

# Decision to Relocate and Rebuild Bret Harte Middle School

Allan Garde  
Assistant Superintendent of Business

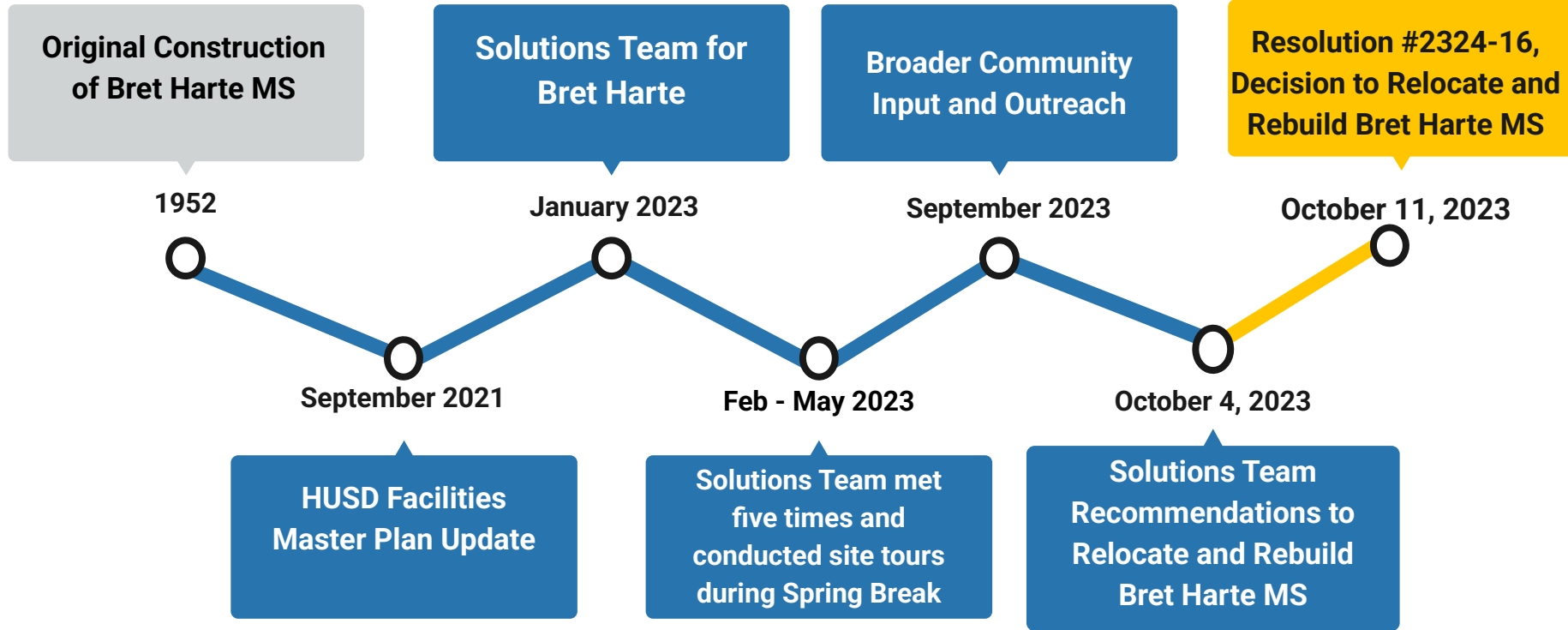
October 11, 2023



Made in Hayward

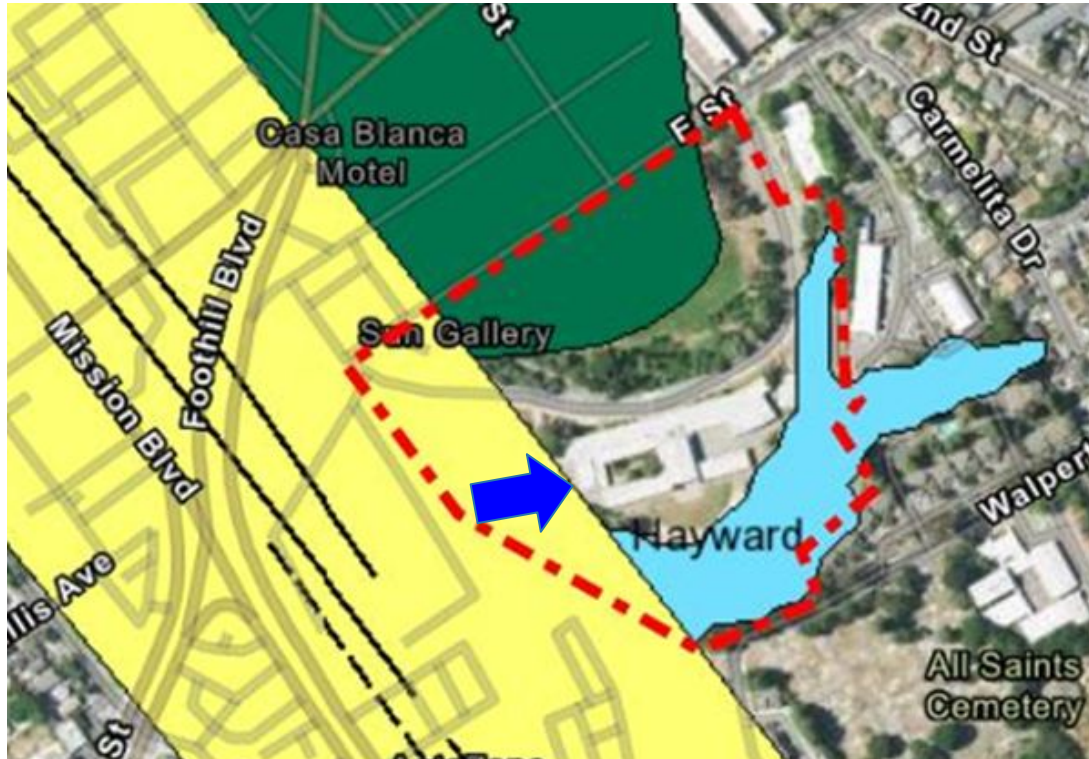


# Bret Harte Timeline



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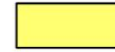
# Bret Harte Middle School Campus - Issue to Address



