

Black Oak Mine Unified School District

“Committed to educational excellence.”

A Long Range Facilities Master Plan 2030 VISION

January 30, 2019



The Team | JK Architecture + Engineering



DEREK LABRECQUE
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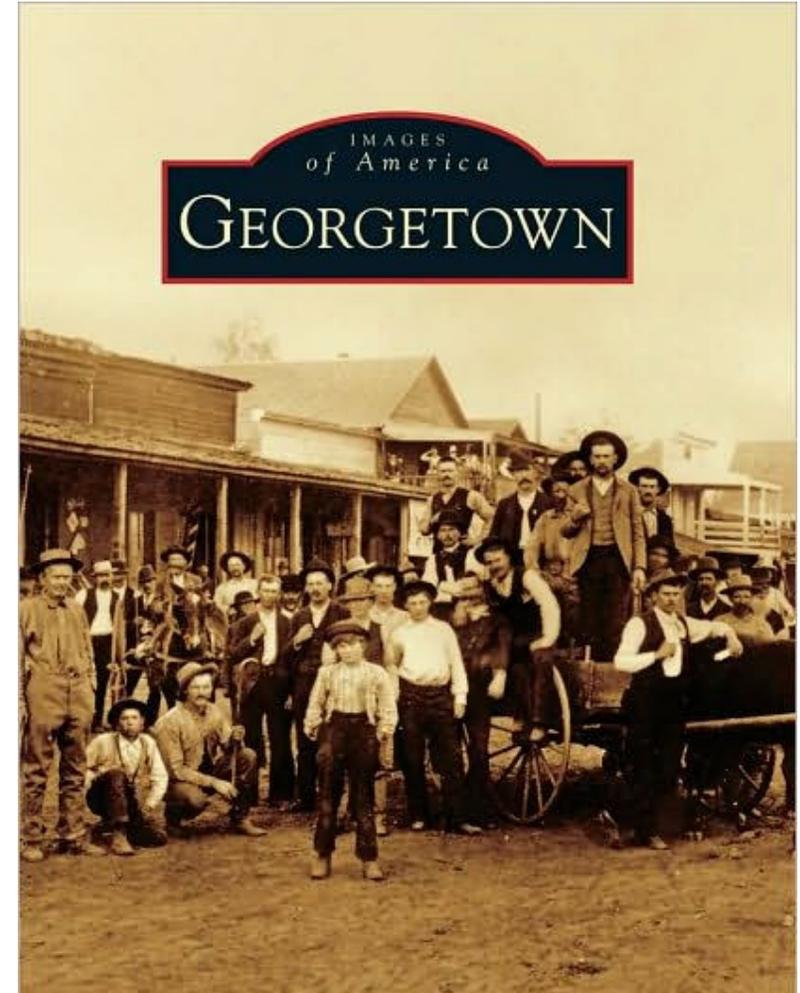


LISA HALPIN
Facility Planner
BIM DESIGNER

- Located in Auburn
- Passion for the Schools as the Center of Community
- Over 30 Years in Educational Architecture
- Expertise in 21ST Century, Flexible, Learning Environments
- \$1B in DSA Educational Facilities
- Master Planned over \$4B in Educational Facilities
- Sustainable Focus; Education + Facilities + Operating Costs + Return on Investment

Steering Committee | Agenda

- 1:00 Welcome + Introductions
- 1:05 Master Planning Philosophy + Approach + Timeline
- 1:30 BOMUSD Community: Past + Present + Future Large Group Activity #1
- 2:00 Black Oak Mine USD Strategic Plan / LCAP Large Group Activity #2
- 2:45 School Site Surveys & Assessments
- 2:55 Reflections + Next Steps
- 3:00 Adjourn



Master Plan | Philosophy

A Comprehensive Living Document that Links:

EDUCATION | Mission + Goals

+

FACILITIES | Existing Facility Conditions + Needs + Costs

+

PARTNERSHIPS | BOMUSD'S Parent + Community
Engagement

Equals =

**Long Range Road Map
for Achieving BOMUSD's
2030 Vision**

Master Plan | Approach

IMAGINE

“Logic will get you from A to B. Imagination will take you everywhere” ~ Albert Einstein

Step 1 | Capture the Big Picture “Vision”

Step 2 | Identify Educational Goals & Needs

DESIGN

*“First we shape our buildings...then they shape us”
~ Winston Churchill*

Step 3 | Assess Existing Conditions

Step 4 | Develop Transformation Concepts & Priorities

CREATE

“The thing constructed can only be loved after it is constructed; but the thing created is loved before it exists” ~ Gilbert Chesterton

Step 5 | Document a Comprehensive Facilities Master Plan

Step 6 | Approve “Black Oak Mine USD 2030 VISION”



IMAGINE: Step 1 | Capture the Big Picture Vision

BOMUSD'S Vision & Mission:

“Committed to educational excellence.”

