

**PASADENA UNIFIED SCHOOL DISTRICT
Pasadena, California**



**FACILITIES AND CAPITAL PROJECTS COMMITTEE*
NOTICE AND AGENDA**

**May 9, 2022
6:30 p.m.
Board Room, Room 236
351 S. HUDSON AVENUE
PASADENA, CA. 91101**

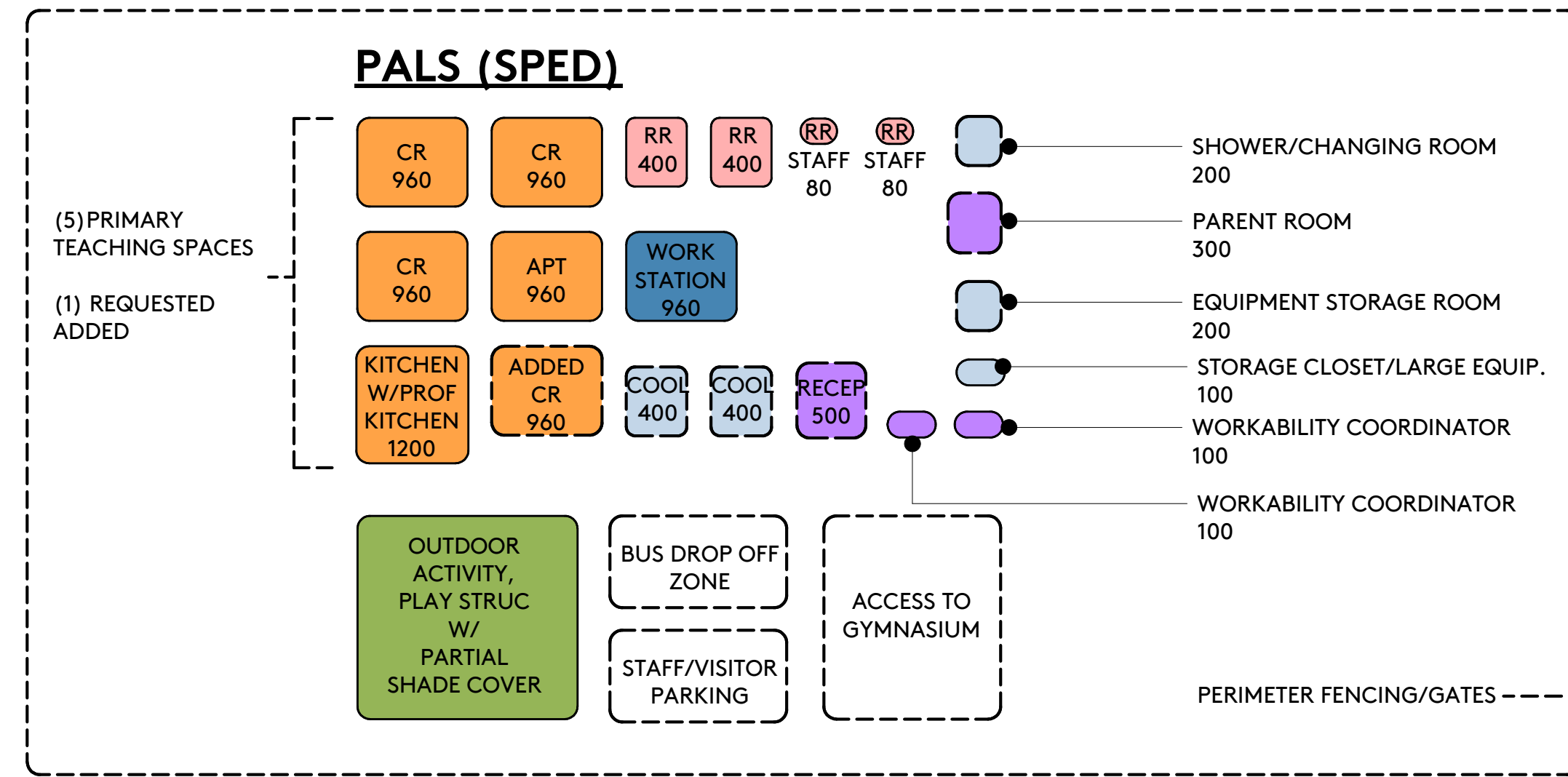
A. CALL TO ORDER	6:30 PM
B. PUBLIC COMMENT	6:35 PM
C. REVIEW AND APPROVAL OF MINUTES	6:45 PM
D. DISCUSSION ITEMS	
1. Wilson Plans – PJHM Architects	6:50 PM
2. Workforce Housing – Dale Scott	7:05 PM
3. COC Update	7:20 PM
E. FUTURE AGENDA ITEMS	7:30 PM
F. ADJOURNMENT	7:40 PM

