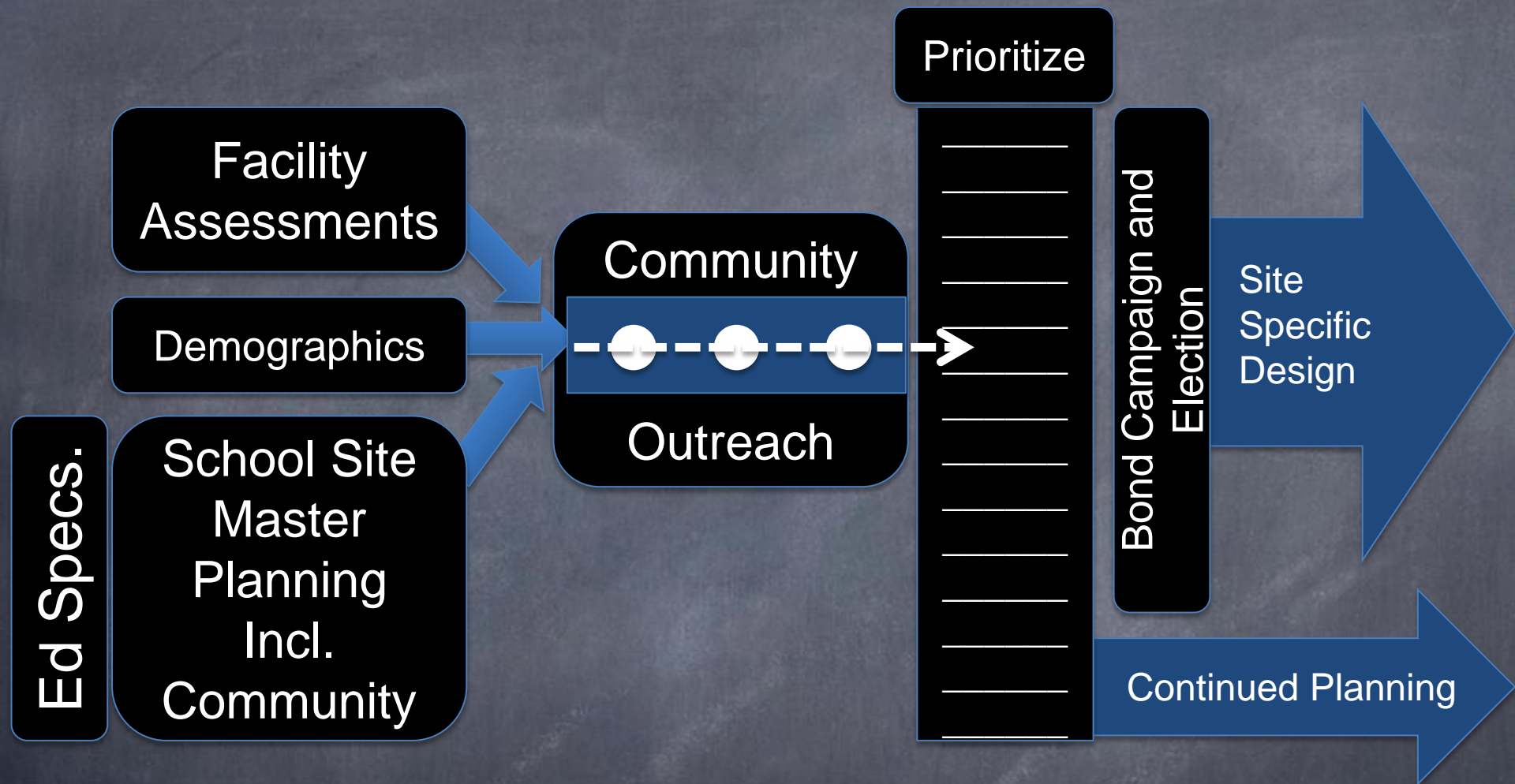
- Every district is unique and so too is the master planning process
- Determine best information gathering & outreach for *your* community
- Most importantly, *you* determine the best method for Alameda USD
- Recommend a Master Planning committee to establish process and monitor progress

Elements of a Master Plan Process

- Many options for information gathering and community engagement possible
- Remember, in the end you determine which elements are most important

