



MLA Capital Improvement Project

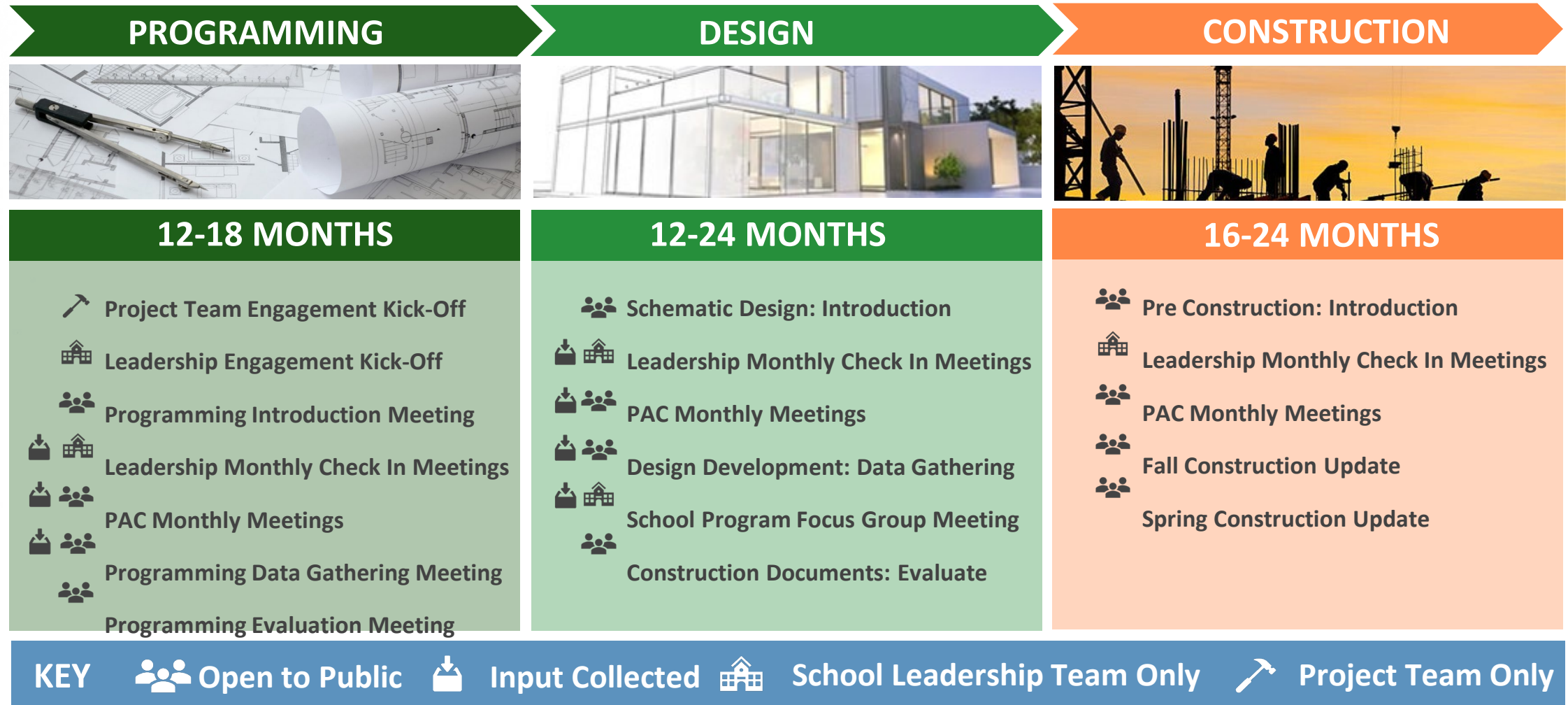
Community Update and
Feedback Meeting
10.12.2023



