



# Facilities Master Plan Update - 2022

Santa Rosa City Schools



QUATTROCCHI KWOK  
ARCHITECTS

# 2016 FMP Mission

**To guide facilities decision making to make the best use of available funding to benefit student achievement in Santa Rosa City Schools.**

# 2016 FMP Development Process

FACILITIES ASSESSMENT

QKA team conducted site visits at each campus

EDUCATIONAL FACILITIES GUIDELINES

Identifies facilities needs to support core educational programs at ES, MS and HS

SITE COMMITTEE MEETINGS

2 meetings conducted at each site with staff, teachers, parents and community members

DRAFT FMP

Developed based on input and Demographic and Capacity Study

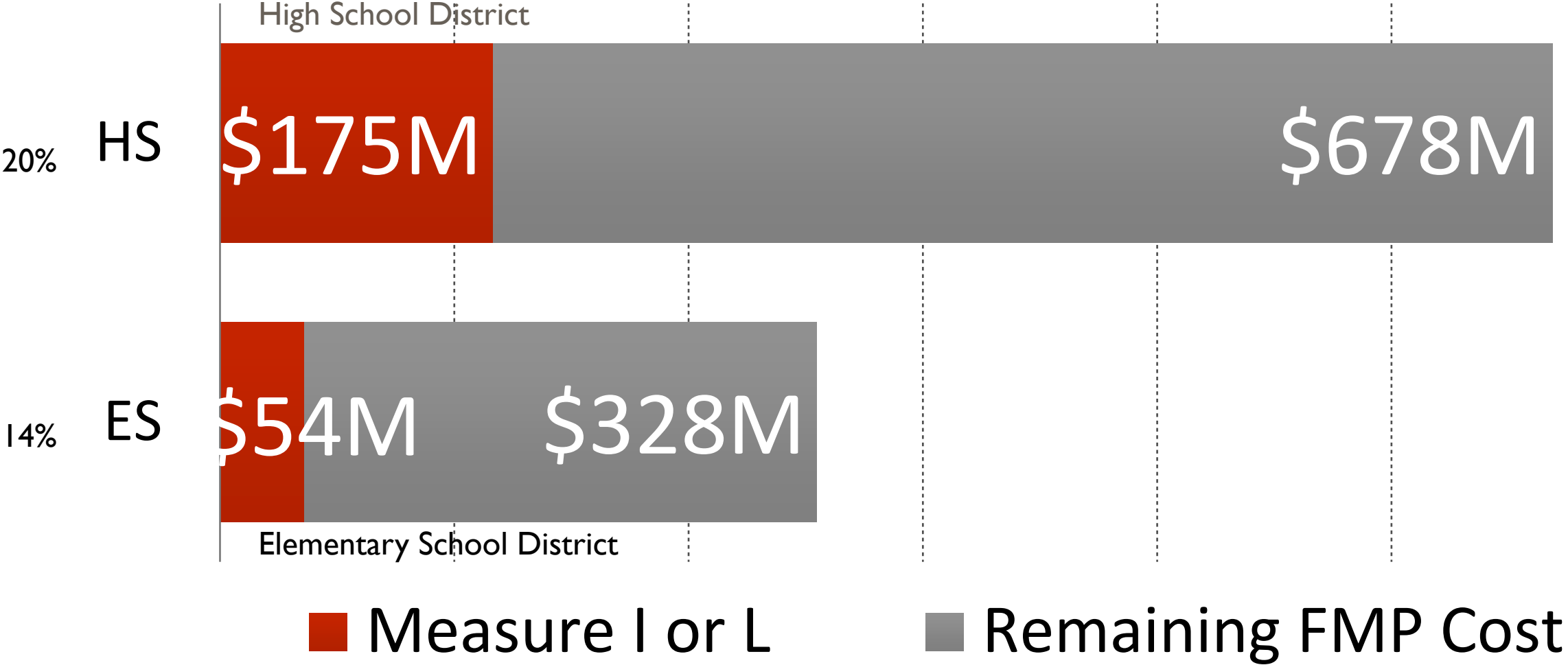
COMMUNITY INPUT

Review by Board, Site Committees and Community

IMPLEMENTATION PLAN

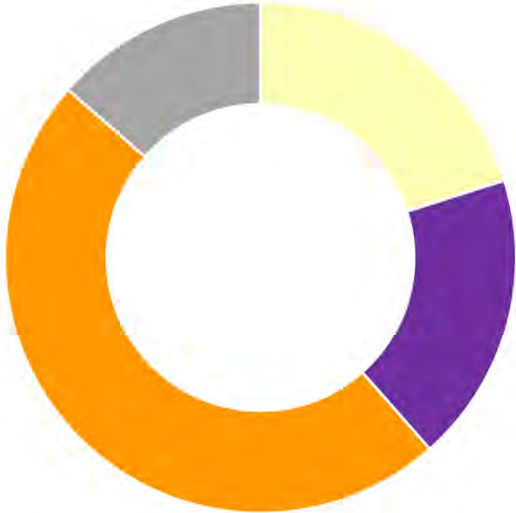
Measure I and L Implementation Plan developed to select which projects are funded based on input

