Educational Options Center
Community Meeting

May 29th, 2024

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AGENDA

- **The Team**
- **Why Are We Here?**
  - Measure I and FMP Implementation
  - Scope, Budget and Delivery Method
- **Input & Discussion**
- **Schedule & Commitment**

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The Team

Heather Pereira
Director of Educational Options Center

Joseph Viviani
Vice Principal, Educational Options Center

John Chwastyk
Executive Director, Facilities & Construction

Aaron Kael
Assistant Director, Facilities & Construction

Laura Peters
Executive Secretary

Eric Van Pelt
Bond Program Manager

Jennifer Gibb
Bond Finance Manager & Community Engagement

Minh Dao
Pre-Construction Manager

Trent Sommers
Principal Bridging Architect

Eliana Montoya
Project Development

The Team

Why Are We Here?

November 2022	**Measure I Bond** Passed by voters
June 2023	**Implementation Plan** Approved by Board of Trustees
Summer-Fall 2023	**Programing/Initial Testing**
March 2024	**Educational Options Center** Project Kick-Off
April 2024	**Educational Options Center** Site Committee Meetings

Recap

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Planned Improvements

Village Educational Options Center

4645 Bernal Avenue, Pleasanton, CA 94566

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Projects for Village High School

Educational Options Center
Construct new building to support educational options for the students of PUSD

Phase 1 of the EOC would include new construction for:
· Village High School core academic program classrooms & staff support spaces
· Adult Transition Classrooms
· Virtual Academy suites
· Independent Study support spaces
· Science and Career & Technical Education (CTE) Labs
· Parking and drop-off
· ADA Upgrades, Access to Uppper Field, Outdoor PE Space
· Modernized spaces for Student Union, Library, and PE

EDUCATIONAL
OPTIONS
CENTER

CONCEPT RENDERING

w w w.pleasantonusd.net

Project Scope:
New classroom building and administration, as well as support spaces to support the educational options available to PUSD students.

Project Budget:
$44,473,212
(escalation at 6% annual, based on project schedule)

VILLAGE HIGH SCHOOL
"a new beginning"

PVA

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2023 Implementation Plan

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Village Educational Options Center

Program Budget: $44,473,212.00

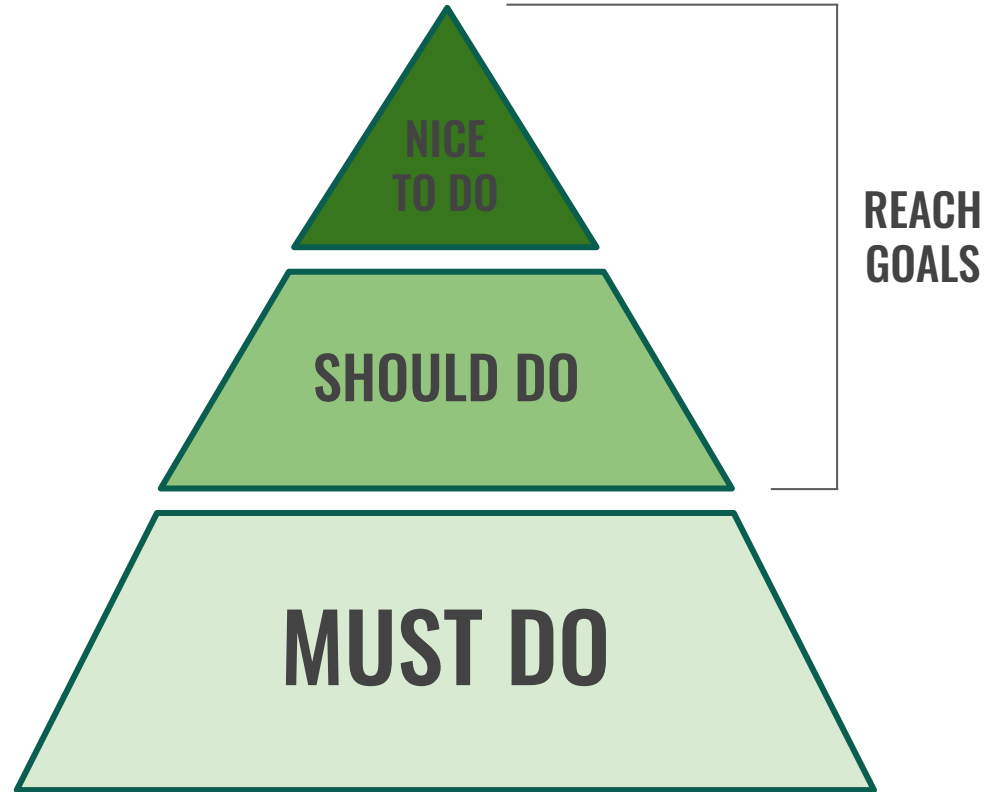**Construction Budget: $33,400,000.00**

Village High School:

