

Mt. Diablo Unified School District Bay Point Area Master Program

--FINAL DRAFT --

February 24, 2014

Prepared by

nacht&lewis

600 Q Street, Suite 100
Sacramento, California 95811
916.329.4000
www.nachtlewis.com

Table of Contents

Executive Summary	2
Purpose & Definitions	4
Process	6
Current & Historical Site Configurations	7
Public Sentiment	8
Demographics	10
Existing Site & Facility Conditions	13
Redevelopment Strategies	17
Redevelopment Costs	21
Summary	23
Appendix	25

1. *2012-2013 Existing Site Layout and Utilization Plans*
2. *Potential Campus Redevelopment Plan Options*
3. *"Northeast Area Demographic Analysis for the Mt. Diablo Unified School District"*
4. *"Bay Point Area Master Plan Preliminary Space Program & Cost Estimate"*

Executive Summary

The Bay Point area is a unique component of the Mt. Diablo Unified School District. While the majority of the District is contiguous, the Bay Point region is somewhat isolated by its geographic location. Natural barriers and distance contribute to the community's sense of segregation and isolation from the rest of the District. Furthermore, the lack of a high school in the area furthers this divide.

The Bay Point Master Program was initiated by Superintendent, Dr. Steven Lawrence, and the Mt. Diablo Unified School District to look into ways of improving the facilities, education and community sentiment in the area. The facilities considered in this study include;

Bel Air Elementary School

Delta View Elementary School

Rio Vista Elementary School

Shore Acres Elementary School

Riverview Middle School

Alves Site (vacant property)

The original goal of this study was to consider ways of improving existing schools, explore appropriate uses for the vacant Alves site, hear from the Bay Point community and understand this area's particular educational facility needs. Particular attention to looking at possible grade level redistribution was a stated strategy of Dr. Lawrence and this opportunity was explored by the team with significant community input on the subject.

The Bay Point Master Program looks at growth within the study area over a 10 year period from 2013 to 2023. In general, demographic data utilized indicates only moderate growth in student residence population over this time period. For all K-12 student residence in Bay Point, there is an identified increase of 932 student residents or 20% growth rate in potential students residing in the area. This growth remains relatively constant over the 10 year period with no significant annual fluctuations and equates to approximately 575 actual anticipated actual student enrollments or a 17% growth rate.

In general, the modest 17-20% growth rate over the 10 year study period does not have an overwhelming impact on the actual number of required classrooms, particularly if there is no grade level conversion. While some additional classroom space will be required, it can be managed through the addition of permanent or modular buildings and the reconfiguration of some existing space uses and scheduling to better utilize the existing facilities.

If a K-8 conversion is an option, considerable facility improvements will be required on all existing K-5 sites. Additional classrooms and new science labs would be required to accommodate the 6-8 population.

It is entirely possible to maintain the existing K-5 configuration at Bel Air, Delta View, and Shore Acres, while converting Rio Vista Elementary into a 6-8 middle school and converting Riverview Middle School into a high school. If this is determined to be the desired direction, and with further study, the Alves site could be developed into a number of configurations to best suit the need. It is also conceivable that the Alves site could support the area's 6-8 middle school and Rio Vista could remain a K-5.

This report further expands on these issues and provides conceptual site layouts and associated costs for further consideration.

Purpose & Definitions

In September 2011 the Mt. Diablo Unified School District (MDUSD/District), led by Superintendent Steven Lawrence, and facilitated by the MDUSD Facilities Department, retained Nacht & Lewis Architects (N&L) and Jack Schrader & Associates (JSA) to assist the District to better understand the existing facility conditions, public sentiment and future facility needs within the Bay Point area of the District. The, **“Bay Point Area Master Program”**, is the result of the team’s analysis and predictive forecasting of facility needs and potential redevelopment opportunities for 5 schools and one District owned vacant property in the Bay Point area. This report documents the existing conditions of the school facilities within the study area and identifies potential redevelopment options for each school with a focus on the feasibility of grade level redistribution as well as overall fundamental modernization needs.

The Bay Point area (also referred to as the Northeast Area for demographic purposes), as defined for the purposes of this report, is generally indicated as the northeast portion of the Mt. Diablo Unified School District bounded by Suisun Bay on the north, the San Marco residential development on the south, the City of Pittsburg on the east and Willow Pass Road on the west. The area is bisected by Highway 4 (see [figure 1](#)).

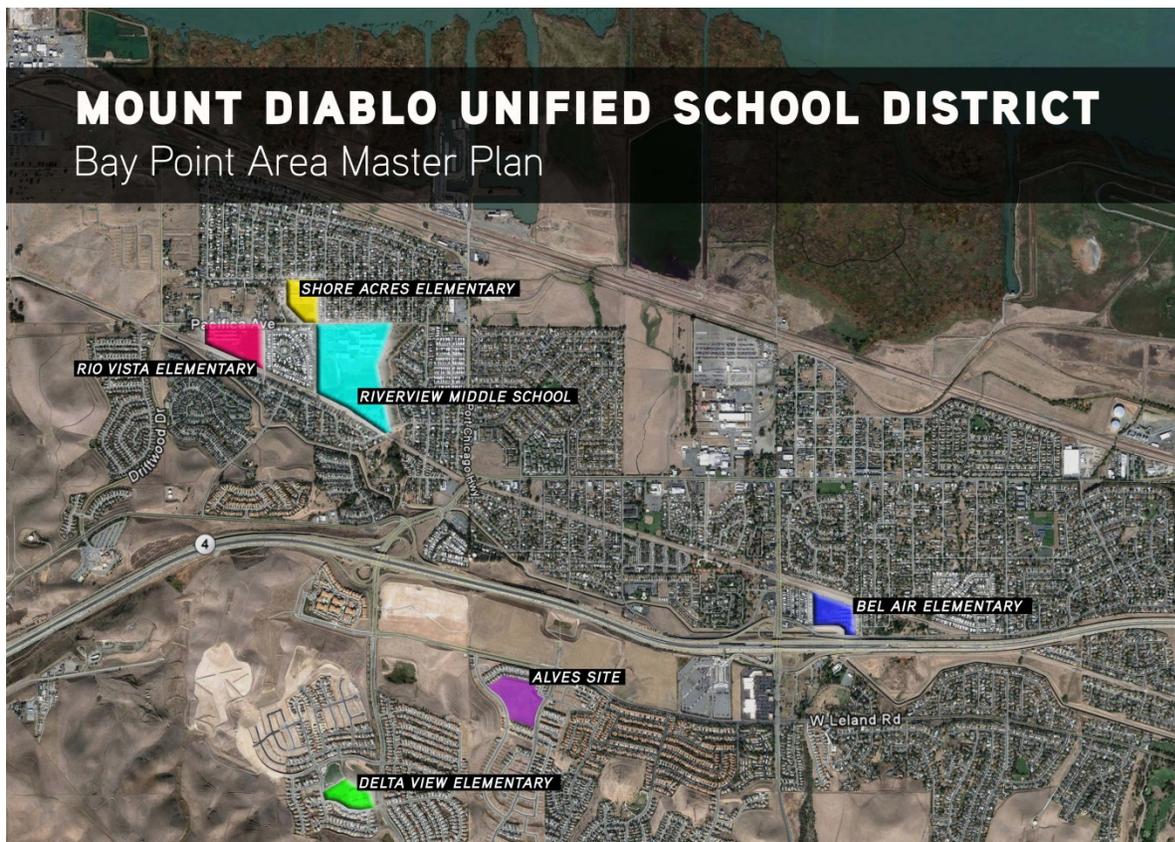


Figure 1 – Bay Point Plan Area

The schools within the Bay Point area include, Bel Air Elementary School, Delta View Elementary School, Rio Vista Elementary School, Shore Acres Elementary School and Riverview Middle School. Also included in the study area is the District owned “Alves” site. This is an 11.3 acre vacant property located south of Highway 4 in the San Marco residential development and in the vicinity of Delta View Elementary School.

Process

The team visited each site on numerous occasions during the planning process to assess each school's physical characteristics, condition, and program distribution. Current site plans and floor plans were generated to document these findings and are included in the "Existing & Site Facility Conditions" section of this report.

Existing student population data was accumulated, analyzed and future student population figures were projected through 2023. This data was used to understand how well each site is currently being utilized relative to its student capacity, and to determine the impact changes in student population may have on each site over the next 10 years.

The team met with District administration and facilities staff, each school site principal as well as Contra Costa County District 5 Supervisor, Federal Glover. Three community workshops were held between March 2012 and June 2012. A project specific web site was established to assist in the distribution of information regarding the master programming process, to announce community meeting dates, post material presented at the community meetings and to provide a questionnaire to register additional community comments. Community meetings, the website and all distributed materials were provided in both English and Spanish.

Current & Historical School Configurations

Original construction of most schools within the study area dates back to the 1950's, with the newest school, Delta View Elementary, being built in 2003. Construction date and grade level configurations are summarized as follows:

	<i>Built</i>	<i>Current Grade Level Configuration</i>
Bel Air Elementary School	1946	K-5
Delta View Elementary School	2003	K-5
Rio Vista Elementary School	1953	K-5
Shore Acres Elementary School	1953	K-5
Riverview Middle School	1955	6-8

It should be noted that the immediate Bay Point area currently does not contain a high school for grade 9-12 students. Riverview Middle School was formerly Pacifica High School serving 9-12 grade students until it was closed in 1976 and was converted to a 6-8 grade middle school. Currently, most 9-12 grade students attend Mt. Diablo High School approximately 7 miles to the southwest and Concord High school approximately 6 miles to the south. A small continuation high school, Gateway High School, currently operates on the Riverview Middle School campus.

