

SAN DIEGO UNIFIED SCHOOL DISTRICT

OFFICE OF SCHOOL SITE SUPPORT
Facilities Management

SHERMAN ELEMENTARY MODERNIZATION AND REBUILDING

April 27, 2004

Introductory Statement

On September 23, 2003, the Board approved a staff recommendation to substantially rebuild Sherman Elementary School rather than build a new elementary school in the Sherman area. The funding for the project is to be provided through a combination of Proposition MM funding and other funding sources. Proposition MM staff was directed to present to the Board a final budget before approval of the project. This report presents the results of district's community outreach efforts with a proposal of two options for Board consideration. The two options consist of 1) a substantial reconstruction and 2) scrape and rebuild the entire campus.

Background

On September 23, 2003, the Board approved a staff recommendation that a Sherman area elementary school not be built. The Board also approved a staff recommendation for a substantial reconstruction of the Sherman Elementary School campus with the funding to be provided through a combination of Proposition MM upgrade funding and other funding sources. Proposition MM funding for this was to be limited to the amount originally allocated for Sherman Elementary School upgrades. Staff was to present to the Board a final budget before approval of the project.

On October 25, 2003 and March 9, 2004, a community meeting was held to discuss various options for the substantial reconstruction of the site. District staff with support from HMC Architects presented the program requirements and proposals to accomplish them. The discussions also included the proposed timeline of starting design in early 2004 and awarding construction in the summer of 2005. This ideal timeline would require the closing of the campus for at least one year in Option 1 and two years for Option 2.

The existing Sherman campus currently has a two-story permanent building, a one story permanent building, several portables, a small playfield and a terraced lunch court area. The existing two-story building is a loft type building, which was built in 1977. In November 2003, a study of existing loft type buildings determined that Sherman's two-story building was in fair to good condition. In 2000-01 and 2001-02, the District spent 1.7 million dollars upgrading the main two-story building to convert the open loft area into individual classrooms.

As noted in the September 23, 2003 Board report, the \$3,000,000 allocated by Proposition MM for Sherman Elementary School is enough to accommodate a modest upgrade on existing structures. Additional funds will be required to offset the overall project cost to meet the program requirements. Two potential scenarios have been developed to upgrade the Sherman campus.

Option 1: Substantial reconstruction of Sherman Elementary School, to include the demolition and replacement of all structures except the existing two-story building. This substantial reconstruction would rebuild the oldest parts of the campus and provide state of the art facilities to support the educational program. The general concept is to remove all of the existing portable classroom buildings and the 1959 one-story permanent building, and construct replacement facilities with new permanent buildings. The replacement buildings will consist of classrooms, library and administration functions. The modernization scope will include reconfiguration of the existing two-story building, multipurpose room, administration and instructional support spaces, technology upgrades, painting, flooring replacement, and repairing the existing heating, ventilating, air conditioning and electrical systems.

Option 2: Complete reconstruction of Sherman Elementary School, to include the demolition and replacement of all buildings. This would remove all of the existing portable classrooms, demolish the existing permanent buildings, and rebuild a new school.

Exhibit A summarizes the scope and decision factors for each option.

Exhibit B shows a site plan with scope of work for Option 1.

Instructional Implications

Under either option staff recommends the closing of Sherman Elementary during construction due to safety concerns for students and staff. In Option 1, it is recommended that Sherman Elementary be closed one year during the 2005-06 school year. In Option 2 it is recommended that Sherman be closed for two years, 2005-07. In the both options, students will be reassigned to Brooklyn Elementary and Kimbrough Elementary. These schools will lose a combined total of 650 students in 2005-06 with the opening of Golden Hill Elementary School. This action will open sufficient seats to provide housing for the Sherman students during the period the site must be closed. The Sherman site leadership, school community and Instructional Leader are aware of this plan.

In both options, staff recommends dividing the current Sherman boundary into two areas. The Sherman families living within 7 blocks of Kimbrough Elementary will be assigned to Kimbrough and the remaining families will be assigned to Brooklyn Elementary. The families assigned to Kimbrough Elementary are within walking distance and are not in need of transportation services. However, the families assigned to Brooklyn will require transportation services due to the significant travel distance involved. The cost for this service is estimated to be \$261,000, and funding to implement it will be included in the recommendations in the Annual Instructional Facilities Planning Report for 2005-06. The specific funding sources will be Fund 01000, Resources 72300 and 40003 – Property Management. However, with respect to the

Option 2, Sherman Elementary would need to be closed for two years increasing the cost of transportation from \$261,000 to \$522,000. These costs are not reflected in the total project cost due to the Property Management funding source.