***Committees are advisory to the board and not decision-making bodies.**

Future Meetings Dates

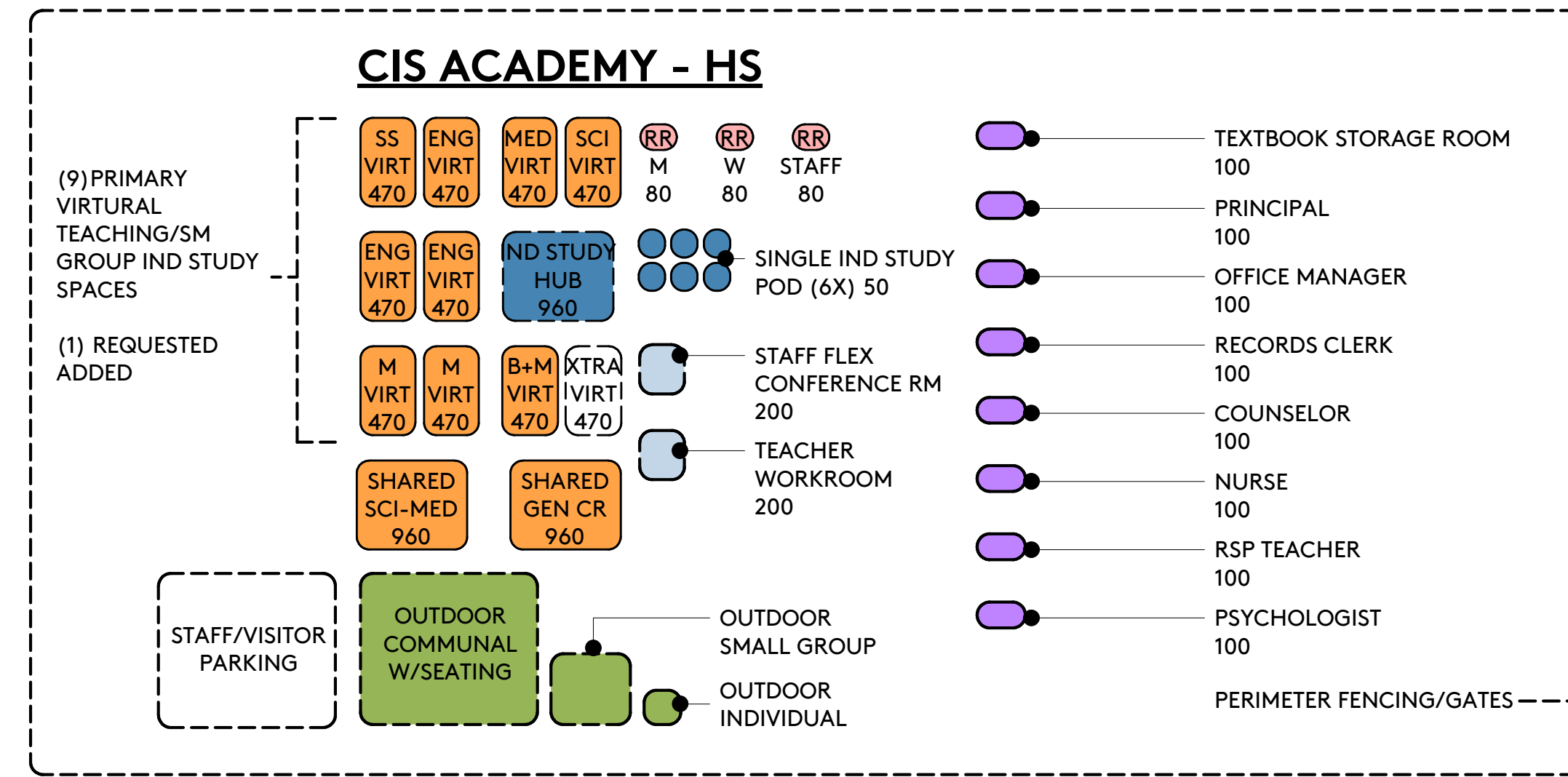
6/14/22**
8/16/22
9/13/22**
10/18/22
11/8/22**
12/20/22

All meetings are to be held on the third Tuesday of the month, except on the dates marked with “**”.

