



Menlo Park City School District

Facility Master Planning Update
Study Session Board Meeting April 30, 2013

Meeting Outline

1. Review Configuration Options
2. Educational Configuration Analysis
3. Construction Options – Scope and Cost
4. Planning/Design/Construction Timeline Options
5. Bond Process, Timing and Cost
6. Working Session Analysis
7. Board Discussion

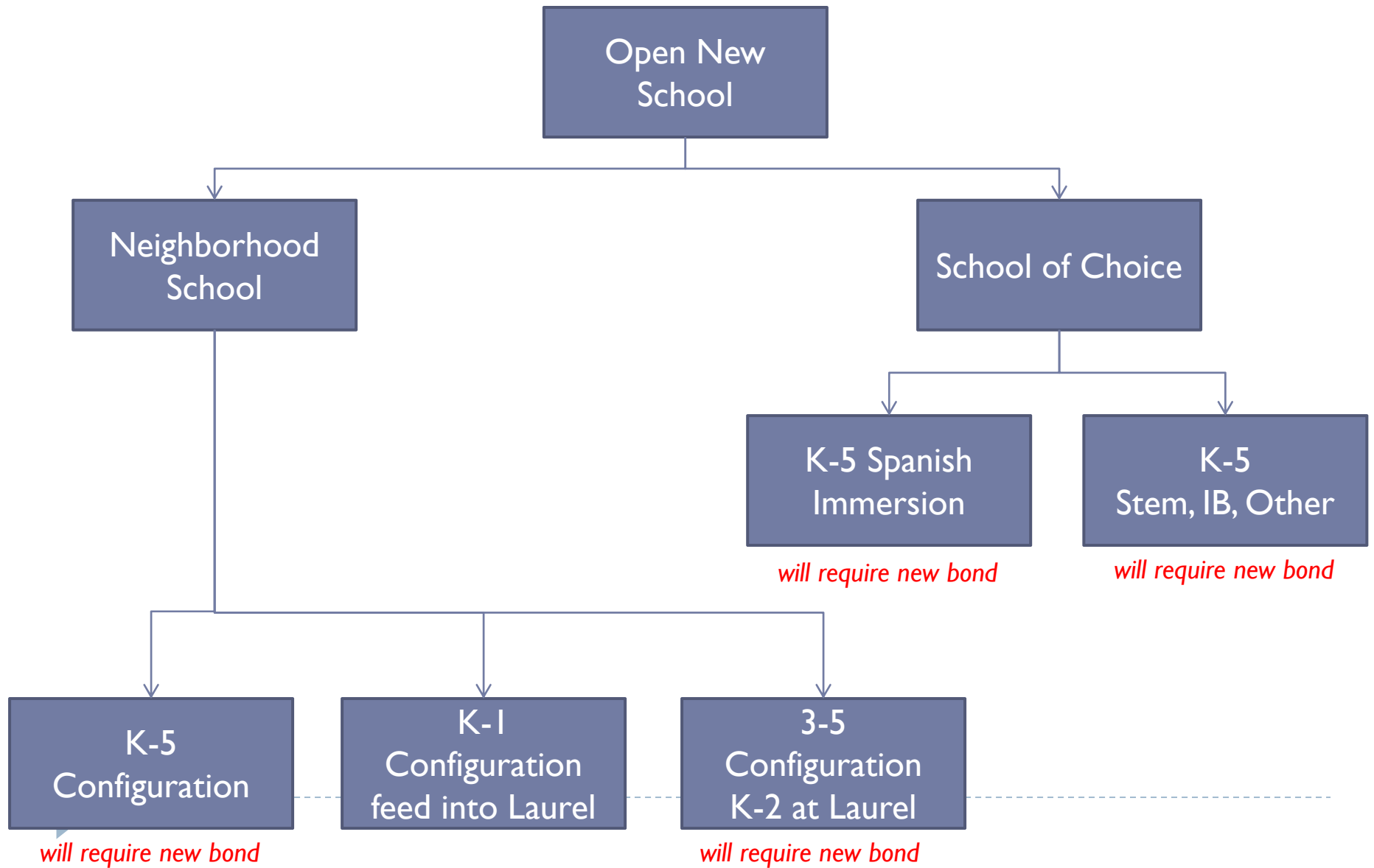


Configuration Consideration Factors

- ▶ **Educational Experience**
 - ▶ Best educational experience for all students
- ▶ **School and District Culture**
 - ▶ Reflection of our Parent and Community Interest
- ▶ **Operations**
 - ▶ Long Term Sustainability
 - ▶ Capital Cost
 - ▶ Operational Cost
 - ▶ Safe Routes to School
 - ▶ Attendance Boundaries
 - ▶ Implementation and Transitional Plan



O'Connor Configuration School Decision Tree



Configuration Options

Option 1: All Elementary Schools as K-5

Class	Total Students	Encinal K-5		Laurel K-5		O'Connor K-5		Oak Knoll K-5		District Ave
		Classrooms	Students	Classrooms	Students	Classrooms	Students	Classrooms	Students	
Flex	-	0	0	5	0	0	0	0	0	20.00
K	360	6	120	3	60	3	60	6	120	20.00
Grade 1	360	6	120	3	60	3	60	6	120	20.00
Grade 2	360	6	120	3	60	3	60	6	120	20.00
Grade 3	360	6	120	3	60	3	60	6	120	20.00
Grade 4	360	5	120	3	60	3	60	5	120	22.50
Grade 5	360	5	120	3	60	3	60	5	120	22.50
Totals	2160	34	720	23	360	18	360	34	720	

Option 2: O'Connor as School of Choice

- Same configuration as above
