



# Architectural Services

Mt. Diablo Unified School District | April 17, 2019

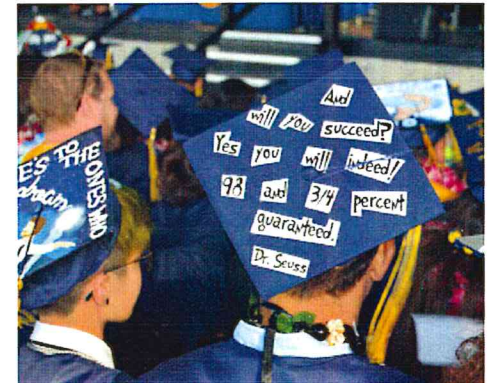


ARCHITECTURE \ \ ENGINEERING \ \ PLANNING \ \ INTERIORS \ \ TECHNOLOGY \ \ FACILITY CONSULTING

**PBK.com**

## AGENDA

- Your Team
- About PBK
- Experience - K-12 Design Experience
- Safety & Security
- 21st Century Learning Environments
- Experience Managing Expectations
- Why PBK?



## YOUR TEAM



**Gary J. Gery, AIA**  
*Principal in Charge*  
*36 years of experience*



**Jon Anderson, AIA**  
*Principal | Safety & Security*  
*35 years of experience*



**Jeff Johnson**  
*Project Designer*  
*22 years of experience*



**Alex Parslow**  
*Partner, Community Outreach / Funding*  
*22 years of experience*

ODAY YOU ARE YOU  
HAT IS TRUER THAN TRUE  
HERE IS NO ONE ALIVE  
HO IS YOUER THAN YOU

# About PBK



## WE UNDERSTAND SCHOOLS

**38<sup>+</sup>**

years of experience

**250<sup>+</sup>**

California K-12 projects in  
the last 3 years

**2,200<sup>+</sup>**

addition &  
modernization projects

**60<sup>+</sup>**

million square feet  
designed

**497<sup>+</sup>**

professional team  
members firm wide



**130<sup>+</sup>**

professional team  
members in CA

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# COMPREHENSIVE SERVICES

## COMPREHENSIVE SERVICES

ARCHITECTURE & DESIGN

**PBK**

**SIMPBK**

SCHOOL SITE SAFETY & SECURITY

**PBKREDI**

BUILDING ENVELOPE

**BEAM**  
PROFESSIONALS  
A PBK COMPANY

MECHANICAL, ELECTRICAL,  
PLUMBING, & TECHNOLOGY

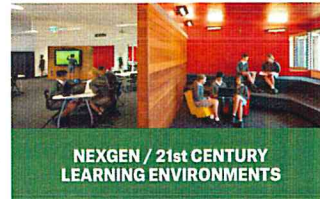
**LEAF**  
ENGINEERS  
A PBK COMPANY

EDUCATION SPORTS

**PBK**  
*Sports*  
A PBK COMPANY



ARCHITECTURE



NEXGEN / 21st CENTURY  
LEARNING ENVIRONMENTS



SAFETY + SECURITY  
CONSULTING



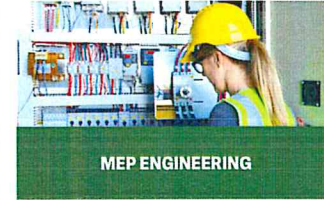
NEXT GENERATION  
LEARNING ENVIRONMENTS



TECHNOLOGY  
CONSULTING



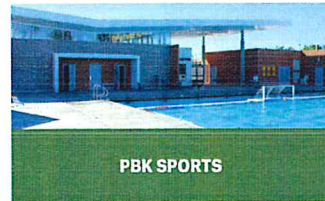
COMMUNITY  
ENGAGEMENT



MEP ENGINEERING



FUNDING STRATEGY



PBK SPORTS



COST  
ESTIMATING



ROOF  
CONSULTING



VIZ LAB



LONG RANGE  
MASTER PLANNING



SUSTAINABILITY



INTERIORS



CONSTRUCTION  
ADMINISTRATION

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## CALIFORNIA K-12 SCHOOL DISTRICT CLIENTS (partial list)

- **Amador County USD**
- Arcadia USD
- Beaumont USD
- **Burnt Ranch USD**
- Capistrano USD
- Caruthers USD
- Central USD
- Centralia SD
- **Christian Brothers HS**
- Clay JESD
- Clovis USD
- Colton USD
- Corona-Norco USD
- **Del Norte USD**
- Dinuba USD
- El Segundo USD
- Exeter USD
- Fillmore USD
- Fresno COE
- Fresno USD
- Fullerton JUHSD
- **Galt JUESD**
- Golden Plains USD
- Golden Valley USD
- Hacienda-La Puente USD
- Hemet USD
- Huntington Beach UHSD
- Kern High SD
- Kings Canyon USD
- Kings River-Hardwick SD
- **Klamath-Trinity JUSD**
- **Lodi USD**
- Long Beach USD
- Lowell JSD
- Madera USD
- Maple SD
- **Marysville JUSD**
- Mendota USD
- Merced City SD
- **Modesto City Schools**
- Monson-Sultana JUESD
- Montebello USD
- **Mountain Valley USD**
- Orange USD
- Palm Springs USD
- Pasadena USD
- Paso Robles JUSD
- Pine Ridge ESD
- **Plumas USD**
- Pomona USD
- Poway USD
- Reef-Sunset USD
- Riverside USD
- Riverside COE
- Saddleback Valley USD
- San Luis Coastal USD
- San Marcos USD
- Sanger USD
- **San Juan USD**
- **Santa Rosa City Schools**
- Santa Ynez Valley UHSD
- **St. Helena USD**
- **Shasta JUHSD**
- Sunnyside UESD
- **Thermalito Union ESD**
- **Twin Rivers USD**
- Visalia USD
- **West Contra Costa USD**



**K-12 School Design**



## A TEAM THAT TRULY SUPPORTS YOUR MISSION

The mission of Mt. Diablo Unified School District:

- ***Raise all of our students' ability to read, write, and think critically through engaging, rigorous, standards-based instruction.***
- ***We will improve all of our students' physical health, emotional well-being, and sense of responsibility to self and the community.***
- ***We will instill determination in all of our students to persevere in reaching their goals.***

### FUNDS FROM MEASURE J MAY:



Improve student safety and campus security



Expand vocational and career technical education classrooms



Upgrade computers and engineering classrooms



Improve technology and science in classrooms

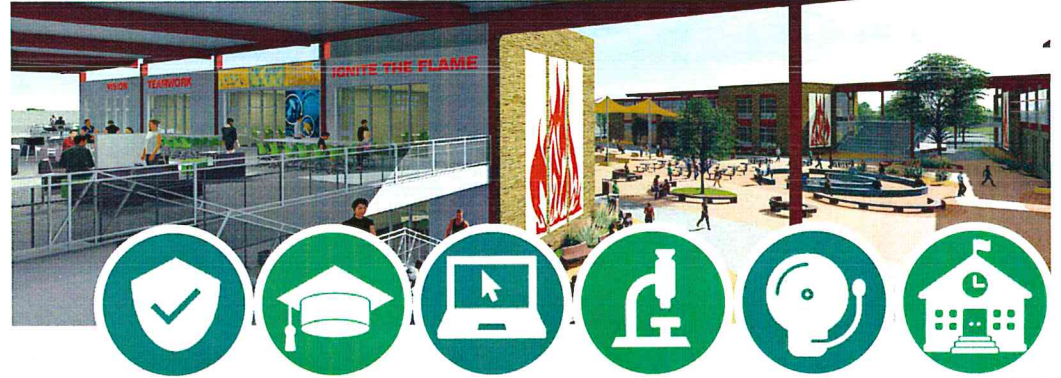


Upgrade fire alarm and emergency communications systems



Repair and replace aging roofs, and outdated plumbing and electrical wiring

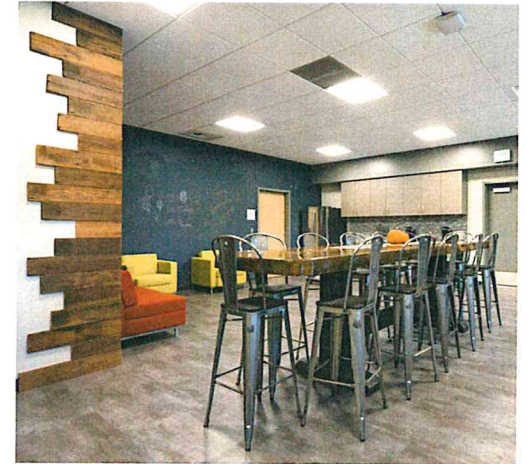
# NEW CONSTRUCTION - LODI HS



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## NEW CONSTRUCTION - VIRGINIA LEE ROSE ES



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# NEW CONSTRUCTION - ADA GIVENS ES



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# NEW CONSTRUCTION - WEDGEWORTH K-8 SCHOOL



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# MODERNIZATIONS AND ADDITIONS

