North Monterey County Unified School District Facilities Stakeholder Meeting

Presentation
September 2, 2021

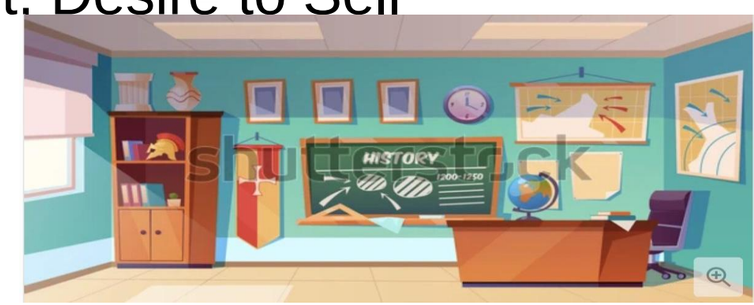
AGENDA

- Welcome & Purpose of the Stakeholder Meeting
- **Review New Facilities Master Planning Process 2019-2020, continued 2020-2021**
  - Stakeholder input, Facilities Committee, Surveys
  - Added Educational Specifications, Project Packaging/Financials, Visualization/Website
- **Surplus Properties:**
  - 2013 Land Use Report
  - Waiver to Allow Best Use in Required Bid Process
- **Other Projects**

HISTORICAL TIMELINE

- **Facilities Master Plan 2013 (Measure H):** Identified $85M of Need of which Measure H provided funding a small portion for identified priority projects but many facility needs were not funded
- **2017 Reviewed/Updated the Facilities Master Plan** for New *“Reopened”* Middle School (Measure E) and Removing Portable-Replacing with Permanent Classrooms (Measure F) at all School Sites *(Did Not Pass by Voters-Low Turnout)*
- **New Facilities Master Planning Process 2019-2020, continued 2020-2021**
  - Stakeholder input, Facilities Committee, Surveys
  - Added Educational Specifications, Project Packaging/Financials, Visualization/Website
- **Surplus Properties:** 7-11 Committee, 2013 Land Use Report, Desire to Sell Surplus Properties for Best Use/Highest Bid

NORTH·MONTEREY COUNTY·UNIFIED SCHOOL·DISTRICT



North Monterey County Unified School District Facilities Master Plan

School Board Presentation
March 19, 2020 (3 days after COVID-19 School Closure)

NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT

MK THINK
INTELLIGENT PLACES

PROBLEMS TO SOLVE

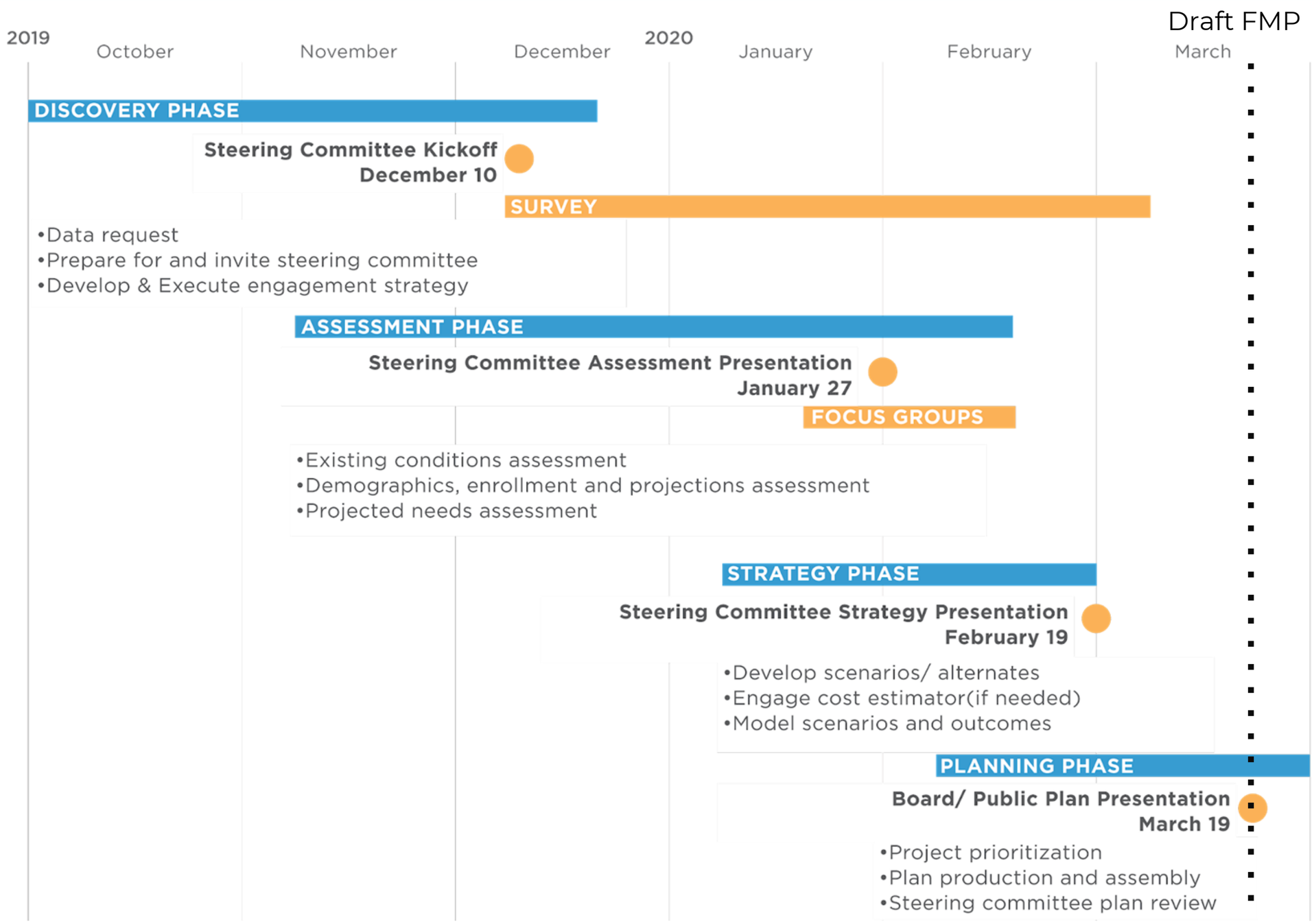
- FACILITIES CAN'T ACCOMMODATE CURRENT ENROLLMENT

- FACILITIES ARE OUTDATED IN AN ERA OF INCREASING STRESS ON PHYSICAL RESOURCES

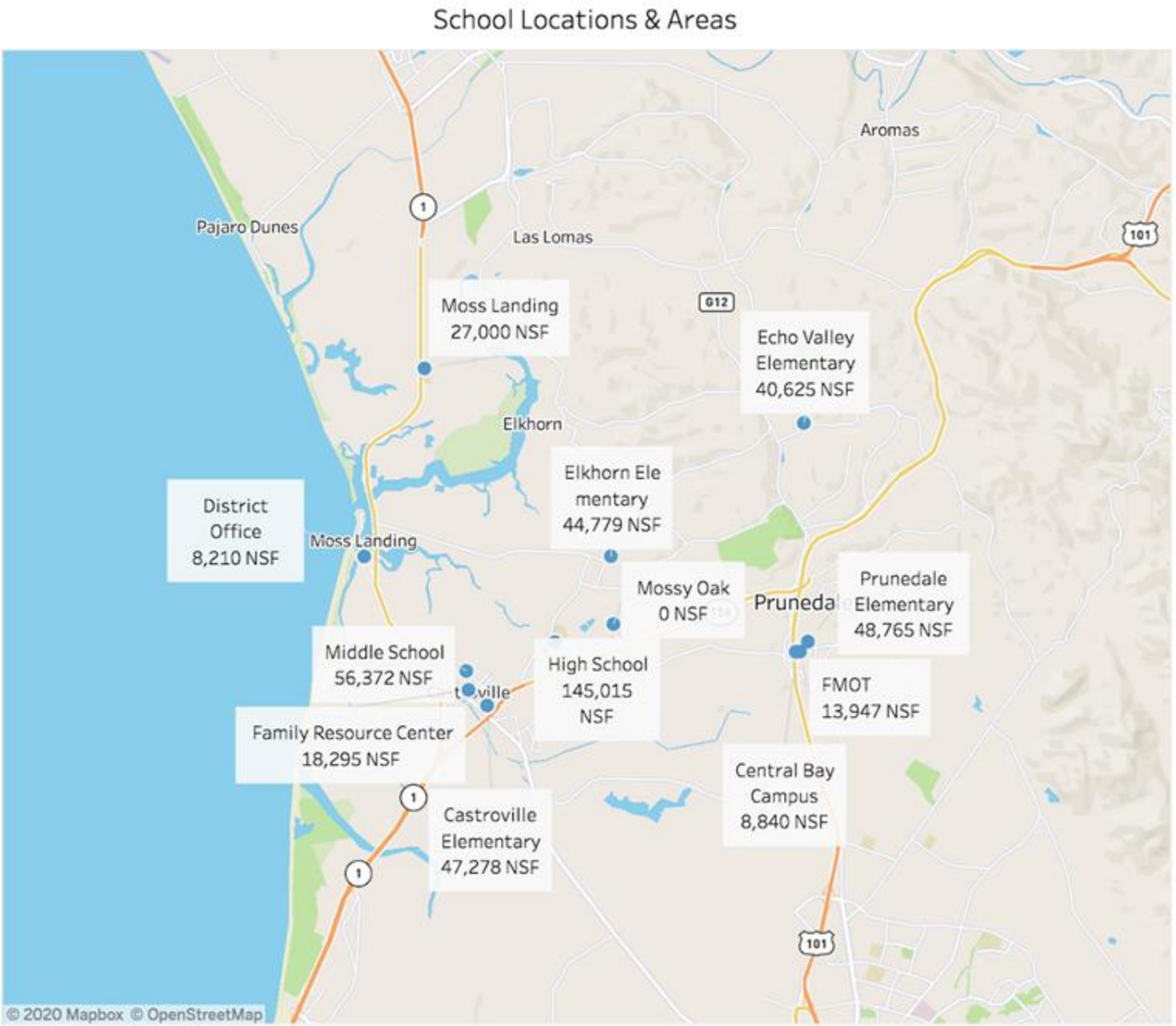
- DISTRICT PROVIDES DIVERSE PROGRAMS TO STUDENTS AND COMMUNITY BUT DOES NOT HAVE ADEQUATE SPACE