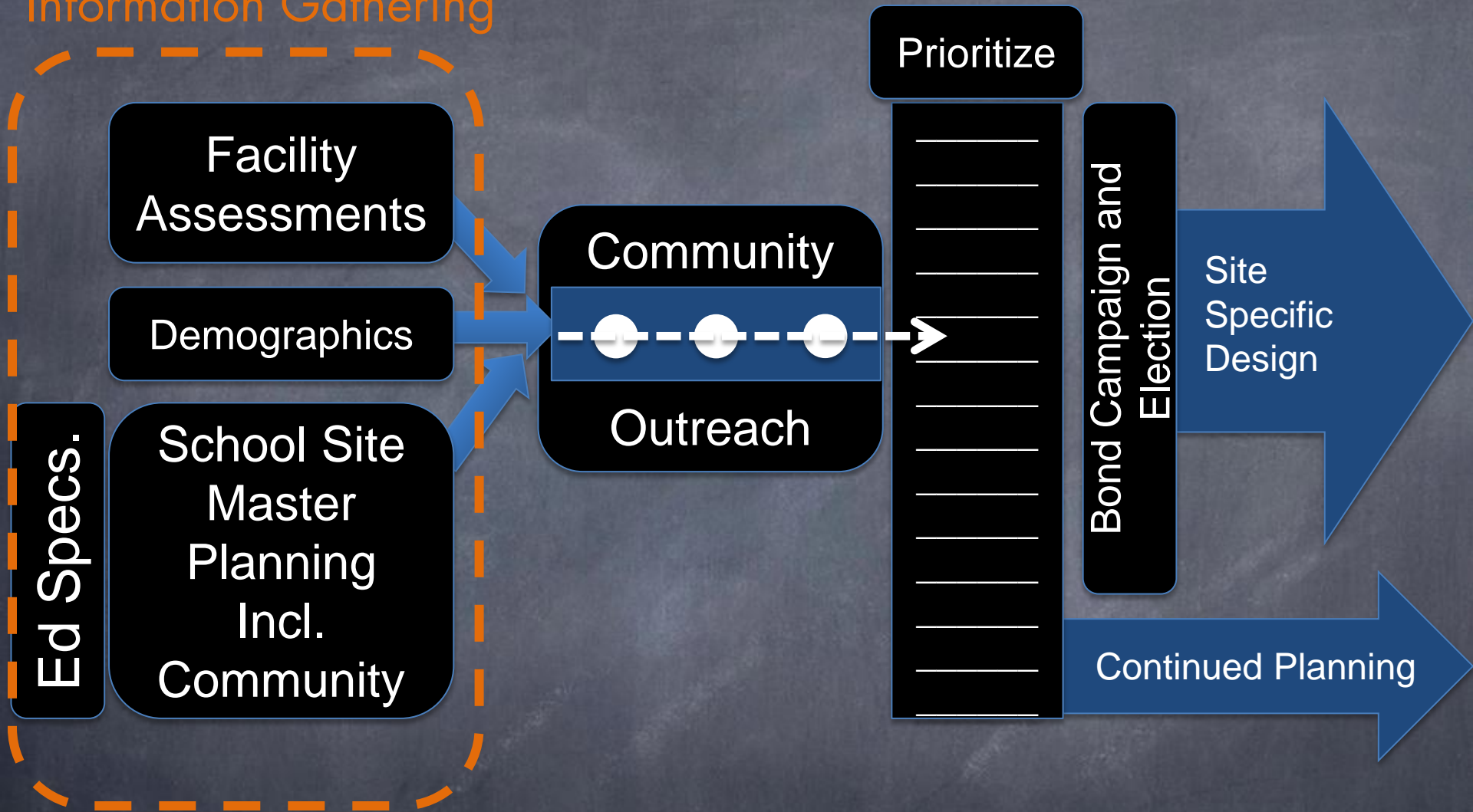
Following is a diagram of some of the major elements





