



Arcadia Unified School District

It is the mission of the Arcadia USD and the obligation of each school to provide quality work which is engaging, results in students learning meaningful content, and challenges every student to learn more.

Facilities Master Plan Executive Summary

November 2006

Version 2





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Acknowledgements

INTRODUCTION

It has been LPA's distinct pleasure to be selected to participate and facilitate the Arcadia Unified School District's Facilities Master Plan development process. Since our selection in March of 2006, LPA, Inc. has come to know many outstanding individuals. We now have first hand knowledge of why Arcadia Unified School District is one of the top ranked Districts in the Country. The following are the many important people and organizations that we would like to recognize who contributed to this Facilities Master Plan:

DISTRICT PARTICIPANTS

Board of Education

- James C. Romo, President
- Maryann Gibson, Vice President
- John R. McClain, Clerk
- Joann E. Steinmeier, Member
- Annie L. Yuen, Member
- Alan Riley, Student Representative

District Steering Committee

- Mimi Hennessy, Ed.D, Superintendent
- Joel Shawn, Ed.D, Deputy Superintendent
- Christina Aragon, Asst. Superintendent, Business Services
- Robert Leri, Director, Technology & Information Services
- Paul Letson, Director, MOT
- Debra Amos, Director, Food Services
- David L. Vannasdall, Principal Arcadia High School

High School Planning Committee

- David Vannasdall, Principal
- John Tipton, Assistant Principal
- Bill Citrin, Teacher
- Stephanie Harvey, Classified
- Janet Hasbrouck, Librarian
- Tal Jones, Teacher
- Kay Kinsler, Parent
- Jonathan Ku, Parent
- Tom Landes, Teacher
- Cindy Laureano, Curriculum Coordinator
- Terry Leahy, Parent
- Helen Liu Zhang, Parent
- Tori McEntire, Teacher
- Joan Petersilge, Teacher
- Lori Phillipi, Parent
- Kathy Rapkin, Counselor
- Brent Reiske, Teacher
- Georgette Tuttle, Teacher
- Sean Kim, Student Representative
- Michelle Lee, Student Representative
- Robert Leri, Dir., Tech. & Information Services
- Christina Aragon, Asst. Supt., Business Services

Elementary and Middle School Principals

- David J. Roberts, Baldwin Stocker School
- Brook Reynolds, Camino Grove Elementary School
- Ilene L. Anderson, Ed.D., Highland Oaks Elementary School
- Christine Blackstock, Holly Avenue Elementary
- Michael Simoniello, Hugo Reid Elementary School
- Pam Garfield, Longley Way Elementary
- Joseph Fox, Ed.D., Dana Middle School
- Beverly Klatt, Ed.D., First Avenue Middle School
- Patricia Hartline, Foothills Middle School

Facilities Advisory Committee

- Ken Acosta, Parent
- Lee Callander, Staff and Community Member
- Carol Curtis, Community Member
- Marilyn Daleo, Staff and Community Member
- Sandy DeSurra, President, AHS Music Booster Club
- John Fee, Community Member
- Vince Foley, Community Member
- John Fung, Community Member
- Pat Gibson, President, Arcadia Educ. Foundation
- Kay Kinsler, Parent
- Gary Kovacic, Former City Mayor
- Terry Leahy, Parent
- Lisa Lucas, V.P., Arcadia Educ. Foundation
- Ken Ma, Parent
- Lori Phillipi, President, AHS Parent Teacher Assoc.
- Steve Phillipi, President, AHS Athletic Booster Club
- Lee Segal, Community Member
- Vicky Stewart, Council President, Parent Teacher Assoc.
- Amy Tsai, Past Co-President, AHS Chinese Parents Booster Club





Acknowledgements



DISTRICT PARTICIPANTS

Facilities Advisory Committee (Cont.)

Peter Ulrich	Community Member
S.H. Wen	Community Member
Joel Shawn, Ed.D	Deputy Superintendent
Christina Aragon	Asst. Supt., Business Services
Robert Leri	Dir., Tech. & Information Services
Paul Letson	Director, MOT

CONSULTANT TEAM PARTICIPANTS

Architect

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 Jim Kisel, AIA
 Rick Musto
 Noah Toomey
 Ana Mendoza

LPA, Inc.

