Sylvan MS Facilities

Update Session – Sept 24, 2014
Tonight’s To-Do’s

• Share Latest Thinking
• Answer Questions
• Community Comments & Staff Listening
• Review Process & Next Steps
Tonight’s Format

• Update on Latest Thinking
  – 30 mins
• Break (10 mins)
• Q&A
  – 30 mins
• Listening
  – 30 mins
• Closing & Next Steps
  – 5 mins
Fiscal Resources

• $2.4 Billion in facilities needs across 65+ sites

• Measure N is the primary source of funding for facilities work
  • $350 Million to support ALL 65+ schools and 40,000+ students in the District
Facility Investment in Citrus Heights

- More than $104 million invested primarily from Measures S and J
- $6.5+ million scheduled in the next two years

<table>
<thead>
<tr>
<th>School</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington Heights</td>
<td>$1.4 M</td>
</tr>
<tr>
<td>Cambridge Heights</td>
<td>$5.3 M</td>
</tr>
<tr>
<td>Carriage Drive</td>
<td>$1.1 M</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>$1.1 M</td>
</tr>
<tr>
<td>Grand Oaks</td>
<td>$2.8 M</td>
</tr>
<tr>
<td>Kingswood K-8</td>
<td>$3.4 M</td>
</tr>
<tr>
<td>Lichen K-8</td>
<td>$5.4 M</td>
</tr>
<tr>
<td>Mariposa</td>
<td>$3.5 M</td>
</tr>
<tr>
<td>Mesa Verde</td>
<td>$23.8 M</td>
</tr>
<tr>
<td>San Juan</td>
<td>$41.9 M</td>
</tr>
<tr>
<td>Skycrest</td>
<td>$4.2 M</td>
</tr>
<tr>
<td>Sylvan</td>
<td>$3.2 M</td>
</tr>
<tr>
<td>Sunrise Tech</td>
<td>$.2 M</td>
</tr>
<tr>
<td>Woodside K-8</td>
<td>$8.5 M</td>
</tr>
</tbody>
</table>
Sylvan Facilities

• “Many cracks and dips are evident in those structures with concrete floor systems, requiring repair and in some severe cases, removal and replacement.”

• “Floor covering systems are generally in poor condition and should be replaced virtually throughout the entire campus.”

• “The domestic plumbing system has many cracked supply and drain pipes throughout campus.”

• “Consideration should be given to a complete re-work and re-conditioning of all hardscape, landscape, and playfield areas.”
Sylvan Facilities

- Sylvan received the lowest facility assessment score
Solution Interests

1. Provide a safe learning environments for students
2. Provide an instructionally adequate campuses
3. Maximize the use of existing district facilities including elementary schools
Solution Interests: Feedback

From last April’s meeting and comments submitted over the summer:

• There is an opportunity to create the high quality middle school environment Citrus Heights deserves
• A traditional 6, 7 and 8 middle school is preferable
• Mixed facility use between middle and high schools is not desirable
• Other ideas
Idea #1 – “Fix” Sylvan

IDEA #1: FIX SYLVAN
REPAIR EXISTING SYLVAN MIDDLE SCHOOL FACILITIES AND SITE TO MEET GOOD REPAIR STANDARDS, AMERICANS WITH DISABILITIES ACT COMPLIANCE, AND CURRENT BUILDING CODE REQUIREMENTS. THIS OPTION WOULD NOT PROVIDE FOR ADDITIONAL FACILITIES OR SUBSTANTIALLY ADDRESS UNDERGROUND INFRASTRUCTURE.

CONCEPTUAL ESTIMATED PROJECT COSTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEMOLITION</td>
<td>$0</td>
</tr>
<tr>
<td>HAZMAT ABATEMENT ALLOWANCE</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>NEW CONSTRUCTION</td>
<td>$0</td>
</tr>
<tr>
<td>RENOVATION OF EXISTING BUILDINGS</td>
<td>$15,987,470</td>
</tr>
<tr>
<td>SITEWORK (ABOVE GRADE)</td>
<td>$2,477,790</td>
</tr>
<tr>
<td>UNDERGROUND INFRASTRUCTURE ALLOWANCE</td>
<td>$750,000</td>
</tr>
<tr>
<td>FURNITURE REPLACEMENT</td>
<td>$500,000</td>
</tr>
<tr>
<td>INTERIM HOUSING</td>
<td>$1,440,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$22,155,260</strong></td>
</tr>
</tbody>
</table>

CONCEPTUAL ESTIMATED SCHEDULE:

- PLANNING AND APPROVAL DURING 2015-2016 SCHOOL YEAR
- SCHEDULE TBD BUT HAS TO ACCOMMODATE PHASING OF INTERIM HOUSING
- DURATION OF PROJECT WOULD LIKELY AFFECT MULTIPLE SCHOOL YEARS
Idea #2 – Replace Sylvan

IDEA #2: REPLACE SYLVAN
PROVIDES A COMPLETE REPLACEMENT OF ALL EXISTING SCHOOL FACILITIES AND UNDERGROUND INFRASTRUCTURE. THE NEW SCHOOL WOULD PROVIDE “21ST-CENTURY” FACILITIES AND WOULD NOT NECESSARILY BE CONFIGURED IN THE SAME MANNER AS THE EXISTING SCHOOL.

