

FAQ from Melrose Leadership Academy Community Feedback Session, October 10, 2023

BUDGET/COSTS

- 1. Since the two schools are not merging, which cut costs, Where is that money now? Why can't we use that money to add a new Jr High building at the Maxwell Campus and a Multi-Purpose building, instead of taking away the budget and choosing between 3 choices? All three are necessary.**
 - Please see the response to #17 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

- 2. What is the contract budget for the architectural services?**
 - On September 14, 2022, the Board of Education approved the Agreement for Architectural Services by and between the District and HKIT Architects, Oakland, CA, for the latter to provide architectural services, which consist of a feasibility study that includes programming services and schematic designs for the Melrose Leadership Academy at Maxwell Park Elementary School & Sherman Campus Project, more specifically described in Articles 3, 5, 6 of Agreement, in the amount of \$1,104,910.00, which includes a not-to-exceed amount of \$934,424.00, for Basic Services, a not-to-exceed amount of \$100,446.00 for additional services, and a not-to-exceed amount of \$70,040.00 for reimbursable expenses (Sections 4.1, 4.2, and 4.3 of Agreement), as the selected consultant, with work scheduled to commence on September 15, 2022, and scheduled to last until May 31, 2024.

For more information, please refer to 22-1846 on OUSD Registrar here: <https://www.ousd.org/domain/67>.

- 3. Is the building already insulated? That should be included in the scope.**
 - On reviewing the 1936 reconstruction and 1994 renovation drawings, it does not appear that insulation was ever installed in the building.

- 4. What happens if we don't do one and need maintenance upgrades like floods from storm drain upgrades?**
 - The project base scope includes replacing the main building plumbing, sanitary sewer, and storm drainage systems. The base scope is part of all three scope options.

- 5. Why not build a multi-floor building that would include a multi-purpose/ Gym on the lower floor, an auditorium in the second floor, classrooms on the upper floors, and the top, a garden area, other options, a solar shade area, nice admin offices, and guest with a view? Get rid of all portables and build one large multi-floor building.**
 - Please see the response to #10 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

- 6. What are the cost differences and efficiency of heat pumps?**
 - The cost of heat pumps varies based on the configuration centralized to decentralized, from on-roof locations to in-classroom locations. The configuration and approach will

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affect the efficiency and cost. Please note that the heat pump is an all-electric system which would require additional electrical upgrades that do have additional cost.

7. If Option 1 is not selected, can deferred maintenance be used? What are the other funding options?

- Please see the response to #19 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

8. Why can't you design a multi-floor building

- Option 2 - Middle School Building, proposes a building with two floors. The scope options have been presented based on the Board approved budget. Please see the response to #10 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

CONTRACT SERVICES

9. Was this service awarded through competitive bidding?

- Yes, HKIT Architects was chosen through a Request for Proposal ("RFP"), based on demonstrated competence, professional qualification, expertise, and experience with similar projects they completed in the past for the District.

CONSTRUCTION

10. If we build a green-rated building, would that be better for a write-off and cut building costs?

- Option 2 - Middle School Building and Option 3 - Multipurpose Building, may be the more energy-efficient options (limited only to the new additions) since they would include the newest building technology. Please note that electricity and natural gas costs vary, and at this stage of the process, we do not have information on the operational and utility bill costs associated with each scope option.

11. Would MPR have more PVs?

- PV array and system size have not yet been determined at this stage of the project. We will have that information during the Design phase of the project. Please note, that new construction of over 2,000 square feet is required to have PVs and battery storage.

PROJECT SCOPE/OPTIONS

12. If we build the new building, what will be included in that building?

- Option 2 - Middle School Building, proposes middle school spaces like three science classrooms, one large classroom, and two standard-sized classrooms.
Option 3 - Multipurpose Building includes a multipurpose room, stage, and support spaces like storage, and restrooms.

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13. Why is option 3 still an option?

- Please see the response to #10 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

14. Does option 2 replace the existing portables with new classrooms or does it add overall square footage? Would we end up with a new classroom building plus the portables?

- Option 2 - Middle School Building, proposes the removal of two portables and the addition of six classrooms with administration potentially being relocated into classroom spaces in the Main building. The Main building is envisioned to have dedicated spaces for the Resource Specialist Program (RSP), English Language Development (ELD), and Intervention, along with up to two additional/unassigned spaces.

15. Can we remove all portables?

- Removal of all portables is not part of the approved budget and scope. This will require additional funds.