Public Sentiment

In spite of publicized community meetings and a dedicated planning website, community input in the planning process was light and revealed mixed yet passionate sentiments.

In general, Bay Point residents expressed feelings of geographic isolation from the remainder of the District. Due to the area's location and limited roadway connections over the hill areas to the south, the former naval weapons facility to the southwest and Suisun Bay to the north, there are travel barriers with the rest of the District.

Residents generally expressed a strong preference for the existing K-5 grade configuration over K-6 and K-8 configurations. Majority opinion indicated parent apprehension over mixing older 6-8 grade students with K-5 grade students and the perceived problems associated with older children around younger students coexisting at a single school site. Additionally, there appeared to be a perception that K-8 configurations in this area would further promote a feeling of isolation from the remainder of the District since the K-8 model is not the norm throughout the District.

The lack of a high school in the area also met with mixed concern but was a significant topic of opinion and debate among the participants. Many long-time residents adamantly expressed the need to reestablish a high school in Bay Point. They expressed the need for a facility that would promote community pride and provide a place for community gathering as Pacifica High School did prior to its reconfiguration in 1976. Some argued that the lack of a high school further contributed to the feelings of isolation the area has with the rest of the District, and it divided the community based on which high school their students attended outside of Bay Point. There was much discussion from the participants that indicated the need for a Bay Point community focus that was lost with the Riverview conversion. Residents indicated that more recent limited attempts by the District to sponsor football games and soccer tournaments at Riverview have been well received by the community and hint at what could be if a high school was reestablished in the area.

Many families and students however voiced an opposing view. There were an appreciable number of voices indicating a preference for attending larger high schools like Mt. Diablo High School and Concord High School due to the increased opportunities these larger schools offered. With demographic data indicating fewer than 1,100 current high school student residents and no more than 1,400 projected student residents in 2023 (*see figure 2 in following Demographics section*), a Bay Point area high school would be relatively small by comparison to other District high schools. The opportunity for extracurricular offerings and advanced placement programs at larger existing high schools was attractive to a number of parents and particularly to students who voiced their opinions.

A small continuation high school, Gateway High School, is operated on the Riverview Middle School campus. Several participants at the community meetings indicated that their children actually prefer to attend this high school rather than have to commute to other District high schools. They identified and

attraction to the facility's close proximity, smaller relative class size and perceived increase in one-on-one attention their students receive at this small school.

Demographics

Demographics are the quantifiable statistics of a given population. This data can be used to identify quantifiable subsets within a given population which characterize that population at a specific point in time. In this case, that subset is students. By studying characteristics of the overall population of the Bay Point area, assumptions can be reasonably drawn about the actual student attendance at the schools within the study area over time.

As a part of the Bay Point Area master planning process, Jack Schrader & Associates studied the area's population demographics and prepared the, *"Northeast Area Demographic Analysis for the Mt. Diablo Unified School District"*, dated February 5, 2013. This report is provided in the Appendix section of this Master Program report.

Critical to the Bay Point Area Master Program are the student resident projections for each school site. While student residents do not directly correlate to actual student enrollment, they give a good indication of annual school attendance when compared against actual current student enrollment. Student residents are those school-age students within the attendance boundaries. A direct correlation between student residence and attendance does not exist since some student residents may attend schools outside their attendance area, be home schooled and non-student residence may attend schools within the study area. However, historical averages can be used to estimate this correlation and identify relatively accurate student enrollment predictions.

The following table summarizes current 2012-2013 student residents at each school as well as student residence projections annually through 2023.

Mt. Diablo Unified School District												
Student Resident Projections												
	Actual	Projected										% Change
School Boundary	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	
Delta View	910	932	973	1,032	1,075	1,084	1,114	1,123	1,133	1,135	1,155	26.9%
Rio Vista	619	585	609	655	654	685	704	710	716	717	730	17.9%
Shore Acres	503	502	499	498	493	481	465	469	474	474	484	-3.7%
Bel Air	507	539	531	539	535	525	493	498	503	504	514	1.4%
6-8 Student Residents												
School Boundary	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	
Delta View	301	300	349	370	393	421	443	493	505	542	536	
Rio Vista	276	270	279	278	299	290	312	315	348	372	368	
Shore Acres	243	246	240	227	211	217	230	227	217	204	201	
Bel Air	213	205	218	213	210	210	246	246	238	209	206	
9-12 Student Residents												
School Boundary	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	
Delta View	286	312	308	317	343	386	423	446	507	518	568	
Rio Vista	295	309	284	277	290	298	290	326	317	323	363	
Shore Acres	278	276	242	241	259	251	245	230	222	235	230	
Bel Air	227	252	228	210	213	203	203	203	208	232	235	
K-12 Student Residents												
School Boundary	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	
Delta View	1,497	1,544	1,630	1,719	1,811	1,891	1,981	2,062	2,145	2,195	2,259	
Rio Vista	1,190	1,164	1,172	1,210	1,242	1,272	1,306	1,350	1,381	1,412	1,460	
Shore Acres	1,024	1,024	981	966	962	949	939	926	912	913	915	
Bel Air	947	996	976	962	958	939	943	947	949	945	955	
K-5 Student Residents	2,539	2,558	2,611	2,723	2,756	2,776	2,776	2,800	2,825	2,830	2,883	13.6%
6-8 Student Residents	1,033	1,022	1,086	1,089	1,112	1,138	1,231	1,280	1,308	1,327	1,310	26.9%
9-12 Student Residents	1,086	1,149	1,062	1,045	1,105	1,137	1,162	1,204	1,254	1,308	1,396	28.5%
K-12 Student Residents	4,658	4,729	4,759	4,857	4,973	5,051	5,169	5,284	5,386	5,465	5,590	20.0%

*Figures reflect the number of students projected to be residing within each school boundary.

Figure 2 – Bay Point Plan Area Student Residents Projections

The data indicates that there are currently 4,658 total K-12 student residents in the Bay Point area. By 2018 this population is expected to increase to 5,051 or an increase of 8%. In 10 years this population increases to 5,590 or an increase of 20%. This represents an anticipated increase in total student residents of 393 in 5 years and 932 student residents in 10 years.

Focusing on the current K-8 grade population served by Bay Point area schools, the data indicates there are currently 3,572 total K-8 student residents. In 2018 this population is expected to increase to 3,914 or an increase of 9%. In 10 years this population increases to 4,193 or an increase of 17%.

Important to note from this summary is the percent change in overall student residence over time. It is reasonable to assume that a similar percent change will apply to actual student attendance at each school site over time, assuming the current grade level arrangements remain consistent at each school

site. The following table summarizes 2012-2013 student enrollment at each school site as well as student enrollment projections annually at 2018 and 2023.

MDUSD Bay Point Area Student Enrollment Projections

School Site	student enrollment	student enrollment	student resident change		projected student enrollment	
	2012-13	2013-14	2018	2023	2018	2023
Bel-Air Elementary School	431	508	4.0%	1.0%	528	513
Delta-View Elementary School	782	696	19.0%	27.0%	828	884
Shore Acres Elementary School	511	536	-4.0%	-4.0%	515	515
Rio Vista Elementary School	414	511	10.0%	18.0%	562	603
Riverview Middle School	749	746	10.0%	27.0%	821	947
Alves Site (vacant)	-	-	-	-	-	-
	2,887	2,997			3,254	3,462

Figure 3 – Student Enrollment Projections

This table is important in that it projects actual student attendance (not simply student residents) at each site over the next 10 years. This information forms the basis for analyzing how these sites can adapt to meet future student needs.

Existing Site & Facility Conditions

The team spent considerable time evaluating each school site. Site size and total building area was documented as well as the total number of classrooms currently in use as actual grade level teaching stations. While some sites actually had fewer grade level classes than the total number of classrooms recorded, this was the result of classrooms not being used for grade level teaching stations, but rather other support programs (ESL, Intervention, computer lab, music, staff room, etc.). It was apparent that these additional spaces are critical to the delivery of curriculum and the support of students with barriers to mainstream teaching.

The following table identifies site size, building area and classroom count. Additionally, it estimates total site capacity for students under its current configuration. Total student capacity assumes that classrooms that are currently used for non-grade level teaching stations are returned to grade level teaching stations. Site capacity also assumes am/pm kindergarten, kindergarten is loaded at 20 students each and grades 1-8 loaded at 32 students each. Maximum student capacity should not be construed as the campus actually being able to support this student population without additional support facilities including improved food service facilities and increased capacity of administration and library spaces and space for non-grade level support programs as identified above.

MDUSD Bay Point Area Site Size and Classroom/Lab Count

School Site	site size (acre)	building area (sf)	classroom count	** site capacity (number of students)
Bel-Air Elementary School	8.8	46,046	32	704
Delta-View Elementary School	6.3	68,615	33	968
Shore Acres Elementary School	9.3	40,869	29	704
Rio Vista Elementary School	12	43,347	27	472
Riverview Middle School	47.1	107,123	50	1,248
Alves Site (vacant)	11.5	-	-	-

Figure 4 – Existing Site Capacities

With the exception of Delta View Elementary School, all sites have gone through a number of modernizations and improvements over the past 10 years. Delta View Elementary School was built in 2003 and is generally in good and original condition. Mechanical systems at this site will be reaching their useful life expectancy within the next 10 years and will require upgrades or replacements.

