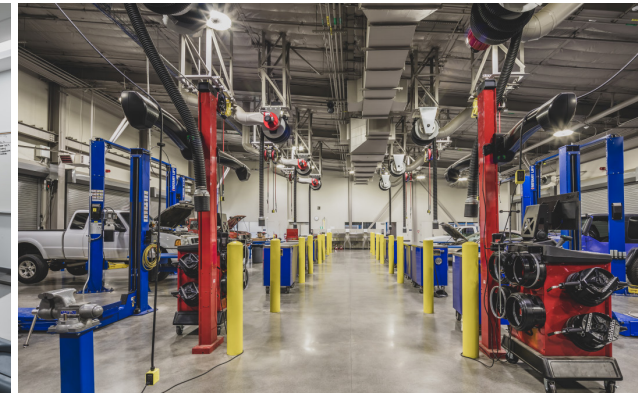




Board of Trustees Presentation Facilities Master Planning

Marysville Joint Unified School District

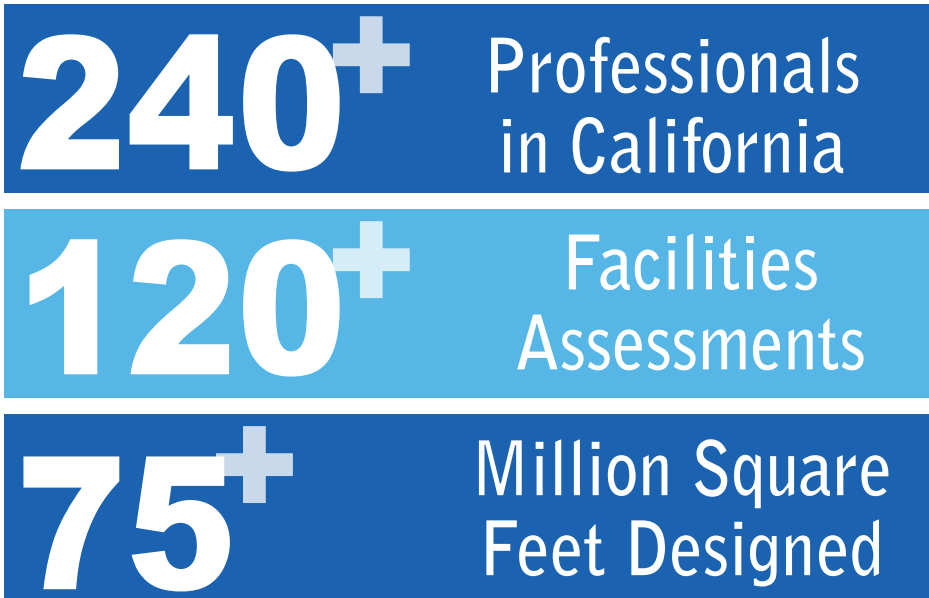


ARCHITECTURE | ENGINEERING | PLANNING | INTERIORS | TECHNOLOGY | FACILITY CONSULTING | SAFETY & SECURITY



PBK-WLC SNAPSHOT

- As of October 2020, PBK Architects and WLC Architects joined forces bringing you a wealth of experience in California
- Our company embraces a culture that combines “big firm aptitude with small firm attitude.”



#1
in the country for
educational planning &
design

FACILITY MASTER PLAN EXPERIENCE



90+

Facility Master Plans



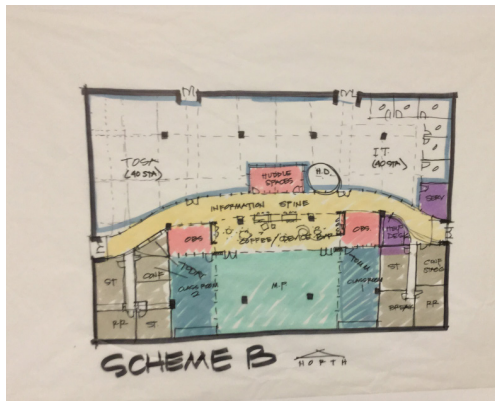
APPROACH – THE PROCESS



APPROACH — COMMUNITY OUTREACH



- Workshops and Design Charettes
- Interviews, Briefings, and Focus Groups
- Hearings and Approval Processes
- Newsletters, Brochures, and Flyers
- Simulations and Visualizations
- Community Surveys



Clarify

Clarify purpose of community meetings and the process



Listen

Listen to the needs and desires of the parents, students, and staff individually for each school



