



Menlo Park City School District

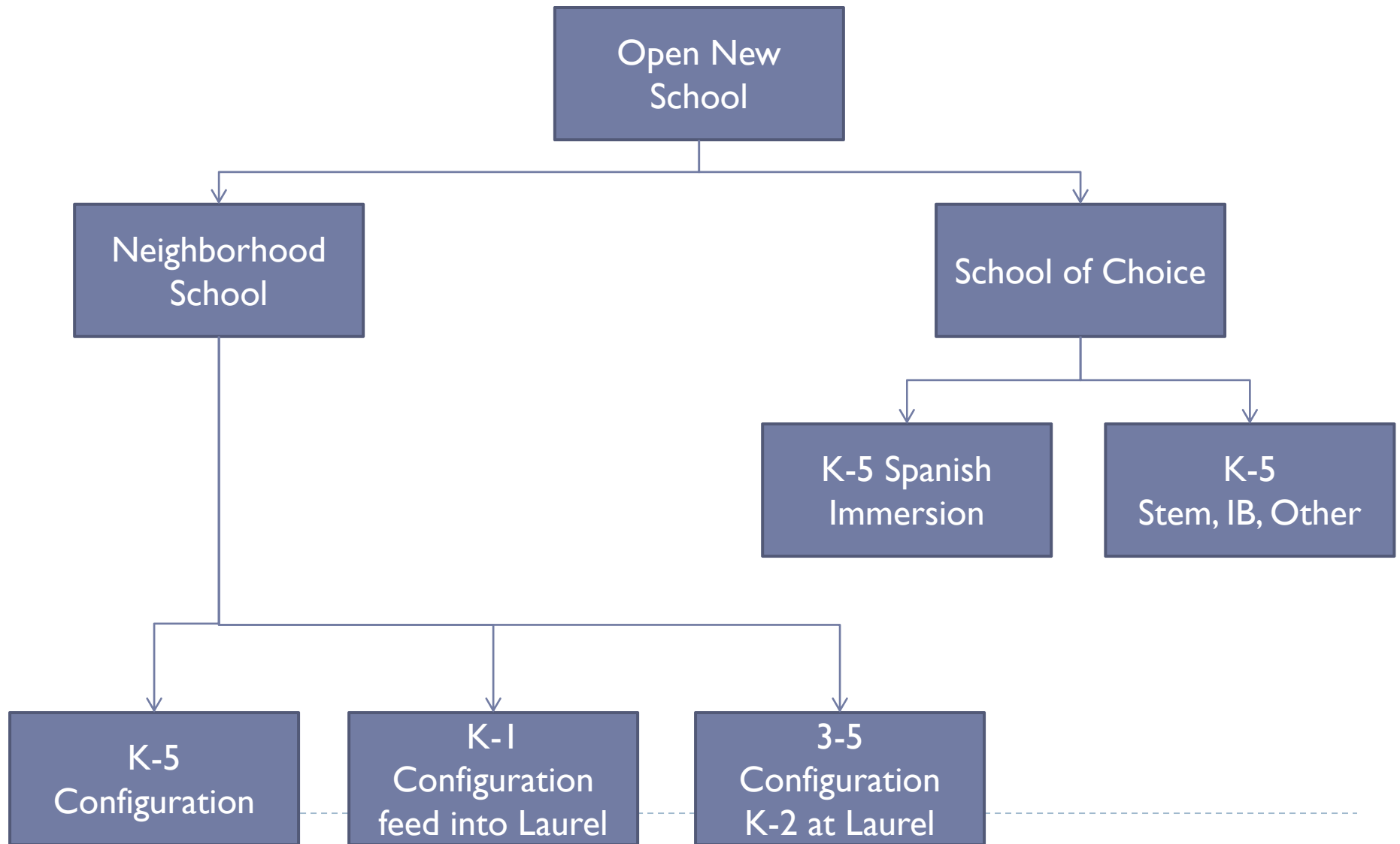
Facility Master Planning Update
Board Meeting May 13, 2013

Meeting Outline

1. Discuss O'Connor as Neighborhood School or School of Choice
2. Review Scope Options for Increasing District Elementary School Capacity
3. Review Project Costs for Each Option
4. Review Site Planning Graphics
5. Review Timeline Options
6. Discuss Impact of Potential Bond Election Timing
7. Direction and Next Steps



