

# Palmdale School District

## Board of Education Work Session

February 22, 2019



# Agenda

1. Traffic Study - Brief Overview
2. Facilities Master Plan - Projects Update
3. Facilities Master Plan - Facilities Gap Improvements
4. Program Funding and Prioritization



# Traffic Study Update

## Cactus



## SAGE





# Traffic Study Update

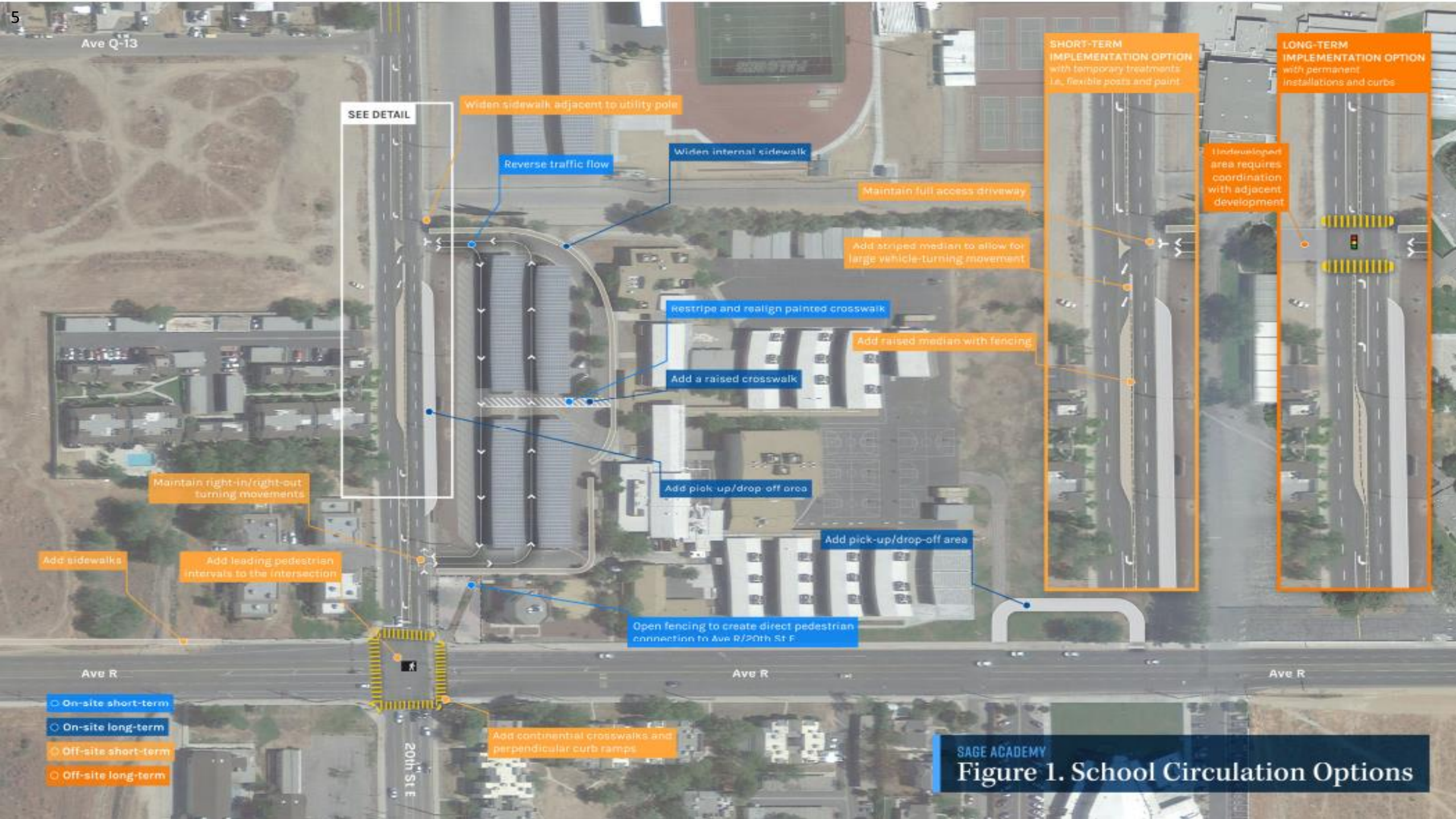
## Tamarisk



## Yucca







# Makerspace, Parent Rooms & Marquee\*

(not all schools are scheduled for all components)

- First round of schools submitted to DSA in Fall of 2018
  - Construction planned to begin this summer, 2019
  - Alternates have been developed for cost control
- Second round (final round) in pre-design
  - Construction planned for Winter of 2020

## **Schools Submitted to DSA**

- Cimarron\*
- Desert Rose
- Joshua Hills\*
- Manzanita\*
- Ocotillo\*
- Palm Tree
- Summerwind

## **Schools in Pre-design**

- Cactus
- Desert Willow
- Mesquite
- SAGE
- Shadow Hills
- Tamarisk
- Tumbleweed
- Yucca



# Typical Makerspace



Dougherty PALMDALE USD  
MAKER SPACE

- Similar designs at all footprint schools, other elementary schools will be site specific.
- Alternate bid outdoor spaces will vary at each school.
- Furniture shown is for illustration purposes, no furniture has been selected for these projects
- These are preliminary drawings. Changes may be made as the design is developed, existing conditions are further assessed and budgets are developed

