



# How Do We Get There From Here?

## Master Planning Best Practices for Existing Schools

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# Why Focus on Existing Schools?

Nearly 50 million students nationwide

In 100,000 public schools

Representing 7.5 billion gross square feet

With an estimated need of \$145 billion per year to operate, maintain and renew to provide healthy and safe, 21<sup>st</sup> century schools

State Of Our Schools: America's K12 Schools, 2016







## Districtwide Master Plan

Educational Specifications

District Standards

## Site Specific Master Plan

Condition Assessment

Interim Housing

## Implementation & Phasing Plan

Available Funding

Priorities

## The Project

# How Do We Get There From Here?

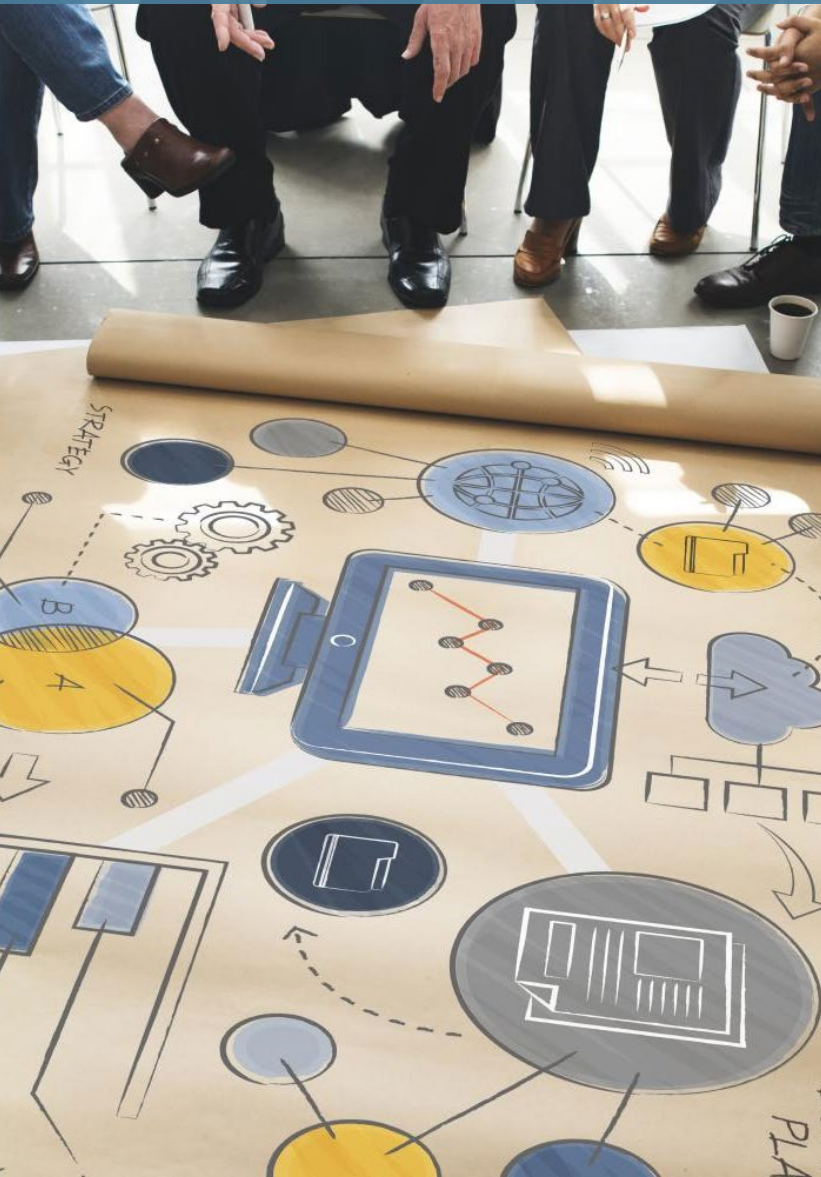


“Failing to plan is planning to fail.”

- Benjamin Franklin



# Prepare to Plan



- What are the goals of the Plan?
  - Districtwide or Site Specific?
  - Bond Focused?
  - Planning Interval?
- What is the level of detail you want?
  - And that you can manage?
- How much are you willing to spend (time and money) on planning?
- Mission & Vision
- Do you have a solid educational vision guiding the process?
  - Or might this trigger some additional thought?
- Who are the Decision Makers?