Agenda

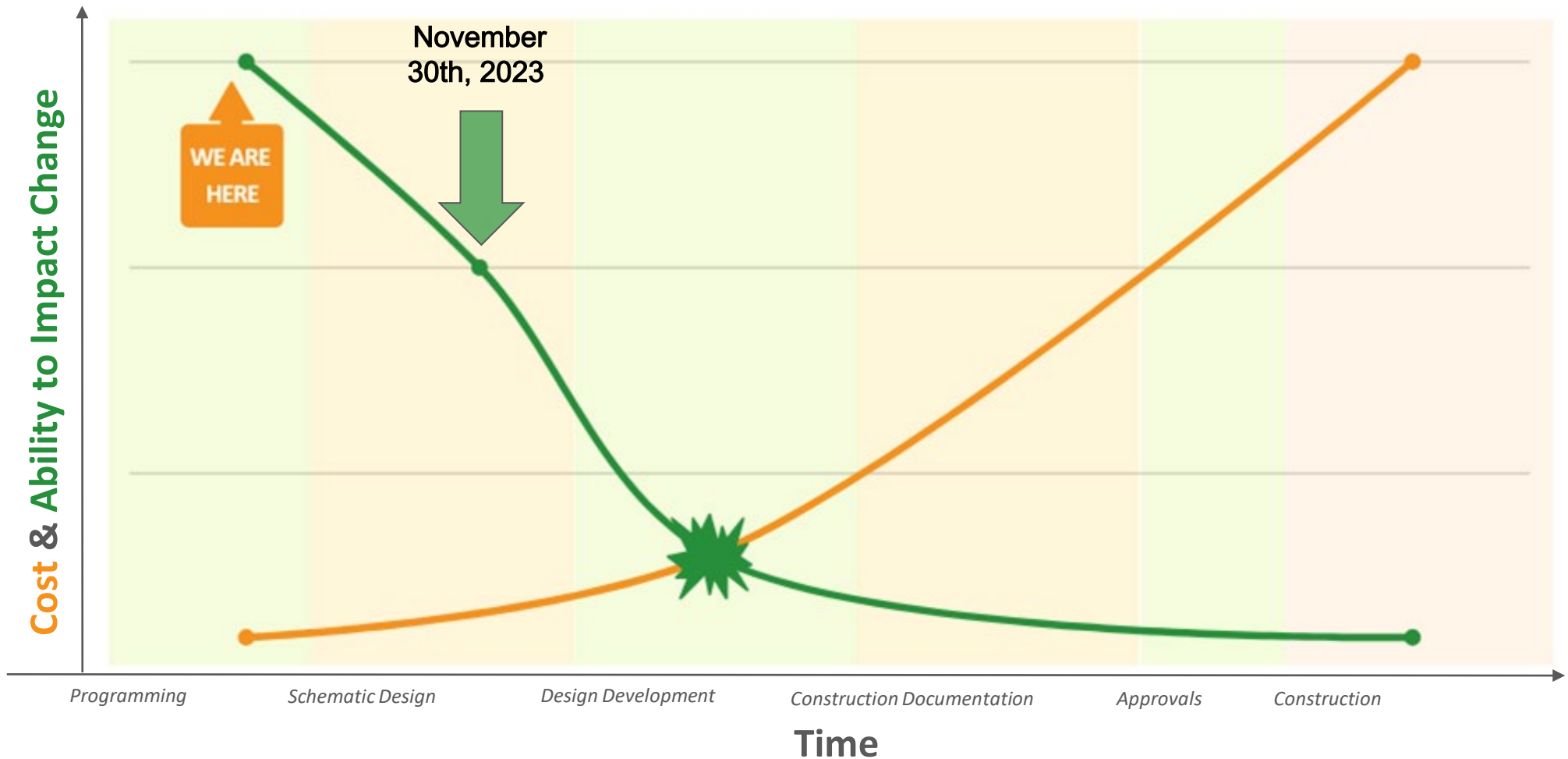
1. Maxwell Project Scope and Options
2. Climate Related Planning
3. Polling Community on Schematic Design

Engagement Process Map



Decision Making in Design & Construction

Time and cost analysis



Total Construction Budget Update

Construction Design to Budget

Previous Construction Budget

\$32.1M

Sherman & Maxwell

Current Construction Budget

\$22.2M

Maxwell Only

Sherman Campus Removed from Project:

1. Reduced bond commitment by \$13M in total cost and will make upgrades to the campus through other initiatives or funding sources like ELP, Deferred Maintenance, RRMA, ESSER III, etc.
1. Ensure that there will be an administrator for the 2nd campus in budgeting model district uses.