O'Connor Configuration School Decision Tree



Increasing District Elementary School Capacity Options for O'Connor and Laurel Schools

▶ O'Connor School

- ▶ K-1, K-5 or Grades 3-5 School with 240-360 Students
- ▶ School: 12-18 Classrooms
- ▶ Library
- ▶ Art/Science Classroom
- ▶ Music Classroom
- ▶ Administration/Support Spaces
- ▶ Multi-purpose facility
- ▶ Field, playground, landscaping, parking, lunch shelter drop/off pick up area

▶ Laurel School

- ▶ K-2, K-5 or Grades 2-5 with 360-480 Students
- ▶ Potential modification to kinder play area
- ▶ Potential new multi purpose building





Option 1a

**O'Connor Elementary School
Menlo Park City School District**





Option 1b

**O'Connor Elementary School
Menlo Park City School District**





Option 1c

**O'Connor Elementary School
Menlo Park City School District**



Configuration Options

O'Connor School Project Options

Options	Description	Project Cost	Targeted Student Enrollment	Permanent Classrooms	Portable Classrooms	Science/ Art	Music	Library/Media (SF)	Multi-purpose (Play Area SF)	Bathrooms / Storage / Janitorial / Warming Kitchen	Kinderplay/ Hard-court/ Structure Area	Field Area
1a	O'Connor K-5 (Light Modernization and Portable Facilities)	\$ 5,500,000.00	360	10	8	1200	1200	1440	2880	1600	30,000-35,000	75,000-90,000
1b	O'Connor K-5 (Modernization and Permanent Facilities)	\$ 13,900,000.00	360	18	-	1200	1200	1800	3500	1600	35,000-40,000	75,000-90,000
1c	O'Connor K-5 (New School)	\$ 21,750,000.00	360	18	-	1200	1200	1800	3500	1600	40,000-45,000	75,000-90,000
3a	O'Connor 3-5 (Light Modernization and Portable Facilities)	\$ 5,000,000.00	360	10	6	1200	1200	1440	2880	1600	30,000-35,000	75,000-90,000
3b	O'Connor 3-5 (Modernization and Permanent Facilities)	\$ 13,000,000.00	360	16	-	1200	1200	1800	3500	1600	35,000-40,000	75,000-90,000
3c	O'Connor 3-5 (New School)	\$ 20,500,000.00	360	16	-	1200	1200	1800	3500	1600	40,000-45,000	75,000-90,000
4a	O'Connor K-1 (Light Modernization and Portable Facilities)	\$ 3,600,000.00	240	10	2	-	960	960	1920	800	42,000-45,000	75,000-90,000
4b	O'Connor K-1 (Modernization and Permanent Facilities)	\$ 9,200,000.00	240	12	-	-	960	960	2400	800	42,000-45,000	75,000-90,000

Laurel School Project Options

Options	Description	Project Cost	Targeted Student Enrollment	Multi-purpose (Play Area SF)
1a	Laurel K-5 (No Work)	\$ -	360	-
1b	Laurel K-5 (Replace Multi-purpose Building)	\$ 2,200,000.00	360	3500
1c	Laurel K-5 (Replace Multi-purpose Building)	\$ 2,200,000.00	360	3500
3a	Laurel K-2 (No Work)	\$ -	360	-
3b	Laurel K-2 (No Work)	\$ -	360	-
3c	Laurel K-2 (No Work)	\$ -	360	-
4a	Laurel 2-5 (Modify kinder play area)	\$ 50,000.00	480	-
4b	Laurel 2-5 (Replace Multi-purpose Building and modify kinder play area)	\$ 2,250,000.00	480	3500

General Note:

- * O'Connor K-5 Options has 3 Kindergarten Classrooms
- * Current Permanent O'Connor Classrooms are below District Standard of 960 SF
- * Existing O'Connor building has 10 Classrooms
- * New Kinder Classrooms: 1280 SF with bathroom
- * Science/Art, Music, Library, warming kitchen, bathrooms, storage, janitorial, and multipurpose in portables under options 1a, 3a, and 4a
- * Option 2 - is K-5 School of Choice (identical to option 1 in terms of improvements)
- * All construction cost estimated at 2013 costs