# Overview



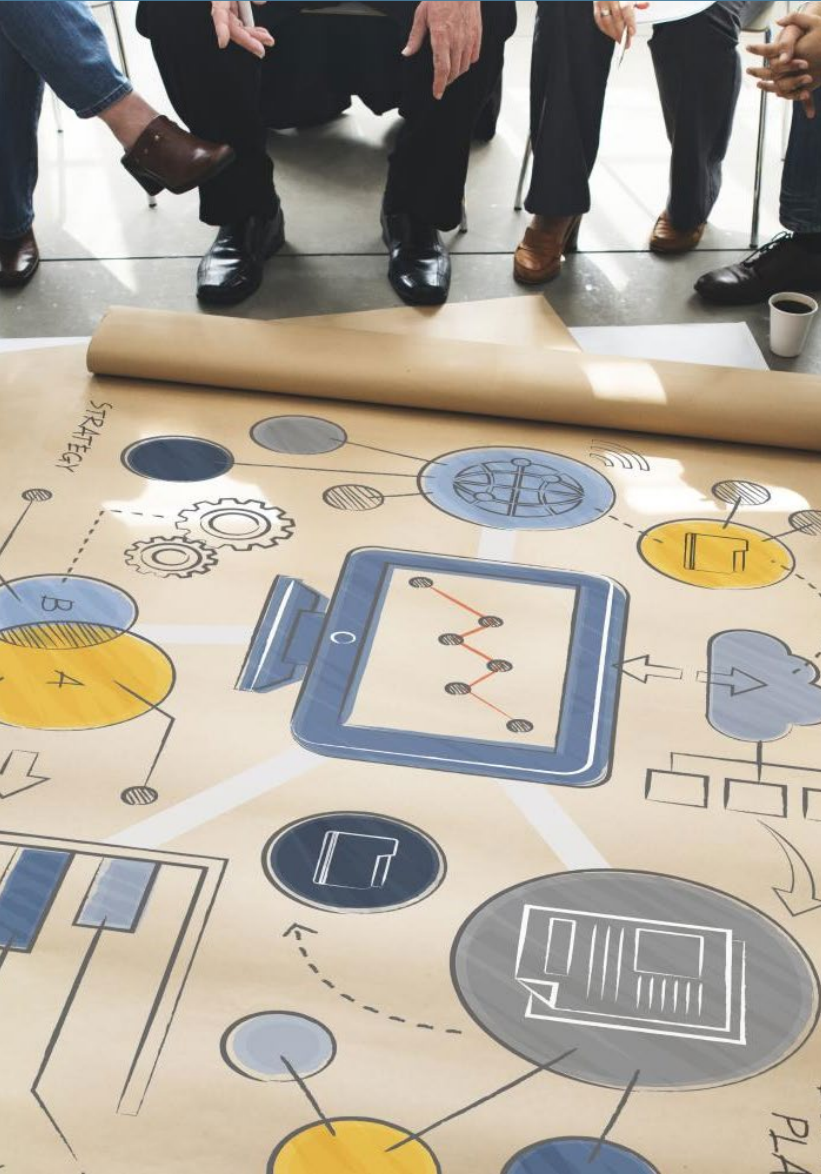
- What do we have?
  - Facilities Inventory
  - Condition Assessment
  - Demographics/Capacity
- What do we want/need?
  - Educational Specifications
    - Parity/Equity
  - District Standards
  - Outreach
- What does that look like?
  - Vision
  - Test and Fit
  - Budget Modeling
- Implementation



# Research Conditions

## What do we have?

- Facilities Inventory
  - Utilization
- Facilities Condition Assessment
  - Site - Infrastructure/Parking, etc.
  - Buildings
- Capacity & Demographics
  - State vs. Local Loading
  - Growth Projections