Mandatory Soft
Costs

\$12.3M

Soft Cost

Includes the fees to do the following:

Soft costs are all the fees related to completing the project without paying for construction. This includes:

- Civil engineers & architects
- Acoustical Engineers
- I.T. Consultants
- Geotechnical Engineering
- Laboratory Consultants for material testing
- Mechanical and Electrical Engineers
- Security Consultants
- Structural Engineers
- Topography Surveys
- Division of State Architect Review Fees
- Energy Studies
- Inspectors
- Printing Fees

Base Scope for Maxwell Campus

Base Priority Items: \$9.5M

- ✓ Seismic Upgrades to Main Building
 - ✓ Major Accessibility Upgrades for ADA Compliance
 - ✓ Fire Alarm Upgrades
 - ✓ Exterior Safety Lighting
 - ✓ Upgraded public address for the school
 - ✓ Upgrade electrical system for the school
 - ✓ Installation of HVAC System to include air conditioning
 - ✓ Provide new chillers for cooling system
 - ✓ Use current boilers for heating systems are 2 years old
- and system will be prepped for transition to all electric at end of life cycle.

- ✓ Interim Housing for students during work in building

Top Priorities from School Community:

1. Address the heat issues in the building
2. Address the multipurpose Room/Dining Area
3. Middle School Experience-Science Labs etc
4. Improve overall play areas for students.
5. Alignment to OUSD Climate Emergency Resolution and forthcoming policy

Inquiry into legal issues and other potential carbon neutral options for site.

