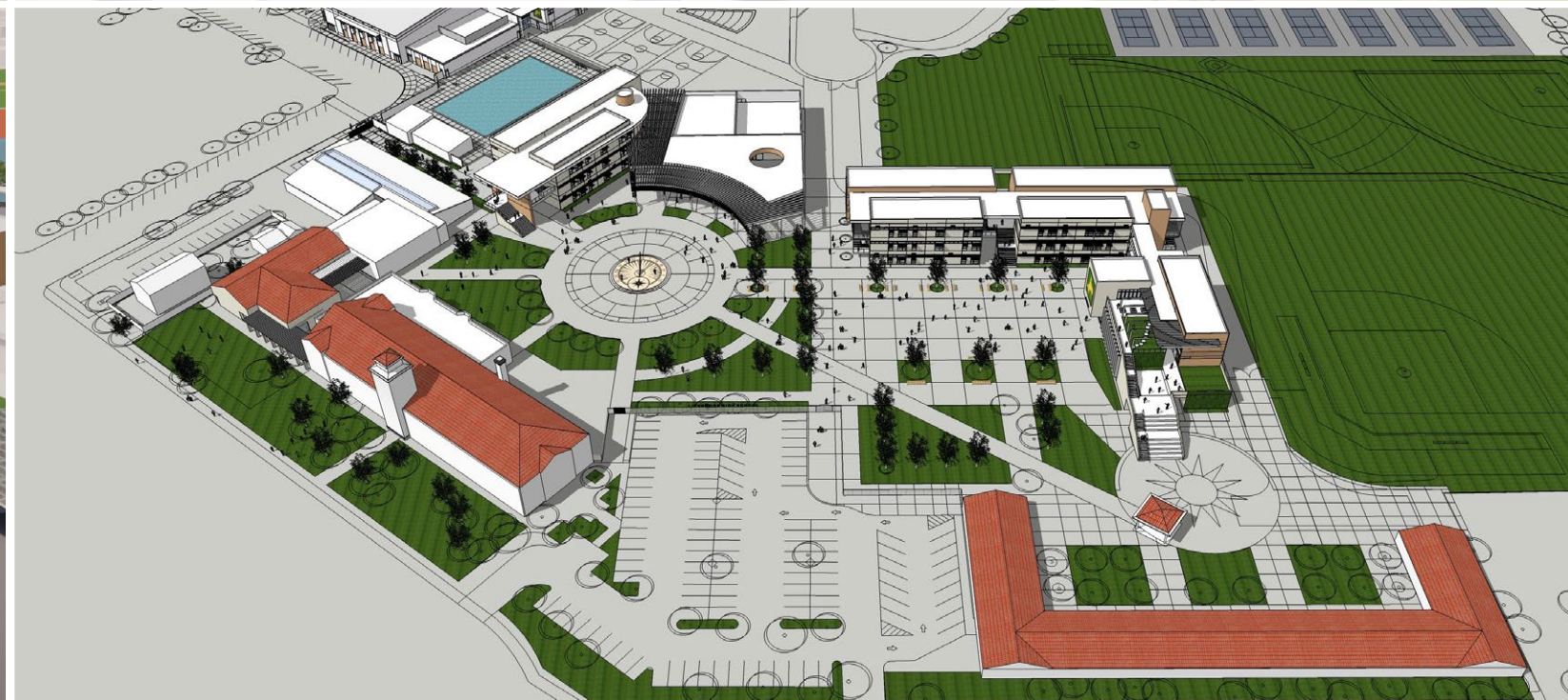


DRAFT FACILITIES MASTER PLAN 2021 LIVERMORE VALLEY JOINT USD



INTRODUCTION & GOALS

In Spring 2020, the Board directed an update to the Bond Implementation Plan prepared in April 2017. As noted by the Bond Program Director, Kim McNeely, it is considered best practice to update master plans approximately every three to five years and in the case of LVJUSD, it was also important to update the plan considering the work accomplished under the Measure J Bond.

The District issued a Request for Proposals (RFP) for the process and the firm of HKIT Architects was selected to lead the development of the Facilities Master Plan 2021 (FMP). HKIT was joined by HED Architects, who provided focused attention on the larger, transformational projects

and led the design of the Livermore High School campus. Both firms have extensive experience with K-12 master planning and a deep history working with LVJUSD. The team established overall goals and objectives for the FMP and set criteria for the evaluation of campus conditions and needs. Each of the campuses was visited in Summer 2020, existing planning documents were reviewed, and site findings and data were incorporated into the team's campus evaluations and resulting design concepts. Site Context maps, Site Observation plans and Design Visions were developed for each campus, supported by narratives, and detailed Site Observation matrices. The work was shared with the school site principals, the Maintenance, Operations, and Facilities

department and District leadership for review and input. Cost estimates were performed by Cumming including all the work scope defined in this report and anticipated project costs. The completed draft documents were presented to the Board in March 2021.

