



San Benito
HIGH SCHOOL DISTRICT

**FACILITIES NEEDS COMMITTEE
ANNUAL REPORT FISCAL YEAR
2022-23**

MAY 23, 2023



Capitol | PFG

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**San Benito High School District
School Board Members**

John Corrigan, President
Patty Nehme, Clerk
Steve Delay, Member
Juan Robledo, Member
Miguel Sahagun, Member

School District Administration

Dr. Shawn Tennenbaum, Superintendent
Adam Breen, Communication's Officer
Dr. Paulett Cobb, Director of Specialized Student Services and Special
Education
John Frusetta, Chief Business Officer
Elaine Klauer, Director Academic and Instructional Programs
Cindi Krokower, Director of Human Resources
Emmanuel Nelson, Director of Student Support Services

Facilities Needs Committee

Betsy Lemay, Chairperson
Carlos Galvez, Vice Chairperson

District Facilities Planning and Financial Advisors

Cathleen Dominico, Capitol Public Finance Group
Jeffrey Small, Capitol Public Finance Group

2022-23 Facilities Needs Committee



- October 26, 2022 - Meeting #1: Introduction and Background
- November 30, 2022 - Meeting #2: School Construction Funding and the Site Selection
- January 21, 2023 - Meeting #3: Vision for a New High School and Campus Tour of Hollister High School
- March 1, 2023 - Meeting #4: Vision for a Second High School
- March 22, 2023 - Meeting #5: Educational Program Drives School Facilities
- April 12, 2023 - Meeting #6: Facility Components of the New High School
- April 26, 2023 - Meeting #7: Recommendations and Findings to the Board of Trustees

The mission of San Benito High School is to educate all students to their highest potential so they will have the greatest range of personal options upon graduation.



Introduction

By way of background, in 2020, the Board of Trustees adopted a Facilities Master Plan (FMP) that called for the construction of a second high school to serve the rapidly growing student population. In August 2022, the FMP was updated to better define the concept for the second high school, update development projections and identify a school funding plan.

The Facilities Needs Committee (FNC) was formed in October 2022 to help create a vision for the second high school. The FNC was asked to accomplish the following:

- Review the community's need for a second high school;
- Examine the potential costs and funding challenges of a second high school;
- Provide input on the location of a second high school;
- Obtain community perspective on the educational programs that could be offered at a second high school; and
- Provide findings and recommendations on the second high school.

The FNC consisted of approximately 60 community members and student representatives who met at least once a month for an 8 month period. Through the leadership of Betsey Lemay, Chairperson and Carlos Galvez, Vice Chairperson, the FNC was able to accomplish its goals and build consensus on the delivery of the second high school.

This report provides a summary of the work completed by the FNC. The Board of Trustees is grateful for the time, effort and contributions of the FNC. Through the Committee's efforts, the Board of Trustees will have the input it needs to deliver a safe and valuable second high school for our students and community.

FACILITIES NEEDS COMMITTEE MEMBERS

Heidi Andrade
Kristy Betencourt
CC Biggs
Denise Black
Kevin Byers
Paulette Cobb
Renee Contreras
Mary Damm
Jenna Ellis
Brad Fannin
Damon Felice
Lorena Fernandez
Alice Flores
Carlos Garcia
Arielle Goodspeed
Stephanie Gwinn
Shawn Herrera
Ian Hudson
Edward Huston
Suyeon Hwang
Cindy King
Karson Klauer
Catalina Lemos
Jennifer Logue
Irma Lozano
Margarita Manzo
Araceli Maupin
Luciano Medeiros
Gabriel Mendez
Leaon Vienjamir Mendoza
Kathleen Moorer
Bret Painter
Timothy Pierson
Abraham Prado
Jade Ramirez
Robert Reading
Allan Renz
Isaias Rivera
Abraham Rivera Carvajal
Vanya Robles Davidson
John Schilling
Eric Taylor
Jacqueline Taylor
Tod Thatcher
Joe Vela
Scott Wilbur

Meeting #1 – Introduction and Background

October 26, 2022

Meeting #1 consisted of an Introduction and Goals presentation for the Committee. The Committee selected FNC Chair, Betsey Lemay and FNC Vice Chair, Carlos Galvez. The Presentation included an overview of the Facilities Master Plan, including enrollment, capacity and need for a second high school. A key take-away from the presentation was that Hollister High School as of 2022-23 school year does not have available capacity as shown in the chart below.