## EARTHQUAKE FAULT ZONES

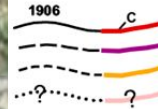
### Earthquake Fault Zones

Zone boundaries are delineated by straight-line segments; the boundaries define the zone encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required.



### Active Fault Traces

Faults considered to have been active during Holocene time and to have potential for surface rupture: Solid Line in Black or Red where Accurately Located; Long Dash in Black or Solid Line in Purple where Approximately Located; Short Dash in Black or Solid Line in Orange where Inferred; Dotted Line in Black or Solid Line in Rose where Concealed; Query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by fault creep.



## SEISMIC HAZARD ZONES

### Liquefaction Zones

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



### Earthquake-Induced Landslide Zones

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



The campus is surrounded by earthquake fault and seismic hazard zones. Students and Staff are safe. But, we may not use the campus after a large earthquake.

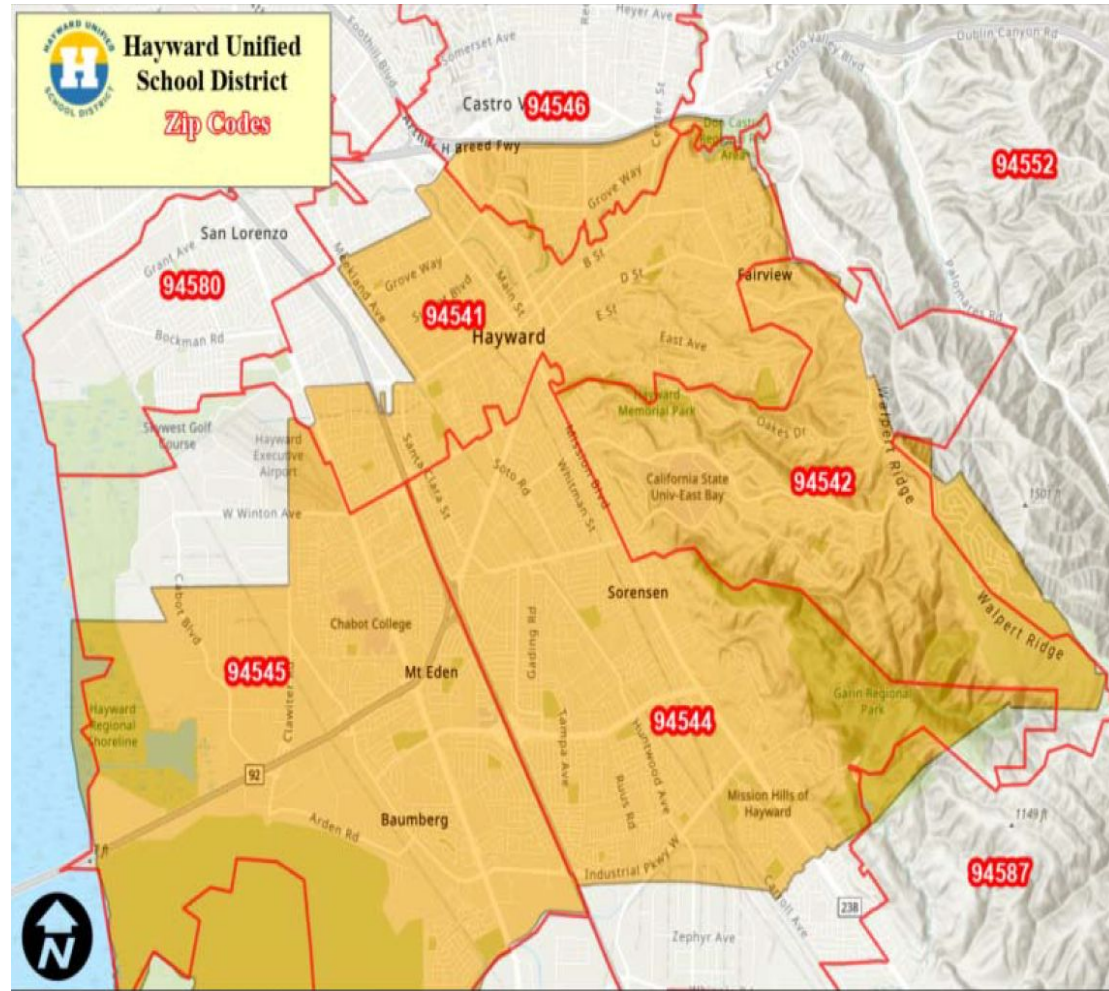
# Overview

1. Bret Harte property has three geological hazards:
  - a. 1) Earthquake Fault;
  - b. 2) Liquefaction; and
  - c. 3) Earthquake-Induced Landslide
  
2. Modernizing or rebuilding on current property is cost-prohibitive
  - a. proximity to the geological hazards
  - b. current code requirements.