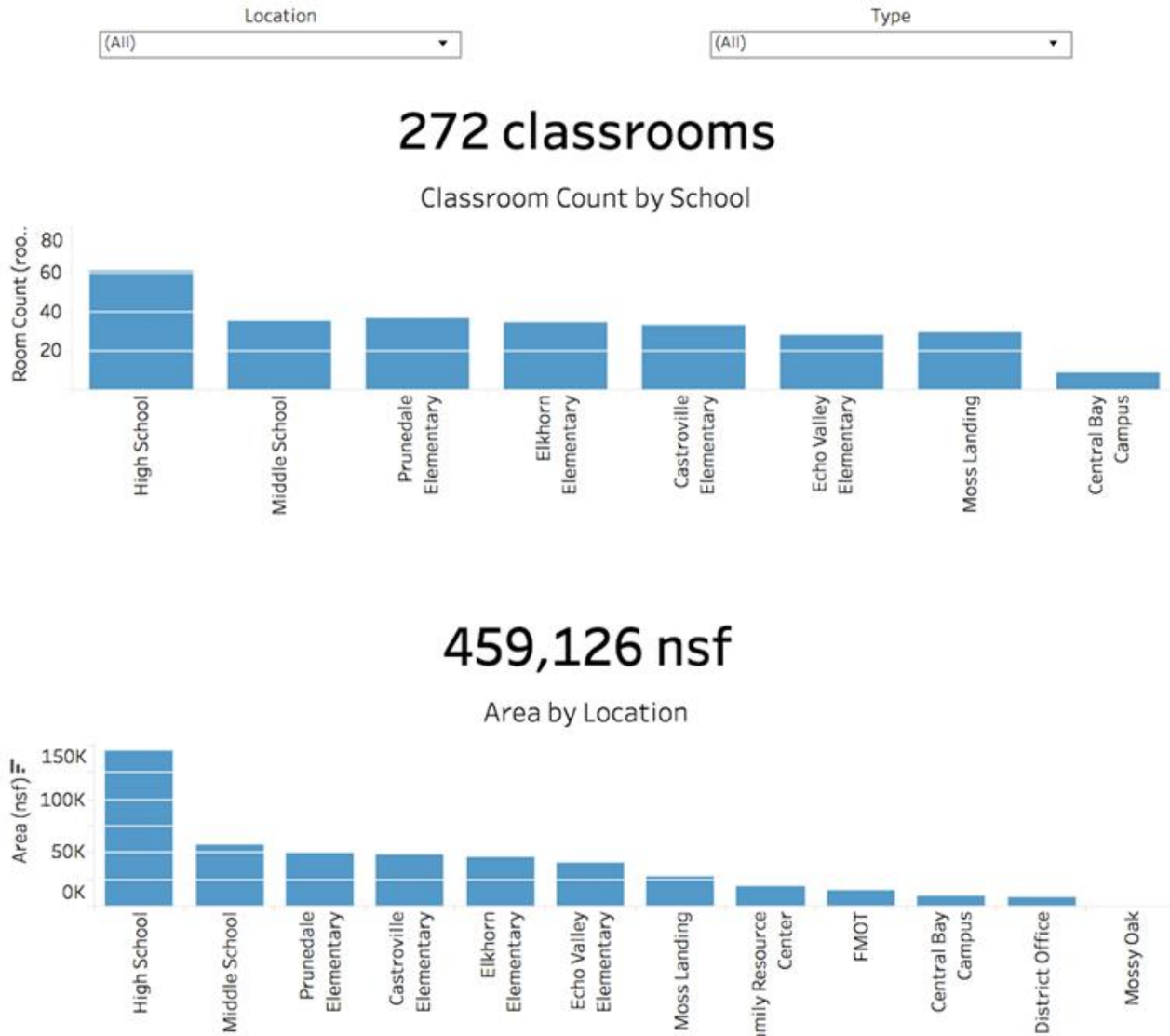


PROJECT TIMELINE



DISTRICT OVERVIEW





NORTH·MONTEREY COUNTY·UNIFIED SCHOOL·DISTRICT

ROLES

STEERING COMMITTEE

PROVIDES GUIDANCE FOR THE MASTER PLAN

MEETS ONCE A MONTH

FACILITIES TEAM & MKTHINK

CREATES THE MASTER PLAN

MEETS ONCE A WEEK

FOCUS GROUPS

HELPS INFORM THE MASTER PLAN

ONLINE SURVEY

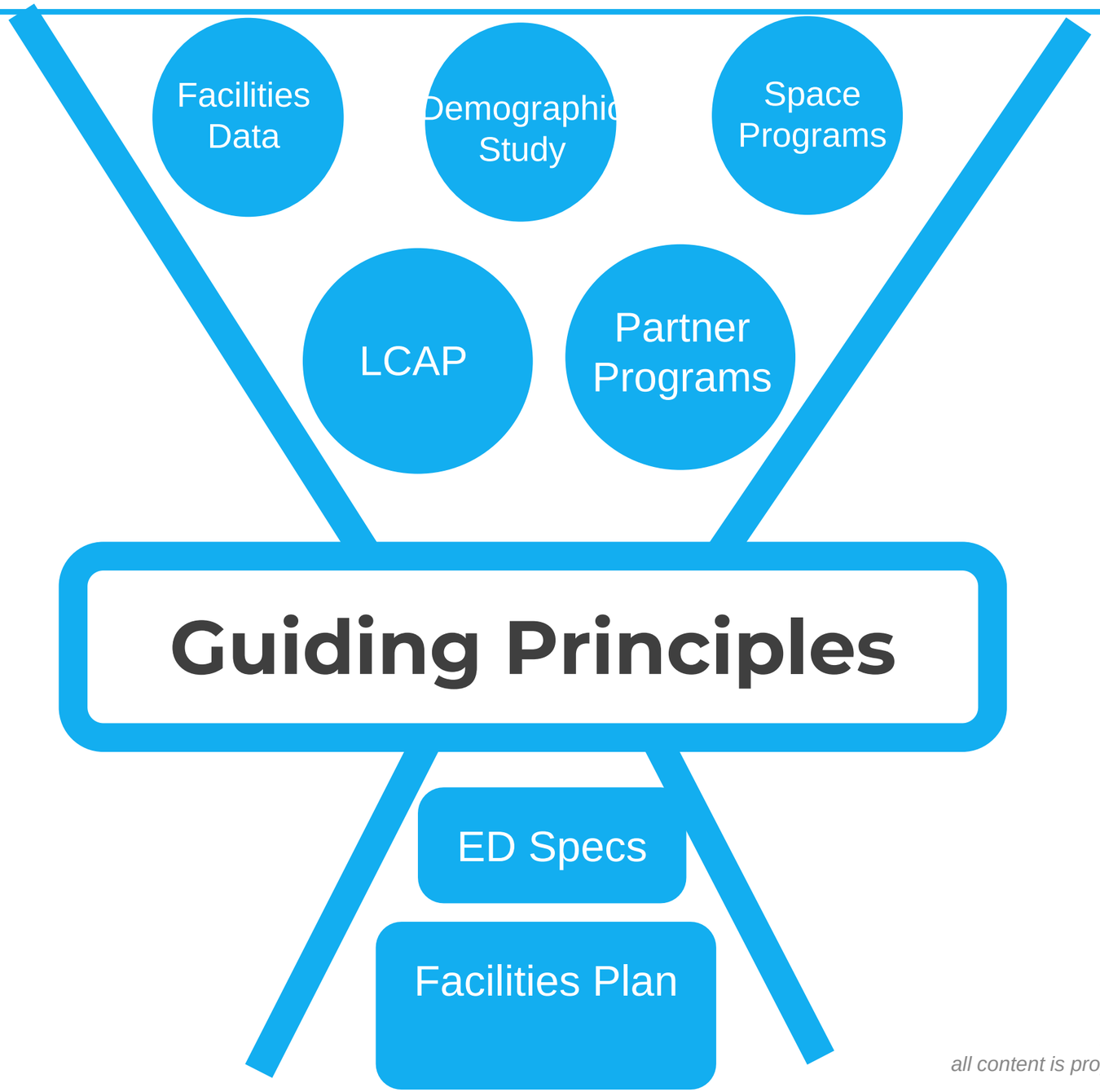
SCHOOL BOARD

APPROVES THE MASTER PLAN

OTHER RESOURCES

AKITA BOX, 4DAPTIVE, 2013 MASTER PLAN, 2017 MASTER PLAN ADDENDUM, 2017 DEMOGRAPHIC STUDY, FACILITIES COMMITTEE REPORTS, CALIFORNIA BASIC EDUCATION DATA SYSTEMS

GUIDING PRINCIPLES



GUIDING PRINCIPLES

1. CREATE ACTIVE LEARNING ENVIRONMENTS

- *Arts integration and project-based learning*
- *Flexible classrooms*
- *Create technology-ready learning and support spaces*

2. OPTIMIZE USE OF INDOOR AND OUTDOOR SPACES FOR LEARNING, EXPLORATION, AND PLAY

- *Link indoor and outdoor spaces*
- *Outdoor labs to promote experiential, project-based learning*
- *Efficient and effective space use*