**2,200+**

Modernizations  
+ Additions

**BEFORE**



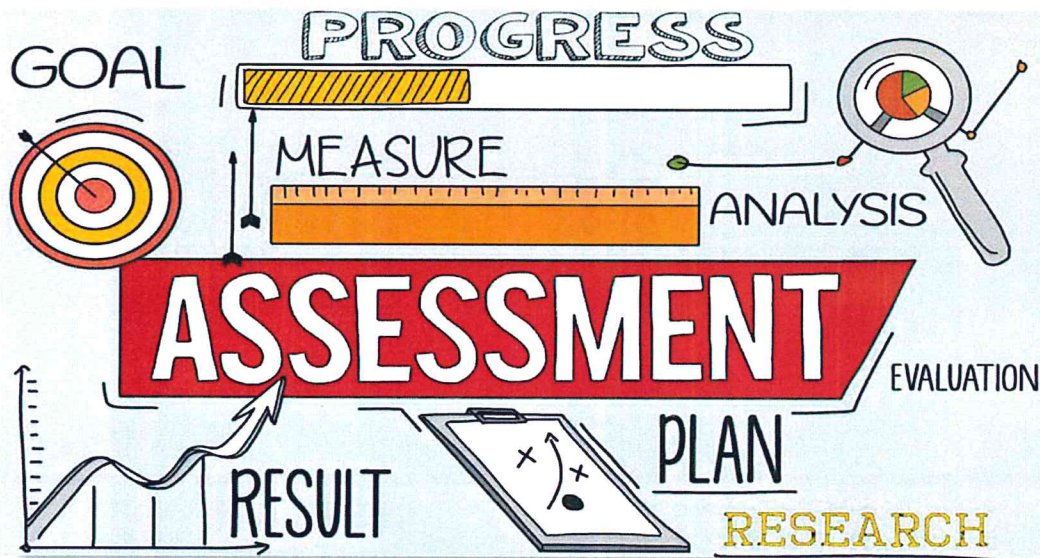
**AFTER**



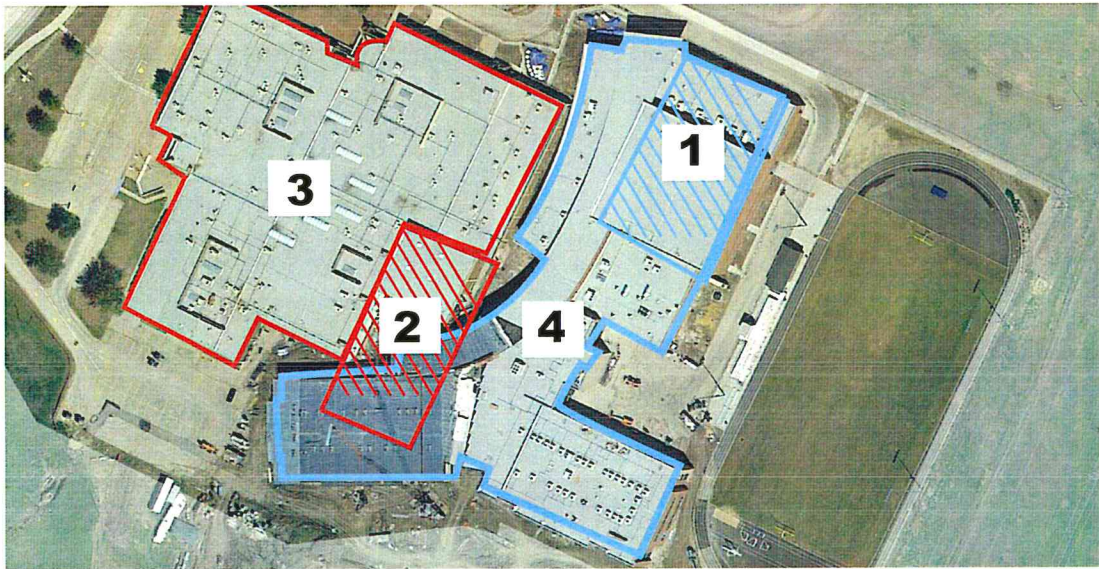
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# IN-DEPTH FIELD INVESTIGATIONS



# PHASING - WE DON'T LIKE DISRUPTIONS EITHER





# MODERNIZATION - SAN LUIS OBISPO HS



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# MODERNIZATION - SANTA ROSA HS



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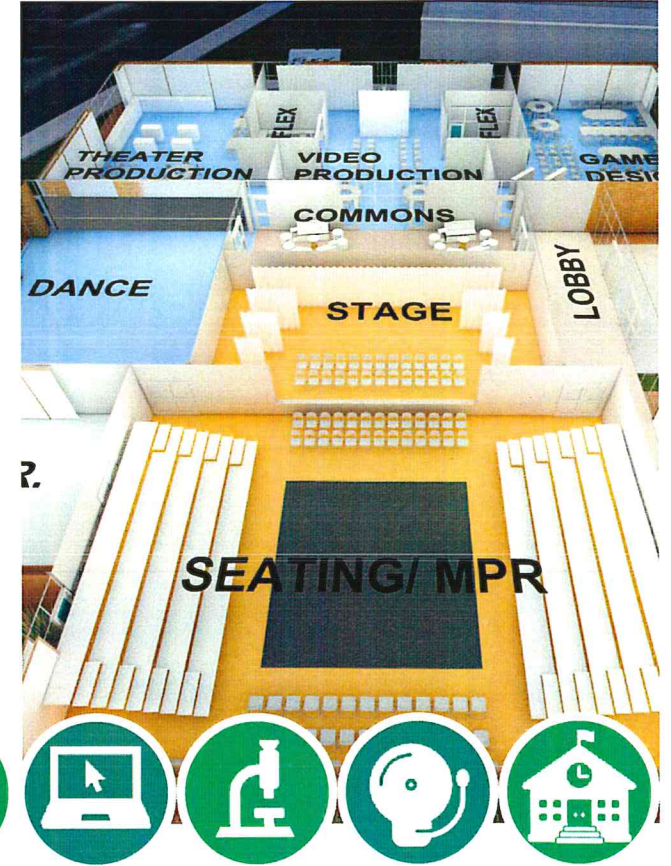
# MODERNIZATION - HARMON JOHNSON ES

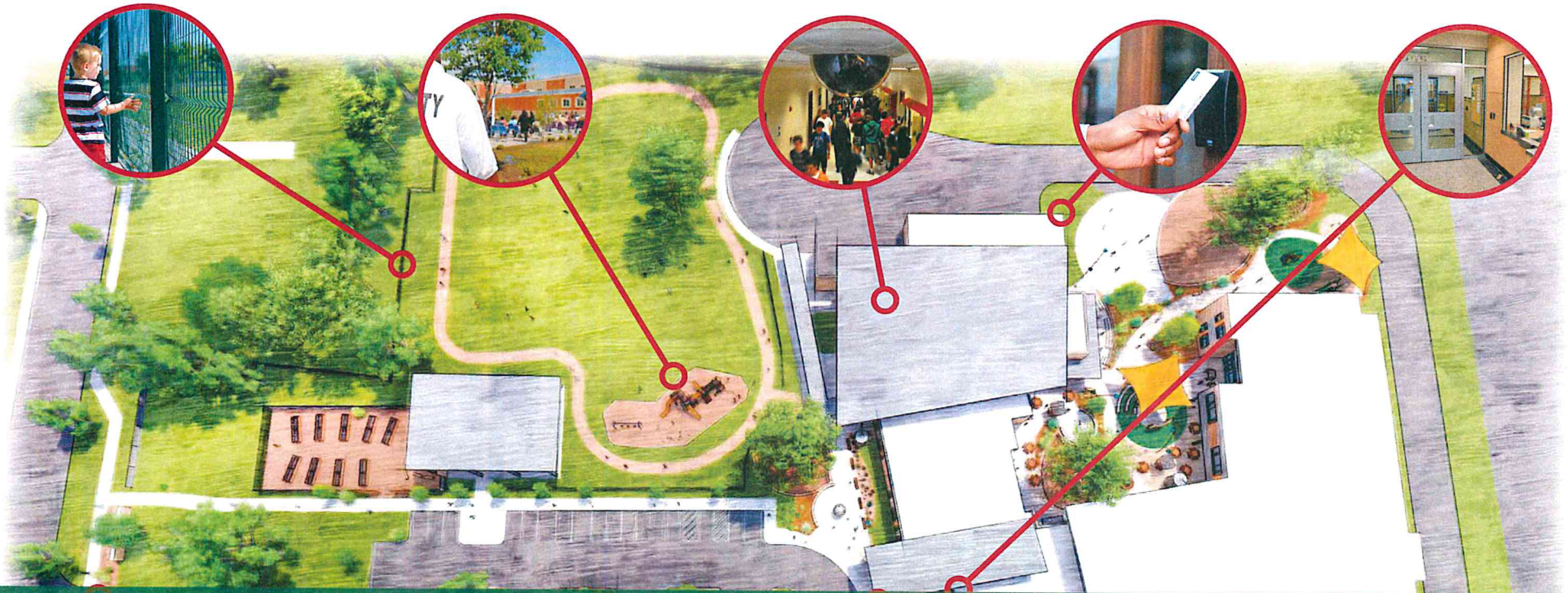


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# ADDITION - EDGEWOOD CTE BUILDING

