Menlo Park City School District

Facility Master Planning Update
Special Board Meeting May 29, 2013
Meeting Outline

1. Background and History
2. Enrollment Growth and Need
3. Process and Progress to Date
4. Increasing Elementary School District Capacity Options
5. Potential Bond Costs
6. O’Connor/Laurel School Grade Configuration Analysis
7. Discussion / Direction
Current Attendance Configuration
## Background Information

<table>
<thead>
<tr>
<th>School</th>
<th>2007 Master Plan</th>
<th>2009 Master Plan Revisions</th>
<th>Enrollment*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Targeted Peak Enrollment</td>
<td>Number of Standard Classrooms</td>
<td>Student Capacity</td>
</tr>
<tr>
<td>Encinal</td>
<td>680-700</td>
<td>32 + SDC</td>
<td>704</td>
</tr>
<tr>
<td>Laurel</td>
<td>380-395</td>
<td>20</td>
<td>400</td>
</tr>
<tr>
<td>Oak Knoll</td>
<td>680-700</td>
<td>34</td>
<td>720</td>
</tr>
<tr>
<td>Hillview</td>
<td>920-960</td>
<td>TBD</td>
<td>960</td>
</tr>
<tr>
<td>TOTALS</td>
<td>2660 - 2755</td>
<td>-</td>
<td>2784</td>
</tr>
</tbody>
</table>

- Measure U Bond and Master Plan 2006/07
- Enrollment Projection Study 2009
- O’Connor Lease Agreement 2010
- Enrollment Projection Study 2012

* Enrollment is changing and not final until the opening of school
Historical Enrollment Data and Growth

MPCSD Total Enrollment from 1988 to 2017

Source: CDE and EPC

+40% Increase in 10 years

+2900

Projections EPC (2012)*

Kindergarten Students
District Totals

1404
Problem Statement

- MPCSD lacks flexibility to handle increasing student enrollment in the next 10 years

- MPCSD total enrollment range in next 10 years:
  - 3000 - 3350 students by 2022
  - Plan for 3230 with flex to increase to 3350 students

- Currently, elementary school sizes are too large and beyond target enrollment levels
  - School community
  - Student experience
  - Traffic and student safety challenges

- 2013/14 Enrollment ~ 2900 students
  - To handle next years enrollment, portable classrooms are being added at Laurel and Encinal, science room and OT/Reading room being converted to classrooms at Encinal, and DO Boardroom converted to school space, and small gym at Oak Knoll is being converted to classroom spaces.

- Hillview Middle School does have capacity to handle projected enrollments
Process and Progress to Date

- Negotiated short term lease with GAIS in 2009-10 to provide flexibility to deal with increased enrollment
- Formed Superintendent Ad Hoc Committee to study enrollment
  - June 2012
- Met with GAIS and Issued Preliminary Notice of Termination
  - October 2012
- Presented Enrollment Projection Study Report
  - Board Meeting December 11, 2012
- Developed Guiding Principles to focus Board decision-making process
  - Approved at January 15, 2013 Board Meeting
- Conducted Stakeholder Meetings (Community, PTO, Staff, Foundation, and Leadership)
  - 12 Meetings with the various groups
- Issued Final Termination to German American International School
  - April 10, 2013
- Held Special Board and Regular Meetings to discuss Enrollment/O’Connor Options
  - March 6 and 20, 2013
  - April 9 and 30, 2013
  - May 13, 2013
Current Facilities at O’Connor
Current Facilities at O’Connor
Increasing District Elementary School Capacity Options for O’Connor and Laurel Schools

<table>
<thead>
<tr>
<th>Option 1</th>
<th>Encinal K-5</th>
<th>Oak Knoll K-5</th>
<th>Laurel K-5</th>
<th>Laurel K-2</th>
<th>Laurel 2-5</th>
<th>O’Connor K-5</th>
<th>O’Connor 3-5</th>
<th>O’Connor K-1</th>
<th>Total</th>
<th>Flex Space</th>
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</thead>
<tbody>
<tr>
<td>a) Light modernization and Portable Classrooms at O’Connor</td>
<td>720</td>
<td>720</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>2160</td>
<td>5 Classrooms</td>
</tr>
<tr>
<td>b) Modernization and Permanent Facilities at O’Connor</td>
<td>720</td>
<td>720</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>2160</td>
<td>5 Classrooms</td>
</tr>
<tr>
<td>c) New School at O’Connor and new Gym at Laurel</td>
<td>720</td>
<td>720</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>2160</td>
<td>5 Classrooms</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Option 3</th>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Light modernization and Portable Classrooms at O’Connor</td>
<td>720</td>
<td>720</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>2160</td>
<td>4 Classrooms</td>
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<tr>
<td>b) Modernization and Permanent Facilities at O’Connor</td>
<td>720</td>
<td>720</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>2160</td>
<td>4 Classrooms</td>
</tr>
<tr>
<td>c) New School at O’Connor</td>
<td>720</td>
<td>720</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>-</td>
<td>360</td>
<td>-</td>
<td>2160</td>
<td>4 Classrooms</td>
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<th>Option 4</th>
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</thead>
<tbody>
<tr>
<td>a) Light modernization and Portable Classrooms at O’Connor</td>
<td>720</td>
<td>720</td>
<td>-</td>
<td>-</td>
<td>480</td>
<td>-</td>
<td>-</td>
<td>240</td>
<td>2160</td>
<td>1 Classroom</td>
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At May 13, 2013 Board Meeting: Board requested further refinement and analysis into Option 1b, c and Option 3 b, c. Option 4b was removed from consideration.