3. PROVIDE SAFE, INVITING CAMPUSES THAT PROMOTE A SENSE OF BELONGING FOR ALL KIDS AND THEIR FAMILIES

- *Facilities as a center of community life*
- *Promote school spirit, arts integration, and cultural diversity*
- *Specialty spaces and infrastructure*

4. ENHANCE THE IMAGE AND IDENTITY OF EACH SCHOOL SITE

- *Signage, wayfinding and landscaping*
- *Parent & student experience & flow*

5. PROMOTE HEALTH AND WELLNESS

- *Healthy, comfortable classroom environments*
- *Replace outdated portables*
- *Recreation and sports facilities*

6. ENSURE FINANCIAL & OPERATIONAL SUSTAINABILITY

- *Proper upkeep of facilities over time*
- *Energy-efficient operations and systems*
- *Prioritize modernization*
- *Anticipate the climate change*

ENGAGEMENT STRATEGY: FOCUS GROUPS

STUDENTS

PARENTS/
COMMUNITY

EDUCATORS

CLASSIFIED
STAFF

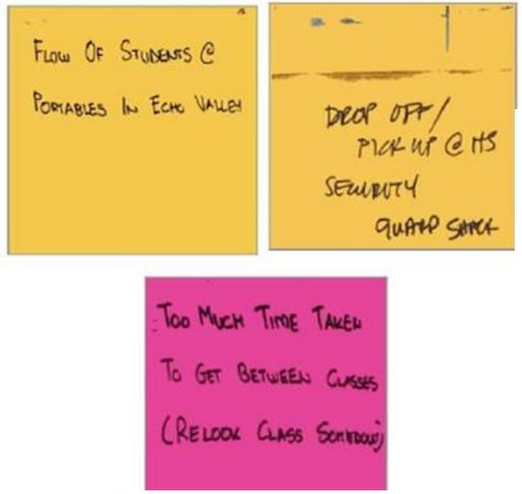
PRINCIPAL
& ADMIN



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FOCUS GROUP ENGAGEMENT SUMMARY

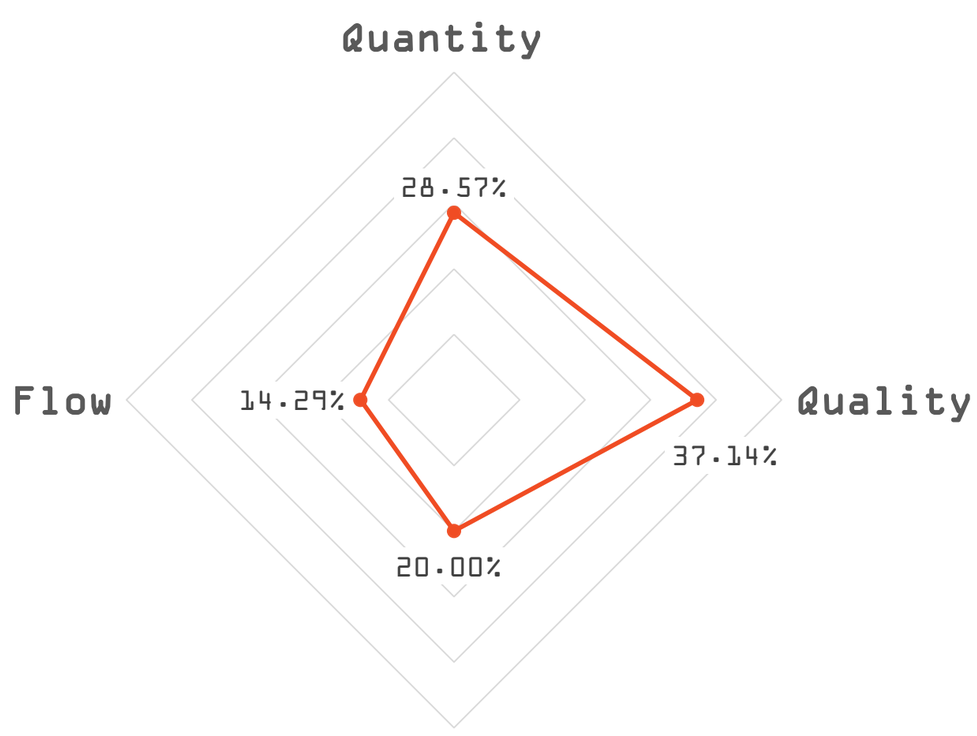
Flow



Operations



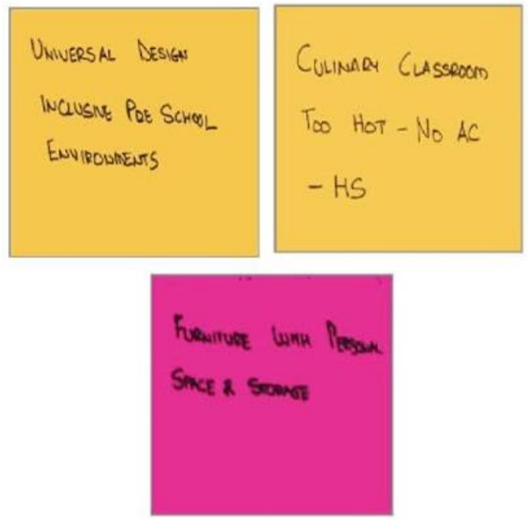
Example School



Quantity



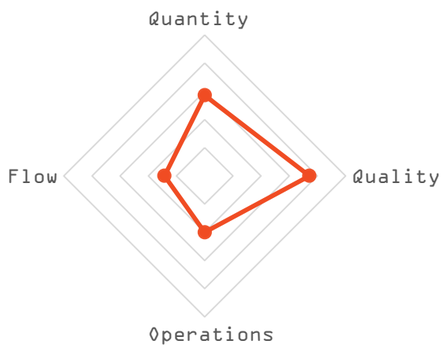
Quality



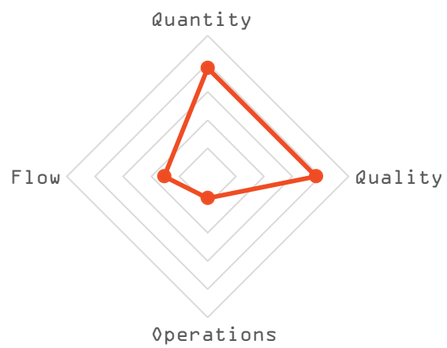
FOCUS GROUP – SITE NEEDS

- All sites have needs related to quantity
- All sites have needs related to quality
- Needs related to operations and flow vary across the district.

