

BACKGROUND

In November of 2020, the Hayward Unified School District (HUSD) issued a Request for Qualifications (RFQ) for the development of a 2021 Facilities Master Plan (FMP) Update. In January of 2021, HUSD contracted with Derivi Castellanos Architects (DCA) to provide this FMP Update, which will incorporate previous FMPs and Updates, acknowledge work completed under previous bond measures and assess current and future facilities needs for all HUSD sites.

2021 FMP UPDATE GOALS

The 2021 FMP Update process was designed and executed to achieve the following over-arching goals:

- To identify facilities improvements that enhance the educational programs, better serve each educational community, and provide safe, supportive, and equitable learning environments.
- Assess responsible ways to meet the needs of our community through the use of existing assets.
- To position HUSD to maximized future federal, state and local facilities funding opportunities.

STAKEHOLDER INPUT

DCA held FMP site meetings with 34 HUSD sites between March and June of 2021. Typically, these meetings were held with each site's Site Based Decision Making (SBDM) body. The meetings were conducted via zoom and were recorded. Prior to the meetings, DCA published an online facilities survey, which was made available via the District's website to students, staff, parents and community members. The results of this survey are included in the Appendix. Additionally, DCA provided a worksheet to each site prior to the meetings, which solicited input on facilities needs, concerns and priorities from site staff. This step allowed staff who may not be present at the site meeting to provide input. DCA prepared detailed minutes for each of these meetings; these can also be found in the Appendix. During the meeting discussions, the site stakeholders were asked to voice short-term and long-term facilities needs, concerns and priorities.

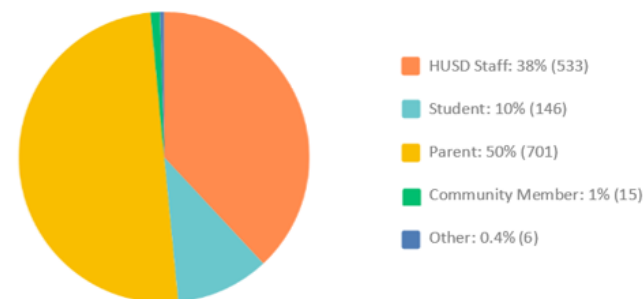
Prior to finalizing its recommendations, DCA provided the site stakeholders an opportunity to review the meeting minutes to ensure accuracy and completeness. Because Cherryland Elementary and Harder Elementary are new schools, it was decided that DCA will reconvene a meeting to discuss facilities needs with these two sites in the Spring of 2022.

ONLINE FACILITIES SURVEY

HUSD's online facilities survey was made available on the District's website to students, staff, parents and community members. A total of 1,701 responses were received in English and Spanish as summarized below.

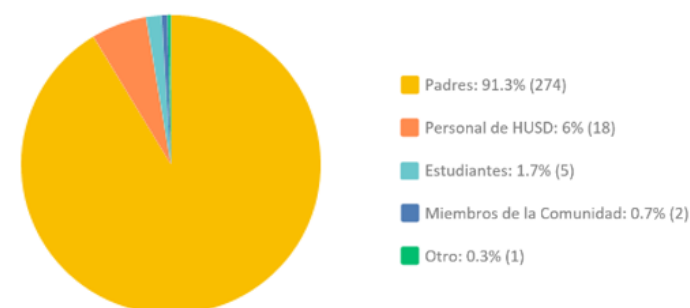
Q1 Who is taking this survey?

Answered: 1,401 Skipped: 0



Q1 ¿Quien está tomando esta encuesta?