Collaborate

Develop a collaborative process customized for the District's and stakeholders



Drive Positive Outcomes

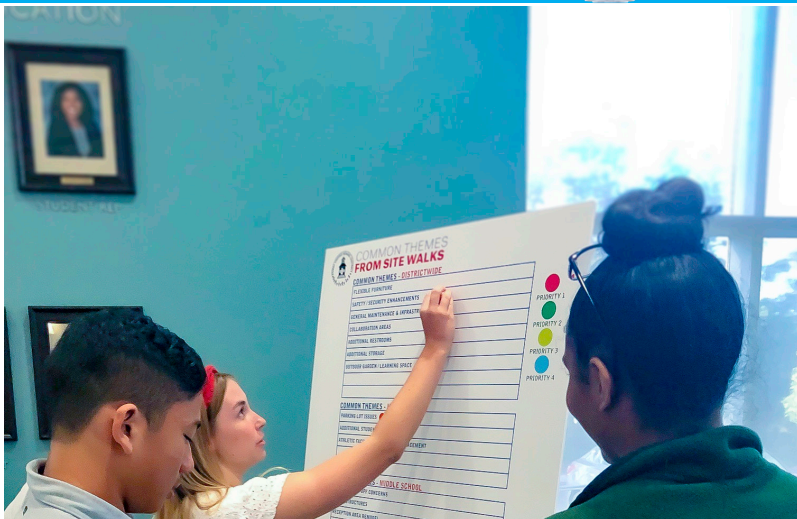
Provide insight and analysis to connect ideas and develop a way forward

APPROACH - DATA COLLECTION

1. Data Collection

Existing Facilities Data

- District Strategic Plan(s)
- Site Maps
- Enrollment & Capacity Data
- Funding History & Eligibility
- Maintenance Reports
- Stakeholder Surveys
- Other Relevant Reports



APPROACH - VISIONING + FRAMEWORK



2.

Visioning + Educational Framework

Objectives,
Expectations, Drivers,
and Outcomes

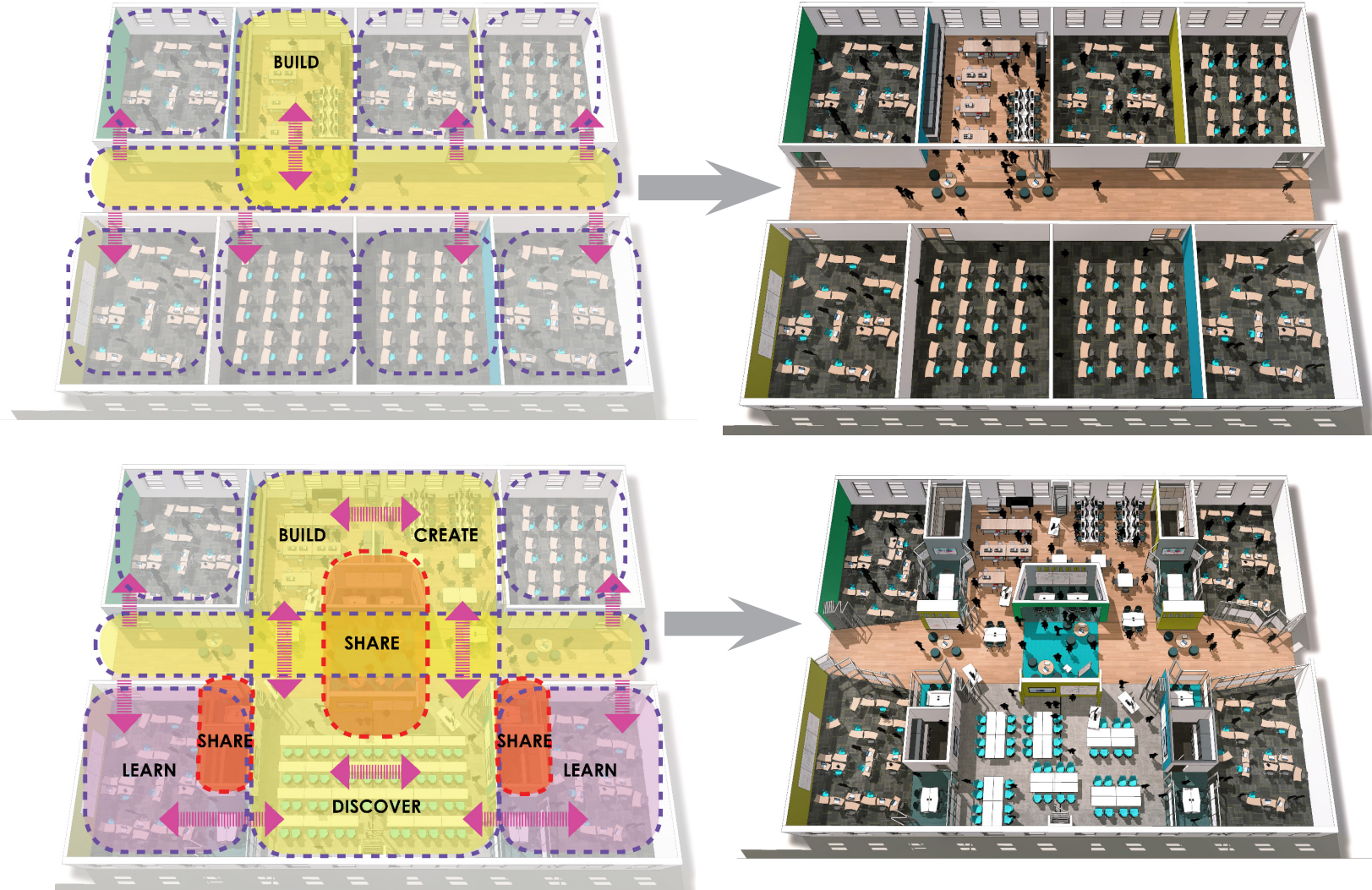
- Visioning Sessions — Leadership + Stakeholders
- Master Plan Vision Align with District Goals
- Mission and Student Performance Expectations
- Educational Specifications Development