The Communities of Georgetown & Cool:

- Past | History & Culture
- Present | Community & Trends
- Future | VISION & GOALS

“Schools as Center of Community”

IMAGINE: Step 2 | Identify Education Goals & Needs

BOMUSD's Strategic Plan / LCAP:

Goal 1: Ensure all school sites have safe, welcoming and inclusive climates for all students and their families, so that all students are in their classes ready to learn.

Goal 2: Provide high quality classroom instruction and curriculum with an access to a broad course of study promoting school college and career readiness.

Goal 3: Reduce the achievement gap by ensuring that all systems are culturally, linguistically, and equitably responsive to the needs of our students.



Georgetown
School of Innovation



Northside
STEAM School



Golden Sierra
Learning with Purpose

DESIGN: Step 3 | Assess Existing Conditions

“Create A Living Document”

 Sustainable Sites	 Indoor Environmental Quality
<ul style="list-style-type: none">- School Entry & Drop-off, Parking & Drives- Outdoor Activity- Campus Core	<ul style="list-style-type: none">- Electrical & Lighting Systems- Technology Systems- Security Systems
 Water Efficiency	 Energy & Atmosphere
<ul style="list-style-type: none">- Site Utilities & Infrastructure- Plumbing Systems- Fire Protection Systems	<ul style="list-style-type: none">- HVAC Systems- Specialty Systems- Alternative Energy Systems & Savings
 Materials & Resources	 Leadership, Education & Innovation
<ul style="list-style-type: none">- Signage & Door Hardware- Interior Finishes- Exterior Finish	<ul style="list-style-type: none">- 21st Century Learning- Enhance the Educational Climate- The Whole Child

DESIGN: Step 4 | Develop Transformation Concepts

Facility Needs; The things we...

- Have to do; Code & Health Safety
- Need to do: Maintenance & Operations
- Want to do: Educational & Facility Enhancements

Identify Funding Strategies

- Traditional + Alternative Funding
- Public - Private Partnerships
- Community + Joint-Use
- Self Funding Strategies + General Fund Savings
- Prop 39 + State Eligibility
- Local Opportunities



CREATE: Step 5 | Document the Facilities Master Plan

OUTCOMES:

- Alignment of Facilities with LCAP Goals
- Capacity Utilization
- School Site Safety & Security
- Recommended Improvements:
 - Code & Life Safety
 - Maintenance & Operations
 - Equity Enhancements
 - Transformation
- Cost Estimating & Projections



CREATE: Step 6 | Approve: BOMUSD 2030 Vision

Auburn Elementary School Mission

"Each child in the Auburn Unified School District will think creatively, solve problems, work cooperatively, explore curiously, and master content area standards. For greater their ability and to be engaged, students will be challenged and engaged, and attain college and career readiness skills for a globally connected society."

Narrative Summary

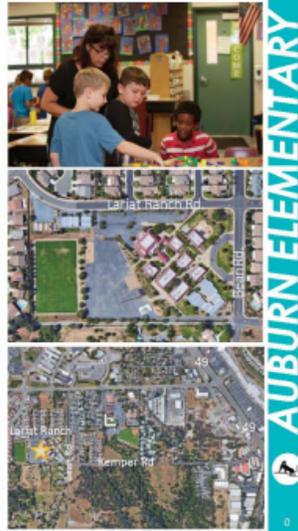
Auburn Elementary School is located on a 12.4-acre site in north west Auburn on the west side of Highway 49. The site is bordered by an arterial residential subdivision and larger residential properties to the south. The site is essentially two sites with the parking lots, bus drop off and buildings located on the upper lot and playgrounds located on the lower lot and accessed from a nearby lot and arterial driveway. Approximately 515 TK - 2P grade students attend Auburn Elementary. The campus considers staff teaching and to comply delivering STEAM focused learning but without a STEAM specific space for building/learning. It was noted that science can and will be delivered in a standard classroom space but more sites would support access in achieving the Next Generation Science Standards (NGSS).

The school campus includes a central office building, a gymnasium, a cafeteria, a library, a computer lab, a music room, a drama room, a playground, a track, and a field. The school is currently in need of repairs and upgrades. There has been no maintenance to date. Some programs eligible for modernization will occur in 2020 for the permanent buildings and 2023 for the portable. Overall the buildings are in relatively good condition with the exception of some maintenance items including building roofs, overall maintenance including landscape and grounds, and replacement of the HVAC units may be urgent.