# From Districtwide to Site Specific...



## **FACILITIES MASTER PLAN 2015-2025 UPDATE**

February 2016



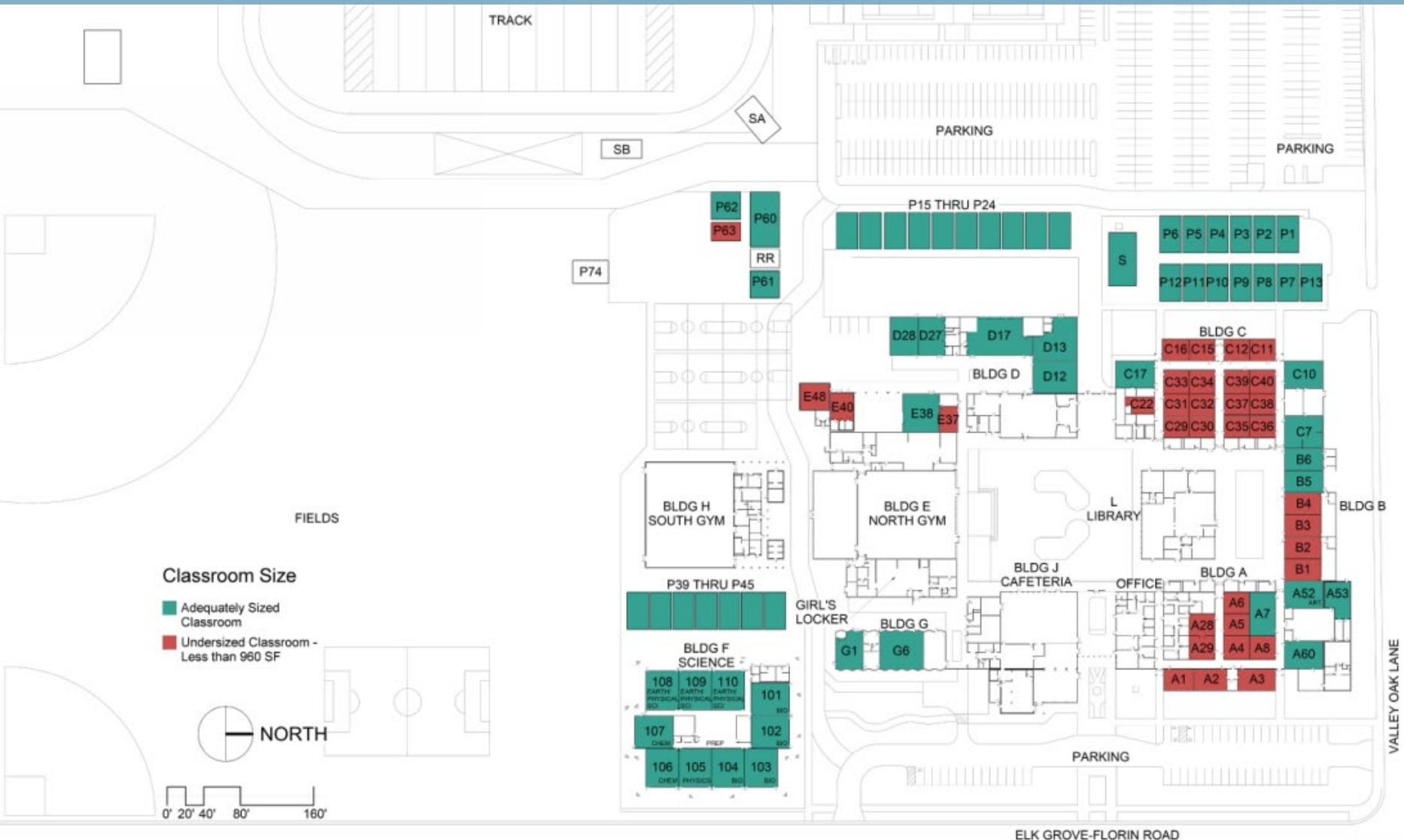
# Inventory

The assessment process begins with an understanding of the existing campus, including the current uses of existing spaces. The graphic above defines a fixed point in time and the assigned use of those spaces as classrooms, specialty labs and core support facilities.



# Undersized Classrooms

It was important to the committee to acknowledge the undersized classrooms at the site in order that they could be replaced or renovated. The classrooms highlighted fall below the 960 SF threshold established in Title 5 of the California Code of Regulations. In order to assess the final required classroom count for each site, undersized classrooms were excluded.



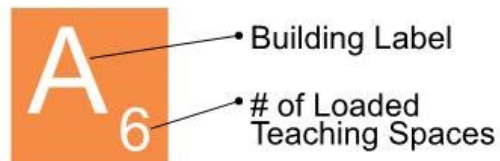




Building Name	A	B	C	D	E	F	G	H	J	L	P	P	P	TOTAL
Recognized Teaching Stations	12	6	19	8	0	10	2	0	0	1	24	7	3	92



## Legend



## Capacity Analysis

# Condition Assessment

The results of a district-wide condition assessment revealed the need for significant renovation on the aging campus. Those findings are summarized here with facilities in green as those in good condition, and red as the other extreme, where replacement is warranted because renovation costs would exceed 50% of replacement costs.



## Facility Condition Assessment Elk Grove High School Condition Assessment

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement <b>Location:</b> Various locations	Capital Renewal	30,395	SF	3	\$103,757	3978
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	11	Ea.	5	\$26,062	2597
<b>Sub Total for System</b>		<b>2</b>	<b>Items</b>		<b>\$129,819</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	480	LF	3	\$108,883	7896
<b>Sub Total for System</b>		<b>1</b>	<b>Items</b>		<b>\$108,883</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>Items</b>		<b>\$238,702</b>	

### Building: A - Administration

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced <b>Note:</b> Original equipment	Capital Renewal	3	Ea.	3	\$2,837	2677
The Canopy Lighting Requires Replacement <b>Note:</b> Original equipment	Deferred Maintenance	2	Ea.	4	\$3,809	2678
<b>Sub Total for System</b>		<b>2</b>	<b>Items</b>		<b>\$6,647</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement <b>Note:</b> Original equipment	Capital Renewal	26,489	SF	2	\$354,942	2679
The Vinyl Composition Tile Requires Replacement <b>Note:</b> 9" tile <b>Location:</b> Room 192	Capital Renewal	265	SF	3	\$2,254	2596
<b>Sub Total for System</b>		<b>2</b>	<b>Items</b>		<b>\$357,196</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Capital Renewal	20	Ea.	2	\$321,529	2690
The Electrical Transformer Requires Replacement <b>Note:</b> Original equipment	Capital Renewal	1	Ea.	2	\$8,532	2672
Ductwork Requires Replacement (SF Basis)	Capital Renewal	26,489	SF	3	\$302,451	2689
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	26,489	SF	4	\$111,569	2691
The Small Diameter Exhausts/Hoods Require Replacement	Deferred Maintenance	4	Ea.	4	\$9,989	2692
<b>Sub Total for System</b>		<b>5</b>	<b>Items</b>		<b>\$754,070</b>	

# Condition Assessment

The results of a district-wide condition assessment revealed the need for significant renovation on the aging campus. Those findings are summarized here with facilities in green as those in good condition, and red as the other extreme, where replacement is warranted because renovation costs would exceed 50% of replacement costs.