In general, all schools are in solid structural condition and well maintained for being nearly 60 years old. Visual appearance has suffered and all sites could use attention to interior finishes including paint, ceilings, flooring and wall finishes. Windows are relatively weather tight but most are single-glazed and poorly energy efficient. Over time, window glazing has been replaced and most sites have an ad-hoc collection of glazing types affecting the overall visual appearance of the campus. Exterior conditions often appear cluttered due to the addition of relocatable buildings, exposed conduit and modifications

over time. All sites would benefit from new exterior paint in a contemporary color palate and general curb appeal improvements.

Technology infrastructure appears to have kept up with current curriculum needs. A distributive backbone system exists on each campus and classroom power has been increased to handle computer loads. Most sites have a single centralized computer lab but most appear to be in need of further infrastructure improvements including upgraded computers, desks, chairs and room lighting. The pending implementation of “Common Core” standards will impact technology and student access to computers and internet connectivity for testing requirements. Depending upon how the District implements these testing requirements, there could be the need for additional computer lab or group testing facilities.

Some student restrooms have been upgraded to meet established accessibility guidelines over the past 10 years. However, not all restrooms, including staff, meet current accessibility requirements. Additionally, even those facilities that were previously upgraded generally contain their existing floor and wall finishes, exhaust fans and lighting. All campus restrooms at all sites (with the possible exception of Delta View) would benefit from significant improvements and modernization. Accessibility code requirements change frequently and facilities previously improved will likely require further improvements to meet current accessibility standards.

Site turf athletic fields are generally in fair condition, however most have antiquated irrigation systems, with many that are non-functioning. Sites experience drainage and flooding issues as well and would benefit from partial storm drain replacement. Hard court play areas are in need for overlay or replacement. Many areas were observed to have cracks and heaving that could potentially pose a risk of student injury.

Individual site observations under their current configurations are summarized as follows:

Bel Air Elementary School

Number of Classrooms	33
Student Capacity	696
Student Enrollment	508

Partially modernized under Measure C Bond Program in 2005. Work included increased site electrical capacity and classroom power, repair/repave parking lots, seal & restripe play courts, improve exterior lighting, replace roofs, upgrade phone system, fire alarm, wire classrooms for computers and internet access, replace old portables and provide additional classroom space with new construction, improve accessibility to persons with disabilities including some restroom upgrades.

More recent improvements have included HVAC upgrades, the addition of 5 new classrooms photovoltaic power generation and exterior paint.

Delta View Elementary School

Number of Classrooms	32
Student Capacity	904
Student Enrollment	696

Other than limited general maintenance and the addition of photovoltaic power generation, no facility improvements have been made since the school opened in 2003.

Rio Vista Elementary School

Number of Classrooms	26
Student Capacity	472
Student Enrollment	511

Partially modernized under Measure C Bond Program in 2005. Work included increased site electrical capacity and classroom power, repair/repave parking lots, seal & restripe play courts, improve exterior lighting, replace roofs, upgrade phone system, fire alarm, wire classrooms for computers and internet access, replace old portables and provide additional classroom space with new construction, improve accessibility to persons with disabilities including some restroom upgrades.

More recent improvements have included HVAC upgrades, the addition of photovoltaic power generation and exterior paint.

The site houses the Contra Costa County YWCA Delta Youth Care Center in two semi-permanent modular buildings located off Pacifica Avenue at the northeast side of the campus. A pre-K day care center is also operated in two classrooms in a former shops building adjacent to the school's current computer and science labs. The school shares a portion of its turf playfields with the local community in a semi-open park configuration.

Shore Acres Elementary School

Number of Classrooms	30
Student Capacity	664
Student Enrollment	536

Partially modernized under Measure C Bond Program in 2005. Work included increased site electrical capacity and classroom power, repair/repave parking lots, seal & restripe play courts,

improve exterior lighting, replace roofs, upgrade phone system, fire alarm, wire classrooms for computers and internet access, replace old portables and provide additional classroom space with new construction, improve accessibility to persons with disabilities including some restroom upgrades.

More recent improvements have included HVAC upgrades, the addition of photovoltaic power generation and exterior paint.

Riverview Middle School

Number of Classrooms	51
Student Capacity	1,184
Student Enrollment	746

Partially modernized under Measure C Bond Program in 2005. Work included increased site electrical capacity and classroom power, repair/repave parking lots, seal & restrripe play courts, improve exterior lighting, replace roofs, upgrade phone system, fire alarm, wire classrooms for computers and internet access, replace old portables and provide additional classroom space with new construction, improve accessibility to persons with disabilities including some restroom upgrades.

More recent improvements have included HVAC upgrades, the addition of photovoltaic power generation, the addition of two new science labs and the addition of two new classrooms at Gateway High School (continuation high school not affiliated with Riverview Middle School)

The site houses Gateway High School, a small MDUSD continuation high school, located near the front of the campus on its western boundary. The Contra Costa County Bay Point Child Care Center occupies three small modular buildings directly off Pacifica Avenue on the western side of the campus. A community-based family health clinic occupies a former shops building adjacent to the schools current computer lab. The Mental Health Collaborative occupies four modular buildings on the south side of the campus. A community garden occupies and underutilized portion of the campus directly off Pacifica Avenue at the eastern boundary of the campus.

Alves Site

The Alves site is an 11.3 acre parcel south of Highway 4 within the San Marco development near Delta View Elementary School. This site is graded flat and surrounded by unbuilt residential housing on developed pads. Roadways, sidewalks and utility infrastructure are installed surrounding the site. The site is owned by the District and has clear entitlements for the construction of an elementary school by Contra Costa County and the California Department of Education.

The 2012-2013 site layout and utilization plans can be found in the Appendix section of this report.

Redevelopment Strategies

In order for each site to adequately manage enrollment changes indicated in the demographic study, the team identified several planning options. At the request of the District, emphasis focused on the feasibility of the possible reconfiguration of existing grade levels at each site and within the overall study area.

Convert K-5s to K-6s

- Generally room at all sites to do so
- Some sites will need additional standard classrooms
- Relatively cost effective
- Little disruption to existing campus operations
- Little disruption to other sites

Convert K-5s to K-8s

- Sites not as easy to absorb additional student and program loads
- Requires addition of standard classrooms
- Requires addition of science classrooms/labs
- Requires enlarged administration offices
- Requires improved food service and dining areas
- Requires additional turf play area
- Perceived community concern about mixing older students with younger

Convert Rio Vista to 6-8

- Displaces K-5 grade students to other area schools
- Adequate site area to accommodate changes
- Requires addition of standard classrooms
- Requires addition of science classrooms/labs
- Requires addition of gymnasium
- Requires enlarged administration offices
- Requires improved food service and dining areas

Convert Riverview to 9-12

- Displaces 6-8 grade students and requires K-8 conversions or new 6-8
- Adequate site area to accommodate changes
- Requires addition of standard classrooms

Requires addition of science classrooms/labs
Requires addition larger gymnasium
Requires enlarged administration offices
Requires enlarged library
Requires improved food service and dining areas
Likely would displace YWCA Child Care center on site
Likely would displace Bay Point Family Health Clinic
Likely would displace community garden

Build K-5 on Alves

Adequate site area to accommodate 900 student K-5 (2-story required)

Build K-6 on Alves

Adequate site area to accommodate 1,000 student K-6 (2-Story required)

Build K-8 on Alves

Adequate site area to accommodate 1,000 student K-8 (2-Story required)

Build 6-8 on Alves

Marginally adequate site area to accommodate 1,000 student 6-8 middle school (2-Story required).
Limitations on adequate outdoor physical education facilities exist.

Potential Campus Redevelopment Plan Options can be found in the Appendix section of this report....

The following table summarizes the redevelopment opportunities at each site:

Redevelopment Scenarios

Redevelopment Scenario	modified classroom count	modified student capacity	2018 student enrollment projection	2023 student enrollment projection
Convert K-5s to K-6s				
Bel-Air Elementary School	32	696	528	513
Delta View Elementary School	37	1,000	828	884
Rio Vista Elementary School	29	568	562	603
Shore Acres Elementary School	33	760	515	515
Convert K-5s to K-8s				
Bel-Air Elementary School	40	856	528	513
Delta View Elementary School	36	968	828	884
Rio Vista Elementary School	34	760	562	603
Shore Acres Elementary School	38	920	515	515
Convert Rio Vista to 6-8	43	992	562	603
Convert Rio Vista to 7-8	29	608	562	603
Convert Riverview to 9-12	59	1,440	821	947
Build K-5 on Alves Site				
Alves K-5	34	904	**	**
Alves K-6	37	1,000	**	**
Alves K-8	37	1,000	**	**

** Note: Student enrollment projections for the Alves site would equal those students projected to attend any other site in the study area that could be moved to the Alves site to offset population increases at the other sites. Other site populations would be reduced respectively.

Figure 5 – Redevelopment Scenario Summary

Part of any redevelopment strategy at any site will be the inclusion of campus wide modernizations to the existing facilities. While numerous modernization projects have occurred at these sites over the past 10 years, there is much to be done to further stabilize the existing buildings, enhance their performance and provide overall interior and exterior improvements.