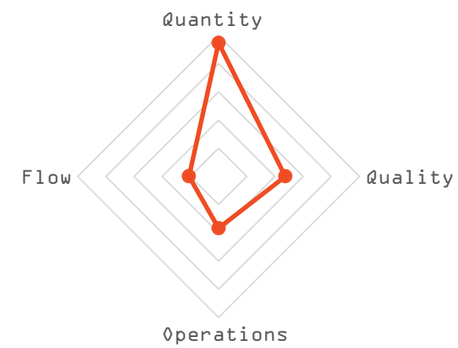
NMC High School



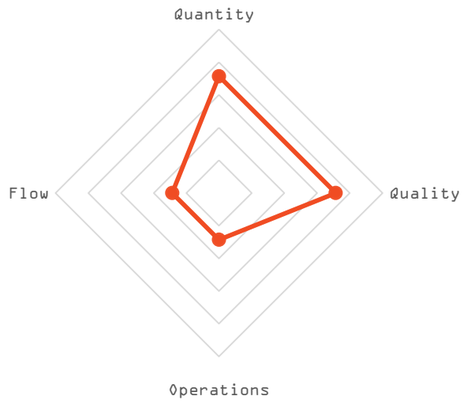
Central Bay High School



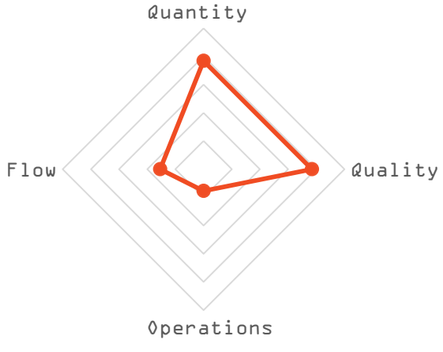
NMC Middle School



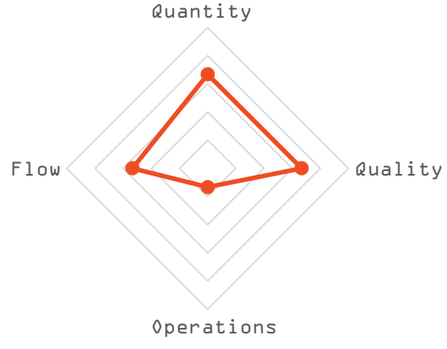
Castroville Elementary



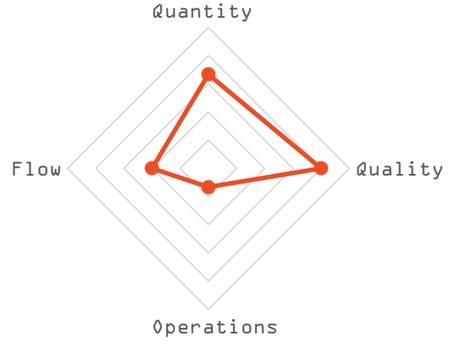
Prunedale Elementary



Echo Valley Elementary



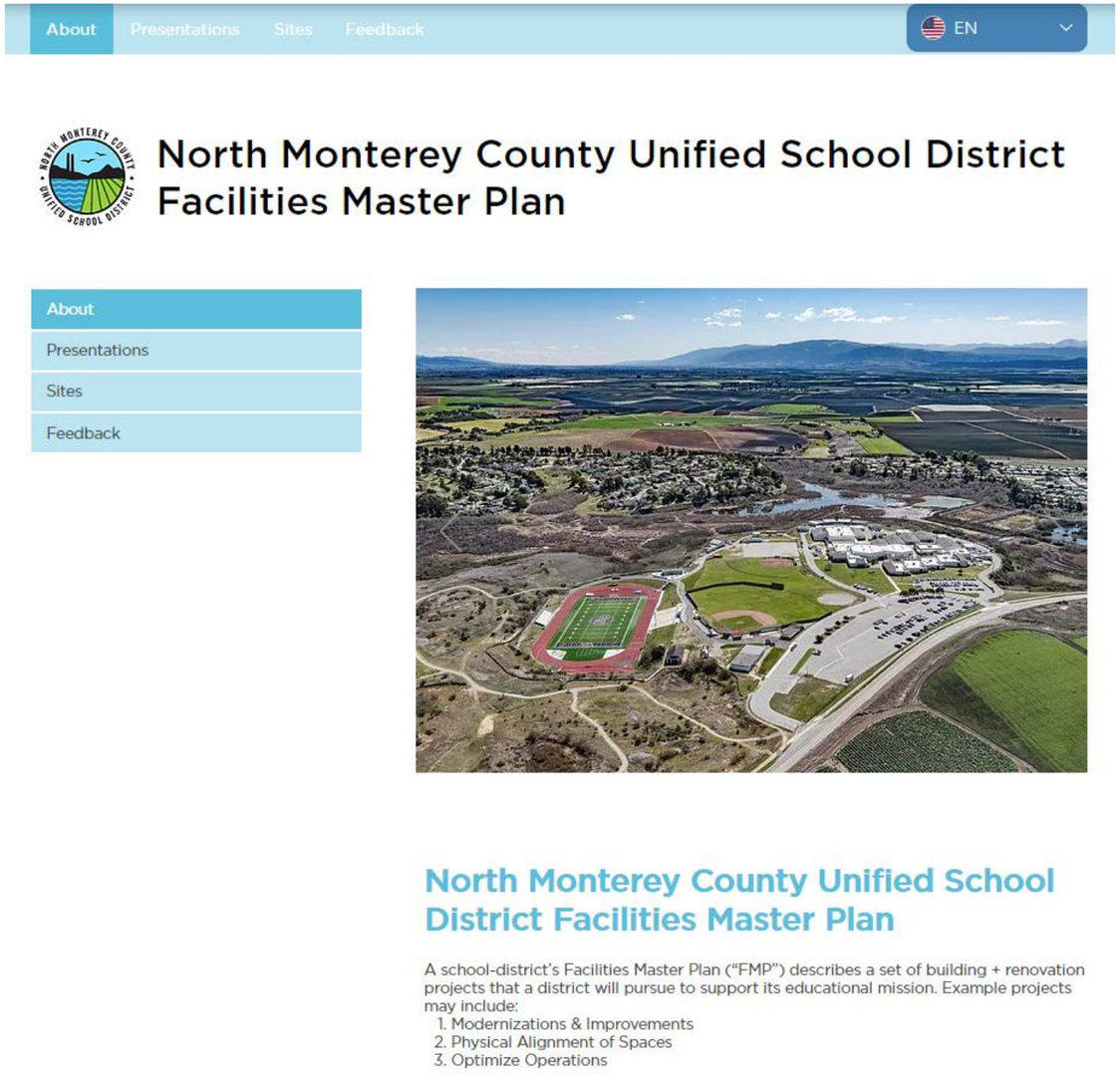
Elkhorn Elementary



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FACILITIES PLAN WEBSITE

nmcusd.facilitiesplan.org



SURVEY

North Monterey County Unified School District (NMCUSD)
Facilities Master Plan - Survey / *Encuesta*
(English / *Español*)

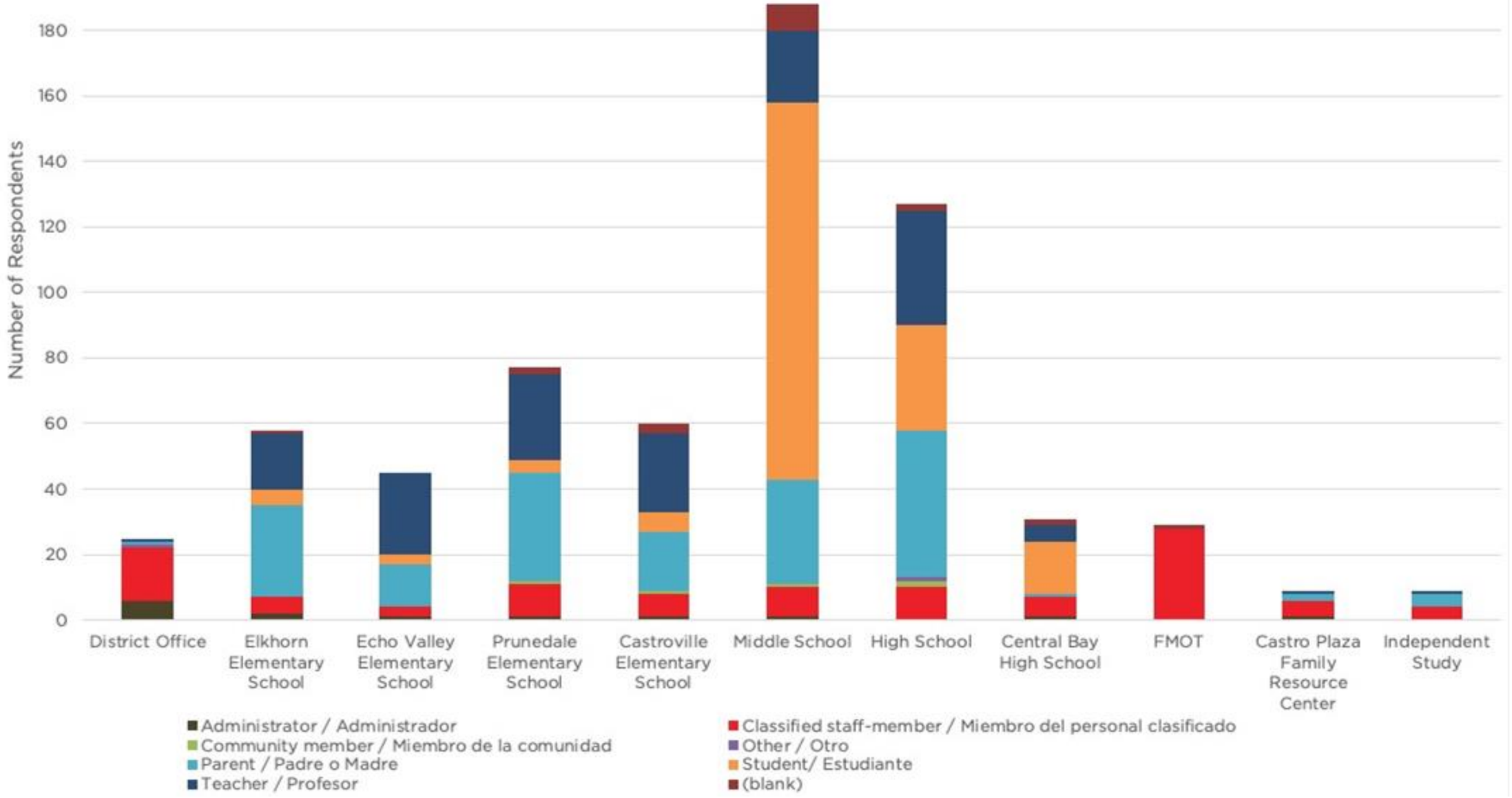
1. I am answering this survey as a ... /
Estoy respondiendo esta encuesta como un ...

2. Please rate the following NMCUSD facilities you are familiar with. (select all that apply) /
Califique las siguientes espacios de NMCUSD con las que está familiarizado. (seleccione todas las que correspondan)