Available Capacity of Hollister High School	
2022-23 School Capacity	3,437
2022-23 Enrollment	3,467
Existing Available Capacity	(30)

The FNC gathered in break-out discussion groups regarding facilities needs and challenges. Below are key take-aways from these discussions:

- o Many FNC members were aware of school capacity challenges at Hollister High School, including long lunch and restroom lines.
- o Several FNC members suggested alternative ways to provide education such as virtual learning, summer and year-round options, and longer hours.
- o Other members suggested additional funding from new development; partnering with Gavilan College; and adding additional portable classrooms on the Hollister High School campus.
- o FNC members want students at the second high school to obtain the same Baler experience as Hollister High School.
- o FNC members discussed the location of the second high school, including critical issues such as traffic, equity, potential use of the Best Road site or purchasing a new site.

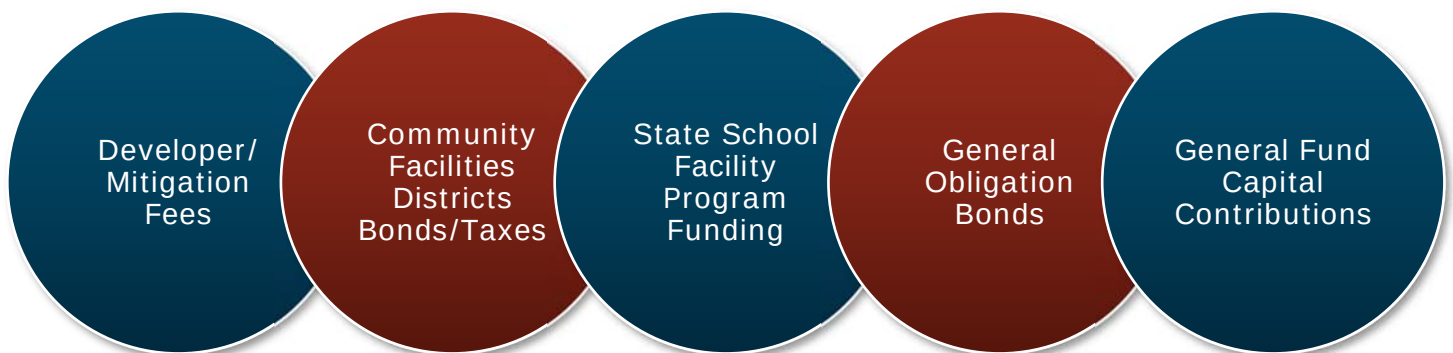
Meeting #2 – School Construction Funding and the Site Selection Process

November 30, 2022

Meeting #2 consisted of a panel discussion regarding a second high school that could serve 1,200-1,400 students, with the potential to expand over time. The first phase of the second high school could include amenities such as classrooms and programs for career technical education, science, art, and music as well as a gymnasium, library, and cafeteria/kitchen.

School construction funding was also discussed. Schools are funded in three ways: 1) from developer fees and voluntary mitigation payments from new construction; 2) state matching funds; and 3) from local revenues such as general obligation bonds and joint use projects with other community partners. The following experts engaged in a question and answer discussion:

- Joe Vela & John Diffenderfer, Aedis Architects
- Jeff Small, Capital Public Finance Group
- Brad Fannin, Bach Construction
- Kevin Sullivan, School Facility Consultants
- Daman Felice, Felice Consulting
- Brian Meyers & Sherri Sajadpour, HMC Architects



The FNC gathered in break-out discussion groups to brainstorm on ways for the District to educate and inform the community about facilities needs and funding. Ideas included, meeting with elementary school parents, community groups, conducting a survey to see if there is a support for a bond and engage in community education.

Meeting #3 – Vision for a New High School and Campus Tour

January 21, 2023

In Meeting #3, the Committee received presentations on recently built high schools in the State of California, including Twelve Bridges High School of the Western Placer Unified School District and Del Oro High School of the Kern High School District.

Following the case studies, there was a tour of Hollister High School.