# 2016 FMP Summary



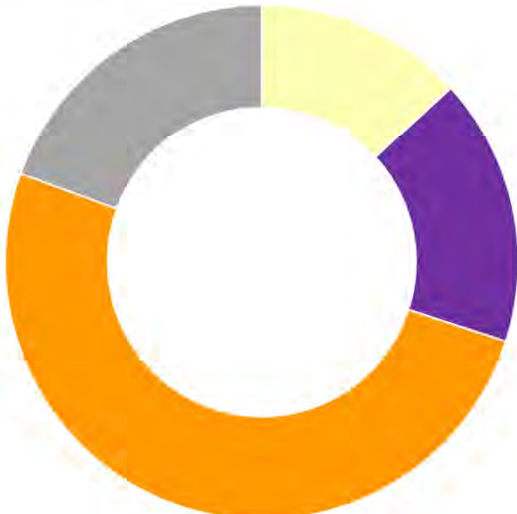
# 2016 FMP Summary

## HIGH SCHOOL DISTRICT



	IOQ Range	Level of Need	Estimated Cost	%
	0-49	LOW	\$152,452,781	20%
	50-60	MEDIUM	\$139,433,986	18%
	61-75	HIGH	\$363,603,248	48%
	76-120	HIGHEST	\$102,845,474	14%

## ELEMENTARY SCHOOL DISTRICT



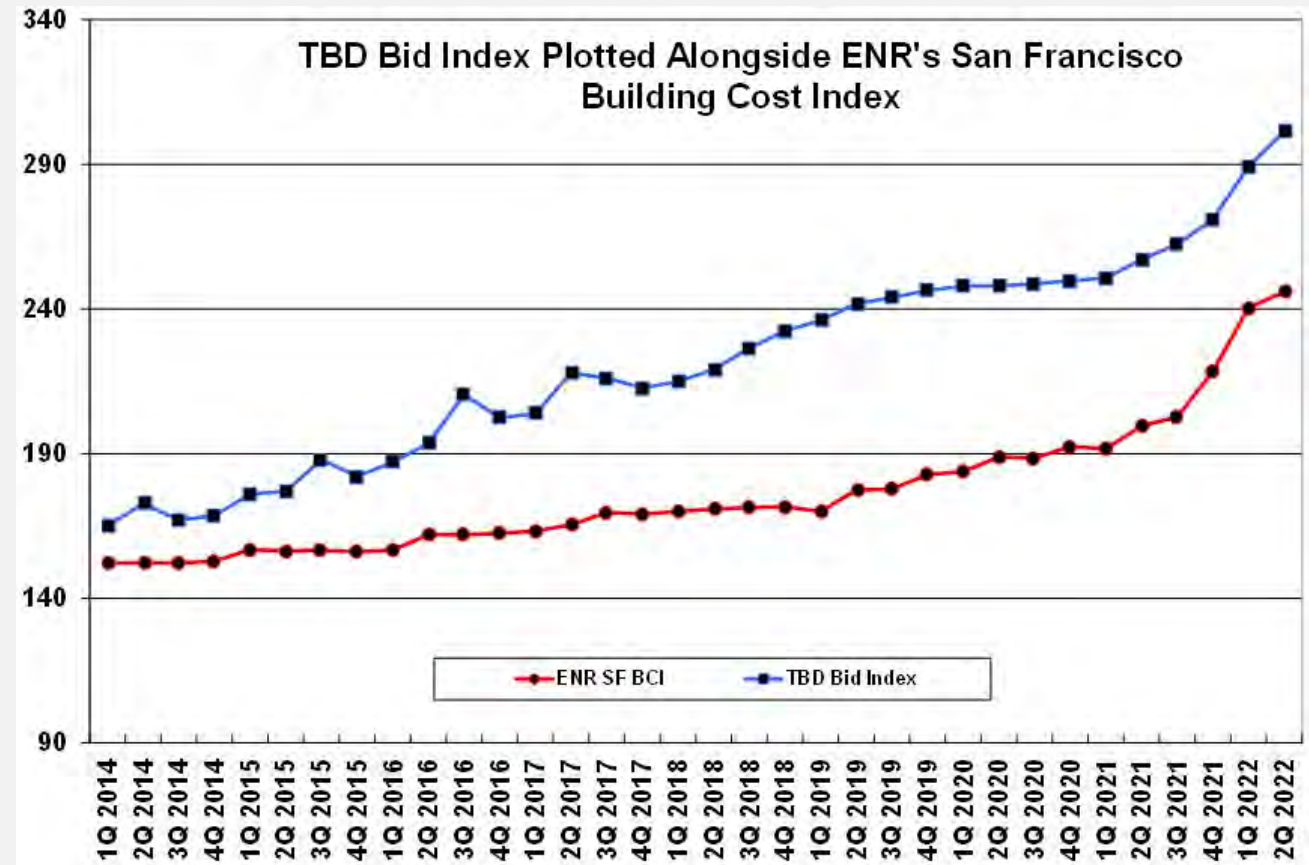
	IOQ Range	Level of Need	Estimated Cost	%
	0-49	LOW	\$48,633,907	13%
	50-60	MEDIUM	\$62,125,975	17%
	61-75	HIGH	\$186,488,921	51%
	76-120	HIGHEST	\$71,769,753	19%

