



FACILITIES MASTER PLAN

SANTA ROSA CITY SCHOOLS

Presented for Board Approval April 22, 2026

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TABLE OF CONTENTS

Executive Summary	4-11	Elsie Allen Junior and Senior High School	EAHS 1-18
Introduction	12-32	Maria Carrillo Junior and Senior High School	MCHS 1-18
Educational Facilities Guidelines	EFG 1-17	Montgomery Junior and Senior High School	MHS 1-18
Abraham Lincoln Elementary School	ALES 1-14	Piner Junior and Senior High School	PHS 1-16
Helen Lehman Elementary School	HLES 1-13	Ridgway High School	RHS 1-11
Hidden Valley Elementary School	HVES 1-15	Santa Rosa Junior and Senior High School	SRHS 1-24
Luther Burbank Elementary School	LBES 1-13	SRCS District Office	SRCS 1-7
James Monroe Elementary School	JMES 1-13	Appendix 1: Demographics and Capacity Analysis	
Proctor Terrace Elementary School	PTES 1-12		
Santa Rosa Charter School for the Arts	SRCSA 1-12		
Santa Rosa French-American Charter	SRFAC 1-17		
Cesar Chavez Language Academy	CCLA 1-17		

EXECUTIVE SUMMARY

Draft Presented for Board Approval April 22, 2026



This Executive Summary is provided to give a quick overview of the Facilities Master Plan (FMP) document including the process for developing it and the recommendations it contains.

The FMP was developed by Quattrocchi Kwok Architects (QKA) in collaboration with the leadership of Santa Rosa City Schools over the course of 2025-2026.

FACILITIES MASTER PLAN SCHEDULE

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OCTOBER AND NOVEMBER 2025	
Information gathering	Introductory Principal Meetings Site Committee Meeting #1: Input on Needs Preliminary Capacity Analysis
NOVEMBER AND DECEMBER 2025	
Planning and Design	Analyze input and information Develop Draft Site Master Plans Site Committee Meeting #2 Input on Draft Plan and Prioritization
JANUARY AND FEBRUARY 2026	
Review and Finalize	Finalize Capacity Analysis Community Forum Presentations Board of Education Review and Input Development of Final FMP Documents
COMPLETION: APRIL 2026	

FACILITIES MASTER PLANNING PROCESS

The FMP was developed using an inclusive process that focused on transparency, inclusivity and equity as key goals. There were multiple opportunities for community engagement on many levels including School Site Committees, Community Forums, Board Presentations, a feedback survey and meetings with associated groups. All together nearly 25 community engagement meetings were held for this update and the input from those who participated guided every aspect of the development of the FMP.

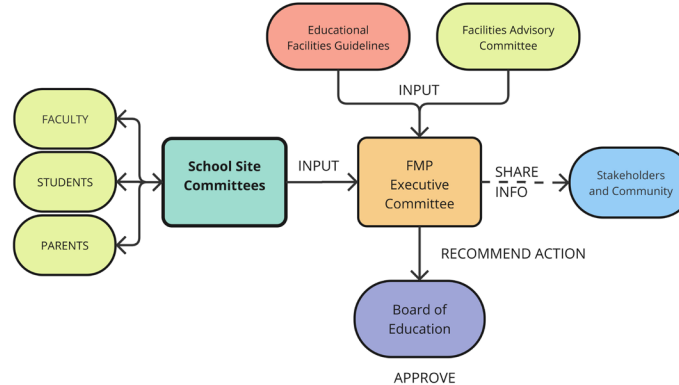
This document is the result of the hard work of everyone who participated in these meetings and we thank them for their attention, passion and ideas.

The FMP is intended to provide high level guidance to the development of facilities on each campus over the next 10 years. It is a living document and is intended to be updated and revised as conditions change throughout that time. The goal of the FMP is to define the general scope, budget and priority of the improvements needed to meet the educational needs of each school campus. As projects are funded and proceed into design and construction there will be additional engagement with the community, including students, teachers, staff, parents and community members, to get additional input on the design as additional detail is added to the design and the project is eventually constructed.

FACILITIES MASTER PLANNING OVERVIEW

MISSION: IDENTIFY, PLAN AND PRIORITIZE IMPROVEMENTS NEEDED FOR ALL FACILITIES TO MEET THE EDUCATIONAL NEEDS OF THE SCHOOL AND EQUITABLY SUPPORT STUDENT ACHIEVEMENT AND WELL BEING.

FMP STRUCTURE



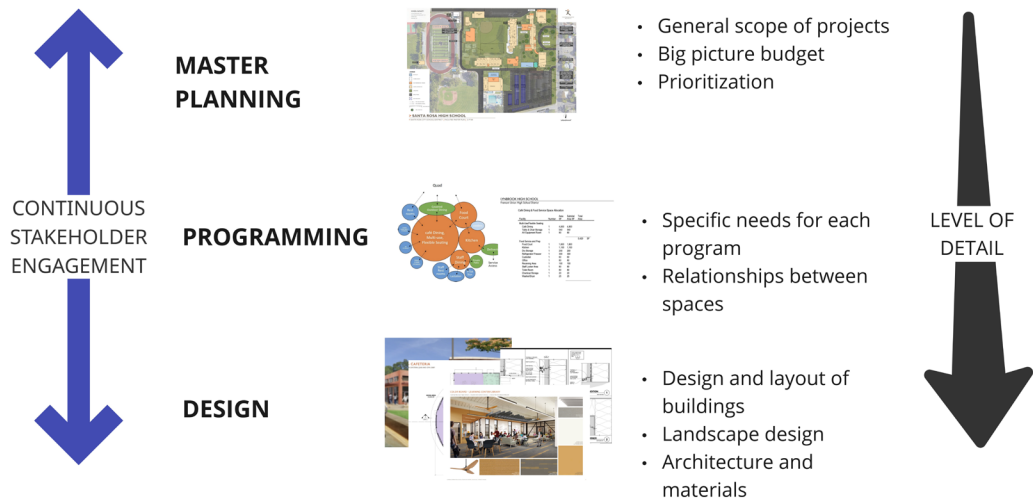
FACILITIES: ALL PHYSICAL INFRASTRUCTURE OF THE SCHOOL.

- ALL BUILDINGS
- GROUNDS SUCH AS FIELDS PLAYGROUNDS
- UTILITY INFRASTRUCTURE SUCH AS WATER, SEWER AND ELECTRICAL

SCHOOL SITE COMMITTEE RESPONSIBILITIES

- Provide input on facilities needs for your school
- Collaborate on the development of the FMP for your school
- Provide input on prioritization of projects identified in the FMP
- Serve as communicators between larger stakeholder groups and the design team
- Help with outreach to other stakeholder and community groups
- Help make the best informed decisions about the project

PROJECT DEVELOPMENT PROCESS



IDENTIFICATION OF NEEDS

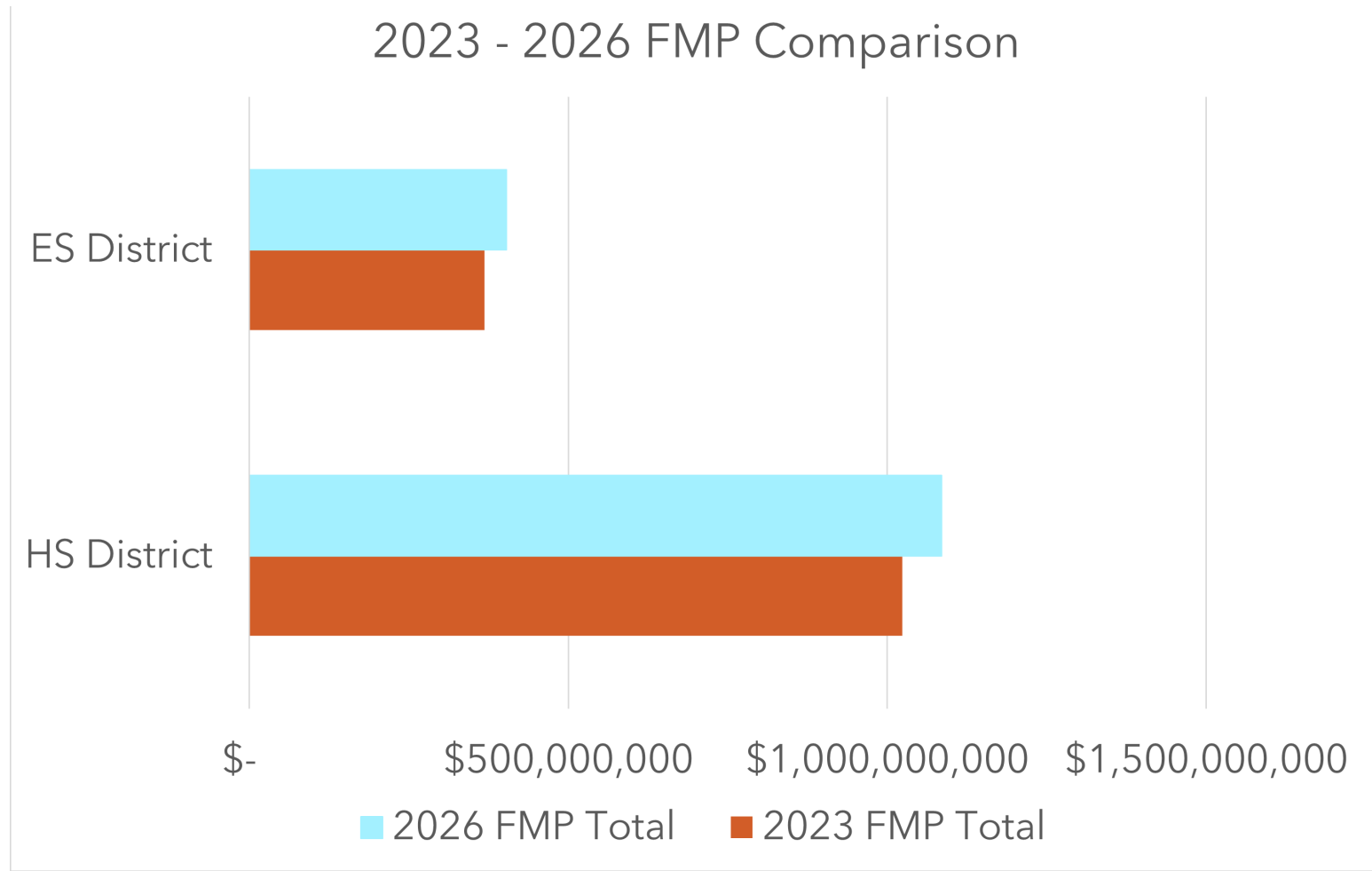
The FMP identified almost \$1.5 billion in needed improvements across the District. These improvements address a wide variety of needs ranging from replacing aging portable classrooms, adding fencing and reconfiguring offices to create secure campus perimeters, modernizing existing permanent buildings, building new classrooms to accommodate consolidated programs, and improving outdoor spaces.

Elementary District Campus	Estimated Project Cost
Abraham Lincoln Elementary	\$42,387,275
Helen Lehman Elementary	\$48,048,367
Hidden Valley Elementary	\$48,036,366
James Monroe Elementary	\$41,465,781
Luther Burbank Elementary	\$53,127,416
Proctor Terrace Elementary	\$73,272,159
Santa Rosa Charter for the Arts	\$37,102,262
Santa Rosa M.S. (French American Charter)	\$56,346,878
Cesar Chavez Language Academy	\$106,121,337
SRCS District Office and Maintenance Yard (25%)	\$2,365,313
Total	\$ 402,151,817

High School District Campus	Estimated Project Cost
Elsie Allen High School	\$122,578,696
Maria Carillo High School	\$282,531,560
Montgomery High School	\$153,065,272
Piner High School	\$161,249,435
Ridgway High School	\$39,528,197
Santa Rosa High School	\$209,427,093
SRCS District Office and Maintenance Yard (75%)	\$7,095,938
Total	\$1,081,597,528

FMP COSTS COMPARISON OF 2023 AND 2026

Many things have changed across the District between the 2023 FMP Update and this update in 2026 that affect facilities needs and planning. On one hand, many facilities improvement projects have been completed under Measures C and G that have addressed infrastructure, safety, transitional kindergarten and other needs. Additionally, some campuses have been closed as part of program consolidation. On the other hand, there has been significant inflation in construction costs and recent consolidation of schools has changed the projected enrollment on many sites and increased the need for new classrooms and other facilities. Together these factors have resulted in an overall slight increase in the identified facilities needs across both Elementary and High School Districts.



PROJECTS BY INDICATOR OF QUALITY SCORE RANGE

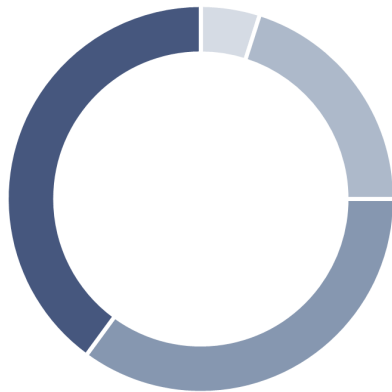
To help prioritize which projects will have the greatest impact on education, the FMP evaluates each proposed project in six categories called Indicators of Quality. Each category is weighted to reflect its importance and each project is given a score out of a total of 120 points. The distribution of those scores at each campus gives an indication of how the level of need varies by school.

HIGH SCHOOL DISTRICT



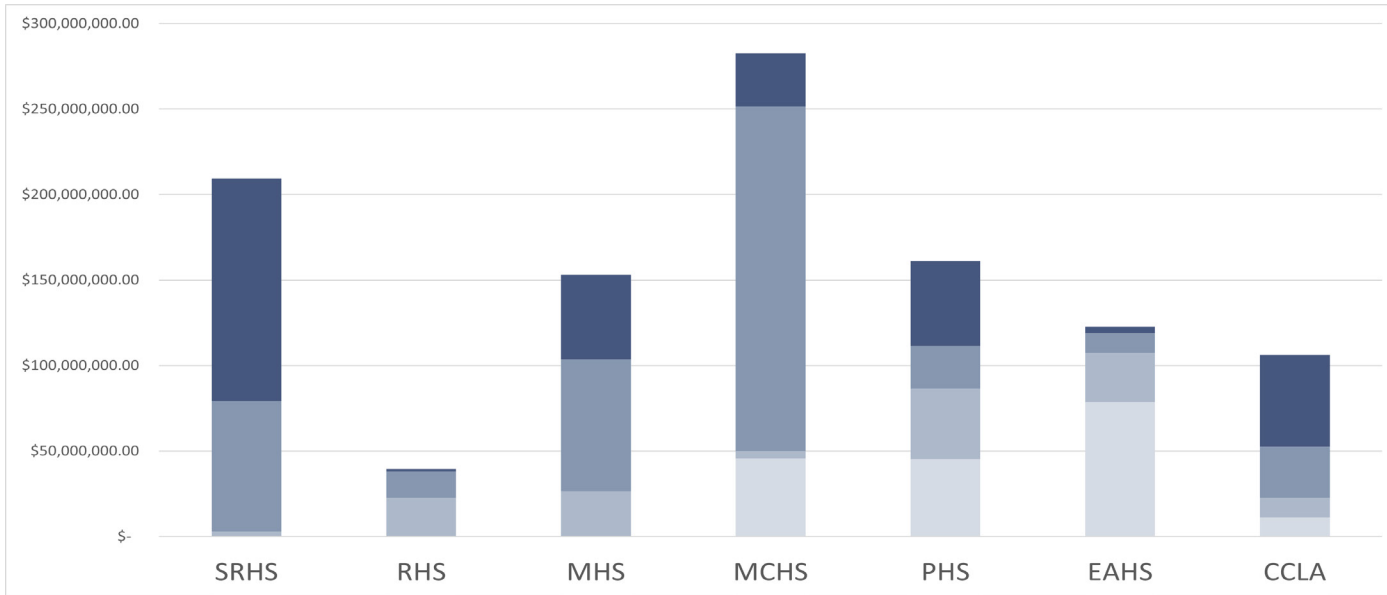
	IOQ Range	Level of Need	Estimated Cost	%
1	0-70	LOW	\$181,038,375	17%
2	71-85	MEDIUM	\$136,984,274	13%
3	86-100	HIGH	\$443,421,621	41%
4	101-120	HIGHEST	\$320,153,258	30%

ELEMENTARY SCHOOL DISTRICT

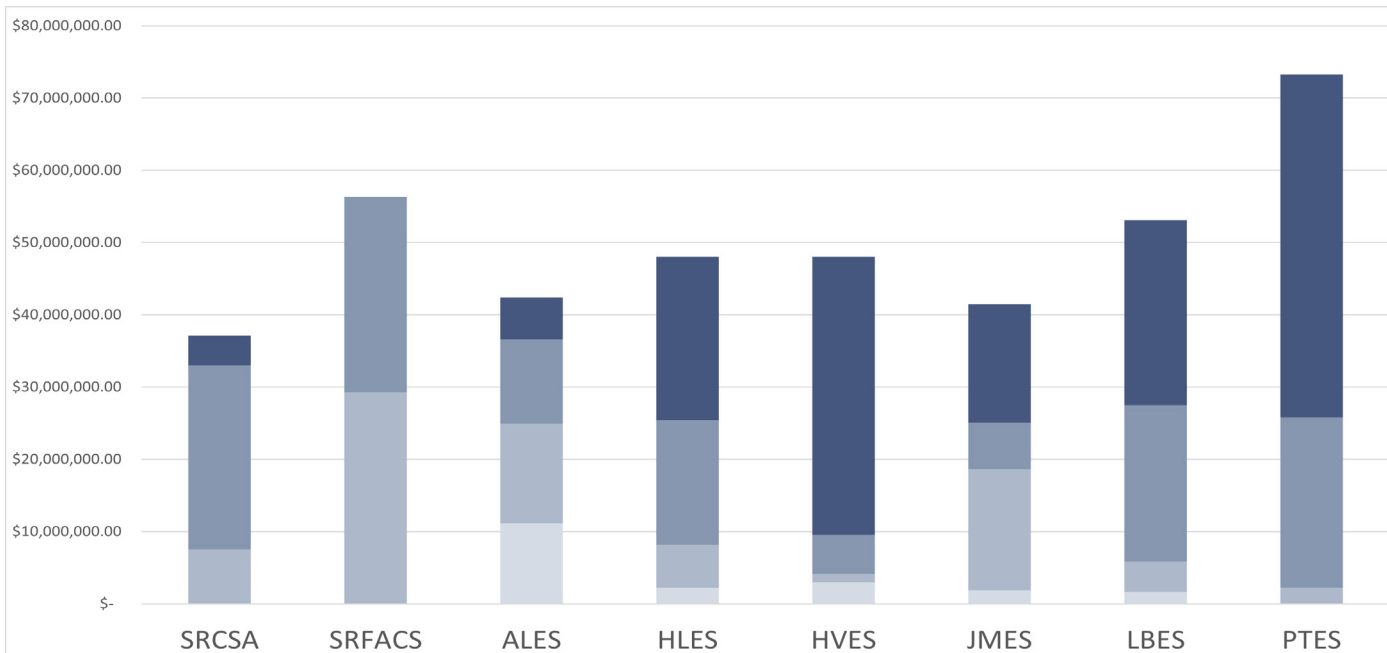


	IOQ Range	Level of Need	Estimated Cost	%
1	0-70	LOW	\$19,860,686	5%
2	71-85	MEDIUM	\$80,956,155	20%
3	86-100	HIGH	\$140,345,671	35%
4	101-120	HIGHEST	\$160,989,305	40%

HIGH SCHOOL DISTRICT



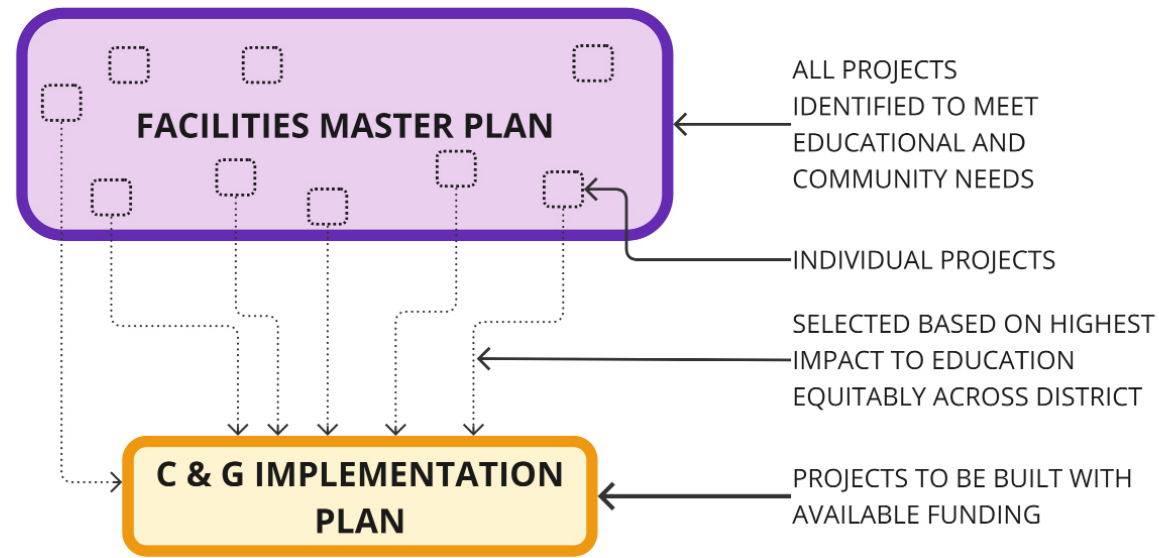
ELEMENTARY SCHOOL DISTRICT



PROJECT SELECTION

The IoQ was an important factor in prioritizing projects and determining which projects are the best use of available funds and that will have the greatest impact on education. The projects from the FMP will then be outlined in a separate document called the Implementation Plan which is also approved by the SRCS Board of Directors.

PROJECT SELECTION



C & G Funding can only be used for facilities improvements.

Once the FMP and Implementation Plan are approved by the School Board the design of, approval of, and construction of projects can begin. The projects will proceed in stages over 10 years to match the pace that funding is available and the rate at which it is feasible to execute the projects. Both the FMP and Implementation Plan are living documents that will be updated and revised as conditions change and facilities needs evolve.

INTRODUCTION

DRAFT 1.0 Presented for Board Approval April 22, 2026



In 2015 and 2016 QKA worked with Santa Rosa City Schools (SRCS) to develop a Facilities Master Plan to understand all of the facilities needs across the district and guide decision making for the implementation of the bond funding provided by Measures I and L passed in November 2014. In November 2022 the voters of SRCS passed two new bond measures C and G to provide additional facilities finding. SRCS and QKA have partnered to update this Facilities Master Plan to continue to guide facilities decision making for Measures C and G and beyond.

Over the past 10 months QKA has worked hand in hand with District staff to develop and implement a master planning process that is aligned with the District's goals and which includes all representatives from all members of the Santa Rosa City Schools community. This process has included over 25 meetings for this update with committees representing the community of each school in the District and including teachers, staff, students, parents, administrators and community members. The FMP is the result of their time, effort and viewpoints.

The FMP establishes a long term vision for improving the facilities of Santa Rosa City Schools and continuing the transformation of each school into a place that provides a high quality learning environment that is supportive of 21st century education and its community. The FMP identifies the projects needed to realize this vision. However, facilities needs in Santa Rosa City Schools, like many school districts in California, are much greater than the amount of funding that can be raised in two sets of bond measures. For this reason we developed and updated the the Indicators of Quality (IoQ) as a tool for comparing different facilities projects and evaluating those that have the greatest impact on student achievement.

The FMP is intended to be a living document. To the best that we can we have endeavored to evaluate facilities needs far into the future. We have sized facilities in accordance with the District's demographic projections for 2030 and planned for flexible facilities that can adapt to change in educational needs. However, no plan can anticipate the future of education. It is recommended that the FMP be updated periodically to reflect changes in the conditions of the facilities, due to age and improvement projects, and to changes in facilities needs stemming from changes to the educational programs or the demographics of the District.

ALIGNMENT WITH DISTRICT POLICY

The FMP has been developed to be consistent with the goals, actions, and services identified in the School District's Local Control and Accountability Plan (LCAP) as well as other District and Board Goals and policies. Those guiding documents are summarized here and are available in more detail on the District's website.

- Vision: SRCS will send students into the world empowered to find purpose, think critically, embrace diversity, work together, and adapt to our changing planet, and live healthy and fulfilling lives.
- Providing all students with a Balanced Education that promotes healthy growth intellectually, socially, and mentally.
- Mission: SRCS ensures equitable access to a transformative educational experience grounded in the assets of our students, staff, and community. We nurture the whole student in an engaging, challenging, and safe environment. We recognize and value each student's individuality and our community's cultural wealth.

SRCS STRATEGIC GOALS

Our 2026 strategic goals guide our actions to serve our students and community: Academics and Enrichment: Provide outstanding educational and enrichment programs that motivate and prepare all students for their respective futures.

- Safety and Security: Provide learning environments that are physically and emotionally safe for all students and staff.
- Fiduciary: Act as a trusted agent of the community's educational assets.
- Recruit, Retain, and Support Student-Centered Staff: Recruit, retain, and support high-quality staff who center students and represent the District's core values.
- Communication: Communicate clearly, consistently, and effectively to build trust, strengthen relationships, and engage the community in support of student success.

SRCS STRATEGIC PLAN

In 2014, the SRCS Board of Trustees adopted the SRCS Strategic plan to create a long-term plan (roughly 5 years) for the district that enables Santa Rosa City Schools to serve the children of Santa Rosa by building real and lasting relationships with the community at large. The Strategic Plan includes Goals and Community Values within six Key Areas that were vetted through a thoughtful dialogue with the public and district staff. The six Key Areas are 1) College and Career Ready, 2) Balanced Education, 3) High Quality Staff, 4) Learning Environment and Resources, 5) District Serves All Students, and 6) Increased Community Engagement. The Strategic Plan and these Goals and Community Values served as a guide for the development of this Educational Facilities Guideline as well.

LCAP (LOCAL CONTROL ACCOUNTABILITY PLAN)

In 2013, California adopted a new formula for deciding how much money each school district gets, called the Local Control Funding Formula (LCFF). School districts will decide how to use the funds, but under the new system, they must get input from their local communities. They also have to tie their budgets to improvement goals by creating a Local Control and Accountability Plan (LCAP). Our LCAP has three main goals, and here are a few things that we are doing to support each of those goals:

- Goal 1: SRCS will provide student-centered teaching and learning opportunities by increasing programs and services that maximize student growth toward meeting or exceeding standards with an emphasis in the areas of English Language Arts and Math. QUALIFIER - By Aligning quality first instruction for all students (Tier 1 Instruction), to meet the needs of our diverse learners while focusing on an asset-based approach to maximize potential for all students and disrupt the influence of economic status on outcomes. This will include a focus on specific student groups, particularly in the areas of English Language Arts and Math, and guiding our students toward promising post-secondary pathways.
- Goal 2: SRCS, in partnership with our community, commits to developing safe, inclusive, culturally responsive learning environments to promote social-emotional wellness and address the physical needs of students, families, and staff. QUALIFIER - We are committed to cultivating a deep level of parent engagement, recognizing the importance of students' mindsets, assets, and identities, and providing comprehensive wraparound services and support to meet the physical and emotional needs of students, families, and staff. Our goal is to ensure institutional responsiveness to the cultural and linguistic needs of our students and their families. We aim to move beyond surface-level interactions to foster meaningful and intentional family engagement, empowering parents with agency and sustaining a collaborative community where every member feels valued and supported.

LCAP (LOCAL CONTROL ACCOUNTABILITY PLAN)

- Goal 3: SRCS commits to providing high-quality, relevant staff development that promotes professional growth and collaboration to increase student achievement. QUALIFIER - We aim to empower our staff with agency in their professional learning, ensuring access to supportive, culturally responsive learning opportunities. Through professional learning and collaboration, SRCS will create a robust environment for professional development. Additionally, we are dedicated to supporting parent agency and learning to enhance overall community engagement and student success.

MASTER PLANNING PROCESS

This Facilities Master Plan was prepared through a comprehensive process to provide a long term vision for all facilities needs at each of the schools within Santa Rosa City Schools. In order to respond to District goals and achieve success, the master plan process was designed around the following guiding principles:

- **Transparency:** The process, communication, and decision making should be available to all participants.
- **Inclusive and thorough:** The process should encourage anyone interested in the process to participate at the appropriate level and should include representatives from throughout all parts of the District. Meetings were conducted bi-lingually when requested to ensure all could participate.
- **Equity:** The same standards, approaches and practices will be used at each school site so that each school's facilities are evaluated in the same way and planned to the same standards.

ORGANIZATION

This Project Management Plan aims to be inclusive, transparent, and thorough. Committees will be created to ensure that a consistent level of attention is applied to each grade level, each school, and each community. See diagram of the organizational plan (right).

The following Committees were consulted in the development of the FMP:

FMP Executive Committee: The Executive Committee, working directly under the School Board, lead the Master Planning efforts. The Committee included District leadership,

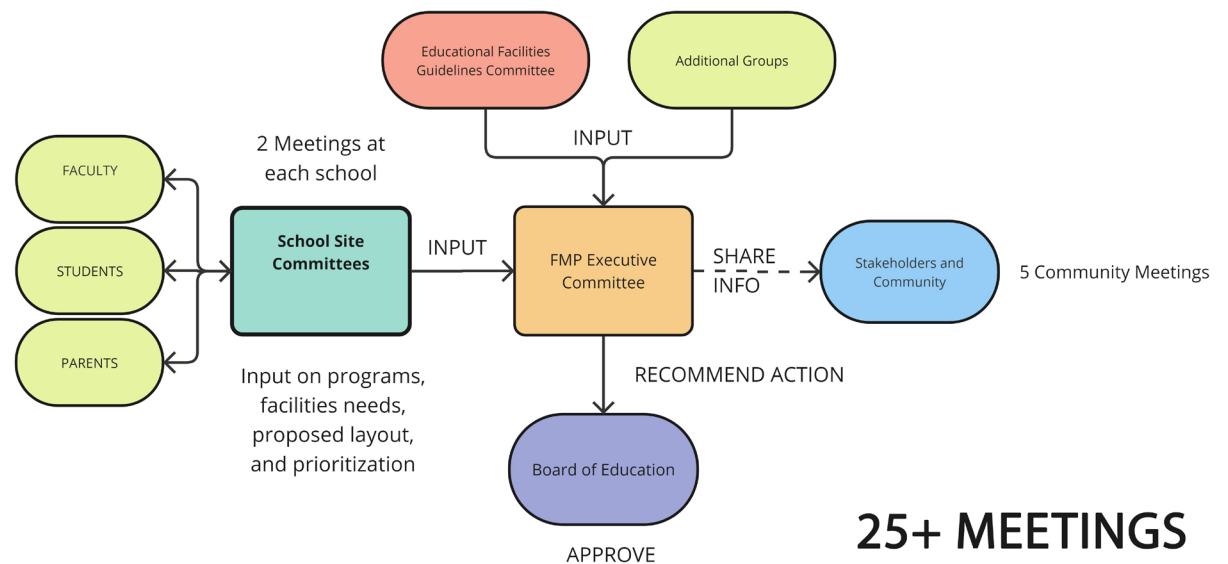
Directors of Curriculum, Director of Technology, Director of Facilities, the FMP Architect (QKA) and the Bond Program Manager (Van Pelt Construction Services). The Executive Committee was responsible for;

- Ensuring that the process and final master plans are supportive of the goals established in previous exercises, including the Strategic Plan.
- Developing and implementing the facilities master planning process.
- Updating the Education Facilities Guidelines
- Establishing and facilitating Site Committee Meetings
- Coordinating outreach to school communities and communications with the Board
- Reviewing and approving all documents prior to presenting to the Board for review, comment and approval

School Site Committees: Each school had its own site committee, established by each school's Principal. Each Site Committee was recommended to include administrators, teachers, parents, staff and community members to represent the entire school community. The Site Committees were organized by school site Principals and responsible for:

- Providing feedback and identifying site shortcomings that impact the school's ability to support their educational programs.
- Representing the school community in the development of the FMP
- Review and comment upon FMP for their school site
- Encouraging participation from students, teachers, parents, and community members.

FACILITIES MASTER PLANNING ENGAGEMENT PROCESS



25+ MEETINGS

COMMUNITY ENGAGEMENT

School Site Meetings: Two meetings were held at each school site with significant changes in program or enrollment since the 2023 FMP. At sites with lower levels of change either one meeting was held or in some cases no meetings were necessary based on input from the School Site Principal and the Exec. Committee. The meetings were led by QKA and the Executive Committee. The focus of the first meeting was to introduce the committee to the FMP process and to gather information from the committee on the facilities improvements that are needed at their school site and conditions that may have changed since the 2023 FMP. The information gathered was used in the development of the master plan drawings and documents. The focus of the second meeting was the presentation of a preliminary master plan and the solicitation of feedback on that plan and input on which projects would have the greatest impact on education. The feedback will be used to refine the master plan documents as well as prioritize the improvements at each site.

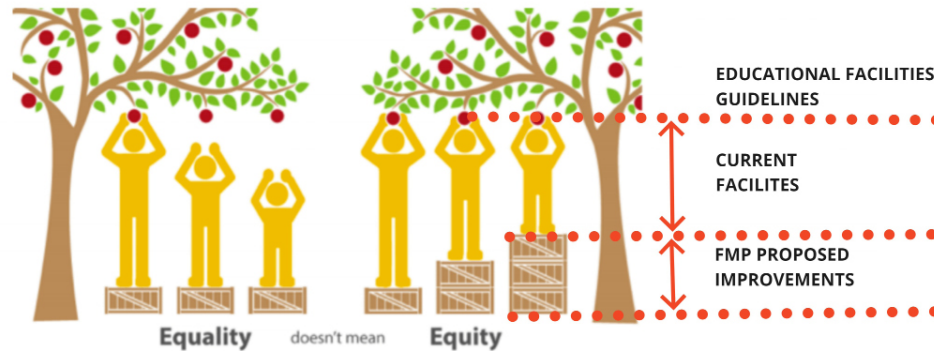
Educational Facilities Guidelines (EFG): The Educational Specifications are an important, foundational piece of the overall Master Planning process. They serve as a benchmark used to evaluate all schools within the District equitably and to focus on facilities improvements that have a direct link to the educational process. The EFG were originally developed in 2016 and updated in 2023. For the 2026 FMP, QKA gathered input from the District Cabinet and leadership to make changes to reflect current program configurations, priorities, programs and educational approach. The updated EFG was used as a critical benchmark to establish a common goal for facilities of each school type across the District. This was critical to the FMP's approach to equity throughout the process. Using the benchmark of the EFG the FMP strives to identify the

EDUCATIONAL FACILITIES GUIDELINES

A set of common expectations for facilities at each type of school (high school, middle school, elementary school) across the District.

- Developed by a committee of stakeholders from across the District.
- Intended to guide facilities master planning to provide an equity of educational experience
- Allows for variation between schools to reflect unique programs and communities and their needs

APPROACH TO EQUITY



improvements needed at each campus to reach that same benchmark. These improvements may be different at each campus depending on the existing conditions.

Feedback Survey: In March of 2026, SRCS conducted surveys at each school site to gain input on which proposed FMP projects were seen as having the biggest impact on education. Invitations to participate in the survey were sent out to students, staff, parents and community members through ParentSquare and other communication methods. SRCS received over 624 responses. This feedback was important to the process of prioritizing projects, summarized in the Indicators of Quality section below.

FACILITY ASSESSMENTS

The development of the 2016 FMP included a detailed assessment of all school sites to establish existing conditions

and facilities improvement needs. For the 2023 update the QKA team toured each school site and reviewed existing conditions and improvements made since the 2016 plan with District Maintenance and Operations staff. For the 2026 updated additional changes to the existing conditions summaries were made to reflect the modernization projects completed and currently in process. The current facilities conditions are reflected in the updated Facilities Conditions Assessments at the beginning of each school's FMP section.

COST ESTIMATING

The importance of reliable project costs is of equal to the identification of needed facilities improvements. An estimated construction cost, as of 2023, has been provided for each proposed facility improvement by QKA's independent cost estimator TBD Consultants. These

estimated costs were developed as a new estimate starting with the information in the FMP and based upon the following assumptions:

- All the improvements agreed to by the District are included.
- All costs are based on conceptual descriptions of facility improvements. Detailed plans and specifications have not been developed at this time.
- The construction will be completed using one of three methods common in CA school construction: Design-Bid-Build, Lease-leaseback or Design-build. In all cases the District team and their Program and Construction Managers will work to ensure a competitive selection process for General and sub-contractors and a high degree of quality control.
- Costs are based upon a separate contractor for each campus
- All costs are based upon prevailing wages as of 2026
- Temporary/Interim Housing costs are not included
- Project costs were developed using a dollar per square foot methodology.

Project Cost Inclusions: The master plan identifies proposed construction projects, which are the basis for the construction cost estimates. To provide for those additional items that will be identified during programming and design services, a design contingency has been added to the base estimates. In addition to the construction costs, other necessary costs have been included to determine accurate project costs. These include a construction contingency, design fees, construction management costs, Division of the State Architect and California Department of Education fees, hazardous materials abatement, and inspection fees as well as testing laboratory, bidding and other attendant costs. The Project Cost indicated for each project identified in the FMP includes all of these costs which are shown on a percentage basis in this graph. (insert pie chart showing construction cost, change order contingency and

operational cost)

Public School Construction Costs: Inherent in public school construction costs are issues that are not encountered in private and most commercial construction. Essential facilities and prevailing wage laws are directly responsible for the significantly higher costs associated with public school new construction and modernization. Due to the importance of their occupants, school buildings are designated as “Essential Facilities” by law and require a greater level of structural safety and engineering, which results in additional cost. Prevailing wage law also increases the cost of public school construction as compared to private sector work. The Prevailing Wage law increases the hourly wage rate of workers as compared to non-union wages. The combination of these issues increases public school construction costs by 25 to 30% or more relative to general commercial construction.

IMPLEMENTATION PLAN

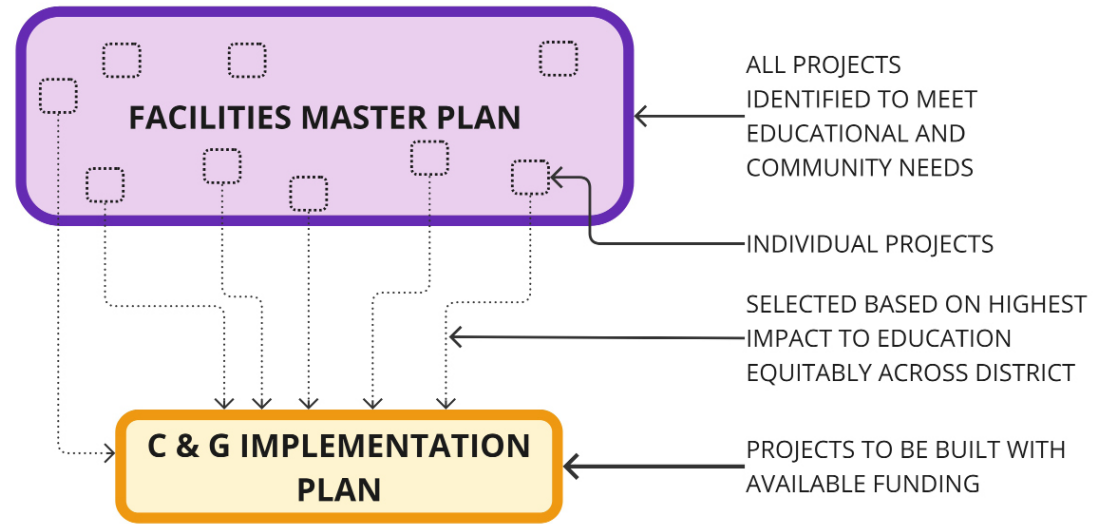
The FMP identifies all proposed improvements necessary to meet the requirements of the Educational Facilities Guidelines and campus or community needs. As discussed above, we know that the cost of all identified projects will far exceed the funding available from bond measures C and G. The Implementation Plan identifies which projects from the FMP are the best use of the Measure C and G funds, and any other available facilities funding. Projects are selected based on the importance assigned to them in the Indicators of Quality and other factors such as construction logistics, code requirements, qualification for additional funding and other factors.

The Implementation Plan will then be used to guide the development of Measure C and G projects and will be updated as conditions or needs change and/or additional funding becomes available and is published as a separate document and revised to reflect changing conditions throughout the implementation of the bond program. The Implementation plan is developed and presented as a separate document.

FMP TIMELINE

The FMP was developed over 2025-26 with the following timeline of milestone dates (see chart on right):

PROJECT SELECTION



C & G Funding can only be used for facilities improvements.

FACILITIES MASTER PLAN SCHEDULE

OCTOBER AND NOVEMBER 2025	
Information gathering	Introductory Principal Meetings Site Committee Meeting #1: Input on Needs Preliminary Capacity Analysis
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COMPLETION: APRIL 2026	

SPECIAL CONSIDERATIONS

Throughout the course of the development of the Facilities Master Plan (FMP) there are a few topics that required special consideration and evaluation. They are summarized here and applied to all schools within the District.

Right Sizing School Facilities

An important goal for the FMP was to make sure each school was appropriately sized to meet the needs of its projected enrollment. Enrollment and demographics have changed significantly in Santa Rosa since most of the schools were originally planned and designed. We discussed these issues and the approach described below in our second Site Committee Meeting with each school. The goals of this effort are:

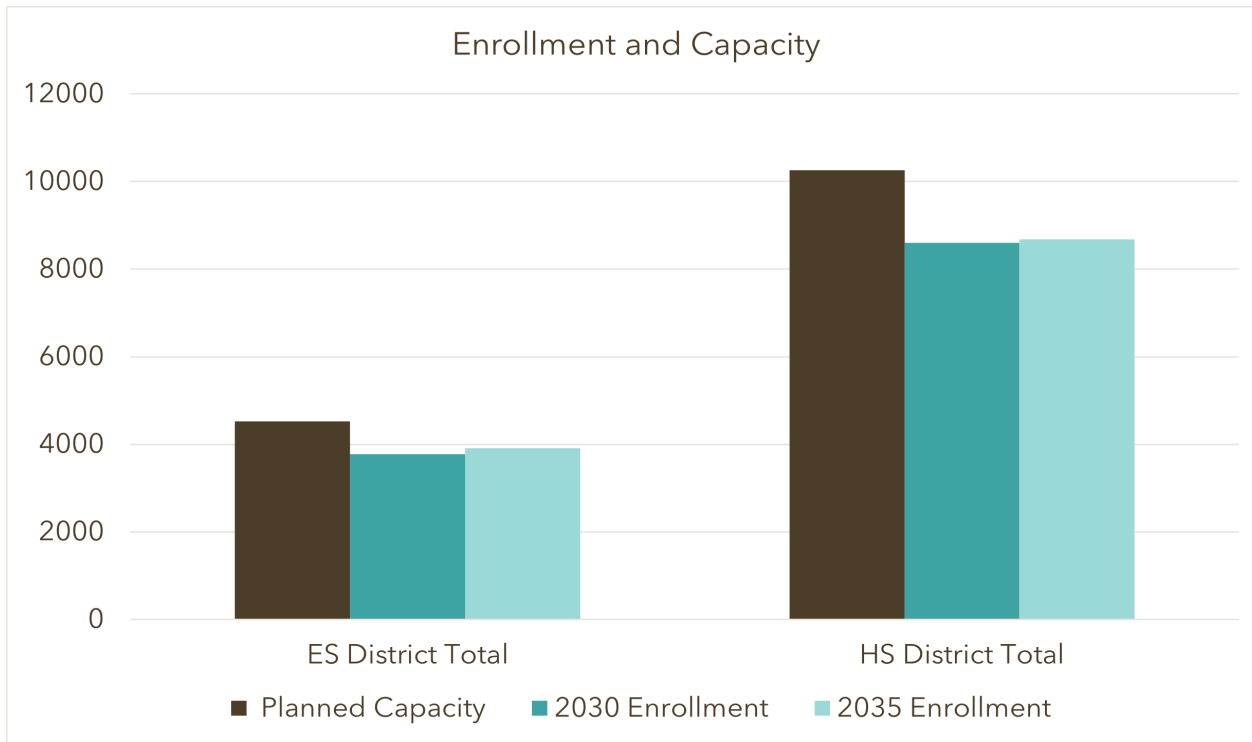
- Concentrate funding where it is needed most and will have the greatest impact
- Plan each school site to provide spaces needed to support future enrollment and programs
- Replace the portables and modernize the buildings that we need based on future enrollment
- Make sure that we are not building more new classrooms than necessary because this will take funding away from other much needed improvements

There were three major steps to right sizing the schools in the FMP:

- **Demographic Analysis and Projections:** SRCS provided estimated projected enrollment for each campus in 2030 and 2035 based on demographic information provided by two separate reports and current information regarding school boundary and grade level configuration. These projected enrollments guided the capacity analysis and FMP development of each campus. Our partner King Consulting analyzed demographics to guide the planning process. The report (summarized below and attached as Appendix 2) provided year by year enrollment projections for each school through the 2029-30 school year. It incorporated factors such as overall birth rate, historic transfer rates between schools and districts, as well as current and planned residential development.
- **Capacity Analysis:** The QKA team calculated the capacity for each campus using a standard methodology used by planners and state agencies. This methodology is intended to determine the number of students a campus could reasonably serve at full capacity based on the number of classrooms and how they are used. It accommodates spaces for special programs such as ES Physical Education and Music as well as for teacher prep periods in the classroom at Junior and Senior High School campuses.
- **Incorporate into Facilities Master Planning:** The demographics and capacity information were used in the development of the FMP to determine the appropriate number of classrooms on each campus and which classrooms might be able to be repurposed for other uses. One of the primary goals of this effort

was to eliminate portable classrooms and replace only those classrooms that are needed to support the future enrollment. It is always the goal to have the capacity be larger than the projected enrollment to allow for flexibility. However, we want to avoid building additional classrooms where they are not needed and will take funding away from other improvements that would have a bigger impact on education.

The end result of this process is that the FMP plans for the schools to have fewer classrooms and less capacity than they do now. However, there will still be significantly additional capacity beyond what enrollment is projected to be. This will allow flexibility to accommodate future demographic changes and to use some spaces less efficiently to support educational and community programs.

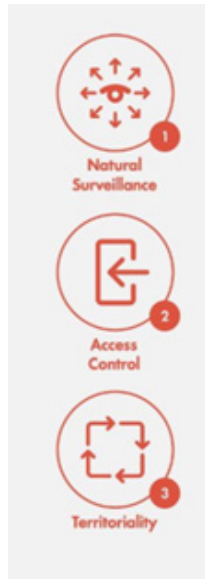


PORTABLE CLASSROOMS

SRCS, like most school districts in California, possesses a significant number of Portable Classrooms. These are stand alone classrooms that are pre-manufactured and delivered to the school sites on trucks. They are typically installed on non-permanent foundations with metal ramps. They are an inexpensive and quick way to provide classroom space. The Portable Classrooms in the District have a wide range of ages and conditions, but most are in a state of significant disrepair.

Because of the nature of their construction and their inexpensive nature, it does not generally make sense to renovate existing portable classrooms. Therefore we did not include the Portable Classrooms in our Facilities Assessment. We did, however, discuss the Portable Classrooms at each campus' Master Planning Meetings. We have included in each campus' Master Plan the removal (if no longer needed) or replacement of all Portable Classrooms with permanent, site-built facilities.

SCHOOL SAFETY AND SECURITY



One of the primary concerns from the FMP Executive Committee, School Site Committees and other groups that we spoke to, such as the Safety Advisory Round Table, was improving campus safety and security. This is a significant issue for schools across CA and the US and one that we looked at carefully as part of the FMP and discussed in all of our meetings. Throughout this process we maintained a holistic approach to safety and security that considered the social and emotional health and wellbeing of students, staff and teachers along with their physical safety. We also considered and discussed safety in a

variety of situations and contexts including, but not limited to, lockdown scenarios. In addition to analysis by QKA and discussion with Site Committees and other community groups a systematic Security and Threat Analysis was completed by a consultant specializing in this work to inform this process as well as school site operations and policies. There were a few major areas of focus in our approach to school site safety and security:

- **Physical Environment:** To analyze the physical infrastructure of the school we used a protocol called Crime Prevention through Environmental Design (CPTED) that was originally created in 1971 and is the industry standard approach for analyzing the security of schools and other facilities. CPTED has three main principles:

- » **Access Control:** This is the most important principle for schools and establishes the primary goal of creating campuses where during school hours the only way to enter the school is through a secured and monitored main office.
- » **Natural Surveillance:** The goal here is to have visibility between spaces on a campus so that there is always passive adult supervision of all areas of the campus. For example, windows between classrooms and a courtyard or hallway make sure that activity in those areas can be monitored and supervised.
- » **Territoriality:** By creating a strong sense of identity and entry to the school and by improving and maintaining the exterior it is clear to everyone that schools are places of importance to the community

- **Wellness:** It is also important to support student physical and emotional well being and health in schools. In facilities this can be done by creating welcoming and convenient spaces for student support services and counseling, supporting additional programs such as restorative justice and by creating and supporting community wellness partnerships on school campuses.
- **Calming Environments:** We can also support safety and security when we design new spaces or renovate older ones by doing our best to create learning environments that are calming and supportive by providing balanced light, views to nature, ample ventilation, and well designed outdoor spaces. All of these are show to reduce stress and support learning.

SEISMIC HAZARDS

The City of Santa Rosa lies in a potentially active seismic zone with the Rogers Creek Fault bisecting the city. The California Geologic Survey (CGS) maps earthquake faults and hazard zones associated with them which establish criteria for the structural design of buildings. CGS also reviews and approves geo-hazards reports evaluating the condition of the soils for all school projects. The map below shows the seismic hazard zones and school site locations for Santa Rosa (see next page).

The zone closest to the fault line is designated the Alquist-Priolo Zone. This area is not expected to experience more shaking than adjacent areas but has a risk of ground fault rupture. For that reason construction, rehabilitation or relocation of school facilities is not allowed within this zone (within fifty feet of an active fault) unless direct evidence can be provided to prove that there is no evidence of an active fault via geotechnical study. The mapping for the Alquist-Priolo Zone was updated in 2023 shortly after the completion of the 2023 FMP. Four SRCS schools now fall within this zone. The current French American Charter School site (former Doyle Park ES campus) falls completely within the Alquist Priolo Zone and is very likely to be unsuitable for future construction based on the assessment provided to the District by a geotechnical engineer. For this and other reasons, SRCS gas relocated the SRFACS program to the former Santa Rosa Middle School site for the 2026-27 school year. The Hidden Valley ES site also falls within the AP Zone. SRCS commissioned a geotechnical study of that campus in 2025 which concluded that there were no active faults and clearing the site for future construction. The Proctor Terrace ES campus is also within the AP Zone. A geotechnical study was also completed in 2025 for this site which did show evidence of an active

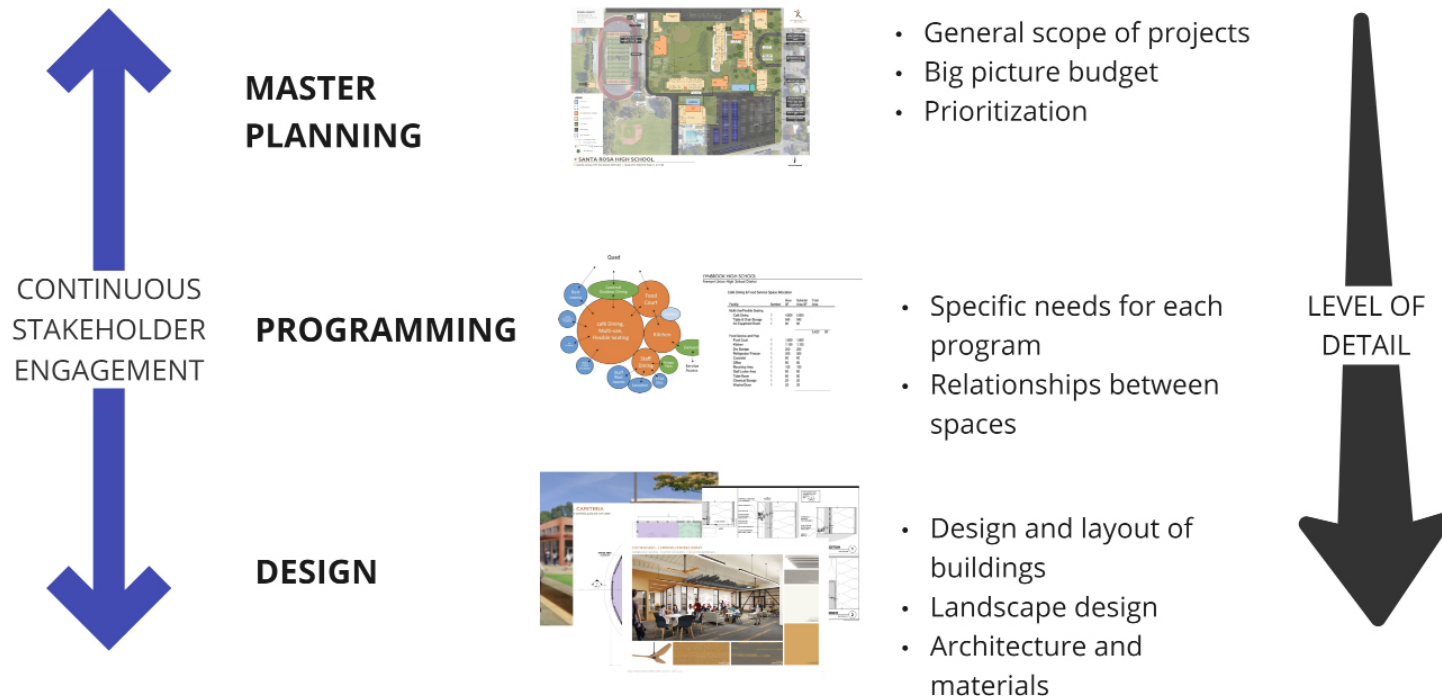
fault on the south side of the campus and recommended a no-build zone within fifty feet of that fault trace. This zone is shown on the PTES FMP drawing and requires the replacement of the permanent classroom buildings to the north side of the site to avoid this area. Modernization of these buildings is not allowed. It is important to understand that this designation does not affect any existing buildings and is not any indication of the safety of those buildings. No school building has ever sustained a structural failure during a seismic event in California.

Other school sites lie close to this zone and may require additional geotechnical study prior to approval of new or significantly renovated facilities. This includes Proctor Terrace Elementary and Brook Hill Elementary Schools.

PROJECT DEVELOPMENT PROCESS

To understand the Facilities Master Plan (FMP) and how it is used, it is helpful to understand the overall process for developing a school facilities project and how the FMP fits into that process. Development of the FMP is the first step in the completion of a school facilities project. Engagement of staff, students, parents and other community members is a critical part of the development of the FMP and it will continue to be a critical part of the process of designing and developing projects that are approved for construction. There are three major stages of the design and development of a facilities project: Master Planning, Programming, and Design.

PROJECT DEVELOPMENT PROCESS



Master Planning: The FMP is a high level overview of the facilities needs, proposed improvement projects to meet those needs, and their estimated costs. Using the process described below, the FMP team has worked to engage the community to identify those needs, develop conceptual projects to meet them and prioritize those projects. At this stage it is not necessary to work out all of the details of the design or how the project is executed. We need to understand and quantify the general scope of the proposed project, an estimated budget and the impact it will have on education through the Indicator of Quality (IoQ) score. This will provide us with the necessary information to create the FMP and to develop the Measure C and G Implementation Plan, and to decide which projects will be constructed with the available funding.

Example: An elementary school has inadequate facilities for Transitional Kindergarten and has aging portable classrooms that need to be replaced. The FMP identifies four new TK Classrooms and indicates that they need to be approximately 1,300-1,400 sf and include a dedicated restroom connected to the classroom. It also identifies a location on the site adjacent to a play area and existing Kindergarten Classrooms

Programming: Once a project is approved for construction, additional detail on more specific facilities needs and requirements will be developed through a programming process. This is done through additional meetings with the specific members of the school community who can best provide that information and can help provide input on the design throughout the project. Typically a project design committee would be formed including the teachers directly involved, school site leadership and potentially students and parents depending on the project. In the Programming phase this group works with the design team to identify the specific needs for the project and confirm they align with the project budget and schedule. This will include areas of spaces, technical requirements (such as technology infrastructure, storage, etc.) and design goals (such as how the building relates to the site, architectural style, etc.). This information allows us to have a clear understanding of the design problem and confirm that it aligns with the project budget and schedule before we get too far into the project design process.

Example: After the TK building is selected for construction a design committee is formed including two of the TK teachers, one Kindergarten Teacher, the Principal, and a parent from the School's ELAC that has small children. They meet with the design team and District Facilities team and develop more detailed requirements for the classroom including the size of the restrooms and classrooms, storage cabinetry required, desire for windows that look out onto the TK/K play area and a clear connection to the parking and drop-off area. The District Facilities team confirms that these requirements align with the project budget and schedule.

Design: Once the Program is approved for the project it moves into the design phase. During the design phases the design committee continues to work with the Architect and design team to provide feedback and input on the project design as it develops. This will include review of building drawings such as floor plans and elevations to provide input on layout and functionality, input on site and landscape plans to provide input on the outdoor spaces and review and input on renderings and color and material boards to guide what the buildings look like. This input is focused in the early stages of the project's design so it can be easily incorporated into the project.

Example: The design committee meets with the Architect and design team multiple times during the development of the design to provide input on layout options presented, playground layout and equipment, interior finishes and other aspects of the project, ensuring the finished project meets the needs of the staff and students who will use it.

As the project moves into the construction phase the design committee will continue to get updates from the District, design team and contractor on the project's development as well as the impact of construction on the campus and measures in place to maintain safety and minimize the impact on the school.

INDICATORS OF QUALITY (IOQ)

A common issue faced by all School Districts when developing a Facilities Master Plan is that the facilities improvement needs developed during the process far outweigh the funding that is currently available. Prioritization of projects within the Master Plan becomes a critical task. This prioritization must be done in a way that is objective, transparent and provides equity across the School District. The Executive Committee and QKA have developed the Indicators of Quality as a way to evaluate each project objectively in six separate categories to gauge the relative benefit of each proposed project. The development and use of the Indicators of Quality will provide an equitable and transparent way of evaluating the proposed improvements of different types and at different schools to determine those that provide the greatest benefit. The Indicators of Quality are focused on identifying and prioritizing those improvements that have the highest long term impact on improving the educational environment for students. The IoQ's are intended to work together to create a holistic assessment of the relative importance of a proposed project. The IoQ's are all interrelated and it is intended that each proposed project have value in many if not all IoQ's. There will be very few projects that score a zero in an IoQ.

Indicators of Quality Definitions

The Indicators of Quality were developed starting with the goals and priorities identified in the SRCS Strategic Plan, the School Transformation Plan, and the Local Control Accountability Plan (LCAP). They were also influenced by the views of SRCS Parents, Faculty, Staff and Students as expressed in the Educational Facilities Committee and each of the School Site Committees. Based on this input QKA recommends the following six Indicators of Quality:

IoQ 1. Supports Educational Programs: The facilities of a school should provide the technical, logistical and technological infrastructure necessary for faculty and staff to provide excellent instruction to all students. Appropriate facilities should be provided at each school site to provide an equity of educational experience and provide the spaces needed for students and teachers to successfully implement 21st Century educational programs. This IoQ will assess the degree to which a proposed project supports educational programs.

Examples of projects which would rate highly:

- Modernize existing building to provide additional Science Classrooms at a Middle School to meet the needs of Next Generation Science Standards
- Renovated Career Technical Education (CTE) facility at a High School
- Classrooms renovated to provide a variety of 21st Century Learning environments

IoQ 2. Community Support: Schools are community resources and School facilities should have appropriate features to allow safe and appropriate use by both formal and informal community functions. Examples include meeting spaces and offices for the Full Service Community Schools program, sports and play facilities with appropriate public access, Multi-Use rooms which can accommodate community groups, a clear entry and welcoming appearance to encourage community engagement, etc. This IoQ will assess the degree to which a proposed project supports community use and programs.

Examples of projects which would rate highly:

- Renovate fields and playgrounds for student and community use
- Construct new Elementary School Multi-Purpose Room to provide improved spaces for community performing arts and athletic activities

IoQ 3. Quality Learning Environment: The facilities of each school should provide learning spaces that are dry, well ventilated, well lit, and comfortable. Learning environments should also provide appropriate acoustics, technology and materials that are of appropriate quality and condition. Providing quality learning environments is important to reduce stress factors for students and teachers and support learning. This IoQ will assess the degree to which a proposed project improves the quality of the learning environment.