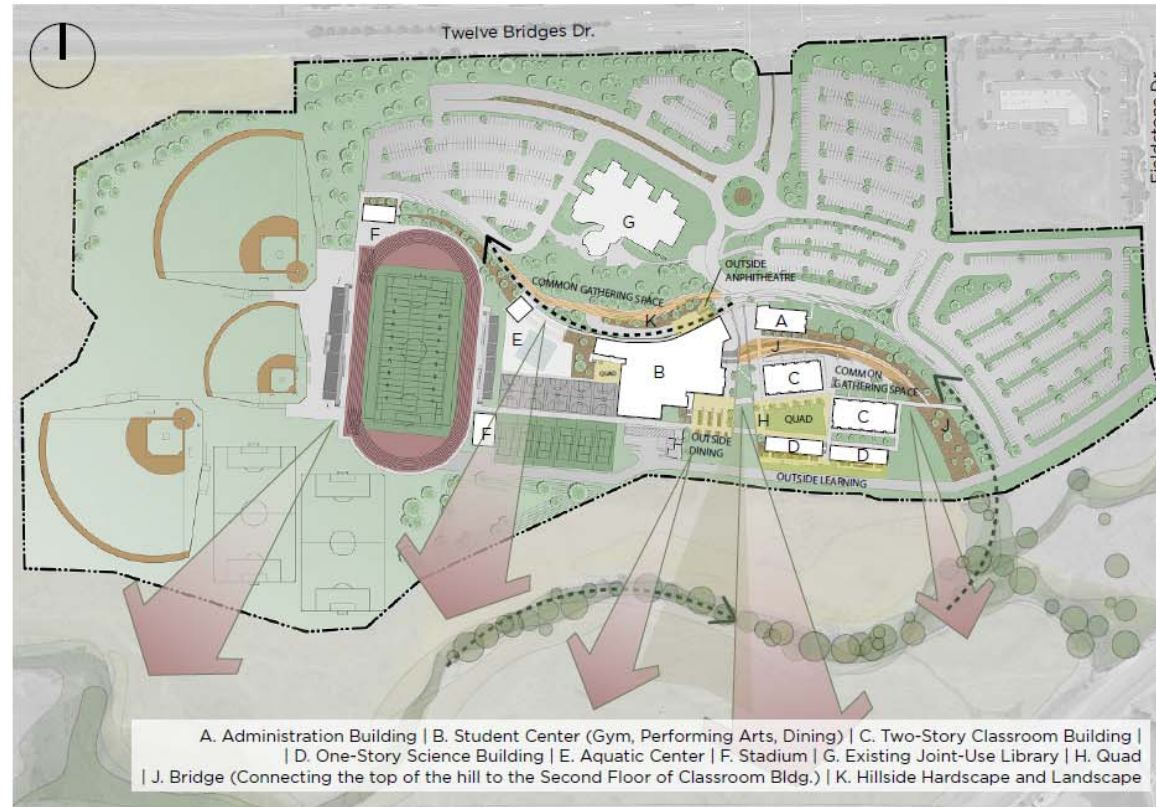


Together We Can, Together We Will, Build a Brighter Future

WESTERN PLACER USD

Twelve Bridges High School

LEARNING IN THE PRESERVE - INTEGRATING A CAMPUS INTO IT'S NATURAL SETTING



HMC Architects 333 W. San Carlos Street, Studio 750, San Jose, CA 95110 / 408.977.9160 / www.hmcarchitects.com

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MARKO BLAGOJEVIC

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PROJECT DETAILS

- / **Completion**
2021
- / **Size / Cost**
126,650 SF / \$86.5M
- / **Services**
Programming, Planning,
Educational Specifications,
Full Architectural Services,
Interior Design

STRATEGIES

- Create **dedicated learning spaces** designed specifically for their unique requirements
- Allow the Performing Arts Center to **cascade down the natural topography**
- Locate science classrooms **near open space preserve** and offer **hands-on biology and environmental studies opportunities**
- Weave fingers of the **natural landscape** into the context of the campus
- **Remove accessibility barriers** by creating a ramp sculpted into the natural hillside to allow for vertical mobility
- Consider the **existing context**
- Reduce the number of buildings on campus to create an **economy of scale**
- Place the two-level buildings on the lowest portion of the site to help **preserve open space for natural integration into the environment**
- Locate single-level buildings on both the upper and lower levels of the site to **complement the scale of the neighborhood and maintain views to the grasslands**
- Design the classrooms buildings with a **locally built modularized facade**