The purpose of this FMP is to provide a vision for the future. The campus plans set a direction for District facilities, imagining thoughtful and transformative design that will propel the District through the next 75 years of this century. Our team's work springs from the District's core values for Teaching & Learning, Budget Development & Planning, and Facilities Planning. The resulting work is aspirational and forward

thinking, creating reimagined learner centered campuses that are transformed with revitalized environments that will inspire students and staff, excite the community, and demonstrate District core values.

OVERALL APPROACH AND FINDINGS

As the team assessed each campus and individual building conditions, several factors were taken into account in determining if buildings should be modernized or replaced. One factor was the age of the building(s), the shell and infrastructure. Many of the District's campuses were originally constructed in the 1950's and 1960's and are now 60 to 70 years old. Another factor that became apparent during the assessment is that District buildings and



Rancho Las Positas



Junction Avenue

campuses are very well maintained. This is beneficial for students and staff today, but sometimes masks the age of the structure and less visible mechanical, plumbing, and electrical systems. The team also found that not every space fully supported current program needs in terms of size, amenities, or relationships with other spaces. Current teaching methodologies, programs and technology were not imagined in the 1950's, 60's or 70's. Some spaces were determined to have the characteristics needed to serve the District for decades to come with minor modernization, others required major modernization and selective interior remodel, and some were deemed to have served their useful life and were slated for removal.

GOALS FOR FMP

Goals developed for the FMP by the team, spring from the District's Core Values and are infused with good planning and design practices. One of the most compelling goals was to provide equity across the District and afford consistent program opportunities on each of the campuses. This goal means that each campus was evaluated based on its conditions and needs, rather than applying a cookie-cutter approach to design. Another goal was to assess growth needs for the District over time. This strategy led to the possibility of increased capacity at some campuses and "Future Expansion" classroom buildings are indicated at those campuses. It also led to the inclusion of the Montevina site and Arroyo Mocho campus as potential new

schools to accommodate growth if needed, as well as sufficient classroom and student support spaces at the two comprehensive high schools.

A design goal incorporated throughout the planning and visioning process was the inclusion of outdoor spaces. This included removing poorly sited buildings and positioning new buildings to create flexible, directly accessible outdoor learning areas. Large outdoor student use areas, courtyards and connected dining canopies were created at the high school campuses to support dining and student life for these large student populations.

Historically, the District has used portable classrooms as a way to provide classroom space and maintain eligibility for state bond funds. Many were economically and efficiently placed at the edges of campuses, however, are remote from the academic core. These buildings have aged and have served their useful lives. The portables, along with older and outdated permanent structures will be replaced with new, state-of-the-art facilities that are efficient, resource conscious, healthy and flexible in design. The layouts and features will create welcoming entries, highly visible and safe spaces throughout the campuses, and support and inspire student learning and teaching. The revitalized campuses will be a source of pride for the community and generations of students to come.



APPROACH & GOALS

RESPONSE TO GOALS

In response to the goals for the District, the visionary master plans address the following issues. Infrastructure upgrades and replacement needs will be met and are included in the planning and cost estimating process. Within each campus, functional and spatial relationships have been enhanced, with modernization or new construction projects. At some campuses, improved parking, drop-off, and campus gateways. Each design concept has focused on providing greater connectivity to and through the campus with an emphasis on providing highly useful, activated outdoor learning environments. The plans as conceived are cost efficient in design, energy resource conscious, meant to be durable and easily maintained. The team understood that work will need to take place in phases, and campus layouts have been designed to be constructable over time with minimum program disruption and interim housing.

APPROACH TO CAMPUS DESIGN

Three categories of work were established for the evaluation of existing conditions and creation of recommendations for improvements for all existing buildings and site features and are illustrated in the "Vision for Transformation" section for each campus. Those three categories of work are as follows:

Minor Modernization: For building and site features that are generally in good condition, supportive of program needs, and well located on the campus, modernization is recommended. This work includes selective finish upgrades, minor adjustments to equipment and casework, building system improvements, minor site, and landscape improvements.

Major Modernization: For building and site features that are generally in fair condition, serving programs less effectively and are generally acceptably located, major modernization and selective remodel are recommended. This work includes complete interior finish upgrades, new doors and windows, new equipment and casework, remodel and building systems replacement on an as-need basis and selected interior reconfiguring.

New Construction: For building and site features that are generally in poor condition, poorly located, programmatically outdated and have served their useful life, removal and replacement with new permanent construction is recommended. New one, two and three-story permanent buildings are envisioned, meeting the design criteria and goals identified in this FMP.

COST ESTIMATE OVERVIEW

A cost estimate was performed by Cumming that includes all the work defined by this FMP and the summary can be found at the end of this report. The cost estimate includes all anticipated Total Projects Costs including all estimated construction costs plus a design/phasing contingency, project soft costs, interim housing, and escalation.