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PIEDMONT UNIFIED SCHOOL DISTRICT Board of Education

SPECIAL MEETING – OPEN SESSION

Tuesday, September 15, 2009
4:00-6:00 p.m.
City Hall – Council Chambers
120 Vista Avenue
Piedmont, CA 94611

A G E N D A

At Special Board Meetings, members of the public may only comment on items shown on the agenda (Government Code Section 54954.3(a)). The Board President may restrict the length of time for these comments (Government Code Section 54954.3(b))

- 4:00 p.m. I. CALL TO ORDER
A. Establishment of Quorum
B. Call to Order
C. Pledge of Allegiance
- 4:01 p.m. II. REVIEW AND ACTION ITEM
A. Conduct Public Hearing and Possible Action by Board on
Location of *SchoolMates* Portable at Beach Elementary School

As part of the plans to accommodate elementary students who would be displaced by construction being done to seismically strengthen all sites, the Board agreed on the following:

- Secure a temporary site to house students during their year of construction. The Emery site is under lease for the Havens' students in 2009-10 with the option for use when Wildwood and Beach are under construction planned for the next phase.
- Before and after school care provided by the City of Piedmont Recreation Department (*SchoolMates*) for all three elementary sites would be housed on sites not under construction in the City of Piedmont.
- Bussing would be provided for students assigned to the Emeryville site including between Emeryville and *SchoolMates*.
- The kindergarteners from Havens would be assigned to the Beach campus for 2009-10.
- The *SchoolMates* program for Beach and Havens students would be provided on and/or adjacent to Beach school.
- All temporary housing and transportation plans needed to be ready by the first day of school on August 26, 2009.

The plans for 2009-10 included the placement of a *SchoolMates* portable to serve the “visiting school” adjacent to the bridge area at the east end of the City-owned Linda Beach playfield. The *SchoolMates* portable on the Beach playground would continue to serve Beach students. The concept included the *SchoolMates* children using the grassy field during regular school hours to minimize the noise and number of children on the Beach blacktop during school hours. The increased enrollment at the Beach site required the addition of 3 portables that have a significant impact on the play space. Playground space is reduced as student population increases.

In the last week of July, as the plans for the placement of the *SchoolMates* portable installation were in the process of being finalized, PG&E confirmed that the portable could not be placed where planned because of an active 12-inch gas line that they had previously identified as a four inch abandoned line. On-site alternatives including the relocation of the gas main, reconfiguration of the portable, and alternative placement were explored. The cost and timeline made the site unacceptable for the safe placement of a building to house children.

The Board will conduct a public hearing to allow opportunity for input before a final decision as to the permanent location of the portable. The permanent placement requires the connection to the sewer lines and electrical service including a fire alarm system linked to the school. Staff will present information on the feasibility, costs and access of possible alternate locations including the City tennis courts on Linda Avenue and an area of City-owned property located at Beach; and the cost/feasibility of relocating the gas line. Based on parent/community input and the information presented by the consultants, the Board will provide direction to staff as to next steps. Options include: further study on information requested; formal request for use of City property for *SchoolMates* (City tennis courts or City-owned adjacent property at Beach); proceed with permanent placement at current location on blacktop; relocate gasline to place portable adjacent to bridge; or other alternative

6:00 p.m. IV. ADJOURNMENT

Next *Regular* Board of Education Meeting
Wednesday, September 23, 2009
7:00 p.m.
City Hall, Council Chambers, 120 Vista Avenue, Piedmont

Please be advised that any communication sent to the Board of Education is subject to the Freedom of Information Act and can be viewed by the public, unless it is of a confidential issue covered under the Brown Act.

Board Agenda Material

(in compliance with Senate Bill 343)

Supporting agenda documentation of a non-confidential nature that has been distributed to the Board less than 72 hours before a meeting can be viewed in the Superintendent's Office at the District Administration Building, 760 Magnolia Avenue, Piedmont, CA between the hours of 8:00 a.m. and 4:30 p.m. and at the District web site: www.piedmont.k12.ca.us; click on "Board of Education"; click on "Agendas and Minutes"

ADA Assistance

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Superintendent's Office at (510)594-2614. Forty-eight hour notification preceding the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

The schedule of time for agenda issues is approximate

Special Board Meeting of
September 15, 2009

TO: Board of Education

FROM: Constance Hubbard, Superintendent of Schools
David Burke, Program Manager, Seismic Safety Bond Program

SUBJECT: **INFORMATION ON RELOCATION OPTIONS FOR HAVENS
SCHOOL MATES BUILDING**

I. **SUPPORT INFORMATION**

Construction of a new Havens Elementary School and the planned renovation of the Wildwood and Beach Elementary Schools have displaced and will continue to displace the City's *SchoolMates* program. By agreement with the City, the District is responsible for relocating the displaced *SchoolMates* program during the years these schools are under construction.

In late July, PG&E confirmed that a line previously identified as abandoned was, in fact, an active 12" high-pressure gas line below the proposed site for the relocation of the Havens *SchoolMates* building. The District may not install a building directly over or near the gas line.