Examples of projects which would rate highly:

- Modernize existing building with additional windows to provide daylight and ventilation to classrooms
- Replace portable classrooms with permanent buildings that provide a better learning environment

IoQ 4. Maintenance and Operations: It is important that school facilities are in good condition and that they do not present a disproportionate financial or logistical burden on the District for maintenance or utility costs. It is important to address long term maintenance issues to protect the integrity of the buildings, prevent larger maintenance issues and reduce maintenance costs. It is also important to reduce operational costs through projects that reduce energy use. This IoQ will assess the degree to which a proposed project addresses long term maintenance issues and reduces future maintenance and operations costs.

Examples of projects which would rate highly:

- Replace worn out building floor wall and ceiling finishes
- Renovate aging restrooms which are worn and difficult to keep clean and functional

IoQ 5. Safety and Security: The school facilities should provide, as much as possible, a safe and secure environment for teachers and students. Teacher and student safety is important to protect and to provide a school environment that is conducive to learning. This IoQ will assess the degree to which a proposed project improves student and teacher safety and security.

Examples of projects which would rate highly:

- Install perimeter fencing and gates to create a secure perimeter to a school campus
- Install electronic locks at exterior doors

IoQ 6. Code Compliance: The school facilities should meet current building and health code requirements. This includes requirements for accessibility, structural safety, fire and life safety and food preparation safety. This IoQ will assess the degree to which a proposed project addresses code compliance issues.

Examples of projects which would rate highly:

- Modernize building to address accessibility issues at restrooms, entrances and classrooms
- Replace exterior paving and landscaping in a courtyard which does not provide an accessible path to existing buildings

Use of Indicators of Quality

Not all Indicators are of equal importance. Therefore, a weighting factor, from 2-5, has been assigned for each Indicator to adjust its relative importance within the overall IoQ score. The weighting factors were assigned after the evaluation of input received through the Educational Facilities Committee and the School Site Committees. The weighting factors are intended to quantify what is most important to the students, staff, teachers, Board of Trustees and community of Santa Rosa City Schools. Each proposed project in the FMP is given a 0-10 score for each IoQ, which is multiplied by the weighting factor to calculate the total score in that IoQ. The individual IoQ's are totaled to calculate the total score for the proposed project, with 120 possible points. The table on the right indicates the weighting for each IoQ and the total points possible:

Indicators of Quality	Weighting (x10)	Maximum Score
IoQ 1: Supports Ed. Programs	2	20
IoQ 2: Community Support	1	10
IoQ 3: Quality Learning Env.	3	30
IoQ 4: Maintenance and Ops.	2	20
IoQ 5: Safety and Security	3	30
IoQ 6: Code Compliance	1	15
Total		120

Indicators of Quality Scoring

Each project identified in the Facilities Master Plan was given an IoQ score by the QKA team based on the feedback we have received from a variety of sources throughout the development of the FMP. This score is intended to reflect the input we have received from a variety of sources and provide an overall evaluation of the impact of the project in these six areas, as described above. There were four major sources of input that we considered in this process:

Site Committee Meetings: We conducted two meetings with a committee at each school site with members representing the school community. In our second meeting we conducted a prioritization exercise where we ranked the relative impact of the different projects that were identified. This gave our team critical insight into what was most important for the school Community. See below for an example of one of the prioritization charts.

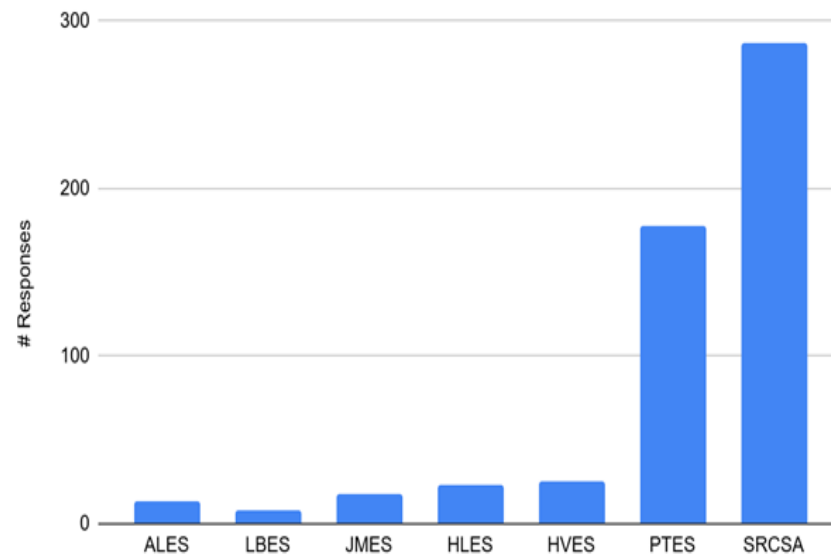


- From the site committees we saw consistent feedback that projects such as security fencing, classroom modernizations, reconfiguring Administration Offices and constructing new classrooms to replace portables were seen as most impactful. Other improvements such as improving outdoor spaces and modernizing or replacing other buildings such as Libraries, athletic facilities and Multipurpose Rooms were important but not quite as impactful on education.

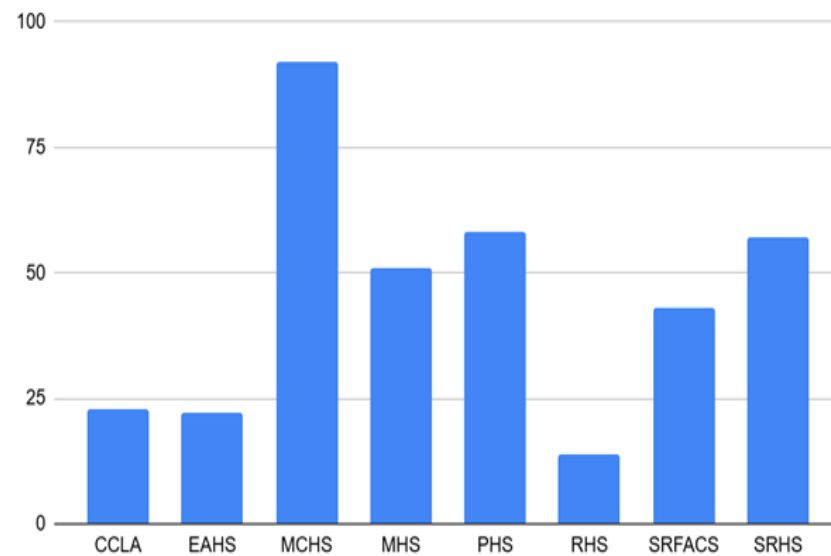
- District Survey:** In March of 2026, the District distributed a survey to collect feedback on the draft FMP that was presented to the Board. We received over 624 responses to the 8 questions on the survey where respondents were asked to provide input on the importance of typical improvements proposed for schools across the District. This survey provided a wealth of information on what community members felt were the most important improvements to make to school facilities.

The survey respondents represented staff, parents and students from all schools in the District, although some schools were more represented than others.

ES District # Responses



HS District # of Responses



For each campus, respondents were asked to rank the level of impact of potential projects on education from 1-10. The projects that were most highly supported varied somewhat across campuses and there may be some differences in how the scale was interpreted between campus communities. In general the remaining safety and security improvements, site improvements and classroom modernizations rated highest.

- **Maintenance and Operations:** Another important source of data for evaluating the projects was input from the District Maintenance and Operations team. Their priorities were broadly to address long term deferred maintenance needs to allow limited M&O staff to more quickly respond to day to day issues. This includes the following:
 - » Modernization: Replacing worn out finishes and materials that are at the end of their useful life in buildings across the District including furniture
 - » Site Utilities: Replace aging underground utility lines to address ongoing maintenance issues
 - » Remove/Replace Portable Classrooms: Replace portables that are long past their useful life to reduce maintenance and operations costs
 - » Safety and Security: Implement fencing and electronic locks to control access and improve security
 - » Improve Exterior Environments: Upgrade playgrounds, fields, blacktop areas and courtyards to make them easier to maintain

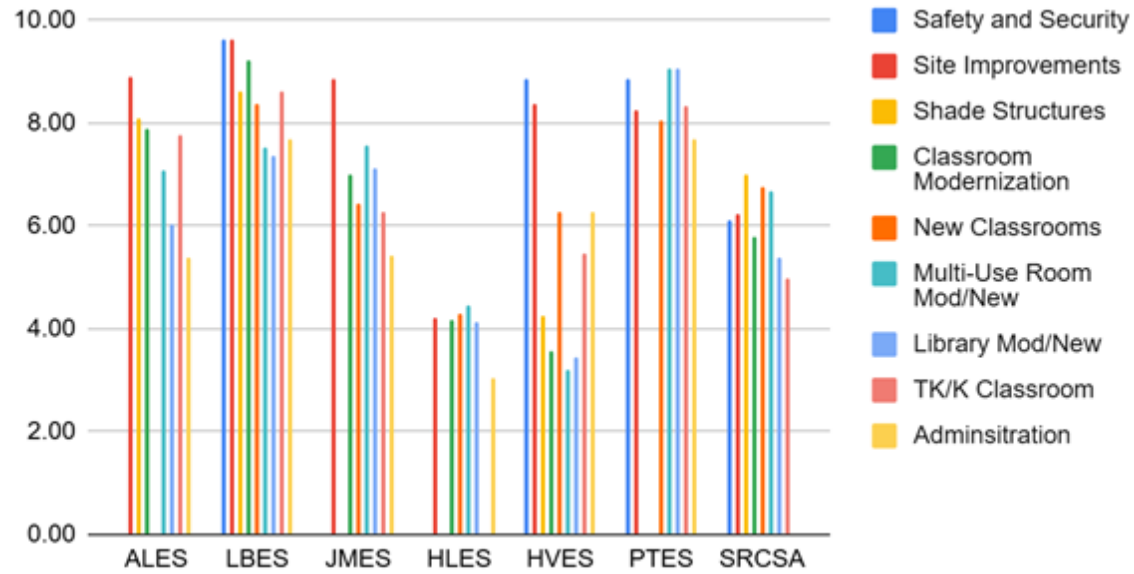
All of these data sources were considered carefully as the team scored each project according to the Indicators of Quality rubric described above. These scores were used as a significant source of information when prioritizing projects and developing the Measures C and G Implementation Plan along with construction logistics, state funding eligibility and other factors.

ASSOCIATED DOCUMENTS

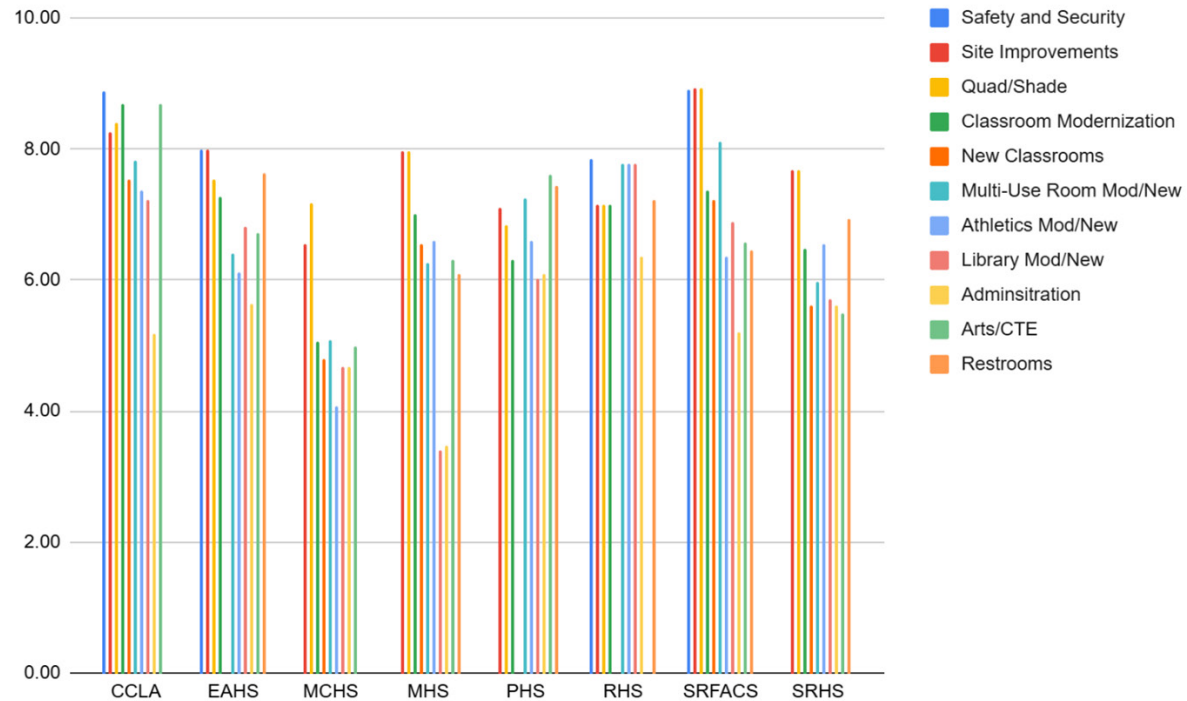
Demographics Analysis, Enrollment Projections & Capacity Study:

The QKA team completed a detailed capacity analysis of each campus to guide facilities planning and decision making and in compliance with Proposition 2 Facilities Master Planning requirements. A table showing the calculation for the existing and proposed capacity for each school is provided along with District wide summary tables and is included as Appendix 1.

ELEMENTARY SCHOOL DISTRICT RESPONSE



HIGH SCHOOL DISTRICT RESPONSE



EDUCATIONAL FACILITIES GUIDELINES

Draft for Board Approval April 22, 2026



TABLE OF CONTENTS

INTRODUCTION 3

PROCESS 3

APPLICABLE STANDARDS AND POLICIES 3

DISTRICT WIDE STANDARDS 4

ELEMENTARY SCHOOLS 7

JUNIOR & SENIOR HIGH SCHOOLS 14

INTRODUCTION

Santa Rosa City Schools District has selected Quattrocchi Kwok Architects to create a comprehensive update of their Facilities Master Plan for the District. One of the first steps in this process is the update of the Educational Facilities Guidelines. The purpose of the Educational Facilities Guidelines is to identify and standardize the required facilities to meet the District's intended educational program at each type of school: Elementary Schools, and Junior/Senior High Schools (Grades 7-12). The intent is not to define exactly what facilities each school campus should have, but instead, provide a clear set of facility standards to serve as a benchmark for all schools. The Educational Facilities Guidelines also help to provide equity across all schools throughout the development of the Facilities Master Plan by providing a clear set of standards for all schools. The completed Educational Facilities Guidelines will be an important piece of the overall Facilities Master Planning Process. We will work with a Site Committee at each school, who represents the stakeholders in the school community, to create a long term Facilities Master Plan and identify the best way for each school to meet or exceed these standards at their school.

PROCESS

The SRCS Educational Facilities Guidelines were originally developed in collaboration with a diverse group of stakeholders from across the District in 2015-16. This included representatives from schools across the District, teachers, administrators, classified staff, District leadership and parents. The primary collaboration occurred with the Educational Facilities Committee which held 7 meetings in September, October and November of 2015 with revisions made in late 2015 and early 2016 and the final draft included in the FMP approved in early 2016. Minor revisions were made to the Educational Facilities Guidelines as part of the update to the FMP in 2023. In 2024 and 2025 significant changes were made to the District in response to budget pressures including the closing of Middle School (grades 7-8) campuses and the establishment of Jr./Sr. High School (grades 7-12) campuses. The Educational Facilities Guidelines were updated in late 2025 and early 2026 to respond to these changes the educational programs. The QKA team met with District Cabinet and educational program leaders to provide input on proposed changes. Many of the updated elements were also reviewed with school site committees to gather additional input. This updated document reflects that input.

APPLICABLE STANDARDS AND POLICIES

The Educational Facilities Guidelines were developed in the context of and with reference to a variety of existing standards, requirements, and policies. These include state regulatory agencies, District policies and programs. They also include the education industry guidelines developed by state or national organizations to guide school design and construction which are described below.

California Department of Education (CDE)

CDE and the California Education Code provide guidelines for the planning and development of Educational Facilities as part of Title 5. These guidelines provide information to assist school districts and their communities in creating well-planned, TK-12 learning environments in safe, clean, and up-to date schools. Where applicable the committee referred to these standards in developing the Educational Facilities Guidelines. It is the intent of the Educational Facilities Guidelines for all schools to comply with CDE facility recommendations wherever possible. Information regarding CDE facilities guidelines is available here: <http://www.cde.ca.gov/ls/fa/>.

Leadership in Energy and Environmental Design (LEED)

Developed by the US Green Building Council (USGBC) the LEED system defines elements of sustainable and high performance school design of all building types with specific requirements and programs for school facilities through their Center for Green Schools. The LEED criteria ... QKA has used the LEED Criteria as a guiding document for evaluating existing learning environments and planning future improvements.

Division of the State Architect (DSA)

Approval of project construction documents for all school renovations and additions are required from the Division of the State Architect. All requirements for code compliance, including compliance with the Americans with Disabilities Act (ADA) and requirements for emergency vehicle access will be addressed in the development of Campus Master Plans. All campuses should comply with the requirements of the current edition of the California Building Code as adopted and enforced by DSA.

SRCS Career Technical Education (CTE)

Santa Rosa City Schools has a variety of Career Technical Education (CTE) programs designed to offer students an opportunity to explore career options and acquire technical skills that prepare them for further education after high school. The CTE programs, also referred to as "Career Pathways" consist of a multi-year sequence of courses, which are designed to

offer students an opportunity to explore career options, participate in work-based learning experiences, acquire technical and employability skills, and prepares them for their future—college and career.

SRCS Education & Technical Master Plan

The District prepared an Educational & Technology Plan in 2013. This plan addresses educational technology from the standpoint of curriculum, professional development, infrastructure, and hardware. This document provided guidance to the Educational Facilities Guidelines technology needs.

DISTRICT WIDE STANDARDS

The following topics apply throughout the District to all school campuses. Any requirements in these areas specific to one of the school types will be addressed in that section.

High Performance Learning Environments

One of the most important questions we discussed with the Educational Facilities Committee was how school facilities should respond to and support the changes that education has undergone over the first 15 years of this century and will continue to undergo in the future. Through a robust discussion with the committee, four main design strategies were identified to guide the development of the FMP at each school site. These strategies formed many of the facilities guidelines in this document. They are as follows:

- **Integrated Technology:** Robust technology access is a foundational element of 21st Century education. Schools should be provided with access to the internet, computers and other educational technology to support rich learning experiences. This is addressed further in the Technology section below.
- **Variety of Learning Spaces:** One of the most important aspects of 21st Century Learning is the recognition that students have different learning styles and preferences. Education is evolving to find better ways to serve each student within each class and school by differentiating teaching and learning. To support that, school facilities need to provide a variety of learning spaces for different activities. This includes traditional classroom sized spaces, small group instructional spaces, spaces for individual study and larger group instructional spaces and outdoor learning environments. It also includes spaces with a variety of environmental conditions to meet the needs of different students. These different spaces need to be designed to take into account supervision, acoustics, technology and other considerations to make them functional learning spaces.
- **Multi-level Flexibility:** One of the most important aspects of 21st Century school design

is creating spaces that are flexible. Education is undergoing dramatic change and will continue to evolve into the future. Our educational facilities need to have the flexibility to work in today's conditions but also to respond to change and continue to provide great learning environments far into the future. We plan for this flexibility on a number of levels. First, by designing spaces that can each be used to support a number of different learning styles and activities through flexible furniture and different lighting and material conditions. This allows the same space to more easily be used in a variety of ways. Second, by providing a variety of learning spaces in each facility as discussed above. Third, by designing spaces to be easily adapted through the use of operable partitions, transparency and doors of different types. This allows the facilities to adapt to different requirements throughout a school day, week or year. The fourth level is the long term flexibility to modify the facility to support future educational needs through the easy re-configuration of the physical components of the facility. This includes strategies such as building steel framed buildings so that walls can be more easily re-configured without changes to the building structure.

- **High Performance Learning Environments:** It is also important that school facilities be designed to provide the best learning environment. Research has shown a strong link between the proper design of school facilities and academic performance. School facilities should be designed to provide proper lighting, comfort, air quality, acoustics and materials to provide a learning environment that does not create stress factors which can impact student learning. The Collaborative for High Performance Schools (CHPS) Criteria referenced above provides a clear, research based, set of best practices and criteria for designing schools which meet this goal. The CHPS Criteria shall serve as a guideline throughout the development of the FMP.

Technology

In the past 10 years SRCS has made great improvement in the implementation of classroom technology across the District. All campuses now have integrated AV systems in classrooms, functional wireless internet systems and all students have 1:1 computing access through district issued Chromebooks. Many of these improvements were identified in the 2015 FMP and have been implemented through the use of the District's bond programs and the use of other funds. Therefore for the 2026 FMP update the focus is on maintaining that infrastructure and identifying any large scale infrastructure improvements needed to do so.

Campus Safety and Security

Student safety and Security is a primary concern of SRCS and an important consideration in any facilities planning decision. This topic has been an important part of all of the community

engagement meetings conducted as part of the Facilities Master Planning process. This includes the school site committee meetings, Safety Advisory roundtable, Superintendent's Advisory Network and District English Language Advisory Committee. These discussions all started with the acknowledgement that campus safety and security is not just about violence prevention, but a holistic approach to creating campuses that are welcoming, supportive and safe and create places for students to thrive. This includes physical security measures below, but also approaches to support student wellness and social-emotional learning as well as calming physical environments that support these goals.

The FMP process also included a detailed security and threat assessment conducted by Guidepost Solutions who specializes in safety and security design and consulting for a wide variety of schools and other facilities. The Guidepost teams conducted on-site evaluations of each school site and provided a detailed report identifying both suggested infrastructure and operations improvements to improve security. The infrastructure improvements will be incorporated into the FMP projects and the operational suggestions have been provided to the District for their use in ongoing efforts to improve campus security.

For our approach to the physical aspects of safety and security we referred to a strategy called Crime Prevention Through Environmental Design (CPTED) which provides a balanced approach to safety and security. An overview of CPETD was provided to each committee member and is attached as Appendix A. These conversations touched on many aspects of security, including, preventing unauthorized access to schools during the school day, preventing vandalism and theft and maintaining student safety on campus during the school day. There is a fundamental need to maintain the school as a safe space for students and this was the primary focus of our discussions. We also discussed the need for school campuses to feel open and inviting while maintaining this security. Maintaining connection between the campus, the community and between spaces on each campus is also an important part of maintaining security and supervision on a day to day basis. One of the main themes that we discussed was the need to strike an appropriate balance between this need for security and the need for openness and connection. As a result of this discussion, guided by CPTED, we identified the following principal security requirements for all schools:

- Secure Perimeter: Each campus should have a fenced and secure perimeter. The perimeter shall allow for only one point of entry (at high school campuses 2-3 points of entry may be necessary), at the main office, during school hours. Wherever possible the campus buildings shall be used to create the secure perimeter to minimize the use of fencing and present a more inviting image to the community and to students. Fencing shall be a minimum of six feet tall and include lockable gates. Fencing at the front and main entries of the school shall be ornamental iron or other fencing designed to create an

appealing and welcoming entry. Fencing design shall minimize the number of gates to make securing the school as easy as possible. The secure perimeter shall include field and asphalt play areas, where they are school property.

- Access to fields and playgrounds: Community access shall be provided to all fields and playgrounds. Gates shall be provided in the perimeter fencing and unlocked at the end of the school day to allow community access. A second line of fencing may be provided to separate the buildings, courtyards, and spaces around the buildings from the play area to prevent vandalism and theft at the buildings during non-school hours. However, this is a secondary concern and should be addressed at each campus.
- Video Surveillance: Each campus shall have an appropriate video surveillance system. Improvements required to these systems will be coordinated with the District Technology Department. (Video surveillance systems were installed under previous bond program)
- Communications: Each campus shall have an effective and operational communications system. The communication system needs to provide the ability to broadcast announcements to all areas of the campus simultaneously, including, all teaching spaces, offices and outdoor areas. Ideally the system could be accessed to make these announcements from anywhere on campus. The system shall also provide the ability for District Office staff to notify school sites in an emergency. In addition each campus shall be provided with radios for on-campus communications including boosters to increase their effectiveness.
- Doors and Windows: All classroom doors should be provided with a window or sidelight to provide visibility of the outside of that door. All classroom doors should have hardware that allows the classroom to be locked from the inside with a key. (All existing classroom door hardware was upgraded under previous bond program) All windows (including those in entry doors) shall have functioning blinds which can be closed easily to prevent visibility into classrooms from the outside.
- Visual Supervision: To the extent feasible, all areas of the campus should be visually supervised from adjacent classrooms or other spaces through windows. This passive supervision of the campus is an important component of daily safety and security. As noted above, all windows shall have blinds, or other appropriate window treatments for security in the event of a lock down situation.
- Intrusion Alarm: Each campus shall have a functional intrusion alarm system. Ideally all schools would be connected on the same District wide system. (Intrusion Alarm systems were installed under previous bond program) Additionally, each campus shall have secure areas or rooms for technology storage that include additional security measures to prevent theft.
- Fire Alarm System: All fire alarm systems shall be brought up to current code as

improvements are made (per DSA requirements). Wherever possible a single system shall be created on each campus. Where multiple systems occur on a campus they should be connected together.

- Safe Routes to School: SRCS participates in the Safe Routes to School program with the Sonoma County Transportation Authority. The Safe Routes to School program is a collaborative program where multiple agencies work together to ensure that students have a safe path to and from school campuses. The program evaluates school campuses, identifies issues with the routes to the school, and works with the agencies involved to design and implement solutions to those problems. SRCS has worked collaboratively with the City of Santa Rosa on a number of Safe Routes to School projects and continues to actively work with the program to address all of the school sites.

Campus Visual Appearance (Curb Appeal)

The visual appearances of school campuses are important. How campuses appear and how they relate to the community affect the connection between the school and its community. The initial impression that people get from the exterior of a school can have a lasting impact on their perception of that school and its value in the community. These impressions also have an impact on students and how they perceive schools and how much their community values their education. School campuses should present a warm and inviting image to the community to make people feel welcome coming to the school and supporting the school community. In the process of Site Master Planning each school should include the following components to improve the visual appearance of the school and the connection to its community:

- Sense of Entry: Each school should have a single, main point of entry, as discussed under security above. The design of the school shall make that entry clear and inviting, leading people to that main entry point. This may include features of the building design or landscape design to make an inviting entry. Signage shall support the identification of the main entry for visitors and improve wayfinding.
- Marquee Signs: Each school should have a marquee sign with the school name and a method for displaying school events and announcements. Marquee sign size and quality should be equitable across the District. This has been addressed through Measures I and L.
- Finish Materials: Durable and attractive finish materials should be used so that the facility can be maintained and the appearance kept up over the long term. Surfaces, such as, painted stucco, brick veneer and aluminum window systems are good examples of materials that are durable and can provide an attractive appearance for many years with a relatively low amount of maintenance.
- Landscaping and Grounds: The condition of a school's landscaping and grounds has a

significant impact on the appearance of the school. Although the FMP does not address ongoing maintenance, the FMP will identify areas at each school where landscaping should be replaced or improved to create a better visual appearance.

California Community Schools Partnership Program (CCSPP)

The California Community Schools Partnership Program (CCSPP) supports schools' efforts to partner with community agencies and local government to align community resources to improve student outcomes. These partnerships provide an integrated focus on academics, health and social services, youth and community development, and community engagement. Community schools often include four evidence-informed programmatic features, which are aligned and integrated into high-quality, rigorous teaching and learning practices and environments:

- Integrated support services;
- Family and community engagement;
- Collaborative leadership and practices for educators and administrators; and
- Extended learning time and opportunities.

SRCS has four schools that are current participants in the CCSPP program but would like to plan all schools to support this program in the future. The goals and practices for the program align with SRCS' strategic goals and focus on supporting our community. The facilities requirements for this program are included in the requirements below. Additional information about the CCSPP can be found here: <https://www.cde.ca.gov/ci/gi/hs/ccspp.asp>

Special Education

There are a variety of Special Education spaces throughout the District. Non-Severely Handicapped students are generally integrated into mainstream classrooms with a Resource Specialist providing additional support. The facilities for many of the Special Ed programs are inadequate and some do not meet State Standards. As part of the Master Planning process each Special Ed program should be matched to the most appropriate facilities at schools throughout the District. All Special Ed classrooms should be accessible and located as close as possible to the accessible drop-off area. Special Ed facilities should also be integrated into the campus so that they do not feel separate. The District goal is to have Severely Handicapped classrooms located at schools throughout the District. These classrooms have the following specific features:

- Sized appropriately to accommodate the number of students.
- Access to specialized restroom and changing facilities, preferably directly from the classroom.
- Overhead lifts should be provided where needed by the program.

Child Nutritional Services

The District has a robust and successful food service program that serves students throughout the District and in surrounding areas. The program currently produces a balance of packaged meals composed of both processed and cooked from scratch food items. At the Elementary Schools all food is prepared at the central kitchen facility and distributed to sites as pre-packaged meals. At the Middle and High Schools food is prepared on site and delivered as a combination of pre-packaged and served fresh items. The District is working to reduce the amount of processed and pre-packaged foods, but is limited by available labor and by inadequate facilities. The District would also like to increase the number of meals served to students so that more students have the nutrition that they need during the school day. In order to achieve both of these goals for students it is necessary to expand kitchen and serving facilities at most school sites. Dining facilities are also in need of renovation, expansion and repair at most sites. However, improvements to serving areas and kitchens will have a greater impact, as many students prefer to eat outside. Specific facilities needs are noted below for each type of school.

Covered Walkways

Many schools within the District have exterior circulation between buildings. Covered walkways and overhangs are provided in many buildings to provide protection from weather for staff and students as they travel between buildings. These covered areas are also often used as informal eating and gathering areas during times of inclement weather. Wherever possible and practical, covered walkways and overhangs should be provided between all major buildings to provide protection from rain and sun.

ELEMENTARY SCHOOLS

Parking and Drop-off

Elementary Schools throughout the District have a variety of parking and drop-off configurations and conditions. In general the following features should be provided:

- On-site Parking should be provided for each staff member plus an additional 10% for visitors where possible. On-site accessible parking should be provided at all schools.
- Clearly marked and signed drop-off areas should be provided. Where possible these drop-off areas should be off of the street and on the school campus. Where site conditions do not allow on-site drop off, drop off should be provided in a clearly designated area on the street curb. Clear curb striping and signage should be provided to direct traffic

flow. A safe route for students from the drop-off to the school should be provided to minimize or eliminate the need for students to cross vehicle traffic areas.

- Provide a separate Special Education drop-off area where possible. The accessible drop-off areas should be provided at the Special Ed drop-off where possible.

Learning Environments

Elementary Schools include a variety of learning environments which should be designed for maximum flexibility to accommodate changing educational programs, policy, and demographics. Elementary School learning environments should include the following features:

- The basic size for an Elementary School Classroom is 960 square feet per District and State standards and guidelines.
- Special Education classrooms should be sized according to the specific needs and enrollment of each program. Wherever possible, Special Education classrooms should include a single occupancy restroom accessible from the classroom or be immediately adjacent to restroom facilities that are within visual supervision of the classrooms.
- Transitional Kindergarten and Kindergarten classrooms should also be larger than standard classrooms at approximately 1,200 square feet. Wherever possible Transitional Kindergarten and Kindergarten classrooms should include a single occupancy restroom accessible from the classroom or from an adjacent hallway.
- Classroom technology and audio-visual systems should be provided in all classrooms as discussed above.
- Each classroom shall have a minimum of two 16' marker boards or equivalent writable wall surface. Tackable wall surfaces shall also be provided on a minimum of two walls for the display of student work, but should be balanced with window areas.
- To support GLAD and project based learning, ample space should be provided for the display of student work both within the classroom and in the public areas of the school. This includes providing tackable wall surfaces as noted above and display cases or bulletin boards in public areas. This may also include digital displays in public areas to showcase student work.
- Classrooms shall be provided with adequate electrical infrastructure including a minimum of 6 functioning electrical outlets.
- Each classroom should have a sink with a drinking fountain bubbler wherever possible. Resilient flooring shall be provided around all sinks.
- Storage cabinetry shall be provided in each classroom. The amount of storage cabinetry should be balanced with the need to not take up too much floor area and to maintain flexibility within the classroom. A minimum of one four foot wide full height teacher cabinet, one

four foot wide full height storage cabinet and six to eight feet of base cabinet with countertop (including sink) and upper cabinets should be provided. Additional storage can be provided through furniture with additional flexibility.

- All learning environments should provide an acoustic environment supportive of teaching in compliance with the CHPS acoustics standards for background noise and reverberation.
- All learning environments shall be provided with mechanical systems to provide appropriate comfort and indoor air quality levels in compliance with the CHPS standards.
- All learning environments, if possible, should be provided with natural light and views to the outdoors. Natural light should be provided through windows and skylights, and should be controlled to prevent glare and heat gain, and to allow spaces to be darkened.
- Flexible and functional furniture should be provided in each space. The furniture should be easy to move and re-configure to enable the use of a variety of teaching styles throughout the school day.
- To provide flexibility and promote collaboration adjacent classrooms should be provided with means to connect either through doors or operable partitions.

Flex Classroom: Each Elementary School should have a Flex Classroom to provide space and resources for special programs such as project based learning, music, art and/or science. The Flex Classroom will not be assigned to a single teacher or class so that it is available to all classes. The Flex Classroom should have the following features:

- Where possible provide a large space able to accommodate more than 32 students. Approximately 1,200 - 1,600 square feet.
- Provide one or more sinks with hot and cold water where possible. One should be a large free standing project sink for washing materials and equipment..
- Cabinetry and/or storage rooms for the storage of materials and projects.
- Durable water-resistant finishes to accommodate messy and wet activities, such as, experiments and art projects. Flooring should be linoleum or polished concrete.
- Large areas of writable wall surface that extend to the floor for student collaboration.
- The space should be centrally located and have access to outdoor space.
- Additional electrical infrastructure to support tools and equipment including overhead cord reel type power outlets.
- Classroom AV systems for teacher display and use during student projects.
- Moveable, flexible and durable furniture to support a variety of activities and age groups.

Small Group Instruction: Spaces should be provided to support pull out programs and groups

of students working on projects. These spaces should be located adjacent to classrooms and have large window areas to be as easily supervised from adjacent classroom spaces. They should be large enough to accommodate 6-10 people, approximately 200-300 square feet. Flexible furniture, a small AV system and a white board should be provided in each room. Small Group Instruction spaces should be located throughout the campus and provided at a rate of one for every three to four classrooms.

Special Education: A small classroom/office should be provided for the Resource Specialist of approximately 400-600 square feet. It should be located in a central area of campus and easily accessible to all students. Access should also be provided to adjacent or nearby restrooms, conference rooms for meetings and testing small private space for students in need of a calm environment. The Special Education spaces should be integrated into the campus so that they are a core part of the school and do not feel separate.

Outdoor Learning Spaces: Functional and accessible outdoor spaces should be provided throughout each campus. These should be spaces for exploration, discovery learning, and allow students to interact directly and indirectly with nature. They should be easily visible for supervision from adjacent classroom spaces, but designed to minimize disruption to adjacent classrooms. A covered outdoor area should be provided and sized to accommodate a full class. The covered outdoor area should have power and wireless internet access.

School Garden: Each Elementary School should identify a location for a school garden. Some sites currently have active school garden programs which can be supported and encouraged. Other sites will need to identify areas to develop a garden in conjunction with the School Community. School Gardens should all have secure fencing to protect them from vandalism and should have irrigation supply and controls. Ideally, School Gardens should be located adjacent to the covered outdoor learning area and be made accessible for all students to participate. Construction and maintenance of School Gardens will be completed by the School Site Community and Volunteers.

Library

Identical, new, modular Library buildings were provided at each Elementary School in the last bond program in the late 1990's. Although these buildings still serve an important role on campus they are in need of modernization to both repair what is worn and better serve the elementary school campuses. The role of the Library at an Elementary School is changing as we fully embrace concepts of 21st Century Learning. With these thoughts in mind the following

improvements are recommended at each Elementary School Library:

- With the move to 1:1 computing the existing computer lab area can be repurposed to provide more flexible space within the Library or space to support student wellness.
- Replace furniture with more flexible tables and chairs with wheels that can be easily re-configured for different activities.
- Provide a covered connection to the main campus area where not already provided.
- Upgrade finishes, mechanical system and other components of the building that have reached the end of their useful life.
- Consider options for repurposing some of the office areas to better uses and creating more connection to the outdoors and adjacent campus areas.

Multi-Use Room

As their name implies, Multi-Use rooms support a wide variety of programs and activities within each Elementary School. Among the major uses are; food service, after school programs, physical education, large group learning, performance venue, and as a community gathering space. It is critical that these spaces are flexible, have sufficient areas and amenities to support this variety of activities. Multi-Use Rooms should have the following features:

- Large flexible and open space sized to accommodate 1/3 to 1/2 of the student body for lunch. For most schools this will be approximately 4,000 - 4,500 square feet. This will provide space for approximately 200-250 people in tables and chairs and 350-400 in chairs only.
- Adjacent covered outdoor eating area to provide additional seating space.
- Flexible, age appropriate and safe dining tables with a dedicated storage area. In-wall tables are not preferred as they are not flexible and present some safety concerns as they age.
- Warming Kitchen with appropriate appliances and serving areas to provide healthy foods and areas to serve them efficiently and safely. The serving area should be within the Kitchen and not require the use of serving carts located on the MPR floor area. The Kitchen should also have clear and easy access for deliveries from the District's central kitchen facilities. All food service equipment should be able to be stored in the Kitchen. Access to outdoor sink should also be provided to support recycling and composting programs.
- Dedicated storage for PE equipment and materials.
- Stage, or raised platform to serve as a stage, for performances and presentations.
- Mechanical systems that are functional and appropriately designed to serve the intended uses.
- A/V system for presentations and performances. The A/V system should include equipment for large format video presentations, audio amplification, and playback, as well as

simple stage lighting.

- Acoustic treatment to allow space to be effectively used for performances and presentations. Acoustic materials must be durable enough to hold up to PE, but not basketball or other ball sports.
- Durable finishes throughout the room, such as, high impact gypsum board, corner guards, linoleum flooring, and cleanable wall panels.
- Dedicated storage space for after school programs.
- Easily accessible by the community for events. Controlled access to allow outside groups to use the facility without accessing the remainder of the campus.

Administration

The Administration area of an Elementary School serves many functions. It is the main entry to the school welcoming students, parents and community members. It is the point of entry and security for the campus. It is the workplace of the school's staff and the primary hub of staff activity on campus. The Administration area should clearly serve as the point of entry to the school and should be architecturally expressed for a good impression and clear point of entry, as discussed above under Campus Visual Appeal. At the point of entry, the Administration area should have a lobby or waiting area for parents and visitors with a reception desk that also serves as the work space for the school administrative staff. The Administration area should also be centrally located within the campus to provide good visibility of the campus for supervision and for easy accessibility by the students. In addition to these general items, the Administration area should have the following specific features:

- Principal's Office of approximately 200 square feet to provide space for a desk and a small meeting table. The office should be close to the Office/Reception area and be connected to or close to a conference room.
- Office/Reception area with workstations for 2-3 people located at the main entry to the administration area and with visual supervision of the main entry to the school. There should also be a reception counter facing a waiting area with seating for students and visitors.
- Nurse's Office of approximately 150-200 square feet easily accessible from the main campus area. The Nurse's office should have a sink and storage cabinetry for first aid supplies and be adjacent to a restroom. It should also be located away from the main entry/reception area.
- Two Conference Rooms for meetings, IEP's, and for use by the Community Schools Program. One large enough to accommodate 10-12 people, approximately 250 square feet. The other Conference Room can be smaller, approximately 150-200 square feet. The large conference room should be provided with an AV system and marker board. The smaller rooms should just have a marker board.

- Counselor Office of approximately 150 square feet for use by the elementary school Counselor to meet with students and parents.
- Three private offices for use by itinerant staff of approximately 120 square feet each. These offices are to be used by the Psychologist, Speech Therapist, Community Schools Program and other staff when they are on campus.
- Lockable storage area for records.
- Teacher Collaboration Room of approximately 450-500 square feet. The Teacher Collaboration Room should be easily accessible from the main area of campus. There should be a small kitchen area, storage cabinets and an open area for tables and chairs. Staff restrooms should be located nearby.
- Teacher Work Room of approximately 250-300 square feet. The Work Room should be easily accessible from the campus and connected to the main Administration area. There should be storage cabinets, and counters for materials and equipment and space for large copiers. Ideally the Teacher Work Room should be connected to the Teacher Collaboration Room.

Playgrounds

The playground areas, both landscape and hardscape (asphalt) are an important part of every Elementary School campus. All Elementary Schools should be provided with safe, accessible, visible for supervision, and usable landscape and hardscape play areas. Wherever possible, play areas shall meet CDE guidelines for recommended areas for the student population. Hardscape areas should be striped for a variety of games and include basketball hoops and other appropriate play equipment. At fields, trash cans and dispensers for dog waste bags should be provided to encourage the community to take care of the school. Accessible hydration stations should be provided at the playground areas with bottle refilling capabilities. Outdoor storage for PE and recess equipment shall be provided and designed to be safely accessible to students. A separate play area should be provided for Kindergarten classrooms and Preschool programs. Where possible these areas should be separated from the rest of the playground by buildings or a short fence.

A minimum of two play structures shall be provided at each school. One designed for lower grade students, PK-2 and one for upper grade students, 3-6. Each play structure shall have an appropriate resilient surface surrounding the play structure. Poured in place synthetic surface is preferred, but synthetic tiles or wood chips are also acceptable and more affordable.

JUNIOR AND SENIOR HIGH SCHOOLS (GRADES 7-12)

Parking and Drop-Off

A safe off-street student drop-off area should be provided on each campus. There should be

a clear, safe connection to the campus from the drop off area with minimal interaction between students and vehicles. The drop-off area should also be easily supervised and designed to minimize impacts to street traffic. There should also be a clear, safe path of travel from nearby public transit stops. Each campus should provide adequate and safe off-street parking for students, staff and visitors. Student parking should be provided for 15-20% of the student population of the campus. The student parking area should be easily supervised and secure. After hours access and traffic speed should be controlled as much as possible. Staff parking should be provided for all teachers and staff, but does not need to be separated from student parking. Visitor parking should be located adjacent to the Administration Building.

Security

In addition to the general security requirements described under District Wide Standards above, High Schools also have a number of facilities used by community groups. Where possible, fencing should be designed to allow access to these facilities without allowing access to the rest of the school campus.

Learning Environments

High Schools contain a variety of learning spaces to serve their varied curriculums. All learning environments should be designed for maximum flexibility to accommodate changing educational programs, policy and demographics. Learning environments should also be designed to create flexible spaces that can adapt to future programs, pedagogy and future career paths. Opportunities to create larger group learning environments should also be explored. SRCS High Schools are organized with a departmental structure and there are no plans to change that organizational model in the future. Wherever possible, classrooms for a department should be grouped together to facilitate collaboration among teachers and the sharing of resources.

All classrooms and other spaces should be designed to provide high performance learning environments to support students and teachers. As discussed previously, the CHPS Criteria shall be used as a guideline for achieving this goal. Three requirements that are of special importance are providing an acoustic environment with appropriate levels of background noise and reverberation, mechanical systems which provide appropriate comfort and indoor air quality levels, and access to natural light and views to the outdoors.

At each High School the following learning spaces shall be provided:

Typical Classrooms: High School classrooms should include the following features:

- The basic size for a High School Classroom is 960 square feet per District and State standards. Special Education classrooms should be sized according to their specific needs and enrollment, but should typically be larger than a standard classroom, approximately 1,200

square feet.

- Classrooms should be connected to the outdoors wherever possible.
- Classroom technology and audio-visual systems should be provided in all classrooms as discussed above.
- Each classroom shall have a minimum of two 16' marker boards or equivalent writable wall surface. Tackable wall surfaces shall also be provided on a minimum of one wall for the display of student work, but should be balanced with window areas.
- Classrooms shall be provided with adequate electrical infrastructure including a minimum of 6 functioning electrical outlets.
- Storage cabinets shall be provided in each classroom. The amount of storage cabinetry should be balanced with the need to not take up too much floor area and to maintain flexibility within the classroom. A minimum of one four foot wide full height teacher cabinet, one four foot wide full height storage cabinet and six to eight feet of base cabinet with counter top and upper cabinets should be provided. Additional storage can be provided through furniture with added flexibility.
- Flexible and functional furniture should be provided in each space. The furniture should be easy to move and re-configure to enable the use of a variety of teaching styles throughout the school day. Providing more flexible furniture, rather than traditional desks, will create more usable area in the classrooms.
- To provide flexibility and promote collaboration adjacent classrooms should be provided with means to connect either through doors or operable partitions.

Small Group Instruction: Spaces should be provided to support pull out programs and groups of students working on projects. These spaces should be located adjacent to classrooms and have large window areas to be as easily supervised from adjacent classroom spaces. They should be large enough to accommodate 6-10 people, approximately 200-300 square feet. Flexible furniture, a small AV system and a white board should be provided in each room. Small Group Instruction spaces should be located throughout the campus and provided at a rate of one for every three to four classrooms.

Outdoor Learning Spaces: Functional outdoor learning spaces should be provided throughout each campus. These should be designed to serve a variety of needs including: quiet study, small groups, formal classes, exploration and discovery learning. They should be easily supervised from adjacent classroom spaces and located carefully to minimize disruption to adjacent classrooms. A covered outdoor area should be provided and sized to accommodate a full class. The covered outdoor area should have power and wireless internet access.

School Garden: Each High School should identify a location for a school garden. Some sites currently have active school garden programs which can be supported and encouraged. Other sites will need to identify areas to develop a garden in conjunction with the School Community. School Gardens should all be accessible, have irrigation & controls and have secure fencing to protect them from vandalism. Ideally School Gardens should be located adjacent to the covered outdoor learning area.

Special Education: There are a variety of Special Education spaces throughout the High Schools. Non-Severely Handicapped students are generally integrated into mainstream classrooms with a Resource Specialist providing additional support. The facilities for many of the Special Ed programs are inadequate and some do not meet State Standards. As part of the Master Planning process each Special Ed program should be matched to the most appropriate facilities at schools throughout the District. All Special Ed classrooms should be accessible and located as close as possible to the accessible drop-off area. Special Ed facilities should also be integrated into the campus so that they do not feel separate. The District goal is to have classrooms for Students with Extensive Support Needs located at schools throughout the District. These classrooms have the following specific features:

- Sized appropriately to accommodate the number of students.
- Access to specialized restrooms and changing facilities, preferably directly from the classroom.
- Overhead lifts should be provided where needed by the program

Science Classrooms

A variety of science courses are offered at the High School level including Advanced Placement and International Baccalaureate courses. Courses are offered in Biology, Environmental Science, Physics and Chemistry. Each of these classes has different, but related requirements. Science classes are an important part of preparing High School students to be college and career ready, especially in STEM related fields. To accommodate an adequate number of courses Science Classrooms should be provided at a rate of approximately one per every 200 students. Science Classrooms for High Schools can be designed to two different standards depending on the courses they are intended for. Physical Science classrooms are appropriate for Physics, Life Science Classrooms are appropriate for Biology, and Environmental Science and Chemistry Classrooms are required for Chemistry courses. Each campus should have an adequate number of each type with each campus having no less than one Chemistry lab per 800 students. The requirements for each type of Science Lab are as follows:

Physical Science Classrooms should have the following features:

- Classroom space of approximately 1,200 square feet each.
- Perimeter casework with countertops on at least two sides of the room. Adjacent to the casework should be two large project sinks. Sinks should have hot and cold water. Upper storage cabinets provided where possible for the storage of materials. Countertops to be a durable solid surface material. Epoxy resin countertops are recommended, but not required.
- Work tables and chairs/stools with wheels that can be easily moved and configured for a lecture or project work. Tables can be placed adjacent to the perimeter countertops to create lab stations when necessary.
- Classroom AV system as described above.
- Teaching wall area at the front of the classroom with sixteen foot wide sliding marker boards.
- Adjacent Preparation Room, shared by two or more labs, approximately 150 square feet for the storage of materials and supplies.

Life Science Classrooms should have the following features:

- Classroom space of approximately 1,200 square feet each.
- Perimeter casework with countertops on at least two sides of the room with 4 lab sinks. Sinks should have hot and cold water. Upper storage cabinets provided where possible for the storage of materials. Countertops to be a durable solid surface material. Epoxy resin countertops are recommended, but not required.
- Natural Gas supply jets should be provided adjacent to each sink. There should be a central shut-off valve for all natural gas jets at the front of the classroom.
- Work tables and chairs/stools with wheels that can be easily moved and configured for a lecture or project work.
- Classroom AV system as described above.
- Adjacent Preparation Room, shared by two or more labs, approximately 200 square feet for storage and preparation of materials. Prep Room should have a refrigerator and icemaker.

Chemistry Classrooms can be configured in two different ways. Option one is to configure each Chemistry Classroom to contain both lab and lecture areas within the same room. This allows the teacher and students to move back and forth between lecture and lab activities quickly and fluidly within a class period. For this type the following specific items are required:

- Classroom/Lab space of approximately 1,600 square feet each.
- Perimeter casework providing 8 peninsula type lab stations. Each station shall have a lab sink with hot and cold water and cover, electrical outlets and gas supply. Upper cabinets provided where possible for storage of materials and supplies. Countertops shall be epoxy

resin. Lab stations shall be configured around the perimeter of the room to leave a space in the center of the room large enough for lecture and project work.

- Demonstration table at the front of the classroom with sink and gas outlet. Demonstration table shall have the ability to shut off gas at all lab stations.

The other configuration option for Chemistry Classrooms is to have two lecture spaces that are configured as typical classrooms which share a separate lab space. This allows two teachers to share one lab area and set-up lab experiments ahead of time without concern for disruption or distraction during lecture times. For this type of configuration the following specific items are required:

- Two classroom spaces of approximately 960 square feet, configured as a typical classroom.
- One shared Lab space of approximately 1,200 square feet.
- Within the Lab perimeter, casework will provide 8 peninsula type lab stations.

Each station shall have a lab sink with hot and cold water and cover, electrical outlets and gas supply. Upper cabinets provided where possible for storage of materials and supplies. Countertops shall be epoxy resin. Lab stations shall be configured around the perimeter of the room to leave a space in the center of the room large enough for lecture and project work.

- The Lab shall also have a demonstration table at the front of the classroom with sink and gas outlet. Demonstration table shall have the ability to shut off gas at all lab stations.

In both options the following additional features are required:

- Work tables and chairs/stools with wheels that can be easily moved and configured for a lecture or project work.
- One Fume Hood with natural gas, cold and hot water, as well as adequate ventilation.
- Emergency eye-wash station.
- Classroom AV system as described above.
- Adjacent Preparation Room, shared by two or more labs, approximately 300 square feet including appropriate storage cabinetry for chemicals. The Prep Room should also have a refrigerator, ice maker, emergency eyewash and dishwasher. The Preparation Room shall also have a Fume Hood.

Career Technical Education:

SRCS has established Career Technical Education (CTE) programs at each of the comprehensive high schools to provide hands-on instruction in a variety of career pathways to prepare students for College and Careers in specific areas of the 21st Century Workforce. Each school has specific programs established. Each of these programs should have the necessary facilities to support the educational programs. Each campus CTE facilities should

also be designed to be as flexible as possible so that educational programs and facilities requirements can still support them. The specific requirements of each CTE Program will be discussed at each School Site Committee.

Library

The Library in a High School campus serves increasingly diverse roles. It will continue to function as an important location to access information and resources, but it is becoming much more of an active and collaborative space. The Library should provide a variety of work and study spaces for individuals, small groups, large groups, and even full classes. The Library should be a technology rich environment with the infrastructure and equipment to support a future transition to digital textbooks. The Library should also be equipped to be a space for presentations and other large group activities. Libraries should be designed to support student use throughout the school day including before and after classes. Each Library should have the following features:

- Stacks area for storage of books. Number of volumes to be housed to be determined by each school. Bookshelves should be arranged at the perimeter of the room wherever possible to provide more open and flexible space.
- A central open area with tables and chairs that can be used in a variety of ways including small group work, presentations and individual study.
- Two to four small group rooms at the periphery of the central open area of the library. These small rooms should hold between 8 and 12 people and have a marker board. At least half of them should have either a monitor or projector.
- Reception desk with work area for Librarian. The Reception desk should be positioned to supervise the Library and monitor entrance and exit.

Performing & Visual Arts

Performing & Visual Arts are a significant part of the High School experience at each of the schools. Art, Band, Choral and Drama are very active programs which are important to the Community. A dedicated instructional space should be provided for the Art, Band, Choral and Drama programs at each school. A dedicated and accessible Performing Arts Theater for performances with adequate backstage facilities for two dressing rooms, restrooms and scene shop with durable and comfortable finishes should also be provided. Performing Arts Theaters are also used as instructional and event spaces supporting guest lecturers, awards nights and many other events. The seating capacity of the theaters at each high school will vary according to the specific needs at that site and the available space and facilities. Wherever possible, seating capacity at each Performing Arts Theater should be adequate to hold one quarter of the student population.

Band & Choral Classrooms each should have the following features:

- Approximately 1,800 - 2,000 square foot space to accommodate classes up to 60 students.
- Dedicated storage space for instruments and uniforms.
- Acoustic environment supportive of music instruction, including adequate separation from adjacent spaces.
- Adjacent to the Auditorium wherever possible.
- Nearby to the Band and Choral Classrooms provide 2-4 practice rooms for small groups of students.

Drama Classroom should have the following features:

- Approximately 1,800 - 2,000 square foot space to accommodate classes up to 60 students.
- Dedicated storage space.
- Acoustic environment supportive of drama instruction & performance.
- Up to date AV system for practices and performances.
-

Art Classrooms should have the following features:

- Approximately 1,200 – 1,400 square feet.
- Perimeter casework for storage. Configuration should be customized to support the types of projects and materials being stored.
- 2 large Art/Project sinks with paint traps
- Access to well-balanced natural light, preferably from north facing windows to provide an ideal environment. .
- Gallery Area on campus for display of artwork, ideally this is close to the Art Classrooms

Digital Media and Production Lab: This Lab is an increasingly important part of each high school both as a course offering and as a resource for project based learning in other subjects. Each school should have a Lab with the following features:

- Main Classroom space of approximately 1,400 – 1,600 square feet with space for 36 desktop computer stations with large displays. Built in countertops or workstations are not recommended, instead, appropriate furniture should be provided for computer workstations.
- Classroom AV system
- Data infrastructure to support the intense use including wired connections through floor outlets or other means for each workstation.

- An adjacent studio space large enough to accommodate 4-6 performers for recording. The Studio should have a green screen wall and be configured for basic overhead lighting and for sound recording. It also needs to be separated acoustically from adjacent spaces. The Studio should provide an audio recording studio and a window to the adjacent classroom. A separate Control Room is optional and controls can also be located in the classroom below the window.

Multi-Use Room

As part of discussions around what spaces are needed on each Junior/Senior High School campus to accommodate 7th and 8th Grade students, a clear need was identified for an MPR space on each campus. This would serve a number of needs on the campus including eating area, large group presentations, after school events, and athletic practices and support activities. The Multi-Use Room should have the following features:

- Large flexible and open space of approximately 4,000 to 5,500 square feet. This will provide space for 350-400 people in tables and chairs and 500-750 people in chairs only.
- The main Multi-Purpose Space should have a direct and open connection to adjacent outdoor student gathering areas, such as a quad or courtyard. This will promote a strong connection to the campus and allow students to move in and out of the space freely at lunch and during other times they are using the facility. Features such as operable walls, large areas of windows and/or vertically opening glass doors should be provided to enhance this sense of connection.
- Adjacent covered outdoor eating area to provide additional seating space.
- Flexible, age appropriate and safe dining tables with a dedicated storage area.
- Durable finishes such as high impact gypsum board walls and polished concrete or linoleum floors.
- AV system with large projection screen and dedicated sound system. Provide window blinds as necessary to darken room for projection.

Food Service

Each campus also requires a dedicated food service space to prepare and distribute meals for students. In some cases this will be a dedicated space and in some cases it will be part of the Multi-Use Room. The Food Service space will require

- Kitchen with appropriate space and equipment to support from scratch cooking of all food items. This should include adequate equipment for food preparation including ranges, ovens and other equipment, as well as, required hoods and ventilation. The Kitchen should also have adequate preparation and dishwashing areas including a three compartment sink and automatic dishwasher/sanitation system. Areas for the storage of dry, frozen and refrigerated

food ingredients should also be provided. A walk-in refrigerator/freezer is not required as large quantities of ingredients could still be kept at the Central Kitchen facility. The Kitchen should also have clear and easy access to deliveries from the District's central kitchen facilities.

- Serving Area with service counters and appropriate equipment, such as steam tables and warmers, to serve fresh prepared meals in an efficient and presentable manner.

Administration

The main campus Administration will continue to house a large portion of the administrative team for each High School and will continue to be the main entry point for the campus. The main Administration should be an open and inviting space with a strong connection to the community. It should be architecturally expressed to create a clear sense of entry. There should be an open and welcoming Lobby and waiting area with a reception desk which serves as a workspace for some of the administrative team. The main Administration area should provide work spaces for all of the administrative team, including, the Principal, Assistant Principals, Campus Supervisors, Attendance Office, Psychologist and other staff. The space should be designed to be open and minimize the number of enclosed offices.

In addition to these general items, the Administration area should have the following specific features:

- Principal's Office of approximately 200 square feet to provide space for a desk and a small meeting table. The office should be close to the main lobby and be connected to or close to a conference room.
- Assistant Principal's Offices of approximately 120 square feet each adjacent to the Principal's office where possible.
- Nurse's Office of approximately 200 square feet easily accessible from the main campus area. The Nurse's office should have a sink and storage cabinetry for first aid supplies.
- Three to four Conference Rooms for meetings, IEP's and for use by the Community Schools Program. One Conference Room should be large enough to accommodate 10-12 people, approximately 250 square feet. The other Conference Rooms can be smaller, approximately 150-200 square feet. The large conference room should be provided with an AV system and marker board. The smaller rooms should just have a marker board.
- Resource Specialist Office of approximately 120 square feet to provide workspace for Resource Specialist. (Work with students to take place in additional spaces, such as, Small Group Instruction spaces)
- Five to six private offices for use by itinerant staff of approximately 120 square feet each. These offices are to be used by the Psychologist, Speech & Language Pathologist, Counselor, Community Schools Program and other staff when they are on campus.

- Four to six private offices for use by counselors. The offices should be connected with a lobby and waiting area. Offices should be constructed to preserve speech privacy between offices and adjacent areas. There should be a separate entrance to the Counseling area if possible to preserve the privacy of students.
- Minimum of two lockable storage areas for records of 200 square feet each. One area dedicated for Special Education. These should have a one hour fire separation to protect records from damage.
- Teacher Work Room of approximately 350-400 square feet. The Work Room should be easily accessible from the campus and connected to the main Administration area. There should be storage cabinets and counters for materials and equipment, space for large copiers and work tables. Staff restrooms should be located nearby.
- Teacher Collaboration Room of approximately 450-600 square feet. It should be connected to the Teacher Work Room but a separate space. There should be a small kitchen area, storage cabinets and an open area for tables and chairs. An outdoor covered eating area should be provided, where possible. Staff restrooms should be located nearby.

College and Career Center

The College and Career Center serves an important role in connecting students to their future and should have a central location on campus that makes it easily accessible and visible to students. The College and Career Center should provide a central location for all college and career information for students. There should also be easy public access for parents and family members. The College and Career Center should have the following features:

- The main space should be approximately 1,000 square feet with tables and chairs that can be easily re-configured for presentations, independent student research or meetings with students.
- AV System for digital presentations.
- Provide a chromebook cart for parents and students to access information and resources
- Tables, shelves and other furniture for display of informational materials.
- Tackable wall areas for display
- Work area for College and Career Center Staff. This could be a desk area within the main space in an adjacent office connected to the main space.
- Adjacent small storage room/closet of approximately 50-100 square feet for the storage of materials.

