



## Alameda Unified School District - High School Community Workshops

29 January 2015

The information below will help when considering options for renovating Encinal and Alameda High Schools or building one new combined high school.

### TRANSFORMATIONS TO EXISTING ALAMEDA & ENCINAL HIGH SCHOOLS

From June 10, 2014 District Master Plan Implementation Plan

#### **Alameda High School**

<u>Current Enrollment:</u> (1/21/15)	1,746 students	<u>Projected for 2023–24:</u>	1,928 students
<u>Site Size (w/o Thompson Field):</u>	12.9 Acres	<u>State Recommended Site:</u>	44.9 acres
<u>Current Area (w/Historic HS):</u>	221,255 SF	<u>Implementation Plan Budget:</u>	\$44 million

- Structurally upgrade & fully modernize historic HS into 21<sup>st</sup> century learning environments
- Remove historic HS debris fencing
- New science labs in historic HS and extensive campus technology improvements
- Accessibility, roofing, electrical and mechanical improvements to all buildings
- Site improvements to outdoor gathering areas, modernize Patton gym & other teaching spaces

#### **Encinal High School**

<u>Current Enrollment:</u> (1/21/15)	1,052 students	<u>Projected for 2023–24:</u>	1,184 students
<u>Site Size:</u>	21.9 Acres	<u>State Recommended Site:</u>	33.9 acres
<u>Current Area (w/Historic HS):</u>	134,440 SF	<u>Implementation Plan Budget:</u>	\$39.5 million

- New 2-story classroom building to replace 400 wing and reconfigure 100 & 200 wings
- Fully renovate science classrooms and extensive campus technology improvements
- Modernize gym locker rooms & site improvements to outdoor gathering areas
- Accessibility, roofing, electrical and mechanical improvements to all buildings

### BUILD NEW COMBINED HIGH SCHOOL

Location to be Determined

#### **New High School Campus**

<u>Projected for 2023–24:</u>	3,166 students	<u>Area All Buildings:</u>	311,740 SF
<u>State Recommended Site:</u>	72 acres		
<u>Project Cost:</u>	\$216 million today's cost - \$262 to 275 million in five years (Includes construction & non-construction costs - excludes land purchase)		

- Classrooms, labs, library, gym, cafeteria, 400-seat theater & other teaching spaces
- Fields, stadium, aquatic center, parking and student gathering areas

**High School Facilities of the Future  
Community Meeting – January 29, 2015**

What are the Pros and Cons of maintaining the two comprehensive high schools?

**Pros**

1. Less energy for transportation; less pollution and congestion produced
2. Student choice
3. Strong student identity
4. Connection to the past; small town feel
5. More opportunities for participation in enrichment, sports, leadership, extra-curricular activities
6. Central locations
7. Beautiful buildings; source of pride
8. More support for struggling students, both academic and social
9. Maintain jobs; no lay-offs
10. Don't have to look for land
11. Don't have to spend the money
12. Maintains neighborhood scale
13. Higher property values
14. Faster implementation with renovations
15. Can renovate to nearly new buildings
16. Shorter time to construct
17. Already have land
18. Friendly competition, "hometown rivalry"
19. Costs less money than new school
20. Could use part of AHS for District Office; cost savings on current DO lease payments

**Cons**

1. Less money for varied sports programs, fields
2. Fewer programs, e.g., ROP
3. Fewer electives, academics
4. Takes more money to maintain old facilities
5. Requires more work because they are old facilities
6. Year of disruption at each school
7. Not a lot of room to expand
8. Limited parking at each site
9. Equity issues due to size difference, e.g., programs, facilities (theater)
10. No money for improving sports fields

What are the Pros and Cons of consolidating the two high schools into one comprehensive high school?

**Pros**

1. More cohesive community
2. Theoretical increase of academic offerings; more programs
3. Increased spacing for students, common space, corridors, campus
4. Specialty offerings/tracks, e.g., Berkeley High
5. Lower operating costs
6. No duplication of costs, e.g., administrators
7. New 21<sup>st</sup> Century facility
8. Frees up current assets (sites, facilities) for sale
9. Allows for expansion of current programs (band, drama, etc.) to be more advanced/in-depth
10. Allows for consolidated properties (AHS and Thompson Field)
11. Eliminates student impact of remodeling two sites with the building of one new site
12. Extends the life of one facility; the cost to maintain one site vs two
13. Equity; one school allows for cohesion; east and west is unified
14. Possibility of better transit improvements
15. Development opportunities at AHS location

