

DRAFT

FACILITIES MASTER PLAN

SANTA ROSA CITY SCHOOLS

DRAFT v2.0 Presented for Board Discussion November 8, 2023

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TABLE OF CONTENTS

Executive Summary	TBD	Herbert Slater Middle School	HSMS 1-18
Introduction	13	Hilliard Comstock Middle School	HCMS 1-17
Educational Facilities Guidelines	EFG 1-24	Rincon Valley Middle School	RVMS 1-17
Abraham Lincoln Elementary School	ALES1-13	Santa Rosa Middle School	SRMS 1-18
Albert F. Biella Elementary School	ABES 1-13	Elsie Allen High School	EAHS 1-18
Brook Hill Elementary School	BHES 1-12	Maria Carrillo High School	MCHS 1-17
Helen Lehman Elementary School	HLES 1-13	Montgomery High School	MHS 1-18
Hidden Valley & Satellite Elementary Schools	HVES1-23	Piner High School	PHS 1-18
Luther Burbank Elementary School	LBES 1-12	Ridgway High School	RHS 1-11
James Monroe Elementary School	JMES 1-13	Santa Rosa High School	SRHS 1-32
Proctor Terrace Elementary School	PTES 1-14	SRCS District Office	SRCS 1-4
Santa Rosa French-American Charter	SRFAC 1-12	Early Learning Academy	TBD
Steele Lane Elementary School	SLES 1-11	Appendix 1: Acknowledgments	
Santa Rosa Charter School for the Arts	SRCSA 1-11	Appendix 2: Demographics and Capacity Analysis	
Cesar Chavez Language Academy	CCLA 1-9		

INTRODUCTION

v1.0 Pending Board Approval April 27, 2016



INTRODUCTION

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 funding. SRCS and QKA have partnered to update this Facilities Master Plan to continue to guide facilities decision making for Measures I and L 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 70 meetings 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. Their contribution is acknowledged in the list of participants in Appendix 1.

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 a 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 we 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.

FMP 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.

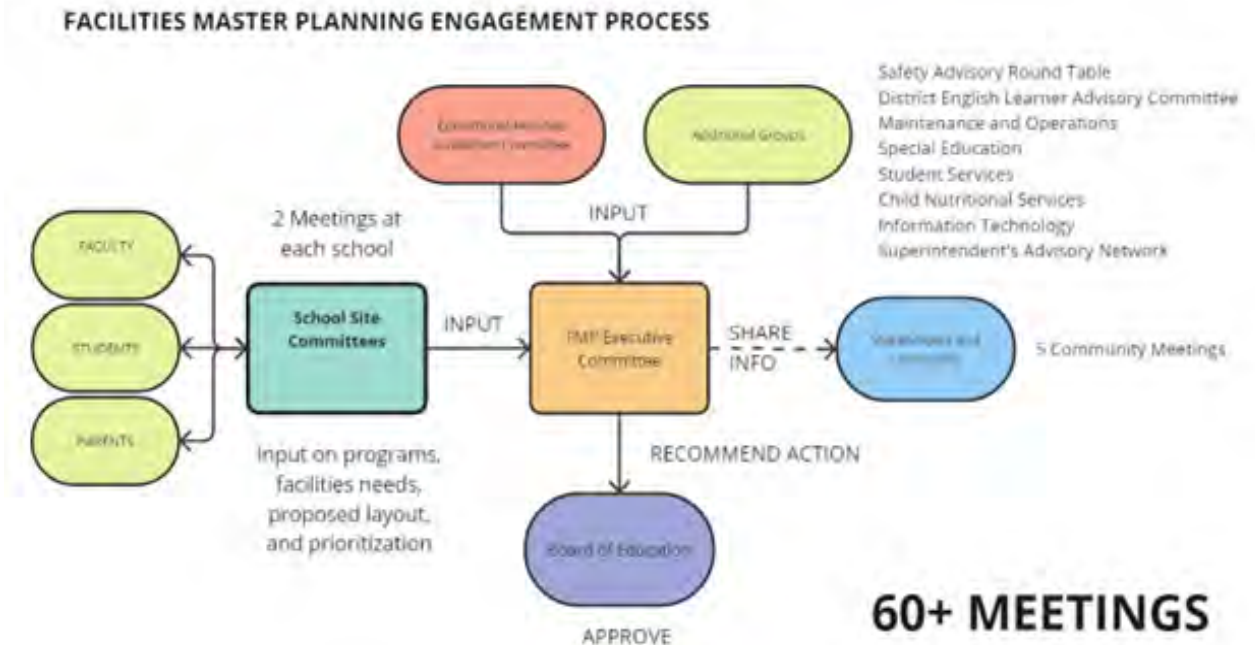
MASTER PLANNING PROCESS

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. A diagram of the organizational plan is as follows: The following Committees will be established to carry out the plan:

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

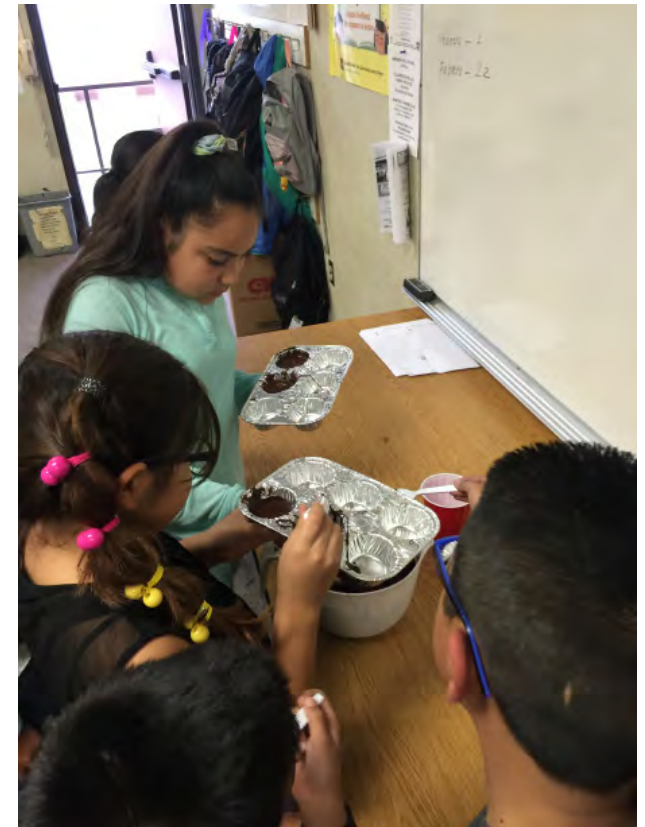
Site Committees were responsible for:

- 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.

COMMUNITY ENGAGEMENT

School Site Meetings: Two meetings were held at each school site. 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. 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. The feedback will be used to refine the master plan documents as well as prioritize the improvements at each site.

Community Meetings: Upon completion of the draft FMP an additional series of Community meetings was held to present the Draft Master Plans and receive feedback that can be used to refine the plans prior to final completion. Five Community Meetings were held between late October and early November 2023 at each High School campus. At each meeting, the draft FMP for that high school and surrounding middle schools and elementary schools were presented to the community. The community was requested to ask



questions and provide input on which projects would be most impactful at the schools they are familiar with. The School Site Committees and Principals have lead the effort to encourage participation in these Community Meetings.

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 the Spring of 2023 with input from the District Cabinet and leadership to reflect current 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 improvements needed at each campus to reach that same benchmark. These improvements may be different at each campus depending on the existing conditions.

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



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. 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 early 2016, has been provided for each proposed facility improvement by Van Pelt Construction Services (VPCS) in coordination with QKA. These estimated costs are 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 2023
- Temporary/Interim Housing costs are not included for impacted facilities
- Project costs were developed using a dollar per square foot methodology. QKA provided the square footage of each proposed project, new construction, site work or modernization. VPCS developed per square foot costs for a variety of project types, including multiple types of new buildings, based on their ongoing work with 20+ different Bay Area school districts. These costs are based on actual costs for projects under construction or recently completed and are the most accurate way to estimate project costs at a Master Planning stage.

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.

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.

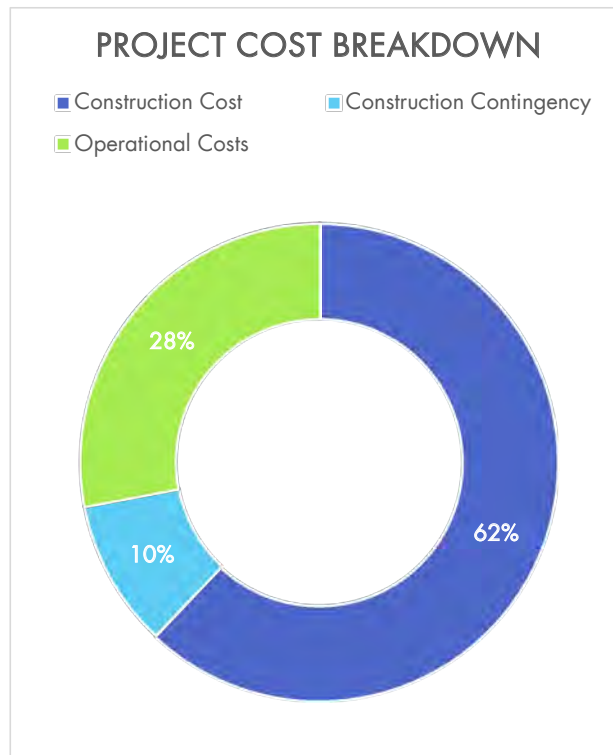
PORTABLE CLASSROOMS

SSRCS, 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.

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



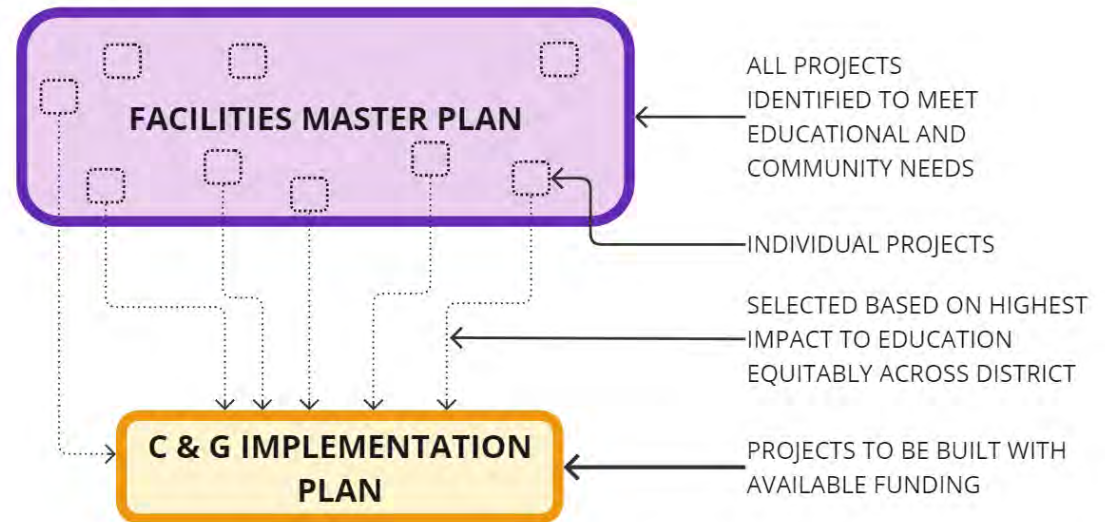
all school projects. The map below shows the seismic hazard zones and school site locations for Santa Rosa.

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) Only the French American Charter School falls completely within the Alquist Priolo Zone. For this reason no new facilities have been shown in the FMP at the French American Charter School and the District is evaluating options to re-locate the school to an alternate site and provide facilities that meet the educational needs of the program. 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 the Proctor Terrace Elementary and the Brook Hill Elementary Schools.

IMPLEMENTATION PLAN

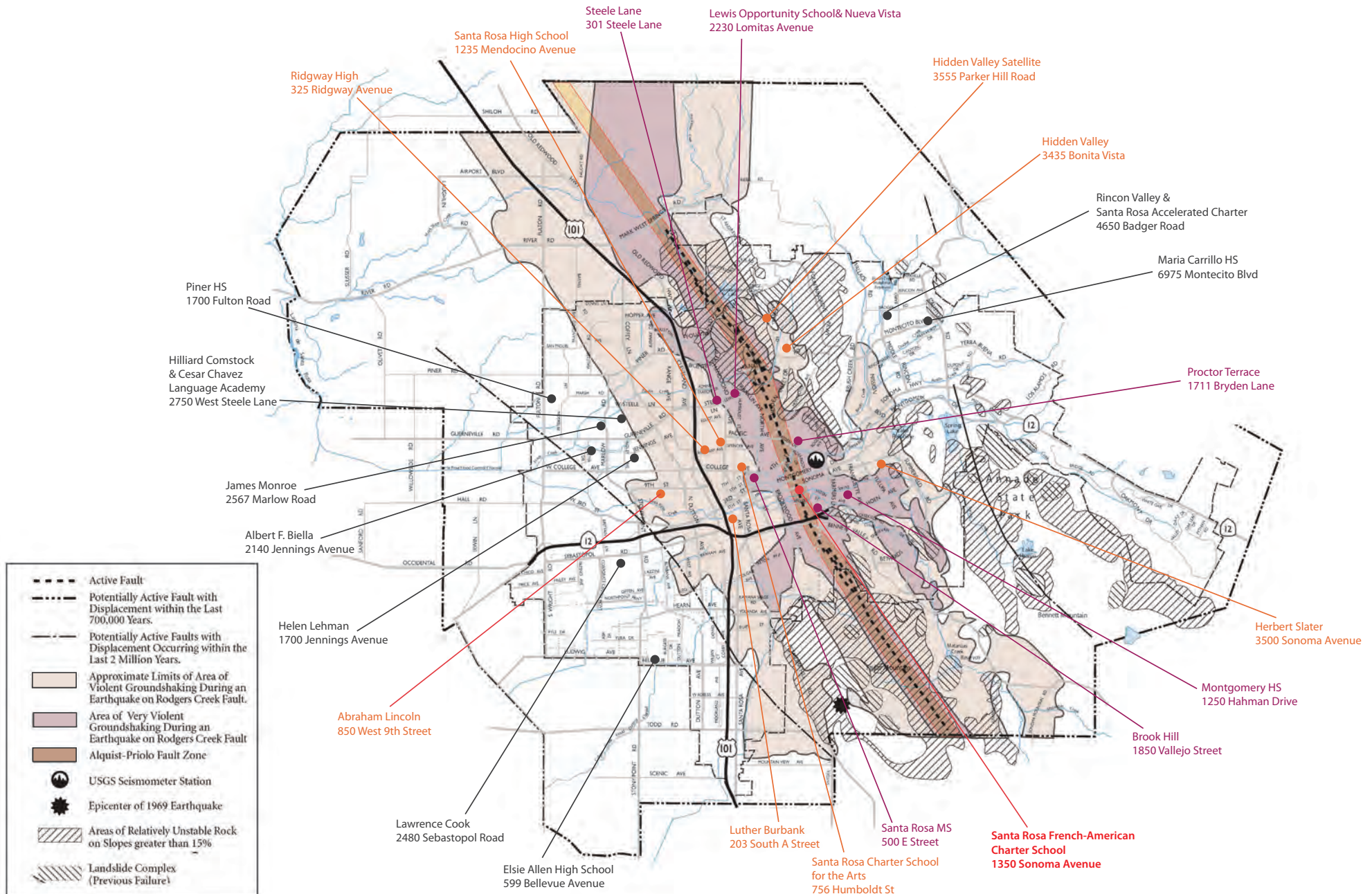
The FMP identifies all proposed improvements necessary to meet the requirements of the Educational Facilities Guidelines and campus or community needs. As discussed above, we know that the cost of all identified projects will far exceed the funding available from bond measures I and L. The Implementation Plan identifies which projects from the FMP are the best use of the Measure I and L 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 I and L projects and will be updated as conditions or needs change and/or additional funding becomes available.

PROJECT SELECTION



C & G Funding can only be used for facilities improvements. It cannot be used for operations or staff.

ALQUIST PRIOLO FAULT ZONE MAP



FMP TIMELINE

The FMP was developed over the following timeline of milestone dates:

ASSOCIATED DOCUMENTS

DEMOGRAPHICS ANALYSIS, ENROLLMENT PROJECTIONS & CAPACITY STUDY:

This study was completed by King Consulting concurrently with the development of the FMP and presented to the Board on June 28, 2023. The Study estimates future enrollment at each school site and the District as a whole by evaluating a wide range of data sources to account for demographic trends, student transfers and residential development. This information has played an important role in developing the FMP. We have used the projected enrollment in 2030 to determine how many classrooms each campus should include to provide adequate space for all programs but avoid investing in new facilities that are not needed. In some cases this required adding additional classrooms and in others it required removing, or not replacing portable classrooms that are beyond their useful life. Should demographics or demographic projections change the FMP should be revised accordingly. The studies for both the Elementary and High School Districts are included as Appendix 2

FACILITIES MASTER PLAN SCHEDULE

SPRING 2023	
Information gathering	Site Committee Input on Needs Update Educational Facilities Guidelines Capacity Analysis
SUMMER 2023	
Planning and Design	Analyze input and information Develop Draft Site Master Plans Develop preliminary Project Lists
FALL 2023	
Review and Finalize	Site Committee Input on Draft Plan, Projects and Prioritization Board of Education Review and Input Community Forum Presentations Development of Final FMP Documents
COMPLETION: NOVEMBER/DECEMBER 2023	

PROJECTS COMPLETED OVER 8-10 YEARS

SAFETY AND SECURITY ANALYSIS:

At the request of the District, QKA engaged a specialty consultant to conduct a detailed assessment review of safety and security at all campuses. Guidepost Solutions, conducted an extensive security review of physical infrastructure, operations and procedures at each site. This included day and night on-site investigations at each site, interviews with the school site Principal and staff and review of security procedures. Their findings and recommendations were included in a detailed report provided to the District in October 2023. The facilities recommendations are included within the recommended improvement projects within the FMP. The report is confidential and not included in the FMP due to security concerns.

INDICATORS OF QUALITY (IOQ) AND FACILITIES MASTER PLAN (FMP) PRIORITIZATION SUMMARY

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 loQ's are intended to work together to create a holistic assessment of the relative importance of a proposed project. The loQ's are all interrelated and it is intended that each proposed project have value in many if not all loQ's. There will be very few projects that score a zero in an loQ.

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:

loQ 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 loQ 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

loQ 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 loQ 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

loQ 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 loQ 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 outdated mechanical systems to provide comfortable classrooms and adequate heat

loQ 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 loQ 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 roofs that have failed and are leaking
- Renovate aging restrooms which are worn and difficult to keep clean and functional

loQ 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 loQ 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 classroom locks to allow teachers to secure the classroom from the inside in the event of an emergency
- Install additional security cameras on a school campus

loQ 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 loQ 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 loQ 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 0-5 score for each loQ, which is multiplied by the weighting factor to calculate the total score in that loQ. The individual loQ's are totaled to calculate the total score for the proposed project, with 100 possible points.

The table below indicates the weighting for each loQ and the total points possible:

Indicator of Quality	Weighting	Multiplier	Max Score
loQ1: Supports Ed. Programs	2	x10	20
loQ2: Community Support	1	x10	10
loQ3: Quality Learning Env.	3	x10	30
loQ4: Maintenance and Ops.	2	x10	20

loQ 5: Safety and Security	3	x10	30
loQ 6: Code Compliance	1	x10	10
Total			120

PRIORITIZATION OF PROJECTS

One of the important goals for the Facilities Master Plan is to prioritize facilities projects and identify the projects that provide the most benefit. From the very beginning of the Facilities Master Plan process it has been clear that the needed improvements identified in the FMP will cost more than the funding available in bond measures I and L. The loQ scores will be an important part of the process for selecting which projects are included in the Implementation Plan and funded by these bond funds. Other factors will also be considered, such as logistical concerns, long term plans, construction sequence and ability to qualify for additional funding.

Overall, the prioritization of projects for measure I and L will focus on the most immediate needs first and follow the general distribution and strategy illustrated in the diagrams below. This strategy for prioritizing projects was described using these diagrams to the Board of Trustees, each participant in the Educational Facilities Committee and each of the School Site Committees. Using the Indicators of Quality and this prioritization strategy, QKA and the Executive Committee will propose projects to be included in the Measures I&L Implementation Plan and funded by Measures I&L.

EDUCATIONAL FACILITIES GUIDELINES

v1.0 Board Approved March 9, 2016

DRAFT



TABLE OF CONTENTS

INTRODUCTION	4
PROCESS	4
ACKNOWLEDGEMENTS	4
APPLICABLE STANDARDS AND POLICIES	5
DISTRICT WIDE STANDARDS	7
ELEMENTARY SCHOOLS	10
MIDDLE SCHOOLS	14
HIGH SCHOOLS	19

Contributors to the original 2016 Educational Facilities Guidelines:

Name	School	Role
Caitlin Cameron	A. Lincoln Elementary	Teacher
Ana Maria Spiker	A. Lincoln Elementary	Teacher
Bev Jones	A. Lincoln Elementary	Principal
Jeanelle Payne	Montgomery High School	Teacher
Alison Duke	Montgomery High School	Teacher
Laurie Fong	Montgomery High School	Principal
Jason Andrews	CSEA 75	Classified
Brad Coscarelli	Santa Rosa High School	Principal
Connie Rice	Santa Rosa High School	Teacher
Victor Carpenter	Santa Rosa High School	Teacher
Lisa Piehl	Santa Rosa High School	Teacher
Meryl Blomseth	Steele Lane ES	Teacher
Richard McNulty	Biella ES	Teacher
Mike Adams	Biella ES	Teacher
Alisa Haley	Lehman ES	Principal
Bronwen Bryson	Charter for the Arts	Teacher
Bonnie Raines	Charter for the Arts	Teacher
Katie Cooney	Brook Hill ES	Teacher
Guadalupe Perez-Cook	Brook Hill ES	Principal
Ryan Thompson	Piner High School	Asst. Principal
Michael Doucette	Piner High School	Teacher
Antonio Chavez	Piner High School	
Tim Zalunardo	Piner High School	Principal
Raphael Sanabria	Elsie Allen High School	Head Custodian
Melissa Matson	Montgomery High School	Teacher
Mitch Utsey	Santa Rosa High School	Teacher
Kathy Olmsted	Proctor Terrace ES	Principal
Tara Lyon	Proctor Terrace ES	Teacher
Lynn Valentine	Santa Rosa High School	Parent
Kim Nielson-Glenn	Santa Rosa High School	Parent

Angela Guerrero	Proctor Terrace ES	Teacher
Ronit Glickman	SRFACS	Teacher
Zeina Stricher	SRFACS	Teacher
Bob Harbaugh	Maria Carrillo High School	Teacher
Julian Szot	Burbank ES	Principal
May Anna Maloney	Burbank ES	Teacher
Tom Fierro	Santa Rosa Middle School	Principal
Vicki Zands	Maria Carrillo High School	Principal
Margie Bradylong	Maria Carrillo High School	Teacher/TOSA
Bob Grove	Maria Carrillo High School	Teacher
Paula Cox	Maria Carrillo High School	Business Office
Evelyn Anderson	Maria Carrillo High School	Parent
Mary Schiller	Maria Carrillo High School	Teacher
Justin Boothe	Comstock Middle School	Assistant Principal
Amy Sather	Rincon Valley Middle School	Assistant Principal
Ola King-Clay	Rincon Valley Middle School	Teacher/ SRTA President
Matt Marshall	Rincon Valley Middle School	Principal
Linda Kastanis	Herbert Slater Middle School	Teacher/TOSA
Ruth Moore	Santa Rosa Middle School	Teacher/TOSA
Socorro Shiels	District	Superintendent
Steven Eichman	District	Assistant Superintendent Business Services

Rick Edson	District	Chief Technology Officer
Anna-Maria Guzman	District	Assistant Superintendent - Curriculum and Instruction K-6
Diann Kitamura	District	Interim Superintendent
Jason Lea	District	Assistant Superintendent - Human Resources
Adrian Bica	District	Director of Technology
Scott McKernan	District	Director of Facilities
Bryan Nyberg	District	Director of Child Nutrition Services
Steve Mizera	District	Director of Special Services

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. These guidelines provide information to assist school districts and their communities in creating well-planned, K-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/>.

Collaborative for High Performance Schools (CHPS)

CHPS is a non-profit, national organization focused on making schools a better place to learn by facilitating the design, construction, and operation of high performance schools. The committee recognized that creating high performance facilities was a benefit to the environment, the students and teachers that will use the facility, and

to the financial well being of the District. The Collaborative for High Performance Schools (CHPS) Best Practices Manuals and Criteria provide a guideline for implementing high performance concepts in the design of school facilities. The CHPS guidelines encourage the design of schools to provide environments that are energy and resource efficient, provides an excellent educational environment, and link the physical environment to the educational mission of the building. The CHPS Best Practices Manuals and Criteria also provide the flexibility needed to adapt these concepts to the specific context of each school campus and each projects goals, scope of work, and budget. CHPS shall serve as a guideline for the development of Campus Master Plans and for the design of future facilities improvement projects. Additional information about CHPS can be found at www.chps.net.

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 by DSA.

SRCS Board Goals

The SRCS Board of Trustees has four stated goals for the District:

- Provide a coherent, rigorous and relevant teaching and learning program to graduate college and career ready students.
- Increase student and family wellness and engagement through the full-service community school model.
- Serve all students with a fair, just and equitable distribution of resources: personnel, financial, and instructional.
- Provide safe and inviting facilities with current technology.

These goals are reflected in the Educational Facilities Guidelines and in the Facilities Master Plan.

SRCS Strategic Plan

In 2019, the SRCS Board of Trustees adopted an updated SRCS Mission, Vision and 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 seven

Strategic Priorities that were vetted through a thoughtful dialogue with the public and district staff. The seven priorities are 1) Life Ready Learners, 2) Whole Person Focus 3) High Quality Staff, 4) Teaching and Learning Environment and Resources, 5) Equity and Excellence, 6) Family Engagement and Community Partnerships and 7) ISustainable Funding. The Strategic Plan and these Goals and Community Values served as a guide for the development of this Educational Facilities Guideline as well.

SRCS Career Technical Education (CTE):

Santa Rosa City Schools has a variety of Career Technical Education (CTE) programs at the High Schools 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 set of three year-long career/technical 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.

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 on the areas of English Language Arts and Math:

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.

Goal 3: SRCS commits to providing high-quality, relevant staff development that

promotes professional growth and collaboration to increase student engagement.
SRCS Education & Technology 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.

21st Century 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.
- **Wireless Access Points:** Seamless internet access is a core component of modern educational facilities infrastructure. Wireless internet should be provided in all areas of campus with the bandwidth to support a minimum of one active device per student and staff member.
- **Audio-Visual (AV) Systems:** The design of the components of AV Systems is constantly changing and will continue to evolve in the future. The system should be designed using the best available components at the time of installation. Therefore, we will not specify equipment, but rather the functionality of the AV System. AV systems shall be provided in all classrooms, large group instruction spaces, multi-purpose rooms, and small group instruction spaces. The AV system should also have the flexibility to address special education needs. Each AV system shall have the following functionality:
 - Large format visual display (projector or screen, monitor, etc.) appropriately sized for the space.
 - Speakers for audio playback. Larger spaces shall have a more sophisticated sound system.
 - Wireless connectivity to allow the teacher to access from anywhere in the room, as well as, the display of student content.
 - Possibility of voice amplification, especially at larger spaces.
 - Ability to display physical media through a document camera or other device.
- **Computer Labs:** The District has moved to a 1:1 computing model with all students having access to chromebooks. Therefore Computer Labs are no longer necessary except for some specialized programs with specific needs for desktop computers. The updated FMP will not plan for Computer Labs at campuses except for these specific programs and will plan for repurposing existing Computer Labs for other educational uses.

Technology

It is the goal of SRCS and the Educational Facilities Guidelines Committee to strategically integrate technology into the educational environment to support teachers and students and enhance student learning. The District has implemented significant technology upgrades over the past few years including a 1:1 computer to student ratio across the District and to provide better access to technology for all students. The goal of the Facilities Master Plan is to identify areas where technology infrastructure needs to be upgraded, replaced or supplemented focused on the following areas:

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.

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.

MIDDLE SCHOOLS

Organization

SSRCS Middle Schools are organized in a departmental structure. Teachers within each department often collaborate and work closely together to develop curriculum and instructional strategies and to provide each other with support. Wherever possible, classrooms for each department should be located in the same area of the campus to support and facilitate this collaboration. Additionally, each department should have a common Staff Workroom. The Departmental Workrooms should have storage and space for supplies, materials and equipment and a common workspace. Workrooms will vary in size depending on the size of the department, but should generally be 300-400 square feet. They should be located in a way that they are easy for staff to access both from within the department and any other neighboring areas of the campus.

Parking and Drop-off

All Middle Schools should have a safe, off-street drop-off area that provides a clear path for students on campus without crossing traffic. Signage should be provided to encourage parents to obey traffic laws and school rules when dropping off students. A separate dedicated drop-off area should be provided for Special Education Busses. Off-street, paved parking should be provided for all faculty and staff. Visitor parking should be provided off-street as well. Asphalt play areas should be available for use as overflow parking areas for special events.

Security

In addition to the general security requirements described under District Wide Standards above, Middle Schools also have a number of public use facilities. Both the gymnasiums and auditoriums at the middle schools are frequently used by community groups. Where possible, fencing and security features should be designed to allow access to these facilities without allowing access to the rest of the school campuses. Also, door hardware providing card key access should be provided to these spaces to allow for better control of access by community groups.

Learning Environments

Middle 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. Middle Schools are generally organized in a departmental structure. Wherever possible, classrooms for each department should be located adjacent to each other to facilitate better collaboration among teachers. Middle School learning environments should include the following features:

- The basic size for a Middle School Classroom is 960 square feet per District and State standards.
- Classrooms should be connected to the outdoors wherever possible.
- 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.
- 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 writeable 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.
- 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 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 (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. Providing more flexible furniture, rather than traditional desks, will create more usable areas in the classrooms.
- To provide flexibility and promote collaboration, adjacent classrooms should be provided with means to connect either through doors or operable partitions.

Maker Space: Each Middle School should have at least one dedicated Maker Space for use by all teachers to provide space and resources for project based learning. The term Maker Space refers to a place for hands-on learning which can support teachers and students in achieving a deeper level of learning in a variety of subject areas. It comes from what is often called the "Maker Culture" which emphasizes learning by doing in a social environment. (https://en.wikipedia.org/wiki/Maker_culture) This culture has gained traction in the educational environment as a way to engage students of all learning styles in a different way than traditional classroom instruction and develop 21st century skills. For schools with an enrollment of greater than 500 students two Maker Spaces shall be provided. One of these spaces will not be assigned to a single teacher or class so that it is available to all classes for project based learning. The Maker Spaces should have the following features:

- Large, open space of approximately 1,500 - 2,000 square feet to accommodate two classes at a time.
- High ceilings and durable water-resistant finishes to accommodate messy and wet activities, such as, experiments and art projects. Flooring should be linoleum

or polished concrete.

- High ceilings and durable finishes.
- Power and data access distributed throughout the space including in the floor or via overhead reels.
- Adjacent and connected outdoor workspace.
- A minimum of four sinks with hot and cold water. One should be a large free standing project sink.
- Storage cabinetry or separate storage room to house materials for multiple classes as well as tools and equipment.
- Appropriate ventilation to accommodate activities such as woodworking with hand tools, soldering, etc.
- Flexible furniture, such as, work tables and chairs that can be easily moved and re-configured.
- Primary and secondary AV systems for teacher display and use during student projects.
- Large areas of writable wall surface for student collaboration.

Science Classrooms: Science instruction is an important part of Middle School. Under the Next Generation Science Standards that importance is increased with each middle school student expected to be enrolled in a Science course. Also, SRCS has adopted an integrated model to middle school science that requires all science classes to have a common level of facilities. To accommodate the Science Classrooms should be provided at a rate of approximately one per every 200 students. All Middle School Science Classrooms should have at minimum the following features:

- Classroom space of approximately 1,400 square feet each.
- Perimeter casework with countertops and 8 lab sinks. Sinks should have hot and cold water and gas supply. Upper storage cabinets provided where possible. 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, project work or be positioned adjacent to the perimeter casework to create a lab station.
- 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. Grommets shall be provided in the demonstration table for the attachment of additional equipment such as mirrors for visibility of experiments and other equipment.

- Emergency eye-wash station.
- Classroom AV system as described above.
- Adjacent Preparation Room, shared by two or more labs, approximately 200 square feet, including appropriate storage cabinets for chemicals.

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 Middle 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 Middle Schools. Non-Severely Handicapped students are generally integrated into mainstream classrooms with a Resource Specialist providing additional support. Small Group Learning spaces can be used to provide this support and additional instruction. Additionally, adequate office space should be provided within the Administration area of the campus to support Special Education staff.

Library

All Middle Schools currently have Libraries, however, the use and program for those spaces is changing. The Library should be a technology-rich and focused space for accessing information. Robust technology infrastructure should be provided to support student access and the possible future transition to digital books. Technology should be the focal point of the space with mobile computers and flexible seating for students working in groups and using digital devices. Current amounts of stacks are adequate, but books need to be updated. Libraries need to be able to provide a variety of learning environments to serve different needs while maintaining flexibility. Each Library should have the following spaces:

Main Library space with books placed at the periphery of the space to create an open and flexible space at the core of the Library. This area should be provided with flexible furniture with wheels that can be quickly re-configured to support individual study, presentations or group activities. This space should also have an AV system so that it can function as a large group instruction area.

Classroom type space that can be separated from the main Library space with a glazed operable partition so that a teacher can bring a class into the Library without disrupting other students in the space. This space should be outfitted with a Classroom AV system and have technology infrastructure to serve as a computer lab using laptops. This classroom space would also function as an accessory testing facility. By connecting this space to the main Library space with an operable partition it can also provide overflow space for larger events.

Spaces for quiet individual study should also be provided in the Library. This could be provided in a variety of ways, including, comfortable chairs within the stacks area, window seats, individual study carrels or other means.

College and Career Center space with materials and resources to expose students and their families to college and career options. This could be a space within the main library spaces and does not need to be a separate room.

Performing & Visual Arts

Performing & Visual Arts are a significant part of the Middle School experience at each of the schools. Music and Drama are very active programs which are important to the Community and students and provide an important part of the academic experience. A dedicated instructional space should be provided for the Music and Drama programs at each school. The following spaces should be provided at each school:

Music Classroom: Each campus should have a dedicated classroom for Band and Chorus instruction and practice. The Music Classroom should have the following features:

- Approximately 1,800 - 2,000 square foot space to accommodate classes up to 60 students.
- Dedicated storage space for sheet music, instruments and uniforms.
- Acoustic environment supportive of music instruction.
- Classroom AV System
- Sound system for audio playback
- Acoustically separated from adjacent spaces to prevent disruption of other classrooms.
- Located adjacent to Performance space.
- Portable seating risers for band and choral practice and performance

Art Classroom: At least one dedicated Art Classroom should be provided to support visual arts and ceramics programs. These spaces should in combination provide the following features:

- Approximately 1,800 - 2,000 square foot space to accommodate classes up to 60 students.
- Dedicated work and storage spaces with appropriate cabinetry for storage of materials and projects.
- Art sinks with paint traps. At spaces used for Ceramics provide large sinks with clay traps.
- Area (can be a dedicated room or covered outdoor area) for ceramics kiln with required venting.
- Natural daylight.
- Gallery Area for display of student artwork

Cafeteria/Multi-Use Room

As their name implies, Cafeteria/Multi-Use Rooms support a wide variety of programs and activities within each Middle School. Among the major uses are; food service, after school programs, large group learning, overflow Physical Education space 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. A shift in the aesthetics of the Cafeteria/Multi-Use Rooms is desired from an institutional feel to more of a restaurant/café experience. Although the primary use of these spaces has been for Food Service, it is desired that they be more accessible and welcoming

to support student gathering and learning throughout the school day, as well as, before and after school. To serve these many uses Cafeteria/Multi-Use Rooms should have the following features:

- Large flexible and open space of approximately 4,000 - 4,500 square feet. This will provide space for 200-250 people in tables and chairs and 450-450 in chairs only.
- Open and direct connection to outdoor space to allow free movement of students in and out of the space and provide a strong connection to the campus. Where appropriate consider an overhead glass door.
- Adjacent covered outdoor eating area to provide additional seating space.
- Flexible, age appropriate and safe tables with a dedicated storage area.
- Dedicated storage space for after school programs.
- 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.
- Easily accessible by the community for events. Where possible, provide controlled access to allow outside groups to use the facility without accessing the remainder of the campus.
- 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.
- A separate secondary serving area/snack bar to provide better and quicker service to students and to locate service near natural student gathering areas.

Lockers

Each Middle School campus has student lockers for the storage of textbooks,

notebooks and personal items. There was a discussion of whether lockers would continue to be needed in the future but no clear consensus among the committee, or Middle School Site Committees. It was clear that the use of lockers is less than it once was. Therefore, it is recommended that the issue of lockers be discussed at each middle school site. Where possible, lockers should be removed from areas where they obstruct traffic or obstruct the ability to create transparent connections between hallways and classrooms or between classrooms and exterior spaces. In all cases care should be taken to locate lockers to minimize congestion of pathways and hallways wherever possible. Hallways with lockers should be wide enough to allow adequate circulation area, as well as, area to access the lockers.

Administration

The Administration area of each Middle School serves as 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. It should be architecturally expressed to create a good impression to the community and create a sense 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 which provides a welcoming environment. The Lobby should provide a clear space for Parents to wait when visiting the campus and a Reception Desk for control of visitors entering the campus. The Reception Desk serves as the work space for the school administrative staff, typically 2 workstations. The Lobby should also include an Attendance Desk accessible to students and parents. 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. Where Charter Schools exist on Middle School campuses, Administration spaces should be provided as well.

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 Office of approximately 120 square feet adjacent to the Principal's office where possible.
- Nurse's Office of approximately 150 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 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 Specialists. (Work with students to take place in additional spaces, such as, Small Group Instruction spaces)
- Two Counselor's Offices of 150 square feet each. These offices are for counselors to meet with students and parents, and need speech privacy.
- Three to five 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, SRCS Counselors, Full Service Community Schools Program and other staff when they are on campus.
- Minimum of two lockable storage areas for records. One area dedicated for Special Education.
- Teacher Collaboration/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 a small kitchen area, storage cabinets and counters for materials and equipment, space for large copiers and work tables. Staff restrooms should be located nearby.
- Teacher Lunch Room of approximately 350-400 square feet. The Lunch Room should be easily accessible from the food service area of the campus. 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. Staff restrooms should be located nearby.

Gymnasium

Each Middle School has a dedicated Gymnasium space for Physical Education and Athletics. The main gymnasium space should be sized for competition basketball and volleyball courts with cross-courts as space allows. Bleachers should be provided for spectator seating and events. Existing bleachers should be renovated or replaced, as necessary, to provide safe operation and seating surfaces. Locker rooms should be provided adjacent to or connected to the Gymnasium. Locker rooms should have PE lockers to hold uniforms and backpacks. Locker rooms should be laid out to provide

adequate supervision of the locker room. Two Physical Education Classrooms should also be provided, ideally adjacent to the Gymnasium, fields and/or playground. Gymnasiums should also include:

- Stage or raised platform to serve as a stage for performances and presentations.
- 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. Wood gym floors should be provided in main gym area and re-finished on a regular maintenance schedule.
- Provide glass backboards with breakaway rims at all basketball courts.
- Provide at least one drinking fountain with bottle fillers adjacent to the Gym in the lobby or other appropriate space.
- Provide divider curtain to allow space to be divided for multiple uses.
- Community restrooms that can be used after hours without compromising security on the campus.
- Adequate heating and ventilation including large ceiling fans and capabilities for night flushing to cool down the space overnight on hot days. (air conditioning is not provided in gyms)
- Locker Rooms should have 2-4 individual shower stalls.

Play Areas & Fields

Each Middle School should have hardscaping and field areas to accommodate Physical Education and Athletics activities. The CDE Facilities Standards can be used as a general guideline for appropriate field and play areas. The fields should be safe and well maintained to minimize the risk of injury.

- A large asphalt play area should be provided with basketball courts with functional backboards and rims with metal nets. Asphalt surface should be in good condition without major cracks or defects.
- Middle schools should be equipped with all-weather tracks to assist with both Physical Education and interscholastic sport activities wherever physical space allows..

- Artificial turf field inside the track would be preferred.
- A dedicated storage space should be provided that will accommodate all of the outdoor athletics equipment.

HIGH SCHOOLS

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 1,200 - 1,400 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.

