

# **SAN MATEO UNION HIGH SCHOOL DISTRICT**



## **Site Recommendation Alternative High School Program December 13, 2017**

# AGENDA

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- Background
- Original Property Search Criteria
- Current Property Search Criteria
- Properties Investigated
- Preliminary Alternative High School Program Design
- Best Alternative Property
- Next Steps
- Timeline
- Staff Recommendation to Board of Trustees

# BACKGROUND

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- Peninsula High School, an alternative high school, resides at the Crestmoor High School site in San Bruno
- The property is located in the hills of a residential neighborhood in the most north-western part of the District
- Students from all six cities-Foster City, San Mateo, Hillsborough, Burlingame, Millbrae and San Bruno attend Peninsula
- Facility has not been modernized and the teaching facilities are obsolete
- Majority of the students use the District's home-to-school bus to get to school
- It usually takes one hour each way-two hours a day
- Due in part to its inconvenient location, there is a high absenteeism

# ORIGINAL PROJECT CRITERIA

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- Construct state-of-the-art teaching facility
- 70% of the students reside in Burlingame, Foster City or San Mateo. Ideal school would be centrally located and public transportation accessible
- House 450 students
- Flexible teaching spaces
- Career technology classrooms
- Accessibility to sports programs and services

# ORIGINAL LAND ACQUISITION CRITERIA

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- Parcel size of 5-acres or more that is relatively level – ideally with two street frontages.
- Direct access to arterial or similar sized street – avoid sites with small streets, particularly if they run through residential neighborhoods.
- To avoid excessive off-site costs or entitlements by local jurisdictions, provide a property that has utilities of water, sewer, power, natural gas, storm drain, phone and cable TV on or directly adjacent.
- Fire flow is becoming a bigger issue with DSA; therefore a property with a fire hydrant of at least 1,500 gallons per minute (more may be required depending on design) or if no hydrant, immediate access to fire water to add hydrants. It is possible two fire hydrants may be required for this size of a school.
- Avoid property that is part of or directly adjacent to residential neighborhoods. Increasing controversy can be expected if the continuation high school is too close to homes.

# ORIGINAL LAND ACQUISITION CRITERIA

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- If possible find a property in a commercial or business area, as there may be less controversy.
- Regardless of the location, zoning will have to be considered when selecting a property as a zoning change may be required.

# CURRENT CRITERIA

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- As the District implemented a rich set of support programs at the comprehensive high schools, enrollment at the Alternative High School/Continuation High School was reduced proportionately
- Appropriate site for Alternative High School is 225 students
- 3-5 acre parcels are non-existent on the peninsula
- Ideal site will be between 1-3 acres
- Centrally located essential to increase student attendance
- Close proximity to public transportation
- Close proximity to commercial industries for student internships
- Close proximity to other District facilities for supervisory synergies
- Ability to meet collapsed timeline providing parity for all students

# PROPERTY SEARCH

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- Identified five parcels
- One utilized existing District property
- Three parcels located in San Mateo
- One parcel located in Burlingame
- One parcel located by El Camino in San Bruno
- Conducted CEQA Constraints Study
- Engaged California Department of Education
- Programed the Facility
- Developed schematics for viable sites



# PROPERTY INVESTIGATION

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- One of the sites was eliminated due to CEQA issues
- Two of the sites would not pass the California Department of Education requirements without excessive and costly modifications
- One site did not meet timeline requirements
- Parcel that best meets the needs of the District criteria is the 860 Hinckley Road site in Burlingame

# HINCKLEY PARCEL, BURLINGAME, CA

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- 1 Acre
- Centrally located
- Close proximity to public transportation
- Has passed preliminary California Dept of Education site requirements
  - Federal Aviation Administration review
  - Soils testing
- Allows for synergy of another District office across the street
- Being located in an business hub, it offers a breadth and depth of internship opportunities
- Close proximity to District comprehensive high schools for athletic and program opportunities
- Full appraisal value \$5.6M

