

Communications Hill Update

6-28-2022

Jason E. Vann, Assistant Superintendent - Business Services
John Dominguez, School Site Solutions
Tom McCloskey, McCloskey Consultants, Inc.

Current Update / Critical Path

Draft PEA - Submitted to DTSC and available for viewing by public at District Service Center

Public Comment Period - 30 days; Ends July 23, 2022; Comments received by District are shared with DTSC

Final PEA - Submitted to DTSC [June 2022]

Approval of PEA by DTSC - Late August 2022

Begin drafting RAW - Will start after LOI (Letter of Intent) is finalized with Developer and Landowner

Complete RAW - [Approx. 5 month process] Projecting December 2022 / January 2023

Complete California Environmental Quality Act Requirements - 9 MONTHS TO ONE YEAR.
MUST INCLUDE A DISCUSSION ON THE DTSC PROCESS and the IMPACTS OF ANY SPECIAL STUDIES

Future Items - Critical Path

**Submit to the California Department of Education for Site Approval - 3 MONTH
REVIEW/APPROVAL TIMELINE**

**Begin Educational Specification Development and a Physical Education Site Size
Justification Study**

Commence Preliminary Design

Appendix:
Information Previously Shared with the Board

Timeline of Previous Events

June 2018 - Awarded Architectural Services to Sugimura Finney Architects

July 2018 – Contracted with Cornerstone Earth Group and SFA to perform soils testing on-site to determine feasibility study.

September 2018 – Update demographic study with a focus on students generated by Communication Hill

November 2018 – Tom McCloskey (outside Consultant) and SFA to review soil results and consider what the district needs KB to perform to move forward with plans for a school.

May 2019 - Provide action plan and other related information to KB Homes for their consideration.

November 2019 - Contracted with School Site Solutions for California Environmental Quality Act Compliance and CDE Approval Services

January 2020 - EMF Survey and Field Management Plan completed

Timeline of Previous Events

Feb - Mar 2020 - Viability Assessment / Passed Bond Measure R to raise \$80m for FMSD

June 2020 - Title 5 Geo & Safety Hazard Evaluation completed

July 2020 - Placeworks completed Health Risk Assessment related to carcinogens - No risk noted

March-May 2021 - Communication Hill Update to Board During Closed Session - No action taken

April 2021 - Board passed a resolution declaring intent to acquire the land on Communications Hill from the owner to build the school (based on certain requirements being met).

May to July 2021 - Met with CDE on Site Review Process and feasibility to get State Matching Funds

Sept 2021 - Finalized Letter of Intent to acquire land from Communications Hill Landowner based on various District requirements and sent to Landowner, Developer and owners Legal Council and waiting for a response

Timeline of Previous Events

Contract for Preliminary Site Investigation/DTSC Determination with qualified consultant. The district is currently using McCloskey and Associates and has volumes of background information. SSSI recommends contracting with McCloskey to complete the DTSC due diligence requirements.

COMPLETED

Enter an Environmental Oversight Agreement/Schools Clean Up Agreement with the Department of Toxic Control

COMPLETED DECEMBER 7, 2021

Schedule DTSC/FMSD Communication Hill Scoping Meeting for the Preliminary Environmental Assessment Equivalent.