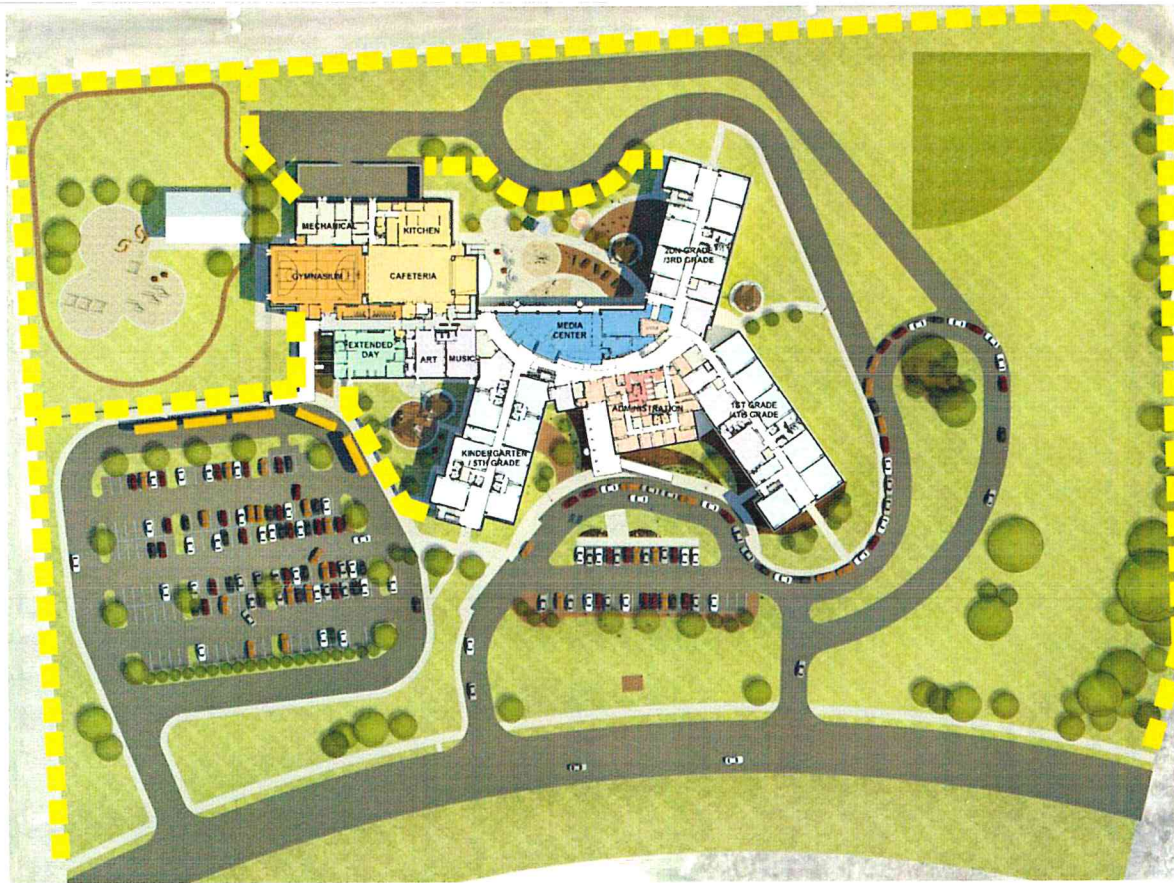




# Safety & Security



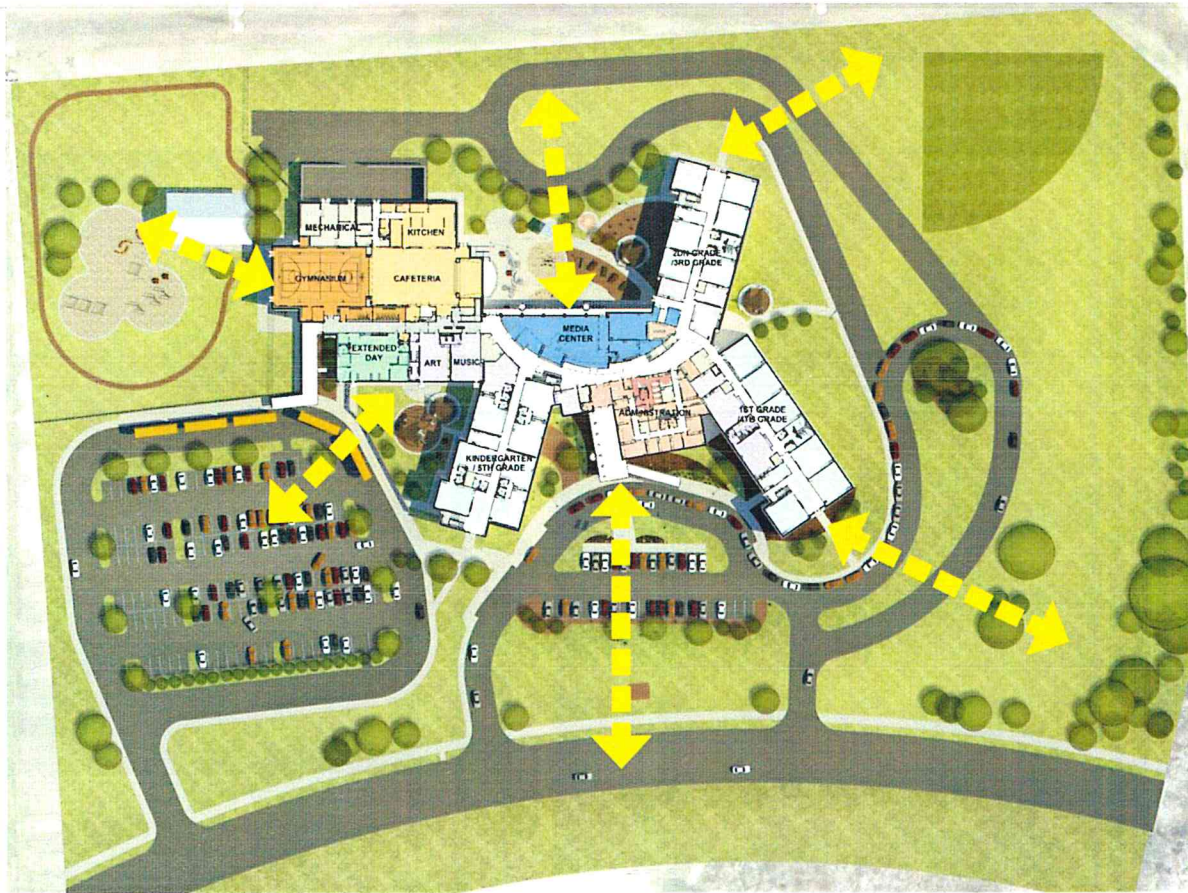
## SITE PLANNING - SITE FENCING



# SITE PLANNING - CALL STATIONS



## SITE PLANNING - NATURAL SURVEILLANCE (CPTED)

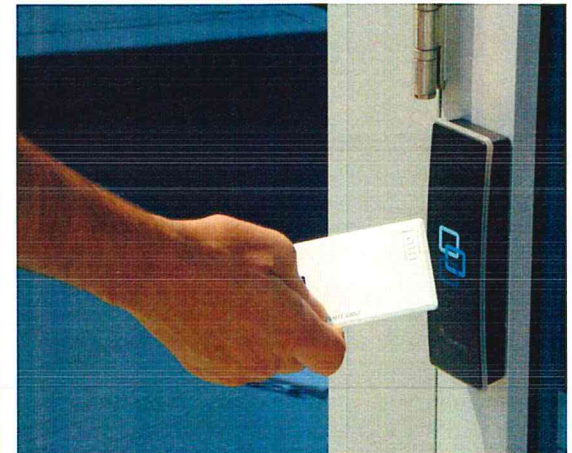
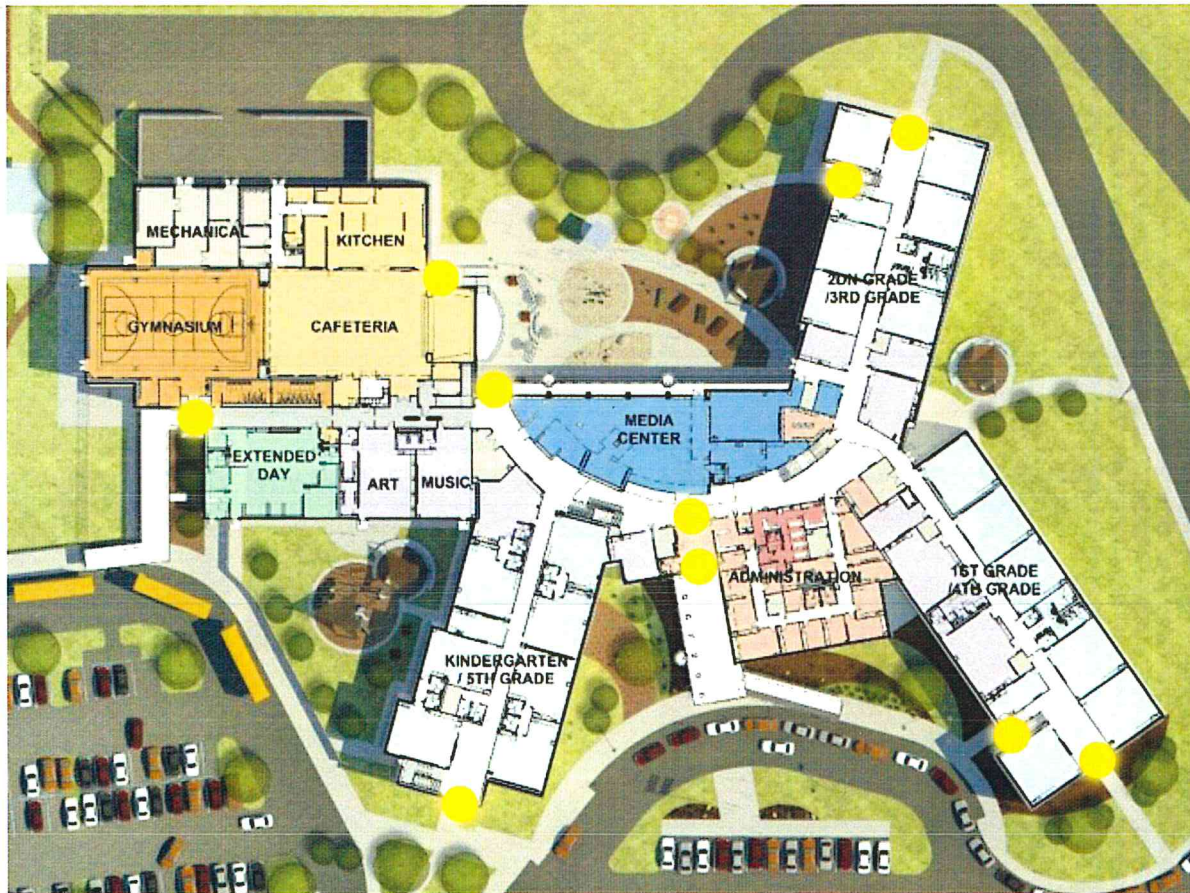