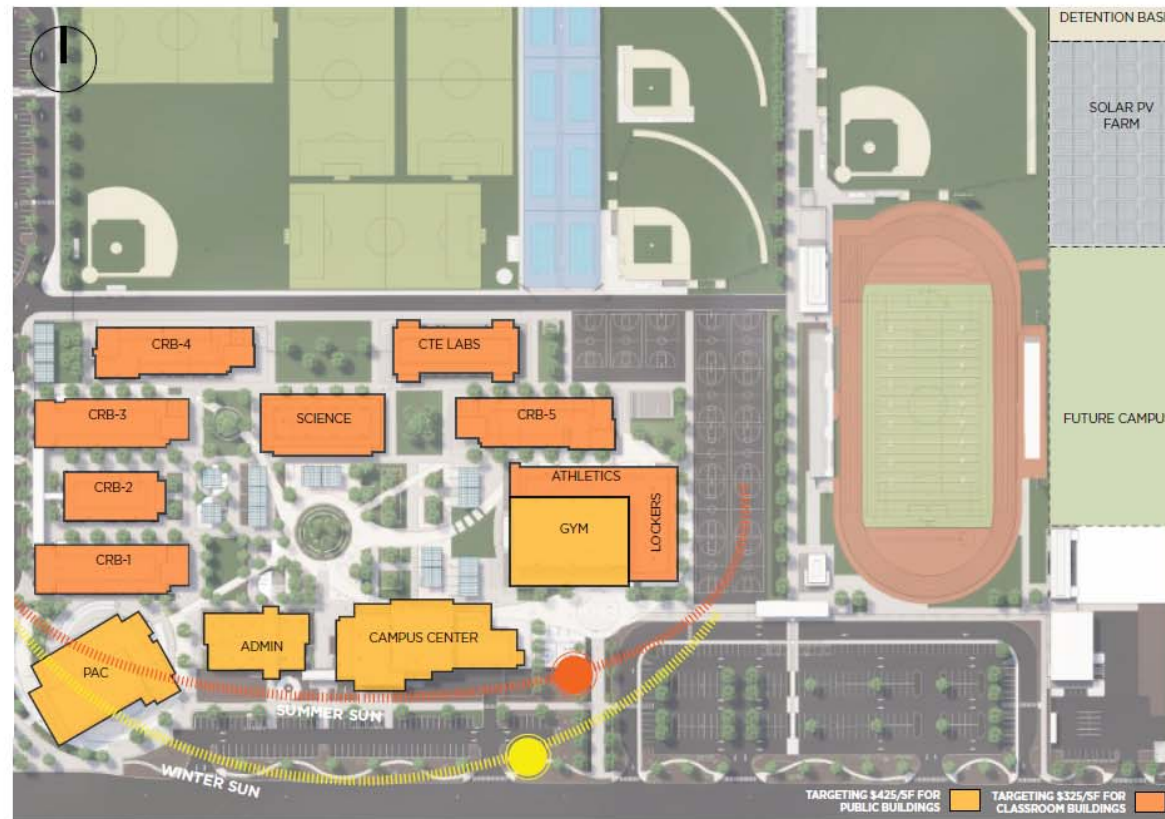
KERN HSD

Del Oro High School

MORE FOR LESS - CREATING A NEW APPROACH TO DESIGNING A COST EFFECTIVE ZNE CAMPUS FOR A COMMUNITY IN NEED

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PROJECT DETAILS

- / **Completion**
2022 (Phase 1); 2024 (Phase 2)
- / **Size / Cost**
227,000 SF / \$112M
- / **Services**
Programming, Planning, Full Architectural Services, Interior Design

STRATEGIES

- Use a **kit-of-parts approach** for learning space designs
- Design the campus to be a **quilted landscape** to fit with the agricultural context
- Distribute student and staff **collaboration zones** across campus
- Plan a campus center as a **before/after school hangout space**
- Design **flexible** classroom buildings
- Create **outdoor spaces** to accommodate many different uses
- Strategically separate **distinct drop-off and pick-up zones**
- Create a **single and secure campus entry** through the admin building after the bell rings
- Design the PAC, admin building, campus center, and gym to be **public facing**
- Use **passive measures** first to make efficient buildings, then consider **renewables to achieve zero net energy**
- Minimize east/west campus buildings, **utilize long south/north facades**
- Create **outdoor dining availability at classroom buildings** for easy access to a meal or snack between classes



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Meeting #4 – Vision for a New High School March 1, 2023