To ensure that the *SchoolMates* program was in operation for the start of the new school year, the District placed a portable *SchoolMates* building on the Beach blacktop on a temporary basis. The building is operational at the temporary location, although its bathrooms and sinks are not plumbed and the cabinetry has not been installed. It was agreed that because a decision was required during the summer when a public process was not viable, that it would be installed as temporary until the Board could hold a meeting that provided information on options/costs and included the opportunity for the community/parents to provide input to inform their decision as to the permanent location.

The attached report by David Burke outlines options for a more "permanent" (two-year) location for the *SchoolMates* building. The staff of the *SchoolMates* program have also reviewed the various options.

II. **RECOMMENDATION**

Review information on options for the permanent location of the *SchoolMates* program at Beach School. The Board is requested to provide direction/take action as to next steps to determine the permanent location of the portable to include the plumbing and installation of cabinets.

DATE: September 15, 2009

TO: Constance Hubbard, Superintendent

FROM: David Burke, Program Manager, Seismic Safety Bond Program

SUBJECT: **INFORMATION ON RELOCATION OPTIONS FOR HAVENS
SCHOOL MATES BUILDING**

BACKGROUND

The Original Plan. During the 2009-2010 year – when Havens kindergartners are relocated to Beach School and all other Havens students are relocated to Emeryville – the original plan was to relocate Havens School Mates to Linda Avenue, south of the Linda Beach Field and adjacent to the Oakland Avenue bridge. The following year, when Wildwood kindergartners are relocated to Beach School and all other Wildwood students are relocated to Emeryville – the plan was for the Wildwood School Mates program to use the same building. During the 2011-2012 year, when the Beach School renovation is underway, the plan is to relocate the Beach School Mates program to a site (to be determined) close to the Beach kindergarten students. By agreement dated March 11, 2009, the District bears the cost of relocation of the School Mates program, because the relocation is necessitated by the District's seismic safety bond program.

The Problem. In late July, PG&E confirmed that there was an active 12" high-pressure gas line below the proposed site for the Havens School Mates building. Following this discovery, the District met with PG&E and the City to discuss how to proceed. For access requirements by PG&E and safety reasons, no structure may be built above or within ten feet of the gas line. The District, City and PG&E explored the possibility of moving the gas line, or dividing or repositioning the School Mates building to a different portion of the site, but none of these possibilities was considered viable to have a facility ready for students by the first day of school.

The Temporary Solution. To ensure that the School Mates program was in operation for the start of the new school year, District and City staff agreed to place a new portable School Mates building on the Beach blacktop at least on a temporary basis. (To comply with State requirements concerning buildings and structures installed on school property, the District leased a new, pre-approved portable building for use by School Mates. The existing ("old") Havens School Mates building has not been approved for use at Beach and there was not enough time before the start of school to secure this approval. The old School Mates building, which could be used at its original location because the property beneath the building was technically City rather than District property, is still sitting at the Oakland Avenue bridge site.) The new, leased School Mates building is operational at the temporary location, although its bathrooms and sinks are not plumbed and the cabinetry has not been installed.

The Costs Incurred to Date. The District has incurred roughly \$125,000 to date on the following: architectural, engineering and moving services to relocate the City-owned building from Havens to the Oakland Avenue bridge site; architectural, engineering and moving services to install the leased building on the Beach blacktop; electrical utilities; paving; and fencing. (As discussed below, this amount does not include the cost of the building lease or removal of the building at the end of the lease.)

DISCUSSION

The District and the City have investigated options for a “permanent” (two-year) solution that is in the best interests of the community and makes the best use of community resources. The options include:

1. leaving the leased School Mates building on the Beach blacktop and installing plumbing and cabinetry;
2. moving the old School Mates building to the City-owned tennis courts that are between Beach School and the Linda Beach Field;
3. moving the old School Mates building to the wooded area to the east of the Linda Beach field (near the rest rooms); and
4. moving the gas line so that the old School Mates building may be installed as originally planned at the Oakland Avenue bridge site.

Each of the options identified above is discussed below, including the following information:

- whether the option involves use of District or City property (in other words, are there variables beyond the District’s control?);
- nature and scope of work to be done to make the School Mates program operational;
- life/safety and accessibility issues;
- estimated cost;
- estimated time to completion;
- whether and how the location would impact the educational program at Beach School; and
- whether and how the location would impact the immediate neighbors and the larger community.

Please note that, first, none of the cost estimates include the cost of removal of the leased building now in use on the Beach blacktop. This is a cost that will be incurred regardless of the option chosen – the only variable is *when* the cost will be incurred. If the first option is pursued, the cost will be incurred after the Wildwood project is completed. If any other option is pursued, the cost will be incurred sooner. (The cost of removal is estimated to be \$12,300.)

Second, all cost estimates are just that -- good faith estimates. Vila Construction, the District’s construction manager, developed the estimates based on information currently available about each of the four options. Options two, three and four would require design and engineering work in order to develop more precise cost estimates.