 - Spanish Immersion, STEM, IB, etc.
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Configuration Options (Laurel/O'Connor K-5)

Option 3

Class	Total Students	Encinal K-5		Laurel K-2		O'Connor 3-5		Oak Knoll K-5		District Ave
		Classroom	Students	Classroom	Students	Classroom	Students	Classroom	Students	
Flex	0	0	0	5	0	0	0	0	0	
K	360	6	120	6	120			6	120	20.00
Grade 1	360	6	120	6	120			6	120	20.00
Grade 2	360	6	120	6	120			6	120	20.00
Grade 3	360	6	120			6	120	6	120	20.00
Grade 4	360	5	120			5	120	5	120	24.00
Grade 5	360	5	120			5	120	5	120	24.00
Totals	2160	34	720	23	360	16	360	34	720	

Option 4

Class	Total Students	Encinal K-5		Laurel 2-5		O'Connor K-1		Oak Knoll K-5		District Ave
		Classrooms	Students	Classrooms	Students	Classrooms	Students	Classrooms	Students	
Flex	0	0	0	1	0	2	0	0	0	
K	360	6	120			6	120	6	120	20.00
Grade 1	360	6	120			6	120	6	120	20.00
Grade 2	360	6	120	6	120			6	120	20.00
Grade 3	360	6	120	6	120			6	120	20.00
Grade 4	360	5	120	5	120			5	120	24.00
Grade 5	360	5	120	5	120			5	120	24.00
Totals	2160	34	720	22	480	14	240	34	720	

Staff Committee

Educational Configuration Analysis Work

- ▶ Committee of Administrators, Principals, and Teachers
- ▶ O'Connor School Site Tour
- ▶ Discuss and Analyze each options positive aspects and considerations
 - ▶ Option 1: All Elementary Schools as K-5
 - ▶ Option 2: K-5 School of Choice (Spanish Immersion)
 - ▶ Option 3: Laurel(K-2) and O'Connor(3-5)
 - ▶ Option 4: Laurel(2-5) and O'Connor(K-1)