Many improvements will be program specific and will be identified based on which redevelopment scenario may be implemented. These types of improvements include the following:

- Upgrade existing multi-purpose rooms/cafeterias and kitchens for improved food service capabilities, increased efficiency and the ability to accommodate larger numbers of students. These improvements may include the addition of exterior dining canopies to optimize site area adjacent to the existing cafeterias by providing outdoor protected overflow dining areas for student use.

- Expand and modernize library/media centers. With expanded grade levels and increased student populations, library facilities will require more space for books and other media.
- Expand and modernize administration areas. With expanded grade levels and increased student populations there will come an increased need for administrative staff and student services. Existing facilities will need upgrades and expansions in order to accommodate this increased demand.
- Add science facilities. With the addition of 6-8 grade curriculum there will be the need for expanded science facilities. New science classrooms/labs as well as teacher preparation and storage rooms will be required.
- Expanded physical education facilities. With the addition of 6-8 grade curriculum there will be the need to expanded physical education facilities. Currently most K-5 configurations utilize the multi-purpose buildings for some indoor PE activities, however most is accommodated with outdoor hard court and turf areas. 6-8 grade curriculum will necessitate improved indoor PE facilities and require the addition of small gymnasiums on these sites.
- Add restroom facilities. Increased student populations will require additional restroom facilities. Additionally, modernization of existing restrooms for improved accessibility always reduces plumbing fixture counts. Previous modernization work has reduced the quantity of plumbing fixtures which should be augmented by future new work.

In addition to these program specific upgrades, overall campus modernization work will need to continue and build upon previous modernization work at these sites. Under the previous Measure C Modernization Program there were two priority levels established. Previous modernization work on these sites implemented most all priority one scope as well as some priority two scope. The remaining priority 2 scope should be considered as part of any redevelopment scenario and includes the following:

- Replace campus-wide irrigation system
- Upgrade/replace landscape bed planting
- Replace turf areas and some trees
- Replace exterior doors, frames and hardware
- Abate remaining asbestos containing flooring and replace with new resilient flooring and/or carpet, upgrade/expand student and staff restrooms
- Replace HVAC equipment in multi-purpose rooms
- Upgrade campus security systems

Redevelopment Costs

A cost analysis was prepared based on 2013-2014 construction cost indexes and identify the costs required to provide facility upgrades as identified in this report. These estimates are for construction costs only and do not include costs for design, engineering, permitting, testing, inspection and management fees. These “soft costs” can be expected to increase these construction cost estimates by 20-30%.

Estimates of probable costs are summarized below. Complete detail analysis can be found in the, “*Bay Point Area Master Plan Preliminary Space Program & Cost Estimate*”, dated May 2012 as prepared by Sierra West Group and provided in the Appendix portion of this master program report.

Convert K-5s to K-6s

Bel Air Elementary School	\$2,680,356
Delta View Elementary School	\$1,914,323
Rio Vista Elementary School	\$2,754,042
Shore Acres Elementary School	\$2,666,968

Convert K-5s to K-8s

Bel Air Elementary School	\$7,570,621
Delta View Elementary School	\$2,066,963
Rio Vista Elementary School	\$8,815,016
Shore Acres Elementary School	\$8,732,872

Convert Rio Vista to 6-8 \$14,663,990

Convert Riverview to 9-12

Salvage existing and modernize	\$41,264,956
Demolish and replace with new	\$110,386,434

Alves Site Development

Build K-5 on Alves	\$17,746,823
Build K-6 on Alves	\$21,000,000
Build K-8 on Alves	\$28,734,976
Build 6-8 on Alves	\$48,786,704

Summary

It is very clear from the Bay Point Master Program study that the Bay Point Community is a unique component of the Mt. Diablo Unified School District. While the area is somewhat geographically detached from most of the District, the Bay Point area continues to service a diverse mix of student populations from all socioeconomic and ethnic backgrounds. The area itself is further subdivided by Highway 4 which marks a significant divide between household income levels and ethnic composition. What is unified among Bay Point is the voice and opinion of the majority of its residents.

Consistent throughout this area is a resounding sentiment of community support for improved education facilities, a strong community focal point and improved civic pride. Public opinion regarding school facilities focused primarily on the need to reestablish a 9-12 grade high school within the Bay Point community and a desire not to change from the existing K-5 elementary school model.

Input received at the various community meetings continues to advocate for reversing the District's decision to close Pacifica High School (1976) and convert it to a 6-8 grade middle school. However, there was also a loud voice of support, particularly from Bay Point area students, for attending existing District high schools outside Bay Point. The general feeling of the community is that when the high school closed, the community died. Gone were the things a high school brings to its surrounding community. Gone was a place to gather and meet neighbors. Gone was at team around which pride and comradery develops. And, gone was a place within the community that former students, parents and staff can return and feel like they belong.

Those who voiced an opinion that attending an existing District high school was favorable identified many of the advantages. The larger high schools, particularly Mt. Diablo High School, offer a wider range of advanced educational opportunities, allied programs with community partners and pathways to careers after graduation. Demographic data over the next 20 years indicates less than 1,000 enrolled 9-12 grade high school students in the Bay Point area. By current District standards, this would be a small high school. There are concerns that equally diverse and comprehensive advanced educational opportunities could be offered at a small high school. It should also be noted the District currently experiences high costs for transporting Bay Point high school students to other District high schools. And for those students who do not utilize the District's transportation requirements, they are left on their own to get to the nearest high school 10-15 miles away.

Of almost equal importance to bringing back a high school to Bay Point, there was as strong vocal opposition to any shift in grade level distribution at any elementary school site in Bay Point. The potential option of modifying the current K-5 elementary school model met with unanimous disapproval. Primary concerns included the fact that the K-8 model is not a District standard model and a switch to this configuration only in Bay Point may further promote feelings of isolation within the community. Additionally, significant concern was voiced over the mix of younger K-5 grade students with older 6-8 grade students. Many parents shared their concern that having older adolescent students

mixing with younger children would be disruptive to the learning environment and potentially dangerous. Construction cost models also indicate a potentially significant cost to modifying existing facilities may be necessary to accommodate 6-8 grade students, curriculum and programs on existing K-5 grade sites.

This Master Program study recognizes that the Bay Point community has not been heard over the past 30 years. Except for a brief period of growth between 1999 and 2005, and the construction of Delta View Elementary School in 2003, there is a general community feeling that more must be done to address the school facility needs of Bay Point. Additionally, significant facility modernizations, within the constraints of the previous 2002 Bond program, were completed from 2002 to 2008 within Bay Point and throughout the District. Several studies similar to this Master Program have been done over the past 30 years looking into school facility needs of the area. However, like this report, there has been no study of the entire Mt. Diablo Unified School District. The District does not have a current District-wide facilities master plan that can evaluate the Bay Point area within the larger context of the entire District.

It is the conclusion of this report that the District would benefit from a comprehensive demographic study with an emphasis on 9-12 grade high school student resident populations and their distribution, growth trends and historical attendance information at all District high schools. Additionally, a comprehensive study of all existing 9-12 grade high schools is important to better understand how a Bay Point area high school may best fit within the District's educational plan. The recommendation would be that any study should identify the current conditions of existing high school facilities as well as curriculum, programs, allied partnerships and shared uses.

The Bay Point community clearly desires re-establishment of a 9-12 grade high school, a 6-8 grade middle school and distributed K-5 grade elementary schools.

In conclusion, this report recommends addressing the concerns of the Bay Point community within the larger context of the District as a whole. Additionally, it recommends continued District dialogue with the Bay Point community to achieve this goal and a holistic approach to improving school facilities and student education throughout the entire Mt. Diablo Unified School District.

Appendix

1. 2012-2013 Existing Site Layout and Utilization Plans.
2. Potential Campus Redevelopment Plan Options.
3. *“Northeast Area Demographic Analysis 2012/2013”*, prepared by JSA, February 5, 2013
4. *“Estimate of Probable Construction Costs”*, prepared by Sierra West Group, May 10, 2012



Bel Air Elementary School
2013 Existing Site Configuration

Classrooms/Labs	18	
Kindergartens	3	
Special Programs	12	
Total	33	

2013-14 Student Enrollment 508



October 25, 2013



Delta View Elementary School Existing K-5

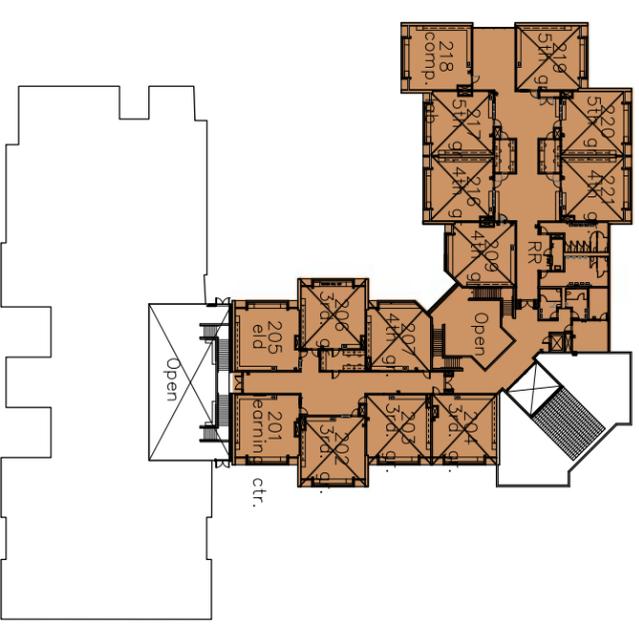
Classrooms/Labs	22	
Kindergartens	5	
Special Programs	7	
Total	34	

