



What's New?

We've updated the section of the OUSD website related to the Glenview Reconstruction Project at www.ousd.k12.ca.us/glenviewreconstruction. It now includes:

- The master plan analysis for the Glenview campus
- An FAQ on Glenview reconstruction
- An overview of the differences between the existing school building and a proposed structure
- Comparison specs for restructuring and replacement options
- Cost-benefit analysis for restructuring and replacement
- Seismic reports
- Glenview Reconstruction Project Timeline

Reconstructing the Debate Over Facilities Modernization at Glenview

Large turnout for community meeting and debate about rehab v. replacement mark latest stage of process

On February 19, 2014, more than 100 parents, teachers, and neighbors participated in a community meeting at Glenview Elementary School to discuss the reconstruction project scheduled for that campus. Debate over the wisdom of wholesale replacement or a renovation that preserves the existing character of the building generated controversy and spurred interest in the event.

Oakland Councilmember and Former District 5 School Board Director Noel Gallo headlined the meeting with a passionate plea for students, saying, "Our kids need to come first. They need to have a school site that is not substandard."



While everyone (presumably) supported that sentiment, there was considerably less agreement on the best way to create a school that offers modern amenities, supports wrap-around services, and creates environment conducive to 21st century learning. This stemmed, in part, from confusion about the precise nature and origin of the plans for the Glenview Reconstruction Project.

OUSD Assistant Superintendent for Facilities Timothy White confronted this topic, acknowledging that, "Some of you felt left out of the communications and process as Glenview began to plan for its renovation project. I want to apologize for that. Traditionally, when we think of the school community, we are focused on the parents, teachers and staff. We should have spent time earlier in our process engaging the community because you are impacted by the construction, as well as the parents and teachers."

"We are making amends and that is what this meeting and subsequent meetings, the Glenview Construction website and social media outreach now and going forward is all about," White continued. "We are learning from our mistakes and will incorporate what we learn from engaging with the community here with future major facilities projects at other sites going forward."

White went on to explain that the planning process for determining how to address seismic, infrastructure, and space issues at the school stretched back more than two years, and was the outgrowth of lobbying to remedy deficiencies in the existing structure. A Glenview parent who was involved in the process from the start detailed some of the challenges

presented by the current building, among them:

- The small classroom sizes are not designed for current student- teacher ratios.
- There is no prep kitchen for Nutrition Services employees to prepare fresh food.
- The cafeteria is located in a portable and does not accommodate more than one grade level at a time, shortening the amount of time students have for lunch.
- The small auditorium is unable to hold all parents and guardians during school performances
- Afterschool programs have wait lists because the lack of space limits how the number of children who can participate in the program
- The heating system depends on an outdated boiler that makes temperature regulation extremely difficult, and the classroom radiators are noisy and hot to the touch. In the warmer months, many of the classrooms are unbearably hot. During the winter, several of the classrooms are extremely hot, while others are quite cold.
- None of the kindergarten classrooms have bathrooms in the room.
- The building is not accessible for children, staff, and parents with disabilities
- Because of the age and condition of the wiring, technicians struggle to control the fire and burglar alarm systems, which have gone off repeatedly through the fall and winter, interrupting instruction.
- One of the exit doors cannot be opened because a critical part to the door is no longer made.
- The portable buildings on the yard border on a state of disrepair.
- The support staff- speech teacher, special education teacher, nurse, social worker, and psychologist, do not

have their own offices to meet confidentially with students or parents.

- During the winter, there are places in the school that routinely leak
- Access to wireless is not consistent and some rooms have no access at all
- The school is not energy efficient, wastes thousands of dollars on utility bills, and struggles with leaks during the winter.

These shortcomings were amplified by Mark Moore of ZFA Structural Engineers, an expert on school seismic safety standards. Noting that Glenview is included on the California State Architect's (CSA) list of schools prioritized for retrofitting or replacement, he stressed the importance of bringing school facilities up to the current seismic safety code. He also added that the Division of the State Architect, which is responsible for overseeing school construction standards, recommends replacement when renovation costs exceed 2/3 of the cost of the replacement total.

OUSD Facilities Director Tadashi Nakadegawa explained that, in light of the guidance from the state and the additional utility offered by

HKIT and team began the masterplan process by documenting the existing conditions. This work was both qualitative and quantitative. HKIT recorded what spaces and places are at the school now. HKIT also documented who used the various spaces when, as well as student population information. Meetings were also held with key personnel. An existing program and floor plans/site plan were created. Additionally, over the course of several meetings in March 2013 with the core committee, teachers and staff, parents, and indirectly with students HKIT also gathered feedback on the condition of the existing Glenview school buildings.

replacement, staff favored that option to rehabbing the existing building. While many in attendance were receptive to Nakadegawa's view, it was hardly a consensus opinion. Numerous participants advocated strongly for renovation while others simply stated that they needed more information in order to arrive at an informed position.

Among the concerns, several themes emerged:

- Anger that residents in the neighborhood surrounding Glenview

elementary (as opposed to members of the school community itself) were not involved in the planning process prior to the February 19 meeting

- Skepticism about the degree to which rehabilitation options had been explored
- Desire to see the underlying reports and analysis that influenced staff's view of replacement as the preferable option
- Interest in pursuing a rehab-renovation hybrid that preserves the period facade of the building
- Concern about the disruptive nature of new construction and the potential for infringement upon or damage to personal property

Other questions were raised during the break-out session when participants met in six, separate groups and spent 25 minutes sharing additional issues and possible solutions, with a stenographer to capture their concerns,

Nakadegawa noted that the issues raised at the meeting would be addressed during a community engagement process that would continue for several months, at least, before a final decision was made.



