

San Diego Unified School District Charter School Facilities Committee

Review of Project Applications

03/29/16

Summary:

On 11/18/2015, the Charter School Facilities Committee (CSFC) received project applications for Proposition Z funds from the following schools:

Albert Einstein Academy Elementary School
Darnall Charter School
Keiller Leadership Academy

On 1/28/16, 2/25/16 and 3/24/16, presentations were made to the committee and the public on the proposed projects. There was an opportunity for the committee and the public to ask questions and receive answers from project teams.

Project Summaries

Albert Einstein Academy Elementary School

Seeking \$26,434,098 in Proposition Z funds to provide renovations and improvements to the former Brooklyn Elementary school.

Estimated cost per Square Foot = \$498

Current enrollment is 688 and expected to grow to 800 by 2018.

Site size is 4.950 acres.

The proposed scope of work includes:

- Development of plans and specifications for modernization and new construction.
- Removal of 20 portable classrooms and one (1) portable restroom building.
- Construction of a two-story classroom building.
- Development and installation of a synthetic turf field.
- Construction of a new library.
- Expansion of the existing multi-purpose room to increase student access to performing arts.
- New parking lots and improved student drop off/pick up zones.

San Diego Unified School District Charter School Facilities Committee

Review of Project Applications (cont'd)

Albert Einstein Academy Elementary School (cont'd)

Findings

The proposed scope addresses issues identified by the school as operational and security related. Additionally; the enrollment at completion will not exceed 120% of current enrollment. Currently, the campus parking area and playground is occupied by portable classrooms and, once removed, there will be space available to address the parking and sports field issues.

The initial order of magnitude cost estimate is higher than our average costs. This may be due to the estimated escalation of the cost of funds from now up until build out is complete. Although the escalation percentage used is higher than typical, the estimate assumes that each phase will occur every 12 months instead of every 24 months.

Due to the timing of the Proposition Z funding delivery, each phase should be designed to stand alone and not be dependent on a previous or follow on phase to operate.

Contingencies allowances and reserves are slightly high but within an allowable range.

Darnall Charter School

Seeking \$29,836,019 in Proposition Z funds and \$4,375,447 in Proposition S funds to provide renovations and improvements to Darnall Charter School.

Estimated cost per Square Foot = \$459.

Current enrollment is 656 and expected to grow to 800 by 2018.

Would exceed the 120% growth limit by 12 students.

Site size is 7.370 acres.

The proposed scope of work includes:

- Development of plans and specifications for modernization and new construction work.
- Removal of 17 portable classrooms.
- Construction of two (2) two-story classroom buildings.
- Development and installation of a synthetic turf field.
- Construction of a new multi-purpose room.
- New on site staff parking and improved student drop off/pick up zones for both kindergarten and elementary school.

Findings

Campus is more than 62 years old and is 50% portable classrooms.

Access to the school is a major issue as the site is located at the top of a fairly steep hill.

Current staff parking is located across the street.

Budget contains an estimated 2.7M in escalation costs.

Space utilization is consistent with District design guidelines.

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Review of Project Applications (cont'd)

Keiller Leadership Academy

Seeking \$15,012,842 in Proposition Z funds. Also intends to incorporate \$10,315,602 in Proposition S whole site modernization funds to provide renovations and improvements to the Keiller Leadership Academy.

Average cost per square foot for new construction is \$480 and for the total project is \$355. Current enrollment is 557 and they project to grow to 669 by 2018. Projected enrollment is within the allowable growth limit of 120%. Site size is 7.6 acres.

The proposed scope of work includes:

- Development of plans and specifications for modernization and new construction work.
- Removal of 15 portable classrooms. (Current classroom count is 25.)
- Construction of a two-story classroom building, a single story kindergarten building and two (2) restroom buildings for a new total of 42 classrooms.
- 43 new on site staff parking spaces, and improved student drop off/pick up zones for both the kindergarten and the elementary School.

Findings

The request for funding to expand into grades 9-12 or the Pre-K program would not be allowed under Keiller's current charter or the Proposition Z program. The only allowable work would be the upgrading of the K-8 facility which is identified as Phase A of the project.

Project will need to be coordinated between both the Proposition S Whole Site Modernization funding availability and Proposition Z monies.

The District standard for site capacity is 80 students per acre, although it is not uncommon for schools to exceed this standard. The current 7.6 acres translates to an enrollment of 608 students. Should the projected enrollment of 669 be met, the site density would be 88 students per acre.