# Engage Stakeholders

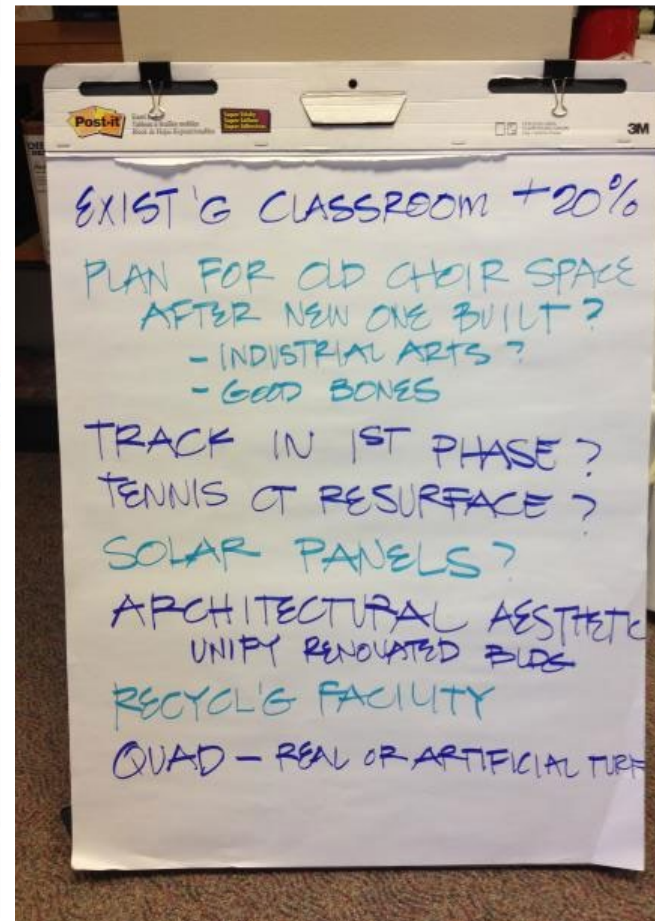
## What do we want/need?



- Level of engagement can impact timeline and budget for your master plan...plan for it!
  - Identify Stakeholders
- Inspire them, have fun and educate
  - Big Ideas
- But, manage expectations
- Taking your show on the road...



- Print Newsletters
- Social Media
- Town Hall/LCAP
- Awareness Tour







Don't forget the student voice



# Engage Stakeholders

## What do we want/need?



- The District is a stakeholder too!
- Your “Core Group”
  - Decision Making
  - Set Guiding Principles & Define Success
  - Parity & Equity vs Equal
- Understanding the Politics



What's important to you?



