



# **Piedmont Board of Education Regular Meeting**

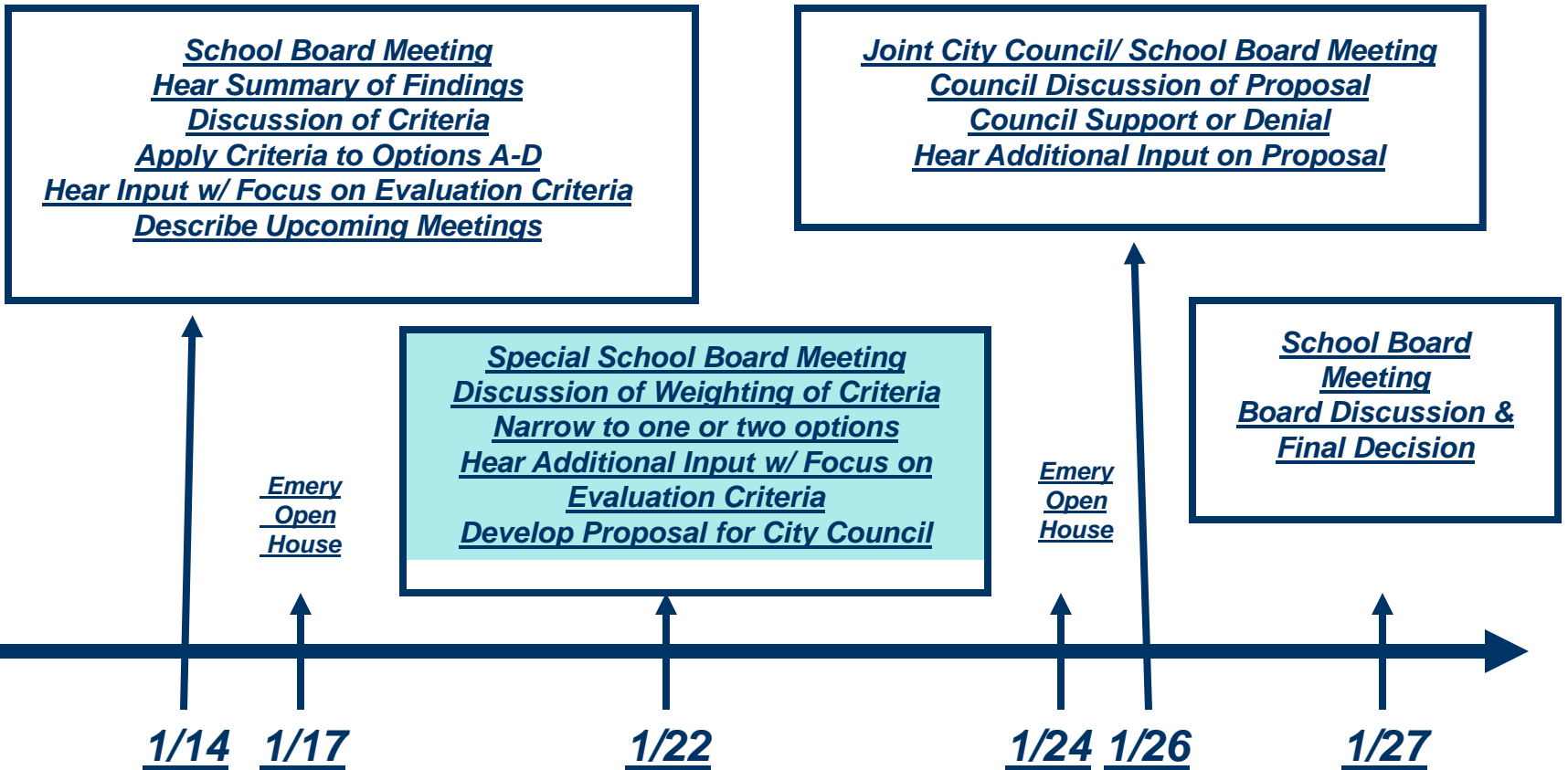
January 27, 2009



# Agenda

- Timeline
- Program Management Team's Update
- Review Evaluation Criteria
- Board Discussion
- Public Comment
- Board Deliberation & Action on Proposal for Consideration by Council
- Board Direction to Staff

# Timeline



# Program Management Update

- Mountain View Cemetery Site
- Fire Department Review of Vista
- Seismic Evaluation of Emeryville
- CEQA Consultant Available for Questions
- Options Cost Analysis

# Mountain View Cemetery Site

- The City of Piedmont has suggested that an unused portion at the eastern boundary of the cemetery be considered as an interim site.
- The site was toured on January 14, but was previously reviewed as a potential site in December, 2008
- The site was found to have adequate space to accommodate enough facilities to provide one interim elementary site.
- A combination of issues result in this site being determined to be non-viable:
  - CEQA issues and timeline
  - Site access
  - Soil conditions
  - Site development costs and timeline