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 2022-23 School Year: 299
Building Area: 43,179 sq. ft.
Permanent Classrooms: 19
Portable Classrooms: 8
Student Capacity: 428

MASTER PLAN

Projected Students in 2029-30: 334
Planned Classrooms: 22
Planned Student Capacity: 368



DRAFT

v2.0 Draft for Review: November 8, 2023

ABRAHAM LINCOLN ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Campus security including secure perimeter with adjacent park
- 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
- Field at back of campus is unusable and a security issue

AERIAL IMAGE



ABRAHAM LINCOLN ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

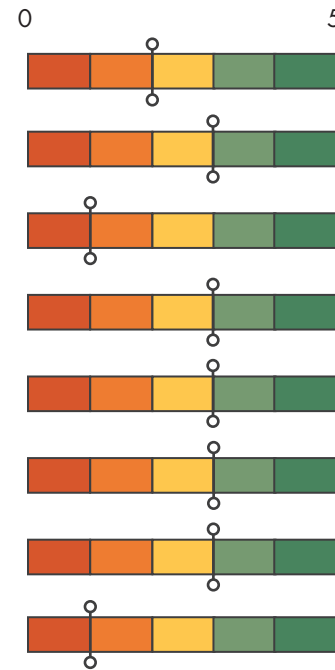
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- No accessible student drop off provided
- Accessible path of travel slopes exceed allowable across campus
- Noncompliant 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
- Fire Alarm system does not meet current state requirements

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

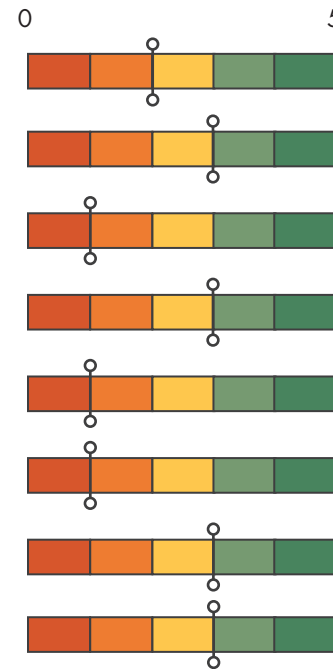
Building Finish Materials

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
- Thresholds and landings are not ADA compliant

OPPORTUNITIES

- Existing pod-type buildings offer opportunity for small group instruction
- Enhance existing natural lighting



Classroom Interior



Interior Quad

ABRAHAM LINCOLN ELEMENTARY SCHOOL ADMINISTRATION & MPR

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

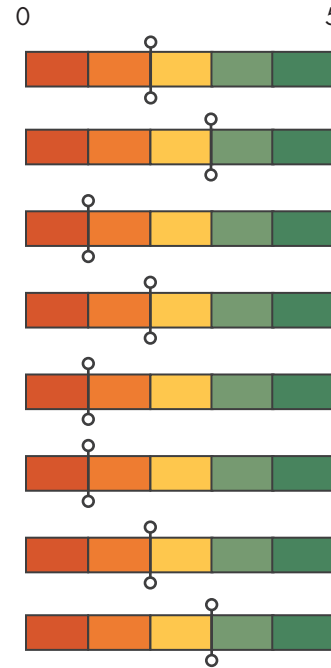
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Permanent building made of concrete masonry units
- Aging buildings in need of general modernization
- Evidence of water intrusion
- Thresholds and landings are not ADA compliant

OPPORTUNITIES

- MPR provides opportunity for group instruction
- Community meeting space



Administration Interior



MPR Interior

ABRAHAM LINCOLN ELEMENTARY SCHOOL LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

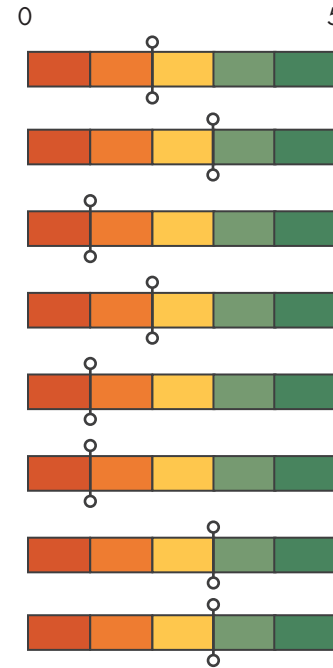
Building Finish Materials

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
- Circulation counter not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction
- Repurpose Media Center as technology becomes more mobile



Library Interior



Library Reception & Media Center

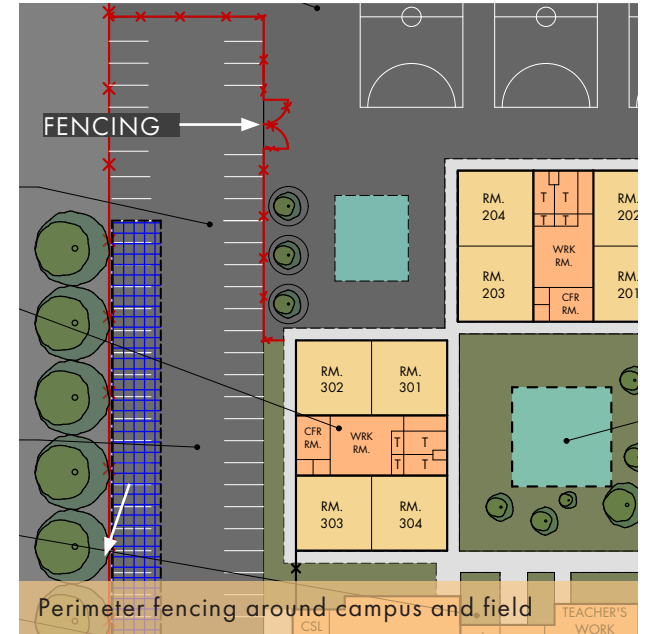
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

§

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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



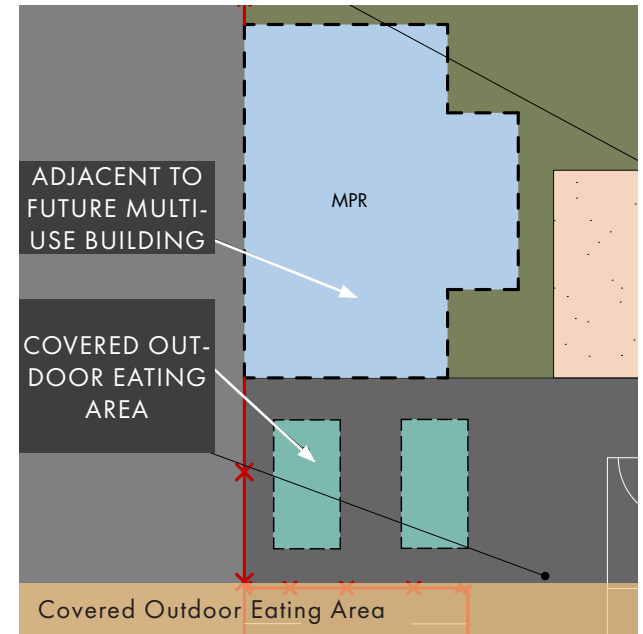
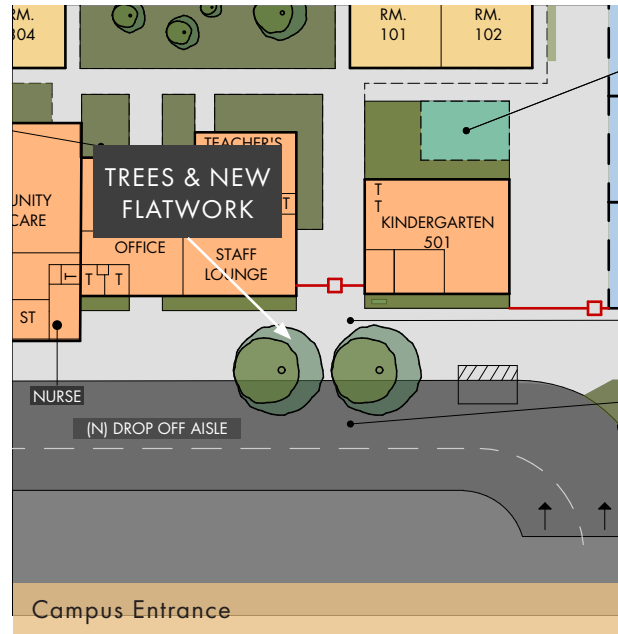
CAMPUS WIDE SITE IMPROVEMENTS

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

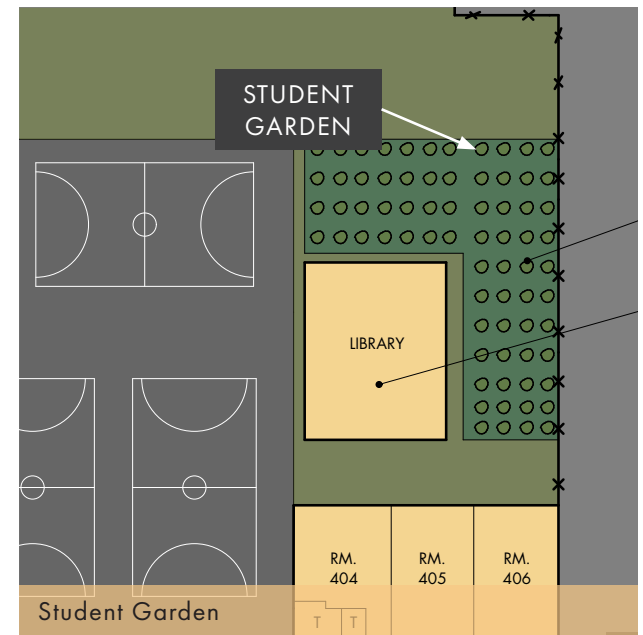
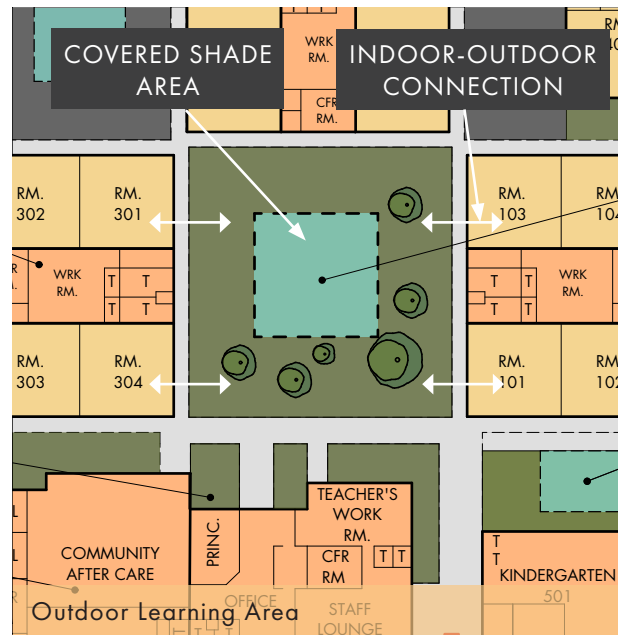
Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- New school marquee
- Incorporate outdoor learning areas
- New covered outdoor eating area
- Enhance student garden
- New accessible play equipment
- Remove portables and add hardcourt
- Renovate fields
- Revitalize landscaping and courtyards

\$



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#



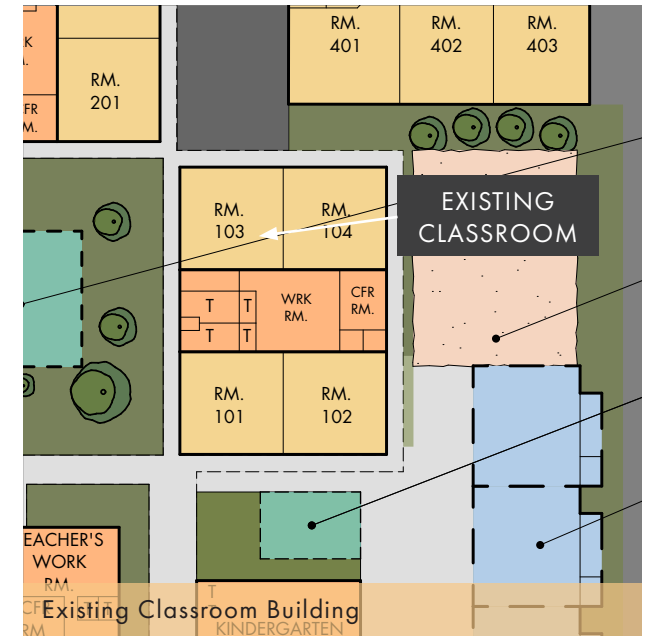
MODERNIZATION OF EXISTING CLASSROOMS

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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



MODERNIZATION OF EXISTING LIBRARY

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing library. Modernization of the library may include:

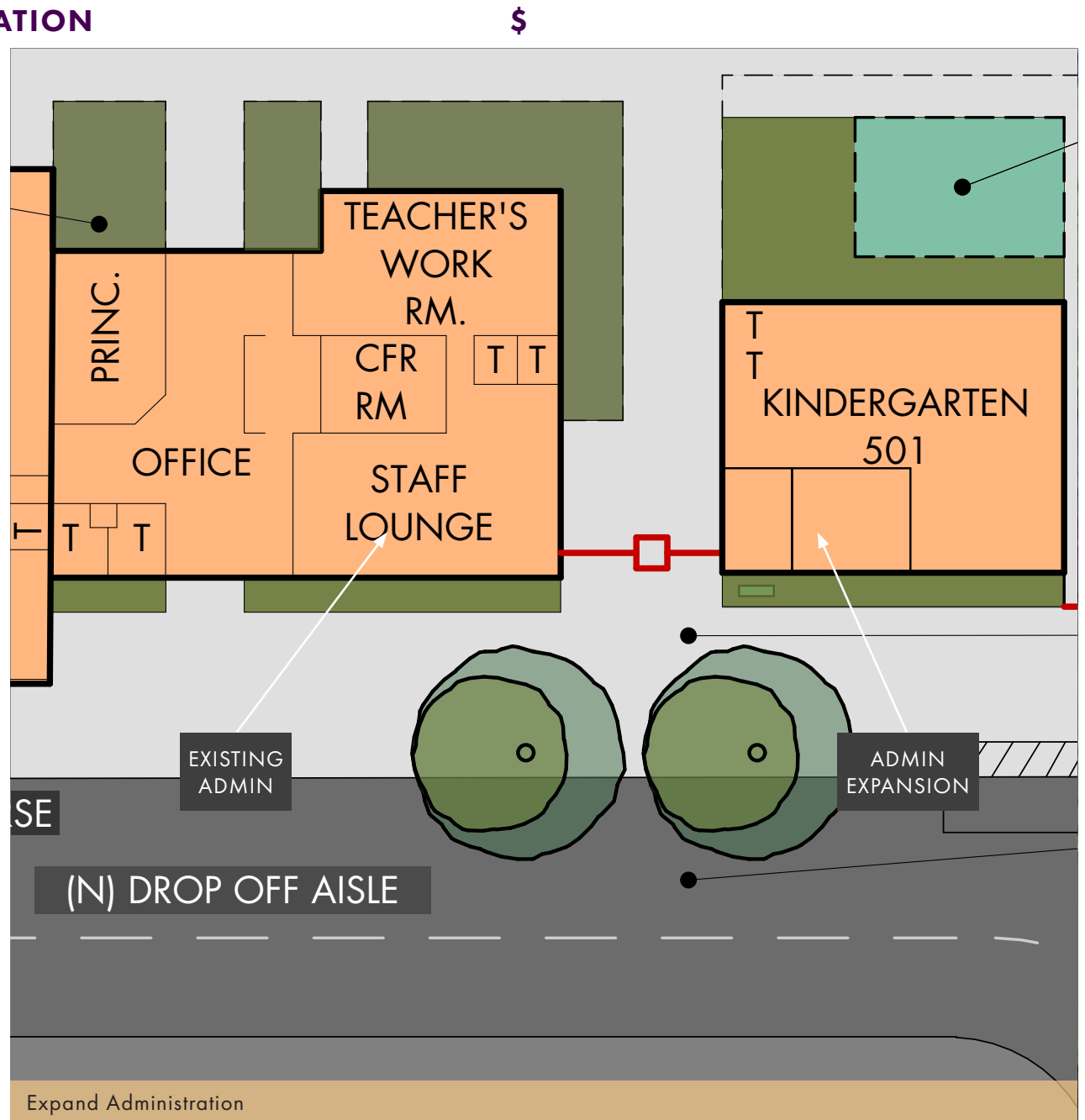
- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Security locks
- Replace damaged acoustical ceiling tiles and casework



MODERNIZATION OF ADMINISTRATION

Modernize existing administration area, and repurpose existing Kindergarten classroom 501 to additional administration area. Administration area may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Modernize existing Teacher Work Room



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

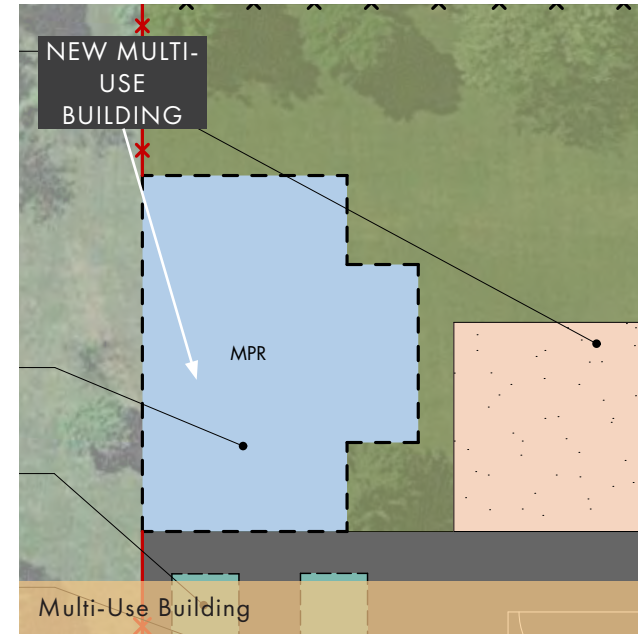
NEW MULTI-USE BUILDING

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide new Multi-Use Building of approximately 6,750 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 TK CLASSROOM BUILDING

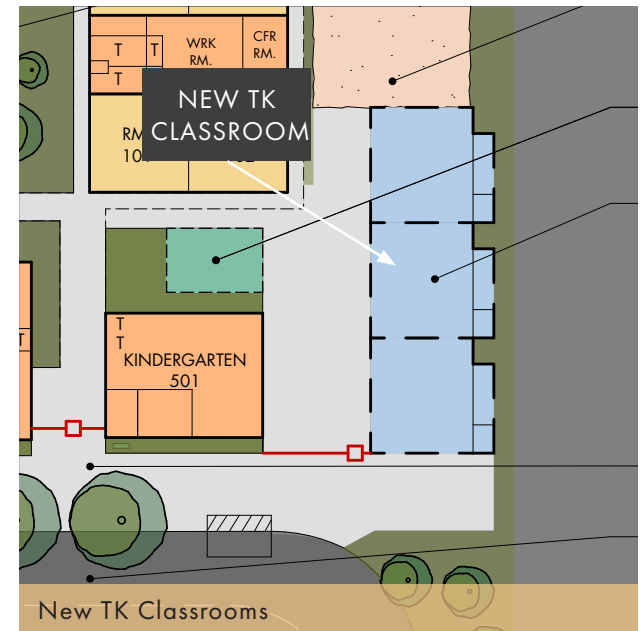
INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide 3 new TK classrooms of approximately 1,400 sf each.

Each 1,400 sf 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

\$



SEISMIC UPGRADE

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

ALLOWANCE \$

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the classroom buildings and Multi-Use Building at Abraham Lincoln Elementary School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 2140 Jennings Ave
Santa Rosa, CA 95401

Established: 1990
Site Area: 8.61 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 215
Building Area: 42,259 sq. ft.
Permanent Classrooms: 14
Portable Classrooms: 12
Student Capacity: 588

MASTER PLAN

Projected Students in 2029-30: 142
Planned Classrooms: 14
Planned Student Capacity: 352



DRAFT

v2.0 Draft for Review: November 8, 2023

ALBERT F. BIELLA ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Site Security – Unsecured access from adjacent park, lack of exterior lighting
- School office not located at front of school and over crowded
- Site has many portables that are beyond their service life
- Existing core facilities (office, multi-use room, and restrooms) are undersized
- Parking / drop-off lane and pedestrian access difficult to control

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

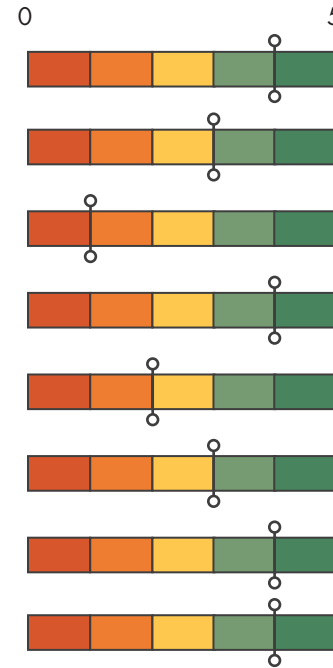
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Limited on-site parking
- No accessible student drop off provided
- Existing play area and driveway paving in need of general maintenance
- Accessible path of travel slopes exceed allowable across campus
- Lacking ADA signage for path of travel and rooms
- Large number of portable classrooms in poor condition and lack ADA compliant ramps
- Portable classrooms need new interior finishes

OPPORTUNITIES

- Adjacent to City Park
- Revitalize landscaping
- Planting area at central courtyard could be exterior stage
- Improve exterior lighting



Play Area



Central Courtyard

ALBERT F. BIELLA ELEMENTARY SCHOOL CLASSROOMS, MPR, & ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

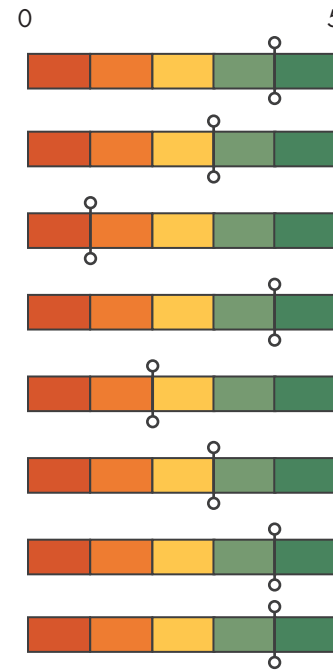
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Permanent buildings made of concrete masonry units
- Classroom entrances not ADA compliant
- Some sinks, toilets and workstations not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- Central resource room opportunity for small group instruction
- Additional staff work spaces



Water Damage at MPR Ceiling



IMC Room

ALBERT F. BIELLA 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)

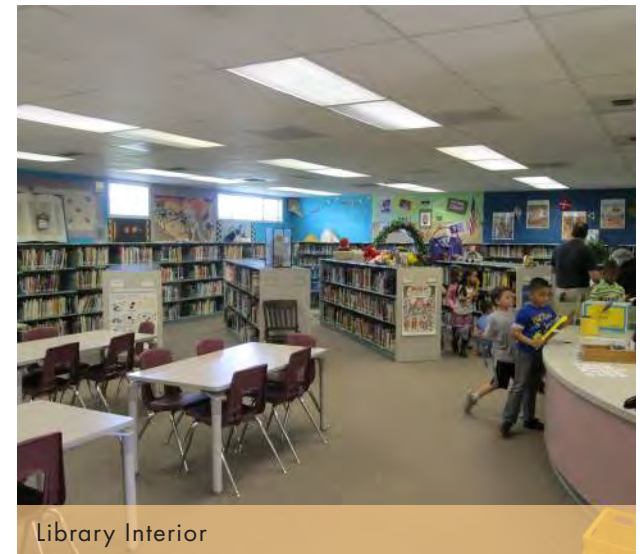
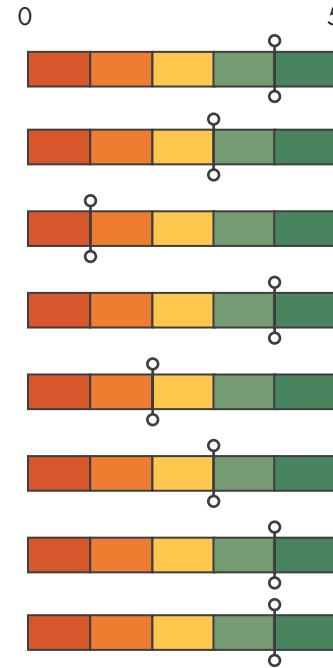
Safety and Security

CHALLENGES

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

OPPORTUNITIES

- Community meeting space
- Small group instruction spaces



SCHOOL CAPACITY

2022-2023 ENROLLMENT: 215
 2029-30 PROJECTED ENROLLMENT: 142
 EXISTING: 588
 PROPOSED: 352

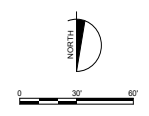


LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION

> ALBERT BIELLA ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



ALBERT F. BIELLA ELEMENTARY SCHOOL
 FACILITIES MASTER PLAN

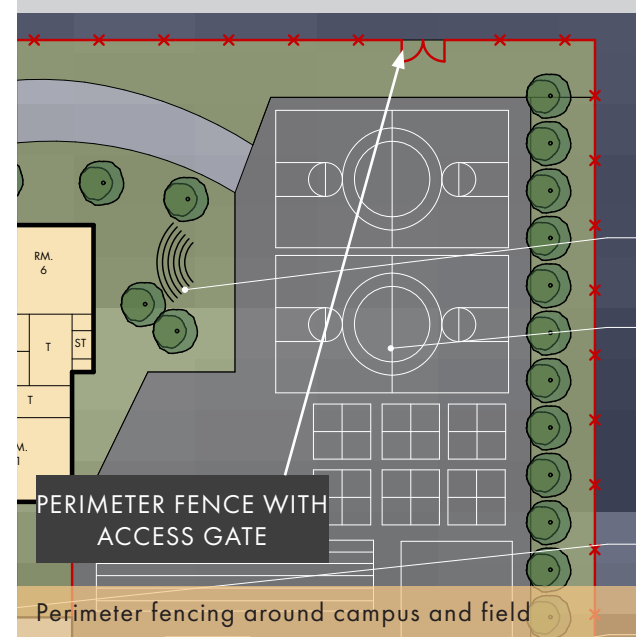
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- New perimeter fencing surrounding the campus and fields
- Limited gate access
- Improve exterior lighting throughout core of campus



ALBERT F. BIELLA ELEMENTARY SCHOOL

CAMPUS SITE IMPROVEMENTS

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

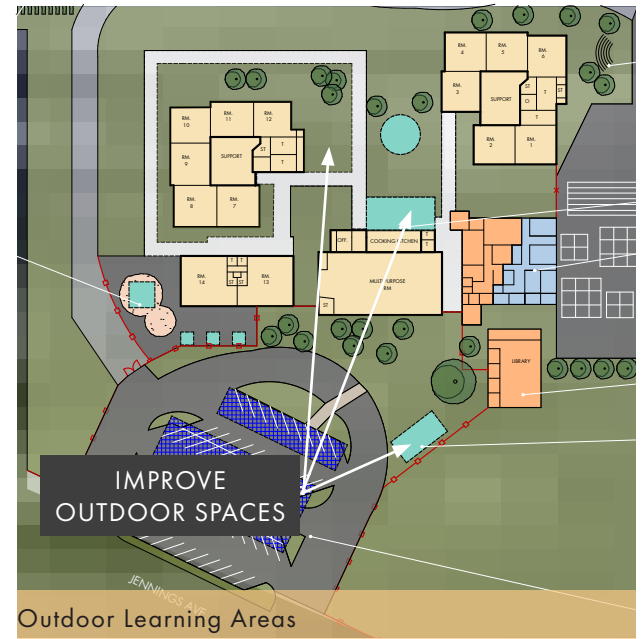
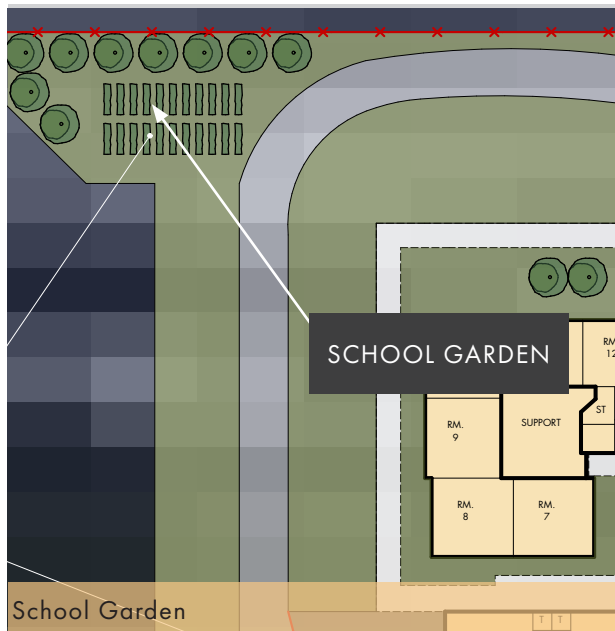
Improvements may include:

- Addressing drainage issues throughout campus
- Paving and walkway maintenance
- Re-developed parking lot with drop-off lane
- Revitalizing campus entrance and appearance
- Incorporate more outdoor learning areas
- Resurface black-top and play areas
- Renovate landscaping and courtyards
- Revitalize school garden

\$



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#



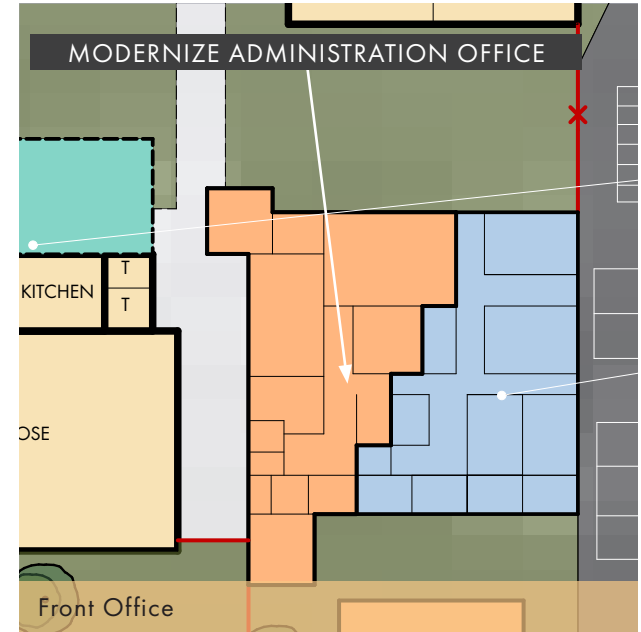
MODERNIZATION OF ADMINISTRATION OFFICE

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing administration office to incorporate more office spaces and reposition the entrance. Modernization may include:

- Repurpose existing workspaces into office space
- Relocate entrance to the front of campus
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide additional staff restrooms
- Improve interior lighting
- Replace window and door casings
- Ensure ADA compliance
- Provide energy efficient lighting and occupant controlled switches



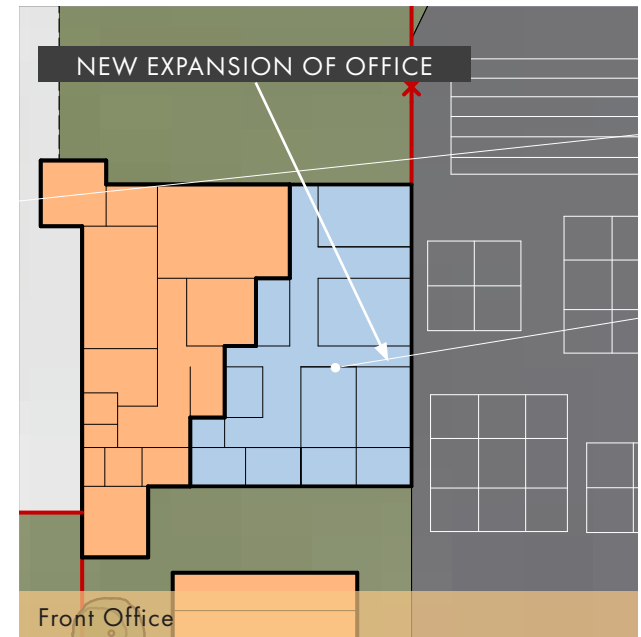
NEW EXPANSION ADMINISTRATION OFFICE

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

New expansion to administration office will house additional staff offices and meeting spaces. The expansion may include:

- Reception area
- (6) offices, each approximately 100 sf
- (2) large conference rooms, each approximately 200 sf
- (3) private conference rooms, each approximately 100 sf
- (1) Break room to accommodate 25 persons with kitchenette
- Large windows for playground visibility
- Flexible furniture
- Sufficient storage for supplies
- Provide energy efficient lighting and occupant controlled switches



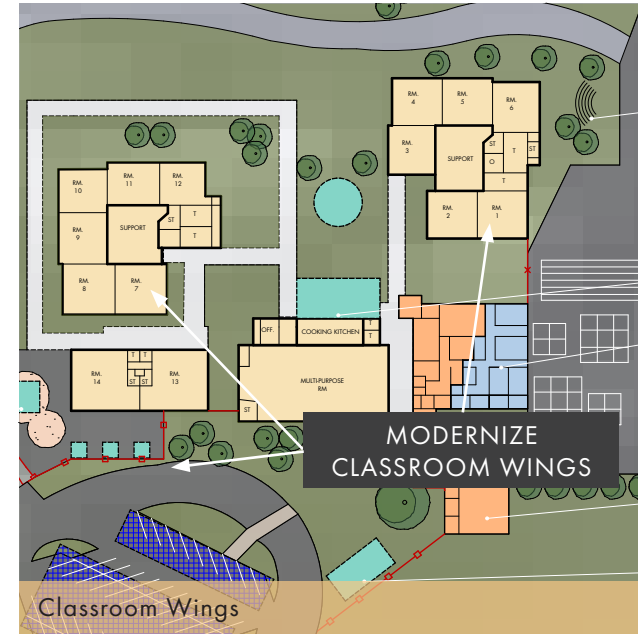
MODERNIZATION OF CLASSROOM WINGS

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize classroom wings. Modernization of these spaces may include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Security locks on all doors
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Provide energy efficient lighting and occupant controlled switches



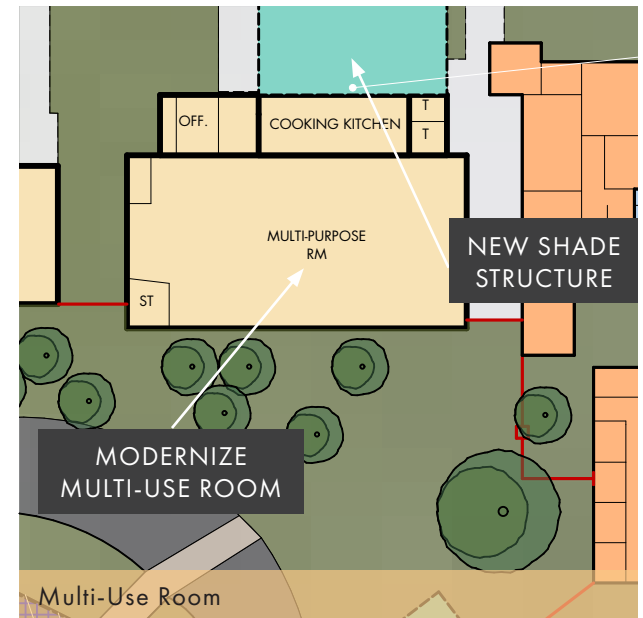
MODERNIZATION OF MULTI-USE ROOM

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize multi-use building and services. Modernization of the space may include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Additional storage cabinetry for supplies
- Provide shade structure
- Add security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Provide energy efficient lighting and occupant controlled switches



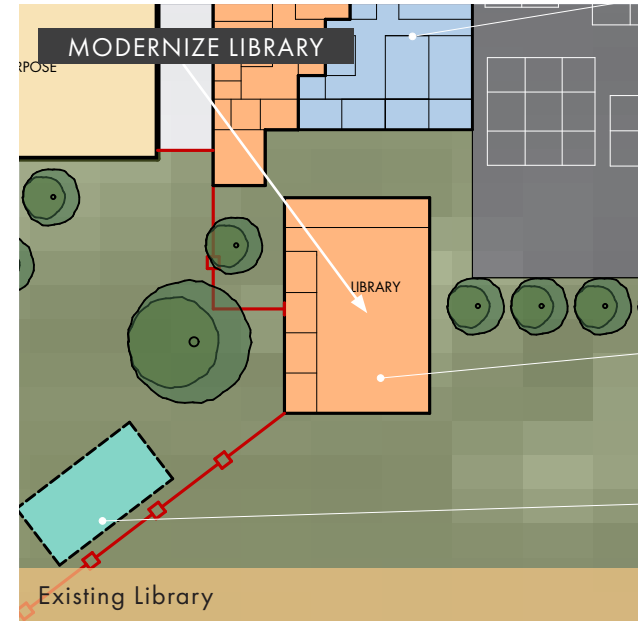
MODERNIZATION OF LIBRARY

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize library. Modernization of these spaces may include:

- Repurpose existing Computer Lab area
- Repair/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
- Provide energy efficient lighting and occupant controlled switches



SCHOOL DATA

Address: 1850 Vallejo St.
Santa Rosa, CA 95404

Established: 1963
Site Area: 6.98 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 303
Building Area: 39472 sq. ft.
Permanent Classrooms: 13
Portable Classrooms: 14
Student Capacity: 514

MASTER PLAN

Projected Students in 2029-30: 294
Planned Classrooms: 16
Planned Student Capacity: 366



DRAFT

v2.0 Draft for Review: November 8, 2023

BROOK HILL ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Campus security including secure perimeter, supervision of the campus entry and rear entry to the campus
- New covered eating space
- New classroom building
- Modernize classrooms and restrooms
- Reconfigure and modernize admin

AERIAL IMAGE



BROOK HILL ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

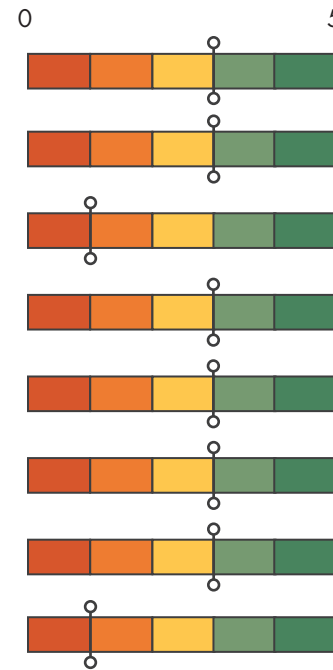
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Lacking ADA signage for path of travel and rooms
- Accessible path of travel slopes exceed allowable across campus
- No accessible student drop off provided
- No on-site parking
- Existing play area paving in general need of maintenance
- Existing play equipment is not universally accessible
- Lacks covered outdoor eating area
- Portable classrooms past their useful life

OPPORTUNITIES

- Adjacent to City Park
- Revitalize mature trees and landscaping
- Outdoor amphitheater provides opportunity for small group instruction



Play Areas



Outdoor Eating Area

BROOK HILL ELEMENTARY SCHOOL CLASSROOMS, MPR & ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

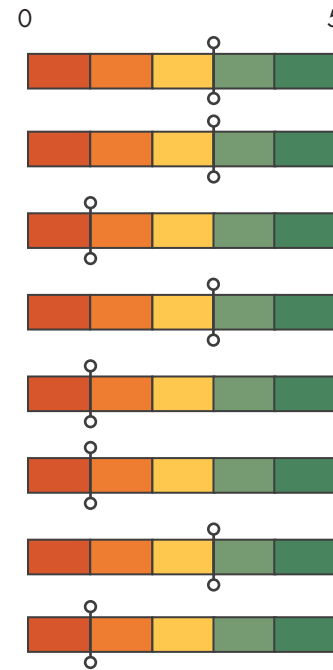
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of some modernization
- Permanent buildings made of concrete masonry units
- Some sinks and restrooms not ADA compliant
- Evidence of water intrusion
- Fire Alarm System does not meet code
- Large number of portables on site

OPPORTUNITIES

- Improve school entry and make Main Office more visible
- Interior hallways and interior rooms provide opportunity for small group instruction



Interior Hallway



Classroom Interior

BROOK HILL ELEMENTARY SCHOOL MODULAR LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

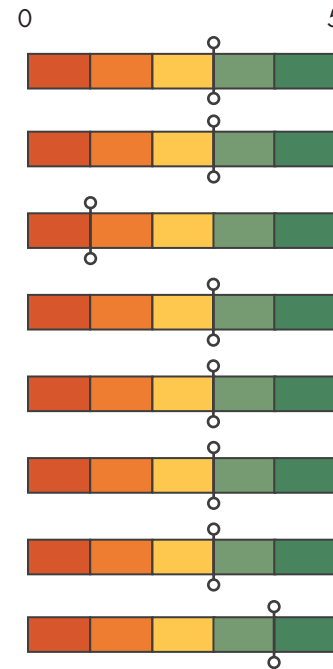
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

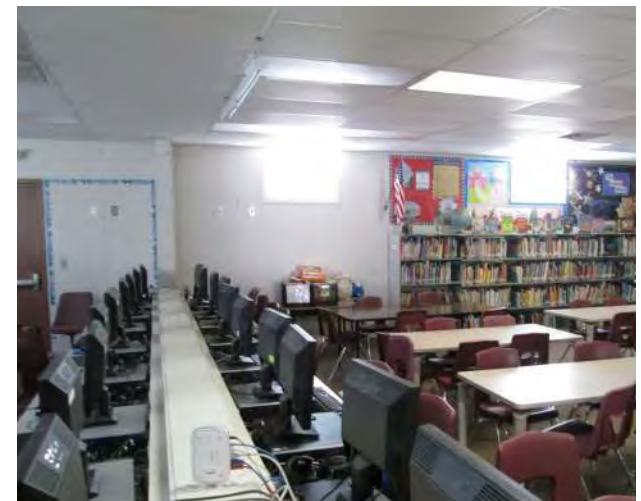
- Aging building in need of modernization
- Exterior finishes in poor condition
- Some evidence of water intrusion
- Circulation desk not ADA compliant

OPPORTUNITIES

- Opportunity for small group instruction
- Community meeting space



Library Exterior

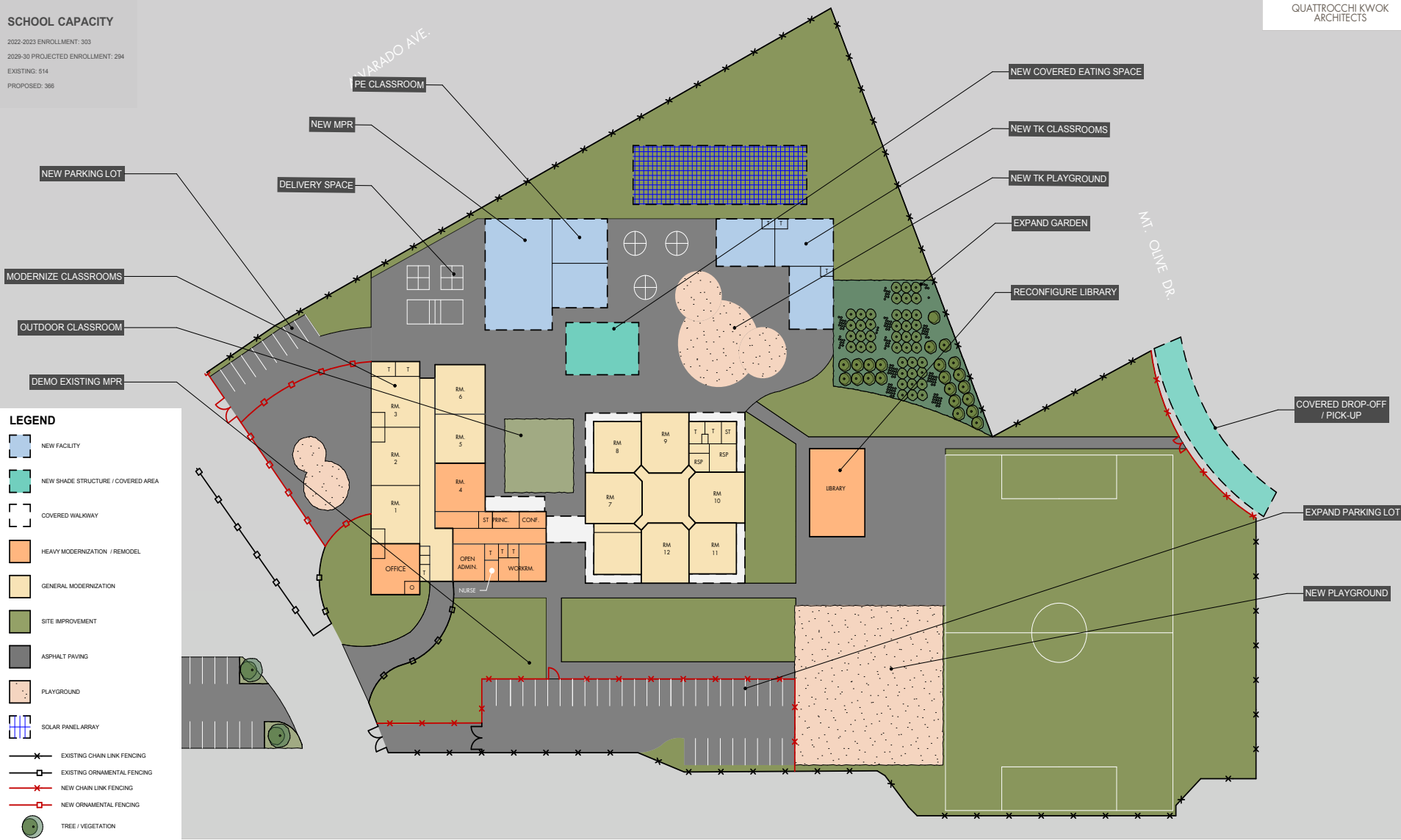


Library Interior



SCHOOL CAPACITY

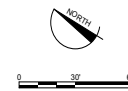
2022-2023 ENROLLMENT: 303
2029-30 PROJECTED ENROLLMENT: 294
EXISTING: 514
PROPOSED: 386



BROOK HILL ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

BROOK HILL ELEMENTARY SCHOOL FACILITIES MASTER PLAN



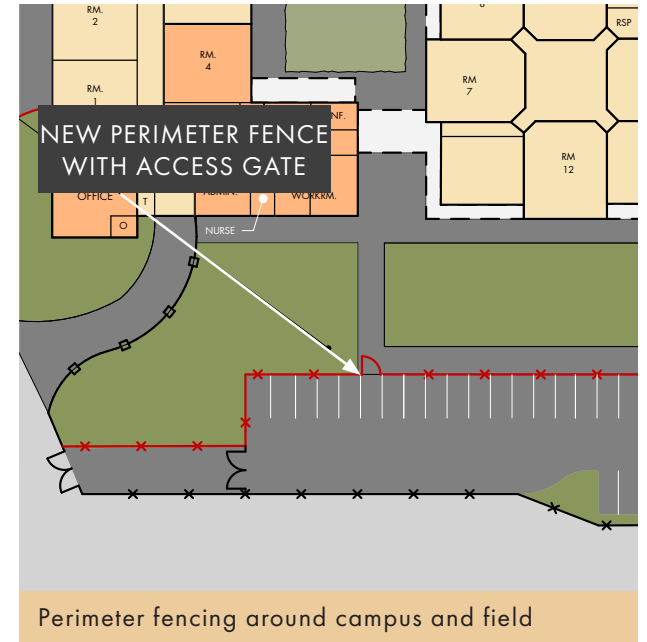
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

§

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- New perimeter fencing surrounding the campus and fields
- New classroom security locks for all classrooms
- Limited gate access at back fence
- Improve exterior lighting throughout core of campus
- New security cameras



BROOK HILL ELEMENTARY SCHOOL

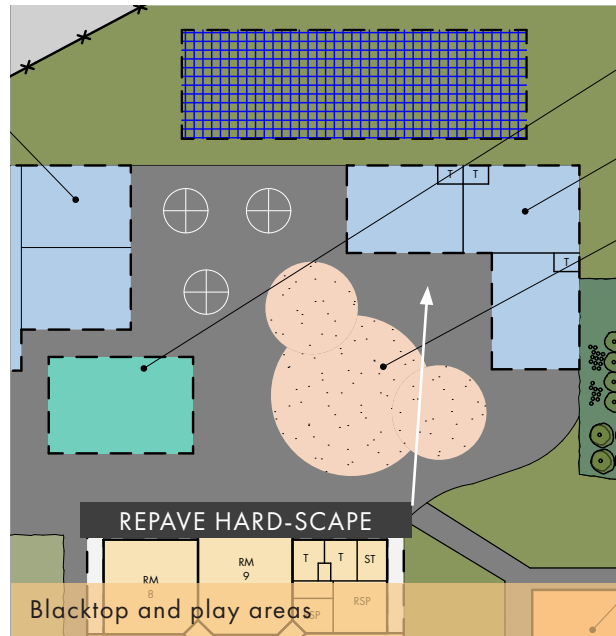
CAMPUS SITE IMPROVEMENTS

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

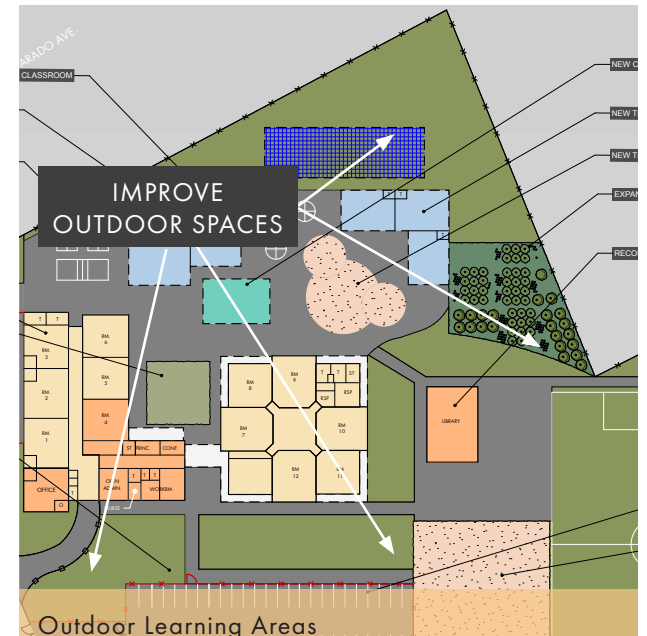
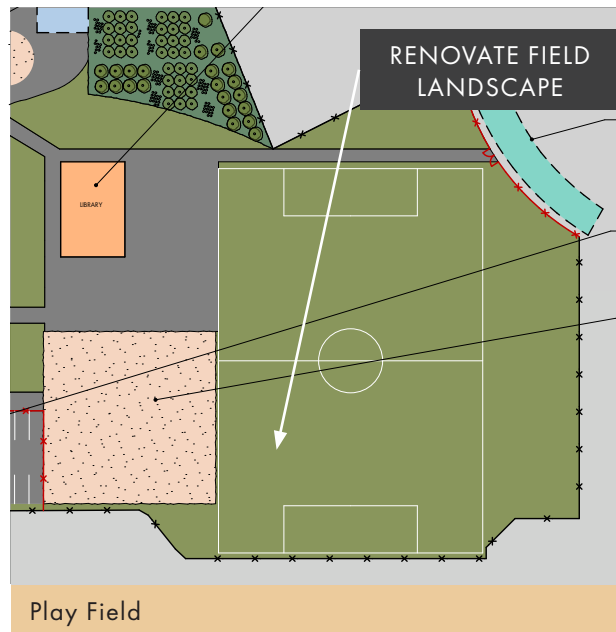
Improvements may include:

- Addressing drainage issues throughout campus
- Paving and walkway maintenance
- Renovate landscaping and courtyards
- Re-surface parking lots
- Revitalizing campus entrance and appearance
- Incorporate more outdoor learning areas
- Resurface black-top and play areas
- Renovate field landscape
- Revitalize school garden

\$



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#



RECONFIGURE ADMINISTRATION OFFICE

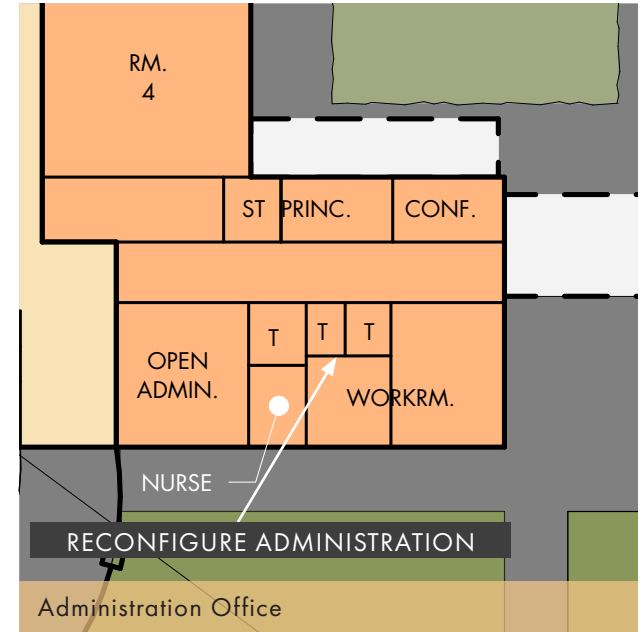
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing administration area and repurpose Classroom 4 into additional administration space.