Glenview Reconstruction FAQ

Why is Glenview scheduled for reconstruction?

- Glenview has been considered for renovation for some time. In fact, amongst all OUSD school sites, Glenview was ranked as the 9th most in need of renovation when the previous bond measure was passed in November 2006.

- California's Department of General Services, Division of the State Architect includes Glenview on AB300, a list of buildings that do not meet current seismic safety standards. More information about AB300 and its classifications can be found here:

<http://www.dgs.ca.gov/dsa/aboutus/ab300.aspx>

- A seismic engineer's report commissioned by PTA showed that Glenview's portables were unsafe. <http://www.ousd.k12.ca.us/Page/11253>
- Glenview families have lobbied for reconstruction of the campus for years in order to make the building safer and to create more usable space for student enrichment. Parents started a petition, gathered more than 100 signatures and pushed for change. After much negotiation, OUSD agreed to replace the current structure with a

new building, contingent upon passage of a Bond Measure, which occurred in November 2012 when Oakland voters adopted Measure J.

When is the Glenview projected scheduled to begin?

A final decision on how to proceed with the Glenview renovation has not been made. Regardless of how we proceed, work on the project would not begin until June 2016. The start date of the project was delayed by one year (from June 2015) to allow for more community engagement after concerns were voiced about the project. The current timeline is June 2016 through June 2018. <http://www.ousd.k12.ca.us/Page/11252>

Where will Glenview students attend school during the renovation?

- A final decision on how to proceed with the Glenview renovation has not been made and neither has a decision on

where Glenview students might attend school during any reconstruction. Regardless of how we proceed, work on the project will not begin until June 2016. We have developed a series of options, each with distinct advantages and drawbacks. Specifically, we are considering:

- + A renovation of the existing structure that allows students to remain on-site. This approach requires phasing and takes substantially more time and expense than the other options.
- + An off-site renovation or replacement where the students are moved to an unoccupied campus. This option expedites completion of the project, but requires bussing of students to another neighborhood.
- + An off-site renovation or replacement where the students are housed in portables on a neighboring campus currently in use. This option keeps the students in the neighborhood, but offer the disadvantage of portables and a shared campus.
- + A piecemeal project where certain grades are housed off-site while other grades remain on campus. This prolongs the project, creates added expense and splits the school.

What is the project timeline?

- The project is scheduled to begin in June 2016 and end in June 2018.

What is the staff recommendation for the Glenview Reconstruction project?

- Replacement of the current Glenview building is recommended as an alternative to renovation because of guidance from the state. Structural

analysis and cost estimates have determined that a renovation of Glenview would cost two-thirds the amount of replacement with a new building, would take longer than constructing a new building and would not address undersized classrooms or other deficiencies in the existing structure. State guidelines call for replacement under these circumstances.

Did OUSD perform a detailed seismic evaluation of the school, as discussed in AB 300?

- The Glenview seismic assessment was performed in accordance with the national standard for seismic assessment, ASCE/SEI 31-03, which supersedes FEMA 310.

Where can I view the reports and analysis that informed staff's recommendation for replacement?

- Please visit www.ousd.k12.ca.us/glenviewreconstruction for updates on the Glenview reconstruction and to download documents such as the master plan summary for Glenview, renovation vs. restructuring comparisons, seismic reports, cost-benefit analyses and more.

What engagement has taken place so far?

- The Glenview Construction Committee met with OUSD staff and its architectural and construction firms throughout the 2012-13 school year, including a school-wide meeting with parents in the spring of 2013.
- On January 15, 2014, the Oakland Board of Education considered and authorized the project.

- Staff received an update on January 17, 2014 and discussed reconstruction again on January 29.
- Parents were notified of the project authorization on January 20 via the school newsletter, and were invited to a construction committee meeting through PTA communication, School Site Council meetings, big tent email list serve and the school newsletter.
- 2014's first construction meeting was held on February 5 and included preliminary dialogue about the design with project managers and architects.

What's Next?

Regular committee meetings (including two representatives from the neighborhood on the committee)

- Website updates at: www.ousd.k12.ca.us/glenviewreconstruction and www.glenviewelementary.org
- Monthly newsletter to be circulated electronically and door-to-door, with first issue to be distributed on March 7
- Next public meeting, 5:30pm March 26 at Glenview Elementary, 4215 La Cresta Avenue, Oakland, CA 94602

Contact

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GLENVIEW CONSTRUCTION CORE COMMITTEE MEMBERS

- Eric Ross** Teacher, Glenview ES, Glenview neighbor
- John Miller** Teacher, Glenview ES
- Sandy Ratto** Teacher, Glenview ES
- Teresa Seabrook** Site Director, Adventure Time
- Steve Riley** Parent/Neighbor
- Pat McKinney** Parent/Neighbor
- Stoycho Draganoff** Parent/Neighbor
- Leila Nichols** Parent/Neighbor
- Hugh Morrison** Parent/Neighbor
- Orsolya Nasadi** Glenview Webmaster/Parent/Neighbor
- Jennifer Mahan** School Site Council Member, Parent, Neighbor
- Eric Matsuno** Neighbor
- Rich Johnson** Neighbor & Glenview Neighborhood Association President