16. Is the timeline for implementing these three options the same, or would one of them be faster than the others?

- Please see the response to #9 in [FAQ MLA Community Update a Feedback Session - Oct. 5th 2023](#).

17. So there's no option to add a gym? Instead of a multipurpose room. It sounded like the multi-purpose room is also a gym

- No, the three proposed scope options do not include adding a gymnasium. Option 3 - Multipurpose Building, proposes an approximately 4,800 square foot room that can be used for, but not limited to, lunch, assemblies, and physical education. It includes a stage and can include amenities for sports like basketball goals.

18. Could we get some clarification on what the middle school building adds? How many classrooms, does it accommodate all of the 6-8 programs, and what is the impact on the rest of the campus?

19. So from the response and if I'm reading the slide right a new middle school building would accommodate 6 middle school classrooms: 3 of them 6,7,8 science labs. But since there are 3 cohorts for each middle school grade (9 teachers total), then there will still be 3 middle school classrooms assigned to portables, correct?

- Option 2 - Middle School Building, proposes three science classrooms, one large classroom, and two standard sized classrooms. Music and other middle school classes would remain in the portables, and one standard classroom or art would be in the Main Building. The new building will not be able to hold all of the middle school programs. Site Leadership will make the ultimate determination on the space use and program allocations.

20. Do all of the options work the same to cool off the classrooms?

- Each of the options being considered can provide cooling.

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21. Would either new building be built to accommodate expansion in the future? Second floor?

- Option 2 - Middle School Building, proposes a building with two floors. Designing the building to allow a third floor would be cost-prohibitive. Additionally, designing to allow a floor to be added on top of the gym would also be cost-prohibitive.

TIMELINE/PROCESS

22. By when do we need to vote on these options?

23. When does voting happen?

- Polls are still open for voting. November 30, 2023, is a key decision point for the Project team to finalize the project scope and avoid impacts from additional escalations.

24. What is PAC?

- The Project Advisory Committee (PAC) is a team that is composed of the various stakeholder roles within a school community. Some of the members include staff, parents, school partners, neighbors, and other community members. The PAC is helpful with setting up ideal engagements with the rest of the school community and develops a communications plan, provides venues for public input, disseminates information, reports feedback, and plans community at large meetings.

25. Will November 13, 2023, be a virtual and in-person meeting?

- November 13, 2023, was a hybrid meeting for school staff to engage with the project team about the scope options that are currently being considered.

26. Will the community and staff ever come together? Is this the last community meeting? I'm a bit confused, is this the last meeting to discuss construction options?

- October 10, 2023, was the last community meeting scheduled as part of the Planning phase of this project. The project team is continuing to engage with the community to address any questions and gather feedback regarding the scope options. The poll to provide feedback on the scope options is still open for feedback.

27. Are you going to have technology fixed so the people online can be heard by the presenters in the room?

- OUSD Facilities & Planning team is working through a process to test technology to better support hybrid format meetings that include translation services.

ENGAGEMENT

28. It seems like the people with the most informed opinion on this would be the middle school teachers. Can we hear their comments on this at some point? So does this mean that the teachers prefer the multi purpose room? Or we don't know yet because it wasn't presented to them yet?

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- The project team conducted engagement sessions with school staff on September 18 and November 13, 2023. We have received initial feedback from staff at this point and we are planning additional engagement to get a better understanding of their preferences. The project team is continuing to gather their feedback through a polling survey.

SAFETY

- 29. So many important factors to consider but I urge us all to think about the option that improves conditions for learning and safety on the day to day. All options require us to comprise the ideal so the choice is tough.**
- Noted.

SCHOOL COMMUNITY/CULTURE/PROGRAM

- 30. I do agree MS teachers and students input is crucial. Here's one MS teacher's input - At a previous meeting, we briefly talked about the challenge of having middle schoolers around our younger 3rd graders. It's tough on 3rd grade teachers as well as teenagers not being able to be their full teenage self during breaks and passing periods. Having a separate MS classrooms would help with created age appropriate spaces. However, the MS classrooms options doesn't give many benefits to the 4th/5th grade community. They won't see much change happening. Which is also not fair. Overall, I feel we haven't had designated space/time to have an open dialogue. The last meeting we were short on time and rushed.**
- 31. And yet, isn't our model 'leadership'? I expect that our middle schoolers are leaders and can be models for our Youngers.**
- Noted.