Physical Education and Athletics Facilities

Each High School should have appropriate facilities to support Physical Education and Athletics

activities, as well as Community Use. All athletic facilities should be provided equally for both boys and girls in compliance with Title 9 regulations. Each school should have the following spaces:

Main Gym: The Main Gym is sized to support multiple sports and is the venue for competition in all sports and most public use. It should have the following features:

- Sized for competition basketball and volleyball courts with cross-courts as space allows.
- Renovate court surface and update for safety and quality of playing surface. Court floors are aging and need to have higher quality of surface finish for safety and facilities upkeep.
- Retractable basketball hoops with glass backboards and in floor inserts for volleyball and badminton.
- Functional and appropriate HVAC and ventilation systems to improve air quality and air flow for events and classes. Provide local control of ventilation.
- Bleachers should be provided for spectator seating and events. Bleacher capacity should be determined by space allowed. Ideally, adequate bleacher capacity to seat the entire student body for events and assemblies would be provided. Bleachers should be in good working condition and not present a maintenance or safety concern.
- A public Lobby should be provided for events. The Lobby should include restrooms for public use, a ticket booth and small concession area.
- Adjacent and connected to the Locker Rooms.
- A/V system for presentations and performances. The A/V system should include equipment for large format video presentations, audio amplification, and playback.
- Acoustic treatment to allow space to be effectively used for performances and presentations. Acoustic materials must be durable enough to hold up to physical education and athletic competitions including basketball and volleyball.
- Durable finishes throughout the building, such as, high impact gypsum board, corner guards, and cleanable wall panels. The Gym space should have a cushioned and vented wood floor assembly.
- Adequate heating and ventilation

Practice Gym: A second, smaller gym should be provided to support practices for volleyball, basketball, wrestling and other sports, as well as, Physical Education classes. It should be sized for a regulation size high school basketball court and volleyball court where possible, but not full size cross courts. Cross court hoops should be provided for practice purposes. The Practice Gym should also have a cushioned wood floor. Renovate court surface and update for safety and quality of playing surface. Court floors are aging and need to have higher

quality of surface finish for safety and facilities upkeep.

Locker Rooms: Boys and Girls Locker Rooms should be provided adjacent to or connected to the Main Gym. Locker rooms should have PE lockers to hold uniforms and backpacks. Lockers should be provided for all students enrolled in PE. Locker rooms should be laid out to provide adequate supervision by teachers and coaches. There shall be equitable facilities provided for both the male and female students. Shower and restroom facilities should be provided within the locker rooms. Four to five individual shower stalls should be provided in each locker room rather than large shower areas. Ventilation and HVAC systems should be installed to provide healthy and appropriate air quality.

Team Rooms: Two dedicated Team Rooms accessible directly from the Main Gymnasium without going through a Locker Room. Provide whiteboards and AV System with flexible furniture. Space for up to 20 people.

Athletics and PE Offices: Office space should be provided for the Athletic Director, coaches and PE teachers. This can be one open office area shared by this group of staff, but should be sized to provide a work space for four staff members. Ideally, the offices are located close to the Locker Rooms for supervision and a separate office for Coaches to keep student information private.

Physical Education Classroom: One PE Classroom should also be provided, ideally adjacent to the Gymnasium and/or fields. These Classrooms should be configured similarly to typical classrooms, but with resilient flooring. AV systems should be provided.

Storage: Adequate storage should be provided for both indoor and outdoor athletic equipment. Permanent storage facilities should be provided that protect equipment from the elements and provide appropriate access to equipment. This storage can be provided in many ways, but will in most cases, be provided through storage rooms within the Gymnasiums for indoor equipment and separate storage buildings near the fields for the storage of outdoor athletic equipment. In most cases this will represent around 2,000 sf of storage space.

Weight Room: Each campus should have a dedicated Weight Room for use by both athletic programs and Physical Education. It should be approximately 1,000 to 1,500 square feet with appropriate fitness and strength training equipment. It should be provided with appropriate HVAC and ventilation for the level of activity. Cushioned sports flooring should be provided and the Weight Room should be located near Locker Rooms and other Physical Education spaces.

Training Room: Space for 2-3 treatment tables, physical therapy area, sink, ice machine, refrigerator, cold tub, connected or adjacent single occupancy restroom, locking storage cabinetry for equipment. Office space/desk area with locking files for medical records, provide a separate office if possible. Resilient sports flooring and durable wall surfaces and adequate ventilation. Approximately 1,000 sf total space.

Wrestling/Group Fitness/Exercise Room: Each campus should have an additional PE space that can serve a variety of functions. These include Wrestling practice, exercise classes, cheer and dance. The room should be approximately 2,000 square feet and should be provided with appropriate ventilation for the level of activity. It should have a cushioned resilient sports flooring and durable, cleanable wall surfaces, such as, high impact gypsum board or laminate panels. Appropriate A/V equipment should be installed for the needs of both classes and events. An adjacent storage room should be provided for equipment.

Athletics & Playfields

Each school should have adequate outdoor facilities for physical education and athletic practices and events. CDE guidelines should be used as a minimum amount of space required. Equal facilities must be provided for men's and women's sports. All fields and courts should be accessible, well-maintained, and safe. The following field and court areas should be provided at each of the comprehensive High School Campuses:

- Stadium with all-weather track and synthetic turf field. Bleachers for home and visitors should be provided along with facilities for concessions and restrooms. Lighting should be provided at all stadiums for night games and events. Each stadium should have a press box, ideally located as part of the home side bleachers. The press box and bleachers should be updated to meet ADA and OSHA requirements, as well as contain appropriate A/V connections and equipment to support events.. Coaches access should be provided to the Press Box Roof for viewing games. The track shall be competition length and 8 lanes wide.
- Stadium fields should contain functioning electrical access on the field to support events that require electronic timing and other necessary equipment at track finish line and sidelines.
- Baseball and softball competition fields with covered dugouts, bleachers and permanent fencing with outfield warning tracks and foul poles. Lighting does not need to be provided. A minimum of one field should be provided per sport with additional field areas provided as space allows. Provide electronic scoreboards for one field for each sport.
- Tennis courts with court surfacing and appropriate chain link fencing around and

between courts. A minimum of 6 courts should be provided.

- Asphalt court area with basketball hoops and striping, as well as, additional striping and equipment as necessary for physical education.
- Adequate restroom facilities to support public events and regular attendance with supplemental portable restrooms for large events.

Lockers

Student lockers are still in use at High Schools, although less frequently than in the past.

Adequate lockers should be provided for all students that want them. Specific approaches and quantities will be reviewed with each site committee. All lockers are to be located in central, well-lit areas that can be supervised. Lockers in interior hallways should be avoided but where they occur should be installed on one side only to minimize congestion.

Outdoor Spaces

The outdoor spaces on a high school campus are important as learning environments, as discussed above, but also as social spaces. Outdoor spaces at each school should be designed and maintained to provide comfortable and appropriate spaces to support a variety of student activities. This includes small study groups, rallies, club days, individual study and many other activities. Spaces that are protected from the sun and from rain should be provided throughout the campuses. Each campus should have a central outdoor gathering space that can serve as the heart of the school and as a place for larger events. Ideally, the quad should be located adjacent to student-use spaces such as the Cafeteria, Library, and College and Career Center. Smaller outdoor spaces should also be created and maintained to provide social spaces for smaller groups of students.

SCHOOL DATA

Address: 850 West Ninth Street
Santa Rosa, CA 95401

Established: 1970
Site Area: 6.15 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 322
Building Area: 43,179 sq. ft.
Permanent Classrooms: 19
Portable Classrooms: 8
Student Capacity: 491

MASTER PLAN

2030 Enrollment: 307
2035 Enrollment: 359
Planned Classrooms: 24
Planned Student Capacity: 488



Draft for Board Approval: April 22, 2026

ABRAHAM LINCOLN ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Aging classroom and administration buildings that need modernization
- Portable classrooms that are past their service life and need replacement
- Multi-Use Room is undersized and does not serve campus needs adequately
- Egress and accessibility insufficiencies throughout the campus







IQQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$ 11,124,750
71-85	MEDIUM	\$ 13,830,050
86-100	HIGH	\$ 11,608,800
101-120	HIGHEST	\$ 5,823,675
TOTAL COST		\$ 42,387,275

ABRAHAM LINCOLN ELEMENTARY SCHOOL

EXISTING SITE CONDITIONS



LEGEND

-  EXISTING BUILDING
-  LANDSCAPING
-  ASPHALT PAVING
-  CHAIN LINK FENCING
-  ORNAMENTAL FENCING
-  TREE / VEGETATION



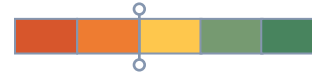
> ABRAHAM LINCOLN ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00

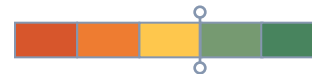


CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- No accessible student drop off provided
- Accessible path of travel slopes exceed allowable across campus
- Non-compliant ramps and landings throughout campus
- Missing ADA signage for path of travel and rooms
- Existing drinking fountains are not accessible
- Existing paving at play area, trash enclosure, parking and driveway in need of general maintenance
- Existing play equipment and play surfaces are not universally-accessible
- Existing Portables in poor condition

OPPORTUNITIES

- Revitalize landscaping
- Enhance working garden and raised beds
- Enhance existing outdoor Quad area
- Provide shade at playground area
- Improve school entrance with new marquee
- Improve site security



School Entrance



Outdoor Quad Area

ABRAHAM LINCOLN ELEMENTARY SCHOOL PERMANENT CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging buildings in need of modernization
- Exterior finishes in poor condition
- Permanent buildings made of concrete masonry units
- Potential non-compliant accessibility entry points

OPPORTUNITIES

- Existing pod-type buildings offer opportunity for small group instruction
- Enhance existing natural lighting
- Update finishes and furniture for modern day classroom



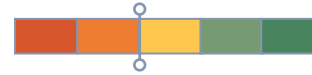
Classroom Interior



Interior Quad

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



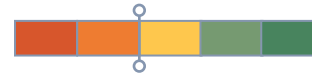
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



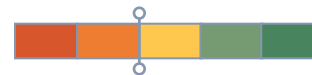
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Permanent building made of concrete masonry units
- Aging buildings in need of general modernization
- Main entry door requires reconfiguration to maintain access control for the campus

OPPORTUNITIES

- MPR provides opportunity for group instruction
- Community meeting space
- Reconfiguration of office can provide control access point of entry for the campus



Administration Interior



MPR Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



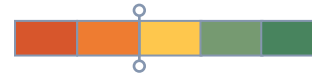
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition
- Evidence of water intrusion
- Circulation counter not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction
- Reconfigure Library into a better support and flexible space for school



Library Interior

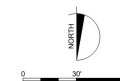


Library Reception & Media Center



> ABRAHAM LINCOLN ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



ABRAHAM LINCOLN ELEMENTARY SCHOOL

CAMPUS WIDE SITE IMPROVEMENTS

\$8,232,862

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Demo Existing Portables & Unused Buildings
- New Staff & Visitor Parking
- New Asphalt Paving
- Repave Existing Asphalt
- Playground Area & Equipment upgrades
- Revitalize Existing Courtyard
- New Parent Drop-Off
- New Soccer Field
- Revitalize Campus Entrance & Appearance
- Modernize Existing Covered Walkways
- New Basketball Stops
- Field/Turf Improvements
- Site Improvements
- New Trees
- Exterior Lighting Upgrades
- Drainage Improvements

INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	18
Code Comp.	5
Total	89/120



MODERNIZATION OF EXISTING CLASSROOM BUILDINGS \$9,736,025

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	16
Safety and Security	15
Code Comp.	5
Total	82/120

Modernize existing TK/K & 100-400 classroom buildings, including shared quad spaces. Modernization of each space may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Modernize existing student and staff restrooms



MODERNIZATION OF EXISTING LIBRARY \$1,815,450

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary



MODERNIZATION OF ADMINISTRATION

\$2,193,750

Modernize existing administration area and expand to create a secured access point of entry. Administration area may include:

- Reconfigure entrance to control campus entry
- Conference Room of approximately 250 sf
- Principal Office of approximately 150 sf
- 4 private offices of approximately 120 sf each for itinerant staff
- Modernize existing Teacher Work Room
- Modernize existing Kindergarten Classroom
- Repair or replace existing wall, floor, and hardware finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Modernize existing staff restrooms



INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	18
Maintenance	20
Safety and Security	21
Code Comp.	5
Total	92/120

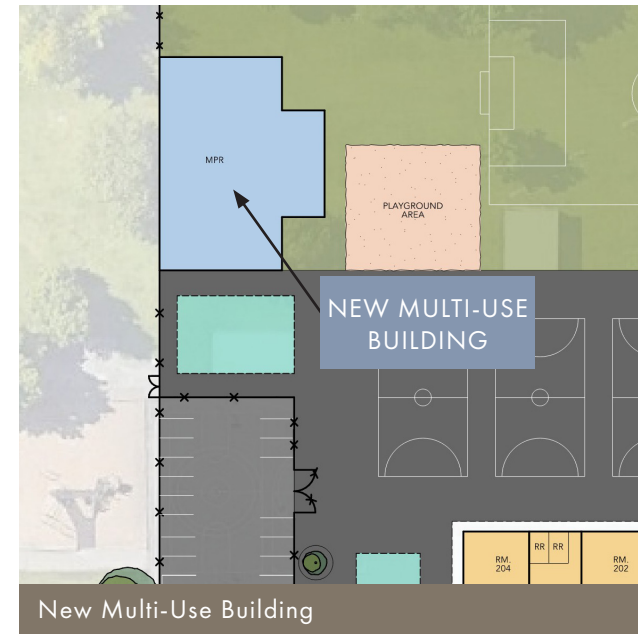
NEW MULTI-USE BUILDING

\$9,309,300

INDICATORS OF QUALITY	
Ed. Programs	16
Community	9
Learning Env.	21
Maintenance	10
Safety and Security	9
Code Comp.	4
Total	69/120

Provide new Multi-Use Building of approximately 5750 square feet. The Multi-Use Building may include:

- Large flexible space of approximately 4000 sf with durable finishes and acoustic materials
- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Stage for presentations and performances
- Dedicated storage space



New Multi-Use Building

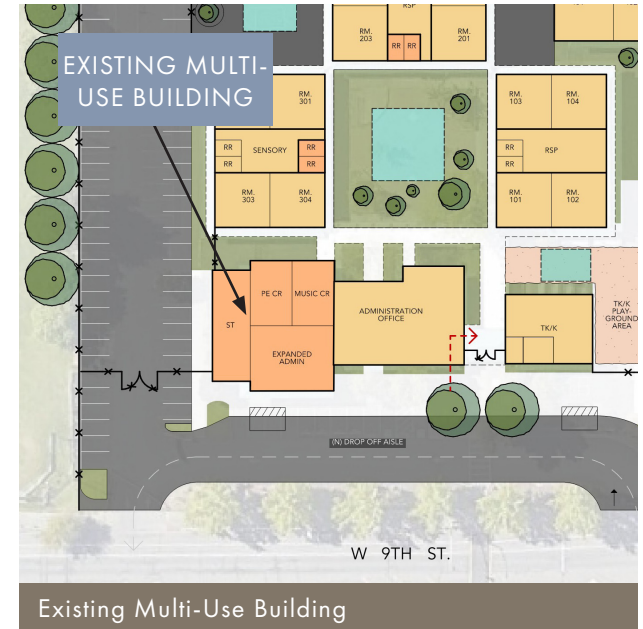
MODERNIZE EXISTING MULTI-USE BUILDING

\$4,094,025

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	18
Maintenance	20
Safety and Security	21
Code Comp.	5
Total	92/120

Modernization of existing Multi-Use Building may include:

- Reconfigure part of MPR into a PE flex classroom
- Reconfigure part of MPR into expanded Administration space including a Community Schools Space, 2 small conference rooms, and additional support space
- Reconfigure Kitchen into campus storage
- Repair or replace existing wall, floor, and ceiling finishes
- Flexible furniture including move-able worktables
- Storage cabinetry for projects and materials
- Repair or replace plumbing systems as necessary



Existing Multi-Use Building

SHADE STRUCTURES

Shade Structures across campus:

- Shade Structure adjacent to MPR
- Shade structure for the central courtyard
- Shade structure near visitor/staff parking lot

INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	24
Code Comp.	6
Total	96/120

\$1,182,188



NEW TK CLASSROOM BUILDING

\$5,823,675

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	8
Total	107/120

Provide 4 new TK classrooms of approximately 1400 sf each.
Total building area of 6,000 sf.

Each classroom may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Connection to outdoor learning area if possible
- Technology and AV systems
- Adequate electrical infrastructure
- Minimum of (2) 16' marker boards or equivalent
- Tack-able wall surface on minimum of one wall
- Dedicated student restroom connected to classroom
- Single occupancy restroom accessible from playground
- New TK Playground with age appropriate play structure
- Shade structure for TK/ Kindergarten



SCHOOL DATA

Address: 1700 Jennings Avenue
Santa Rosa, CA 95401

Established: 1970
Site Area: 6.15 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 485
Building Area: 35,587 sq. ft.
Permanent Classrooms: 19
Portable Classrooms: 8
Student Capacity: 560

MASTER PLAN

2030 Enrollment: 512
2035 Enrollment: 531
Planned Classrooms: 27
Planned Student Capacity: 588



Draft for Board Approval: April 22, 2026

HELEN LEHMAN ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Modernize classrooms
- New classrooms and student restrooms
- New TK/K building (under construction)
- Modernize administration
- Administration addition
- Repurpose existing MPR to PE classrooms, flex classroom, & storage
- New MPR

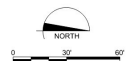
IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$2,253,875
71-85	MEDIUM	\$5,928,000
86-100	HIGH	\$17,229,519
101-120	HIGHEST	\$22,636,973
TOTAL COST		\$48,048,367

HELEN LEHMAN ELEMENTARY SCHOOL EXISTING CONDITIONS



> HELEN LEHMAN ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Security of core facility spaces.
- Limited onsite parking and drop off lane.
- Existing construction type (CMU) complicates additions/modifications to various buildings.
- Numerous portable classrooms.
- Restroom quantity and location.
- Undersized school office and lack of meeting space.

OPPORTUNITIES

- Refreshed central courtyard can provide opportunity for outdoor classroom areas.
- Adjacency to city park.
- Available space to increase size of school office and number of meeting spaces.



Central Courtyard



Entrance walkway

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- School office lacks sufficient meeting spaces for staff, parents and students.
- Construction type (CMU) makes alterations to these facilities complex and costly.
- Facilities are in need of modernization
- Multi-purpose building too small to accommodate P.E. activities during bad weather.

OPPORTUNITIES

- Available space to develop additional P.E. activity room that can also be used by after school programs.
- Available space on campus to increase number of meeting / collaboration spaces and staff restrooms.



Multi-Purpose Room (Photo to be updated)



Main office

HELEN LEHMAN ELEMENTARY SCHOOL CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

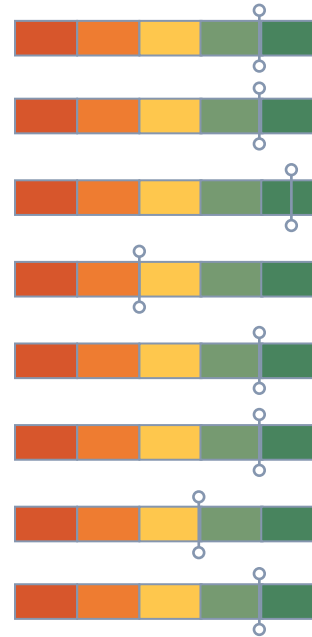
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Original classroom pods are older and in need of modernization.
- Some exterior entries, Kindergarten restrooms and sinks not ADA compliant

OPPORTUNITIES

- Good natural light in existing classrooms.
- Opportunity for small group instruction and collaboration spaces in original classroom pods.



Exterior Elevation



Typical Classroom Interior

HELEN LEHMAN ELEMENTARY SCHOOL LIBRARY

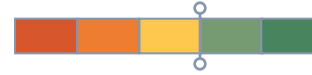
EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



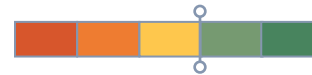
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Existing layout does not support plans for more flexible use of space.
- Library is modular construction.

OPPORTUNITIES

- Building can be reconfigured to support current and future technology.
- Existing computer lab can be transformed into flexible work area.



Exterior Elevation

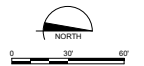


Circulation Desk



> HELEN LEHMAN ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



HELEN LEHMAN ELEMENTARY SCHOOL

CAMPUS WIDE SITE IMPROVEMENTS

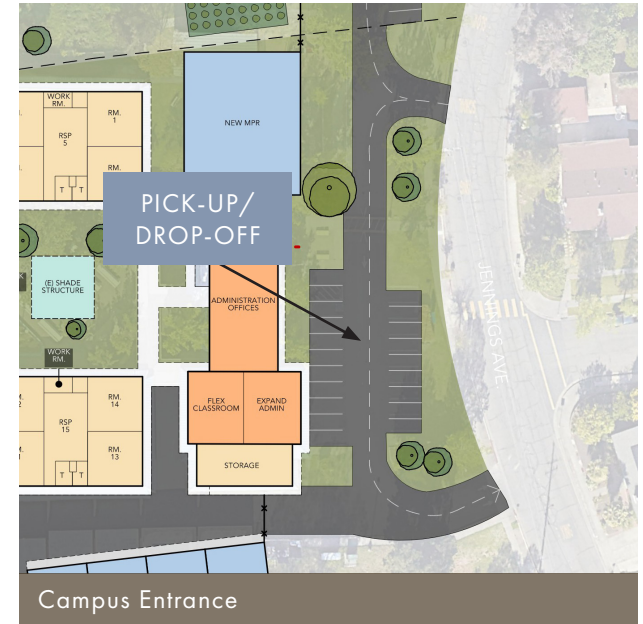
\$4,562,319

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Expanded visitor & staff parking area
- Provide bike parking
- Re-pave and re-stripe playground
- New accessible play equipment
- Remove portables

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120



HELEN LEHMAN ELEMENTARY SCHOOL

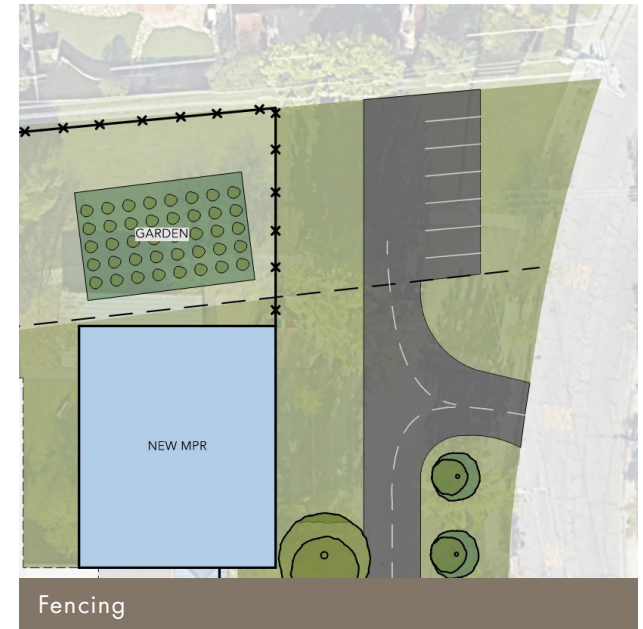
SAFETY AND SECURITY UPGRADES

\$496,844

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing enclosing the core of the campus and fields
- Electronic Locks
- Upgrades to exterior lighting



Fencing

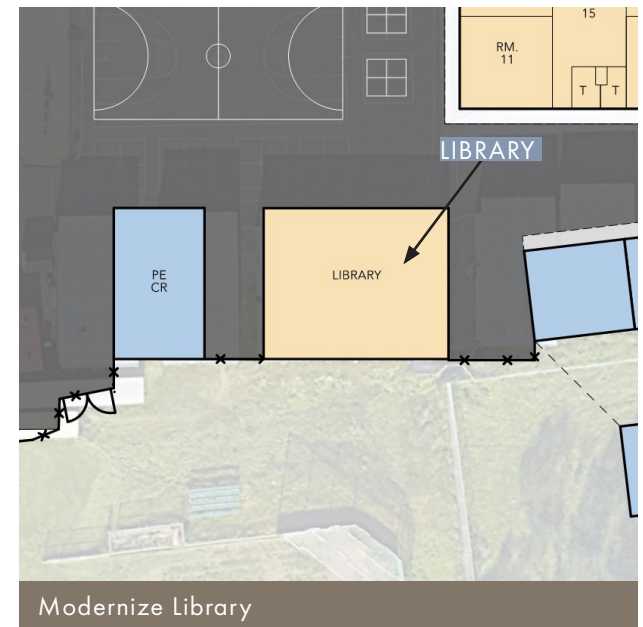
MODERNIZE LIBRARY

\$2,253,875

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing Library for use by all teachers and students, and as a new flexible meeting space that can be used by after school programs. These upgrades may include:

- Open, flexible space with durable finishes and acoustic materials
- Flexible furniture including movable worktables
- Storage cabinetry and rooms for projects and materials
- Efficient storage stacks for books
- Additional electrical infrastructure



Modernize Library

HELEN LEHMAN ELEMENTARY SCHOOL

MODERNIZATION OF EXISTING CLASSROOMS

\$5,928,000

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	16
Safety and Security	15
Code Comp.	5
Total	82/120

Modernize existing classroom buildings including shared pod spaces. Modernization of each space may include:

- Repair or replace existing wall, floor and ceiling finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Repair plumbing systems as necessary



MODERNIZATION OF ADMINISTRATION, STORAGE, & FLEX CLASSROOM

\$5,589,675

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	18
Maintenance	18
Safety and Security	24
Code Comp.	5
Total	93/120

Modernize existing administration area. Administration area may include:

- Reconfigure entrance to control campus entry
- Conference Room of approximately 250 sf
- Principal Office of approximately 150 sf
- 4 private offices of approximately 120 sf each for itinerant staff
- Modernize existing Teacher Work Room
- Modernize existing Kindergarten Classroom
- Repair or replace existing wall, floor and hardware finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Modernize existing staff restrooms



HELEN LEHMAN ELEMENTARY SCHOOL

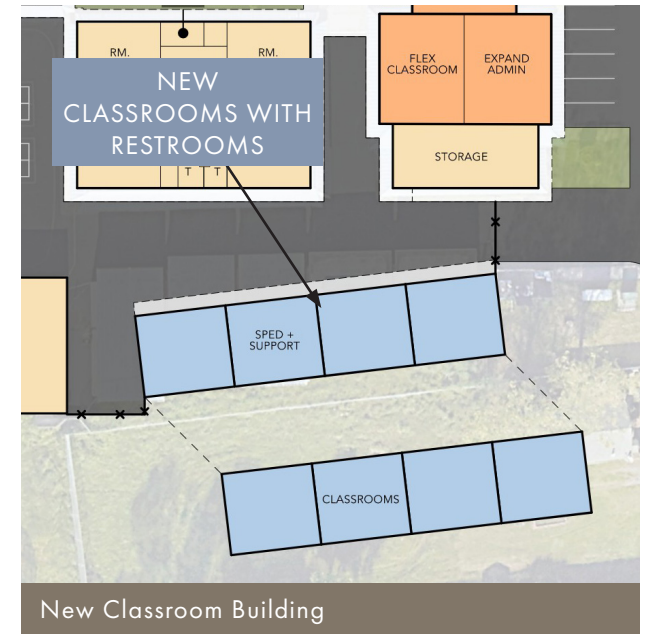
NEW CLASSROOM BUILDING

\$20,202,000

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	10
Total	111/120

Provide new two story classroom building with 3 Special Education Classrooms, SPED, Support Space, and 4 Classrooms. 10,000 sf total area. Each classroom may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Connection to outdoor learning area if possible
- Technology and AV systems
- Adequate electrical infrastructure
- Adequate markerboards and teaching wall space
- Tackable wall surface on minimum of one wall
- Operable partitions in adjacent classrooms
- Student Restrooms
- Staff Restrooms



New Classroom Building

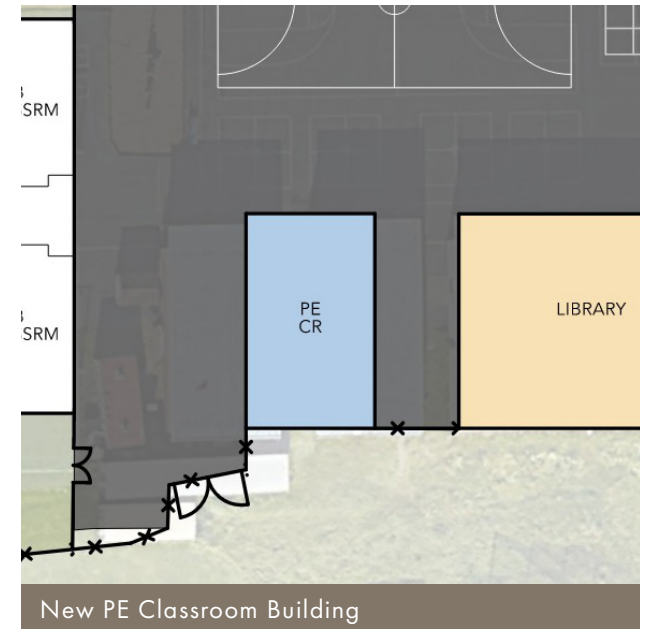
NEW PE CLASSROOM BUILDING

\$1,938,129

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	8
Total	107/120

Provide new PE classroom building. New PE classroom building may include:

- Oversized classroom space of 1,500 sf total area.
- Storage cabinets for PE equipment
- Technology and AV systems
- Adequate electrical infrastructure
- Adequate markerboards and teaching wall space
- Tackable wall surface on minimum of one wall



New PE Classroom Building

HELEN LEHMAN ELEMENTARY SCHOOL

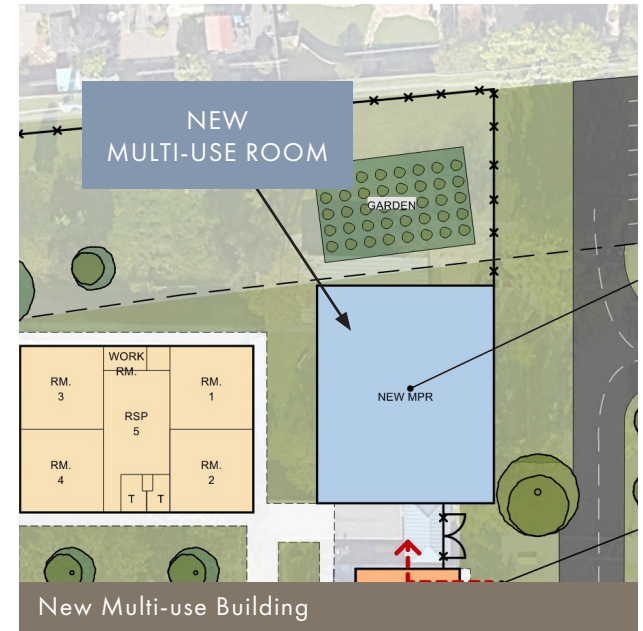
NEW MULTI-USE BUILDING

\$7,077,525

INDICATORS OF QUALITY	
Ed. Programs	16
Community	9
Learning Env.	24
Maintenance	14
Safety and Security	24
Code Comp.	6
Total	93/120

Provide new Multi-Use Building of approximately 5750 square feet. The Multi-Use Building may include:

- Large flexible space of approximately 4000 sf with durable finishes and acoustic materials
- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Stage for presentations and performances
- Dedicated storage space



SCHOOL DATA

Address: 3435 Bonita Vista
Santa Rosa, CA 95404

Established: 1975

Site Area: 9.88 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 503

Building Area: 11,040 sq. ft.

Permanent Classrooms: 29

Portable Classrooms: 3

Student Capacity: 623

MASTER PLAN

2030 Enrollment: 516

2035 Enrollment: 603

Planned Classrooms: 30

Planned Student Capacity: 632



Draft for Board Approval: April 22, 2026

HIDDEN VALLEY ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- New perimeter fencing
- New shade structure
- Modernize classrooms
- Administration relocation/2 classroom remodel
- TK playground improvements
- New classroom building

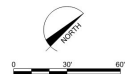
IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$2,967,250
71-85	MEDIUM	\$1,186,835
86-100	HIGH	\$5,355,789
101-120	HIGHEST	\$38,526,492
TOTAL COST		\$48,036,366

HIDDEN VALLEY ELEMENTARY SCHOOL EXISTING SITE CONDITIONS



> HIDDEN VALLEY ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



HIDDEN VALLEY ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

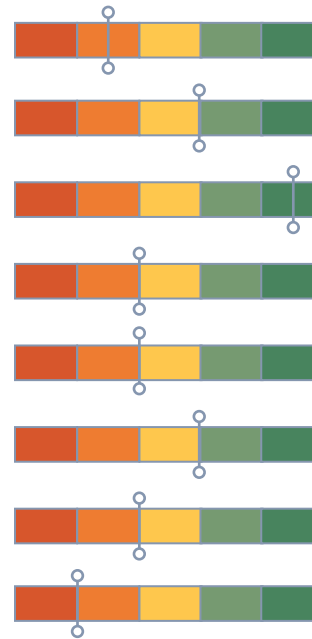
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Site security
- Limited room for expansion
- Parking lot and drop-off lane are small and land locked
- Site supervision
- The school office is in the center of the campus
- Access to the site from Chanate road is unsupervised
- Access is complicated due to gently sloping site

OPPORTUNITIES

- Space available to develop a new school office off the parking lot or convert "The Hall" into the school office
- Area between the school office and "The Hall" can make a great out space for covered lunch, performances, and small group study areas



Covered Walkway



Outdoor Eating Area

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- School office is in poor location and is significantly undersized
- Aging facilities in need of modernization
- Major water intrusion at rooftop mechanical wells
- Accessibility to all areas

OPPORTUNITIES

- Relocation of the main office
- Central resource room is great opportunity to bolster 21st Century learning
- Classroom adjacency to the quad and outdoor classroom areas



The Hall



Classroom Exterior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

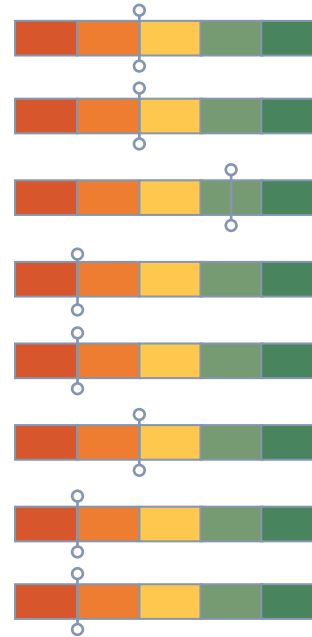
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Classrooms are beyond their useful service life and should be replaced
- Student and staff restrooms are insufficient
- Evidence of water intrusion at various locations
- Access to these rooms, from other parts of the campus does not meet ADA requirements due to site slopes

OPPORTUNITIES

- Replacement with permanent classrooms



Modular Classroom Exterior



Modular Classroom Interior

GYM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Restrooms are accessed from the exterior of the building
- Building is not large enough to accommodate indoor eating for all
- Kitchen/serving area is small
- Access to the front entrance of the building is unsupervised

OPPORTUNITIES

- Community meeting space
- Small group instruction



Gym Exterior



Gym Interior

HIDDEN VALLEY ELEMENTARY SCHOOL

LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition
- Evidence of water intrusion
- Accessibility issues throughout

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Elevation

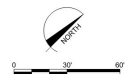


Library Interior



> HIDDEN VALLEY ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



HIDDEN VALLEY ELEMENTARY SCHOOL

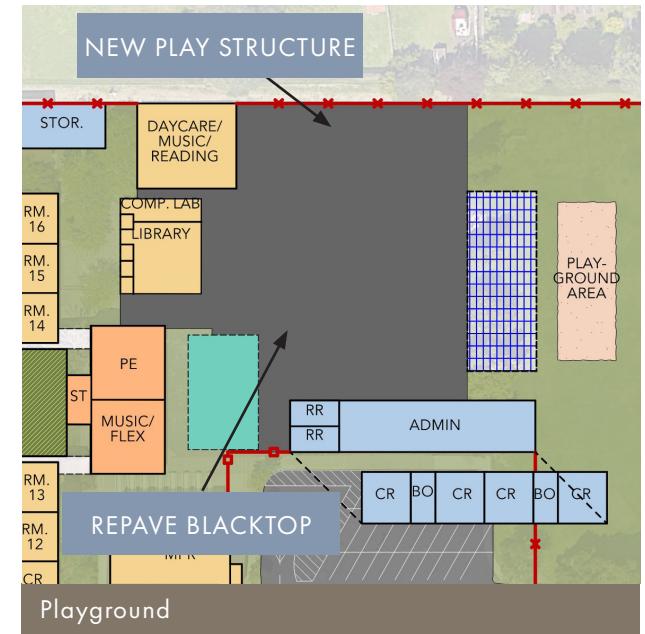
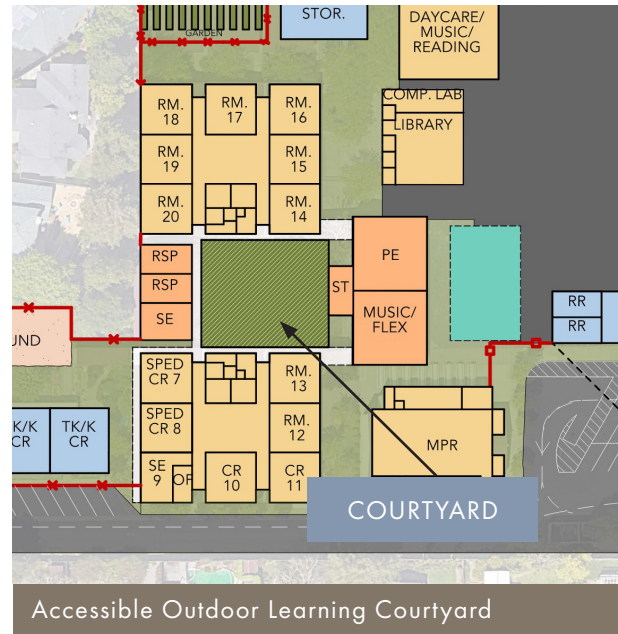
CAMPUS SITE IMPROVEMENTS

Improvements across both the campus to address site issues and improve outdoor areas for students, parents, and staff.

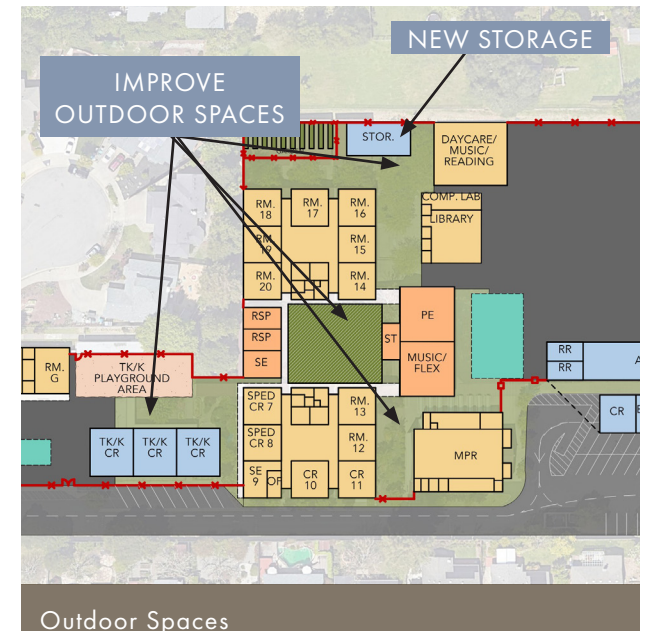
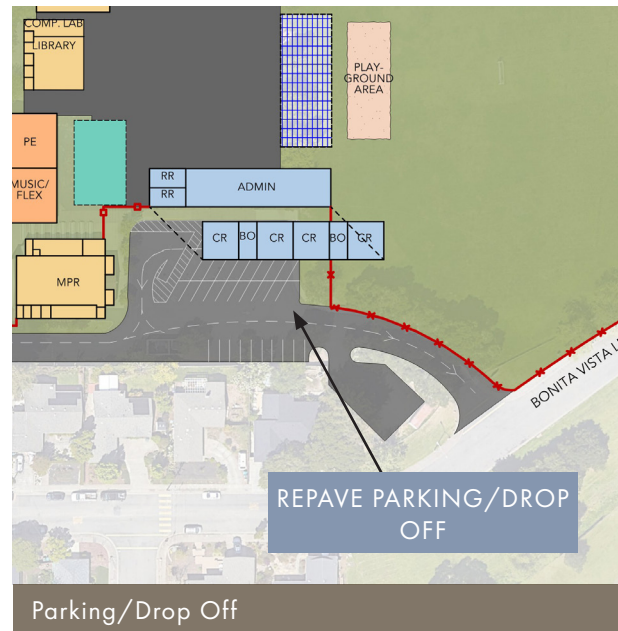
Improvements may include:

- Resurface basketball courts and hardscape
- Resurface play area with structures
- Repave parking lots
- Address flooding and drainage issues throughout field landscape
- Incorporate more outdoor learning areas between classroom buildings
- New permanent storage
- Accessible outdoor learning courtyard
- Site Improvements

\$4,319,851



INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120



HIDDEN VALLEY ELEMENTARY SCHOOL

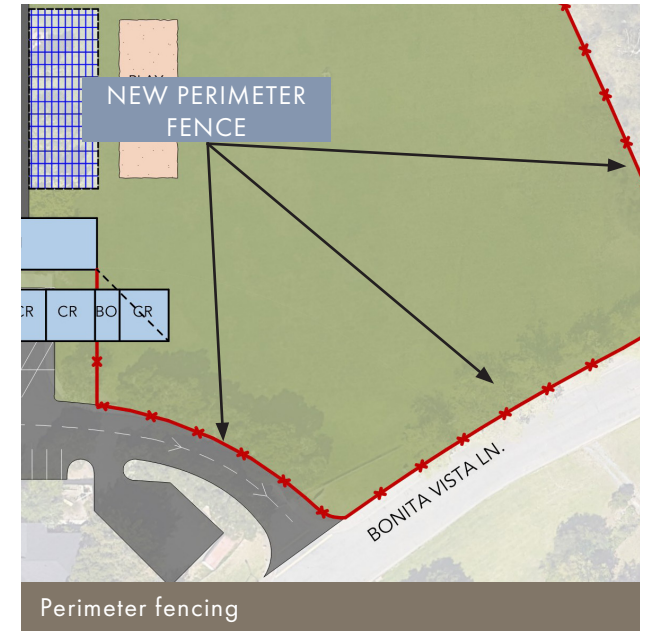
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$383,906

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	87/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing enclosing the core of the campus and fields
- Electronic Locks



Perimeter fencing

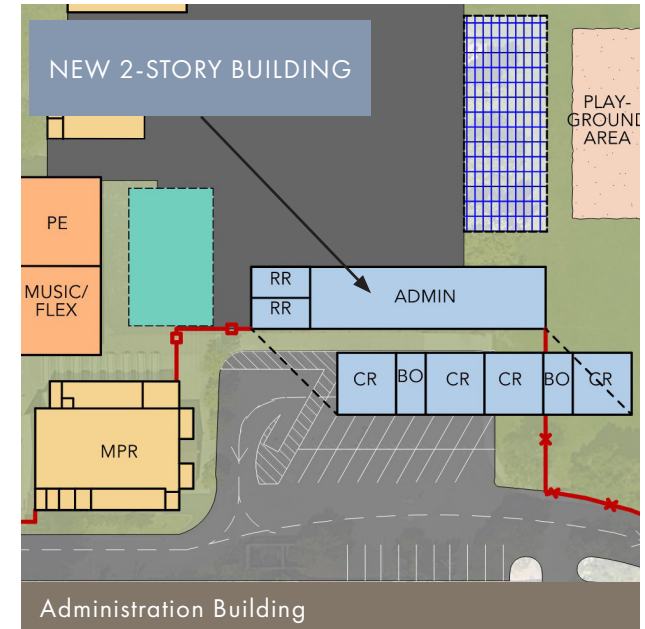
NEW ADMINISTRATION & CLASSROOM BUILDING

\$14,469,683

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	27
Maintenance	20
Safety and Security	30
Code Comp.	8
Total	115/120

New 2 Story Administration and Classroom Building with exterior covered walkways. Total area of 10,000 sf including the following:

- New Administration located to control campus access and provide office and meeting space for administrative and support staff
- Student Restrooms accessible from the playground
- 4 standard Classrooms
- Staff Restroom
- Support spaces
- Elevator and stairs



Administration Building

HIDDEN VALLEY ELEMENTARY SCHOOL

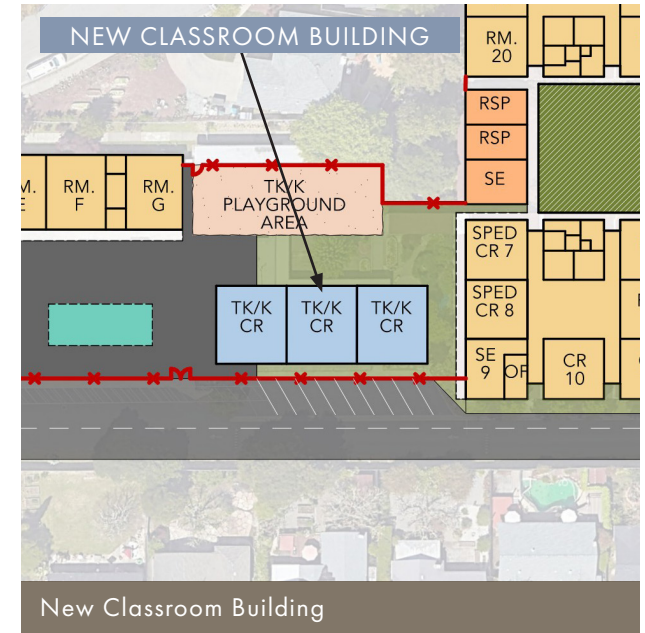
NEW TK/K BUILDING & PLAYGROUND

\$6,078,703

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	10
Total	109/120

New 4000 sf of new general classrooms in order to replace retired buildings. New construction may include:

- (3) new general classrooms, each approximately 1200 sf
- Restrooms connected to each classroom
- Provide covered walkway with connection to existing buildings
- Flexible furniture
- Cabinetry for storage of supplies
- Optimal use of natural lighting and ventilation
- Provide water fountains with water bottle refill stations
- Storage for custodial supplies and equipment
- New & renovated TK/K play areas including age appropriate play equipment and shade



MODERNIZATION OF ADMINISTRATION AND HALL

\$3,043,950

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	24
Maintenance	20
Safety and Security	30
Code Comp.	8
Total	110/120

Modernize existing Administration building into Special Education support space including:

- (2) RSP Classrooms for teaching small groups
- Sensory Room
- Storage and support spaces as needed
- Provide general building modernization including new HVAC equipment, roofing, lighting, and finishes

Modernize existing Hall into Classrooms as follows:

- Convert main Hall into two separate classrooms for PE and Music/Flex
- Convert existing Kitchen into campus storage
- Provide general building modernization including new HVAC equipment, roofing, lighting, and finishes



HIDDEN VALLEY ELEMENTARY SCHOOL

MODERNIZATION OF MPR

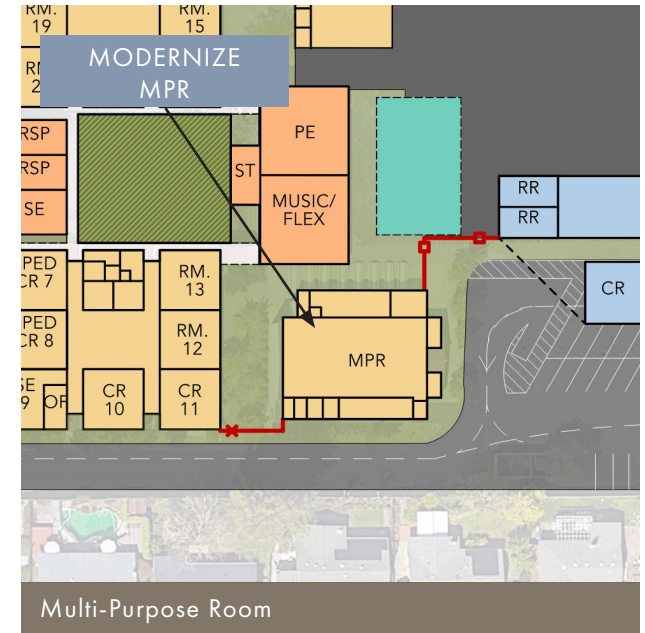
\$1,917,500

INDICATORS OF QUALITY	
Ed. Programs	10
Community	5
Learning Env.	15
Maintenance	8
Safety and Security	12
Code Comp.	2
Total	52/120

Modernize existing multi-use building and services to better protect the well-being of the students and faculty.

Modernization of the space may include:

- Repair/replace existing wall and floor finishes
- Additional storage for supplies
- Replace damaged acoustical ceiling tiles and casework



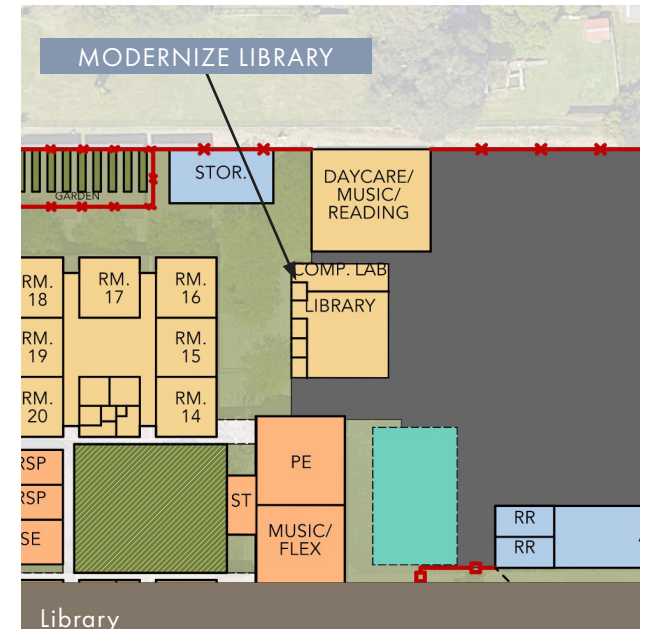
MODERNIZATION OF LIBRARY

\$1,049,750

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing library to have a better use of the facility's program. Modernization of this space may include:

- Repurpose and reconfigure existing computer Lab area into additional workspace
- Repair/replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Roofing & HVAC



HIDDEN VALLEY ELEMENTARY SCHOOL

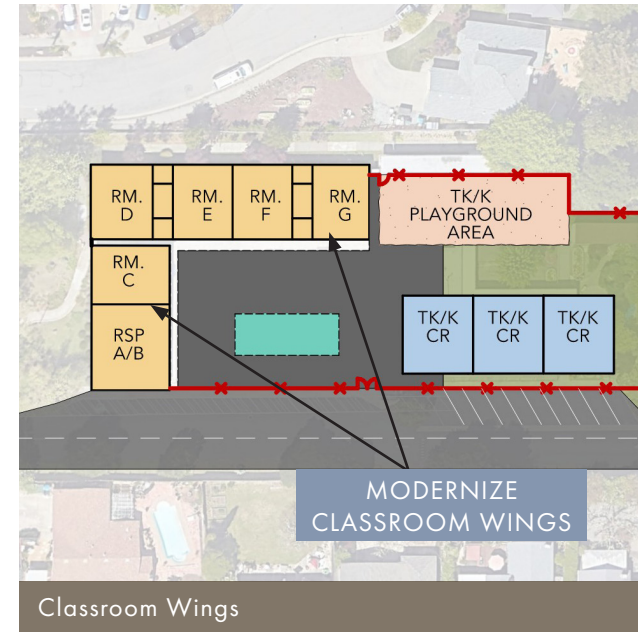
MODERNIZE BUILDING B

\$6,256,250

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	30
Maintenance	20
Safety and Security	18
Code Comp.	10
Total	105/120

Modernize existing classrooms to provide better serve students and faculty. Modernization of these spaces shall include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Repair plumbing systems as necessary
- Provide new central play area with seating and shade
- Ensure ADA Compliance
- Provide General building modernization including new HVAC equipment, roofing, and lighting



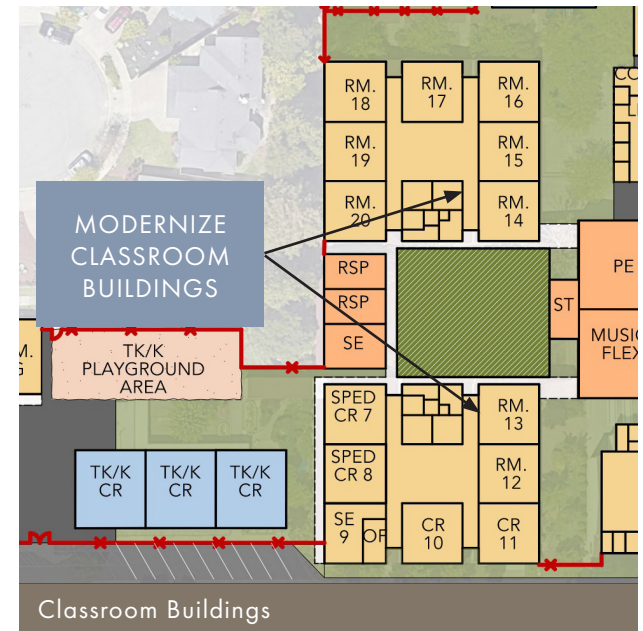
MODERNIZE CLASSROOM BUILDING C & D

\$8,294,000

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	30
Maintenance	20
Safety and Security	18
Code Comp.	10
Total	105/120

Modernize existing classrooms to provide better serve students and faculty. Modernization of these spaces shall include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Repair plumbing systems as necessary
- Provide new central play area with seating and shade
- Ensure ADA Compliance
- Provide General building modernization including new HVAC equipment, roofing, and lighting



HIDDEN VALLEY ELEMENTARY SCHOOL

SHADE STRUCTURES

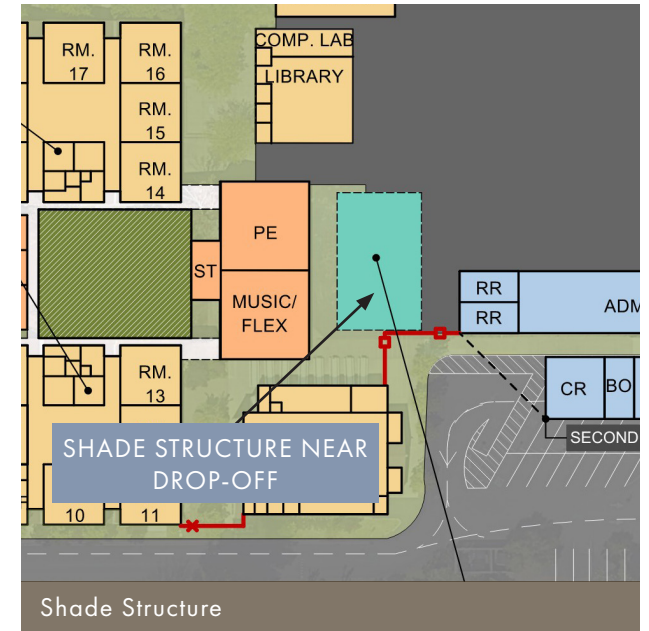
\$1,085,938

INDICATORS OF QUALITY	
Ed. Programs	14
Community	9
Learning Env.	24
Maintenance	14
Safety and Security	21
Code Comp.	6
Total	88/120

Construct new shade structure for covered eating area.

Construction shall include:

- New tables for outdoor eating



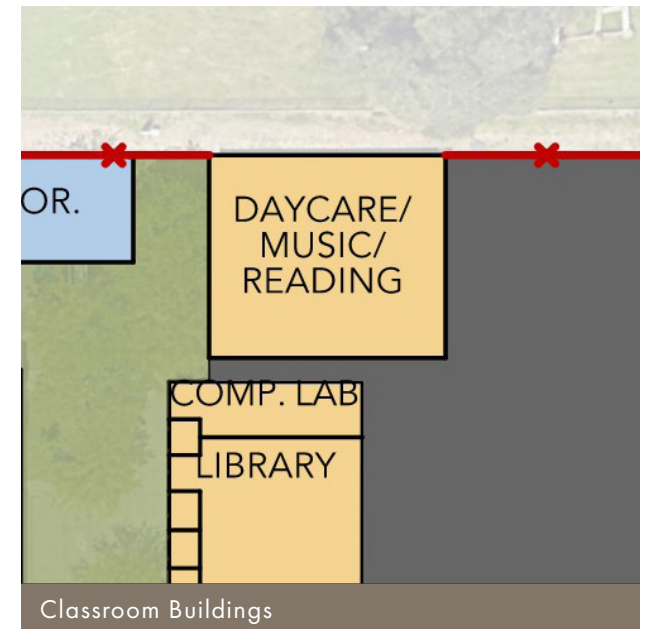
DAYCARE & MUSIC BUILDING MODERNIZATION

\$1,186,835

INDICATORS OF QUALITY	
Ed. Programs	12
Community	7
Learning Env.	21
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	81/120

Modernize existing classrooms to provide better serve students and faculty. Modernization of these spaces shall include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Repair plumbing systems as necessary
- Provide new central play area with seating and shade
- Ensure ADA Compliance
- Provide General building modernization including new HVAC equipment, roofing, and lighting



SCHOOL DATA

Address: 203 South A Street
Santa Rosa, CA 95401

Established: 1958

Site Area: 5.47 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 459

Building Area: 35,791 sq. ft.