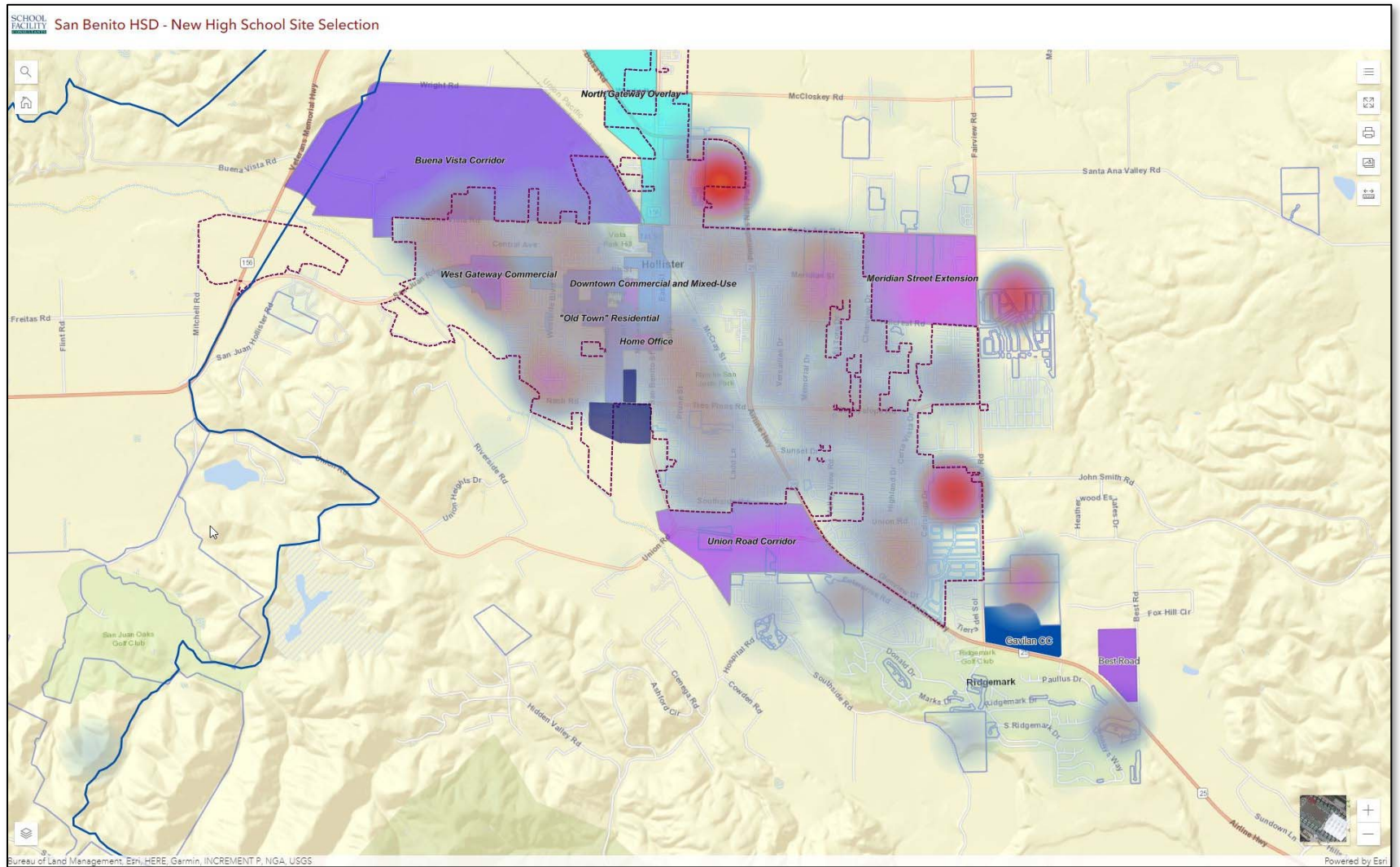
In meeting #4, the FNC heard two additional case studies of recently built high schools, including Liberty High School of the Perris Union High School District and Rancho San Juan High School of the Salinas Union High School District.

The FNC also received a GIS Mapping Presentation. The presentation showed the existing student population; the locations of future developments and planning areas; and a projection of where future students would likely originate from based on known future development. The mapping presentation incorporated the location of Hollister High School, elementary schools, Gavilan College and the Best Road site.

Following the presentation, the FNC engaged in a group activity whereby they ranked factors in selecting the location of a school site. The table below shows the results of the Dot Game Activity.