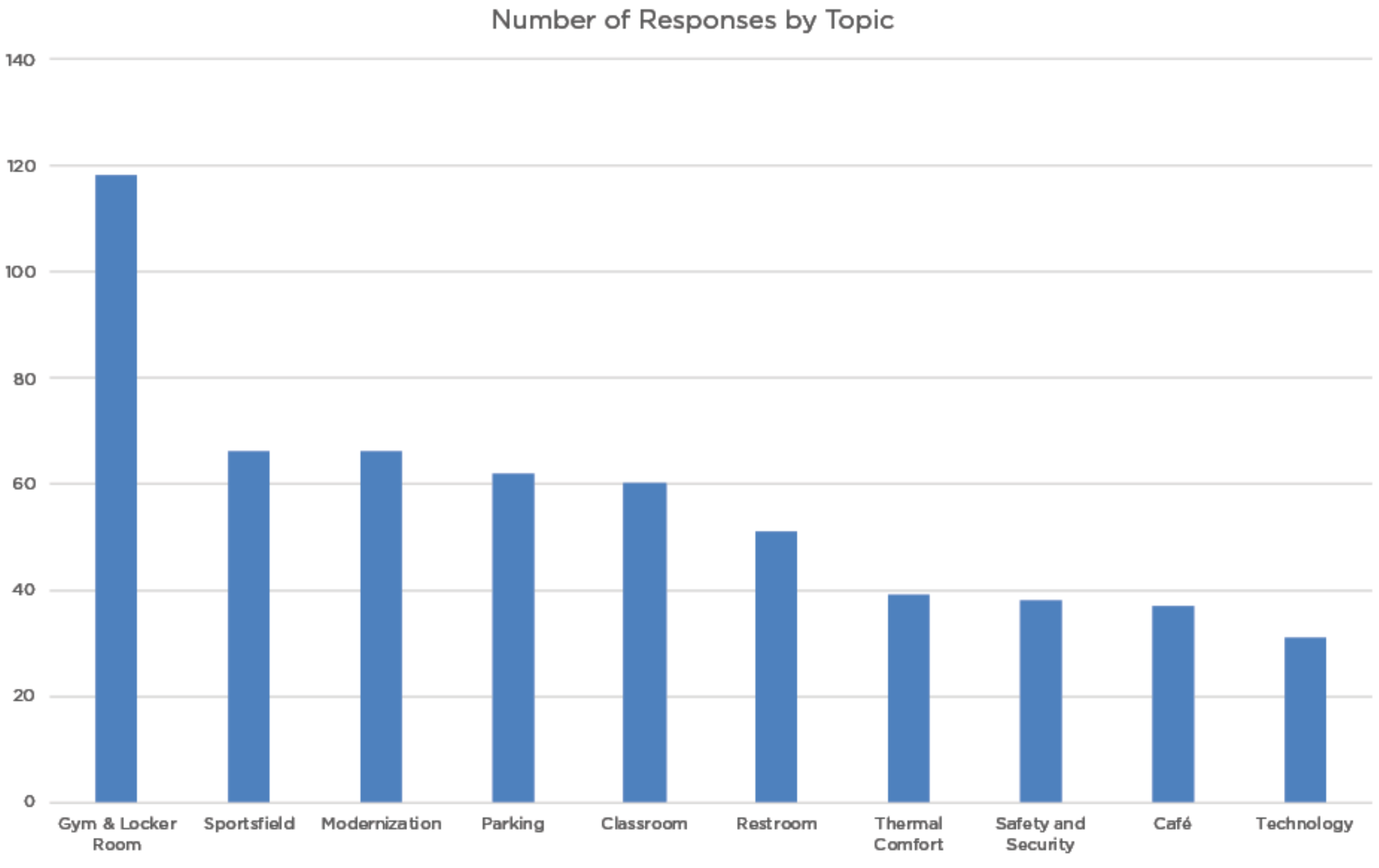
	Academic Spaces / Espacios Académicos (Classroom, Laboratory, etc.)	Gathering Spaces / Espacios de Reunión (Cafeteria, Meeting Room, Library, etc.)	Athletic Fields an Playgrounds (Gym, Ex Room, Sports Field,
District Office			
Elkhorn Elementary School			
Echo Valley Elementary School			
Prunedale Elementary School			
Castroville Elementary			
Middle School			
High School			
Central Bay High School			
FMOT			
Castro Plaza Family Resource Center			
Independent Study at David Avenue School, Pacific Grove			

Other (please specify) / *Otros (especificar)*

SURVEY SUMMARY



SURVEY SUMMARY



*"The **parking lot** at **Elkhorn School** needs to be improved. Due to the **lack of parking**, many times **cars have to park on the street**. Usually that wouldn't be a problem in other locations, but for Elkhorn School it is. **Elkhorn Rd. is not a safe street for parking** nor for walking since there are no sidewalks."*

*"**Improve** classrooms, especially the **portables on top field**. **Every classroom** should have a **sink, enough space to move around** (especially with the bigger kids), and every classroom should have a **solid construction**. The floor in my classroom is uneven and moves the entire room when you walk in certain spots."*

SURVEY SUMMARY

A. TRANSPORTATION AND ACCESSIBILITY
There are issues with the number of spaces at sites and the pickup/drop-off system which has lead to safety concerns.

B. SPORTS FIELDS AND PLAYGROUNDS
The sports fields at the High School are well liked by members of the district and are a source of pride. However, most other sites felt their sports fields and playgrounds were generally in poor or fair condition and needed expansion/improvements.

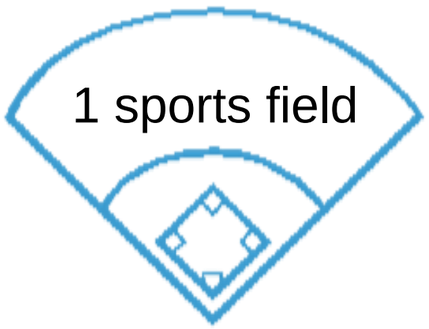
C. CLASSROOMS
There are a variety of concerns including the number students per room, proper space free of disruptions, lack of 21st century technology, modern and properly sized furniture. Some of these classrooms do not have the appropriate equipment to teach the curriculum such as gas in science rooms.

D. GYMS/LOCKER ROOMS
The lack of proper gym and locker rooms facilities emerged as an issue especially for the Middle School.

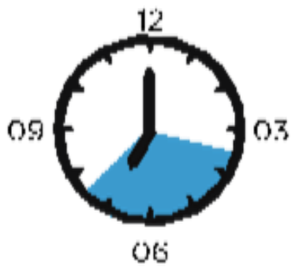
E. MODERNIZATION
Current facilities received majority fair and poor ratings. Examples of modernization upgrades needed included upgrading overall school appearance, replacing old furniture and portables and flexible furnishings.

F. SAFETY AND SECURITY (MAINTENANCE)
This includes how students access the site, student and staff exposure to toxic chemicals and pollutants, uneven surfaces and more. There was some appreciation for the security measures in place but some thought more was needed.

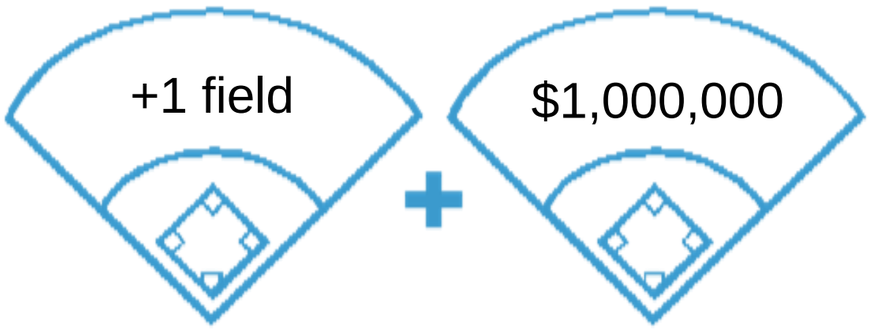
STRATEGY 1 (QUANTITY):
MAXIMIZE HOURS OF AVAILABLE USE OF SPORTS FIELDS



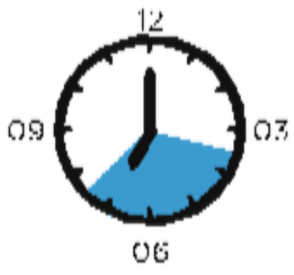
In use 4hrs/day 180 days/year

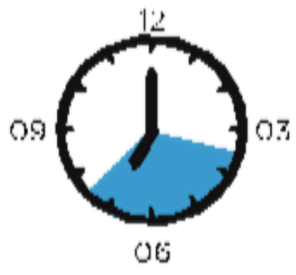


7200 hours of use over 10 years

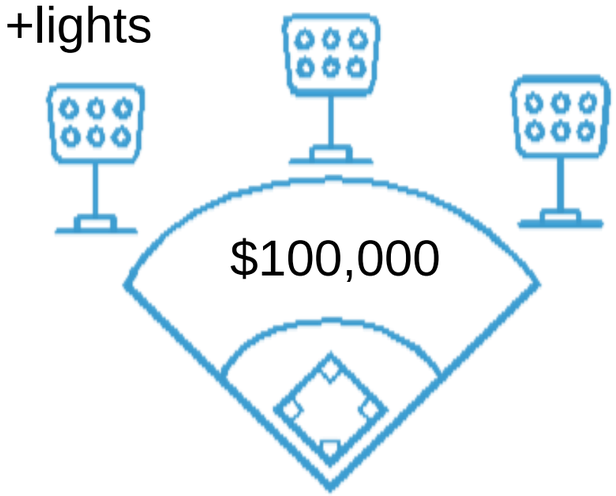


In use 8hrs/day 180 days/year

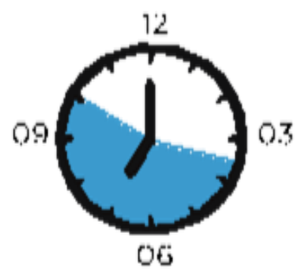




For 100% more hours of use over 10 years, a new field costs $70 per hour of use.



In use 6.5hrs/day 180 days/year



To add 63% more hours of use over 10 years, lights cost $9 per hour of use.

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Assuming 180 days of use/year

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STRATEGY 2 (QUANTITY):
REDUCE LOAD ON MULTI-PURPOSE ROOMS/CAFETERIAS

Elementary School
- Continue providing multiple lunch services
- Create group dining areas indoors and outdoors where possible

Middle School & High School
- Create drop-down space outside of cafeteria
- Reconfigurable furniture
- Provide additional “grab-and-go” options
- Create informal dining areas where possible
- Provide multiple lunch services