# Blair Park Planning Participation Costs

|                                    |                 |
|------------------------------------|-----------------|
| Traffic Engineering                | \$20,000        |
| CEQA Consultant                    | \$10,000        |
| Preliminary Architectural Analysis | <u>\$20,000</u> |
| Total                              | \$50,000        |

# Piedmont Fire Department Review of Vista Courts Site

- The Division of the State Architect (DSA) will require approval of certain elements of all interim portable sites.
- Most specifically, PFD must approve fire flow measurements (hydrants) and access for fire personnel and equipment.
- Staff has met with the PFD Fire Chief and Fire Marshall to initiate the review possible locations of portable classrooms.
- Meetings will be held to review the other interim portable sites in the near future.

# Seismic Evaluation of the Emeryville School Site

- A Preliminary Seismic Review of the Emery Middle School Academy was completed by R. P. Gallagher Associates, Inc. on January 21, 2009. This review concluded the facility, “has a better, stronger seismic force-resisting system than any of the three Piedmont elementary schools and that the life safety risk is less.”
- A Liquefaction Evaluation completed by Fugro West, Inc. on January 21, 2009 concluded “...the risk of severe damage to the existing school buildings from liquefaction is relatively low.”



# Options Cost Analysis Notes

- Operational costs such as utility consumption and maintenance/custodial are not included. It is assumed these costs would not vary significantly across the options.
- Estimated cost for the Emery Site includes lease, moving, and transportation.

# Options Cost Summary

|  | Year 1<br>2009-2010<br>Estimated<br>Cost | Year 2<br>2010-2011<br>Estimated<br>Cost | Year 3<br>2011-2012<br>Estimated<br>Cost | Year 4<br>2013-2014<br>Estimated<br>Cost | Total<br>Estimated<br>Cost |
|--|--|--|--|--|----------------------------|
| <b>Option A: Emeryville for Havens, Havens for PHS</b>                 | <b>\$1,833,776</b>                       | <b>\$1,000,000</b>                       | <b>\$900,000</b>                         | <b>\$0</b>                               | <b>\$3,733,776</b>         |
| <b>Option B-1: Havens, Vista, Wildwood (VISTA FOR THREE YEARS)</b>     | <b>\$3,966,972</b>                       | <b>\$134,160</b>                         | <b>\$134,160</b>                         | <b>\$0</b>                               | <b>\$4,235,292*</b>        |
| <b>Option B-2: Havens, Vista, Beach, Wildwood (VISTA FOR ONE YEAR)</b> | <b>\$3,966,972</b>                       | <b>\$1,624,123</b>                       | <b>\$118,680</b>                         | <b>\$0</b>                               | <b>\$5,709,775*</b>        |
| <b>Option C: Havens, Beach and Wildwood, Delay PHS</b>                 | <b>\$2,876,721</b>                       | <b>\$426,158</b>                         | <b>\$2,199,103</b>                       | <b>\$118,680</b>                         | <b>\$5,620,662</b>         |
| <b>Option D: Havens, Beach and Wildwood</b>                            | <b>\$4,011,959</b>                       | <b>\$118,680</b>                         | <b>\$118,680</b>                         | <b>\$0</b>                               | <b>\$4,249,319</b>         |

\* Note: According to City staff, the remediation cost of the Vista Tennis Courts could exceed \$500,000. This cost is not included in the District's cost analysis.

## Option A Comments:

- Most cost-effective option.
- The District has greater control over the implementation of this option.
- Does not provide for a solution within the City of Piedmont.
- Impacts before and after school activities.

## Option B-1 Comments:

- Reasonable cost option.
- Assumes the use of Vista Courts for three years contingent on necessary CEQA review.
- Havens students on site during Havens construction.
- Construction delay would result in additional cost for portable leases or removal/reinstallation.
- Displaces recreational and PHS use of tennis courts.

## Option B-2 (Vista for One Year) Comments:

- Most costly option.
- Impacts all elementary sites with interim construction.
- Beach students on-site during construction.
- Havens students on site during Havens construction.
- Assumes the use of Beach Courts for two years contingent on necessary CEQA review.
- Displaces recreational and PHS use of tennis courts.

## Option C Comments:

- Second most costly option.
- Beach students on site during construction.
- This option extends construction into the 2013-2014 School Year.
- Delaying PHS one year results in an estimated construction cost escalation (7%) all PHS, Wildwood, and Beach.

