Future High School Site Selection

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June 12, 2018
• Review Timeline for Second HS Selection
• Review CRC Report and Suggested Sites
• Discussion of Suggested Sites
• In depth review of Promenade and Fallon Middle School Sites
• Staff Recommendation
Future High School and School Site Selection Process: Timeline

- September 2015: Terra Realty Advisors, Inc. Engaged by District
- September 2015 - Present: Research and Identify Opportunities; met with Stakeholders, Property Owners
- April 2016: Joint Board & City Council Meeting
- June 2016: Measure H Approved by Community
- June 28, 2016: Board Work Study Session – Site Identification
- July – November 2016: Site Analysis
- November 2016: Board Workshop, Closed Session Site Update
- February 2017: Refined Site Analysis
- March and April 2017: Further Refined Site Analysis
- May 23, 2017: Property Rented by Zeiss Considered and Rejected
Aug. 8, 2017 – Community Review Committee (CRC) Established by Superintendent
Aug. 22, 2017 – Board Established Initial Budget for Future HS from Measure H and Established Ideal Design Capacity
Feb. 6, 2018 – CRC Presented Report to Board of Trustees; Board and Staff Identified the Next Step was to Acquire Property for Additional School Sites(s)
From Feb. 2018 – April 2018 – Negotiations Continue on Available Sites for Future Schools (included properties identified by CRC, as well as the Dublin Crossing/Boulevard site)
April 10, 2018 – Board of Trustees Approve Promenade as the Preferred New School Site and Initiated Investigation and Testing Services, along with CEQA on Promenade Site
From April 10, 2018 through Present Day – Contracts Entered into to Complete Above Work and Investigative Work at Promenade Site Commenced.
May 2, 2018 - City of Dublin and DUSD Approved Agreement for Dublin Crossing/Boulevard Site
CRC Recommendations

- CRC recommended five sites for the future high school.

1. DiManto A – 30.19 Acres
2. DiManto B & C – 20.7 Acres (B) and 3 Acres (C)
3. Fallon Middle School – 24 Acres
4. Fallon Sports Park – 15 Acres Undeveloped (60 Acres total)
5. Promenade – 23.4 Acres* (Note, CRC report listed 21.7 Acres, which has been determined after appraisal to be 23.4 Acres)
Analysis of CRC Recommended Sites

DiManto A

• Largest in size of the five sites recommended
• Development is envisioned by the current property developers/owners and City as a premier mixed commercial and residential site
• Likely higher cost per acre
• Unwilling seller – Eminent Domain Action Required, with severance damages possible and longer timeline
DiManto B & C

• Size similar to other sites
• Development is envisioned by the current property developers/owners and City as a premier mixed commercial and residential site
• Likely higher cost per acre
• Unwilling seller – Eminent Domain Action Required, with severance damages possible and longer timeline
Fallon Sports Park

• 40 Acres of Existing Sports Fields
• Desire to Maintain Community Park Amenities
• Requires Joint Use Agreement with City
• City has indicated during staff and board committee meetings that they are not interested in joint use unless same size park of 60 acres can be purchased within City boundaries for land swap and full reimbursement for improvements in land are made to City
• Significant cost/unavailable land for swap
Analysis of CRC Recommended Sites

Fallon Middle School and Promenade

• Analysis completed by Facilities Staff and Lionakis
DUBLIN UNIFIED SCHOOL DISTRICT

