

COMPREHENSIVE FACILITIES MASTERPLAN

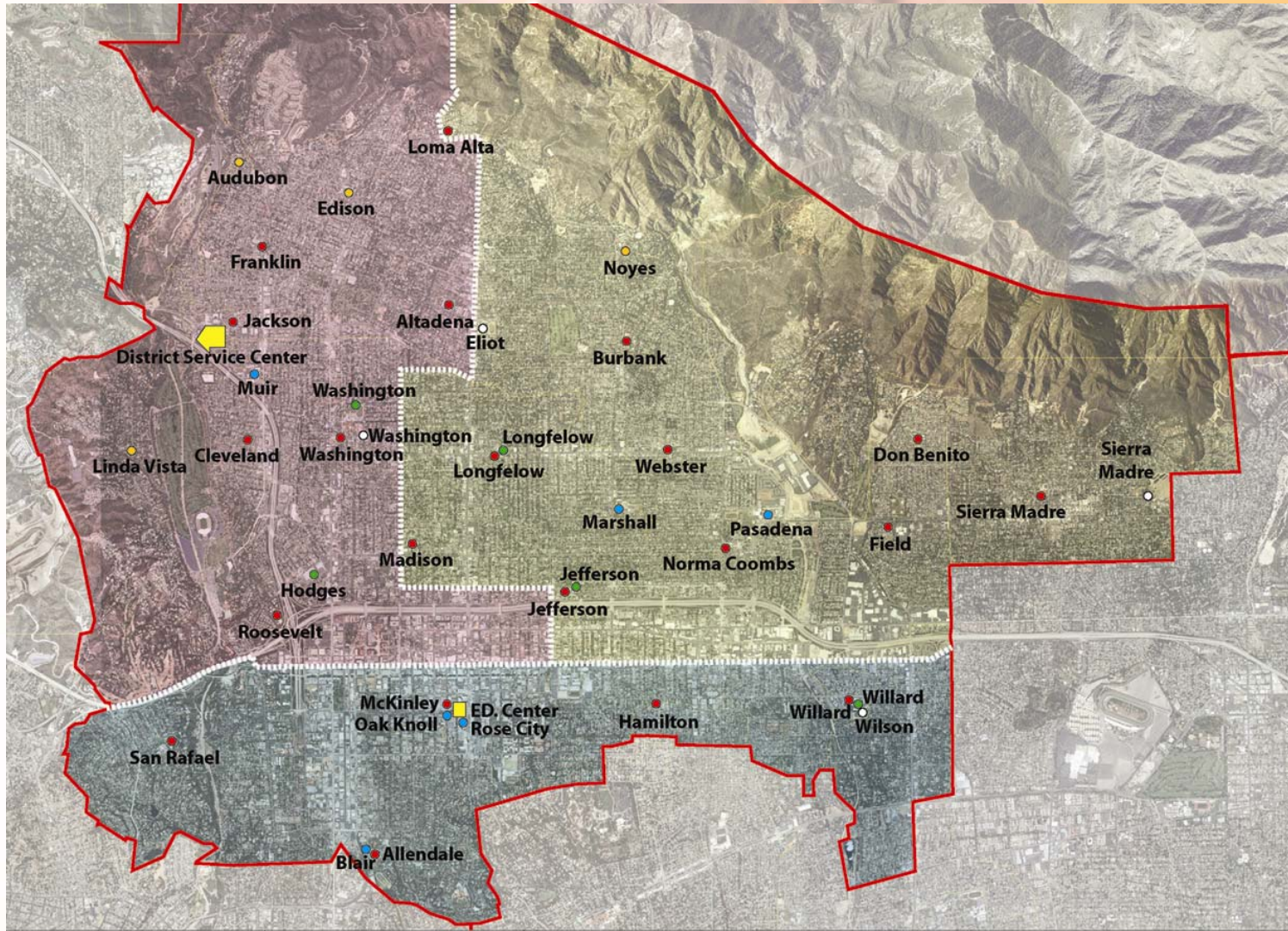
BOARD STUDY SESSION

JULY 22, 2008



PUSD

Pasadena Unified School District



ELEMENTARY SCHOOL

MIDDLE SCHOOL

HIGH SCHOOL

CHARTER SCHOOL

CHILDREN CENTER

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Condition Facility Needs Priority Assessment

