

Facilities Master Planning Phase Two

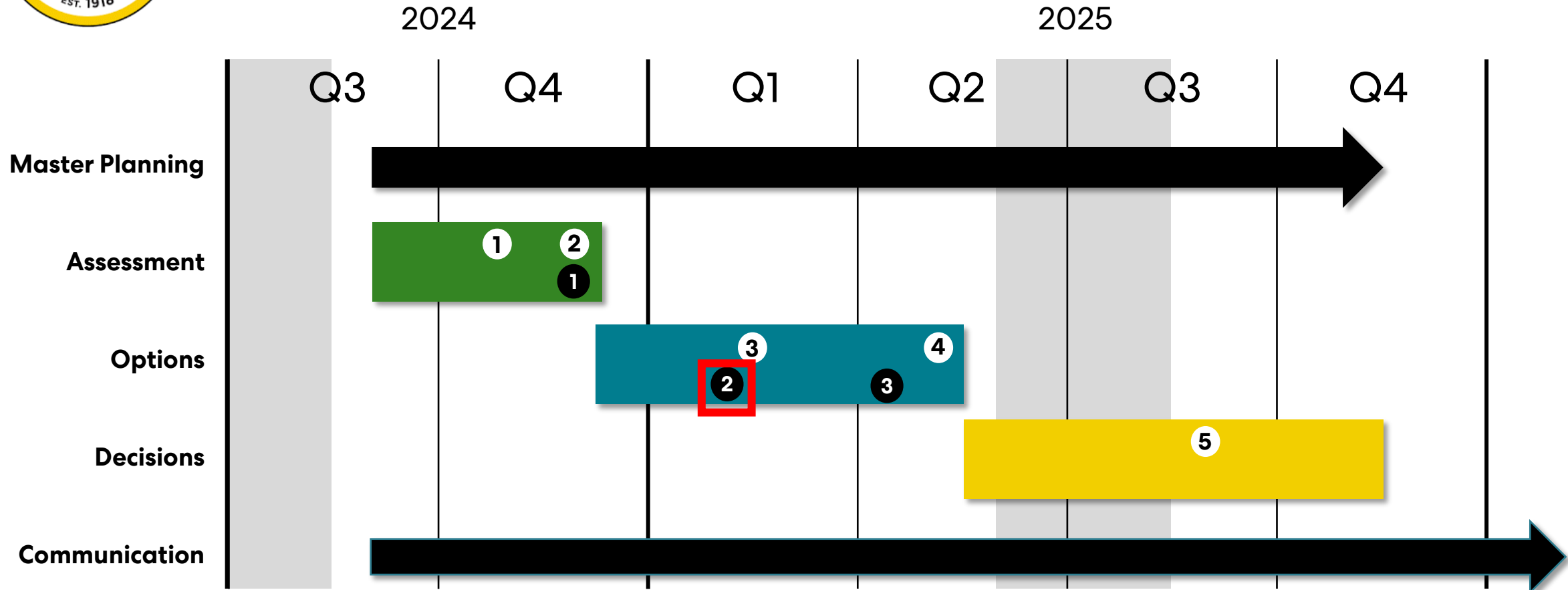
February 4-5, 2025

BUILDING TEAM MEETING #2





Phase II - Facilities Master Plan Schedule



Denotes Community Engagement Session (CES)
 # Denotes Building Team Meeting (BTM)

CES #1 (Oct 29/30, 2024): Process/schedule, Guiding Principles, how to be involved
 CES #2 (Dec 3/4, 2024): Educational and Physical Adequacy Assessments
 Learning Environments Summit (Jan 22, 2025)
 CES #3 (Feb 18/19, 2025): Draft planning options
 CES #4 (May 12/13, 2025): Revised planning options, costs
 CES #5 (Sept 3/4, 2025): Final master plan presentation (if needed)

Repair



Building Team Meeting 2 Goals:

- Present applicable repair, renovate, rebuild options with draft construction duration, incorporating community, BTM #1 and Learning Environments Summit Feedback
 - Options today will not have cost projections associated with them
- Group discussions and feedback on options