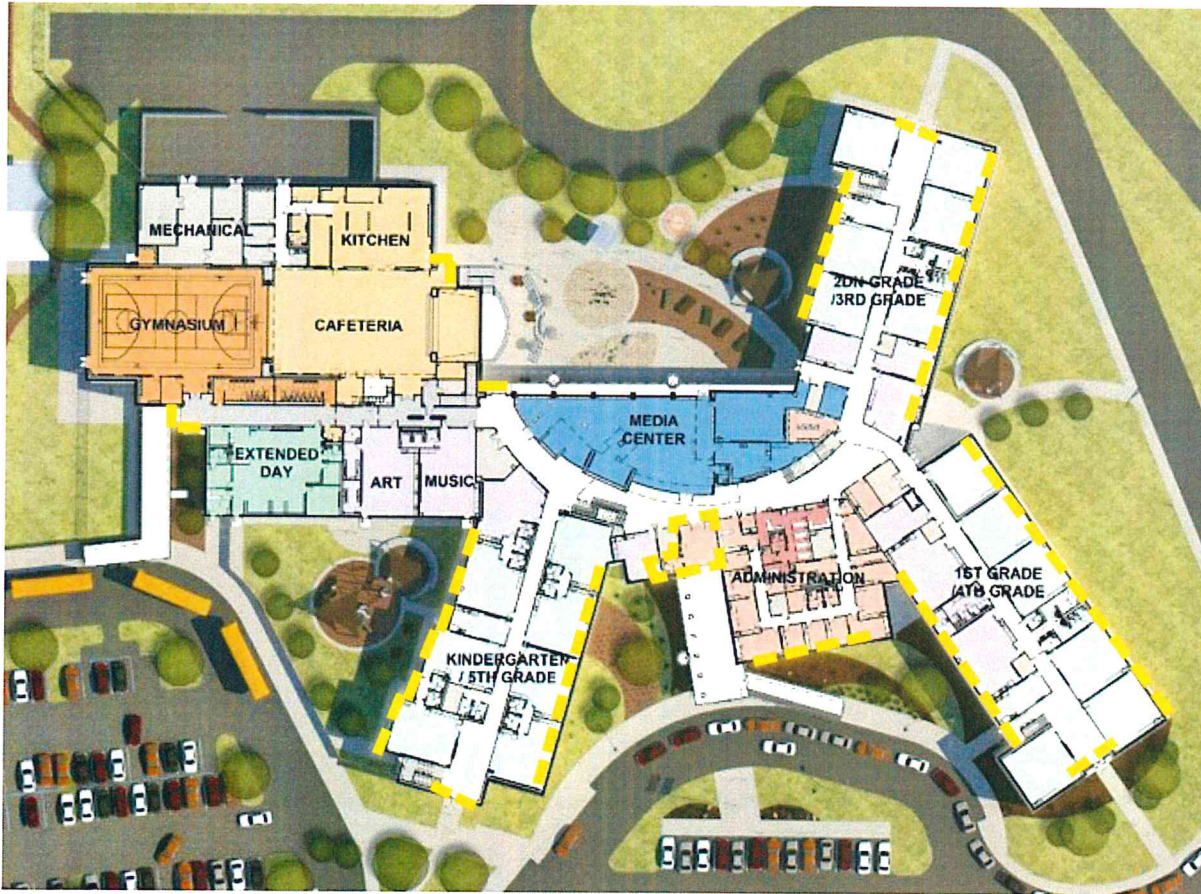
# SITE PLANNING - CAMERA SYSTEMS



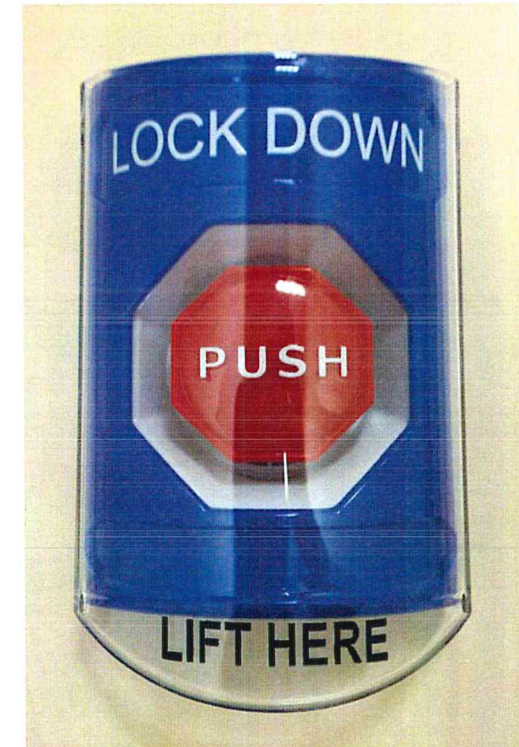
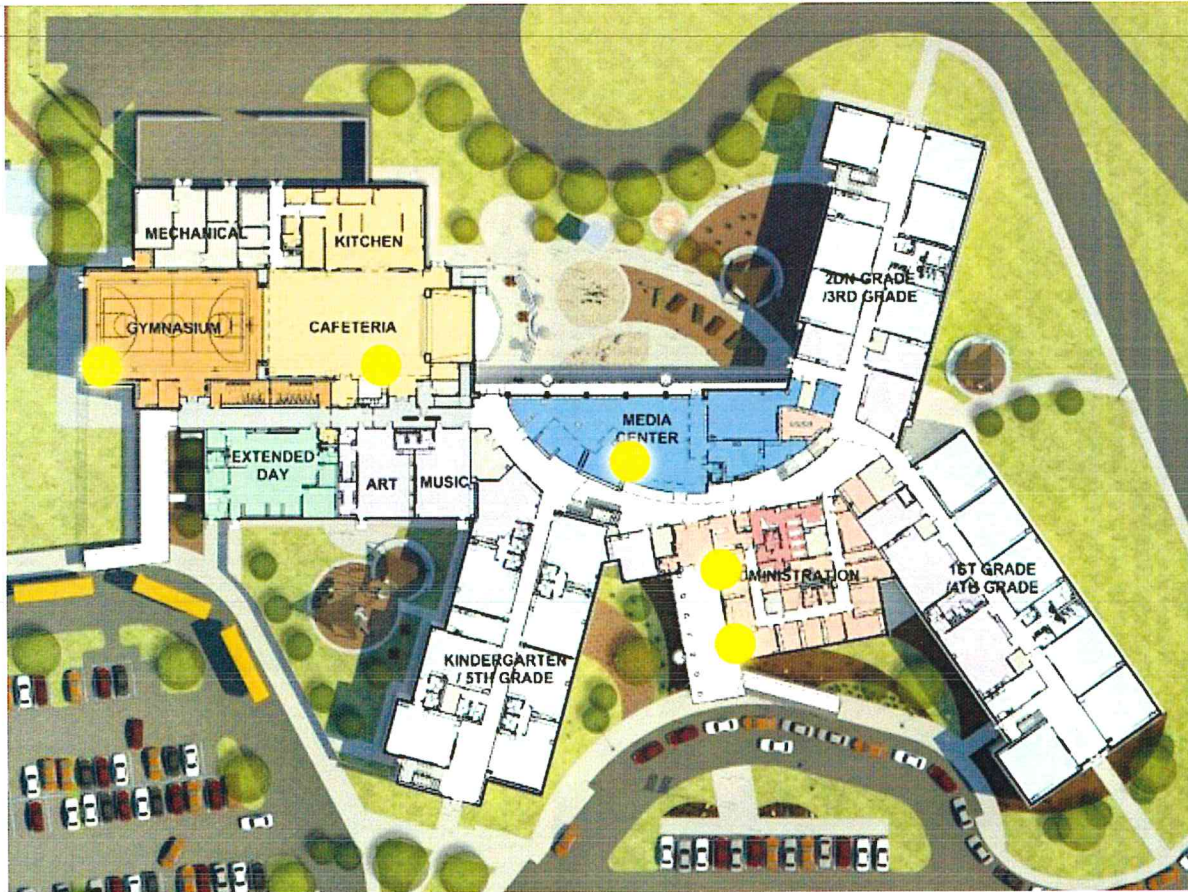
## BUILDING COMPONENTS - ACCESS CONTROL