Permanent Classrooms: 23

Portable Classrooms: 1

Student Capacity: 494

MASTER PLAN

2030 Enrollment: 384

2035 Enrollment: 447

Planned Classrooms: 24

Planned Student Capacity: 460



Draft for Board Approval: April 22, 2026

LUTHER BURBANK ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- New perimeter fencing
- Modernize classrooms
- Reconfigure Administration
- New shade structure
- New kindergarten play area
- New classroom and restroom building
- New storage building
- New pick-up/drop-off

IQQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$1,640,698
71-85	MEDIUM	\$4,185,415
86-100	HIGH	\$21,637,879
101-120	HIGHEST	\$25,663,424
TOTAL COST		\$53,127,416

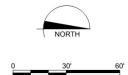
LUTHER BURBANK ELEMENTARY SCHOOL

EXISTING SITE CONDITIONS



> LUTHER BURBANK ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- No accessible student drop off provided
- Accessible path of travel slopes exceed allowable across campus
- Missing ADA signage for path of travel and rooms
- Existing paving at play area, parking and driveway in need of general maintenance
- Existing play equipment and play surfaces are not universally-accessible
- Inadequate fire protection at some areas of campus
- Limited onsite parking

OPPORTUNITIES

- Adjacent to City Park
- Large play fields on site
- Revitalize mature trees and landscaping
- Outdoor amphitheater opportunity for small group instruction
- Provide outdoor covered eating area



Paved Play Area



Outdoor Courtyard Area

LUTHER BURBANK ELEMENTARY SCHOOL MAIN CLASSROOM, ADMIN & MPR BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging buildings in need of modernization
- Some sinks and restrooms not ADA compliant
- Evidence of water intrusion
- Fire Alarm System does not meet current code

OPPORTUNITIES

- Interior courtyard opportunity for small group instruction
- Provide new folding tables and chairs at MPR



Classroom Interior



Multi Purpose Room Interior

LUTHER BURBANK ELEMENTARY SCHOOL MODULAR LIBRARY & CLASSROOMS 8 - 24

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



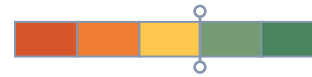
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Newer modular buildings in need of some modernization
- Some evidence of water intrusion
- Circulation desk at Library not ADA compliant

OPPORTUNITIES

- Computer lab could be small group instruction as technology becomes more mobile
- Community meeting space at Library
- Outdoor courtyard area opportunity for small group instruction



Exterior Elevation at Modular Classrooms

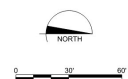


Modular Classroom Interior



> LUTHER BURBANK ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



LUTHER BURBANK ELEMENTARY SCHOOL

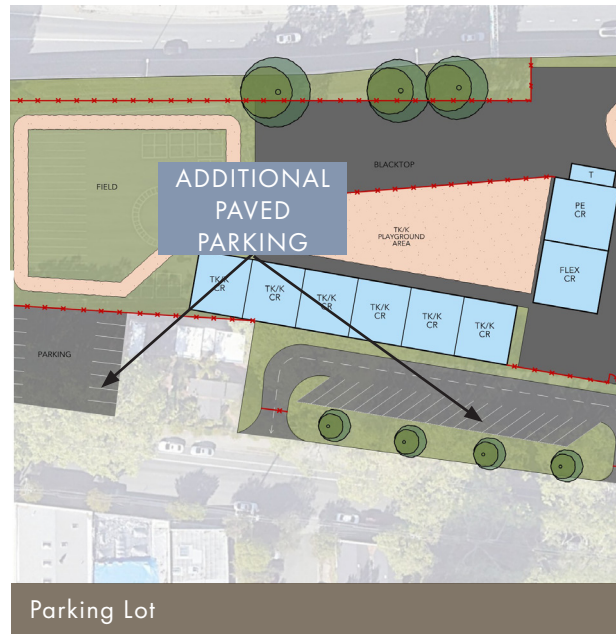
CAMPUS WIDE SITE IMPROVEMENTS

\$6,958,546

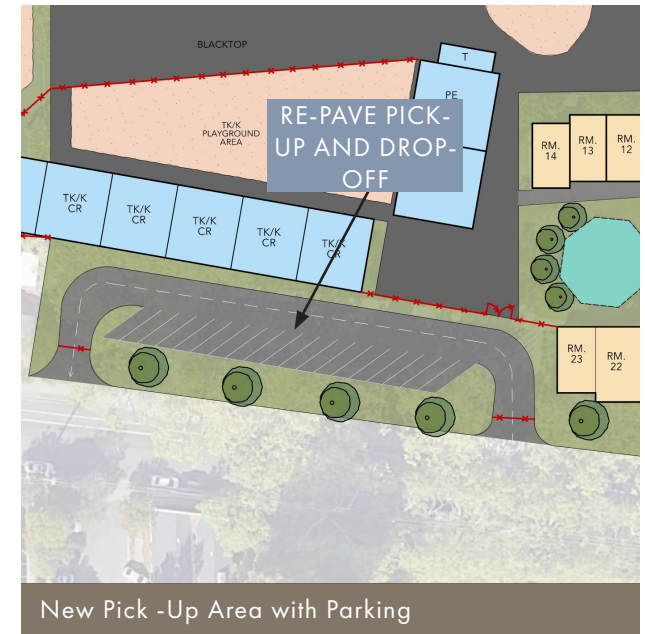
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Re-pave parking lot and driveway
- Revitalizing campus entrance and appearance
- Incorporate outdoor learning areas
- New accessible play equipment
- Permanent Storage Building
- New asphalt paving
- New field area
- Site Improvements



Parking Lot

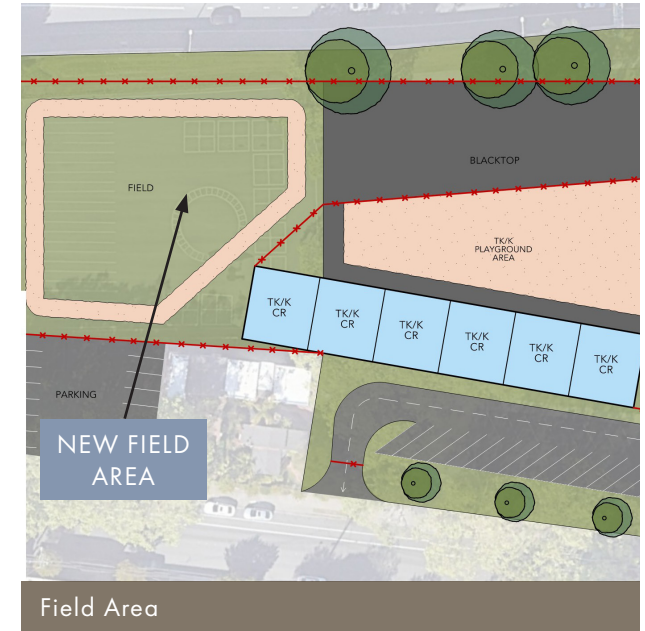


New Pick -Up Area with Parking

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120



Outdoor Teaching Area



Field Area

LUTHER BURBANK ELEMENTARY SCHOOL

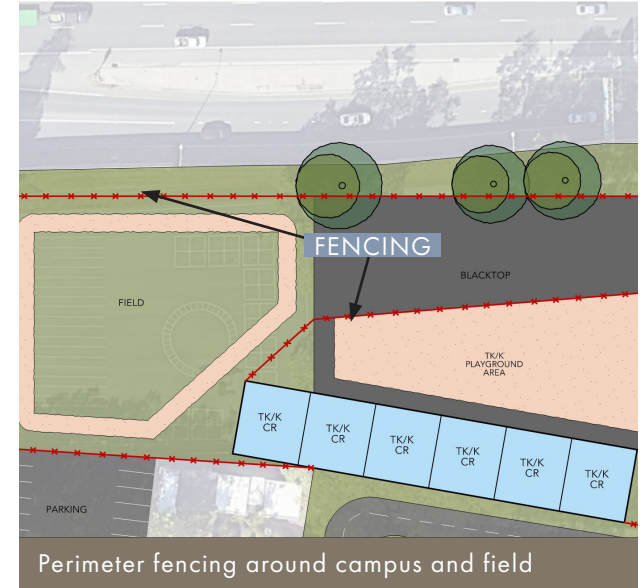
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$386,750

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- Improvements to drop-off to separate students and cars
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows



NEW TK-K CLASSROOM BUILDING & PLAY AREA

\$13,033,339

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	01
Total	109/120

New Building to provide appropriate classroom spaces for TK and Kindergarten Students, including a dedicated play area. 10,000 sf new building including:

- 6 TK/K Classrooms each with connected restroom and teacher preparation area
- Dedicated play area with age appropriate play structure
- Low fencing separating play area from adjacent playground



LUTHER BURBANK ELEMENTARY SCHOOL

MODERNIZATION OF MODULAR CLASSROOMS

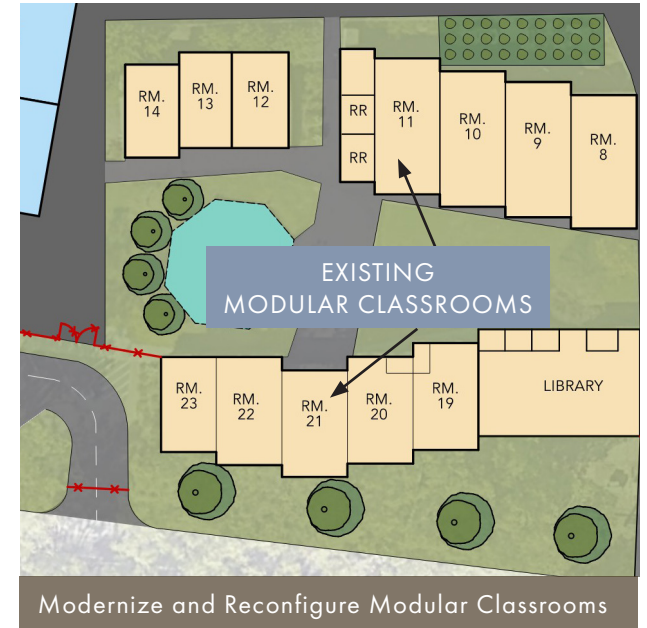
\$7,877,610

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	6
Total	96/120

Modernize existing modular classroom buildings.

Modernization of each space may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Replace damaged acoustical ceiling tiles and casework
- Repair plumbing systems as necessary



LUTHER BURBANK ELEMENTARY SCHOOL

MODERNIZATION OF ADMINISTRATION/CLASSROOM BUILDING \$10,735,010

Repurpose existing classrooms to additional administration space. Administration Space may include:

- Relocate main office to control entry
- Large Conference Room for meetings of 10-12
- Private Offices for Principal, Counselors and support staff
- Community Schools Room and Offices
- Staff Work Room and Break Room with outdoor patio
- Staff Restroom
- Convert Room 15 to Offices and Sensory Room for Special Education Program
- Modernization of adjacent toilet buildings

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	18
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	106/120



LUTHER BURBANK ELEMENTARY SCHOOL

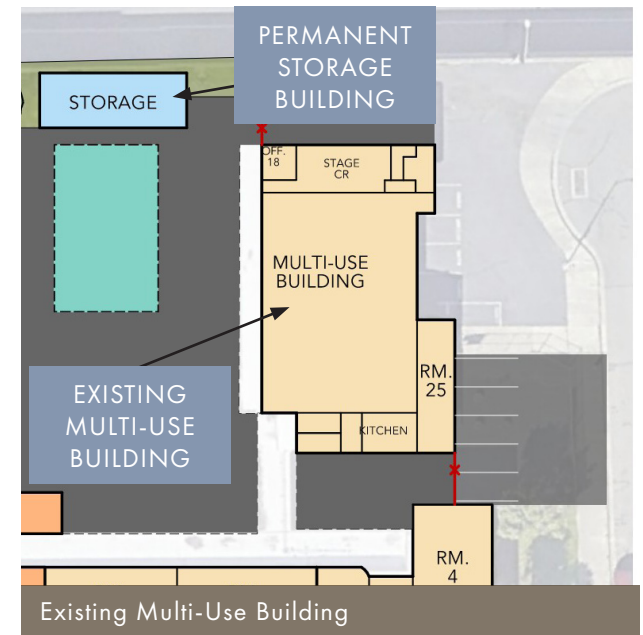
MODERNIZATION OF EXISTING MULTI-USE BUILDING

\$4,185,415

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	74/120

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes and acoustic material
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Provide new AV and lighting for performances
- Dedicated storage space
- Repair plumbing systems as necessary



MODERNIZATION OF EXISTING LIBRARY

\$1,640,698

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair plumbing systems as necessary



LUTHER BURBANK ELEMENTARY SCHOOL

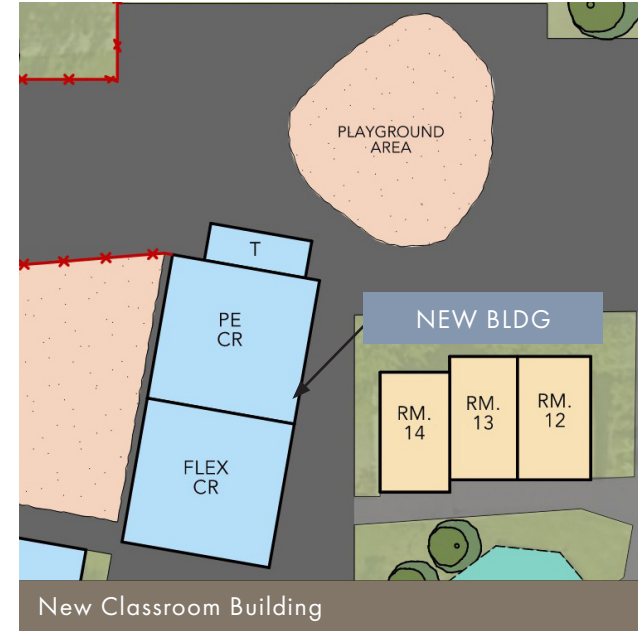
NEW PE/FLEX CLASSROOM BUILDING

\$5,397,722

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	27
Maintenance	18
Safety and Security	18
Code Comp.	10
Total	98/120

Provide new single story building of approximately 4,000 square feet including the following:

- PE Classroom with direct connection to playground and storage cabinetry for equipment
- Flex Classroom with additional sinks and storage to support a variety of enrichment programs



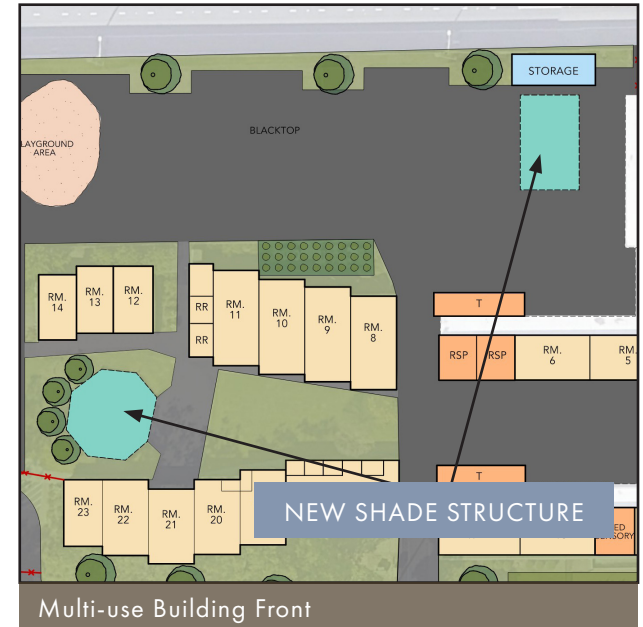
NEW SHADE STRUCTURES

\$1,404,001

INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	24
Maintenance	14
Safety and Security	21
Code Comp.	6
Total	89/120

Construction of new shade structure may include:

- New outdoor seating (ex. picnic tables)
- Solid roof structure to provide protection from sun and rain



SCHOOL DATA

Address: 2567 Marlow Road
Santa Rosa, CA 95403

Established: 1961
Site Area: 12.40 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 418
Building Area: 45,946 sq. ft.
Permanent Classrooms: 25
Portable Classrooms: 13
Student Capacity: 527

MASTER PLAN

2030 Enrollment: 473
2035 Enrollment: 565
Planned Classrooms: 30
Planned Student Capacity: 608



Draft for Board Approval: April 22, 2026

JAMES MONROE ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Modernization of existing classroom spaces
- Updated Playground areas
- Repaved and restriped blacktop
- New TK + Classroom buildings

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$1,874,113
71-85	MEDIUM	\$16,784,625
86-100	HIGH	\$6,395,014
101-120	HIGHEST	\$16,412,029
TOTAL COST		\$41,465,781

JAMES MONROE ELEMENTARY SCHOOL

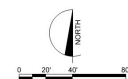
EXISTING SITE CONDITIONS



- LEGEND**
- EXISTING BUILDING
 - LANDSCAPING
 - ASPHALT PAVING
 - SOLAR PANEL ARRAY
 - CHAIN LINK FENCING
 - ORNAMENTAL FENCING
 - TREE / VEGETATION

> JAMES MONROE ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

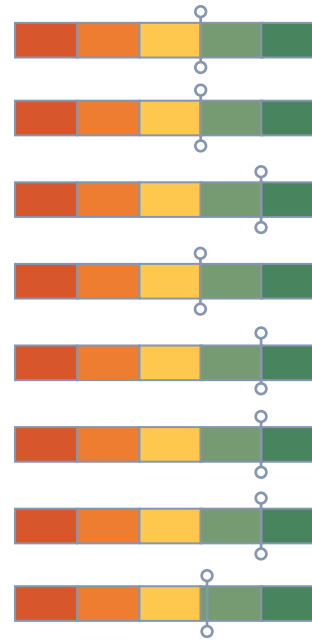
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



School Street Entry



Play Area

CHALLENGES

- Accessible path of travel slopes exceed allowable across campus
- Existing play area & and some driveway paving areas in general need of repair
- Lacking ADA signage for path of travel and rooms
- Limited onsite parking
- All portable classrooms are past their useful life and
- lack ADA compliant ramps
- Inadequate fire protection at the northwest area of campus
- Site furnishings in poor condition

OPPORTUNITIES

- Revitalize landscaping
- Improve exterior lighting
- Improve play structures

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Fire Alarm System does not meet requirements for visual coverage
- Some classroom entrances are not ADA compliant
- Evidence of water intrusion
- Classrooms 9-12 too close to parking spaces
- Wood Entry porches at rooms 17-19 in poor condition

OPPORTUNITIES

- Provide additional administration work spaces
- Provide full size Kindergarten classrooms
- Exterior courtyard areas offer outdoor learning opportunities



Exterior Courtyard



Classroom Interior

JAMES MONROE ELEMENTARY SCHOOL MODULAR LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



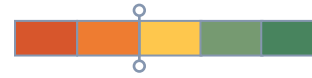
Educational Appropriateness



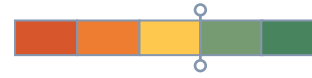
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition
- Some evidence of water intrusion
- Circulation Desk not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Elevation



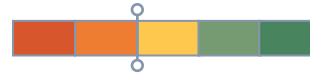
Library Interior

JAMES MONROE ELEMENTARY SCHOOL MODULAR CLASSROOM BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



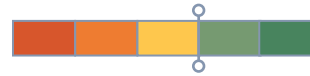
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition
- Exterior entries not ADA compliant
- Building too close to parking spaces on south side

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Classroom Entrance 17-19

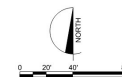


Classroom Interior



> JAMES MONROE ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



JAMES MONROE ELEMENTARY SCHOOL

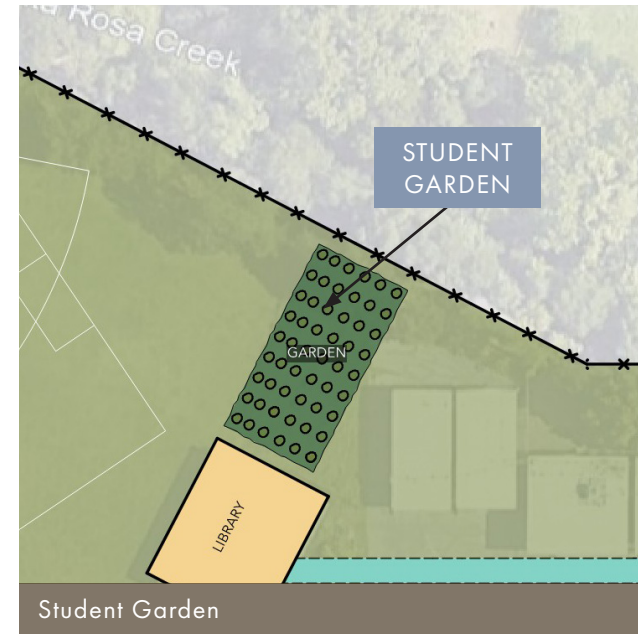
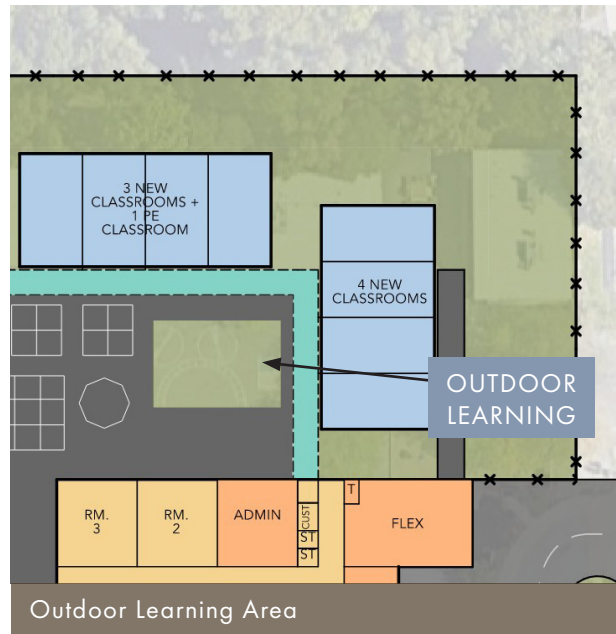
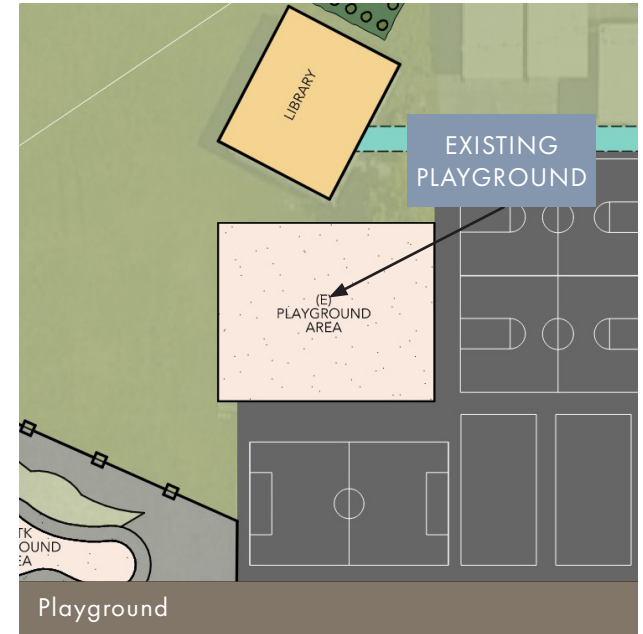
CAMPUS WIDE SITE IMPROVEMENTS

\$5,875,014

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Incorporate outdoor learning areas
- Enhance student garden
- Remove portables
- Renovate fields
- Revitalize landscaping and courtyards
- Repave and restripe existing play yard
- Revitalize Campus Entry
- New covered walkway
- Upgrades to exterior lighting
- New Basketball backstops



INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120

JAMES MONROE ELEMENTARY SCHOOL

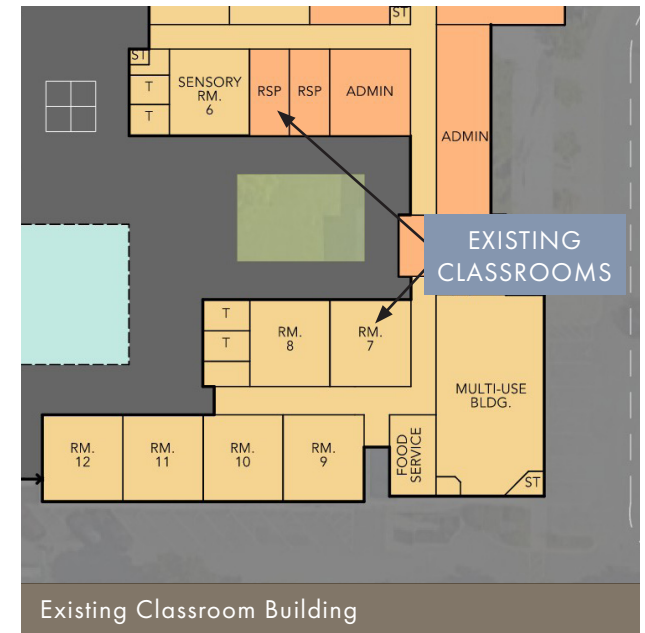
MODERNIZATION OF EXISTING CLASSROOMS

\$8,798,400

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	16
Safety and Security	15
Code Comp.	5
Total	82/120

Modernize existing classroom buildings including existing restrooms. Modernization of each space may include:

- Repair or replace existing wall, floor and finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Modernize existing restrooms



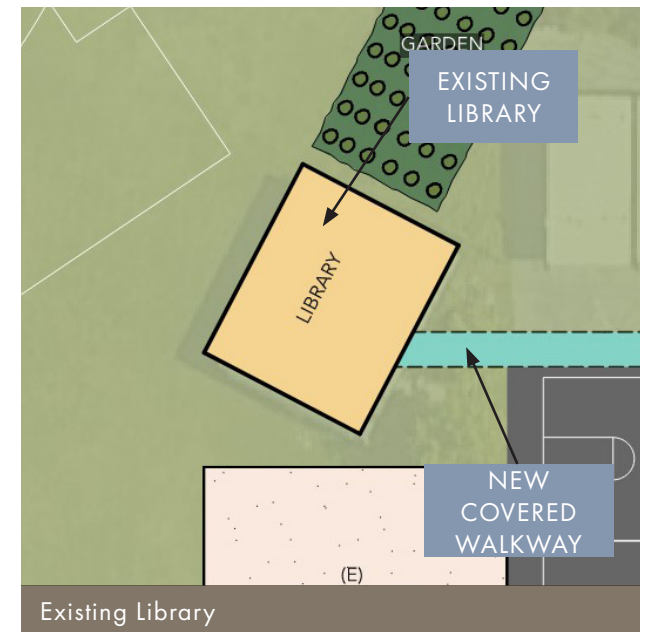
MODERNIZATION OF EXISTING LIBRARY

\$1,874,113

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Provide new covered walkway



JAMES MONROE ELEMENTARY SCHOOL

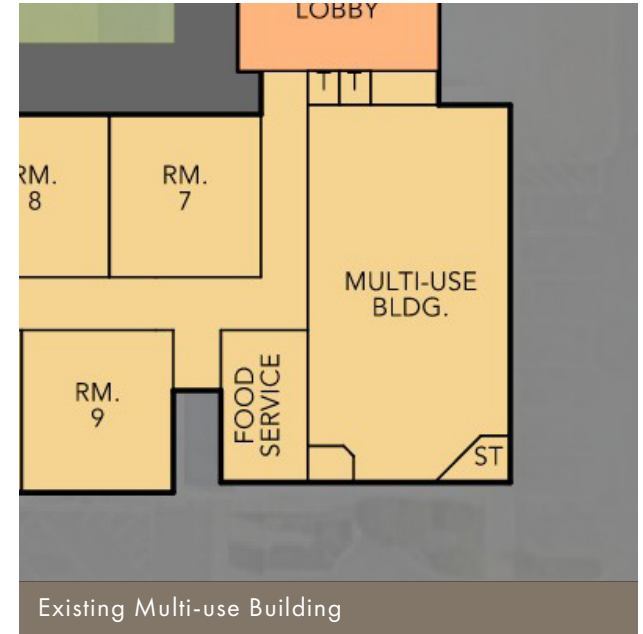
MODERNIZATION OF MPR BUILDING

\$2,759,250

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	74/120

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes and acoustic material
- Flexible dining tables with dedicated storage
- Replace damaged acoustical ceiling tiles and casework
- New flooring with integral court striping
- Modernize all food service areas
- Repair plumbing systems as necessary
- Ensure ADA compliance



JAMES MONROE ELEMENTARY SCHOOL

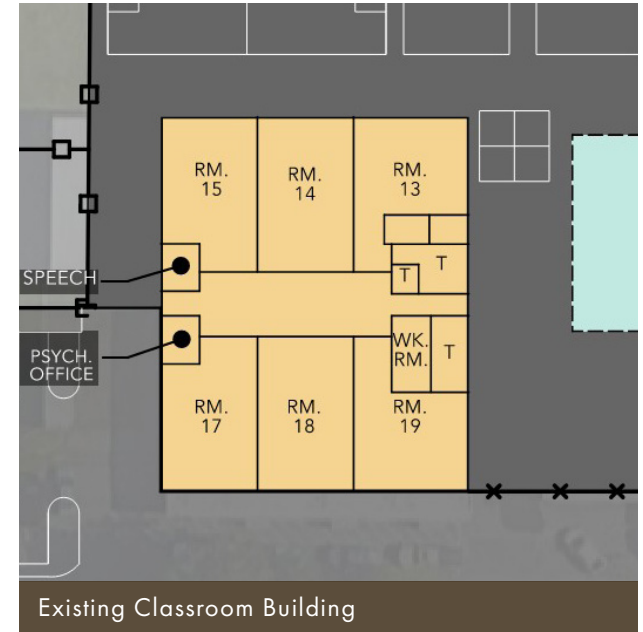
MODERNIZATION OF CLASSROOM BUILDING 13-19

\$5,226,975

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	16
Safety and Security	15
Code Comp.	5
Total	82/120

Modernization of Classroom Building 13-19 may include:

- Repair / replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Ensure ADA Compliance



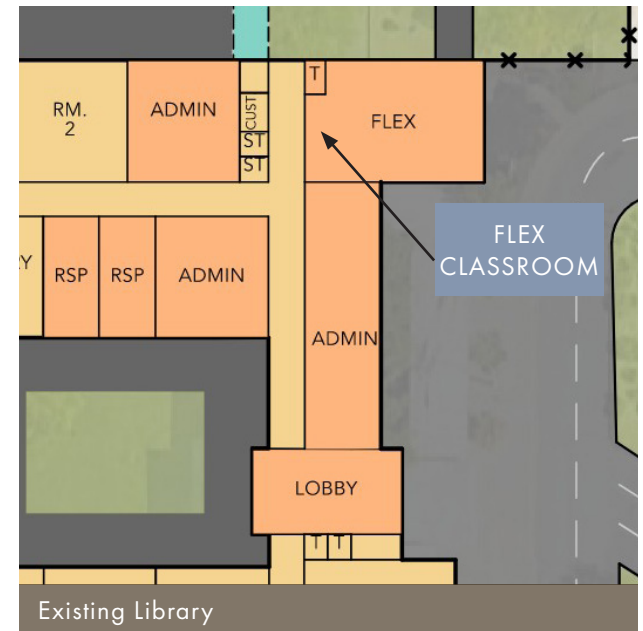
MODERNIZATION OF ADMINISTRATION BUILDING

\$5,592,015

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing administration building to better serve students and faculty. Modernization of these spaces may include:

- Repair / replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Repair plumbing systems as necessary
- Ensure ADA Compliance
- Convert existing classrooms spaces into administration offices and RSP classrooms
- Convert existing kindergarten classroom into Flex Classroom
- Reconfigure lobby and main entry to increase access control



JAMES MONROE ELEMENTARY SCHOOL

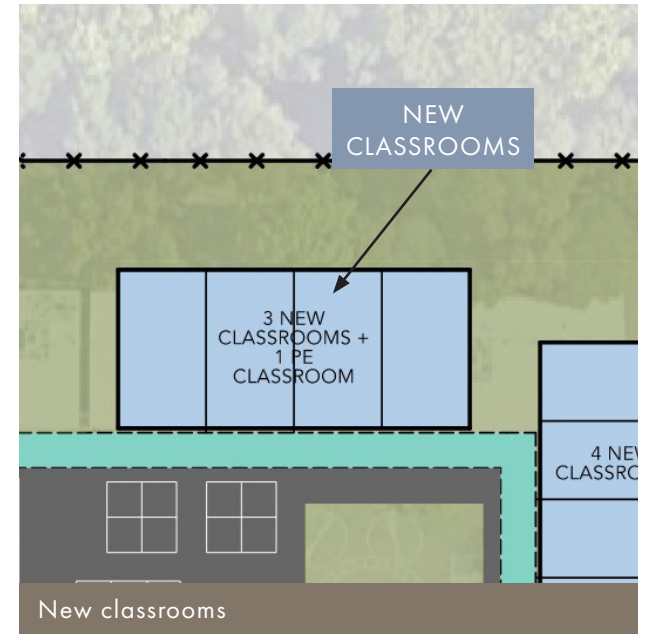
NEW CLASSROOMS / PE BUILDING

\$5,795,449

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	8
Total	109/120

Provide new Classroom Building of approximately 5,000 sf with 3 Classrooms and 1 PE Classroom. New classrooms are replacing existing portables and modular buildings. Each classroom may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Connection to outdoor learning area if possible
- Technology and AV systems
- Adequate electrical infrastructure
- Minimum of (2) 16' markerboards or equivalent
- Tackable wall surface on minimum of one wall
- Operable partitions in adjacent classrooms
- Covered walkway connecting to the Library



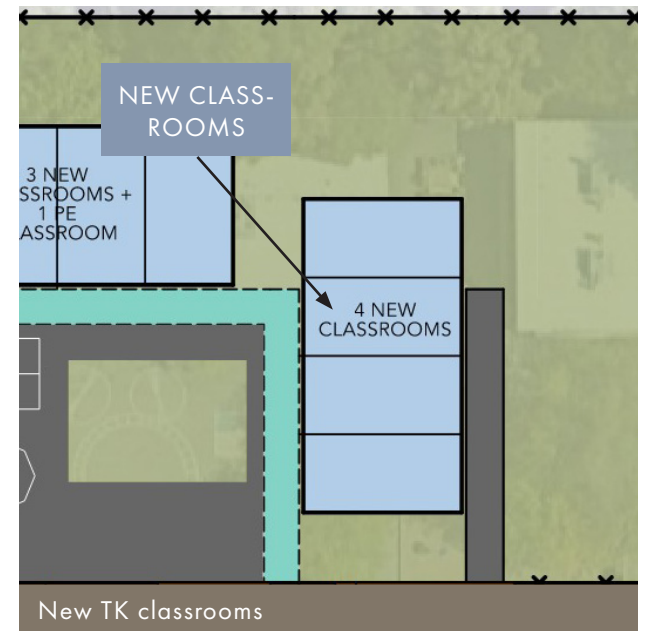
NEW CLASSROOMS

\$5,024,565

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	80
Total	107/120

Provide new Classroom Building of approximately 4,500 sf with 4 classrooms. Each classroom may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Connection to outdoor learning area if possible
- Technology and AV systems
- Adequate electrical infrastructure
- Adequate markerboards and teaching wall space
- Tackable wall surface on minimum of one wall
- Operable partitions in adjacent classrooms
- Covered walkway connecting to the existing building



SCHOOL DATA

Address: 1711 Bryden Lane
Santa Rosa, CA 95404

Established: 1950
Site Area: 5.18 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 335
Building Area: 40,262 sq. ft.
Permanent Classrooms: 13
Portable Classrooms: 9
Student Capacity: 466

MASTER PLAN

2030 Enrollment: 394
2035 Enrollment: 471
Planned Classrooms: 24
Planned Student Capacity: 503



Draft for Board Approval: April 22, 2026

PROCTOR TERRACE ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Campus requires replacement of the existing permanent Classroom and Administration Buildings due to their location in the Alquist-Priolo fault zone and the geotechnical study completed in 2025.
- Replace MPR with larger buildings sized to meet campus needs
- Replace portable classrooms
- Upgrade feilds and playground

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$2,225,392
86-100	HIGH	\$23,584,855
101-120	HIGHEST	\$47,461,912
TOTAL COST		\$73,272,159

EXISTING CONDITIONS

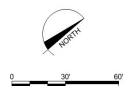


LEGEND

- EXISTING BUILDING
- NEW FACILITY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- LANDSCAPING
- ASPHALT PAVING
- CHAIN LINK FENCING
- ORNAMENTAL FENCING
- TREE / VEGETATION

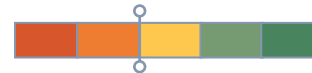
> PROCTOR TERRACE ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Small site on busy intersection
- Severe site drainage issues
- No onsite parking
- Main campus entry is not at the front of the school
- Multiple points of entry onto the campus
- Placement of portable classrooms makes site supervision difficult
- Play area paving in general need of maintenance
- Lacks covered outdoor eating area
- Accessible path of travel slopes exceed allowable across campus

OPPORTUNITIES

- Space available to create a main access on Grosse Avenue
- Nice space between classroom wings to create outdoor small group instruction areas
- Portables can be moved to open paved play area to the grass field
- Space available for covered eating area



Classroom Entry



Play Area

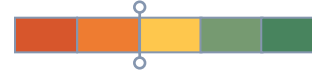
CLASSROOMS, MPR, & ADMINISTRATION

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



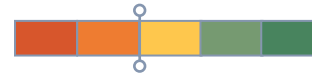
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



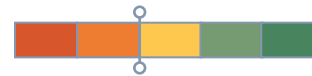
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Campus requires replacement of the existing permanent Classroom and Administration Buildings due to their location in the Alquist-Priolo fault zone and the geotechnical study completed in 2025.



Classroom Interior



Internal Corridor

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

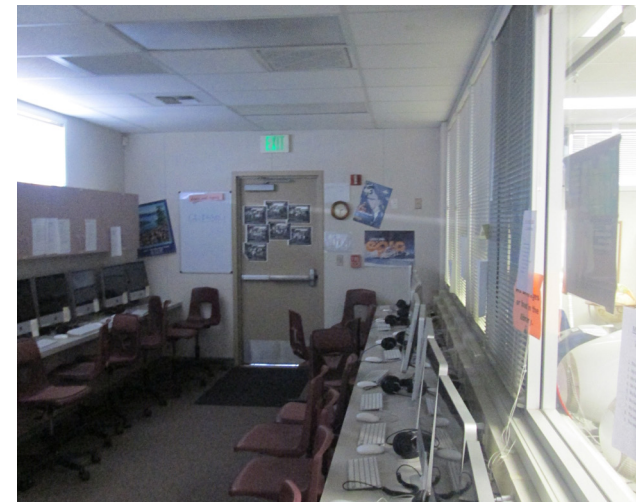
- Aging building in need of modernization
- Exterior finishes in poor condition
- Exterior entry & Circulation Desk not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Elevation



Computer Lab

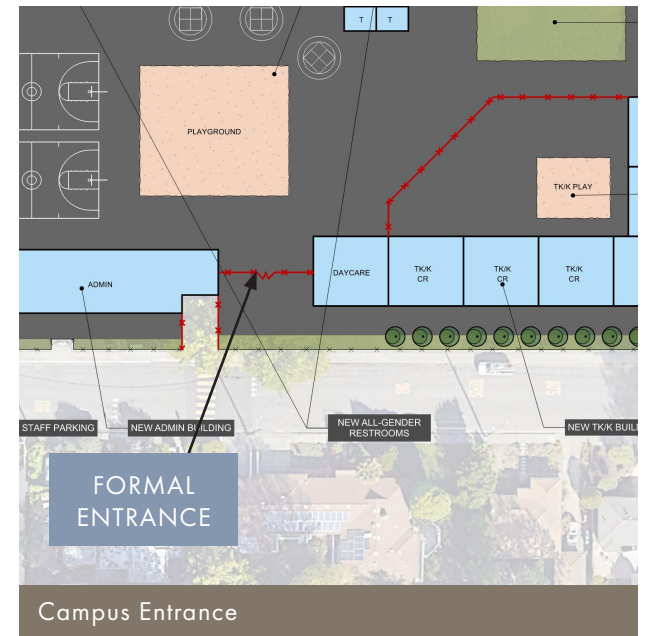
CAMPUS WIDE SITE IMPROVEMENTS

\$9,286,480

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

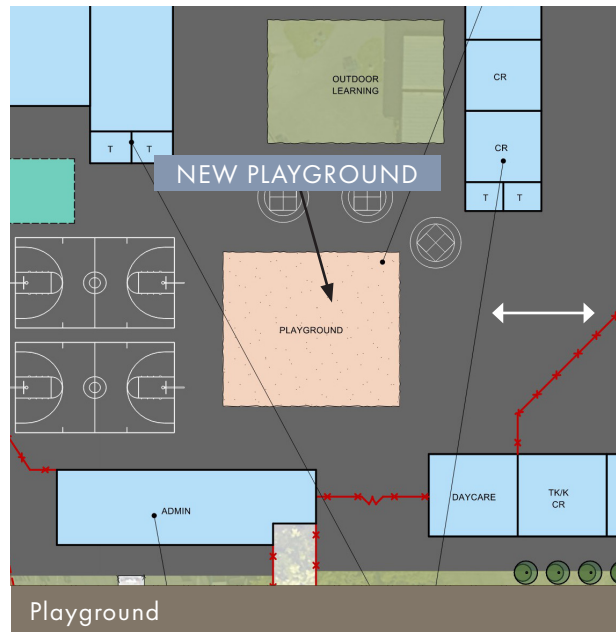
Improvements may include:

- Addressing drainage issues
- Revitalizing campus entrance and appearance
- Incorporate outdoor learning areas
- Revitalize landscaping & courtyards
- Enhance student garden
- New accessible play equipment
- Repave and stripe hardcourt areas
- Remove Buildings
- New Staff Parking area
- Shade Structure
- Basketball Backstops

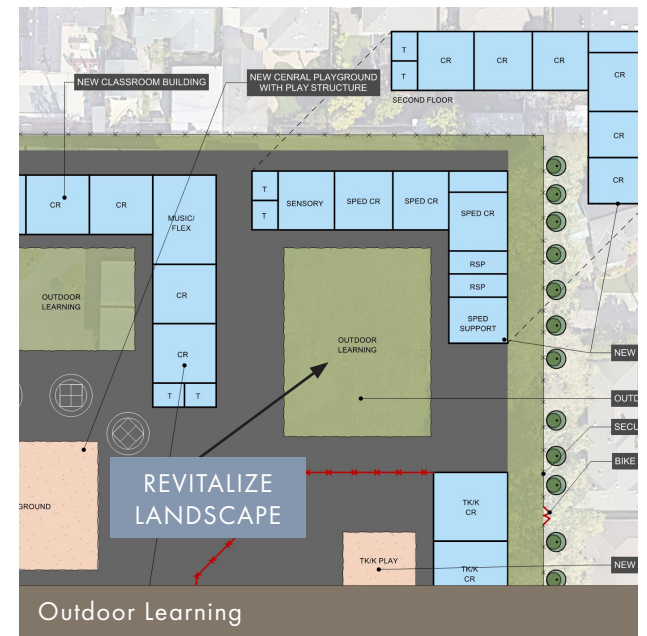


Campus Entrance

INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	18
Code Comp.	5
Total	89/120



Playground



Outdoor Learning

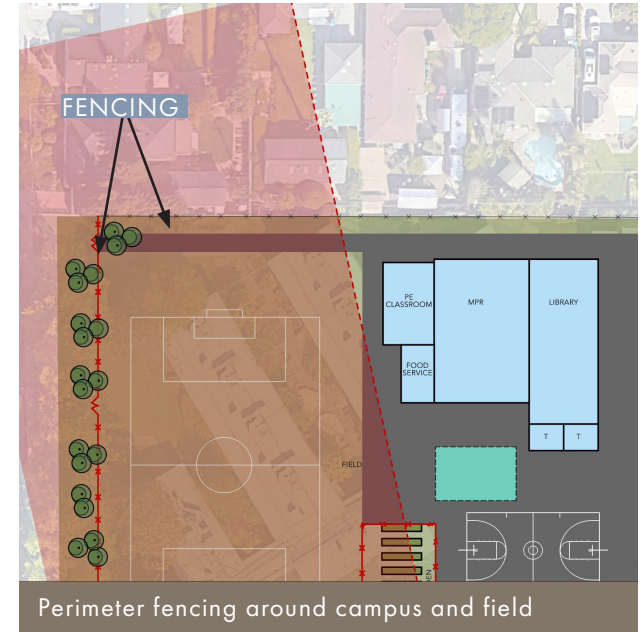
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,194,375

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing and gates at play areas
- Improvements to drop-off to separate students and cars
- Improve exterior lighting
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows
- Electronic locks on all exterior doors
- Upgrades to Exterior Lighting



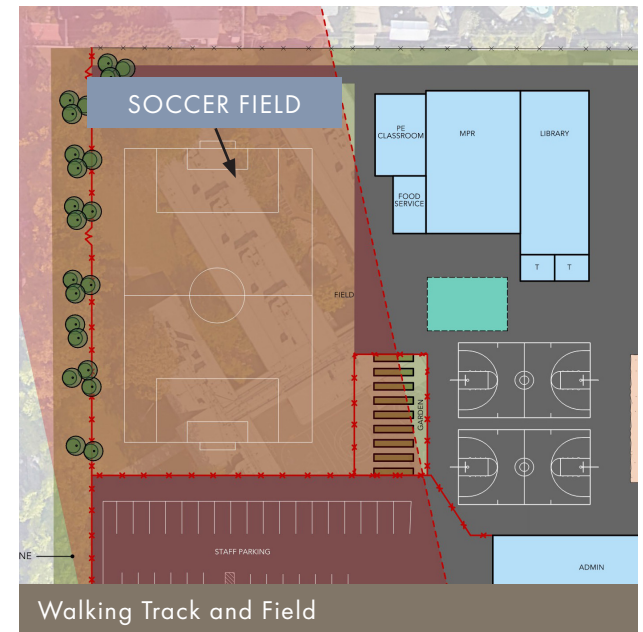
NEW SPORTS FIELD

\$2,225,392

INDICATORS OF QUALITY	
Ed. Programs	14
Community	8
Learning Env.	15
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	72/120

New Field will include:

- U-10 Soccer Field
- Public access after school hours
- Electronic locks on all exterior doors



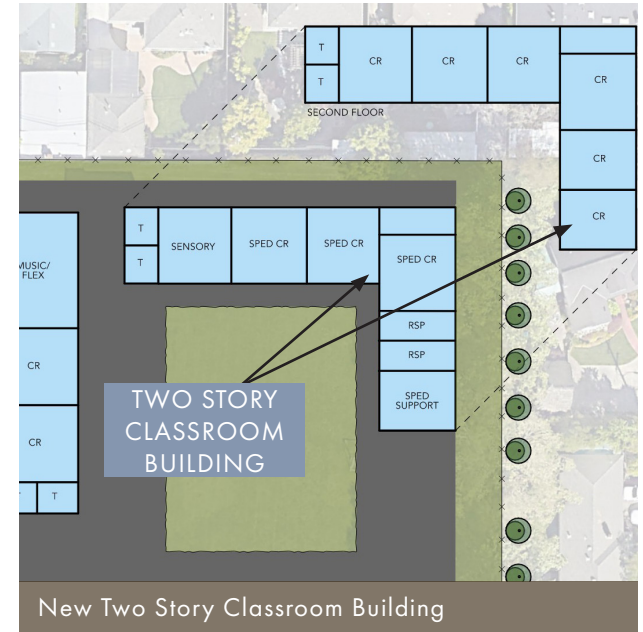
NEW TWO STORY CLASSROOM BUILDING

\$17,171,700

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	30
Code Comp.	10
Total	108/120

New Two Story Classroom Building with exterior covered walkways. Total area of 16,000 sf including the following:

- 6 new classrooms on the Second Floor
- Student Restrooms accessible from the playground
- 3 SPED Classrooms
- 2 RSP Support spaces
- Sensory Space to support all Students
- SPED Office and support spaces
- Elevator and stairs



New Two Story Classroom Building

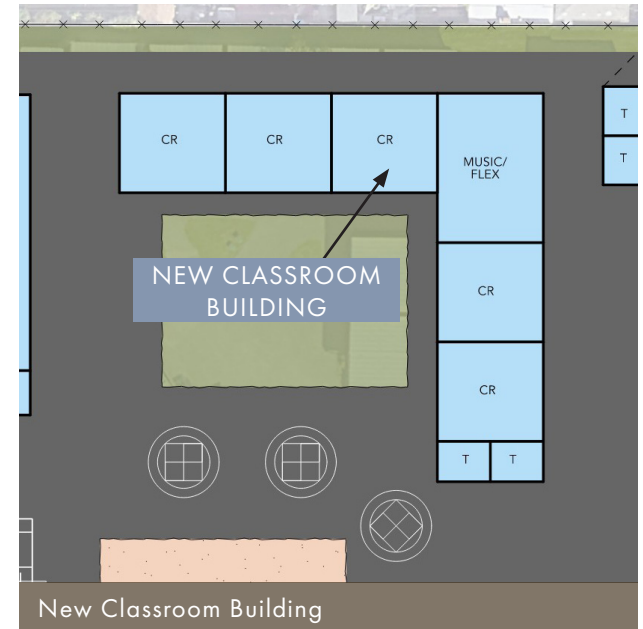
NEW CLASSROOM/MUSIC BUILDING

\$10,340,899

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	10
Total	109/120

New 1-Story Classroom building with exterior covered walkways. Total area of 6,500 sf including the following:

- 5 new classrooms
- Student Restrooms accessible from the playground
- Music/Flex Classroom with acoustical separation from adjacent rooms and additional storage for instruments, equipment and projects



New Classroom Building

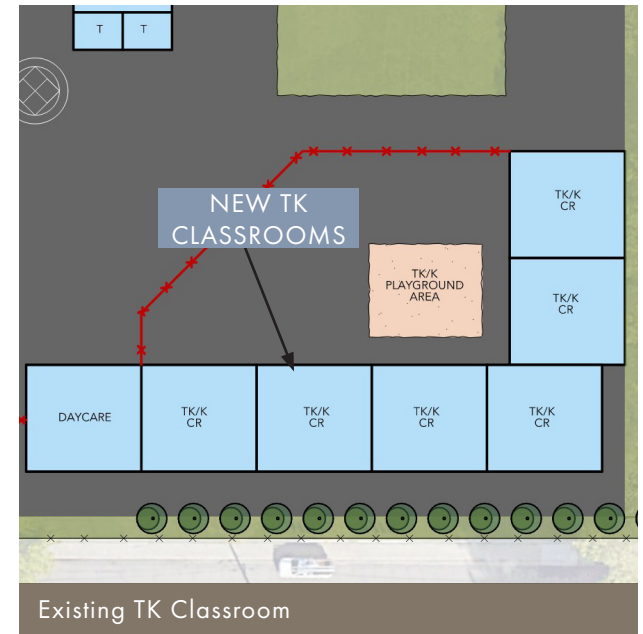
NEW TK CLASSROOM BUILDING

\$13,711,945

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	10
Total	111/120

Provide new 6TK classroom building of approximately 11,000 sf. Each TK classroom may include:

- Single occupancy restroom accessible from the classroom
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Classroom security locks
- Technology and AV systems
- Adequate electrical infrastructure
- Adequate markerboards and teaching wall space
- Tackable wall surface on minimum of one wall
- New outdoor Kindergarten play area adjacent to Kindergarten building



Existing TK Classroom

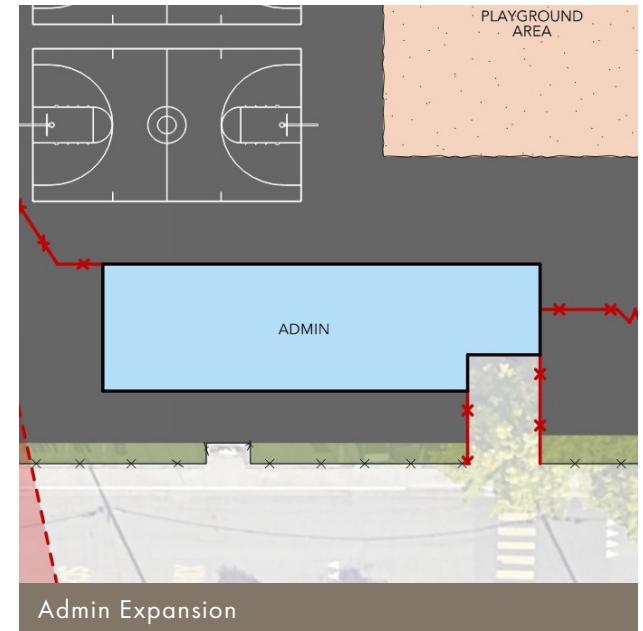
NEW ADMINISTRATION BUILDING

\$5,042,993

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	30
Code Comp.	10
Total	108/120

The new administration area may include:

- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- Nurse's Office of approximately 200 sf
- 3 private offices of approximately 120 sf each for itinerant staff



Admin Expansion

NEW MULTI-USE BUILDING

\$14,298,375

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	21
Maintenance	16
Safety and Security	18
Code Comp.	10
Total	89/120

New single story Multi Use Building of approximately 10,000 sf. The Multi-Use building may include:

- Large flexible space with durable finishes and acoustic materials
- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Stage for presentations and performances
- Dedicated storage space
- Student restrooms accessible from the playground
- New Library with flexible book stacks and seating to support a variety of uses.



SCHOOL DATA

Address: 756 Humboldt St.
Santa Rosa, CA 95404

Established: 1921
Site Area: 4.06 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 391

Building Area: 28,297 sq. ft.
Permanent Classrooms: 18
Portable Classrooms: 6
Student Capacity: 531

MASTER PLAN

2030 Enrollment: 408
2035 Enrollment: 426
Planned Classrooms: 24
Planned Student Capacity: 525



Draft for Board Approval: April 22, 2026

SANTA ROSA CHARTER FOR ARTS

SUMMARY

MAJOR FACILITY NEEDS

- New shade structure
- New perimeter fencing
- Modernize classrooms
- New middle school classroom building
- TK/K playground area

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$7,520,988
86-100	HIGH	\$25,491,474
101-120	HIGHEST	\$4,089,800
TOTAL COST		\$37,102,262

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL AERIAL IMAGE



SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Small site
- No accessible student drop off provided
- Existing play equipment is not universally accessible
- Lacks covered outdoor eating area
- Lacking ADA signage for path of travel and rooms

OPPORTUNITIES

- Portables could be replaced with permanent construction classrooms



Central play area



Existing portables

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL CLASSROOMS & MULTI-PURPOSE BLDGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of some modernization
- Some sinks and restrooms not ADA compliant
- Evidence of water intrusion
- Fire alarm system does not meet code for audible and visual coverage

OPPORTUNITIES

- Revise exterior colors to match new construction



Multi-Purpose Building Exterior



Classroom Interior

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition
- Some evidence of water intrusion
- Circulation desk not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction



Library Exterior Elevation

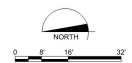


Library Interior



> SANTA ROSA CHARTER SCHOOL FOR THE ARTS

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

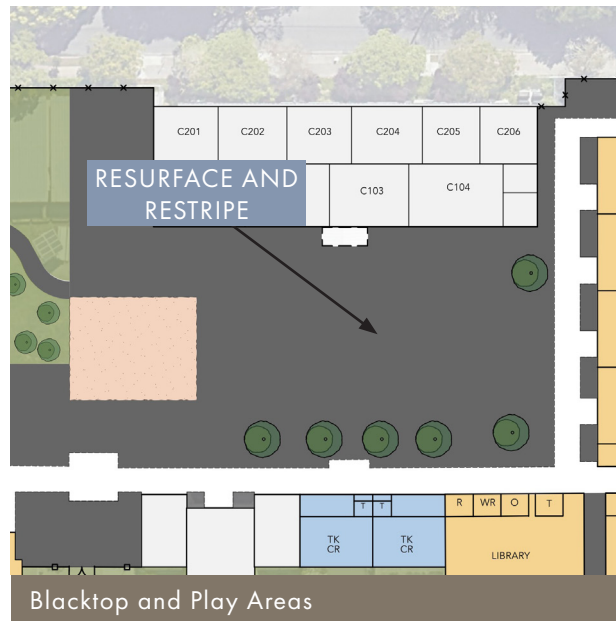
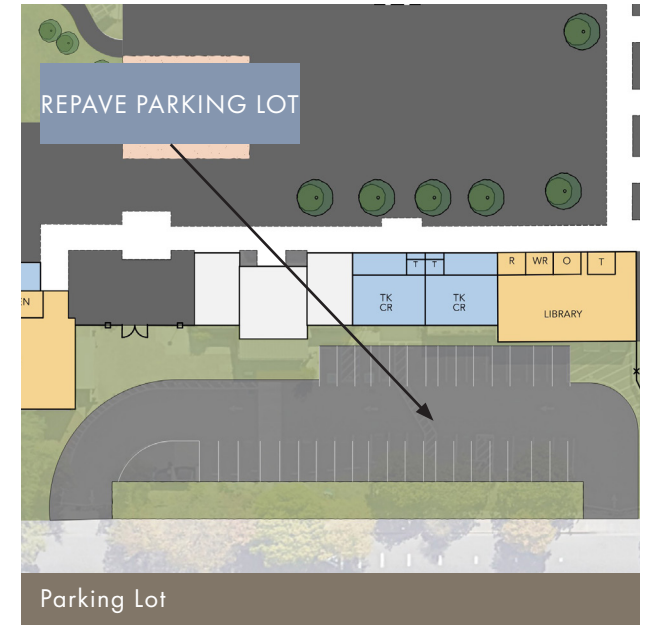
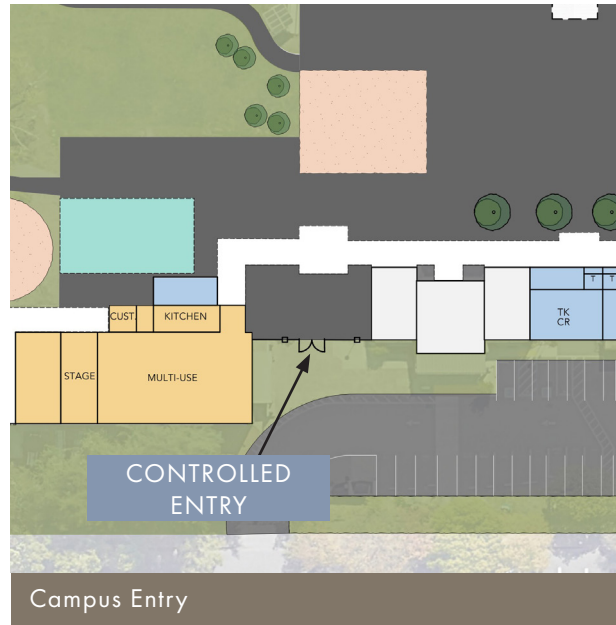
CAMPUS SITE IMPROVEMENTS

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues throughout campus
- Paving and walkway maintenance
- Repaving parking lot and providing sidewalk connected to Humboldt Ave
- Incorporate more outdoor learning areas
- Resurface black-top and play areas
- Provide designated area of landscape for gardening and horticulture programs

\$9,674,393



INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

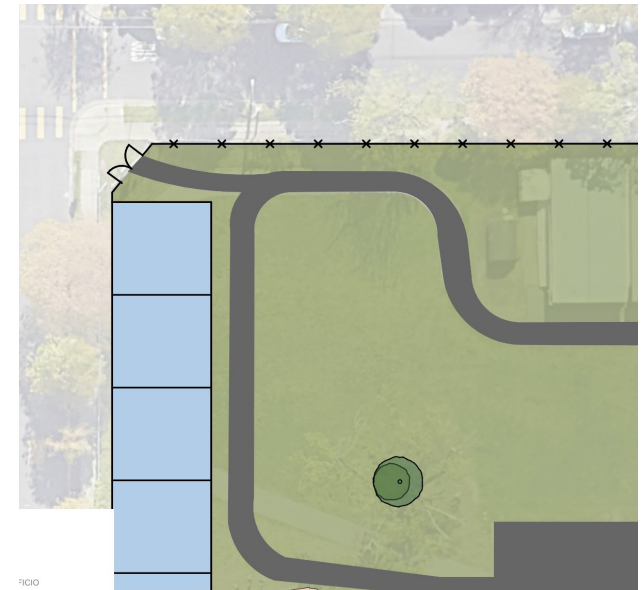
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$650,000

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- Improve exterior lighting throughout campus



Improved exterior lighting

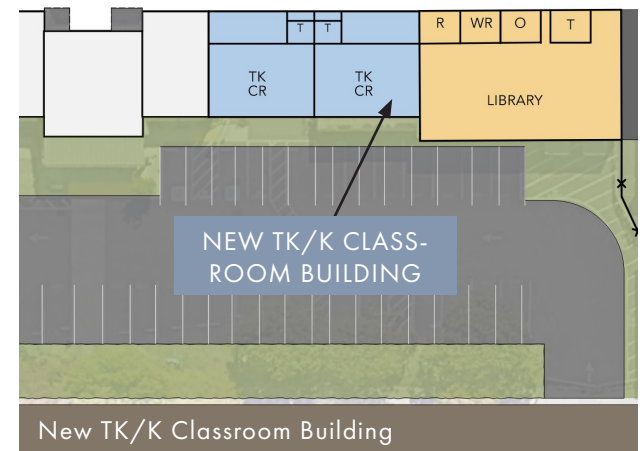
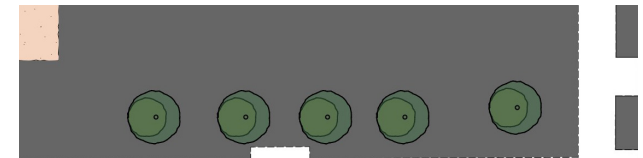
NEW TK/K CLASSROOM BUILDING

\$3,439,800

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	27
Maintenance	18
Safety and Security	21
Code Comp.	9
Total	103/120

Provide a new single story classroom building of approximately 2800 sf to replace existing portables. The building may include:

- (2) Classrooms, each approximately 1200 sf
- New single occupancy restrooms
- Flexible furniture
- Sufficient storage in all classrooms



New TK/K Classroom Building

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

MODERNIZATION OF MULTI-USE ROOM

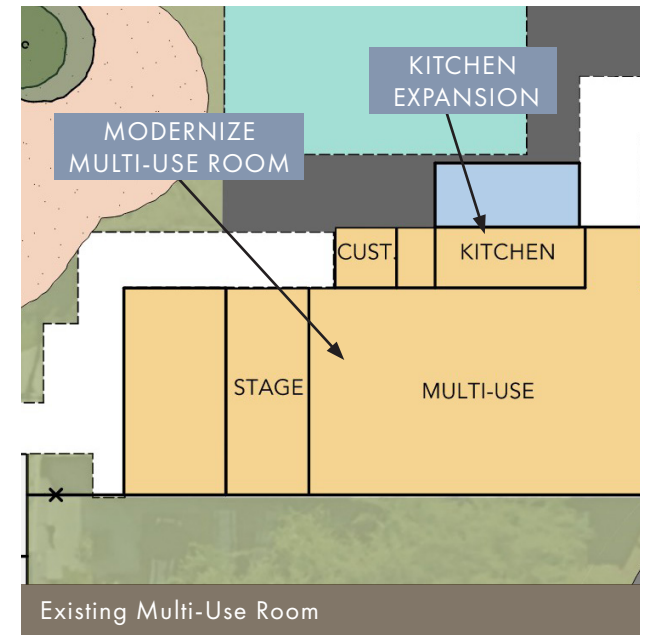
\$5,464,713

INDICATORS OF QUALITY	
Ed. Programs	12
Community	6
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	6
Total	76/120

Modernize existing Multi-use Building and services.