# Middle School Labs

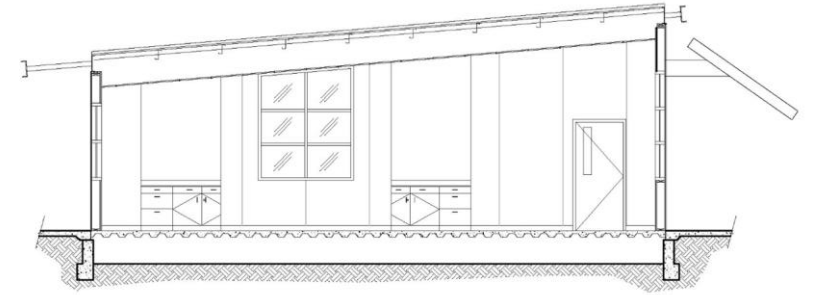
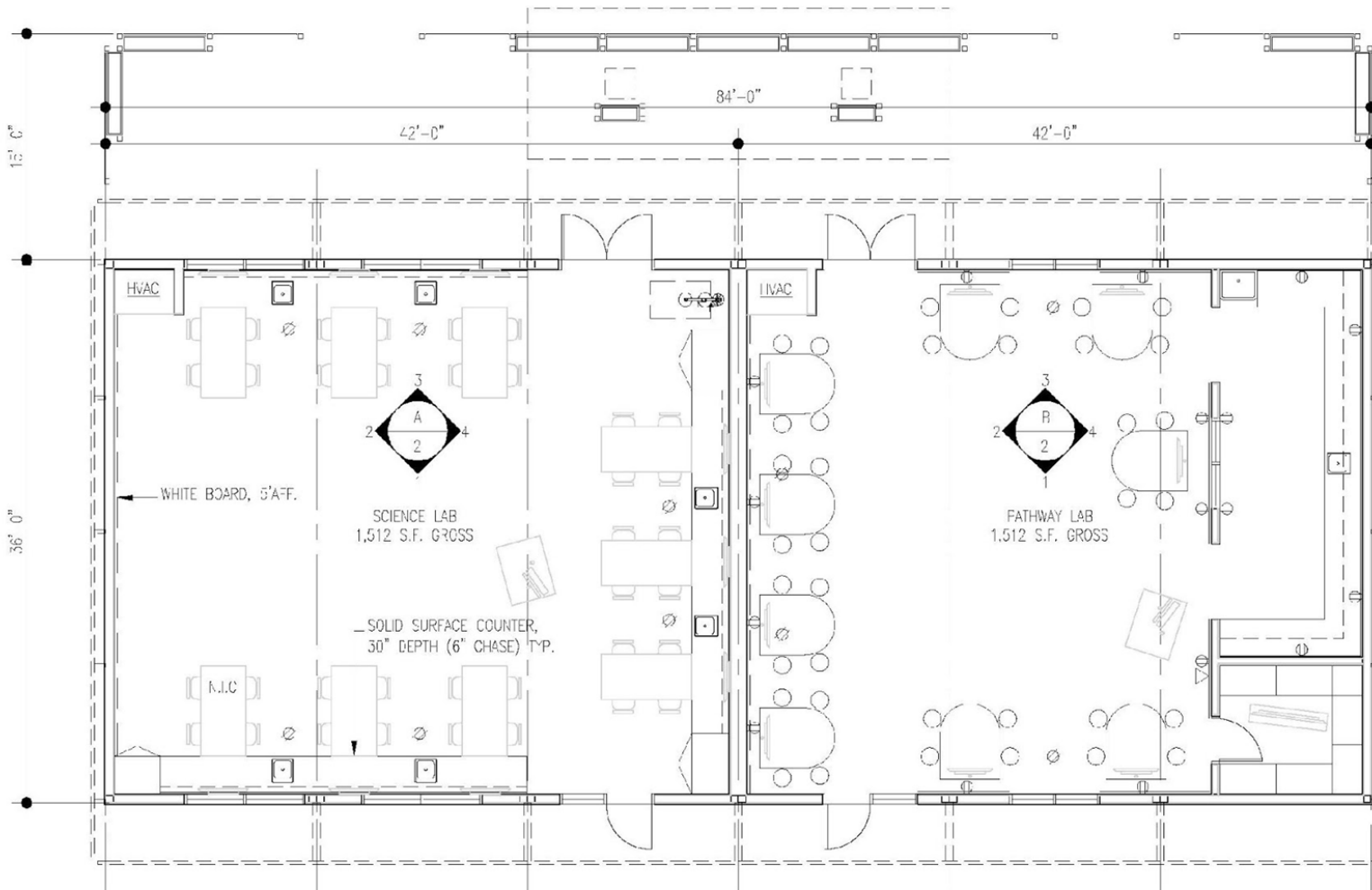
- Final Construction Documents are being prepared
- Final Gen 7 Documents have been received, to be placed on board agenda for consideration.
- Scheduled arrival on site – between Nov 2019 and February 2020
- Site testing is proceeding
- Alternates have been developed for cost control

## Schools in Design

- Desert Willow
- Cactus
- Los Amigos  
(established as an Alt Bid)



# Middle School Labs



TYPICAL BUILDING SECTION

- This is drawing subject to changes based on additional input, and cost estimates
- The shell design is based on a GEN 7 modular facility from AMS (American Modular Systems)
- The interior layout is based on programming documents produced after a series of input meetings from middle school science staff and academic leaders in the District