# BUILDING COMPONENTS - GLAZING



## BUILDING COMPONENTS - LOCK-DOWN/PANIC CONTROLS



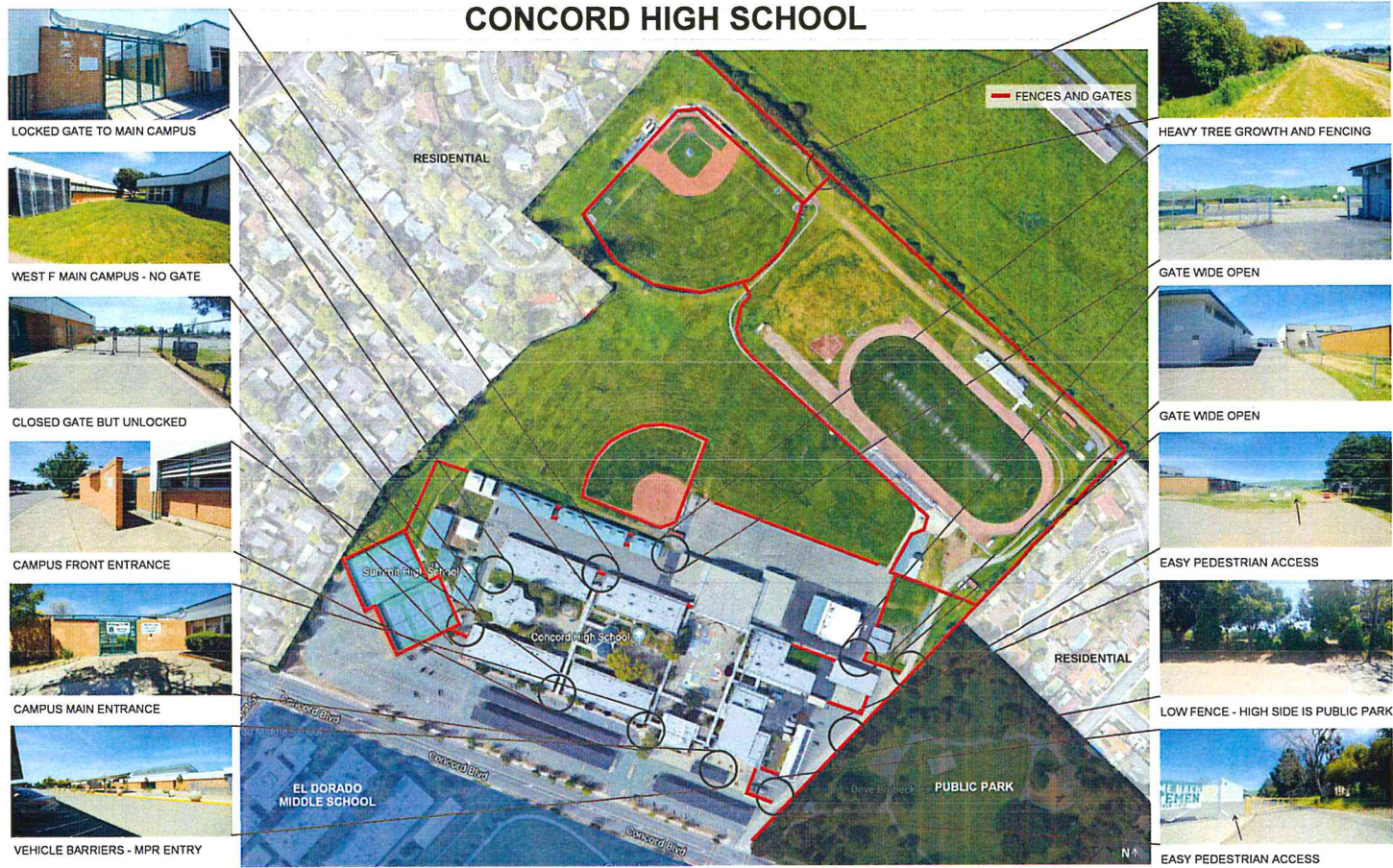
# BUILDING COMPONENTS - SAFE ROOMS



1. Reinforced entry door & hardware
2. Reinforced/structural ceiling
3. Reinforced/hardened wall systems
4. Structural frame isolation
5. Hardened windows/glazing system
6. Direct external communications
7. MEP/T systems on emergency generator
8. FEMA P-320 and P-361

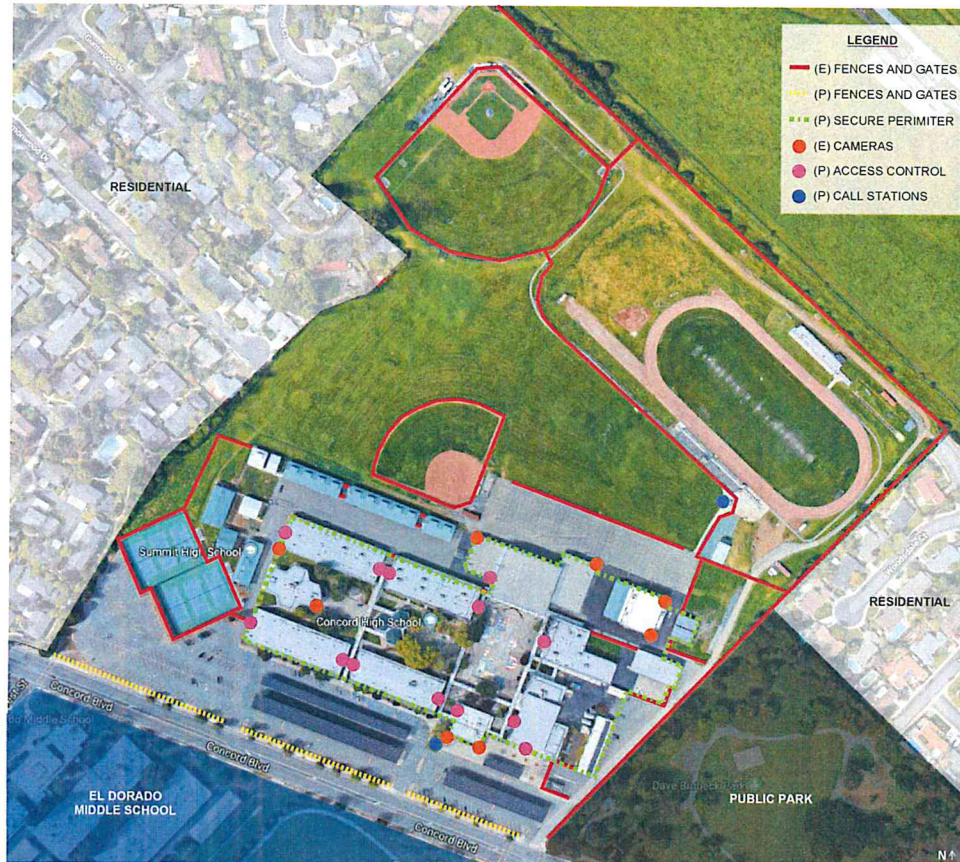


# DISTRICT-WIDE SAFETY & SECURITY - CONCORD HS EXISTING



# DISTRICT-WIDE SAFETY & SECURITY - CONCORD HS PROPOSED

## CONCORD HIGH SCHOOL



## ADMINISTRATIVE PRACTICES

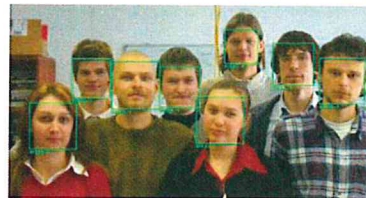
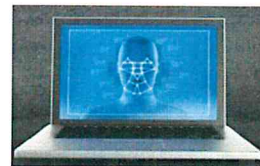
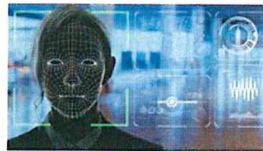
- Emergency Operations Plan
- Training & Drills
- Social Media Monitoring





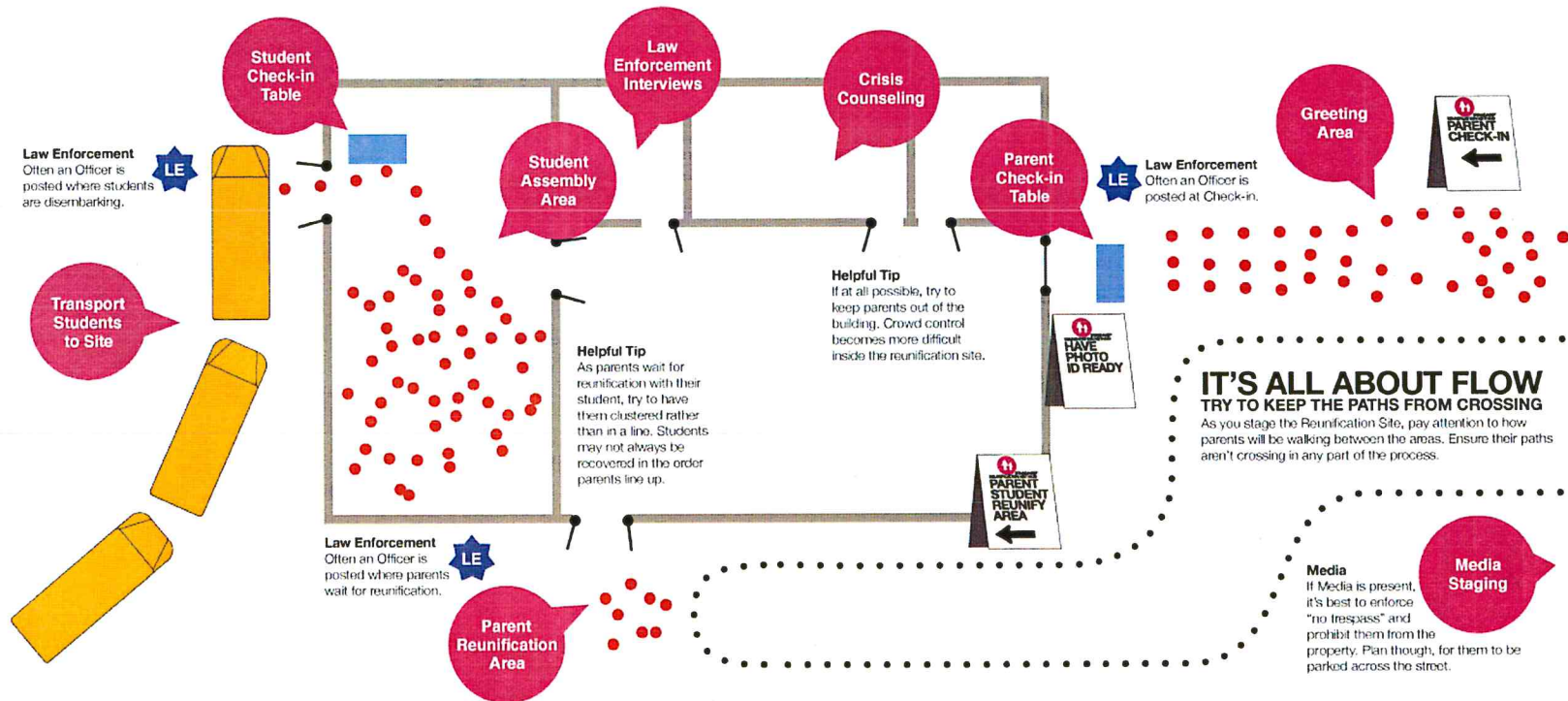
# TECHNOLOGY

- Sensing Technology
- Integrated Communications
- Facial Recognition Systems



# TECHNOLOGY

- Gunshot Detection Technology
- Student Reunification Software



## DISTRICT-WIDE SAFETY & SECURITY - CONROE ISD

- 63,000 students
- Safety & Security design components
- Implemented over 3 years