- ▷ Priority 1: Code, Health, Safety
Site Access control, Parking, Drop off,
Kindergarten playground
- ▷ Priority 2: Infrastructure – Building shell integrity, Site utilizes
Widow replacement, Energy Efficient Sustainable Features,
Renewable Energy, Technology, Curb Appeal , Landscape,
Fields Improvement (Joint Use)

Condition Facility Needs Priority Assessment

- ▷ Priority 3: **Program Scope – CR renovations, new construction**
Model School Standards, Kindergarten Reconstruction,
Gym for MS, Career Trade Tech for High Schools

- ▷ Priority 4: **Miscellaneous Modernizations**
Support facilities, outdoor spaces, General facility improvements

FIRST DRAFT

JULY 22, 2008



| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | TOTAL |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Original BCA Needs Assessments Totals Including Markups | \$12,382,898 | \$16,163,259 | \$12,011,484 | \$11,925,198 | \$52,482,839 |
| Scope Added Per Facility Master Plan | \$333,438 | | | \$12,535,460 | \$12,868,899 |
| Design Contingency, Escalation, and Soft Costs | \$324,309 | | | \$12,192,243 | \$12,516,552 |
| Scope Added Per Facility Needs Assessment Including Markups | \$657,747 | | | \$24,727,703 | \$25,385,450 |
| TOTAL Adjusted Masterplan Cost Estimate | \$13,040,645 | \$16,163,259 | \$12,011,484 | \$36,652,901 | \$77,868,289 |



- MODERNIZATION**
 - 1 GROUND FLOOR
 - 2 SECOND FLOOR
 - 3 THIRD FLOOR
- NEW CONSTRUCTION**
 - 1 ADMINISTRATION/LIBRARY /STUDENT SERVICE(RECONSTRUCTION)
- SITE DEVELOPMENT**
 - 1 NEW PARKING FOR STUDENT/FACULTY
 - 1 NEW SHADE STRUCTURE
 - 2 NEW ENTRY COURT



BLAIR INTERNATIONAL BACCALAUREATE SCHOOL
 1201 South Marengo Avenue, Pasadena, CA 91106
 EXISTING SITE PLAN

SITE SIZE(ACRES) : 21.40

FIRST DRAFT JULY 22, 2008



| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | TOTAL |
|---|--------------------|--------------------|---------------------|--------------------|---------------------|
| Original BCA Needs Assessments Totals Including Markups | \$1,145,268 | \$3,259,454 | \$4,067,528 | \$213,366 | \$8,685,616 |
| Scope Added Per Facility Master Plan | \$831,786 | \$236,775 | \$4,587,871 | \$2,165,793 | \$7,822,224 |
| Design Contingency, Escalation, and Soft Costs | \$809,012 | \$230,292 | \$4,462,256 | \$2,106,494 | \$7,608,054 |
| Scope Added Per Facility Needs Assessment Including Markups | \$1,640,798 | \$467,067 | \$9,050,127 | \$4,272,287 | \$15,430,278 |
| TOTAL Adjusted Masterplan Cost Estimate | \$2,786,066 | \$3,726,521 | \$13,117,655 | \$4,485,653 | \$24,115,894 |



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DON BENITO FUNDAMENTAL SCHOOL (K-6)
 3700 Denair Street, Pasadena, CA 91107
 EXISTING SITE PLAN