Note: Option 2 is same as Option 1 but as a School of Choice
Hillview at peak enrollment: 1080 for total School District enrollment of 3240
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
Review Architectural Plans for O’Connor

- Options 1b, 1c, 3b and 3c
Scheme 1b
K-5 School
18 Classrooms
Mod + Expansion
Scheme 3b
3-5 School
16 Classrooms
Mod + Expansion
Scheme 1c
K-5 School
18 Classrooms
New School
Scheme 3c
3-5 School
16 Classrooms
New School
<table>
<thead>
<tr>
<th>Options</th>
<th>Description</th>
<th>Project Cost</th>
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<tr>
<td>1a</td>
<td>O'Connor K-5 (Light Modernization and Portable Facilities) Laurel K-5 (No Work)</td>
<td>$5,500,000</td>
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<tr>
<td>1b *</td>
<td>O'Connor K-5 (Modernization and Permanent Facilities) Laurel K-5 (No Work)</td>
<td>$17,000,000</td>
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<tr>
<td>1c **</td>
<td>O'Connor K-5 (New School) Laurel K-5 (New Multi-purpose Building)</td>
<td>$23,500,000</td>
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<tr>
<td>3a</td>
<td>O'Connor 3-5 (Light Modernization and Portable Facilities) Laurel K-2 (No Work)</td>
<td>$5,000,000</td>
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<tr>
<td>3b *</td>
<td>O'Connor 3-5 (Modernization and Permanent Facilities) Laurel K-2 (No Work)</td>
<td>$15,745,000</td>
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<tr>
<td>3c **</td>
<td>O'Connor 3-5 (New School) Laurel K-2 (No Work)</td>
<td>$19,600,000</td>
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<tr>
<td>4a</td>
<td>O'Connor K-1 (Light Modernization and Portable Facilities) Laurel 2-5 (Modify Kinder Play Area)</td>
<td>$3,650,000</td>
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* Cost estimated for option 1b and 3b increased from Board meeting 5/13/13 due to:
  - Increased interior renovation and reconfiguration needed to meet program needs
  - Increased site work improvements
  - Increased multi-purpose and support facility square footages for comparable and functional area

** Cost Estimates for Option 1c and 3c decreased from Board Meeting 5/13/13 due to:
  - Refinements in design and cost estimating

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

- Costs difference to go from Modernization/Addition to New School
  - Option 1 (O’Connor K-5): $4,000,000
  - Option 3 (O’Connor 3-5): $3,850,000

- Cost difference between 3-5 and K-5 at O’Connor
  - Option 1b/3b: $1,255,000
  - Option 1c/3c: $1,400,000
  - Main scope difference is two additional classrooms at K-5 model

- Total Cost difference for two K-5 School vs. Laurel/O’Connor K-5
  - Option 1b/3b: $3,755,000
  - Option 1c/3c: $3,900,000
**Bond Program Cost Scenarios**

**Summary:** Request voters to authorize a new tax for bonds to be issued in a single series

<table>
<thead>
<tr>
<th>Principal Amount</th>
<th>Issue Date</th>
<th>Estimated Tax Rate (2)</th>
<th>Annual Cost to Average Homeowner (3)</th>
<th>Annual Cost to Median Homeowner (4)</th>
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<tbody>
<tr>
<td>$10,000,000</td>
<td>March 2014</td>
<td>$3.77</td>
<td>$48.53</td>
<td>$31.94</td>
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<tr>
<td>15,000,000</td>
<td>March 2014</td>
<td>5.66</td>
<td>72.86</td>
<td>47.95</td>
</tr>
<tr>
<td>20,000,000</td>
<td>March 2014</td>
<td>7.55</td>
<td>97.19</td>
<td>63.97</td>
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</tbody>
</table>

**Assumptions:**
- November 2013 Proposition 39 election
- Interest rate: 4.0%
- Annual assessed value growth rates: 2013-14: 5.0%; 2014-15: 2.5%; 2015-16: 3.0%; 2016-17: 3.5% Thereafter: 4.0%
- Maximum financing term: 25 years

(1) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District’s facility needs.
(2) Per $100,000 of assessed value.
(3) Assumes average assessed value of single family residence of $1,287,324. Source: California Municipal Statistics.
(4) Assumes median assessed value of single family residence of $847,246. Source: California Municipal Statistics.

Source: Keygent Advisors
O’Connor and Laurel Configuration Analysis

- Considerations
  - Educational Experience
    - Educational Environment
    - Comparable Educational Opportunities
      - Facilities
      - Field Space
      - Playground Space
  - Promote Core Values
  - Promote Cohesive Schools, Neighborhoods, and District Community
  - Foster Community through School Size and Configurations
  - Capital Cost
  - Operational Cost
  - Provide Adequate Flexibility and Optimize Space
  - Promote Safe Routes to School/Traffic/Neighborhood impacts
  - Timeline for Implementation
Direction and Next Steps

Public Comment and Discussion

Directions

- Desired size and scope of a potential bond measure
- Further direction on configuration options of Laurel and O’Connor Schools

Next Steps

- Report result of bond measure focus groups
- Develop first reading of potential bond language
- Approval of bond measure ballot language and submission to County: Special Board Meeting June 17, 2013