# Board Resolution #2223-28, Solutions Team Overview 1/11/2023

Solutions Team for Bret Harte to identify and rank options for Board consideration.

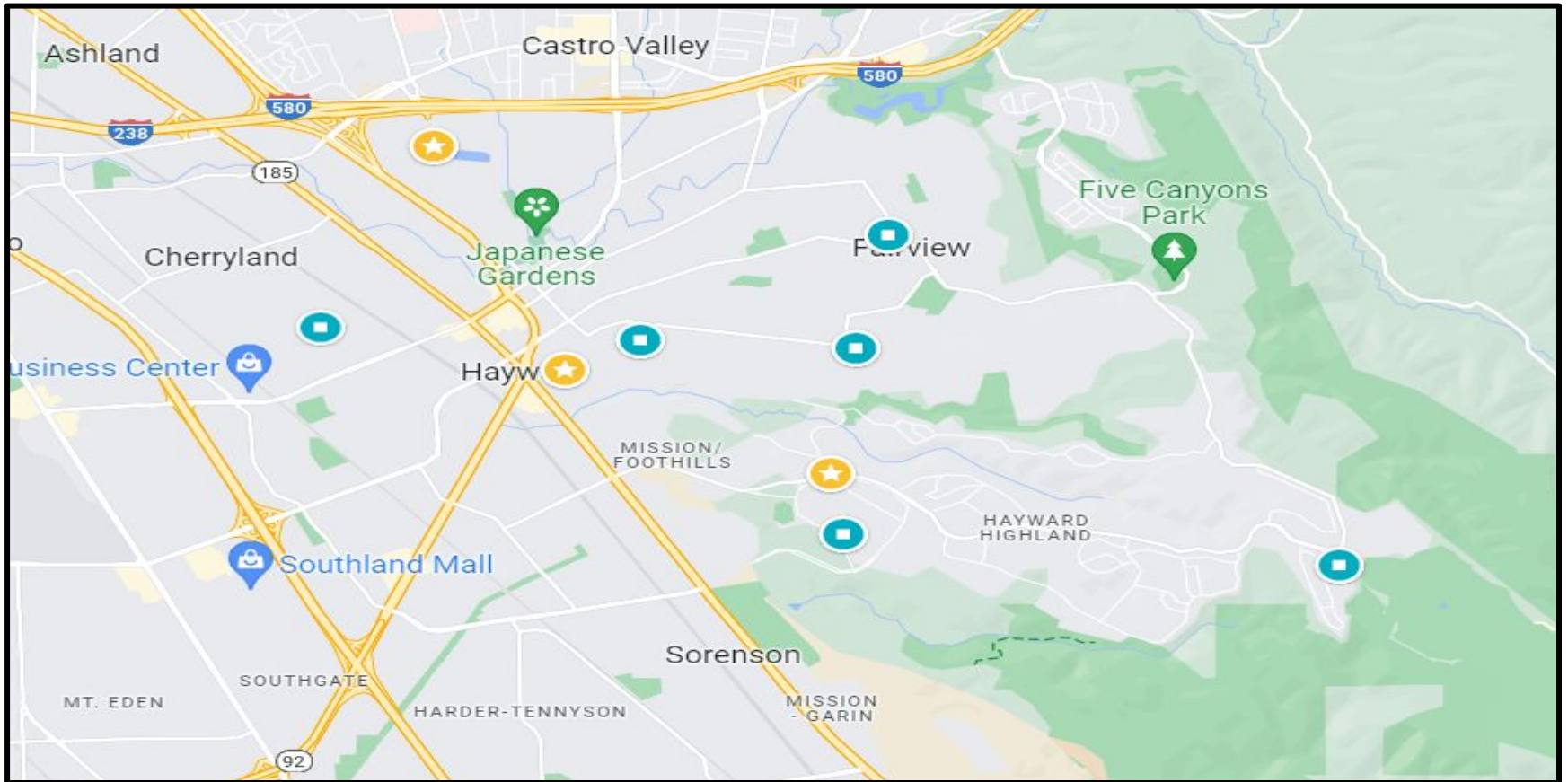




## Conceptual Options to Relocate Bret Harte

The Solutions Team first looked at all of the 14 properties owned by the District. Each property would have required:

- ❑ Merging with an existing school
- ❑ Relocating an existing school and then modernize and relocate Bret Harte
- ❑ Modernize a vacant property and relocate Bret Harte





-  Cherryland ES, East Ave ES, Fairview ES, Stonebrae ES, Hayward HS, & CSU East Bay
-  Bret Harte MS (Center Left of Map), Strobridge (Top Left of Map), & Highland (Center of Map)

# Highland Option



**NEW MIDDLE SCHOOL  
AT HIGHLAND SITE**

- \* Middle School for 600 Students
- \* 2-story Main Classroom Building
- \* 20 General Classrooms
- \* 5 Science Labs
- \* 5 Specialty Classrooms
- \* Gym with Lockers
- \* MPR/Cafeteria & Kitchen
- \* Reception & Admin Offices
- \* 5.11 Acre Site

# Strobridge Option





**2-STORY  
CLASSROOMS**





1-STORY  
CLASSROOMS





ADMIN OFFICE



GYM AND  
LOCKER ROOM





MPR & KITCHEN



# Committee and Staff Recommendations



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# Top Five Concerns from Survey for Each Site

## Highland

1. **Traffic Congestion**
2. **Accessibility and Safety**
3. **Site Size**
4. **Proximity to CSUEB**
5. **Location and Distance**

## Strobridge

1. **Location**
2. **Distance**
3. **Traffic**
4. **Accessibility**
5. **Safety**