## Option D Comments:

- Beach students on site during construction.
- CEQA timeline does not allow for Option D to be implemented by the start of the 2009-2010 School Year.
- Option D cannot be delayed to accommodate CEQA timeline as Havens portables will not be available for the 2010-2011 School Year and beyond.

## Budget Summary:

- The total budget for interim housing is \$5.35 M.
- Important to assess cost impact of options to total project budget, ability to complete projects, and/or ability to modify plans due to unforeseen circumstances.



# Criteria for Decision Making

- Complies with Measure E Timeline
- Complies with Measure E Budget
- Delivers Safe Environment
- Minimizes Disruption to Educational Program
- Provides Proximity to Piedmont
- Provides Measure E Program Flexibility
- Shares the Burden across School Communities
- Minimizes the Impact to local Piedmont Community

## Board Discussion – Individual Views

- What criteria should factor most heavily in the decision we are about to make?
- What is your individual inclination of “In Town” vs. “Out of Town”? 1<sup>st</sup> & 2<sup>nd</sup> Choice?
- Are there points of consensus that we can work with?

# Public Comment

- Board has read all e-mail input
- Please do not repeat input already provided
- Please focus input on Board discussion
- If you were the decision-maker, what trade-offs would you be willing to make?

# Board Discussion & Action

- Final review of each option to meet criteria based on importance of criteria
- Determine which options are best optimized across all criteria
- Deliberate and **DECIDE** on top 2 for City Council consideration
- Direct staff to proceed w/ any applicable notice of exemption

# Option A Cost Analysis:

|  | Year 1<br>2009-2010<br>Estimated<br>Cost | Year 2<br>2010-2011<br>Estimated<br>Cost | Year 3<br>2011-2012<br>Estimated<br>Cost | Year 4<br>2013-2014<br>Estimated<br>Cost | Total<br>Estimated<br>Cost |
|--|--|--|--|--|----------------------------|
| <b>Option A: Emeryville for Havens, Havens for PHS</b> | <b>\$1,833,776</b>                       | <b>\$1,000,000</b>                       | <b>\$900,000</b>                         | <b>\$0</b>                               | <b>\$3,733,776</b>         |
| Emeryville for Elementary Schools                      | \$1,100,000                              | \$1,000,000                              | \$900,000                                | \$0                                      | \$3,000,000                |
| Havens for PHS (16 units)                              | \$733,776                                | \$0                                      | \$0                                      | \$0                                      | \$733,776                  |
| Under Construction                                     | Havens/PHS                               | Wildwood                                 | Beach                                    | None                                     |                            |

# Option B-1 (Vista for Three Years) Cost Analysis:

|  | Year 1             | Year 2           | Year 3           | Year 4         |                    |
|--|--------------------|------------------|------------------|----------------|--------------------|
|  | 2009-2010          | 2010-2011        | 2011-2012        | 2013-2014      | Total              |
|  | Estimated Cost     | Estimated Cost   | Estimated Cost   | Estimated Cost | Estimated Cost     |
| <b>Option B-1: Havens, Vista, Wildwood (VISTA FOR THREE YEARS)</b> | <b>\$3,966,972</b> | <b>\$134,160</b> | <b>\$134,160</b> | <b>\$0</b>     | <b>\$4,235,292</b> |
| Havens for K-5 (16 units)  | \$733,776          | \$0              | \$0              | \$0            | \$733,776          |
| Vista Tennis Courts for K-5 (14 units)                             | \$1,517,216        | \$72,240         | \$72,240         | \$0            | \$1,661,696        |
| Wildwood for PHS/K-5 (12 units)                                    | \$1,715,980        | \$61,920         | \$61,920         | \$0            | \$1,839,820        |
| Under Construction   | Havens/PHS         | Wildwood         | Beach            | None           |                    |

Note: According to City staff, the remediation cost of the Vista Tennis Courts could exceed \$500,000. This cost is not included in the District's cost analysis.

# Option B-2 (Vista for One Year) Cost Analysis:

|  | Year 1<br>2009-2010<br>Estimated<br>Cost | Year 2<br>2010-2011<br>Estimated<br>Cost | Year 3<br>2011-2012<br>Estimated<br>Cost | Year 4<br>2013-2014<br>Estimated<br>Cost | Total<br>Estimated<br>Cost |
|--|--|--|--|--|----------------------------|
| <b>Option B-2: Havens, Vista, Beach, Wildwood (VISTA FOR ONE YEAR)</b> | <b>\$3,966,972</b>                       | <b>\$1,624,123</b>                       | <b>\$118,680</b>                         | <b>\$0</b>                               | <b>\$5,709,775</b>         |
| Havens for K-5 (16 units)  | \$733,776                                | \$0                                      | \$0                                      | \$0                                      | \$733,776                  |
| Vista Tennis Courts for K-5 (14 units)                                 | \$1,517,216                              | \$0                                      | \$0                                      | \$0                                      | \$1,517,216                |
| Wildwood for PHS/K-5 (12 units)  | \$1,715,980                              | \$61,920                                 | \$61,920                                 | \$0                                      | \$1,839,820                |
| Beach Playground for K-5 (5 units)                                     | \$0                                      | \$658,883                                | \$25,800                                 | \$0                                      | \$684,683                  |
| Beach Courts for K-5 (6 units)   | \$0                                      | \$903,320                                | \$30,960                                 | \$0                                      | \$934,280                  |
| Under Construction   | Havens/PHS                               | Wildwood                                 | Beach                                    | None                                     |                            |