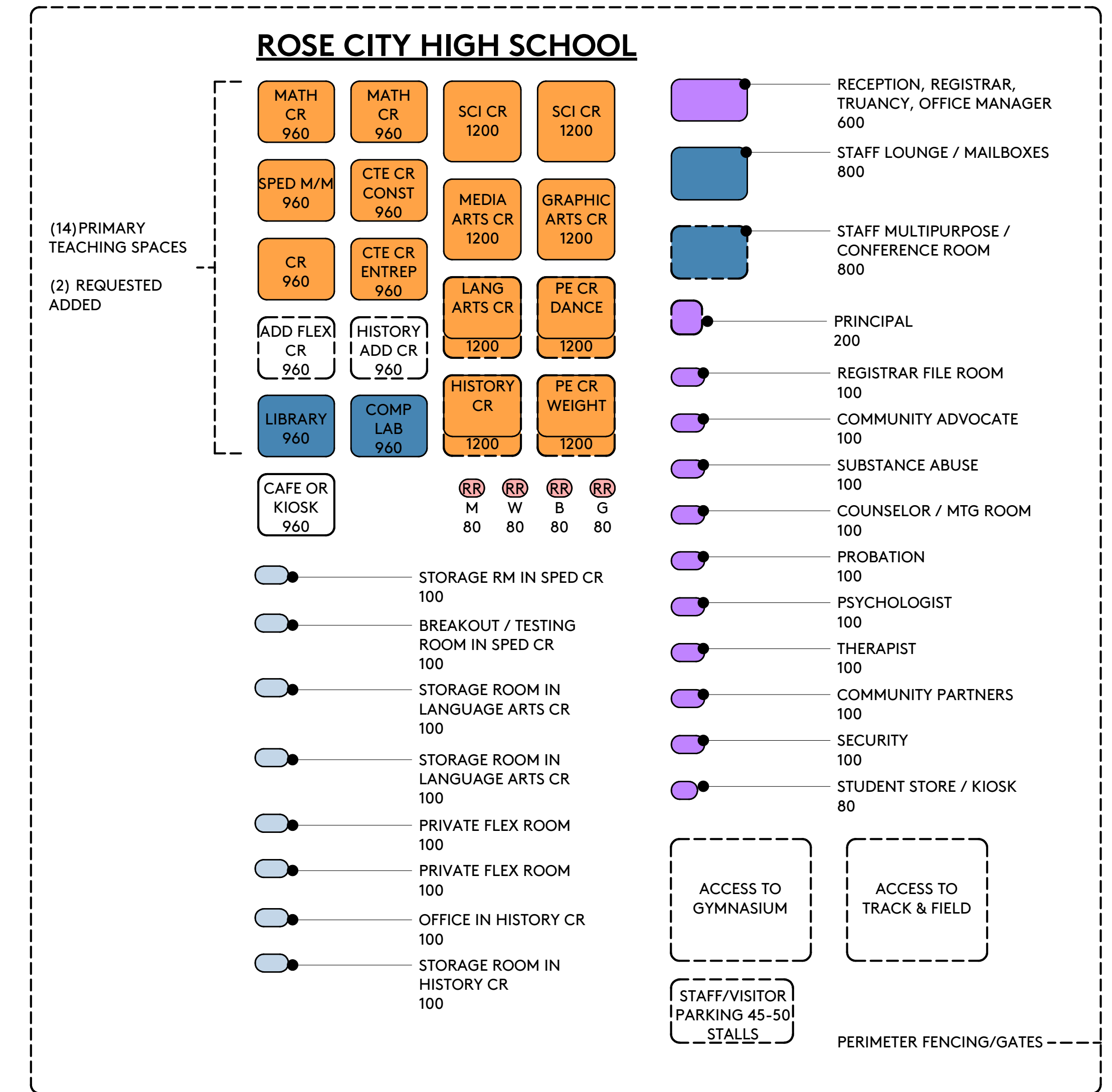


TOTAL EXISTING PROGRAM: 6,260 SF
 TOTAL EXISTING ADDITIONAL PROGRAM: 3,960 SF
 +10% CIRC/UTILITY: 1,022 SF
 GRAND TOTAL: 11,242 SF

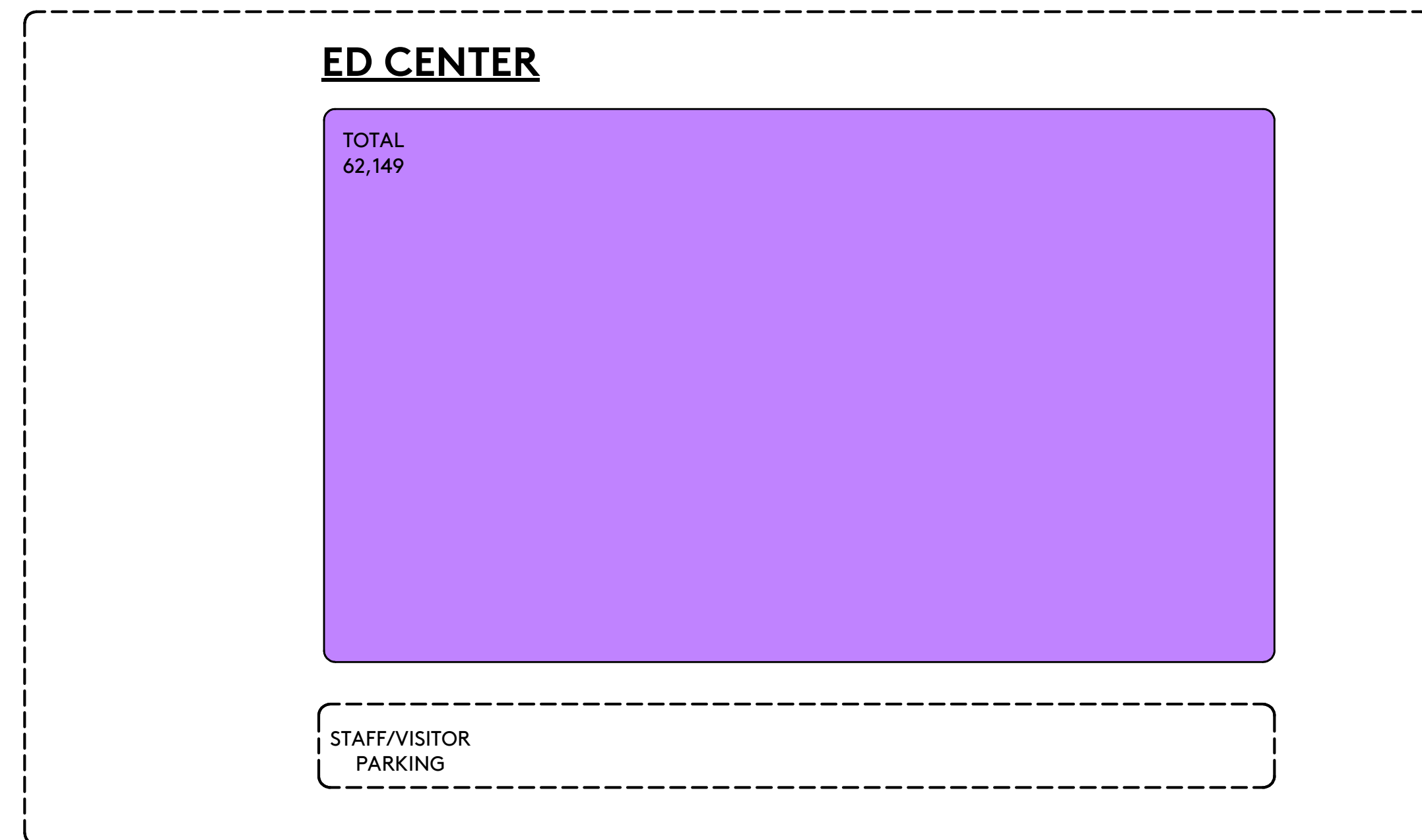
TOTAL EXISTING SF OF BLDG F: 900SF
 TOTAL ADDITIONAL SF NEEDED FOR PROGRAM: 10,342 SF