Options for Remaining Construction Budget: \$12.2M

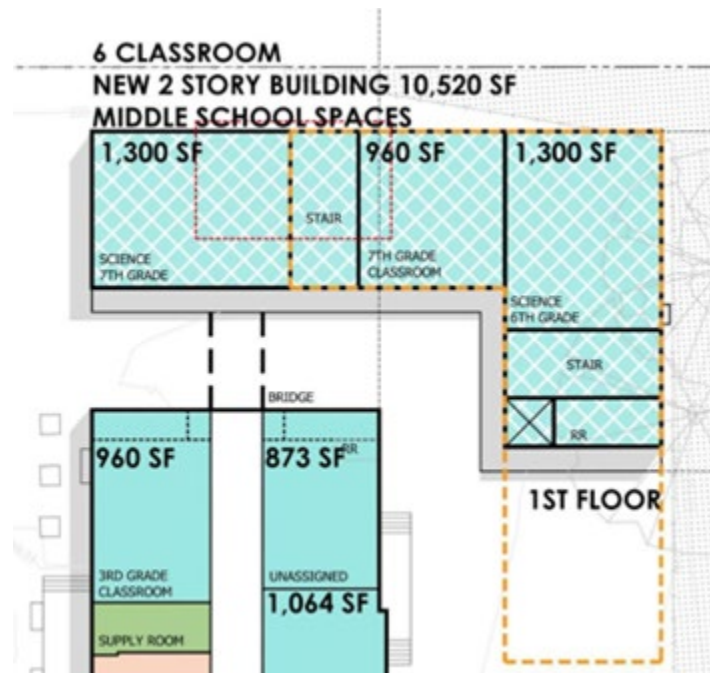


Visual Representation

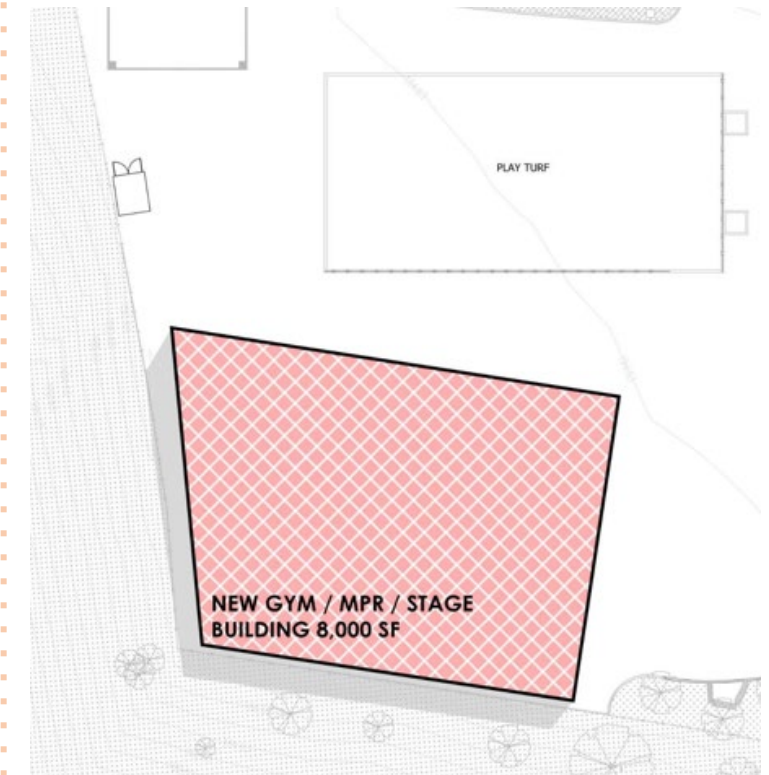
Option 1: Modernization



Option 2: Middle School Building



Option 3: Multipurpose Building



Added Enhanced Renovation of Existing Building (s)



Option 1: Modernization of Maxwell Building (Examples)

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

- ✓ Added Accessibility
- ✓ Replace Security Alarm
- ✓ Replace Intercom & Clock
- ✓ Upgrade to technology infrastructure CAT 6A cabling
- ✓ Upgrade Phone System
- ✓ Lighting Battery Backup

Priority 2 - Building Systems and Classroom Enlargement

Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

- ✓ Plumbing Systems
- ✓ Storm Drain Upgrades
- ✓ Roofing & Skylights
- ✓ Remove Cloak Rooms to Enlarge Classrooms
- ✓ Classroom A/V
- ✓ Classroom Whiteboards & Tackable Panels
- ✓ Interior Lighting

Priority 3 - Modernizations to non-classroom areas or buildings

Exterior Space / Play Yards; Evaluating Dedicated Middle School Spaces; Gymnasium

- ✓ Window Replacement
- ✓ New Flooring
- ✓ Interior Paint
- ✓ New Restroom Finishes
- ✓ Replace Ceiling Tiles in Some Areas
- ✓ Window Coverings
- ✓ Play Structure & Paving
- ✓ Exterior Painting
- ✓ Exterior Fencing

Option 2

New MS Building + Some Added Renovation of Existing Building



Option M2 Adds New Middle School Bldg + Added Renovation

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

✓ Added EVA Improvements

NO INTERIM HOUSING

Priority 2 - Building Systems and Classroom Enlargement

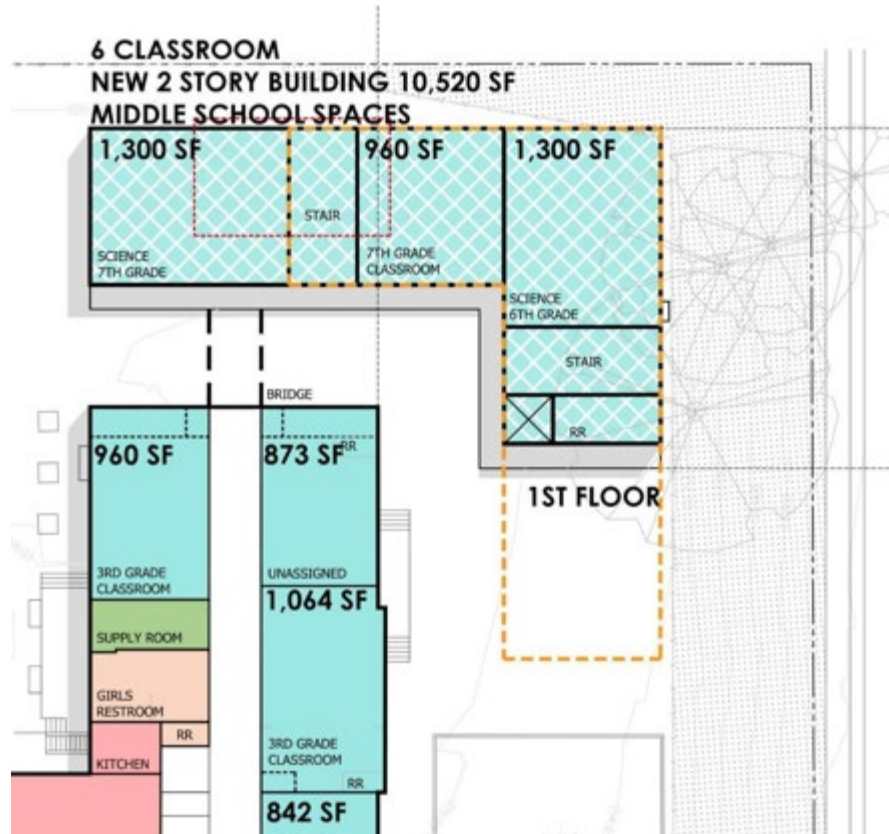
Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