# 2022 FMP Update Scope of Work

- **Update estimated cost of all improvements in 2016 FMP to current market**
- **Identify and eliminate all projects (completed and in process) which are funded by Measures I & L from updated FMP**
- **Future Updates if Bond Measures pass:**
  - Incorporate Transitional Kindergarten
  - Adjust for changes in enrollment at each site
  - Review Ed Facilities Specifications to update for current and future teaching methodology
  - Conduct new Site Committee Meetings
  - Re-evaluate project priorities

# Why have costs changed?

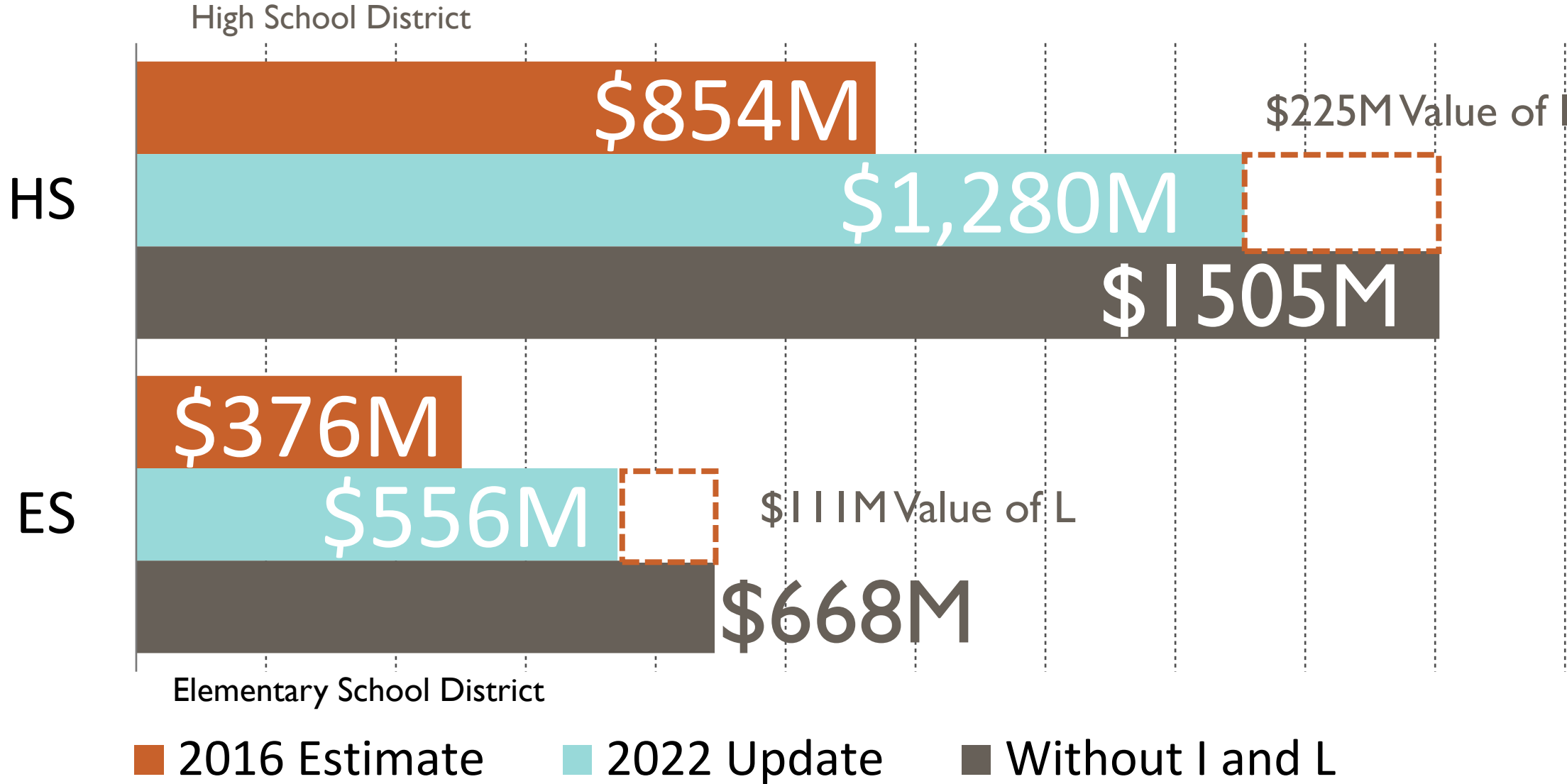
- Original FMP Estimates completed in 2016
- Significant Construction Cost Escalation due to:
  - Labor and material shortages
  - General inflation
  - Fuel prices
  - Supply Chain issues
- Limited Contractor and Sub-Contractor Availability
- Changes in Building Code and other requirements