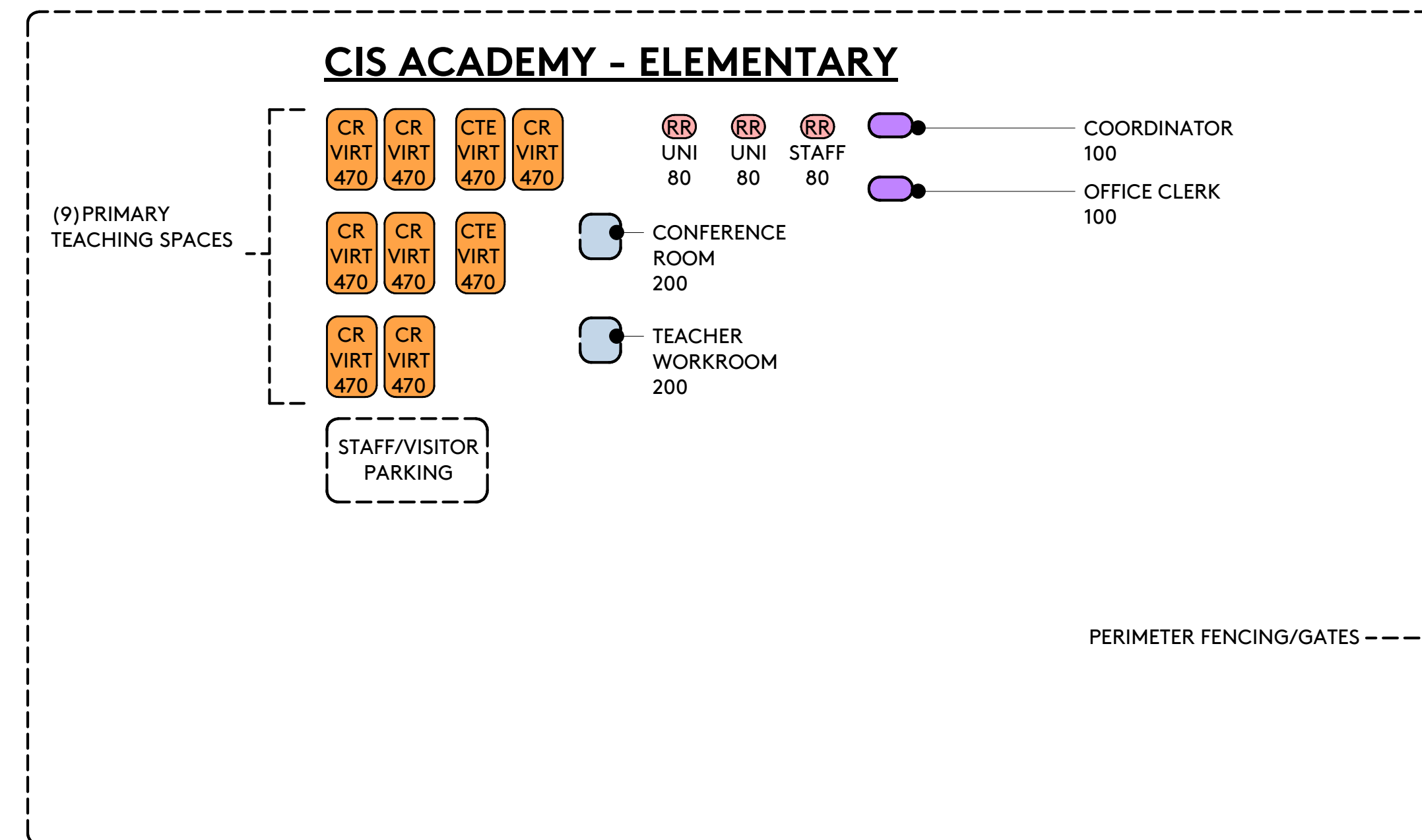
TOTAL PROPOSED PROGRAM (INDOOR): 9,320 SF
 +10% CIRC/UTILITY: 932 SF
 GRAND TOTAL: 10,252 SF



TOTAL EXISTING PROGRAM: 20,980 SF
 TOTAL PROPOSED ADDITIONAL PROGRAM: 5,680 SF
 +10% CIRC/UTILITY: 2,446 SF
 GRAND TOTAL: 27,126 SF



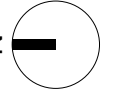
TOTAL EXISTING PROGRAM: 62,149 SF

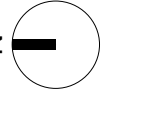


TOTAL PROPOSED PROGRAM: 5,070SF
 +10% CIRC/UTILITY: 507 SF
 GRAND TOTAL: 5,577 SF

COLOR LEGEND

- SHARED COMMON SPACE
- CLASSROOM
- OUTDOOR AREAS
- SUPPORT SPACES
- PARKING
- UTILITY
- RESTROOM
- ADMINISTRATION
- REQUIRED ADJACENCIES





OPTION DESCRIPTION

OPTION DEPICTS CONSOLIDATION OF PALS, ROSE CITY, CIS AND ED CENTER WITH ADAPTIVE REUSE OF EXISTING BUILDINGS AND MODULAR CONSTRUCTION ADDITIONS. BLDG D GYMNASIUM + LOCKER TO BE MODERNIZED FOR SHARED USE. ED CENTER WITH PERMANENT CONSTRUCTION ADDITION.

PROS

- GYMNASIUM AND PORTION OF LOCKERS TO REMAIN PROVIDES SHARED FACILITIES FOR MULTIPLE PROGRAMS

CONS

- OPTION MORE EXPENSIVE THAN OPTION 2A DUE TO ADDITIONAL SF MODERNIZED FOR SHARED GYMNASIUM USE

PROGRAM CAPACITY + NEEDS

PALS	
TOTAL PROPOSED PROGRAM:	11,242 SF
CIS	
6-12 TOTAL PROPOSED PROGRAM:	10,252 SF
TK-5 TOTAL PROPOSED PROGRAM:	5,070 SF
ROSE CITY	
TOTAL PROPOSED PROGRAM:	27,126 SF
ED CENTER	
TOTAL PROPOSED PROGRAM:	62,149 SF
GRAND TOTAL PROGRAM:	115,839 SF
(DISTRICT THEATER):	15,248 SF