- ✓ Plumbing Systems
- ✓ Roofing Patch
- ✓ Remove Cloak Rooms to Enlarge Classrooms
- ✓ Classroom A/V

Priority 3 - Modernizations to non-classroom areas or buildings

Exterior Space / Play Yards; Evaluating Dedicated Middle School Spaces; Gymnasium

Option M2 Adds New Middle School Bldg + Added Renovation



✓ New Middle School Building

What are we not
getting with M2 (vs
M1)

Option M2 Adds New Middle School Bldg + Added Renovation

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

- ✓ Voluntary Seismic Upgrade
- ✓ Major Accessibility Upgrades
- ✓ Fire Alarm Upgrades
- ✓ Exterior Lighting
- ✓ HVAC upgrades
 - ✓ new chillers for cooling
 - ✓ re-use boilers
- ~~✓ Added Accessibility~~
- ~~✓ Security Alarm, Intercom & Clock, CAT 6A cabling,~~
- ~~✓ Phone & Lighting Battery~~

Priority 2 - Building Systems and Classroom Enlargement

Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

- ✓ Plumbing Systems
- ~~✓ Storm Drain Upgrades~~
- ~~✓ Roofing & Skylights~~
- ✓ Remove Cloak Rooms to Enlarge Classrooms
- ✓ Classroom A/V
- ~~✓ Classroom Whiteboards & Tackable Panels~~
- ~~✓ Interior Lighting~~

Priority 3 - Modernizations to non-classroom areas or buildings

Exterior Space / Play Yards; Evaluating Dedicated Middle School Spaces; Gymnasium

- ~~✓ Window Replacement~~
- ~~✓ New Flooring~~
- ~~✓ Interior Paint~~
- ~~✓ New Restroom Finishes~~
- ~~✓ Replace Ceiling Tiles in Some Areas~~
- ~~✓ Window Coverings~~
- ~~✓ Play Structure~~
- ~~✓ Exterior Painting~~

New MPR Building & Renovate Existing Building



Option M3 Adds New MPR Building + Added Renovation

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

✓ Added EVA Improvements

Priority 2 - Building Systems and Classroom Enlargement

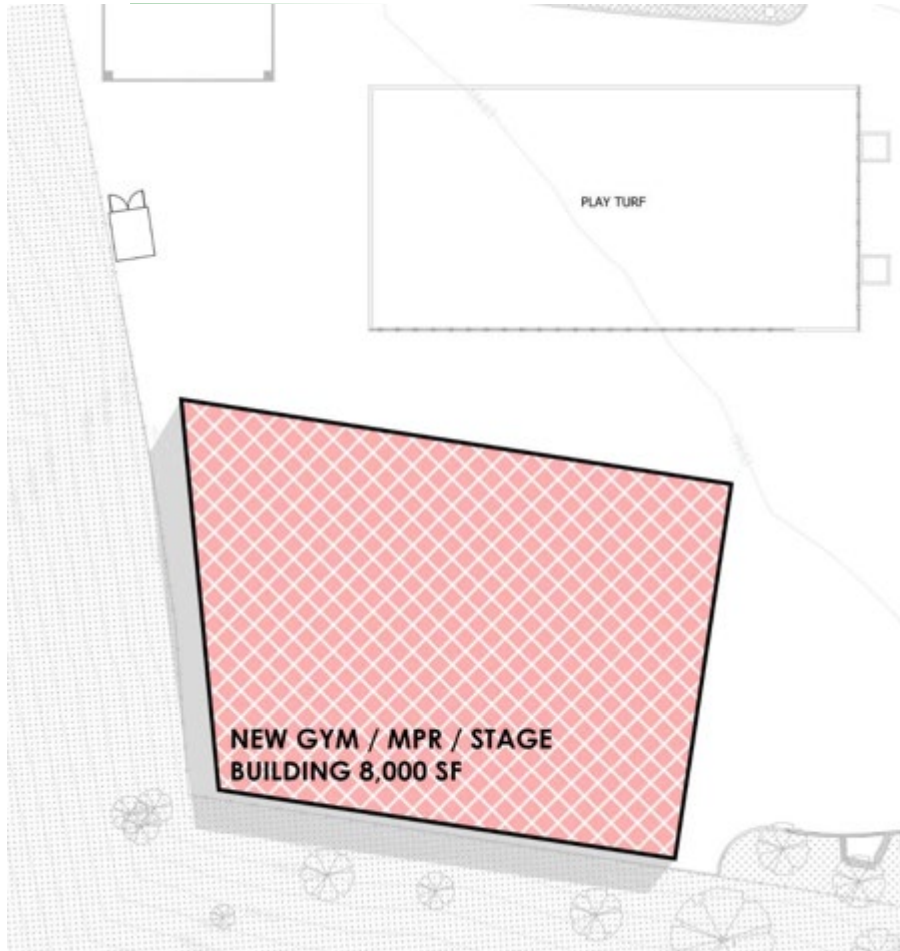
Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