APPROACH — EDUCATIONAL SPECIFICATIONS



- Teaching
 - Spaces that can accommodate new programs/methods of learning
- Learning
- Environment
- Technology



APPROACH — FACILITY ASSESSMENTS

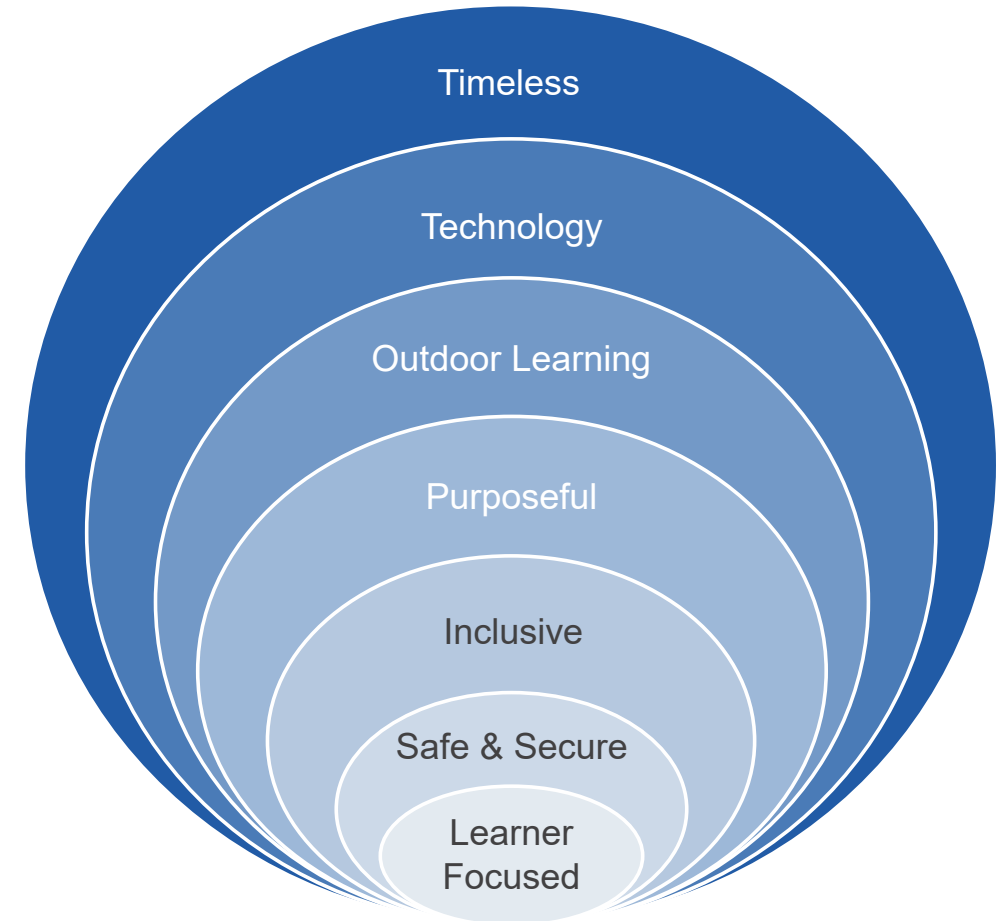


3.