- General Education Classrooms
- Science Classrooms
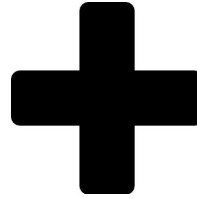- Other Programs (Adult Transitional Education)

Pleasanton Virtual Academy

- Campus for PVA
- Virtual Academy Spaces

Space for Independent Study

NICE TO DO

SHOULD DO

MUST DO

REACH GOALS

Scope & Budget

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Village High School promotes educational achievement and character development by providing students with an alternative educational program that nurtures academic and personal growth.

The Pleasanton Virtual Academy is a supported Independent Study Program. Our students choose to attend the Pleasanton Virtual Academy for a variety of reasons. Due to the recent changes in Independent Study Law prescribed quantities of synchronous live instruction are required for each grade level.
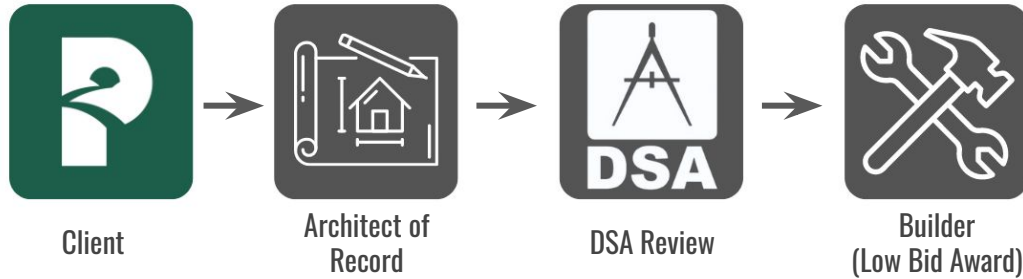
Understanding the Programs

Project Site

EDUCATION OPTIONS CENTER

- **Flexible Learning Spaces**

- **Indoor & Outdoor Learning Areas**

- **Garden/Exterior Integration**

- **Makerspace**

- **Sensory Spaces**

- **Spaces to Promote Learning Life-Skills**

- **Kitchen (Culinary, Life-Skills, Nutrition)**

- **Career Technical Educational Spaces**

- **Multiple Meeting Spaces**

- **Communal Spaces**

- **Presentation Spaces**

- **Student Art Display Areas**

- **Proctoring Exam Areas**

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Traditional Design-Bid-Build

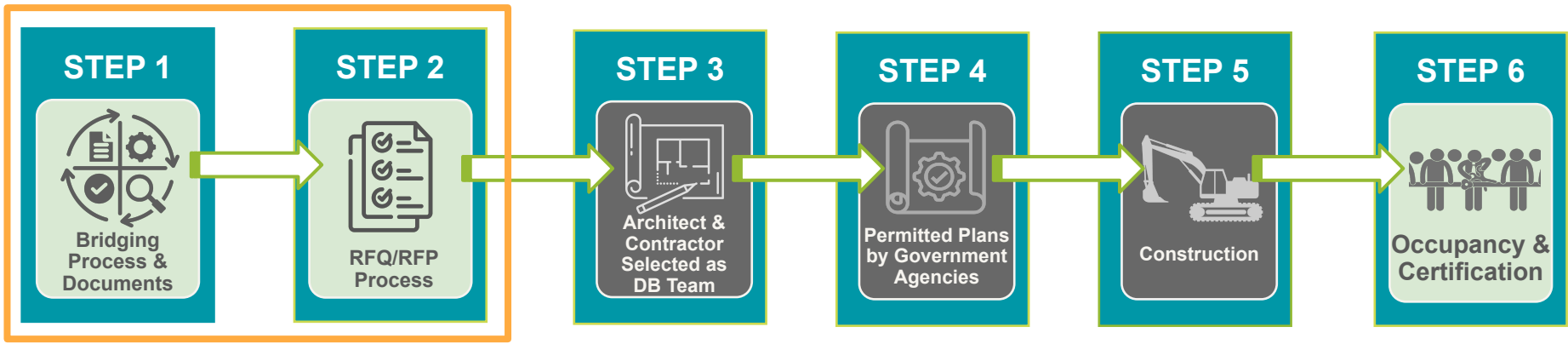Client → Architect of Record → DSA Review → Builder (Low Bid Award)