✓ Classroom A/V

Priority 3 - Modernizations to non-classroom areas or buildings

Exterior Space / Play Yards; Evaluating Dedicated Middle School Spaces; Gymnasium

Option M3 Adds New MPR Building + Added Renovation



✓ New MPR Building

What are we not
getting with M3 (vs
M1)

Option M3 Adds New MPR Building + Added Renovation

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

- ✓ Voluntary Seismic Upgrade
- ✓ Major Accessibility Upgrades
- ✓ Fire Alarm Upgrades
- ✓ Exterior Lighting
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 - ✓ new chillers for cooling
 - ✓ re-use boilers
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- ~~✓ Phone & Lighting Battery~~

Priority 2 - Building Systems and Classroom Enlargement

Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

- ~~✓ Plumbing Systems~~
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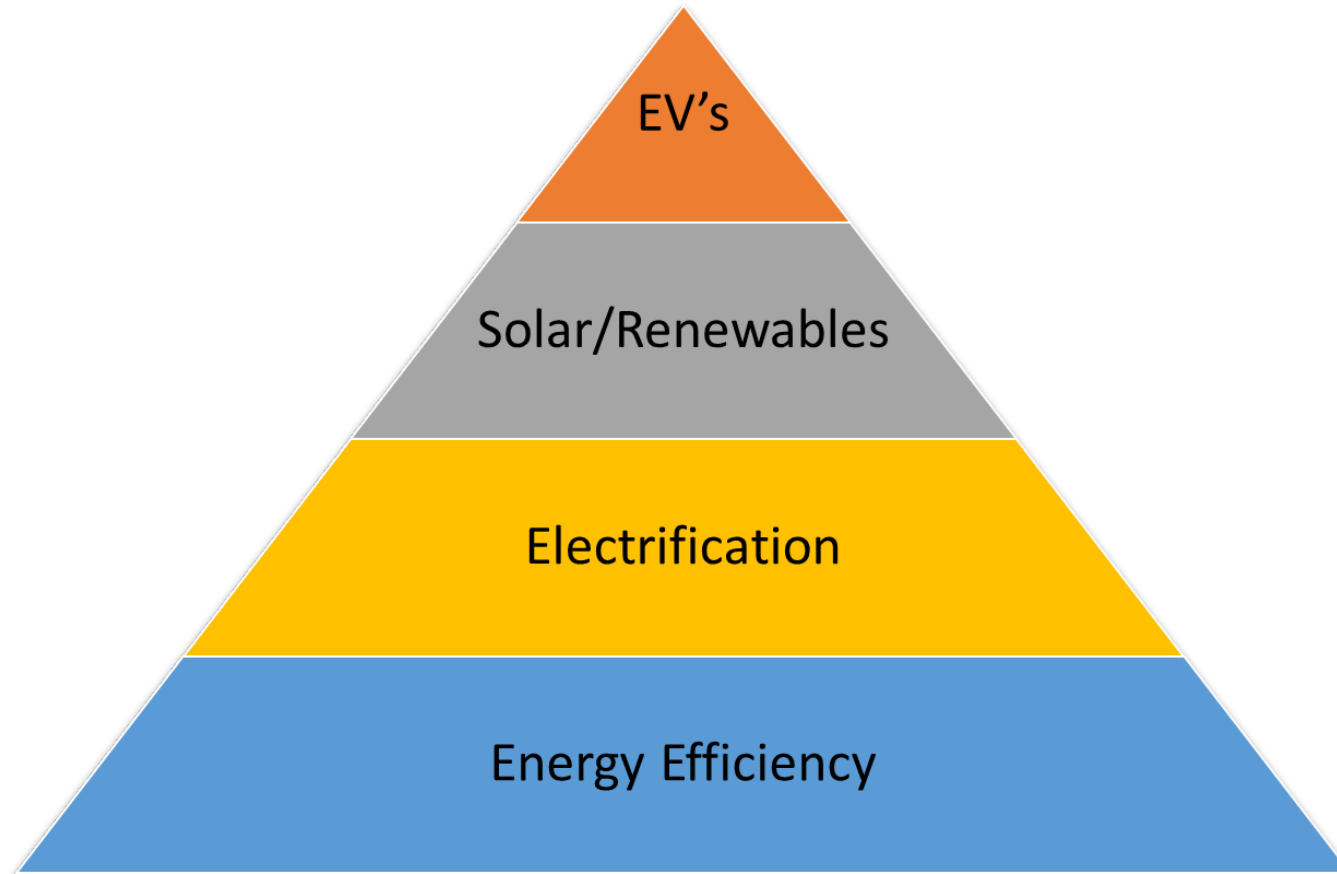
Priority 3 - Modernizations to non-classroom areas or buildings