FUTURE HIGH SCHOOL SITE SELECTION ANALYSIS

JUNE 12, 2018
## OVERVIEW

<table>
<thead>
<tr>
<th></th>
<th>Fallon MS</th>
<th>Promenade</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Acreage</strong></td>
<td>24.27</td>
<td>23.4</td>
</tr>
<tr>
<td><strong>Student Capacity</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Current</td>
<td>1128</td>
<td>N/A</td>
</tr>
<tr>
<td>• Proposed</td>
<td>Up to 2500</td>
<td>Up to 2500</td>
</tr>
<tr>
<td><strong>Site Access</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From One Road</td>
<td>From One Road From Kohnen Way Only</td>
<td>From Two Roads From Central Pkwy and Dublin Blvd</td>
</tr>
<tr>
<td><strong>Building Density</strong></td>
<td>One Story Existing; Two Story New Construction</td>
<td>Multi-Story New Construction</td>
</tr>
<tr>
<td><strong>Parking</strong> (2)</td>
<td>Existing: 100 spaces Proposed: 100 spaces</td>
<td>Proposed: 400 spaces</td>
</tr>
</tbody>
</table>

(1) District loading standard: 41 Permanent Classrooms @ 27.5 students/room
(2) Dublin High School Parking: Approximately 600 spaces
(3) Assumes “at grade” parking; Parking could be increased with structured parking
Fallon Middle School is a single story school built in 2005. Seven portables were added in 2015. The site serves grades six through eight and includes Administration space, classroom and lab spaces, a Multi-Purpose Room, a Library, a Gymnasium, sports fields, and a track.

**SITE DATA**
YEAR BUILT: 2005
LATEST YEAR MODERNIZED: N/A
STUDENT POPULATION (2015 – 2016): 1,398 students

**Grade Levels:** 6-8
**Number of Permanent Classrooms:** 41
**Number of Portable Classrooms:** 13
**Site Acreage:** 24.27 acres
Fallon MS as High School for up to 2500

Classroom Count with District Loading Standard Applied

2500/27.5 Students/CR  91
Existing Classrooms  41 (Perm)

Required Classrooms  50

Target:  50 New CR/Labs

New 2 Story Classroom Building;  38 CR
New 2 Story Science Wing;  12 Labs
New Auditorium or Gymnasium
Expansion of Administration/Student Services
Notes:
Larger student population + student parking for high school use will require environmental review and mitigation is likely. Proposed field space and hardcourt space to accommodate Physical Education program only.

Fallon Middle School as High School for up to 2500: Conceptual Site Plan
High School for up to 2500 at Promenade Site: Conceptual Site Plan

Promenade Site: 23.4 Acres

New Building(s)

Central Parkway

Dublin Boulevard

Parking

Football & Track

Service Road
Build New High School for Growth at Promenade

Renovate Fallon MS for HS Use

Build New Middle School to Replace Fallon at Promenade

Schedule assumptions:
- Initial phase of HS of approximately 1000 students
- MS of 1000 students

Timeline:
- Months: 0 to 70
- Site Acquisition/Entitlements: 8 months
- Design: 12 months
- DSA/Bid: 10 months
- Construction: 12 months
- Modernization: 7 months
- Float: 15 months

Note:
- Site Acquisition and Entitlements Phase may overlap with early design phases. Schedule represents “worst case” scenario.
- Students Relocate from Fallon to new middle school. Renovation of a portion of Fallon MS occurs after students vacate.
SUMMARY

• **Density is key.** A multi-story solution for Promenade Site allows more site area for parking and physical education.

• **Site Access.** Vehicular traffic to a site with a single road access will significantly impact the neighborhood. CEQA implications.

• **Flexibility of Design.** The Fallon site is designed as a middle school, with a single story “pod” style design. A new high school at the Promenade site allows the District to develop a high school specific approach to design.

• **Construction Logistics.** Construction on an existing, occupied school site often extends construction time and disrupts educational delivery. Some examples:
  – Relocation of existing portables that are in the footprint of permanent buildings impacts schedule and budget.
  – Construction requires staging areas for material lay down space and contractor trailers, often impacting field or hardcourt space.
  – May require utilities be shut down on weekends or during school breaks. Waiting for these breaks may impact construction schedule.
  – Noise, dust, construction traffic impact day-to-day operations.
Based on the analysis of data collected, staff recommends that Promenade be selected as the future high school site.

Questions?