



RAVENSWOOD
CITY SCHOOL DISTRICT

Belle Haven Phasing Update

January 23th, 2023

Belle Haven Phasing Recommendation

Based on staff and community feedback, we are recommending proceeding with the 'whole campus' approach

	Phased Approach	Whole Campus
Classes moved to temporary	August, '23	August, '23
When are the wings completed?	January '25	Summer '25
When is the gym completed?	Summer '26	Summer '25
What is the blacktop completed?	Summer '26	Summer, '26
When are the fields completed?	Summer '26	Feb, '26
When is everything done?	Summer '26	Summer, '26
Number of temporary classrooms needed	10	18
Estimated construction inflation savings	NA	\$0.5 – \$1.5m

Phased Approach



Whole Campus



Belle Haven Phasing Recommendation

Based on staff and community feedback, we are recommending proceeding with the 'whole campus' approach

- As part of that approach we are proposing contracting with Mobile Modular to establish temporary classrooms on the field at Belle Haven
- With this approach, we will have 12 temporary classrooms, one large admin building, multiple restrooms in addition to the spaces along Chilco.
- The biggest remaining issue is solving where students will eat meals as the site will be without an indoor multi-purpose room.
- Staff will move into these classrooms in August, 2023 and remain in them until the entire school is re-opened in August, 2025.
- We will do another mailer with the Belle Haven community once the timeline is finalized.



Recommendation

Prior Presentation (*For Reference*)

Belle Haven Site Update

We continue to meet with the community, work on the design, and work through the sequencing for the project

Engagement

- Publicly available website with engagement events, project details, and design information
- Sending a city-wide mailer later this month (and I personally dropped of a copy to neighbors before the break)
- Scheduled to present to the Menlo Park Parks Commission twice over the next six months
- Tri-weekly on-site office hours

Design

- Continue to work on the specifics of the classrooms (e.g. number of size of cabinets, addressing storage, art room specific needs)
- Ramping up into the next phase of project design

Belle Haven Site Update

Today we are looking for feedback on the specific implementation of the design

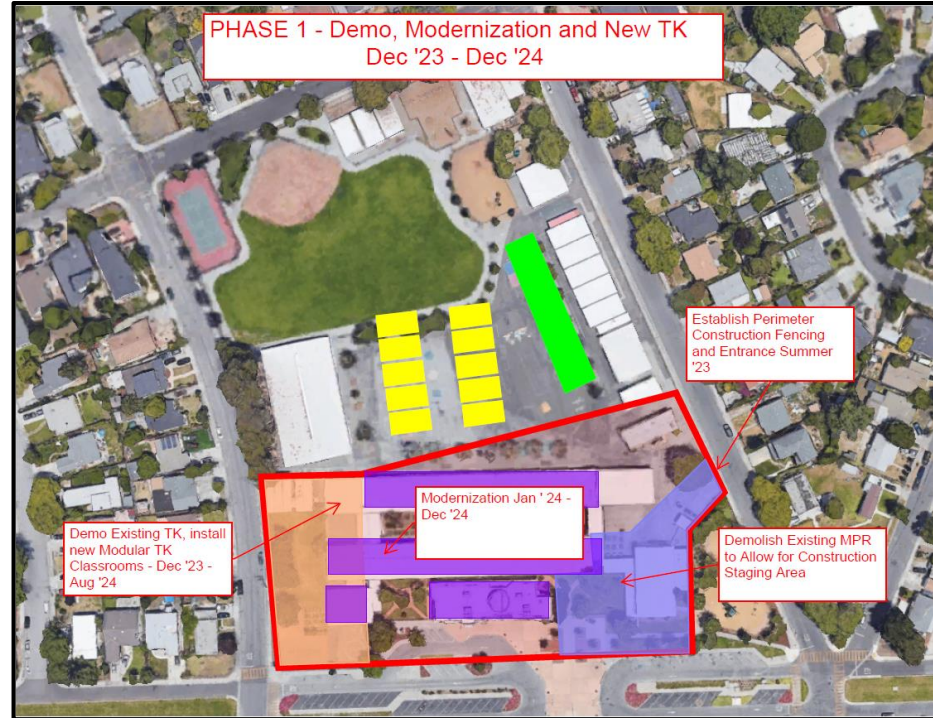
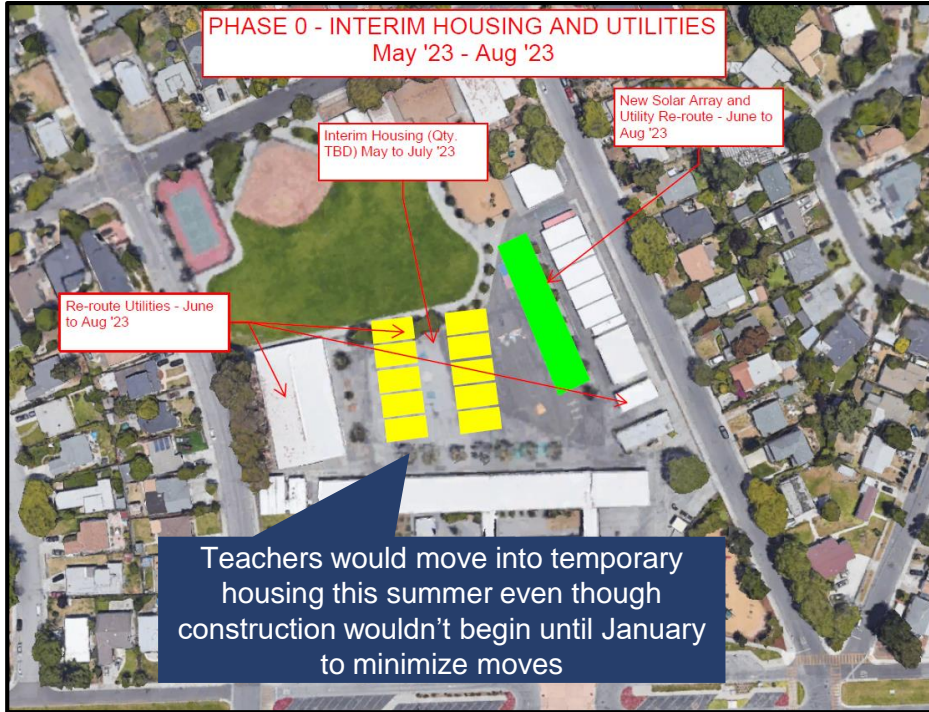
We have identified two plausible approaches for proceeding at Belle Haven.