Minor Modernization Project Scope

- ▶ Small School 14 Classrooms
- ▶ K-1 approx. 280-300 Students
 - ▶ Fire alarm/clocks/bells/PA upgrades as needed
 - ▶ Door/hardware upgrades
 - ▶ Minor interior improvements
 - ▶ Interior/exterior painting
 - ▶ Technology projects (phones/networks/wireless)
 - ▶ Playground site projects
 - ▶ Add 6 Portables
 - ▶ 4 Classrooms
 - ▶ Library
 - ▶ Art/Music



Major Modernization/Construction Scope

- ▶ Small School 14 Classrooms
- ▶ K-1 approx. 280-300 Students
- ▶ Bring current 10 classroom to current DSA Code
 - ▶ Structural
 - ▶ New Electrical
 - ▶ New Mechanical
 - ▶ Full interior and exterior shell upgrades (windows, doors, finishes, flooring, lighting, ceiling, etc)
- ▶ New Facilities (7,400 SF)
 - ▶ 4 Classrooms
 - ▶ Library
 - ▶ Bathrooms
 - ▶ Art/Music
 - ▶ Support Spaces
- ▶ Site Improvements



Major Construction/ New School Scope

- ▶ School 16-20 Classrooms
- ▶ K-5 or Grade 3-5 School with 360-400 Students
- ▶ Library
- ▶ Art/Science Classroom
- ▶ Music Classroom
- ▶ Administration/Support Spaces
- ▶ Multi-purpose facility
- ▶ New field, playground, landscaping, parking, lunch shelter drop/off pick up area
- ▶ Approximately: 31,000 to 32,000 SF



O'Connor Costs

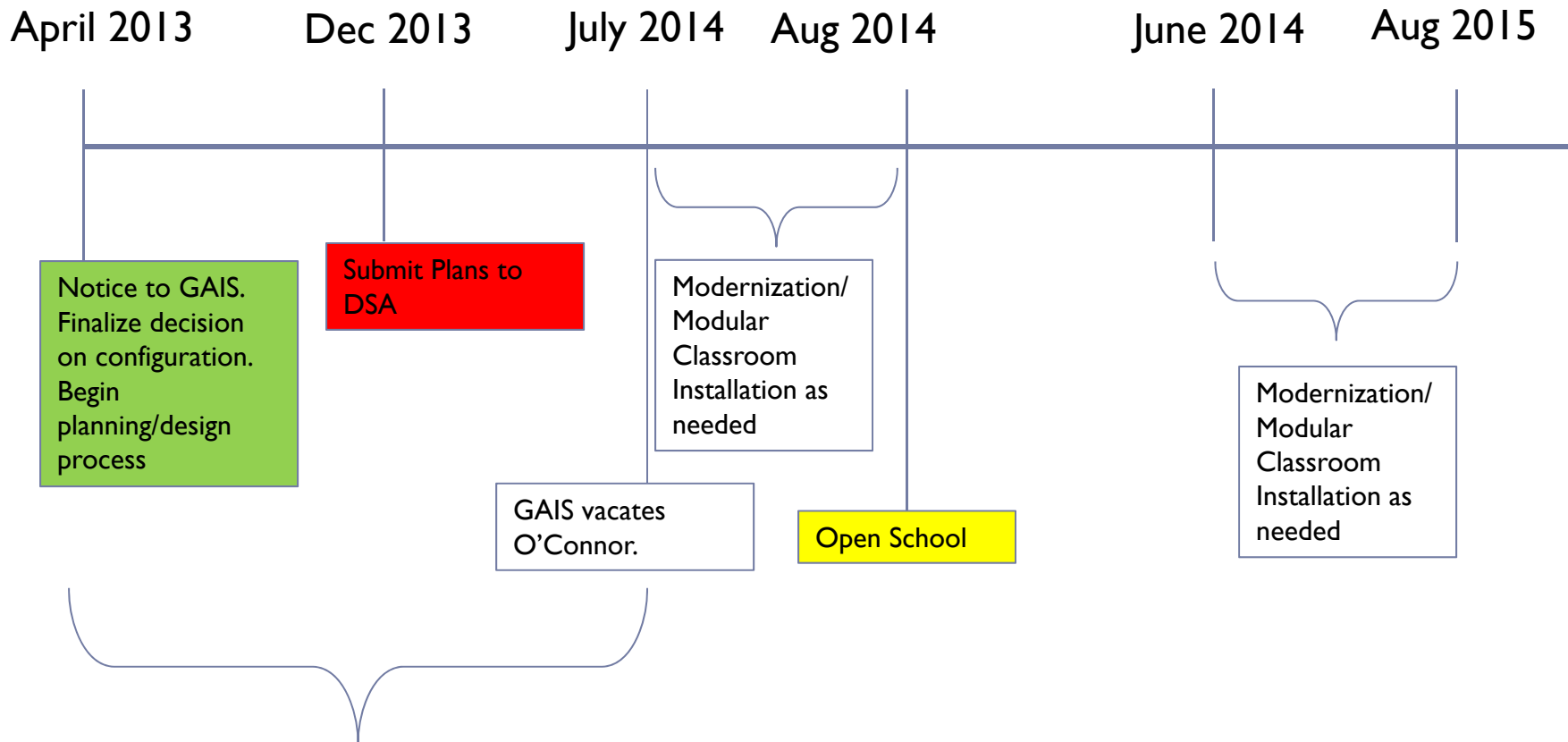
Project Scope	Estimated Construction Cost	Estimated Project Cost	Construction Duration
Minor Modernization	\$2,200,000	\$3,000,000	5 to 6 months
Major Modernization/ Construction	\$6,900,000	\$9,000,000	10 to 12 Months
Major Construction/ New School	\$16,500,000	\$22,200,000	12 to 13 Months