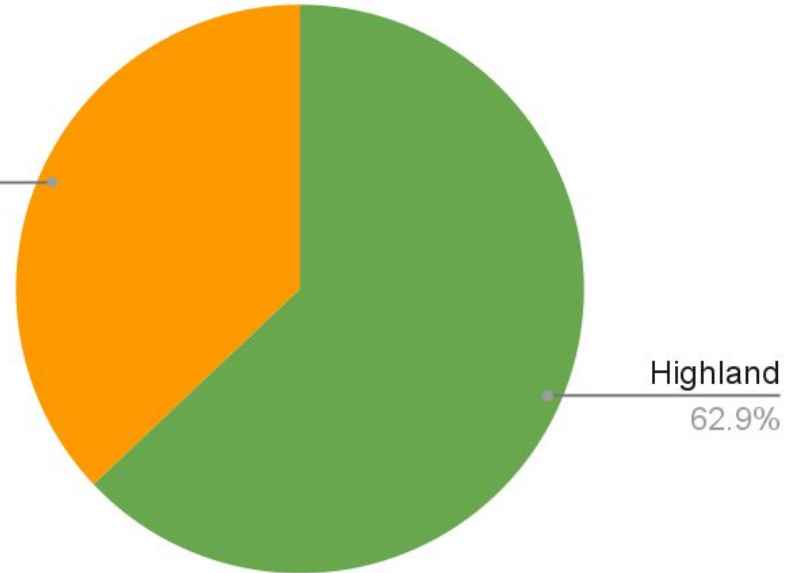
# Survey Input - 228 responses - Updated 10/4/23

- ❑ Top Priorities to Address:
  1. Campus Safety and Security
  2. New and Modern Classrooms
  3. Distance and accessibility: Walk, Bike, Drive
  4. PE, Athletics, and Activities
  5. Space for long-term Flexibility

❑ **63% prefer Highland**

❑ 31 respondents like both options

Strobridge  
37.1%



# Solutions Team Recommendations

## Highland - Rank: 1

### Considerations:

- Best to serve the current community. 100% of East Avenue, Fairview, and Stonebrae 6th graders go to Bret Harte.
- Supports the HUSD Mandarin Program.
- STEAM and Engineering pathways with East Avenue and Fairview.
- Campus safety and security can be best monitored at Highland.
- Proximity to CSUEB and strengthen partnerships

## Strobridge - Rank: 2

### Considerations:

- Better for size, but would need to consider a change in boundaries.
- Originally built as a middle school.
- Close proximity to liquor / cannabis stores.
- More space for long-term flexibility.



# Solutions Team Recommendations

## Highland - Rank: 1

### Recommended Solutions:

- Implement a traffic study
- Coordination with the City of Hayward
- Coordination with AC Transit
- Coordination with Campus Ministry
- Coordination with CSU, East Bay
- Field trip to Cherryland and Harder and meet with staff
- Request for the Board visit the site

## Strobridge - Rank: 2

### Recommended Solutions:

- Consider a school boundary study
- Coordination with the City of Hayward
- Coordination with AC Transit
- Field trip to Cherryland and Harder and meet with staff
- Request for the Board visit the site

**Based on the input received from the community, Solutions Team considerations and recommended solutions, and all applicable short-term and long-term needs for the district, staff recommend:**

- Highland to be the new location to rebuild Bret Harte**

## Next Steps

- ❑ Board approval of Resolution #2324-16, Decision to Relocate and Rebuild Bret Harte MS
- ❑ Initiate preliminary work for implementation:
  - ❑ Assign architect
  - ❑ Assemble Bret Harte Design Team
  - ❑ Collaborate with applicable agencies
  - ❑ Initiate formal studies to develop mitigation measures
- ❑ Develop a formal timeline for implementation

**Tonight's decision:**

Allow staff to proceed with the preliminary work to relocate Bret Harte to Highland



# Appendix



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# State Regulations for School Buildings & Earthquakes

## California Department of Education Title 5, California Code of Regulations

### ❑ 5 CCR 14001 - Minimum Standards

“Educational Facilities planned by school districts shall be:

Located on a site which meets CDE standards as specified in Section 14010.”

### ❑ 5 CCR 14010 - Standards for School Site Selection

“Pursuant to Education Code sections 17212 and 17212.5, the site shall not contain an active earthquake fault or fault trace.”

“The site is not subject to moderate to high liquefaction or landslides.”

## California Education Code

### ❑ Education Code 17212.5

“No school building shall be constructed, reconstructed, or relocated on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building.”

# Review from 2021 Facilities Master Plan

## 2021 Review by Structural Engineer

- For the original construction: “Neither the type of structure nor proximity to a fault line were considered when determining the seismic design force.”
- “Bret Harte middle school would today be required to be designed for more than five times the original seismic design force.”

## 2021 Review by Former State Architect

- “Geological hazards investigations were not required for school construction projects until legislation was passed in 1967.”
- “I share the opinion of the engineer that because of proximity to the Hayward Fault, any future upgrades to the existing building construction of the Bret Harte Middle School, and likely required full current code compliance, would be cost prohibitive.”

## Solutions Team for Bret Harte - Considerations

- Review surplus property
- Review underutilized property
- Review middle school needs in the 94541, 94542, & 94546 region
- Review cost and timeline for implementation
- Review strategies for resources for Bret Harte implementation
- Balance the need for a solution to mitigate against seismic concerns with the need to implement this change well to address current and long-term needs

# HUSD Properties in 94541, 94542, & 94546

This chart notes all of the HUSD properties within the applicable zip codes.