ROUGH ORDER COST ANALYSIS

PALS	\$6,117,913
ROSE CITY	\$12,610,980
ED CENTER	\$34,678,396
CIS	\$11,219,563
GYM MODERNIZATION (NON-CIS)	\$3,493,187
TRACK + FIELD REPLACEMENT	\$3,229,200
PARKING SOUTHWEST	\$2,930,501
GRAND TOTAL	\$74,279,740
THEATER MODERNIZATION (OPTIONAL)	\$9,847,769

COLOR LEGEND

- PALS
- ROSE CITY
- PROGRAM MAIN ENTRY/ADMIN
- EXISTING BUILDING TO BE MODERNIZED
- NEW MODULAR BUILDING ADDITION
- CIS
- ED CENTER / DISTRICT USE
- FENCING
- NEW PERMANENT BUILDING ADDITION
- EXISTING BUILDING OPTION TO MODERNIZE



OPTION DESCRIPTION

OPTION DEPICTS CONSOLIDATION OF PALS, ROSE CITY, CIS AND ED CENTER WITH ADAPTIVE REUSE OF EXISTING BUILDINGS AND PERMANENT CONSTRUCTION ADDITIONS. BLDG D GYMNASIUM + LOCKER TO BE MODERNIZED FOR SHARED USE. ED CENTER WITH PERMANENT CONSTRUCTION ADDITION.

PROS

- GYMNASIUM AND PORTION OF LOCKERS TO REMAIN PROVIDES SHARED FACILITIES FOR MULTIPLE PROGRAMS
- PERMANENT CONSTRUCTION COMMITS PROGRAMS TO WILSON CAMPUS LONG TERM

CONS

- OPTION MORE EXPENSIVE THAN OPTION 1 DUE TO PERMANENT CONSTRUCTION

PROGRAM CAPACITY + NEEDS

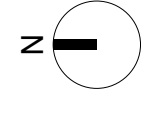
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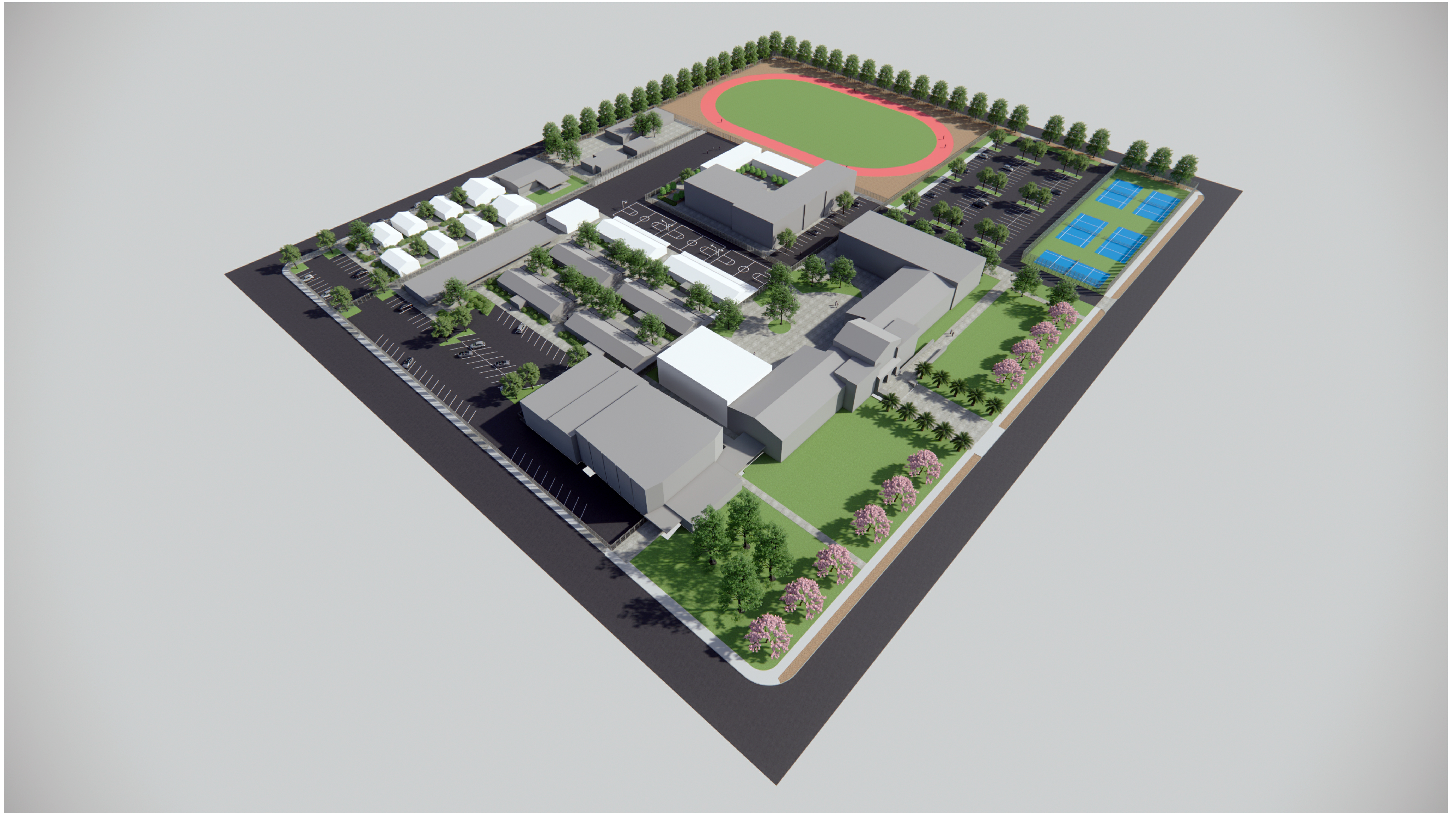
ROUGH ORDER COST ANALYSIS

PALS	\$11,127,372
ROSE CITY	\$18,443,930
ED CENTER	\$34,678,396
CIS	\$14,009,592
GYM MODERNIZATION (NON-CIS)	\$3,493,187
TRACK + FIELD REPLACEMENT	\$3,229,200
PARKING SOUTHWEST	\$2,930,501
GRAND TOTAL	\$87,912,178
THEATER MODERNIZATION (OPTIONAL)	\$9,847,769