MODERNIZATION

- 1 ART STUDIO WITH BRIDGE
- 2 LIBRARY
- 3 CLASSROOM
- 4 CAFETERIA/KITCHEN

NEW CONSTRUCTION

- 1 SEVEN CLASSROOM BUILDING
- 2 ADMINISTRATION
- 3 ELEVATOR WITH BRIDGE

SITE DEVELOPMENT

- 1 DROP-OFF WITH FACILITY PARKING
- 2 ADDITIONAL PARKING
- 1 RESURFACE KINDERGARTEN PLAYGROUND
- 2 RESURFACE PLAYGROUND
- 3 LUNCH SHELTER
- 4 RESURFACE SERVICE AREA

SITE SIZE (ACRES) : 8.90



| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | TOTAL |
|---|---------------------|---------------------|--------------------|---------------------|---------------------|
| Original BCA Needs Assessments Totals Including Markups | \$13,178,463 | \$11,260,816 | \$8,189,684 | \$4,094,842 | \$36,723,805 |
| Scope Added Per Facility Master Plan | \$169,875 | | \$664,864 | \$6,744,074 | \$7,578,814 |
| Design Contingency, Escalation, and Soft Costs | \$165,224 | | \$646,660 | \$6,559,423 | \$7,371,308 |
| Scope Added Per Facility Needs Assessment Including Markups | \$335,100 | | \$1,311,525 | \$13,303,497 | \$14,950,122 |
| TOTAL Adjusted Masterplan Cost Estimate | \$13,513,563 | \$11,260,816 | \$9,501,209 | \$17,398,339 | \$51,673,927 |



FIRST DRAFT
JULY 22, 2008



- | | | |
|----------------------|--------------------------------|-------------------------|
| MODERNIZATION | NEW AND RE-CONSTRUCTION | SITE DEVELOPMENT |
| 1 BAND ROOM | 1 GYMNASIUM/LOCKER/DANCE ROOM | 1 FACULTY PARKING |
| 2 TWO CLASSROOMS | | 1 RESURFACE PLAYGROUND |
| 3 CAFETERIA/KITCHEN | | 2 BLEACHER |



McKINLEY SCHOOL (K-8)
325 South Oak Knoll, Pasadena CA 91101
EXISTING SITE PLAN

SITE SIZE (ACRES) : 8.52



| | Priority 1 | Priority 2 | Priority 3 | Priority 4 | TOTAL |
|---|--------------------|--------------------|--------------------|---------------------|---------------------|
| Original BCA Needs Assessments Totals Including Markups | \$3,323,026 | \$3,107,478 | \$2,472,744 | \$1,129,992 | \$10,033,240 |
| Scope Added Per Facility Master Plan | \$113,522 | \$295,969 | \$1,411,416 | \$4,896,199 | \$6,717,105 |
| Design Contingency, Escalation, and Soft Costs | \$110,414 | \$287,865 | \$1,372,772 | \$4,762,142 | \$6,533,193 |
| Scope Added Per Facility Needs Assessment Including Markups | \$223,935 | \$583,834 | \$2,784,187 | \$9,658,342 | \$13,250,298 |
| TOTAL Adjusted Masterplan Cost Estimate | \$3,546,961 | \$3,691,312 | \$5,256,931 | \$10,788,334 | \$23,283,538 |

FIRST DRAFT

JULY 22, 2008



MODERNIZATION

NEW CONSTRUCTION

SITE DEVELOPMENT

- 1 ADMINISTRATION
- 2 GYMNASIUM/LOCKER WITH CAFETERIA/KITCHEN
- 3 TWO CLASSROOMS
- 4 ONE CLASSROOM
- 5 CLASSROOM BUILDING

- 1 NEW DROP-OFF/FACULTY PARKING WITH FENCE/LIGHTING
- 1 RFSURFACE PAVEMENT/DRAINAGE
- 2 NEW ENTRY COURTYARD
- 3 NEW BLEACHER



SIERRA MADRE MIDDLE (UPPER) SCHOOL (6-8)
 160 North Canon Avenue, Sierra Madre, CA 91024
 EXISTING SITE PLAN