Modernization may include:

- Reorganize workspaces and offices for a more sufficient layout
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide restroom facilities for Boys, Girls, and Staff
- Improve interior lighting
- Replace window and door casings
- Ensure ADA compliance
- Provide energy efficient lighting and occupant controlled switches



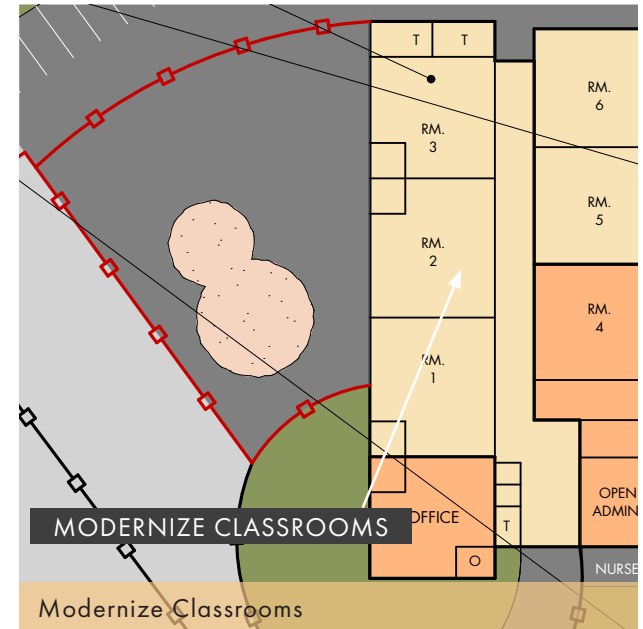
MODERNIZATION OF CLASSROOMS

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- Modernize Rm. 1-3
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide uni-sex restroom facilities in each classroom
- Improve interior lighting
- Replace window and door casings
- Ensure ADA compliance



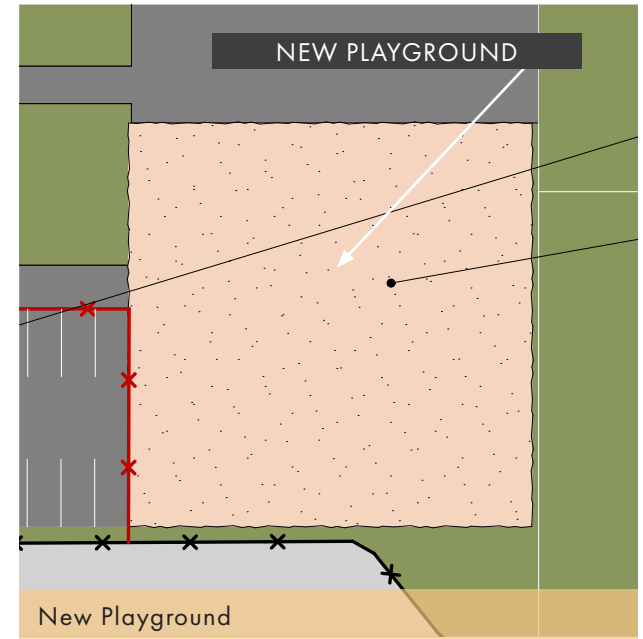
NEW PLAYGROUND

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Move play area to other side of Library. New playground may include:

- Relocation of existing play structures

\$



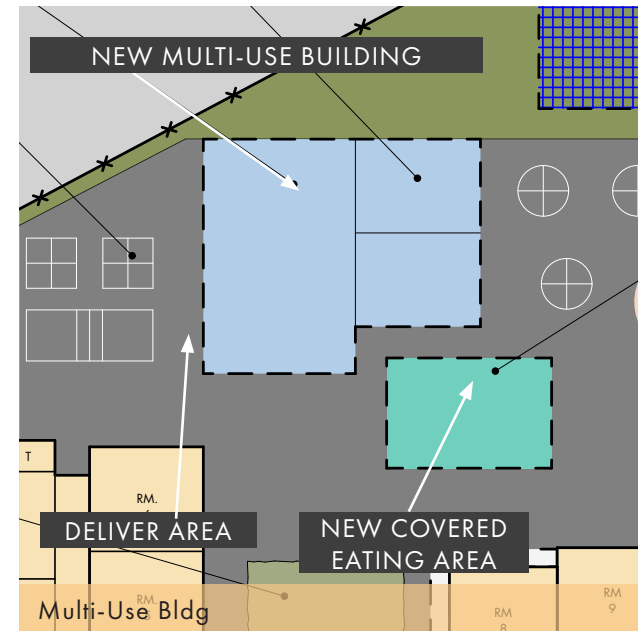
NEW MULTI-USE BUILDING

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

New multi-use building into a more large, open space and relocate kitchen area to new expansion. New space may include:

- Demo existing corner walls to maximize interior space
- Relocate Kitchen and service area into an expansion area with new service window
- Provide sufficient storage for supplies
- Provide new shade structure for covered eating
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Relocate and replace stage
- Provide interior entrance into existing restroom facilities
- Provide service drop-off parking
- Ensure ADA compliance at existing entrances

\$



NEW TK CLASSROOM BUILDING

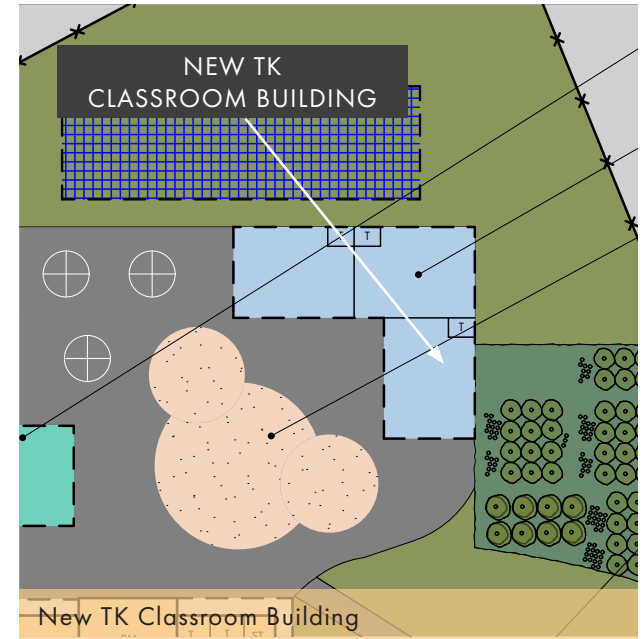
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide 3 new TK classrooms of approximately 1,400 sf each.

Each 1,400 sf 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



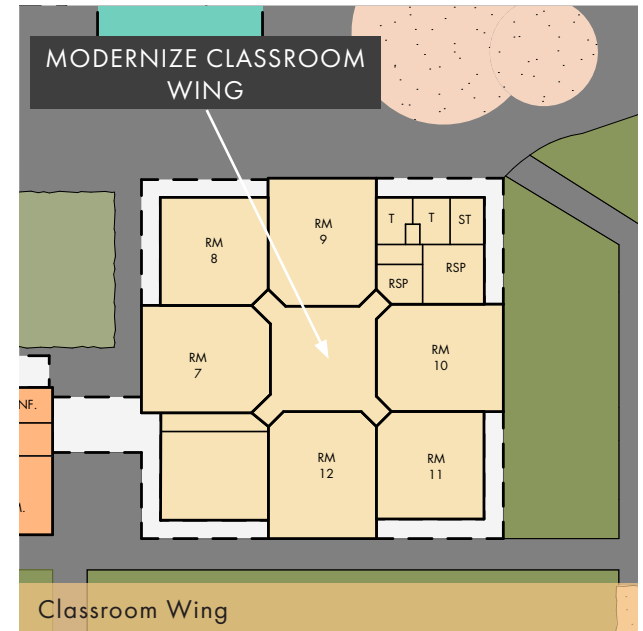
MODERNIZATION OF CLASSROOM WING

\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- Repair/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
- Repair/Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Ensure a sufficient amount of electrical outlets



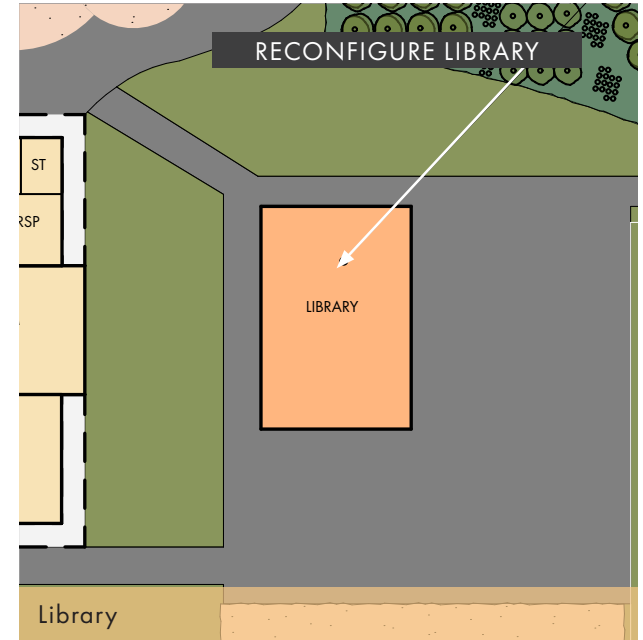
RECONFIGURE LIBRARY

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Reconfigure the library. Modernization of this space may include:

- Repurpose existing computer Lab area into additional workspace
- Repair/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
- Repair/Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Ensure a sufficient amount of electrical outlets

\$



SEISMIC UPGRADE

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

ALLOWANCE \$

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the Administration, Classroom Wing, and Multi-Use at Brook Hill Elementary School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 1700 Jennings Avenue
Santa Rosa, CA 95401

Established: 1970
Site Area: 6.15 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 411
Building Area: 35,587 sq. ft.
Permanent Classrooms: 13
Portable Classrooms: 111
Student Capacity: 532

MASTER PLAN

Projected Students in 2029-30: 472
Planned Classrooms: 23
Planned Student Capacity: 516



DRAFT

v2.0 Draft for Review: November 8, 2023

HELEN LEHMAN ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- New perimeter fencing
- Modernize classrooms
- New classrooms and student restrooms
- New TK/K building
- Modernize administration
- Administration addition
- Repurpose MPR to PE classrooms, flex classroom, & storage
- New MPR

HELEN LEHMAN ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

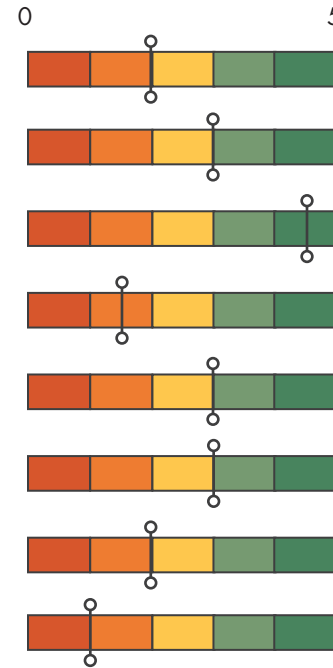
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Overall site security and adjacent park.
- Security of core facility spaces.
- Limited onsite parking and drop off lane.
- Lack of school office presence. Office not at front of school.
- 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.
- Reconfiguration of existing front plaza area can define front of school and office location.
- Strategic locations of fencing can secure core facilities and courtyard while keeping playgrounds available to community after hours.



Central Courtyard



Entrance walkway

HELEN LEHMAN ELEMENTARY SCHOOL AERIAL IMAGE



HELEN LEHMAN ELEMENTARY SCHOOL ADMINISTRATION AND MULTI-PURPOSE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

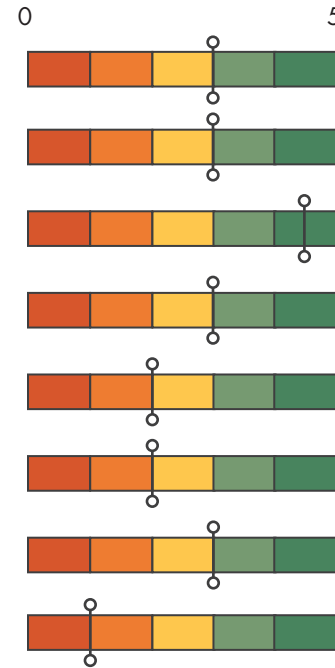
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

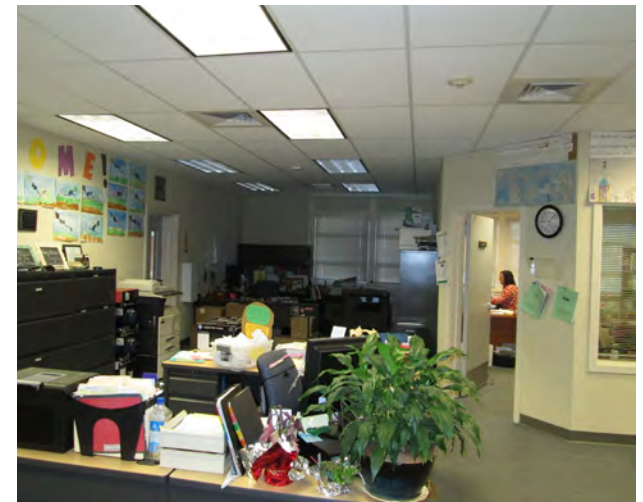
Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Multi-Purpose Room



Main office

CHALLENGES

- School office not located clearly at front of school.
- 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 some modernization
- Some sinks and restrooms not ADA compliant.
- Evidence of water intrusion at various locations.
- 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.

HELEN LEHMAN ELEMENTARY SCHOOL CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

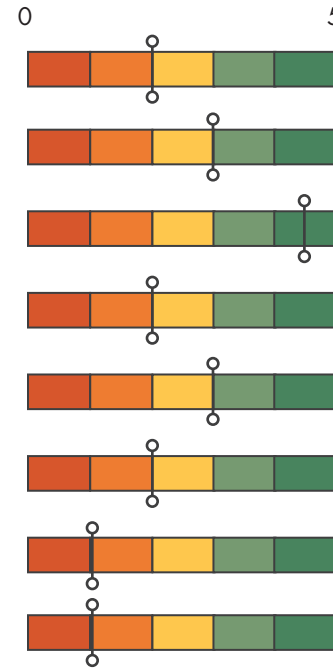
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Many of the classrooms are older portables.
- Original classroom pods are older and in need of modernization.
- Exterior finishes in poor condition
- Some exterior entries, Kindergarten restrooms and sinks not ADA compliant

OPPORTUNITIES

- Portable classrooms can easily be replaced with new modular or site built classrooms.
- 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

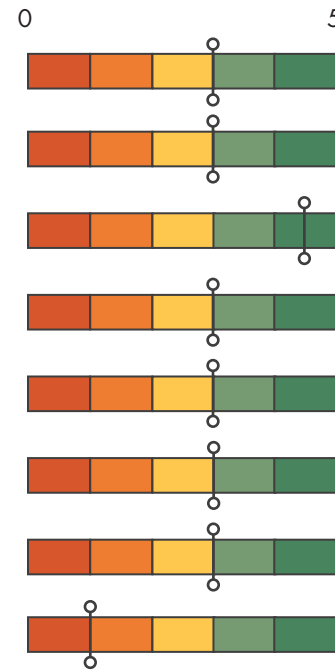
Building Finish Materials

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.
- Location at front of school is good for community use.



Exterior Elevation



Circulation Desk

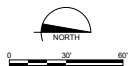
SCHOOL CAPACITY

2022-2023 ENROLLMENT: 411
 2029-30 PROJECTED ENROLLMENT: 397
 EXISTING: 470
 PROPOSED: 516



> HELEN LEHMAN ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



HELEN LEHMAN ELEMENTARY SCHOOL
 FACILITIES MASTER PLAN

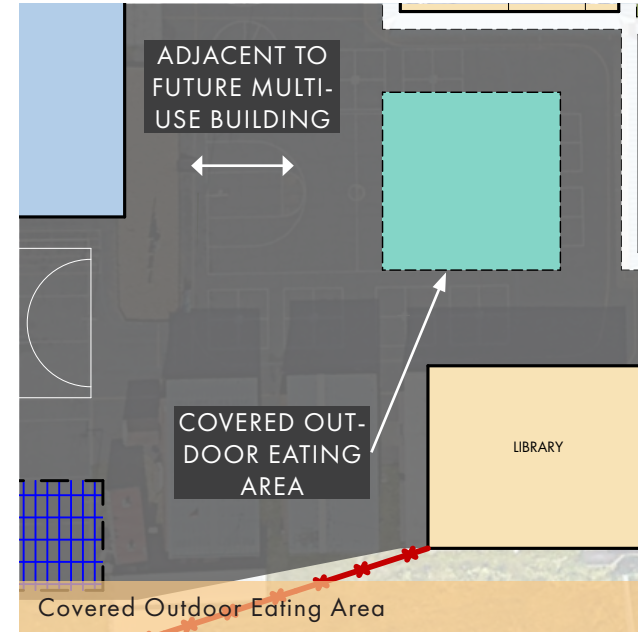
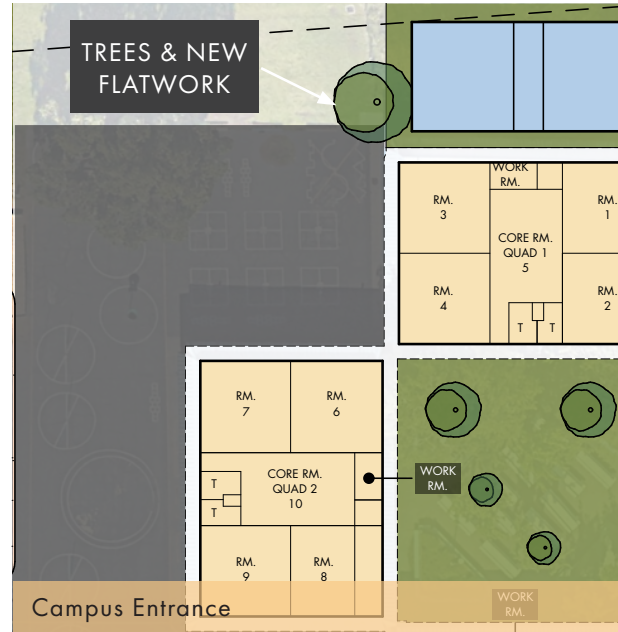
CAMPUS WIDE SITE IMPROVEMENTS

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

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- New school marquee
- Provide bike parking
- Incorporate outdoor learning areas
- New covered outdoor eating area
- Enhance student garden
- New accessible play equipment
- Expand Kindergarten play area
- Remove portables

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INDICATORS OF QUALITY	
Ed. Programs	10
Community	6
Learning Env.	12
Maintenance	24
Safety and Security	9
Code Comp.	8
Total	69/120



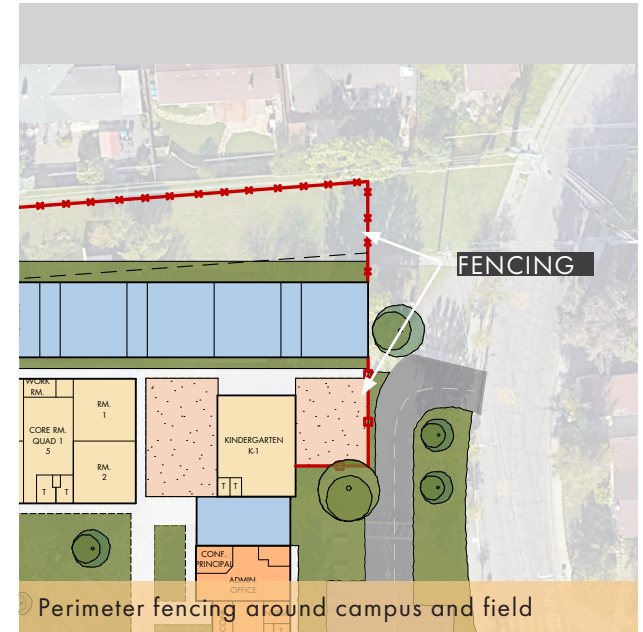
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	10
Community	5
Learning Env.	10
Maintenance	15
Safety and Security	30
Code Comp.	10
Total	80/120

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



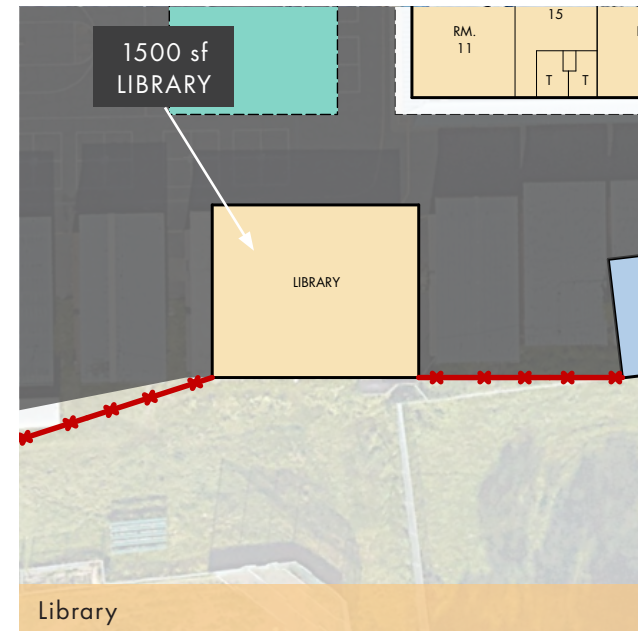
LIBRARY & MEETING SPACE

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INDICATORS OF QUALITY	
Ed. Programs	12
Community	10
Learning Env.	16
Maintenance	18
Safety and Security	9
Code Comp.	4
Total	69/120

Repurpose existing Multi-Purpose Room to a new Library for use by all teachers and students, and a new flexible meeting space that can be used by after school programs. These rooms 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
- 4 Large project sinks with hot water
- Adjacent outdoor work yard



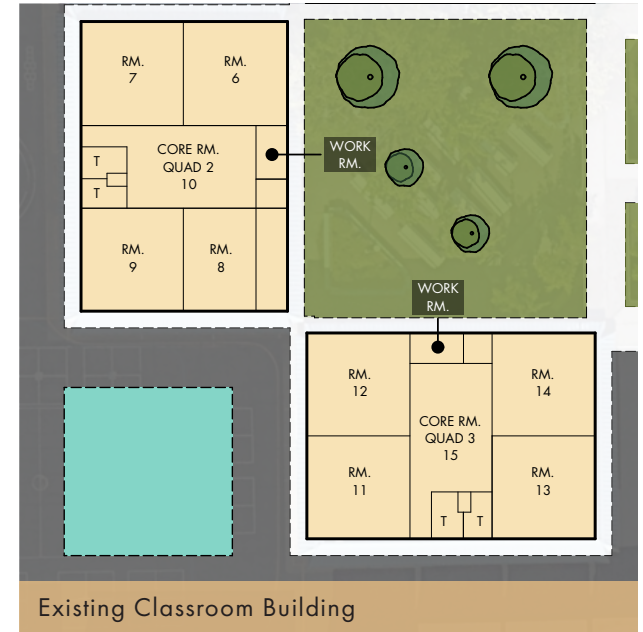
MODERNIZATION OF EXISTING CLASSROOMS

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INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	16
Maintenance	30
Safety and Security	9
Code Comp.	4
Total	77/120

Modernize existing classroom buildings including shared pod 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
- Renovate existing restrooms



Existing Classroom Building

MODERNIZATION OF ADMINISTRATION

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INDICATORS OF QUALITY	
Ed. Programs	4
Community	10
Learning Env.	2
Maintenance	12
Safety and Security	21
Code Comp.	2
Total	51/120

Modernize existing administration area, and repurpose existing Kindergarten classroom to additional administration area. Administration area may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Modernize existing Teacher Work Room



Expand Administration

NEW TK-K CLASSROOM BUILDING

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INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	15
Safety and Security	9
Code Comp.	1
Total	66/120

Provide new 2-story, 8 classroom building of approximately 9750 sf. Each 960 sf classroom may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- 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



NEW CLASSROOM BUILDING

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INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	15
Safety and Security	3
Code Comp.	1
Total	60/120

Provide new single-story, 4 classroom building of approximately 7250 sf with restrooms, small group learning areas and a maker space. 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

The Maker Space may also include:

- Open, flexible space with durable materials
- 4 large project sinks with hot water



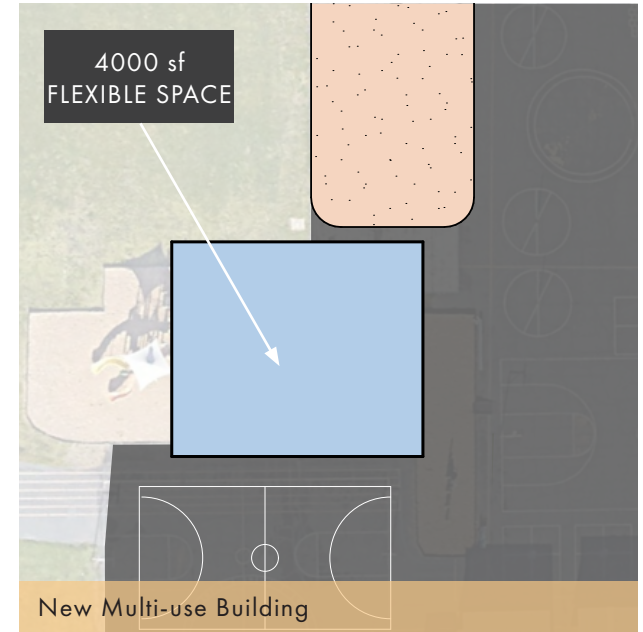
NEW MULTI-USE BUILDING

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INDICATORS OF QUALITY	
Ed. Programs	16
Community	5
Learning Env.	16
Maintenance	3
Safety and Security	3
Code Comp.	1
Total	44/120

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
- Demo existing library and portables



SEISMIC UPGRADE

ALLOWANCE \$\$\$

INDICATORS OF QUALITY	
Ed. Programs	4
Community	2
Learning Env.	4
Maintenance	24
Safety and Security	30
Code Comp.	10
Total	74/120

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the classroom buildings and Multi-Use Building at Helen Lehman Elementary School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 3435 Bonita Vista
Santa Rosa, CA 95404

Established: 1975

Site Area: 9.88 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 449

Building Area: 11,040 sq. ft.

Permanent Classrooms: 29

Portable Classrooms: 8

Student Capacity: 632

MASTER PLAN

Projected Students in 2029-30: 390

Planned Classrooms: 24

Planned Student Capacity: 424



DRAFT

v2.0 Draft for Review: November 8, 2023

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 replacing 1-6

HIDDEN VALLEY ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

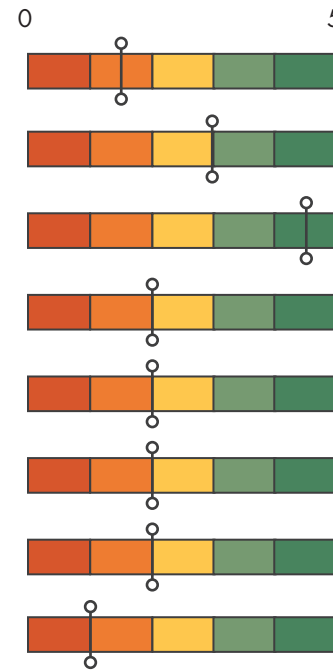
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Site security
- 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
- Limited room for expansion

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

HIDDEN VALLEY ELEMENTARY SCHOOL SITE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

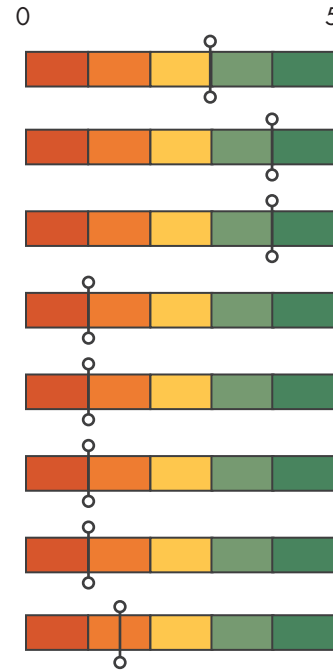
Building Finish Materials

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

- There are plenty of locations for the school office
- Central resource room is great opportunity to bolster 21st Century learning
- Classroom adjacency to the quad and outdoor classroom areas



Multi-Purpose Exterior



Classroom Exterior

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

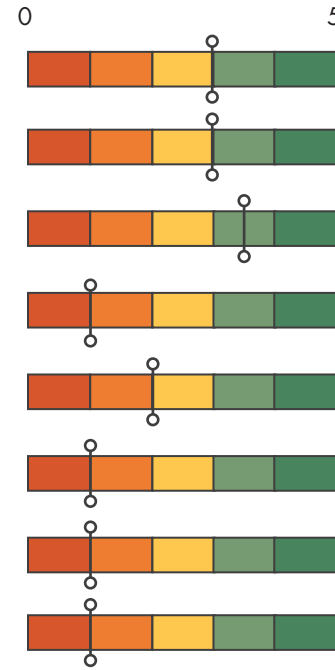
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Modular Classroom Exterior



Modular Classroom Interior

CHALLENGES

- Classrooms 1-6 are beyond their useful service life and should be replaced
- Student and staff restrooms are insufficient
- Evidence of water intrusion at various locations
- Room 6 limits visual surveillance of the kindergarten area
- Access to these rooms, from other parts of the campus does not meet ADA requirements due to site slopes

OPPORTUNITIES

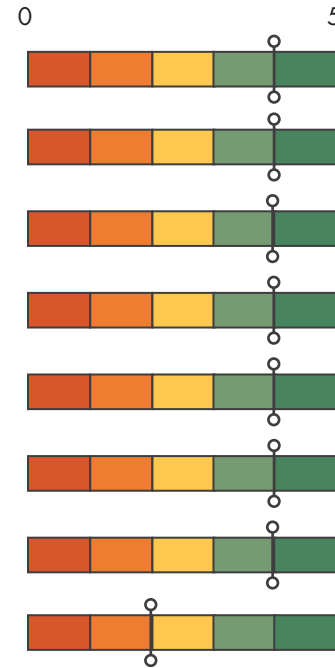
- Rooms A-G are new and a good prototype for replacement of Rooms 1-6
- New Classrooms 1-6 would eliminate the worst classrooms on this campus

GYM

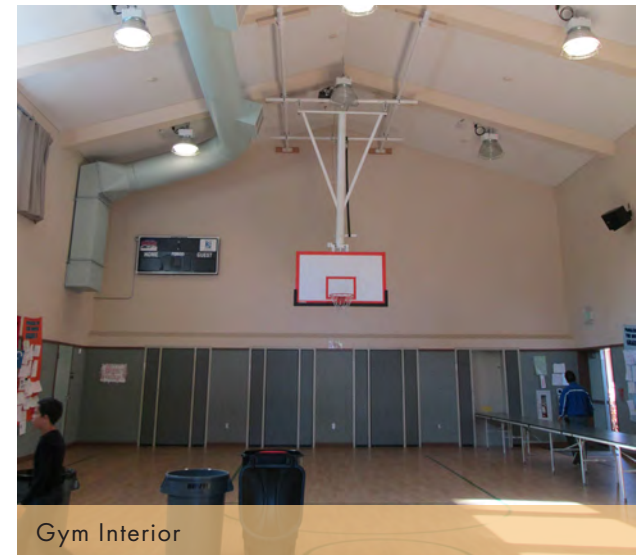
EXISTING CONDITIONS SUMMARY

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



Gym Exterior



Gym Interior

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

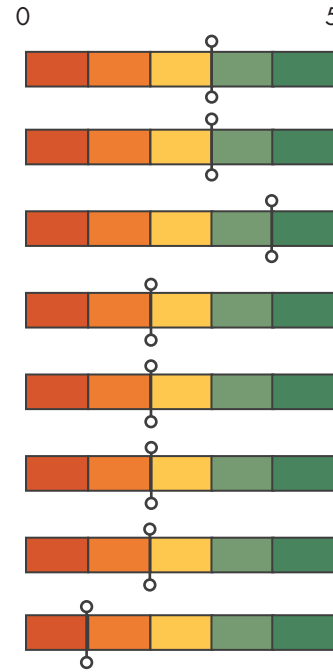
- Community meeting space
- Small group instruction

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

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 449
 2029-30 PROJECTED ENROLLMENT: 390
 EXISTING: 632
 PROPOSED: 416



LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- COVERED WALKWAY
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION

> HIDDEN VALLEY ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



HIDDEN VALLEY ELEMENTARY SCHOOL FACILITIES MASTER PLAN

HIDDEN VALLEY ELEMENTARY SCHOOL

CAMPUS SITE IMPROVEMENTS

Improvements across both campuses 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
- Provide a covered waiting area for drop-off and pick-up
- Repave parking lots with additional parking spaces
- Address flooding and drainage issues throughout field landscape
- Providing more covered seating throughout campus with individual covered areas or shade structures
- Incorporate more outdoor learning areas between classroom buildings
- Provide a new school garden

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INDICATORS OF QUALITY	
Ed. Programs	14
Community	10
Learning Env.	16
Maintenance	24
Safety and Security	15
Code Comp.	7
Total	86/120



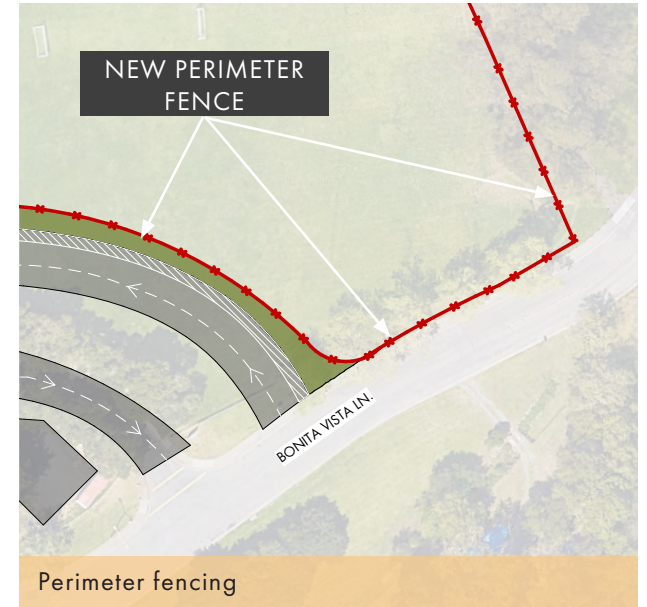
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	15
Safety and Security	30
Code Comp.	10
Total	76/120

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
- New security locks for all classrooms
- Improve exterior lighting throughout both campuses
- New security cameras



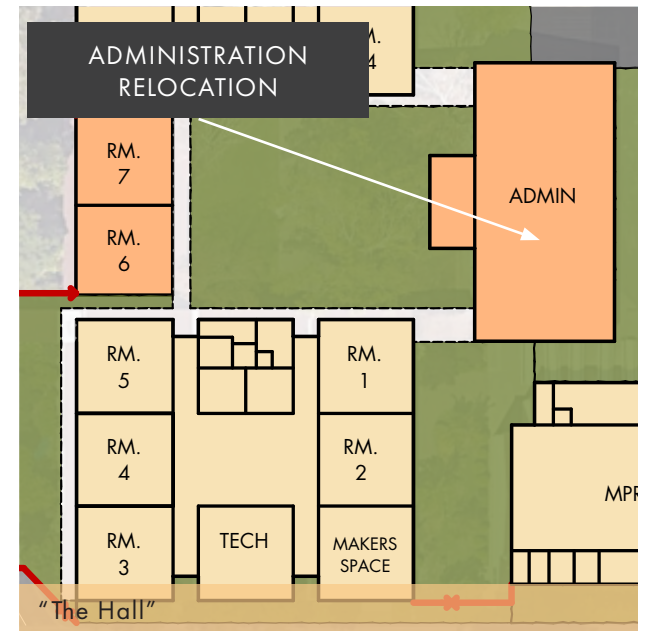
ADMINISTRATION RELOCATION

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INDICATORS OF QUALITY	
Ed. Programs	14
Community	7
Learning Env.	16
Maintenance	21
Safety and Security	6
Code Comp.	4
Total	68/120

Modernize the multi-use room into a new administration building. Modernization may include:

- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Provide restroom facilities for Boys, Girls, and Staff
- Ensure ADA compliance at existing entrances



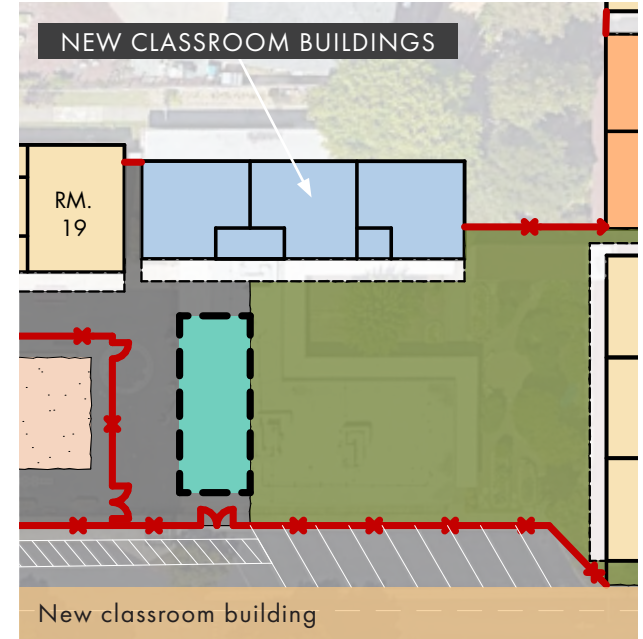
NEW CLASSROOM BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	3
Safety and Security	12
Code Comp.	1
Total	57/120

Demo existing buildings and rebuild 3000 sf of new general classrooms in order to replace retired buildings. New construction may include:

- (3) new general classrooms, each approximately 1200 sf
- Provide new restroom facilities for Boys, Girls, and Staff
- 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



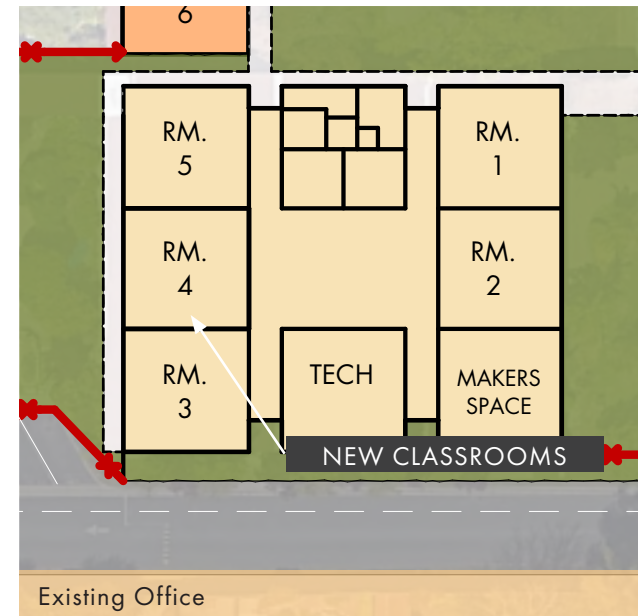
CONVERSION OF ADMINISTRATION TO CLASSROOMS

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INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	16
Maintenance	12
Safety and Security	3
Code Comp.	1
Total	53/120

Modernize the administration office into general classrooms to provide a more efficient use of the facilities during new construction of administration office. Modernization may include:

- (2) new classrooms, each approximately 960 sf.
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Repair/Replace casework and storage
- Provide storage space for supplies
- Add new covered walkway with connection to existing buildings
- Ensure a sufficient amount of electrical outlets



HIDDEN VALLEY ELEMENTARY SCHOOL

MODERNIZATION OF MPR

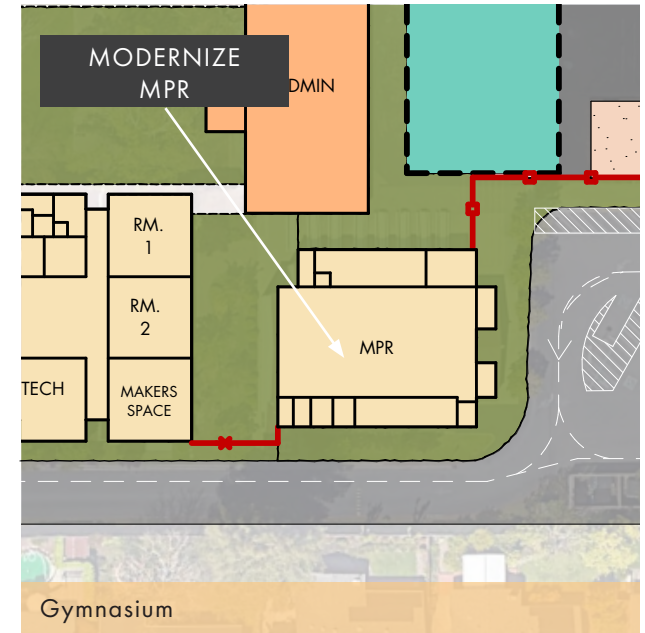
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INDICATORS OF QUALITY	
Ed. Programs	14
Community	4
Learning Env.	12
Maintenance	21
Safety and Security	6
Code Comp.	4
Total	61/120

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, floor and hardware finishes
- Flexible furniture including movable dining tables
- Additional storage for supplies
- Security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary



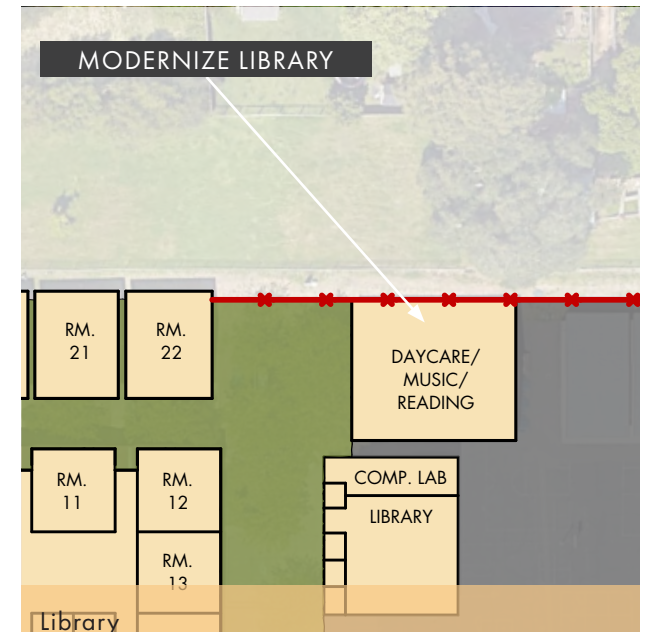
MODERNIZATION OF LIBRARY

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INDICATORS OF QUALITY	
Ed. Programs	14
Community	4
Learning Env.	10
Maintenance	12
Safety and Security	3
Code Comp.	5
Total	48/120

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, 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/replace roofing and plumbing systems as necessary



MODERNIZE CLASSROOM WINGS AND BUILDINGS

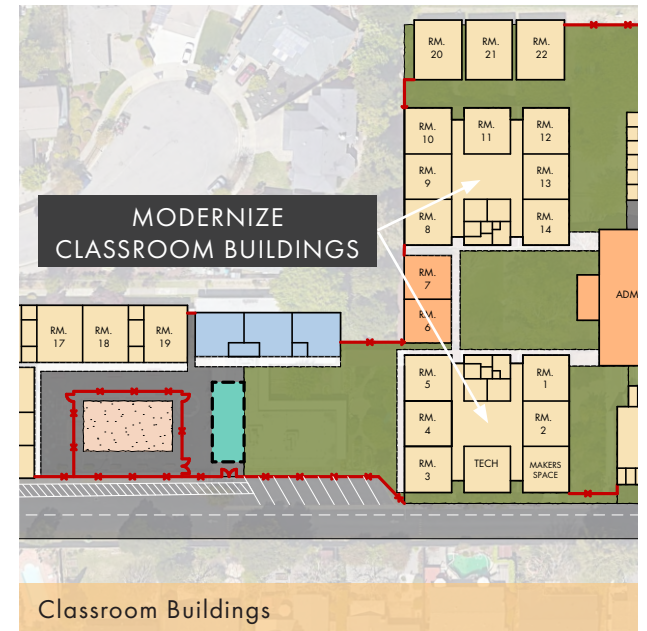
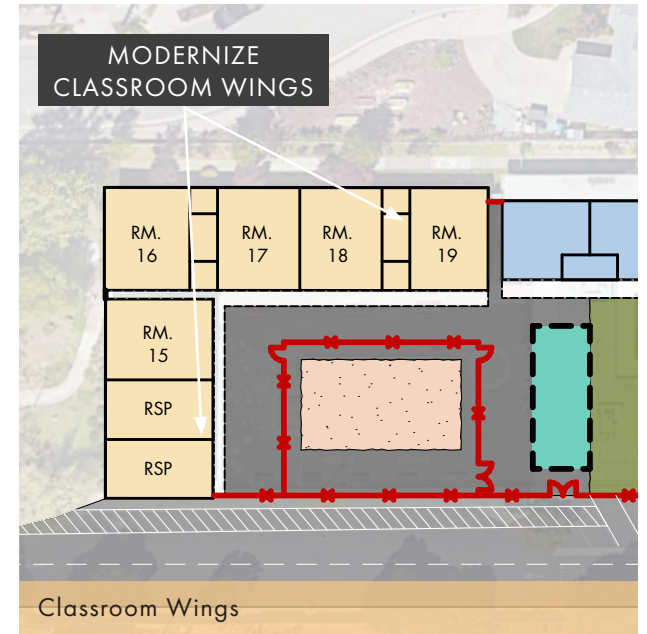
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INDICATORS OF QUALITY

Ed. Programs	16
Community	2
Learning Env.	16
Maintenance	24
Safety and Security	9
Code Comp.	4
Total	71/120

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
- Security locks on exterior doors
- Replace damaged acoustical ceiling tiles and casework
- Modernize all restroom facilities
- Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Provide new central play area with seating and shade
- Ensure ADA Compliance



SCHOOL DATA

Address: 203 South A Street
Santa Rosa, CA 95401

Established: 1958

Site Area: 5.47 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 308Building

Area: 35,791 sq. ft.