Current Middle School Acreage:

- Bret Harte 23.0
- Chavez 13.8
- MLK 15.7
- Ochoa 23.3
- Winton 12.8
- Average 17.7

Known ideas from the past:

- Grade TK-8 Cherryland
- Grade TK-8 East Avenue
- Grade 7-8 East Avenue
- Grade 7-8 Strobridge

Surplus Property

| <u>Property Name</u>     | <u>Acreage</u> |
|--------------------------|----------------|
| Brenkwitz / Adult School | 16.2           |
| Burbank                  | 5.9            |
| Cherryland               | 19.4           |
| Former Cherryland        | 6.5            |
| East Avenue              | 9.7            |
| Fairview                 | 5.6            |
| Faith Ringgold           | 6.0            |
| Hayward High             | 57.5           |
| Helen Turner             | 7.3            |
| Highland                 | 4.8            |
| Laurel                   | 5.4            |
| Longwood                 | 9.9            |
| Stonebrae                | 11.5           |
| Strobridge               | 13.3           |

1. Brenkwitz / Adult School

2. Burbank

3. Cherryland

4. Former Cherryland

5. East Avenue

6. Fairview

7. Faith Ringgold

8. Hayward High

9. Helen Turner

10. Highland

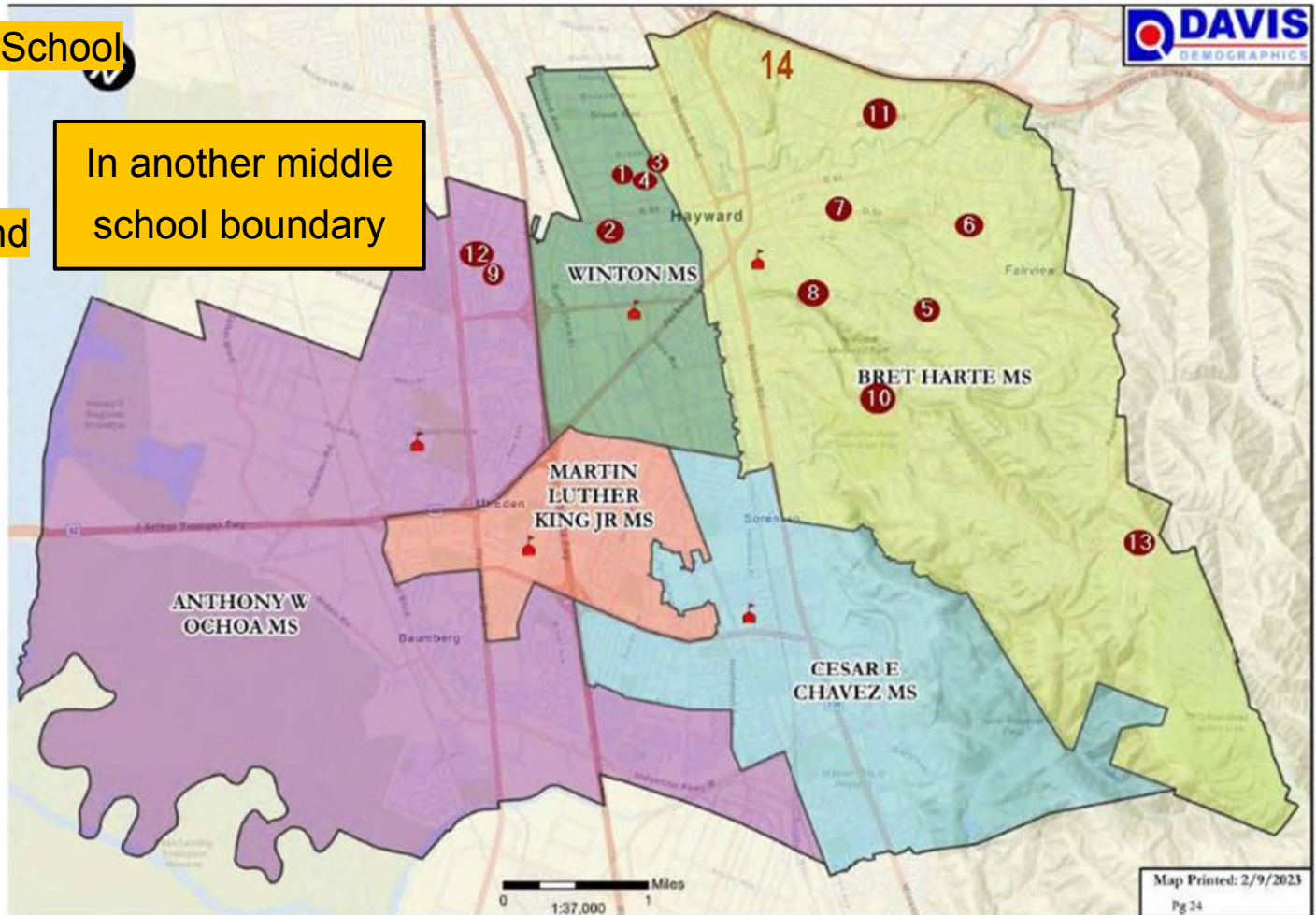
11. Laurel

12. Longwood

13. Stonebrae

14. Strobridge

In another middle school boundary



# Deliberation on What Properties to Focus On

## Consensus for Removal

- \*Brenkwitz / Adult School
- \*Burbank
- \*Cherryland
- \*Former Cherryland
- Hayward High
- \*Helen Turner
- Laurel
- \*Longwood
- Stonebrae