## DISTRICT-WIDE SAFETY & SECURITY - CLEAR CREEK ISD

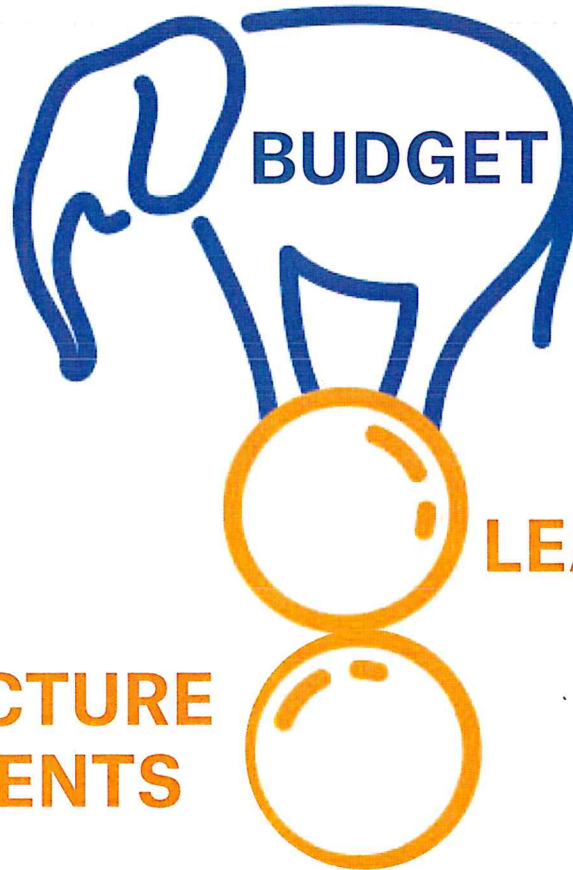
- **39,000 students**
- **Safety & Security design components**
- **Implemented over 4 years**





# 21st Century Learning Environments

**IT'S ALWAYS A BALANCING ACT...BUT WE CAN HELP!**

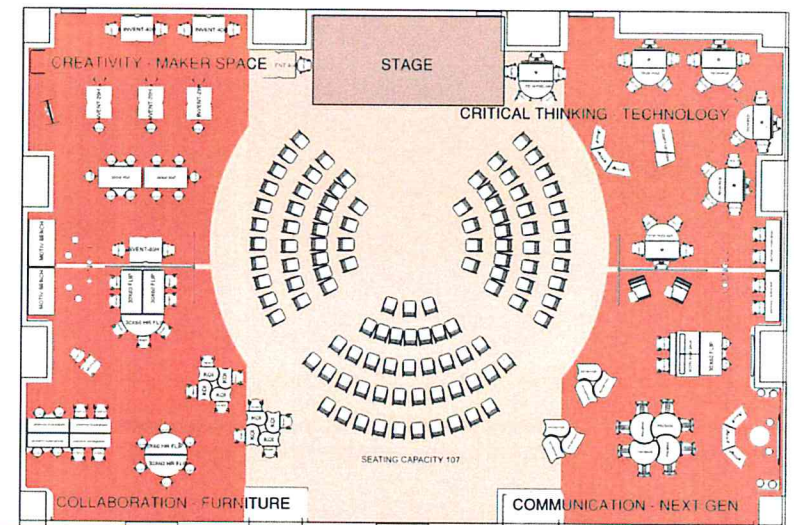


**21ST CENTURY  
LEARNING ENVIRONMENTS**

**INFRASTRUCTURE  
IMPROVEMENTS**

## EXPERTS IN DESIGNING 21st CENTURY LEARNING ENVIRONMENTS

- **Suburban School Superintendents (SSS)**
  - 100+ Superintendents Nationwide
  - 4 Hours to Design the NextGen Classroom of their dreams



# LIMITED NEXTGEN INTEGRATION



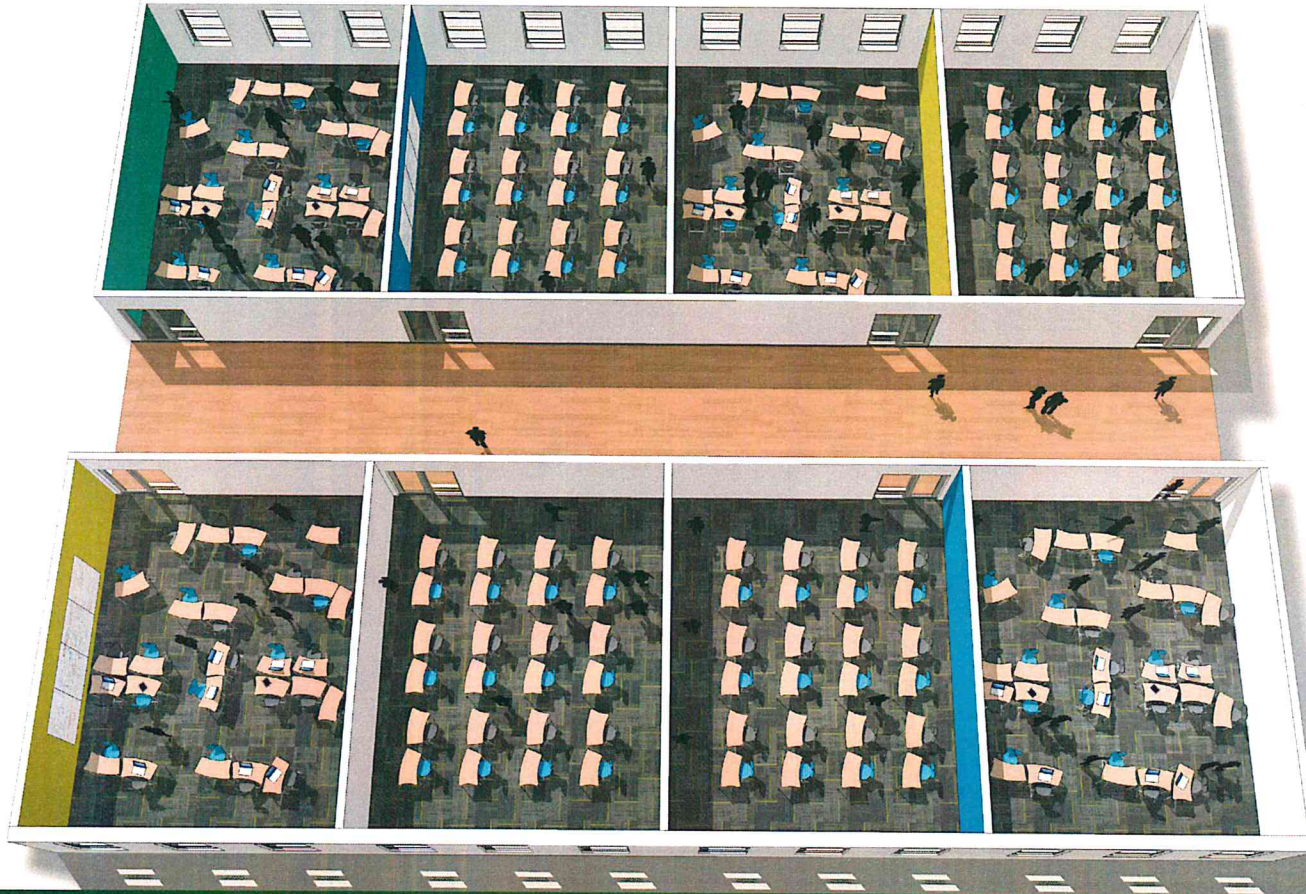
**PROGRAMMING**



**INSPIRATION**



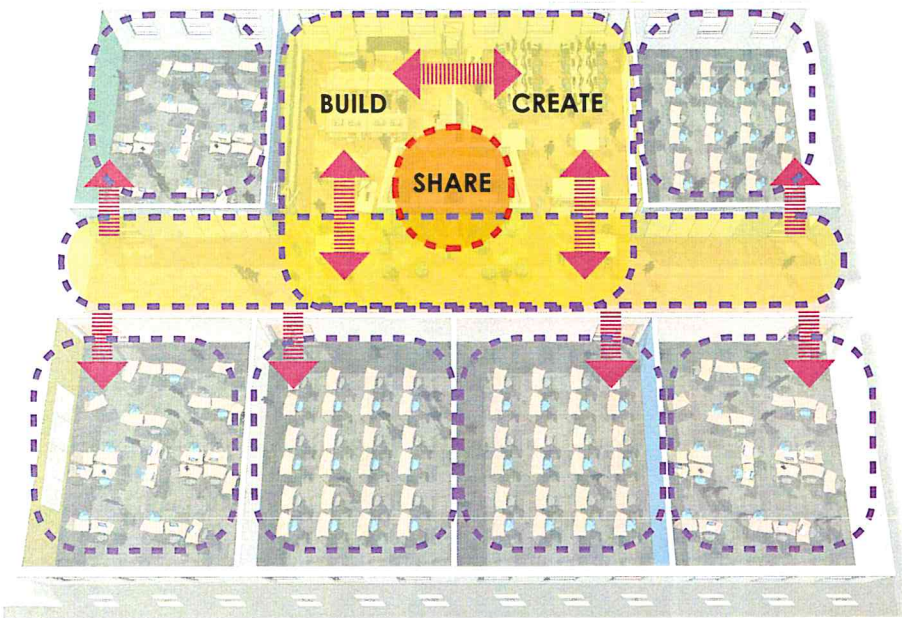
## LIMITED NEXTGEN INTEGRATION - PROPOSED DESIGN



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# MODERATE NEXTGEN INTEGRATION