Total Option Costs

Options	Description	Total Project Cost	Total Target Student Enrollment	Teaching Classroom Totals
1a	O'Connor and Laurel Projects	\$ 5,500,000.00	720	41
1b	O'Connor and Laurel Projects	\$ 16,100,000.00	720	41
1c	O'Connor and Laurel Projects	\$ 23,950,000.00	720	41
3a	O'Connor and Laurel Projects	\$ 5,000,000.00	720	39
3b	O'Connor and Laurel Projects	\$ 13,000,000.00	720	39
3c	O'Connor and Laurel Projects	\$ 20,500,000.00	720	39
4a	O'Connor and Laurel Projects	\$ 3,650,000.00	720	35
4b	O'Connor and Laurel Projects	\$ 11,450,000.00	720	35

Notes:

- (1) Encinal site does not include District Office and TERC areas
- (2) Encinal does not include parking for District Office and TERC
- (4) Encinal SDC Classroom serves moderate to severe students District wide and includes bathroom
- (3) Square footage of main play area only
- (5) Current Conditions, all data on O'Connor is approximate. It does not include GAIS portables and lunch shelters

Existing Schools Information

Facility	Encinal School	Oak Knoll	Laurel School	O'Connor (5)
School Site (1)	8.85 Acres	8 Acres	6.1 Acres	5.5-6.0 Acres
Parking Capacity (2)	68	82	75	60-70
Field Size	~ 90,000 SF	~ 80,000 SF	~ 29,000 SF	~ 45,000 SF
Hard-court /Structure Area	~ 42,000 SF	~ 40,000 SF	~ 25,000 SF	~ 28,000 SF
Kindergarten Play Area	~ 13,000 SF	~ 13,400 SF	~ 11,200 SF	8,000-10,000 SF
Lunch Shelter (hard and soft)	4700 SF	4800 SF	3750 SF	-
Teaching Classroom	34	34	23	10
Special Education (3)	1300 SF	960 SF	-	-
Science	1200 SF	1200 SF	-	-
Art or Science	1200 SF	1200 SF	1200 SF	-
Music Classroom	1200 SF	1200 SF	1200 SF	-
Library/Media + Supports Area	2400 SF	3060 SF	1790 SF	-
Small Gym or Multi	3080 SF	2736 SF	1200 SF	-
Large Multi + Stage, Bathrooms, Kitchen, and Storage (4)	4640 SF	4590 SF	2500 SF	-