Notes:

- Costs based on starting construction start in Summer 2014, add 3-5% for Spring 2015 start
- Minor modernization option for K-I school only
- Minor modernization can be perform in summers and phase in improvements
- Major Modernization and New Construction will require a new Bond measure

Timeline A

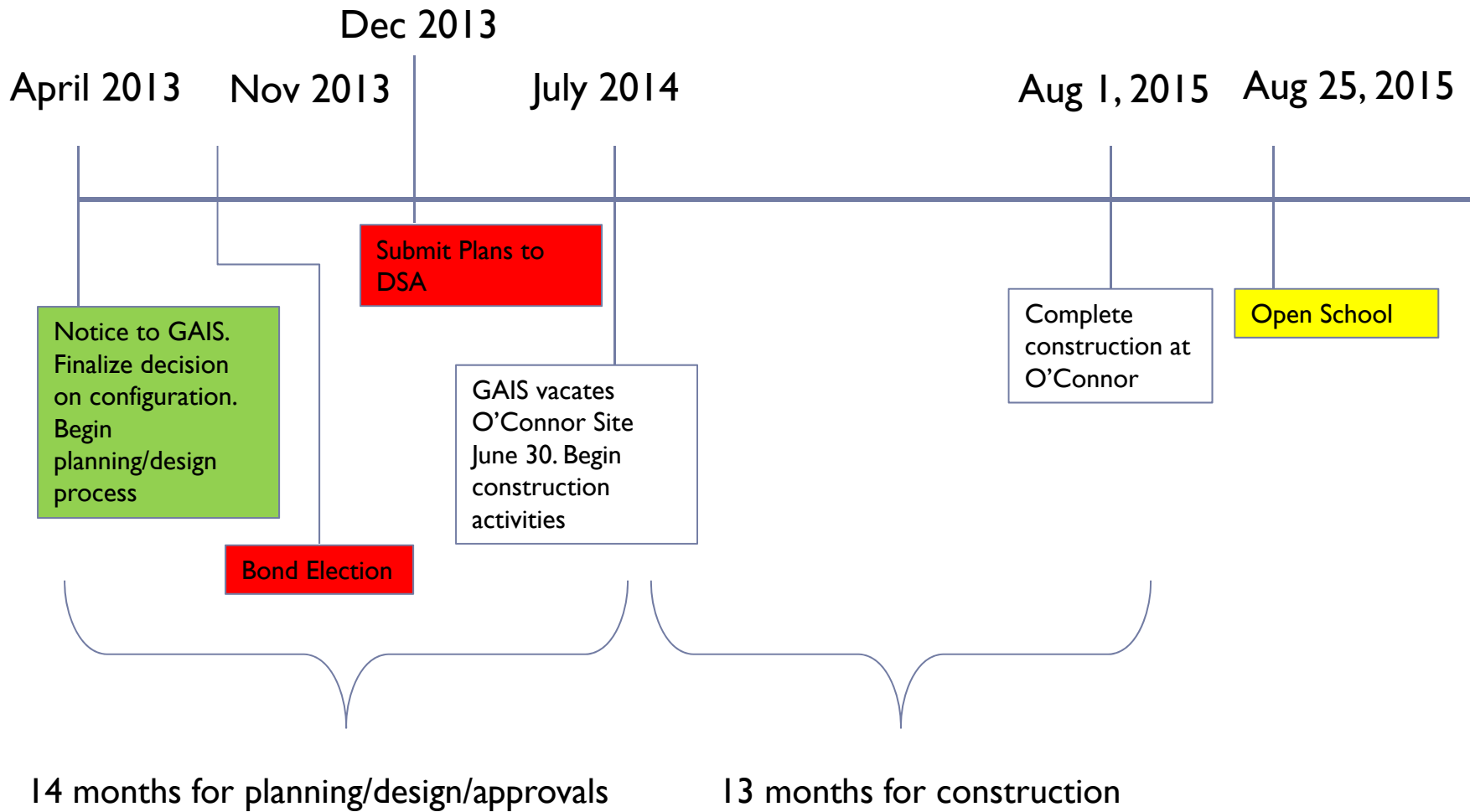
O'Connor Minor Modernization (Option 4 only)



