

PIEDMONT UNIFIED SCHOOL DISTRICT

M E M O R A N D U M

TO: Board of Education

FROM: Randall Booker, Superintendent

DATE: September 13, 2017

SUBJECT: **MEASURE H1 PROGRAM UPDATES**

I. SUPPORT INFORMATION

What follows is an update on the District's facilities bond program. This update (and other written updates involving the Measure H1 Facilities Bond Program) will be archived on the District's [bond program website](#) and distributed through the Piedmont Portal.

Refining Concept Designs

District architects are continuing to meet with educators, staff and administrators to refine concept designs for the new high school facilities. The purpose of these meetings is to ensure that the new facilities will meet the needs of current and future educational programs. Some of the changes resulting from these meetings include the designation of specialized facilities (for example, creation of a media lab for the fine arts program, and a video and sound editing lab for the computer science program), reconfiguration of classrooms and support spaces, and adjustments of square footage.

The STEAM Building: Location of PHS' Administrative and Counseling Offices

On August 29, the Board held a special meeting to discuss the relocation of PHS administrative and counseling offices. Architect Jeff Evans provided an overview of the existing PHS administrative offices, including configuration and square footage. PHS Principal Adam Littlefield and other administrators provided insight on how the size and configuration of these offices might be improved -- to better meet the needs of the school community -- when the 10s building is demolished and the offices are relocated.

Mr. Evans reviewed the *original* concept design for the STEAM building, which included a large administrative office on the ground floor and a counseling office on the second floor. Also, he presented the *current* concept design, which has a smaller administrative office and, as a result, additional classrooms. Mr. Evans explained some of the alternatives his team considered, including relocation of the PHS main office to the 30s building. However, it has been determined

that the cost to reconfigure/remodel classrooms into office spaces would be cost prohibitive (exceeding \$900,000) because the interior walls of the 30's building are made of concrete. As discussed at the workshop, relocating the counseling office to the ground level of the 30s building would offer some advantages without requiring expensive demolition: It would make the counseling office more easily accessible to all students; and it would confer the added benefit of having more adults in that building.

The Board gave direction to the design team to continue to study the best configuration and location of the administrative and counseling offices, including solicitation of input from students and counseling staff.

Alan Harvey Theater: Addition of Teaching and Rehearsal Space

District architects are continuing to meet with PHS teachers and administrators to discuss educational needs, and to ensure that staff have input into the design process. On August 22, the HKIT team met for the second time with the performing arts staff to discuss needs for the new theater. Visual and performing arts staff attended. The discussion focused on the features of the current theater that meet the needs of our educational programs, and the additional features and spaces needed now and in the future.

A principal concern is that more space is needed to accommodate the four kinds of productions each year -- plays, musicals, dance performances, and concerts. Rehearsals for these productions often overlap, and the original concept design did not provide enough space for all of these programs to operate concurrently. Stated differently, the new theater building would not support the educational program without at least one additional classroom/rehearsal space.

To address the need for more space, HKIT has modified the theater design to provide additional square footage in classroom and rehearsal space. The plan modification does not increase the height of the building, but it does create a second story classroom above the green room, adjacent to the stage. The additional square footage will add cost, though as referenced below, this increase in cost may be covered by State matching funds.

Maximizing State Matching Funds for Measure H1 Projects

The District is working with State funding consultant Chris DeLong of Hancock Park & DeLong to maximize opportunities to apply for and receive State matching funds for the Measure H1 projects. Mr. DeLong worked with the District during the Seismic Safety Bond Program (SSBP) and helped the District secure over \$16 million in State modernization and other funding for the SSBP. He has more than 17 years of experience with school facilities programs, including eleven years at the Office of Public School Construction. He specializes in working with school districts to maximize their State funding eligibility, for new construction and modernization of school facilities, as well as for grants designated for Career Technical Education Facilities.

Mr. DeLong outlined the three possible sources of State funding for Measure H1 projects:

Modernization. The District *will qualify* for at least \$4.8 million and may receive up to \$6.4 million for modernization of antiquated PHS facilities. The precise amount of eligibility will be determined after completed plans are submitted to the California Division of State Architect (DSA), based on established criteria. Although termed "modernization" funds, this money may be used to replace as well as renovate old facilities, provided that the new construction replaces the

old facilities “in kind.” Although *eligible to receive* these funds, the District may not *actually receive* the funds until years after the Measure H1 projects are completed

Career Technical Education Facilities. The District *may be eligible* for State grants to build facilities to support Career Technical Education (CTE) in fields such as computer science, engineering, and theater arts. This CTE grant program, authorized by California voters in November 2016, will provide \$500 million to Districts through a competitive grant process.

The first round of CTE grants, totaling \$125 million, will be awarded in early 2018. Applications documenting the CTE courses and pathways will be due to the California Department of Education (CDE) in November 2017, and a schematic plan for the proposed CTE facilities will be due to the Office of Public School Construction (OPSC) in February 2018. The CDE portion -- outlining the career technical academic program and educational opportunities for students -- will be critical.

In this first round, the District will apply for a CTE grant for Computer Science facilities. Dr. Cheryl Wozniak will work with the Project Team to develop the CDE application, articulating the computer science courses and course progression, and documenting the growing student demand for these courses and the qualifications of our educators. The amount sought will depend on the square footage of Computer Science facilities and has yet to be finally determined.

The District will likely apply for CTE grants for engineering and theater arts pathways in later rounds, when the District can present a more fully-developed academic plan for these CTE pathways. Applying for CTE funds without detailed plans for courses and pathways would be premature, and would certainly fail.

As noted above, eligibility for modernization funds is established based on set criteria. In contrast, CTE funds will be granted (or not) based on a competitive grant process. There is no guarantee that the District will receive a grant. If the District does receive a CTE facilities grant, however, the funds would be received more quickly than modernization funds.

New Construction. The District *may qualify* for funding to add classroom and support space *capacity*. This funding is typically available when school enrollment is increasing and additional classrooms are needed. Also, this funding may be available when classrooms are severely undersized or inadequate for the academic programs. Mr. DeLong is reviewing enrollment and other information and will provide an estimate for eligibility for new construction funding.

Consistent with past practice, the bond program budget does not include any State matching funds, because eligibility for those funds has not yet been established. Also consistent with past practice, if and when State funds are received, these funds would essentially reimburse the bond fund for expenses already incurred. This reimbursement would thereby free up H1 funds to be spent to implement other aspects of the District’s Facilities Master Plan.

Coordination with City Staff

On August 24, the Project Team met with City staff to *begin* conversations about issues such as construction-related parking and traffic, construction staging, work hours, neighbor and community-wide communications, and work-site security. The District’s architects gave an

overview of plans for the new STEAM and AHT buildings, including the estimated timeline for design, State review, and construction. Construction is likely to begin during the summer of 2019, and some demolition may begin earlier. This was the first of many conversations, as close coordination with the City will be essential in each phase of the facilities bond program.

II. RECOMMENDATION: REVIEW AND DISCUSSION

Review the Measure H1 Facilities Bond Program updates.