The Auburn classrooms are located in grade level configurations taking advantage of the collaboration space attached to each of the three classrooms in buildings 5, 6, 8, & 9. The site would work best with these classrooms at each grade level but currently there are more than three and kindergarten to split into two distinct areas on site. Classrooms 4 and 5 are used for two of the kindergarten classes and are considered inappropriate due to not having handouts and being separated from the kindergarten play areas. The interior of the buildings are in good shape but would benefit from a modernization. The site requests include: additional storage, improved technology for breaks, science laboratory, and more of handouts.

The school is of adequate size for its population per CDE standards. Both handouts and fields are available in need of maintenance and repair. Handouts need crack repair, resealing and striping. The field handouts and drainage issues. The track 1/2 mile of maintenance and repair. The grounds need better care and maintenance of the landscape. Transformations on the site that are desired include repair fields, create links/paths connecting, increase outdoor amphitheater with a windbreaker canopy to improve a stable teaching area with classroom podium, benches, garden classes and presentation/display opportunities. The existing amphitheater is not used to its potential as it is considered to be too disruptive to the remainder of the campus because of its proximity to classrooms.

Opportunities for transformation additionally include a dedicated STEAM maker space may be developed in an existing portable or in that same location if portable to permanent construction is completed. The location provides immediate access to the outdoors and is a location that would work well for student projects. The space should be large, air-sealed, ability to house multiple classes, and use of technology and whiteboards. It is desired to remove walls between classrooms and replace with movable whiteboards. More indoor/outdoor connectivity would be great at this campus. A staff professional room is desired. With flexible furniture, a dedicated space for STEAM, conference and collaboration would support the needs. A movable wall between the computer lab and the library is desired. Based on the opportunities, facility condition and core needs identified in this report, Auburn appears to be in good condition and in need of further transformations and minimal code upgrades. Upgrades required for code compliance will likely be minimal due to the age of buildings and the topography of the site.



Assessment | Summary

Sustainable Sites Play + Outdoor Learning + Paths Create safe, better learning environments incorporating efficient and effective noise, water management, landscaping, lighting and surfaces.	Water Efficiency Support + Plumbing Systems Improve the efficiency of fixtures, equipment and irrigation systems to reduce demands on water usage.	Energy & Atmosphere HVAC + Renewable Energy Systems Optimize energy efficiency and performance to reduce environmental impacts and reduce operating costs associated with buildings.	Indoor Environment Indoor Air Quality + Ventilation Enhance air quality, thermal comfort, natural light, acoustic performance and other environmental conditions to protect occupants. Provide a safe, healthy, functional environment that supports students and encourages intellectual growth.	Materials & Resources Reduce + Reuse Resources Improve the building environment and reduce the code of practice into more sustainable choices with low-carbon materials and reducing waste.	Innovation & Design Innovative + Design Solutions Encourage the innovation in high performance school design creating safe, modern and inspiring learning environments that reduce dependence on non-renewable resources.
ANCIENT DROP OFF/PARKING Parking & drop-off is adequate, but reconfiguration may be beneficial.	RUN DROP OFF ZONE Drop-off area is steep and needs adequate curb cuts to meet ADA requirements.	INTERIOR/EXTERIOR Multi-purpose rooms have roof leaks.	HVAC HVAC replacements are needed throughout campus.	LEARNING ENVIRONMENTS A professional staff collaboration room is desired.	LEARNING ENVIRONMENTS Transfer the portable into STEAM lab and use outdoor area as amphitheater.
GARDEN Better incorporation of the garden to campus is desired.	CAMPUS COMFORT Amphitheater is loud and disrupts use in other classrooms.	INTERIOR/EXTERIOR Portables are beyond their lifespan and eligible for state match funding.	LEARNING ENVIRONMENTS A professional staff collaboration room is desired.	LEARNING ENVIRONMENTS Transfer the portable into STEAM lab and use outdoor area as amphitheater.	
INFRASTRUCTURE Pavement is cracking and needs resurfaced and striping.	CAMPUS COMFORT Regular landscape maintenance on the right (steep) low maintenance landscaping is desired.	REPAIRS Storage areas could be transferred to collaborative/ small group areas.			

School Site Narratives

Assessment | Site Constraints + Opportunities

- Ingress/Egress concrete bus drop off area is very steep and does not have adequate curb cuts to meet current ADA requirements. Parking lot reconfiguration and bus improved, but is adequate for the site. Parking needs repaved and resurfaced.
- Track and field are in need of repair.
- Handouts are cracking and need repaved and repainted. Playground equipment is spread out, making supervision difficult during recess.
- Landscape throughout campus needs regular maintenance and/or replacement with drought tolerant, low-maintenance landscape.
- There are roof leaks throughout campus in permanent buildings. HVAC units may need replacement in the next 3 years. Move kitchen classrooms to desired to support NGSS. Indoor/Outdoor connectivity to classrooms is desired. Additional technology and whiteboards are desired for classrooms.
- Kindergarten wing is not connected with the rest of the campus and raises security concerns. Additional kindergarten classrooms are needed, air-sealed and it does not have kindergarten restrooms within classrooms.
- Better connection between computer lab and library is desired.
- Portables are in good condition, but are at end of life. They are eligible for state replacement match funding.
- A professional staff room is desired. Current staff work room is not adequate for staff meetings or IEP.
- A STEAM lab is desired and recommended in this space.
- An outdoor amphitheater is desired in this area.
- Current amphitheater and shade structure is loud and disruptive therefore, it does not get much use.