2013-14 Student Enrollment 696

Playfields Shared with Community Park



Site & Ground Floor Plan



Second Floor Plan

Delta View Elementary School K-5 Bay Point Area Master Program

Mt. Diablo Unified School District



October 25, 2013

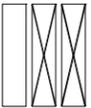




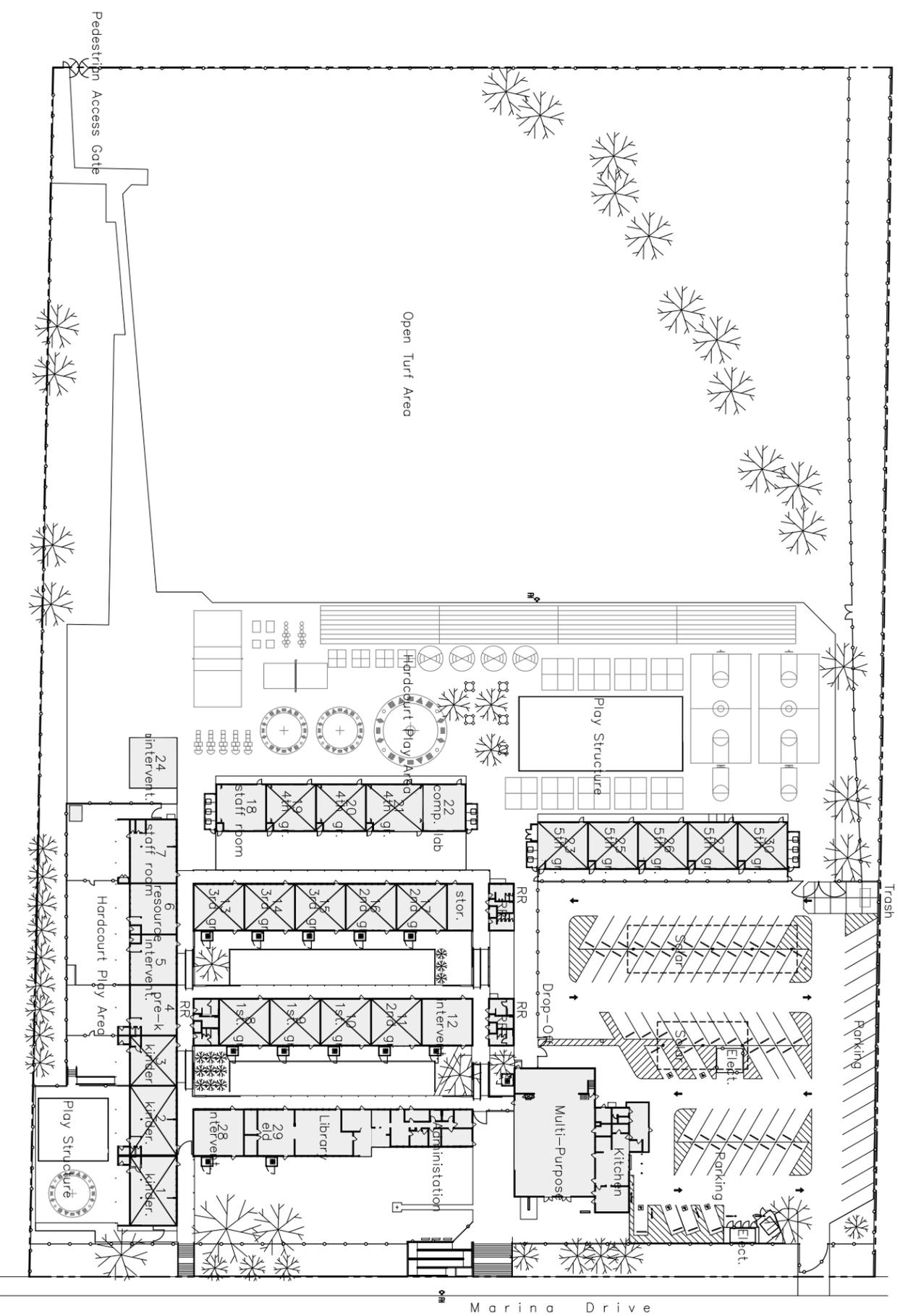
Rio Vista Elementary School
Existing K-5

Classrooms/Labs	11
Kindergartens	3
Special Programs	12
Total	26
2013-14 Student Enrollment	511

Shore Acres Elementary School
Existing K-5

Classrooms/Labs	17	
Kindergartens	3	
Special Programs	10	
Total	30	

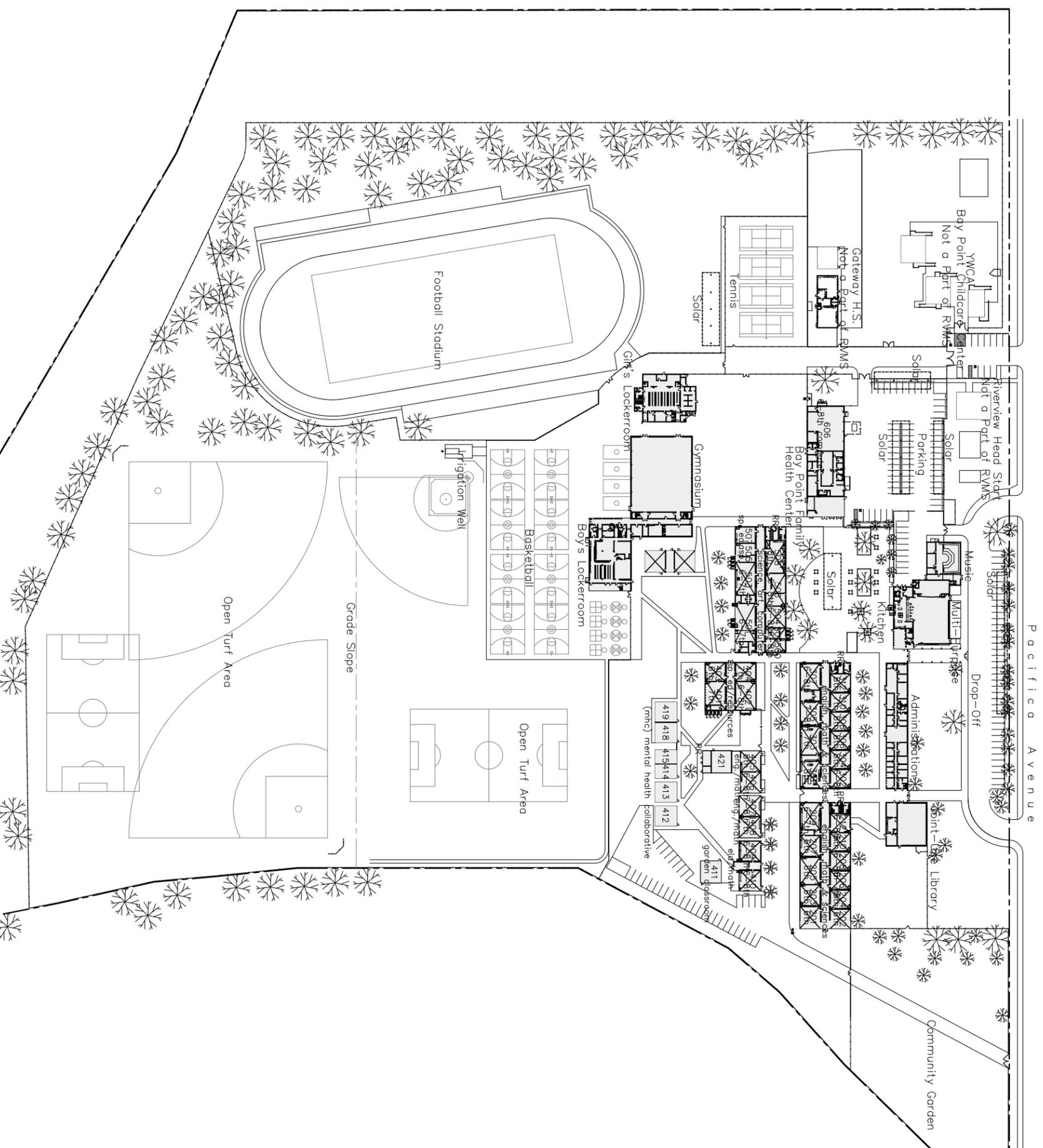
2013-14 Student Enrollment 664



Shore Acres Elementary School K-5
Bay Point Area Master Program
 Mt. Diablo Unified School District

Riverview Middle School
Existing 6-8

Classrooms/Labs	39	
Special Programs	12	
Total	51	
2013-14 Student Enrollment	746	



Riverview Middle School 6-8
Bay Point Area Master Program
Mt. Diablo Unified School District

Bel Air Elementary School
Conversion of Existing K-5 to K-6

Classrooms/Labs	18	
Kindergartens	3	
Special Programs	12	
Total	33	

Modified Student Capacity 696

- * Existing classroom count adequate to accommodate reconfiguration
- * Add dining canopy
- * Perform campus-wide modernization

Site Impacts:

- * Poor location for dining canopy
- * Limited hardcourt play area



Delta View Elementary School Conversion from K-5 to K-6

Classrooms/Labs	25	
Kindergartens	5	
Special Programs	7	
Total	37	

Modified Student Capacity 1,000

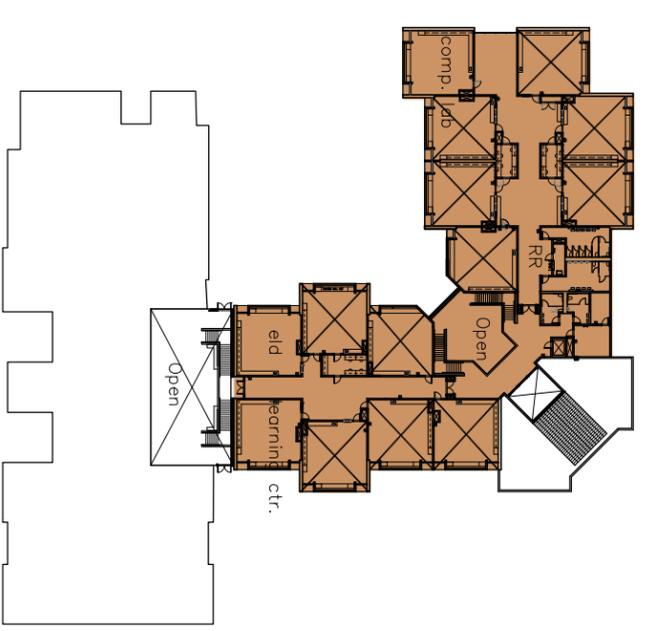
* Add (4) standard classrooms - (3) new construction, (1) use existing vacant classroom

Site Impacts:

* No significant impact to parking or playfields

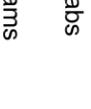


Site & Ground Floor Plan



Second Floor Plan

Delta View Elementary School Conversion from K-5 to K-8

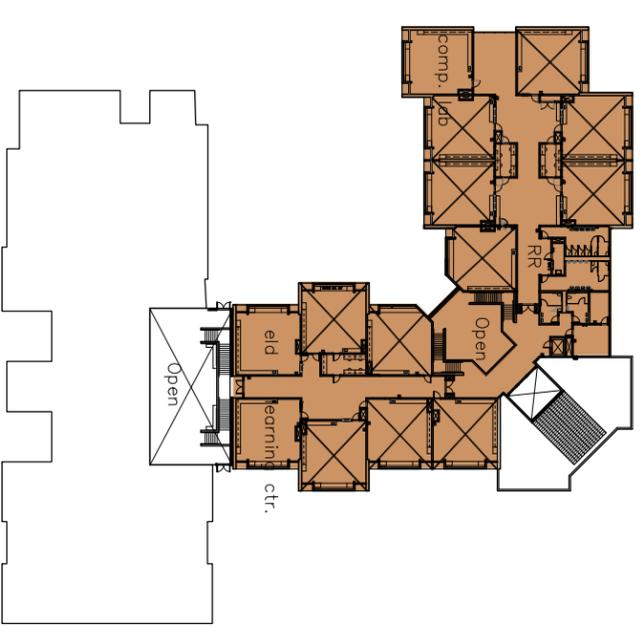
Classrooms/Labs	24	
Kindergartens	5	
Special Programs	7	
Total	36	

Modified Student Capacity 968

- * Not feasible due to lack of site expansion space
- * Consider off-loading approximately 120 students to free up existing space for 6-8 grades
- * Add (2) science labs
- * No room for new gymnasium or administration expansion

Site Impacts:

- * Not adequate site area for the addition of 6-8 grade students and associated facilities without off-loading students to another site



Second Floor Plan



Site & Ground Floor Plan

Delta View Elementary School K-8 Bay Point Area Master Program Mt. Diablo Unified School District





Rio Vista Elementary School Conversion of Existing K-5 to K-8

Classrooms/Labs	20
Kindergartens	3
Special Programs	11
Total	34
Modified Student Capacity	760

- * Add (6) standard classrooms
- * Add (2) science labs
- * Add student restrooms
- * Add gymnasium
- * Add expanded administration building
- * Expand library into adjacent classrooms
- * Add dining canopy
- * Upgrade multi-purpose & kitchen
- * Perform campus-wide modernization

Site Impacts:

- * Significant parking impact w/ limited room for expansion
- * Moderate impact to turf playfields
- * Limited hardcourt play area
- * Poor location for gym for good public access

Rio Vista Elementary School K-8 Bay Point Area Master Program Mt. Diablo Unified School District



**Rio Vista Elementary School
Conversion of Existing K-5 to 6-8**

Classrooms/Labs	31
Kindergartens	0
Special Programs	11
Total	44
Modified Student Capacity	992

- * Add (13) standard classrooms
- * Add (4) science labs
- * Add student restrooms
- * Add gymnasium
- * Expanded administration into adjacent classroom
- * Expand library into adjacent classrooms
- * Convert old shop building to music & computer tech.
- * Add dining canopy
- * Upgrade multi-purpose & kitchen
- * Perform campus-wide modernization

- Site Impacts:**
- * Significant parking impact w/ limited room for expansion
 - * Moderate impact to turf playfields
 - * Limited hardcourt play area
 - * Poor location for gym for good public access

**Rio Vista Middle School 6-8
Bay Point Area Master Program**
Mt. Diablo Unified School District



**Rio Vista Elementary School
Conversion of Existing K-5 to 7-8**

Classrooms/Labs	20
Kindergartens	0
Special Programs	13
Total	33
Modified Student Capacity	640

- * Add (3) science labs
- * Add gymnasium
- * Convert old shop building to music & computer tech.
- * Add dining canopy
- * Upgrade multi-purpose & kitchen
- * Perform campus-wide modernization

- Site Impacts:**
- * Significant parking impact w/ limited room for expansion
 - * Moderate impact to turf playfields
 - * Limited hardcourt play area
 - * Poor location for gym for good public access

Shore Acres Elementary School Conversion of Existing K-5 to K-6

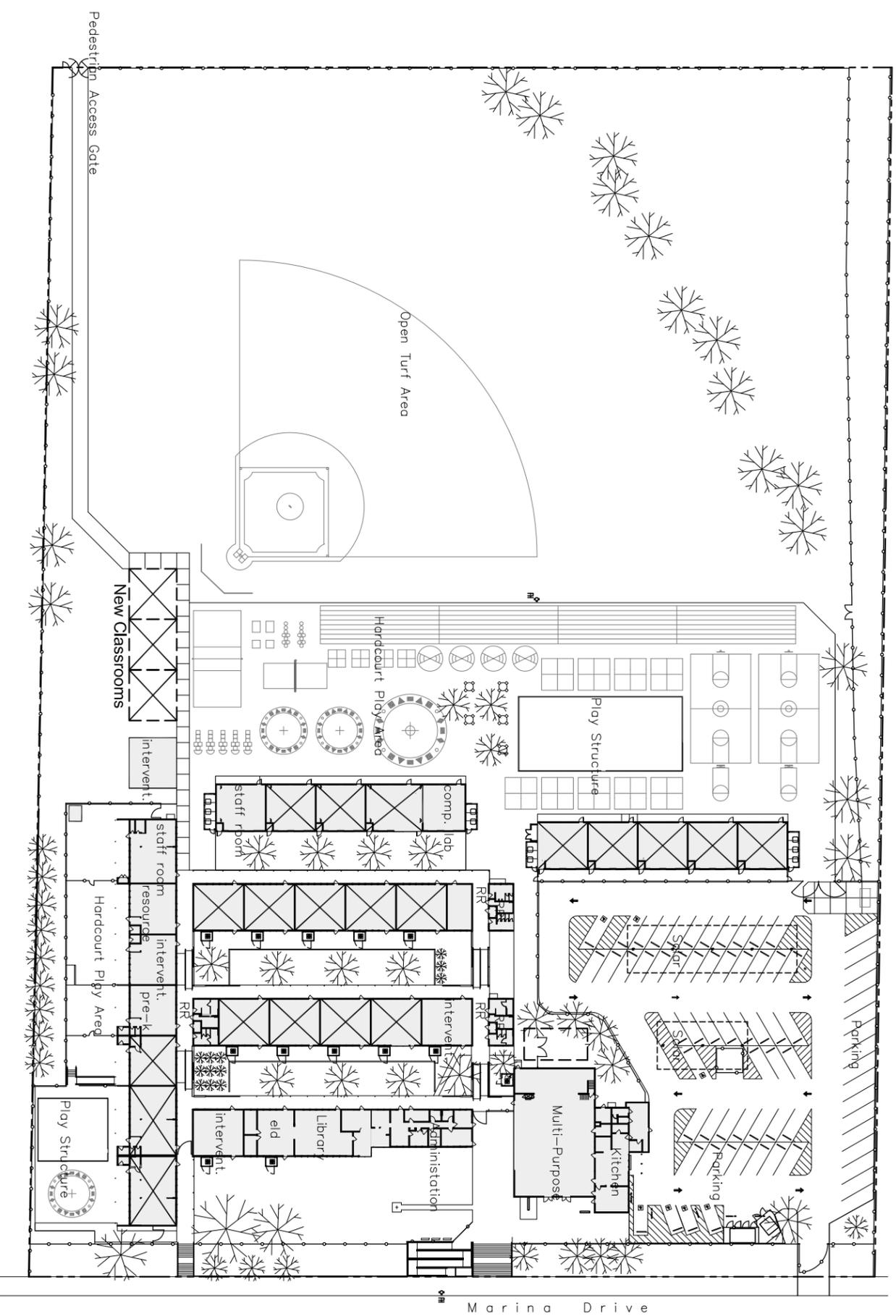
Classrooms/Labs	20	
Kindergartens	3	
Special Programs	10	
Total	33	