# Measure I and L Projects Completed

- **Technology Upgrades at all Schools including teacher equipment, classroom AV systems and data infrastructure that were vital to COVID Response**
- **HVAC system Upgrades across the District that reduce Maintenance cost and increase ventilation and comfort**
- **Roofing repairs and replacement across the District**
- **Various site improvement to address accessibility and security issues**
- **School signage**
- **Various other improvements to address urgent maintenance needs**
- **Projects completed at every School Site with more projects in process**

# 2022 FMP Updated Costs

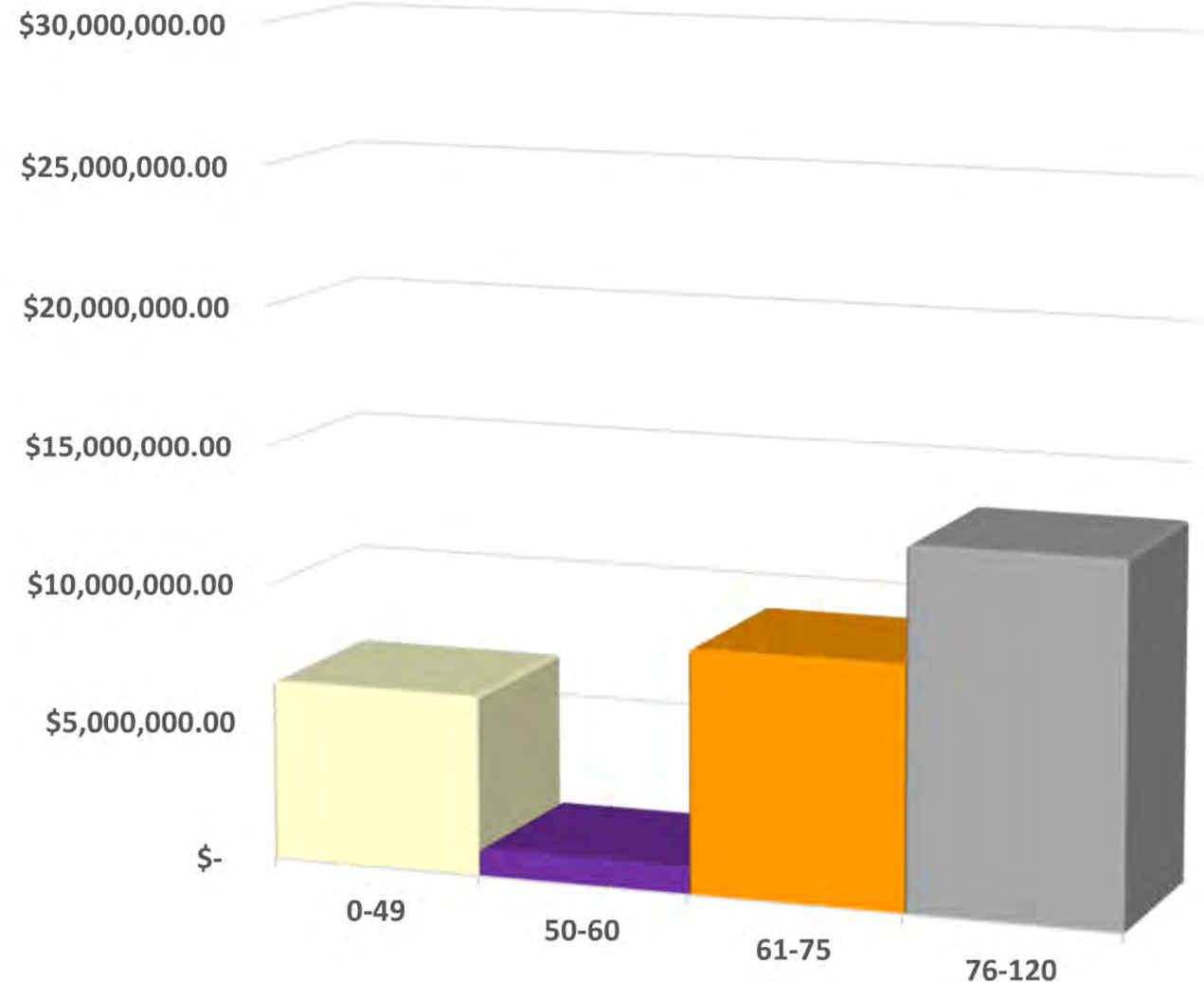


# Lincoln Elementary

## 2016 FMP Estimated Costs

IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$6,526,190
50-60	MEDIUM	\$1,028,826
61-75	HIGH	\$8,828,435
76-120	HIGHEST	\$12,988,287
TOTAL COST		\$29,371,738

## PROJECT COST BY IOQ SCORE RANGE





- COLORS DENOTE BUILDINGS OR AREAS WITHIN BUILDINGS**
- MODERNIZATION OF EXISTING
  - NEW BUILDING PROGRAM / RECONFIGURATION OF SPACE
  - NEW BUILDING
  - NEW SITE STRUCTURES
  - SITE IMPROVEMENTS
  - POTENTIAL SOLAR STRUCTURE
  - COVERED WALKWAYS

MODERNIZATION OF EXISTING LIBRARY

NEW MULTI-USE BUILDING

MODERNIZATION OF EXISTING CLASSROOMS

MAKER SPACE & FLEXIBLE MEETING SPACE