\* Properties in Other MS Boundaries

## Consensus to Investigate Further

- East Avenue
- Fairview
- \* Faith Ringgold
- Highland
- Strobridge

\* After site visits, Faith Ringgold was removed from consideration



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## Miles from Elementary School to Potential New Bret Harte


| From / To   | Option      | Option    | Option    | Option     |
|-------------|-------------|-----------|-----------|------------|
|             | East Avenue | Fairview  | Highland  | Strobridge |
| Cherryland  | 2.9 miles   | 3.4miles  | 3.3 miles | 1.5 miles  |
| East Avenue | -           | 1.1miles  | 1.4 miles | 3.1 miles  |
| Fairview    | 1.1miles    | -         | 2.5 miles | 3.0 miles  |
| Strobridge  | 3.1 miles   | 2.9 miles | 3.5 miles | -          |
| Stonebrae   | 3.8 miles   | 3.5 miles | 2.8 miles | 6.1 miles  |



# Removed East Avenue and Fairview from Consideration

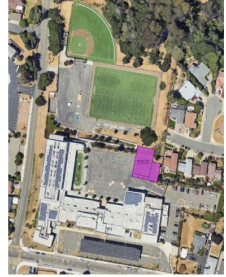
Considering one of these two schools would have severely impacted a school community to implement, add several more years until Bret Harte ultimately gets addressed, add time to deliberate if schools should close, merge, or build a new school in addition to the new Bret Harte.

**Initial Discussion of Properties - Fairview (7-8)**



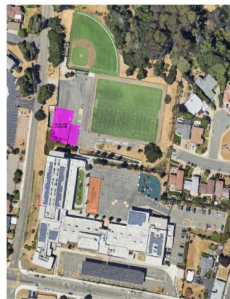
New Gym includes Boys & Girls Locker (Changing) Rooms with restrooms. Restrooms for public. Gym shall be large enough for a 70'x45' basketball court with room for 5 row bleacher seating on one side. It will also accommodate side courts & volleyball.

**Initial Discussion of Properties - East Avenue (7-8)**



New Gym includes Boys & Girls Locker (Changing) Rooms with restrooms. Restrooms for public. Gym shall be large enough for a 70'x45' basketball court with room for 5 row bleacher seating on one side. It will also accommodate side courts & volleyball.

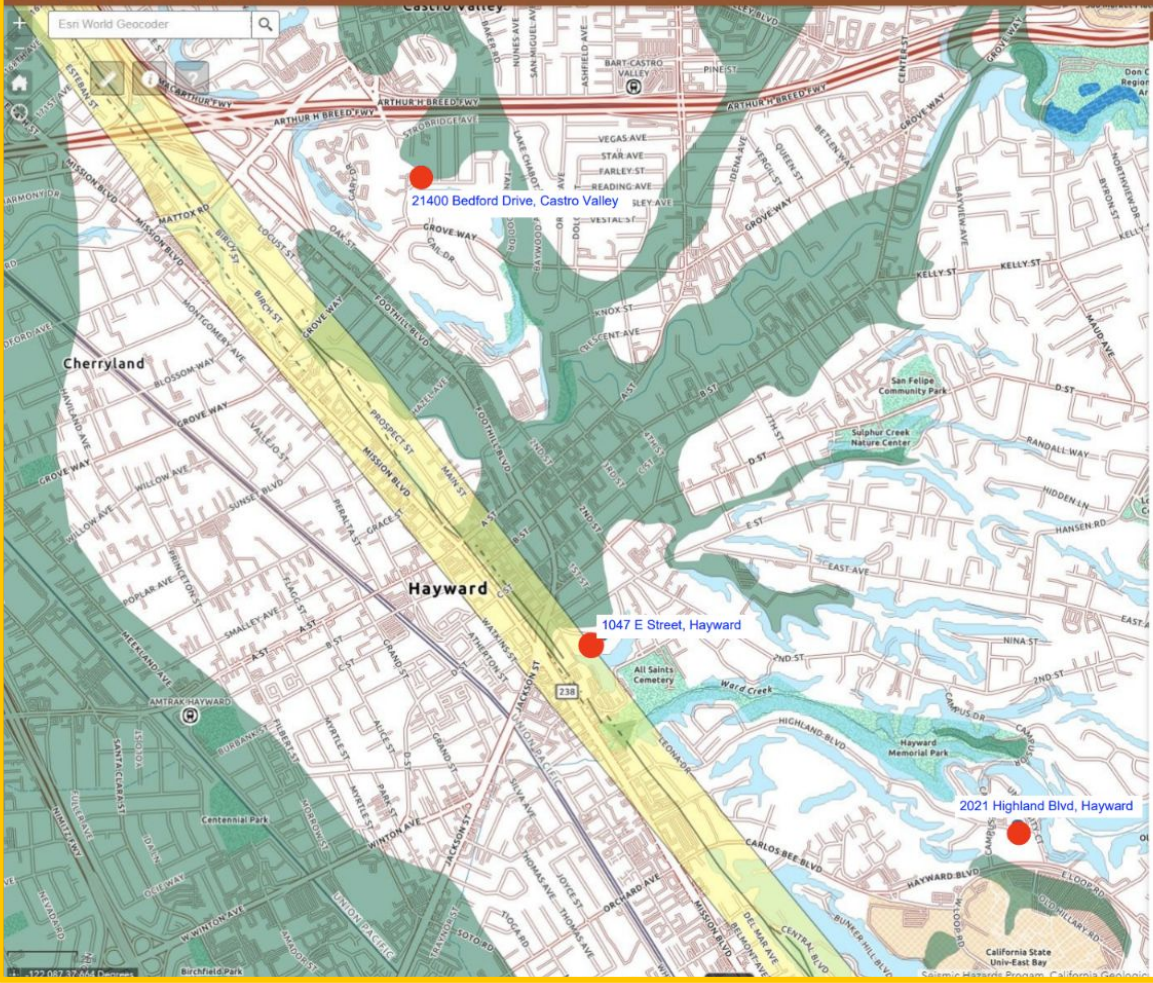
**Initial Discussion of Properties - East Avenue (K-8)**