Modified Student Capacity 760

- * Add (3) standard classrooms
- * Add dining canopy
- * Perform campus-wide modernization

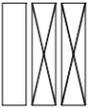
Site Impacts:

- * Limited parking without room for expansion
- * Poor on-site student drop-off area
- * Limited turf play area without room for expansion



Shore Acres Elementary School K-6 Bay Point Area Master Program Mt. Diablo Unified School District

Shore Acres Elementary School Conversion of Existing K-5 to K-8

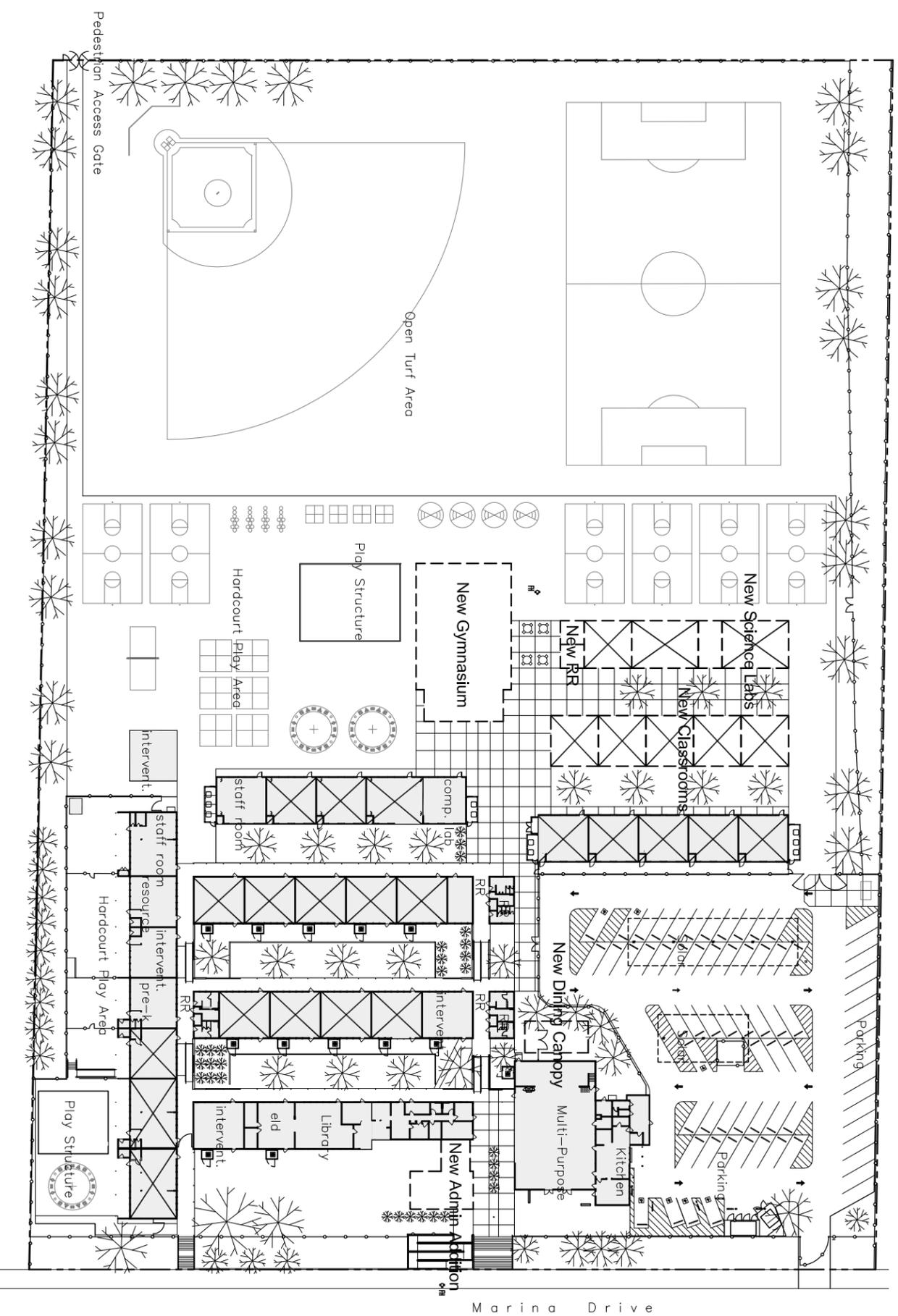
Classrooms/Labs	25	
Kindergartens	3	
Special Programs	10	
Total	38	

Modified Student Capacity 920

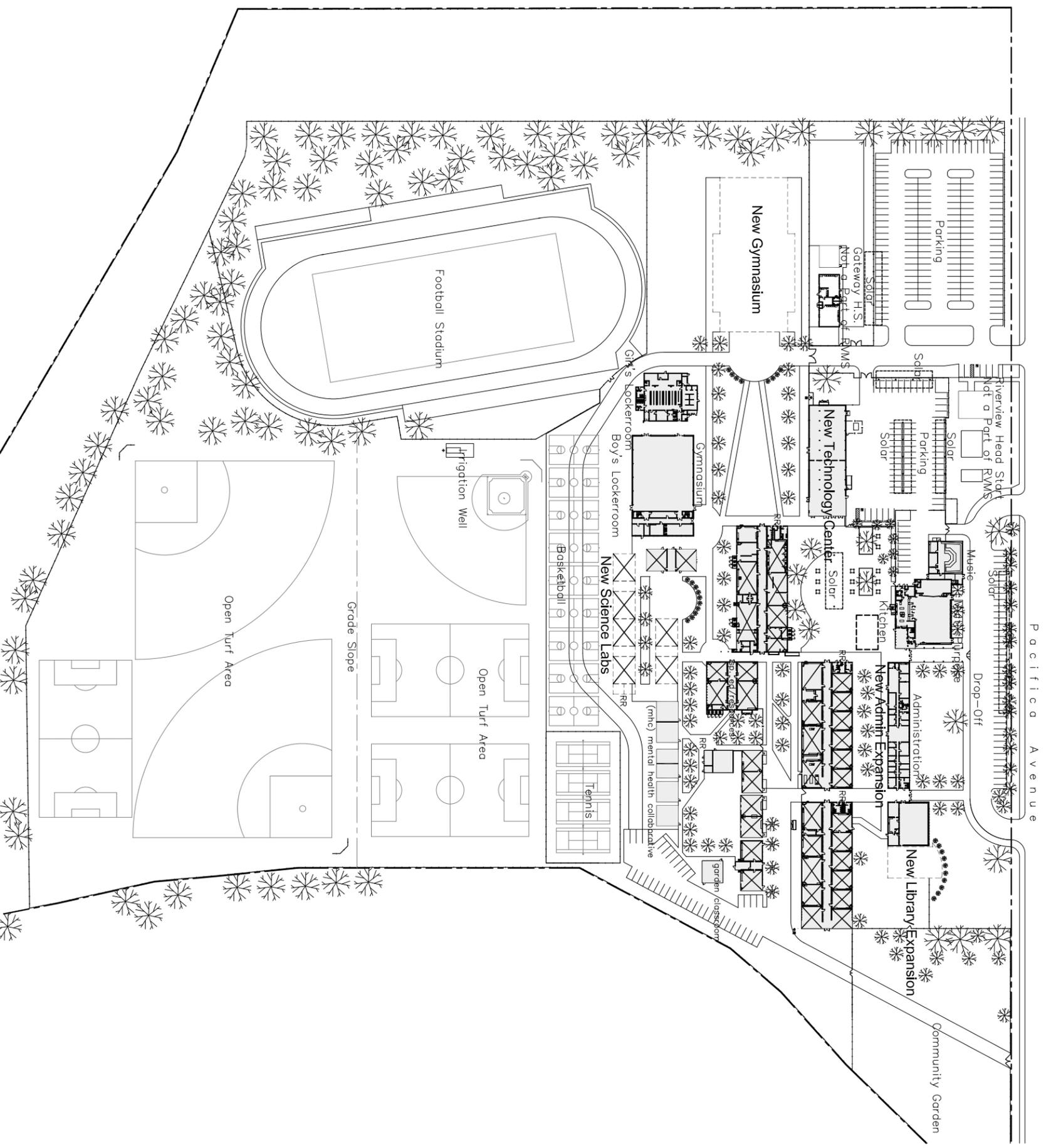
- * Add (6) standard classrooms
- * Add (2) science labs
- * Add student restrooms
- * Add gymnasium
- * Add expanded administration building
- * Add dining canopy
- * Upgrade multi-purpose & kitchen
- * Perform campus-wide modernization

Site Impacts:

- * Significant parking impact w/o room for expansion
- * Poor on-site student drop-off area
- * Limited turf play area w/o room for expansion
- * Limited hardcourt play area
- * Poor location for gym for good public access



Shore Acres Elementary School K-8 Bay Point Area Master Program Mt. Diablo Unified School District