MODERNIZATION OF ADMINISTRATION

W 9TH ST

## CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,980,865

INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	12
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:

- Classroom security locks for all classrooms
- New perimeter fencing and gates at play areas
- Improvements to drop-off to separate students and cars
- Improve exterior lighting
- Additional security cameras
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows



## CAMPUS WIDE TECHNOLOGY UPGRADES

\$1,157,613

INDICATORS OF QUALITY	
Ed. Programs	20
Community	4
Learning Env.	20
Maintenance	9
Safety and Security	9
Code Comp.	1
Total	63/120

Improvements across the campus to integrate technology into the educational environment to support students and staff. Improvements may include:

- Infrastructure upgrades
- Additional equipment such as projectors, laptops, and document cameras for teachers
- Wireless access in each building, at outdoor courtyards and learning areas
- AV systems at each classroom
- New phone and public address system

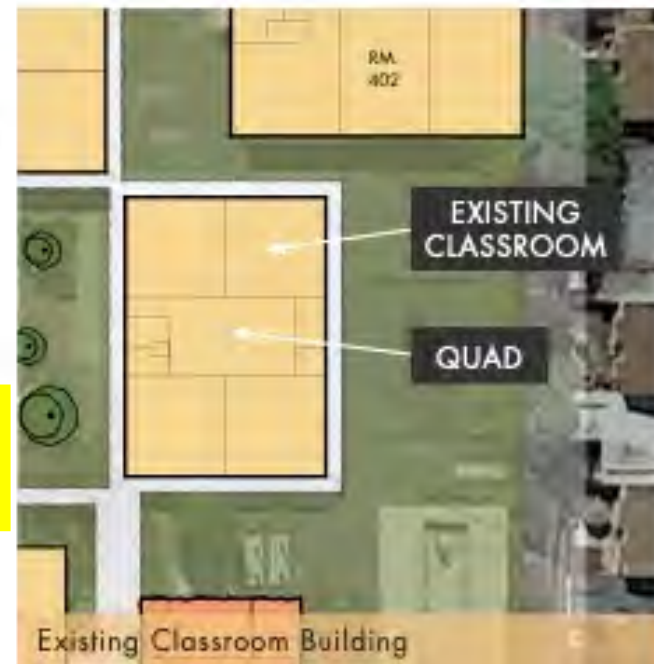
## MODERNIZATION OF EXISTING CLASSROOMS

**\$11,007,423**

INDICATORS OF QUALITY	
Ed. Programs	16
Community	3
Learning Env.	16
Maintenance	30
Safety and Security	9
Code Comp.	4
<b>Total</b>	<b>78/120</b>