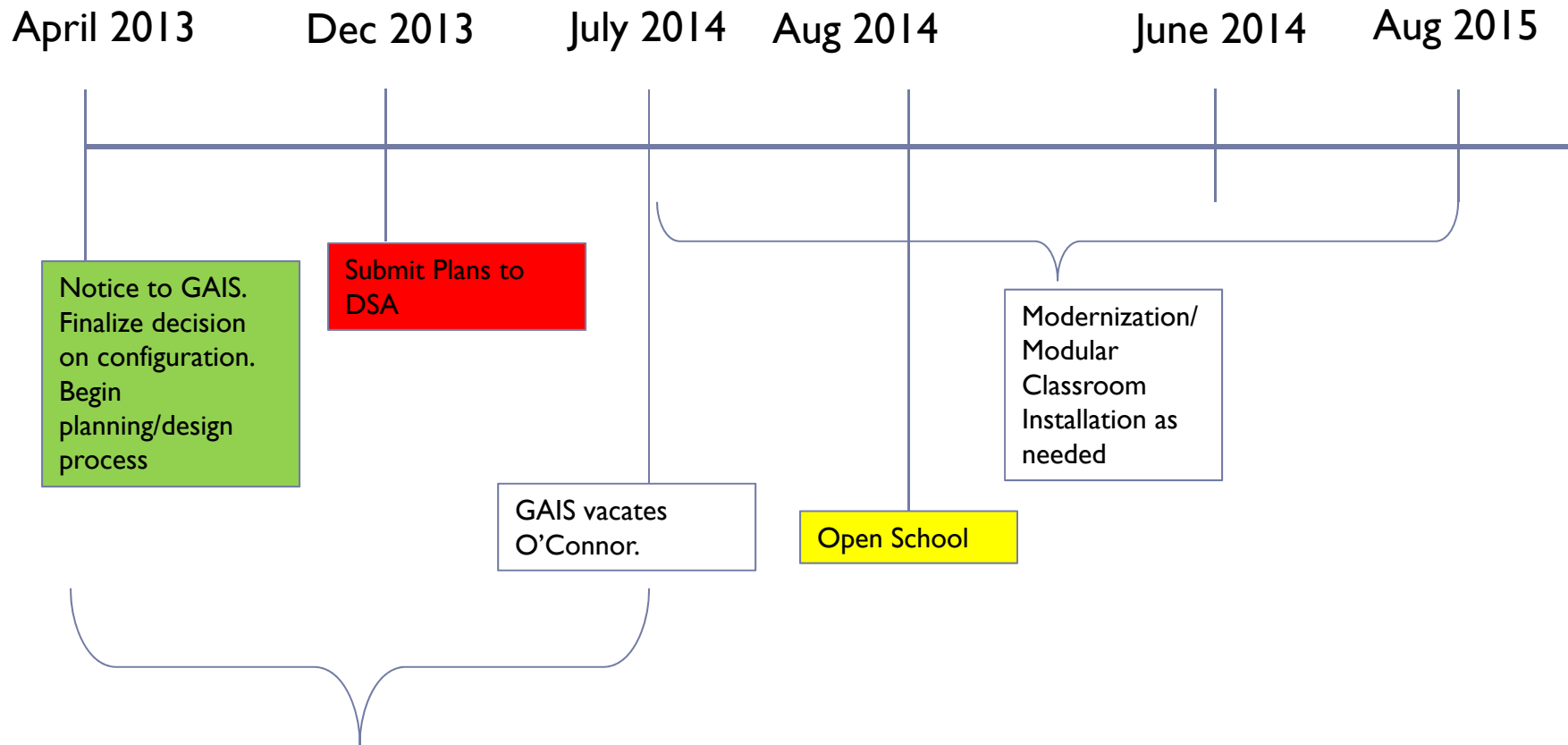
Scope and Cost Options

Options	Description	Project Cost
1a	O'Connor K-5 (Light Modernization and Portable Facilities) Laurel K-5 (No Work)	\$5,500,000
1b	O'Connor K-5 (Modernization and Permanent Facilities) Laurel K-5 (No Work)	\$16,100,000
1c	O'Connor K-5 (New School) Laurel K-5 (New Multi-purpose Building)	\$23,950,000
3a	O'Connor 3-5 (Light Modernization and Portable Facilities) Laurel K-2 (No Work)	\$5,000,000
3b	O'Connor 3-5 (Modernization and Permanent Facilities) Laurel K-2 (No Work)	\$13,000,000
3c	O'Connor 3-5 (New School) Laurel K-2 (No Work)	\$20,500,000
4a	O'Connor K-1 (Light Modernization and Portable Facilities) Laurel 2-5 (Modify Kinder Play Area)	\$3,650,000
4b	O'Connor K-1 (Modernization and Permanent Facilities) Laurel 2-5 (Modify Kinder Play Area and New Multi-purpose Building)	\$11,450,000