Modernization of the space may include:

- Repair/Replace existing wall and floor finishes
- Flexible furniture including movable dining tables
- Additional storage cabinetry for supplies and equipment
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace plumbing systems as necessary
- Ensure a sufficient amount of electrical outlets
- Addition to expand kitchen and provide appropriate facilities for cooking and serving



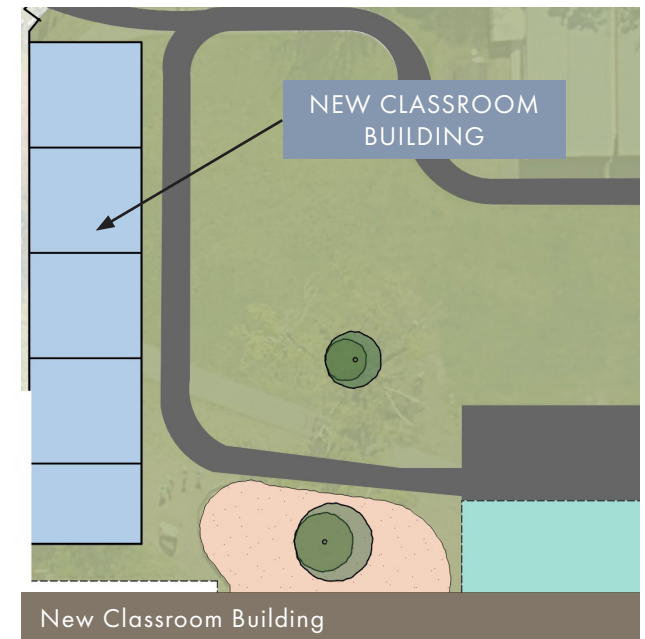
NEW CLASSROOM BUILDING

\$7,954,538

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	24
Maintenance	16
Safety and Security	21
Code Comp.	8
Total	97/120

Provide a new single story classroom building of approximately 5000 sf to replace existing portables. The building may include:

- (4) Classrooms, each approximately 960 sf
- (1) office for Admin
- Flexible furniture
- Sufficient storage in all classrooms
- 1 sink with a drinking fountain bubbler
- Connection to outdoor learning area
- Technology and AV Systems
- Adequate markerboards and teaching wall space



SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

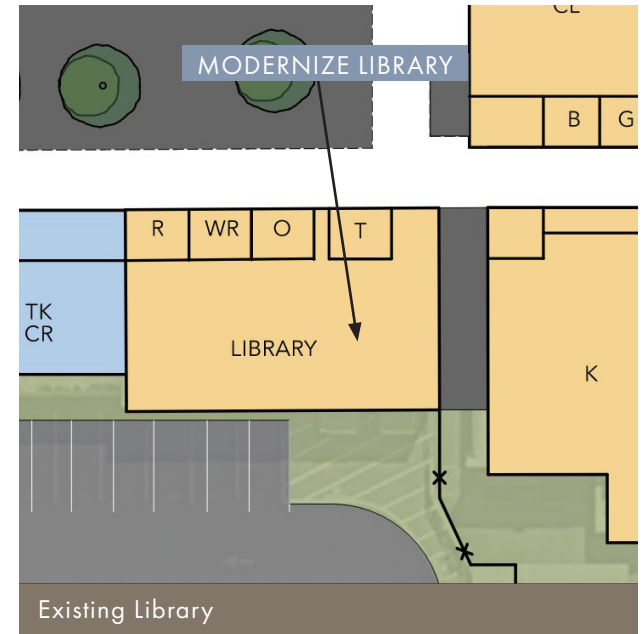
MODERNIZATION OF LIBRARY

\$2,056,275

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	16
Safety and Security	12
Code Comp.	5
Total	77/120

Modernize existing library to support educational programs and student engagement. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace plumbing systems as necessary
- Provide energy efficient lighting and occupant controlled switches
- Ensure ADA compliance



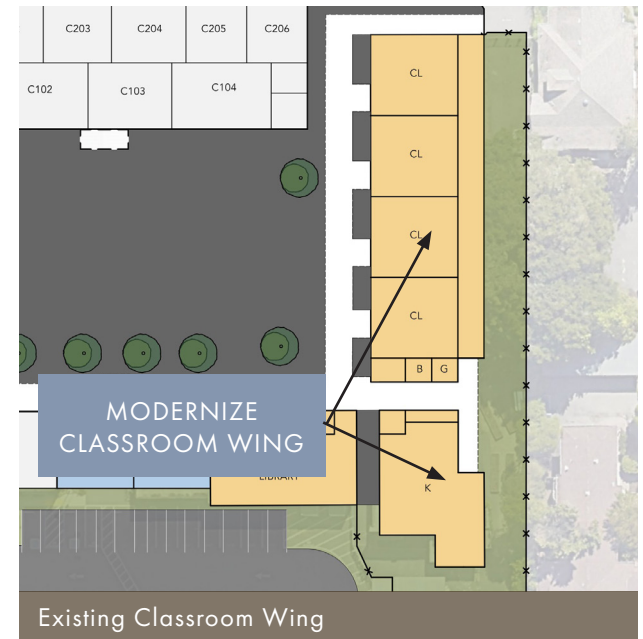
MODERNIZATION OF CLASSROOM WING AND KINDER

\$7,286,175

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	6
Total	94/120

Modernize existing classrooms to better serve students and faculty. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace plumbing systems as necessary
- Provide energy efficient lighting and occupant controlled switches



SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

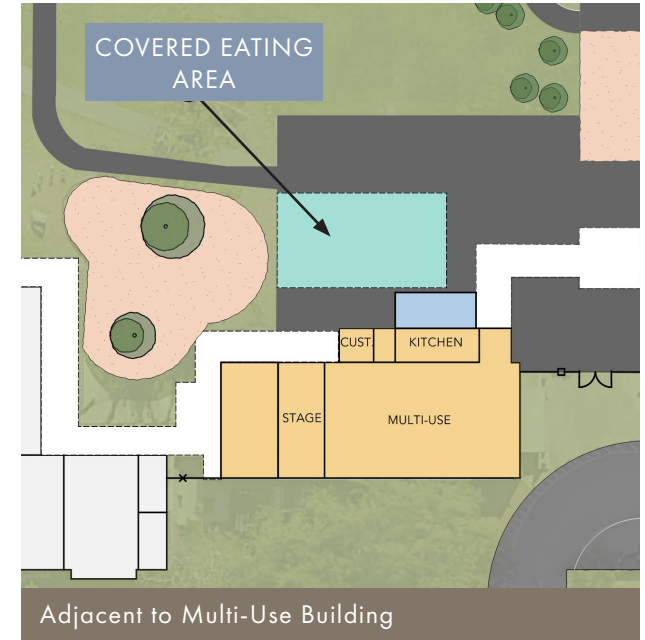
NEW SHADE STRUCTURE

\$2,038,400

INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	21
Maintenance	16
Safety and Security	24
Code Comp.	5
Total	90/120

Construction of New Shade Structure may include:

- Adjacency to Kitchen, Multi-Use Room, and Drop-Off
- Outdoor seating and tables for eating
- Roof to protect from weather conditions



SCHOOL DATA

Address: 500 E Street
Santa Rosa, CA 95404

Established: 1949
Site Area: 10.2 acres

CURRENT CONDITIONS
Students in 2025-26 School Year: 496

FORMER SRMS CAMPUS
Building Area: 84,865 sq. ft.
Permanent Classrooms: 30
Portable Classrooms: 1
Student Capacity: 754

MASTER PLAN
2030 Enrollment: 496
2035 Enrollment: 496
Planned Classrooms: 40
Planned Student Capacity: 725



Draft for Board Approval: April 22, 2026

SANTA ROSA FRENCH-AMERICAN CHARTER

SUMMARY

MAJOR FACILITY NEEDS

- Campus security including secure perimeter fencing, locks and security cameras
- Existing Buildings in need of modernization
- Outdoor areas need renovation to create better learning and gathering areas
- Buildings in need of modernization to better meet the needs of elementary school students

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$29,294,850
86-100	HIGH	\$27,052,028
101-120	HIGHEST	\$0
TOTAL COST		\$56,346,878

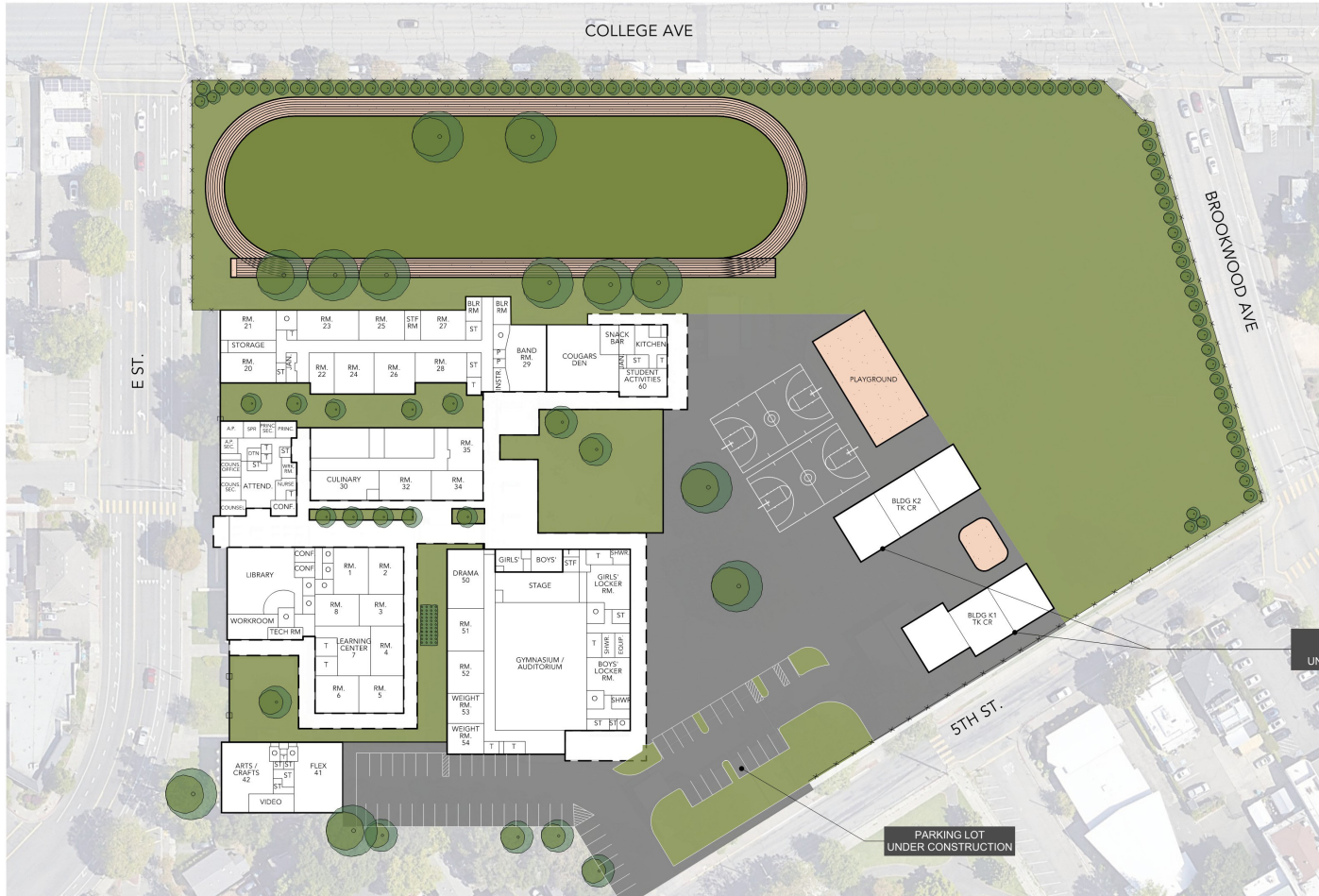
SANTA ROSA FRENCH-AMERICAN CHARTER SCHOOL

EXISTING SITE CONDITIONS



LEGEND

- EXISTING BUILDING
- NEW FACILITY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- LANDSCAPING
- ASPHALT PAVING
- SOLAR PANEL ARRAY
- CHAIN LINK FENCING
- ORNAMENTAL FENCING
- TREE / VEGETATION

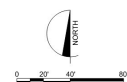


TK CLASSROOM BUILDINGS UNDER CONSTRUCTION

PARKING LOT UNDER CONSTRUCTION

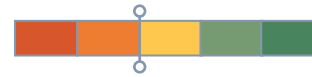
> SANTA ROSA FRENCH AMERICAN CHARTER SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



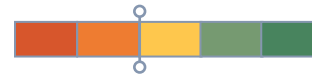
Educational Appropriateness



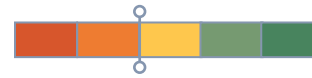
Technology Infrastructure



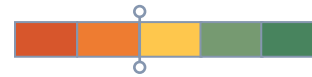
Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Accessible path of travel slopes exceed allowable across campus
- Limited onsite parking

OPPORTUNITIES

- Revitalize Interior quad to provide outdoor eating, gathering, and performance areas
- Revitalize courtyards between wings for outdoor learning
- Enliven the main campus entry



School Entry



Interior Courtyard

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

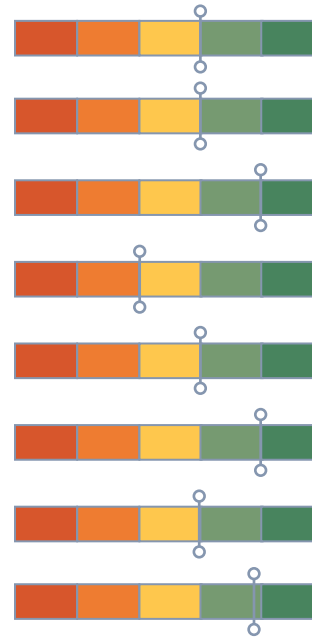
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- Improve natural light and ventilation
- Replace bleachers



Gym Exterior



Gym Interior

SANTA ROSA FRENCH-AMERICAN CHARTER LIBRARY BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- Improve natural light at entries
- Community meeting space
- Small group instruction



Library Exterior



Library Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- Improve connection between the Administration and Library



Administration Exterior



Administration Interior

SANTA ROSA FRENCH-AMERICAN CHARTER ARTS/CRAFTS & TECH BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- High ceilings, availability of natural light
- Opportunity for Display of student projects



Art & Tech Building Exterior



Art Room Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security

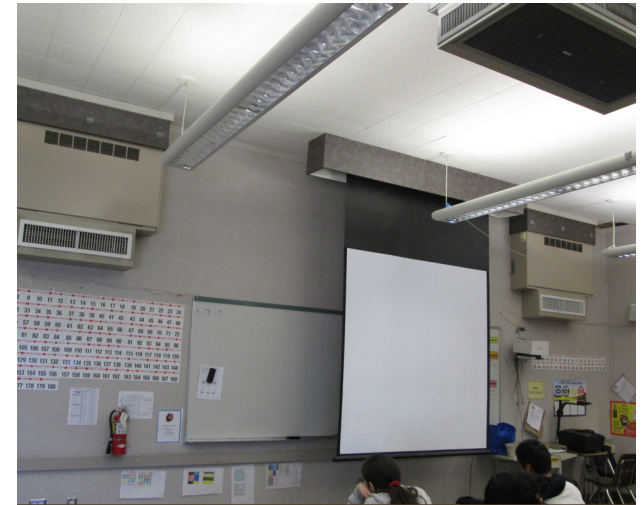


CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion at ceilings and walls
- Some entries not ADA compliant
- HVAC Systems causes acoustical issues

OPPORTUNITIES

- Wide corridors opportunity for small group study areas and display of student projects.
- Recapture original main entry.
- High ceilings & skylights in classrooms provide opportunity for natural light
- Classroom configuration affords access for outdoor learning



Classroom Interior



Interior Corridor

CONDITIONS RATINGS

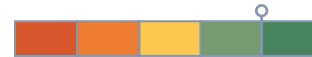
Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

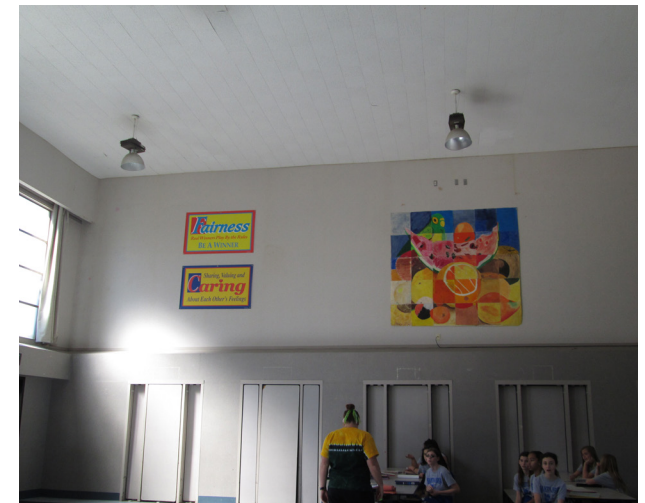
- Aged facilities in need of modernization
- Evidence of water intrusion at ceilings

OPPORTUNITIES

- Improve outdoor courtyard space
- Provide outdoor covered eating area



Exterior Benches at Covered Walk

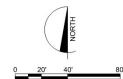


Cougars' Den Interior



> SANTA ROSA FRENCH AMERICAN CHARTER SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CAMPUS WIDE SITE IMPROVEMENTS

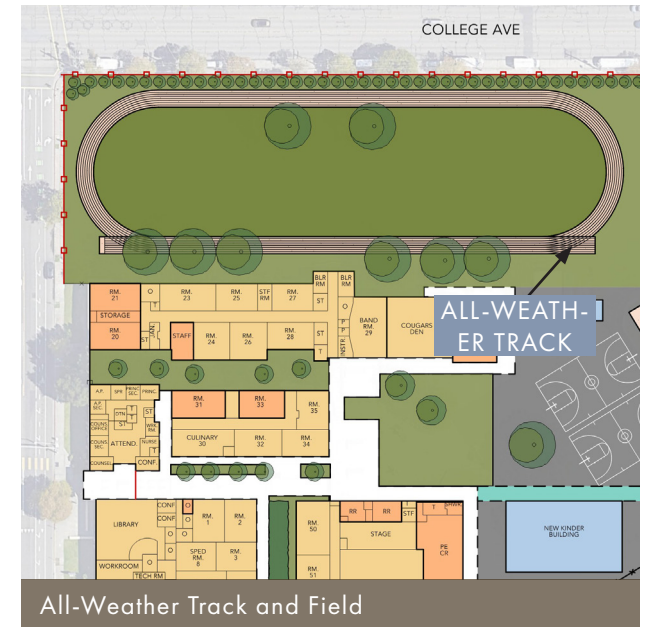
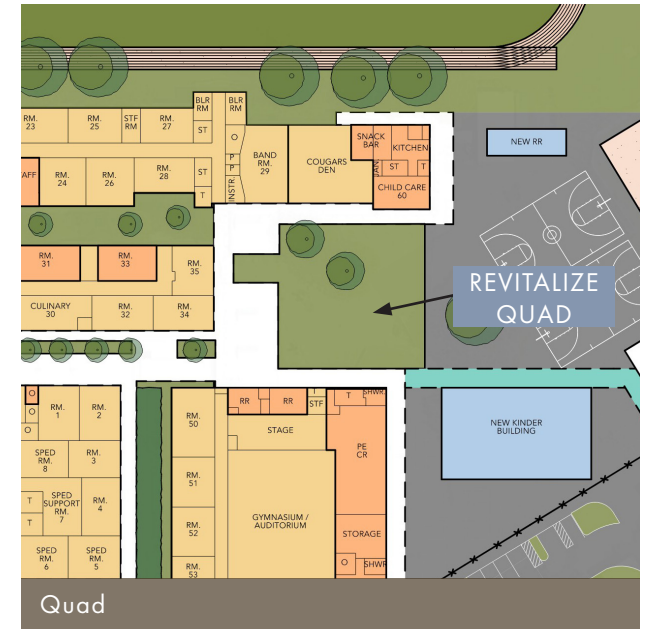
\$13,182,978

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Revitalizing campus entrance and appearance
- Improve outdoor learning areas
- Revitalize landscaping and courtyards
- Enhance student garden
- Renovate natural turf fields

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	14
Safety and Security	21
Code Comp.	5
Total	87/120



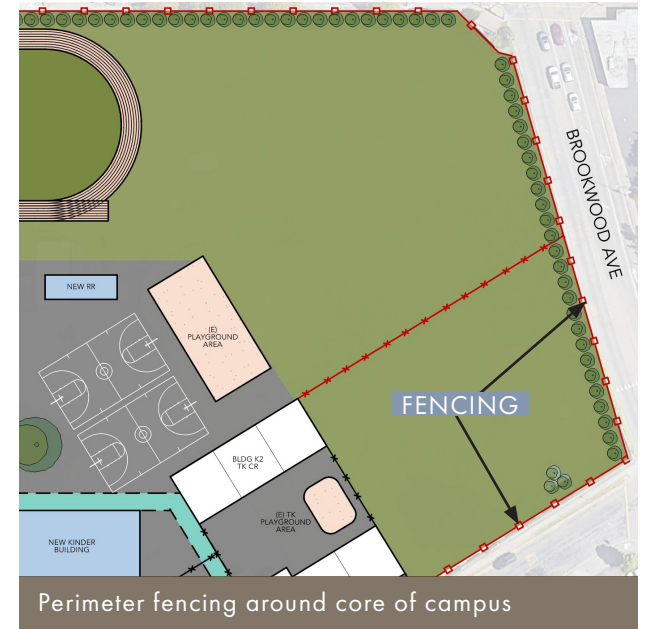
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,213,875

INDICATORS OF QUALITY	
Ed. Programs	12
Community	7
Learning Env.	15
Maintenance	14
Safety and Security	24
Code Comp.	10
Total	82/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing and gates at play areas
- Improve exterior lighting
- Additional security cameras
- Upgrades to exterior lighting

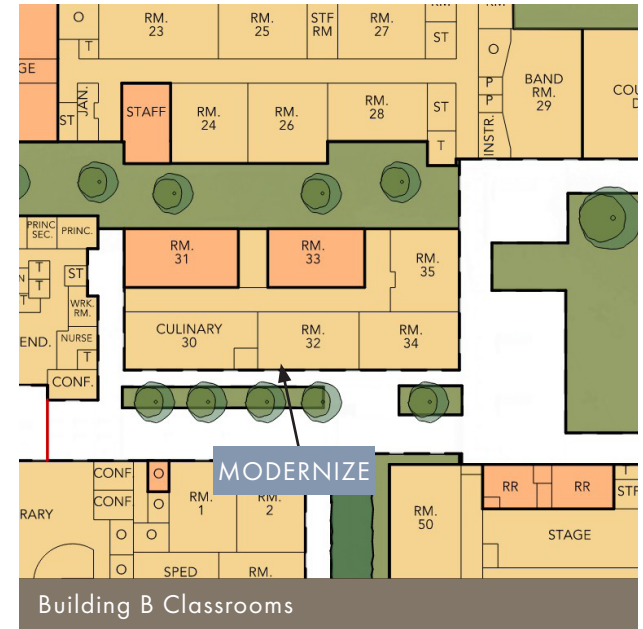


MODERNIZATION OF EXISTING CLASSROOM BUILDING B \$2,583,750

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	27
Maintenance	14
Safety and Security	18
Code Comp.	6
Total	94/120

Modernize existing classroom buildings. Modernization of each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Replace existing HVAC system with ducted system for improved acoustics and performance
- Remove built in computer stations in existing computer lab
- Provide additional perimeter casework and electrical outlets in Room 30 for use as a Culinary Arts Classroom



MODERNIZATION OF EXISTING LIBRARY BUILDING \$4,654,650

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	9
Code Comp.	5
Total	72/120

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary



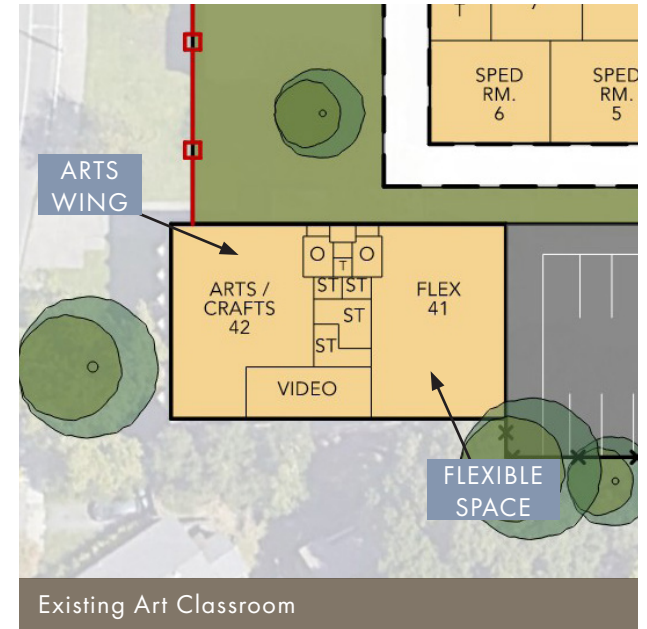
MODERNIZATION OF ARTS BUILDING

\$1,763,125

INDICATORS OF QUALITY	
Ed. Programs	18
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	15
Code Comp.	5
Total	80/120

Modernize existing Art Classroom to support visual arts and enrichment programs. Modernization of the Art Classroom may include:

- Repair or replace existing wall and floor finishes with durable finishes
- Flexible furniture including movable worktables
- Provide adjacent outdoor learning area



Existing Art Classroom

MODERNIZATION OF ADMINISTRATION

\$1,464,125

INDICATORS OF QUALITY	
Ed. Programs	14
Community	8
Learning Env.	21
Maintenance	14
Safety and Security	30
Code Comp.	5
Total	92/120

Modernize existing administration space. Improvements may include:

- New window to better supervise campus entry
- Repair or replace existing wall and floor finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary



Expand Administration

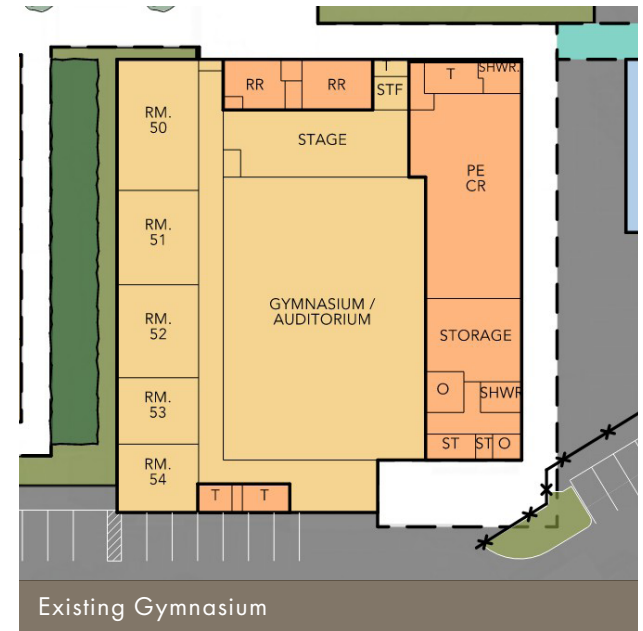
MODERNIZATION OF EXISTING GYMNASIUM

\$10,333,960

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	74/120

Modernize the existing Gymnasium building to better support student P.E. and athletics. Modernization of Gymnasium may include:

- Repair or replace durable finishes and acoustic materials
- Renovate or replace existing bleachers
- Provide or renovate stage for presentations and performances
- A/V system including related equipment and stage lighting
- Modernize classrooms similar to other buildings
- Reconfigure Locker rooms into PE Classroom and Storage spaces (Restrooms included as separate project)



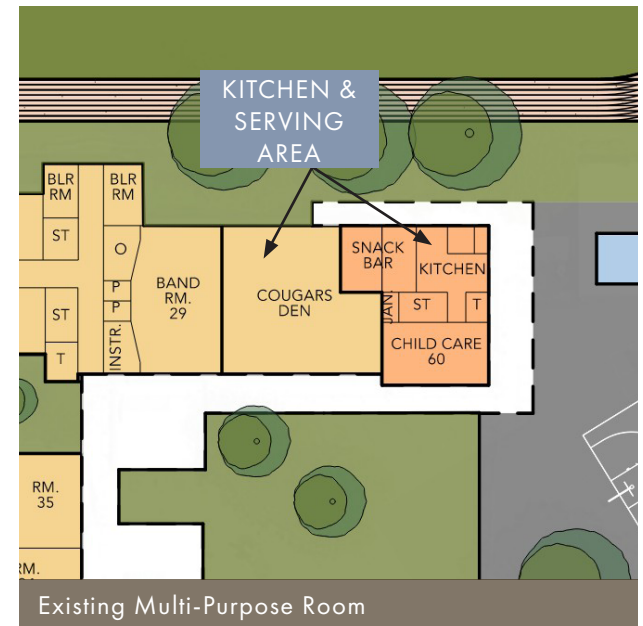
MODERNIZATION OF EXISTING MPR & KITCHEN

\$11,329,240

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	74/120

Modernize the existing Multi-Purpose Room and kitchen to be more efficient for serving and to provide a more flexible learning area. Modernization of the MPR and kitchen may include:

- Large flexible space with durable finishes and acoustic materials
- Flexible dining tables with dedicated storage
- Dedicated storage space
- Renovated kitchen space with serving area
- Reconfiguration of Room 60 to Child Care Classroom



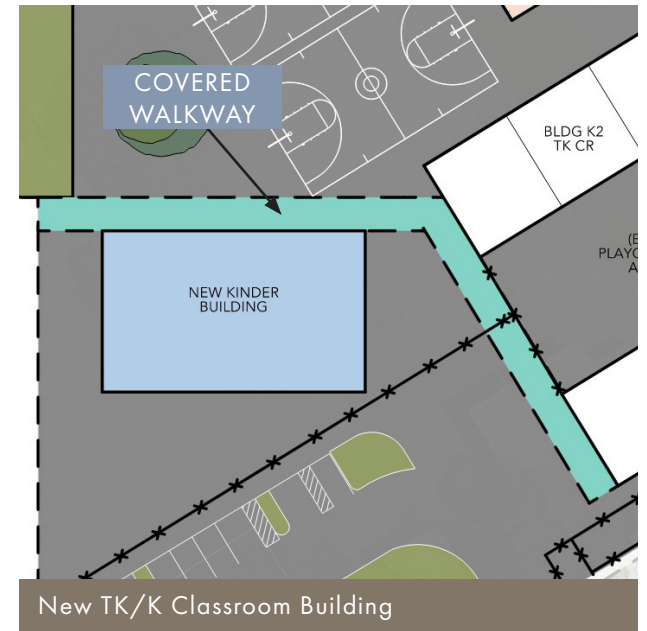
NEW TK/K BUILDING

\$7,862,400

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	24
Maintenance	16
Safety and Security	21
Code Comp.	8
Total	97/120

Provide 3 additional TK/K classrooms if needed to support additional enrollment. 5,000 sf building may include:

- 3 TK/K classrooms including dedicated restrooms
- Covered walkway connecting to gym and existing TK/K classroom cluster
- Staff restroom
- Student restroom accessible from play area
- Expanded TK/K play area



New TK/K Classroom Building

NEW RESTROOM BUILDING

\$1,958,775

INDICATORS OF QUALITY	
Ed. Programs	14
Community	7
Learning Env.	18
Maintenance	16
Safety and Security	27
Code Comp.	6
Total	88/120

New restroom building may include:

- All access restrooms with 8 toilet compartments and sinks open to the playground



Gymnasium Building

SCHOOL DATA

Address: 2480 Sebastopol Rd
Santa Rosa, CA 95407

Established: Campus - 1959, CCLA - 2013
Site Area: 24.08 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 853
Building Area: 95,021 sq. ft.
Permanent Classrooms: 37
Portable Classrooms: 16
Student Capacity: 1,336

MASTER PLAN

2030 Enrollment: 927
2035 Enrollment: 807
Planned Classrooms: 47
Planned Student Capacity: 1,160



Draft for Board Approval: April 22, 2026

CESAR CHAVEZ LANGUAGE ACADEMY

SUMMARY

MAJOR FACILITY NEEDS

- Administration Office Reconfiguration and Expansion
- Modernize Classrooms
- New Middle School Building
- New TK/K Building
- New Perimeter Fencing
- Covered Drop-off
- New Drop-off Lane

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$11,219,525
71-85	MEDIUM	\$11,353,502
86-100	HIGH	\$29,874,461
101-120	HIGHEST	\$53,673,849
TOTAL COST		\$106,121,337

CESAR CHAVEZ LANGUAGE ACADEMY
AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



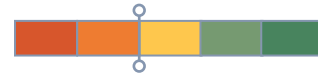
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Accessible path of travel slopes exceed allowable across campus
- Existing play area and driveway paving in general need of replacement
- Lacking ADA signage for path of travel
- Mature trees and landscaping in need of renovation
- Traffic congestion at parking and drop-off
- Inadequate access control at main office and back of campus
- Inadequate perimeter fencing
- No covered drop-off

OPPORTUNITIES

- Interior courtyards opportunities for small group instruction
- Large play field areas
- Increased street presence on Sebastopol Rd



School Office Entrance



Driveway

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facility in need of some modernization
- Office is not properly located for access control
- Reception is not efficient for circulation

OPPORTUNITIES

- Reconfiguration of office to provide additional and function workspaces
- Relocate reception for better access control at campus entrance



Office



Principal Office View of Courtyard

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facility in need of some modernization
- Multiple points of entry into classrooms
- Many classrooms are undersized
- Hallways are underutilized and difficult to supervise

OPPORTUNITIES

- Reconfiguration of unused interior corridors to support break out spaces
- Modernize current facilities



Classroom



Interior Corridor

MULTI-PURPOSE AND CAFETERIA

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



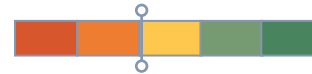
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facility in need of some modernization
- Insufficient space to house current enrollment

OPPORTUNITIES

- Reconfiguration of food service to serve outdoor eating area
- Modernize current facilities



MULTI-PURPOSE ROOM



FOOD SERVICE

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facility in need of some modernization
- Insufficient space to house current enrollment
- Stage is need of modernization
- AV upgrades for gatherings

OPPORTUNITIES

- Update AV equipment
- Modernize current facilities



Gymnasium

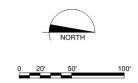


Stage



> CESAR CHAVEZ LANGUAGE ACADEMY MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



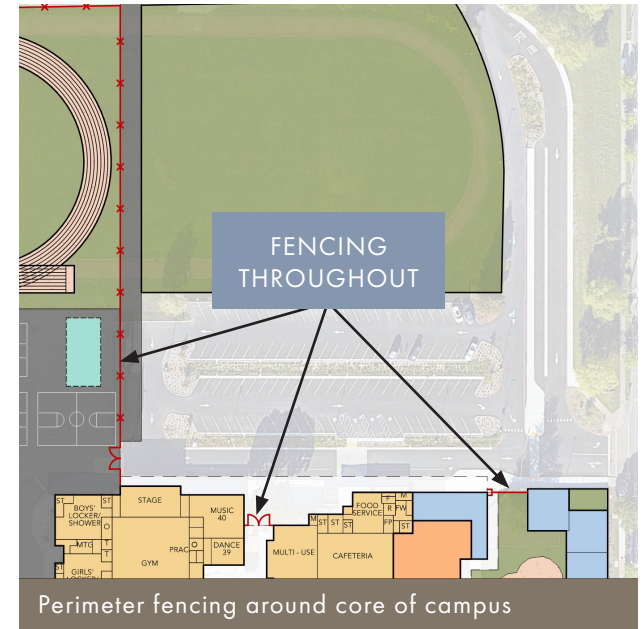
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,195,936

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing and gates at play areas
- New window blinds at classroom windows
- Electronic access control at all exterior doors



Perimeter fencing around core of campus

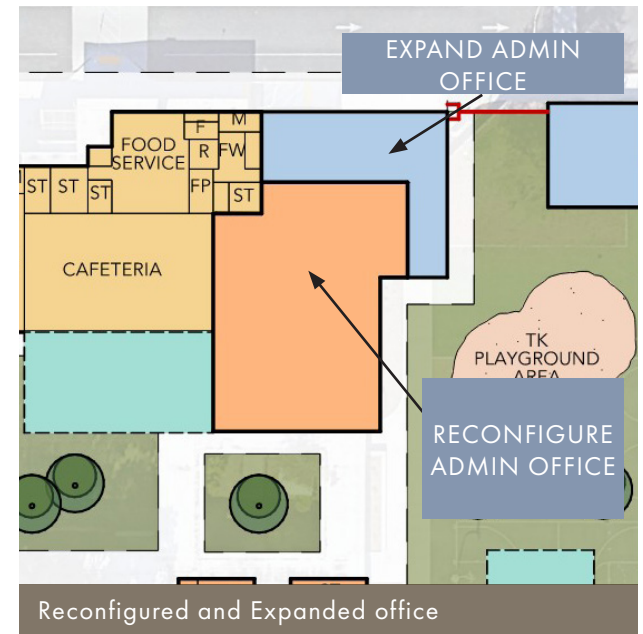
RECONFIGURED AND EXPANDED ADMINISTRATION OFFICE

\$5,121,953

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Reconfigure and expand administration office to promote controlled access and provide dedicated workspaces for all admin:

- Large and small conference spaces
- Sufficient office spaces for all administration staff
- Relocate entrance and reception for controlled access
- Sufficient storage and workspaces for staff
- Dedicated staff lounge and break room with kitchenette
- Overhang for covered drop-off



Reconfigured and Expanded office

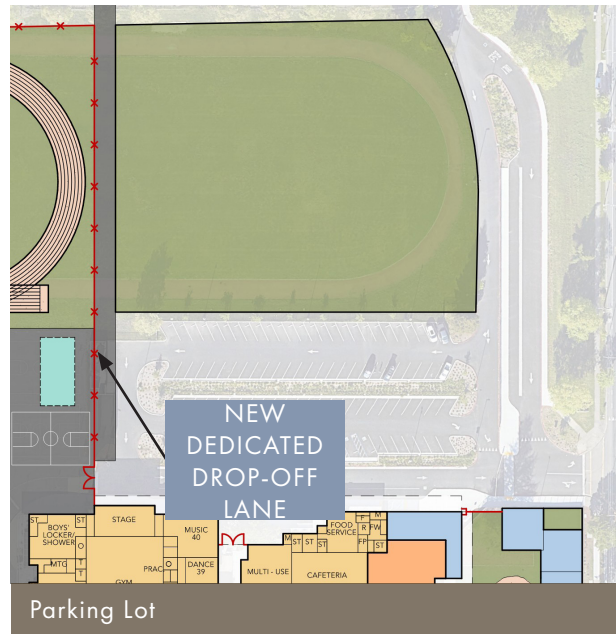
CAMPUS WIDE SITE IMPROVEMENTS

\$29,874,461

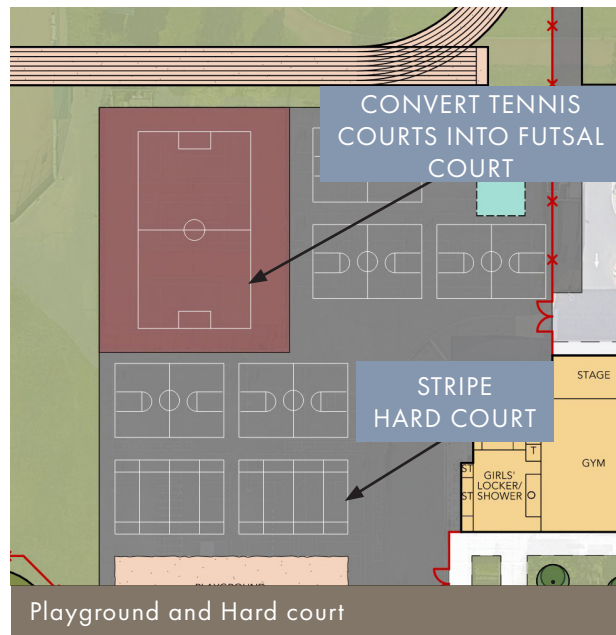
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- New drop-off lane connection to improve traffic flow
- Relocate campus entrance and revitalize appearance with new entry plaza
- Provide school marquee at street and entrance
- Pave and stripe new hard court area
- Improve outdoor learning areas
- Provide multiple covered outdoor eating areas



INDICATORS OF QUALITY		
Ed. Programs	16	
Community	10	
Learning Env.	21	
Maintenance	14	
Safety and Security	21	
Code Comp.	5	
Total	87/120	



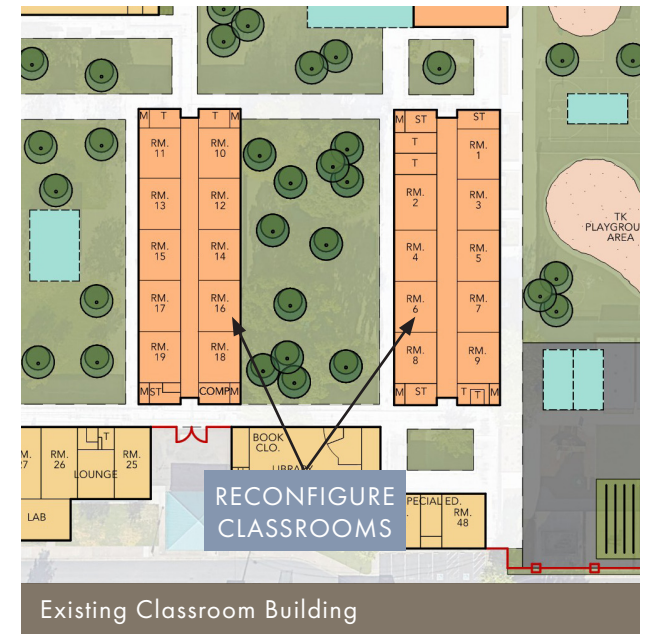
MODERNIZATION OF EXISTING CLASSROOMS

\$12,233,130

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	30
Maintenance	18
Safety and Security	18
Code Comp.	6
Total	101/120

Modernize existing classrooms to support students at CCLA across all grades. Modernization of classrooms may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Repurpose interior corridor and insufficiently sized classrooms to small group learning areas
- Replace damaged acoustical ceiling tiles and casework
- Re-configure classrooms to create full size classrooms



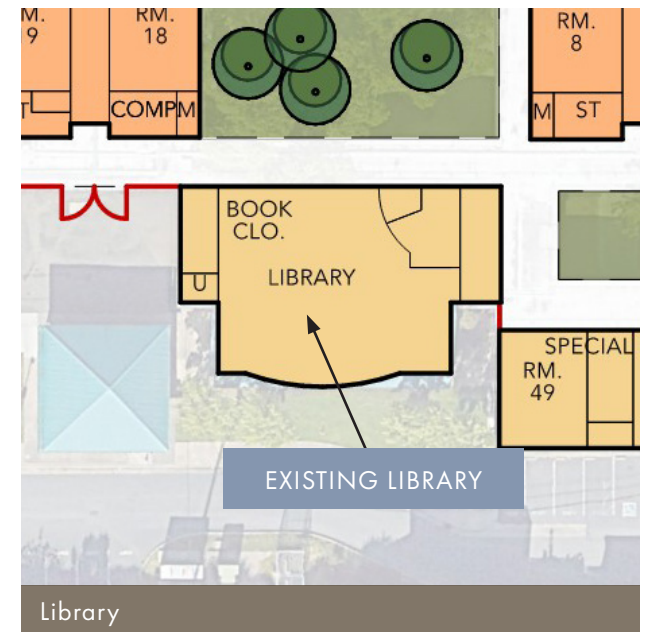
MODERNIZATION OF EXISTING LIBRARY

\$2,488,850

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernize existing Library to support CCLA students across all grades. Modernization of the Library may include:

- Repair or replace existing finishes
- Open, flexible space for student collaboration
- Flexible furniture including movable worktables
- Efficient storage for books at periphery of space to create a flexible space at library core
- Acoustical finishes for quiet learning space
- Replace damaged acoustical ceiling tiles and casework



MODERNIZATION OF SPECIAL ED CLASSROOM BUILDING \$1,228,500

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernization of special education classroom building may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials



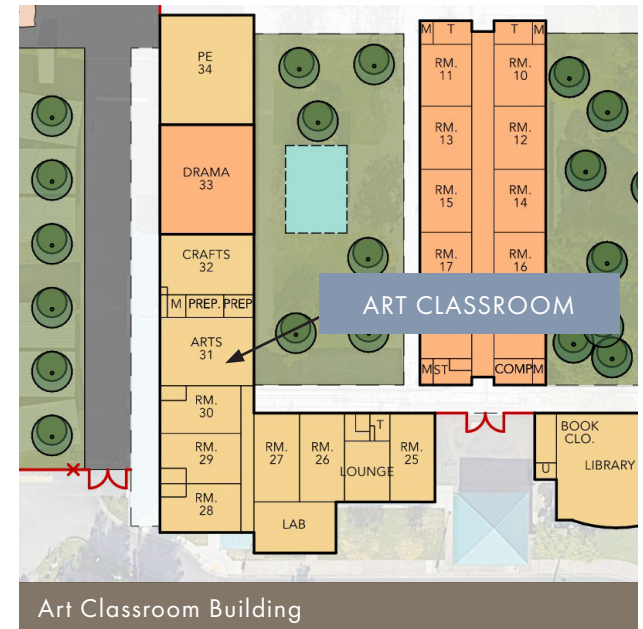
Existing Classroom Building

MODERNIZATION OF ART CLASSROOM BUILDING \$9,070,880

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	14
Safety and Security	3
Code Comp.	5
Total	66/120

Modernization of the art classroom building may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Provide new audio/visual systems for performances at drama classroom



Art Classroom Building

NEW CLASSROOM WING

\$9,213,750

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	20
Safety and Security	21
Code Comp.	8
Total	107/120

New classroom wing to serve 7-8th grade students of approximately 7,500 sf or 7 classrooms. New facility shall include:

- Durable finishes and equipment
- Sufficient storage and cabinetry
- Dedicated teaching wall with projection
- Sufficient lighting and air quality control
- Glazing for visual supervision inside and outside of the building
- Adjacent break out space on the exterior



New Classroom Wing

NEW TK-KINDERGARTEN CLASSROOM WING

\$11,251,500

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	27
Maintenance	18
Safety and Security	21
Code Comp.	8
Total	102/120

New classroom wing to serve TK-K grade students of approximately 9,000 sf or 6 classrooms. New facility shall include:

- Durable finishes and equipment
- Sufficient storage and cabinetry
- Dedicated teaching wall with projection
- Sufficient lighting and air quality control
- Glazing for visual supervision inside and outside of the building
- Adjacent play yard with age appropriate play structure
- Dedicated interior restrooms for students



New Classroom Wing

MODERNIZATION OF GYM BUILDING

\$8,239,595

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	16
Safety and Security	3
Code Comp.	5
Total	66/120

Modernization of gym building may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials



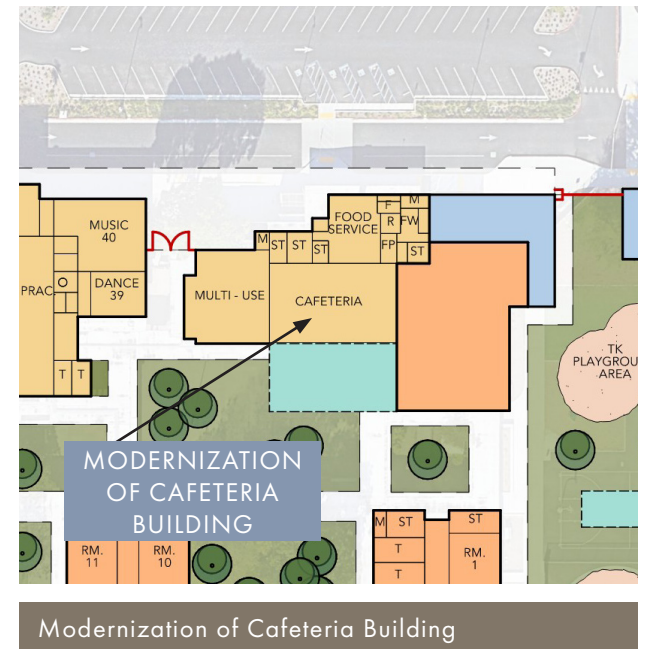
MODERNIZATION OF CAFETERIA BUILDING

\$4,358,200

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	21
Maintenance	18
Safety and Security	21
Code Comp.	5
Total	89/120

Modernization of cafeteria building may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials

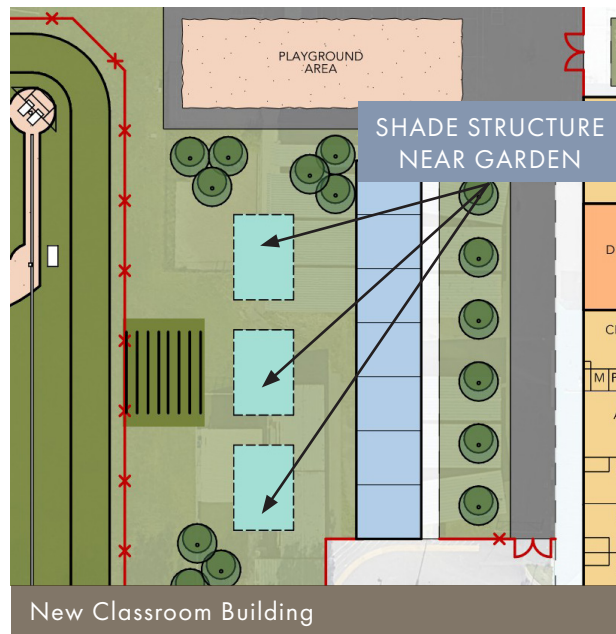
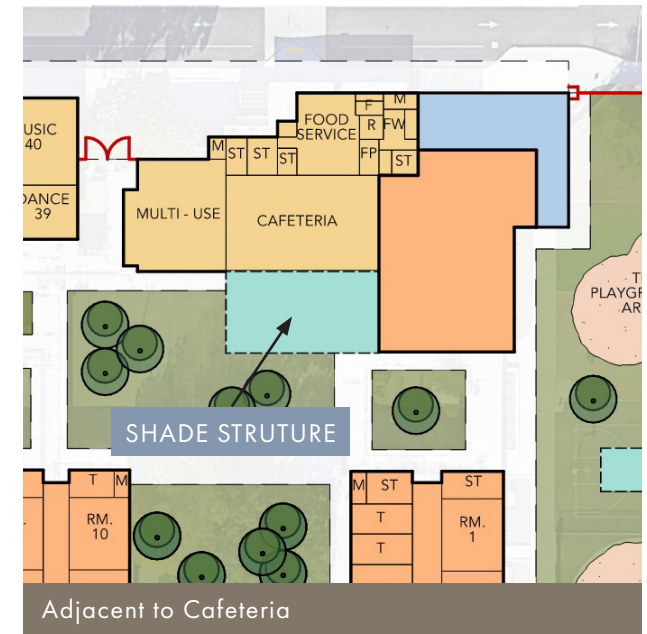
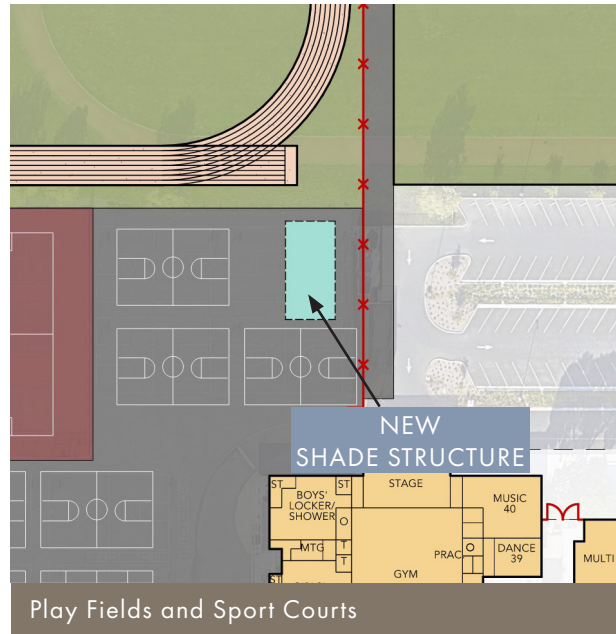


SHADE STRUCTURES

New shade structures may include outdoor seating. Construction may be done in the proposed areas:

- Adjacent to the cafeteria
- Adjacent to the new classroom building
- Adjacent to play fields and sport courts

\$3,113,907



INDICATORS OF QUALITY	
Ed. Programs	14
Community	6
Learning Env.	24
Maintenance	16
Safety and Security	18
Code Comp.	1
Total	79/120

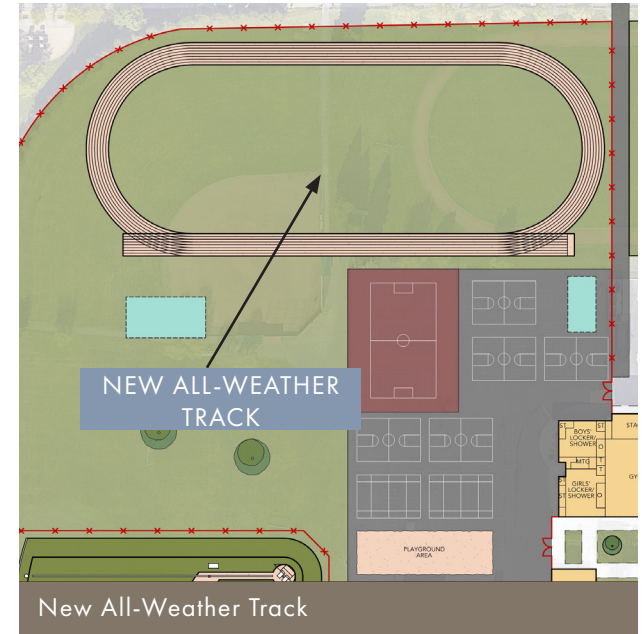
ARTIFICIAL TURF FIELD AND ALL WEATHER TRACK

\$8,730,675

INDICATORS OF QUALITY	
Ed. Programs	10
Community	8
Learning Env.	15
Maintenance	16
Safety and Security	15
Code Comp.	1
Total	65/120

New athletic facility shall include:

- Install artificial Turf Field
- New all-weather track



SCHOOL DATA

Address: 599 Bellevue Ave
Santa Rosa, CA 95407

Established: 1994

Site Area: 40.75 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 933

Building Area: 174,924 sq. ft.