CONCEPTUAL ESTIMATED PROJECT COSTS:

- DEMOLITION $1,000,000
- HAZMAT ABATEMENT ALLOWANCE $0
- NEW CONSTRUCTION $35,800,000
- RENOVATION OF EXISTING BUILDINGS $0
- SITWORK (ABOVE GRADE) $2,477,790
- UNDERGROUND INFRASTRUCTURE ALLOWANCE $0
- FURNITURE REPLACEMENT $500,000
- INTERIM HOUSING $4,000,000

TOTAL $43,777,790

CONCEPTUAL ESTIMATED SCHEDULE:

- PLANNING AND APPROVAL DURING 2015-2016 SCHOOL YEAR
- INSTALL INTERIM HOUSING PRIOR TO 2016-2017 SCHOOL YEAR
- MOVE STUDENTS INTO INTERIM HOUSING FOR 2016-2017 SCHOOL YEAR
- CONSTRUCTION OF NEW CAMPUS IN 2016-2017 SCHOOL YEAR
- OCCUPANCY OF NEW CAMPUS FOR 2017-2018 SCHOOL YEAR
Idea #3A – Move to Mesa

IDEA #3A: MOVE TO MESA VERDE HIGH SCHOOL
PROVIDES FOR A COMPLETE MIDDLE SCHOOL FACILITY (GRADES 6-8) TO BE CONSTRUCTED ON THE MESA VERDE HIGH SCHOOL SITE. THIS OPTION DOES NOT PROVIDE FOR ANY SHARED FACILITIES WITH THE HIGH SCHOOL.

CONCEPTUAL ESTIMATED PROJECT COSTS:

- DEMOLITION $0
- HAZMAT ABATEMENT ALLOWANCE $0
- NEW CONSTRUCTION $35,800,000
- RENOVATION OF EXISTING BUILDINGS $0
- SITEWORK (ABOVE GRADE) $2,477,790
- UNDERGROUND INFRASTRUCTURE ALLOWANCE $0
- FURNITURE REPLACEMENT $500,000
- INTERIM HOUSING $0

TOTAL $38,777,790

CONCEPTUAL ESTIMATED SCHEDULE:

- PLANNING AND APPROVAL DURING 2015-2016 SCHOOL YEAR
- CONSTRUCTION OF NEW CAMPUS IN 2016-2017 SCHOOL YEAR
- MOVE STUDENTS TO NEW CAMPUS WITH OCCUPANCY FOR 2017-2018 SCHOOL YEAR
- CLOSE EXISTING SYLVAN MIDDLE SCHOOL SITE IN 2017
Idea #3B – Move to Mesa

IDEA #3B: MOVE TO MESA VERDE HIGH SCHOOL (SHARED MPR/GYM)
PROVIDES FOR A MIDDLE SCHOOL FACILITY (GRADES 6-8) TO BE CONSTRUCTED ON THE MESA VERDE HIGH SCHOOL SITE. THIS OPTION ASSUMES SHARING THE GYM/MULTI-USE BUILDING WITH THE HIGH SCHOOL. IT IS POSSIBLE THAT ADDITIONAL FACILITIES COULD BE SHARED WITH THE HIGH SCHOOL TO REDUCE THE COST OF CONSTRUCTING NEW FACILITIES.

CONCEPTUAL ESTIMATED PROJECT COSTS:

- DEMOLITION: $0
- HAZMAT ABATEMENT ALLOWANCE: $0
- NEW CONSTRUCTION: $28,800,000
- RENOVATION OF EXISTING BUILDINGS: $0
- SITWORK (ABOVE GRADE): $2,736,014
- UNDERGROUND INFRASTRUCTURE ALLOWANCE: $0
- FURNITURE REPLACEMENT: $500,000
- INTERIM HOUSING: $0

TOTAL: $32,036,014

CONCEPTUAL ESTIMATED SCHEDULE:

- PLANNING AND APPROVAL DURING 2015-2016 SCHOOL YEAR
- CONSTRUCTION OF NEW CAMPUS IN 2016-2017 SCHOOL YEAR
- MOVE STUDENTS TO NEW CAMPUS WITH OCCUPANCY FOR 2017-2018 SCHOOL YEAR
- CLOSE EXISTING SYLVAN MIDDLE SCHOOL SITE IN 2017
Idea #4 – Move to Carriage

IDEA #4: MOVE TO CARRIAGE ELEMENTARY SCHOOL
PROVIDES CONVERTING THE EXISTING CARRIAGE ELEMENTARY SCHOOL SITE INTO A MIDDLE SCHOOL FACILITY (GRADES 6-8). ADDITIONAL SCHOOL SPECIFIC FACILITIES WOULD BE CONSTRUCTED ON ADJACENT MESA VERDE PROPERTY.