Facility Assessments

Campus Interviews, On-Site Investigations, Cost Estimate

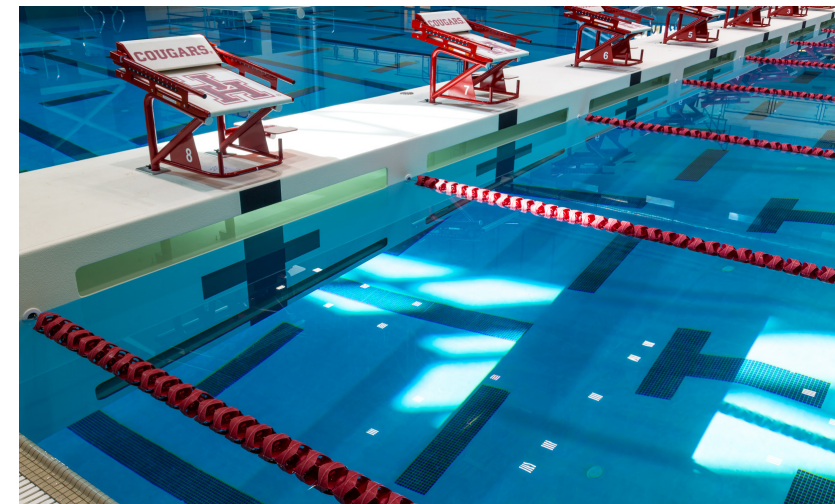
- Physical Site Walks
- Educational Adequacy Assessment
- Facility Condition Assessment
- Data Review Meetings
- Initial Costing



APPROACH — FACILITY ASSESSMENTS



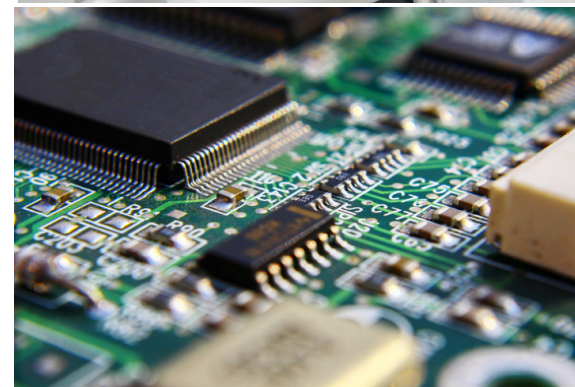
- **Architecture** — interior/exterior building conditions, structural
- **ADA** — accessibility
- **Building Envelope** — exterior envelope of buildings, roofs, windows, doors
- **Landscape** — outdoor learning, planting/irrigation
- **Civil** — drainage, paving, utilities
- **Sports** — athletic facilities condition





APPROACH — FACILITY ASSESSMENTS

- **Safety & Security** — fencing, signage, building access, visibility
- **Plumbing** — fixtures and infrastructure
- **Electrical** — fire alarms, lighting, low voltage, distribution
- **Mechanical** — HVAC, ventilation, indoor air quality