Third, the parking and traffic issues and related pedestrian safety issues raised by each of the options identified above are essentially the same. These issues are not addressed in this memorandum, and will be addressed separately by the District and the City.

1. Beach Blacktop

Under this option, the leased School Mates building would remain at the current site on the Beach blacktop, and plumbing work would be completed so that the sinks and restrooms are fully operational.

- This option involves use of District property. City approval is not required.
- To complete the installation, it would be necessary to:
 - dig a trench for the plumbing;
 - run water and sewer lines to the building;
 - install electrical wiring for the stove and refrigerator; and
 - dismantle and re-install interior cabinetry.
- The site complies with all life/safety and handicapped access requirements.
- Estimated cost (excluding lease payments for two years): \$43,900. The lease payments for the building are roughly \$7,000 per year.
- Estimated time: Seven days from the start of construction to completion.
- Some parents have expressed concern that use of the Beach blacktop for this purpose, and the corresponding loss of available playground area, would negatively impact the educational program at Beach School. murakami/Nelson, the architect designing the Beach School renovation, prepared diagrams showing the playground areas for Havens (prior to demolition), the Emeryville site (as it is currently configured), Wildwood (as it is currently configured), and Beach (with the School Mates building on the black top), respectively. These diagrams are attached.
- With the possible exception of increased parking and traffic, this option does not impact the Beach neighbors or larger community. As noted above, the parking, traffic and pedestrian safety issues raised by each option are essentially the same, and these issues will be addressed separately by the District and the City.

2. Tennis Courts

Under this option, the old School Mates building would be relocated to the City-owned tennis courts on Linda Avenue between Beach School and Beach field.

- This option involves use of City property, so City approval would be required.
- To use this site, it would be necessary to:
 - prepare the tennis courts for the installation, including removal of fencing;
 - dig a trench to run electrical, water and sewer lines to the building;
 - place the City-owned School Mates building on the site;
 - prepare electrical, water and sewer hook-ups;
 - dismantle and re-install interior carpentry;
 - remove the building at the end of use; and
 - restore tennis court surface and fencing.
- It is unclear whether the site could be made to comply with all applicable life/safety and handicapped access requirements. Further design and engineering work and consultation with the Fire Marshal is required to determine

whether and how a building at this site may be made to comply with applicable codes. There is potential for cost increases (beyond the estimate provided here) based on these unknowns.

- Estimated cost: \$322,209. (Please note that, depending on the scope of work to restore the tennis courts and fencing, there may be an opportunity to reduce the cost below the amount estimated here for this purpose.)
- Estimated time: Three to four weeks from start of work to completion. This does not include the time for the City to approve use of the tennis courts for this purpose. Also, this does not include time for CEQA review if it is required.
- This option is unlikely to impact the educational program at Beach School.
- The loss of the tennis courts would impact the broader Piedmont community, in part because of the displacement of adult and youth tennis classes.

3. East of Beach Field

Under this option, the old School Mates building would be relocated to the City-owned wooded area to the east of the Beach field, adjacent to Howard and Oakland Avenues.

- This option involves use of City property, so City approval would be required.
- In addition to the placement of the building and trenching for electrical, water and sewer utilities, as mentioned above, to use this site it would be necessary to:
 - grade a sloping area and construct a retaining wall;
 - remove a mature Italian Stone Pine tree; and
 - work with neighbors on mitigation concerning the loss of both the tree and open space.
- As above, it is unclear whether the site could be made to comply with all applicable life/safety and handicapped access requirements. Further design and engineering work and consultation with the Fire Marshal would be required to determine whether and how a building at this site may be made to comply with applicable codes.
- Estimated cost: Unknown. Significant design and architectural work would be required to estimate the costs associated with this option.
- Estimated time: Unknown, but the grading and construction of a retaining wall alone could take two or more months to complete. This does not include the time for the City to approve use of this area, or time for CEQA review if it is required.
- This option is unlikely to impact the educational program at Beach School.
- The addition of a 15-foot tall structure close to Howard Avenue, and loss of a mature oak tree and open space, would impact the Howard Avenue neighbors.

4. Original Site

Under this option, the old School Mates building would be installed as originally planned at the Oakland Avenue bridge site after PG&E relocates the gas line.

- This option involves use of City property, although City approval has already been granted for this use.
- To use this site as originally planned, the principal work to be completed is relocation of the 12" high-pressure gas line.
- This site complies with all applicable life/safety and handicapped access requirements. However, it is not clear how far the gas line relocation would

extend, and whether the City and the District would deem the distance from the School Mates program sufficiently safe and appropriate.

- Rough estimate provided by PG&E: \$200,000. This does not include additional costs incurred by the District, including paving and installation of utilities.
- Estimated time: Unknown.
- This option is unlikely to impact the educational program at Beach School.
- Relocation of the gas line may impact immediate neighbors. It is unlikely to affect the broader community.

DB/jm