# Playground Projects

- Phase I Projects

- Review is complete from DSA, design team is working on backcheck
- Phase I bidding in March or April 2019
- Begin construction summer 2019
- Alternates developed for cost control

- Phase II Projects

- Beginning Design Development
- Design Development estimates will be used to develop bid alternatives, if needed
- Anticipating bidding in June 2019

## Phase I -DSA Backcheck

- Cimarron
- Mesquite
- Tamarisk

## Phase II Projects

- Joshua Hills
- Shadow Hills
- Buena Vista
- David G Millen
- Summerwind
- Desert Rose
- Ocotillo
- Palm Tree
- Yucca
- Manzanita
- Tumbleweed



# Playground Projects

Shown with:  
Posts: Silver  
Components: Lime  
Rotomolded Plastics: Teal  
Sheet Plastics: Blue/Sand  
2-Color Plastics: Blue/Sand  
Decks: Gray  
Drawing # C19031CHR2  
January 18, 2019  
Jennifer Mellon, Associate  
Designed for children ages: 5-12



**Mesquite Elementary**  
PALMDALE, CA

Since 1979  
**dave bang**  
associates, inc.

Shown with:  
Posts: Lime  
Components: Silver  
Rotomolded Plastics: Cyan  
Sheet Plastics: Lime/Sand  
2-Color Plastics: Lime/Sand  
Decks: Gray  
Slither Slide/Glide Slide: Brownstone  
Crazy Bones/ADA Climber: Cyan/  
Brownstone  
Drawing # C19036CHR1  
January 18, 2019  
Jennifer Mellon, Associate  
Designed for children ages: 5-12



**Cimarron Elementary**  
OPTION #2

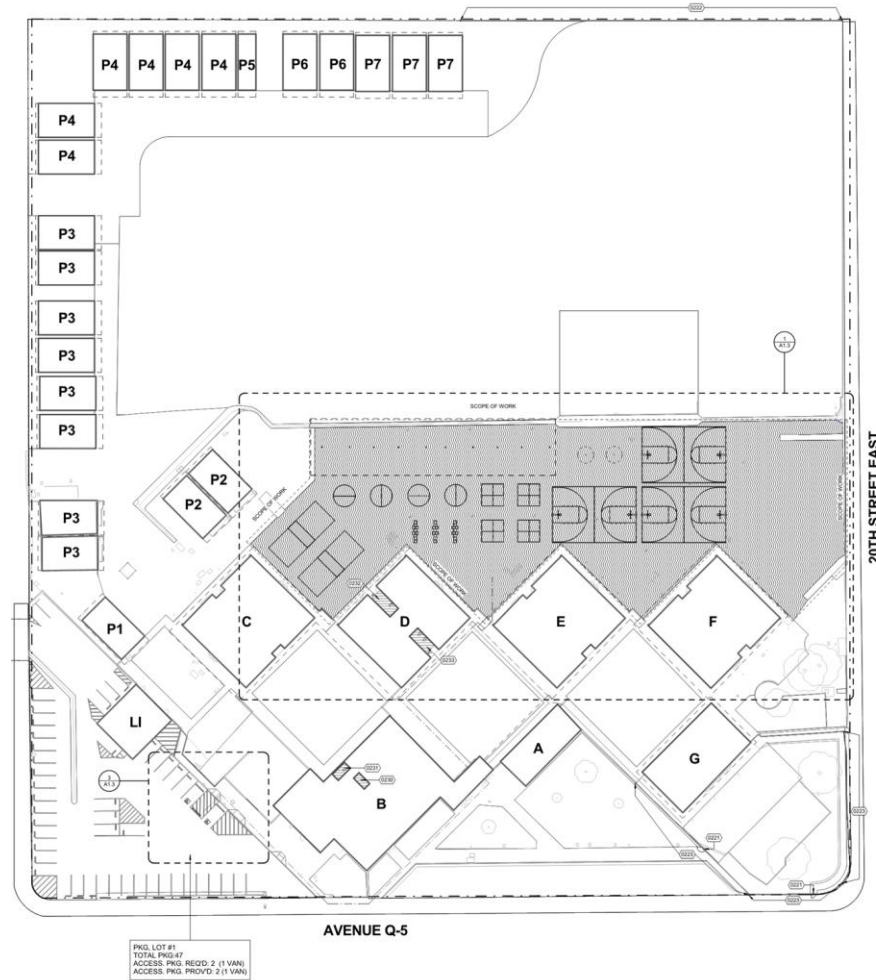
Since 1979  
**dave bang**  
associates, inc.



- This is a preliminary drawing subject to changes based on additional input and cost estimates



# Playground Projects



Tamarisk

- This drawing is subject to changes based on additional input and cost estimates





# Kitchen Upgrades

- Sage is complete and operational
- Phase II
  - Bids opened on February 19th, award is pending
  - Construction to begin in late February 2019
- Phase III
  - Final Documents have been submitted to Health Department for Approval
  - Bidding in November 2019

## School Completed

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- SAGE

## Phase II

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- Joshua Hills
- Manzanita
- Tumbleweed
- Yucca

## Phase III

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- Cactus
- Cimarron
- Desert Rose
- Mesquite
- Ocotillo
- Palm Tree
- Summerwind

# Future Learning Environments

- Joshua Hills is complete
  - Feedback from teachers and staff has been incorporated into Phase II projects
- Phase II
  - Bids have been received
  - Construction to start Early March
  - Cactus will be bidding in April or May for a June Start. Teacher temporary locations are being worked out with the Principal.
- Phase III to V
  - Drawings are being developed for Phase III, which is scheduled for construction to start in August 2019