Permanent Classrooms: 22

Portable Classrooms: 0

Student Capacity: 480

MASTER PLAN

Projected Students in 2029-30: 277

Planned Classrooms: 21

Planned Student Capacity: 340



DRAFT

v2.0 Draft for Review: November 8, 2023

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

LUTHER BURBANK ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

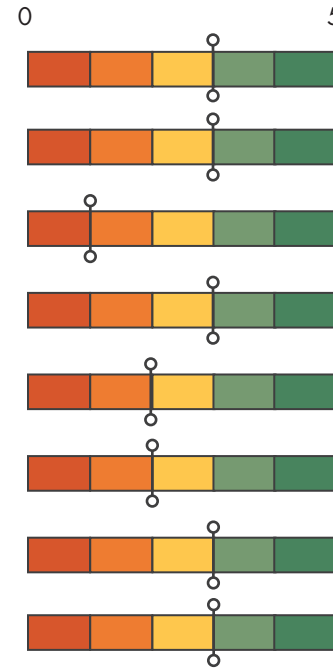
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- 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

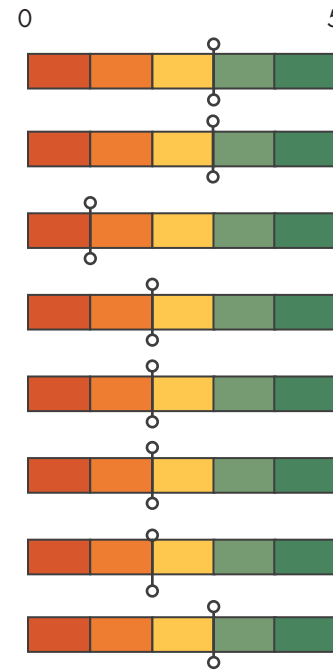
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Interior



Multi Purpose Room Interior

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

LUTHER BURBANK ELEMENTARY SCHOOL MODULAR LIBRARY & CLASSROOMS 8 - 24

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

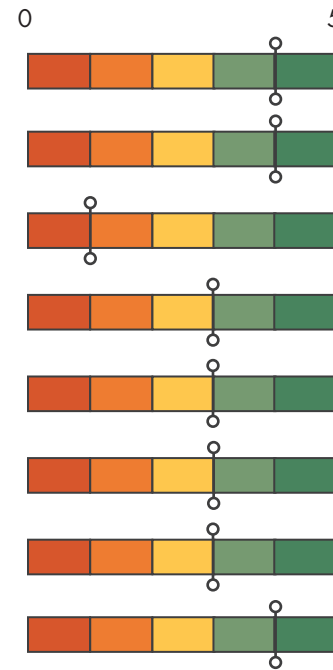
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Exterior Elevation at Modular Classrooms



Modular Classroom Interior

CHALLENGES

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

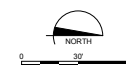
OPPORTUNITIES

- 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



> LUTHER BURBANK ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



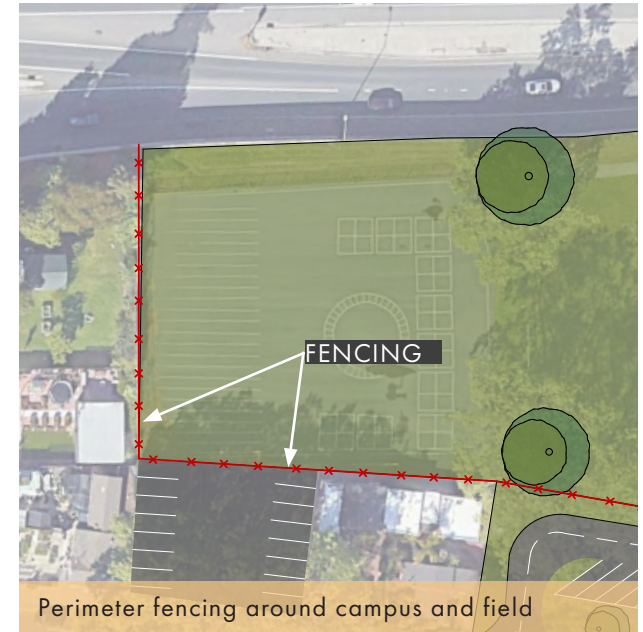
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	9
Safety and Security	30
Code Comp.	10
Total	70/120

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

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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:

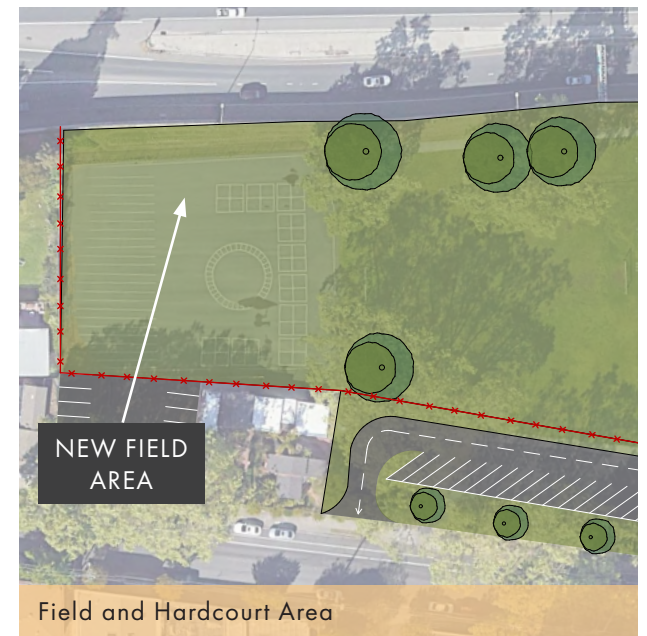
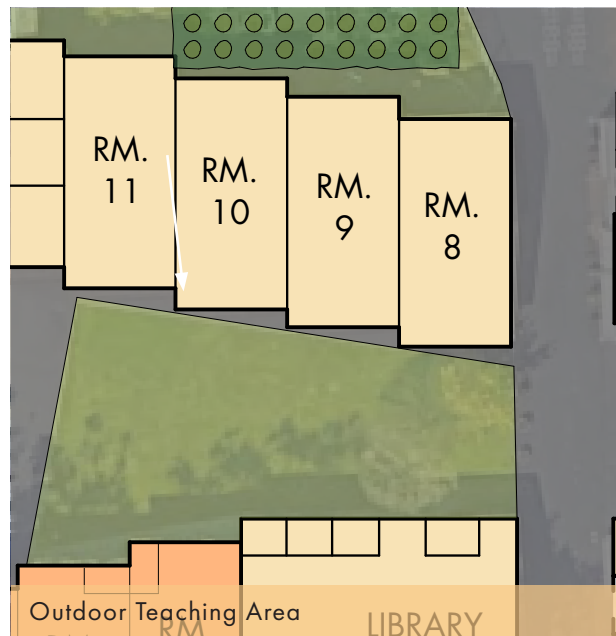
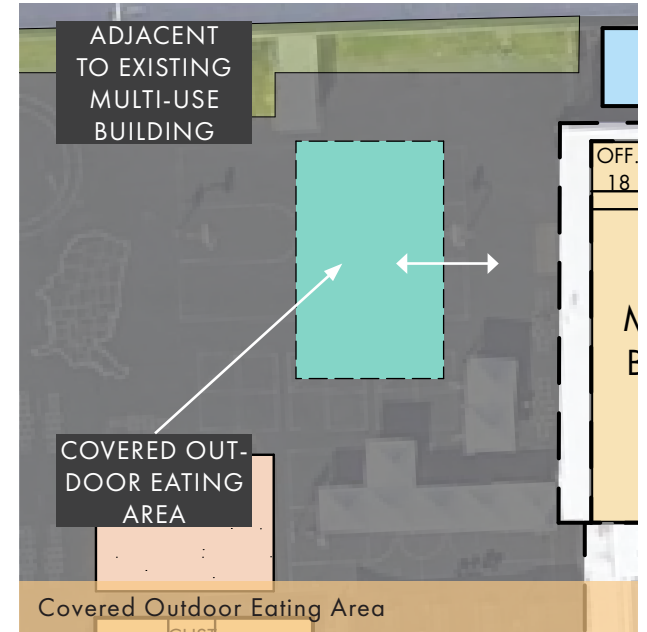
- Infrastructure upgrades
- Additional equipment such as projectors, laptops, and document cameras for teachers
- Wireless access in each building, at outdoor courtyards and learning areas
- AV systems at each classroom
- New phone and public address system

CAMPUS WIDE 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
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Provide new parking lot and driveway
- Revitalizing campus entrance and appearance
- New school marquee
- Incorporate outdoor learning areas
- New covered outdoor eating area
- Enhance student garden
- New accessible play equipment
- Provide outdoor covered area at hardcourt
- Reverse current field and hardcourt locations
- Provide new kindergarten playground



INDICATORS OF QUALITY

Ed. Programs	12
Community	4
Learning Env.	12
Maintenance	24
Safety and Security	9
Code Comp.	10
Total	71 / 120

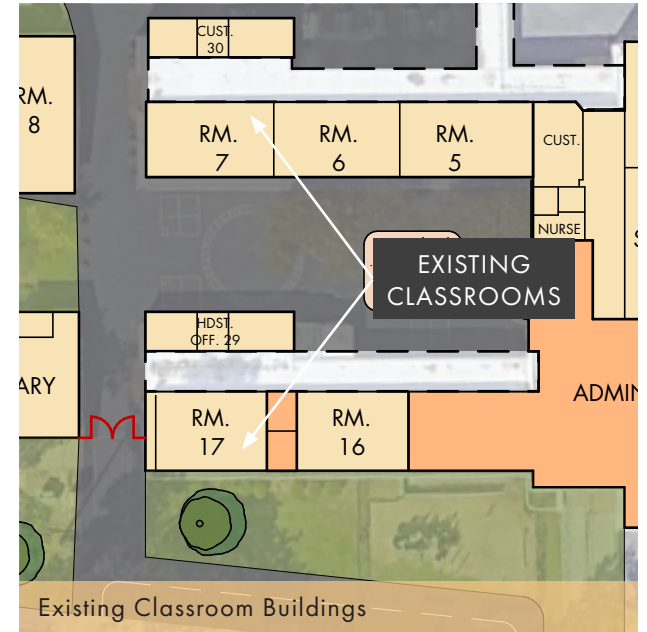
MODERNIZATION OF PERMANENT CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	14
Community	2
Learning Env.	16
Maintenance	24
Safety and Security	6
Code Comp.	4
Total	66/120

Modernize existing permanent classrooms. 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
- Repurpose existing staff room to classroom space



MODERNIZATION OF MODULAR CLASSROOMS

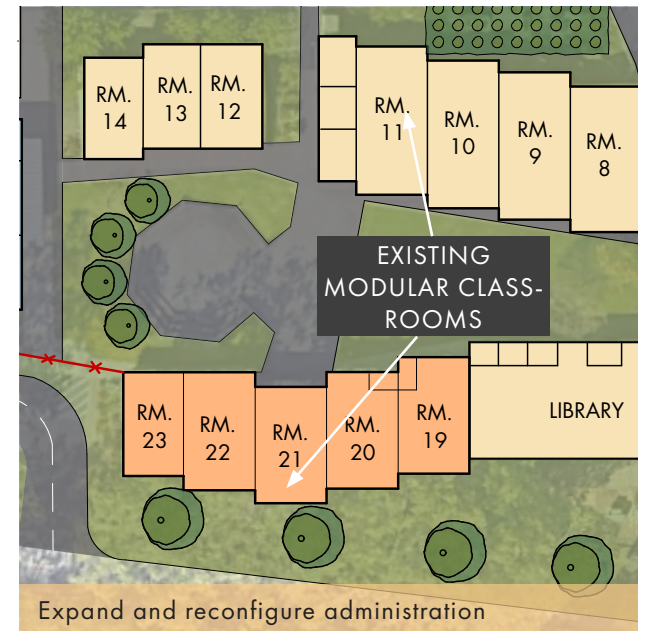
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INDICATORS OF QUALITY	
Ed. Programs	14
Community	2
Learning Env.	14
Maintenance	15
Safety and Security	6
Code Comp.	4
Total	55/120

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
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary



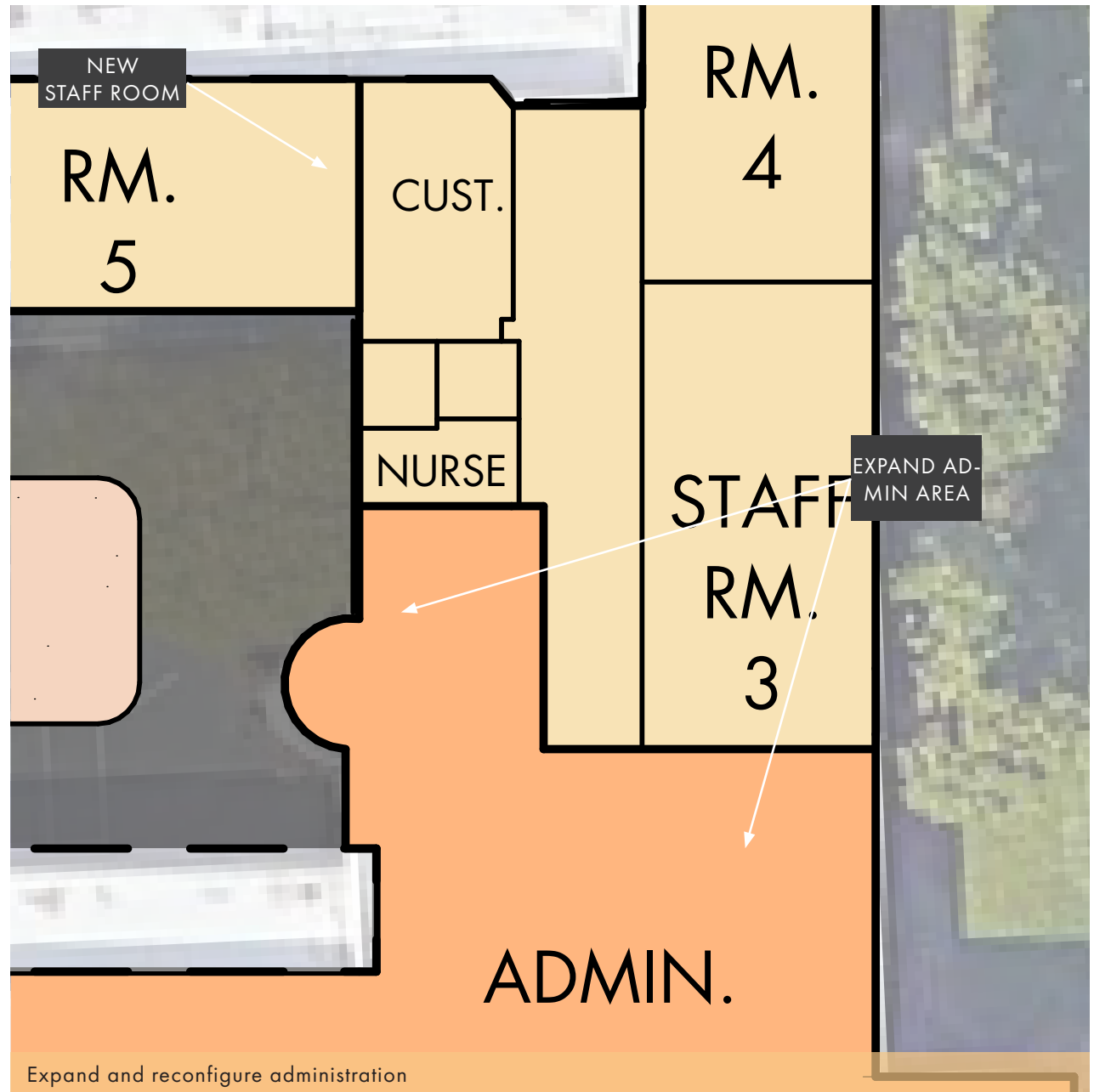
LUTHER BURBANK ELEMENTARY SCHOOL

MODERNIZATION OF ADMINISTRATION

\$\$\$

Repurpose existing classrooms 1 & 2 to additional administration space. Administration Space may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Control of entry into the campus through the Administration Lobby
- Relocate staff room to existing reception area



Expand and reconfigure administration

INDICATORS OF QUALITY	
Ed. Programs	4
Community	8
Learning Env.	4
Maintenance	18
Safety and Security	21
Code Comp.	4
Total	59/120

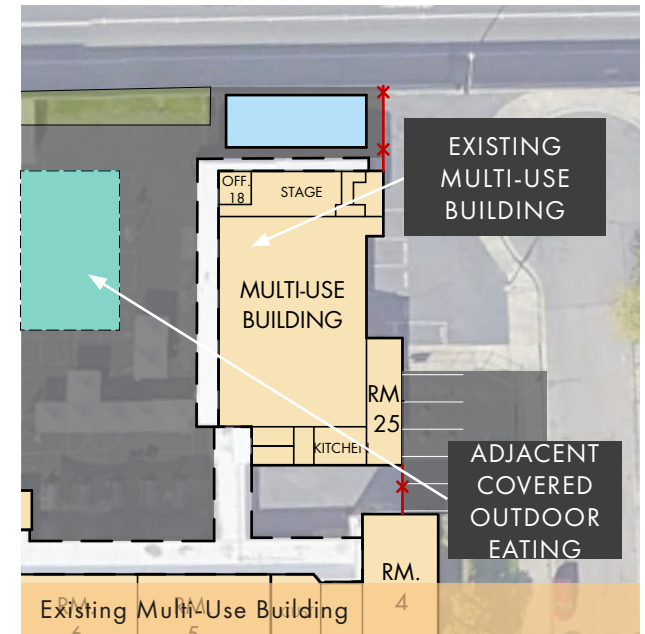
MODERNIZATION OF EXISTING MULTI-USE BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	12
Community	4
Learning Env.	10
Maintenance	18
Safety and Security	6
Code Comp.	4
Total	54/120

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
- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Provide new AV and lighting for performances
- Dedicated storage space
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary



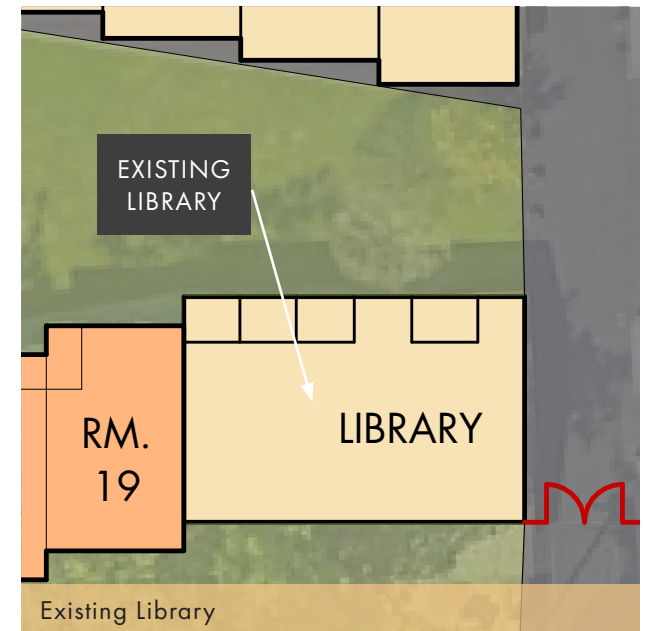
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	16
Community	5
Learning Env.	14
Maintenance	15
Safety and Security	5
Code Comp.	4
Total	59/120

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



SCHOOL DATA

Address: 2567 Marlow Road
Santa Rosa, CA 95403

Established: 1961
Site Area: 12.40 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 361
Building Area: 45,946 sq. ft.
Permanent Classrooms: 19
Portable Classrooms: 11
Student Capacity: 622

MASTER PLAN

Projected Students in 2029-30: 437
Planned Classrooms: 26
Planned Student Capacity: 472



DRAFT

v2.0 Draft for Review: November 8, 2023

JAMES MONROE ELEMENTARY SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

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

JAMES MONROE ELEMENTARY SCHOOL

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

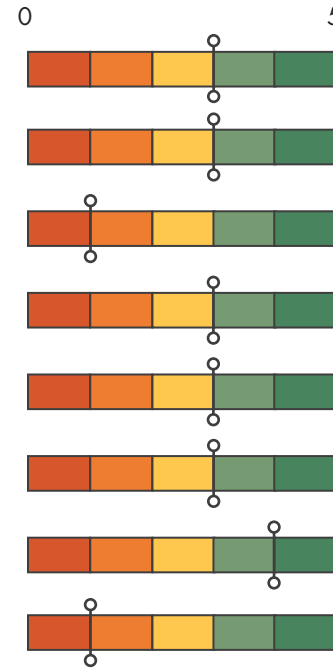
Building Finish Materials

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 some driveway paving areas in general need of repair
- Lacking ADA signage for path of travel and rooms
- Limited onsite parking (16 spaces)
- 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



School Street Entry



Play Area

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

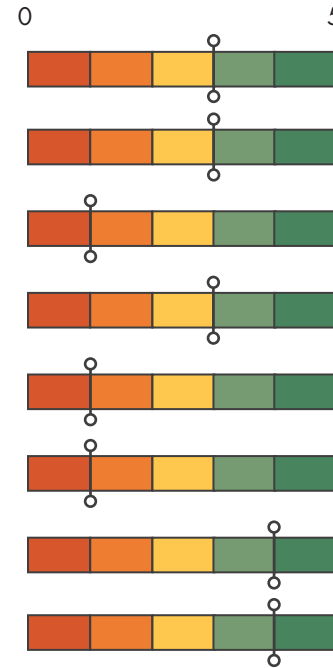
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aging facilities in need of 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

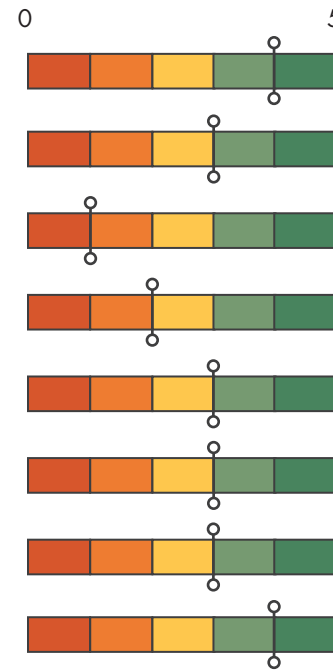
Building Finish Materials

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

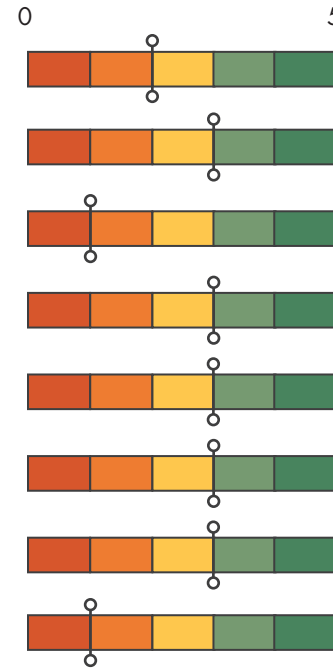
Building Finish Materials

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

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 361
 2029-30 PROJECTED ENROLLMENT: 437
 EXISTING: 622
 PROPOSED: 472

- LEGEND**
-  NEW FACILITY
 -  NEW SHADE STRUCTURE / COVERED AREA
 -  HEAVY MODERNIZATION / REMODEL
 -  GENERAL MODERNIZATION
 -  SITE IMPROVEMENT
 -  ASPHALT PAVING
 -  PLAYGROUND
 -  SOLAR PANEL ARRAY
 -  EXISTING CHAIN LINK FENCING
 -  NEW ORNAMENTAL FENCING
 -  NEW CHAIN LINK FENCING
 -  TREE / VEGETATION



> JAMES MONROE ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

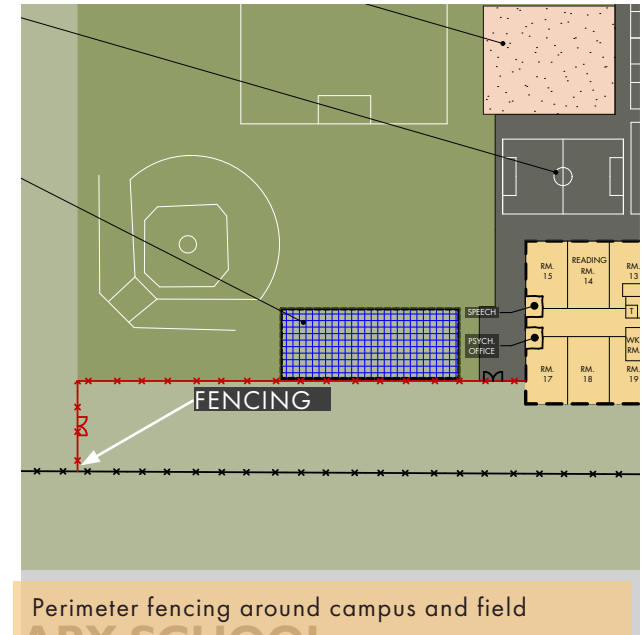
JAMES MONROE ELEMENTARY SCHOOL
 FACILITIES MASTER PLAN

CAMPUS WIDE SAFETY AND SECURITY UPGRADES

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

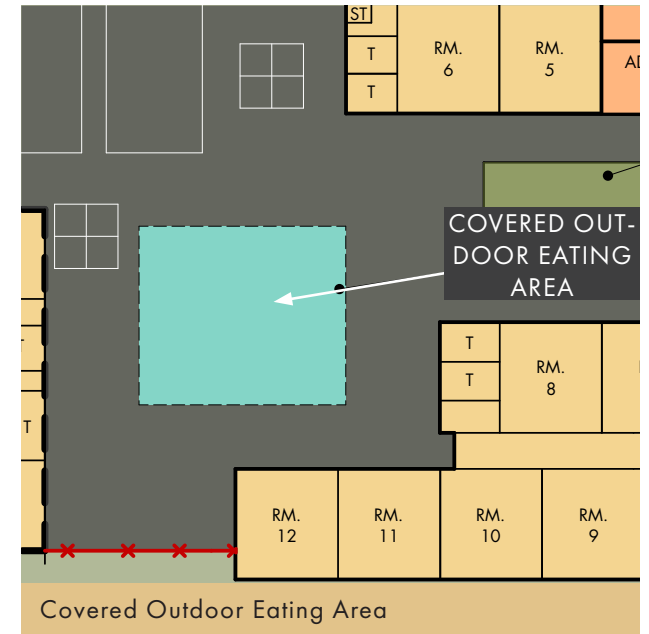
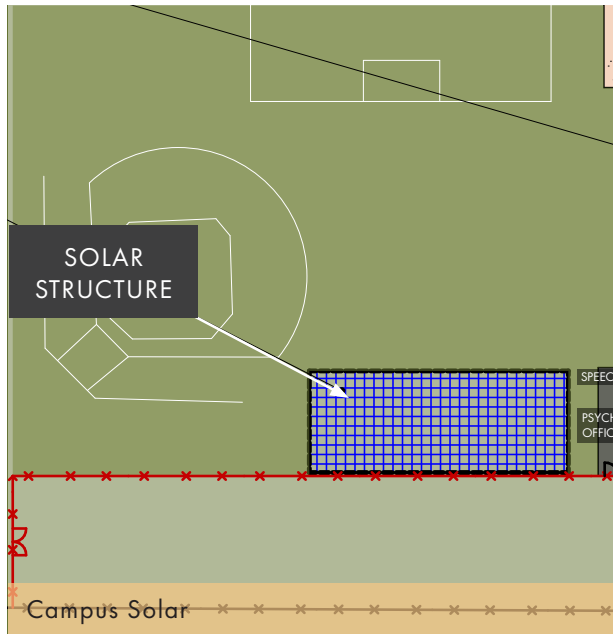


CAMPUS WIDE SITE IMPROVEMENTS

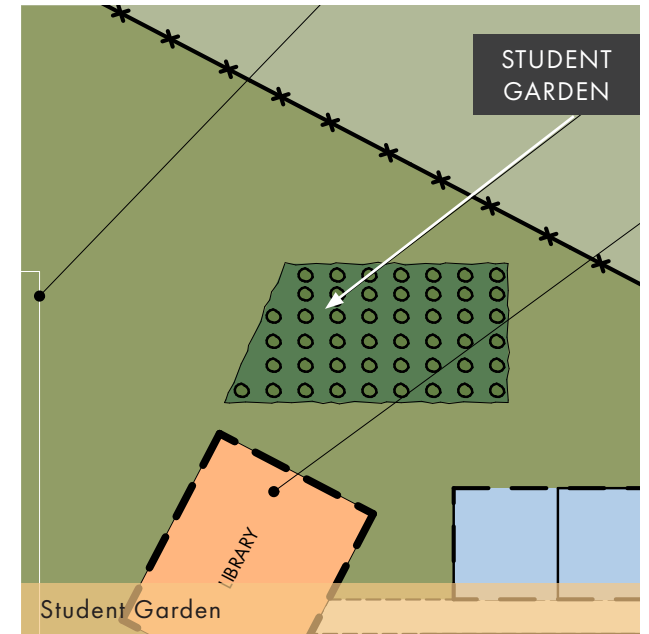
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff.

Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- Incorporate outdoor learning areas
- Enhance student garden
- Remove portables
- Renovate fields
- Revitalize landscaping and courtyards



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

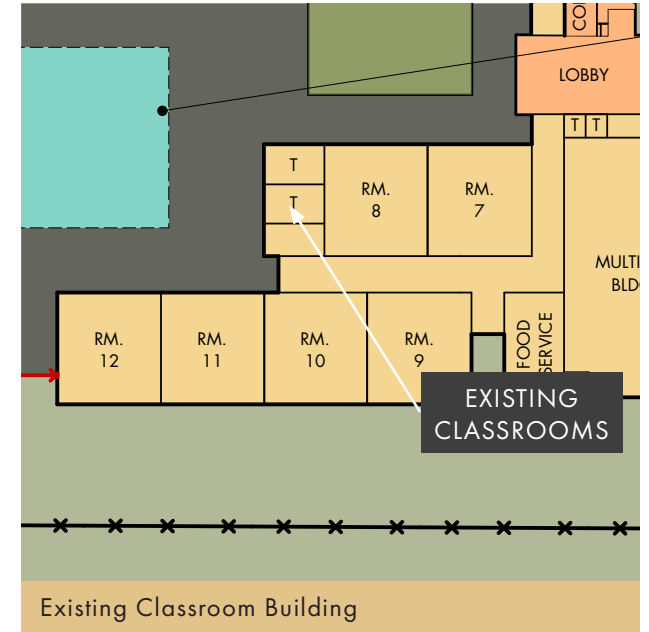


MODERNIZATION OF EXISTING CLASSROOMS

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

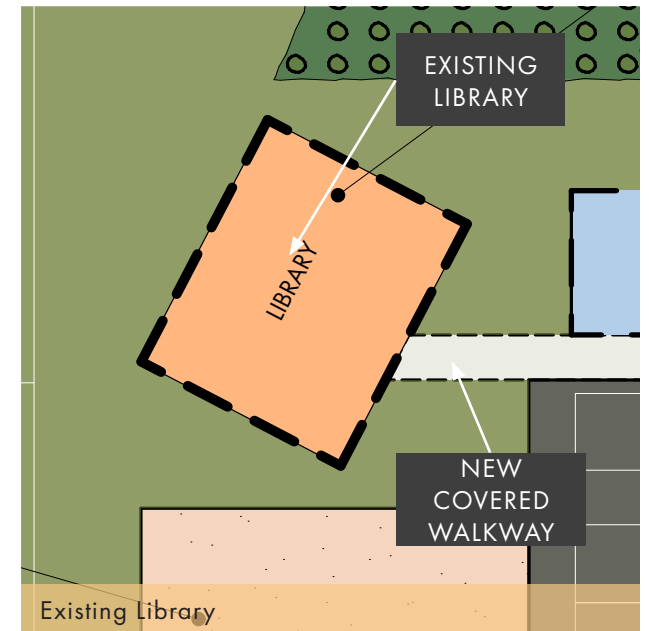


MODERNIZATION OF EXISTING LIBRARY

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

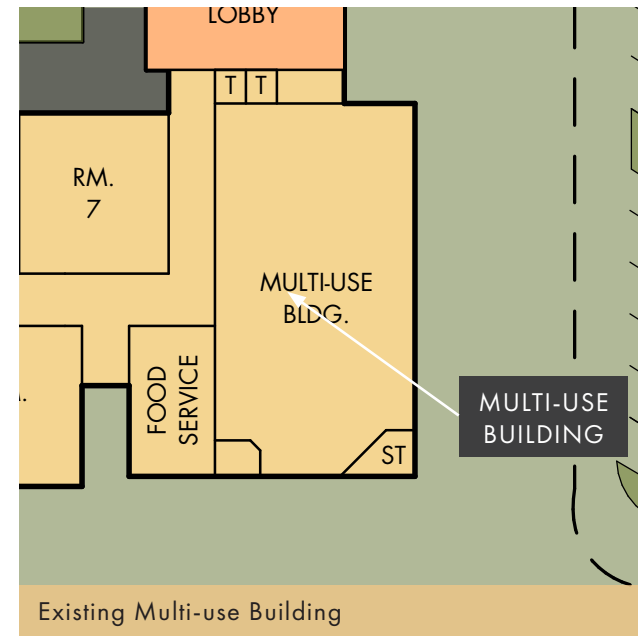


MODERNIZATION OF EXISTING MULTI-USE BUILDING

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing Multi-Use Building including food service area. Modernization of Multi-Use Building may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes & acoustic material
- 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
- Replace damaged acoustical ceiling tiles and casework

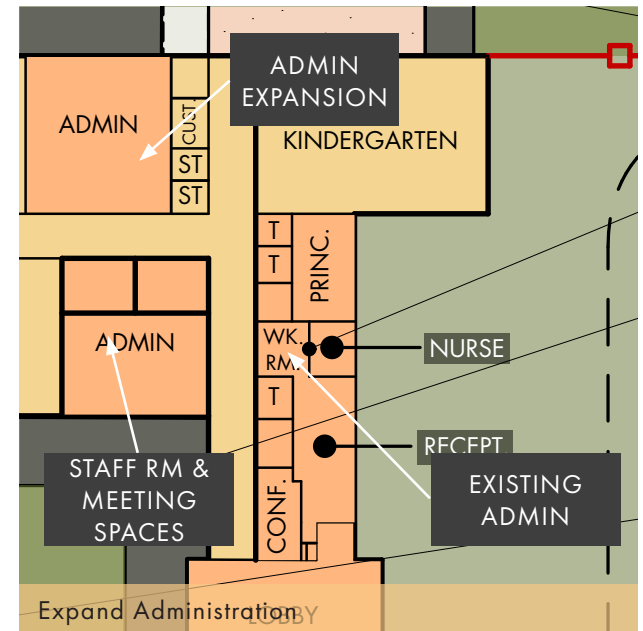


MODERNIZATION OF ADMINISTRATION

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff



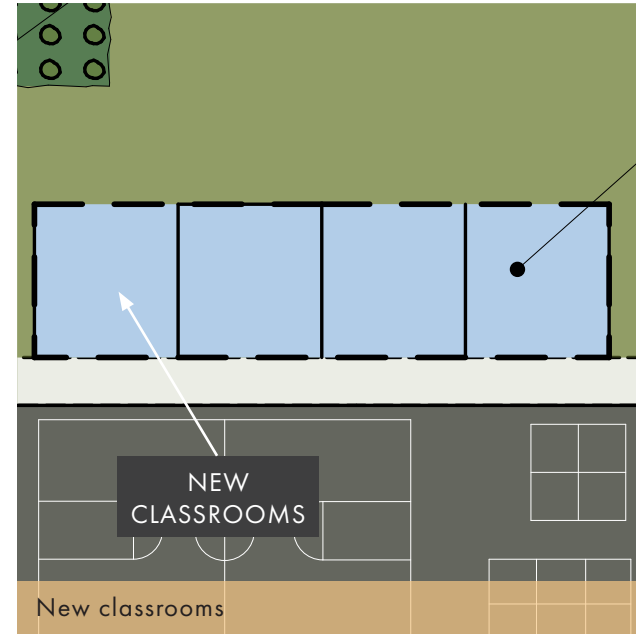
NEW CLASSROOMS

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide 4 new classrooms to new building. New classrooms are replacing existing portables and modular buildings.

Each 960 sf 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



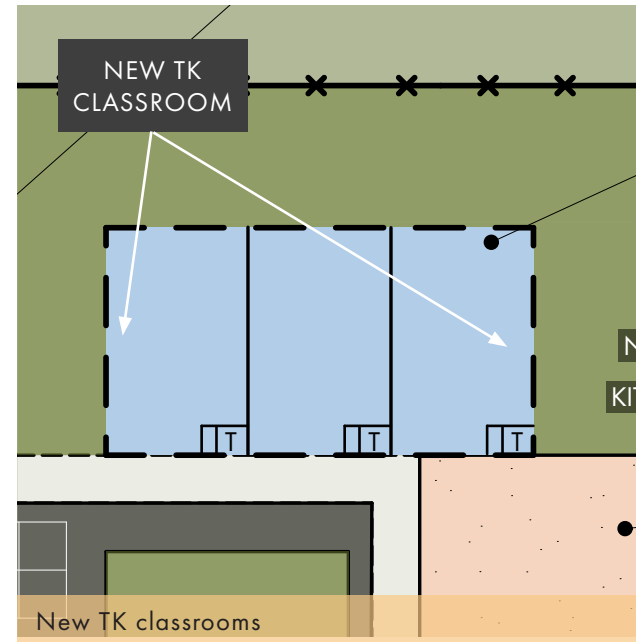
NEW TK CLASSROOMS

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide 3 new TK classrooms of approximately 1,400 sf each.

Each 1,400 sf 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



SCHOOL DATA

Address: 1711 Bryden Lane
Santa Rosa, CA 95404

Established: 1950
Site Area: 5.18 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 335
Building Area: 40,262 sq. ft.
Permanent Classrooms: 13
Portable Classrooms: 9
Student Capacity: 424

MASTER PLAN

Projected Students in 2029-30: 315
Planned Classrooms: 20
Planned Student Capacity: 408



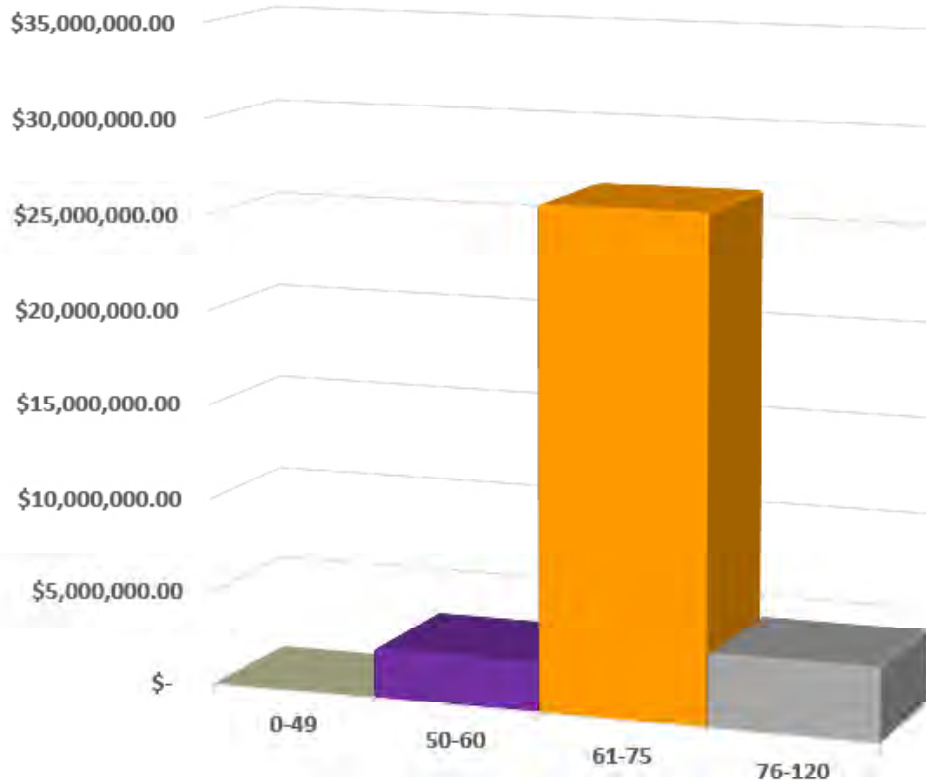
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v2.0 Draft for Review: November 8, 2023

PROCTOR TERRACE ELEMENTARY SCHOOL

SUMMARY

PROJECT COST BY IOQ SCORE RANGE



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$\$\$
50-60	MEDIUM	\$\$\$
61-75	HIGH	\$\$\$
76-120	HIGHEST	\$\$\$
TOTAL COST		\$\$\$

MAJOR FACILITY NEEDS

- New Perimeter Fencing
- Modernize Classrooms
- New Classroom Building
- New TK/K Building
- Reconfigure Restrooms
- New Multi-Purpose Room
- Administration Office Addition

AERIAL IMAGE



PROCTOR TERRACE ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

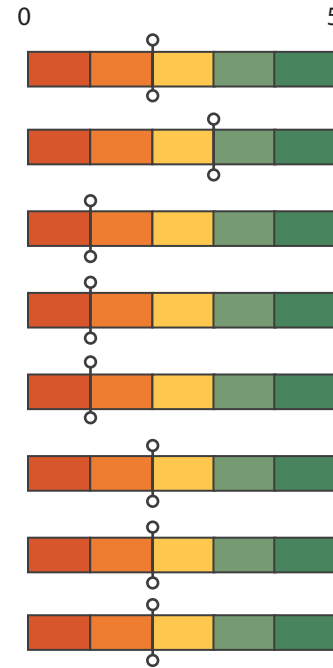
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Entry



Play Area

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 gate 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

PROCTOR TERRACE ELEMENTARY SCHOOL CLASSROOMS, MPR, & ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

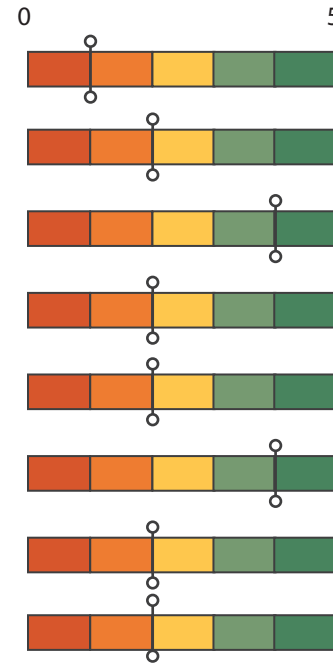
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Interior



Internal Corridor

CHALLENGES

- Insufficient number of restrooms
- Aged facilities in need of modernization
- Classroom entrances not ADA compliant
- Sinks and restrooms not ADA compliant
- Water pressure lacking at toilets
- Evidence of water intrusion
- Fire alarm system does not meet code for audible and visual coverage

OPPORTUNITIES

- Addition of small group instructional space at classroom
- Internal corridors offer opportunity for pull out instructional space

PROCTOR TERRACE ELEMENTARY SCHOOL LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

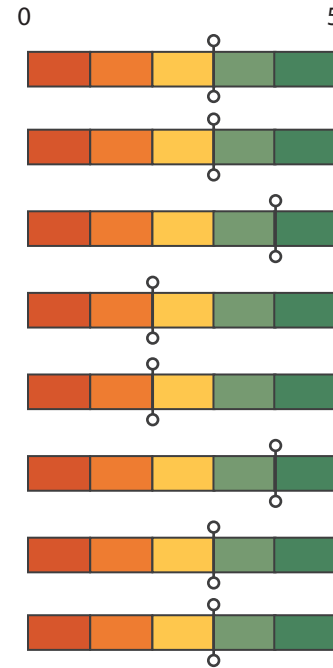
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

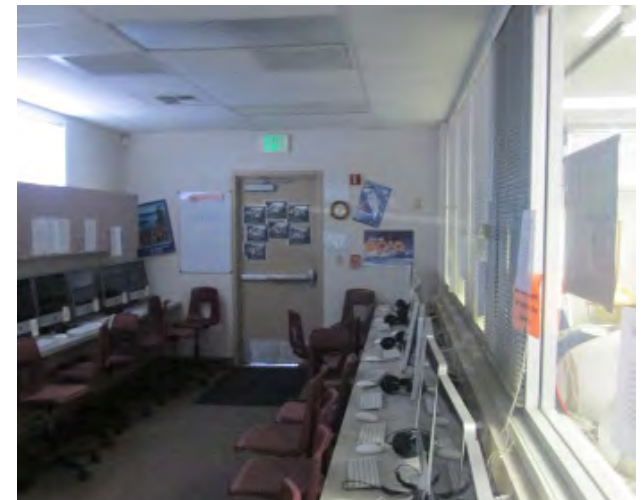
- Aging building in need of modernization
- Exterior finishes in poor condition
- Exterior entry & Circulation Desk not ADA compliant

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Elevation



Computer Lab



SCHOOL CAPACITY

2022-2023 ENROLLMENT: 863
2029-30 PROJECTED ENROLLMENT: 969
EXISTING: 1199
PROPOSED: 1077



LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION

SECURE PERIMETER FENCING

ALL-WEATHER TRACK

INCREASE BLACKTOP AREA

NEW CENTRAL PLAYGROUND WITH PLAY STRUCTURE

NEW LIBRARY

NEW TK/K CLASSROOM BUILDING

NEW MUL-TI PURPOSE ROOM

REVITALIZE GARDEN

RECONFIGURATION OF RESTROOMS

EXPANSION OF ADMINISTRATION AND SUPPORT SPACES

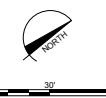
REPAVE AND RESTRIPE BLACKTOP

BRYDEN LANE

GROSSE AVENUE

> PROCTOR TERRACE ELEMENTARY SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



PROCTOR TERRACE ELEMENTARY SCHOOL FACILITIES MASTER PLAN

CAMPUS WIDE SAFETY AND SECURITY UPGRADES

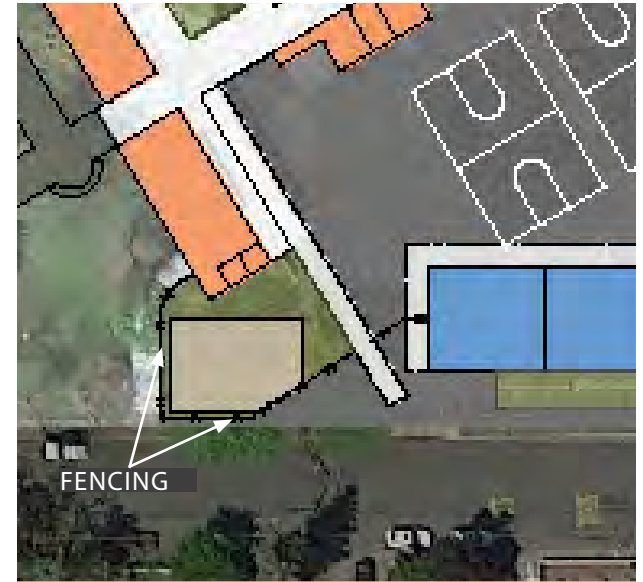
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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



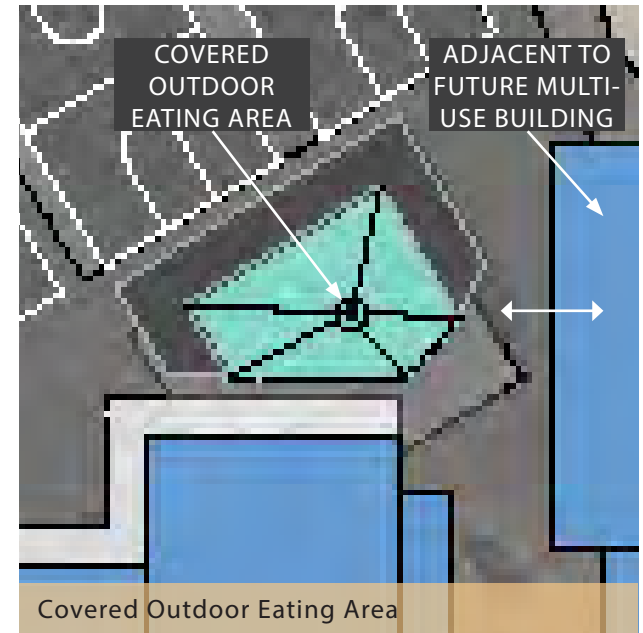
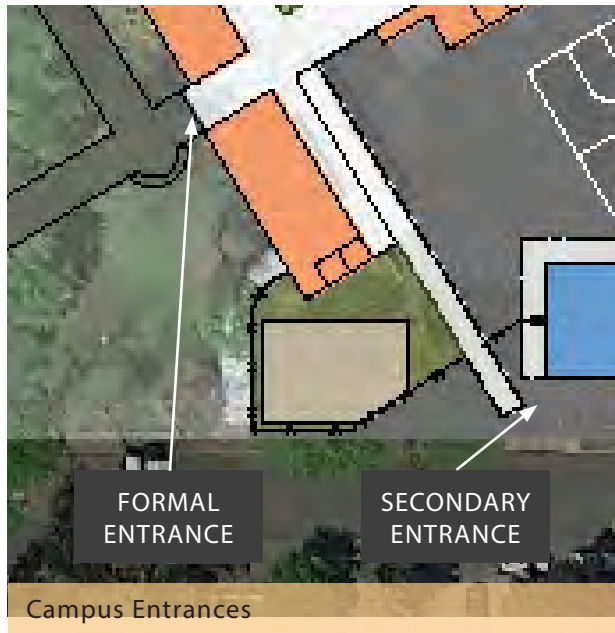
Perimeter fencing around campus and field