**Cons**

1. Huge cost
2. No identified site/location
3. Less personal
4. More disruption to build on existing site
5. Have to make the "school" smaller population--compared to other schools
6. Capacity – building one site for now, but where to expand for growth?
7. Student services – theory of saving money is false; still need all the services; "economy of scale" is false
8. Cost – the opportunity costs – what else could we have done for \$200M?
9. Disruptive effects on students for transition to a new school
10. Traffic
11. Fewer students consider one school as a neighborhood school
12. Half of student leadership opportunities, e.g., Student Council, Student Clubs
13. It is less "green" to build a new site versus renovating existing
14. Some repairs at AHS/EHS can't wait; still have to do those
15. Loss to Park St businesses
16. AUSD also needs a District Office solution

### Questions from Discussion

1. Does demographic study of spring 2014 account for dropout rates at high schools?
2. How accurately can demographer project the growth with regards to Alameda Point developments?
3. Why do we need to consolidate?
4. Where is there a parcel of land in Alameda?
5. Do we have the bonding capacity to build a new school?
6. Are there funds for renovation of AHS pool?

### Comments from Discussion

1. Create one high school divided into two sites, with transportation and technology to allow students at one site to attend class/instruction on the other site
2. Operate two schools on a single site
3. Build the new school at the Encinal campus
4. Unified school addresses equity issues of two schools
5. Spending money to build a new school/site that we don't have versus remodeling what we have
6. Environmental issues – one school less sewer, water, heating – concentrated population will result in better systems (including transit)
7. Can't wait to fix/repair existing site facilities problems
8. Redevelopment opportunities of AHS with downtown location
9. Need to address that we are leasing the current District Office location
10. One school is a big opportunity for students, but could lose the small town feel
11. One school vs two schools – it is not equal to compare the two concepts

**High School Facilities of the Future  
Community Meeting – January 29, 2015**

Questions and Answers from the Discussion

1. Does the demographic study of spring 2014 account for dropout rates at high schools?

*Yes. The Demographic Study presented to the Board of Education on April 8, 2014 addresses dropout rates and how they impact the AUSD's enrollment.*

2. How accurately can the demographer project the growth with regards to Alameda Point developments?

*The demographer included the planned developments on Alameda Point, as well as other developments in Alameda, in the 2014 Demographic Study.*

3. Why do we need to consolidate?

*There isn't a "need" to consolidate the schools. Community members asked for a conversation about possibly merging the two high schools during Board of Education discussions about the Facilities Master Plan last spring.*

4. Where is there a parcel of land in Alameda (big enough for one big high school)?

*The parcel would have to be identified. The only vacant parcels large enough for a 3200-student campus are on Alameda Point or, potentially, at Encinal High School.*

5. Do we have the bonding capacity to build a new school?

*At the time of issuance for Measure I Series A in May 2015, AUSD's bonding capacity (meaning the amount the district can borrow for its facilities) will be approximately \$203M. Measure I is for \$179.5M. That would leave the District eligible for \$24M more. We have forwarded the request to the District's bond financial advisor for the calculation.*

6. Are there funds for renovation of AHS pool?

*AHS pool renovations are not included in Measure I Implementation Plan B. EHS pool renovations are being funded from an exchange of land and funds that was agreed to by AUSD, the City of Alameda, and the Housing Authority in March, 2014.*

7. How is the Board going to make the decision? Only 30-40 people from the community gave input tonight. (The decision) should reflect people's desires, not 7-8 person group's decision.

*The Board will make a decision based on input received from the two community meetings, as well as the Board Study Session on February 17<sup>th</sup> and the Regular Board meeting on February 24<sup>th</sup>.*

8. Are two high schools a real possibility given the costs?

*In Implementation Plan B, the Board set aside \$90M for the capital improvements to the EHS and AHS campuses. Please see the Board presentation from June 24, 2014 for details. The \$90M will address a large portion of the needs on both campuses.*

9. Are the projections for enrollment based on land available for future housing?

The question has been forwarded to the demographer for a response.

10. Do other sites' acreages include athletic fields?

*Researching with other districts.*

11. Where would the land come from?

*There are parcels on Alameda Point that could potentially hold a large high school. Another possibility is to expand the facilities at Encinal High School.*

## **Comments from February 5 Community Meeting**

### **In Support of One High School**

- One high school would create more "community unity," a "joint experience."
- We already have too many schools. Need to reduce that number to increase funds for curriculum, classrooms. Start by reducing number of high schools, work down to elementary schools.
- We need to think in the long-term, think generationally.