## School Completed

- Joshua Hills

## Phase II

- Desert Rose
- Palm Tree
- Cactus

## Phase III to V

- Ocotillo
- Summerwind
- Cimarron
- Mesquite
- Desert Willow



# Hydration Stations

- Phase I schools completed and operational
- Phase II schools
  - Site investigations are complete
  - Design and Construction Documents are to be completed in March, 2019
  - Bidding in April, 2019
  - Construction during the summer of 2019
- Phase III
  - Site investigations to begin in March

## **Phase I Completed**

- Cimarron
- Desert Rose
- Joshua Hills
- Mesquite
- Ocotillo
- Palm Tree
- Summerwind
- Oak Tree

## **Phase II**

- Cactus
- Desert Willow
- Manzanita
- Tamarisk
- Tumbleweed
- SAGE
- Shadow Hills
- Yucca

## **Phase III**

- Buena Vista
- Los Amigos
- Golden Poppy
- PDC
- PLP
- First Steps
- DGM

# Painting

- Phase I Completed
- Phase II
  - Color schemes have been developed.
  - Principal and Site Meetings are occurring
  - Bidding is scheduled for March 2019
- Phase III
  - Bidding is scheduled for early 2020



## **Phase I Completed**

- Cimarron
- Desert Rose
- Joshua Hills
- Mesquite
- Ocotillo
- Palm Tree
- Summerwind
- Oak Tree

## **Phase II**

- Barrel Springs
- Buena Vista
- Desert Willow
- First Steps
- Golden Poppy
- Los Amigos
- PLP
- Quail Valley
- Shadow Hills
- Yellen
- Yucca

## **Phase III**

- Cactus
- Manzanita
- Tamarisk
- Tumbleweed



# Color Boards - Pallets A & B



A



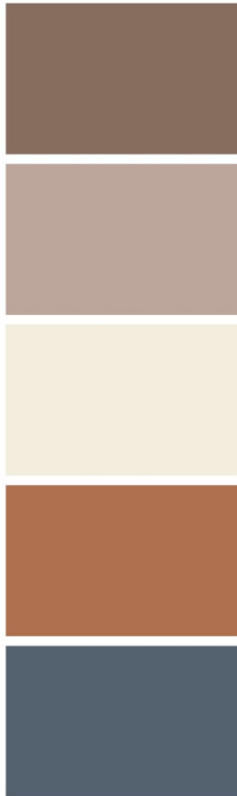
Desert Willow



Palmdale Learning Plaza



Los Amigos



B

# Color Boards - Pallets C & D



**C**



**D**



# Early Childhood Education

## School in Design

- Project Substantially Complete
- Ribbon Cutting on March 26, 2019 10:00 am





# Options for Scope/Cost Escalation on Projects

## Budget Driven Program

- If bid comes in overbudget we reject lowest bid and reduce scope and rebid.
- We protect the budget by having multiple bid alternates, that the board can decide to accept or not.
- Scope Adjustments - Less scope at the same amount of schools

## Scope Driven Program

- Accept lowest bid, with any bid overages to be covered by program contingency
- Scope Adjustments - Full scope at fewer schools

# Footprint Modernization – Chaparral

- Schematic Design and Design Development Complete
- Construction Documents submitted to DSA for permitting on February 18, 2019
- Anticipate Bidding in April to May, based on DSA approval date.
- Several Alternate Bids have been identified
- Conducting Constructability Review
- Construction to start after school is out in June

## **School in Design**

- Chaparral

## **Site 18 Move**

Improvements at site 18 have included

- Ramp repairs
- Restroom upgrades
- Flooring at the Multipurpose
- Fencing
- Interior and Exterior Painting
- Data/Phone/Security upgrades