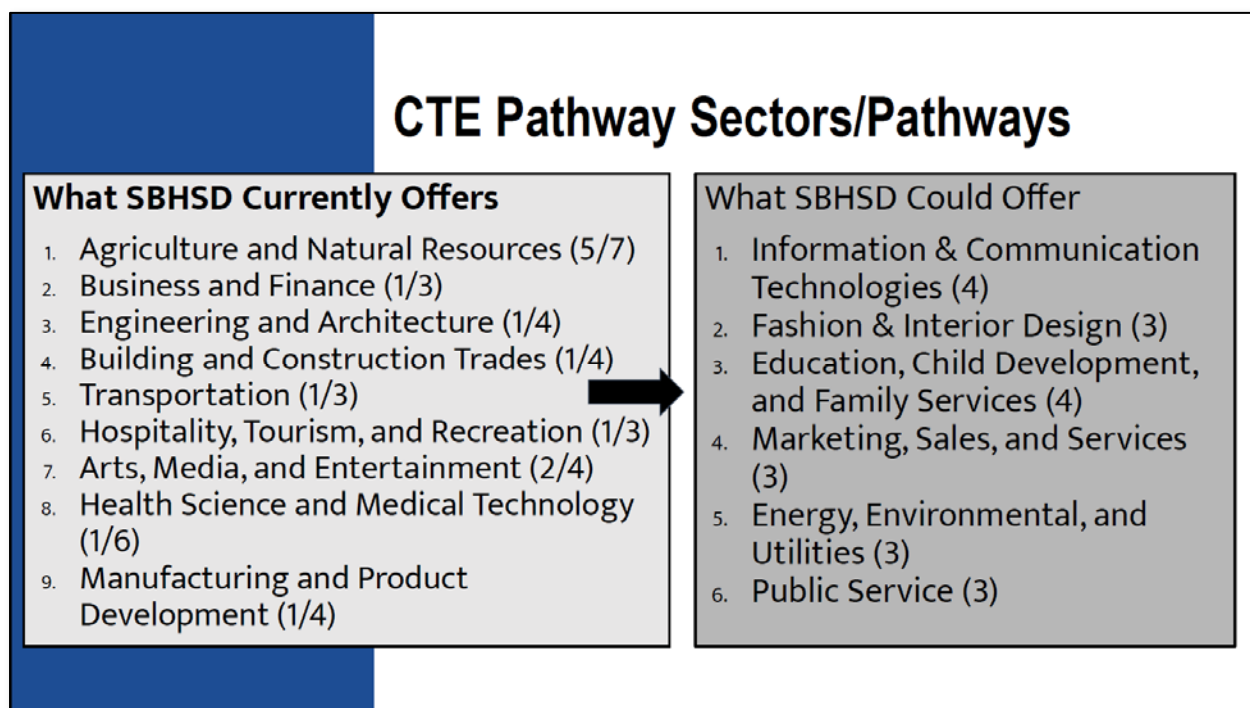
School Site Factor Ranking		
Rank	Factor	Score
1	Location as Compared to Targeted Student	30
2	Equity between Campuses	23
3	Health and Safety	16
4	Cost	15
5	Layout of School Buildings and Facilities	11
6	Location with Consideration of Ability to Share	9
7	Site Configuration	5
8	Site Size	2

2021-22 Students Augmented with Students from Known Potential Development



Meeting #5 Educational Programs Drives School Facilities March 22, 2023

The FNC received a presentation on educational programs offered and potential opportunities for a Second High School. The presenters included, Director Klauer and Coordinator Grissom of the San Benito High School District. The presentation focused on A-G requirements, career pathways, academies, dual enrollment, and early college high school.



After the presentation, there were break-out discussion groups that ranked support on potential educational programs that could be offered. The results are shown below.

