



800 Hutchinson Road Walnut Creek, CA 94598
Phone: 925-946-0994 Fax: 925-946-9409

PROPOSED SITE PLAN REQUEST FOR APPROVAL

Overview:

Eagle Peak Montessori School is requesting approval from the MDUSD Board of Directors for their proposed site plan. This plan was developed in conjunction with PHD Architectural Firm and through conversations with Richard Jackson and Melanie Koslow at Mt. Diablo Unified School District.

Legal Information and CEQA:

The Eagle Peak team has met with attorney, Glenn Gould regarding what was needed in order to move forward with the request for approval of the site. Several areas were covered during this meeting. I forwarded an email to Richard Jackson highlighted the confirmed areas of conversation.

The summary is as follows:

- We will file for an exemption from CEQA once the district has approved the site plan. There is no change in the use for the property and we are adding less than 10 new building which also falls short of the required number to enact CEQA.
- We need to have a Geo Technical Survey to turn in with our proposed site plan. This survey was completed by Eric Swenson at Geo Technical Engineering. It is attached.
- There is no need to meet with the city or county planning department as this project falls under CDE oversight.
- We do not have to "go out to bid" but we are obligated to prevailing wage.

Contractors and Vendors to be used:

Eagle Peak plans to use district approved contractors, building vendors, and other partnerships when possible. We have already worked with Geo-Technical Engineering for the Geo Tech Survey. (Available upon request.) We have already begun discussions with Global Modular and Enviroplex. We also plan to work with PHD Architects.



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Phasing:

It is Eagle Peak Montessori's desire to complete the project over the next 11 months. However, we have created 3 different phasing options to accommodate various funding scenarios.

Option 1: Complete construction of 7 new classrooms (4 buildings consisting of 3 double classroom buildings and 1 single classroom building), 1 additional administrative building, and 2 additional student restrooms.

Construction to begin by February 2020 with completion by August 2020.

Option 2: Complete the project described in Option 1 over three phases of construction.

Phase 1- Construction of 3 classrooms (2 buildings consisting of 1 double classroom building and one single classroom building), 1 administration building, and 1 student restroom to be completed by August of 2020.

Phase 2- Construction of 2 additional classrooms (1 double classroom building) completed by August 2023.

Phase 3- Final construction of 2 classrooms (1 double classroom building) and 1 additional student restroom being completed by August of 2024.

Option 3: Complete the project over two phases of construction, reducing the total number of classroom from 7 to 5 (reduction of 1 double classroom building).

Phase 1- Construction of 3 classrooms (2 buildings consisting of 1 double classroom building and 1 single classroom building), 1 administration building, and 1 additional student restroom to be completed by August 2020.

Phase 2- Construction of 2 additional classrooms (1 double classroom building) and 1 additional restroom to be completed by August of 2023.

Public Relations:

Eagle Peak Montessori held a neighborhood information meeting regarding the proposed expansion on August 7, 2019. Approximately 30 neighbors attended. There did not seem to be any objection to the project. There were questions on phasing and fencing.



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Financial Impact to District:

None.

DOCUMENTS ATTACHED:

Proposed Site Plan