Permanent Classrooms: 56

Portable/Modular Classrooms: 19

Student Capacity: 1,942

MASTER PLAN

2030 Enrollment: 927

2035 Enrollment: 922

Planned Classrooms: 49

Planned Student Capacity: 1095



Draft for Board Approval: April 22, 2026

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

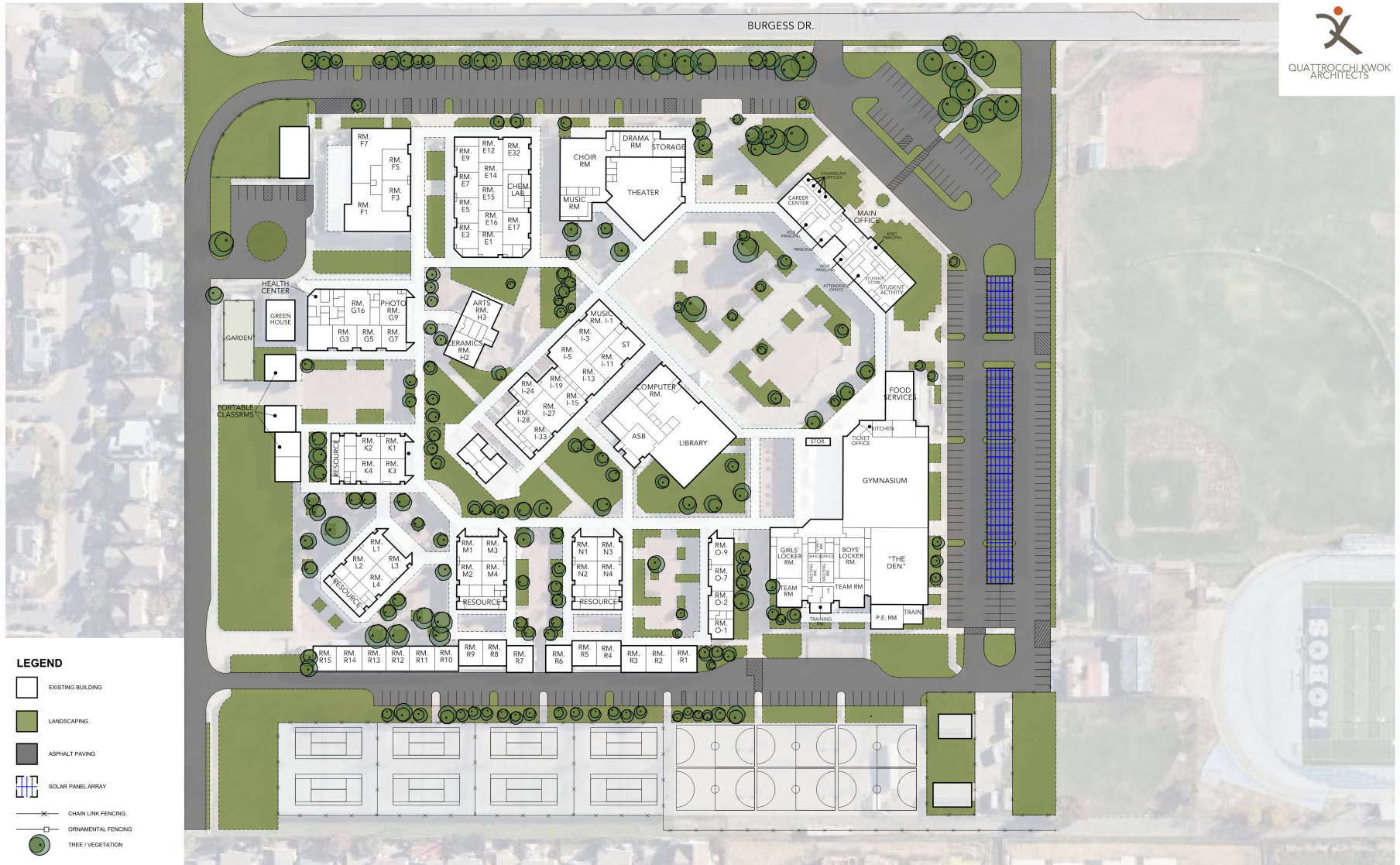
SUMMARY

MAJOR FACILITY NEEDS

- Inadequate perimeter fencing to maintain access control
- Administration layout inefficient
- Central quad is difficult to supervise and does not have shade
- Theater lighting system does not function well
- Inadequate classrooms for CTE Programs

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$78,672,949
71-85	MEDIUM	\$28,679,983
86-100	HIGH	\$11,675,382
101-120	HIGHEST	\$3,550,382
TOTAL COST		\$122,578,696

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL EXISTING SITE CONDITIONS



LEGEND

- EXISTING BUILDING
- LANDSCAPING
- ASPHALT PAVING
- SOLAR PANEL ARRAY
- CHAIN LINK FENCING
- ORNAMENTAL FENCING
- TREE / VEGETATION

> ELSIE ALLEN HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



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ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Accessible path of travel slopes exceed allowable across campus
- Non-compliant ADA parking, signage, and drinking fountains
- No accessible path of travel to the bleachers at the softball field
- Existing asphalt play area & driveway paving in poor condition
- Play fields, running track, and landscaping in need of renovation
- Fire alarm system does not meet current requirements for audible and visual coverage

OPPORTUNITIES

- Renovate landscaping
- Courtyards & Quad areas opportunities for small & large group instruction



Central Quad



Courtyard between Buildings

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



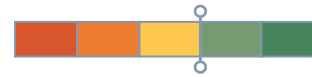
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant room signage

OPPORTUNITIES

- Re-purposing of rooms for current needs and uses



Administration Exterior



Internal Skylight

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL GYM AND FOOD SERVICES

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



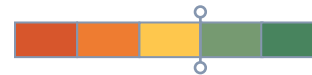
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Evidence of water intrusion
- Locker room lack ADA compliant lockers
- Lacking ADA compliant room signage
- Food Service lacks dry storage area
- Gym bleachers not ADA compliant
- Lacking gender neutral changing space

OPPORTUNITIES

- Improve ventilation
- Improve natural light
- Provide ADA compliant food serving line
- Improve Food Services exterior storage bay
- Provide gender neutral changing space



Gym Interior



Exterior Covered Eating Area

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL PERFORMING ARTS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



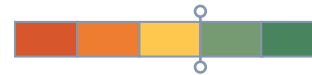
Educational Appropriateness



Technology Infrastructure



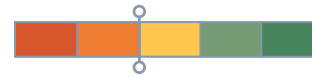
Building Finish Materials



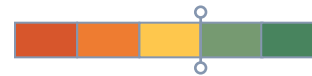
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security

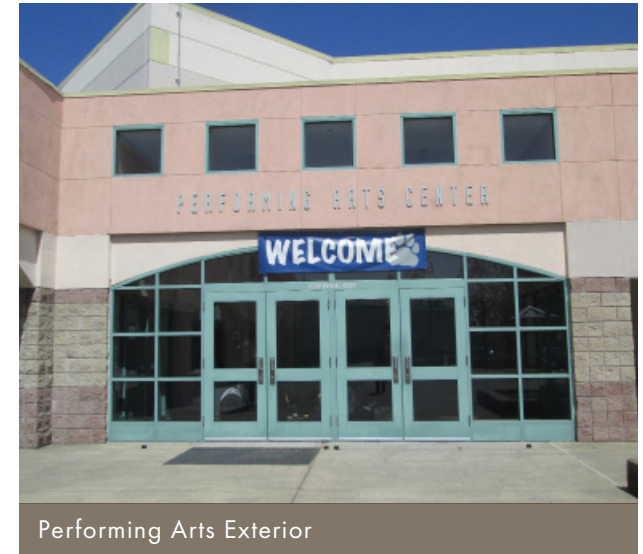


CHALLENGES

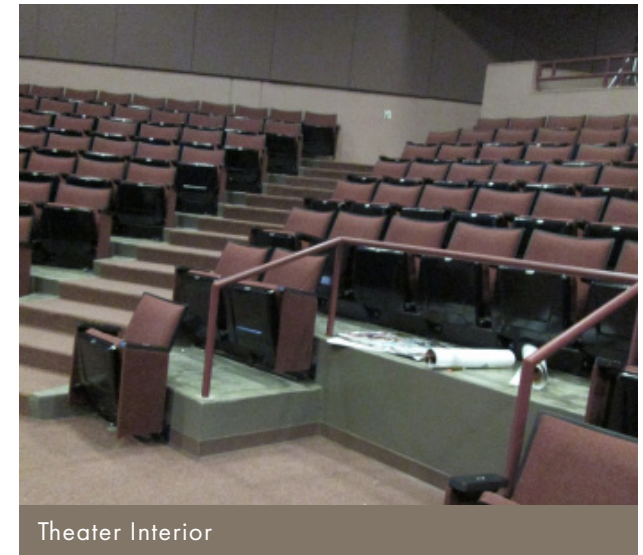
- Aging facilities in need of modernization
- Evidence of water intrusion
- Ticket window not ADA compliant
- Lacking ADA compliant room signage
- Theatrical lighting system needs to be replaced

OPPORTUNITIES

- Improve acoustics
- Provide additional storage
- Provide new seats at Theater
- Reconfigure to add band and piano classrooms



Performing Arts Exterior



Theater Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Some evidence of water damage
- Library Circulation Desk and some sinks & doors not ADA compliant
- Lacking ADA compliant room signage
- Elevator in poor condition
- Exterior deck at second floor in poor condition

OPPORTUNITIES

- Repurpose Computer Lab into large group instructional space



Exterior deck at Second Floor



Library Circulation Desk

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL CLASSROOM BUILDINGS E - I & K - O

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Some evidence of water damage
- Lacking ADA compliant room signage

OPPORTUNITIES

- Repurpose Computer Lab into large group instructional spaces
- Provide Art Gallery area
- Provide additional storage at Shop areas
- Repurpose existing spaces to better accommodate school needs



Classroom Building Exterior



Classroom Interior

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL MODULAR CLASSROOM BUILDINGS R-1 THRU R-15 AND R-22 THRU R-25

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Some evidence of water damage

OPPORTUNITIES

- Provide outdoor learning areas in courtyards outside of classrooms



Modular Classroom Exterior



Modular Classroom Interior



> ELSIE ALLEN JUNIOR AND SENIOR HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

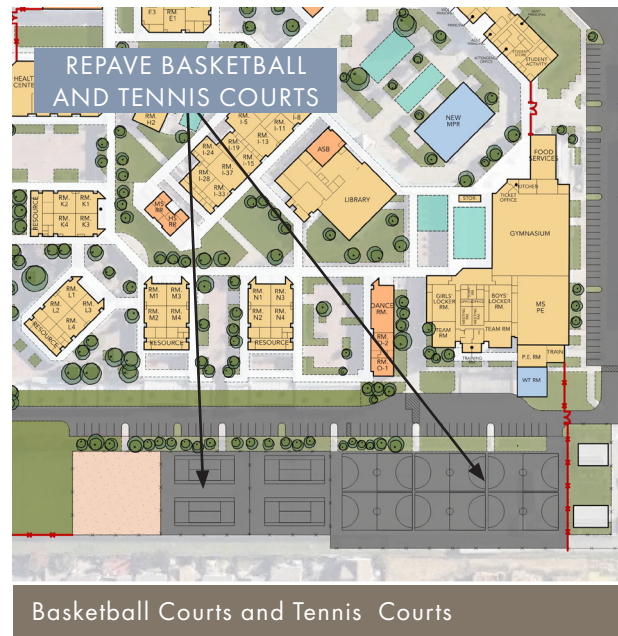
CAMPUS SITE IMPROVEMENTS

\$42,450,204

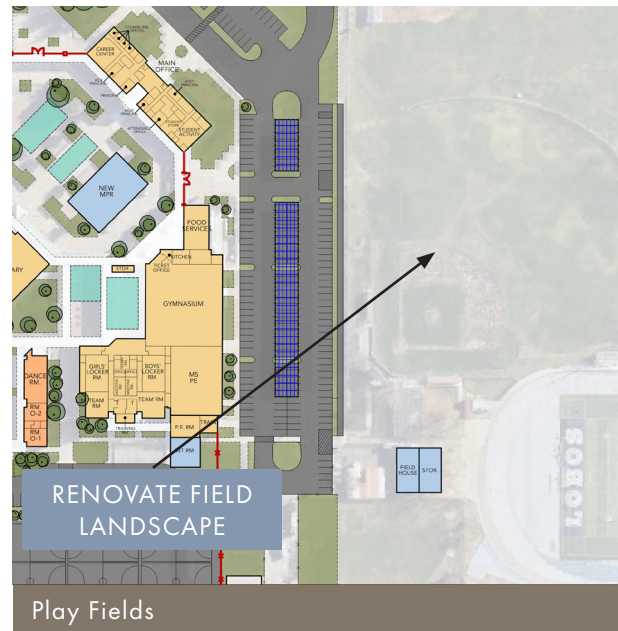
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Resurface basketball courts and tennis courts
- Resurface asphalt on parking lots
- Renovate landscaping and quad-areas
- Renovate natural turf field landscape
- Provide a new entrance at the East parking lot
- Address flooding and drainage issues throughout field landscapes
- Providing more individual covered seating throughout quad areas
- Incorporate more outdoor learning areas between classroom wings
- Add sidewalk to south side of main parking lot



INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	15
Maintenance	14
Safety and Security	15
Code Comp.	5
Total	66/120



ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

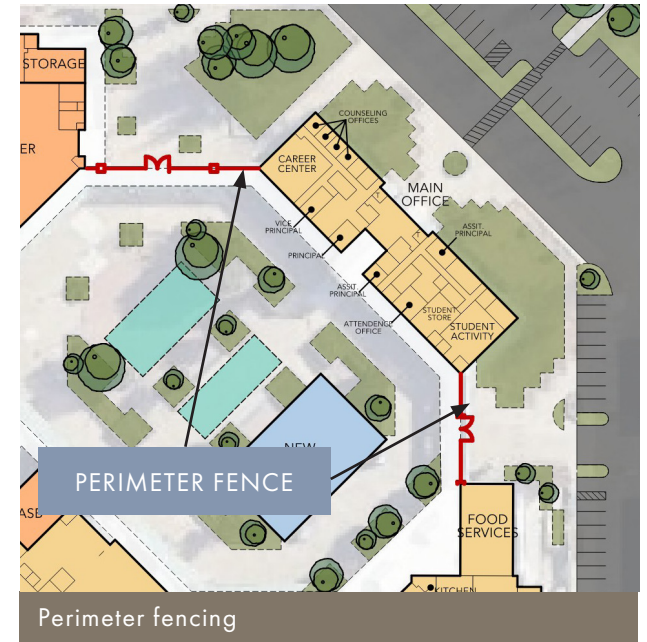
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$2,209,107

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing enclosing the core of the campus
- Improve exterior lighting throughout of campus



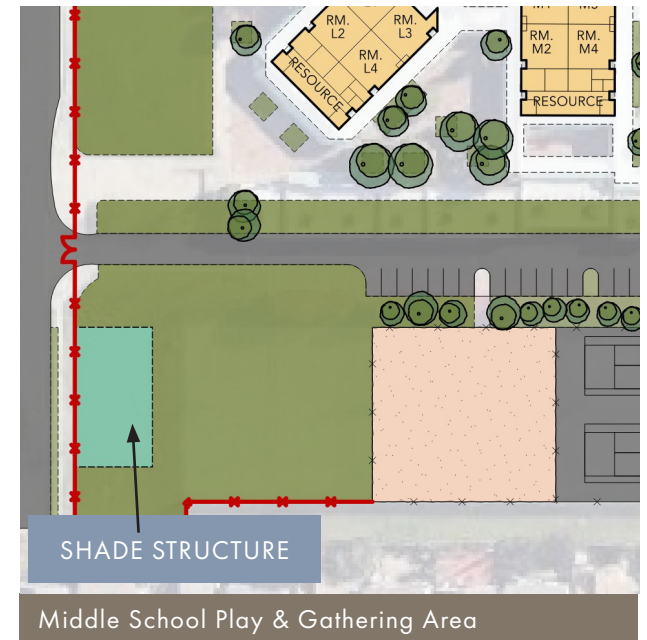
MIDDLE SCHOOL PLAY AND GATHERING AREA

\$1,391,813

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	27
Maintenance	16
Safety and Security	24
Code Comp.	5
Total	97/120

Provide new paving and landscaping to create an outdoor play and gathering area for 7-8th grade students. Improvements may include:

- Shade structure
- Tables, benches and other seating for social gathering
- Asphalt play area with basketball hoops and other equipment



ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

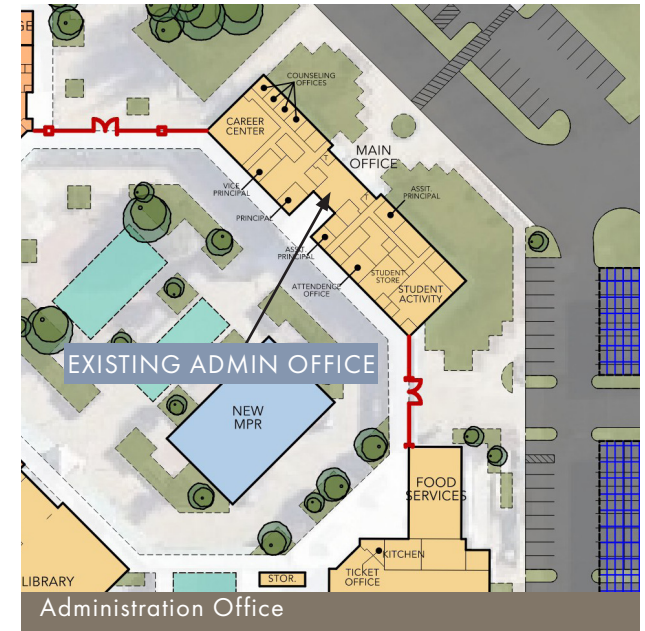
MODERNIZATION OF ADMINISTRATION OFFICE

\$3,180,125

INDICATORS OF QUALITY	
Ed. Programs	14
Community	7
Learning Env.	18
Maintenance	14
Safety and Security	18
Code Comp.	5
Total	76/120

Modernize existing Administration office to incorporate more efficient use of space and programs. Modernization may include:

- Reconfigure layout of office spaces and for more efficient circulation
- Reprogram large workspaces into large and private conference rooms
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide restroom facilities for Staff
- Improve interior lighting



MODERNIZATION OF PERFORMING ARTS BUILDING

\$10,326,453

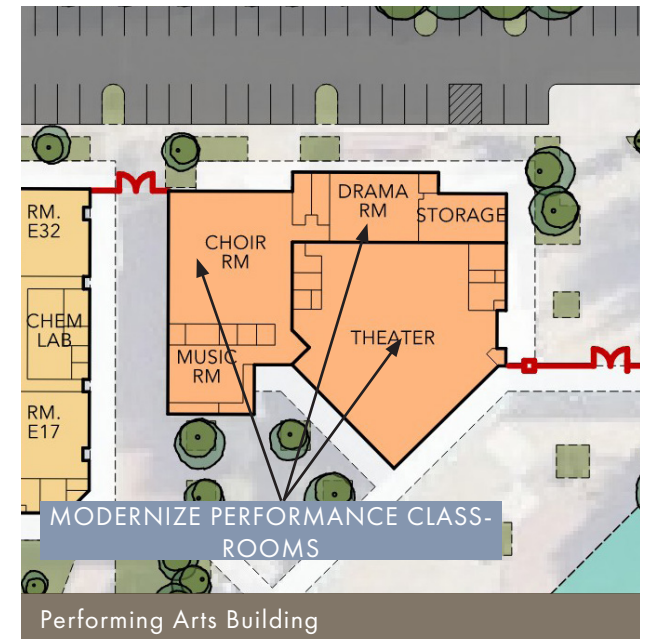
INDICATORS OF QUALITY	
Ed. Programs	14
Community	9
Learning Env.	24
Maintenance	14
Safety and Security	18
Code Comp.	5
Total	84/120

Modernize Rms. D-23, D-31, and D-13 to increase floor space and provide better use of space for storage and supplies. Modernization may include:

- Reconfiguring spaces to better serve all music programs
- Remodel restroom facilities to increase number of toilets/stalls
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Repair/Replace casework and storage
- Provide more storage space for supplies
- Provide general modernization including upgrade of wall, ceiling and floor finishes and lighting systems

Modernization of the Theater may include:

- Repair/replace existing wall, ceiling, and floor finishes
- Replace theatrical lighting and control system
- Replace seating in theater
- Ensure ADA compliance



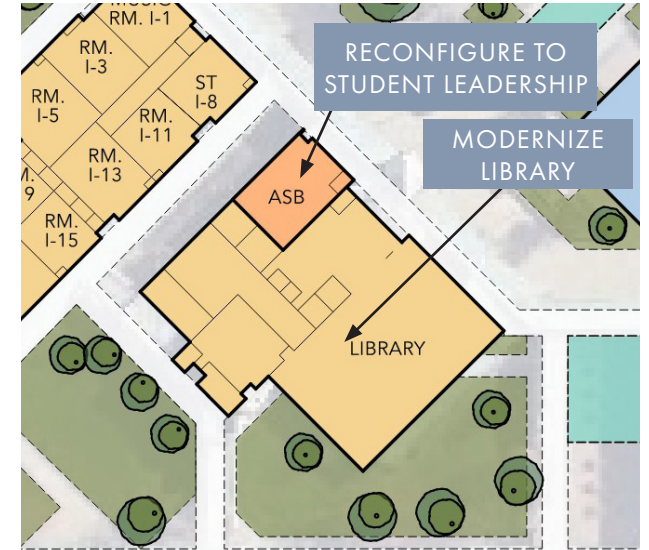
MODERNIZATION OF LIBRARY AND SUPPORT SPACES

\$4,437,225

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	24
Maintenance	16
Safety and Security	3
Code Comp.	5
Total	68/120

Modernize library and classrooms to incorporate more efficient use of space and programs. Modernization may include:

- Reconfigure Computer Lab into Student Leadership with connection to Quad
- Remodel second floor into staff workspace
- Provide more sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Improve interior lighting



Library and Support Spaces

ALL ACCESS RESTROOMS

\$565,500

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	15
Maintenance	18
Safety and Security	30
Code Comp.	8
Total	99/120

Reconfigure existing space into All-Access Restrooms. Construction may include:

- Reconfigure walls as necessary to improve efficiency and ease of use
- Replace mechanical, electrical, and plumbing systems as necessary
- Modernize wall, floor, and ceiling finishes



All Access Restrooms

ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

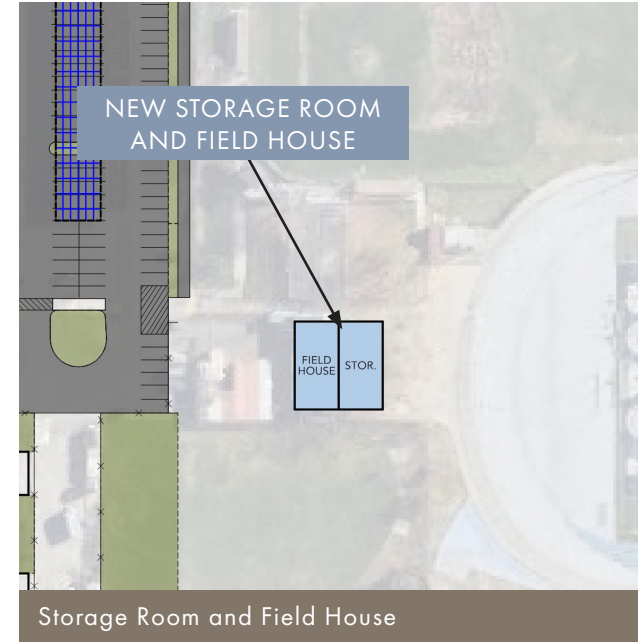
NEW STORAGE AND FIELD HOUSE

\$4,258,800

INDICATORS OF QUALITY	
Ed. Programs	12
Community	7
Learning Env.	6
Maintenance	18
Safety and Security	21
Code Comp.	5
Total	69/120

Provide a new 1,000 sf field storage space. New spaces may include:

- (1) field storage space, approximately 500 sf
- Sufficient storage for equipment and supplies
- (1) Office Spaces, each approximately 100 sf
- Provide high-impact flooring
- Provide sufficient natural lighting
- Provide covered walkway for protected access from outdoor space



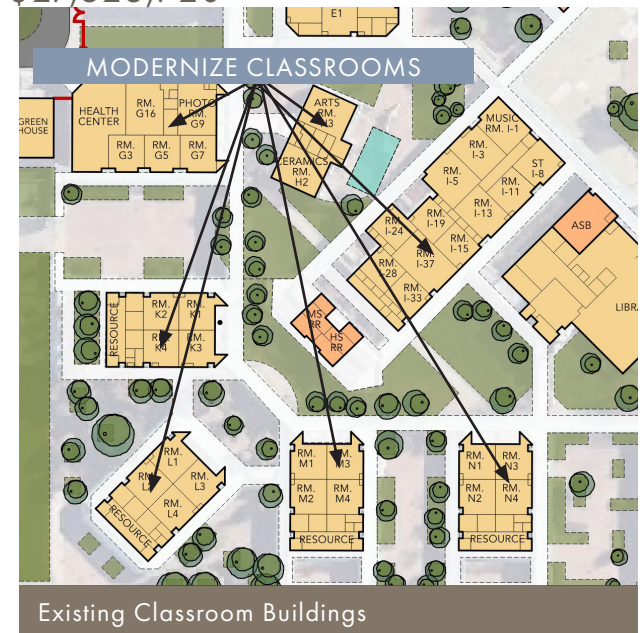
MODERNIZATION OF CLASSROOM WINGS - E, F, G, H, I, K, L, M & N

\$27,526,720

INDICATORS OF QUALITY	
Ed. Programs	14
Community	6
Learning Env.	18
Maintenance	12
Safety and Security	15
Code Comp.	5
Total	70/120

Modernize classroom wings to better support teachers and students. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Repair/replace roofing and plumbing systems as necessary
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace casework and storage as needed



ELSIE ALLEN JUNIOR & SENIOR HIGH SCHOOL

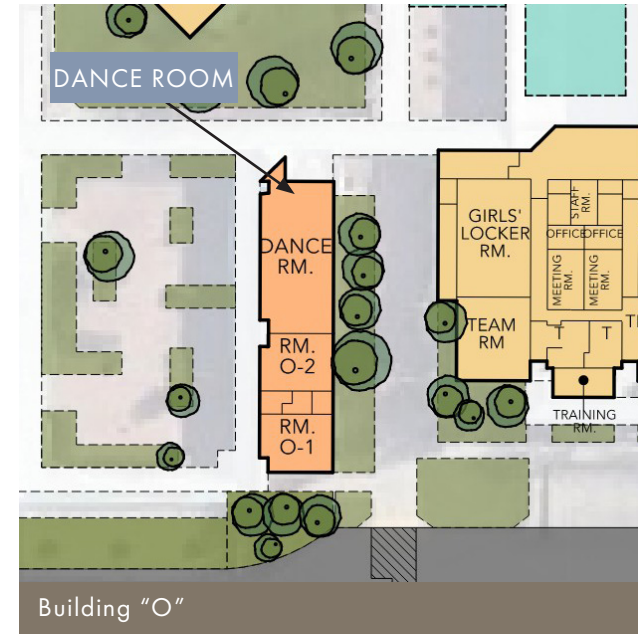
MODERNIZE BUILDING "O" INTO DANCE AND SPECIAL EDUCATION

\$1,341,275

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	30
Maintenance	14
Safety and Security	21
Code Comp.	8
Total	101/120

Modernize Building "O" into Dance Room and Weight Room. Modernization may include:

- Repair/Replace for adequate flooring and wall finishes
- Provide storage space for supplies
- Repair/Replace ceiling tiles, casework and storage as needed
- At Dance Room provide new sports flooring, mirrors and dance bars on perimeter walls and new sound system.
- Construct sound partition between Dance Room and O-2



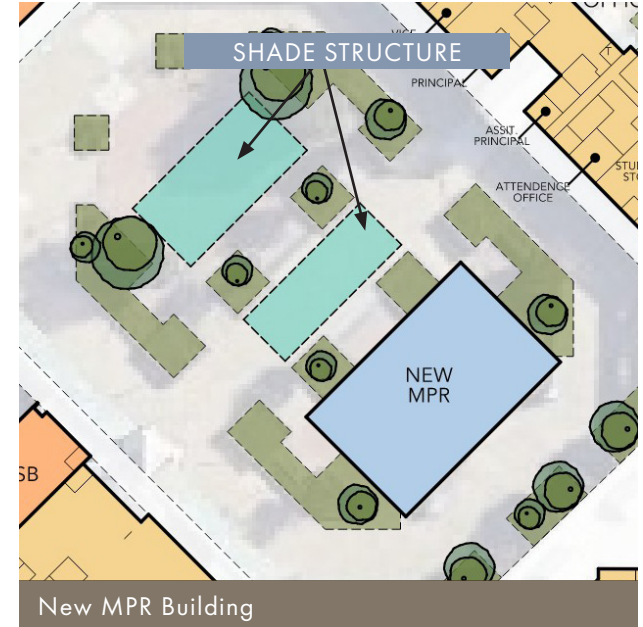
NEW MULTI-PURPOSE ROOM BUILDING

\$9,718,069

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	21
Maintenance	12
Safety and Security	21
Code Comp.	8
Total	90/120

Provide new Multi-Purpose Room Building of approximately 5,000 sf. in existing Quad space. The building may include:

- Flexible main space with high ceilings capable of supporting students eating lunch, after school events, athletic practices for some sports and performances
- Large roll-up doors connecting to the Quad to create indoor-outdoor space
- 2,000 sf outdoor covered area extending into quad
- AV system to support performances in interior space and to serve as a stage for outdoor performances in the Quad.
- Storage for furniture and equipment to support flexible uses



MODERNIZATION OF GYM AND LOCKER ROOM

\$15,173,405

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	14
Safety and Security	18
Code Comp.	5
Total	72/120

Modernize the Gym to provide sufficient space and use of the facility. Modernization may include:

- Replace all lockers with single standing lockers
- Repair/Replace flooring and wall finishes
- Repurpose showers into more efficient storage for Gym
- Incorporate additional office spaces for instructors
- Provide storage space for custodial supplies
- Provide more sufficient natural ventilation
- Add a divider curtain, 2 scoreboards and 3-5 row bleachers to small gym to support MS games
- Improve outdoor eating area by replacing skylights, providing new tables, removing storage area and improving acoustics
- Construct new addition of 2,500 sf to create new Weight Room on west side of Gymnasium



SCHOOL DATA

Address: 6975 Montecito Blvd.
Santa Rosa, CA 95409

Established: 1995

Site Area: 39.97 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 1,582
Building Area: 154,334 sq. ft.
Permanent Classrooms: 48
Portable/Modular Classrooms: 16
Student Capacity: 1,517

MASTER PLAN

2030 Enrollment: 2,041
2035 Enrollment: 2,082
Planned Classrooms: 88
Planned Student Capacity: 2,165



Draft for Board Approval: April 22, 2026

MARIA CARRILLO JUNIOR & SENIOR HIGH SCHOOL

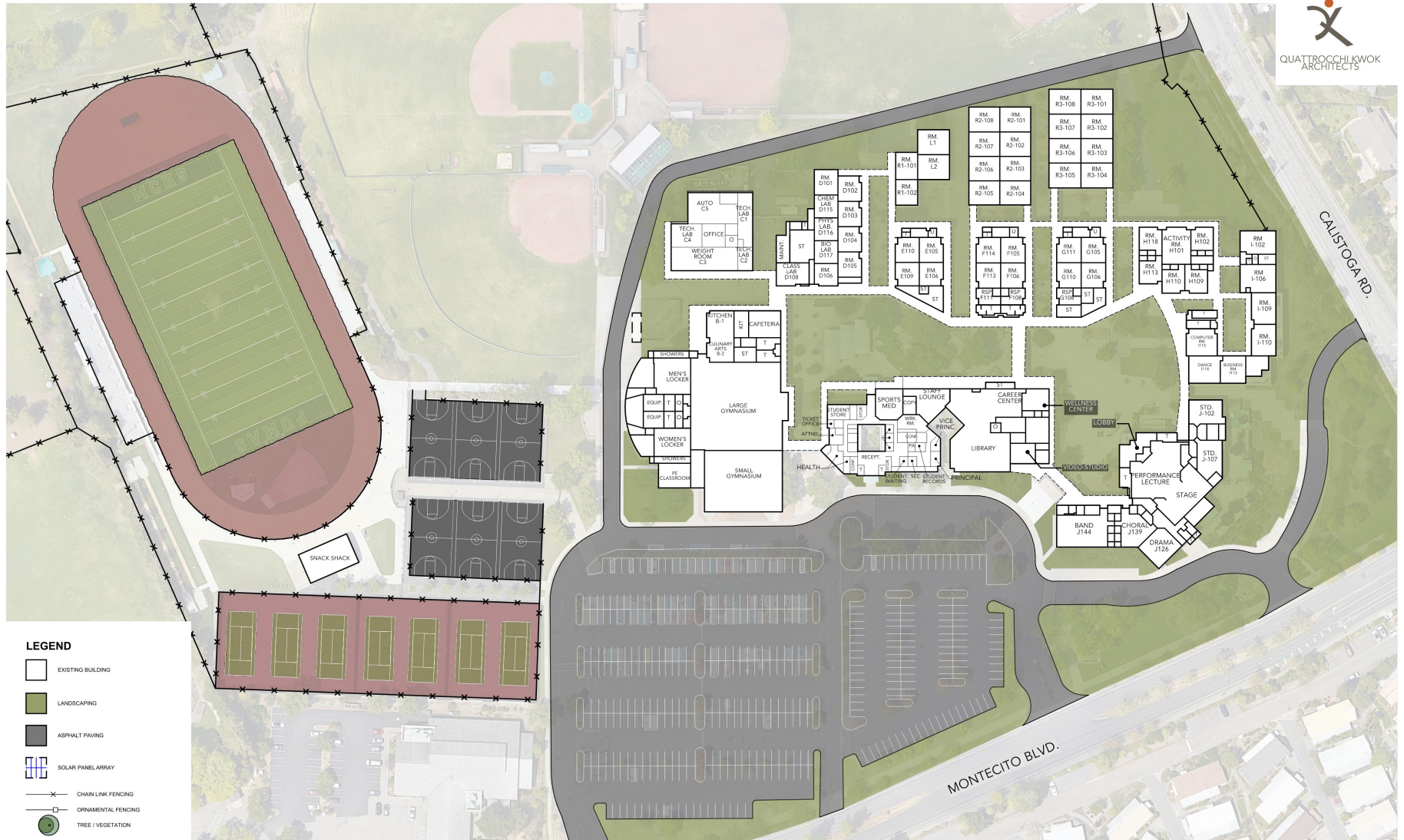
SUMMARY

MAJOR FACILITY NEEDS

- Facilities have many electrical and mechanical items that continually break and repair
- Insufficient covered outdoor lunch areas and restrooms
- Several classrooms no longer used as originally intended and need renovation

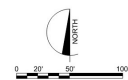
IQQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$45,776,551
71-85	MEDIUM	\$4,063,605
86-100	HIGH	\$201,567,698
101-120	HIGHEST	\$31,123,706
TOTAL COST		\$282,531,560

EXISTING SITE CONDITIONS



> MARIA CARRILLO HIGH SCHOOL

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CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- No cafeteria or indoor dining options
- Poor condition of irrigation system at fields makes maintenance a challenge
- Lack of restrooms at stadium and ball fields
- Press box at stadium and ball fields was constructed without state approvals
- Covered outdoor eating areas needed
- Existing quads and other outdoor areas in need of general paving repairs

OPPORTUNITIES

- Space is available in the quad to expand covered eating areas
- Space available to provide additional restroom facilities at the stadium and ball fields
- Campus Security can be readily achievable
- Clear sense of entry and school identity



Covered Outdoor Eating Area



Interior Quad

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Facility modifications have not kept up with changing programs or new programs
- Programs are housed in facilities designed for different purposes
- Lack of flexible space to accommodate large groups for testing
- Mechanical and electrical issues throughout

OPPORTUNITIES

- The site has space available to accommodate multi-purpose spaces and maker labs
- Courtyards can be used for small group instruction, and flexible meeting spaces
- vSpace available between classrooms to develop additional collaboration spaces, restrooms, or outdoor gathering areas
- Many existing classroom configurations allow adaptation to include collaborative/shared spaces



Classroom Interior



Classroom Exterior Courtyard

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



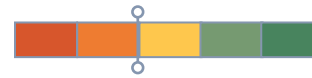
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Library lacks restroom facilities
- Circulation and reception desks not accessible

OPPORTUNITIES

- Centrally located on Campus
- Access to outdoor areas
- Availability of natural light
- Availability of display areas for student work
- Interior garden courtyard at Administration



Library Circulation Desk



Interior Courtyard

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



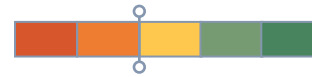
Educational Appropriateness



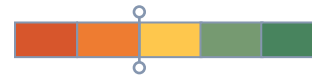
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Evidence of moisture at exterior finishes
- Interior finishes are in poor condition
- Replacement or repair of bleachers
- Resurfacing of tennis courts

OPPORTUNITIES

- Space available to consolidate sports related programs (Sports Medicine, Dance, etc.) adjacent to the gym and weight room
- Space available to increase size of the weight room
- Restrooms can be used for students during school hours



Gym Exterior



Gym Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Interior finishes are worn out -- building need minor modernization
- Poor lighting leveles and lack of lecture hall seating prohibits the theater to be used for large group testing

OPPORTUNITIES

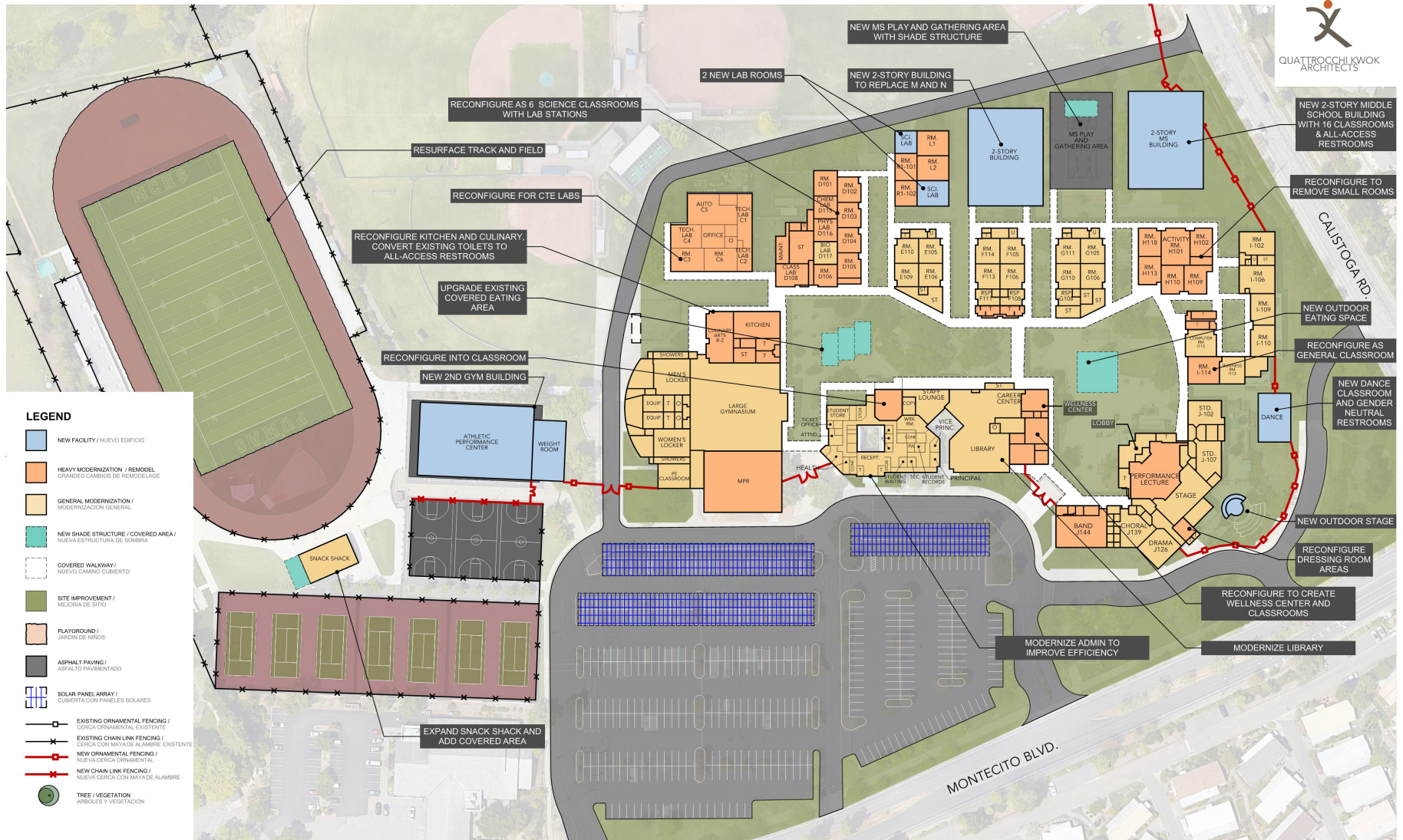
- Space available to have outdoor set building area share space with a new maker space
- The theater can be used for more than performances
- Open up and enliven lobby/exterior entry, stage opportunity at central courtyard
- Outdoor access from Art Classrooms



Art Room Interior

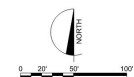


Performing Arts Entry



> MARIA CARRILLO JUNIOR AND SENIOR HIGH SCHOOL

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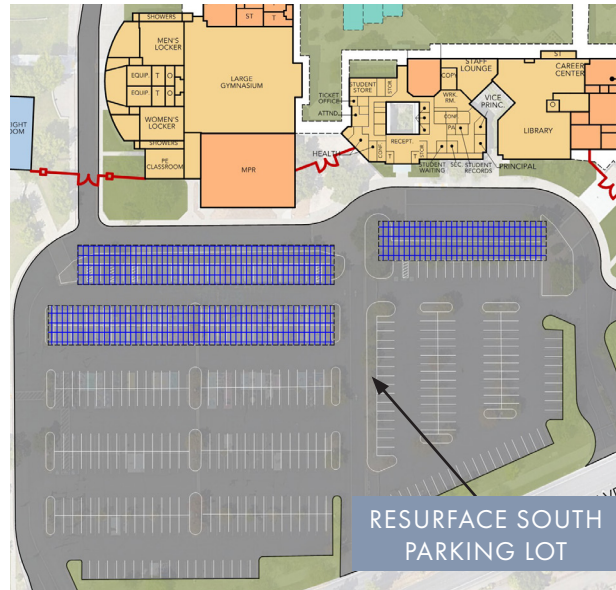
CAMPUS SITE IMPROVEMENTS

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

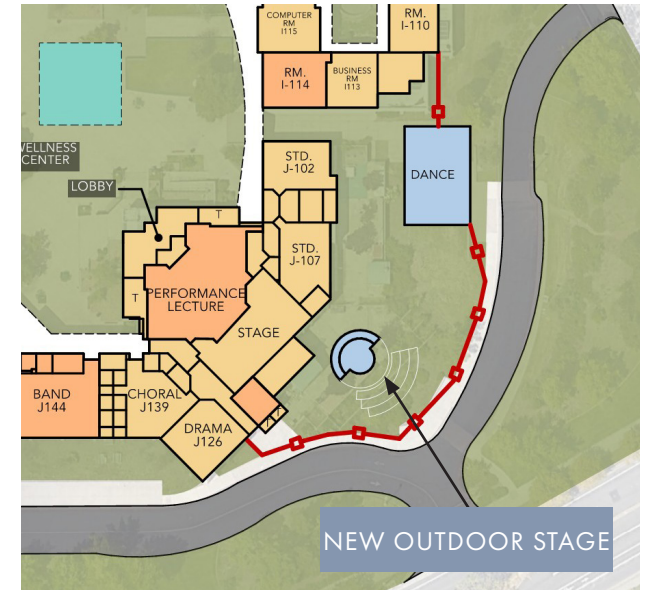
Improvements may include:

- Resurface tennis courts
- Repave and restripe basketball courts
- Repave parking lot
- Address flooding and drainage issues throughout field landscapes
- Add a new outdoor stage
- Incorporate more outdoor learning areas between classroom wings
- Perimeter Fencing
- Resurface Track and Field

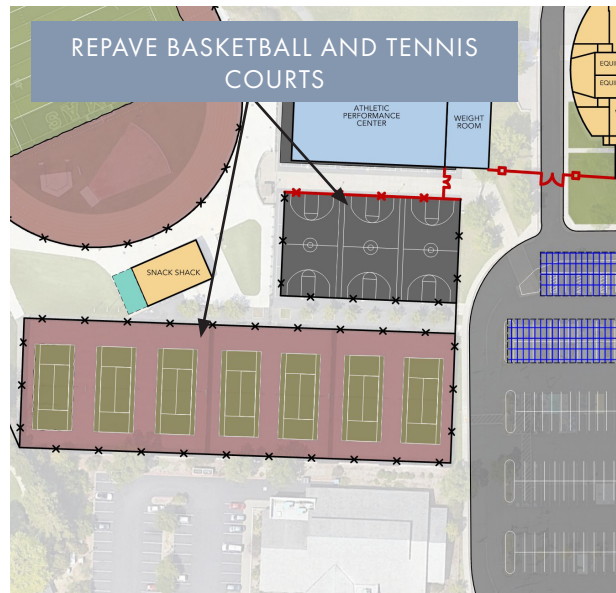
\$45,776,551



Parking Lot



Outdoor Gathering Area



Basketball Courts and Tennis Courts

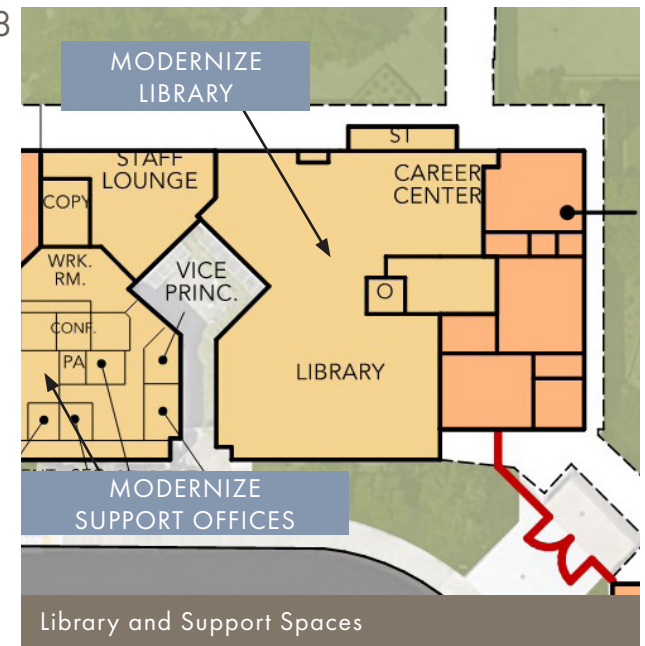
INDICATORS OF QUALITY	
Ed. Programs	10
Community	5
Learning Env.	12
Maintenance	10
Safety and Security	15
Code Comp.	5
Total	57/120

MODERNIZATION OF ADMIN, LIBRARY AND SUPPORT SPACES \$18,970,218

INDICATORS OF QUALITY	
Ed. Programs	16
Community	7
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	91/120

Modernize existing library and classrooms to Modernization may include:

- Replace wall, ceiling and floor finishes as needed
- Upgrade HVAC and lighting systems
- Provide flexible furniture
- Reconfigure support spaces to create Wellness Center and 2 Classrooms
- Replace existing HVAC equipment
- Repair or replace roofing



Library and Support Spaces

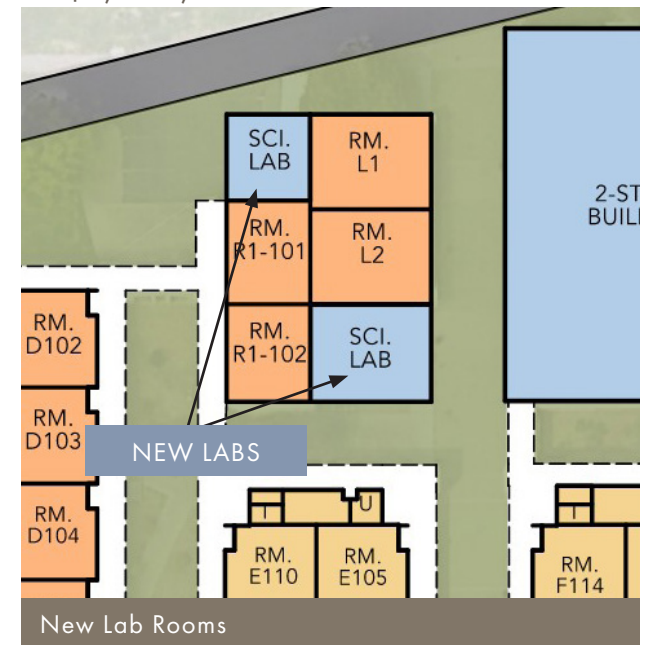
NEW LAB ROOMS AND MODERNIZATION OF CLASSROOM BUILDING L

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	89/120

Construct two new lab classrooms on the ends of the existing "L" building. Construction may include:

- New lab workstations
- Provide emergency rinse and wash center
- Provide adequate flooring, wall, and hardware finishes
- New casework and storage
- Provide storage space for supplies
- Replace existing HVAC equipment
- Repair or replace roofing

\$7,758,124



New Lab Rooms

MODERNIZATION OF BUILDING C FOR CTE LABS

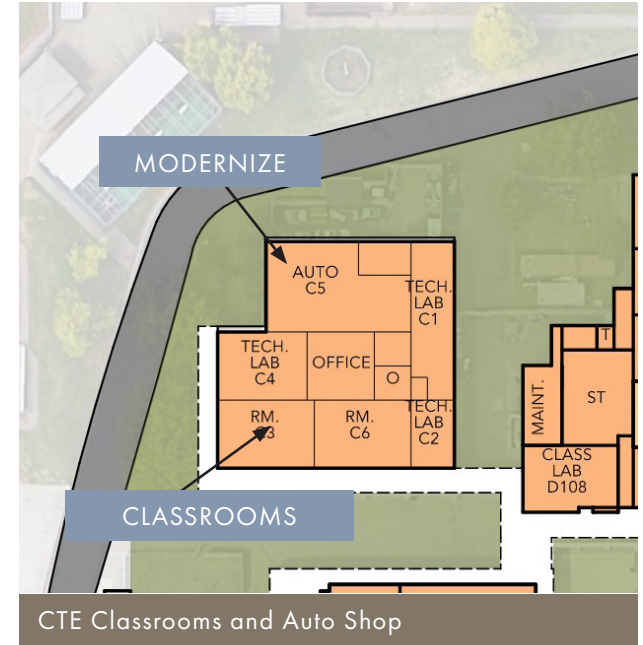
\$10,042,825

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	24
Maintenance	16
Safety and Security	21
Code Comp.	6
Total	96/120

Reconfigure and Modernize Building C to create 3 state of the art CTE Labs, support spaces and 2 classrooms.

Modernization may include:

- Renovation of floor, ceiling and wall finishes as needed
- Minor Reconfiguration of walls to serve new CTE programs
- Replace HVAC systems and upgrade electrical distribution to serve new programs
- Renovate office and support spaces
- Improvements to adjacent courtyard areas to create outdoor work areas
- Replace existing HVAC equipment
- Repair or replace roofing



NEW DANCE STUDIO

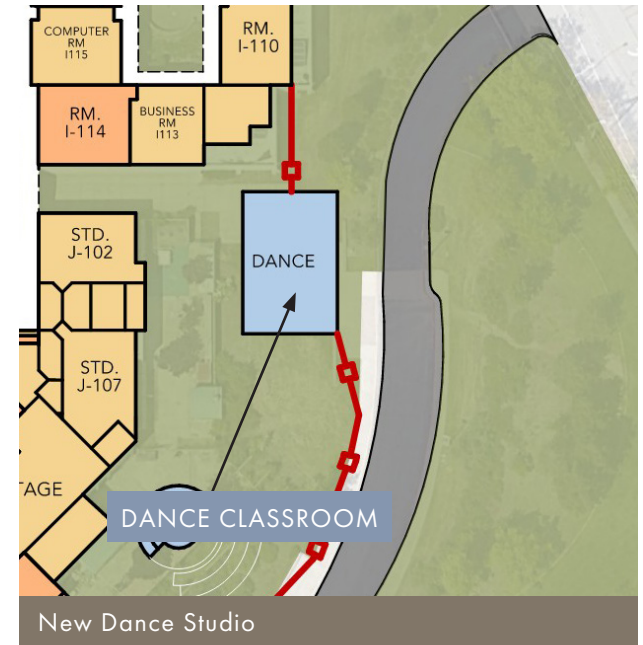
\$4,063,605

INDICATORS OF QUALITY	
Ed. Programs	14
Community	8
Learning Env.	27
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	84/120

Provide a new dance studio adjacent to other VPA space

New construction may include:

- Provide a new 2800 sf. studio classroom
- Provide full interior wall mirrors
- Provide high-impact flooring
- Sufficient windows for natural lighting
- Provide overhead lights
- Provide storage space for supplies



MODERNIZATION OF PERFORMING ARTS BUILDING

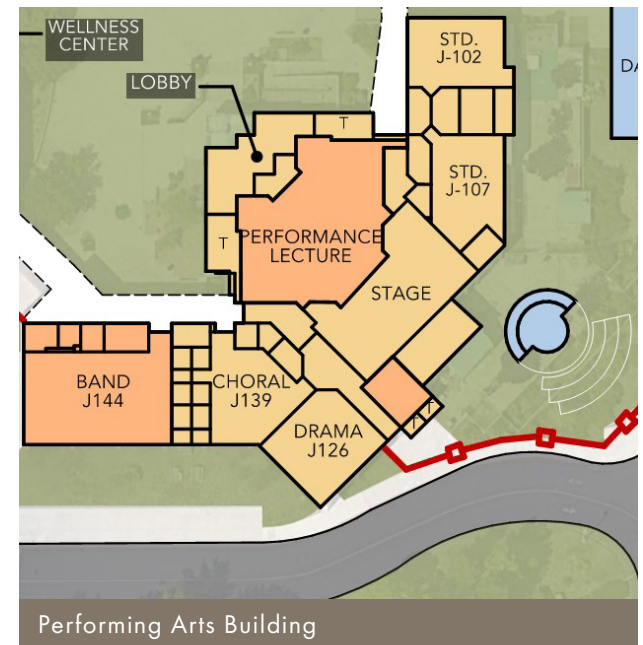
\$26,854,425

INDICATORS OF QUALITY	
Ed. Programs	16
Community	7
Learning Env.	24
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	86/120

Modernize existing theater and adjacent classrooms.

Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Replace seating in auditorium
- Repair/Replace stage flooring
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings
- Includes Band, choral, and drama classrooms
- Reconfigure dressing rooms to provide more changing areas



MODERNIZATION OF GYM , FOOD SERVICE AND CULINARY ARTS

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	94/120

Provide modernization to Gym to provide sufficient space and use of the facility. Modernization may include:

- Replace all lockers with single-standing lockers
- Repair/Replace flooring and wall finishes
- Repair/Replace interior lighting
- Increase storage space
- Provide more sufficient natural ventilation
- Renovate showers into storage
- Replace existing HVAC equipment
- Repair or replace roofing
- Convert Small Gym into MPR by adding a new entrance to connect to main quad, upgrading acoustics, adding an AV system for presentations and events and additional storage for furniture

Modernize Building "B" and reconfigure the Kitchen and Cafeteria spaces. Modernization may include :

- Redesign kitchen space for efficiency
- Serving area with service counters and appropriate equipment, such as steam tables, and warmers, to serve fresh prepared meals in an efficient and presentable manner
- Durable finishes
- Dedicated storage space
- Replace existing HVAC equipment
- Repair or replace roofing
- Enlarge and reconfigure Culinary Arts Classroom including new food service equipment, storage and HVAC and electrical services
- Reconfigure toilet rooms to create All Access Restrooms with access from Quad and Gym

\$37,757,460

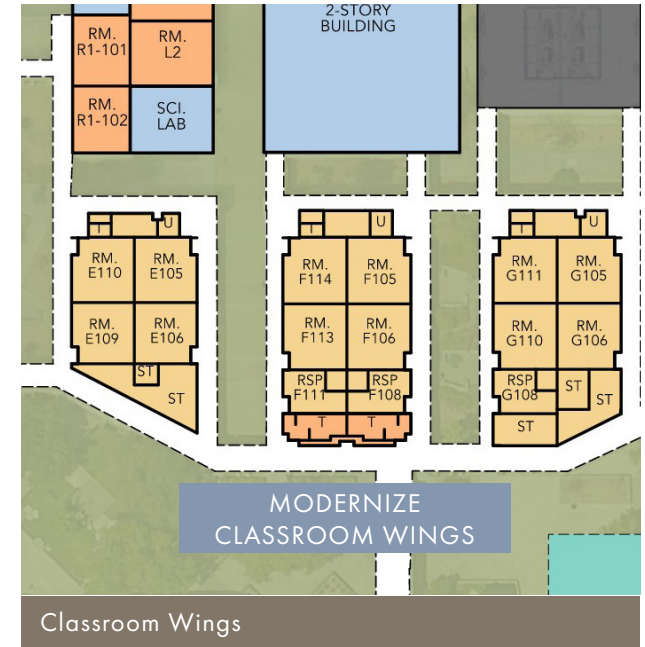


MODERNIZATION OF CLASSROOM WINGS - E, F, & G \$14,377,285

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	92/120

Modernize existing classrooms. Modernization of these spaces may include:

- Repair/replace existing wall, floor and hardware finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings
- Reconfigure restrooms in F to be All-Access Restrooms
- Replace existing HVAC equipment
- Repair or replace roofing

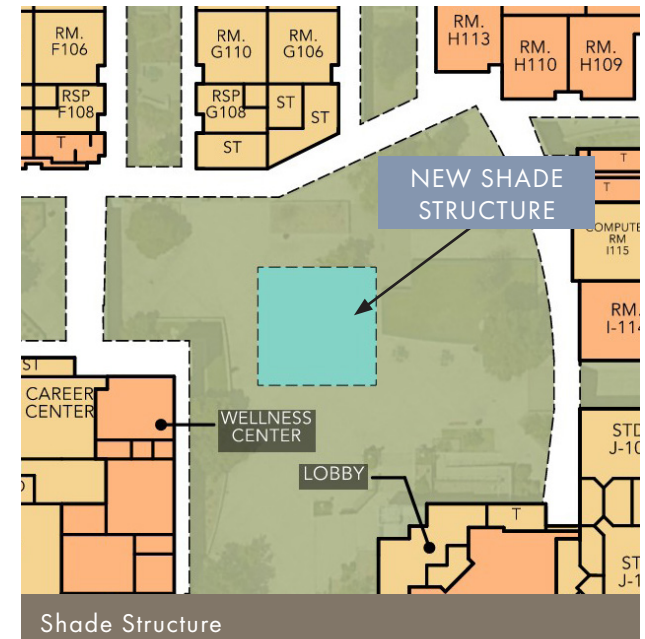


SHADE STRUCTURES \$2,860,000

INDICATORS OF QUALITY	
Ed. Programs	14
Community	9
Learning Env.	24
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	86/120

Provide new shade structures and improve existing ones including:

- Renovate main quad shade structures to remove heaters, improve seating and fix leaks
- Add new shade structure to East Quad with outdoor seating
- Add new shade structure outside Snack Shack at Stadium



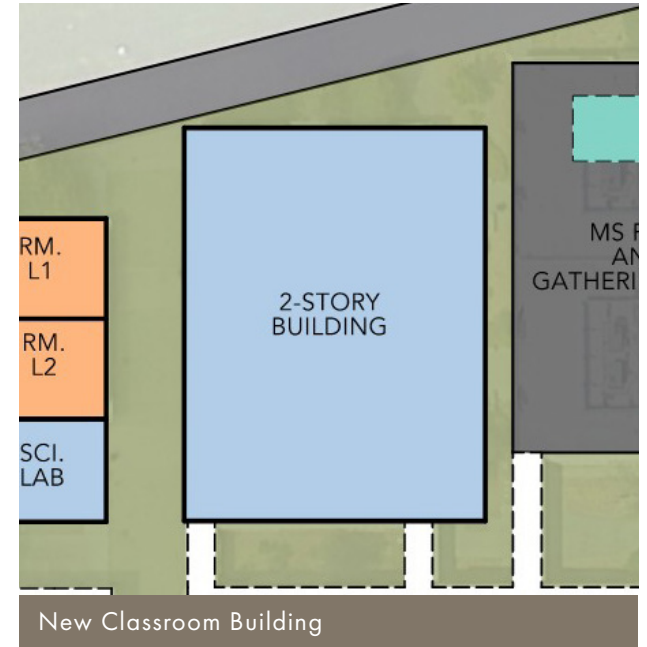
NEW CLASSROOM BUILDING TO REPLACE M & N

\$30,568,151

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	27
Maintenance	12
Safety and Security	18
Code Comp.	10
Total	95/120

The New Classroom Building to replace M & N may include:

- 2-Story Classroom Building with 16 new Standard Classrooms
- Student Restrooms
- Exterior circulation with covered walkways to connect classrooms
- Minimum of 4 small group learning spaces connected to classrooms and accessible from circulation area
- Staff Restrooms
- Support spaces for storage, custodian, mechanical and electrical utilities



New Classroom Building

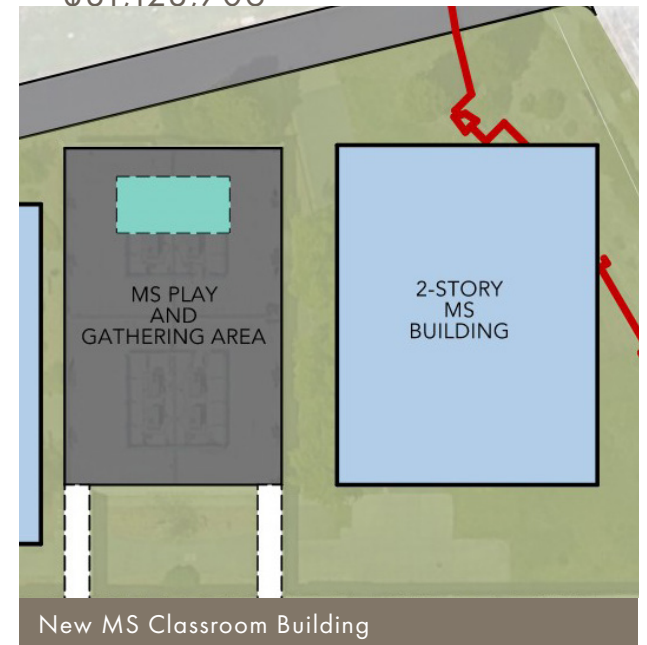
NEW MIDDLE SCHOOL CLASSROOM BUILDING & COURTYARD

\$31,123,706

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	21
Maintenance	14
Safety and Security	30
Code Comp.	10
Total	103/120

The New MS Classroom Building & Courtyard may include:

- 2-Story Classroom Building with 16 new Standard Classrooms
- Student Restrooms
- Exterior circulation with covered walkways to connect classrooms
- Minimum of 4 small group learning spaces connected to classrooms and accessible from circulation area
- Staff Restrooms
- Support spaces for storage, custodian, mechanical and electrical utilities
- Provide 2 larger classroom spaces to support MS Science and Art Programs



New MS Classroom Building

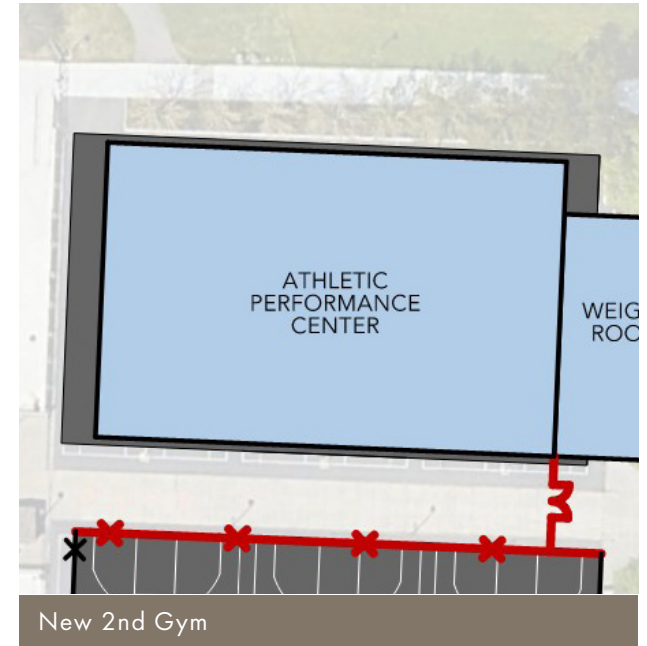
NEW SECOND GYM BUILDING

\$22,365,525

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	15
Maintenance	14
Safety and Security	30
Code Comp.	7
Total	90/120

The New 2nd Gym Building may include:

- New practice gymnasium sized for 1 HS size performance basketball and volleyball court and two cross courts
- Divider curtain
- 3 rows of bleacher seating and scoreboards to support MS Athletics events
- New athletics Performance Center and Weight Room of 3,500 sf to serve MS and HS athletics
- Restrooms
- Approximately 16,000 sf total



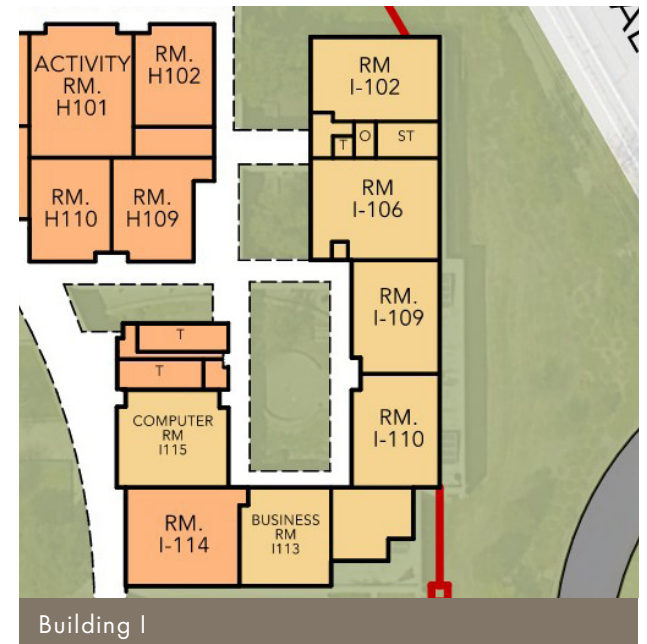
MODERNIZATION OF BUILDING I

\$9,935,640

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	92/120

The Modernization of Building I may include:

- Repair/replace existing wall, floor and hardware finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace window and door openings
- Modernize and Reconfigure restrooms to be All-Access Restrooms
- Replace existing HVAC equipment
- Repair or replace roofing



MODERNIZATION OF BUILDING H

\$7,564,440

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	92/120

The Modernization of Building H may include:

- Repair/replace existing wall, floor and hardware finishes
- Replace damages acoustical ceiling tiles and casework
- Repair/replace window and door opejngs
- Replace existing HVAC equipment
- Repair or replace roofing



Building H

MODERNIZATION OF BUILDING D - SCIENCE LABS

\$12,513,605

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	92/120

The Modernization of Building D Science Labs may include:

- Reconfigure layout to create 7 larger science lab classrooms with lab stations and space for student desks in the same space to increase flexibility and better support educational program
- Repair/replace existing wall, floor and hardware finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace window and door openings
- Replace existing HVAC equipment
- Repair or replace roofing



Building D

SCHOOL DATA

Address: 1250 Hahman Dr.
Santa Rosa, CA 95405

Established: 1958
Site Area: 40.70 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 1680
Building Area: 174,756 sq. ft.
Permanent Classrooms: 67
Portable Classrooms: 26
Student Capacity: 2,219

MASTER PLAN

2030 Enrollment: 1,485
2035 Enrollment: 1,508
Planned Classrooms: 69
Planned Student Capacity: 1,722



Draft for Board Approval: April 22, 2026

MONTGOMERY JUNIOR & SENIOR HIGH SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Old classroom wings and core facilities (restrooms, gyms, locker rooms, cafeteria) in need of major modernization
- Campus has many portables that are well beyond their useful service life
- Performing arts facility iVs too small – need new facility to consolidate programs
- Insufficient facilities to accommodate PE activities, classes, locker rooms, storage
- Outdoor areas (courtyard, areas between classroom buildings, paved play areas) need significant upgrades

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$26,376,350
86-100	HIGH	\$77,368,658
101-120	HIGHEST	\$49,420,464
TOTAL COST		\$153,065,272

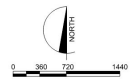
EXISTING SITE CONDITIONS



- LEGEND**
- EXISTING BUILDING
 - LANDSCAPING
 - ASPHALT PAVING
 - SOLAR PANEL ARRAY
 - CHAIN LINK FENCING
 - ORNAMENTAL FENCING
 - TREE / VEGETATION

> MONTGOMERY HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Accessible parking and path of travel slopes exceed allowable across campus
- Existing paved play area and driveway paving in general need of maintenance
- Large number of portable classrooms with non-compliant ramps
- Landscaping in need of replenishment
- Portables: D, K, L, M, N, O, P, Q, R, S, & 60-76 past useful life
- Drinking fountains in poor condition and most not ADA compliant
- Fire alarm system does not meet current code requirements

OPPORTUNITIES

- Outdoor classrooms and gathering spaces between existing classroom wings



Central Quad (Photo to be updated)



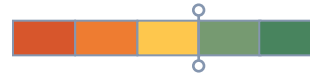
Portable Classrooms

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



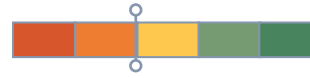
Technology Infrastructure



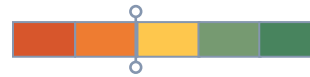
Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of significant remodel
- Evidence of water intrusion and dry rot in many locations
- ADA compliance issues throughout
- Significant cracks in walls and floors in 20s and 40s Wings
- Many windows are no longer operational
- Insufficient amount of science laboratories
- Student restrooms in need of significant remodel
- Insufficient amount of student and staff restrooms
- Insufficient amount of student and staff meeting space
- Mechanical and electrical systems not functioning properly

OPPORTUNITIES

- Remodel science labs to support curriculum delivery methods
- Develop additional needed lab space and consolidate labs
- Take advantage of building orientation to control natural lighting and add solar arrays
- Develop strong connection with outdoor space between classroom wings



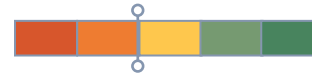
Computer Classroom



Classroom Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



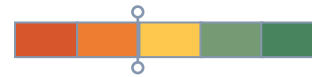
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



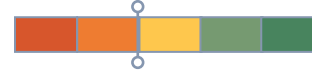
Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of renovation
- Evidence of water intrusion and dry rot in various locations
- ADA compliance issues throughout
- Exterior storage and kiln enclosure past useful service life
- Art sinks and cabinetry in poor condition
- Mechanical and electrical systems not functioning properly. Many have exceeded their useful service life

OPPORTUNITIES

- Large shop rooms can repurposed to be Flex Spaces



Exterior Storage Enclosure



Art Classroom Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of renovation
- Lacking ADA compliant room signage
- Evidence of water intrusion in some locations
- Facility is too small to provide adequate service to current student population
- Mechanical and electrical systems not functioning properly
- Service side of cafeteria is the practical front side of the campus

OPPORTUNITIES

- Direct access to quad and outdoor eating area
- Centrally located on campus
- Space available for expansion
- Space available for outdoor covered eating area
- Space can be multi-purpose space when not serving meals



Cafeteria Interior



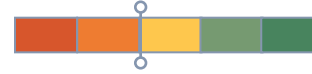
Storage Room at Teacher's Dining Room

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



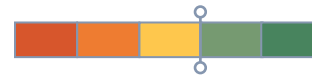
Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- The facility is too small to support the programs
- Programs that need access to this facility are spread throughout the campus
- Facility in need of minor modernization
- Evidence of water intrusion in various locations
- Some doors not ADA compliant
- Facility lacks ADA compliant room signage
- Interior acoustics are not good
- Facility lacks amenities needed to support programs

OPPORTUNITIES

- Campus has available space to increase facility size, or add another facility, to support program needs
- Easy to improve acoustics at Performing Arts spaces
- Larger (or new) facility could enhance the front of school and provide big impact



Band Room



Choral Room

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of major remodel
- Evidence of water intrusion in ceilings
- Retractable bleachers in poor condition
- Locker rooms lack ADA compliant lockers
- Gym floors are worn and need to be replaced
- Insufficient number of girl's lockers (150 more needed)
- Doors missing from girl's locker room
- No collaboration opportunities between coaches
- No sharing of equipment due to location of storage rooms (inside boy's locker room)
- Insufficient space for P.E. activities, such as spin, yoga, and rock climbing

OPPORTUNITIES

- Space between existing gyms can accommodate many of the changes needed to improve conditions with regards to gender equality, collaboration between coaches, sharing of equipment, and P.E. activity space
- Space available to consolidate all P.E. activities for wrestling
- Restore main stage area and provide separate space



Girls' Locker Room



South Gym Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Facilities in need of minor modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage

OPPORTUNITIES

- Space available to expand if necessary to create additional meeting space for students, parents, and teachers



Library Interior

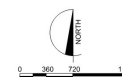


Administration Interior



> MONTGOMERY JUNIOR & SENIOR HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CAMPUS SITE IMPROVEMENTS

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

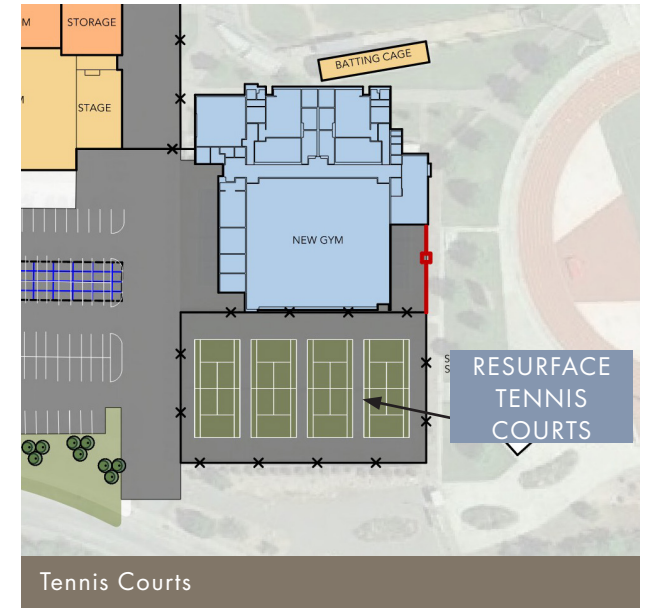
Improvements may include:

- Addressing drainage issues throughout campus
- Paving and driveway maintenance
- Renovate campus landscapes and quad areas to incorporate more outdoor learning areas
- New covered outdoor eating areas
- Repave uneven walkways
- Relocate basketball courts further north
- Replace artificial turf on football field
- Resurface tennis courts

\$24,854,120

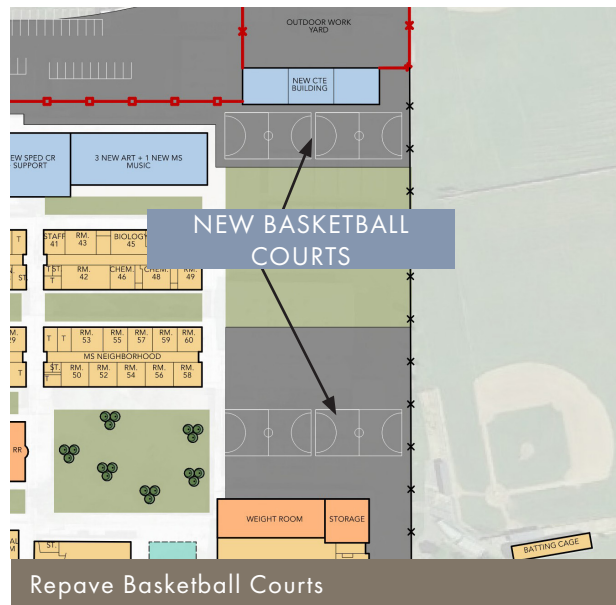


New North Parking Lot

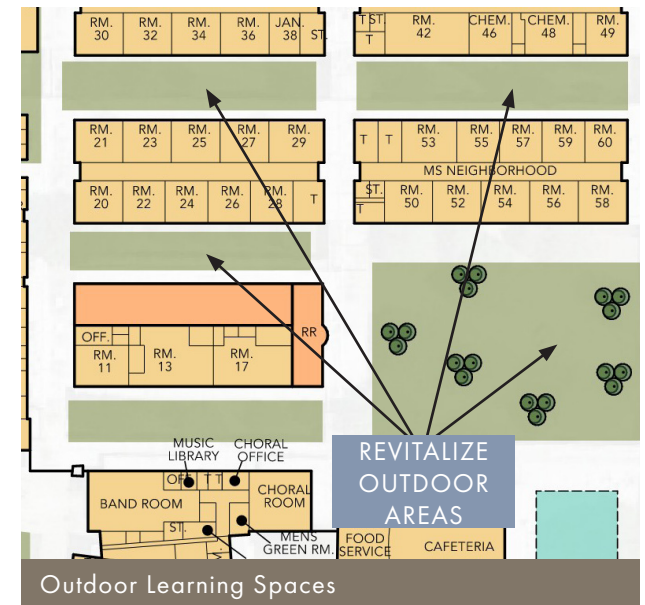


Tennis Courts

INDICATORS OF QUALITY		
Ed. Programs	16	
Community	10	
Learning Env.	21	
Maintenance	14	
Safety and Security	21	
Code Comp.	5	
Total	87/120	



Repave Basketball Courts



Outdoor Learning Spaces

MODERNIZATION OF EXISTING GYM

\$16,239,600

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	20
Safety and Security	18
Code Comp.	5
Total	78/120

Major modernizations and renovation of the Existing Gym to provide sufficient space and use of the facility. Modernization may include:

- Ensure ADA compliance throughout the facility
- Replace all lockers with single-standing lockers
- Replace flooring and wall finishes
- Replace interior lighting
- Increase storage space
- Replace bleachers
- Provide proper air ventilation into locker rooms
- Renovate showers into storage and offices
- Provide Team rooms to be used by athletes during sport season
- Repair court mechanical equipment
- Replace HVAC with improved system



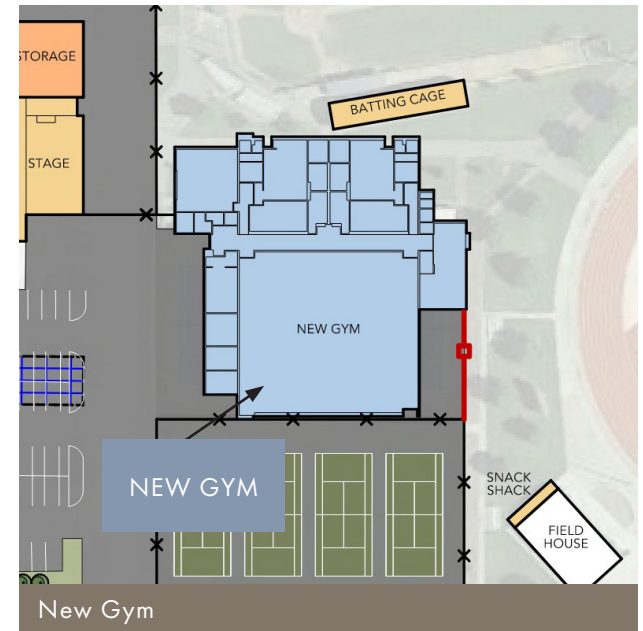
NEW GYM

\$34,746,075

INDICATORS OF QUALITY	
Ed. Programs	12
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	24
Code Comp.	8
Total	92/120

Provide New Competition Gymn building of approximately 30,000 sf including the following spaces:

- Competition Basketball and Volleyball Courts
- Practice cross courts for basketball and volleyball
- All-Access Locker Room and Restroom facilities
- Sufficient storage
- Office Spaces
- Covered walkways from all entrances
- Adjacent connections to existing South Gyms and Feilds
- Lobby space including restrooms and concessions
- Dedicated Mat/Fitness Room
- Bleachers for minimum of 1200 people for events
- AV System for presentations



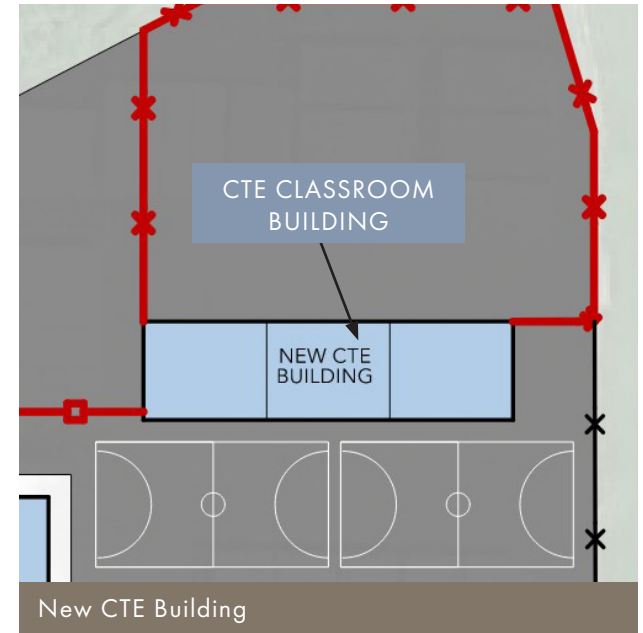
NEW CTE BUILDING

\$7,223,580

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	20
Safety and Security	18
Code Comp.	10
Total	102/120

New single story building of approximately 9,000 sf to provide (3) Career Technical Education (CTE) Labs. The building may include:

- 3 Large flexible lab spaces to support CTE programs
- Storage, office and support spaces
- Outdoor work areas with connection to lab spaces



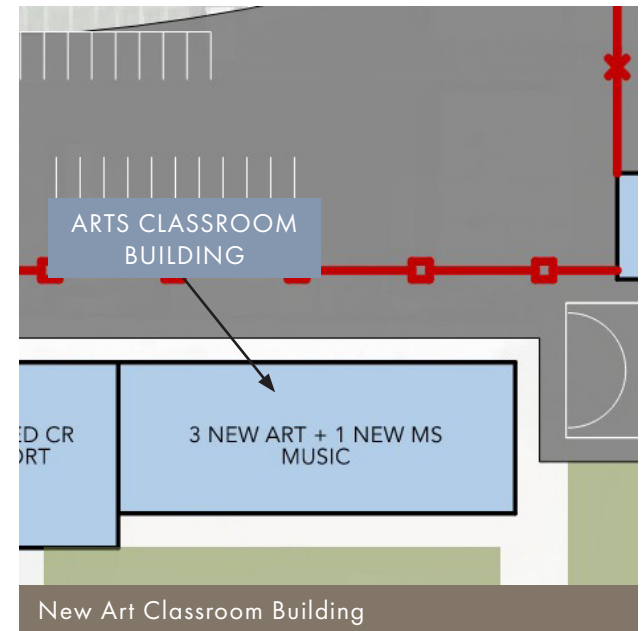
NEW ARTS CLASSROOM BUILDING

\$10,315,646

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	18
Safety and Security	10
Code Comp.	0
Total	102/120

New single story building of approximately 10,000 sf to provide (3) Arts Classrooms and (1) Music Classroom. The building may include:

- 3 Art Classrooms to support visual arts programs
- 1 Music Classroom to support additional music programs
- Storage, office and support spaces
- Indoor-outdoor connection from Arts Classrooms to adjacent courtyard



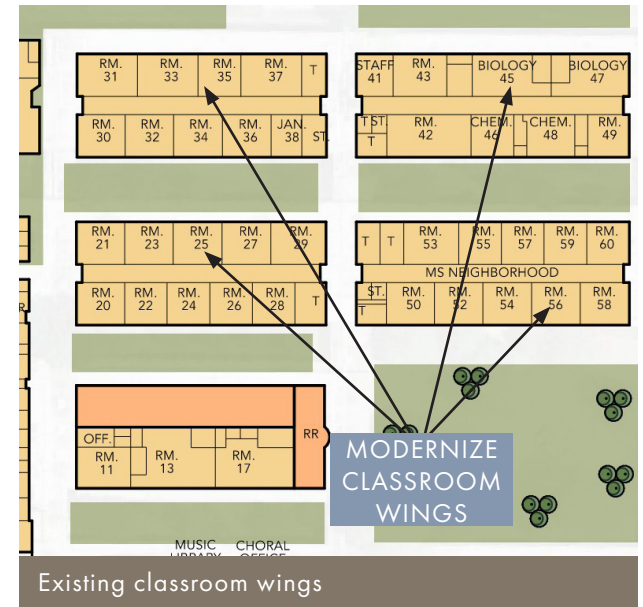
MODERNIZATION OF CLASSROOM WINGS

\$23,865,075

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	27
Maintenance	20
Safety and Security	18
Code Comp.	10
Total	104/120

Modernize existing classroom wings. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings
- Repair damage to existing concrete floor slabs



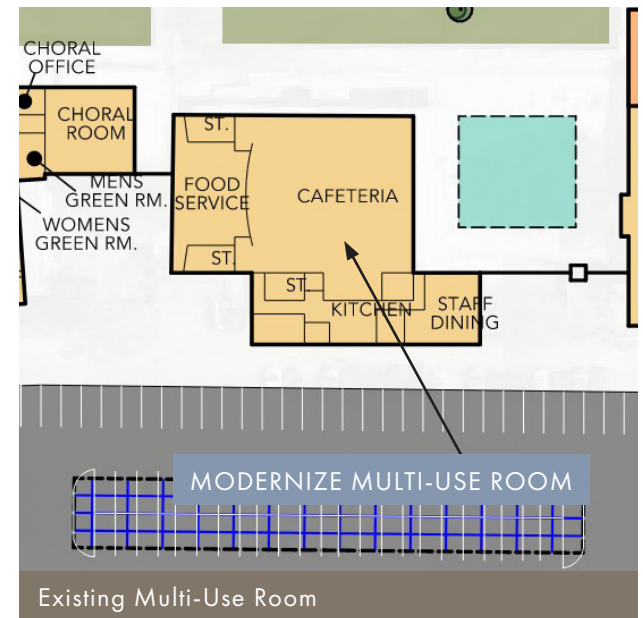
MODERNIZATION OF MULTI-USE BUILDING

\$6,584,500

INDICATORS OF QUALITY	
Ed. Programs	12
Community	7
Learning Env.	21
Maintenance	20
Safety and Security	21
Code Comp.	8
Total	89/120

Modernize existing multi-use building. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Provide security locks to all entrances
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings
- Provide new shade structure for outdoor eating



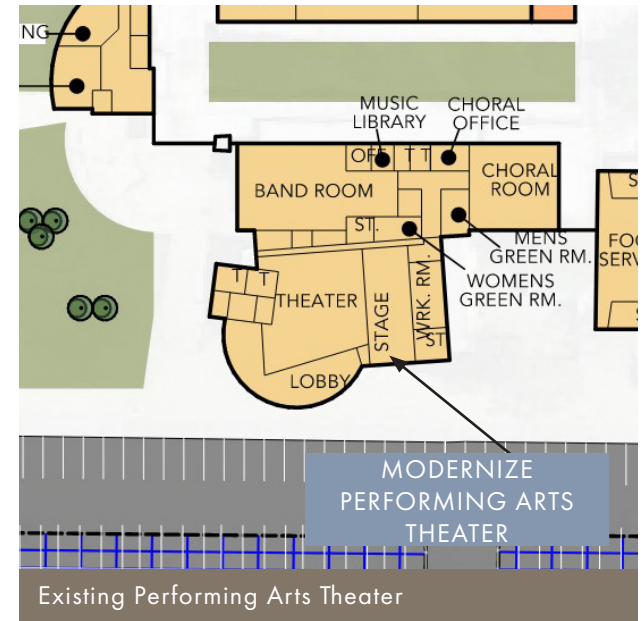
MODERNIZATION OF PERFORMING ARTS THEATER

\$7,358,000

INDICATORS OF QUALITY	
Ed. Programs	16
Community	7
Learning Env.	21
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	83/120

Modernize existing theater and adjacent classrooms.
 Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Replace seating in auditorium
- Repair/Replace stage flooring
- Repair/Replace lighting in auditorium
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



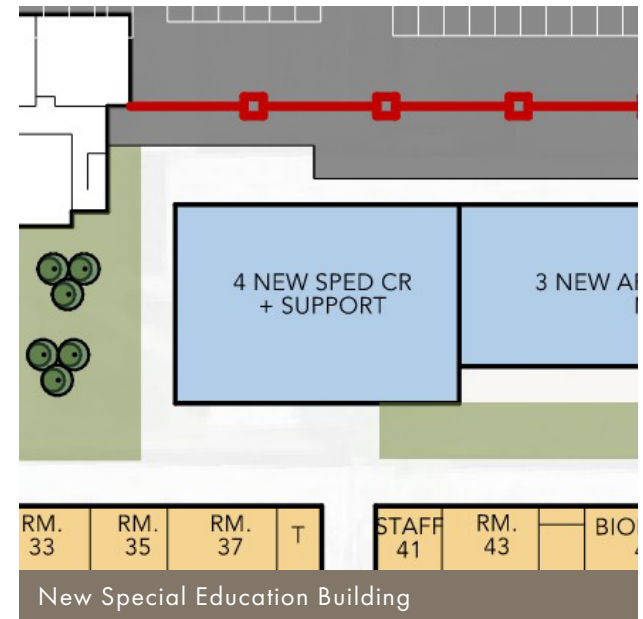
NEW SPECIAL EDUCATION BUILDING

\$8,015,963

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	27
Maintenance	20
Safety and Security	24
Code Comp.	9
Total	106/120

New single story building of approximately 8,000 sf to provide (4) Classrooms and support spaces for a dedicated Special Education Program. The building may include:

- 4 Special Education Classrooms
- 1-2 Offices for Support staff
- Dedicated restrooms with space and equipment for changing



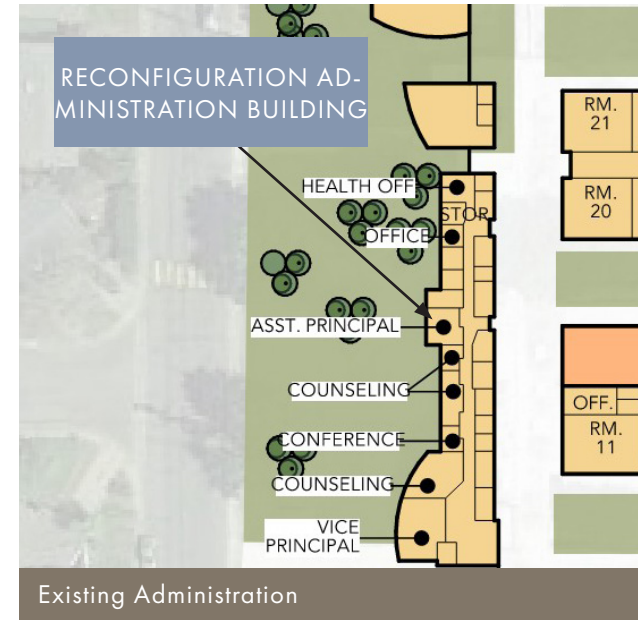
RECONFIGURATION OF ADMINISTRATION

\$2,778,750

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	18
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	81/120

Modernize existing administration building. Modernization of these spaces may include:

- Reconfiguration of building to provide better and efficient use of space
- Repair/replace existing wall and floor finishes
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



RECONFIGURATION OF BUILDING 10

\$7,085,650

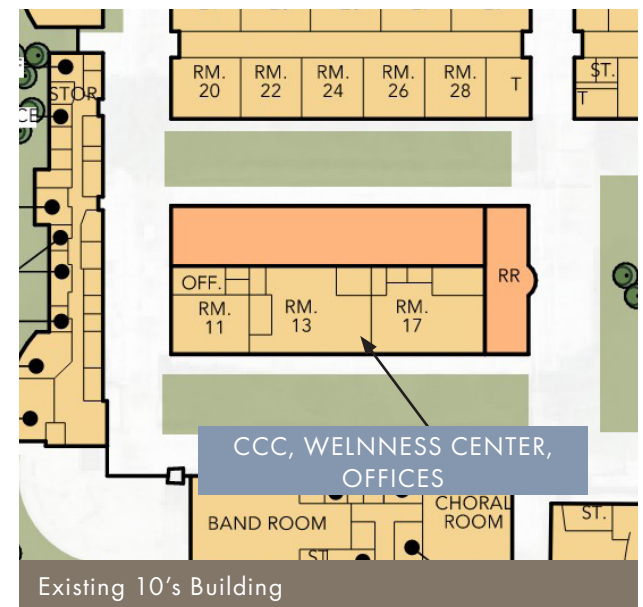
INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	15
Maintenance	18
Safety and Security	30
Code Comp.	8
Total	99/120

Reconfiguration of these spaces may include:

- Reconfiguration of building to provide better and efficient use of space
- Repair/replace existing wall and floor finishes
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings

New All-Access Restrooms will be located in:

- Building 10's
- Re-configured restrooms will provide individual and private toilet compartments with full walls and doors for all students
- Sink areas will be open to all and supervised from adjacent outdoor areas



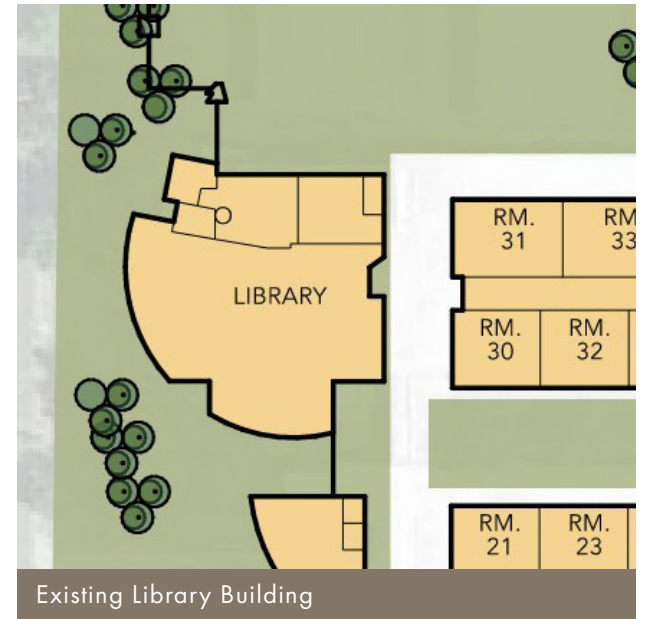
MODERNIZATION OF LIBRARY BUILDING

\$3,998,313

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	88/120

Modernize existing classroom wings. Modernization of these spaces may include:

- Repair/replace existing wall and floor finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace window and door openings



Existing Library Building

SCHOOL DATA

Address: 1700 Fulton Road
Santa Rosa, CA 95403

Established: 1966
Site Area: 40.00 acres

CURRENT CONDITIONS
2025-2026 Enrollment: 1539

Building Area: 178,509 sq. ft.
Permanent Classrooms: 68
Portable Classrooms: 8
Student Capacity: 1,807
(Not including new building under construction)

MASTER PLAN
2030 Projected Enrollment: 1562
2035 Projected Enrollment: 1562
Planned Capacity: 1642



Draft for Board Approval: April 22, 2026

PINER JUNIOR & SENIOR HIGH SCHOOL

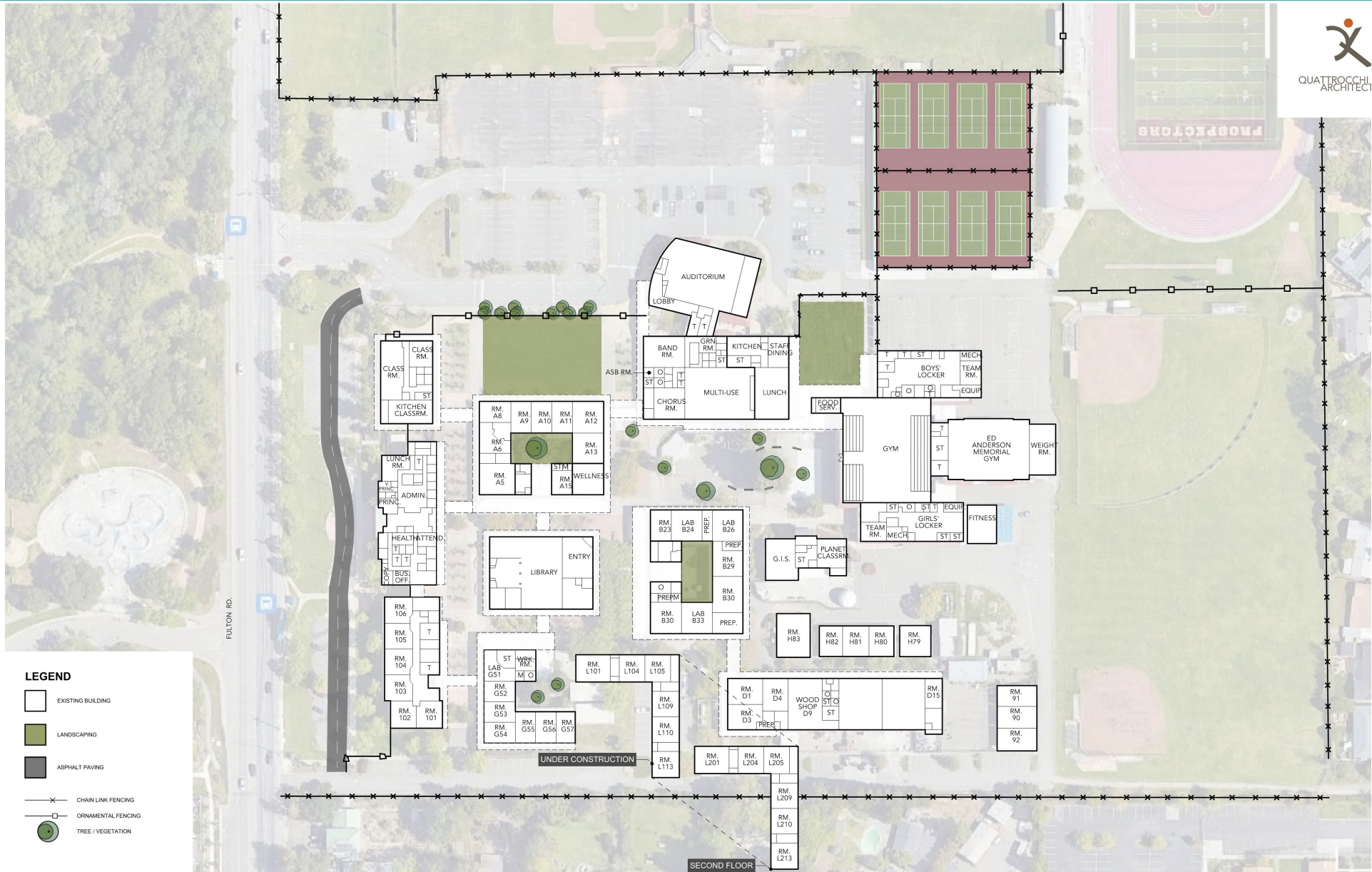
SUMMARY

MAJOR FACILITY NEEDS

- Drop Off Improvements
- All-Access Restrooms
- Modernize Classrooms
- Modernize Gymnasium
- Gym Lobby Addition
- Parking Lot Entry
- Main Quad Improvements
- Additional Fitness Rooms

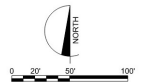
IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$45,369,350
71-85	MEDIUM	\$41,035,150
86-100	HIGH	\$25,093,610
101-120	HIGHEST	\$49,751,325
TOTAL COST		\$161,249,435

EXISTING CONDITIONS



> PINER JUNIOR AND SENIOR HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



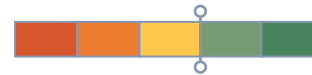
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- No accessible student drop off provided
- Non complaint ADA parking, signage and drinking fountains
- Existing asphalt play area & driveway paving in need of general maintenance
- Accessible path of travel slopes exceed allowable across campus
- Play fields, running track and landscaping in need of renovation
- Wood wall at tennis courts in poor condition
- Covered walks in poor condition
- Main Quad lower area not permanently accessible

OPPORTUNITIES

- Courtyards and Quad areas opportunities for small and large group instruction
- Stage area at Main Quad



Play Field



Central Quad

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Evidence of water intrusion in some locations
- Lacking ADA compliant room signage
- Entry at Cafeteria & some Classrooms not ADA compliant

OPPORTUNITIES

- Internal courtyard areas offer small group instruction
- Create spaces for gathering and to display artwork



Classroom Entry



Internal Courtyard

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



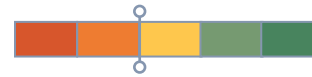
Educational Appropriateness



Technology Infrastructure



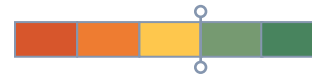
Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion in ceiling & floor
- Retractable bleachers in poor condition and not ADA compliant
- Locker rooms lack ADA compliant lockers
- Lacks ADA compliant room signage
- No lobby, public restrooms, or concession areas

OPPORTUNITIES

- Improve ventilation
- Additional storage, office and team rooms



Gym Floor Damage



Gym Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Newer facilities in need of modernization in the future

OPPORTUNITIES

- Repurpose Computer Lab in Library



Main Office & Lobby



Library Interior

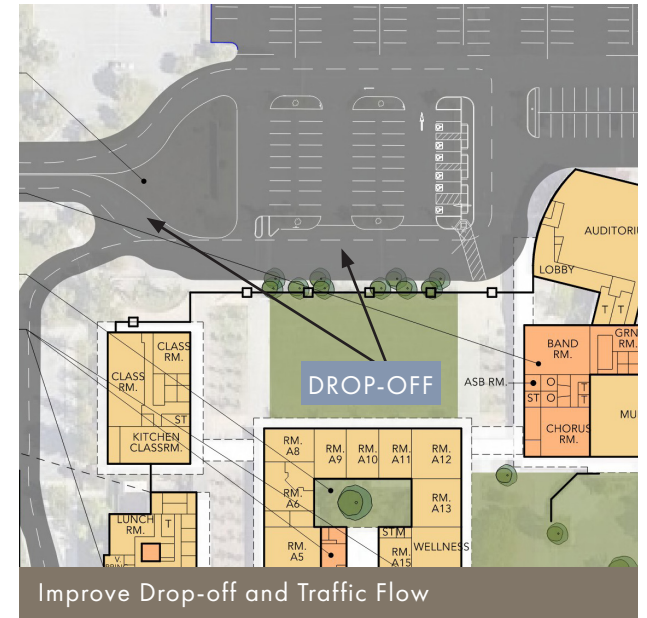
IMPROVE PICK-UP AND DROP-OFF

\$2,224,950

INDICATORS OF QUALITY	
Ed. Programs	10
Community	9
Learning Env.	12
Maintenance	16
Safety and Security	27
Code Comp.	8
Total	82/120

Improve and reconfigure drop-off and campus entry to improve traffic flow and safety. Significant traffic congestion caused at area to the northwest of the Culinary Arts Building. Additional engineering required to identify specific modifications that will improve traffic flow. Improved design should:

- Improve intersection of main entry and drop-off loop
- Add an accessible drop-off area
- Allow access to parking areas without conflict with drop-off traffic



Improve Drop-off and Traffic Flow

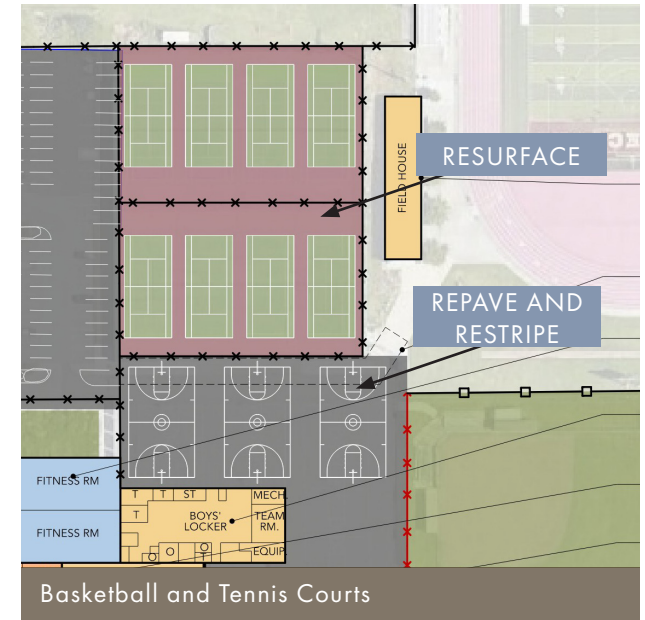
CAMPUS WIDE SITE IMPROVEMENTS

\$11,346,111

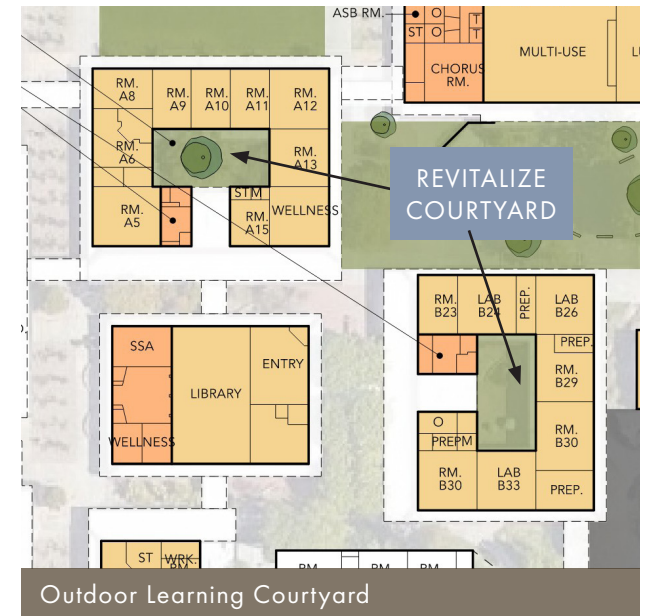
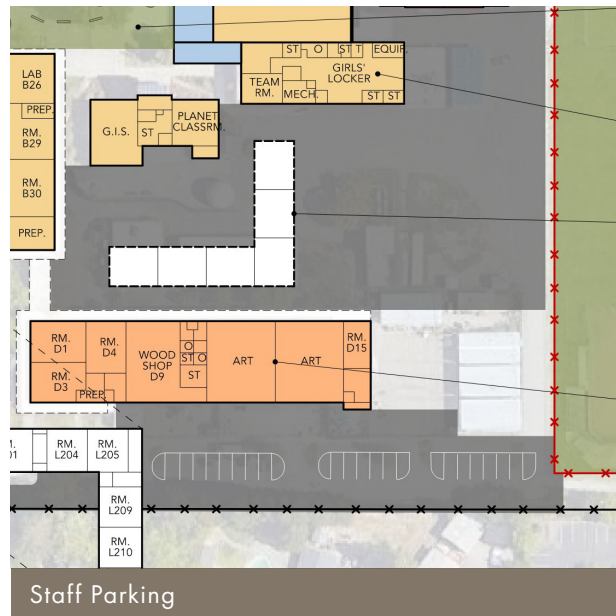
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Provide multiple covered outdoor eating areas
- Relocate student garden and provide adjacent greenhouse
- Remove portables that are past useful life
- Renovate natural turf fields
- Renovate courtyards at classroom buildings for outdoor learning
- Expand landscaped area where portables are removed
- Add lighting to pathway to Stadium



INDICATORS OF QUALITY		
Ed. Programs	16	
Community	10	
Learning Env.	21	
Maintenance	14	
Safety and Security	21	
Code Comp.	5	
Total	87/120	



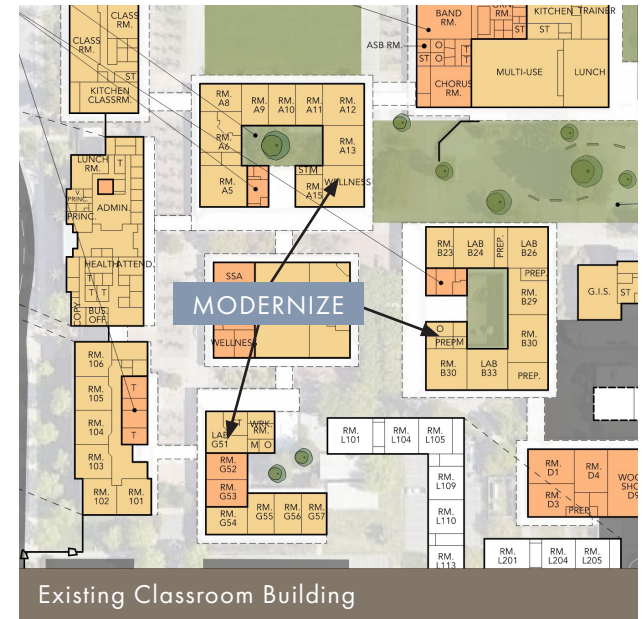
MODERNIZATION OF EXISTING CLASSROOM BUILDINGS A, B, AND G \$9,942,400

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	21
Maintenance	8
Safety and Security	18
Code Comp.	5
Total	69/120

Modernize existing classroom buildings including buildings A, B, and G. Modernization of classrooms may include:

- Storage cabinetry for projects and materials
- Repair or replace plumbing systems as necessary
- Modernization of labs in buildings B and G
- Rconfiguration to create support spaces for Special Education Classes

*Roofing, HVAC and classroom finishes have already been modernized

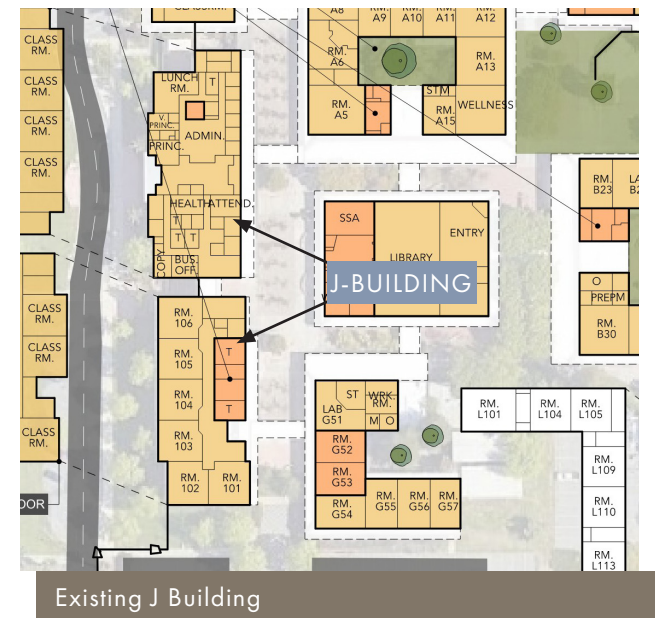


MODERNIZATION OF J BUILDING & BUILDING 10 \$32,280,950

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	18
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	70/120

Modernize existing J Building. Modernization of the J Building may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles
- Repair or replace plumbing systems
- Reconfigure open office area for private offices



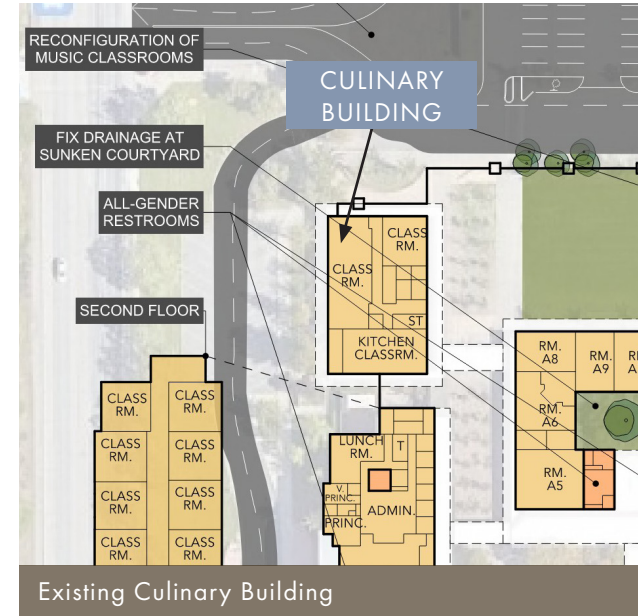
MODERNIZATION OF EXISTING CULINARY BUILDING \$5,026,450

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	24
Maintenance	12
Safety and Security	15
Code Comp.	4
Total	80/120

Modernize existing Culinary Building. Modernization of Culinary Building may include:

- Repair or replace existing wall and floor finishes
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems
- Replace aging appliances

*Roofing, HVAC and classroom finishes have already been modernized



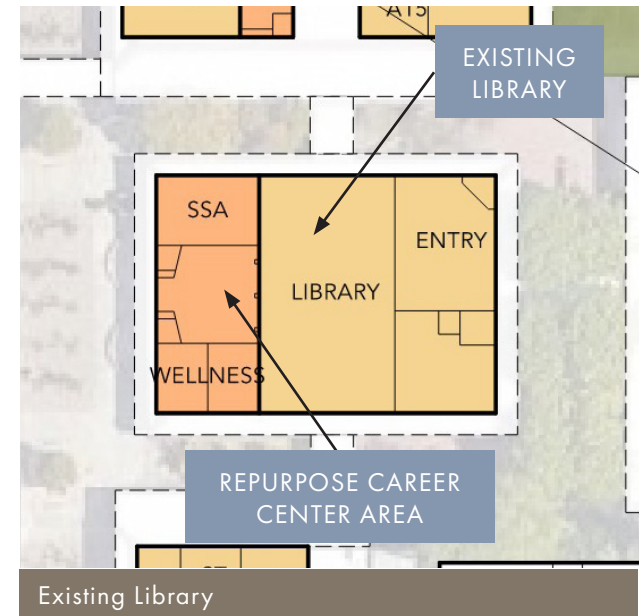
MODERNIZATION OF EXISTING LIBRARY \$7,166,250

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	81/120

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Reconfigure College and Career Center to create separation from Library

*Roofing, HVAC and classroom finishes have already been modernized



MODERNIZATION OF EXISTING GYM

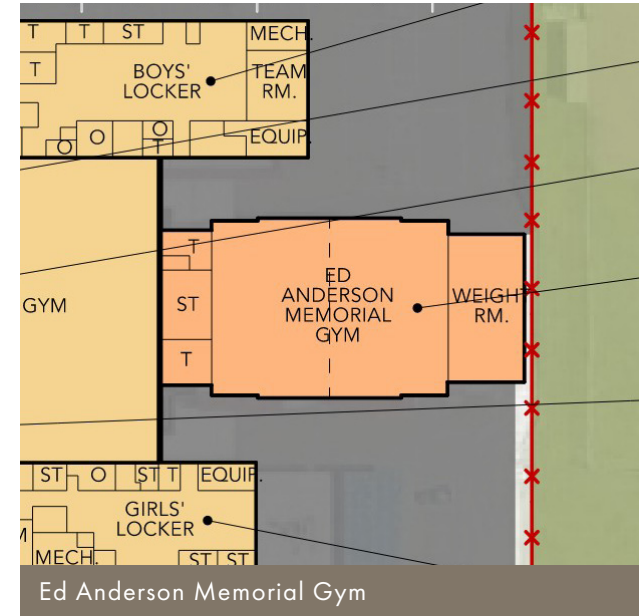
\$10,601,500

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	24
Code Comp.	8
Total	96/120

Modernization of Existing Main Gym may include:

- Replace existing bleachers including ADA seating and aisles
- Renovate gym floor
- Upgrade lighting, AV, and sound systems
- New score board
- Modernize existing wall and ceiling finishes as needed
- Add divider curtain

*Roofing and HVAC have already been modernized



Ed Anderson Memorial Gym

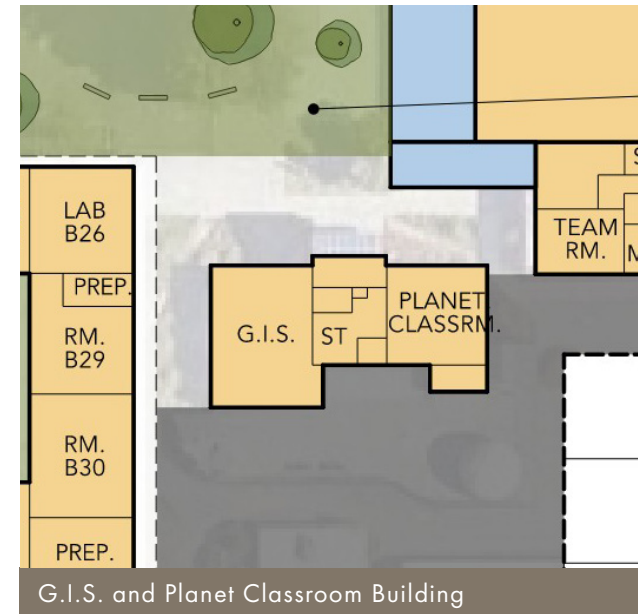
MODERNIZATION OF G.I.S. AND PLANET CLASSROOM BUILDING

\$3,146,000

INDICATORS OF QUALITY	
Ed. Programs	10
Community	5
Learning Env.	15
Maintenance	6
Safety and Security	15
Code Comp.	3
Total	54/120

Modernization of G.I.S. and Planet Classroom Building may include:

- Repair or replace existing wall and floor finishes
- Acoustic environment supportive of performances
- Repair or replace plumbing systems as necessary
- Upgrade projection system for presentations



G.I.S. and Planet Classroom Building

MODERNIZATION OF MULTI-USE ROOM AND LUNCH SERVE AREA \$26,617,500

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	18
Maintenance	18
Safety and Security	18
Code Comp.	7
Total	85/120

Modernize existing Multi-Use Room. Modernization of the Multi-Use Room may include:

- Flexible furniture
- Rolling door to create indoor-outdoor connection
- Adjacent covered outdoor eating area
- Repair or replace plumbing systems as necessary

Modernize existing lunch-serve area. Modernization of the lunch-serve area may include:

- Redesign kitchen space with serving area for efficiency
- Serving Area with service counters and appropriate equipment, such as steam tables and warmers, to serve fresh prepared meals in an efficient and presentable manner

*Roofing and HVAC have already been modernized

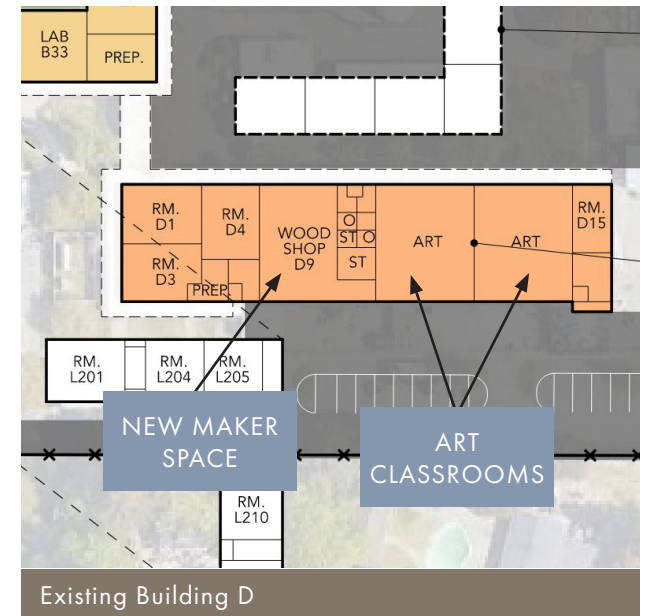


MODERNIZATION OF BUILDING D \$15,577,575

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	27
Maintenance	18
Safety and Security	27
Code Comp.	8
Total	103/120

Modernize existing Building D to serve Science, Art, and CTE Programs including:

- Reconfigure spaces to create 2 Science Labs, 2 Art Classrooms and 1 CTE Lab with appropriate storage, prep, and support spaces
- Create adjacent outdoor work yards for Art and CTE Labs
- Repair or replace wall, ceiling, and floor finishes
- Provide new storage cabinetry and countertops
- Provide additional electrical infrastructure including overhead cord reels
- Provide a minimum of 4 sinks per Art/CTE Lab and 7 sinks per Science Lab
- Modernize Roofing and HVAC systems



MODERNIZATION AND EXPANSION OF GYMNASIUM \$34,173,750

INDICATORS OF QUALITY	
Ed. Programs	18
Community	10
Learning Env.	21
Maintenance	20
Safety and Security	24
Code Comp.	10
Total	103/120

Modernization of Existing Locker Rooms, Weight Room, and Practice Gym may include:

- Replace and repair existing wall, ceiling, and floor finishes as necessary
- Replace plumbing fixtures, finishes, partitions, and accessories in restrooms
- Renovate Gym floor
- Add bleachers for 100-200 spectators
- Add divider curtain

Modernization of Existing Main Gym may include:

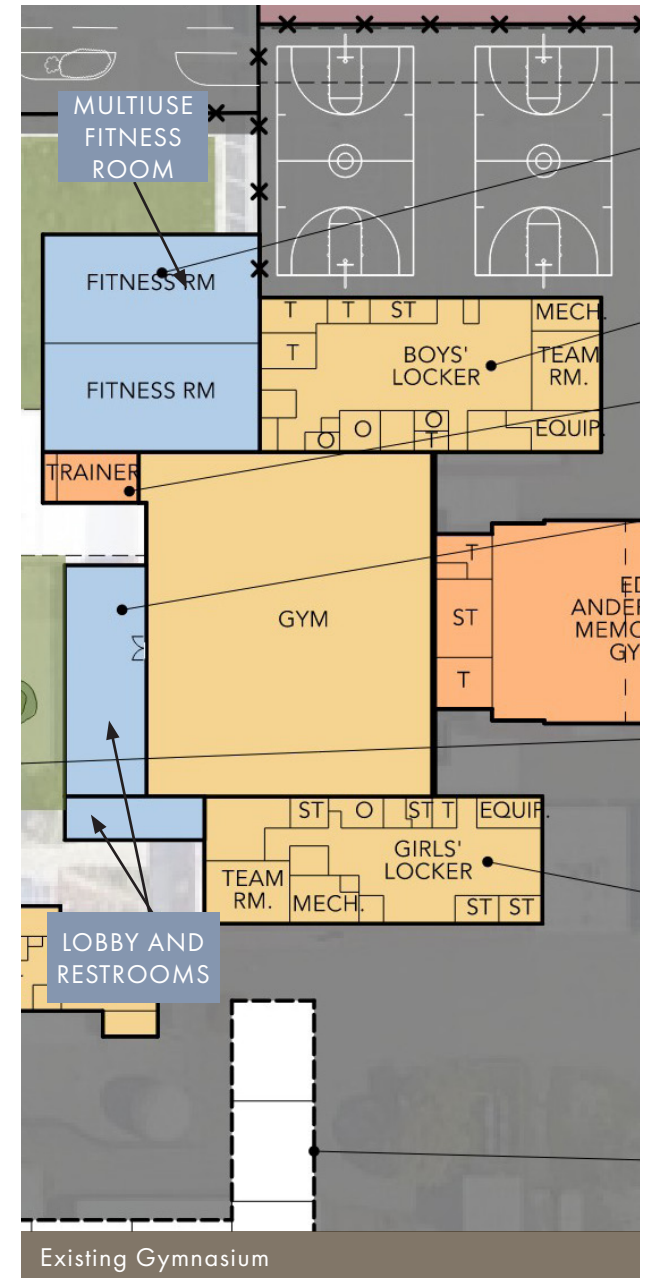
- Replace existing bleachers with new bleachers including ADA seating and aisles
- Renovate gym floor
- Upgrade lighting, AV, and Sound Systems
- New scoreboard
- Modernize existing wall and ceiling finishes as needed
- Add divider curtain

New Lobby addition of approximately 3,370 sf including the following features:

- New main entry into the gym for events connected to main quad
- Trophy and display cases
- Public restrooms
- New food service area for concessions

New Exercise Room Addition of 7-8000 sf including:

- 2 exercise/mat rooms for PE and Athletics
- Cushioned athletic flooring
- Durable wall and ceiling materials
- Connection to Gym
- Equipment storage



RENOVATE MAIN QUAD

\$1,487,538

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	16
Safety and Security	24
Code Comp.	10
Total	97/120

Renovation of the main Quad space may include:

- New shade structure
- Address accessibility and drainage issues
- Multiple seating areas
- Lighting and power



Adjacent to Multi-Use Space

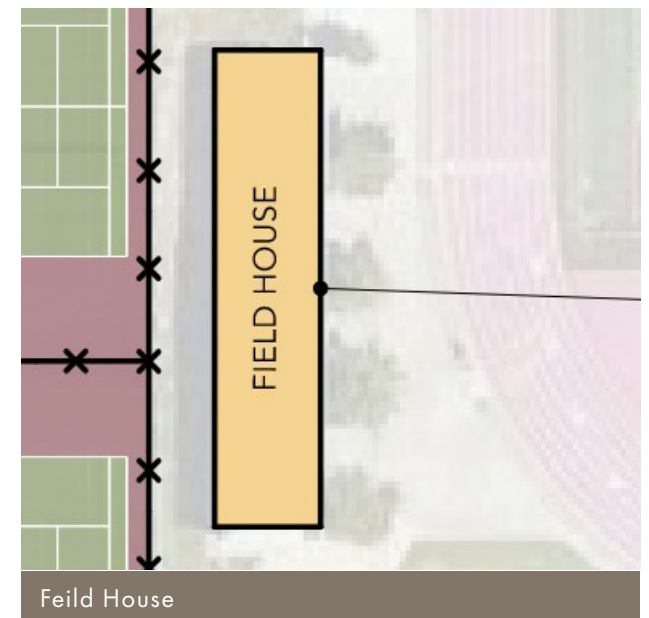
FIELD HOUSE

\$3,146,000

INDICATORS OF QUALITY	
Ed. Programs	16
Community	9
Learning Env.	21
Maintenance	18
Safety and Security	18
Code Comp.	5
Total	87/120

Modernize existing Field House including:

- Modernize Roofing and HVAC systems
- Provide required accessibility upgrades
- Renovate restrooms