Renovate



Building Team Meeting 3:

- Present **revised** applicable repair, renovate, rebuild options, with construction duration **incorporating community and BTM #2 feedback**
- Present **order-of-magnitude cost projections associated with each option**
- Group discussions and feedback on options

Rebuild

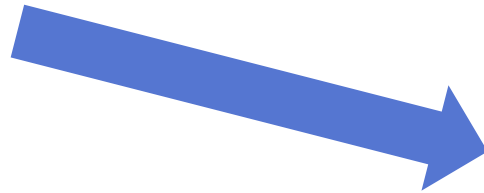


Repair



Address the needs identified in the **physical facility assessments**

Renovate



Address the needs identified in the **physical facility assessments PLUS** the needs identified in the **educational adequacy assessment**. Spaces are sized using the **'model program'**

Rebuild



Burbank Early Childhood



Burbank Early Childhood Existing Site





Burbank Early Childhood Repair Option

Key attributes:

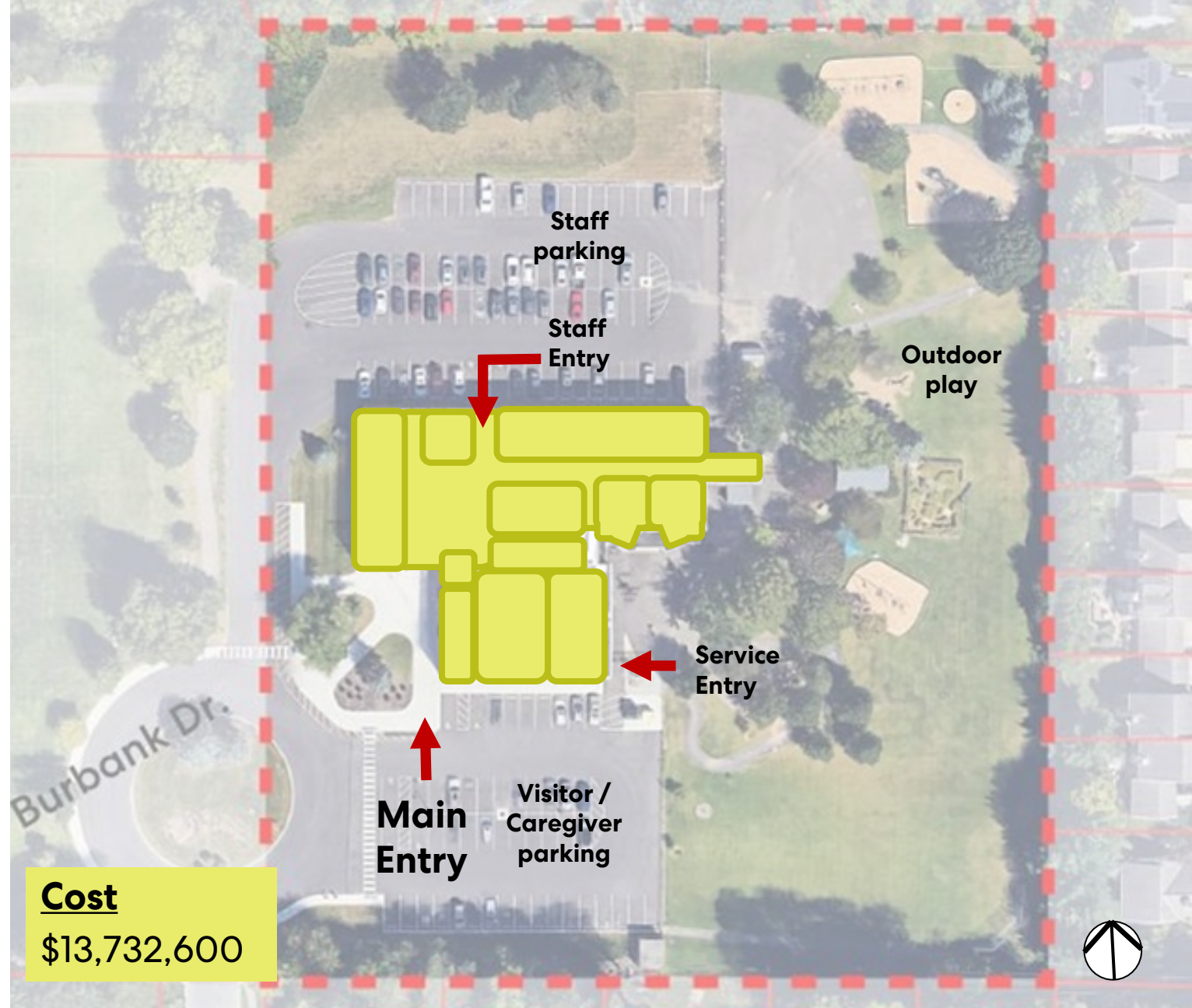
- Only physical adequacy repairs are addressed