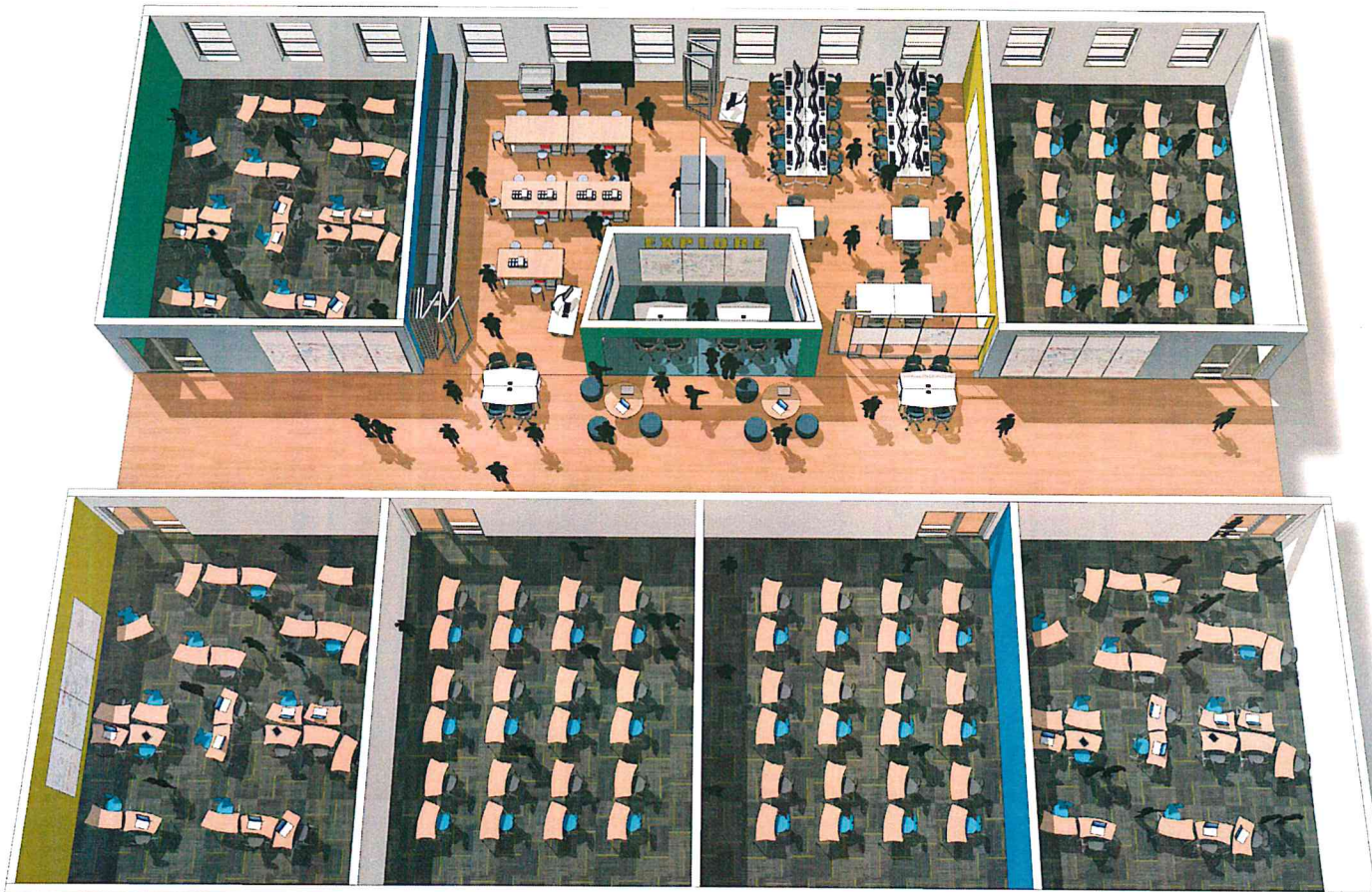


**PROGRAMMING**



**INSPIRATION**

# MODERATE NEXTGEN INTEGRATION - PROPOSED DESIGN



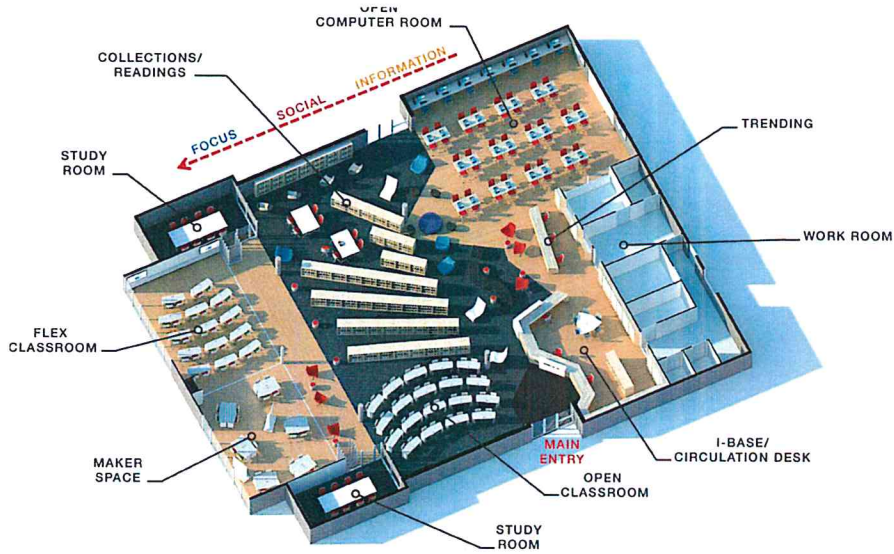
# 21st CENTURY LEARNING SPACES - SAN LUIS OBISPO HS



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# 21st CENTURY LEARNING SPACES - CLOVIS HS



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# Experience Managing Expectations

## MASTER PLAN

- **Identified 10-Year Need in MDUSD's Facilities Master Plan:**
  - \$362,700,000+
  - 58+ sites and programs



## POSITIONING MT. DIABLO USD FOR SUCCESS

- **Local Measure J: \$150,000,000**

- Proposition 51 (Funding has been Exhausted)
- AB48 (O'Donnell) - Statewide 2020/22 Facilities Bond

- **Statewide Funding**

- Proposition 51 (Funding has been Exhausted)
- AB48 (O'Donnell) - Statewide 2020/22 Facilities Bond

- **Branding Specialized Schools**

### FUNDS FROM MEASURE J MAY:



Improve student  
safety and  
campus security



Expand vocational  
and career  
technical education  
classrooms



Upgrade  
computers and  
engineering  
classrooms



Improve  
technology  
and science in  
classrooms



Upgrade fire alarm  
and emergency  
communications  
systems

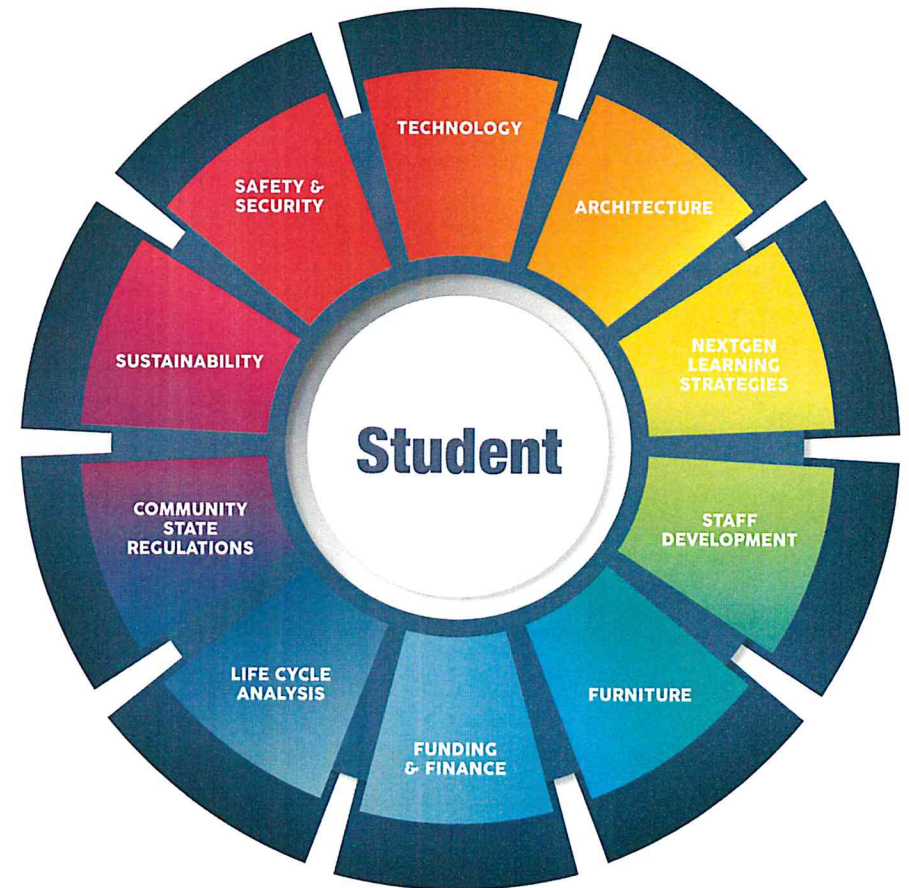


Repair and replace  
aging roofs, and  
outdated plumbing  
and electrical wiring



## CONSENSUS BUILDING FOR EACH PROJECT

- **District Leadership**
- **Principal**
- **Teachers & Classified Staff**
- **PTA / Parents**
- **Students**
  - Community
  - County & City





**Why PBK?**

## **COMPETITIVE ADVANTAGE**

**Obsessive Customer Service**

**Internal Agency / Funding Expertise**

**Follow Through with Our Promises**

**Our Highly Collaborative Approach with a Premium on  
Community Engagement to Manage Expectations**



# The PBK Difference

# OUR CONTRACT IS A HAND SHAKE

## “THE SECRET”

THE PBK LAW OF OBSESSIVE CLIENT SERVICE

**KNOW YOUR REAL JOB.**

**BE A LEADER.**

**BE RESPONSIVE.**

**BE A “WARRIOR” FOR YOUR CLIENT.**

**MAKE YOUR CLIENT “THE**

**BE A**

**WHEN YOU MAKE A MISTAKE THAT CAUSES A PROBLEM...**

**TREAT YOUR CLIENT’S MONEY AS IF IT IS YOUR OWN.**

**BE THE EASIEST PERSON TO DO BUSINESS WITH.**

**TAKE IMMEDIATE OWNERSHIP OF YOUR CLIENT’S PROBLEM.**

**LEARN THIS.**

**COMMIT IT TO HEART.**

**IT IS THE MINIMAL MEASUREMENT OF TRULY PERFORMING THE “PBK WAY” AND ADVANCING YOUR CAREER AT THIS FIRM.**

Your job at PBK is to serve clients in a superior way. And remember, co-workers are clients too.