CAMPUS WIDE SITE IMPROVEMENTS

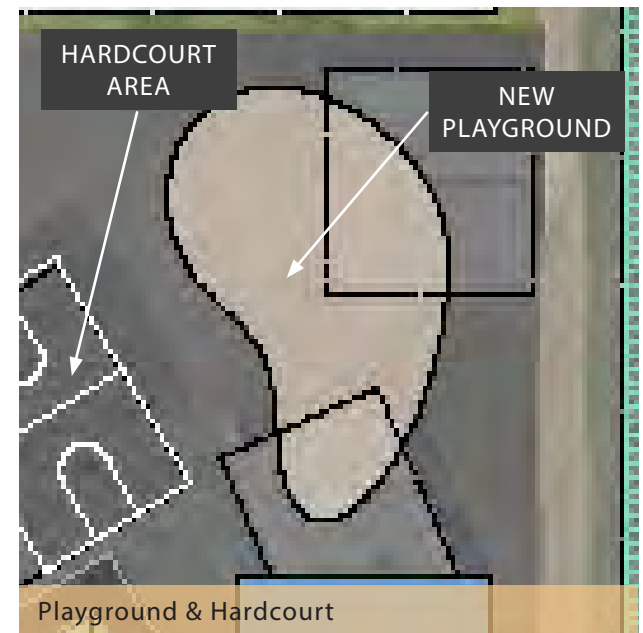
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Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues
- Accessible student drop-off and path of travel
- 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 portables
- Renovate existing field



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#



MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing classrooms 21-28. 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
- Replace HVAC systems
- Repair or replace plumbing systems as necessary



NEW CLASSROOM & ADMINISTRATION AREA

\$\$\$

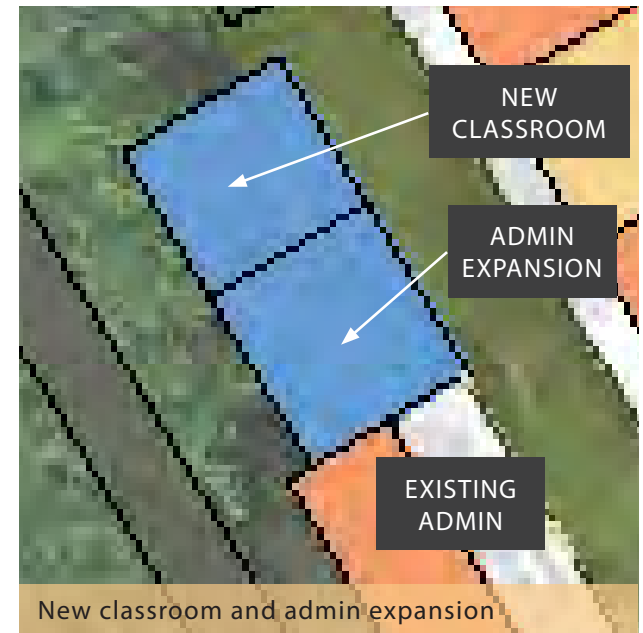
INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide a new 1200 sf administration expansion and one new 960 sf classroom. 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

The new 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
- Adequate electrical infrastructure
- Minimum of (2) 16' markerboards or equivalent
- Tackable wall surface on minimum of one wall



MODERNIZATION OF EXISTING ADMINISTRATION AREA

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing Administration Area. Modernization of Administration Area may include:

- Repair or replace existing wall, floor and hardware finishes
- 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



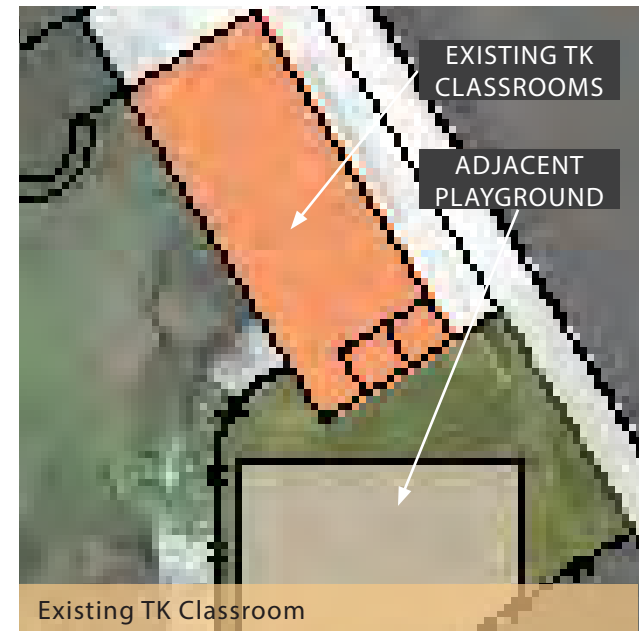
MODERNIZATION OF EXISTING TK CLASSROOM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	12
Code Comp.	#
Total	##

Modernize existing TK classroom. Modernization of TK classroom may include:

- Repair or replace existing wall, floor and hardware finishes
- 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
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems
- Provide new outdoor Kindergarten play area adjacent to Kindergarten building



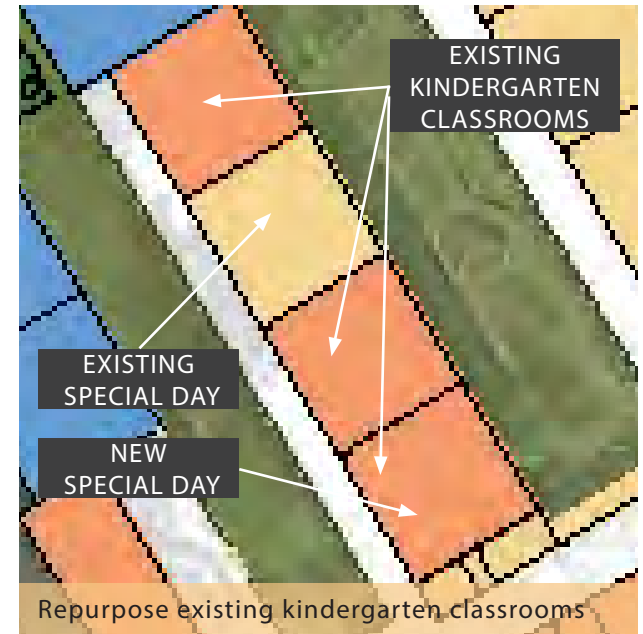
REPURPOSE EXISTING KINDERGARTEN CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Repurpose existing Kindergarten classrooms to classrooms for 1st-6th 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
- 1 sink with a drinking fountain bubbler
- Storage cabinetry for projects and materials
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems



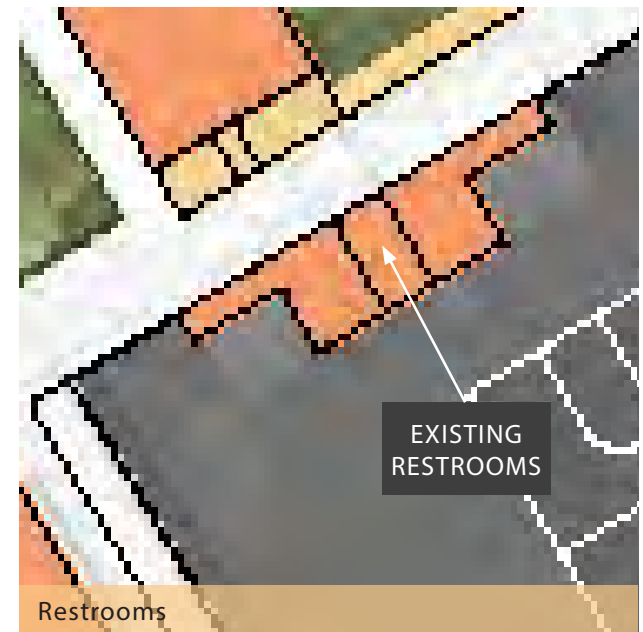
MODERNIZATION OF EXISTING RESTROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing restrooms for use by all students. The restroom modernization may include:

- Repair or replace existing wall, floor and hardware finishes
- Redesign for code compliance
- Replace plumbing fixtures
- Address security issues
- Expand current restrooms to meet recommended guidelines



NEW KINDERGARTEN AND LIBRARY BUILDING

\$\$\$

Provide new Kindergarten and Library building of approximately 8000 sf.

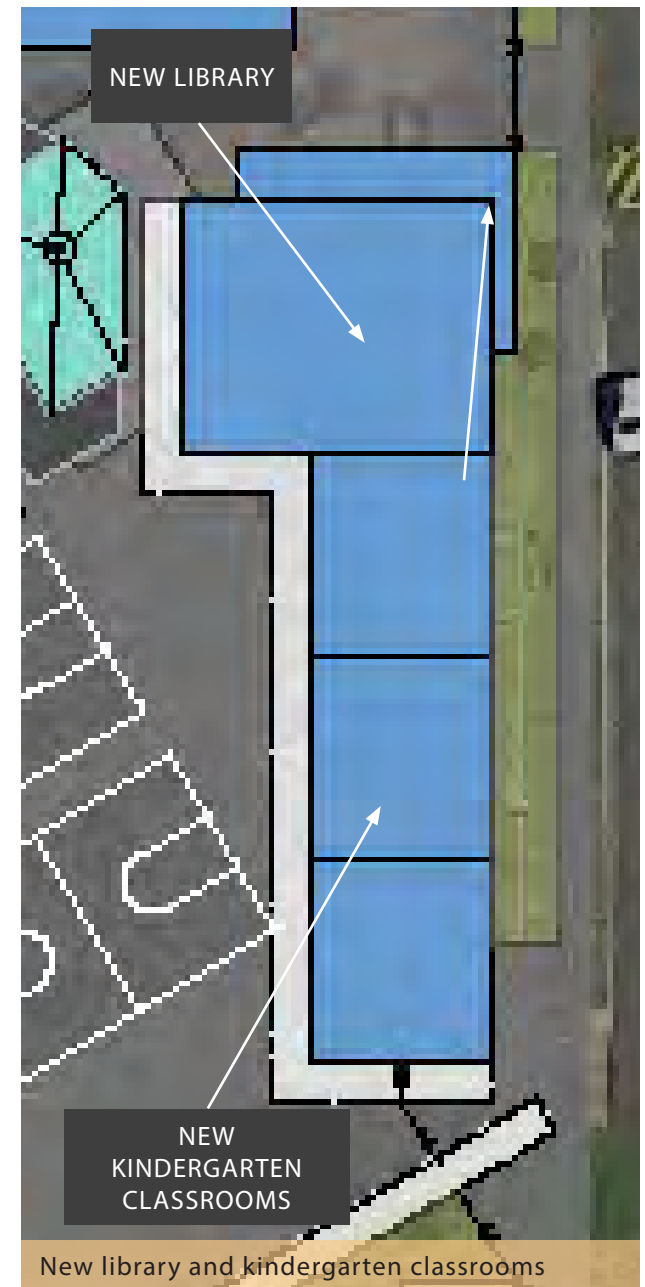
Provide a new library of approximately 3750 sf. The new library may include:

Each Kindergarten classroom of approximately 1400 sf 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
- Location at front of campus next to Administration
- New outdoor Kindergarten play area adjacent to Kindergarten building

- Open, flexible space for student collaboration
- Classroom type space with a glazed operable partition, and AV and electrical infrastructure
- 3 to 5 small group learning / work rooms of approximately 200 sf each with glazed walls for visibility
- Flexible furniture including movable worktables
- Efficient storage for books at periphery of space to create a flexible space at library core
- Security locks
- Acoustical finishes for quiet learning space

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##



NEW 4 CLASSROOM BUILDING

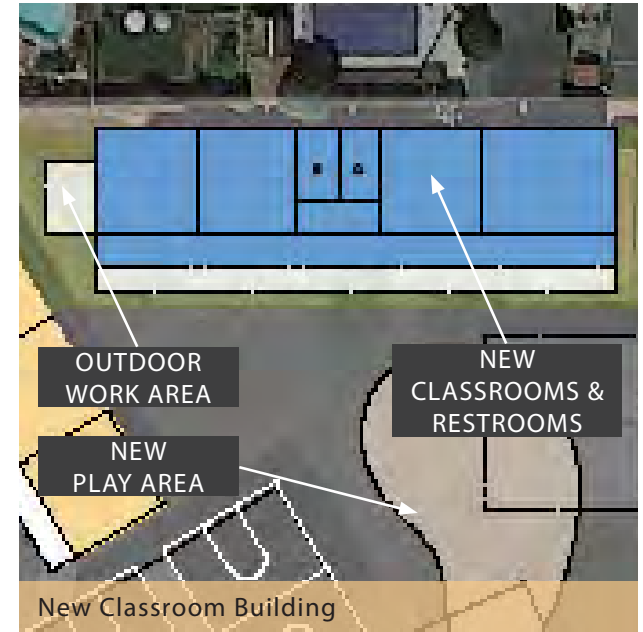
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Provide new single story, 4-classroom building of approximately 6500 sf with restrooms and small group learning areas.

Each 960 sf 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



New Classroom Building

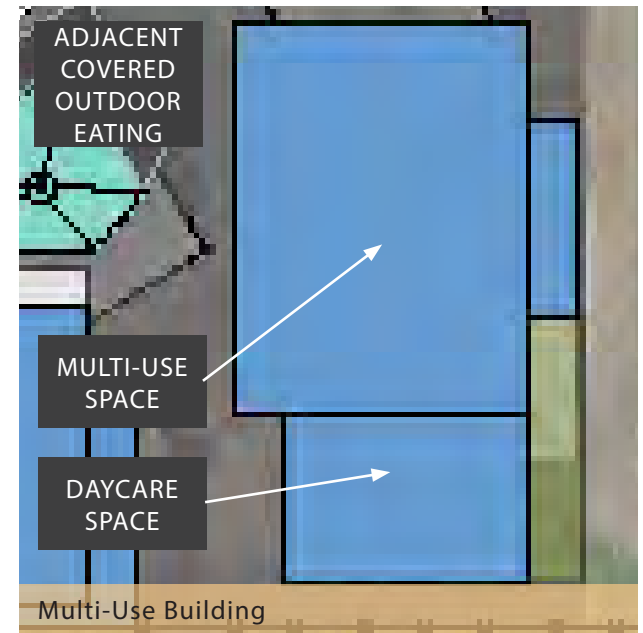
NEW MULTI-USE BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Provide new Multi-Use building of approximately 7000 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
- Dedicated Daycare space of approximately 1700 sf



Multi-Use Building

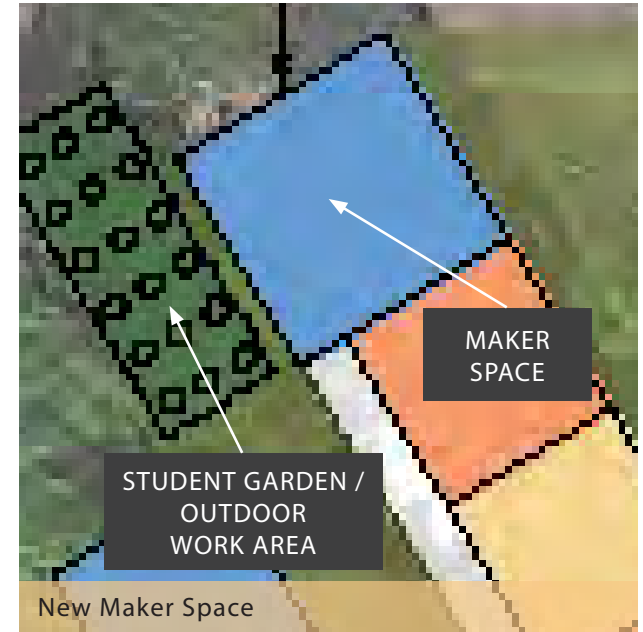
MAKER SPACE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Provide a new Maker Space of approximately 1600 square feet for use by all teachers and students. The Maker Space may include:

- Open, flexible space with durable materials
- Flexible furniture including movable worktables
- Storage cabinetry and rooms for projects and materials
- Additional electrical infrastructure
- Technology and AV systems
- 4 Large project sinks with hot water
- Minimum of (2) 16’ markerboards or equivalent
- Adjacent outdoor work yard
- Adjacent student garden



SCHOOL DATA

Address: 1350 Sonoma Ave.
Santa Rosa, CA 95405

Established: 1951
Site Area: 3.80 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 436
Building Area: 38,492 sq. ft.
Permanent Classrooms: 16
Portable Classrooms: 7
Student Capacity: 496

MASTER PLAN

Projected Students in 2029-30: 466



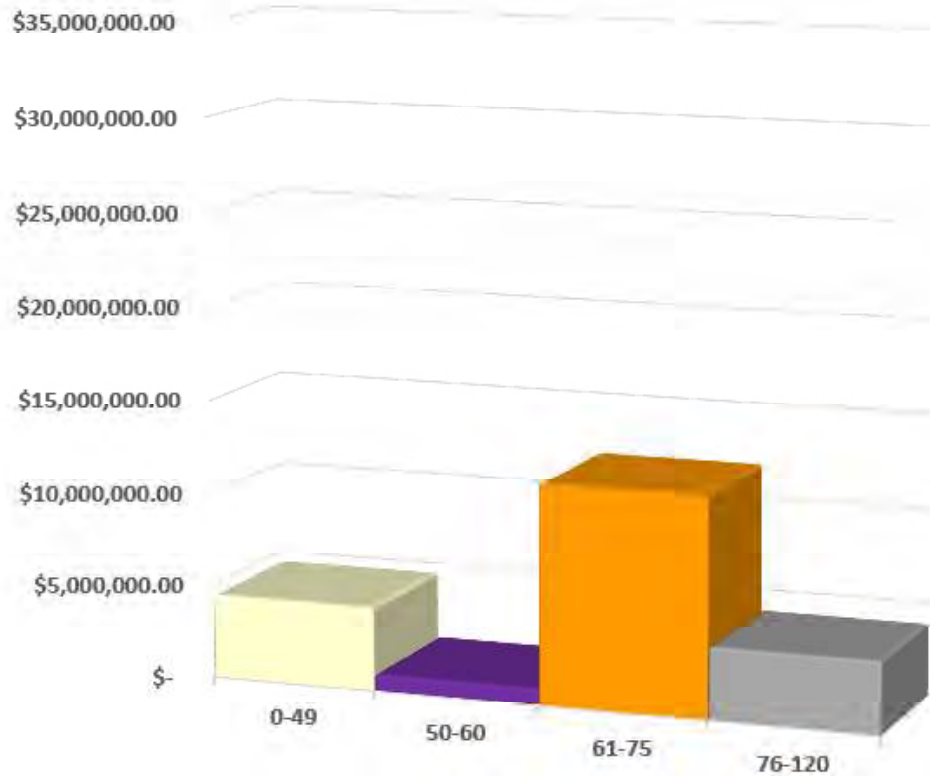
DRAFT

v2.0 Draft for Review: November 8, 2023

SANTA ROSA FRENCH-AMERICAN CHARTER

SUMMARY

PROJECT COST BY IOQ SCORE RANGE



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$\$\$
50-60	MEDIUM	\$\$
61-75	HIGH	\$\$
76-120	HIGHEST	\$\$
TOTAL COST		\$\$

MAJOR FACILITY NEEDS

- Aging classroom and administration buildings that need modernization
- Need of general site-work improvements
- Create outdoor learning environments
- Aging multi-use room needs modernization
- Resurface blacktop/hard-court areas

SANTA ROSA FRENCH-AMERICAN CHARTER SCHOOL
AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

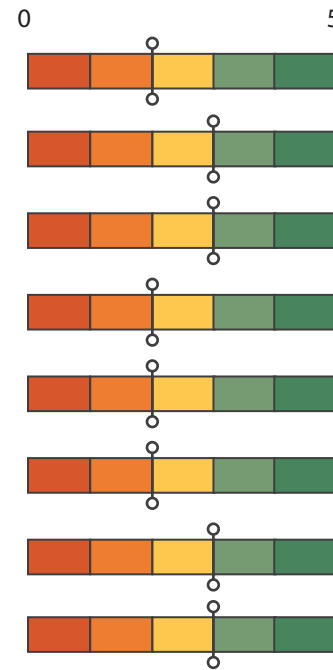
Building Finish Materials

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 paving in general need of maintenance
- Existing play equipment is not universally accessible
- Lacks covered outdoor eating area
- Inadequate fire protection on some areas of campus
- Portable classrooms past useful life
- Lacking ADA signage for path of travel and rooms
- Limited on-site parking

OPPORTUNITIES

- Large amphitheater area opportunity for small group instruction
- Large field play area
- Mature trees and landscaping in need of renovation
- Renovate street frontage
- Preserve clear sense of entry to school and Administration



Front Entry



Amphitheater

SANTA ROSA FRENCH-AMERICAN CHARTER ADMINISTRATION AND CLASSROOMS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

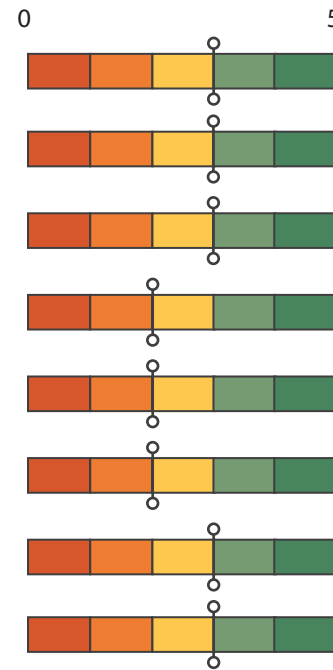
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aging facilities in need of modernization
- Some exterior doors, sinks and restrooms not ADA compliant

OPPORTUNITIES

- Full sized kindergarten classrooms
- Exterior courtyard between classroom wings could be opportunity for small group learning instruction
- Good natural light in classrooms



Exterior Courtyard



Natural Light at Classrooms

SANTA ROSA FRENCH-AMERICAN CHARTER MULTI-PURPOSE BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

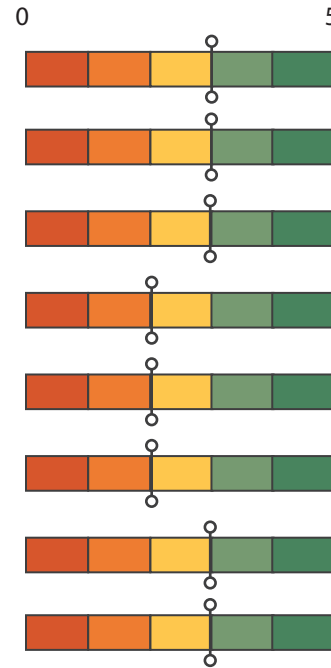
Building Finish Materials

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 entry, drinking fountain and restrooms not ADA compliant

OPPORTUNITIES

- Raised accessible stage area
- Centrally located on campus
- Good natural light



Stage



Exterior Elevation

SANTA ROSA FRENCH-AMERICAN CHARTER 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)

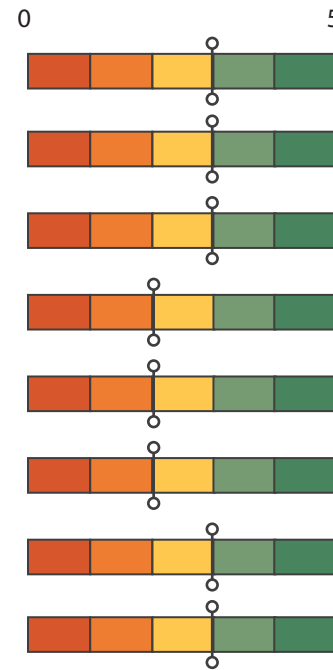
Safety and Security

CHALLENGES

- Aging building in need of modernization
- Exterior finishes in poor condition

OPPORTUNITIES

- Community meeting space
- Small group instruction



Exterior Soffit



Exterior Elevation

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 436
 2029-30 PROJECTED ENROLLMENT: 466
 EXISTING: 464
 PROPOSED: 498

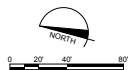


LEGEND

- EXISTING STRUCTURES
- LANDSCAPING
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- TREE / VEGETATION

> SANTA ROSA FRENCH AMERICAN CHARTER SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00





The Santa Rosa French American Charter School site is located within a special seismic zone directly adjacent to an active earthquake fault. Because of this location the building code places the following restriction on this site: “No school building shall be constructed, rehabilitated, reconstructed or relocated within 50 feet of the trace of an active fault...” (This language was added to the 2010 version of the code which was effective on January 1, 2011.) This is a significant restriction on future construction and facilities improvements on this site. This is not an evaluation of or a statement on the safety of the existing buildings on this site. However, it is a significant limitation on future development. For this reason SRCS is evaluating options for SRFACS to meet the educational needs of the school. That process has not been completed and is ongoing in collaboration with the SRFACS leadership and the FMP Executive Committee team.

SCHOOL DATA

Address: 301 Steele Ln
Santa Rosa, CA 95403

Established: 1951
Site Area: 8.95 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 716
Building Area: 91,702 sq. ft.
Permanent Classrooms: 16
Portable Classrooms: 12
Student Capacity: 514

MASTER PLAN

Projected Students in 2029-30: 415
Planned Classrooms: 23
Planned Student Capacity: 516



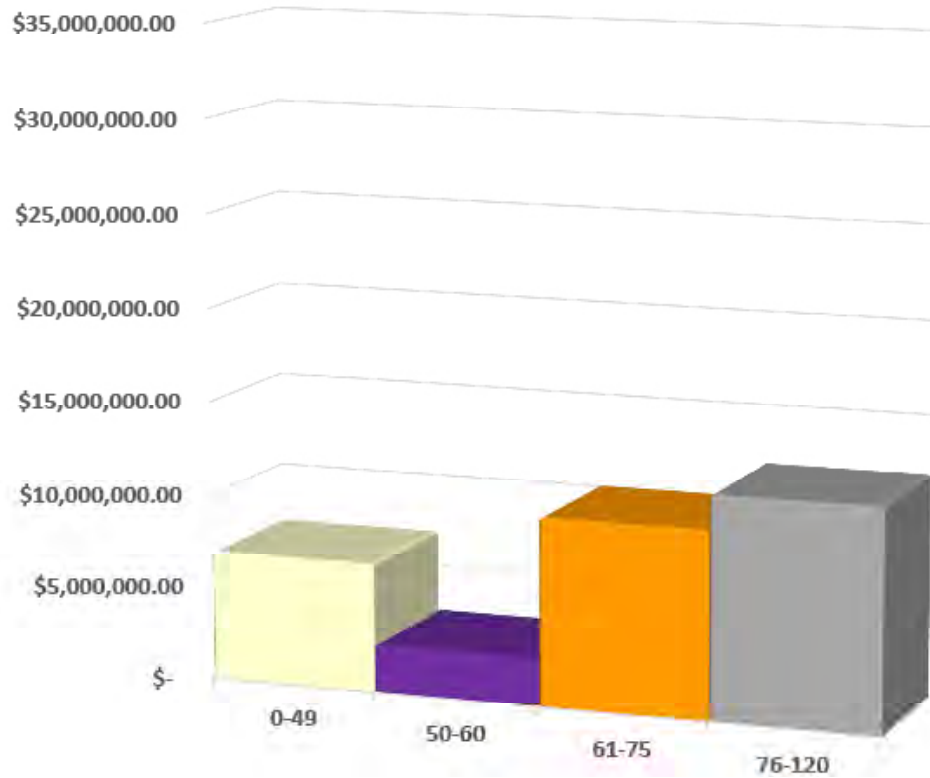
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v2.0 Draft for Review: November 8, 2023

STEELE LANE ELEMENTARY SCHOOL

SUMMARY

PROJECT COST BY IOQ SCORE RANGE



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$#
50-60	MEDIUM	\$#
61-75	HIGH	\$#
76-120	HIGHEST	\$#
TOTAL COST		\$#

MAJOR FACILITY NEEDS

- New Perimeter Fencing
- Modernize Classroom Buildings
- New TK/K Building
- Expand Playground
- New Parking Lot and Drop-off
- New Administration Office
- New Classroom Building

STEELE LANE ELEMENTARY SCHOOL
AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

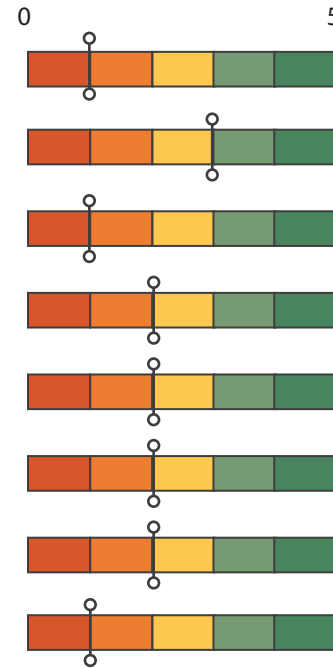
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



School Sign



Perimeter Driveway

CHALLENGES

- Emergency vehicular access does not exist
- Parking lot location requires visitors to walk through campus to get to school office
- Transients entering the rear of the site and leaving hazardous trash
- Perimeter driveways are too narrow between school buildings and property line fencing
- Driveways cause problems during peak hours due to single lane width for in and out
- No accessible student drop off provided
- Existing play area paving in need of resurfacing
- Existing play equipment is not accessible
- Traffic noise from Steele Lane
- Site lacks covered outdoor eating area
- Portable classrooms randomly located on site
- Large old oak trees
- Drop off lane is on busy thoroughfare

OPPORTUNITIES

- Large grass play fields
- Mature trees and landscaping
- School site security could be easily achievable
- Unused areas between classroom wings provides opportunity for outdoor classroom spaces
- Site is large enough to reduce parking and drop-off on Steele Lane

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

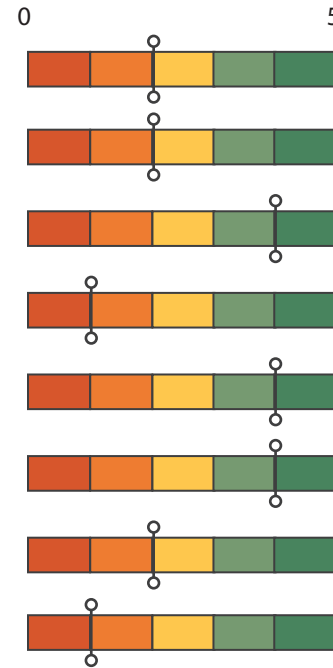
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Facilities are old and in need of modernization
- Most exterior doors, sinks, and restrooms are not ADA compliant
- Insufficient quantity of restrooms for students and staff
- School office and multi-purpose room are too small to accommodate needs
- Many classrooms are older portables that should be replaced with new site built structures
- Covered walkways between many buildings does not exist

OPPORTUNITIES

- Full sized kindergarten classrooms with restrooms
- Exterior areas between classroom wings could be opportunity for small group learning instruction
- Good natural light in classrooms
- Site is large enough to accommodate larger multi-purpose room, with outdoor covered eating
- Site is large enough to accommodate larger school office and kindergarten building



Kindergarten Classroom



Garden Area Between Classrooms

CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

- New security locks for all classrooms
- New perimeter fencing surrounding the campus and fields
- Limited gate access at back fence
- Improve exterior lighting throughout core of campus
- New security cameras



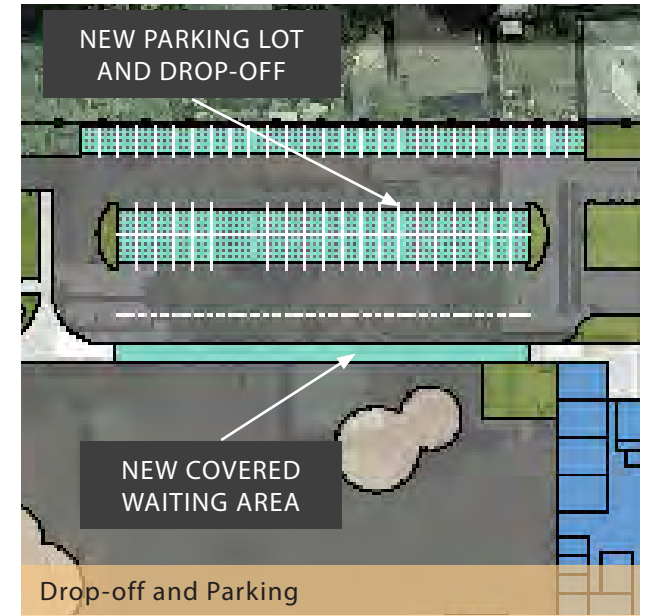
Perimeter fencing around campus and field

CAMPUS SITE IMPROVEMENTS

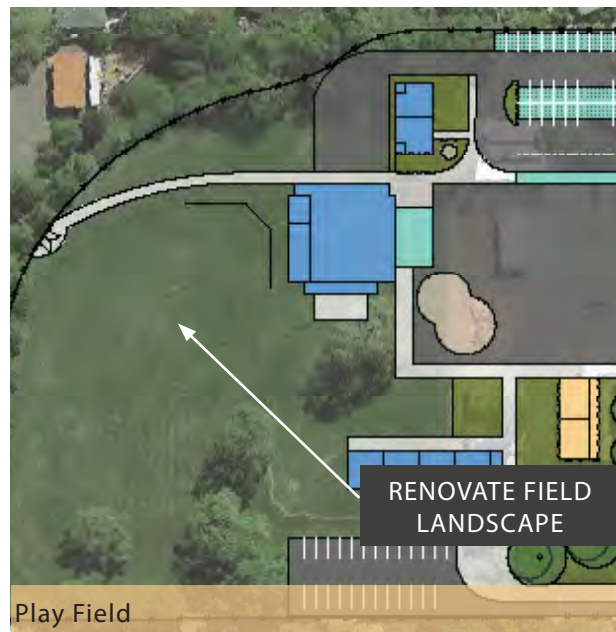
\$#

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
- New parking Lot with drop-off lane
- Covered waiting area for vehicle drop-off/pick-up at new parking lot
- Revitalize campus entrance and appearance
- Incorporate outdoor learning areas
- Preserve existing school garden and tree-life
- Resurface black-top and play areas
- Renovate field landscape



INDICATORS OF QUALITY	
Ed. Programs	14
Community	9
Learning Env.	16
Maintenance	24
Safety and Security	24
Code Comp.	10
Total	97/120



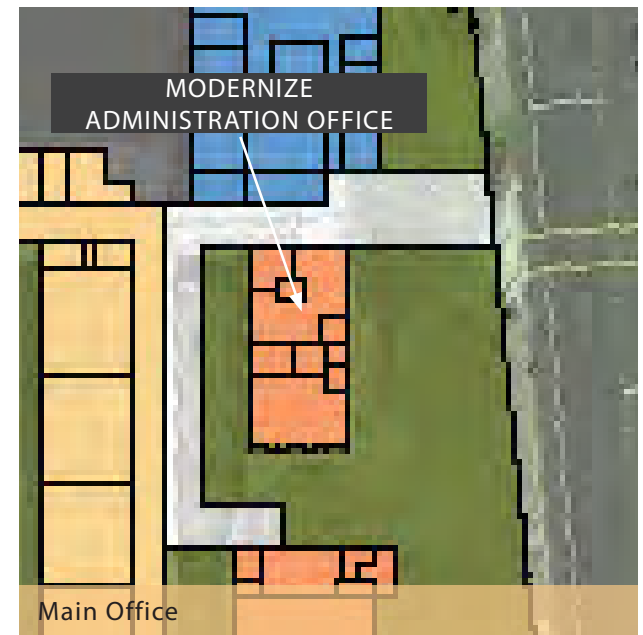
MODERNIZATION OF ADMINISTRATION OFFICE

\$#

INDICATORS OF QUALITY	
Ed. Programs	4
Community	3
Learning Env.	4
Maintenance	15
Safety and Security	9
Code Comp.	6
Total	41/120

Repurpose existing administration office into a teacher and staff resource center. Modernization may include:

- Repurpose offices into multiple workspaces
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Replace window and door casings
- Ensure ADA compliance



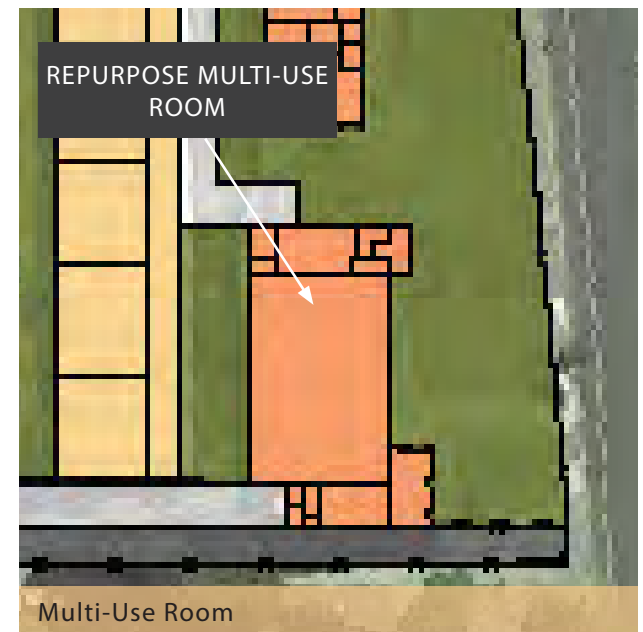
NEW LIBRARY AND MEDIA CENTER

\$#

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	16
Maintenance	15
Safety and Security	12
Code Comp.	4
Total	69/120

Repurpose existing multi-use room into a new library and media center. Modernization may include:

- Repurpose existing spaces into individual work stations
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Provide restroom facilities for Boys, Girls, and Staff
- Replace window and door casings
- Ensure ADA compliance
- Provide (3) offices at 100 sq. ft. each
- New media center space should accommodate class size of (32)



NEW ADMINISTRATION OFFICE WITH KINDERGARTEN

\$#

INDICATORS OF QUALITY	
Ed. Programs	14
Community	6
Learning Env.	16
Maintenance	3
Safety and Security	27
Code Comp.	1
Total	67/120

Provide a new 8000 sf administration building with Kindergarten classrooms. New construction may include:

- (4) Kindergarten Classrooms, each approximately 1350 sf
- Restroom facilities for Boys, Girls, and Staff
- Reception area
- (6) offices, each approximately 100 sf
- (2) large conference rooms, each approximately 200 sf
- (3) private conference rooms, each approximately 100 sf
- Provide break room to accomodate 25 persons
- Large windows for playground visibility
- Flexible furniture
- Sufficient storage for supplies



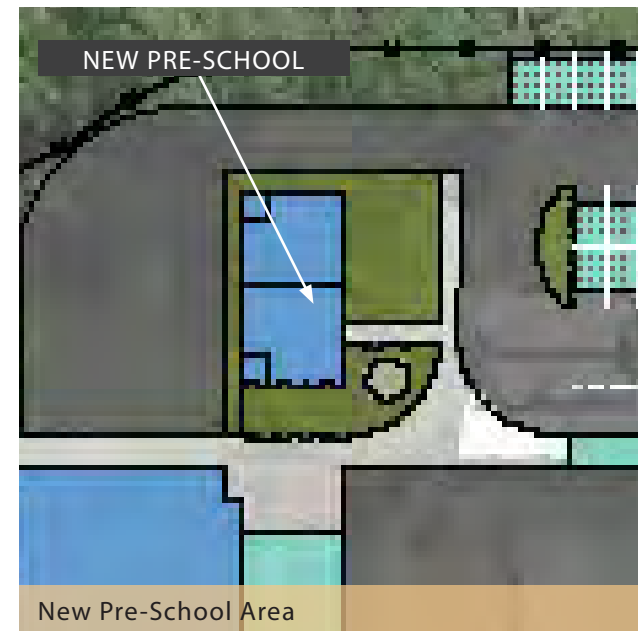
NEW PRE-SCHOOL WITH PLAY AREA

\$#

INDICATORS OF QUALITY	
Ed. Programs	20
Community	6
Learning Env.	20
Maintenance	3
Safety and Security	18
Code Comp.	1
Total	68/120

Provide a new 2000 sf. pre-school building with play area. New construction may include:

- (2) Pre-school classrooms, each approximately 900 sf
- Restroom facilities for Boys, Girls, and Staff
- Accessible play area
- Private drop-off and pick-up area
- Large windows for playground visibility
- Flexible furniture
- Sufficient storage for supplies



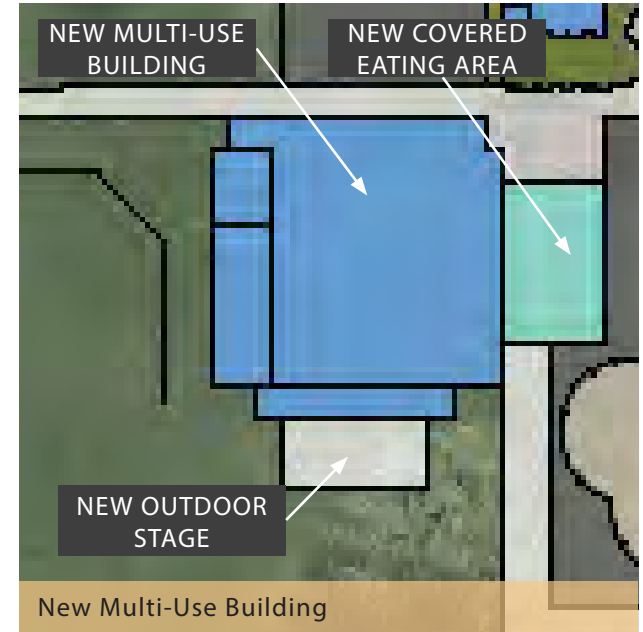
NEW MULTI-USE BUILDING

\$#

INDICATORS OF QUALITY	
Ed. Programs	12
Community	8
Learning Env.	14
Maintenance	3
Safety and Security	9
Code Comp.	1
Total	47/120

Provide a new 8000 sf. multi-use building with outdoor stage. New construction may include:

- Multi-Purpose space
- New shade structure for outdoor eating area
- Restroom facilities for Boys, Girls, and Staff
- Kitchen and service window
- Stage with an operable door to outdoor stage
- Large windows for natural light
- Storage for supplies
- High-impact flooring material
- Durable tack-wall interior finish



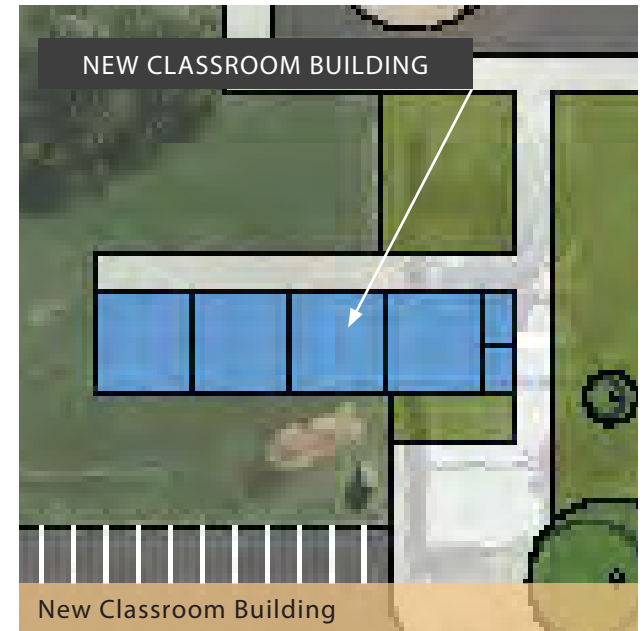
NEW CLASSROOM BUILDING

\$#

INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	3
Safety and Security	6
Code Comp.	1
Total	51/120

Provide a new single story classroom building of approximately 4200 sf. The building may include:

- (4) Classrooms, each approximately 960 sf
- Restroom facilities for Boys, Girls, and Staff
- Covered walkways
- Flexible furniture
- Cabinetry for storage



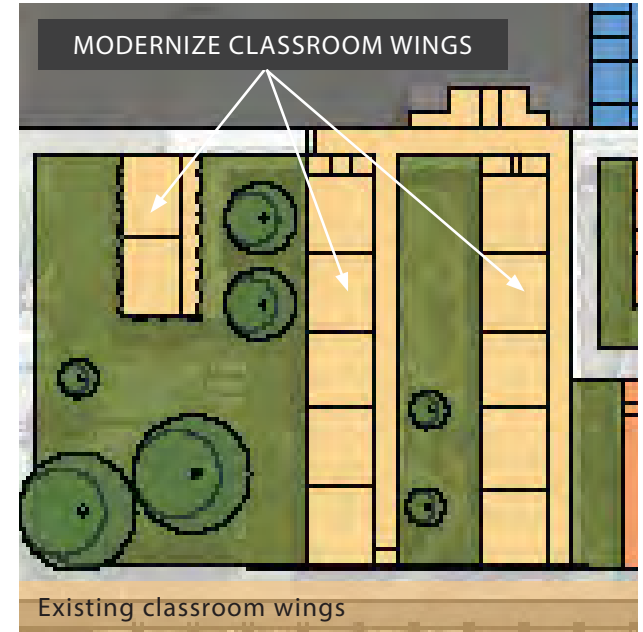
MODERNIZATION OF CLASSROOM WINGS

\$#

INDICATORS OF QUALITY	
Ed. Programs	14
Community	2
Learning Env.	18
Maintenance	30
Safety and Security	6
Code Comp.	6
Total	76/120

Modernize existing classrooms to better support students and staff. Modernization of these spaces may include:

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



SCHOOL DATA

Address: 2480 Sebastopol Rd
Santa Rosa, CA 95407

Established: Campus - 1972, CCLA - 2013
Site Area: 24.08 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 853
Building Area: 17,000 sq. ft.
Permanent Classrooms: 34
Portable Classrooms: 16
Student Capacity: 1,199

MASTER PLAN

Projected Students in 2029-30: 969
Planned Classrooms: 46
Planned Student Capacity: 1,077



DRAFT

v2.0 Draft for Review: November 8, 2023

CESAR CHAVEZ LANGUAGE ACADEMY

SUMMARY

MAJOR FACILITY NEEDS

- Insufficient facilities (classrooms, restrooms, multi-use room, cafeteria, office) to accommodate enrollment projections and office administration staff
- Modernization and updating of existing Classrooms
- Most classrooms lack windows and natural lighting
- Site security - unsecured access from adjacent park
- Safe drop-off aisle and traffic control

CESAR CHAVEZ LANGUAGE ACADEMY
AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

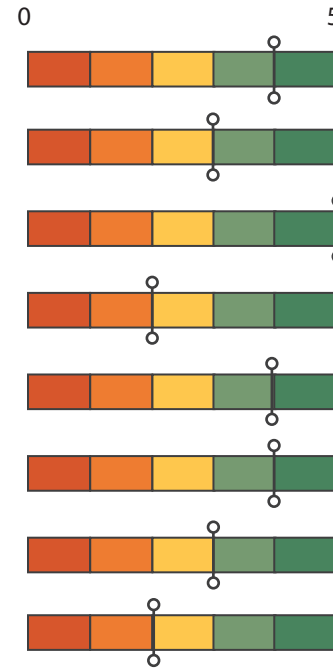
Building Finish Materials

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
- Insufficient facilities to accommodate 7-8 grades

OPPORTUNITIES

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



School Office Entrance



Driveway

CESAR CHAVEZ LANGUAGE ACADEMY MAIN OFFICE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

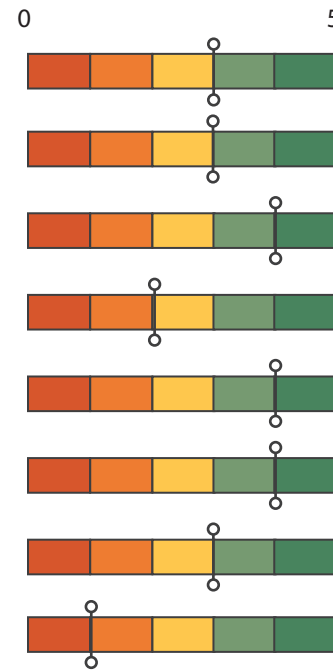
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Office



Principal Office View of Courtyard

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

CESAR CHAVEZ LANGUAGE ACADEMY CLASSROOM WINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

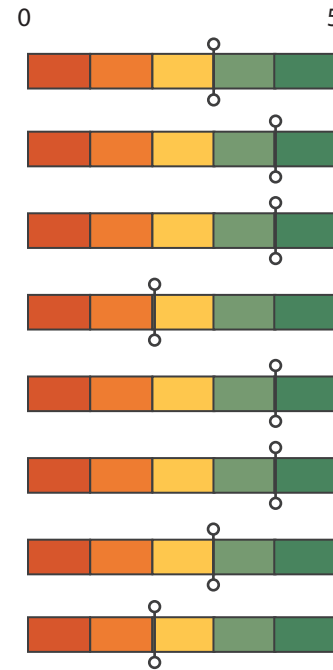
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