SITE SIZE(ACRES) : 8.02

28 PUSD School Sites Preliminary Probable Project Cost
 * First Draft - July 22, 2008

| | |
|--|-----------------------|
| * Priority 1 - Health Code and Safety | \$ 220,317,349 |
| Priority 2 - Infrastructure, Building, Site, Energy | \$ 179,021,382 |
| Priority 3 - Program Scope Renovation / New Construction | \$ 137,260,567 |
| ** Priority 4 - Miscellaneous Modernizations | \$ 221,410,485 |
| Grand Total | \$ 758,009,783 |

* Pending peer review, verification of BCA Architects condition assessment cost estimate

** Pending scope prioritization adjustment

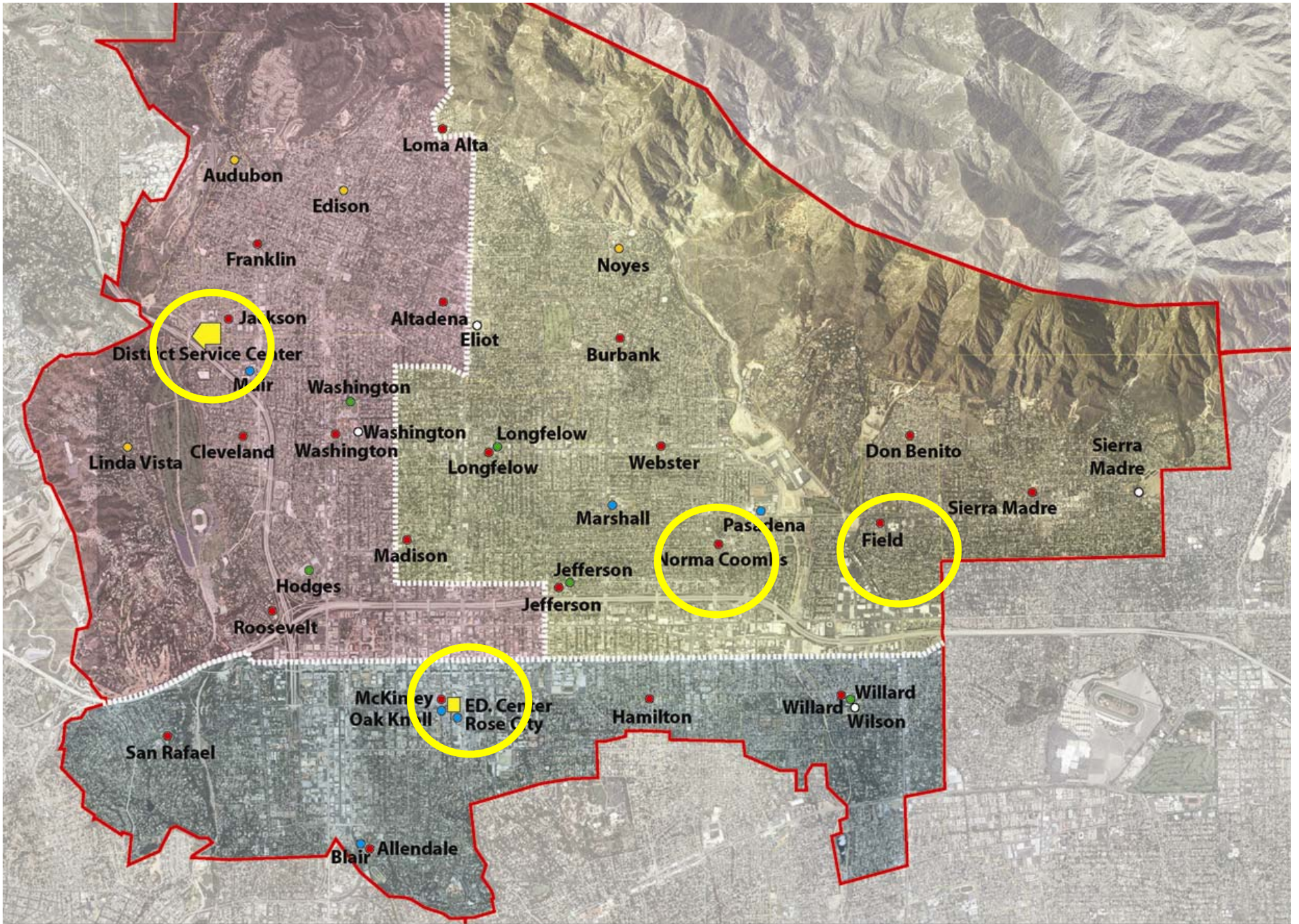
Potential Areas of Joint Use

- ▷ Athletic fields
- ▷ Gymnasiums / Multipurpose / Auditorium
- ▷ Performing Arts Centers
- ▷ Libraries
- ▷ Aquatics Centers
- ▷ Child Care Facilities

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Potential Sites for Joint Use

- ▷ Blair HS Public Access to Tennis Courts
- ▷ Eliot MS Soccer Fields
- ▷ Marshall Tennis Courts
- ▷ McKinley Community Center, Tennis Courts
- ▷ Muir HS Tennis Courts & Sports Fields
- ▷ Pasadena HS Soccer Fields, Tennis Courts
- ▷ Washington MS Soccer Fields
- ▷ Wilson ES Soccer Fields, Tennis Courts