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Cost
\$13,732,600

Burbank Early Childhood School

Building Challenges

- Lack of best practices **secure entry** vestibule
- **Classrooms undersized**
- **Some intervention spaces undersized or non-existent**
- **Lack of toilets and storage in classrooms**
- Toilet accessibility issues
- Mechanical units hamper **acoustics** in classrooms
- Limited / no **daylight** in classrooms
- General lack of storage (some student storage in corridors)
- No student or adult collaborative space
- Use of building by other district functions takes up program space for early childhood
- No dedicated art room
- Scale / acoustics of multipurpose room (too tall for youngest learners) / use of stage
- Lack of dedicated / organized display areas
- Library location difficult to find

Educational Adequacy Issues Addressed in



Renovate and



Rebuild Options



Right-size classrooms, support spaces and specialty spaces (cafeterias, library, MPR, gross motor, IS, offices etc.)



Create collaborative spaces and teacher workspaces



Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (directly adjacent to classrooms)



Improve site amenities (parking, play, circulation) where possible

Burbank Early Childhood Model Program

SPACE DESCRIPTION		BECS ACTUAL AREA PROGRAM						NEW BECS PROGRAM						NOTES	
		SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET			
259	current students, ages 2-5	teaching	total	each	total	each	total	teaching	total	each	total	each	total		
1 STUDENT LEARNING SPACES															
A. Classrooms															
1.	Classroom (2-3 year old)	2	2	21	42	853	1,705	-	-	-	-	-	-		
2.	Classroom (Tuition-based)	7	7	21	147	723	5,061	9	9	21	189	1,050	9,450	50 sf per student	
3.	Classroom (Intervention)	5	5	16	80	723	3,615	6	6	16	96	800	4,800	50 sf per student	
4.	Student toilet (classroom)		2			24	48	8	-	-	-	100	800	Jack and Jill' shared between rooms	
5.	Classroom storage closet		-			-	-	-	-	-	-	-	-	included in classroom area	
6.	Storage		-			-	-	8	-	-	-	100	800		
7.	Small group rooms - speech therapist etc.		4		-	219	874	8			-	100	800	ideally between classrooms (1:1)	
8.	Evaluation classroom / observation		1			355	355	1	-	-	-	550	550		
7.	Psych / OT office		-			-	-	1	-	-	-	180	180	3 people office and observation, 2 way mirror	
8.	1:1 small group room		-			-	-	1	-	-	-	80	80		
9.	Storage		1			92	92	-	-	-	-	-	-		
Sub-Total:		14	22		269		11,750	15	42		285		17,460		
B. Classroom Support															
1.	Sensory room		-	1		-	95	95	-	1	-	-	80	80	labeled "drop in" on current plan
2.	Multi-purpose room (language /kitchen / art		-	-		-	-	-	-	1	-	-	800	800	
3.	MPR storage		-	-		-	-	-	-	1	-	-	100	100	
4.	Laundry		-	-		-	-	-	-	1	-	-	20	20	
5.	Outdoor play area toilet		-	-		-	-	-	-	2	-	-	60	120	
6.	Outdoor play area storage		-	-		-	-	-	-	1	-	-	100	100	
Sub-Total:		-	1		-		95	-	7		-		1,220		
Total Student Learning Spaces:		14	23		269	-	11,845	15	49		285		18,680	6,835 nsf difference	