# HINCKLEY ALTERNATIVE HIGH SCHOOL FACILITY

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<b>Space</b>	<b>Square Feet</b>
○ 7 Standard Classrooms (960sf each)	6,720
○ 1 Culinary Arts Classroom (1,400sf)	1,400
○ 1 Science Classroom (1,400sf)	1,400
○ Lunch / Meeting Room (2,000sf)	2,000
○ Administration (1,500sf)	1,500
○ Wellness Center (960sf)	960
○ Student and Staff Restrooms (700sf)	700
○ Custodial Room (100sf)	100
○ Electrical / Mechanical Room (150sf)	150
○ Elevator, Stairs, and Circulation	
○ Space (860 Hinckley site) Outdoor Courtyard Basketball Court (50'x84')	
○ Parking (32 cars)	
<b>Total Area</b>	<b>14,930</b>

# PRELIMINARY ALTERNATIVE HIGH SCHOOL DESIGN



## Alternative High School Site Study

October 1, 2017

## Hinckley Road Site

All buildings are two story



QUATTROCCHI KWOK  
ARCHITECTS

# NEXT STEPS

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In an effort to minimize the timeline it is also recommended that we conduct parallel path of tasks to streamline the process:

- Complete CEQA Phase I study and commence CEQA compliance documentation (likely mitigated negative declaration)
- Enter into a contract for design services for the new school and start design process
- Enter into a contract for construction management services and begin construction management oversight
- Schedule a meeting with the City of Burlingame to discuss the project and review zoning and conditional use requirements for the 860 Hinckley Road property (the outcome of this meeting will determine whether the Board of Trustees will need to consider adopting a resolution exempting the project from City of Burlingame zoning and land use requirements)
- Contact OPSC to determine if any other funding is available for the project

# NEXT STEPS

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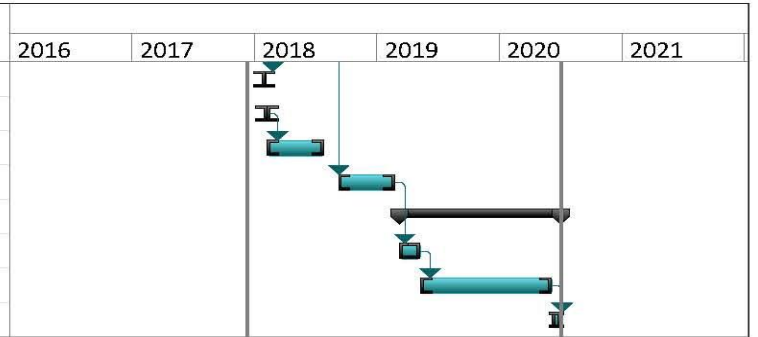
- Approve full appraisal offer to property owner, subject to site selection and CEQA clearance and conditional CDE approval
- Engage DTSC to review property soil test results
- Conduct Ed. Code section 17211 public hearing to evaluate the site prior to acquisition in accordance with CDE site selection standards.
- Conduct a public hearing for eminent domain “Resolution of Necessity” if the District and owner are unable to come to a negotiated purchase and sale agreement