ELK GROVE UNIFIED SCHOOL DISTRICT

**DISTRICT-WIDE**

# Educational Specifications

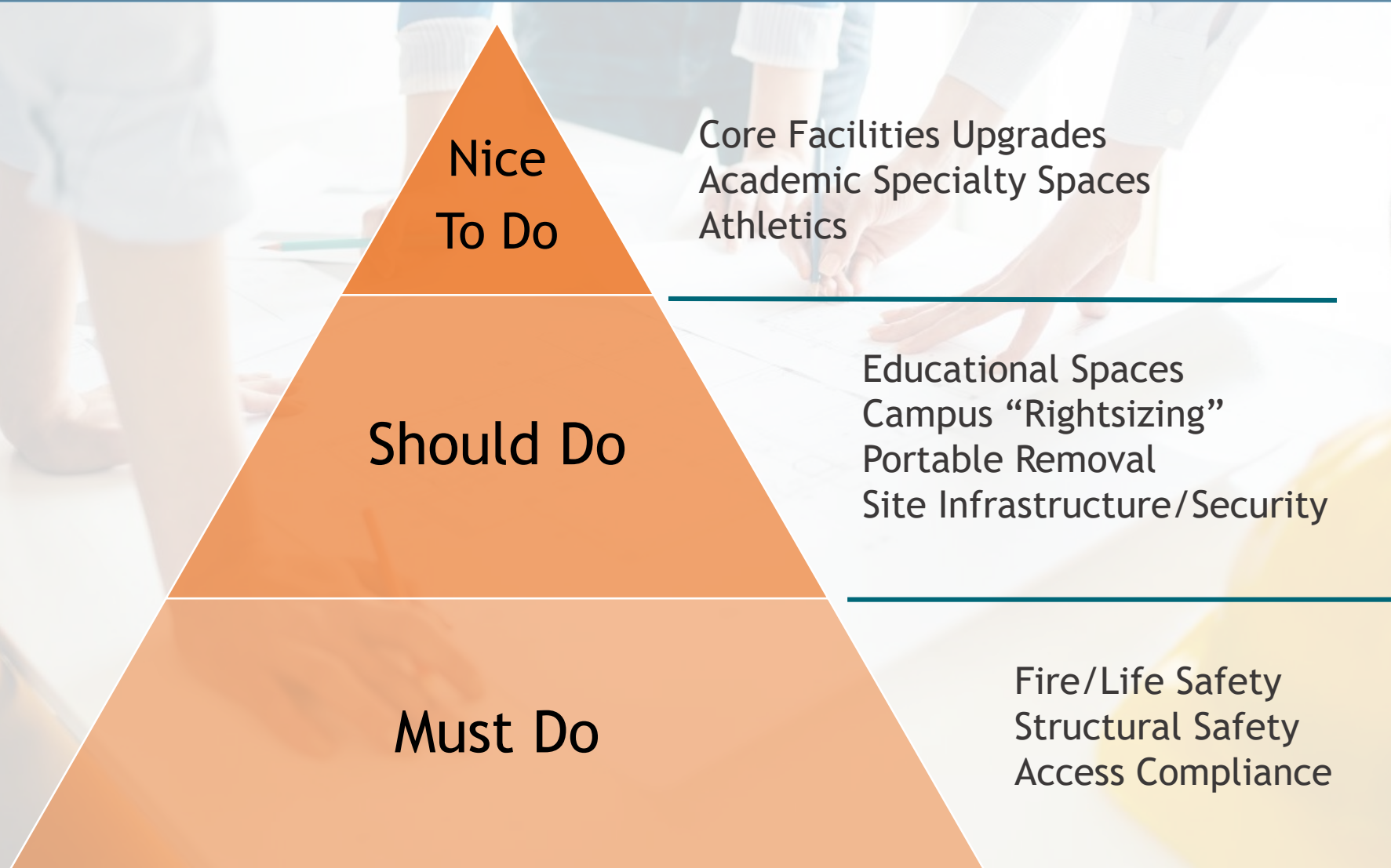
Submitted: 02.19.19

The Dream Team assembled especially for EGUSD:  
BrainSpaces | Concordia | HED





# Guiding Principles





# Strategize to Reach Consensus

What does that look like?

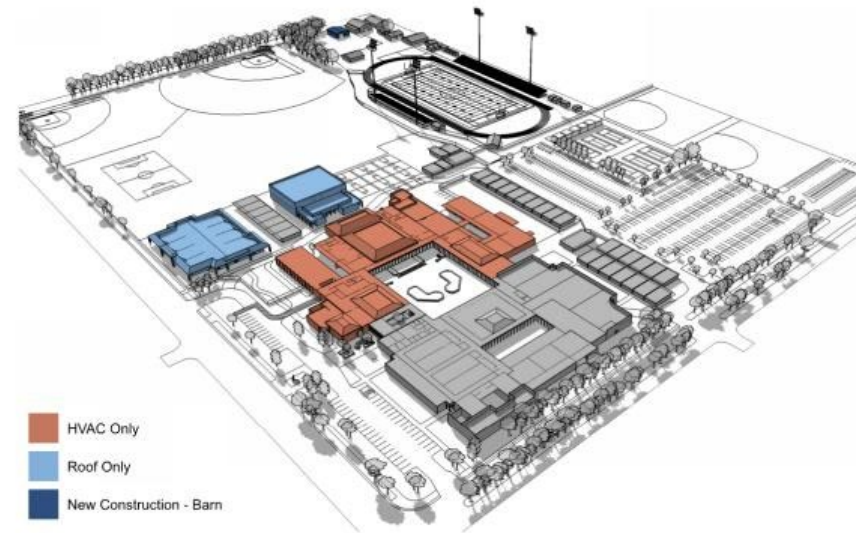


- Test and Fit Options
- Budgeting & Funding
- Implementation Planning & Phasing
- Prioritization



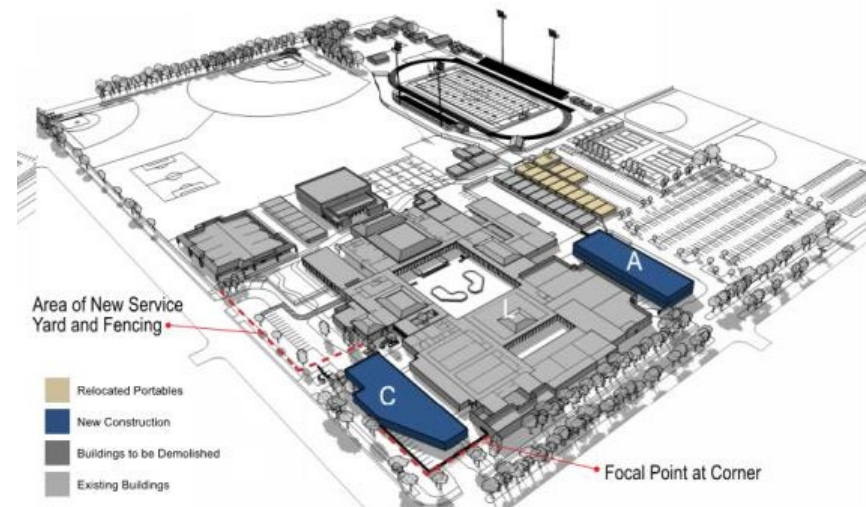
## QUICK START PROJECTS

Acknowledging the deferred maintenance needs on campus was important and a immediate way to demonstrate to the community that work was beginning.