Elements of a Master Plan

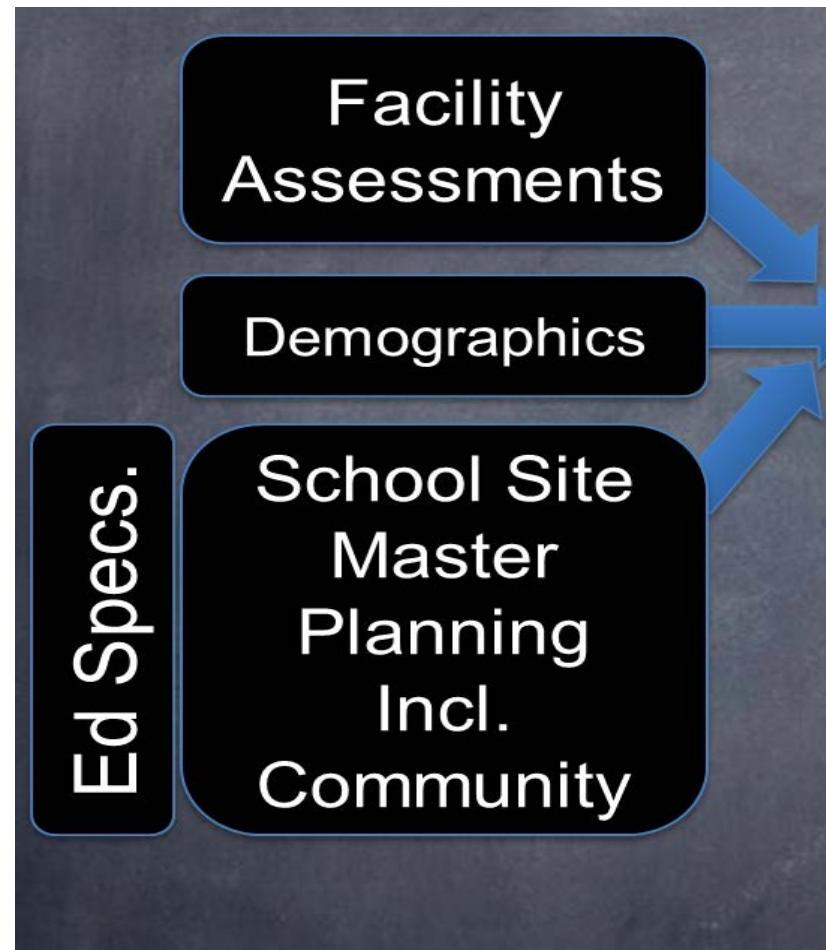
Information Gathering



Elements of a Master Plan

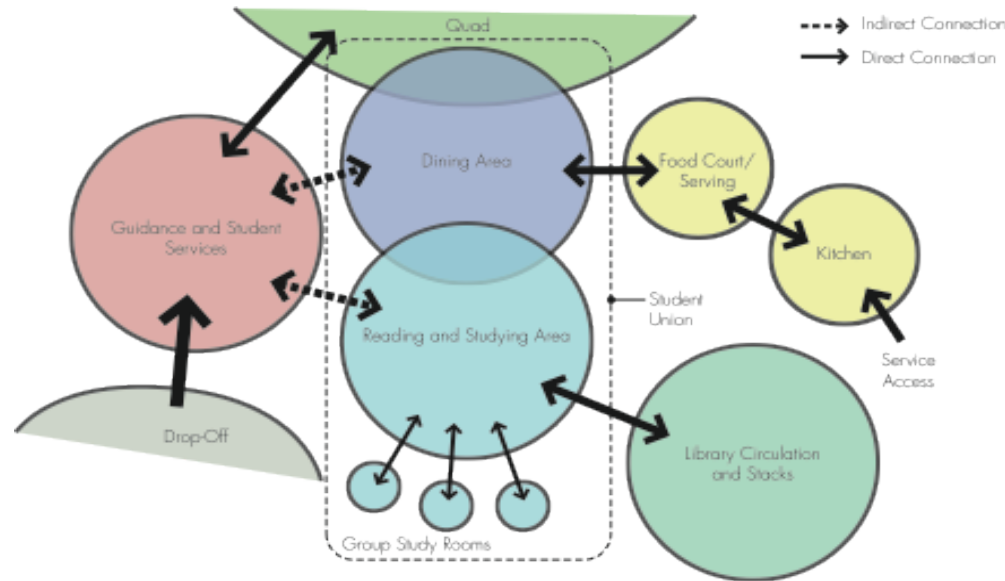
Information Gathering Elements

- These are some options to consider for Alameda
- Other possibilities:
 - Questionnaires
 - Review of Past Master Plans
 - Parent Organizations
 - Community organizations such as Architectural Preservation Society



Facility Assessments

- Detailed review of all schools condition, recommended improvements & costs
 - Includes comprehensive engineering reviews
- This work complete for all Alameda schools *except* Historic Alameda HS
 - \$92.3 million in 2012 costs (w/o Historic High School)



District Demographics

- Provides Enrollment projections by school
- Compare to current school capacities determines need for additional space
- Invaluable tool for determining where growth in the District may occur



Education Specifications

- Looks at your Educational Program – how you teach – and determines facility needs to support that program
 - Focus is on spaces that support teaching methodologies
 - Department of Education requirement for new projects
- Provides standards across district for size & amenities of classrooms, support facilities such as library, multi-use buildings, outdoor spaces, etc.
- Ed Specs different for Elementary, Middle & High Schools
- Facilitated by District and architect with a committee of educators, administration and others determined by District

Individual School Site Planning

- With facility conditions, growth projections & Ed Specs, work at grassroots level at EACH school
- Create school-by-school planning committee of teachers, administration, staff, students & neighbors
- One or more meetings per school
- individual school needs & priorities
- Often this is the most valuable input...