Modernize existing 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
- 1 sink with a drinking fountain bubbler
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary



## MODERNIZATION OF EXISTING LIBRARY

**\$2,151,860**

INDICATORS OF QUALITY	
Ed. Programs	12
Community	3
Learning Env.	14
Maintenance	12
Safety and Security	3
Code Comp.	5
<b>Total</b>	<b>49/120</b>

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
- Security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary



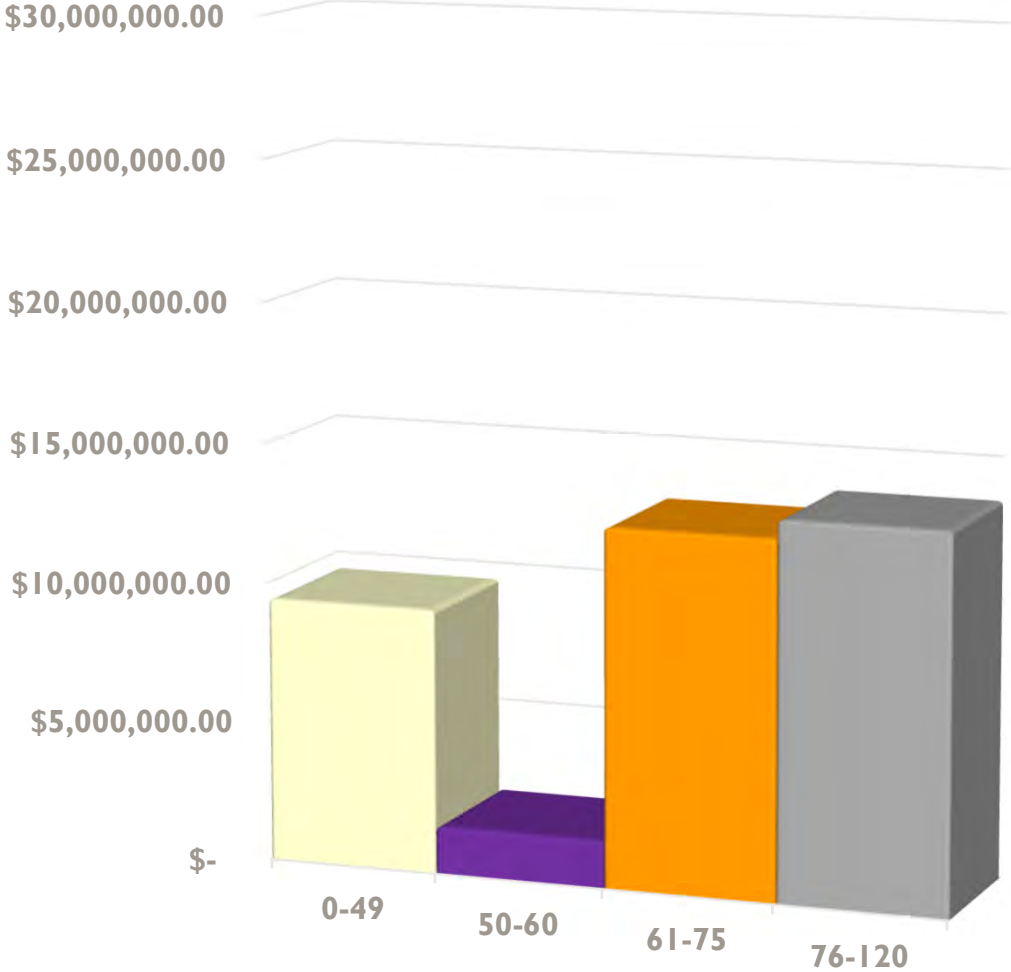
# High Priority Needs

- **Site Improvements including fencing, outdoor learning courtyard, shade structure for outdoor eating and parking and drop-off accessibility**
- **Completion of Classroom Modernization including new finishes, cabinetry, window shades and lighting**
- **Seismic Upgrade**
- **New MPR and conversion of existing MPR to Makerspace and Community Room**

# 2022 Updated Costs

IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$9,448,000
50-60	MEDIUM	\$1,718,000
61-75	HIGH	\$12,805,000
76-120	HIGHEST	\$13,843,000
TOTAL COST		\$37,453,000