## PHASE 1

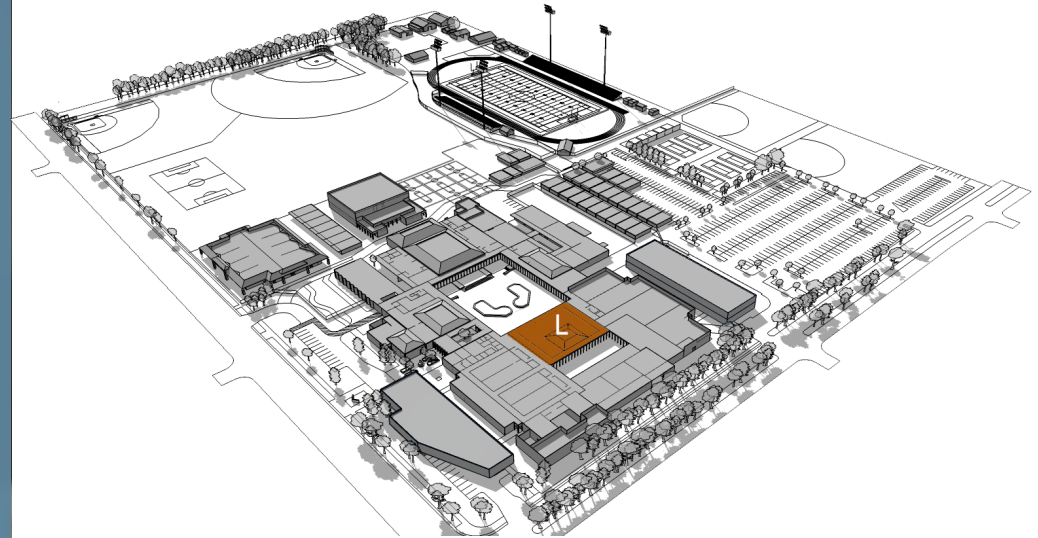
Building outside the existing footprint allows the campus to remain operational and minimize the costs of interim housing. Note that existing portable classrooms were relocated.





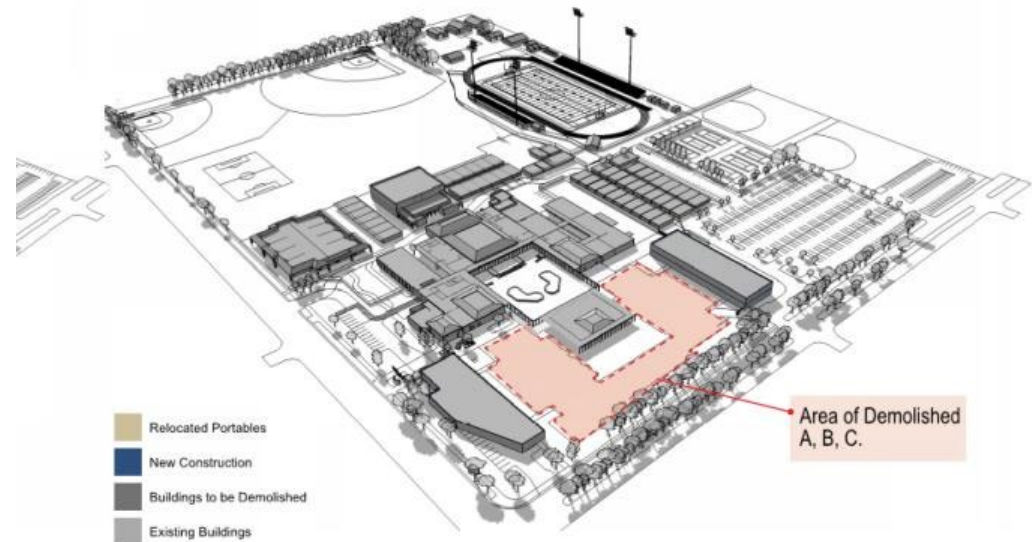
## TECHNOLOGY HUG

The renovation of the existing library into a technology hub now places student centric electives central to campus, allowing students to see the work inside.



## DEMO EXISTING CLASSROOM BUILDING

The aging classroom wing is removed making way for next generation learning environments in a two-story building.