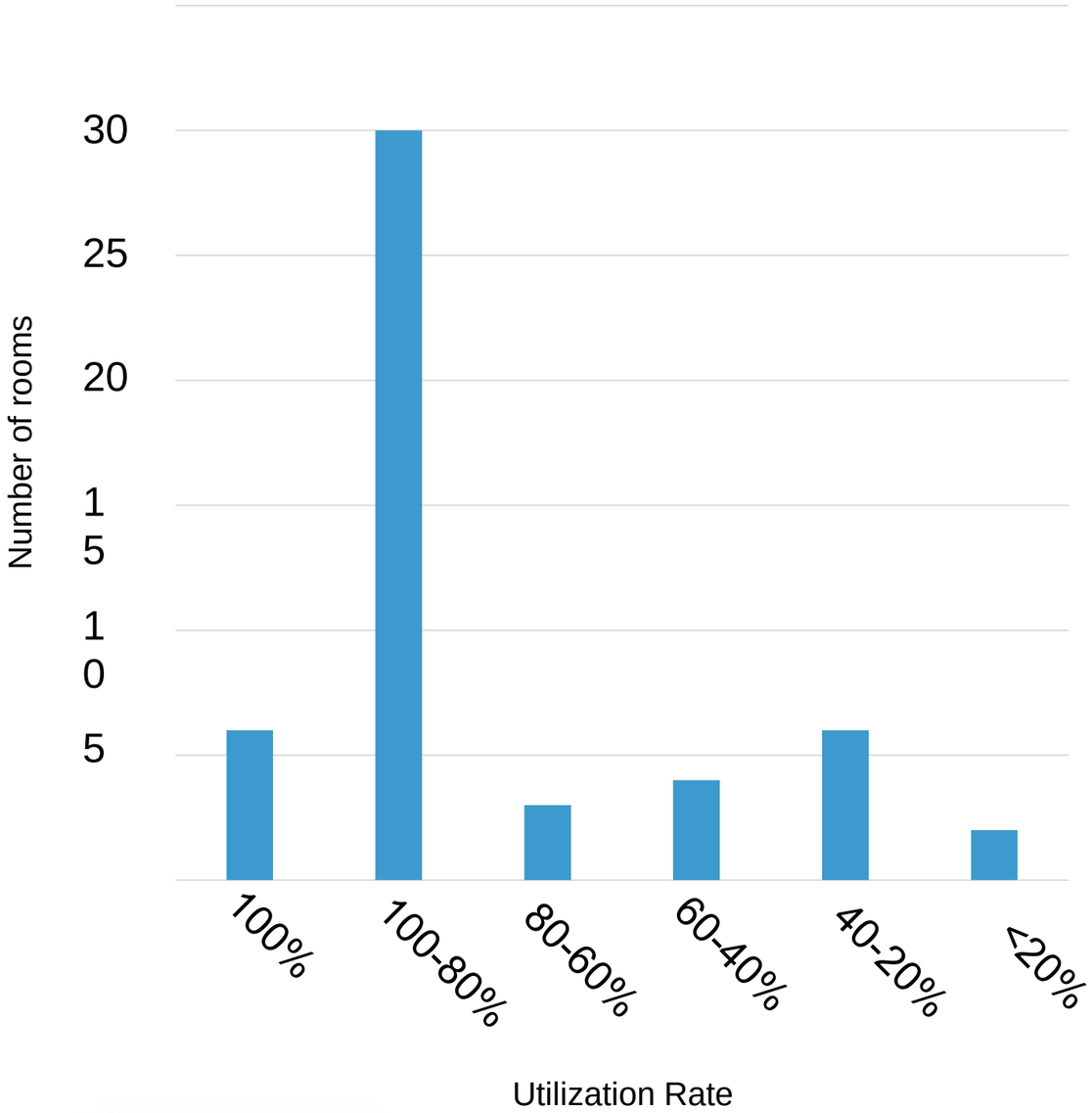


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Top: http://www.thepiedmontschool.com/
Bottom: http://www.designshare.com/images/LearningLandscapeNairGehling.pdf

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STRATEGY 3 (QUANTITY):
PROVIDE COLLABORATION WORK AREAS

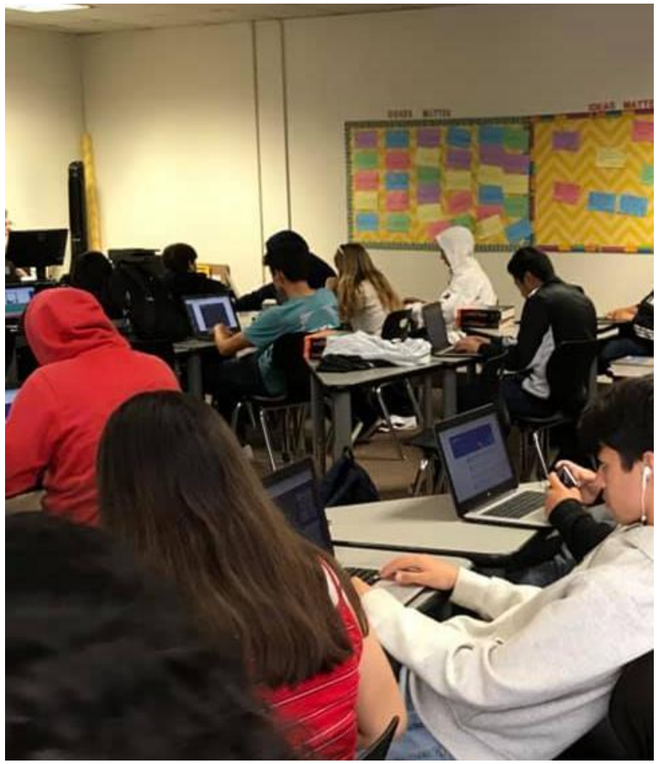


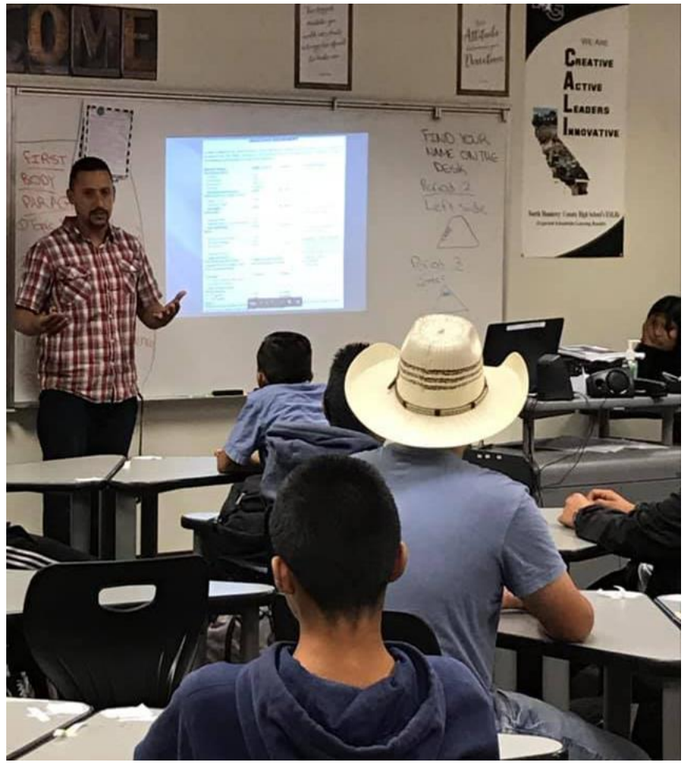
North Monterey High School

- Average room utilization is 73% -- with some spaces in use all 6 periods per day.
- To further increase utilization, explore ways to have work spaces in areas outside of classrooms.
- Converting one classroom or underutilized spaces to a collaborative work area may allow for increased classroom use.

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STRATEGY 4 (QUALITY)
ACTIVE LEARNING ENVIRONMENTS AND ARTS INTEGRATION





Classroom in NMC High School (source: NMCHS Facebook Page):

- Moderately flexible furniture
- Crowded space limits ability to reconfigure room
- Limited technology



NMC High School Tech Center (source: Monterey County Weekly):

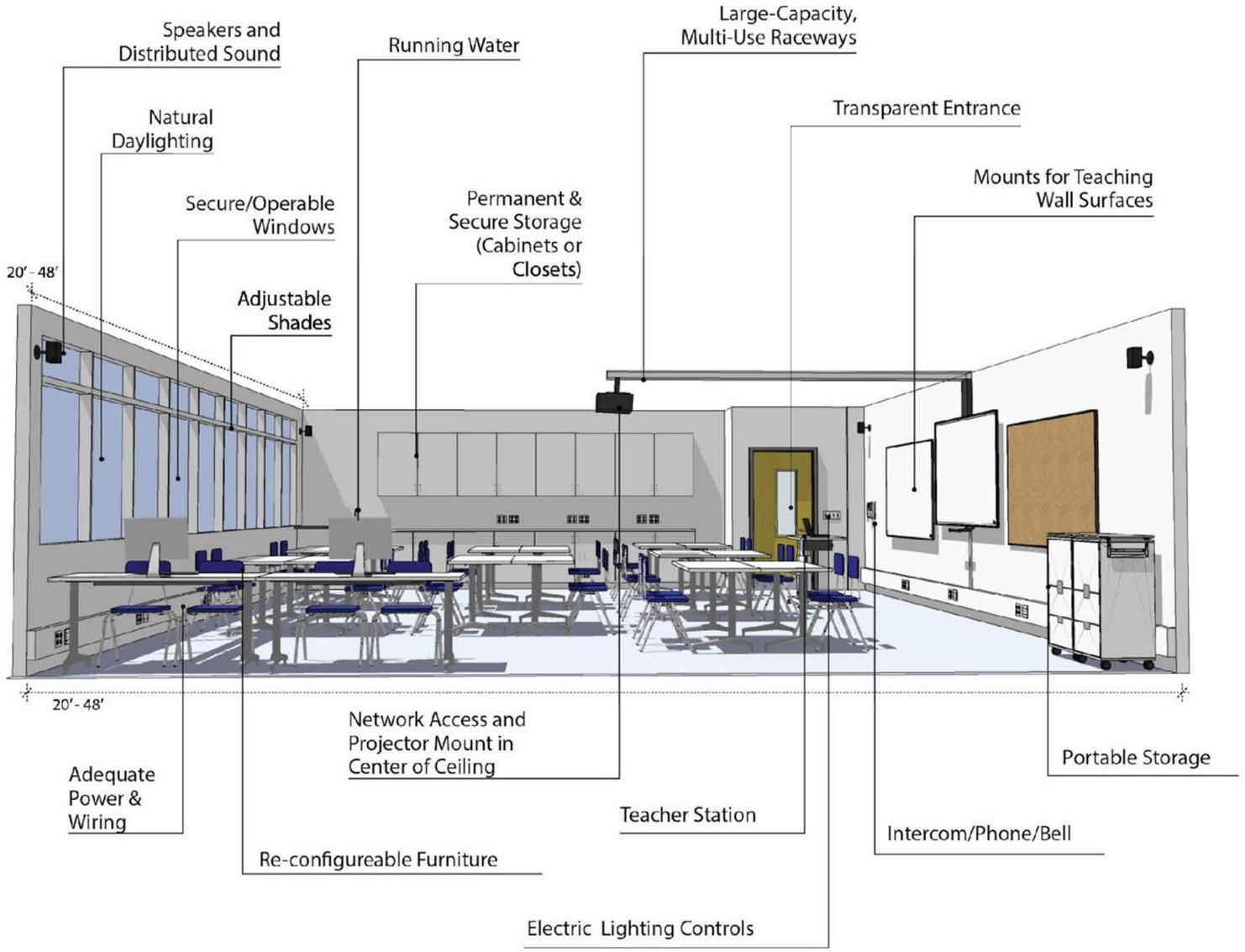
- Flexible furniture
- Plentiful storage
- Adaptable technology