Stay on top of your game. Be knowledgeable. Show up with an agenda. Do meeting minutes the same day.

Return client calls in less than a minute. Respond immediately to Emails. Beat every deadline.

Always fight for your client and put their interests before your own.

Give your client full credit for every success. Take all blame for anything that goes wrong.

**BE THE EASIEST PERSON TO DO BUSINESS WITH.**

Be agreeable. Proactively solicit needs and always respond, “Absolutely. No problem. I’ll take care of it.”

Never make excuses. Own up to it. Then solve the problem at no cost to your client.

If you’re very strict and responsible with it, everyone reaps the benefits of the savings!

Be agreeable. Proactively solicit needs and always respond, “Absolutely. No problem. I’ll take care of it.”

Don’t wait for them to ask. Seek out and solve problems. Solve “additional” problems free of charge.

and exceed expectations.



**QUESTIONS?**



**THANK YOU!**

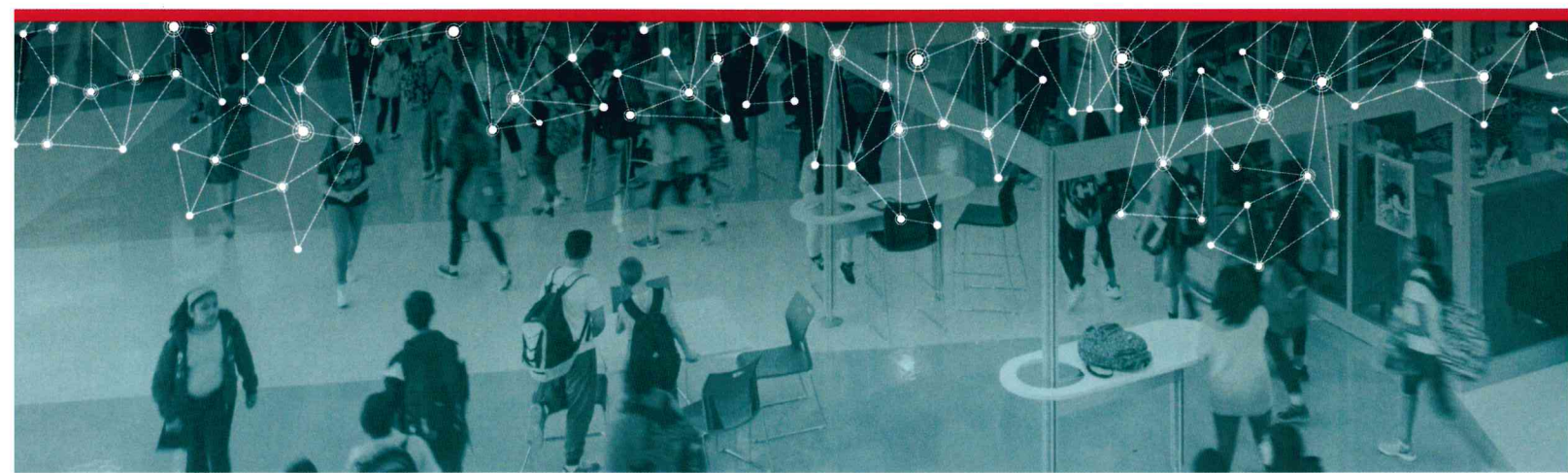


*PERFORMANCE INSPIRED DESIGN INCOMPARABLE SERVICE*



# SCHOOL SAFETY & SECURITY


*PARTNERING TO KEEP SCHOOLS SAFE*



## ASSESS

## CREATE

## TRAIN




**FACILITIES VULNERABILITY ASSESSMENTS**



**STAFF & STUDENT TRAINING**



**BOARD POLICIES & ADMINISTRATIVE REGULATIONS**



**EMERGENCY OPERATIONS PLANS**



**AGREEMENTS FOR LAW ENFORCEMENT SERVICES**



**SAFETY CHECKLISTS**



## SCOTT HIMELSTEIN

PRESIDENT

The founder and President of PBK-REDi Scott leads the team. As former California Secretary of Education, Commissioner of the California Peace Officer Standards and Training Commission, and Director of the Center for Education Policy and Law he brings unique experience intersecting educational policy development with law enforcement best practices and training.

 [scott.himelstein@pbk-redi.com](mailto:scott.himelstein@pbk-redi.com)



## MARCO EACRETT

PARTNER \ \ PBK

Marco has specialized in planning, programming, and design (with an emphasis on integrating best-in-class security measures into every project) for over a quarter century. His diverse experience is leveraged heavily to ensure that outcomes from each of the three main service areas - facilities vulnerability assessments, training, and board policies - come together seamlessly to truly enhance the safety of those you serve.

 [marco.eacrett@pbk.com](mailto:marco.eacrett@pbk.com)



## RICH THOME

BOARD POLICY/TRAINING SPECIALIST

Rich engages at the top level of management to help district leaders, school boards, and superintendents align their work and achieve system-wide goals for their students in charge. With a career spanning 49 years in the field of education, Rich believes that a focus on quantifiable student outcomes, coupled with a vision towards and an eye for 21st century skills, produces high quality learning environments.

 [rich.thome@pbk-redi.com](mailto:rich.thome@pbk-redi.com)



## SUZETTE LOVELY

STRATEGIC PLANNING + TRAINING SPECIALIST

Suzette Lovely provides direct support to district and school teams in leadership development, governmental relations, human resource management, strategic planning, and college and career readiness. Her career spans 34 years in K-12 education as a teacher, principal, Deputy Superintendent, and Superintendent.

While serving as Superintendent, Lovely spearheaded numerous efforts in San Diego County to engage external stakeholders in the work of public education.

 [suzette.lovely@pbk-redi.com](mailto:suzette.lovely@pbk-redi.com)



## BRYON GUSTAFSON

DIRECTOR OF SAFETY AND SECURITY

As Chief of Police for California's 17th largest school district, Chief Gustafson oversaw law enforcement, campus safety, fire and life safety, and surveillance and alarm systems. He was also Chief of the Standards, Evaluation, and Research Bureau at the California Commission on Peace Officer Standards and Training (POST). Finally, Chief Gustafson's time as a certificated teacher and elected school board member gives him unique insight and perspective on campus security needs.

 [bryon.gustafson@pbk-redi.com](mailto:bryon.gustafson@pbk-redi.com)



## GILBERT BAEZ

CAMPUS SAFETY DESIGN SPECIALIST

Gilbert's over 20+ years of experience managing all aspects of design projects for K-12 educational clients gives him a unique viewpoint when it comes to enhancing the school safety design techniques. He has had various roles and responsibilities over his time working in the A/E/C Industry. Gilbert's experience has included planning, design, project management, project coordination, construction administration for facilities planning, modernizations, and new construction projects of all sizes.

 [gilbert.baez@pbk.com](mailto:gilbert.baez@pbk.com)



## TAMARA OTERO

BOARD POLICY/COMMUNITY ENGAGEMENT SPECIALIST

Tamara is a sitting Board Member and national leader who has her finger on the pulse of education. With over 20 years devoted to the service of public education Tamara understands the importance of community engagement, safety and security, and the role of the School Board in creating sustainable, comprehensive policies. She works with board members around the state to help identify the current issues of today that require collaboration and training in order to facilitate best practices.

 [tamara.otero@pbk-redi.com](mailto:tamara.otero@pbk-redi.com)

## BEING PREPARED TO ACT

*PBK-REDi has developed nationally recognized, best-in-class methodologies that assist school leaders in defining and evaluating threats and vulnerabilities for the purpose of MITIGATING security risks THROUGH effective policy and operational guidelines.*



# NUMBERS THAT MATTER

21%

# of students who carried a weapon within the last month

74%

# of schools that reported one or more violent incidents at their campus

8.4%

# of students who did not attend school because they felt unsafe

## WE CAN HELP YOU ACT.

*PBK-REDi has developed best-in-class methodologies that assist school leaders in defining and evaluating threats and vulnerabilities for the purpose of quantifying security risks into effective policy and operational guidelines.*

### Facilities Vulnerability Assessments

Our team of experts determines what preventative technologies and/or redesign of existing spaces could be incorporated to reduce the probability of violence on your campus. We work hand-in-hand with district leadership to ensure those recommendations are properly aligned with your district's schedule and budget parameters.

### Student and Staff Training

Development and delivery of time-sensitive training is critical to empowering your staff and students to make safe choices when faced with crisis situations. PBK-REDi's team uses best practices, combined with decades of combined experience to create training that is most suitable for you.

### Board Policies and Training

PBK-REDi's team of experts specialize in crafting board policies that enhance the safety of inhabitants based on the unique physical, structural, landscape, climate, and personnel characteristics of each campus. Our primary goal mirrors yours - to make sure your campus end-users feel safe at school.

*“As real threats to our schools evolve and expand, we must look at how to intentionally create Next Generation solutions that address community concerns about safety. PBK-REDi's team brings a wealth of experience and knowledge that will help our clients achieve their safety and security goals.”*

— Scott Himmelstein  
President, PBK-REDi



# SAFETY & SECURITY SOLUTIONS

Strategic use of fencing to enhance security for vulnerable site locations



Re/Design play areas (including fields) to allow for maximum use while minimizing staff



Install site security cameras to provide viewing angles of the site to one monitor/location



Install electronic door locks especially at exterior points of entry to the site and buildings



Install vestibule at main (and only) entrance to campus



Install proper vehicle barriers to control and track ingress of visitors and staff



Create one entrance to campus that provides administrative staff clear line-of-site to parking



Install barriers to stop vehicles from driving onto walkways, onto campus, or into buildings



Install translucent film or frosted glass in classrooms to allow for privacy & natural light



Install translucent or frosted bullet-resistant film on all exterior windows

**PRREDI**

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