Field House

SCHOOL DATA

Address: 325 Ridgway Avenue
Santa Rosa, CA 95401

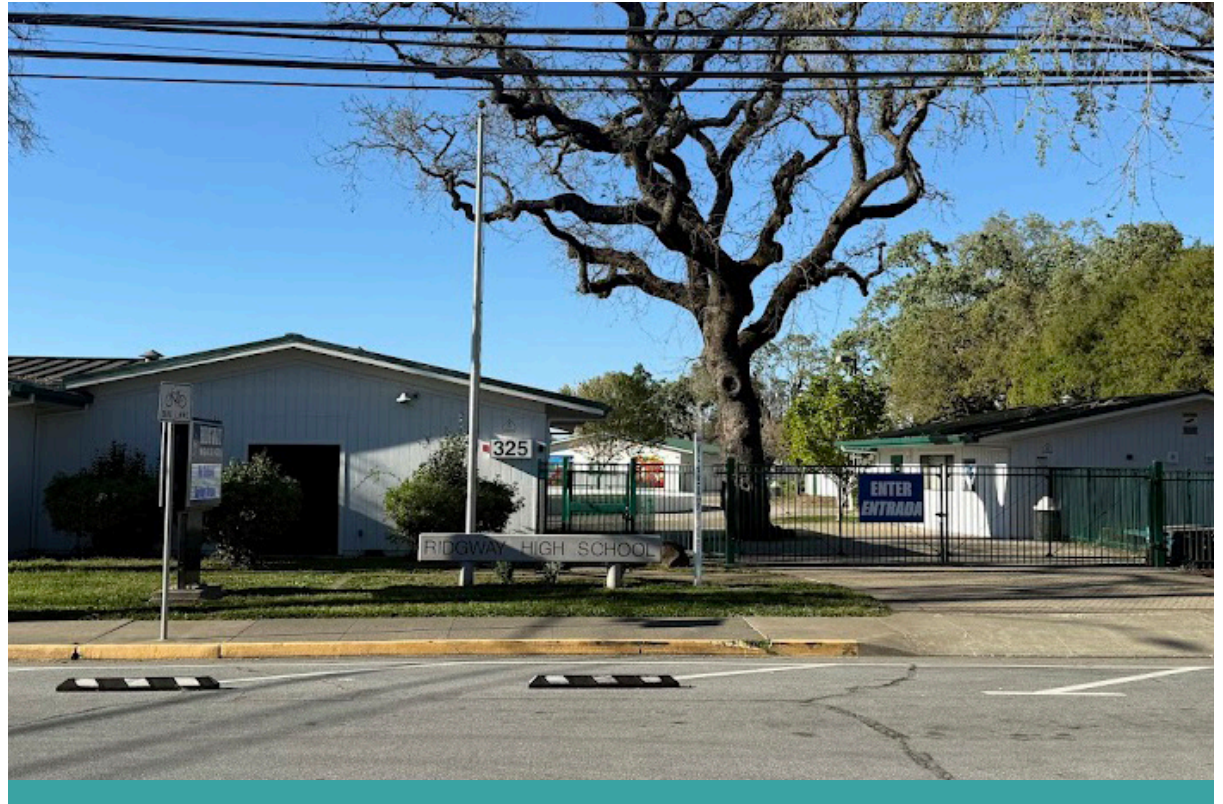
Established: 2002
Site Area: 3.05 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 250
Building Area: 30,656 sq. ft.
Permanent Classrooms: 17
Portable Classrooms: 2
Student Capacity: 513

MASTER PLAN

2030 Enrollment: 285
2035 Enrollment: 207
Planned Classrooms: 17
Planned Student Capacity: 340



Draft for Board Approval: April 22, 2026

RIDGWAY HIGH SCHOOL

RIDGWAY HIGH SCHOOL SUMMARY

MAJOR FACILITY NEEDS

- General Classroom Modernization
- Minor modifications of fencing and Admin to create secure perimeter
- Improved student gathering areas with shade
- Multi-purpose building for events, lunch, and student gathering

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$22,421,984
86-100	HIGH	\$15,673,125
101-120	HIGHEST	\$1,433,088
TOTAL COST		\$39,528,197

AERIAL VIEW



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Accessible path of travel slopes exceed allowable across campus
- No accessible student drop off provided
- Existing play area paving in general need of maintenance.
- Lacking ADA signage for path of travel and rooms
- Limited onsite parking

OPPORTUNITIES

- Central courtyard area opportunity for small group instruction
- Revitalize existing landscaping
- Clear sense of entry to school and Administration
- Secure perimeter of campus



School Entrance



Outdoor Quad Area

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aging facilities in need of some modernization
- Some room entries not ADA compliant
- Evidence of water intrusion on interior
- Damage to exterior siding from irrigation overspray

OPPORTUNITIES

- Provide covered walkways
- Provide athletic flooring at Multi Use Building



Multi Purpose Room Interior



Classroom Building Exterior

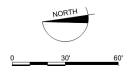


LEGEND

- NEW FACILITY / NUEVO EDIFICIO
- HEAVY MODERNIZATION / REMODEL
GRANDES CAMBIOS DE REMODELAGE
- GENERAL MODERNIZATION /
MODERNIZACION GENERAL
- NEW SHADE STRUCTURE / COVERED AREA /
NUEVA ESTRUCTURA DE SOMBRA
- COVERED WALKWAY /
NUEVO CAMINO COBERTO
- SITE IMPROVEMENT /
MEJORA DE SITIO
- PLAYGROUND /
JARDIN DE NIÑOS
- ASPHALT PAVING /
ASFALTO PAVIMENTADO
- EXISTING ORNAMENTAL FENCING /
CERCA ORNAMENTAL EXISTENTE
- EXISTING CHAIN LINK FENCING /
CERCA CON MAYA DE ALAMBRE EXISTENTE
- NEW ORNAMENTAL FENCING /
NUEVA CERCA ORNAMENTAL
- NEW CHAIN LINK FENCING /
NUEVA CERCA CON MAYA DE ALAMBRE
- TREE / VEGETATION
ARBOLES Y VEGETACION

> RIDGWAY HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



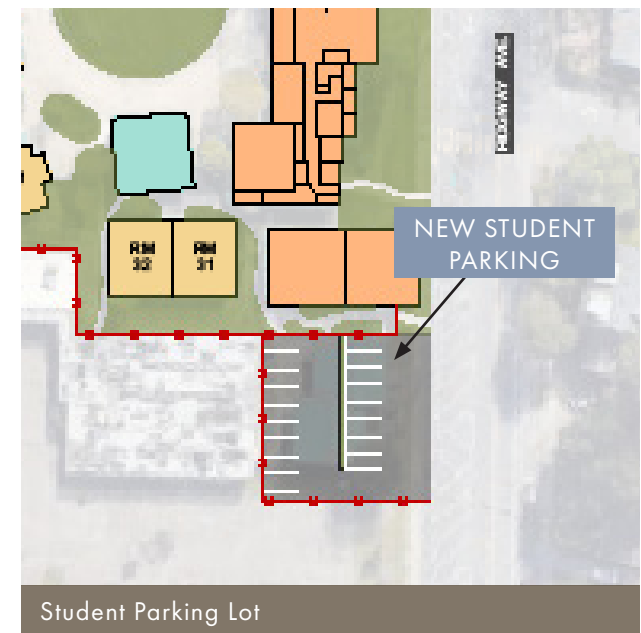
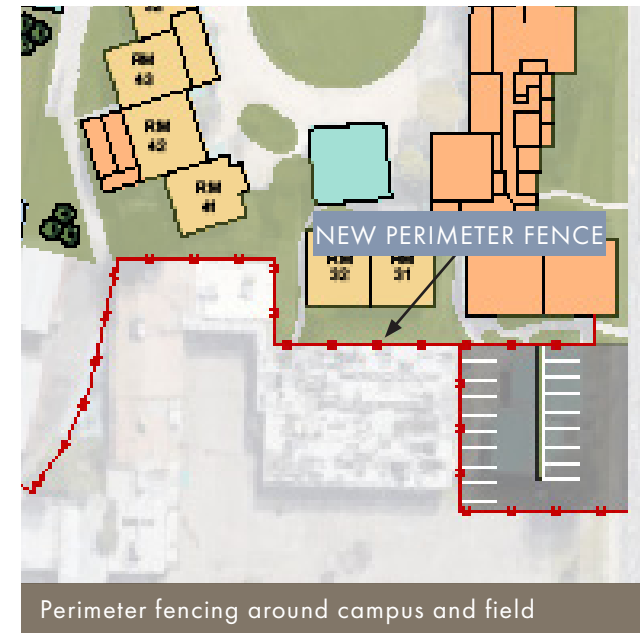
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,433,088

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	30
Code Comp.	10
Total	112/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- New perimeter fencing and gates at play areas
- Student parking lot
- Improve exterior lighting
- New window blinds at classroom windows
- Complete perimeter fencing between buildings to create a secure perimeter
- Provide electronic locks at all exterior doors



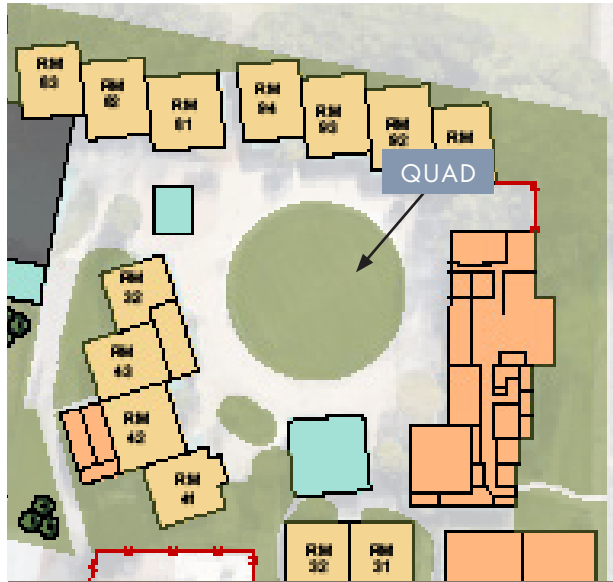
CAMPUS WIDE SITE IMPROVEMENTS

\$4,351,984

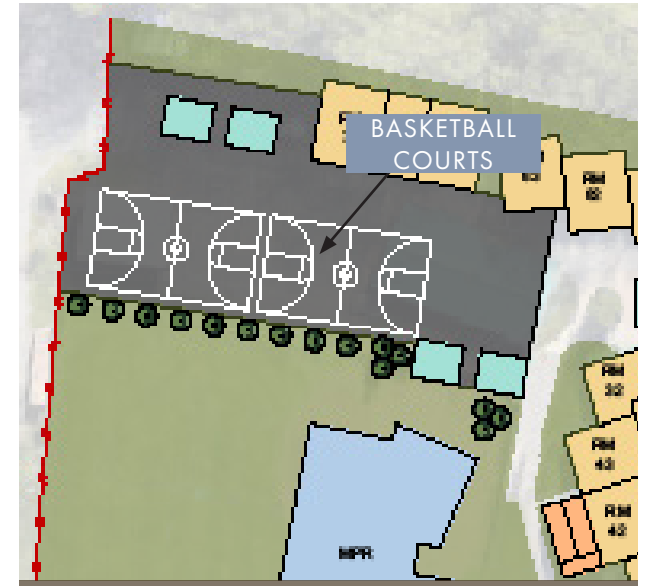
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

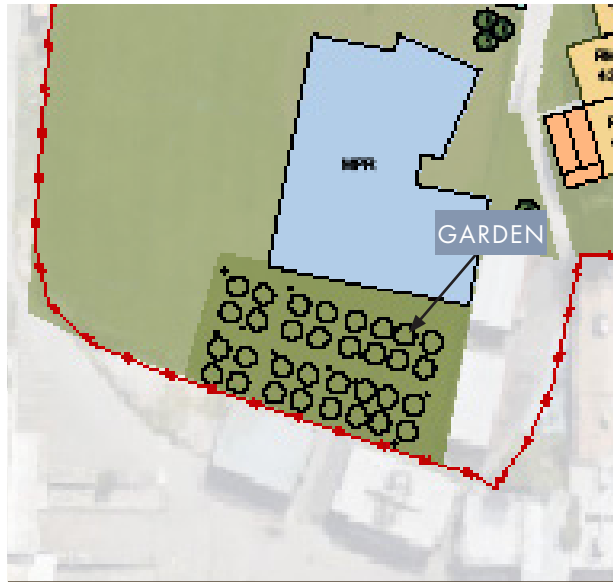
- Addressing drainage issues
- Revitalize Quad area
- Revitalize landscaping & courtyards
- Provide bike parking
- Incorporate outdoor learning areas
- Relocate outdoor basketball court
- Renovate natural turf fields



Revitalize Central Quad



Repaved and Restriped AC Paving



Revitalize Garden

INDICATORS OF QUALITY

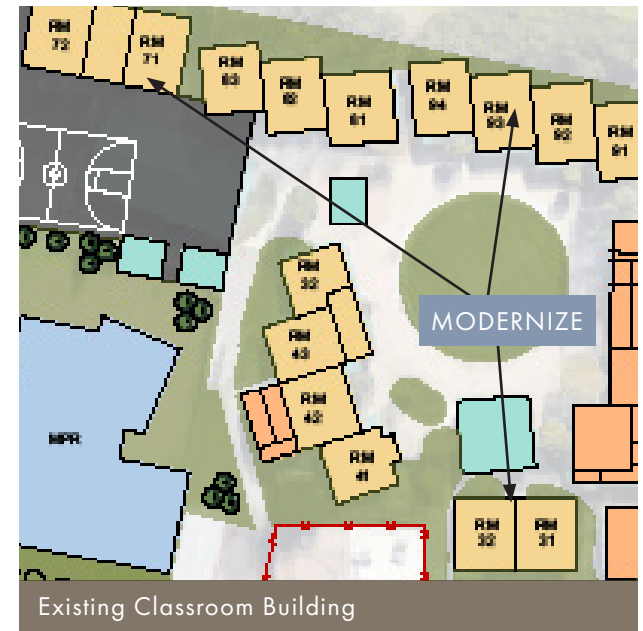
Ed. Programs	16
Community	8
Learning Env.	21
Maintenance	12
Safety and Security	21
Code Comp.	5
Total	83/120

MODERNIZATION OF EXISTING CLASSROOM BUILDINGS \$8,818,875

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	24
Maintenance	14
Safety and Security	15
Code Comp.	5
Total	87/120

Modernize existing classroom buildings. Modernization of each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary

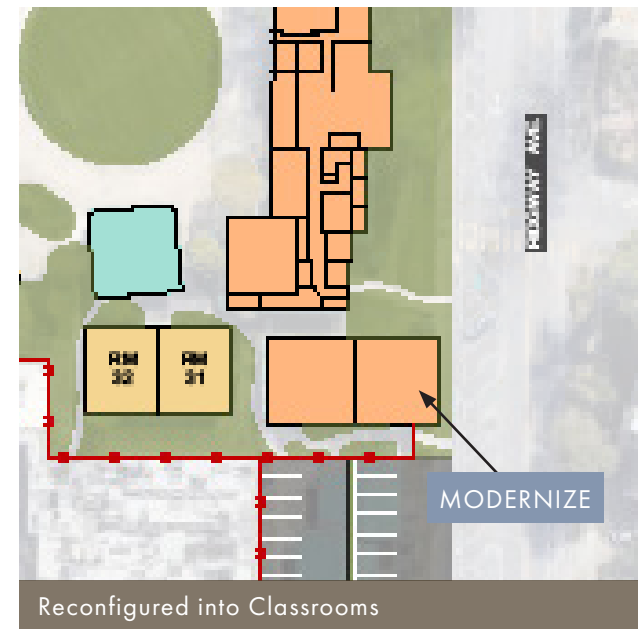


RECONFIGURATION OF INDEPENDENT STUDY TO CR \$2,492,750

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	21
Code Comp.	4
Total	96/120

Demolish existing offices and create two classrooms with independent study spaces. Each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework



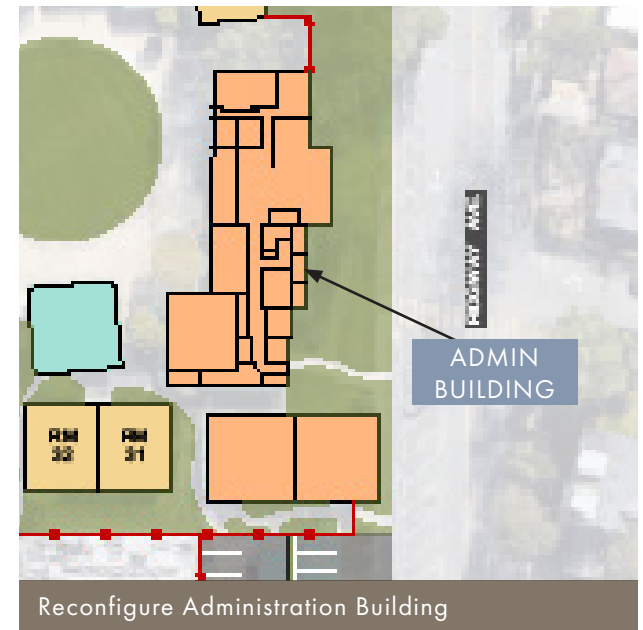
RECONFIGURE ADMINISTRATION BUILDING

\$6,126,250

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	24
Maintenance	12
Safety and Security	18
Code Comp.	5
Total	81/120

Modernize and reconfigure Administration building to provide more efficient use of space and appropriate office and meeting space for all staff:

- Reconfigure walls as necessary to improve efficiency and ease of use
- Replace mechanical, electrical, and plumbing systems as necessary
- Modernize wall, floor, and ceiling finishes
- Reconfigure campus entry to provide secure access control



NEW MULTI-PURPOSE ROOM WITH FOOD SERVICE

\$11,943,750

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	24
Maintenance	12
Safety and Security	18
Code Comp.	6
Total	84/120

Provide new Multi-Use building of approximately 8750 square feet. The Multi-Use building may include:

- Large flexible space to accommodate school events and physical education
- Durable finishes and acoustic materials
- Stage for presentations and performances
- Dedicated storage space
- Flexible Student Union space with tables
- Separate kitchen space with serving area
- Dedicated storage space



MODERNIZATION OF CLASSROOM BUILDING 40 WITH ALL ACCESS RESTROOMS \$4,361,500

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	15
Maintenance	18
Safety and Security	30
Code Comp.	8
Total	99/120

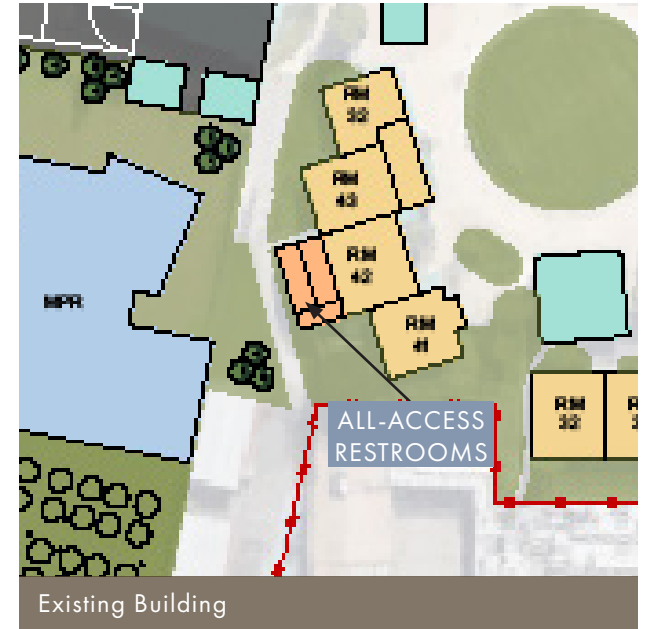
Modernize existing classroom buildings. Modernization of each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary

Reconfigure existing space into All-Access Restrooms.

Construction may include:

- Reconfigure walls as necessary to improve efficiency and ease of use
- Replace mechanical, electrical, and plumbing systems as necessary
- Modernize wall, floor, and ceiling finishes



SCHOOL DATA

Address: 1235 Mendocino Ave
Santa Rosa, CA 95401

Established: 1924 at current location
Site Area: 36.86 acres

CURRENT CONDITIONS

Students in 2025-26 School Year: 2005
Building Area: 243,589 sq. ft.
Permanent Classrooms: 73
Portable Classrooms: 20
Student Capacity: 2,344

MASTER PLAN

2030 Enrollment: 1,674
2035 Enrollment: 1,693
Planned Classrooms: 78
Planned Student Capacity: 2,020



Draft for Board Approval: April 22, 2026

SANTA ROSA JUNIOR & SENIOR HIGH SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Lack of a secure perimeter to provide campus access control
- Portable classrooms and Artquest facilities past their useful life
- Courtyards and quads in disrepair and do not provide covered areas for students
- Permanent buildings in need of modernization
- Challenging parking and Drop-Off

IQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$3,053,700
86-100	HIGH	\$76,297,749
101-120	HIGHEST	\$130,075,644
TOTAL COST		\$209,427,093

SANTA ROSA JUNIOR & SENIOR HIGH SCHOOL

EXISTING CONDITIONS

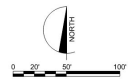


LEGEND

- EXISTING BUILDING
- LANDSCAPING
- ASPHALT PAVING
- SOLAR PANEL ARRAY
- CHAIN LINK FENCING
- ORNAMENTAL FENCING
- TREE / VEGETATION

> SANTA ROSA JUNIOR & SENIOR HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00

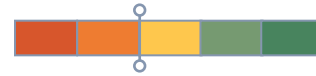


CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



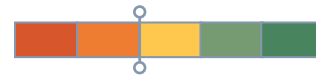
Technology Infrastructure



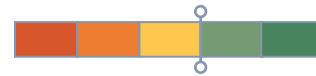
Building Finish Materials



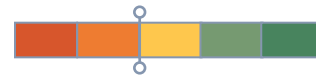
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Fire alarm system does not meet current requirements
- Accessible path of travel lacking throughout campus
- Announcer's booth at Football Field booth not ADA compliant
- Covered and non-covered outdoor eating areas needed
- Existing parking area and driveway paving in need of maintenance
- Storm drainage issues across campus
- Mature trees and landscaping in need of revitalization

OPPORTUNITIES

- Clear sense of entry and school identity
- Variety of Quads provide potential for gathering, outdoor learning, and performance activities



Exterior Eating Area



Quad Behind Administration

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

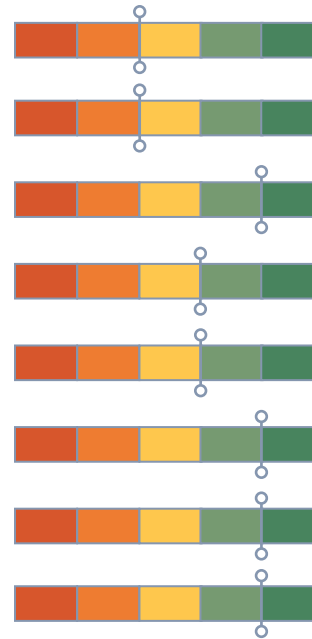
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Administration Rear Exit



Entry Lobby

CHALLENGES

- Serious water/moisture intrusion at basement level
- Basement level not habitable
- Extensive Accessibility updates required throughout
- Admin configuration does not control access to the building
- Repair and restoration needed on historic exterior

OPPORTUNITIES

- Enhance front entry and provide ADA compliant entrance
- Acoustical and natural lighting enhancements
- Large corridors provide opportunity for display, small group instruction

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

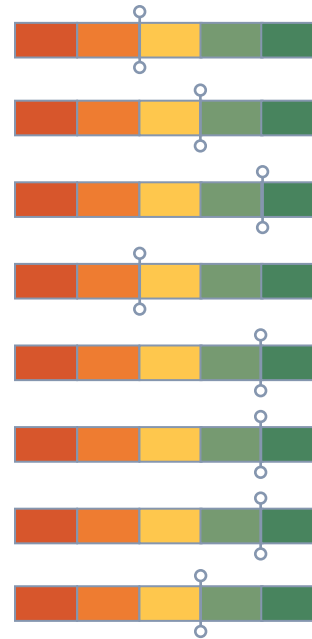
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



North Gymnasium Entry



North Gymnasium Interior

CHALLENGES

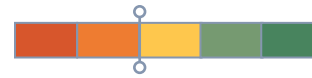
- Interior accessibility while maintaining existing spatial quality
- Repair and restoration needed on historic exterior

OPPORTUNITIES

- Make second floor accessible
- Large community meeting or group instructional space
- Ample natural light

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



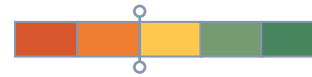
Educational Appropriateness



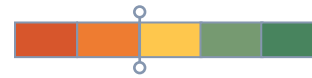
Technology Infrastructure



Building Finish Materials



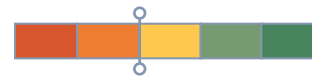
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Theater needs comprehensive modernization
- Extensive accessibility updates required throughout
- Repair and restoration of historic exterior

OPPORTUNITIES

- Provide accessible entry at front of auditorium
- Provide more direct access from exterior to backstage area
- Improve lobby/reception area



Auditorium Interior



Auditorium Entry

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant room signage
- Exterior of food service barren and lacks character

OPPORTUNITIES

- Classroom and teacher workroom configuration can be reconfigured for shared space
- Opportunity for physical or visual connectivity between spaces
- Access to covered and open outdoor learning
- Improve natural lighting



Food Service Exterior



Chemistry Lab Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Newer building in need of future modernization
- Re-purposing Computer Room as technology becomes more mobile

OPPORTUNITIES

- Central Location and overall building condition and configuration
- Integrate spaces into cohesive whole and connect to outside



Computer Room Interior



Library Entry

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged buildings in need of modernization
- Non ADA compliant door hardware, sinks, restrooms & drinking fountains

OPPORTUNITIES

- Adjacent outdoor work areas support outdoor learning
- Improve natural light and ventilation



Wood Shop Interior



Shop Building Exterior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

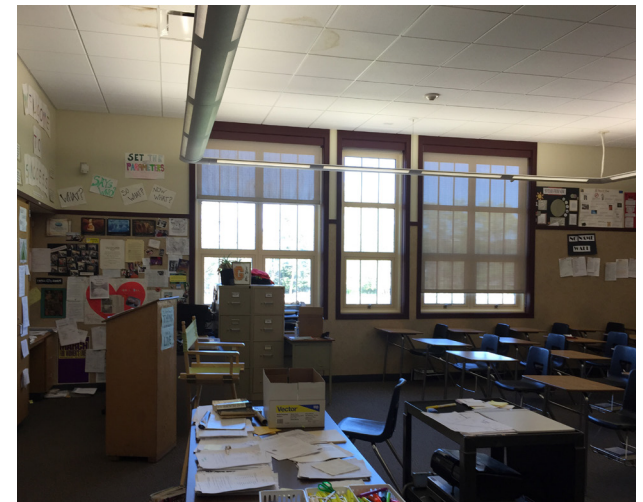
- Newer building with little modernization needed

OPPORTUNITIES

- Improve light in classrooms
- Reconfigure existing restrooms to create All-Access Restrooms



Building Exterior



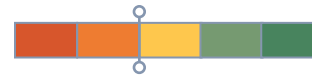
Classroom Interior

SANTA ROSA JUNIOR & SENIOR HIGH SCHOOL MUSIC BUILDING

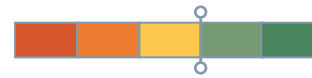
EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



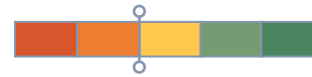
Educational Appropriateness



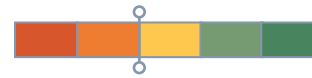
Technology Infrastructure



Building Finish Materials



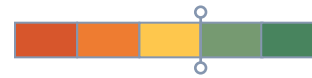
Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant access and room signage
- Repair and restoration of historic exterior

OPPORTUNITIES

- Brighten interior spaces



Building Exterior



Dance Room Interior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Girl's locker room located at North Gym
- Lacking ADA compliant room signage

OPPORTUNITIES

- Provide ADA access to Coaches offices
- Repurpose shower areas
- Improve light and ventilation in Locker & Team Rooms



South Gymnasium Exterior Entry



Coaches Office

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

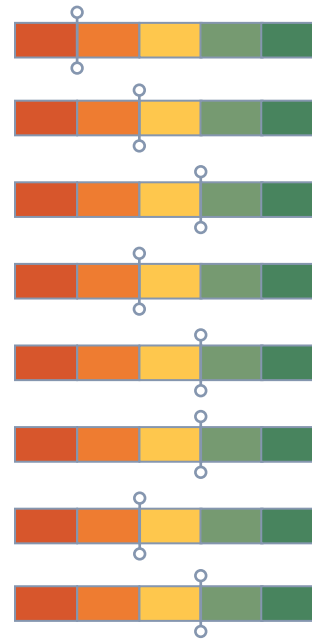
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of major modernization
- Classroom entry doors are not ADA accessible
- Black Box Theater is not ADA accessible

OPPORTUNITIES

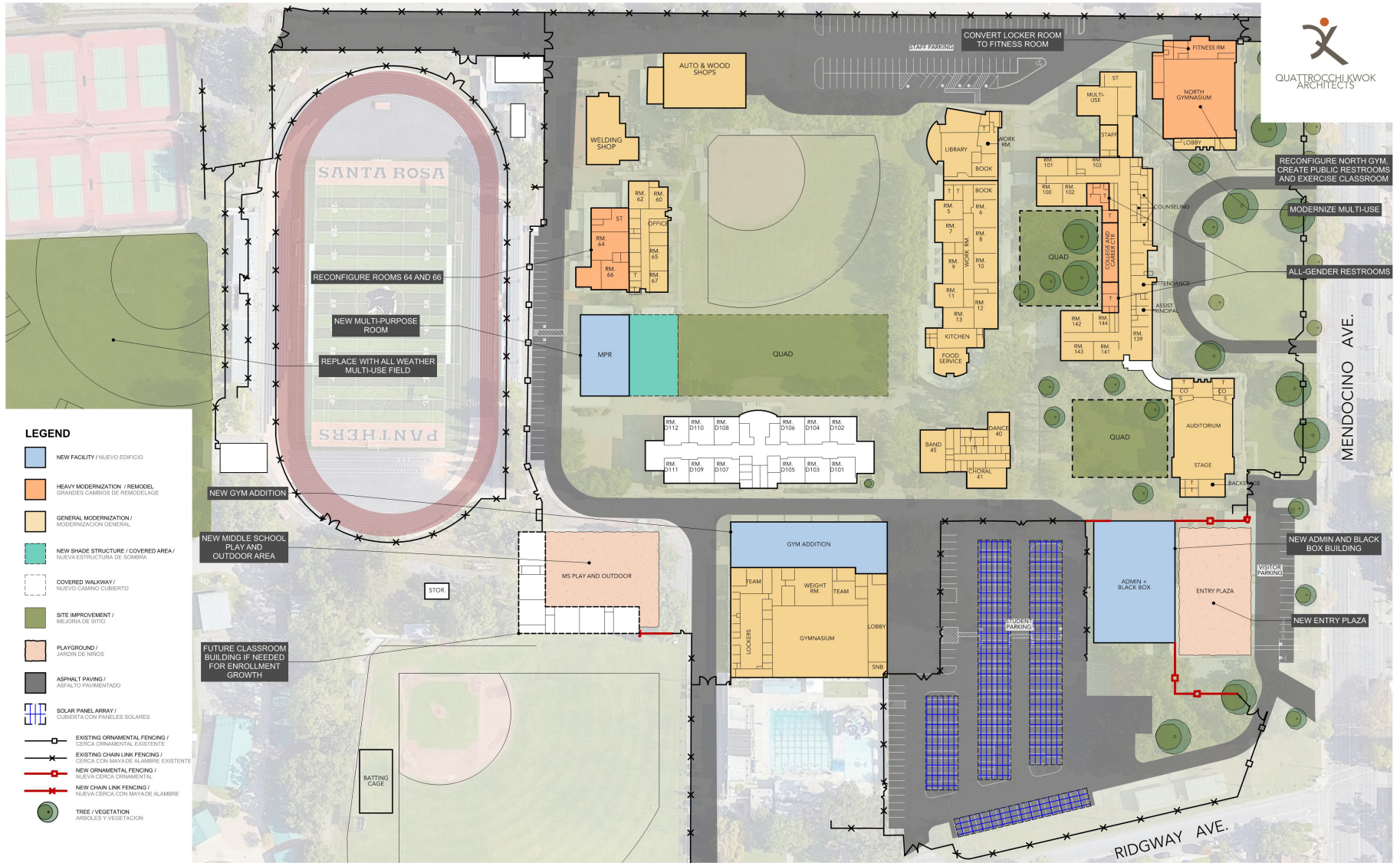
- Outdoor spaces provide opportunity for outdoor learning
- Improve signage at Drama Building for increased street presence
- Develop outdoor sculpture area



Art Classroom Interior

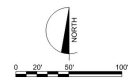


Art Classroom Exterior



> SANTA ROSA JUNIOR & SENIOR HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



CAMPUS WIDE SITE IMPROVEMENTS

\$20,791,649

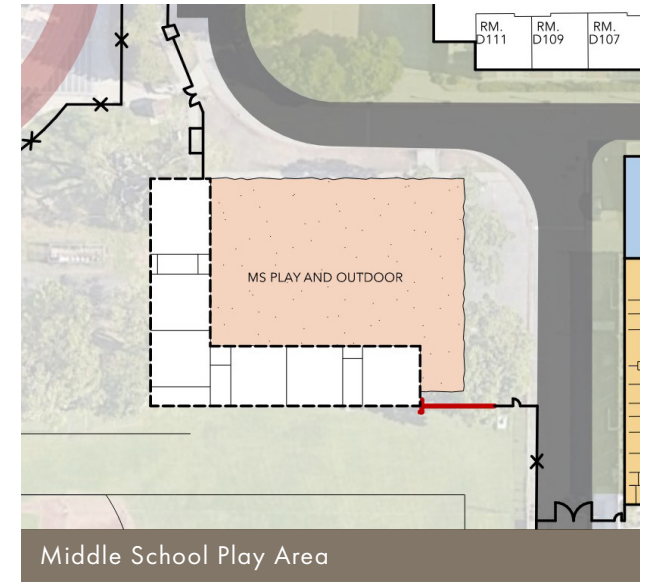
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Incorporate outdoor learning areas
- Revitalize landscaping and courtyards
- Remove portables and add hardcourt
- Renovate natural turf fields
- Remove storage building and renovate Quad at Main Building
- Improve basketball courts to create MS Play Area
- Create new Entry Plaza

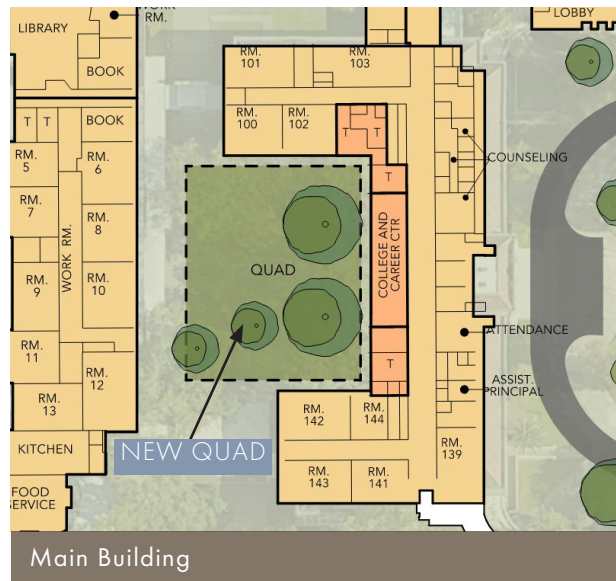


Drop-off and Parking

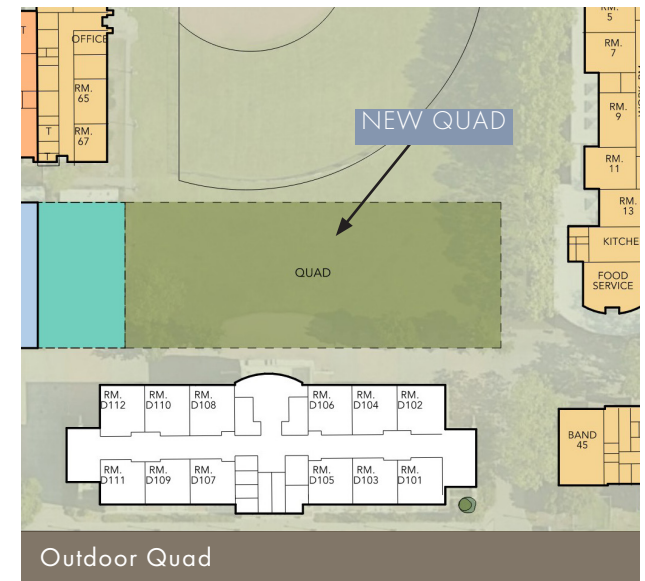


Middle School Play Area

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	21
Maintenance	16
Safety and Security	21
Code Comp.	10
Total	94/120



Main Building



Outdoor Quad

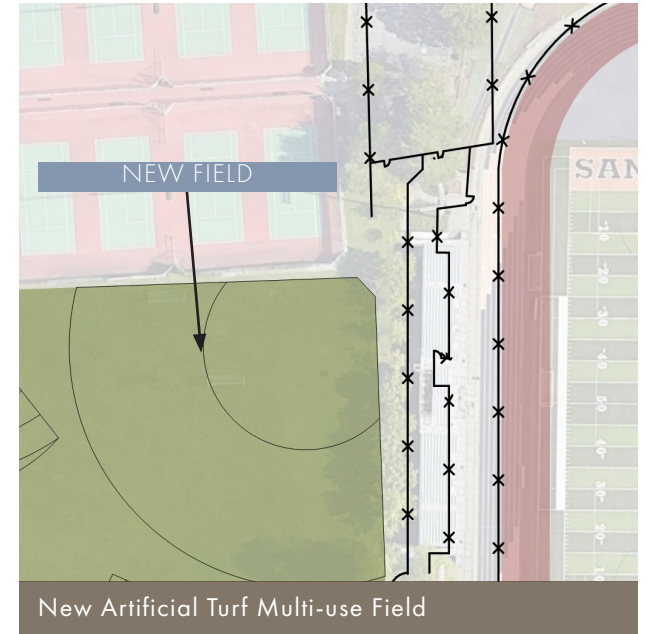
NEW ARTIFICIAL TURF MULTI-USE FIELD

\$9,295,000

INDICATORS OF QUALITY	
Ed. Programs	14
Community	8
Learning Env.	21
Maintenance	18
Safety and Security	21
Code Comp.	7
Total	89/120

New Artificial Turf Multi-use Field may include:

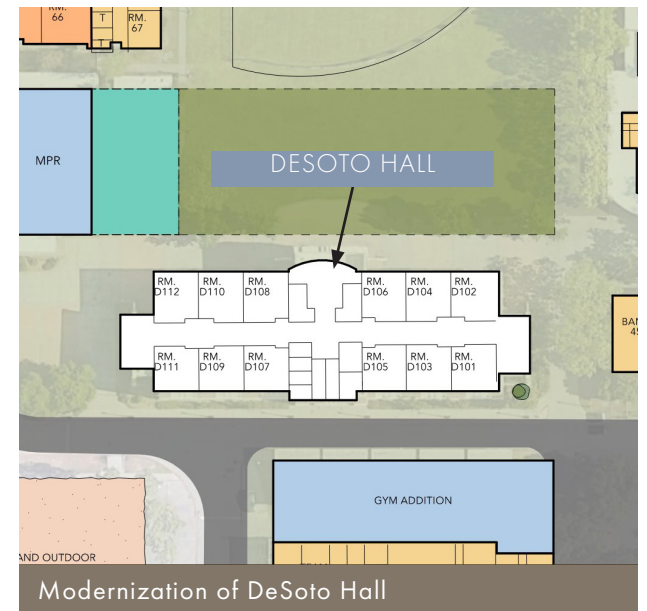
- Replacing existing natural turf fields with new artificial turf field striped to support discus and shot put competition events and for use as a practice field for multiple sports. Provide new infrastructure for discus and shot put



DESOTO HALL BUILDING

Modernization work completed in 2026

- No future work plans in this FMP



MODERNIZATION OF MAIN BUILDING

\$36,654,800

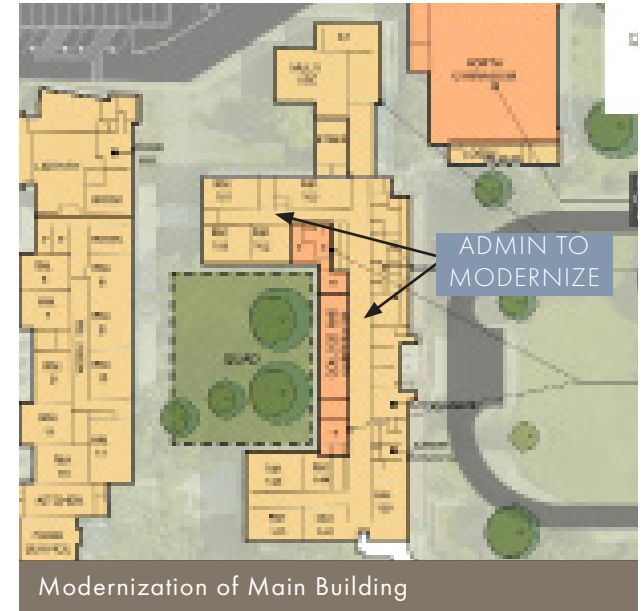
INDICATORS OF QUALITY	
Ed. Programs	16
Community	9
Learning Env.	27
Maintenance	16
Safety and Security	27
Code Comp.	10
Total	105/120

Modernize existing Main building. Modernization of each space may include:

- Add office spaces for administration staff
- Repair or replace existing wall and floor finishes
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Renovate and preserve historical building exterior
- New furniture
- Address accessibility issues at interior ramps
- Convert existing main Admin office to College and Career Center

New All-Access Restrooms will be located in:

- Main Building
- Re-configured restrooms will provide individual and private toilet compartments with full walls and doors for all students
- Sink areas will be open to all and supervised from adjacent hallway or outdoor areas



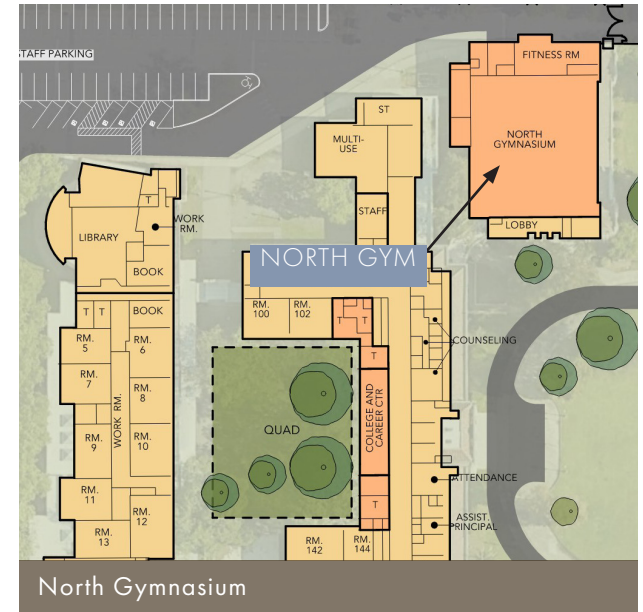
MODERNIZATION OF NORTH GYM

\$14,264,250

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	24
Maintenance	18
Safety and Security	24
Code Comp.	6
Total	96/120

Modernization of North Gym:

- Repair or replace existing wall and floor finishes as needed
- Provide new AV system and electrically operated window shades for use as presentation space
- Reconfigure Locker Room to Fitness room
- Reconfigure restrooms to create All-Access Restrooms
- Renovate and preserve historical building exterior
- Add divider curtain
- Provide scoreboards and 2-3 rows of bleachers for MS sporting events



North Gymnasium

MODERNIZATION AND EXPANSION OF SOUTH GYM

\$36,616,125

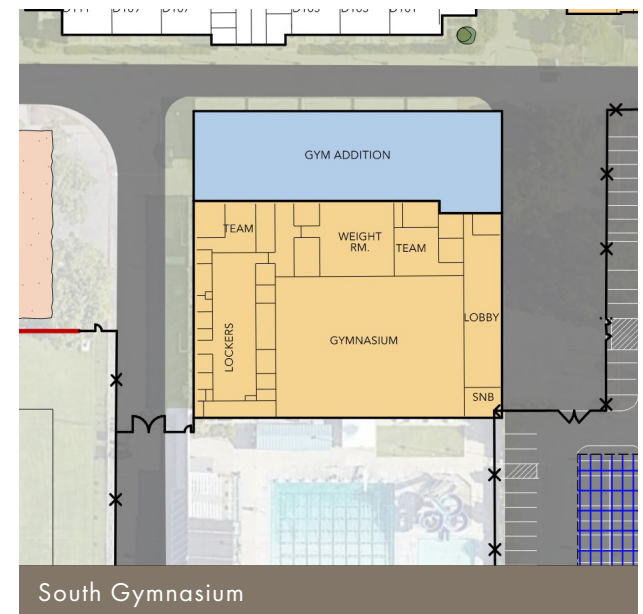
INDICATORS OF QUALITY	
Ed. Programs	18
Community	10
Learning Env.	24
Maintenance	18
Safety and Security	24
Code Comp.	10
Total	104/120

Modernization of existing South Gym including:

- Repair or replace existing wall and floor finishes as needed
- Modernize Boy's Locker Room with new lockers, finishes and lighting
- Modernize public restrooms and Lobby

Construct new 7,000 SF addition including:

- New Girl's Locker Room
- New Athletic Training Office
- New Mat/Exercise Room



South Gymnasium

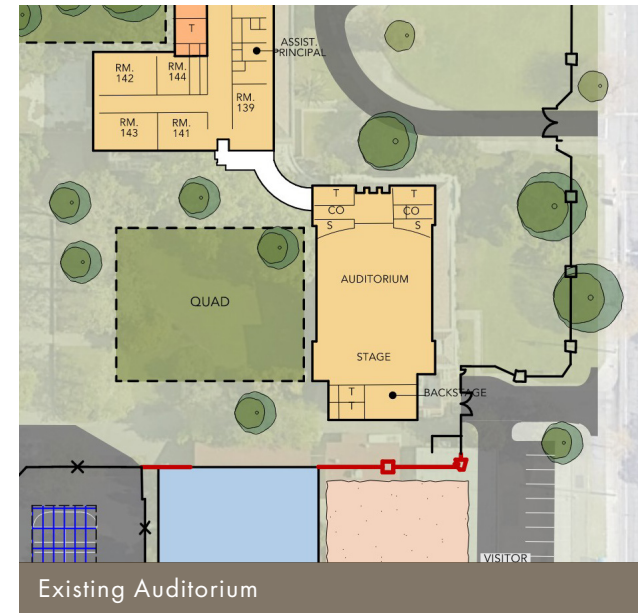
MODERNIZATION OF EXISTING AUDITORIUM

\$13,171,600

INDICATORS OF QUALITY	
Ed. Programs	16
Community	9
Learning Env.	24
Maintenance	20
Safety and Security	27
Code Comp.	10
Total	106/120

Modernize existing Auditorium. Modernization of Auditorium may include:

- Repair or replace existing wall and floor finishes
- Improve to meet accessibility requirements
- Replace seating and provide accessible seating to comply with ADA
- Repair or replace plumbing systems as necessary
- Replace theatrical lighting and control systems
- Replace theatrical rigging systems
- Improve access to backstage storage area
- Renovate and preserve historical building exterior
- Add interior elevator to provide accessible access to balcony seating



Existing Auditorium

MODERNIZATION OF EXISTING MUSIC BUILDING

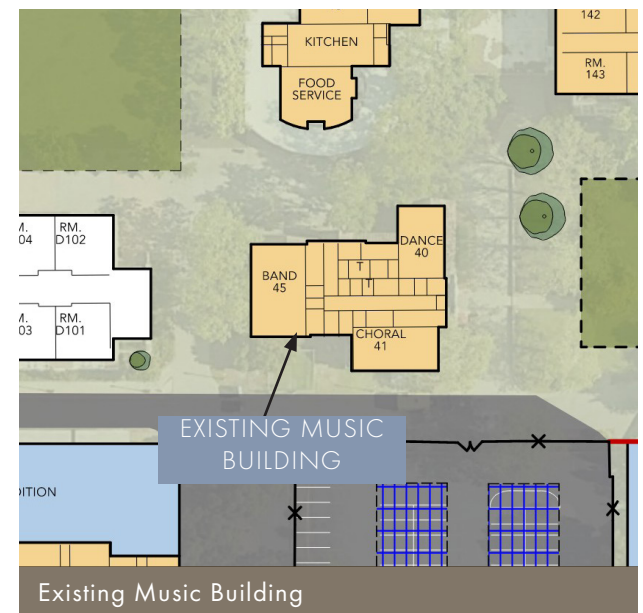
\$9,484,800

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	20
Safety and Security	27
Code Comp.	9
Total	110/120

Modernize existing music building to better support the vocal and instrumental music related curriculum across all grades.

Modernization of music building may include:

- Repair or replace existing wall and floor finishes
- Student work room
- Provide additional secure storage space
- Improve acoustic environment
- Repair or replace plumbing systems as necessary
- Renovate and preserve historical building exterior
- Upgrade mechanical and electrical systems as needed
- Provide ADA compliant access to building
- New furniture



Existing Music Building

MODERNIZATION OF EXISTING WELDING SHOP

\$3,053,700

INDICATORS OF QUALITY	
Ed. Programs	16
Community	7
Learning Env.	21
Maintenance	16
Safety and Security	18
Code Comp.	7
Total	85/120

Modernize existing welding shop building. Modernization of welding shop space may include:

- Repair or replace existing wall and floor finishes
- Improve facility layout for efficiency and flexibility
- Provide additional storage space
- Repair or replace plumbing systems as necessary
- Improve infrastructure in order to run welders and manufacturing machinery
- New furniture



Existing Welding Shop

MODERNIZE AUTO AND WOOD SHOP BUILDING

\$5,534,100

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	24
Maintenance	18
Safety and Security	18
Code Comp.	8
Total	94/120

Modernize existing auto and wood shop building.

- Repair or replace existing wall and floor finishes
- Improve facility layout for efficiency and flexibility
- Provide additional storage space
- Replace damaged acoustical materials
- Repair or replace plumbing systems as necessary
- Upgrade electrical and mechanical systems to meet current code requirements
- New furniture



Modernize Auto and Wood Shop Building

MODERNIZE AGRICULTURE BUILDING

\$10,726,625

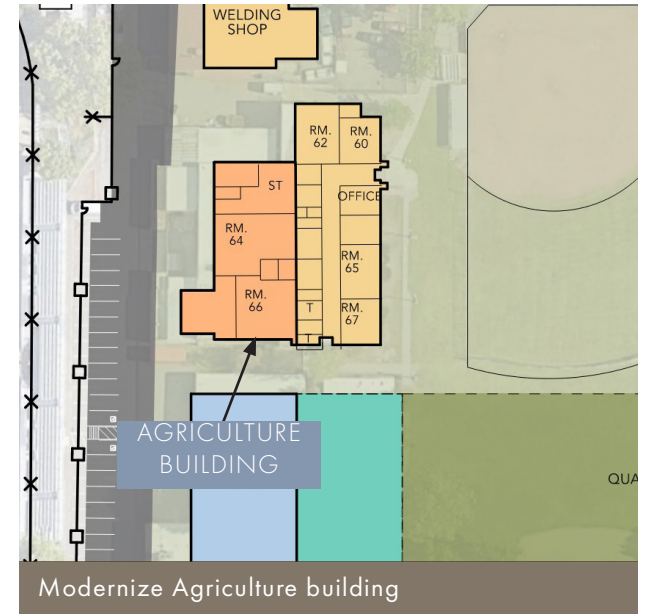
INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	27
Maintenance	18
Safety and Security	24
Code Comp.	7
Total	103/120

Modernize existing classrooms buildings. Modernization of each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- New furniture

Reconfigure building to provide learning spaces designed to support the following programs:

- 2 Agriculture classrooms/ Labs
- Ceramics studio
- 2D Art Classroom
- 3D Art Classroom
- Floriculture Classroom/ Lab



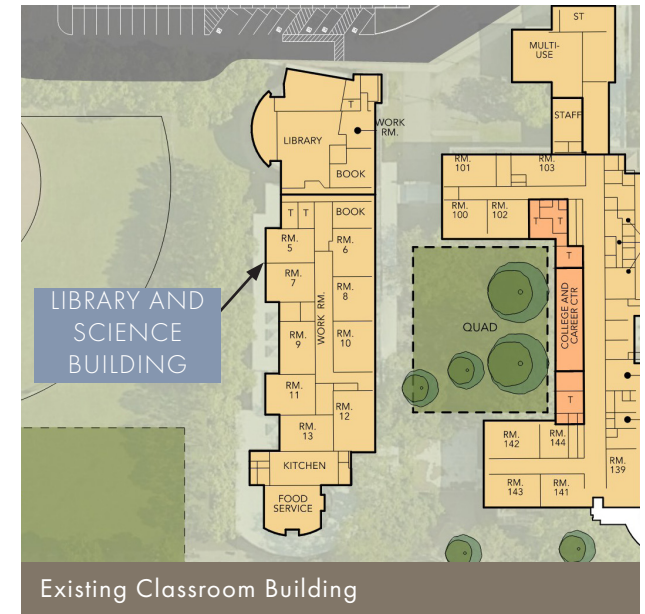
MODERNIZE LIBRARY AND SCIENCE BUILDING

\$16,420,950

INDICATORS OF QUALITY	
Ed. Programs	16
Community	8
Learning Env.	27
Maintenance	16
Safety and Security	18
Code Comp.	5
Total	90/120

Modernization of each space may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- Replace and reconfigure Science classroom cabinetry to create more flexible learning environments



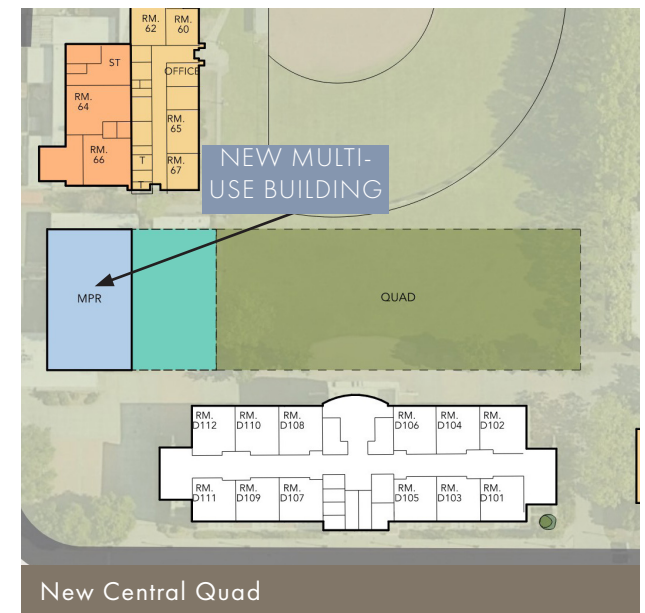
NEW MULTI-USE BUILDING

\$9,991,800

INDICATORS OF QUALITY	
Ed. Programs	20
Community	8
Learning Env.	18
Maintenance	18
Safety and Security	24
Code Comp.	6
Total	94/120

Provide new Multi-Purpose Room Building of approximately 5,000 sf. in existing Quad space. The building may include:

- Flexible main space with high ceilings capable of supporting students eating lunch, after school events, athletic practices for some sports and performances
- Large roll-up doors connecting to the Quad to create indoor-outdoor space
- 2,000 sf outdoor covered area extending into quad
- AV system to support performances in interior space and to serve as a stage for outdoor performances in the Quad.
- Storage for furniture and equipment to support flexible uses



NEW ADMIN AND ARTQUEST BUILDING

\$23,421,694

INDICATORS OF QUALITY	
Ed. Programs	16
Community	10
Learning Env.	27
Maintenance	20
Safety and Security	24
Code Comp.	6
Total	103/120

Provide new 2-story Building of approximately 26,000 sf to provide public facing Administration functions and specialized classrooms for the Artquest Program. The building shall include:

- Public Lobby to control campus access and welcome visitors
- Admin offices for Principal, Attendance and other support staff
- Black Box Theater and support spaces
- 2D Visual Arts Classroom
- 3D Art Classroom
- Photography Classroom
- Video Studio
- Digital Arts Lab
- Lobby/Gallery space
- Storage and Support spaces



New Admin & Artquest Building

SCHOOL DATA

Address: 211 Ridgway Ave
Santa Rosa, CA 95401



Draft for Board Approval: April 22, 2026

SANTA ROSA CITY SCHOOL DISTRICT OFFICE

SUMMARY

MAJOR FACILITY NEEDS

- Site has many portables that are very beyond their service life
- Insufficient parking and site access for staff, parents, and emergency vehicles

IQQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	LOW	\$0
71-85	MEDIUM	\$0
86-100	HIGH	\$7,961,250
101-120	HIGHEST	\$1,500,000
TOTAL COST		\$9,461,250

SANTA ROSA CITY SCHOOLS DISTRICT OFFICE
AERIAL IMAGE



SANTA ROSA CITY SCHOOLS DISTRICT OFFICE

DISTRICT OFFICE

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



Educational Appropriateness



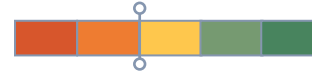
Technology Infrastructure



Building Finish Materials



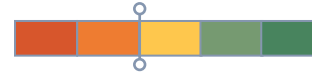
Building Systems (Mechanical & Plumbing, Utilities)



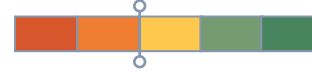
Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Non-compliant ADA parking, signage, and drinking fountains
- Existing asphalt for driveway paving in poor condition
- Fire alarm system does not meet current requirements for audible and visual coverage

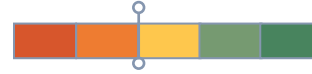
OPPORTUNITIES

- Property sufficiency for relocation

SANTA ROSA CITY SCHOOLS DISTRICT OFFICE CENTRAL KITCHEN

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



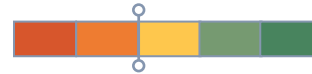
Educational Appropriateness



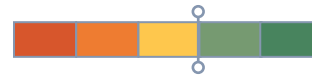
Technology Infrastructure



Building Finish Materials



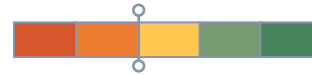
Building Systems (Mechanical & Plumbing, Utilities)



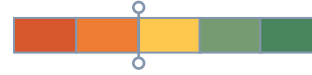
Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

- Evidence of water intrusion in some locations

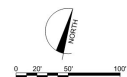
OPPORTUNITIES

- Property sufficiency for relocation



> SANTA ROSA CITY SCHOOLS DISTRICT OFFICE

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2431.00



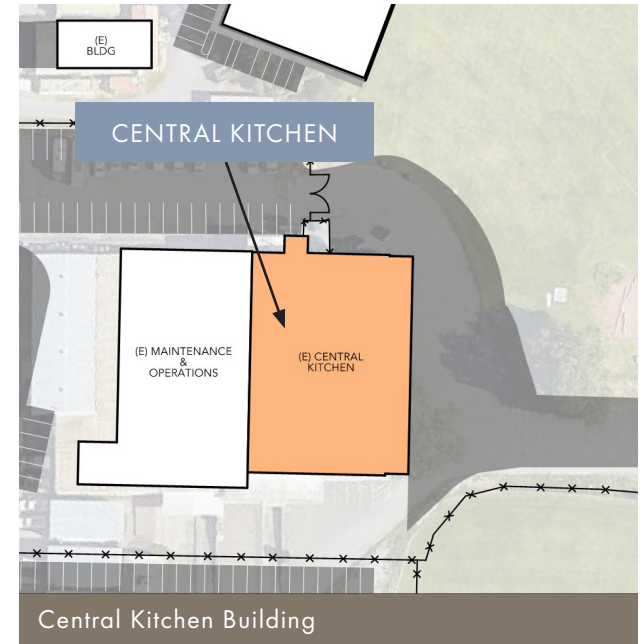
MODERNIZATION OF CENTRAL KITCHEN BUILDING

\$7,961,250

INDICATORS OF QUALITY	
Ed. Programs	12
Community	7
Learning Env.	18
Maintenance	20
Safety and Security	24
Code Comp.	10
Total	91/120

Modernization of Central Kitchen may include:

- Reconfigure layout
- New cabinetry
- Dedicated storage space
- Adequate lighting
- Repair or replace plumbing systems
- Repair or replace existing wall and floor finishes



STEAM KETTLE REPLACEMENT

\$1,500,00

INDICATORS OF QUALITY	
Ed. Programs	14
Community	7
Learning Env.	15
Maintenance	20
Safety and Security	15
Code Comp.	8
Total	79/120

Steam kettle replacement may include:

- Boiler replacement

