
Presentation on Facilities Phase II Study and Process for Community Engagement

December 11, 2012

Background

- June 4th, 2012 Staff Presentation on Facilities Phase I Study
- Outlining the following needs analysis across all 17 school sites:
Goals for the Phase I Plan Study were:
Complete District Wide Facility Analysis for Long-Range Planning on
 - Architectural
 - Plumbing
 - Site Utilities
 - Electrical
 - Heating, Ventilation and Air Conditioning
 - Communications and Technology
 - Energy Efficiency
- Outlines \$73 Million in needs across 17 school sites in the areas listed above

Background (Continued)

- Recommends Further Design Analysis on 12 School Sites (estimated Cost \$300,000)
 - Bay Farm and Woodstock Education Center and Longfellow needing costly Geotechnical studies (Approximately \$65,000 each site)
 - Studies do not include any costs associated with remedying issues
 - Remedies if needed most likely costly
- Encinal and Washington Middle Schools had separate structural analysis completed to conform with California AB 300 “Seismic Safety Inventory”
 - Two Story Concrete Construction
 - Reviewed for “Life Safety” utilizing *ASCE Standard for Seismic Evaluations of Existing School Buildings
 - Additional Recommendations within each report (not estimated)
 - Buildings are compliant, suggestions are recommendations which should be considered as part of renovation, or long-term facility upkeep

*American Society of Civil Engineers

AUSD Long-Term Facilities Planning Outline

1. Facilities Phase I Planning (Complete June 2012)
 - ◆ Major Focus Facility Needs, Just-In-Time Planning
 - ◆ Rank Order of Needs (most critical needs first)
 - ◆ Additional Evaluations (Asset Protection, should be done to preserve District Assets)

 2. Facilities Phase II Planning (Begin November 2012)
 - ◆ Request for Qualifications (RFQ) December 2012
 - ◆ Major Focus: “Community Engagement, Educational Needs”
 - ◆ Long-Term Planning
 - ◆ 5 Major Components (outlined on following slides)
 - ◆ Bond Preliminary Discussions (Spring 2012)

 3. Facilities Phase III Capital Improvement Plan (March 2014 to Dec. 2014)
 - ◆ Major Focus: “Developing Options for Long-Term/Large Capital Improvements”
 - ◆ Availability and Qualifying for State Funds
 - ◆ Could span one or multiple bond programs
 - ◆ California Environmental Quality Act (CEQA) studies prepared
 - ◆ Educational Specifications prepared (Standards, Buildings, Classrooms, Technology)
-

Five Major Components of Phase II Facilities Planning

1. Stakeholder Community Involvement

- An important component of the Phase II Plan Study will be a community involvement process to engage District staff, teachers, parents, and the community in identification of issues and needs and to evaluate options, proposals and priorities.

2. Secondary Facilities Assessment

- The Facility Assessment will take into consideration that a Phase I Assessment has been completed
- Identify current facility and space deficiencies and needs
- Identify District owned facilities not directly related to the District's core educational mission and evaluate management options, including criteria such as revenue generation and future use flexibility
- Evaluate building and utility infrastructure condition and energy efficiency
- Draft Facilities Assessment

Five Major Components (Continued)

3. Requirements and Options Around Long-Term Planning

- Articulate key goals and guiding principles of the Phase II Plan Study

Goals for the Phase II Plan Study are:

1. Link District educational objectives and initiatives to facilities needs
 2. Project future enrollment and facility needs based on demographic forecasts and other trends
 3. Identify and evaluate costs and benefits of a broad array of facility options
 4. Guide long-range decision making on facilities management, including acquisition of new facilities
 5. Provide facilities improvement project list
 6. Guide potential future joint use agreements and community partnerships
- Determine Facility Needs Associated with the Strategic Plan and Board Priorities

Five Major Components (Continued)

4. Draft Plan Proposal

- Proposals for Renovation or Additions to Existing Facilities
- Infill Proposals and Best Practices for New Facility Construction
- Increase Sustainability and Energy/Resource Conservation Potential
- Identify Potential for Site or Facility Acquisition
- Present Proposals with Cost/Benefit Assessment and Information on Population Served
- Draft Phase II Plan Study Document
- Board of Trustee Review and Direction on Plan Proposals

5. Adoption of Plan-Implementation Options

- The final phase of the Phase II Plan Study process includes adoption and implementation. Decisions about the specific tasks and scope of each of the following tasks will depend upon the Board review and approval on the Draft Phase II Plan Study prepared in component “4”

Next Steps

- Request for Proposal Submitted to the Board
 - January 29, 2013 Board Meeting

- Implementation of Phase II
 - Community Engagement Schedule Beginning March-April 2013