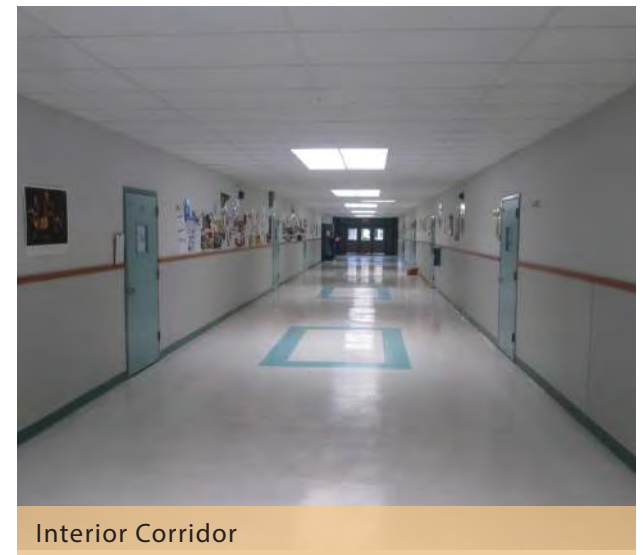
- Aged facility in need of some modernization
- Multiple points of entry into classrooms
- Minimal visibility for supervision

OPPORTUNITIES

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



Classroom



Interior Corridor

MULTI-PURPOSE AND CAFETERIA

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

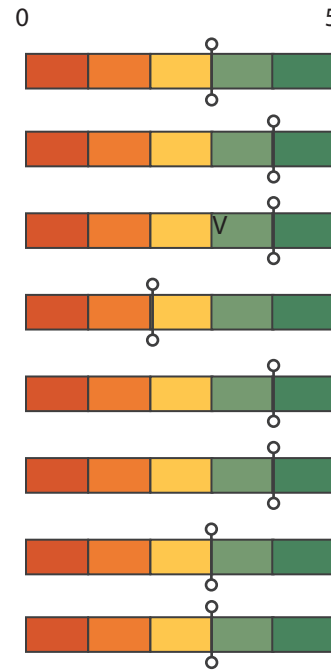
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

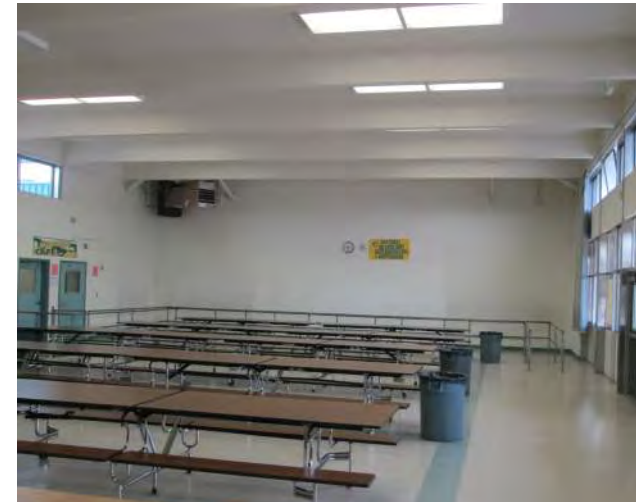


CHALLENGES

- Aged 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

CESAR CHAVEZ LANGUAGE ACADEMY GYMNASIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)



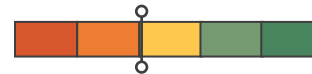
Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Building Systems (Mechanical & Plumbing, Utilities)



Lighting and Electrical Systems



Environmental Quality (Indoor & Outdoor)



Safety and Security



CHALLENGES

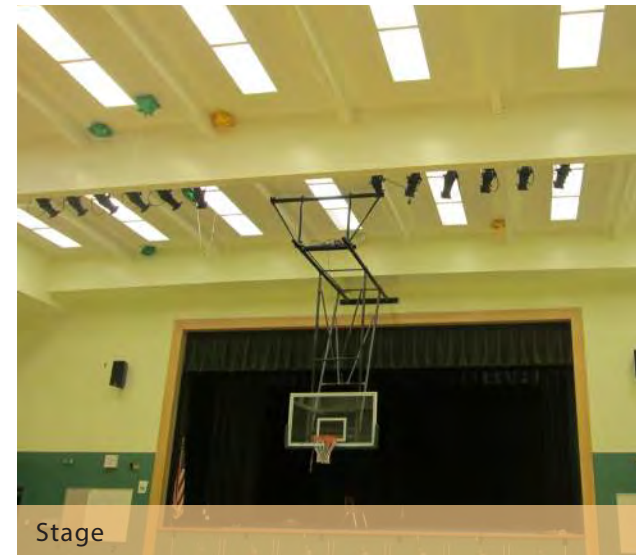
- Aged facility in need of some modernization
- Insufficient space to house current enrollment
- Stage is need of modernization
- AV upgrades for gatherings

OPPORTUNITIES

- Update AV equipment
- Modernize current facilities



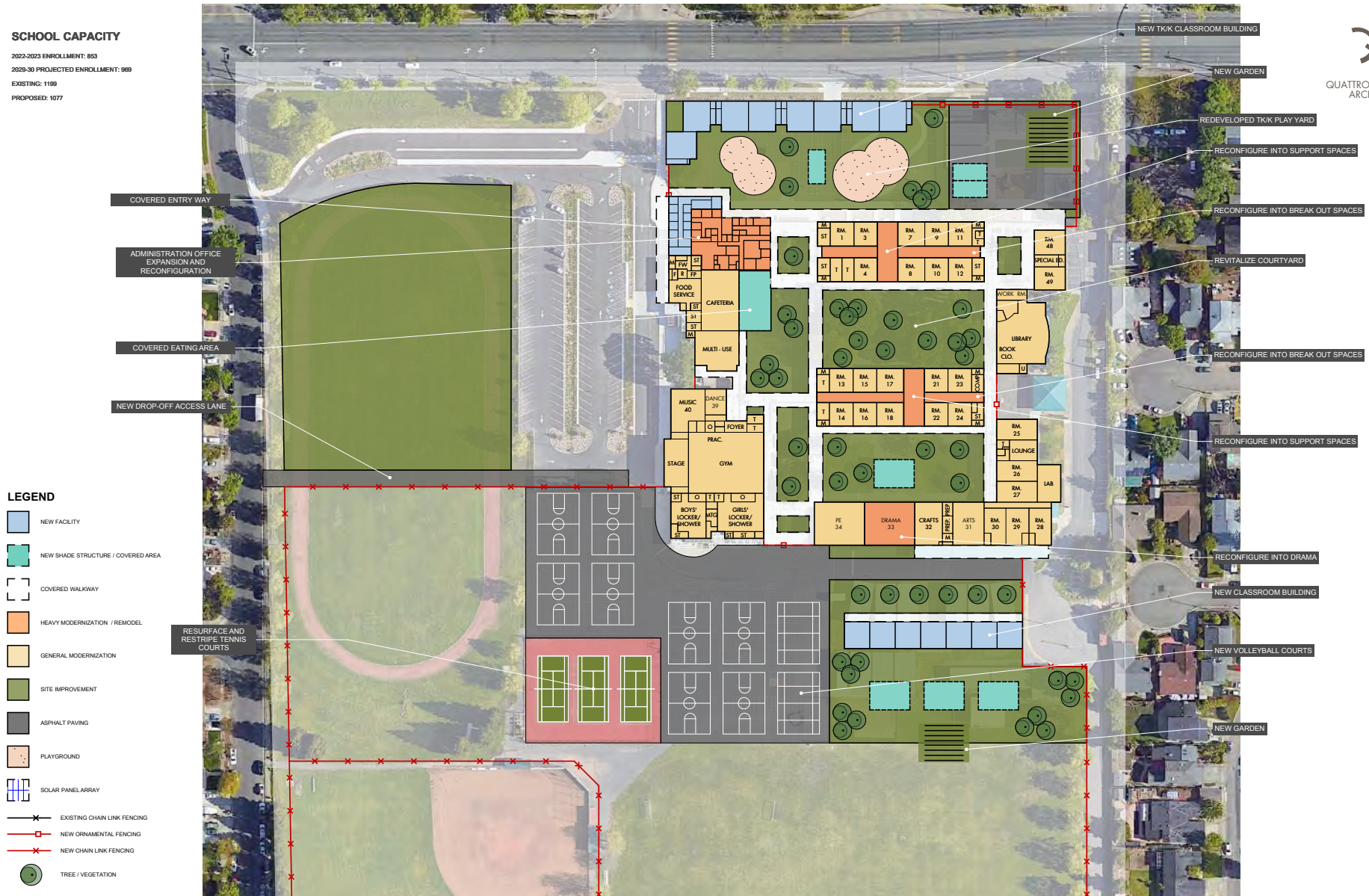
Gymnasium



Stage

SCHOOL CAPACITY

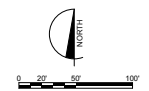
2022-2023 ENROLLMENT: 853
 2029-30 PROJECTED ENROLLMENT: 909
 EXISTING: 1199
 PROPOSED: 1077



- LEGEND**
- NEW FACILITY
 - NEW SHADE STRUCTURE / COVERED AREA
 - COVERED WALKWAY
 - HEAVY MODERNIZATION / REMODEL
 - GENERAL MODERNIZATION
 - SITE IMPROVEMENT
 - ASPHALT PAVING
 - PLAYGROUND
 - SOLAR PANEL ARRAY
 - EXISTING CHAIN LINK FENCING
 - NEW ORNAMENTAL FENCING
 - NEW CHAIN LINK FENCING
 - TREE / VEGETATION

> CESAR CHAVEZ LANGUAGE ACADEMY MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



CESAR CHAVEZ LANGUAGE ACADEMY
 FACILITIES MASTER PLAN

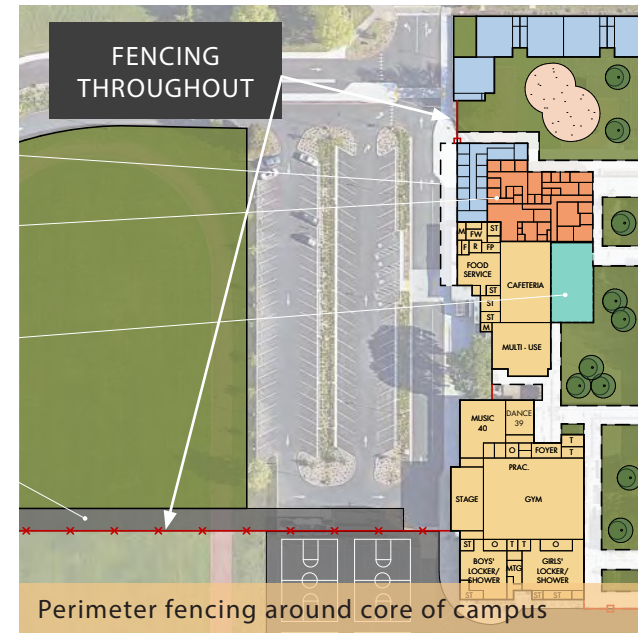
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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
- New window blinds at classroom windows



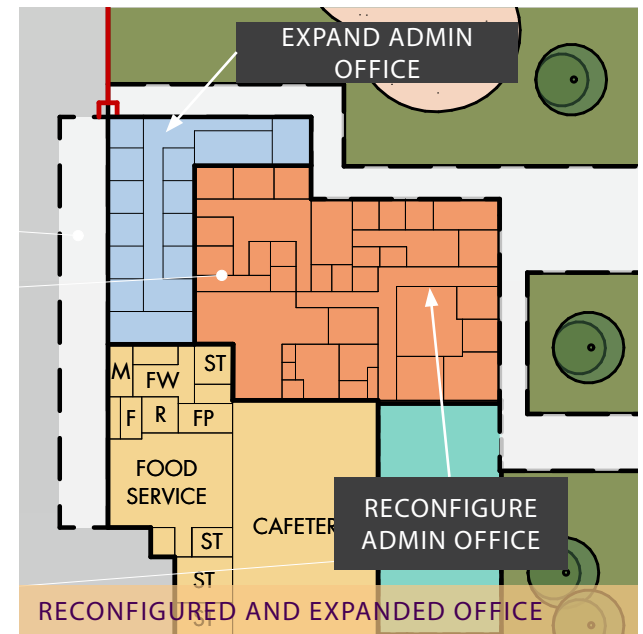
RECONFIGURED AND EXPANDED ADMINISTRATION OFFICE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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

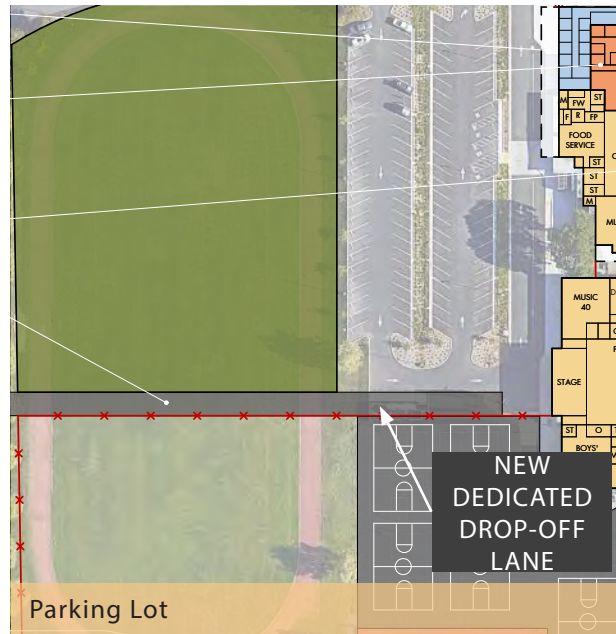


CAMPUS WIDE SITE IMPROVEMENTS

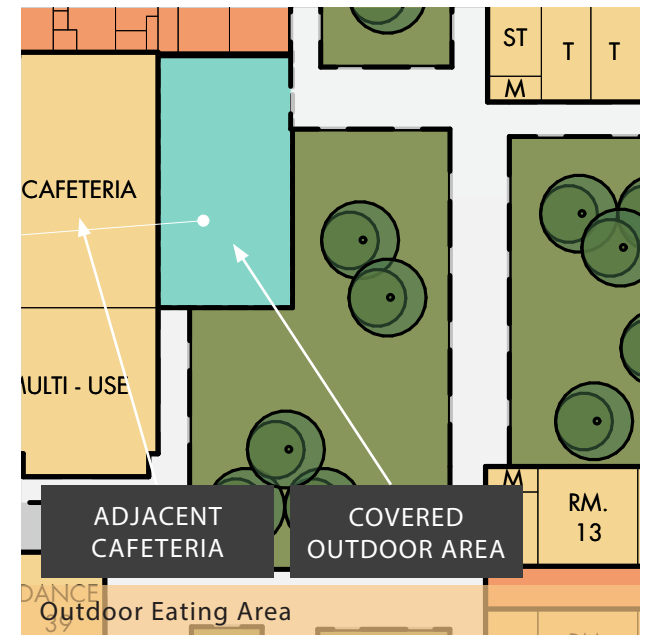
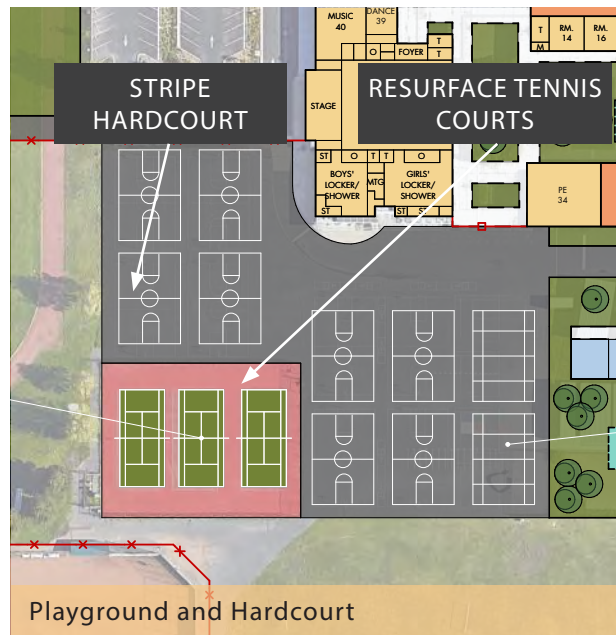
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues
- Paved driveway with trees and bollards Accessible student drop-off and path of travel
- Relocate campus entrance and revitalize appearance with new entry plaza
- Provide school marquee at street and entrance
- Pave and stripe new hardcourt area
- Improve outdoor learning areas
- Provide multiple covered outdoor eating areas

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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##



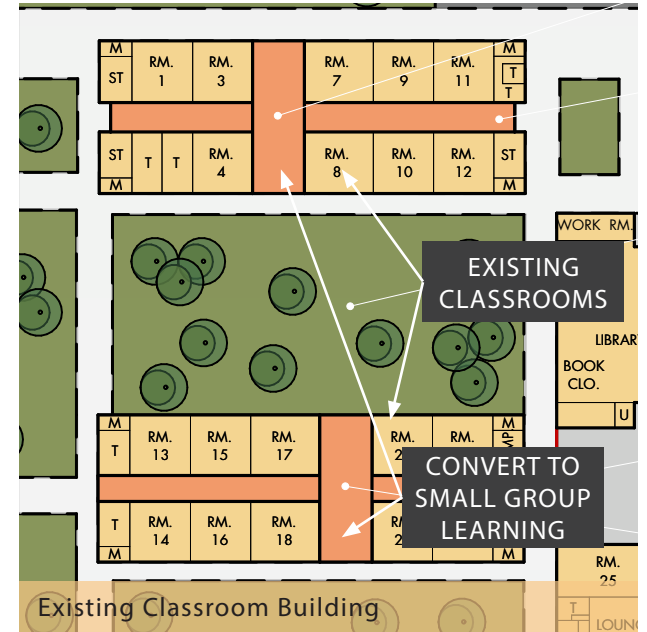
MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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



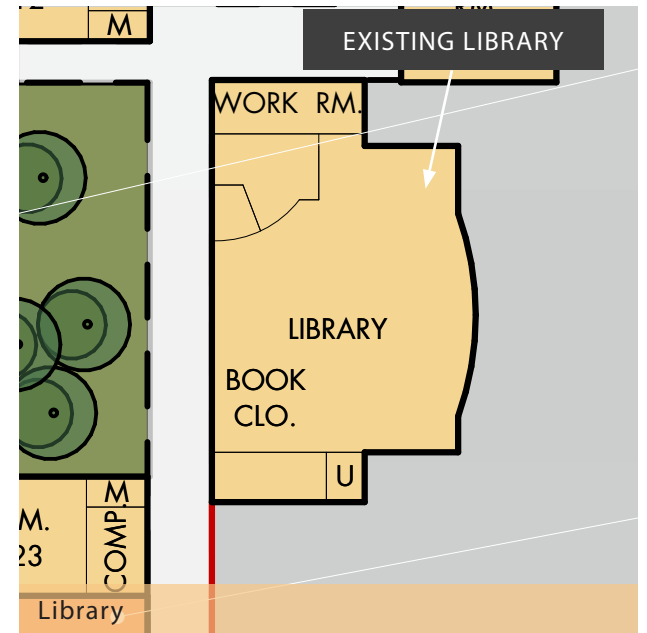
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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



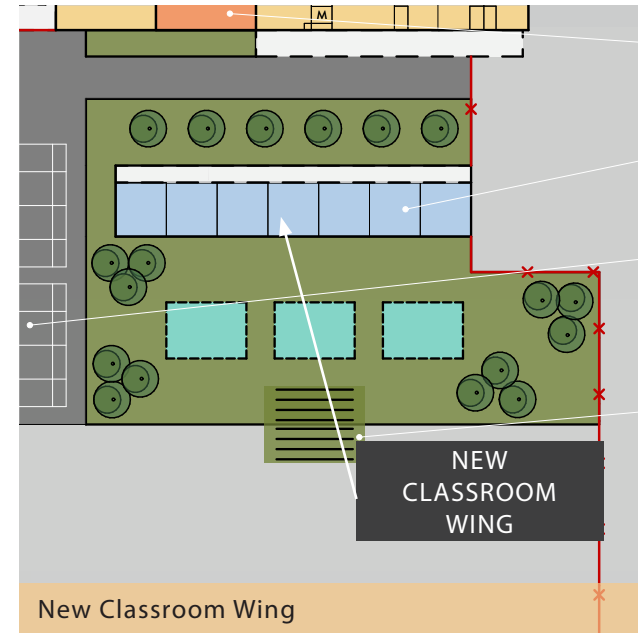
NEW CLASSROOM WING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

New classroom wing to serve 7-8th grade students of approximately 6,720 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

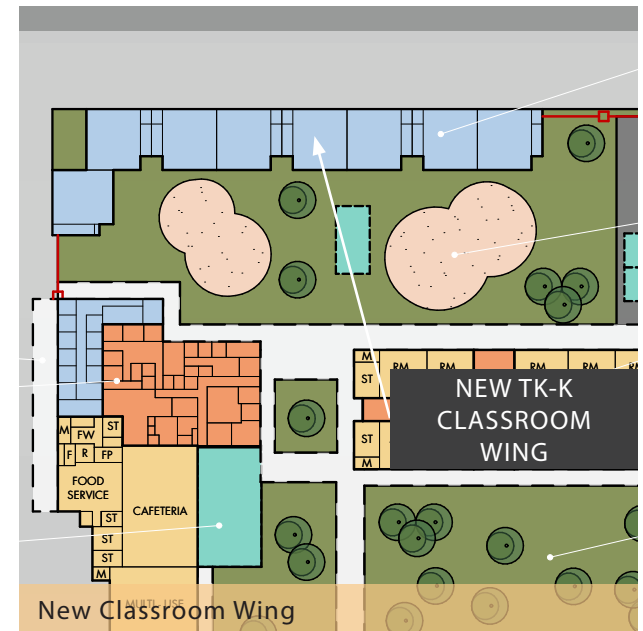
NEW TK-KINDERGARTEN CLASSROOM WING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

New classroom wing to serve TK-K grade students of approximately 9,600 sf or 8 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 playyard with age appropriate play structure
- Dedicated interior restrooms for students



New Classroom Wing

SCHOOL DATA

Address: 756 Humboldt St.
Santa Rosa, CA 95404

Established: 1921

Site Area: 4.06 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 391

Building Area: 28,297 sq. ft.

Permanent Classrooms: 16

Portable Classrooms: 5

Student Capacity: 504

MASTER PLAN

Projected Students in 2029-30: 426

Planned Classrooms: 25

Planned Student Capacity: 532



DRAFT

v2.0 Draft for Review: November 8, 2023

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
- Administration addition

SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

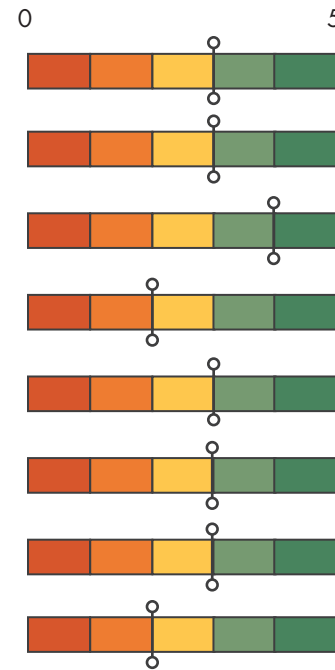
Building Finish Materials

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

AERIAL IMAGE



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

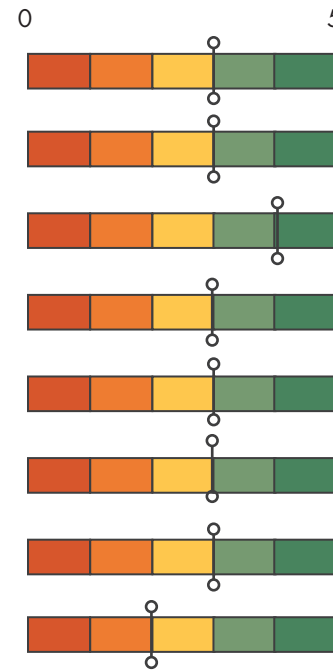
Building Finish Materials

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

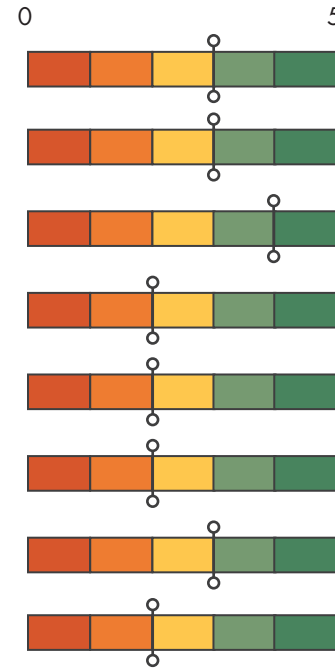
Building Finish Materials

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



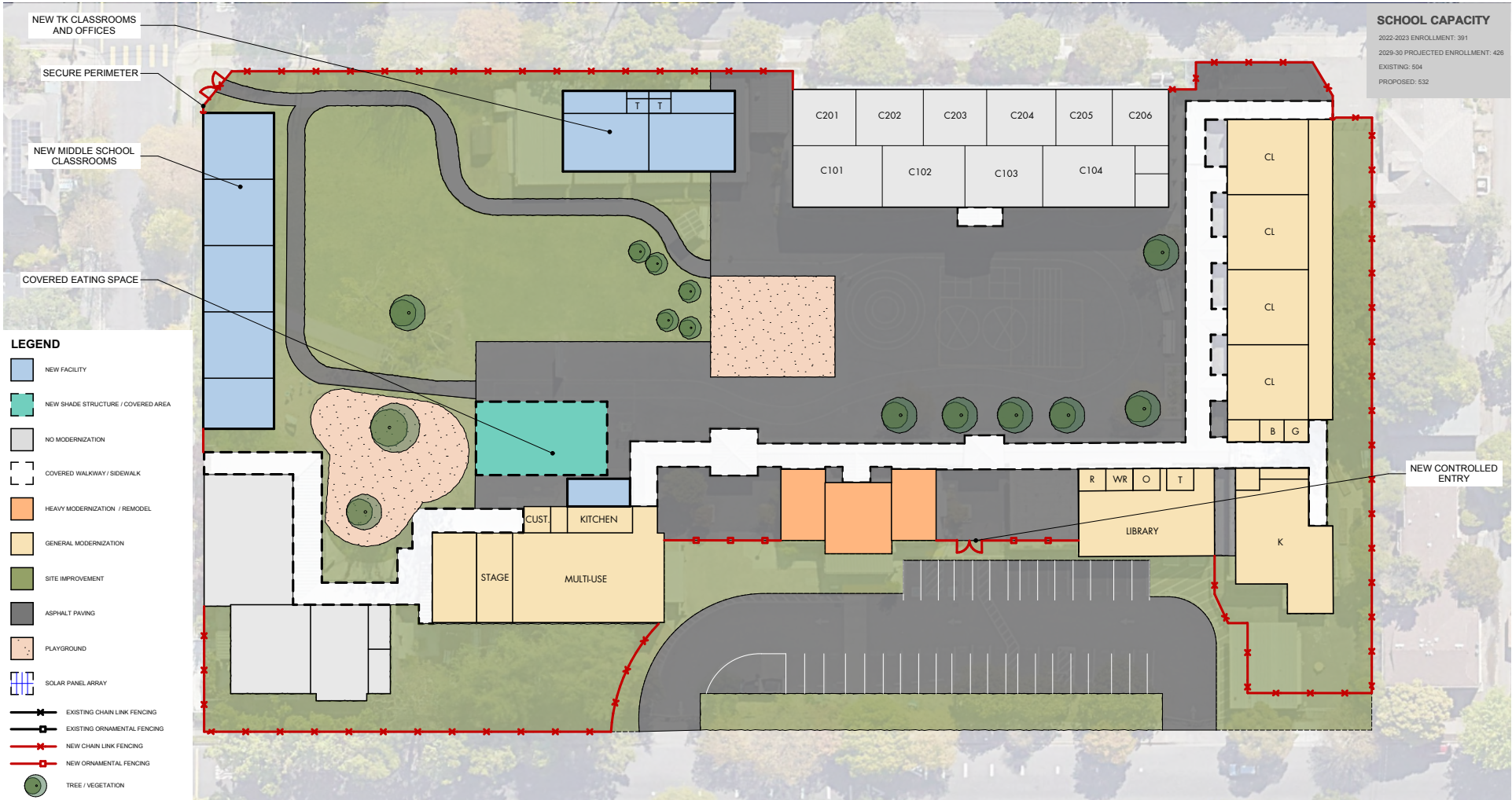
Library Exterior Elevation



Library Interior

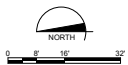


SCHOOL CAPACITY
2022-2023 ENROLLMENT: 391
2029-30 PROJECTED ENROLLMENT: 426
EXISTING: 504
PROPOSED: 532



> SANTA ROSA CHARTER FOR THE ARTS SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



SANTA ROSA CHARTER FOR THE ARTS ELEMENTARY SCHOOL

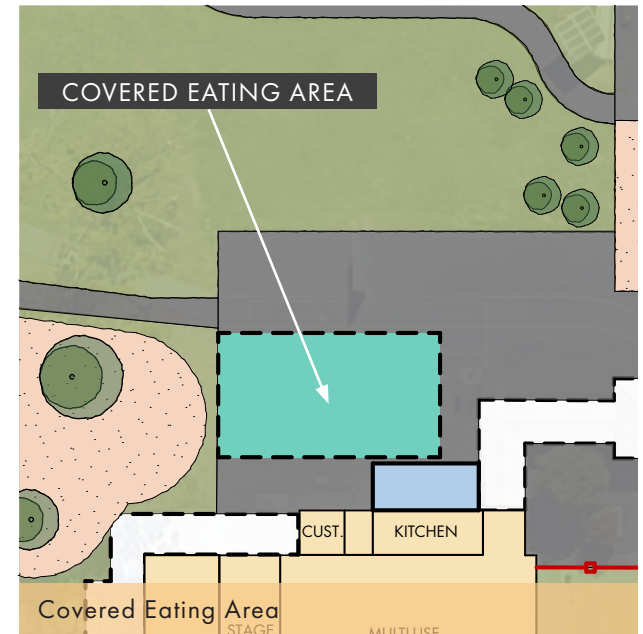
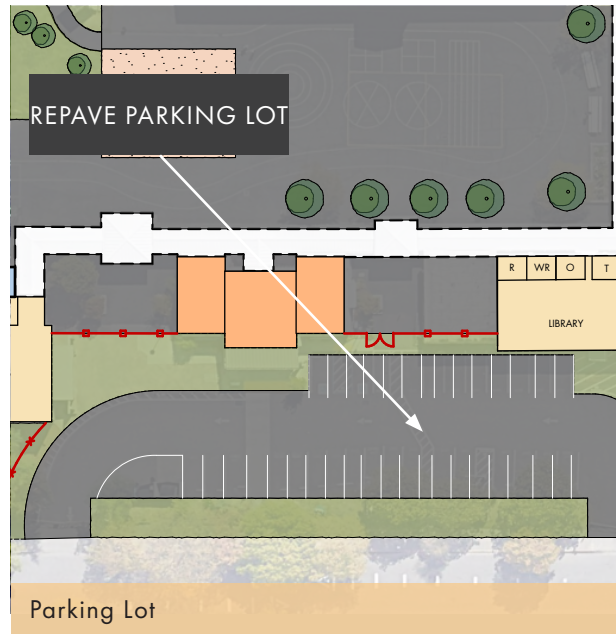
CAMPUS SITE IMPROVEMENTS

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

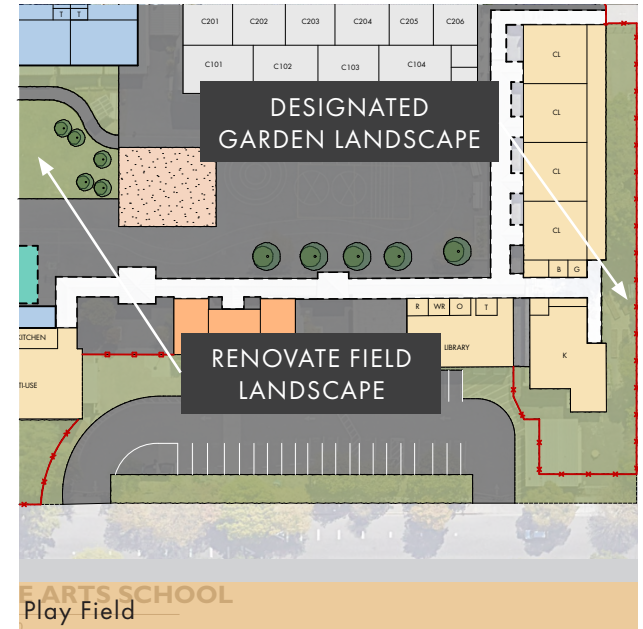
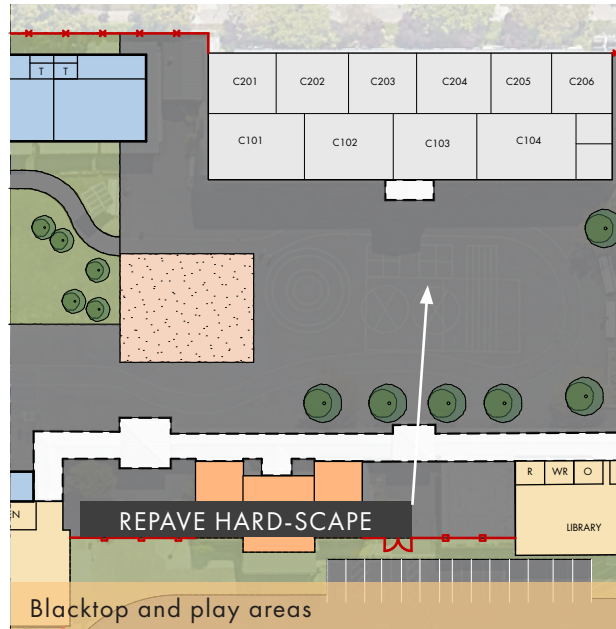
Improvements may include:

- Addressing drainage issues throughout campus
- Paving and walkway maintenance
- Repaving parking lot and providing sidewalk connected to Humboldt Ave
- Revitalizing campus entrance and appearance
- Incorporate more outdoor learning areas
- Resurface black-top and play areas
- Renovate field landscape
- Provide designated area of landscape for gardening and horticulture programs
- Provide a new covered eating area adjacent to garden

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INDICATORS OF QUALITY	
Ed. Programs	12
Community	5
Learning Env.	14
Maintenance	24
Safety and Security	9
Code Comp.	7
Total	71 / 120



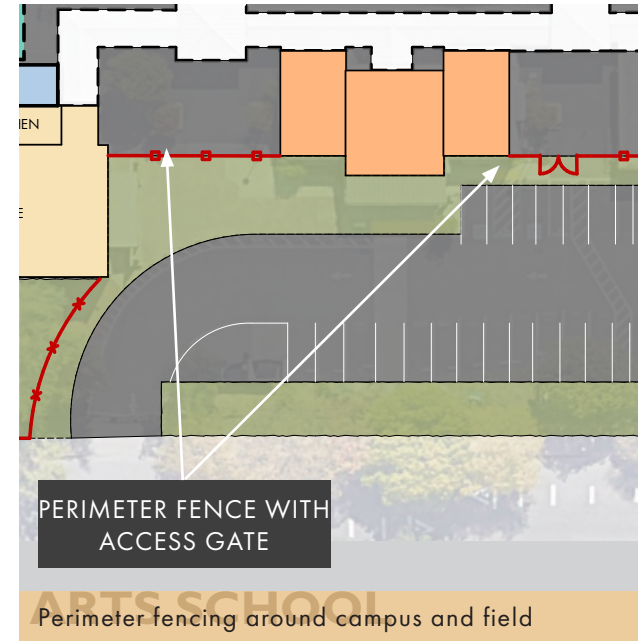
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	15
Safety and Security	30
Code Comp.	10
Total	76/120

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

- New security locks for all classrooms
- New perimeter fencing surrounding the campus and fields
- Limited gate access onto the campus
- Improve exterior lighting throughout campus
- New security cameras



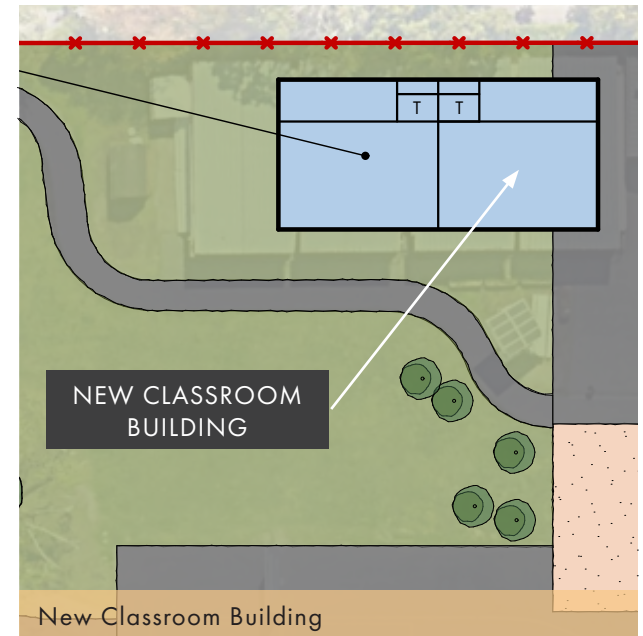
NEW TK/K CLASSROOM BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	18
Maintenance	12
Safety and Security	3
Code Comp.	1
Total	52/120

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 offices
- New single occupancy restrooms
- Flexible furniture
- Sufficient storage in all classrooms



MODERNIZATION OF MULTI-USE ROOM

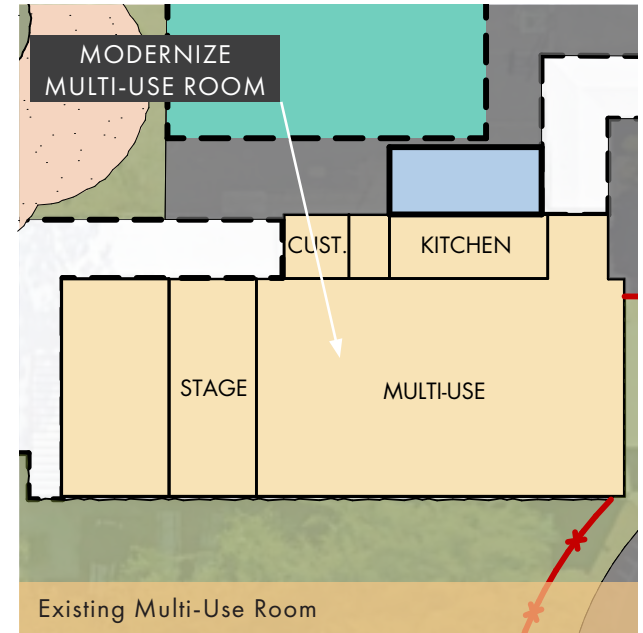
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INDICATORS OF QUALITY	
Ed. Programs	10
Community	7
Learning Env.	10
Maintenance	21
Safety and Security	9
Code Comp.	3
Total	60/120

Modernize existing multi-use building and services.

Modernization of the space may include:

- Repair/Replace existing wall, floor and hardware finishes
- Flexible furniture including movable dining tables
- Additional storage cabinetry for supplies and equipment
- Security locks at exterior doors
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace HVAC systems
- Repair/Replace roofing and plumbing systems as necessary
- Ensure a sufficient amount of electrical outlets



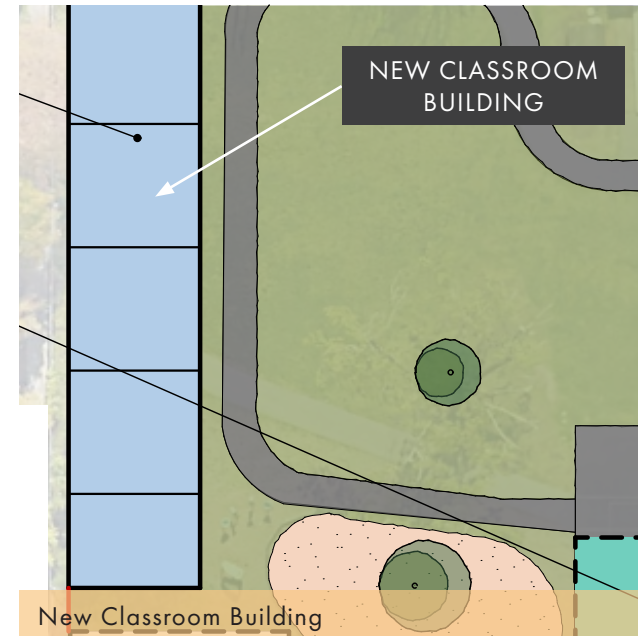
NEW CLASSROOM BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	18
Maintenance	12
Safety and Security	3
Code Comp.	1
Total	52/120

Provide a new single story classroom building of approximately 4500 sf to replace existing portables. The building may include:

- (4) Classrooms, each approximately 960 sf
- Flexible furniture
- Sufficient storage in all classrooms



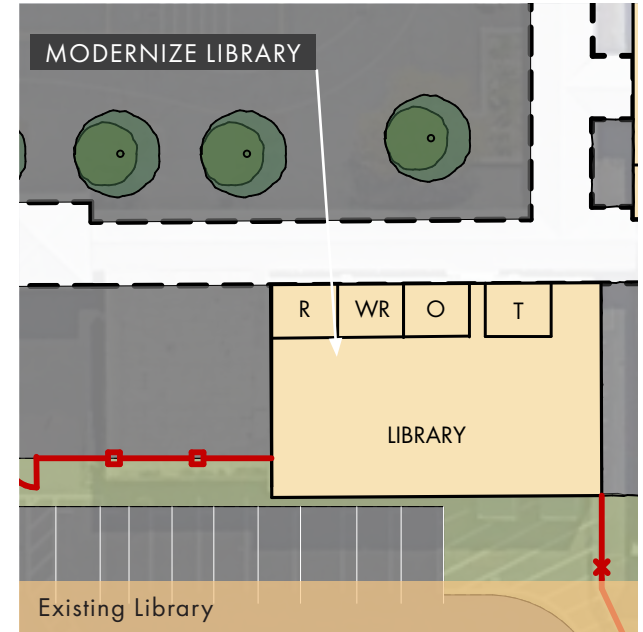
MODERNIZATION OF LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	12
Community	4
Learning Env.	14
Maintenance	12
Safety and Security	6
Code Comp.	3
Total	51/120

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

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



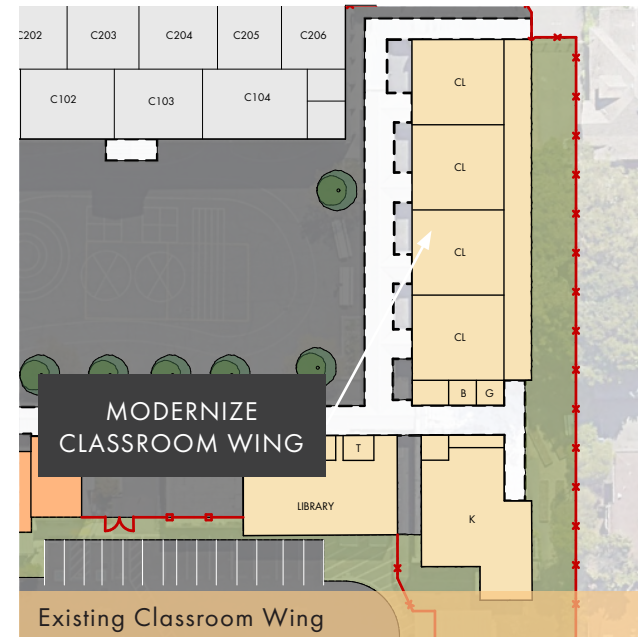
MODERNIZATION OF CLASSROOM WING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	14
Community	2
Learning Env.	12
Maintenance	27
Safety and Security	9
Code Comp.	6
Total	70/120

Modernize existing classrooms 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
- Increase classroom storage
- Security locks on all doors
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Provide energy efficient lighting and occupant controlled switches



SCHOOL DATA

Address: 3500 Sonoma Avenue
Santa Rosa, CA 95405

Established: 1954
Site Area: 20.24 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 716
Building Area: 91,702 sq. ft.
Permanent Classrooms: 37
Portable Classrooms: 6
Student Capacity: 1,041

MASTER PLAN

Projected Students in 2029-30: 612
Planned Classrooms: 37
Planned Student Capacity: 894



DRAFT

v2.0 Draft for Review: November 8, 2023

HERBERT SLATER MIDDLE SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Secured Perimeter fencing for controlled entry access
- Modernization of existing classroom spaces
- Inadequate administration space, and no clear sense of entry and supervision access points
- No central gathering area and inadequate covered eating area for students
- Inadequate space for performing arts

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

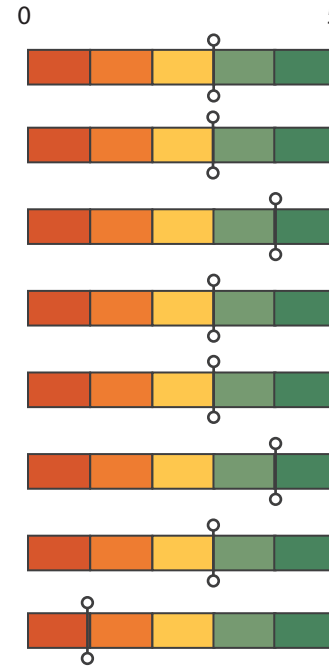
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- No accessible student drop off provided
- Accessible path of travel slopes exceed allowable across campus
- Lacking ADA signage for path of travel
- Existing play area & driveway paving in general need of maintenance
- Mature trees, landscaping and play fields in need of renovation
- Foundation settling at classroom wings

OPPORTUNITIES

- Interior courtyards areas provide opportunities for small group instruction
- Provide storm water drainage away from buildings along Sonoma Avenue
- Provide more site storage and remove shipping containers



School Entry on Sonoma



Interior Courtyard

CLASSROOMS, LIBRARY & ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

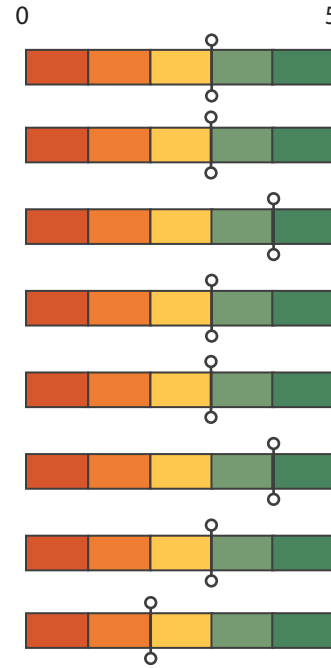
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant room signage
- Foundation settlement along South edges of Classroom wings

OPPORTUNITIES

- Repurpose Sewing Room and Computer Rooms
- Improve natural lighting & ventilation
- Remodel food classroom to be ADA compliant
- Refinish outdated Finishes, Furnishings, and Equipment