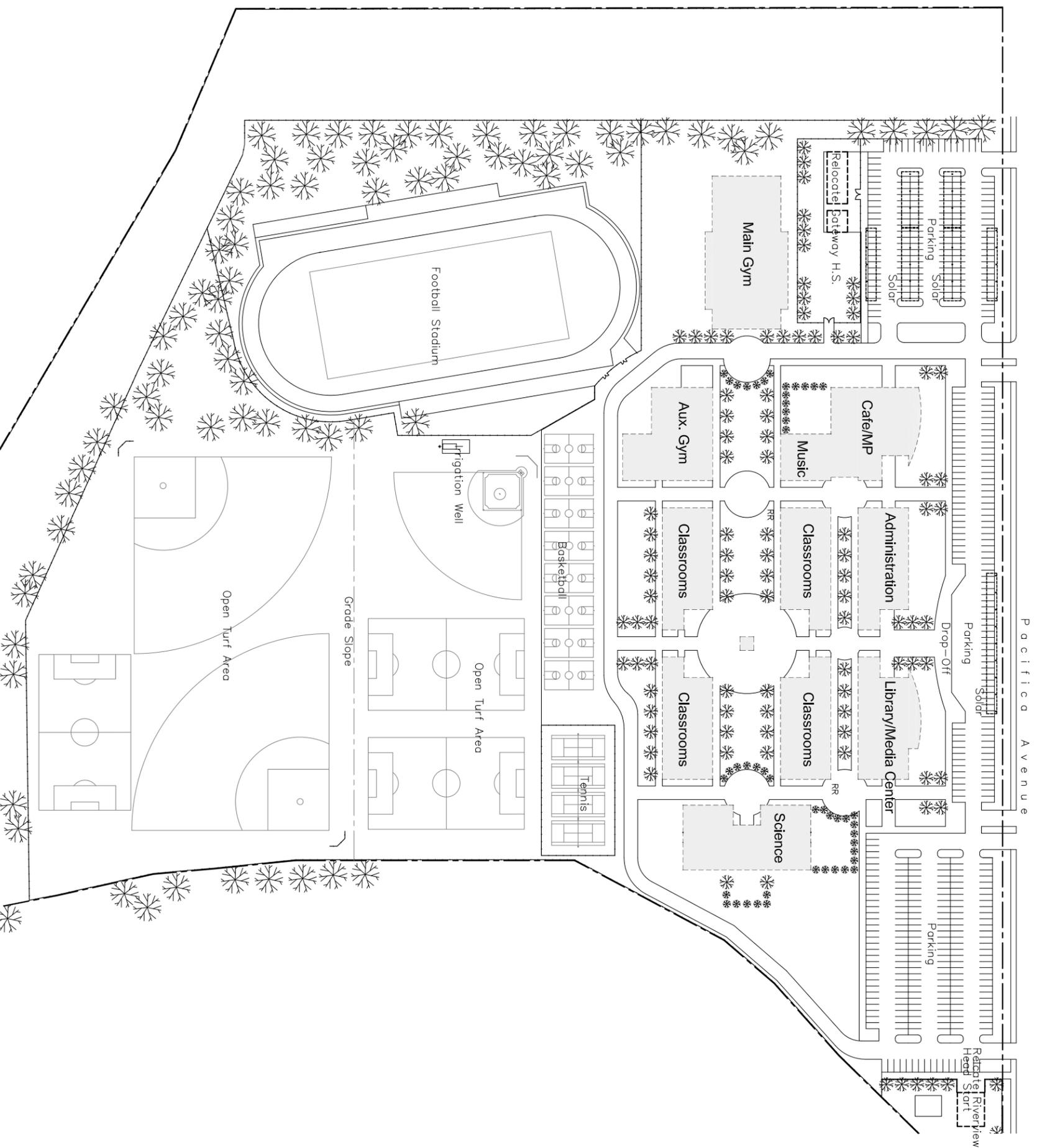
**Riverview Middle/High School
Conversion to 9-12 High School**

Classrooms/Labs	45	
Special Programs	14	
Total	59	

Modified Student Capacity 1,440

- * Add (6) science labs
- * Add gymnasium & locker rooms
- * Expand library
- * Expand administration within existing building
- * Upgrade computer lab/technology center
- * Convert existing gym to auxiliary gym
- * Add parking
- * Add dining canopy
- * Upgrade multi-purpose & kitchen
- * Perform campus-wide modernization

- Site Impacts:**
- * Displaces YWCA Bay Point Childcare Center
 - * Displaces Bay Point Family Health Center
 - * Requires Relocation of Tennis Courts
 - * Requires Demolition of Boys Locker Building



**Riverview Middle/High School
Relace with New 9-12 High School**

Classrooms/Labs	35
Special Programs	12
Total	47

Modified Student Capacity 1,120

- * Replace entire campus with new
- * Save stadium and open turf playfields

Site Impacts:
 * Displaces all existing non-school programs - However site does have space to relocate these on-site if needed
 * major disruption to existing student load during construction - Requires temporary relocation to other schools during demolition and reconstruction

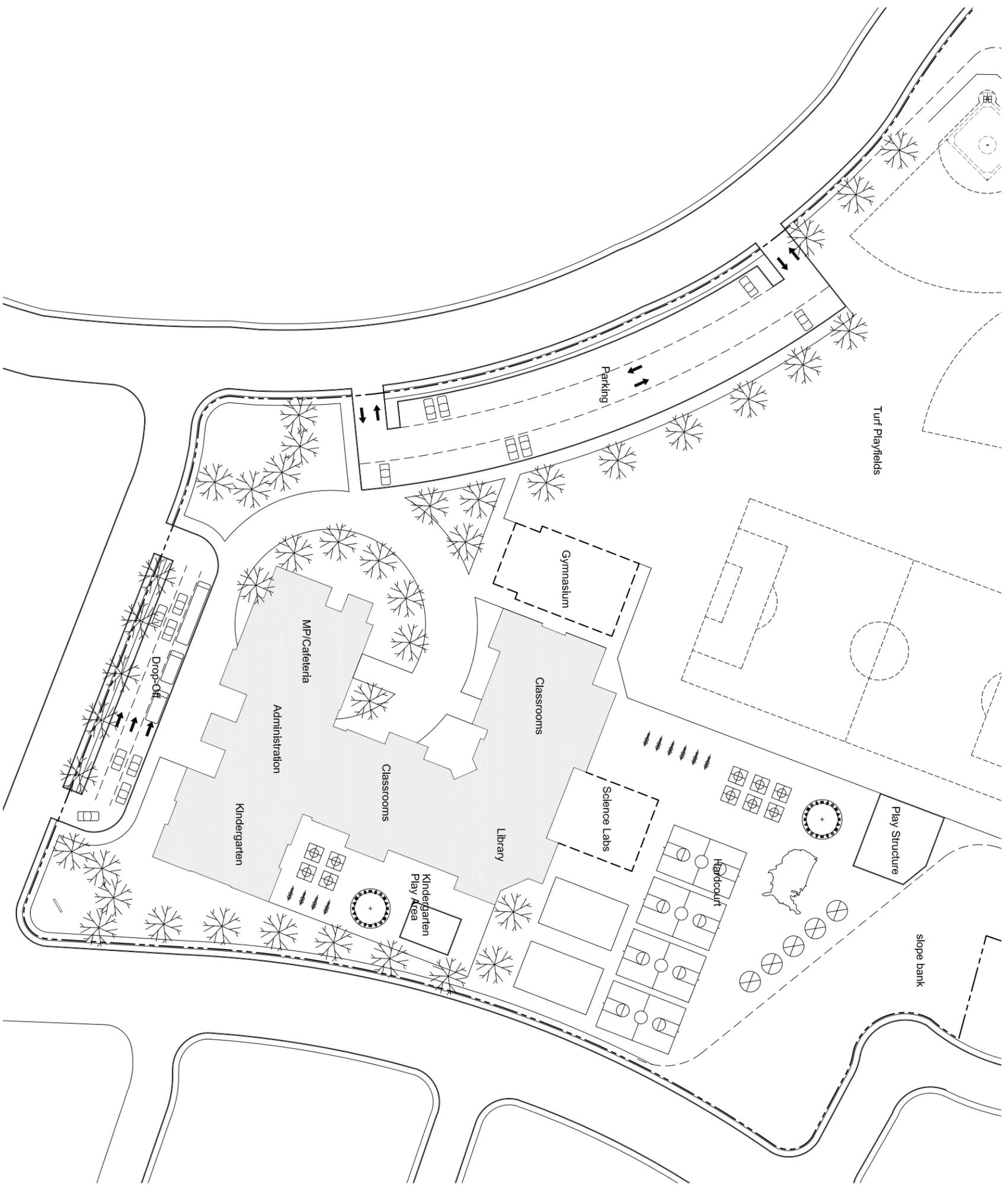


**Alves Site Elementary School
Develop as K-5**

Classrooms/Labs	22
Kindergartens	5
Special Programs	7
Total	34

Student Capacity 904

- * Assumes similar configuration as Delta View Elementary School for planning purposes only and to illustrate maximize site utilization
- * Smaller school could be provided with student load shifted to other sites
- * 2-story building required
- * Adequate site area for parking & playfields



**Alves Site Elementary School
Enlarge to K-8**

Classrooms/Labs	25
Kindergartens	5
Special Programs	7
Total	37

Modified Student Capacity 1,000

- * Assumes similar configuration as Delta View Elementary School for planning purposes and to illustrate maximum site utilization
- * Smaller school could be provided with student load shifted to other sites
- * Add (4) standard classrooms
- * Add (2) science labs
- * Add gymnasium

Site Impacts:

- * 2-story building required
- * No significant impact to parking or playfields