APPROACH — MASTER PLAN DEVELOPMENT



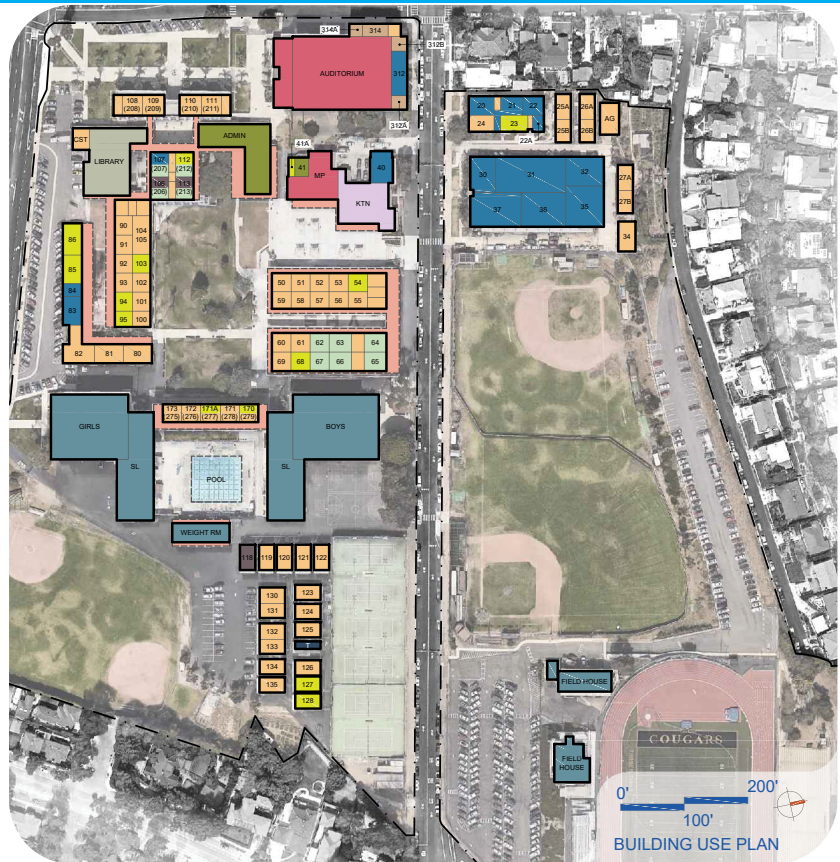
4.

Master Plan Development

Analyze Data/
Identify Adequacy
& Deficiencies,
Master Planning

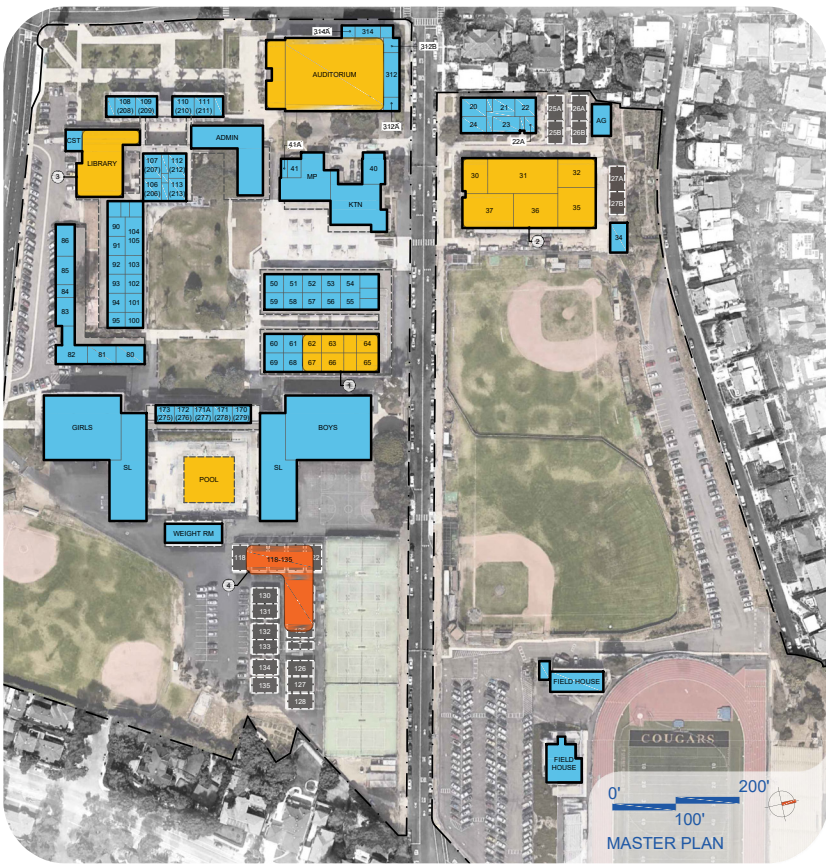
- Develop Scope of Work
- Integration of Educational Specifications
- Technology Guidelines
- Integration of Sustainability
- Develop Facility Master Plan Design/Graphic Plans

APPROACH - DEVELOP SITE MASTER PLANS



LEGEND

Basic Classroom	Athletic	Circulation	Day Care
Specialty Classroom	Library/Media	Operational Support	Covered Walkways
Science Classroom	Student Support	Food Service	Property Line
Small Room	Administrative	Kindergarten	
Classroom Support	Assembly	Special Education	