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STRATEGY 4 (QUALITY):
ACTIVE LEARNING ENVIRONMENTS AND ARTS INTEGRATION

Design Guidelines/Ed Specs for Active Learning Space

- *Lightweight, easily moveable furniture*
- *Lots of space and natural lighting*
- *Accessible technology*
- *Open storage for projects*



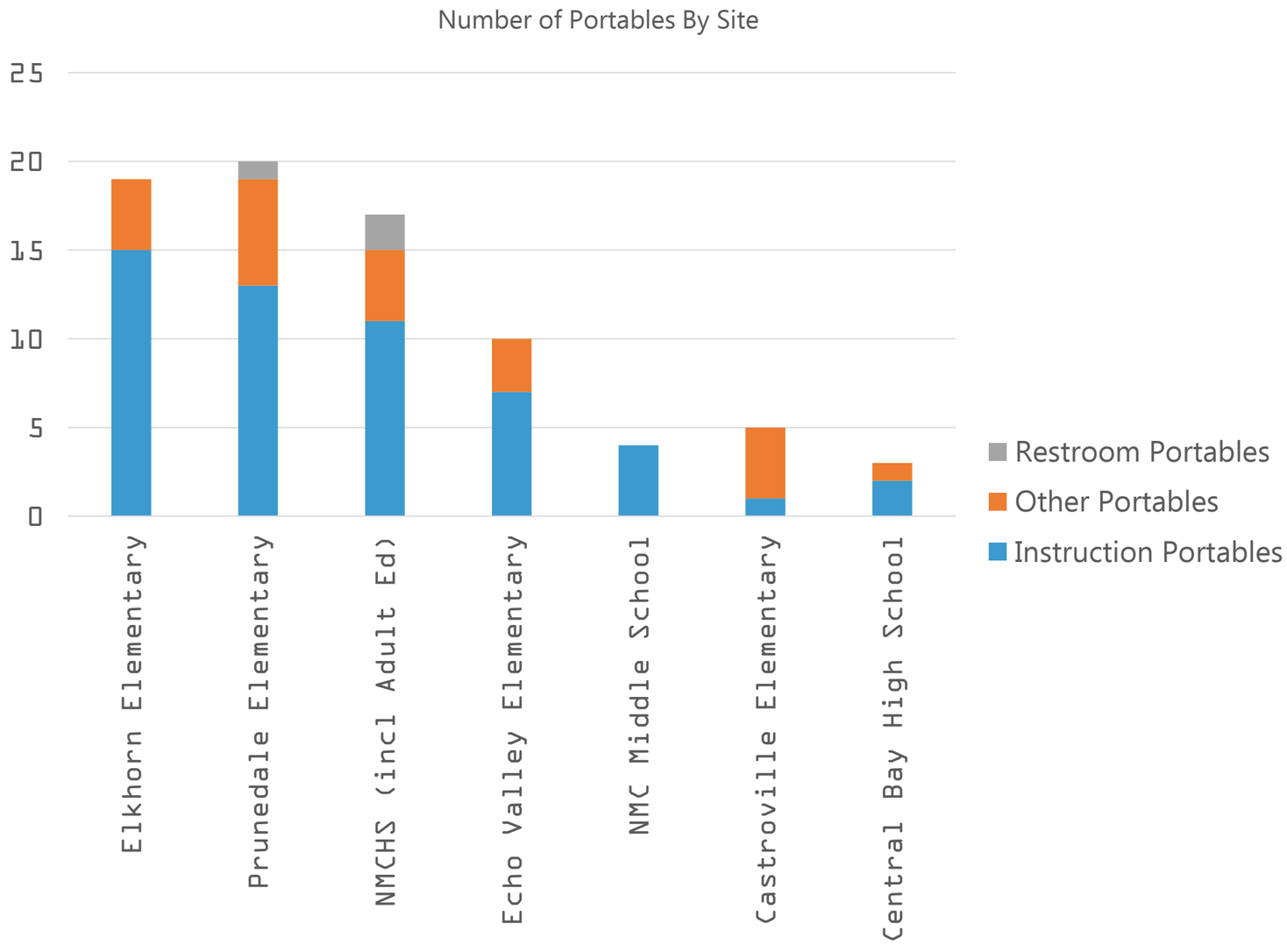
STRATEGY 5 (QUALITY):
PORTABLES REPLACEMENT

Priority Replacements

- Those in the worst condition
- Site with the highest number of portables
- Sites that could relieve crowding at other schools

Replace with:

- Permanent traditional construction
- Prefab buildings
- Renovation



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STRATEGY 6 (QUALITY):
ADDRESS AIR QUALITY & ENERGY EFFICIENCY

Deal with Hot Classrooms

- Passive Cooling
- Air Conditioning

Filter Air When Needed

- Plan for periodic poor air quality
- Designate clean air sanctuaries
- Reduce CO2 in classrooms

Watch the Electricity Bill

- Consider Photovoltaic AC
- Microgrids & Storage



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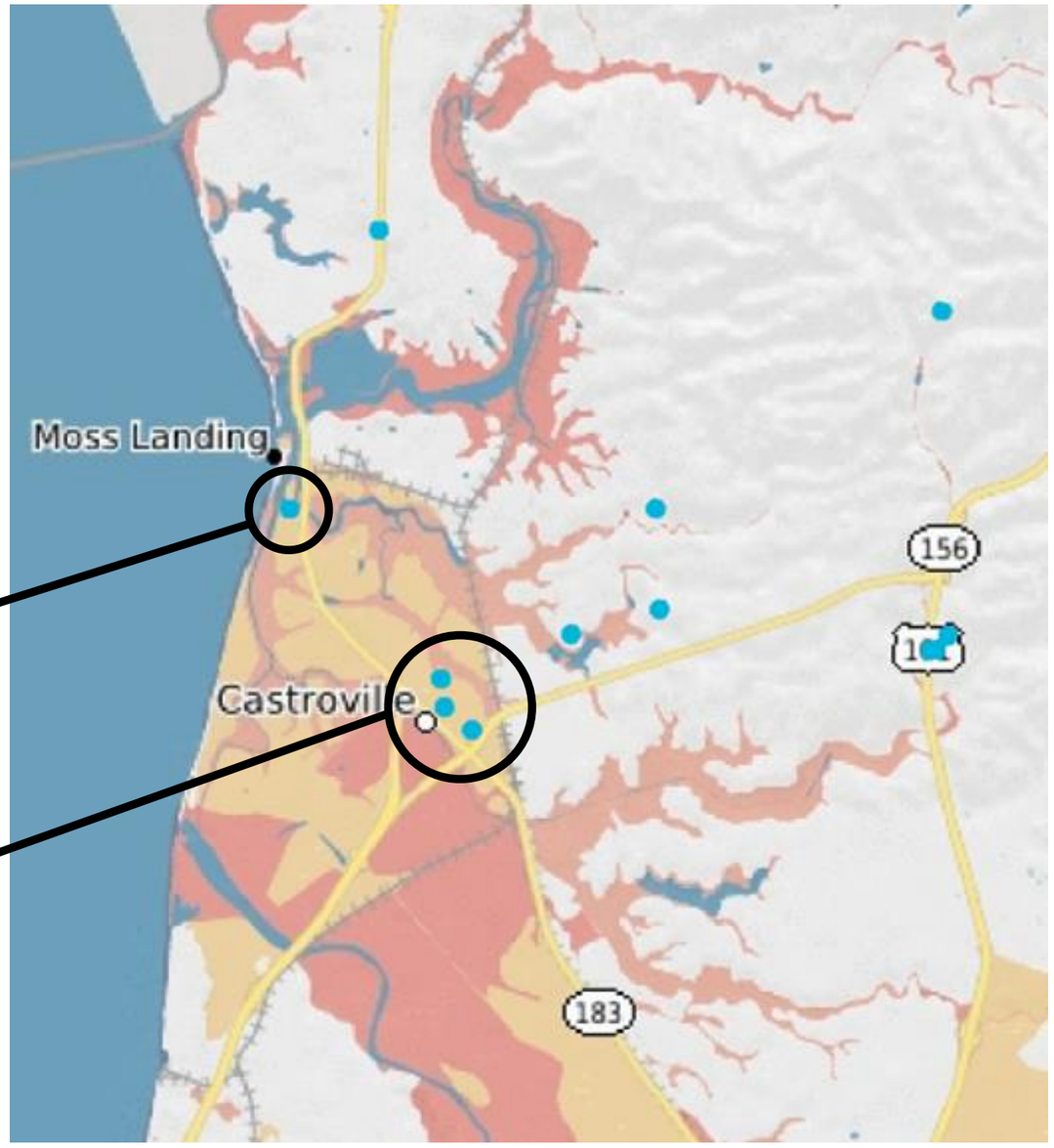
Photo: https://simpliphipower.com/deployments/commercial/schools/hawaii-schools-deploy-solar-simpliphi-microgrids-to-affordably-power-hvac/