COLOR LEGEND

- PALS
- ROSE CITY
- PROGRAM MAIN ENTRY/ADMIN
- EXISTING BUILDING TO BE MODERNIZED
- NEW MODULAR BUILDING ADDITION
- CIS
- ED CENTER / DISTRICT USE
- FENCING
- NEW PERMANENT BUILDING ADDITION
- EXISTING BUILDING OPTION TO MODERNIZE





OPTION DESCRIPTION

OPTION DEPICTS CONSOLIDATION OF PALS, ROSE CITY, AND CIS WITH ADAPTIVE REUSE OF EXISTING BUILDINGS AND MODULAR CONSTRUCTION ADDITIONS. THEATER AND GYM OPTION TO REMAIN AS IS, DEMOLISH, OR MODERNIZE. OPTION TO MODERNIZE LEVEL 1 OR BOTH LEVEL 1 AND 2 OF BLDG A.

PROS

- MOST COST EFFECTIVE OF THE THREE OPTIONS
- THEATER AND GYMNASIUM CAN BE USED FOR DISTRICT AND COMMUNITY FUNCTIONS
- BLDG A LEVEL 2 CAN BE USED FOR FUTURE PROGRAM TBD

CONS

- MODULAR ADDITIONS DO NOT FULLY COMMIT TO WILSON BECOMING PERMANENT HOME FOR ALL PROGRAMS
- OPTION LEAVES THEATER, GYMNASIUM AND BLDG A LEVEL 2 PROGRAM UNKNOWN

PROGRAM CAPACITY + NEEDS

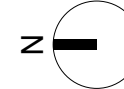
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CIS	
6-12 TOTAL PROPOSED PROGRAM:	10,252 SF
TK-5 TOTAL PROPOSED PROGRAM:	5,070 SF
ROSE CITY	
TOTAL PROPOSED PROGRAM:	27,126 SF
GRAND TOTAL PROGRAM:	53,690 SF
(AUDITORIUM):	15,248 SF
(GYMNASIUM):	21,739 SF
(BLDG A LEVEL 2):	26,688 SF

ROUGH ORDER COST ANALYSIS

PALS	\$6,117,913
CIS (LEVEL 1 PORTION OF BLDG A)	\$5,916,928
ROSE CITY	\$12,610,980
TRACK + FIELD REPLACEMENT	\$3,632,850
PARKING SOUTHWEST	\$1,758,301
GRAND TOTAL	\$30,036,972
GYMNASIUM (OPTIONAL) \$8,774,948	
THEATER (OPTIONAL) \$9,847,769	
BLDG A REMAINING PORTION (OPTIONAL) \$17,564,131	

COLOR LEGEND

- PALS
- ROSE CITY
- PROGRAM MAIN ENTRY/ADMIN
- EXISTING BUILDING TO BE MODERNIZED
- OPTION TO MODERNIZE, REMAIN AS-IS, OR DEMOLISH
- CIS
- DISTRICT GENERAL USE
- FENCING
- NEW BUILDING ADDITION



OPTION DESCRIPTION

OPTION DEPICTS CONSOLIDATION OF PALS, ROSE CITY, AND CIS WITH ADAPTIVE REUSE OF EXISTING BUILDINGS AND PERMANENT CONSTRUCTION ADDITIONS. THEATER AND GYM OPTION TO REMAIN AS IS, DEMOLISH, OR MODERNIZE. OPTION TO MODERNIZE LEVEL 1 OR BOTH LEVEL 1 AND 2 OF BLDG A.

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PROGRAM CAPACITY + NEEDS

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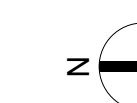
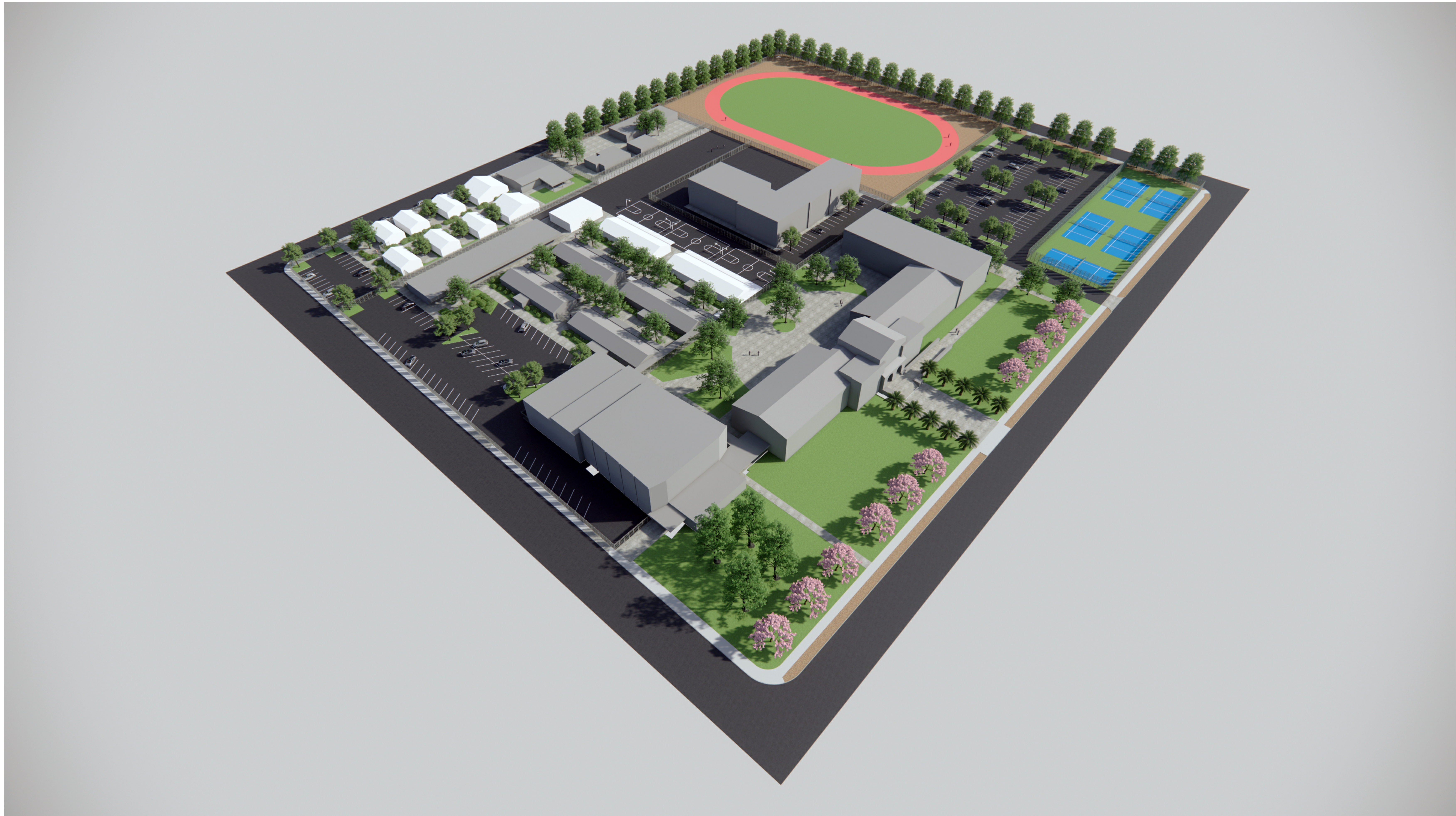
ROUGH ORDER COST ANALYSIS