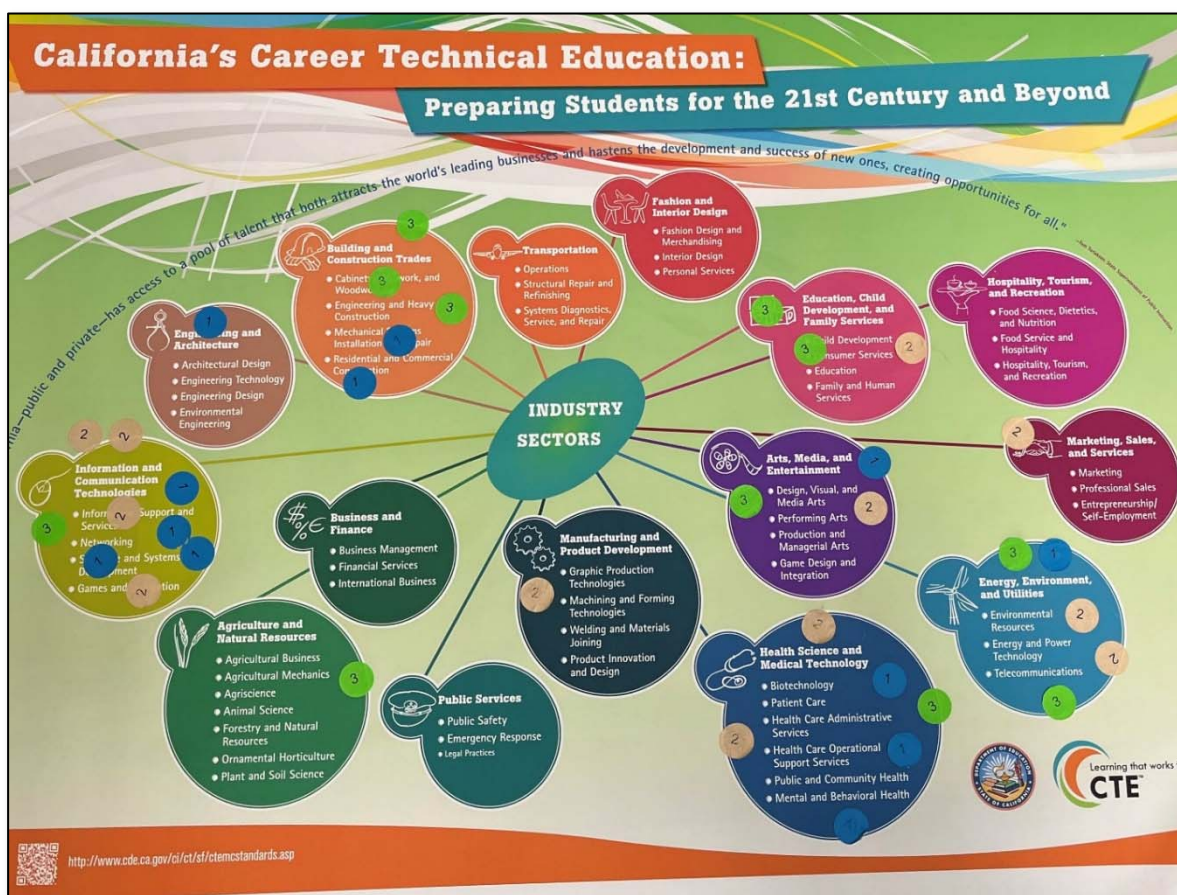
Educational Programming Preferences		
Rank	Programs	Votes
1	Dual Enrollment	33
2	Academies	32
3	Early College High School	14

Meeting #6 – Facility Components of the New High School April 12, 2023

During meeting #6, Director Klauer and Coordinator Grissom reviewed the educational programs for a second high school. This included potential “Academy” options and a discussion on how academies and other programs could be offered, including dual enrollment.

Following the presentation, break-out discussion groups identified the top 3 potential academies to offer at a second high school. The academies were prioritized based on industry sectors.

The FNC discussed facility components to be included in the second high school, including a prioritization of the facility components.



Facilities Needs Committee Members Prioritization of Industry Sectors				
Rank	Industry Sectors	#1s	#2s	#3s
1	Information and Communication and Technologies	4	4	1
2	Health Science and Medical Technology	3	2	1
3	Energy, Environment, and Utilities	1	2	3
4	Building and Construction Trades	2	0	3
5	Arts, Media, and Entertainment	1	1	1
6	Education, Child Development, and Family Services	0	1	2
7	Engineering and Architecture	1	0	0
8	Marketing, Sales, and Services	0	1	0
9	Manufacturing and Product Development	0	1	0
10	Agriculture and Natural Resources	0	0	1
11	Hospitality, Tourism, and Recreation	0	0	0
12	Transportation	0	0	0
13	Fashion and Interior Design	0	0	0
14	Public Services	0	0	0
15	Business and Finance	0	0	0

Facility Prioritization Results		
Rank	Project	Percentage
1	Specialized Classrooms - CTE	28.35%
2	Collaborative Spaces/Common Areas	27.63%
3	Outdoor Learning Environments	17.13%
4	Specialized Classrooms - Arts	10.13%
5	Performing Arts Center/Theater	8.98%
6	Enhanced Athletic Fields	5.14%
7	Stadium	1.89%
8	Aquatic Center	0.74%
		100 %

To assist with prioritizing facility components, Blach Construction provided estimated order of magnitude cost estimates for the facility components of a second high school.



Building Type	Budget Range (In Millions)	
	Low	High
Hollister HS Projects (Already Completed)		
Athletic Facilities & Concessions Stand	\$ 25	\$ 27
Science & Robotics	\$ 21	\$ 23
CTE Building	\$ 24	\$ 26
Multi-Use Fields/Practice Fields	\$ 6	\$ 7
Other Potential HS Building Types		
General Classroom Building (12 classrooms)	\$ 14	\$ 15
BioMed/Sciences Building (12 labs)	\$ 21	\$ 23
Performing Arts/Theater	\$ 44	\$ 49
Administration & Library	\$ 23	\$ 25
Cafeteria/Food Services	\$ 24	\$ 26
Aquatics Center	\$ 18	\$ 20
Gymnasium & Locker Rooms	\$ 23	\$ 26

Notes:

Budgets are in today's dollars

Efficiency factor has been applied to account for multiple buildings being constructed at one time.