Internal Classroom Corridor



Classroom Interior

HERBERT SLATER MIDDLE SCHOOL CAFETERIA

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

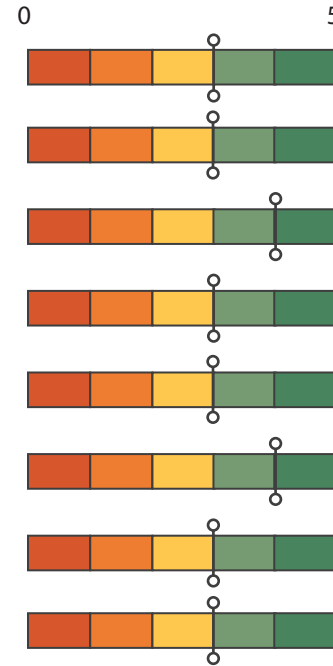
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in some locations
- Lacks ADA compliant room signage
- Telescoping tables and benches in poor condition

OPPORTUNITIES

- New Multi-purpose Room with additional performing arts



Cafeteria Interior



Staff Dining Interior

MUSIC AND DRAMA BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

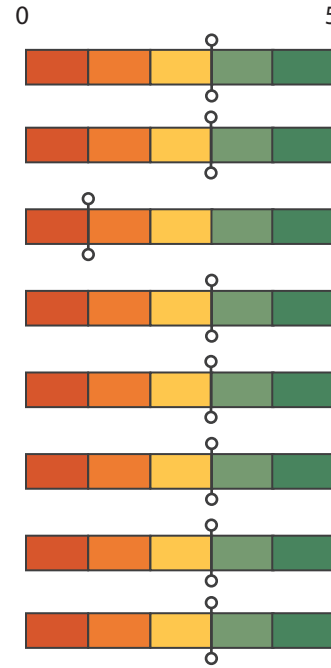
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

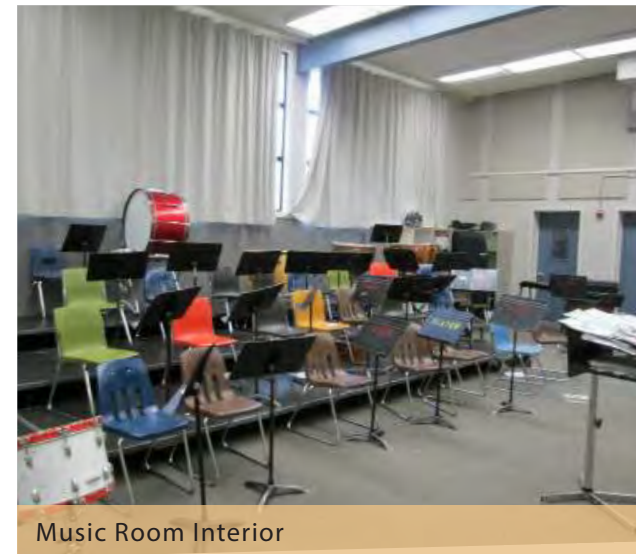
- Aging building in need of modernization
- Lacks real stage and theater seating
- Lacks ADA compliant room signage
- Exterior southwest entry at Drama Room not ADA compliant

OPPORTUNITIES

- Repurposing Vending Area
- Provide Choral Room
- Provide permanent risers in Music Room



Drama Room Interior



Music Room Interior

HERBERT SLATER MIDDLE SCHOOL GYMNASIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

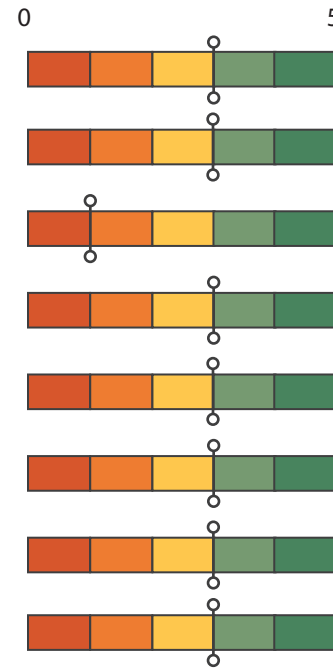
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

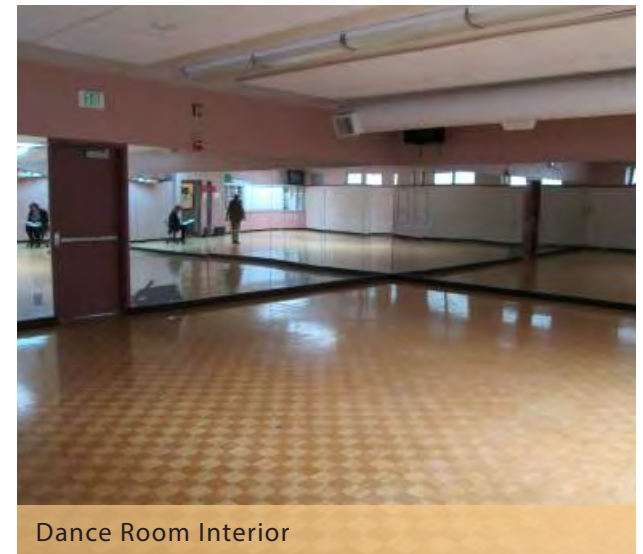
- Aged facilities in need of modernization
- Door thresholds are not ADA compliant
- Evidence of water intrusion in ceiling
- Locker rooms lack ADA compliant lockers
- Lacks ADA compliant room signage
- Telescoping bleachers in poor condition

OPPORTUNITIES

- Replace wrestling mat storage
- Improve light and ventilation
- Provide accessible exterior entry to Stage



Gymnasium Interior



Dance Room Interior

HERBERT SLATER MIDDLE SCHOOL INDUSTRIAL TECH BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

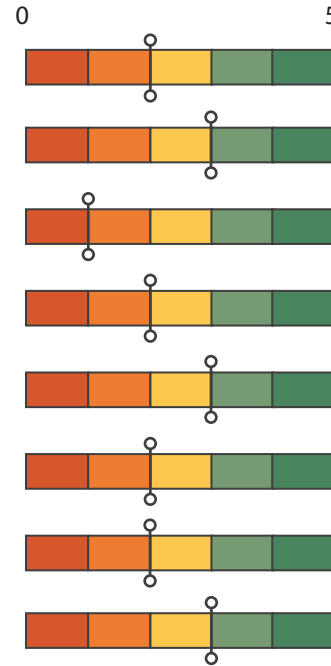
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

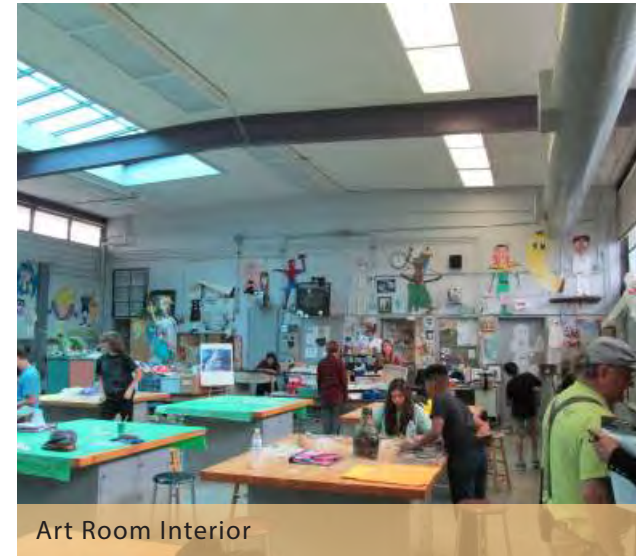


CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage
- Second Floor loft not ADA compliant

OPPORTUNITIES

- Revitalize spaces
- Consolidate storage



Art Room Interior



Storage Room Interior

HERBERT SLATER MIDDLE SCHOOL MODULAR CLASSROOMS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

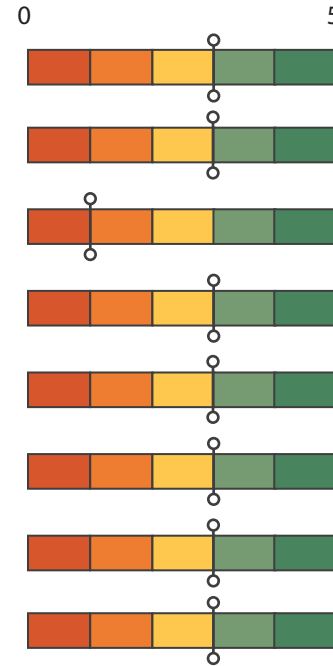
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage

OPPORTUNITIES

- Courtyard areas provide opportunity for group instruction



Modular Interior



Modular Exterior Courtyard

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 716
 2029-30 PROJECTED ENROLLMENT: 612
 EXISTING: 1041
 PROPOSED: 828



QUATTROCCHI KWOK ARCHITECTS



NEW ALL WEATHER TRACK & FIELD / NUEVA PISTA DE TODO TIPO DE CLIMA

OUTDOOR AMPITHEATER / ANFITEATRO EXTERIOR

NEW AUXILIARY GYMNASIUM - 9,600 R²

REVITALIZE ATHLETIC FIELDS

RECONFIGURE INTO FLEX SPACE

NEW STEAM LABS

NEW OUTDOOR QUAD WITH SHADE STRUCTURES

NEW BLACK BOX THEATER, MPR AND ALL-ACCESS RESTROOMS

NEW CENTRAL STAFF ROOM

ADMIN MODERNIZATION AND EXPANSION

MODERNIZE CULINARY

SECURE PERIMETER OF CAMPUS

RECONFIGURE INTO YOGA / WELLNESS

RECONFIGURE LOCKER ROOMS

RECONFIGURE STAGE TO STORAGE

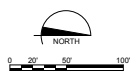
NEW PAVE AND RESTRIPE BLACKTOP

LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION

> HERBERT SLATER MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



HERBERT SLATER MIDDLE SCHOOL
 FACILITIES MASTER PLAN

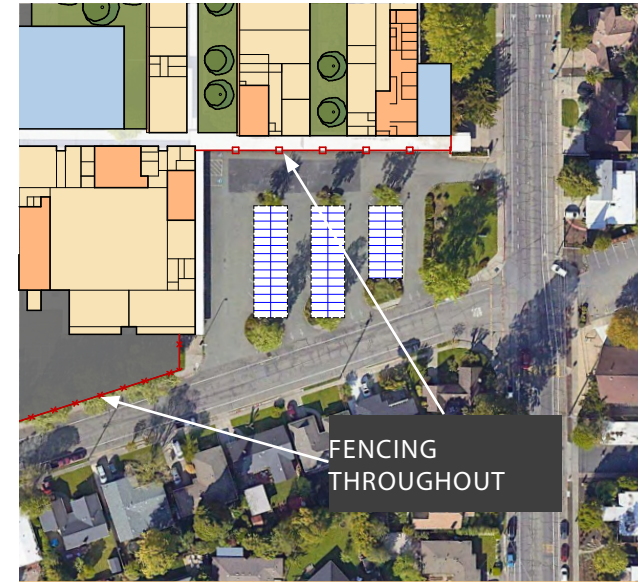
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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



Perimeter fencing around campus

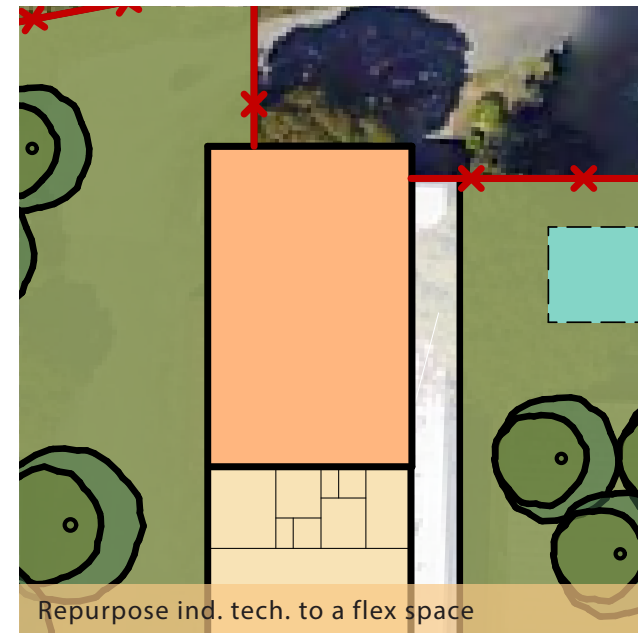
REMODELED FLEX SPACE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Repurpose existing Industrial Tech. Room to a new dedicated Flexible Space for use by all teachers and students. The Flex Space of approximately 2800 sf may include:

- Open, flexible space with durable materials
- Flexible furniture including movable worktables
- Large areas of writable wall surface for students
- Storage cabinetry and rooms for projects and materials
- Power & data access distributed throughout space
- Primary and secondary AV systems
- 4 Large project sinks with hot and cold water
- Emergency eye wash station
- Appropriate ventilation to accommodate activities such as woodworking, soldering, etc.
- Adjacent outdoor workspace



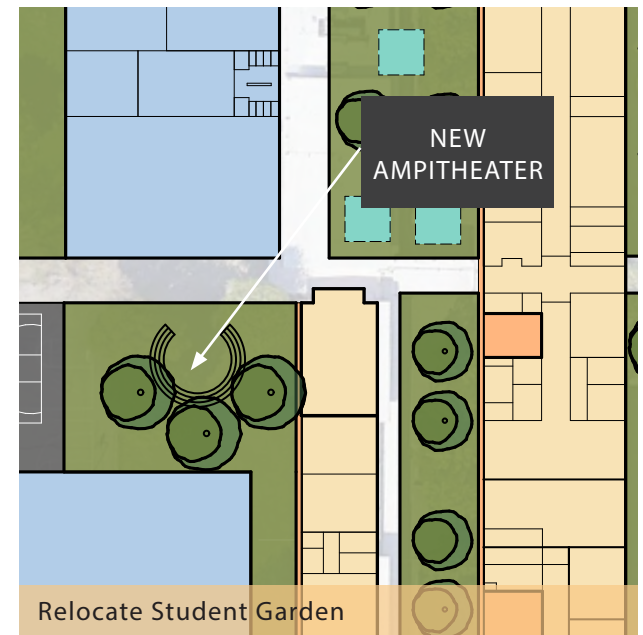
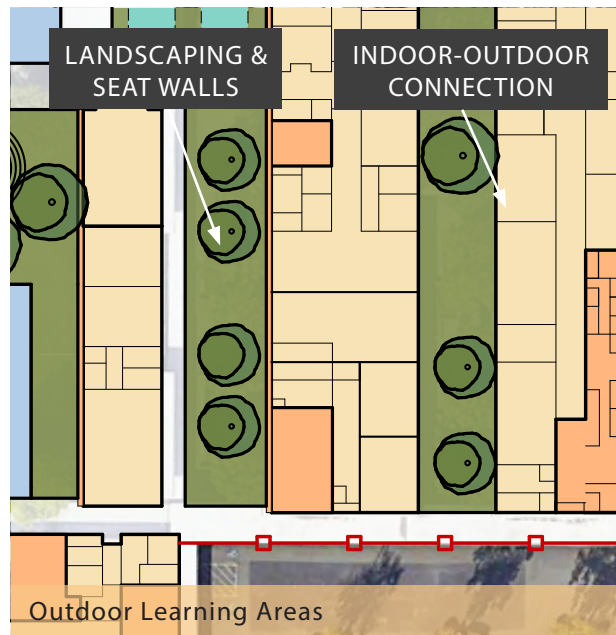
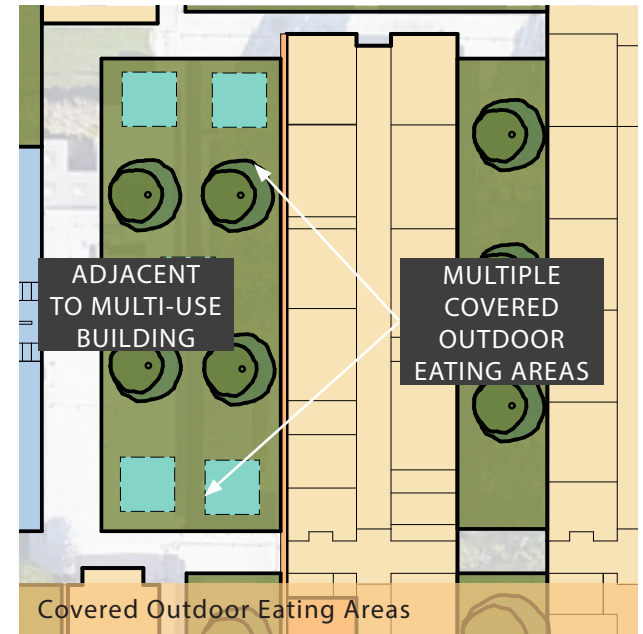
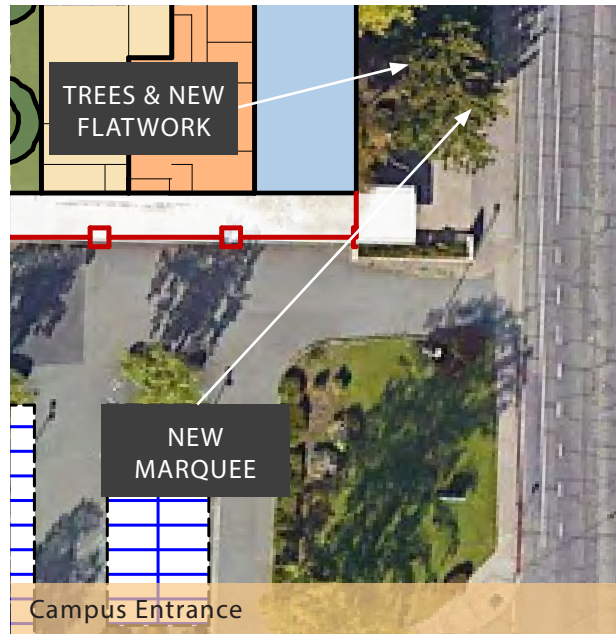
Repurpose ind. tech. to a flex space

CAMPUS WIDE 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
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Create campus entry plaza adjacent to administration expansion
- New school marquee
- Improve outdoor learning areas
- Revitalize landscaping and courtyards
- Provide multiple covered outdoor eating areas
- Provide Ampitheater
- Renovate natural turf fields



INDICATORS OF QUALITY

Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

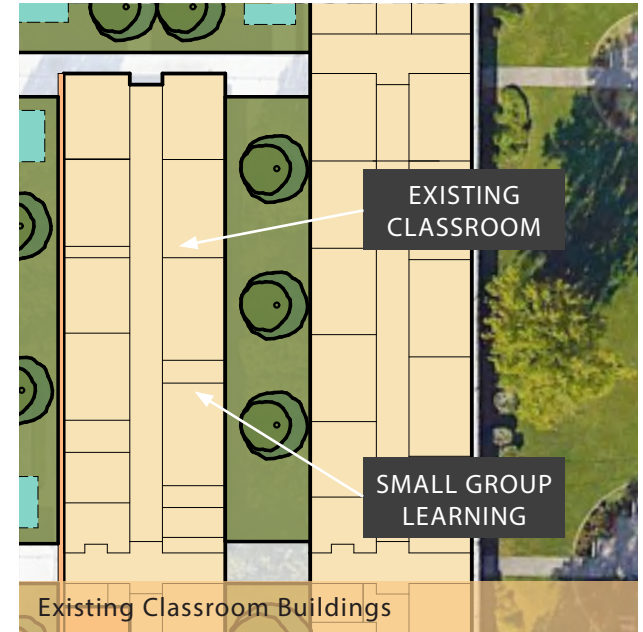
MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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



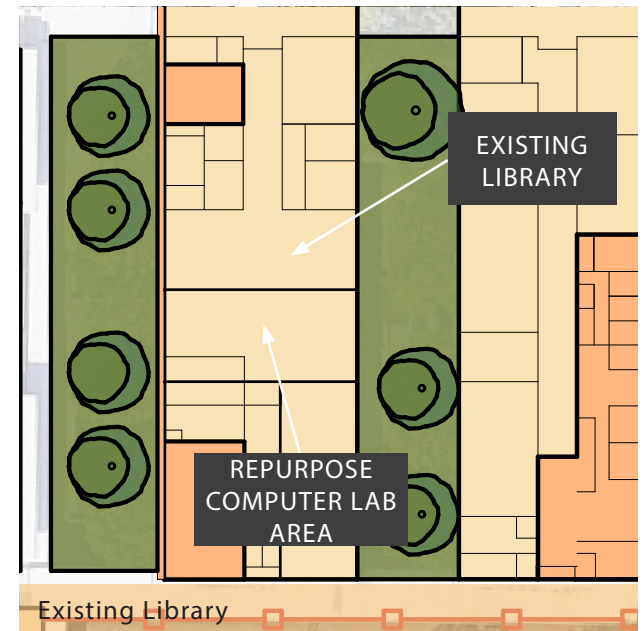
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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 AND REMODELING OF EXISTING GYM \$\$\$

Modernize existing gymnasium building.

Modernization of the gymnasium may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes
- Replace bleachers
- Replace operable wall
- Dedicated storage space
- Repair or replace plumbing systems as necessary
- Remodel Stage area into storage
- Renovate Locker Rooms
- Renovate yoga classroom

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



MODERNIZATION OF ADMIN & NEW ENTRY PLAZA

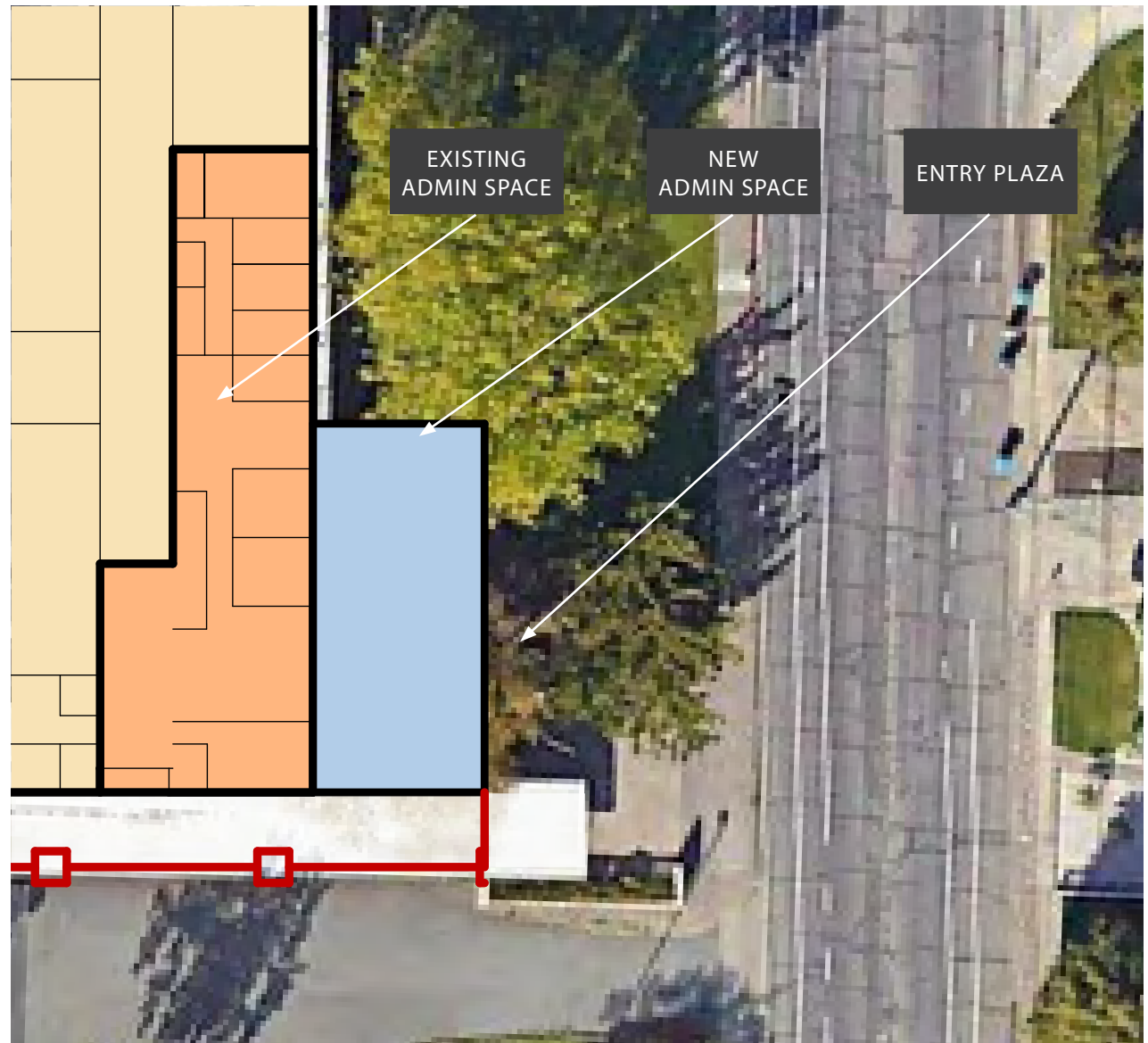
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Modernize existing administration space of approximately 3200 sf and add an adjacent new administration space of approximately 2000 sf.

Administration space may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Teacher Collaboration Room of approximately 450-500 sf
- Building addition to create clear point of entry to the school

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



Campus Entrance and Administration

NEW MULTI-USE BUILDING, BLACKBOX THEATER & QUAD

\$\$\$

Provide new Multi-use Building of approximately 7500 sf. The new Multi-use Building may include:

- Large flexible space with durable finishes and acoustic materials
- Flexible dining tables with dedicated storage
- Stage for presentations and performances
- Dedicated storage space
- A/V system with large projection screen and dedicated sound system. Provide window blinds as necessary to darken room for projection
- Separate kitchen space with serving area of approximately 1000 sf
- A separate secondary serving area/snack bar to provide better and quicker service to students and to locate service near student gathering areas

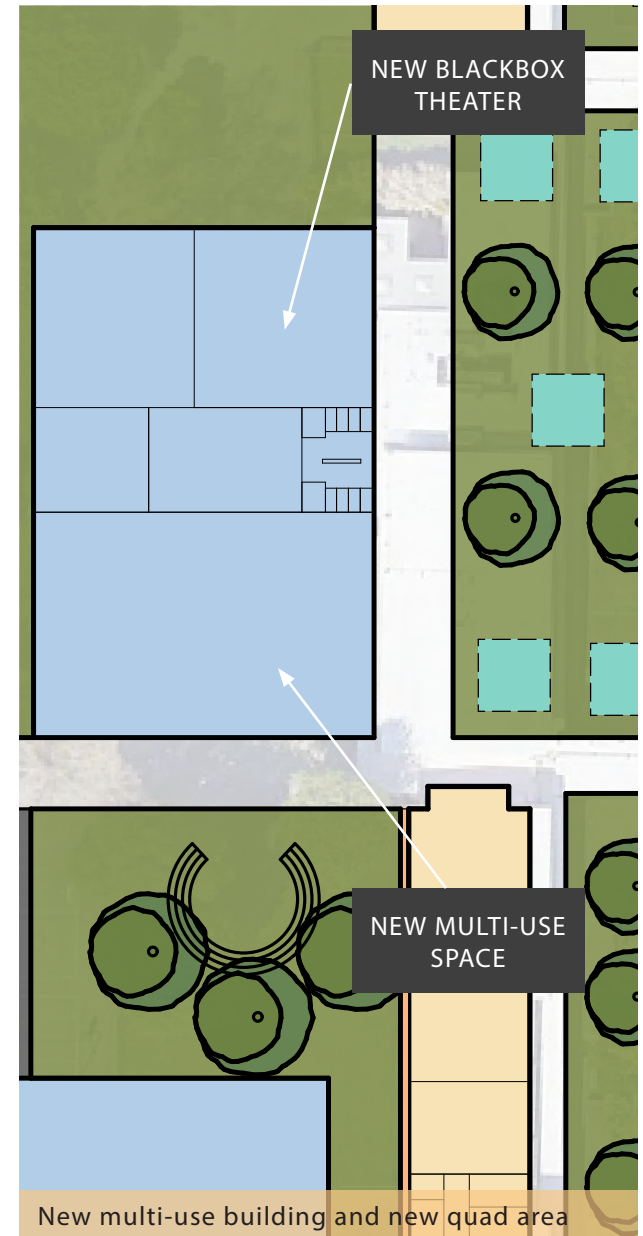
Provide new blackbox theater the new multi-use building to support students across all grades. The new theater of approximately 2500 sf may include:

- A flat floor with built in risers for seating and portable chairs provided for additional seating
- A portable performance stage system that can be used in multiple configurations
- A basic stage lighting and sound system including control booth connected to the space
- Back stage facilities including outdoor space for set construction and adequate facilities for two dressing rooms with durable and comfortable finishes
- Acoustic environment supportive of drama instruction and performance
- Perimeter drapery to conceal walls and adjust acoustical environment
- Dedicated storage space for chairs, portable stage, costumes and equipment
- Up to date AV system
- Classroom security locks

Provide new Quad area to support students across all grades. The new Quad of approximately 24,000 sf may include:

- Multiple covered outdoor eating areas
- Landscaping and seatwalls
- Outdoor amphitheater adjacent to drama classroom

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



New multi-use building and new quad area

SCHOOL DATA

Address: 2750 West Steele Lane
Santa Rosa, CA 95403

Established: 1972
Site Area: 24.08 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 434

Building Area: 95,021 sq. ft.
Permanent Classrooms: 34
Portable Classrooms: 5
Student Capacity: 963

MASTER PLAN

Projected Students in 2029-30: 373
Planned Classrooms: 23
Planned Student Capacity: 675



DRAFT

v2.0 Draft for Review: November 8, 2023

HILLIARD COMSTOCK MIDDLE SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Site security - unsecured access from adjacent park and lack of exterior lighting
- Core facilities (school office, library, cafeteria) lack space to accommodate small groups
- Older facilities in need of modernization (performing arts, labs, gym, cafeteria)
- vOutdoor spaces could be used more efficiently

HILLIARD COMSTOCK MIDDLE SCHOOL
AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

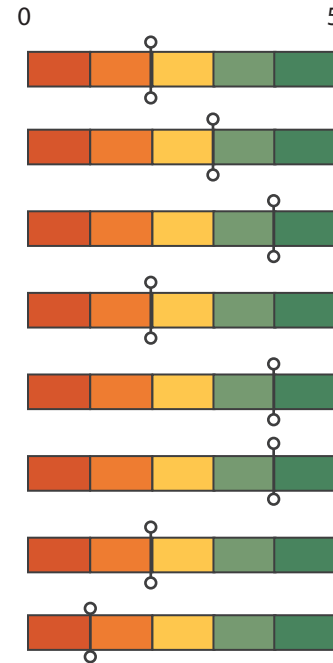
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Proximity to popular park and lack of security fencing etc.)
- Parking and traffic through the site
- Masonry construction with very few windows
- Lacking ADA signage and accessible paths of travel
- Facility age and condition of utilities (fire alarm, Old portables)

OPPORTUNITIES

- Quad and other outdoor areas are opportunities for small group instruction
- Adjacent City Park provides larger play field areas
- Opportunity to increased street presence on West Steele Lane (entrance to campus)
- Facility upgrades can attract students.



Driveway



Central Quad

HILLIARD COMSTOCK MIDDLE SCHOOL BUILDINGS A & C: ADMIN & CLASSROOMS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

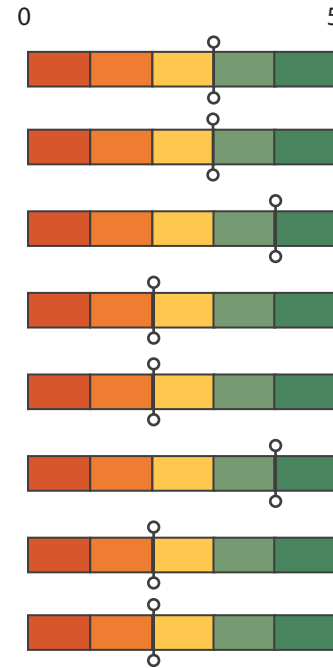
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Entry



Classroom View of Courtyard

CHALLENGES

- Aged facilities in need of some modernization
- Accessibility issues throughout
- Evidence of water intrusion in some locations
- Lack windows at some classrooms, lack of sufficient natural light at many others
- Latest remodel of the school office didn't address many issues.
- Lack of spaces to conduct sensitive meetings with students and parents.

OPPORTUNITIES

- Re-energized internal courtyards offer opportunity for small group instruction and meeting space.
- Larger spaces, such as the library, can be reconfigured to be more flexible.
- Library as large group meeting or instructional space

HILLIARD COMSTOCK MIDDLE SCHOOL

BUILDING B: CAFETERIA

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

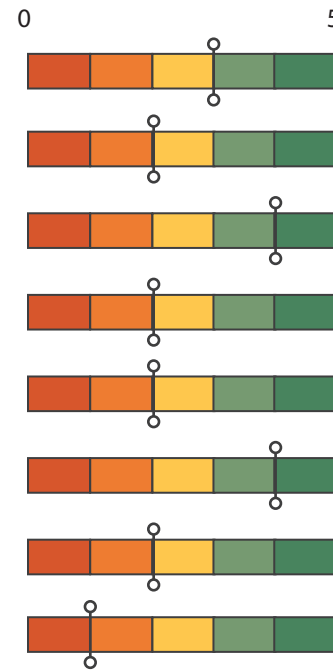
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

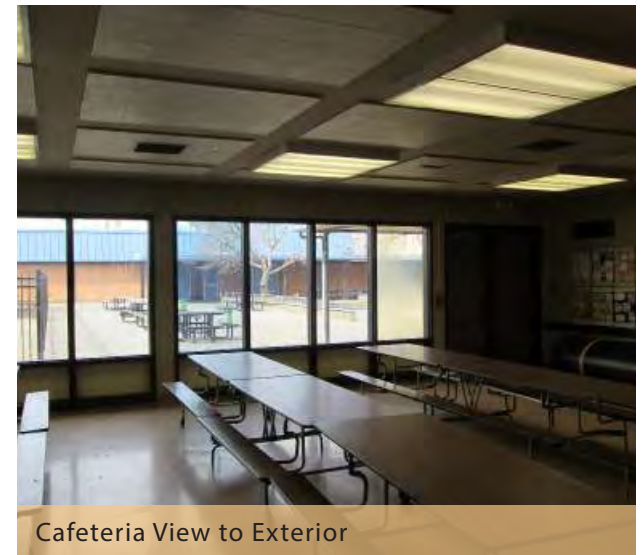
- Cafeteria is not utilized by students as potentially could be
- Lack of good options to eat, such as covered outdoor areas
- Poor acoustics and lighting
- Serving lines are not efficient
- Facility is old and utilities are in poor condition
- Accessibility issues throughout
- Evidence of water intrusion in some locations

OPPORTUNITIES

- Available room to expand the cafeteria size
- Improving the outdoor eating areas can relieve congestion in the cafeteria
- Direct access to outdoor eating area
- Centrally located on campus



Cafeteria Interior



Cafeteria View to Exterior

HILLIARD COMSTOCK MIDDLE SCHOOL BUILDING D: GYMNASIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

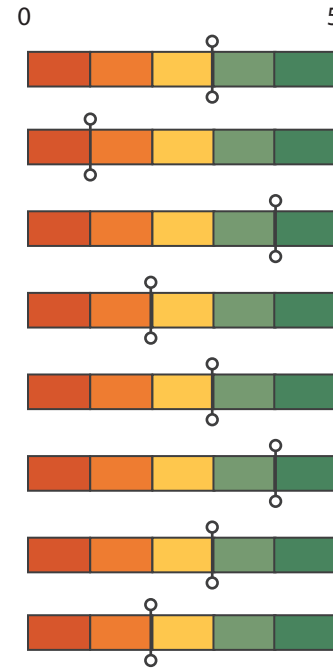
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

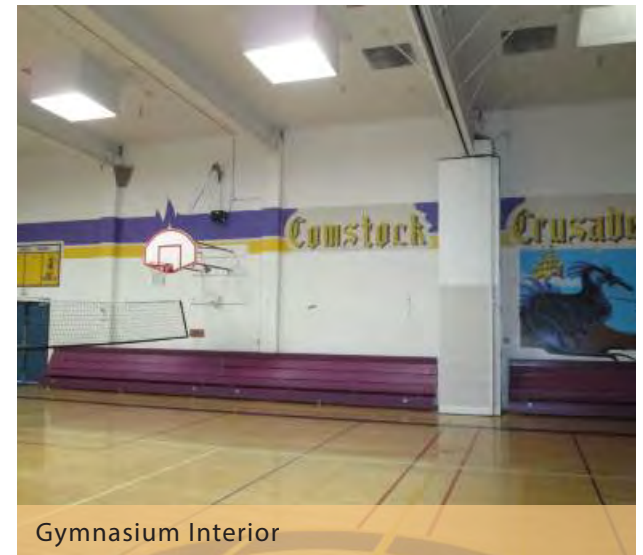
- Aged facilities in need of major modernization
- No storage for PE and athletic equipment
- Lacks a stage for performances and large audiences
- Lack of ventilation
- Accessibility issues throughout
- Evidence of water intrusion
- Locker rooms lack ADA compliant lockers
- Telescoping bleachers in poor condition
- Separation of locker rooms

OPPORTUNITIES

- Available space to add stage with storage rooms for PE and athletic equipment
- Wrestling mat could be stored beneath a raised stage
- Proximity to quad for large gatherings
- Reconfigured locker rooms to better serve students



Gymnasium Ceiling



Gymnasium Interior

HILLIARD COMSTOCK MIDDLE SCHOOL DRAMA BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

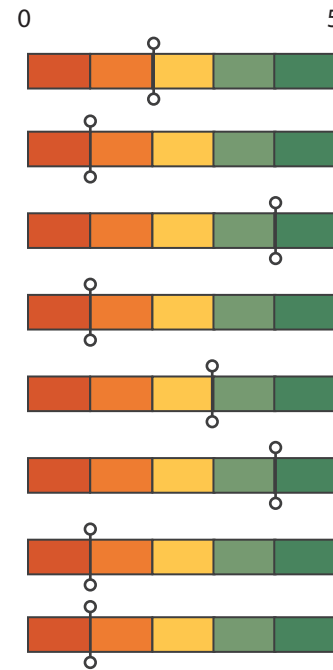
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

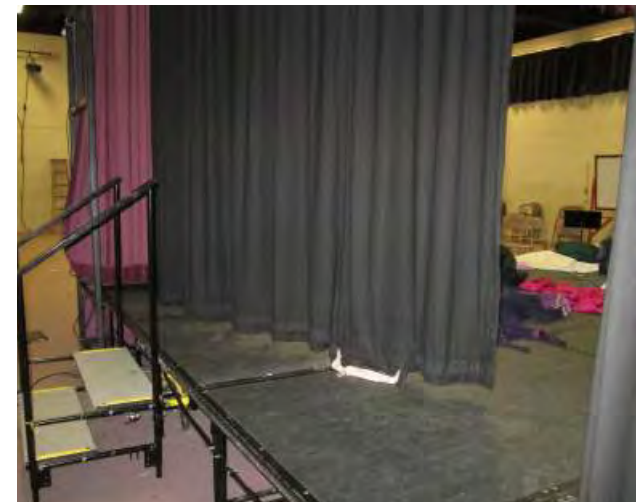
- Aging modular building nearing the end of its service life
- Lacks real stage and theater seating
- No windows and very little natural light
- Accessibility issues throughout

OPPORTUNITIES

- Available space to construct a fully functioning theater with a stage and seating, outdoor performance space, and accessory spaces.
- Large open floor plan provides flexibility
- Location on campus is ideal for evening and weekend events.



View from Temporary Stage



Backstage View



QUATTROCCHI KWOK ARCHITECTS

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 434
2029-30 PROJECTED ENROLLMENT: 440
EXISTING: 963
PROPOSED: 675



LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION

> HILLIARD COMSTOCK MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



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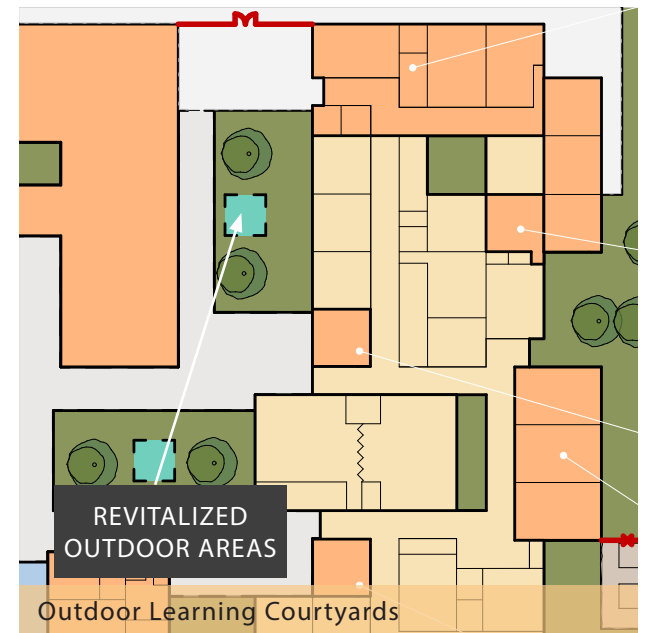
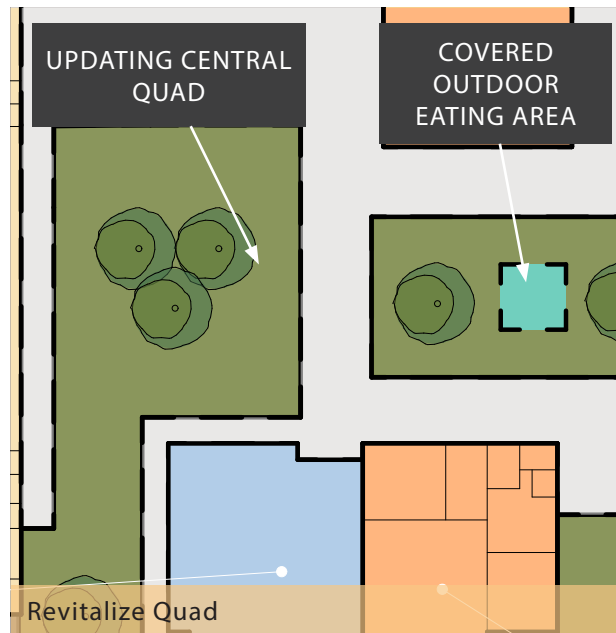
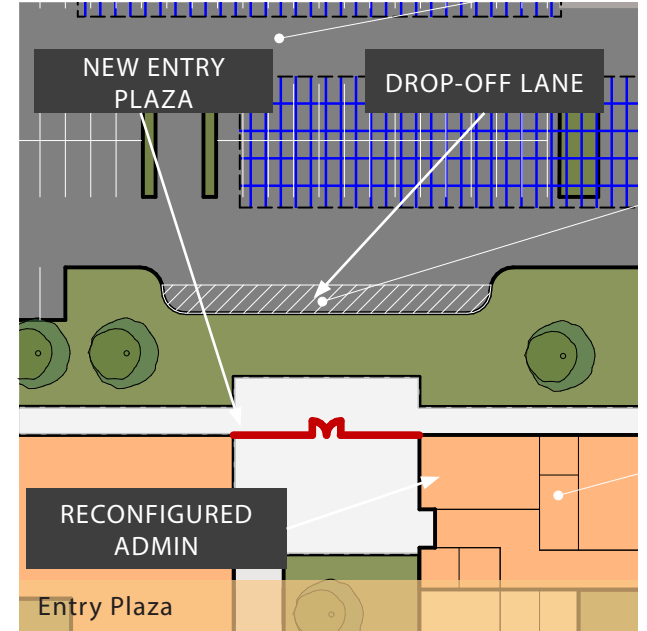
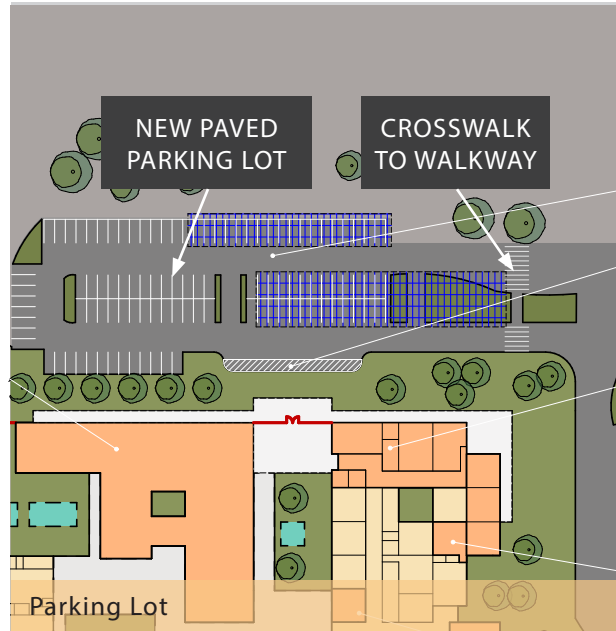
HILLIARD COMSTOCK MIDDLE SCHOOL FACILITIES MASTER PLAN

CAMPUS WIDE 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
- Paved driveway and parking lots
- Accessible student drop-off and path of travel
- Relocate campus entrance and revitalize appearance with new entry plaza
- Provide school marquee at street and entrance
- Improve outdoor learning areas
- Provide multiple covered outdoor eating areas
- Revitalize Quad area and provide seating
- Remove portables that are past useful life
- Re-pave and re-stripe hardscape
- Renovate natural turf fields



INDICATORS OF QUALITY

Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

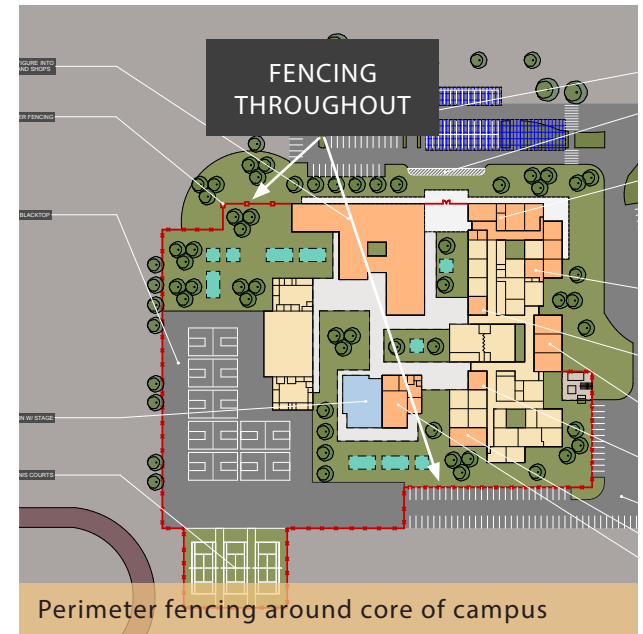
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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 parking lot to separate students and cars
- Improve exterior lighting
- New drop-off with relocated administration office for access control

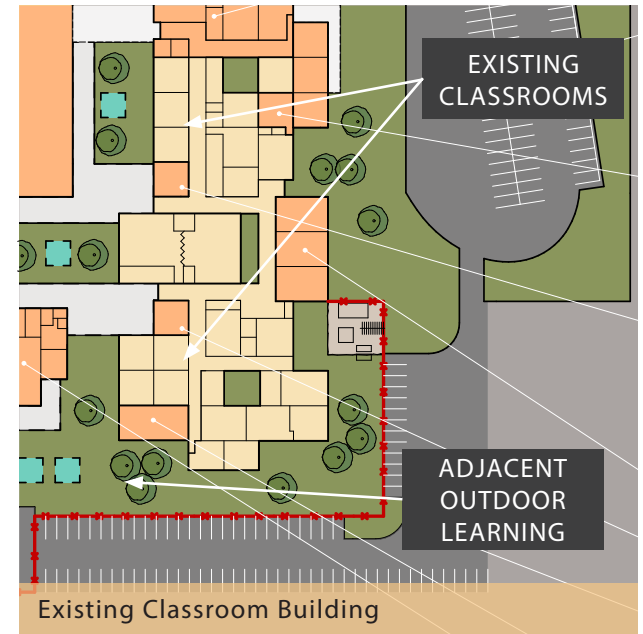


MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

- Modernize existing classrooms including existing lab spaces. 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
 - Replace damaged acoustical ceiling tiles and casework

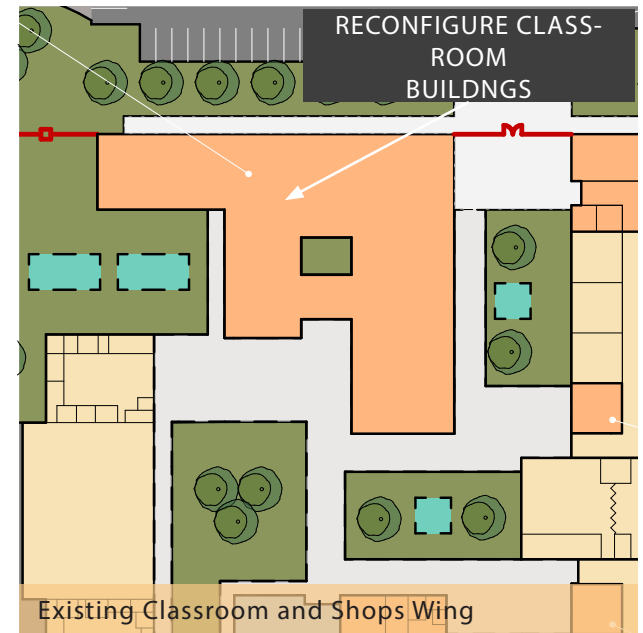


RECONFIGURATION OF CLASSROOM WING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

- Reconfiguration of existing classroom and shops wing. Reconfiguration of wing may include:
- Repair or replace existing wall, floor and hardware finishes with durable finishes
 - Provide dedicated and sufficient space for Mark/ Art Space; Band; Weight Room; Culinary; 4 Science Labs with Prep Space
 - Flexible furniture including movable worktables
 - Efficient storage for projects and materials
 - Replace damaged acoustical ceiling tiles and casework



MODERNIZATION OF EXISTING GYMNASIUM

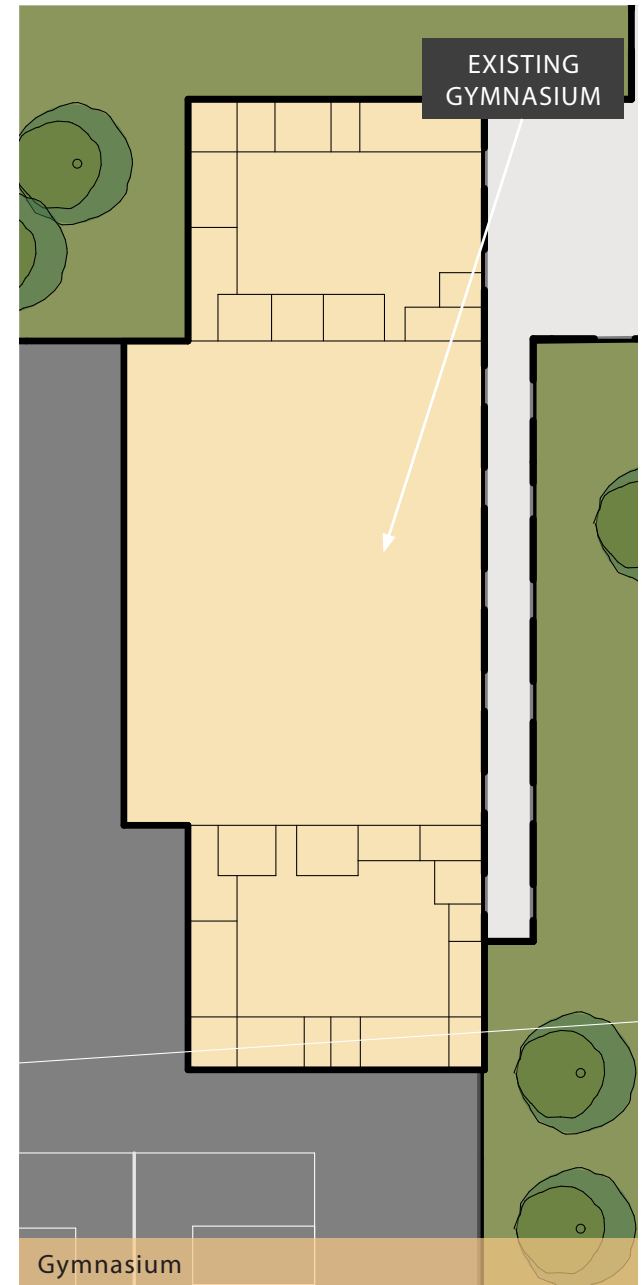
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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Modernize existing gymnasium building.