New Gym includes Boys & Girls Locker (Changing) Rooms with restrooms. Restrooms for public. Gym shall be large enough for a 70'x45' basketball court with room for 5 row bleacher seating on one side. It will also accommodate side courts & volleyball.



Esri World Geocoder



Legend

Colors may vary due to transparency and overlapping data.

- Fault Traces**
- Accurately Located
  - - - Approximately Located
  - · - Approximately Located, Queried
  - · - Inferred
  - · - Inferred, Queried
  - · - Concealed
  - · - Concealed, Queried
  - · - Aerial Photo Lineament

- Fault Zone**
- Yellow square

- Liquefaction Zone**
- Green square

- Landslide Zone**
- Light blue square

- Liquefaction Landslide Overlap Zone**
- Orange square

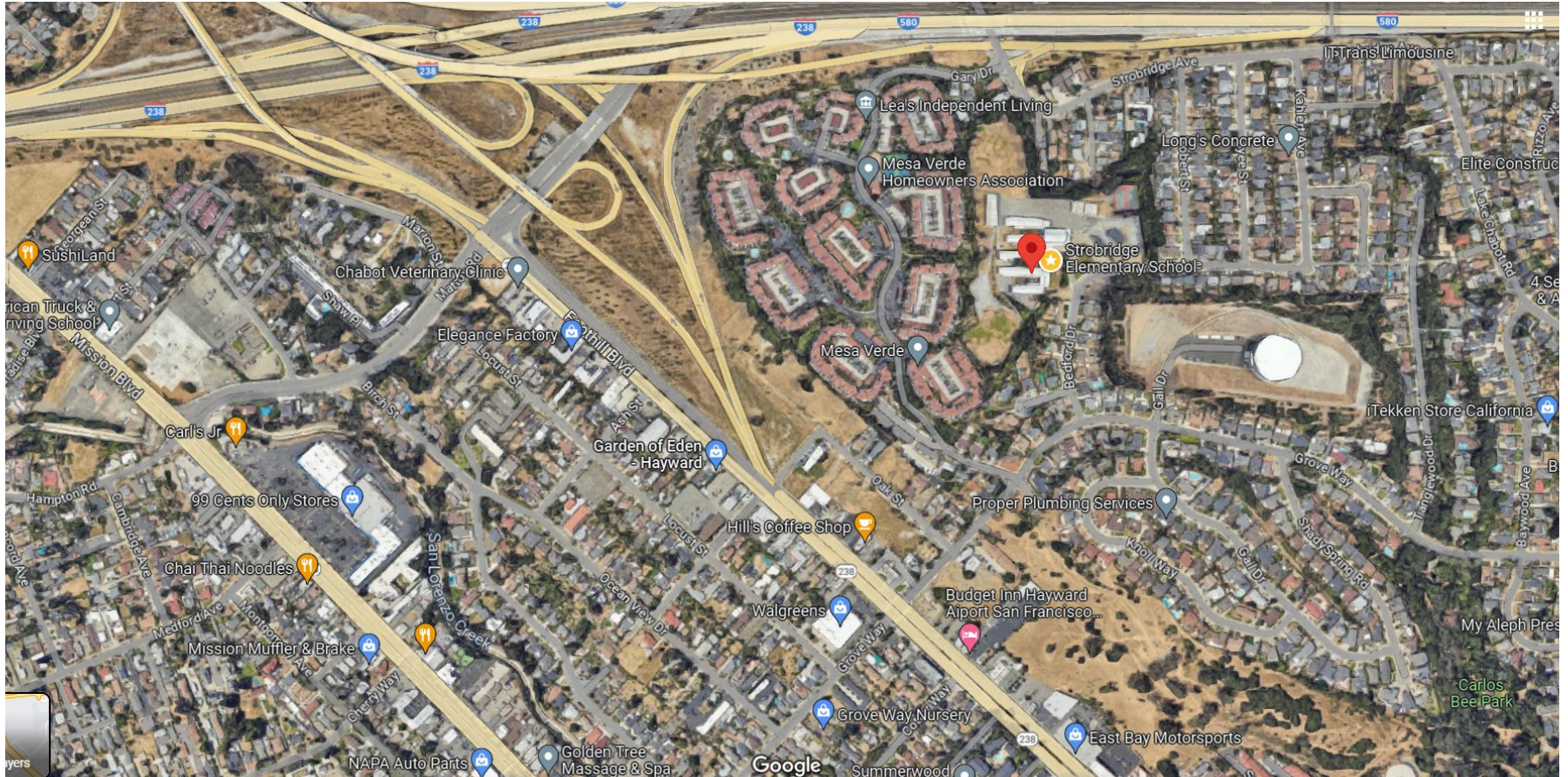
- Area Not Evaluated for Liquefaction or Landslides**
- White square