- Architect of record (AOR) works separately from builder in development of project drawings.
- District has to award per public works code to lowest bid responsible contractor (the low bidder may not be the best suited for the project).
- Construction costs aren't fully confirmed until bid submission and right before construction

Design-Build

Client → Bridging Architect → Design Build Entity (Best Value Award) → DSA Review
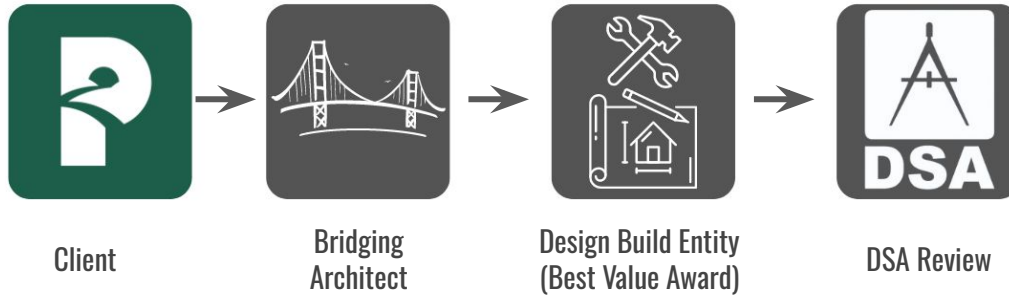
- Builder & Architect of Record are (1) entity.
- Budget surprises are minimized as costs are identified and confirmed early on
- Promotes creativity during the selection process
  - *Opportunities to "test drive" various designs*
- Great fit for large and/or complex projects
- District awards project on "best value"
- Requires skilled and trained workforce
- ***Required Bridging Documents to Support Proposal Process***

Design-Build Delivery Method

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STEP 1 — Bridging Process & Documents

STEP 2 — RFQ/RFP Process

STEP 3 — Architect & Contractor Selected as DB Team

STEP 4 — Permitted Plans by Government Agencies

STEP 5 — Construction

STEP 6 — Occupancy & Certification

Process for Bridging Documents

Research and analyze school site needs, project parameters, and PUSD community challenges and opportunities.

Engage District staff, community stakeholders, and other participants as active thought partners through conducting meetings and receiving input throughout the process.

Implement a bridging document that specifies the needs of each school site and provides support in the Design / Build selection process.

Bridging Process

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Making Sure We Include It All...

Construction Costs:
These are the costs for all items that will make up the actual project at the completion of construction.

General Conditions:
These costs include all items that will not form part of the actual project at the completion of construction. These costs include temporary utilities, office trailers, dumpsters, administrative costs, and more.

Required ADA Upgrades:
These are the costs required to bring existing site elements into compliance with the Americans with Disabilities Act.

Project Soft Costs:
These are approximately 30% of the Construction Costs and include DSA and A/E Fees, the cost of testing labs and independent inspectors, moving expenses, and more.

All Project Costs

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Who do you represent in this committee?

15 responses

special needs
community member
transition students cte librarian teacher
counselor parent pva teacher
teachers principal
vice principal
bond paying citizen

Are there any student activities you would like considered?

Movement	Gardening/beekeeping	Clubs	Weight room
Maker spaces	Art spaces	Life skills like cooking and laundry Sports areasOpen nature spaces	The Hanger

User Groups Engaged

- Village High School Leadership
- Adult Transition
- Culinary/Farm to Fork
- Pleasanton Virtual Academy

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PVA

Guiding Questions

- Who attends your program?
- What does a typical day look like for a student? For staff?
- Where do students spend most of their time?
- What adjacencies are essential for the best learning experience?
- How do you envision this space?

We've recently had the opportunity to meet with the campus leadership and various subject matter experts for their input and guidance to develop the criteria documents. These meetings were extremely fruitful as we had the opportunity to learn more about their programs and the students in them as we develop the **must do's and reach goals.**

Project Progress

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Input & Discussion

Menti Interactive Survey

SCHEDULE & COMMITMENT

PROCESS

- ✓ **1** KICK-OFF MEETING
- ✓ **1** SITE COMMITTEE MEETING
- ✓ **1 COMMUNITY MEETING**
- ❑ **DESIGN-BUILD ENTITY** INTERVIEWS

IMPACT

- ❑ **60-90** DAYS UNTIL RFP FOR DBE RELEASED
- ❑ **BUDGET ALLOCATION**
- ❑ COMMUNITY INVOLVEMENT

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Thank you!