Individual School Site Planning

- Input varies widely but may include:
 - School safety such as drop-off, fences, etc.
 - Outdoor play & gathering spaces
 - Community use
 - New facility needs
 - Enlarged & improved existing facilities
 - Classroom needs
 - Campus aesthetics including sense of entry



Individual School Site Planning

- Committees provide improvement list specific to their school
- Provides CONCEPT site plans, narrative, costs & priorities








PHASE FIVE – Shown as Fall 2017, but TIMING is FLEXIBLE New 600 Building

- - 6 Classrooms @ Demolished Building 600
- +26 Classrooms @ New Building 600; Includes 5 PERM. Science CRs
- -- Convert Temp Science Classrooms back to General Classrooms
- -1 Return Library Classroom to Library/General Use
- -12 Remove All Site Portables; (after Building 600 is in use)
- + 7 PHASE FIVE TOTAL Classrooms

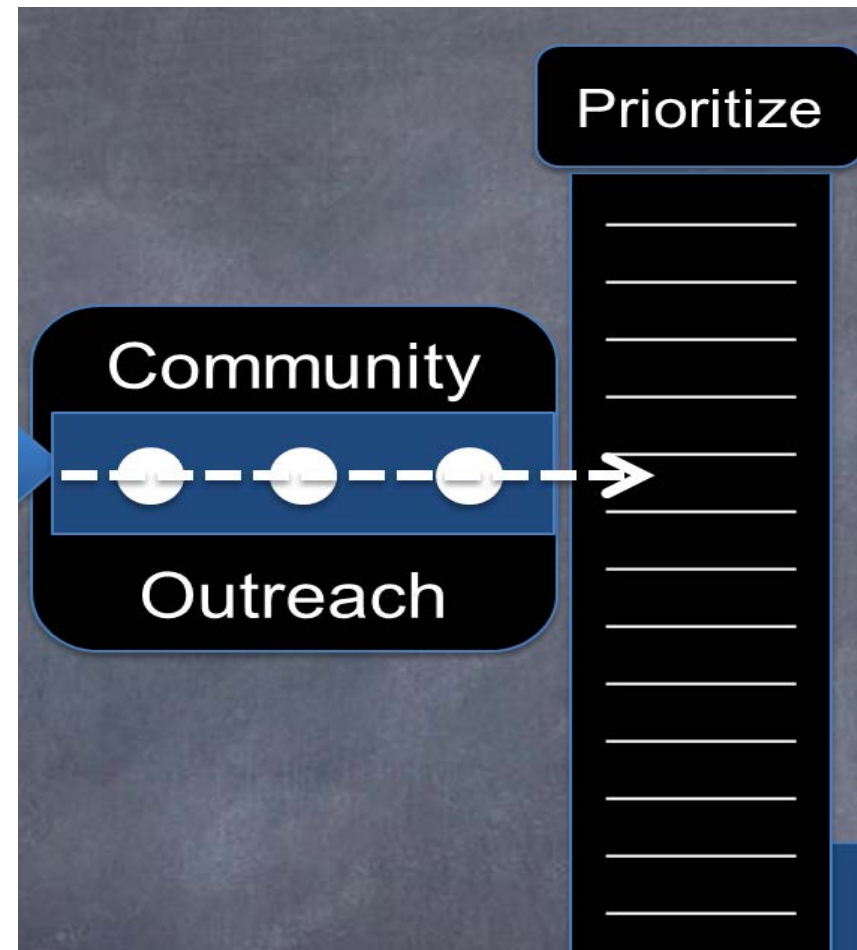
$6 + 5 + 6 + 1 + 1 + 7 = 26$ CUMMULATIVE ADDITIONAL CLASSROOMS

LEGEND

-  EXISTING
 PORTABLE FROM PHASE 1
 CURRENT PHASE WORK
 PREVIOUS PHASES WORK
 DEMOLITION

Community Outreach & Prioritization

- From Information Gathering Phase you now have a good sense of needs
- Community Outreach meetings to seek input on campus improvement options
- Seek input on priorities
- Input can take many forms...