Meeting #7 – Develop Board Recommendations April 26, 2023

Recommendation #1

Funding for the second high school should come from a combination of funding sources, including new residential and non-residential development, the State of California, and the local community through a General Obligation Bond measure. To the extent possible, the District should explore joint use partnerships with other local agencies or organizations (e.g., community college, city, county, etc.) to reduce costs and create opportunities for students. Specific comments from break-out groups included the following:

- Consider opportunities for grants, private donations, corporate philanthropy/partnerships, community foundations, banking institutions, and funding from the Federal Government.
- Be mindful of community needs and desires related to local GO Bond funding.
 - Buy-in from individual community members/donors.
- Promote that the second high school is for everyone and will have positive impacts on the community as well.
- Joint use could be a community center, performing arts center, connection to community college, library, apprenticeship partnerships.
- Pursue every possible funding source that may exist.

Recommendation #2

Community outreach and education is essential to the success of the new high school, School District, and community. Parents should be consulted as the District is planning for the second high school. When school bonds are needed, the District should reach out to taxpayers to educate them and seek insight on the need for the second school and funding challenges. Specific comments from break-out groups included the following:

- Educate the community on cost, need, and community benefits.
 - Students who graduate from the high school become contributing community members and support the local workforce.
- Provide outreach at local community events.
- Students can advocate for their needs by being educated and educating others through speaking engagements and direct advocacy.
- Outreach and education should be approached differently.
- Explain how the District has been a good steward of taxpayer money
- Leverage local dollars to obtain state funds.
- Build trust that money will be used wisely in the future, as it has been in the past.
- Educate community on how previous bonds have been used.
 - Clarify that not all money went to athletic facilities.
- Engage a professional community outreach organization to assist in education efforts beyond the District's scope.
- Begin education efforts sooner rather than later.
- Get people to feel/connect with the need for the second school.
- Work with influential connections.

Recommendation #3

When determining the location of the new high school, the most important factors that should be considered include:

- The location of the future student population.
 - Consider ease for commuter access.
- Equity between campuses (equitable access to site).
 - Equity is equal access to services, not necessarily the same as existing campus.
- Health and safety of students and staff.
- Cost of the site and adjacent to development.
 - Unlike some items, this decision is permanent.
 - Small portion of the cost of the school itself.
- Proximity to potential joint-use opportunities.
- Consider complexities of site location, existing ownership of site, access to utilities, transportation.
- Consider transportation between campuses for complimentary campus.
- Topography of site to aid in outdoor learning environments (views, natural resources, etc.).

Recommendation #4

Educational and co-curricular programs offered at the second high school should have unique opportunities and enhance those offered at Hollister High School.

- Equitable student opportunities, educational equity.
- Programs at the second high school should not negatively impact what exists at Hollister High.
- The second high school provides an opportunity for something new.
- Include visual and performing arts.
- Fill educational gaps with new high school.
- New school will gain its own identity and culture.
- Phased approach may require transportation between campuses.

Recommendation #5

The second high school should provide students with a variety of educational options, including dual enrollment and academies that provide hands-on learning opportunities to prepare students for college and/or high demand, high wage jobs.

Specifically, the Committee feels that the District should consider offering one or more academies in the following areas by priority:

- o Information and Communications Technologies,
- o Health Science and Medical Technology,
- o Energy, Environment, and Utilities,
- o Building and Construction Trades,
- o Arts, Media, and Entertainment, and
- o Education, Child Development and Family Services.
- Programs can be linked to sponsorship/partnership.
- Programs are not mutually exclusive.
- Offerings have flexibility to not restrict students.

Recommendation #6

The second high school should include necessary facilities including: general classrooms, science labs, administrative space, library, cafeteria/multi-purpose room, PE fields, locker rooms, and a gymnasium. Additionally, as funding may limit the District's ability to build a comprehensive high school in phase 1, the District should consider augmenting the required facilities with the following in order of priority:

- Specialized CTE classrooms that support the academic programs offered.
- Indoor and outdoor collaborative spaces.
- Outdoor learning environments, and
- Specialized VAPA classrooms.

Additional feedback included,

- A shared performing arts building.
- Community members could benefit from collaborative spaces.
- Multi-use of facilities.