- Parcels**
- Red square: Parcel is in an Earthquake Fault Zone, a Liquefaction Zone, and a Landslide Zone
  - Green square: Parcel is in an Earthquake Fault Zone and a Liquefaction Zone
  - Blue square: Parcel is in an Earthquake Fault Zone and a Landslide Zone
  - Yellow square: Parcel is in an Earthquake Fault Zone
  - Orange square: Parcel is in a Liquefaction Zone and Landslide Zone
  - Light green square: Parcel is in a Liquefaction Zone
  - Light blue square: Parcel is in a Landslide Zone
  - Grey square: Parcel is not in a zone or has not been evaluated

# Highland Option - 2021 Highland Boulevard



# Strobridge Option - 21400 Bedford Drive



# Top Five Concerns from Survey for Strobridge

1. **Location:** Many parents express dissatisfaction with the proposed location, citing concerns about its proximity to the freeway, noise, pollution, and its distance from Hayward residents. Some feel it's not as desirable as the current location, and they worry about the impact on their children's well-being.
2. **Distance:** The distance between the new site and the majority of Bret Harte's population and feeder schools is a significant concern. Parents worry that it will be too far for their children to travel, leading to inconvenience and potential safety issues.
3. **Traffic:** Traffic-related concerns include congestion around the new location, difficulty navigating traffic, and safety issues due to increased traffic and the close proximity to the freeway. Some also mention the need for improved access and bus transportation.
4. **Accessibility:** Accessibility concerns revolve around the location being on the edge of Hayward, making it less accessible for many families. Some parents mention the need for school buses to ensure all students can get to and from school safely.
5. **Safety:** Safety concerns include the potential exposure of students to unsafe elements in the new location, such as the proximity to weed stores and concerns about the surrounding neighborhood's safety. Parents also worry about the need for additional safety measures like cross guards due to traffic and intersection issues.

These top concerns highlight the importance of location, convenience, safety, and accessibility for parents and their children in the context of the potential school relocation.

# Top Five Concerns from Survey for Highland

1. **Traffic Congestion:** Many parents are concerned about traffic congestion, particularly due to the proximity of California State University, East Bay (CSUEB). They worry that the roads may become congested during drop-off and pick-up times, making it challenging for students and parents to access the school.
2. **Accessibility and Safety:** Some parents express concerns about the accessibility of the Highland Middle School site, especially for students walking or biking to school. The hilly terrain and lack of sidewalks are noted as potential safety hazards.
3. **Site Size:** The size of the Highland site is a significant concern for many parents. They believe it may be too small to accommodate a middle school with all its programs, leading to potential overcrowding and limitations on future growth.
4. **Proximity to CSUEB:** The close proximity of the school to CSUEB raises concerns about increased traffic and congestion, as well as potential interactions between middle school students and university students.
5. **Location and Distance:** Some parents worry about the location being too far away from their current residence or feeder schools, making transportation for students, especially those in the flatlands of Hayward, less convenient.

These concerns highlight the importance of traffic management, accessibility, site size, and location considerations when evaluating the suitability of the Highland site for the potential relocation of Bret Harte.

SCHOOL OF ENROLLMENT

SCHOOL OF RESIDENCE

| Attendance Area                    | Count of 7-8 Students Living in Attendance Area | Anthony W Ochoa MS | Bret Harte MS | Cesar E Chavez MS | Martin Luther King Jr MS | Winton MS  | Faith Ringgold ES |
|------------------------------------|---|--------------------|---------------|-------------------|--------------------------|------------|-------------------|
| Anthony W Ochoa MS                 | 465   | 334                | 5             | 16                | 103                      | 6          | 1                 |
| Bret Harte MS                      | 554   | 5                  | 477           | 18                | 17                       | 23         | 14                |
| Cesar E Chavez MS                  | 460   | 12                 | 7             | 341               | 92                       | 7          | 1                 |
| Martin Luther King Jr MS           | 482   | 13                 | 1             | 50                | 414                      | 4          | 0                 |
| Winton MS                          | 552   | 11                 | 29            | 44                | 42                       | 423        | 3                 |
| <b>7-8 Total Resident Students</b> | <b>2,513</b>                                    | <b>375</b>         | <b>519</b>    | <b>469</b>        | <b>668</b>               | <b>463</b> | <b>19</b>         |
| Special Day Class                  | 107   | 26                 | 15            | 5                 | 33                       | 28         |                   |
| Out of District Students           | 48  | 6                  | 15            | 8                 | 10                       | 7          | 2                 |
| <b>7-8 Total Enrollment</b>        | <b>2,668</b>                                    | <b>407</b>         | <b>549</b>    | <b>482</b>        | <b>711</b>               | <b>498</b> | <b>21</b>         |

| <u>Transfer Out Rates</u> |
|---------------------------|
| 28.17%                    |
| 13.90%                    |
| 25.87%                    |
| 14.11%                    |
| 23.37%                    |

|  |                             |   |        |        |        |       |
|--|-----------------------------|---|--------|--------|--------|-------|
| # Enrolled, But Not Living in Attendance Area: | 551                         | 47  | 57     | 136    | 264    | 47    |
| Open Enrollment % (Transfer In Rates):         | 20.65%                      | 11.55%                                    | 10.38% | 28.22% | 37.13% | 9.44% |
|  | District-wide Transfer In % | Middle School Open Enrollment Percentages |        |        |        |       |

All students within this matrix are students that were attending a Hayward USD school as of early October 2022. Therefore, NO students living within the District boundary and attending a private or another public school district are in the above matrix.

The above figures represent the District enrollment as of October 5, 2022.

The above figures exclude 5 Non-Public Students.