



# Facilities

## Annual Update of the Facilities Master Plan

## Non-Bond Summer Projects

July 2023





# Agenda

## Annual Update of the Facilities Master Plan

- Projects Finishing Design and In Construction
- Next Phase of Master Plan Project Implementation

## Summer Projects Update

**Fund 21:**  
**Bond Fund**

**Measure D2010 & E2012:**  
Legacy Projects:  
commenced prior to  
2016 Facilities Master  
Plan (FMP)





2016 FMP Projects:  
Critical Needs &  
Campus Replacement

**Measure R2020:**  
KHS Fields Project &  
Master Planning for  
KHS & RHS

# 2016 Facilities Master Plan Implementation

Board Approved 2016 Facilities Master Plan Implementation Project Status

School	Project Type	FMP 2016	Current Budget	Status
Ed Specs & School Size		\$ 200,000	\$ 200,000	Completed
Cameron School	Critical Needs	\$ 1,300,000	\$ 3,500,000	Construction
Chavez Elementary School	Critical Needs	\$ 600,000	\$ 72,847	Completed
Collin Elementary School	Critical Needs	\$ 3,500,000	\$ 7,300,000	Construction
B.R.Soskin Middle School	Critical Needs	\$ 3,100,000	\$ 5,169,597	Completed
Fairmont Elementary School	Critical Needs	\$ 3,000,000	\$ 3,000,000	Closeout
Grant Elementary School	Critical Needs	\$ 900,000	\$ 211,467	Completed
Harmon Knolls	Critical Needs	\$ 200,000	\$ 406,946	Completed
Harmon Knolls	Soils Testing	\$ 100,000	\$ 41,489	Completed
Hercules Middle School**	Critical Needs	\$ 7,500,000	\$ 10,000,000	Construction
Hercules High School**	Critical Needs	\$ 7,200,000	\$ 9,700,000	Construction
Highland Elementary School	Critical Needs	\$ 800,000	\$ 800,000	Planning/Design
Kennedy High School	Critical Needs	\$ 12,200,000	\$ 12,200,000	Planning/Design
Lake Elementary School	Critical Needs	\$ -	\$ 147,501	Completed
Lake Elementary School	RS Replacement	\$ 66,100,000	\$ 65,600,000	Construction
M Obama Elementary School*	RS Replacement	\$ 40,300,000	\$ 40,300,000	Closeout
Ohlone Elementary School	Critical Needs	\$ 800,000	\$ 623,885	Completed
Olinda Elementary School	Critical Needs	\$ 1,000,000	\$ 793,247	Completed
Richmond High School	Critical Needs	\$ 15,100,000	\$ 21,000,000	Closeout
Riverside Elementary School	Critical Needs	\$ 6,900,000	\$ 6,900,000	Construction
Shannon Elementary School	Critical Needs	\$ 7,100,000	\$ 9,300,000	Planning/Design
Steger Elementary School	Critical Needs	\$ 2,900,000	\$ 2,900,000	Planning/Design
Valley View Elementary School	Critical Needs	\$ 1,000,000	\$ 1,091,447	Completed
TOTAL IMPLEMENTATION PLAN MODEL 1		\$ 181,800,000	\$ 201,258,425	

-  Completed Project
-  Closeout
-  In Planning or Design
-  Under Construction

# State Facilities Funding Updates

**\$221,620,188 School Facility Program Funding Received to Date**

**\$14,186,087 State Facility Grants received in 2022**

**Future Anticipated State Funding \$5,089,995**

School	Funding	OPSC Status	SAB Approval	Fund Release	Amount
Michelle Obama ES	Modernization	On Acknowledged List	TBD	TBD	<b>\$3,844,145</b>
Richmond HS	Modernization	On Acknowledged List	TBD	TBD	<b>\$1,245,850</b>

## Future Application Submissions

- *Hercules MS / HS Critical Needs Project ( CR Replacement Mod)*
- *Cameron Critical Needs Project (HVAC Mod)*
- *Collins ES Critical Needs Project (HVAC Mod)*
- *Shannon ES Critical Needs Project (MPR/CR Replacement Mod)*
- *Lake ES Modernization (Mod)*

Note: OPSC (Office of Public School Construction) Submitted Applications amount and fund release is subject to revision.