## **Move Management**

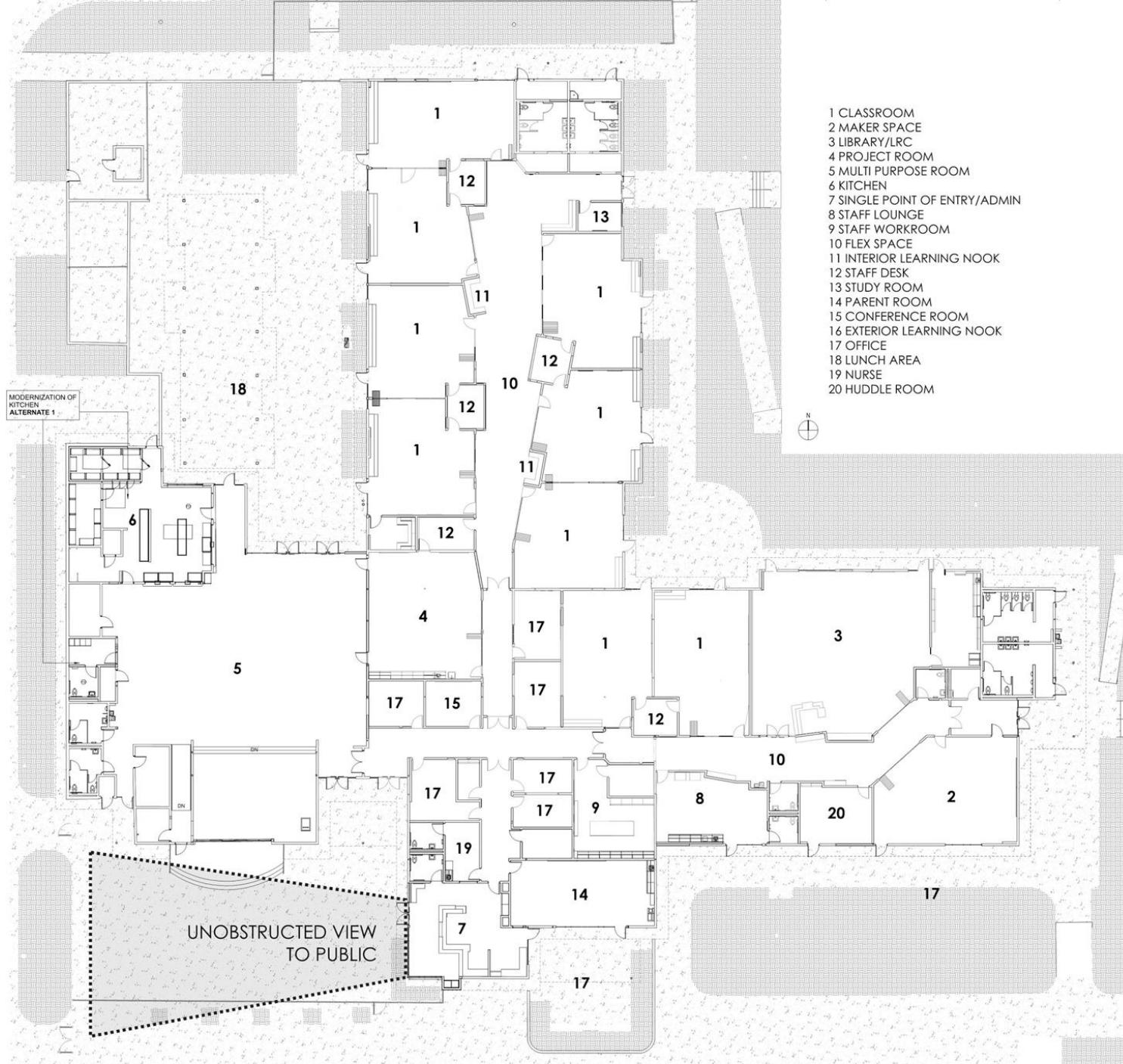
- Request for Services has been advertised for Commercial Move Teams
- They will provide boxes, tape and tags
- They will Move all boxed items and Existing Furniture

# CHAPARRAL ELEMENTARY SCHOOL









- This drawing is subject to changes based on additional input and cost estimates





- 1 CLASSROOM MODERNIZATION (KITCHEN UPGRADES AA1)
- 2 (N) RUNNING TRACK (AA2)
- 3 PLAY AREA UPGRADES (AA2)
- 4 REFINISHING OF 6 PORTABLES AND 1 RR ADA UPGRADES (AA3)
- 5 (E) LUNCH AREA
- 6 REFINISHING OF KINDERGARTEN BUILDING AND PORTABLE (AA4)
- 7 (E) HEAD START CLASSROOMS ELECTRICAL DATA UPGRADES (AA5)
- 8 RELOCATED SINGLE POINT OF ENTRY / ADMINISTRATION

- This drawing is subject to changes based on additional input and cost estimates



# Data & Power

- Original budgeted site allowance of \$300k, per school, based on total available tech funding
- Scope definition process identified much more scope per school than budgeted allowance.
- Total schools reduced from 12 to 5
- The budget is now balanced with the scope
- Design layout has been reviewed by IT Department
- Bidding and Construction scheduled for later in 2019