### 1c. Demolish Original Buildings A, B, C

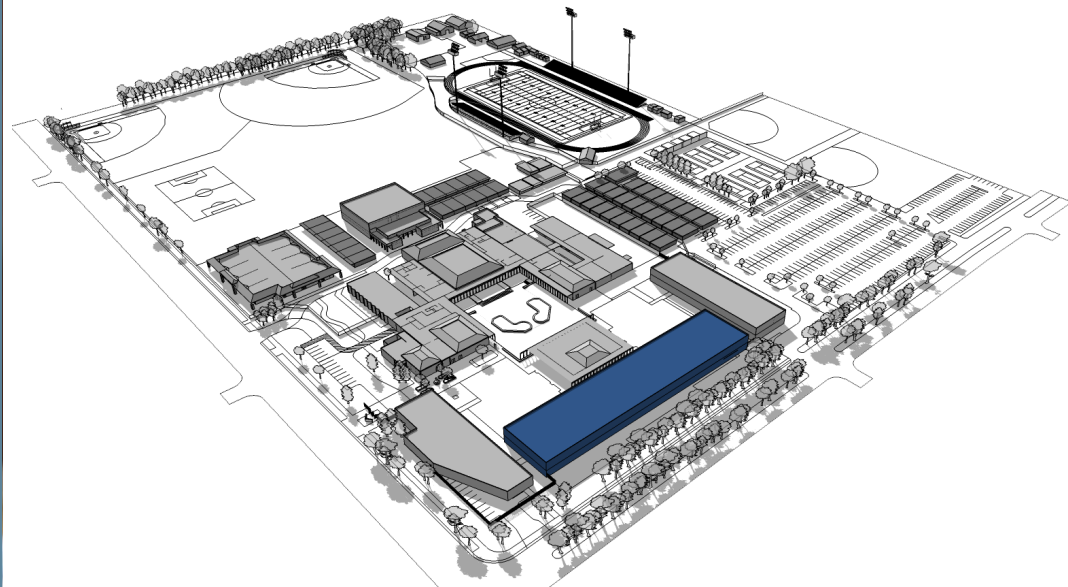
To make way for future construction, demolition of the main building will be required.





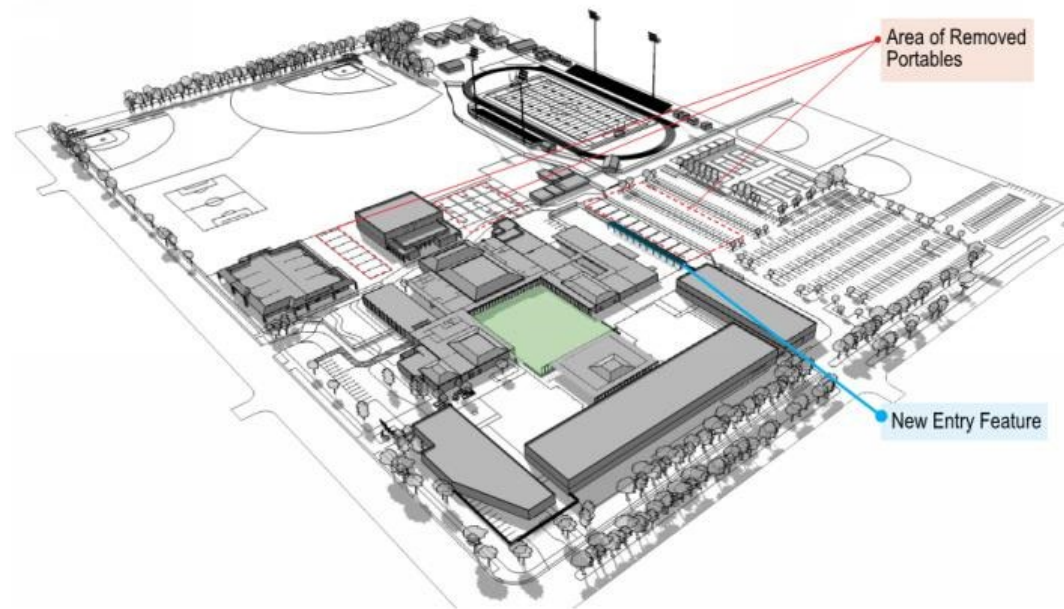
## NEW CLASSROOM BUILDING

The new building completes the quad and increases campus destiny.



## REMOVE PORTABLES & RENOVATE QUAD

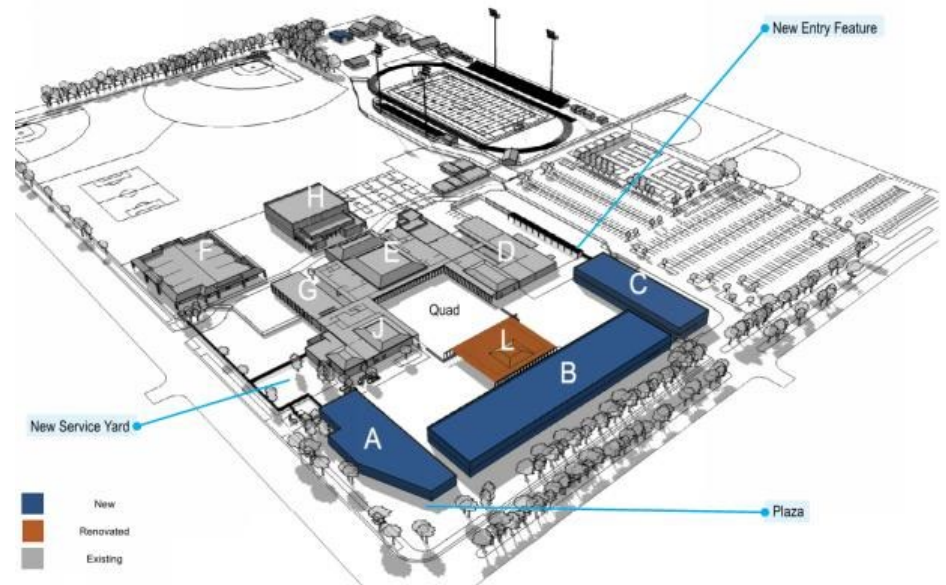
The project is completed with removal of portables that provided interim housing and redevelopment of the student quad.