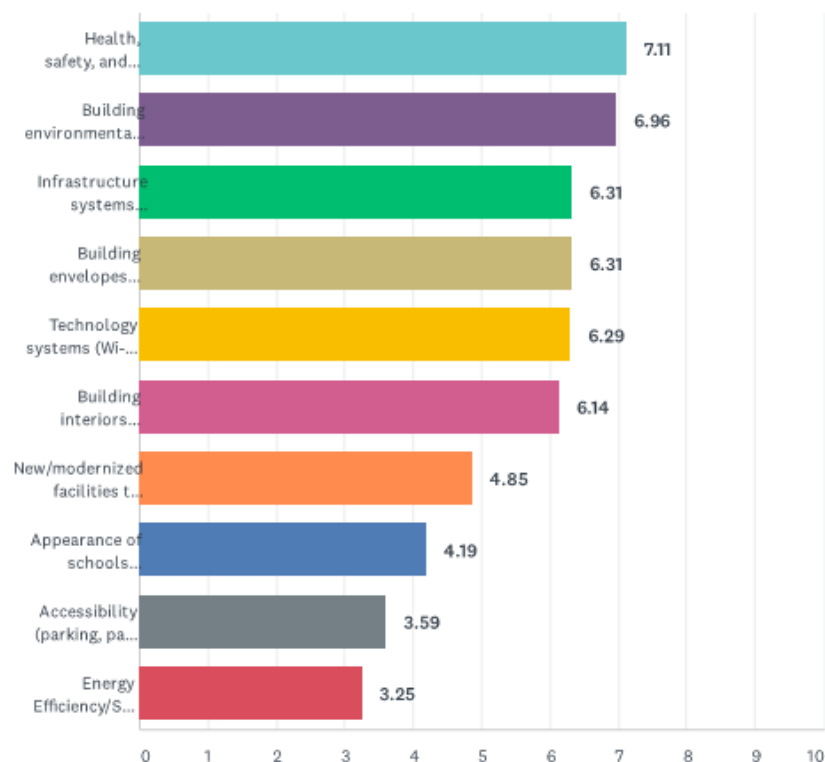
Answered: 300 Skipped: 0



This survey asked for input on the following questions as well as open-ended responses and comments.

- Q1: Who is taking this survey?
- Q2: Are you a resident of Hayward?
- Q3: For which school are you providing feedback?
- Q4: Are you a parent of a current HUSD student?
- Q5: How effectively do HUSD's facilities currently support the various educational programs?
- Q6: How effectively do HUSD's facilities support the use of technology?
- Q7: How would you rate the current appearance of HUSD's facilities?
- Q8: How well would you rate the overall condition of HUSD's facilities?
- Q9: Considering that previous bond measures focused on building new schools, new high school STEAM buildings, and high school athletic stadiums, and the current bond measure focuses on critical infrastructure improvements (fire alarm, roofing, exterior painting, pavement, and security enhancements), district-wide solar, a new District Performing Arts Center, and modernization of classrooms, please rank the following in terms of where future facilities enhancements are most needed:
 - Health, safety, and security systems
 - Building environmental systems
 - Infrastructure systems
 - Building Envelopes
 - Technology Systems
 - Building Interiors
 - New/modernized facilities to support special programs
 - Appearance of schools
 - Accessibility
 - Energy efficiency/sustainability
- Q10: How would you like to be informed about HUSD facilities going forward?

Below is a summary of District-wide responses to Question 9, which clearly indicates health, safety, security, building environmental systems and infrastructure are the most highly ranked facilities concerns:



A full copy of the online survey results are included in the Appendix.

FACILITIES ASSESSMENTS

Prior to developing recommendations for facilities improvements, DCA reviewed facilities assessments previously prepared in 2018-19 for each site. These assessments looked at the following priority items established by the HUSD Board of Education:

- Health and Safety
- Systems Equity
- Technological Enhancements
- Community Enhancements.

The initial assessments were updated by DCA in 2021 to reflect recent work completed at various sites, typically consisting of roofing, fire alarm, public address, exterior painting, paving and security improvements. DCA also reviewed current facilities and maintenance plans for each site with Maintenance & Operations staff. Additionally, independent visual assessments of nine representative schools were performed in 2021, which validated the initial 2018-19 assessments and the 2021 update. A complete summary of the assessment ratings for each site is included in the Appendix.

FACILITIES RECOMMENDATIONS

Based on the updated facilities conditions assessments and input provided by each site's stakeholder committee, DCA has developed recommendations for facilities improvements at each site consistent with the stated Goals. These recommendations are grouped into two categories:

- Items identified by the site stakeholders
- Additional long-term improvements recommended by DCA

The recommendations in this report do not include work that is currently planned or underway with Measure H or other funds. Please refer to Section 6 for a summary of this work.

The time horizon for implementation of the recommended facilities work is five to ten years.

It is important to note that this process did not result in specific design solutions, but rather a comprehensive list of needs, concerns and priorities to help identify projects in the future as funding becomes available. The recommended facilities improvements are summarized on the site plans for each site in the following pages.

SUMMARY OF FACILITIES NEEDS

In summary, the sites fall into the following three categories of facilities needs:

- Level 1: Sites that are less than 2 years old, or currently undergoing substantial modernization, in need of routine maintenance, need for modernization will be assessed in the future
- Level 2: Sites that are 9-17 years old in need of routine maintenance, recommended light modernization in the next 5-10 years
- Level 3: Sites that are more than 60 years old, recommended comprehensive building and site modernization within the next 5 years

In order to achieve facilities equity, DCA is recommending the following be provided at all sites regardless of age or level of need:

- Doors and windows repair/replacement so they open and close properly
- New interior painting
- STEAM, science, art classroom upgrades (2 classrooms per site)
- Provide hot water to existing sinks and lavatories
- Accessible drinking fountains with bottle fillers
- Additional restrooms
- HVAC upgrades to meet Centers for Disease Control and California Department of Public Health recommendations, including CO2 monitors in all classrooms
- Electrical system upgrades to increase number of outlets in classrooms and support future technology enhancements
- Technology infrastructure upgrades to provide better WiFi coverage inside and outside classrooms
- Classroom technology and audio-visual upgrades