PALS	\$11,127,372
ROSE CITY	\$18,443,930
CIS (LEVEL 1 PORTION OF BLDG A)	\$5,916,928
TRACK + FIELD REPLACEMENT	\$3,632,850
PARKING SOUTHWEST	\$1,758,301
GRAND TOTAL	\$40,879,381
GYMNASIUM (OPTIONAL) \$8,774,948	
THEATER (OPTIONAL) \$9,847,769	
BLDG A REMAINING PORTION (OPTIONAL) \$17,564,131	

COLOR LEGEND

- PALS
- ROSE CITY
- PROGRAM MAIN ENTRY/ADMIN
- EXISTING BUILDING TO BE MODERNIZED
- OPTION TO MODERNIZE, REMAIN AS-IS, OR DEMOLISH
- CIS
- DISTRICT GENERAL USE
- FENCING
- NEW BUILDING ADDITION





OPTION DESCRIPTION

OPTION DEPICTS CONSOLIDATION OF PALS, ROSE CITY, CIS AND ED CENTER WITH ADAPTIVE REUSE OF EXISTING BUILDINGS AND MODULAR CONSTRUCTION ADDITIONS.

PROS

- EMBRACES FULL COMMITMENT TO WILSON CAMPUS AS AN ACADEMIC BASED DISTRICT HUB
- PROVIDES NEW CAMPUS FOR CIS

CONS

- REMOVAL OF GYMNASIUM ELIMINATES FUTURE INDOOR ATHLETIC USE FOR ROSE CITY, PALS

PROGRAM CAPACITY + NEEDS

PALS	
TOTAL PROPOSED PROGRAM:	11,242 SF
CIS	
6-12 TOTAL PROPOSED PROGRAM:	10,252 SF
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ROSE CITY	
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ED CENTER	
TOTAL PROPOSED PROGRAM:	62,149 SF
GRAND TOTAL PROGRAM:	115,839 SF
(DISTRICT THEATER):	15,248 SF

ROUGH ORDER COST ANALYSIS

PALS	\$6,117,913
CIS	\$8,030,310
ROSE CITY	\$12,610,980
ED CENTER	\$34,678,396
TRACK + FIELD REPLACEMENT	\$3,229,200
PARKING SOUTHWEST	\$2,930,501
GRAND TOTAL	\$67,597,300
THEATER MODERNIZATION (OPTIONAL)	\$9,847,769

COLOR LEGEND

- PALS
- ROSE CITY
- PROGRAM MAIN ENTRY/ADMIN
- EXISTING BUILDING TO BE MODERNIZED
- NEW MODULAR BUILDING ADDITION
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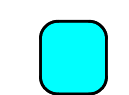
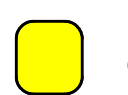
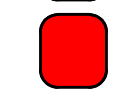