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations			
Physical Plant Improvements	1	Proposed STEM / Innovation Lab	
Program Renovations	2	Proposed CTE Renovation	
New Construction	3	Proposed Student Union	
Planned Portable Removal	4	Proposed 2-Story Classroom Building	
Property Line			

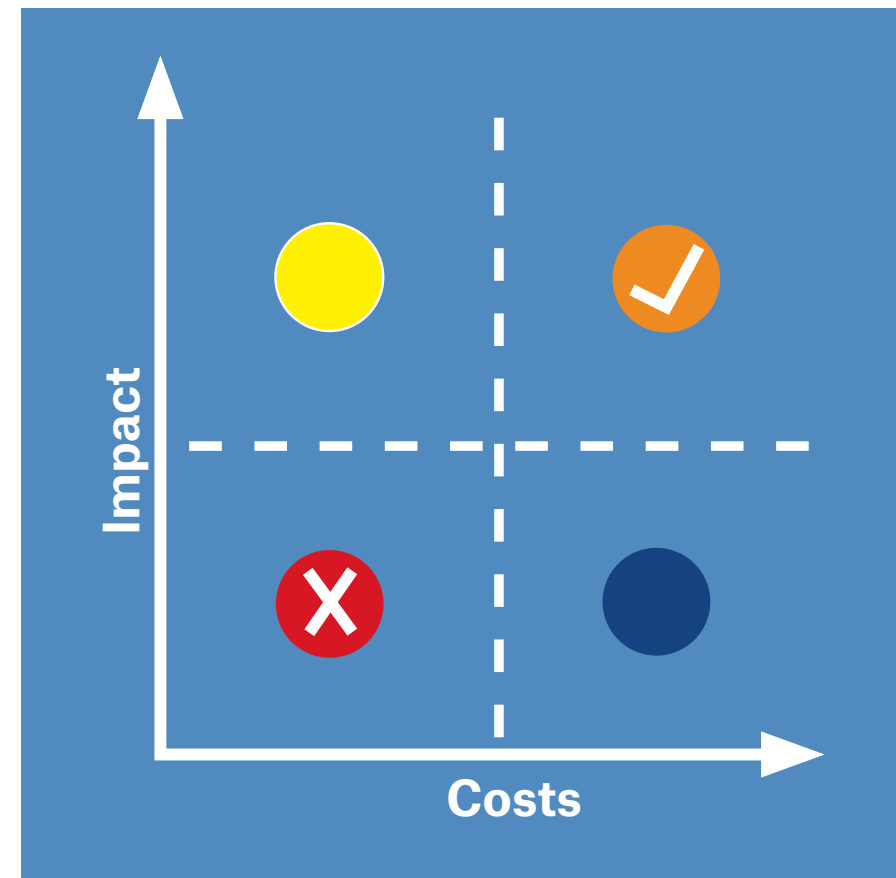
APPROACH — IMPLEMENTATION

5.

Implementation
Plan

Prioritize,
Implementation

- Collect Input From Stakeholder Groups
- Identify Prioritization Criteria
- Use Scenario Modeling to Evaluate Alternatives and Associated Cost