Note: According to City staff, the remediation cost of the Vista Tennis Courts could exceed \$500,000. This cost is not included in the District's cost analysis.

# Option C Cost Analysis:

|  | Year 1<br>2009-2010 | Year 2<br>2010-2011 | Year 3<br>2011-2012 | Year 4<br>2013-2014 | Total              |
|--|---------------------|---------------------|---------------------|---------------------|--------------------|
|  | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost  |
| <b>Option C: Havens, Beach and Wildwood, Delay PHS</b> | <b>\$2,876,721</b>  | <b>\$426,158</b>    | <b>\$2,199,103</b>  | <b>\$118,680</b>    | <b>\$5,620,662</b> |
| Havens for Havens (16 units)                           | \$733,776           | \$0                 | \$0                 | \$0                 | \$733,776          |
| Wildwood for K-5 (12 units)                            | \$1,715,980         | \$0                 | \$61,920            | \$61,920            | \$1,839,820        |
| Wildwood for PHS (12 units)                            | \$0                 | \$61,920            | \$0                 | \$0                 | \$61,920           |
| Beach Playground for K-5 (5 units)                     | \$0                 | \$0                 | \$658,883           | \$25,800            | \$684,683          |
| Beach Courts for K-5 (6 units)                         | \$0                 | \$0                 | \$903,320           | \$30,960            | \$934,280          |
| Construction Escalation Cost for PHS Delay             | \$0                 | \$426,965           | \$0                 | \$0                 | \$426,965          |
| Construction Escalation Cost for Wildwood Delay        | \$0                 | \$0                 | \$364,238           | \$0                 | \$364,238          |
| Construction Escalation Cost for Beach Delay           | \$0                 | \$0                 | \$0                 | \$574,980           | \$574,980          |
| Under Construction                                     | Havens              | PHS                 | Wildwood            | Beach               |                    |



# Option D Cost Analysis:

|   | Year 1<br>2009-2010 | Year 2<br>2010-2011 | Year 3<br>2011-2012 | Year 4<br>2013-2014 | Total              |
|---|---------------------|---------------------|---------------------|---------------------|--------------------|
|   | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost   | Estimated<br>Cost  |
| <b>Option D: Havens, Beach and Wildwood</b> | <b>\$4,011,959</b>  | <b>\$118,680</b>    | <b>\$118,680</b>    | <b>\$0</b>          | <b>\$4,249,319</b> |
| Havens for PHS (16 units)                   | \$733,776           | \$0                 | \$0                 | \$0                 | \$733,776          |
| Wildwood for K-5 (12 units)                 | \$1,715,980         | \$61,920            | \$61,920            | \$0                 | \$1,839,820        |
| Beach Playground for K-5 (5 units)          | \$658,883           | \$25,800            | \$25,800            | \$0                 | \$710,483          |
| Beach Courts for K-5 (6 units)              | \$903,320           | \$30,960            | \$30,960            | \$0                 | \$965,240          |

Under Construction

Havens/PHS    Wildwood    Beach    None

## 2009-2010 Decision:

| Option                       | Havens Students     | PHS Students            |
|------------------------------|---------------------|-------------------------|
| A<br>Out of Town             | Emery               | Havens                  |
| B<br>In-Town                 | Havens and Vista    | Wildwood                |
| C<br>In-Town<br>(Delay PHS ) | Havens and Wildwood | Wildwood<br>(2010-2011) |

# Board Questions for Council Consideration

1. Would the City consider providing access to the Vista Tennis Courts for 2009-2010, and subject to further study consider providing access for two additional years?
2. If the Vista Courts are used, would the City work with the District to explore the possibility of providing community and school access to the Davies Tennis Courts as a mitigation measure while the Vista Courts are not available?
3. If the District was unable to make any contribution towards Blair Park development costs, would the City consider providing access to Blair Park for interim portables beginning in 2010-2011?
4. In the event the Board decides to use the Emeryville site, would the City work with the District to coordinate before and after school Schoolmates and Recreation Center activities?