PROJECT COST BY IOQ SCORE RANGE

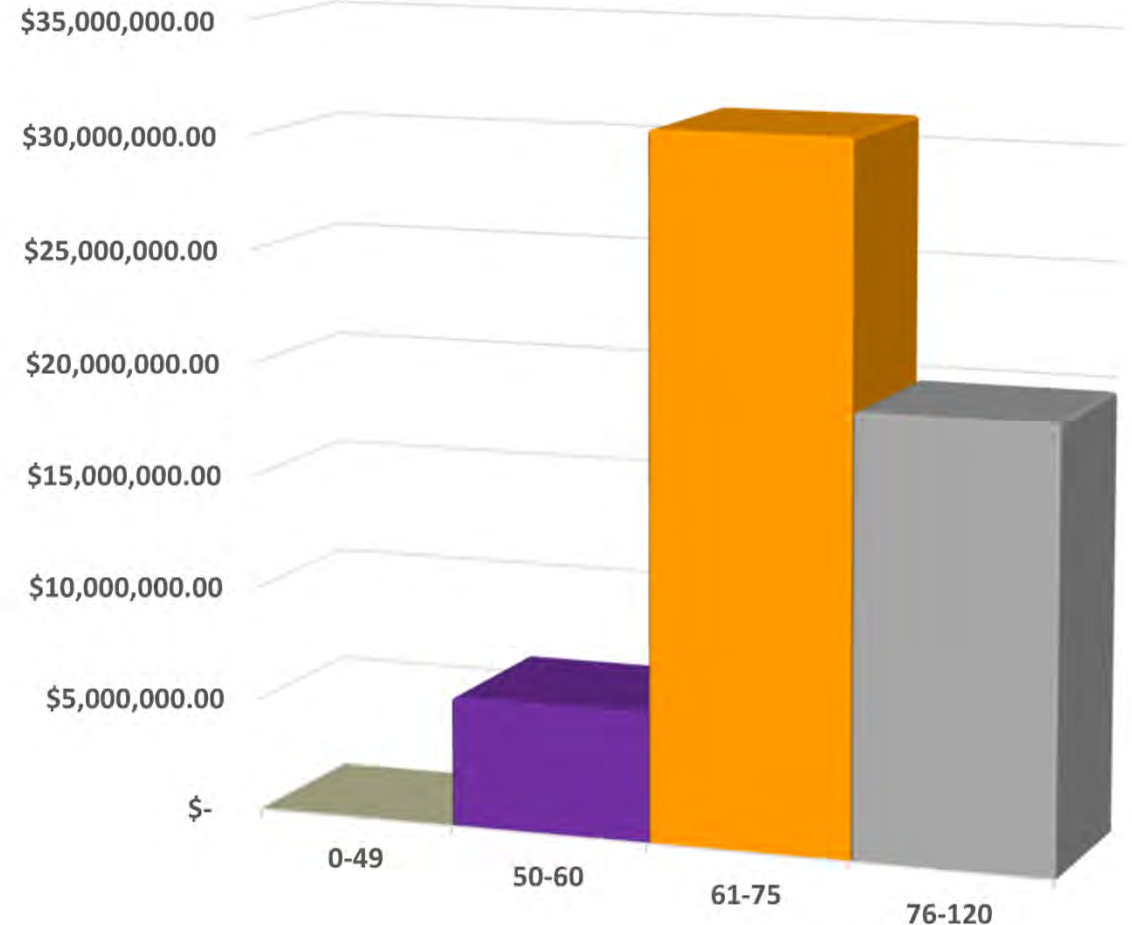


# Slater Middle School

## 2016 FMP Estimated Costs

IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$0
50-60	MEDIUM	\$5,820,968
61-75	HIGH	\$30,985,906
76-120	HIGHEST	\$19,428,255
TOTAL COST		\$56,235,129

## PROJECT COST BY IOQ SCORE RANGE





## CAMPUS WIDE SAFETY AND SECURITY UPGRADES

**\$1,231,701**

INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	18
Safety and Security	30
Code Comp.	10
<b>Total</b>	<b>79/120</b>

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

- Classroom security locks for all classrooms
- New perimeter fencing and gates at play areas
- Improve exterior lighting
- Additional security cameras
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows



## CAMPUS WIDE TECHNOLOGY UPGRADES

**\$2,458,497**

INDICATORS OF QUALITY	
Ed. Programs	20
Community	4
Learning Env.	20
Maintenance	9
Safety and Security	9
Code Comp.	1
<b>Total</b>	<b>63/120</b>

Improvements across the campus to integrate technology into the educational environment to support students and staff. Improvements may include:

- Infrastructure upgrades
- Additional equipment such as projectors, laptops, and document cameras for teachers
- Wireless access in each building, at outdoor courtyards and learning areas
- AV systems in all classrooms
- New phone system with public address

## MODERNIZATION OF EXISTING CLASSROOMS

**\$20,390,449**

INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	18
Maintenance	24
Safety and Security	9
Code Comp.	5
<b>Total</b>	<b>74/120</b>