APPROACH – PRIORITIZATION



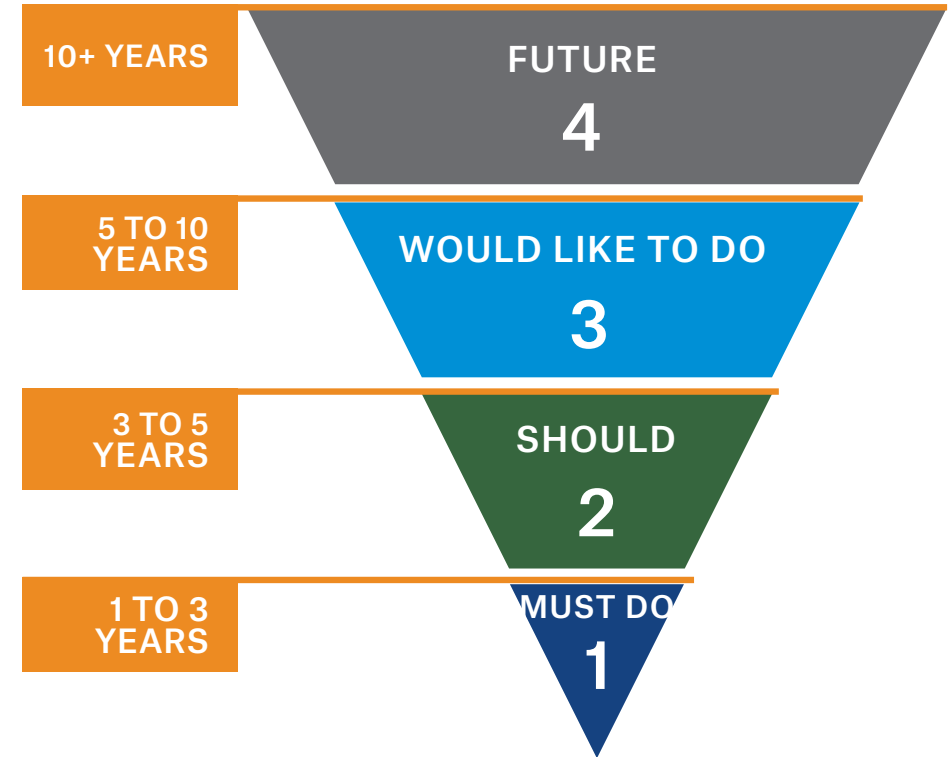
FACILITIES CONDITION INDEX (FCI)

FCI	
90-100%	Very Poor
80-89%	
70-79%	
60-69%	Poor
50-59%	
40-49%	
30-39%	Fair
20-29%	
10-19%	
<10%	Good
	Very Good

LIKELY SCOPE

Replace
Major Renovation
Moderate Renovation
Minor Renovation
General Maintenance

**Customized
to your
District**



INPUTS

- ✓ Building Infrastructure
- ✓ Safety and Security
- ✓ Capacity Needs
- ✓ Educational Delivery
- ✓ Parity
- ✓ Prominence and Presence

EXPLORING ALTERNATIVE FUNDING

- Identify Capital Funding Opportunities
- Strategic Funding Plan
- State/Federal Dollars
- Local Dollars
- Developer Fees





WHAT'S INCLUDED IN THE COSTING

- Hard Construction Costs
- Labor/Materials
- General Contractor's Overhead and Profit, Insurance and Bonds
- Soft Costs (+/-25% of hard costs)
- Architectural/Engineer Fees (DSA fees, testing inspector fees, legal fees, reimbursables, furniture, and equipment)
- Contingency
- Escalation