## Phase I

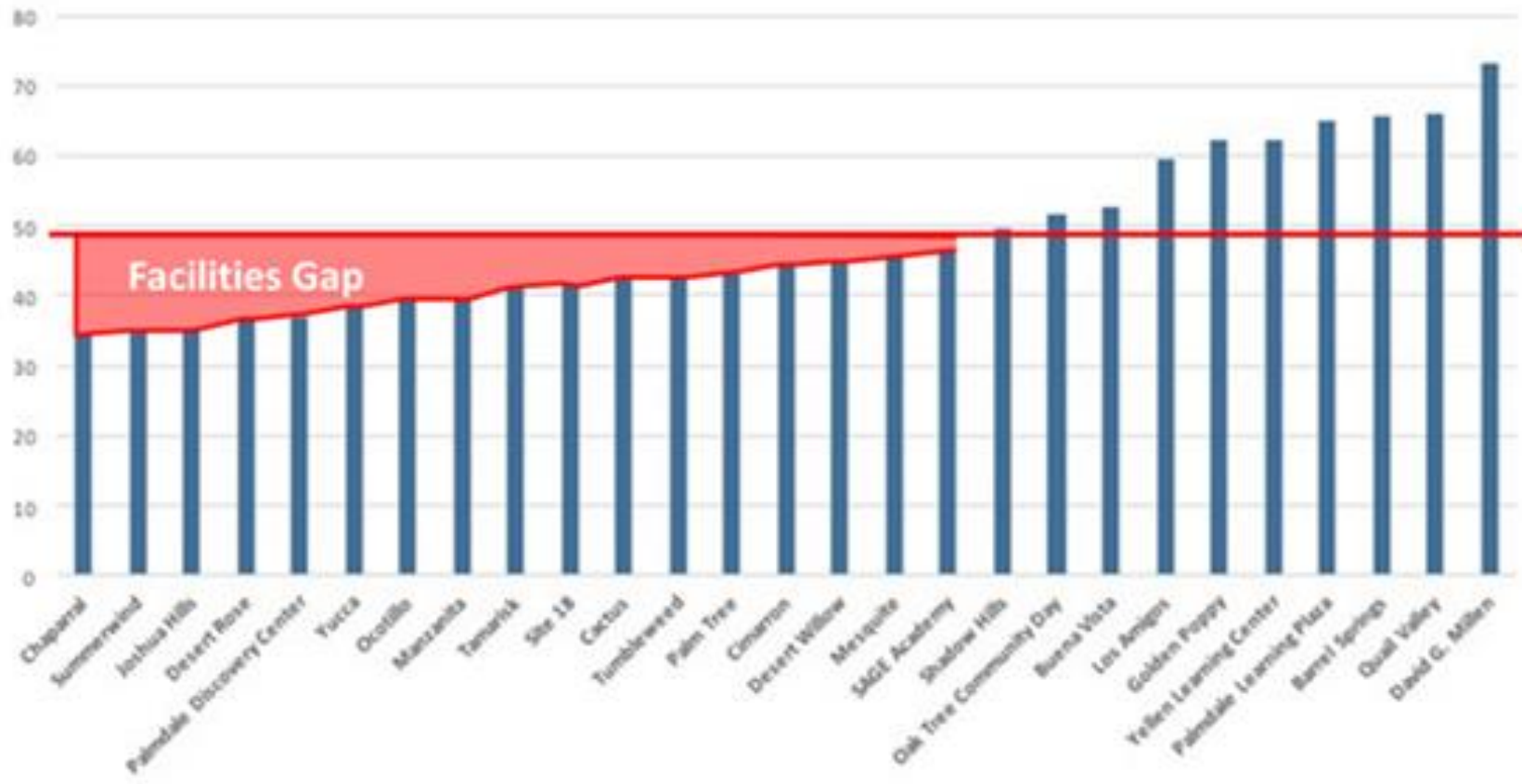
- Desert Rose
- Manzanita
- Tumbleweed
- Ocotillo
- Summerwind

## Phase II

- Joshua Hills
- Yucca
- Cactus
- Palm Tree
- Cimarron
- Desert Willow
- Mesquite

# FMP Review

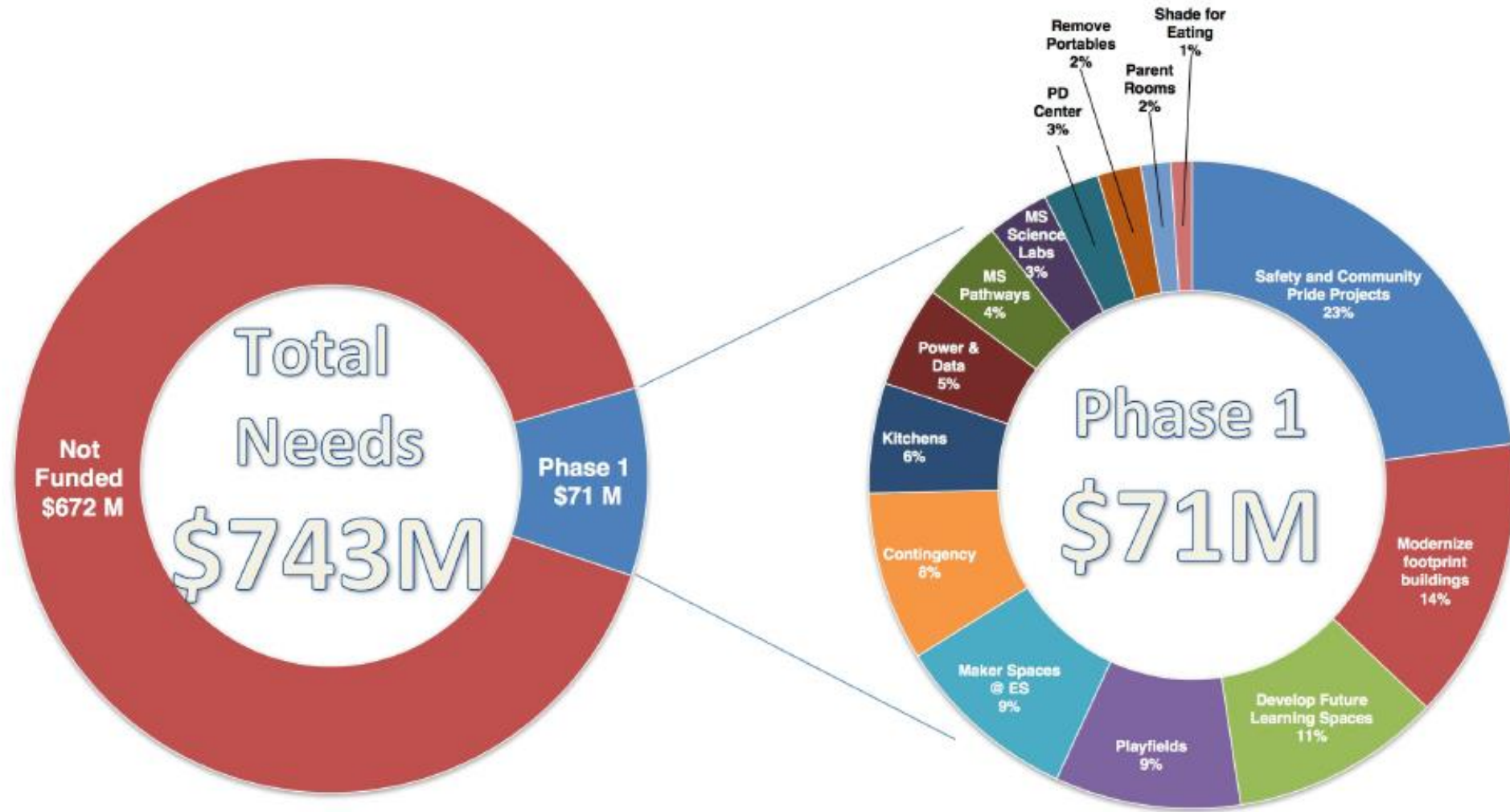
Combined Facility Assessment Scores that had a score below 50