- Classroom furniture upgrades
- Perimeter fencing repair/replacement
- Video surveillance system repair/replacement
- Main entry access control
- Public address repair/replacement
- Accessibility and path of travel improvements
- New play structures with a goal towards inclusion (3 per site: TK/K, Lower Elementary, Upper Elementary)
- Exterior lighting improvements
- Landscaping and irrigation repairs
- Outdoor seating/learning courtyards
- Replace old portables with new permanent classrooms (Prefab building type)
- New fabric shade structures (2 per site)
- Abatement of all hazardous materials (older sites)
- Site water, storm drain and sewer piping repair/replacement (older sites)

Some sites may already have some of these improvements, and in those cases this additional work is not being recommended.

GUIDING DOCUMENTS

In addition to needs identified by stakeholders, DCA reviewed several guiding documents to ensure the facilities recommendations are aligned with broader District goals. These include:

Local Guidance:

- HUSD Three-year Strategic Plan (June 2019)
- HUSD Demographic Study, Fall 2021-2027, by Davis Demographics (February 1, 2021)
- Real Estate Analysis Report by DCG Strategies (June 2021)
- Classroom Refresh Standard – Elementary and Secondary by Sim Architects (March 3, 2020)
- Hazard and Vulnerability Assessments prepared by School Safety Operations (January 2019)
- HUSD Visual and Performing Arts Master Plan 2018-2023
- City of Hayward: General Plan 2040, Education and Lifelong Learning Element
- 2021 City of Hayward Homelessness Reduction Strategic Plan

State Guidance

- California Department of Public Health: Ventilation and Filtration to Reduce Long-Range Airborne Transmission of COVID-19 and Other Respiratory Infections: Considerations for Reopened Schools (July 2021)
- California Energy Commission: California Schools Healthy Air, Plumbing, and Efficiency Ventilation Program Guidelines (June 2021)
- California Master Plan for Early Learning and Care (December 2020)

Federal Guidance

- CDC Guidance for COVID-19 Prevention in K-12 Schools (July 9, 2021)
- CDC Guidance for Operating Early and Education/Child Care Programs (July 9, 2021)
- American Families Plan (April 2021)
- American Jobs Plan (April 2021)

Copies of these Guiding Documents are included in the [Appendix](#).

COST ESTIMATES

As part of the FMP Update process, DCA developed detailed Total Project Cost Estimates for each site being reviewed. These cost estimates are based on needs identified by the site stakeholders as well as additional improvements being recommended by DCA.

Costs have been segregated into “Repair” and “Upgrade” costs. Repair entails repairing existing construction, building systems, finishes to functional condition (Example: repair leaking plumbing) Upgrade entails upgrading of existing construction, systems, finishes above original condition (Example: extend plumbing to new restrooms).

Following industry best practices for estimating total project costs for K-12 facilities improvements, the cost estimates in this report include the following cost categories:

- **Hard Costs:** costs associated with the physical construction of the facilities improvements, including fixed equipment.
- **Furniture, Fixtures & Equipment (FF&E):** the cost of classroom technology/audio-visual systems and new moveable/flexible furniture.
- **Design Contingency:** a contingency line item for work that may need to be added during the design phase.
- **Construction Contingency:** a contingency line item for unforeseen conditions or work that may need to be added during the construction phase.
- **Program Contingency:** a contingency line item to address major program scope changes and other unforeseen market issues.
- **Soft Costs:** include architectural, engineering, financing, legal, inspection, testing, plancheck, agency, utility company and other miscellaneous fees.

The following items are not included in the cost estimates:

- Cost escalation (recommend 6% per year)
- Any work currently in progress or planned with Measure H or other funding
- Land acquisition costs
- Temporary housing during construction
- Phasing cost premium (the assumption is all work would be done in one phase at each site)

TOTAL PROJECT COST SUMMARY

Total Project Costs for the 2021 FMP Update recommendations are summarized as follows:

Grade Level	Level 1 (0-2 years old)	Level 2 (9-17 years old)	Level 3 (60+ years old)	Total
Elementary Schools	n/a	\$57 million	\$315 million	\$372 million
Middle Schools	n/a	\$12 million	\$124 million	\$136 million
High Schools	n/a	n/a	\$200 million	\$200 million
Other Properties	n/a	n/a	\$185 million	\$185 million
Leased Properties	n/a	n/a	\$12 million	\$12 million
Total	-	\$69 million	\$836 million	\$905 million

Detailed Total Project Cost Summaries for the 2021 FMP Update recommendations are presented on the following pages. Individual cost estimates for each site are included with each Site FMP in the following section.

IMPLEMENTATION PLAN

This FMP update does not include an implementation plan. HUSD will develop an implementation plan in the future as funding for the work becomes available.