STRATEGY 7 (OPERATIONS):
PRE-EMPTIVELY MITIGATE RISK

Proactive mitigation of risk reduces expected cost to the district

Risks

- Flood
- Storm
- Fire
- Earthquake



District Office is in a FEMA 100-year flood zone

Middle School, Castroville ES, and the Family Resource Center are in a FEMA 100-year flood zone

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STRATEGY 8(OPERATIONS): Use of Property

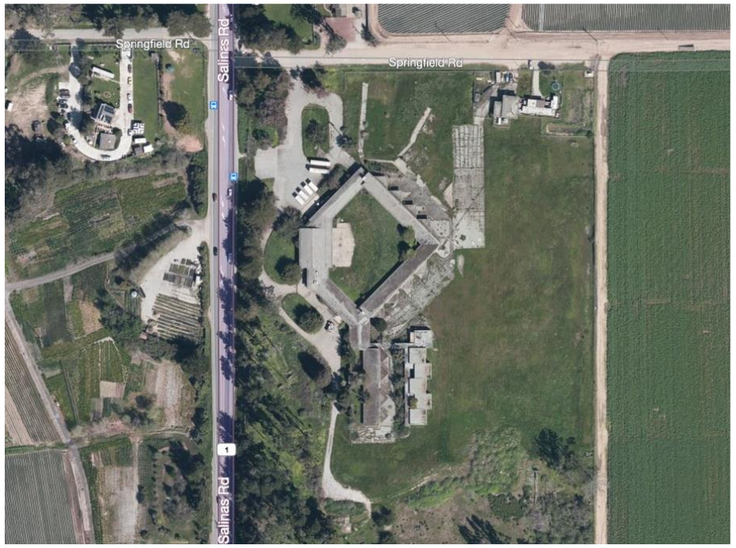
Land Use Analysis (2013)



Mossy Oak/Oak Hills Site Use

- Lease site to solar provider
- Lease out or sell land
- Outdoor learning center
- Partnership with another organization

Avoid ongoing carrying costs



Moss Landing Site Use

- Build a shared sports facility
- Lease site to solar provider
- Build new elementary school
- Lease out or sell land
- Joint development with partner
- Relocate district office

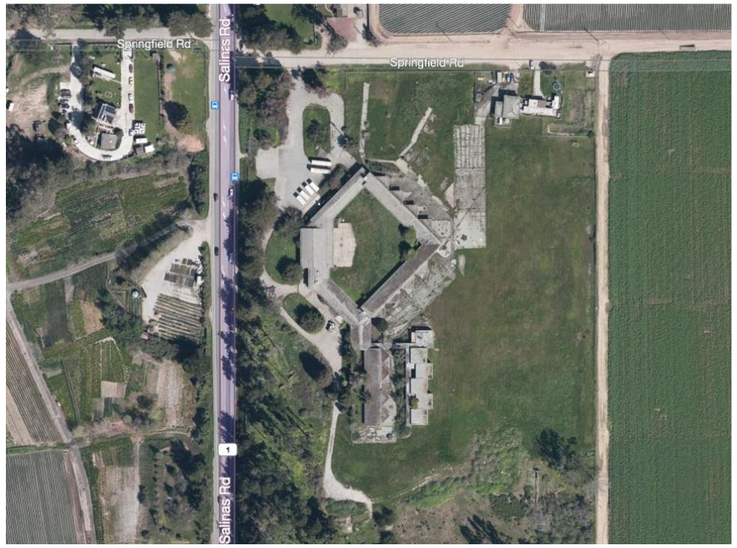
Avoid ongoing carrying costs

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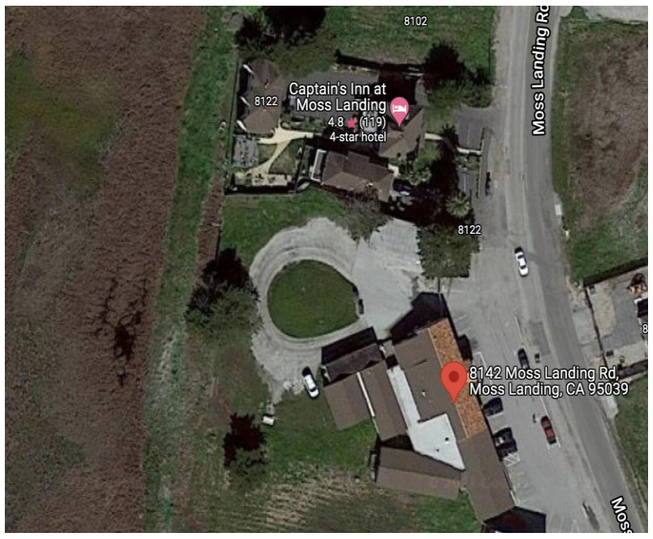
STRATEGY 8(OPERATIONS):
UTILIZE SURPLUS PROPERTY



Mossy Oak/Oak Hills Site Use



Moss Landing Site Use



District Office Site

Surplused Properties

MOSSY OAK (OAK HILLS) & MOSS LANDING MIDDLE SCHOOL PROPERTIES

BOARD MEETING ON June 14, 2012: Discussion item III under Business Services, # Four - Approve Surplus Land Committee Recommendations to declare Moss Landing Middle School and the Oak Hills (Mossy Oak) Property Surplus Sites and Develop a Disposition Plan within Six Months. The Board approved the recommendation to surplus of these properties at the same meeting on June 14, 2012.

NMCUSD Board Policy – BP 3280 Sale or Lease of District-Owned Real Property
http://www.gamutonline.net/district/northmonterey/DisplayPolicy/1097997/

CA Legislative Information – 17455 – *"The **governing board of any school district may sell any real property belonging to the school district** or may lease for a term not exceeding 99 years, any real property, together with any personal property located thereon, belonging to the school district which is not or will not be needed by the district for school classroom buildings at the time of delivery of title or possession. **The sale or lease may be made without first taking a vote of the electors of the district**, and shall be made in the manner provided by this article.*
(Added by Stats. 1996, Ch. 277, Sec. 3. Effective January 1, 1997. Operative January 1, 1998.)"

STRATEGY 9 (FLOW):
BRANDING AND IDENTITY

- Wellness Initiative
- Art+Film Club
- Career Tech. Partnerships
- **Curb Appeal**
- Arts Integration



NORTH·MONTEREY COUNTY·UNIFIED SCHOOL·DISTRICT

STRATEGY 10 (FLOW):
6th, 7th + 8th GRADE AT ELKHORN CONCEPT

EXISTING		CONCEPTUAL FUTURE CONFIGURATION			
MIDDLE SCHOOL		**MIDDLE SCHOOL**		**NEW**	**NOTES**
Gambetta Site Grades 7-8 682 Students	*32 Permanent Classrooms 4 Portable Classrooms*	*Elkhorn Site Grades 6-8 1036 Students*	*Remove 19 Portables New Gym New STEM Building (10 Labs, 5 Gen ED Classroom)*	*50 Classrooms*	*Elkhorn Site suited for bus-based transportation*
ELEMENTARY SCHOOLS		**ELEMENTARY SCHOOLS**			
Elkhorn Site Grades K-6 698 Students	*20 Permanent Classrooms 15 Portable Classrooms*	*Gambetta Site Grades K-5 601 Students*	*Remove Portables*	*32 Permanent classrooms 3 Addn'l rooms needed*	*Gambetta Site configured for ES use*
Castroville Site: Grades K-6 624 Students	*33 Permanent Classrooms 1 Portable Classroom*	*Castroville Site: Grades K-5 534 Students*	*Remove Portables*	*30 Permanent classrooms*	*Potential to accommodate students from other sites (3 Extra Rooms)*
Echo Valley Site: Grades K-6 492 Students	*22 Permanent Classrooms 7 Portable Classrooms*	*Echo Valley Site: Grades K-5 422 Students*	*Remove Portables*	*22 Permanent classrooms 3 Addn'l rooms needed*	
Prunedale Site Grades: K-6: 669 Students	*24 Permanent Classrooms 13 Portable Classrooms*	*Prunedale Site Grades: K-5: 572 Students*	*Remove Portables*	*24 Permanent classrooms 10 Addn'l rooms needed*	
				Classrooms Needed = 26	

**Estimate based on District wide loading standards and provision of 1 enrichment room for 4 classrooms*

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What's New for Consideration?

- State allowing School Districts to Sell Property and Use for General Fund Purposes Until 2024
- Begin with **Curb Appeal**
- Use of Educational Specs
- Use of Visualizations of Key Projects and Designs
- Potential for Additional Infrastructure Funding for Matching Project Costs

State Board of Education (SBE) Waiver Request

Current statute requires that public agencies accept the highest bid when selling surplus properties. The North Monterey County Unified School District based on the numerous facility committee meetings would like to a recommendation from this community group to request a waiver from the SBE that would allow the Board to not only accept offers based on the highest bid, but ‘best use’ for all surplus properties.

TENTATIVE TIMELINE

- ADDRESS SURPLUS PROPERTY (Sept-Dec)
  - Resolution declaring property Surplus Property
  - **Resolutions for State Waiver for Best Use**
  - Notice to Public Agencies (60 days)
  - Resolution for Intent to Sell Surplus property
- PROJECT PRIORITIZATION/PACKAGING (Sept-Dec)
- EDUCATION SPECIFICATIONS (Sept-Oct)
- VISUALIZATION OF PROJECT CONCEPTS BY SCHOOL SITE (Nov-Jan)
- BOARD INPUT AND REVISION (Dec-Feb)
- BOARD DECISION ON FUNDING STRATEGIES (Jan-March)
- ENGAGEMENT WITH RELEVANT CONSULTANTS

Review

Questions/Comments/ Suggestions