Modernize existing 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
- Classroom security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary
- Small group learning areas



## MODERNIZATION OF EXISTING LIBRARY

**\$3,035,056**

INDICATORS OF QUALITY	
Ed. Programs	14
Community	4
Learning Env.	20
Maintenance	24
Safety and Security	6
Code Comp.	4
<b>Total</b>	<b>72/120</b>

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
- Security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary



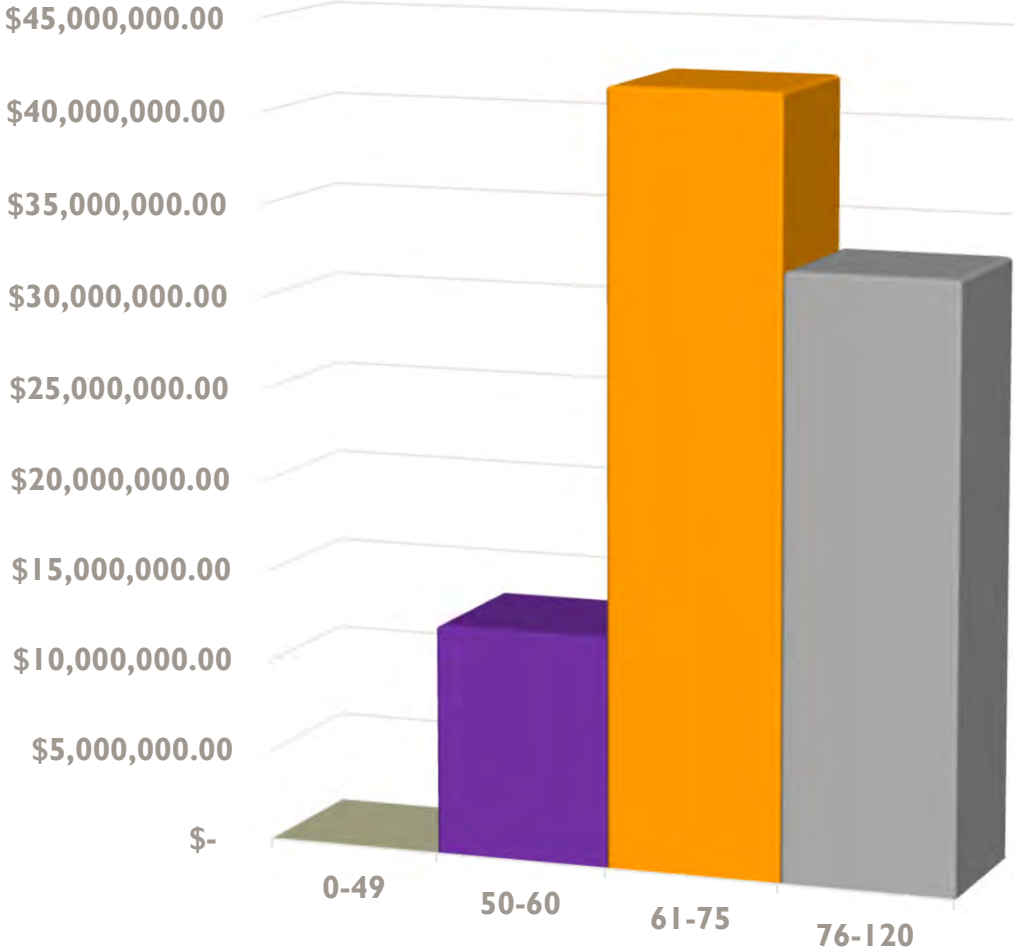
# High Priority Needs

- **Site Improvements including fencing, outdoor learning areas, shade structures and student seating**
- **Completion of Modernization of Classroom Buildings and Gym including new finishes, window shades and lighting**
- **Science Lab Upgrades and expansion**
- **Conversion of existing classroom to Makerspace**

# 2022 Updated Costs

IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$0
50-60	MEDIUM	\$12,704,000
61-75	HIGH	\$42,098,000
76-120	HIGHEST	\$32,800,000
TOTAL COST		\$87,602,000

PROJECT COST BY IOQ SCORE RANGE



# Conclusions

- **Measures I and L made significant and valuable improvements to SRCS Facilities**
- **Foundational warm, safe and dry issues have been addressed**
- **Significant technology upgrades were completed**
- **Improvements were especially critical through COVID Pandemic**
- **Facilities need is still significant across the District**



# Thank you!

Quattrocchi Kwok Architects | (707) 576-0829 | [aaronj@qka.com](mailto:aaronj@qka.com)



QUATTROCCHI KWOK  
ARCHITECTS