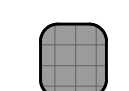

PROGRAM CAPACITY + NEEDS

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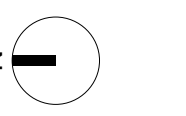
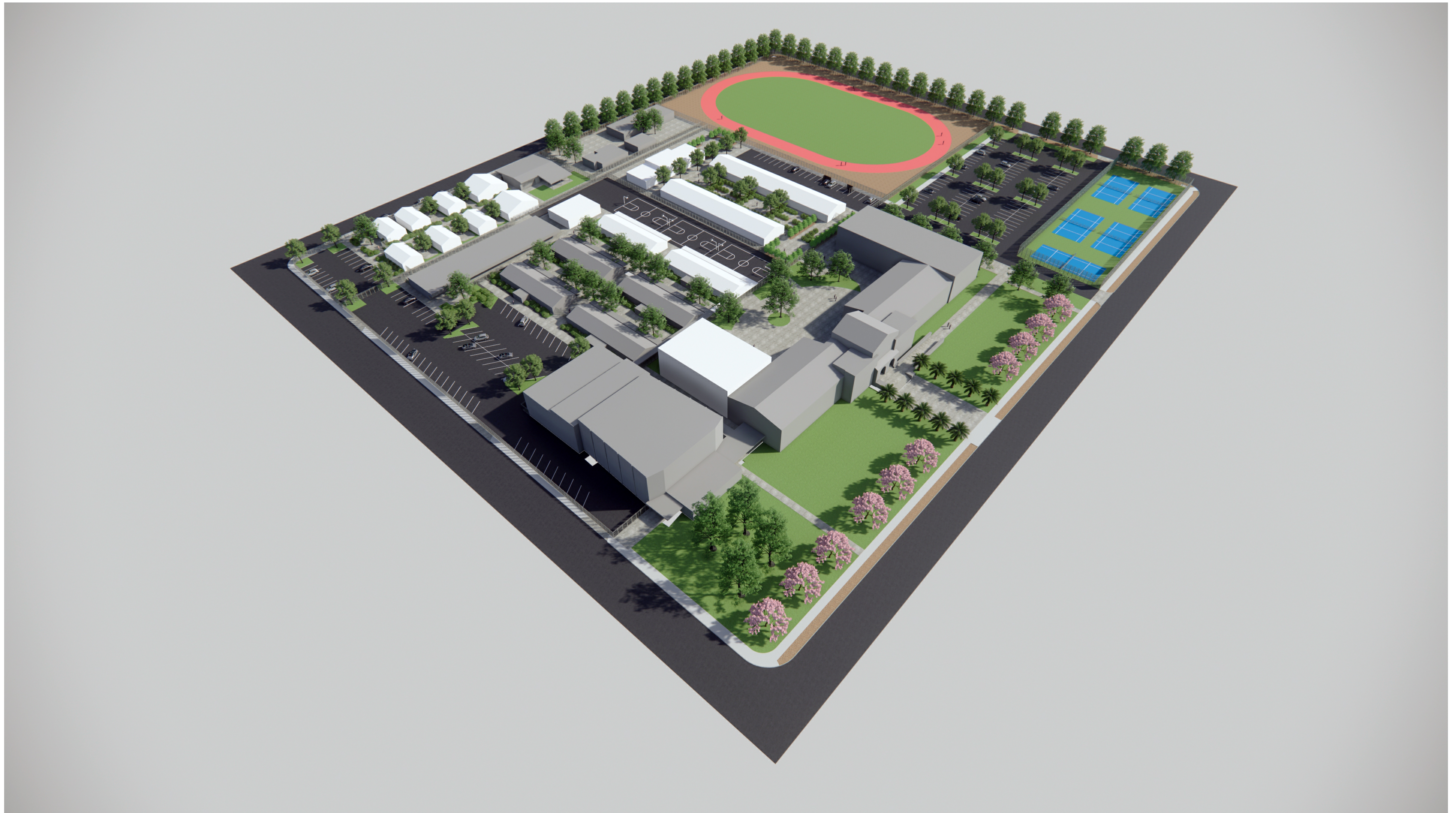
ROUGH ORDER COST ANALYSIS

PALS	\$11,127,372
ROSE CITY	\$18,443,930
CIS	\$16,830,836
ED CENTER	\$34,678,396
TRACK + FIELD REPLACEMENT	\$3,229,200
PARKING SOUTHWEST	\$2,930,501
GRAND TOTAL	\$87,240,235
THEATER MODERNIZATION (OPTIONAL)	\$9,847,769

COLOR LEGEND

- | | | | |
|---|------------------------------------|---|---------------------------------------|
|  | PALS |  | CIS |
|  | ROSE CITY |  | ED CENTER / DISTRICT USE |
|  | PROGRAM MAIN ENTRY/ADMIN |  | FENCING |
|  | EXISTING BUILDING TO BE MODERNIZED |  | NEW PERMANENT BUILDING ADDITION |
|  | NEW MODULAR BUILDING ADDITION |  | EXISTING BUILDING OPTION TO MODERNIZE |





INTERIM HOUSING DESCRIPTION

OPTION DEPICTS TEMPORARY CONSOLIDATION OF PALS AND CIS IN EXISTING BLDG A, WITH NO INTERIOR IMPROVEMENTS, TO ALLOW DEVELOPMENT OF LONG TERM PLANNING AND CONSTRUCTION FOR CIS, ROSE CITY AND PALS ON CAMPUS. PLAN WOULD REQUIRE TEMPORARY FENCING.

PROS

- ALLOWS PUSD TO RELOCATE CIS IN PREPARATION FOR FOCUS POINT IMPROVEMENTS ON PHS CAMPUS
- PALS TO REMAIN IN PLACE WITHIN BLDG A
- CIS PRIMARY AND SECONDARY PROGRAMS TO BE CONSOLIDATED TO ONE LOCATION (CURRENTLY CIS PRIMARY IN BLDG A)

CONS

- CIS TEACHING STATIONS TO BE VARIED IN SIZE
- CIS PRIMARY TO RELOCATE TO LEVEL 1 TO ACCOMMODATE SECONDARY PROGRAMMATIC NEEDS.
- SHARED ELEVATOR/EGRESS WITH CIS AND PALS

PROGRAM CAPACITY + NEEDS

PALS

TOTAL PROPOSED PROGRAM: 11,242 SF

CIS

6-12 TOTAL PROPOSED PROGRAM: 10,252 SF
TK-5 TOTAL PROPOSED PROGRAM: 5,070 SF













GRAND TOTAL PROGRAM: 26,564 SF

POSSIBLE TEMPORARY PARKING AREA APPROX. (100 STALLS)

EXISTING PARKING AREA (46 STALLS)

EXISTING PARKING AREA (20 STALLS)

COLOR LEGEND

	SHARED COMMON SPACE		UTILITY
	CLASSROOM		RESTROOM
	SUPPORT/STORAGE SPACES		ADMINISTRATION
	EXISTING AVAILABLE SF		FENCING
	EXISTING BUILDING		TEMPORARY ASPHALT SURFACE
	EXISTING ASPHALT SURFACE		PROGRAM SEPARATION