## 17 Schools Under 50

- Chaparral
- Summerwind
- Joshua Hills
- Desert Rose
- Palmdale Discovery Center (First Steps)
- Yucca
- Ocotillo
- Manzanita
- Tamarisk
- Site 18
- Cactus
- Tumbleweed
- Palm Tree
- Cimarron
- Desert Willow
- Mesquite
- SAGE

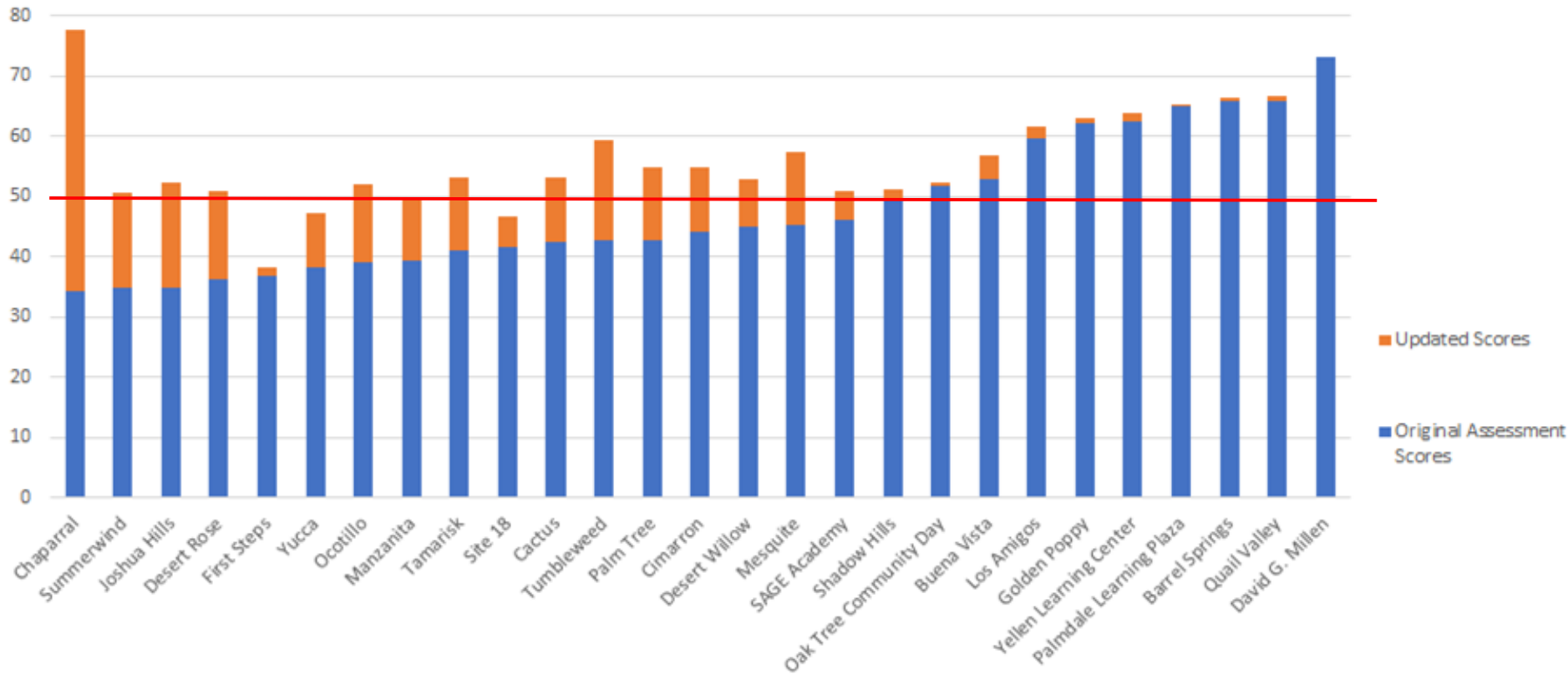
# FMP Estimated Total Facilities Needs in 2017





# FMP Projects Progress

The projected results of the initial projects



This chart was built by rescoring all three categories of assessments, using work completed and work planned

- Facilities and Site Condition
- Facilities and Educational Adequacy
- High Performance Indicators

In addition to the Bond Funded projects, other projects were considered in rescoring sites. This included:

- Energy Efficiency Phase 2
- Technology Projects
- Tumbleweed Grant
- MSAP Grant
- LCAP Projects