Updating the  
Facilities Master Plan:

# Projects In Design and Under Construction

## **Project Facts:**

### **Scope:**

Full rebuild of the campus

**Status:** Under Construction with final completion planned for Fall of 2025

**Project Budget:**  
65.6 Million

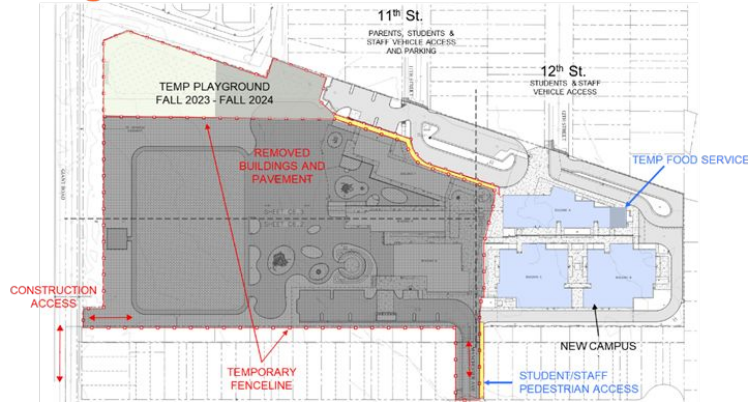
**Design Build Team:**  
Alten Construction

# Lake ES – Rebuild



# Lake Elementary School – Rebuild

## Phasing Plan Phase 1B (Early 2024 - Fall 2024)



### Phase 1A

1<sup>st</sup> – 6<sup>th</sup> Learning Areas, Office, Library

### Phase 1B

Multi Purpose Room, Kindergarten Building/Playground

Design Build Team  
Start

We Are Here

Phase 1B  
Construction Start

Phase 1B  
Construction Completion

2021

2022

2023

2024

2025

Phase 1A  
Construction Start

Summer Work  
Front Parking Lot

Phase 1A  
Construction Completion



# Lake Elementary School – Rebuild



**Building A** - Utility Rough In



**Building B** - Wall Framing    **Building C** - Building Pad



## **Project Facts:**

### **Scope:**

New play structures,  
paving improvements,  
new garden

**Status:** Soil  
stabilization project is  
complete, the  
playground  
restoration  
anticipated  
completion Fall 2023

**Project Budget:**  
\$6.9M

**Architect:** SVA

**Contractor:** ERA

# Riverside ES – Critical Needs Project

## Kinder Structure



## Primary Structure



# Kennedy HS- Field and Bleacher Project

## **Project Facts:**

### **Scope:**

New grandstands and pressbox, replacing turf and track surfaces, additional pedestrian lighting

**Status:** Completed in June 2023

### **Project Budget:**

\$6.6M

**Architect:** HMC

**Contractor:** BHM



# Project Under Construction

**Collins Elementary**



## **Collins Elementary – Critical Needs Project**

**Scope:** New HVAC system and associated electrical and accessibility upgrades

**Project Budget:** 7.3 Million

**Architect:** PBK

**Contractor:** Alten

## **Timeline**

- Construction is underway
- Interior classroom work is scheduled to be completed over the summer
- Electrical equipment delivery schedule will delay turn over to the new heating and air condition system until January 2024

**Cameron**



## **Cameron – Critical Needs Project**

**Scope:** New HVAC system and associated electrical and accessibility upgrades, replacement of the hallway flooring

**Project Budget:** 3.5 Million

**Architect:** PBK

**Contractor:** Alten

- Construction is underway with a temporary power solution that will allow the new heating and air conditioning system to be operational by the end of summer