Prioritization

- Needs will typically exceed bond funds
 - Very common in facility Master Plans
- Determine method for prioritizing – typically District level
 - School committees made first pass for their campus
- Examples for prioritization include:
 - Code & Safety Required
 - Building Preservation
 - Necessary for Educational Program
 - Community need
 - Desired improvements
 - Etc.

Bond Campaign and Beyond

- Using costs and prioritization list, the bond project list is determined
 - Coordinate with bond polling
 - Coordinate with financial advisor
- Bond campaign utilizes Master Plan including narratives and site plan drawings

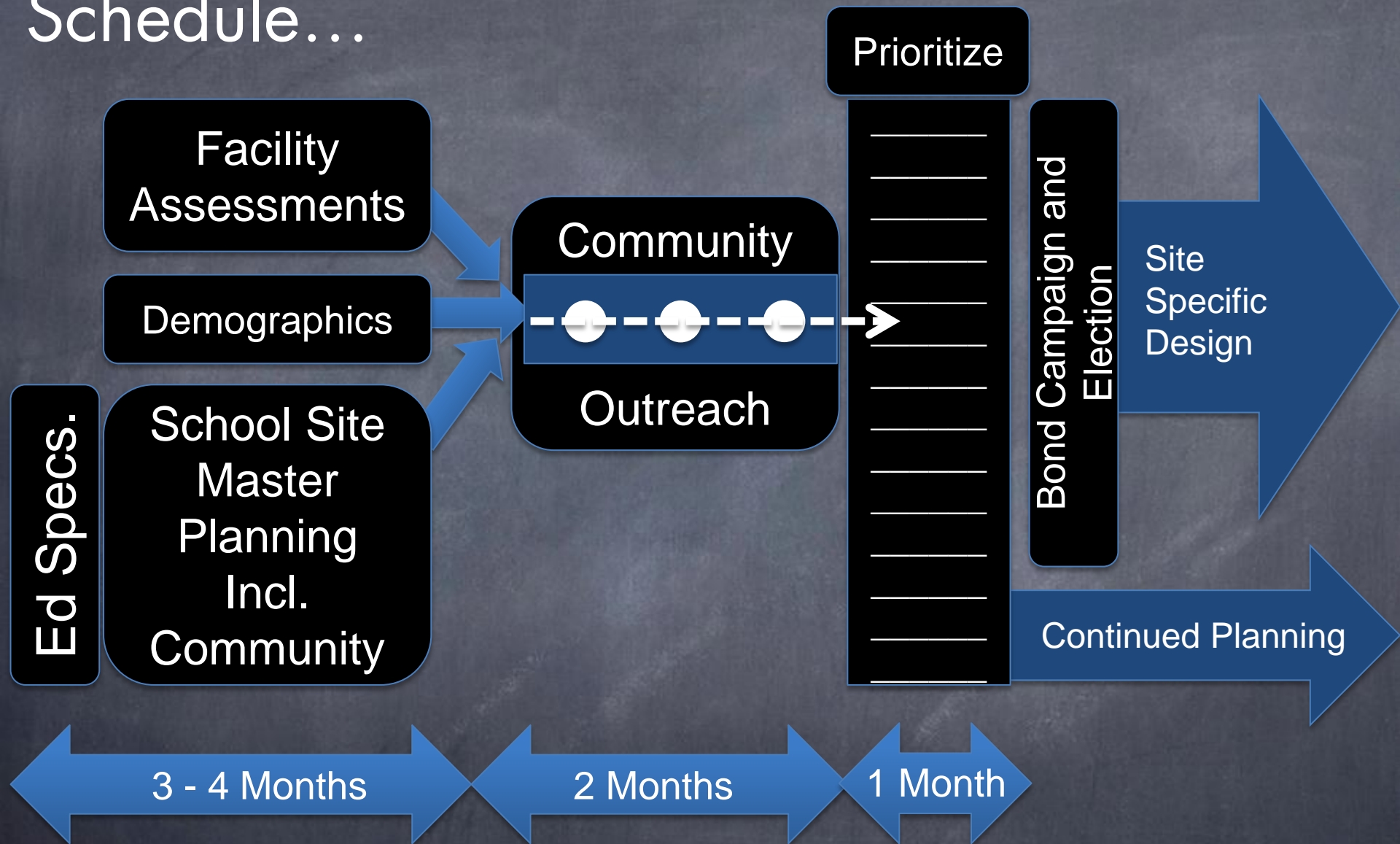


Continued Planning

- Master Plans are Living Documents
- The Plan does not collect dust on a shelf
- Updated with new information and as priorities are clarified
- A Master Plan sets the District course for future projects and establish need for future funding



Schedule...



Questions & Discussion