# Project Funding

## Project Funded Outside of the Original FMP Funding Distribution

Project	Program Contingency	Prof. Dev. Center	Program Cashflow	Total
Palmdale Blvd. Property Purchase	\$6,000,000			\$6,000,000
Energy Efficiency Project Phase II		\$2,000,000	\$325,980	\$2,325,980
Juniper Changes			\$1,500,000	\$1,500,000
AV Technology Phase II			\$2,480,000	\$2,480,000
<b>Total</b>	<b>\$6,000,000</b>	<b>\$2,000,000</b>	<b>\$4,305,980</b>	<b>\$12,305,980</b>



Needs to be backfilled

# Projects in Progress

Requesting Scope/Budget Adjustment from Original Project Estimate

Project	Reason	Estimated Costs
Program Funding Backfill	Unforeseen Expenditures	\$4,305,980
Los Amigos Science Labs	Site Utilities Escalation	\$1,995,000
Furniture for Future Learning Spaces	Scope Addition	\$1,808,000
Cactus Field Work	Scope Addition	\$1,000,000
Chaparral Alternates	Scope Addition	\$3,100,000
<b>Total</b>		<b>\$12,208,980</b>



# Projects to be Prioritized

Project	Estimated Project Cost
Modernization Joshua Hills	\$17,486,596
Modernization Summerwind	\$18,575,659
Dual Immersion at Oak Tree	\$5,212,930
Oak Tree to Site 18	\$7,450,500
Dos Caminos Phase III	\$773,680
Traffic Improvements at 4 Schools	\$2,660,000
Professional Development Center	\$4,322,500
Roofs, Plumbing, HVAC, Ground Work	\$4,000,000
Contingency Funds	\$6,000,000
Facilities Requirements from MSAP Grant	\$400,000
Playground Equipment Replacement	\$450,000
Fire Alarm Updates	\$4,788,000
Data and Power at 7 Sites	\$7,577,000
<b>Total</b>	<b>\$79,646,865</b>

# Funding

Bond Sales	Amount Available
Second Issuance (2019)	\$38,500,000
Third Issuance (2021)	\$12,000,000
<b>Total Bond Sales</b>	<b>\$50,500,000</b>

Bond Sales	Amount Available
Backfill of original Projects	- \$12,208,980
Remaining of Second Issuance	\$26,291,020
Third Issuance	\$12,000,000
<b>Total Funding to Prioritize</b>	<b>\$38,291,020</b>

# Next Steps – Phase 2 Prioritization Workshop

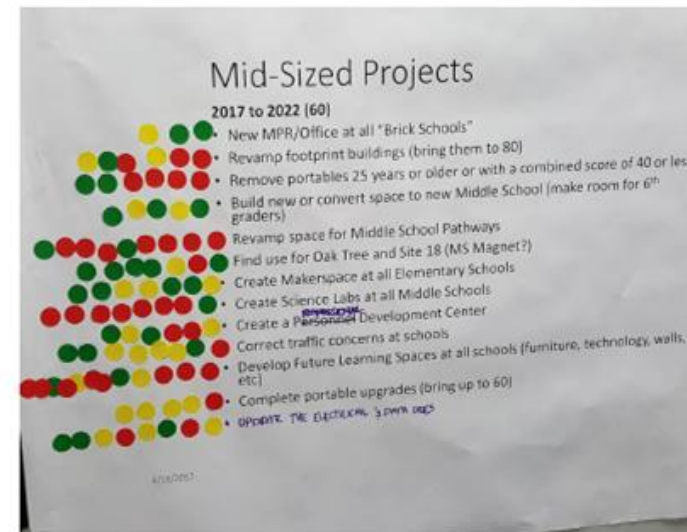
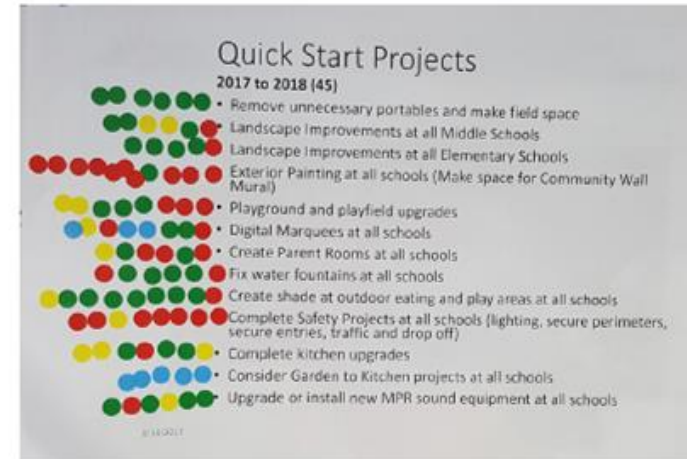
## Phase 1 Example

### PROJECT PRIORITIZATION

The Steering Committee ranked the projects using dots, which resulted in the following list of priority projects:



The Board of Education reviewed and accepted the recommended prioritization from the Steering Committee. They further defined the projects, and the recommendation that quick start category be called "Safety and Community Pride Projects".





# THANK YOU!

# Facility Master Plan - Guiding Principles

## PSD'S VISION

Palmdale will become a district where . . .  
Every Student Leaves Ready for Success in  
High School and Beyond: College, Career, the  
Global World.

## PSD FACILITIES GOALS

The Palmdale School District facilities  
master plan will create a roadmap that  
produces globally competitive learning  
environments for every student.

### OUR GLOBALLY-COMPETITIVE FACILITIES WILL HELP DEVELOP