## BUDGET MODEL

The site specific master plan was intended for bond implementation; therefore costs and plan needed to be in alignment.



	Assumed Escalation	Construction Costs			w/inflation
<b>Quick Start: Roof/HVAC</b>					<b>1,250,000</b>
<b>Quick Strike: Barn</b>					<b>150,000</b>
<b>Phase 1a: Relocate Portables/Develop Interim Hsg</b>	<b>6%</b>			<b>560,000</b>	<b>593,600</b>
Relocate 14 Buildings		14	ea \$40,000	560,000	
<b>Phase 1b: Buildings A, C &amp; L</b>	<b>8%</b>			<b>25,230,000</b>	<b>27,248,400</b>
New Administration/Student Services/Classroom Building		13000	SF \$250/SF	3,250,000	
New Learning Commons Building		32360	SF \$400/SF	13,000,000	
Renovate Existing Bldg L		16200	SF \$400/Sf	6,480,000	
Site Development Allowance				2,500,000	
<b>Phase 1c: Install 17 Leased Buildings</b>	<b>10%</b>			<b>1,680,000</b>	<b>1,848,000</b>
Install 17 Leased Buildings		17	ea \$40,000	680,000	
Site Development (inc. demolition of Building A,B,C)				1,000,000	
<b>Phase 1d: Classroom Building</b>	<b>12%</b>			<b>27,300,000</b>	<b>30,576,000</b>
New Classroom Building		57000	SF \$400/SF	22,800,000	
Site Development Allowance				4,500,000	
<b>Total Budget - Construction Only</b>					<b>61,666,000</b>
<b>Contingency @ 10%</b>					<b>6,166,600</b>
<b>Soft Costs (Estimated)</b>	<b>25%</b>				<b>17,000,000</b>
<b>Total Project</b>					<b>84,832,600</b>

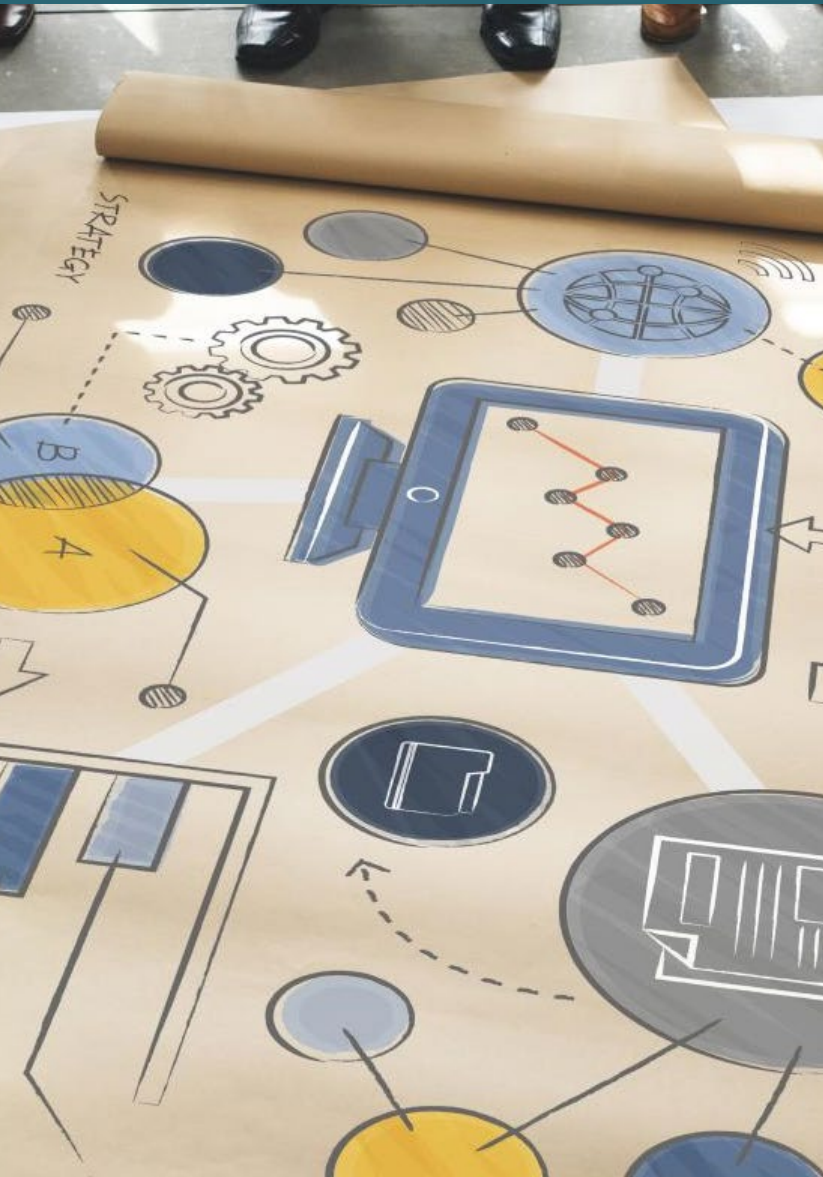
# Priorities and Preferences







# Resources



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