COST ESTIMATE EXAMPLE

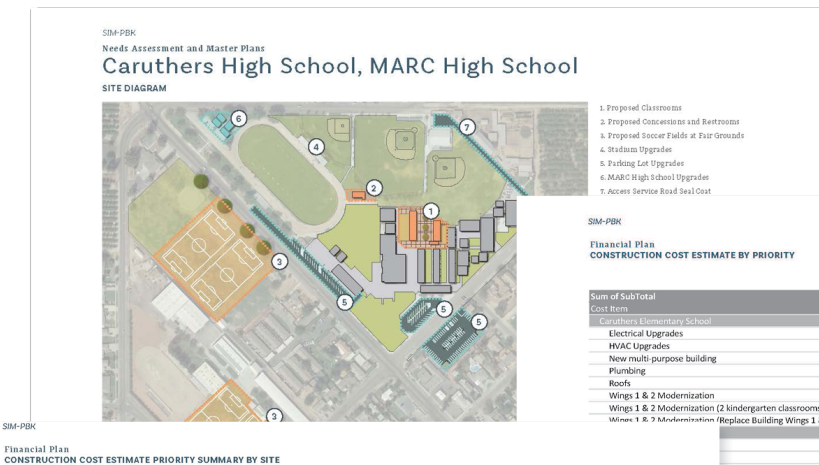


Totals By Priority With Escalation

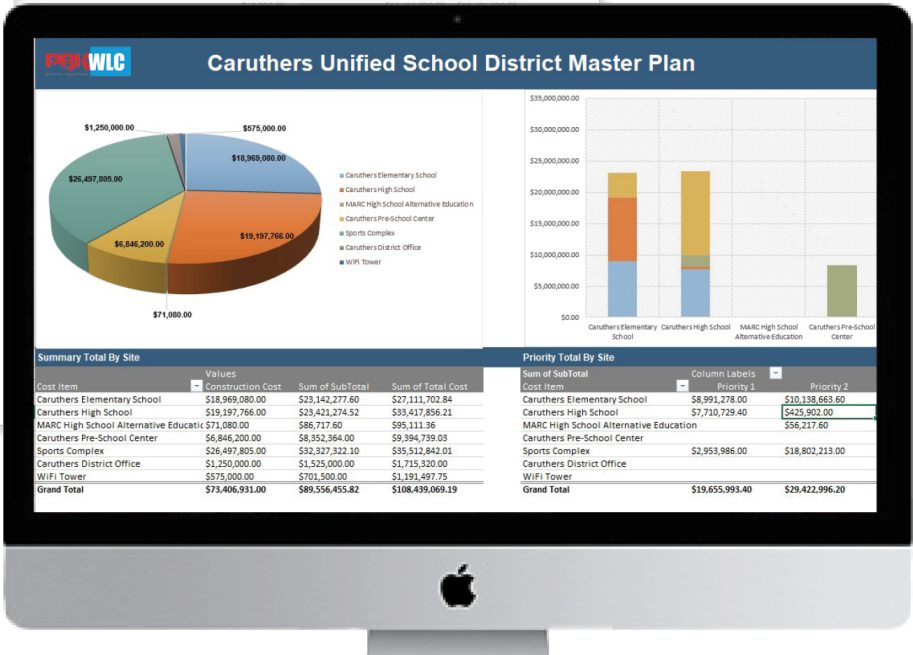
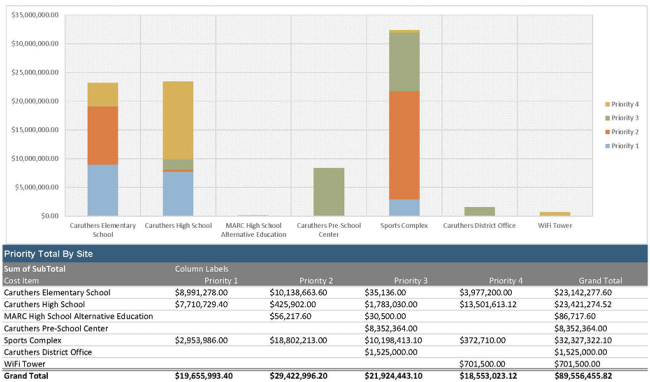
	Priority 1 2019 - 2022 (1 - 3 years)	Priority 2 2023 - 2026 (4 - 7 years)	Priority 3 2027 - 2034 (8 - 15 years)	Priority 4 2035 - 2051 (16+ years)	TOTAL COST Priorities 1 through 4
Nelson Avenue Middle School	--	\$3,783,860	\$6,683,420	\$4,418,150	\$14,885,430
Sierra Avenue Elementary School	\$281,077	\$2,252,526	\$2,934,218	\$1,202,231	\$6,670,052
Poplar Avenue Elementary School	\$3,457,529	\$1,801,125	\$1,642,041	\$1,199,770	\$8,100,465
Plumas Avenue Elementary School	\$133,750	\$1,321,276	\$353,131	\$1,565,877	\$3,374,033
TLC and CDS	\$2,767,003	\$182,747	\$251,838	\$994,247	\$4,195,836
Priority Totals	\$5,814,227	\$9,341,534	\$11,906,836	\$9,380,275	\$37,225,816
*Escalation	7%	18%	35%	45%	

*Escalation percentage increase included in cost tables.

DELIVERABLES CUSTOMIZED TO YOUR NEEDS



Website Example



Customized Database



SAMPLE PROJECT SCHEDULE



Task	2021						
	June	July	August	September	October	November	December
Kickoff Meeting with Marysville JUSD	★						
1. Community Outreach	▲	▲	▲	▲	▲	▲	
2. Development of Educational Specifications/Facilities Needs Assessment		▲	▲	▲	▲	▲	
3. Proposed Master Plan of Future School Facility Projects					▲	▲	
4. Demographics and Enrollment Projections	▲		▲				
5. Capacity and Utilization Study/Determination of Eligibility			▲	▲			
6. Facility Equity Study				▲	▲		
7. Develop Future Facilities Needs and Alternatives					▲	▲	▲
8. Cost Estimates						▲	▲
9. Preparation of a Final Digital Facilities Master Plan						▲	▲
10. Facilitation of FMP Presentations to District Governing Board			▲		▲		★

▲ Site Visits or Meetings