These recommendations will keep enrollments at Brooklyn and Kimbrough at their current levels for one or two additional years. But will allow Sherman students to remain in their community while their neighborhood school is undergoing reconstruction.

Facilities Implications

Option 1 and Option 2 include removal of the 1959 one-story building and 29 portable classroom buildings from the site, and replacing these structures with new facilities. The new campus layout will be better utilized for function, security and accessibility. Option 1 retains and modernizes an existing two-story building, while option 2 removes and replaces it. Option 2 should allow for greater flexibility when reconfiguring the campus, although school-siting constraints may limit this due to a 100-foot utility setback requirement. There is a potential to reduce the required setback through an electromagnetic field (EMF) mitigation plan.

The modified layout of the campus will be conducted in a manner that allows the District to better approach the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Budget Implications

Final budgets for the two options have been developed and are presented within this report for approval. As anticipated, Prop MM funds along with other funding sources will be required to accomplish the program requirements.

A comparison of the estimated cost for each option is summarized below. The costs are indicated in millions.

Sherman Option Cost Comparison		
	Option 1 Sherman Partial Rebuild	Option 2 Sherman Complete Rebuild "Scraper"
Site Development	\$1.8	\$3.3
Design and Construction	\$10.4	\$16.5
Furniture and Equipment	\$1.0	\$1.2
Total Project Cost	\$13.2	\$21.0

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For Option 1, it is estimated that in addition to the currently committed \$3,000,000 of Prop MM funds, the District will require \$10,200,000 from state funds, for a total project cost of \$13,200,000.

For Option 2, it is estimated that in addition to the currently committed \$3,000,000 of Prop MM funds, the District will require \$18,000,000 from state funds, for a total project cost of \$21,000,000.

Either option will require a significant investment of state funds.

Public Support and Engagement Implications

The Sherman project has been discussed at numerous community and parent meetings since 2002. The Sherman Heights Revitalization Team established a subcommittee specifically to work with district staff on the project timeline and scope of work. The following community and parent meetings were held:

September 18, 2002 – Sherman Heights Revitalization Team (SHRT)

October 16, 2002 – SHRT Sherman Elementary Subcommittee

November 14, 2002 - SHRT Sherman Elementary Subcommittee

August 27, 2003 - SHRT Sherman Elementary Subcommittee

September 8, 2003 - Southeastern San Diego Planning Committee

September 16, 2003 – Parent Meeting

September 17, 2003 - SHRT Sherman Elementary Subcommittee

October 1, 2003 - Sherman Heights Revitalization Team (SHRT)

October 25, 2003 – Parent/Community Meeting

March 9, 2004 – Parent Meeting

The Sherman Heights Revitalization Team subcommittee recommended and most community members and parents advocated for Option 2, the removal of all structures and the construction of a completely new school on the existing Sherman Elementary School site.

Policy Implications

This report is consistent with board policies E-2050, E-2100, E-2250, E-2300, E-2350, E-2400, E-2500 and E-4000. No revision of administrative procedure is required.

Recommendations

The superintendent recommends:

The Board select one of the following options:

Option 1: Substantial reconstruction of Sherman Elementary School, to include the demolition and replacement of all structures except the existing two-story

building. Prop MM funding for this shall be limited to the \$3,000,000 originally allocated for Sherman Elementary School upgrades. The Board allocates an additional \$10,200,000 from State School Facility Funds or other funds. This option will require Sherman Elementary be closed and the students to be displaced for one year (2005-06), and the staff reassigned.

Option 2: Complete reconstruction of Sherman Elementary School, to include the demolition and replacement of all buildings. This is known as the “scraper” option. Prop MM funding for this shall be limited to the \$3,000,000 originally allocated for Sherman Elementary School upgrades. The Board allocates an additional \$18,000,000 from State School Facility Funds or other funds. This option will require Sherman Elementary be closed and the students to be displaced for two years (2005-06 and 2006-07), and the staff reassigned.

Report prepared by Robert F. Kiesling, Director, Acquisition & Asset Management, Facilities Management; Dana Walker, Project Manager, Facilities Management.