Burbank Early Childhood Renovate Option

Key attributes:

- Existing outdoor play area to remain
- New “front door”, expands footprint for needed right-sizing
- Low ceiling heights may mean less efficient new HVAC system
- Ideal adjacencies are limited by existing footprint
- Cafeteria and some offices remain “buried” without natural light
- Improved internal circulation
- Add more classroom windows to improve daylight

Estimated Construction Phasing:

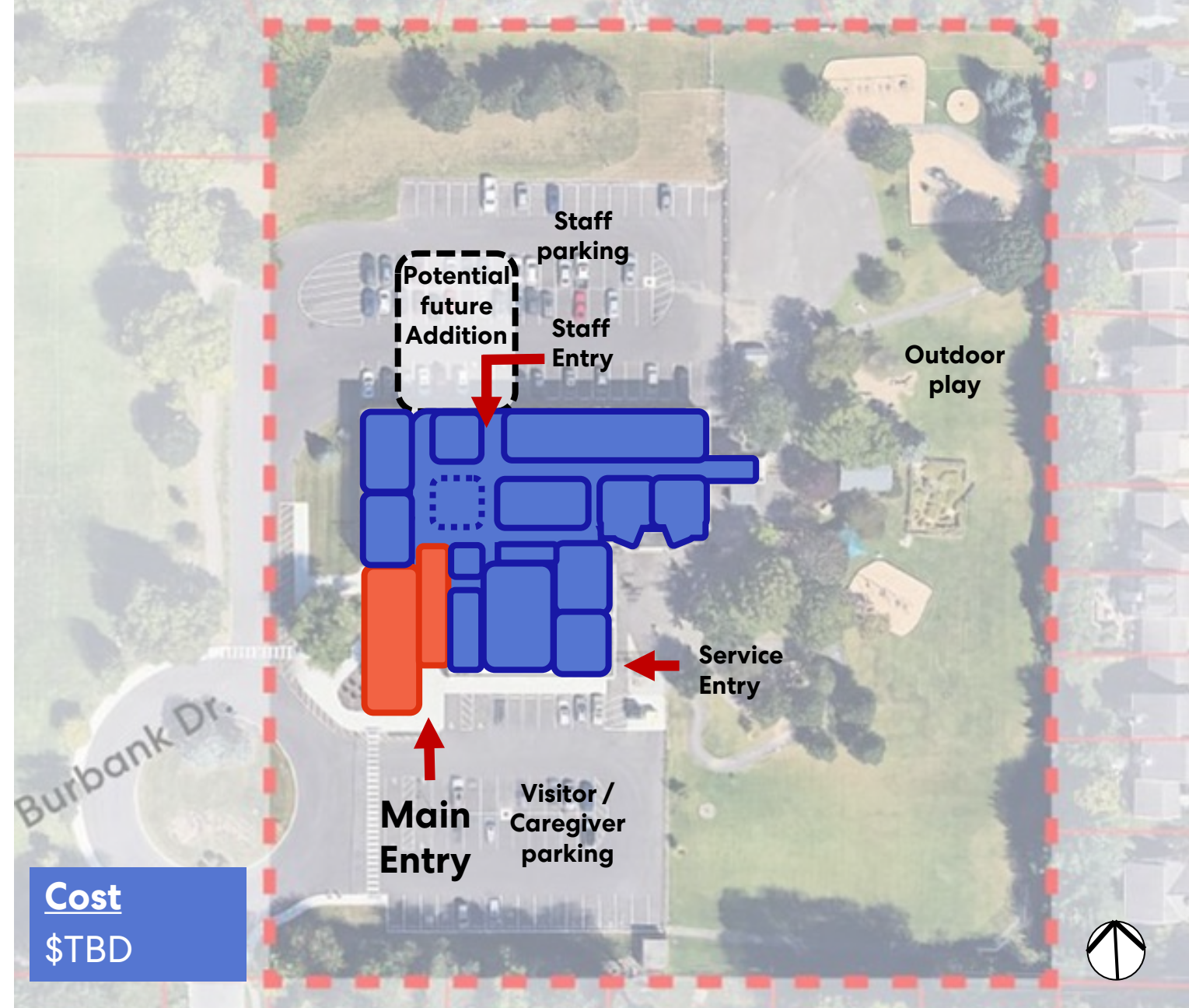
- One academic year plus three summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