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- ~~✓ Window Replacement~~
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- ~~✓ Replace Ceiling Tiles in Some Areas~~
- ~~✓ Window Coverings~~
- ~~✓ Play Structure~~
- ~~✓ Exterior Painting~~

Energy Efficiency and Carbon Neutrality

Benefit Climate and Save Money



Current Scope of New Middle School Building or Multipurpose Building on Maxwell Campus

Carbon reduction benefits

- ★ Better energy efficiency: built with energy efficiency goals including windows, insulation, roofing materials, etc.
- Solar panels will be installed on the new building creating PV generation for site.
- Code required installation of batteries
- Full electrification of building including the heating and cooling systems



Board Commitments

Polling/Votación



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If you had to make a decision today about the investment in Maxwell (non-binding), please rank your choices in order:
Si tienes que decidir hoy sobre las inversiones en Maxwell, favor de clasificar sus preferencias en orden:

Option 1 - Modernization: \$9.5M Improvements to existing building; PLUS an additional \$12.3M Improvements to existing building

Opción 1 - Modernización: Mejoramientos al edificio existente de \$9.5M; MÁS inversiones adicionales de \$12.5M

Option 2 - Middle School Building: \$9.5M Improvements to existing building; PLUS a new 10,000 sq. ft., 2-story classroom building

Opción 2 - Nuevo Edificio Secundario: Mejoramientos al edificio existente de \$9.5M; MÁS un nuevo edificio de dos pisos midiendo 10,000 pies cuadrados (sq. ft.)

Option 3 - Multi-Purpose Room (MPR) Building: \$9.5M Improvements to existing building; PLUS a new 8,000 sq. ft. MPR building

Opción 3 - Nuevo Edificio Multipropósito: Mejoramientos al edificio existente de \$9.5M; MÁS un nuevo edificio Multipropósito midiendo 8,000 pies cuadrados (sq. ft.)

Based on your understanding, on a scale of 1-5, how do you feel the investments meet the needs of the Sherman Campus?

En una escala de 1 a 5, como consideran las inversiones para el Campus Sherman?

Next Steps

Further Investigation Issues Raised by PAC

1. Getting legal guidance on allowability of boiler removal as requested from some members of the Project Advisory Committee.
2. Boiler life-cycle cost analysis, removal and replacement cost, and other carbon neutral options including heat pump technology.
3. Design and planning session with HKIT for Climate student group around full range of options around green energy design for the project.
4. Meeting with a team from the PAC to discuss the CEAR to report back to the PAC.

Next Steps:

1. September 28th 5-6pm: Meet with PAC Committee and Update on Project
2. October 5th: 5pm-6pm Meet with Community on Spending Plan Revision
3. October 12th: 5:00-7:30 pm: Community Meeting with HKIT Architects to review options for Maxwell Campus and provide deeper details on plans.
4. October 26th: Site Leadership Meeting
5. November 13th: Teacher and Staff
6. November 16th: PAC Meeting to narrow the recommendation for two options for district to consider.
7. November 30th: Key Decision Point to Avoid Additional Escalation

Previous MLA Project Updates

Thank you!

Additionally, for more information please reach out to:

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