Principal-in-Charge
 Principal, Dir. School Planning
 Associate, Project Director
 Job Captain
 CAD Support

Cost Estimator

Jay Helekar

Cumming LLC

Senior Cost Estimator

Financial Services

Jim Roth
 Jeffrey Baratta

UBS Securities LLC

Managing Director
 Executive Director

Community Polling

John Fairbank
 Rick Sklarz
 Richard Bernard

Fairbank, Maslin, Maullin & Associates

Managing Partner
 Research Associate
 Senior Vice President

Community Outreach

Catherine Lew
 Bonnie Jean von Krogh

The Lew Edwards Group

President
 Associate

Construction Manager

Mark Mardock
 Sarah Creighton
 Clint Fawcett

McCarthy Building Companies Inc.

Senior Vice President
 Project Director
 Senior Pre-Construction Director

Arcadia USD Background



DISTRICT AND COMMUNITY DESCRIPTION

In the Arcadia Unified School District, families and community are partners for student success. The policies, personnel and resources of the Arcadia Unified School District are used to ensure that all students are provided engaging, meaningful schoolwork that results in challenging them to think and reason, develop ownership for their own lifelong learning, respect diversity, and be contributing members of society.

The Arcadia Unified School District is located in Los Angeles County, approximately ten miles east of Los Angeles. The District operates six elementary schools with a grade span of kindergarten through fifth grade; three middle schools, grades six through eight; one senior high school, grades nine through twelve with an alternative program; and one independent study high school. In the 2005-2006 school year, enrollment was slightly over 10,000 students.

The Arcadia Unified School District schools have the deserved reputation of providing a quality, academically challenging educational program which results in high student achievement. Arcadia schools excel at providing students with advanced and exceptional opportunities in math, science, communication, civics, Robotics and the arts.



With the support of the Arcadia Educational Foundation, the District has made a substantial investment in proving the technological resources necessary to acquire high-level skills. On standardized tests, Arcadia students consistently score well above state and national averages. In one recent survey, Arcadia High School ranked in the top 4% in the Nation. Arcadia High School graduates are well prepared to attend the finest schools and universities (99% go to college) or enter the work force.

In addition to academic successes, Arcadia High School fields nearly 60 athletic teams and provides numerous opportunities for participation in academic competition, clubs, and organizations, volunteer opportunities and fine arts. The District also offers excellent opportunities in art, drama, dance and choral music and Arcadia High School's award-winning instrumental music program is the largest in the state, including universities and colleges.

In the mid 1990's Arcadia USD schools received funds from the State "School Facilities Program" (SFP) to modernize portions of their sites. This funding was used to upgrade portions of critical systems infrastructure at all sites that was nearing the end of useful life, and to add new classrooms to the high school to accommodate growth. Since that time and with financial support from the City of Arcadia, and the Arcadia Educational Foundation, a state-of-the art artificial turf athletic field to compliment its high quality all-weather track has been added to Arcadia High School.

Arcadia campuses also continue to be very secure places for students to learn with a focus on incident prevention. This program includes an officer on campus at the high school and one shared by the middle schools. The District also employs over 700 dedicated and talented certificated and classified staff members that provide information and attend to the needs of the students and parents on a day to day basis.

The City of Arcadia, located in the San Gabriel Valley, approximately ten miles east of Los Angeles, is an attractive community with a total population of over 50,000 individuals. Many of these residents, primarily middle-class families with professional and business backgrounds, have been attracted to the area because of their high regard for the District's educational program. Community support for education has been a high priority as parents expect their students to maintain academic excellence. Together with community and parent involvement, Arcadia schools uphold the goal and commitment to work hard each day to uphold the community's faith and pride in providing the best education to its students.



Purpose of Master Plan

"Our community understands the high quality of education provided by our programs, teachers, and staff. If we want to maintain this high level of excellence, we need to invest in our aging and deteriorating school buildings and classrooms and properly improve our schools to meet educational needs well into the future."

Superintendent Dr. Mimi Hennessy

MASTER PLAN PROGRAM GOALS

The Arcadia Unified School District (AUSD) has identified the need to improve their neighborhood schools. Many of the schools are over 50 years old and one is 100 years old. The District completed a school wide Needs Assessment process facilitated by Fred Good and Associates in March 2006. The Facilities Master Plan is the next step and provides a comprehensive plan that takes into consideration multiple factors that will shape AUSD for many years to come.