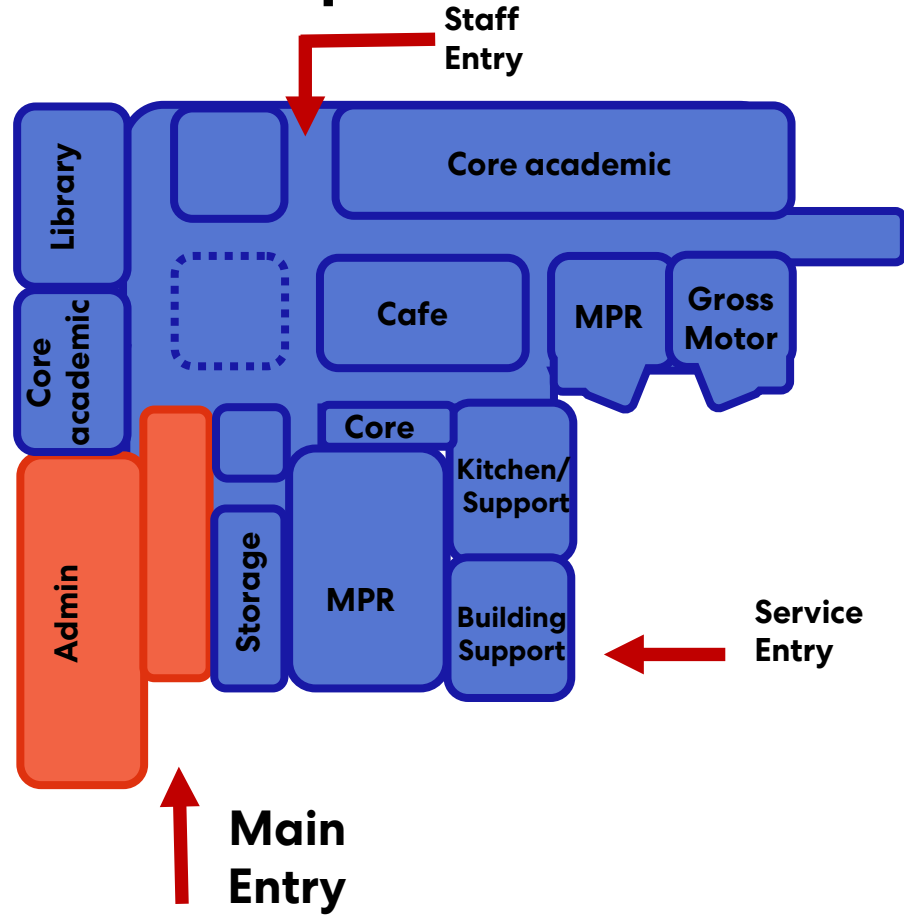
■ Repair
 ■ Renovate
 ■ Rebuild

Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025

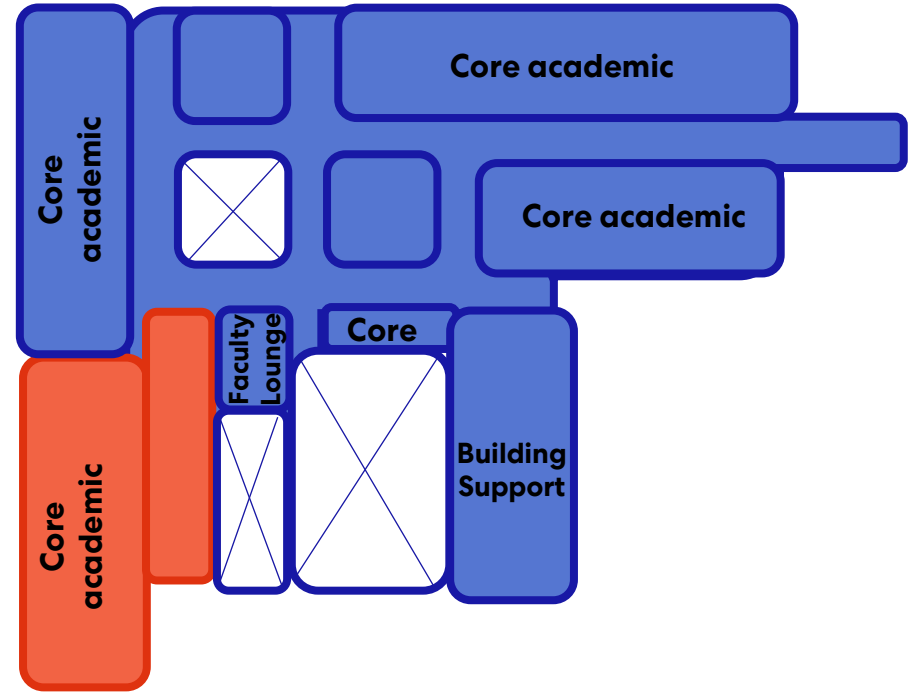


Burbank Early Childhood

Renovate Option Floor Plans



Level One



Level Two

Repair Renovate Rebuild

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Burbank Early Childhood Rebuild Option

Key attributes:

- Existing outdoor play area to remain
- Ideal adjacencies and ceiling heights
- One academic year of construction, plus summers
 - Staff parking relocated to south during construction
 - Some outdoor play area may not be available during construction
- Potential future addition would require relocation of some outdoor play space

Estimated Construction Phasing:

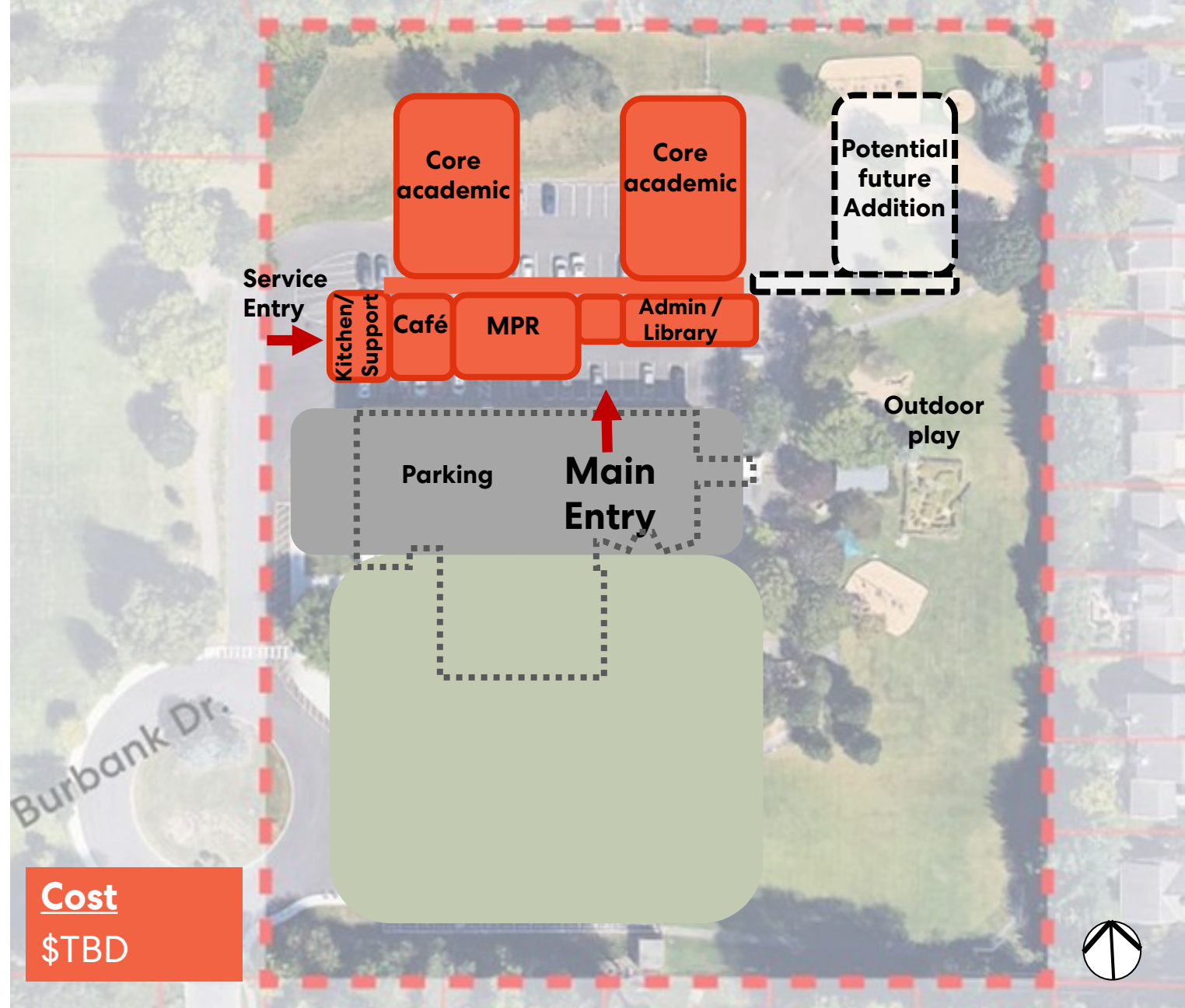
- One academic year plus two summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Cost
\$TBD

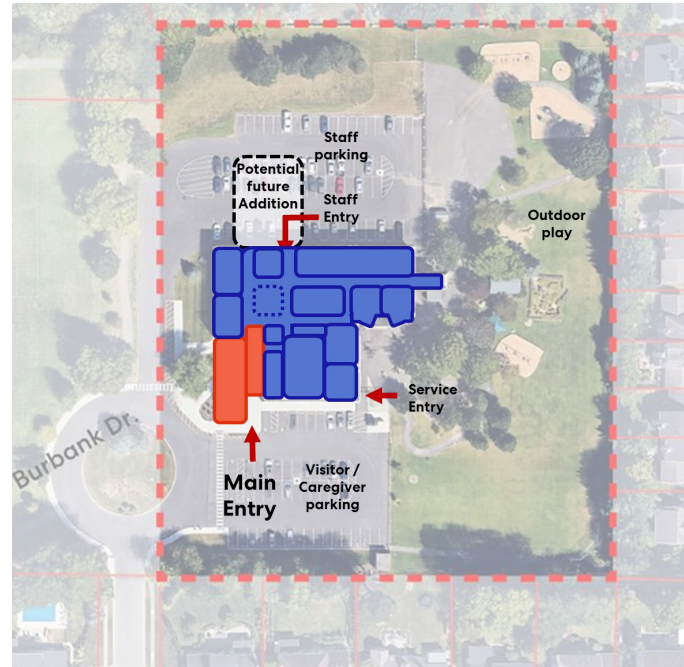
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Burbank Early Childhood Option Comparison



Repair \$13,732,600
TBD Mills



Renovate \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills

■ Repair
 ■ Renovate
 ■ Rebuild

**Working Draft – Conceptual Diagram – Not a Final Design Plan
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Small group work (25 minutes):

- What do you like or dislike about each of the options? Why?
- Are there any other thoughts or options we should be considering?

Large group discussion (20 minutes)

<https://tinyurl.com/BurbankBTM2>