| | | | | |
|--------------------------|---------------|--------------------|-----------------------|------------------------|
| ELEMENTARY SCHOOL | MIDDLE SCHOOL | HIGH SCHOOL | CHARTER SCHOOL | CHILDREN CENTER |
|--------------------------|---------------|--------------------|-----------------------|------------------------|






SCHOOL FACILITY LEGEND

-  PORTABLE
-  REASSIGNED TEACHING SPACE

● TEACHING SPACES

-  1 CLASS ROOM
-  2 KINDERGARTEN
-  3 LAB
-  4 SHARED ED
-  5 PE

● SHARED SUPPORTS

-  1 LIBRARY
-  2 MULTI-PURPOSE
-  3 FOOD SERVICE
-  4 TOILET
-  5 WORKROOM, ETC.

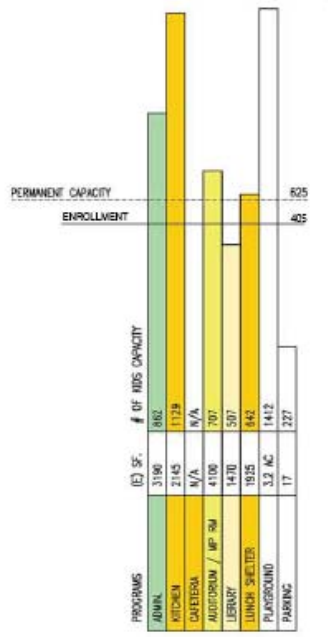
● CENTRAL ADMIN.

-  1 CENTRAL ADMIN.
-  2 MAINTAIN & OPERATION





ENROLLMENT AND CAPACITY INFORMATION



SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES
 - 1 CLASS ROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORTS
 - 1 LIBRARY
 - 2 MULTI-PURPOSE
 - 3 FOOD SERVICE
 - 4 TOILET
 - 5 WORKROOM, ETC.
- CENTRAL ADMIN.
 - 1 CENTRAL ADMIN.
 - 2 MAINTAIN & OPERATION

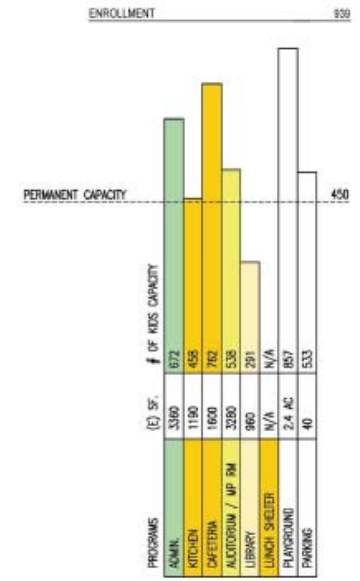


EUGENE FIELD ELEMENTARY SCHOOL
3600 East Sierra Madre Boulevard, Pasadena, CA 91107
EXISTING SITE PLAN