### **In Support of Two High Schools**

- AUSD won't have bonding capacity for one school for 15-20 years.
- One big school does not really save more money than two smaller, renovated schools. It's still the same number of square feet and renovations would include money-saving efficiencies.
- "A school is more than its building" – need to look at educational effect, and "environment is crucial to educational experience."
- Neighborhood schools are "part of the psyche of this community."
- Equity doesn't equal equality.
- Smaller schools make it easier to identify and support kids who need help.
- Use technology to share access to programs and classes between schools.
- If we started from scratch, we could have created bigger schools. But we can't do that now.
- If not one school, what can we do to create equity for the two schools? E.g., get a theater for EHS or a career service center for all the high schools?
- There's a risk that we will lose high school students if there is only one school.
- If we build one high school, still have to address critical needs of the two existing high schools until new one is built.

**High School Facilities of the Future  
Community Meeting – February 5, 2015**

Questions and Answers from the Discussion

1. How long will it take to renovate the two high schools, versus building one new one?

*Designing, getting approvals for, and renovating the two high schools would take three to four years. Designing, getting approvals for, and constructing a new high school would take 7-8 years.*

2. Can the implementation plan be changed?

*Legally, yes, the Board of Education could change the implementation plan.*

3. Can we get matching funds?

*There are some relatively small non-profit, and private matching funds available for both renovating existing facilities and building new ones. Currently, the state provides no matching funds for facilities work.*

4. Where is there a parcel of land in Alameda (big enough for one big high school)?

*The parcel would have to be identified. The only vacant parcels large enough for a 3200-student campus are on Alameda Point or, potentially, at Encinal High School.*

5. How were the needs prioritized? How did the implementation plan come about?

*The 2014 Facilities Master Plan identified \$590 million in repair, renovation, and modernization needs at AUSD school sites. The Board of Education chose to focus on technology, safety, security, and infrastructure needs at elementary, middle, and charter schools first.*

6. If we had just one high school, would it be able to grow?

*If the Board of Education chooses one high school, the architects would design the building to be large enough for projected increases in population, as reflected in the 2014 Demographic Report.*



7. If we have two high schools, will they be able to grow?

*If the Board of Education chooses to renovate our existing high schools, architects would design the buildings to accommodate projected increases in populations at those two schools.*

8. Has anyone evaluated the traffic impacts of these scenarios?

*Not yet. That would be done during the Environmental Impact Report process.*

9. If a new high school was built at Encinal (to house both schools), where would the EHS students go during construction?

*There are numerous options for continuing instruction at EHS during construction. School architects and builders are used to this scenario. The project would likely be built in a number of phases, which may include locating some students in temporary housing, then moving into completed phases and allowing a new phase to start.*

**Question 1: Are you a student or parent?**

Student	86	7%
Parent	748	58%
AUSD Employee	222	17%
Community Member	178	14%
Other	66	5%
	<u>1300</u>	<u>100%</u>
<b>Total = 1161</b>		

**Question 2: Do you prefer one or two comprehensive public high schools in Alameda?**

Consolidate into one new school	181	16%
Maintain two schools	917	84%
	<u>1098</u>	<u>100%</u>

**Question 3: A new high school of approximately 3200 students is estimated to cost \$216 - \$275 million in the next five years. Do you still want one high school?**

Yes	165	90%
No	18	10%
	<u>183</u>	<u>100%</u>

**Question 4: The California Department of Education (CDE) recommends that a comprehensive 9-12 high school have a campus of approximately 72 acres. In Alameda, the most likely location of a campus that size is the West End and possibly Alameda Point. Do you still want one high school?**

Yes	142	79%
No	38	21%
	<u>180</u>	<u>100%</u>

**Question 5: If AUSD continues to maintain two comprehensive high schools, would you support the use of technology and/or transportation measures to allow students to access programs at both high schools?**

Yes	960	89%
No	123	11%
	<u>1083</u>	<u>100%</u>

## Other Community Feedback Results

### Ballots from January 29

Keep two high schools: 30 (79%)

Build one new high school: 7 (18%)

Not sure: 1

### Ballots from February 3

Keep two high schools: 12 (86%)

Build one new high school: 2 (13%)

Need more planning: 1

## **Resources for AUSD's High School Facilities Conversations**

- Website page for the High School Facilities Community Meetings  
<http://www.tinyurl.com/AUSD-HighSchoolMtngs>
- Video of the January 22, 2015 Community Meeting  
<http://tinyurl.com/AUSD-HS-Jan22>
- Video of discussions of one versus two high schools at Board of Education meetings

May 20, 2014; <http://tinyurl.com/AUSD-BoE-52014>

June 10, 2014: <http://tinyurl.com/AUSD-BoE-61014>

- Facilities Master Plan details on:
  - proposed renovations for Alameda High School  
<http://tinyurl.com/AHS-MasterPlan>
  - proposed renovations for Encinal High School  
<http://tinyurl.com/EHS-MasterPlan>

- AUSD contacts for questions:

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