► Option 2: K-5 School of Choice, same as option 1a-1c

Timeline A

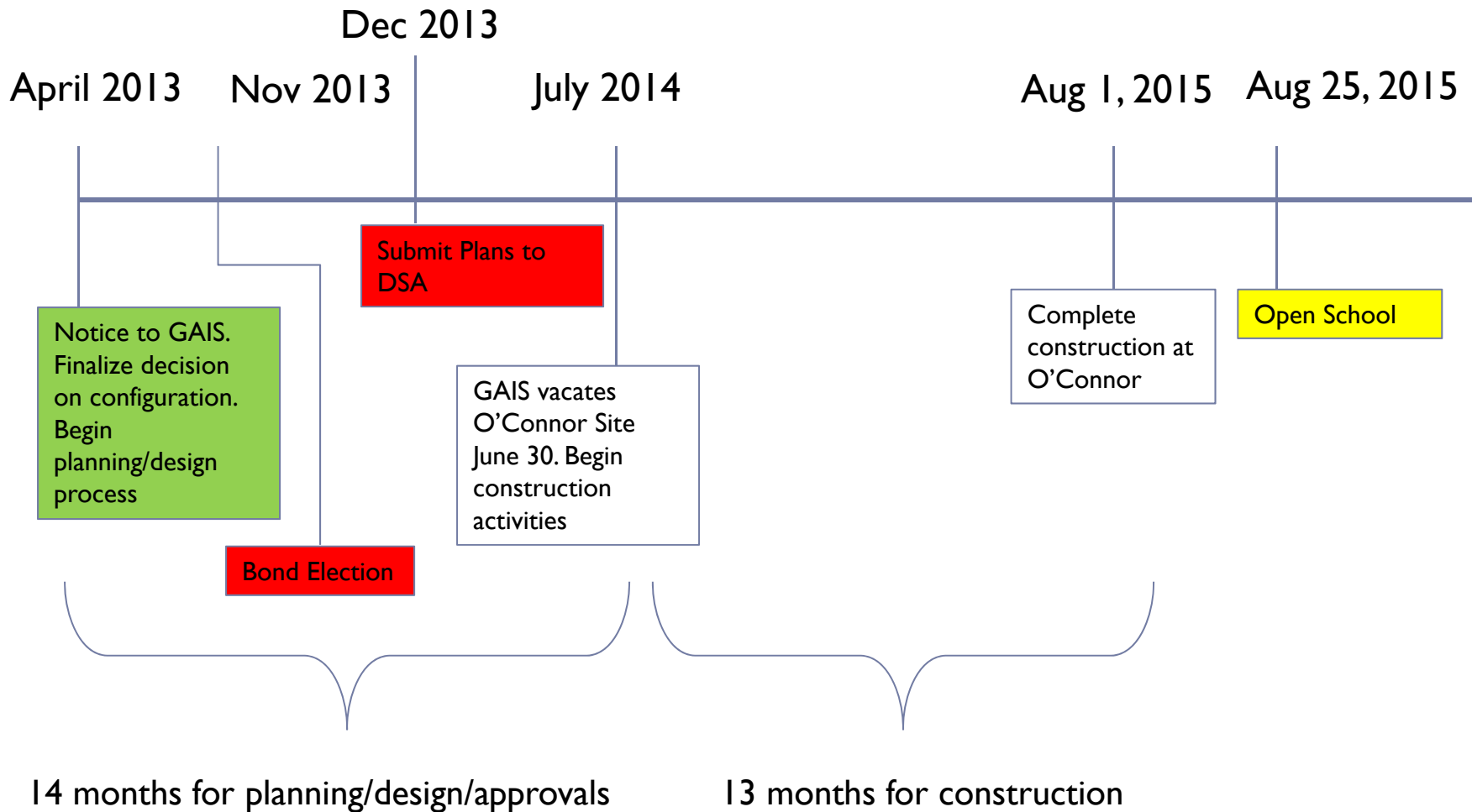
O'Connor Modernization and Portable Facilities (Option 1a, 3a, and 4a only)



- ▶ Open O'Connor school in 2014 and perform modernization work in the summers and during school year
- Phase in students to new school over several years

Timeline B (2 years schedule)