# Hercules Middle and High School – Critical Needs Project

## **Project Facts:**

**Scope:** Replace portables and build modern science building shared by Hercules Middle and High School

**Status:** Completion anticipated for Fall 2024

**Project Budget:**  
\$19.7M

**Architect:** DSK

**Contractor:** Soltek Pacific





# Shannon Elementary School – Critical Needs Project

## **Project Facts:**

**Scope:** Replace the portable multipurpose room with a new permanent building.

**Status:** Completion anticipated for Winter 2024

**Project Budget:**  
\$9.3M

**Architect:** H+A

**Contractor:** TBD



# Next Phase of 2016 Master Plan Projects

## Highland Elementary



### FMP Scope of Work

#### Highland Elementary – Critical Needs Project

**Scope:** Replacement of the sanitary sewer line was completed. A continuation of that project updating the restroom facilities.

**Project Budget:** \$800,000

**Architect:** Arcadis

### Timeline

- The design is currently being reviewed by the Division of State Architect. Once approved the project will be bid.
- Schedule will be dependent on the school calendar and phasing

## Kennedy High



#### Kennedy High – Critical Needs Project

**Scope:** Demolition of the 100 and 200 buildings and relocation to the temp campus

**Project Budget:** \$12.2 Million

**Architect:** HKIT

- Architect to begin design drawings for the demolition and relocation of the building system currently housed in the main office
- Improvements will continue to be made to the temp campus including selective demolition of the 900 building
- Kennedy functions in the 100 and 200 building move to the temp campus

# Projects in Design

## Pinole Valley High School



## Project Facts

### Pinole Valley Fields Project

**Scope:** Remaining scope includes repair to the hillside behind the tennis courts and health department approval of the concession area

**Project Budget:** \$19.6 Million

**Architect:** PBK

**Contractor:** TBD

## Timeline

- Hillside design is being reviewed by the California Geological Survey (CGS) & DSA and upon approval will be bid
- Health Department review may result in additional alterations to the concession stand

Updating the  
Facilities Master Plan:

# Next Phase of Implementation



# Next Phase Measure R Master Plan Projects



FMP Scope of Work	Timeline
<p><b>Kennedy High – Modernization Project</b></p> <p><b>Scope:</b> Major architectural project to revitalize the high school campus including modernization and new construction</p> <p><b>Project Budget:</b> \$1 Million scoping budget</p> <p><b>Architect:</b> HKIT</p> <p><b>Contractor:</b> TBD</p>	<ul style="list-style-type: none"><li>● Architect to complete scope and budget process</li><li>● Return to the Board in the fall with a recommendation for the final project scope and phasing</li></ul>
<p><b>Richmond High - Modernization Project</b></p> <p><b>Scope:</b> Major architectural project to revitalize the high school campus including modernization and new construction</p> <p><b>Project Budget:</b> \$1 Million scoping budget</p> <p><b>Architect:</b> DLR</p> <p><b>Contractor:</b> TBD</p>	<ul style="list-style-type: none"><li>● Architect to complete scope and budget process</li><li>● Return to the Board in the fall with a recommendation for the final project scope and phasing</li></ul>