The goals established by the AUSD planning committees for the completed Facilities Master Plan are:

- Upgrade Facilities to Current Accessibility, Health, & Safety Standards
- Improve Support Systems/Utilities Infrastructure & Restrooms
- Improve the Facilities Environment to Enhance Educational Program Quality, Attract & Retain World Class Staff
- Provide Additional Classrooms to Support Actual Student Enrollments
- Improve Interior Classroom Quality & Augment Instructional Technology Resources
- Add Facilities to Support Specialized Program Needs
- Maximize Capture of the District's Current State Funding Eligibility
- Develop Flexible State-of-the-Art Facilities with the Future in Mind
- Support Continuation of the Quality Level Required for Arcadia USD Programs & Facilities to Augment Community Value

This Facilities Master Plan and resulting individual project scope recommendations provides the Arcadia Unified School District, its leadership, students, staff, constituents, and stakeholders with a comprehensive program to shape both current and future decisions for facility renovations and new construction. It has been developed to establish priorities for facilities and educational programs based upon need, overall program equity, and the total funding resources available.





Master Plan Process

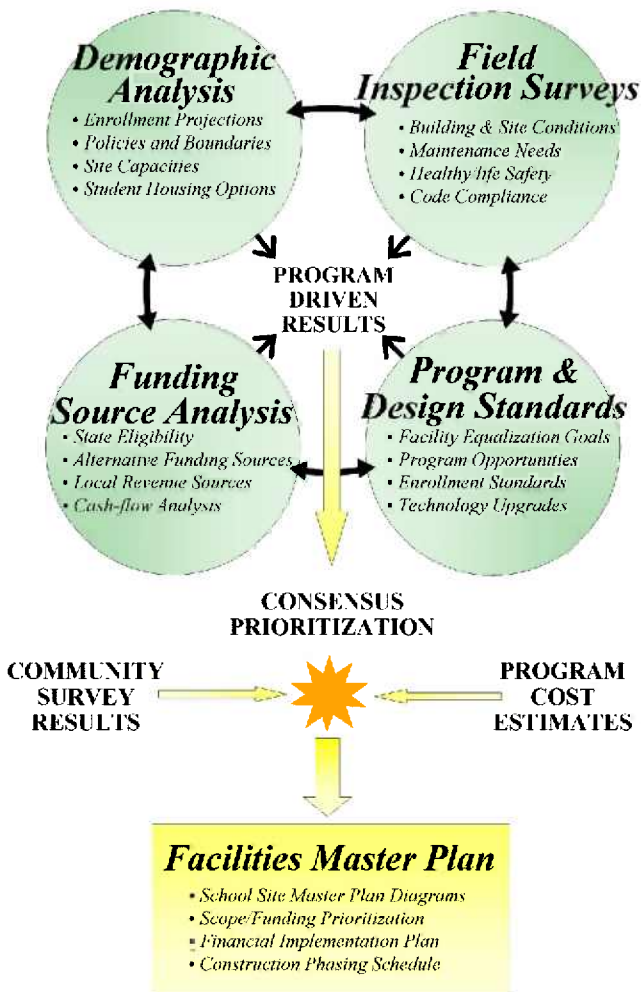
PROCESS DESCRIPTION

The process of preparing a Facilities Master Plan is the first step in the planning and development of a long range school facilities improvement program. For the Arcadia Unified School District (AUSD), program LPA built upon the Needs Assessment work completed in March 2006 by Fred Good and Associate in conjunction with the individual School Site and District Wide Facilities Planning committee groups. Their efforts and program recommendations formed the basis for the process established by LPA in collaboration with AUSD staff for the development of the Facilities Master Plan. The final Master Plan recommendations can be used by District staff to plan and establish the direction for the future improvement of the District's educational infrastructure.

LPA's primary goal during the development of the Facilities Master Plan has been to provide an implementable "Road Map" for the future improvement program. In order to accomplish this goal the LPA Master Planning team worked with District staff, planning committees, and our site survey field inspection teams to verify the current educational program processes and amenities, facilities repair condition, code correction and systems infrastructure improvement needs.

Once the list of scope had been finalized, LPA together with our cost estimating consultant, and McCarthy as the District construction manager, worked to prepare detailed budget take-offs for the program. Once reviewed and approved by the Board of Education and District Steering Committee the resulting costs were prioritized to match the actual funding available from the potential State and Local revenue sources identified. The final component of this comprehensive plan was the development of a detailed Facilities Master Plan phasing schedule. The schedule analysis was prepared so that appropriate program cost escalation, soft costs, and contingencies were included in the project and program estimate totals. By tying identified needs to accurate and reliable sources of revenue this completed document will allow District staff and the Board of Education to speak with confidence to local community members, and District stakeholders, assuring each that all the improvements recommended for the District's school sites will be implemented upon the conclusion of the AUSD Facilities Master Plan program.

The adjacent diagram details the four critical components of a comprehensive District Facilities Master Plan. The activities include Demographic and Student Housing Plan Analysis, individual School Site Needs Assessment and Field Inspection Surveys, District Educational Program Equalization and Technical Design Standards to achieve equity between the sites, and the Funding Source Financial Plan and Cost Estimates Budgeting Analysis.