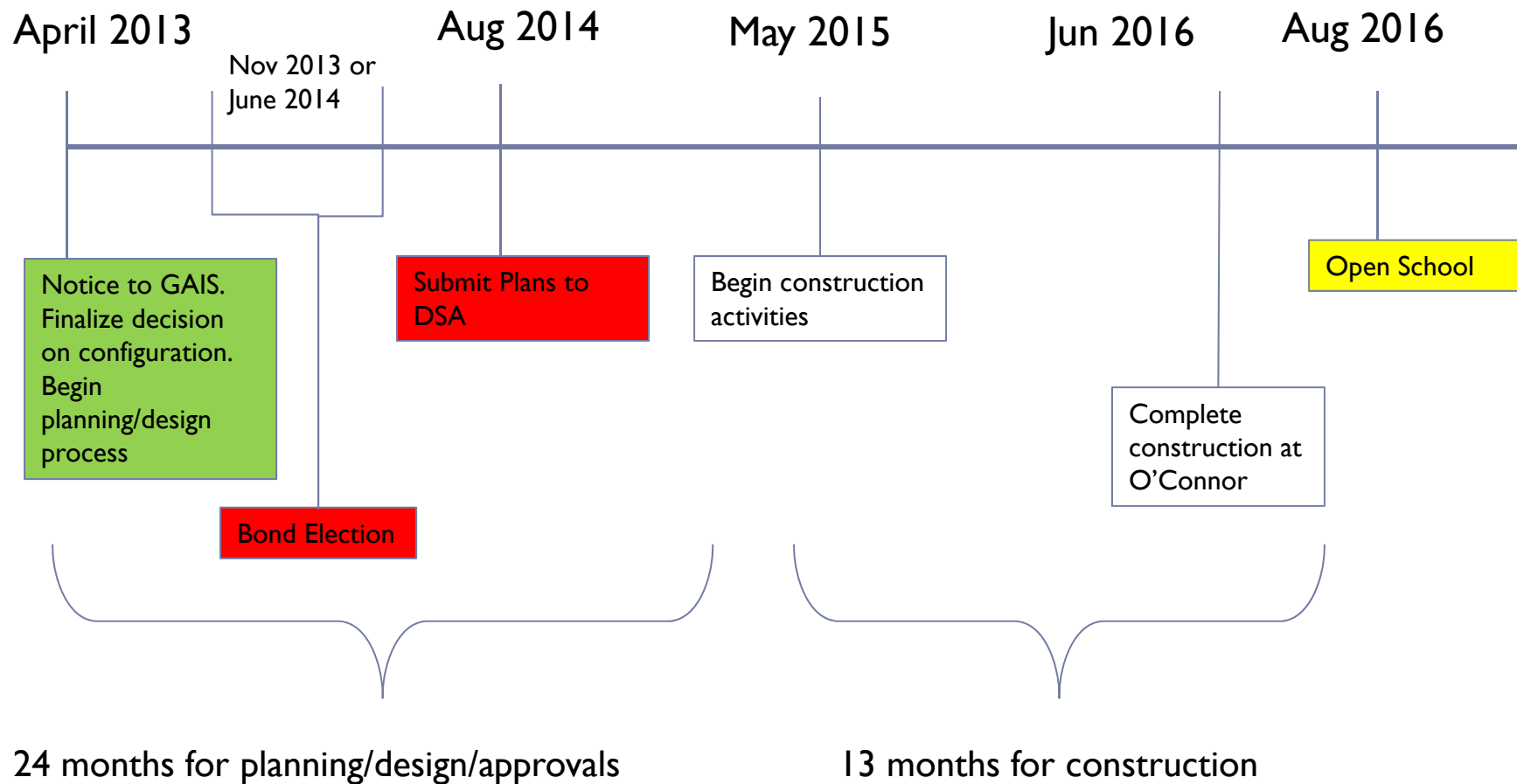
O'Connor New Construction/Major Modernization



► Students housed at existing schools

Timeline C (3 years schedule)

O'Connor New Construction/Major Modernization



► Students housed at existing schools

November 2013 vs. June 2014 Bond Election

- ▶ Must proceed with Nov 2013 Bond for 2 year planning /construction option
- ▶ To keep 3 year time schedule, District must begin planning and engineering work before Nov 2013 or June 2014
 - ▶ Work includes: surveying, geotechnical study, hazmat study, environmental review, and architectural planning
 - ▶ Minimum expenditure prior to Nov 2013: \$300-350K
 - ▶ Minimum expenditure prior to June 2014: \$550-600K
 - ▶ Normal expenditure pace by June 2014: \$1M-1.2M
 - ▶ June 2014 Election Impact
 - Tighten design and construction schedule
 - No float time will remain in the design or construction timeline



O'Connor and Laurel Configuration Analysis

Considerations

Educational Experience

Educational Environment

Comparable Educational Opportunities

- Facilities (Gym, specialty spaces, classrooms)

- Field Space

- Playground Space

Promote Core Values

Promote cohesive schools, neighborhoods and District community

Foster community through school sizes and configurations

Long Term Sustainability

Capital Cost

Operational Cost

Provide adequate flexibility and optimize use of spaces

Promote Safe Route to School/Traffic/Neighborhood Impacts

Timeline for Implementation

Direction and Next Steps

Directions

- ▶ Intent to use O'Connor as neighborhood school or school of choice
- ▶ The preferred scope and timeline of facility improvement options at O'Connor
- ▶ Whether and when a bond measure to fund facility improvements would be needed
 - ▶ What additional information, studies, or meetings are needed?
 - ▶ Which election should the Bond be placed? November 2013 or June 2014

Next Steps

- ▶ Determine Configuration of Laurel and O'Connor Schools
- ▶ Potential Bond measure
 - ▶ Determine scope and size of the Bond
 - ▶ Develop draft Bond language