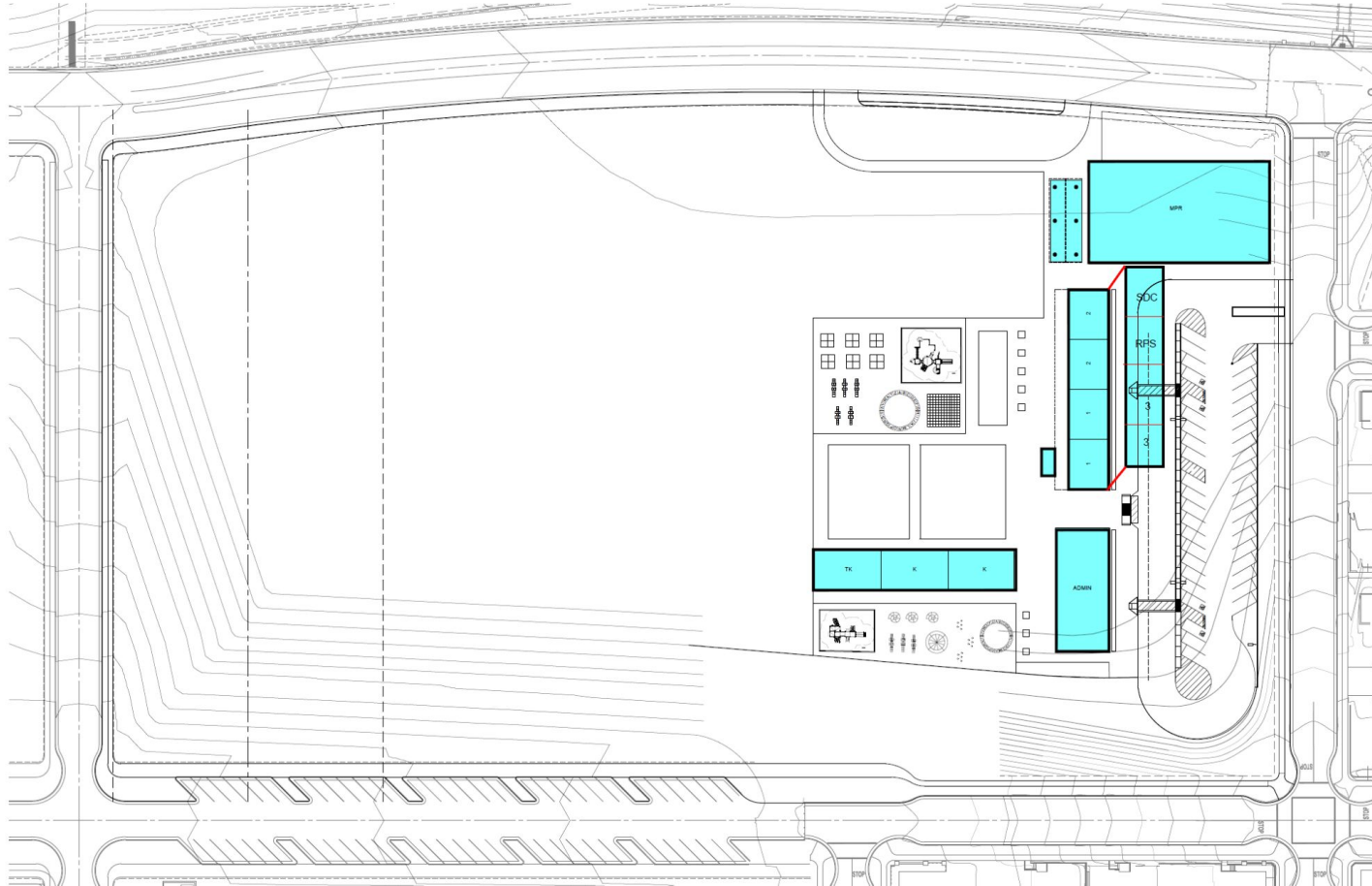
COMPLETED JANUARY 25, 2022

Provided update to the Board on Communications Hill Project

Communications Hill Project

- **\$63.3 million [2020-21 estimate]**
 - **Per SFA - estimate inflation to be about 4% per year**
 - For a brand new site with a 2 floor building capable of housing 600 TK-8 students, Admin Building, Solar Panel system, Multi-Purpose with Kitchen, Library, Gymnasium, Parking Lot, Turf, and Covered Eating Structure and Walkways
 - Also includes cost to cap NOAs at site
 - May be an additional cost to move power lines
 - Completed in 3 years
 - 8.09 acres

Phase 1 - Communications Hill



Phase II & III - Communications Hill