ENROLLMENT AND CAPACITY INFORMATION



SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES
 - 1 CLASS ROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORTS
 - 1 LIBRARY
 - 2 MULTI-PURPOSE
 - 3 FOOD SERVICE
 - 4 TOILET
 - 5 WORKROOM, ETC.
- CENTRAL ADMIN.
 - 1 CENTRAL ADMIN.
 - 2 MAINTAIN & OPERATION



NORMA COOMBS ALTERNATIVE SCHOOL
 2600 Paloma Street, Pasadena, CA 91107
 EXISTING SITE PLAN





West Woodbury

Casillas Avenue

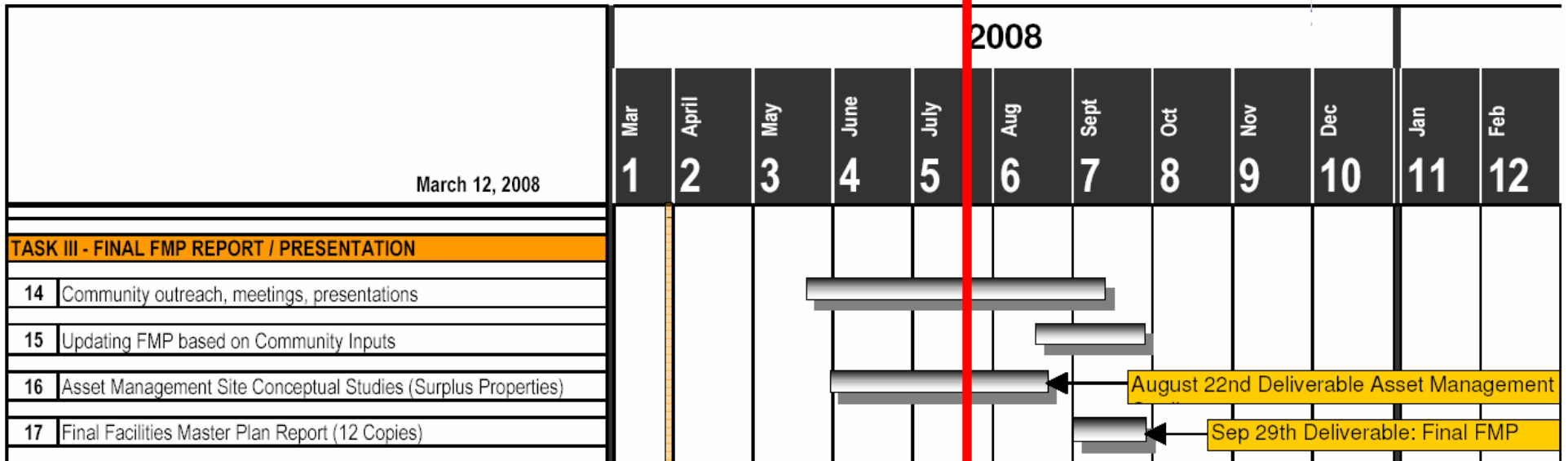
Canada Avenue

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Work Plan



BOARD ACTIONS / POLICY – By End of August

- ▷ **Vision Statement**
- ▷ **School Site Final Grade Configuration**
- ▷ **Energy – Green Initiative ?**
- ▷ **Career Trade Tech Definition**
- ▷ **Special Ed, Early Childhood, Alternative ED**
- ▷ **Site Security, Community Access (Joint use)**
- ▷ **Portables (life expectancy, lease/buy, removal)**
- ▷ **Playground, (Green vs Hardscape)**
- ▷ **Potential Joint Use Facilities / Sites**
- ▷ **Potential Asset Management Sites – Policy, Sale or Lease**