14/15 months for planning/design/approvals

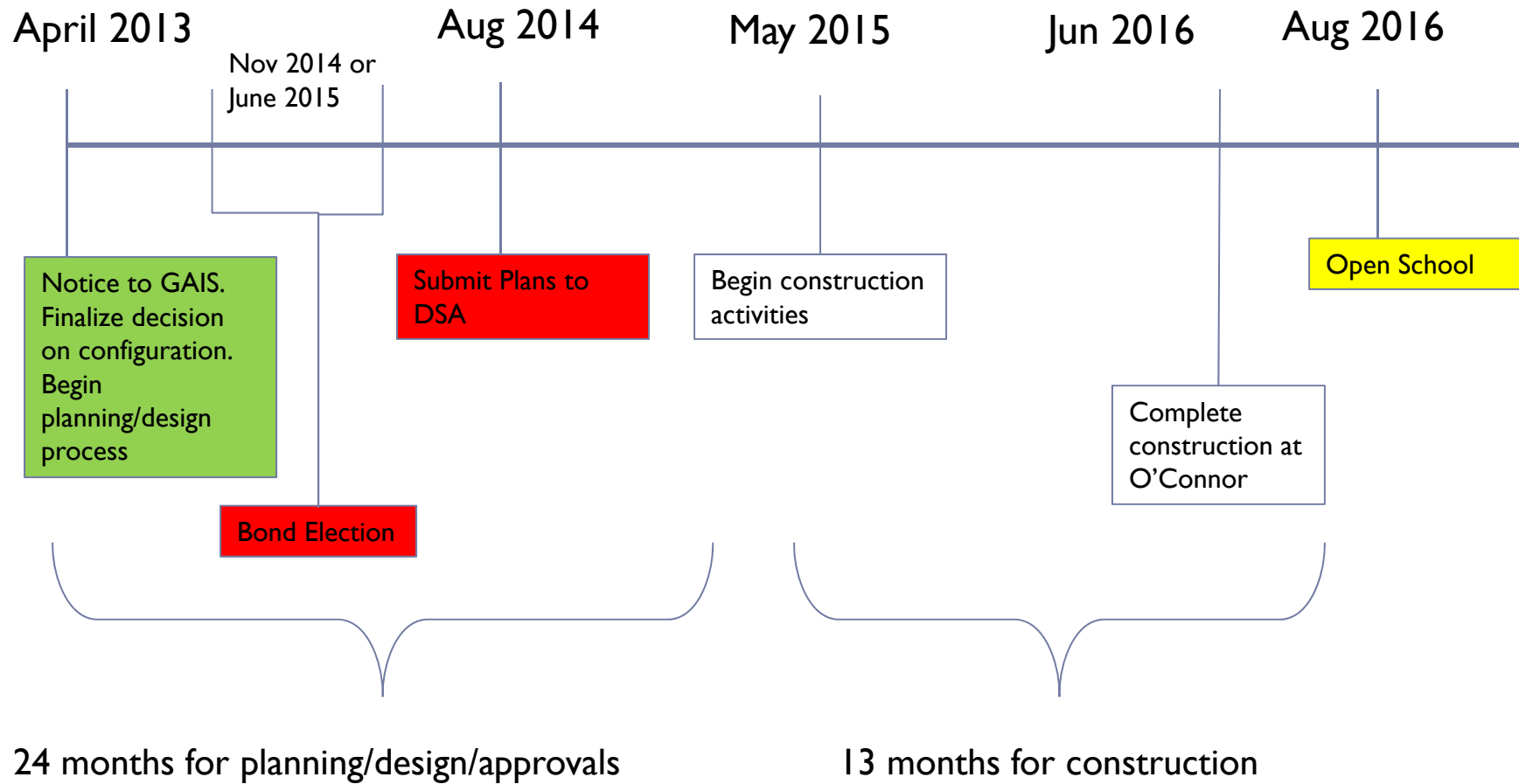
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- ▶ Open O'Connor school in 2014 and perform modernization work in the summers

Timeline B (2 years schedule) O'Connor New Construction/Major Modernization



▶ Students housed at existing schools

Timeline C (3 years schedule) O'Connor New Construction/Major Modernization



▶ Students housed at existing schools

Bond Process and Cost

- ▶ Direction from Board regarding O'Connor Timeline and scope preference: May 13, 2013
- ▶ Direction on additional Bond related analysis (focus group, community meetings, etc.): May 13, 2013
- ▶ Develop Bond Language (scope) and size: May 13 to June 11
- ▶ Bond Election Options
 - ▶ November 2013 or June 2014
 - ▶ Pros and cons of each option
 - ▶ Starting planning/design work prior to election
- ▶ Last day to call a Nov 5 election: August 9, 2013



Bond Cost

- ▶ Every \$1 per \$100,000 of assessed property tax will yield approximately \$3,500,000 of bond money
- ▶ For example:
 - ▶ \$10,000,000 Bond
 - ▶ Cost: \$2.86/100,000 A.V. (assessed value)
 - ▶ \$20,000,000 Bond
 - ▶ Cost: \$5.72/100,000 A.V.
 - ▶ \$30,000,000 Bond
 - ▶ Cost: \$8.58/100,000 A.V.

Analysis Work

Considerations	Option 1 (K-5)	Option 2 (Choice)	Option 3 (3-5)	Option 4 (K-1)
Educational Experience				
Educational Environment				
Comparable Educational Opportunities				
Promote Core Values				
Promote cohesive schools, neighborhoods and District community				
Foster community through school sizes and configurations				
Long Term Sustainability				
Capital Cost				
Operational Cost				
Provide adequate flexibility and optimize use of spaces				
Promote Safe Route to School/Traffic/Neighborhood Impacts				
Timeline for Implementation				
Effect on attendance boundaries				