School Site Diagram | Existing Constraints + Opportunities

School Site Assessment Summary

Assessment | Transformation Concepts

- Ingress/Egress remove portables and replace with additional parking to ensure safe drop-off area.
- Replace portables with permanent construction. Construct a new classroom wing and STEAM building which frames an end space for outdoor learning. Create an informal amphitheater for outdoor learning and presentations.
- Repave and resurfaced field with adequate drainage and repair track.
- Create additional kindergarten classrooms within kindergarten wing and STEAM building program. Add gates to secure area between kindergarten and campus and when necessary.
- Renovate library to open up the space to central place. Move offices into former computer lab and integrate area for additional computer technology within the library or new STEAM building.
- Transfer the shared area between classrooms into student-centered small group space. Add windows to these rooms and allow them to become entries for students. Provide stacking whiteboards and storage for teacher and student use. Mount projectors or replace with monitors in every classroom.

School Site Diagram | Transformation Concepts

MASTER PLAN: Schedule

FMP Kick-Off Meeting

Introduction + Process

January 30th @ 1:00 – 3:00 pm

Steering Committee Workshop #1

VISION + GOAL

February 12th @ 4:30 – 6:30 pm

Steering Committee Workshop #2

NEEDS

March 12th @ @ 4:30 – 6:30 pm

Board Presentation #1

VISION + GOALS + NEEDS

March 14th @ 7:00 pm

Steering Committee Workshop #3

Preliminary Concepts

April 9th @ 4:30 – 6:30 pm

Steering Committee Workshop #4

FMP Concepts

May 14th @ 4:30 – 6:30 pm

Board Presentation #2

FMP Concepts

June 13th @ 7:00 pm

Steering Committee Workshop #5

Draft FMP Review

August 2019

Board Presentation | Final FMP

September 12th @ 7:00 pm



Black Oak Mine USD | Past + Present + Future

Large Group discussion:

What can we celebrate about the history of Georgetown & Cool?

What is unique or special about the BOMUSD Community today?

What are the assets and future opportunities that we can look forward to?



Black Oak Mine USD | Strategic Plan

*If form follows function, then
form follows curriculum....*

BOMUSD's Strategic Plan / LCAP:

- Goal 1:** Ensure all school sites have safe, welcoming and inclusive climates for all students and their families, so that all students are in their classes ready to learn.
- Goal 2:** Provide high quality classroom instruction and curriculum with an access to a broad course of study promoting school college and career readiness.
- Goal 3:** Reduce the achievement gap by ensuring that all systems are culturally, linguistically, and equitably responsive to the needs of our students.

Black Oak Mine USD | Strategic Plan

BOMUSD's Strategic Plan / LCAP:

Goal 1: Ensure all school sites have safe, welcoming and inclusive climates for all students and their families, so that all students are in their classes ready to learn.

- Provide Successful District Wide and/or School Site Examples:

- Identify Challenges/Constraints/Opportunities:

Black Oak Mine USD | Strategic Plan

BOMUSD's Strategic Plan / LCAP:

Goal 2: Provide high quality classroom instruction and curriculum with an access to a broad course of study promoting school college and career readiness.

- Provide Successful District Wide and/or School Site Examples:

- Identify Challenges/Constraints/Opportunities:

Black Oak Mine USD | Strategic Plan

BOMUSD's Strategic Plan / LCAP:

Goal 3: Reduce the achievement gap by ensuring that all systems are culturally, linguistically, and equitably responsive to the needs of our students.

- Provide Successful District Wide and/or School Site Examples:

- Identify Challenges/Constraints/Opportunities:

BOMUSD | School Site Assessments

1. Conduct Individual school site surveys soliciting input from:
 - Administrators
 - Teachers
 - Maintenance & Grounds
 - Parents
 - Students

Goal to complete survey by Friday 2/15

2. Survey school site campus with representatives of district and/or school site maintenance & grounds staff
 - Interview school site principals
 - Discuss opportunities & constraints
 - Conduct school site assessment

*Goal to conduct Interviews & Assessments
2/25 – 3/1*

3. Solicited input from steering committee & community workshops.



Black Oak Mine USD 2030 | Next Steps

Steering Committee Workshop #1: VISION + GOALS

February 12th @ 4:30pm - 6:00pm