# TIMELINE

ID	Task Name	Duration	Start	Finish						
					2016	2017	2018	2019	2020	2021
1	<b>Site Selection</b>	<b>1 day</b>	<b>Wed 12/13/17</b>	<b>Wed 12/13/17</b>						
2	Board Action Preferred Site	1 day	Wed 12/13/17	Wed 12/13/17						
3	<b>CEQA</b>	<b>97 days</b>	<b>Thu 12/14/17</b>	<b>Fri 4/27/18</b>						
4	Prepare Initial Study	25 days	Thu 12/14/17	Wed 1/17/18						
5	Board Approval Initial Study	1 day	Thu 1/18/18	Thu 1/18/18						
6	Filing and Public Comment	30 days	Fri 1/19/18	Thu 3/1/18						
7	Respond To Comments	10 days	Fri 3/2/18	Thu 3/15/18						
8	Board Approval Final MND	1 day	Thu 3/22/18	Thu 3/22/18						
9	Filing and 30-day Statute	26 days	Fri 3/23/18	Fri 4/27/18						
10	<b>Eminent Domain</b>	<b>357 days</b>	<b>Wed 12/13/17</b>	<b>Thu 4/25/19</b>						
11	Board Approval to Offer	1 day	Wed 12/13/17	Wed 12/13/17						
12	Owner Obtains Appraisal	44 days	Thu 12/14/17	Tue 2/13/18						
13	Counter Offer & Negotiations	60 days	Wed 2/14/18	Tue 5/8/18						
14	Resolution of Necessity	1 day	Thu 5/24/18	Thu 5/24/18						
15	Eminent Domain Filing	20 days	Fri 5/25/18	Thu 6/21/18						
16	Order of Possession	100 days	Fri 6/22/18	Thu 11/8/18						
17	Judgment of Condemnation	120 days	Fri 11/9/18	Thu 4/25/19						
18	<b>Department of Education</b>	<b>172 days</b>	<b>Thu 12/14/17</b>	<b>Fri 8/10/18</b>						
19	Complete Soils Report	22 days	Thu 12/14/17	Fri 1/12/18						
20	Prepare 17211 Resolution	35 days	Thu 12/14/17	Wed 1/31/18						
21	Board Action 17211	1 day	Thu 2/8/18	Thu 2/8/18						
22	CDE Review & Conditional Approval	60 days	Fri 2/9/18	Thu 5/3/18						
23	Final Approval	20 days	Mon 7/16/18	Fri 8/10/18						
24	<b>City of Burlingame</b>	<b>102 days</b>	<b>Thu 12/14/17</b>	<b>Fri 5/4/18</b>						
25	Initial Meeting	22 days	Thu 12/14/17	Fri 1/12/18						
26	City Review Period	20 days	Mon 1/15/18	Fri 2/9/18						
27	CUP or Zoning Exemption	60 days	Mon 2/12/18	Fri 5/4/18						
28	<b>DTSC</b>	<b>130 days</b>	<b>Mon 1/15/18</b>	<b>Fri 7/13/18</b>						
29	Initial Application	20 days	Mon 1/15/18	Fri 2/9/18						
30	DTSC Review & Comment	60 days	Mon 2/12/18	Fri 5/4/18						
31	Resubmittal	20 days	Mon 5/7/18	Fri 6/1/18						
32	Final Review & Approval	30 days	Mon 6/4/18	Fri 7/13/18						
33	<b>Design &amp; Approvals</b>	<b>310 days</b>	<b>Mon 12/18/17</b>	<b>Fri 2/22/19</b>						
34	Refine Schematic Design	30 days	Mon 12/18/17	Fri 1/26/18						

# TIMELINE

ID	Task Name	Duration	Start	Finish	2016	2017	2018	2019	2020	2021
					35	Update Budget	5 days	Mon 1/29/18	Fri 2/2/18	
36	Board Approval SD	1 day	Thu 2/8/18	Thu 2/8/18						
37	Construction Documents	120 days	Fri 2/9/18	Thu 7/26/18						
38	DSA Approval	120 days	Mon 9/10/18	Fri 2/22/19						
39	<b>Bid &amp; Construction</b>	<b>345 days</b>	<b>Mon 3/11/19</b>	<b>Fri 7/3/20</b>						
40	Bid & Award	45 days	Mon 3/11/19	Fri 5/10/19						
41	Construction	280 days	Mon 5/13/19	Fri 6/5/20						
42	Occupancy	20 days	Mon 6/8/20	Fri 7/3/20						





# RECOMMENDATION TO BOARD OF TRUSTEES

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- Approve 860 Hinckley Road, Burlingame as the site for the alternative high school
- Approve CEQA consultant contract for a Phase I study and commencement of CEQA compliance documentation
- Approve contract for design services
- Approve contract for construction management services
- Approve full appraisal offer to property owner, subject to site selection and CEQA clearance and conditional CDE approval
- Approve staff engagement of DTSC to review soil test results
- Authorize staff to meet with City of Burlingame to apprise the city of the District's plans to relocate its alternative high school to 860 Hinckley Road