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>From One Road</td>
<td>From Two Roads</td>
</tr>
<tr>
<td></td>
<td>From Kohnen Way</td>
<td>From Central Pkwy</td>
</tr>
<tr>
<td></td>
<td>Only</td>
<td>and Dublin Blvd</td>
</tr>
<tr>
<td><strong>Building Density</strong></td>
<td>One Story Existing;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Two Story New</td>
<td>Multi-Story New</td>
</tr>
<tr>
<td></td>
<td>Construction</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Parking (2)</strong></td>
<td>Existing: 100</td>
<td>Proposed: 400</td>
</tr>
<tr>
<td></td>
<td>spaces</td>
<td>spaces</td>
</tr>
<tr>
<td></td>
<td>Proposed: 100</td>
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<tr>
<td></td>
<td>spaces</td>
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</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
OVERVIEW
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
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

Fallon MS as High School for up to 2500

New 2 Story Classroom Building;  38 CR
New 2 Story Science Wing;  12 Labs
New Auditorium or Gymnasium
Expansion of Administration/Student Services
Fallon Middle School as High School for up to 2500: Conceptual Site Plan

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.
High School for up to 2500 at Promenade Site: Conceptual Site Plan

New Building(s)

Promenade Site: 23.4 Acres

Parking

Football & Track

Service Road

DUBLIN BOULEVARD

CENTRAL PARKWAY
Schedule Scenarios for New High School Alternatives

Option A

1. **Build New High School for Growth at Promenade**
   - Site Acquisition/Entitlements: 12 months
   - Design: 12 months
   - DSA/Bid: 10 months
   - Construction: 15 months
   - Total: 49 months
   - Note: Site Acquisition and Entitlements Phase may overlap with early design phases. Schedule represents “worst case” scenario.

Option B

1. **Renovate Fallon MS for HS Use**
   - Site Acquisition/Entitlements: 8 months
   - Design: 12 months
   - DSA/Bid: 10 months
   - Construction: 12 months
   - Modernization: 7 months
   - Total: 61 months

2. **Build New Middle School to Replace Fallon at Promenade**
   - Site Acquisition/Entitlements: 12 months
   - Design: 12 months
   - DSA/Bid: 10 months
   - Construction: 15 months
   - Total: 49 months
   - Note: Schedule assumes initial phase of HS of approximately 1000 students

Schedule assumes MS of 1000 students

- 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.