- A **phased** approach: similar to the approach used at CCRMS, we would proceed in phases for a longer overall construction period but with more of the campus available for use throughout the project
- A **whole campus** approach: We would close off much of the campus, but construction would be shorter



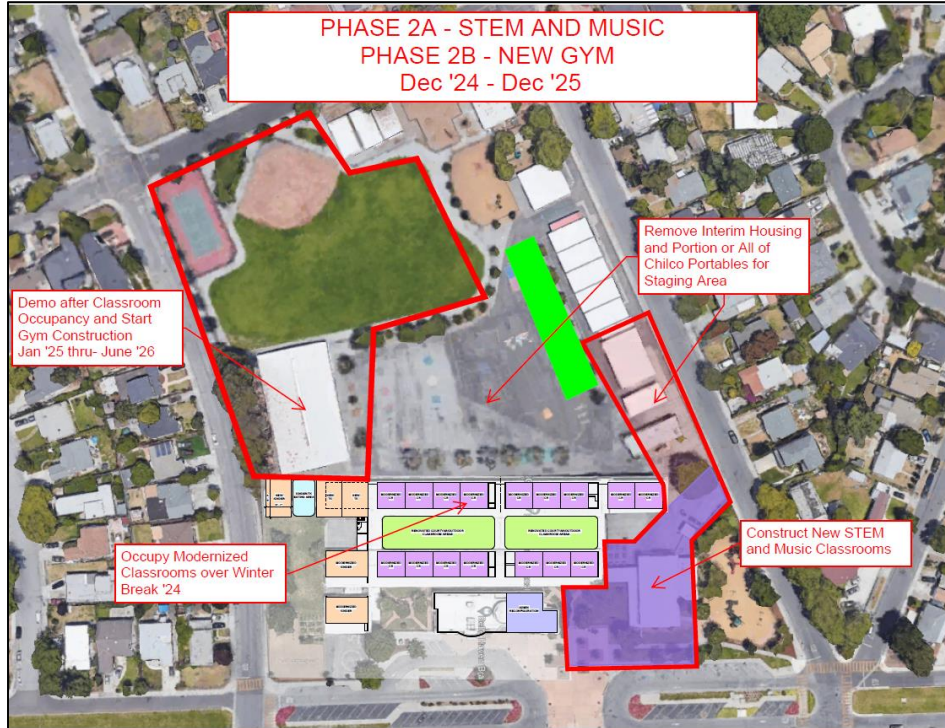
Belle Haven Site Update

Phased approach



Belle Haven Site Update

Phased approach



Belle Haven Site Update

Phased approach summary

- ~10 classrooms move into temporary housing this summer – the main two wings are shut down, but the portables and science building classrooms remain open
- The two wings are modernized from January '24 to January '25 – and then are opened for occupancy
- The playground / blacktop would be done that summer (Summer '26)
- The rest of the campus (gym, parking, fields) is closed off and construction would run from January of '25 through Summer of '26
- Total construction would run from January '24 through Summer of '26 (2.5 years)

Belle Haven Site Update

Whole campus

PHASE 1 - Demo Existing Classroom and Safe-off Existing Campus
July '23 - Aug '23

Demo Existing Building Summer '23, New Gym Construction Start Jan '24

Demo Existing Portable Classrooms

Demo MPR

As before, teachers would move into temporary housing this summer even though construction wouldn't begin until January to minimize moves

PHASE 2 - Classroom Modernization and New Construction
Jan '24 - Aug '25

New Gymnasium Construction

Modernization of Existing Classrooms and Admin

New Pre-Engineered TK Classrooms

New STEM Classroom Buildings

Belle Haven Site Update

Whole campus



Belle Haven Site Update

Comparison

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Phased Approach



Whole Campus