Master Plan Process

Planning Committee Groups

The Facility Needs Assessment process performed by Fred Good and Associates, determined the perceived needs and what people “want to do” with regard to the potential future development of the AUSD school facilities and educational programs. This report was important since the information it contained documented the District’s facilities desires. Since the “if you could dream” phase of work had been completed it allowed the LPA team to accelerate the implementation schedule for the Facilities Master Planning committee and community outreach process. The dialog Fred Good facilitated also helped to raise awareness in the District, and the local Arcadia community, regarding the overall facilities program deficiencies and maintenance needs.

The collaborative information gathering process that LPA initiated expanded upon the work done by the District to date. A primary goal was to determine the District’s recommendations for “what it can and should do” with regard to the Facilities Master Plan improvements. The new committees formed were tasked with verifying and communicating to the LPA team the District Needs Assessment recommendations, developing program equalization standards for each grade level grouping, reviewing and prioritizing proposed scopes-of-work as cost estimates were prepared, and finally determining the proposed site enhancements for each facility within the District to be incorporated within the Facilities Master Plan document.

The following are a listing of the committee groups and/or District governing bodies that the LPA team interacted with during the Facilities Master Planning process:

- Arcadia Unified School District – Board of Education
- District Steering Committee
- Facilities Advisory Committee
- Arcadia High School Planning Committee
- Elementary & Middle Schools Site Principals
- District Technology, Food Service, and MOT Staff

Site Field Inspection Surveys

Concurrent with the facilitation of the Master Plan committee process the LPA site survey teams walked, inspected, and documented the existing school site and District support facility conditions. Our Field Inspection Survey teams included engineering consultants for Structural, Mechanical, Plumbing, and Electrical systems as required in addition to LPA staff and Cost Estimating experts. The survey process evaluated and documented the following category items for review by the District planning committees and inclusion in the proposed projects scope-of-work recommendations:

- Health & Life Safety Issues
- Code Compliance
- Educational Program Deficiencies
- Facility Repair & Maintenance Requirements
- Building & Site Utility Systems Condition and Age
- District Technical Standards Implementation

Conclusion

While the Facilities Master Plan and its’ scope, program enhancement, and funding recommendations provide a detailed “road map” for the future improvement of the Arcadia Unified School District facilities it should not be viewed as a static document. Assumptions made during its’ preparation should be reviewed, and updated annually, as economic conditions and/or community needs change during the implementation of the overall program.





Funding Summary

EXPEDITURES & FUNDING

The following summary outlines the total Projected Expenditures and Projected Income for the implementation of the Arcadia Unified School District (AUSD), Facilities Master Plan program. The total Projected Expenditures reflect total project cost and include "hard" construction costs as estimated by Cumming LLC for LPA, Inc., cost of escalation for based on a factor of 8% per year to the projected mid point of construction for each project, and all construction "soft" costs associated with the program. The construction soft costs include professional services fees, permitting/agency fees, furniture/fixtures and equipment (FF& E), inspection fees, cost for interim housing and other expenses. Soft costs are estimated to be 28% of the total projected expenditures.

The costs totaled under "Projected Expenditures" reflect the base program District Equalization Standard items within the Facilities Master Plan cost estimates defined as "Scope Class 1". Other unfunded items identified by the site committees during the Master Plan development process and contained within the cost estimates are listed under "Scope Class 2". These additional items currently have no identified source of funding for their inclusion as part of the Master Plan base program. As savings are realized and/or additional sources of funding identified during the implementation of the program individual "Scope Class 2" items will be evaluated as potential District Standard and have the potential to be transferred into "Scope Class 1" category of work.



Projected Expenditures

Arcadia High School Budget	\$133,760,430
Middle School Budgets	\$46,818,038
Elementary School Budgets	\$58,890,934
Rancho Bonita Improvement	\$2,907,545
School Maintenance Improvements	\$629,000
Total Projected Budget	\$243,005,947*

Projected Funding Sources

State Funding	
(SFP Program) Estimate	\$15,000,000
State Joint Use Funding	\$1,500,000
City of Arcadia Joint Use Funding	\$1,250,000
Developer Fees (projected 5 years)	\$7,500,000
Local G.O. School Bond Funding	\$218,000,000
Total Projected Funding	\$243,250,000*

*Note: Projected Expenditures and Projected Funding Sources totals are based upon current economic and bid market assumptions and subject to change during the implementation of the AUSD Facilities Master Plan program as conditions warrant.