# KHS & RHS Scoping Project

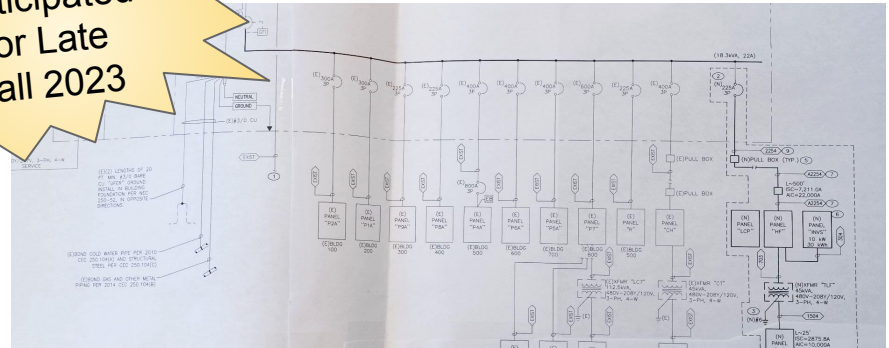
## Next Steps

5/7/2023 BOE Presentation

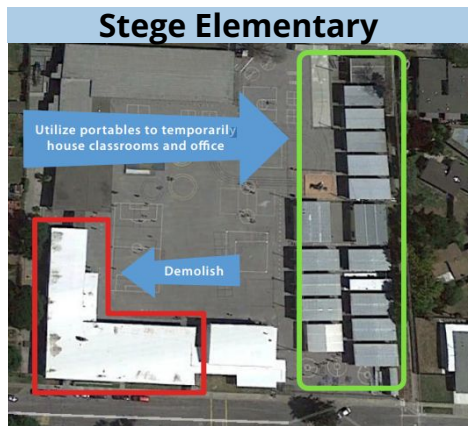
- Detailed Site investigations
- Prioritization of desired project outcomes
  - Prioritization of the project goals
  - Evaluation and assignment of the level of modernization
  - Refinement of the new construction scope
- Recommendation to the Board for a final scope, budget, and general phasing within the constraints of Measure R



Anticipated  
for Late  
Fall 2023



# Next Phase of 2016 Master Plan Projects



FMP Scope of Work	Timeline
<p><b>Stege Elementary – Critical Needs Project</b></p> <p><b>Scope:</b> Demolition of the office/classroom building and building and site improvements</p> <p><b>Project Budget:</b> \$2.9 Million</p> <p><b>Architect:</b> QKA</p> <p><b>Contractor:</b> TBD</p>	<ul style="list-style-type: none"><li>● Architect to complete scope and budget process</li><li>● Return to the Board in the fall with a recommendation for the final project scope, budget and phasing</li></ul>

# Construction Newsletters



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

## CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY  
SCHOOL REPLACEMENT  
PROJECT

June 2023

### Project Updates

#### Summer Work - Front Parking Lot

Over the summer, the parking lot connecting 11th and 12th Streets will be under construction and closed to ALL traffic. A Staff-Only parking lot will be available through the summer and during next school year.

The NFW 11th Street parking lot will reopen for families and community access by the start of

### New format has great new features

- Adjusts image and text scales for viewing on different size screens
- Auto translation
- Integration into Parent Squared
- Ability to expand smaller images
- Ability to add videos



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<https://forms.gle/NL3B5ZBcSPZ5GZSA8>





Non-Bond Funding :

# Summer Project

# Play Structure Projects

This Summer	Designed Projects
<ul style="list-style-type: none"><li>● <b>Downer</b> Kinder and Preschool Structures/Safety Surface</li><li>● <b>Kensington</b> Main Playground Safety Surface and Preschool Structure/Safety Surface</li><li>● <b>Madera</b> Kinder Structures/Safety Surface (includes blacktop resurfacing)</li><li>● <b>Steward</b> Main Playground Safety Surfaces and Kinder Structure/Safety Surface</li><li>● <b>Tara Hills</b> Kinder and Primary Structures/Safety Surface</li><li>● <b>Shannon</b> Main Playground Structure/Safety Surface</li></ul>	<ul style="list-style-type: none"><li>● <b>Washington</b> Main Playground Structure and Safety Surface</li><li>● <b>Olinda</b> Main Playground Structure/Safety Surface</li><li>● <b>Verde</b> Main Playground Structure/Safety Surface</li><li>● <b>Bayview</b> Intermediate Playground Structure/Safety Surface</li></ul>

\*All play structure projects include accessibility improvements such as drop off improvements, ADA parking striping, restroom changes, drinking fountain replacements

# Summer Projects

## Exterior Painting Projects -

- Betty Reid Soskin
- Kensington
- Madera
- Mira Vista
- Cameron
- Kennedy High School Concession



**De Anza HS** - Turf replacement and track coating

**Shannon ES** - Portable Classroom Replacement

**Highland ES** - Electrical and Water infrastructure improvements

**Korematsu MS** - Gym Floor Repair

**Cameron** - Roof Replacement

**Madera** - Gutter Replacement