CONCEPTUAL ESTIMATED PROJECT COSTS:

- DEMOLITION: $0
- HAZMAT ABATEMENT ALLOWANCE: $0
- NEW CONSTRUCTION: $8,147,250
- RENOVATION OF EXISTING BUILDINGS: $5,783,569
- SITWORK (ABOVE GRADE): $2,736,014
- UNDERGROUND INFRASTRUCTURE ALLOWANCE: $0
- FURNITURE REPLACEMENT: $500,000
- INTERIM HOUSING: $0

TOTAL: $17,166,833

CONCEPTUAL ESTIMATED SCHEDULE:

- PLANNING AND APPROVAL DURING 2014-2015 SCHOOL YEAR
- CLOSE CARRIAGE ELEMENTARY SCHOOL FOR 2015-2016 SCHOOL YEAR
- START FACILITY RENOVATIONS & CONSTRUCTION AT CARRIAGE ELEMENTARY SCHOOL SITE: 2015-2016 SCHOOL YEAR
Idea #5A – Move to Citrus Heights Elementary

**IDEA #5A: MOVE TO CITRUS HEIGHTS ELEMENTARY SCHOOL**

Provides for the conversion of the existing Citrus Heights Elementary School site to a middle school facility (Grades 6-8). A full renovation of the existing facilities would be completed along with the construction of new middle school facilities.

**CONCEPTUAL ESTIMATED PROJECT COSTS:**

- Demolition: $25,000
- Hazmat Abatement Allowance: $500,000
- New Construction: $8,147,250
- Renovation of existing buildings: $6,003,218
- Site work (above grade): $2,736,014
- Underground infrastructure allowance: $0
- Furniture replacement: $500,000
- Interim housing: $0

**Total**: $17,911,482

**CONCEPTUAL ESTIMATED SCHEDULE:**

- Planning and approval during 2014-2015 school year
- Close Citrus Heights Elementary School for 2015-2016 school year
- Facility renovations at Carriage Elementary School: Summer 2015
- Move students to Carriage Elementary school for 2015-2016 school year
- Renovations & construction at Citrus Heights Elementary School site: 2015-2016 school year
- Sylvan Middle School opens at former Citrus Heights Elementary School site: 2016-2017 school year
Idea #5B – Move to Citrus Heights Elementary

**IDEA #5B: MOVE TO CITRUS HEIGHTS ELEMENTARY SCHOOL (REDUCED RENOVATION SCOPE)**

Provides for the conversion of the existing Citrus Heights Elementary School site to a middle school facility (Grades 6-8). A partial renovation of the existing facilities would be completed along with the construction of new middle school facilities.

**CONCEPTUAL ESTIMATED PROJECT COSTS:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$25,000</td>
</tr>
<tr>
<td>Hazmat Abatement Allowance</td>
<td>$500,000</td>
</tr>
<tr>
<td>New Construction</td>
<td>$8,147,250</td>
</tr>
<tr>
<td>Renovation of Existing Buildings</td>
<td>$2,133,443</td>
</tr>
<tr>
<td>Sitework (Above Grade)</td>
<td>$2,736,014</td>
</tr>
<tr>
<td>Underground Infrastructure Allowance</td>
<td>$0</td>
</tr>
<tr>
<td>Furniture Replacement</td>
<td>$500,000</td>
</tr>
<tr>
<td>Interim Housing</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$14,041,707</strong></td>
</tr>
</tbody>
</table>

**CONCEPTUAL ESTIMATED SCHEDULE:**

- Planning and approval during 2014-2015 **School Year**
- Close Citrus Heights Elementary School for 2015-2016 **School Year**
- Facility renovations at Carriage Elementary School: **Summer 2015**
- Move students to Carriage Elementary School for 2015-2016 **School Year**
- Renovations & construction at Citrus Heights Elementary School Site: 2015-2016 **School Year**
- Sylvan Middle School opens at former Citrus Heights Elementary School Site: 2016-2017 **School Year**
Questions & Answers

• One question per card

• Share all of your questions

• Staff will answer for the next 30 minutes

• All questions, and answers, will be posted online
Listening

This is your chance to provide comments that have not been shared already.

- Speakers have a maximum of 2 minutes.

- Staff will listen intently.
Decision Timeline

• February 2014 – Board Discussion
• April 2014 – Community Brainstorming
• Summer 2014 – Staff Analysis
• September 2014 – Revised thinking & Community Forum
• October 2014 – Final Staff Recommendation presented to the Board
• **November 2014 – Board of Education Decision**
• August 2015 – First Possible Changes
Thank-you!

- Stay up-to-date and submit questions @ http://www.sanjuan.edu/helpsylvan.

- Get updates e-mailed to you by signing up for the SJ Scene e-newsletter on the sign-in sheet.

- Contact:
  Trent Allen – trent.allen@sanjuan.edu
  Kent Kern – kkern@sanjuan.edu
  Frank Camarda – frank.camarda@sanjuan.edu