Modernization of gymnasium building may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes
- Replace bleachers
- Replace operable wall
- Dedicated storage space
- Replace plumbing fixtures and lockers
- Provide non-gendered changing spaces and all-access restroom



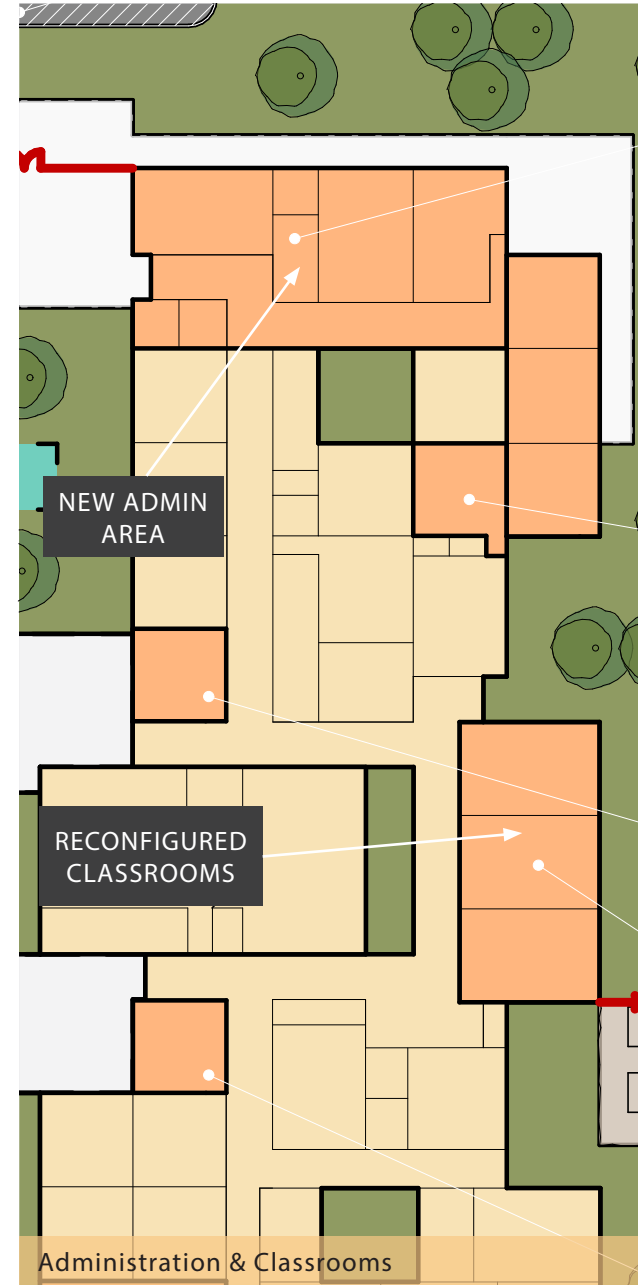
NEW ADMINISTRATION AREA

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Repurpose existing classrooms to new administration area of approximately 3,500 sf. Administration area may include:

- Repair or replace existing wall, floor and hardware finishes
- Reception desk area
- Principal's Office of approximately 200 sf
- Assistant Principal's Office of approximately 120 sf
- Nurse's Office of approximately 150 sf with a sink and storage cabinetry for first aid supplies
- One conference room of approximately 250 sf
- 8-10 offices/conference rooms of approximately 150 sf
- (2) lockable storage areas for records
- Teacher work and lunch room of approximately 700 sf



NEW CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Repurpose existing administration into (3) classrooms of approximately 2,880 sf. The classrooms may 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

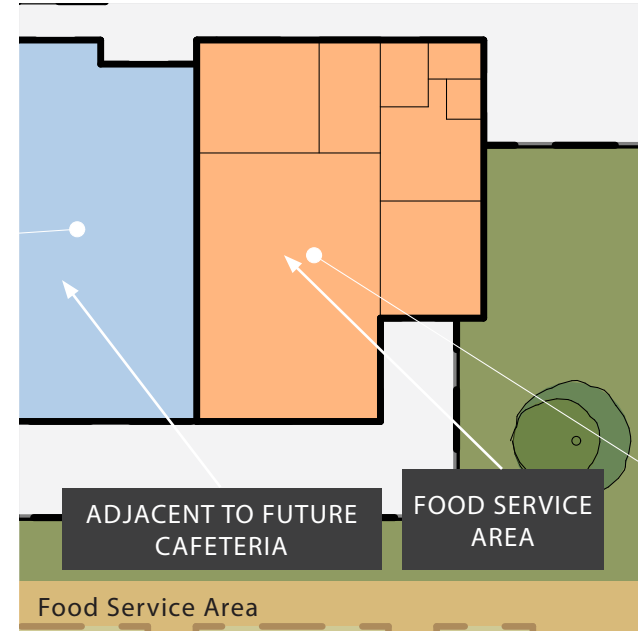
RECONFIGURATION OF EXISTING FOOD SERVICE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Heavily modernize existing cafeteria and food service area of approximately 4250 sf to function as a kitchen to serve students. Modernization of the food service area 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
- Dedicated Staff Lounge



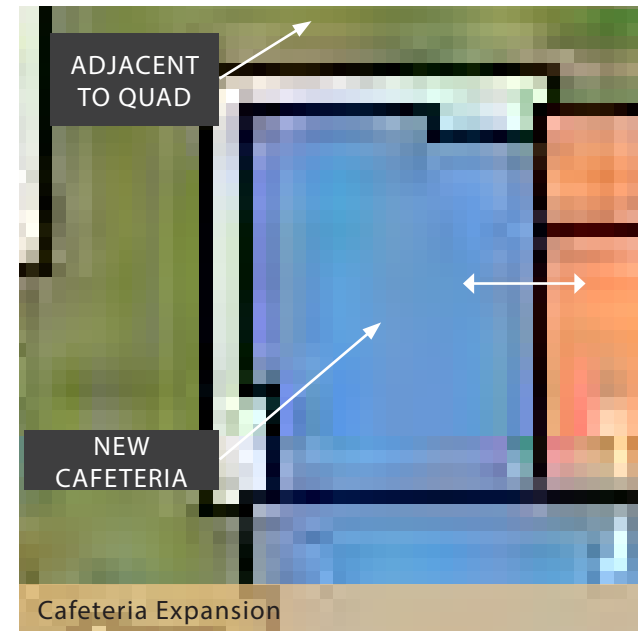
NEW CAFETERIA EXPANSION

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Provide new cafeteria of approximately 4,500 sf to support student. The new cafeteria may include:

- Open, flexible space
- Connection to quad for outdoor student gathering
- Provide operable walls and large window areas with glass doors to enhance connection to outdoor space
- Provide connection to the kitchen / food service area
- Flexible, safe dining tables with dedicated storage
- Durable finishes
- AV system with large projection screen and dedicated sound system
- Window blinds



SEISMIC UPGRADE

ALLOWANCE \$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the Gymnasium at Hilliard Comstock Middle School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 4650 Badger Rd
Santa Rosa, CA 95409

Established: 1962
Site Area: 18.56 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 786
Building Area: 82,251 sq. ft.
Permanent Classrooms: 35
Portable Classrooms: 7
Student Capacity: 1,113

MASTER PLAN

Projected Students in 2029-30: 672
Planned Classrooms: 40
Planned Student Capacity: 1005



DRAFT

v2.0 Draft for Review: November 8, 2023

RINCON VALLEY MIDDLE SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Reconfiguration of Classroom Wings D & E
- New Perimeter Fencing
- New Outdoor Locker Bay
- Reconfigure All-Access Restrooms
- Reconfigure Administration Office
- New Music Building
- Modernization of Gymnasium
- New SRACS Multi-Purpose Building

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

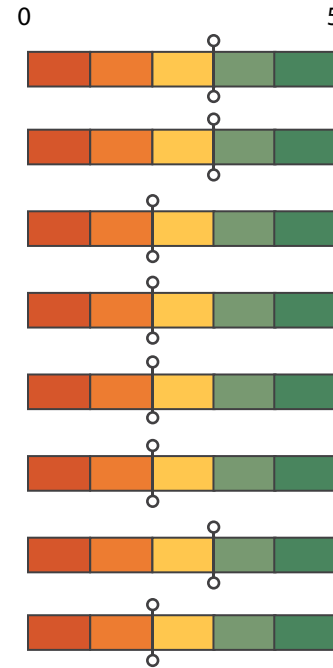
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Campus is crowded and shares a site with Santa Rosa Accelerated Charter School (SRACS)
- Parking and student drop-off lanes do not function well -- need for more parking
- Security can be a problem due to lack of fencing and multiple points of entry
- ADA compliance issues throughout
- Running track is not regulation size
- Rooftop mechanical equipment and ductwork is unattractive and insufficient
- Paving at basketball courts is in need of overlay
- Fire Alarm system does not meet current requirements for audible and visual coverage
- Site drainage is inadequate

OPPORTUNITIES

- Abundant outdoor space between classroom wings to create outdoor classroom and gathering areas for students and teachers
- Sufficient space to develop additional parking and drop-off areas



School Entrance



Central Quad Area

RINCON VALLEY MIDDLE SCHOOL ADMINISTRATION & CAFETERIA BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

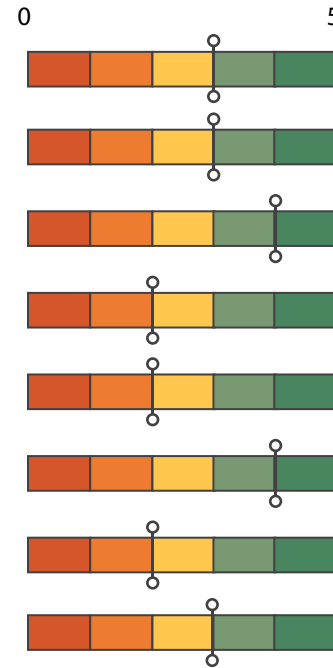
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

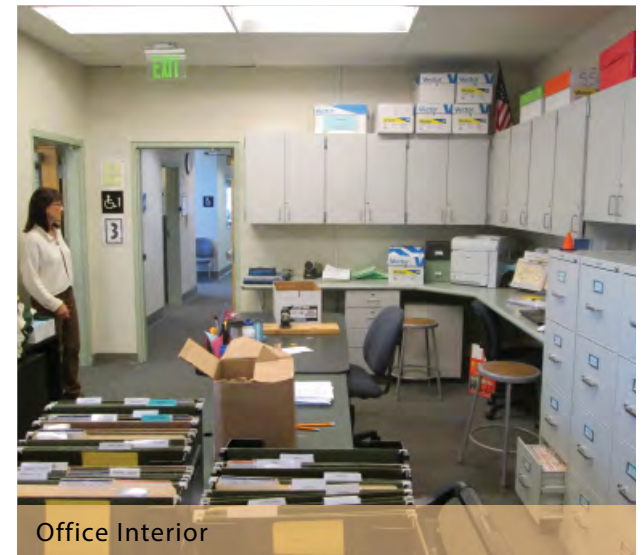
- Aged facilities in need of modernization
- Insufficient storage and work-space
- Evidence of water intrusion in ceiling and floor
- ADA compliance issues throughout
- Cafeteria and kitchen too small to accommodate current student needs

OPPORTUNITIES

- Adjacent outdoor quad area can accommodate covered outdoor eating area



Main Office Lobby



Office Interior

RINCON VALLEY MIDDLE SCHOOL CLASSROOM BUILDINGS C-G

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

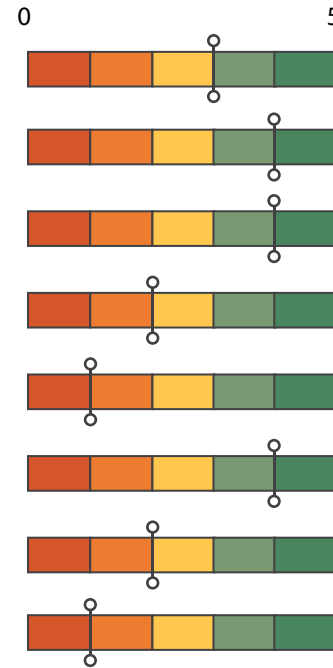
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Interior



Classroom Hallway

CHALLENGES

- Facilities in need of minor renovation
- Too many lockers in corridors create overcrowding and concerns with bullying and safety
- Classrooms are too small to accommodate current class sizes
- Science classrooms are not equipped with utilities needed to function as lab space
- Science classrooms are too small
- ADA compliance issues throughout
- Evidence of water intrusion at various locations

OPPORTUNITIES

- Provide centralized work-spaces
- Available space between classroom wings to make existing classrooms larger
- Additional outdoor space to develop locker kiosks to eliminate corridor overcrowding
- Available space to add exterior classroom doors to reduce corridor overcrowding and provide strong connection to outdoor classroom or group study areas
- Available space to add student and staff restrooms

RINCON VALLEY MIDDLE SCHOOL GYM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

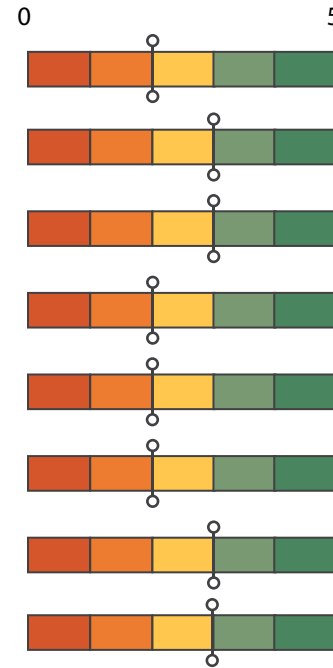
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Gym Interior



Locker Rooms

CHALLENGES

- Aged facilities in need of renovation
- ADA compliance issues throughout
- Retractable bleachers & dividing curtain in poor condition
- Insufficient number of lockers
- Difficult space to share between P.E. and Drama, particularly when ongoing performances need space for longer durations
- Flooring is in poor condition

OPPORTUNITIES

- Dividing curtains can accommodate multiple uses
- Available space to accommodate additional storage, office, and team rooms
- Space available to expand Drama and Music Rooms

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

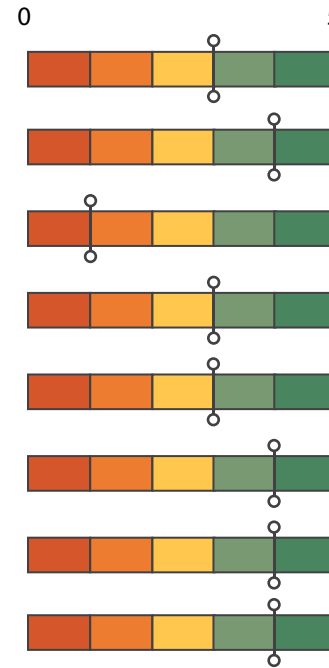
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Library Interior



Library Work Space

CHALLENGES

- Aged facilities in need of minor renovation
- Evidence of water intrusion
- Minor ADA compliance issues
- Upgrades needed to transform library into media center

OPPORTUNITIES

- Central location on campus and adjacent to outdoor quad area
- Available space to develop small group instructional spaces
- Available space to develop additional storage, office, and work space for staff

RINCON VALLEY MIDDLE SCHOOL WEIGHT ROOM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

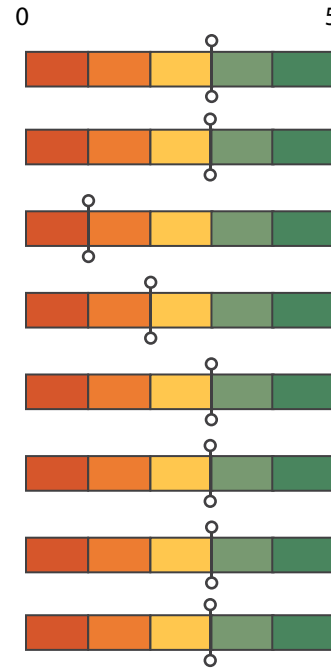
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facility in need of renovation
- Proximity to locker rooms is not ideal
- Evidence of water intrusion at ceiling
- ADA compliance issues throughout

OPPORTUNITIES

- Work with SRACS master plan to move weightroom into space closer to locker rooms and convert existing weightroom into Drama department maker space
- Improve quality of fitness equipment and space



Weight Room Interior



Weight Room Interior



SCHOOL CAPACITY

2022-2023 ENROLLMENT: 786
2029-30 PROJECTED ENROLLMENT: 672
EXISTING: 1113
PROPOSED: 1005

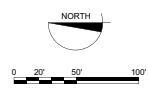
LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVING
- PLAYGROUND
- SOLAR PANEL ARRAY
- EXISTING CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW CHAIN LINK FENCING
- TREE / VEGETATION



> RINCON VALLEY MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



CAMPUS WIDE SAFETY AND SECURITY UPGRADES

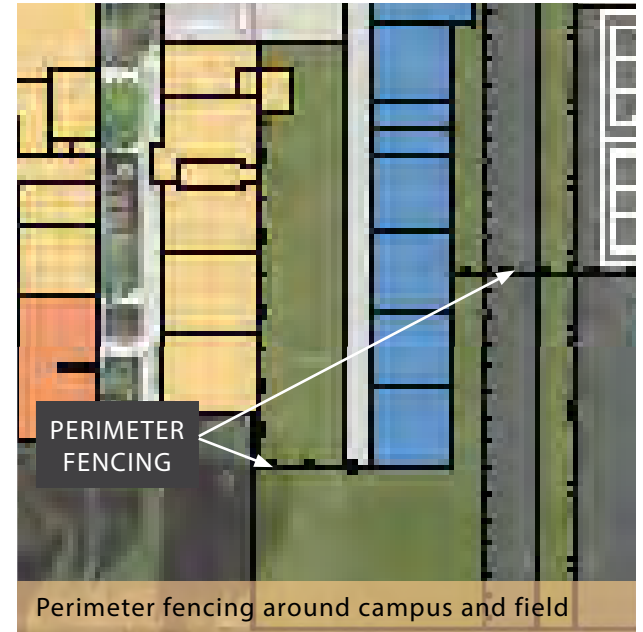
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

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

Improvements may include:

- New perimeter fencing and limit gate access
- Improvements to drop-off zone to separate students and vehicles
- Improve exterior lighting

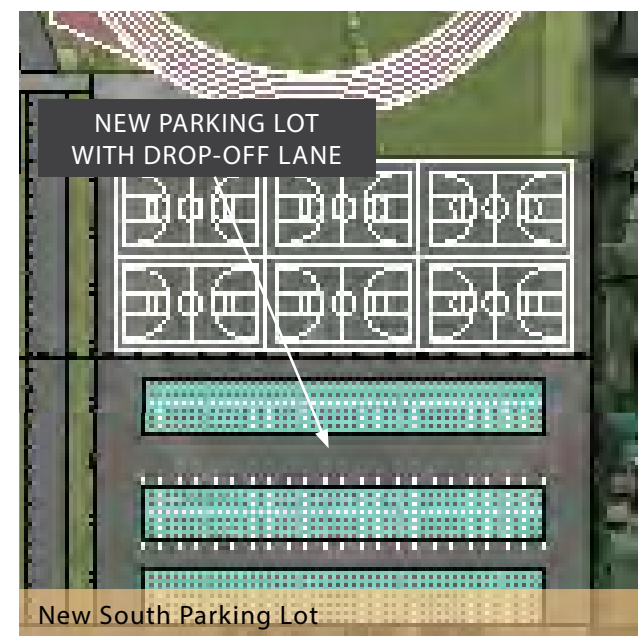
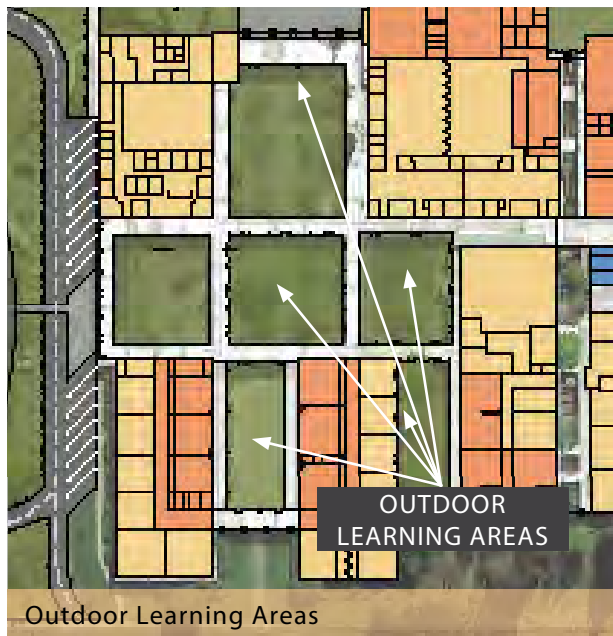
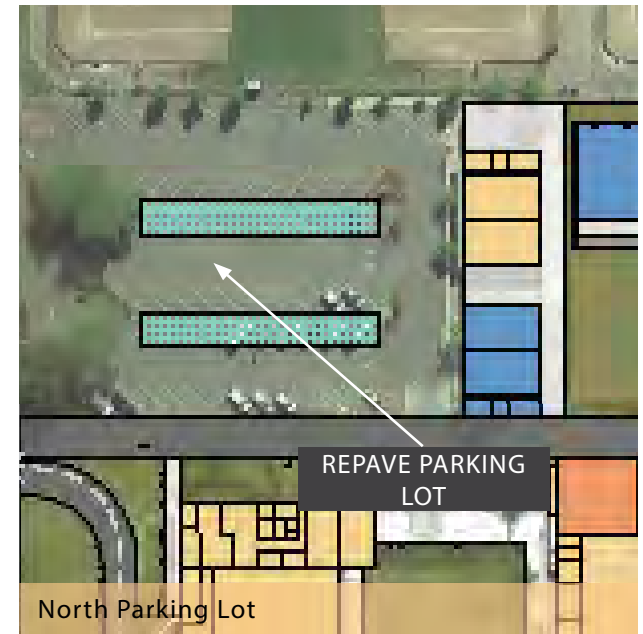
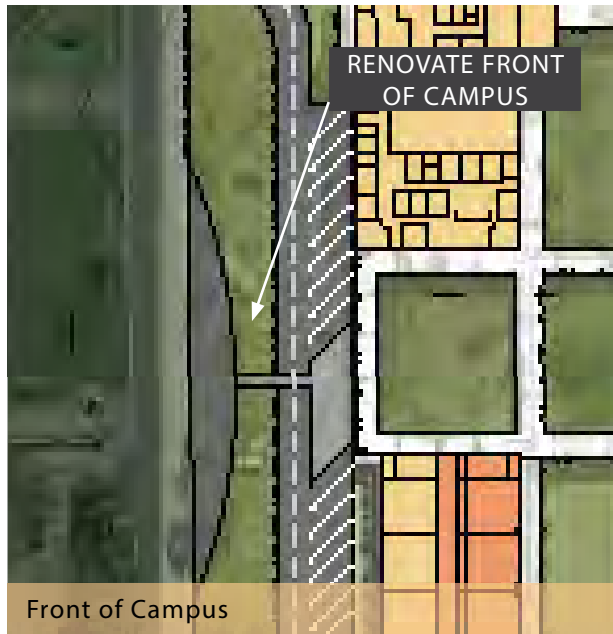


CAMPUS SITE IMPROVEMENTS

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

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Renovate campus entrance and appearance
- New Parking Lot on South side
- Incorporate more outdoor learning areas
- New student garden
- Renovate existing landscape areas

\$#



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

NEW SPORT FACILITIES AND IMPROVEMENTS

\$#

Remove non-regulated size track, and relocate baseball fields and relocate. Improvements may include:

- New regulation sized rubber track and turf field
- Relocate baseball diamond and renovate field landscape
- (6) new regulation sized tennis courts with fence enclosure
- (6) new basketball courts



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

New sport fields and facilities

MODERNIZATION OF CLASSROOM WINGS "D" AND "E"

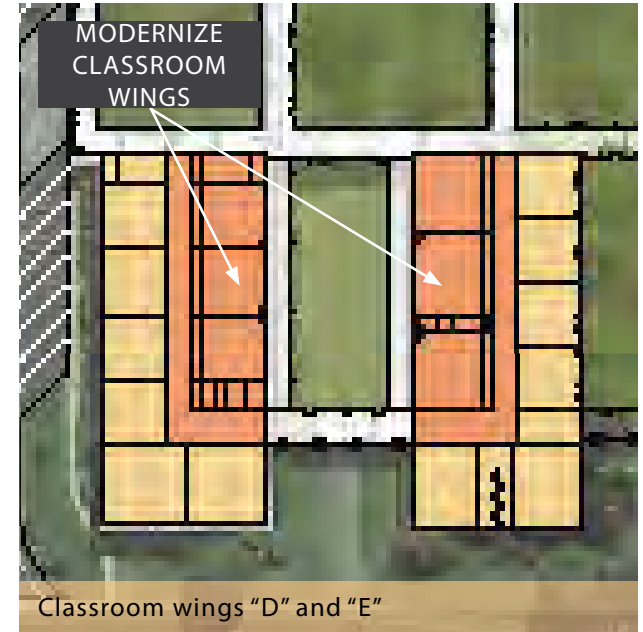
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize classrooms to minimize congestion in hallways between class periods and relocate an equal amount of lockers to exterior of the building.

Modernization may include:

- Relocate entry doors to exterior side classrooms: D22, D24, D26, E41, E42, E47
- Replace all lockers with single-standing lockers placed inside and outside of building
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Repair/Replace casework and storage
- Add adjacent storage rooms to previous space in corridor
- Add new covered walkways to exterior of classroom building



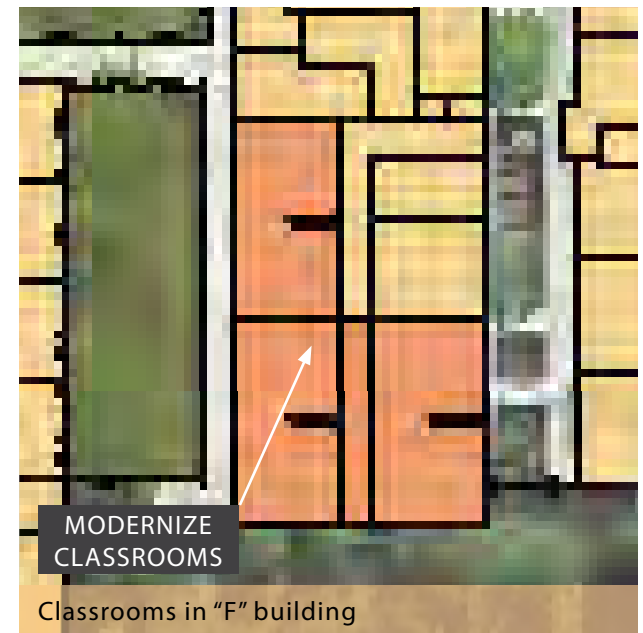
MODERNIZATION OF CLASSROOMS IN "F" BUILDING

\$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize classroom wing for better support for students and staff. Modernization may include:

- Remove shared interior wall between classrooms: F63 and F65; F67 and F69; F66 and F68, and replace with new collapsable partition walls.
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Repair/Replace casework and storage



MODERNIZATION OF GYM AND ADJACENT SPACES

\$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize Gymnasium and repurpose existing classrooms to better serve specialty classes.

The Gym modernization may include:

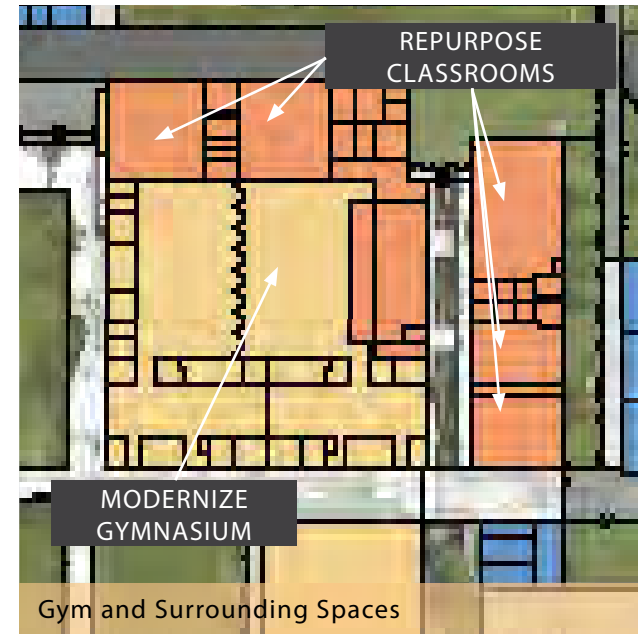
- Repair/replace existing wall, floor and hardware finishes
- Additional storage cabinetry for supplies
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace roofing and plumbing systems as necessary
- Repair/replace non-functioning windows and non-ADA compliant doors
- Replace partition wall
- Replace lockers in locker rooms with larger, modern lockers

The Music modernizations may include:

- Expanded room space to accommodate students and music instruments
- Install music instrument lockers
- Provide (3), 60-100 sf practice rooms
- Provide (1), 100 sf office space
- Provide sound-proofing between adjacent spaces

Drama modernizations may include:

- Relocate Drama classroom to existing Weight Room
- Provide a 200 sf storage closet for supplies
- Refinish flooring material
- Replace overhead lighting
- Provide a 100 sf office
- Provide sound-proofing between adjacent spaces
- Provide covered walkway between new location and stage
- Provide small, raise platform for practice and workshops



Weight Room modernizations may include:

- Relocate Weight Room into the combined rooms C77 and C78
- Provide durable, high-impact flooring and finishes
- Replace lighting and electrical outlet
- Provide covered walkway to locker rooms

Stage modernizations may include:

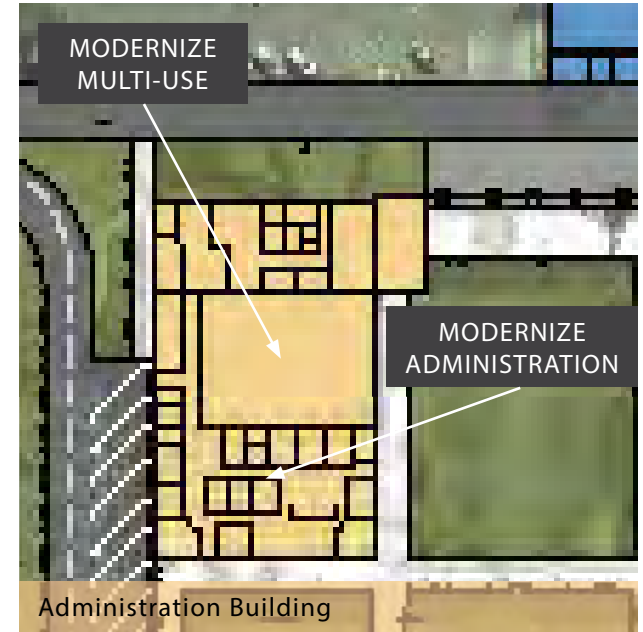
- Resurface stage
- Expand stage outward an additional 10 ft
- Replace performance curtain
- Replace overhead lighting

MODERNIZATION OF ADMINISTRATION AND MULTI-USE \$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing administration building including multi-use building and services. Modernization of each space may include:

- Repair/replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Additional storage cabinetry for supplies
- Replace damaged acoustical ceiling tiles and casework
- Repair/replace roofing and plumbing systems as necessary
- Repair/replace non-functioning windows and non-ADA compliant doors.

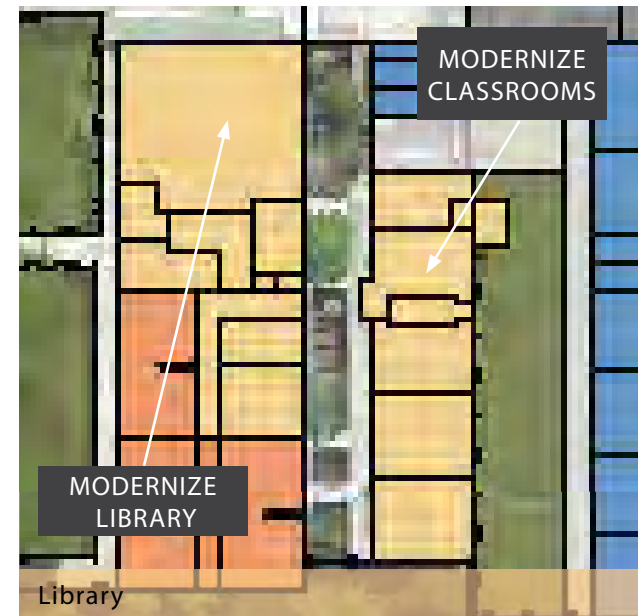


MODERNIZATION OF CLASSROOMS AND LIBRARY \$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize classrooms and library. Modernization of these spaces may include:

- Repurpose existing computer Lab area in Library
- Repair/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/replace roofing and plumbing systems as necessary



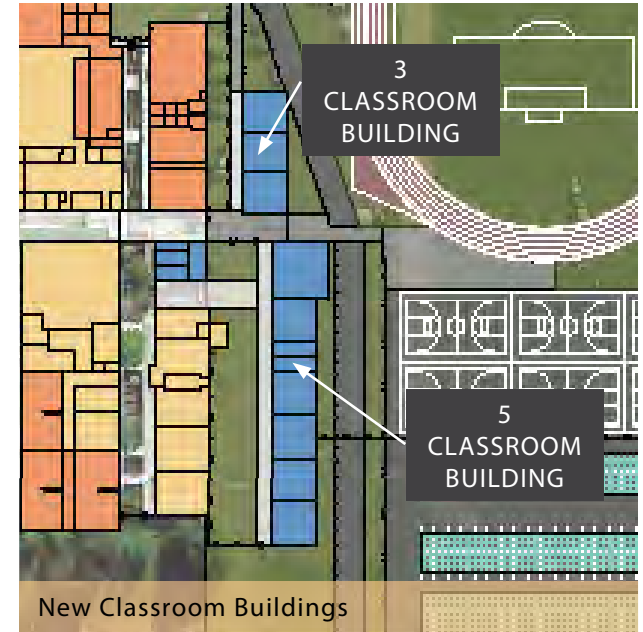
NEW CLASSROOM BUILDING

\$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide (2) new classroom buildings with a combined 10,300 sf. The building may include:

- (1) building with (3) Classrooms, each approximately 960 sf
- (1) building with (1) 2000 sf Maker-space and (5) classrooms each approximately 960 sf
- Boys and Girls restroom facilities
- Covered walkway
- Flexible furniture
- Cabinetry for storage
- (2) utility sinks in each maker-space
- Durable finishes in each maker-space



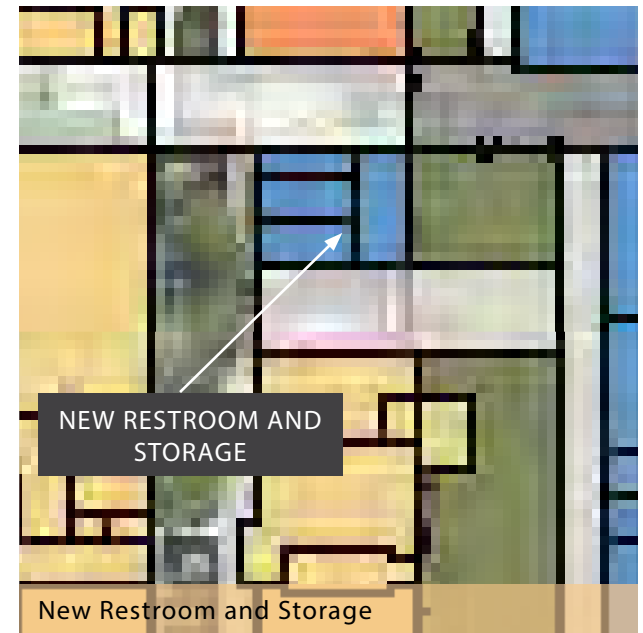
NEW RESTROOM STALL AND STORAGE

\$#

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Provide new a restroom stall and storage unit at the east-end of campus. The building may include:

- Demolition of existing storage unit
- New Boys, Girls, and Staff restroom facilities.
- Accessible custodial storage space
- Covered walkways to the building from existing, adjacent buildings



SCHOOL DATA

Address: 500 E Street
Santa Rosa, CA 95404

Established: 1949
Site Area: 10.20 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 466
Building Area: 84,865 sq. ft.
Permanent Classrooms: 30
Portable Classrooms: 9
Student Capacity: 1,012

MASTER PLAN

Projected Students in 2029-30: 400
Planned Classrooms: 26
Planned Student Capacity: 657



DRAFT

v2.0 Draft for Review: November 8, 2023

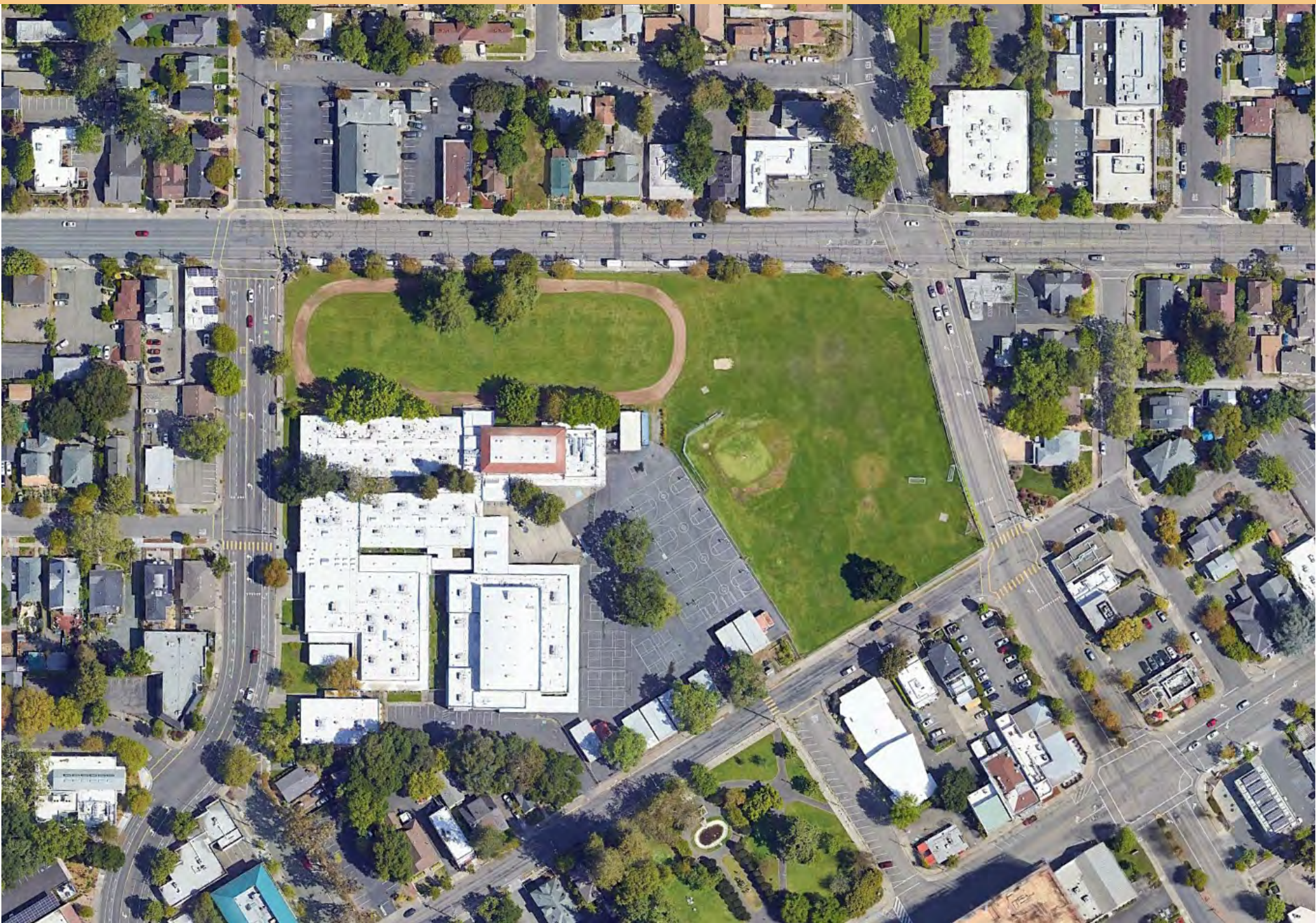
SANTA ROSA MIDDLE SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Campus security including secure perimeter fencing, locks and security cameras
- Existing buildings in need of modernization
- Inadequate spaces for performance, drama, dining and large group instruction
- Portable classrooms are past their service life and detached from main campus
- Outdoor areas need renovation to create better learning and gathering areas
- Inadequate Staff and Visitor Parking

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

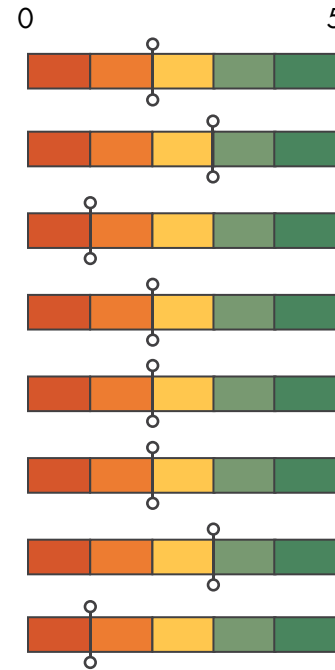
Building Finish Materials

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
- No accessible student drop off provided
- Limited onsite parking
- Fencing types and locations disrupt interior site circulation
- Existing parking area, play area and driveway paving in general need of maintenance.
- Portables in poor condition and most are past their useful life

OPPORTUNITIES

- Revitalize Interior quad to provide outdoor eating, gathering, and performance areas
- Revitalize courtyards between wings for outdoor learning
- Develop site fields and strengthen neighborhood access
- Enliven the main campus entry



School Entry



Interior Courtyard

SANTA ROSA MIDDLE SCHOOL GYMNASIUM & MULTI-USE BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

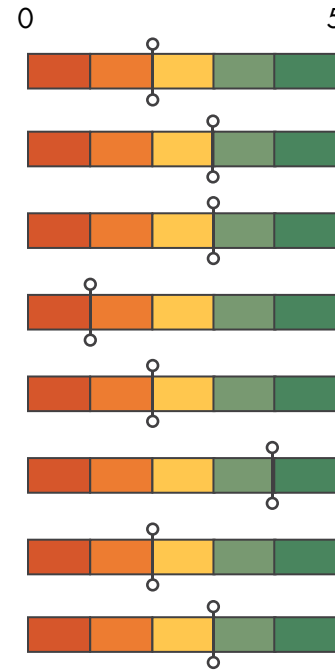
Building Finish Materials

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 and ventilation
- Replace bleachers



Gym Exterior



Gym Interior

SANTA ROSA MIDDLE SCHOOL LIBRARY BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

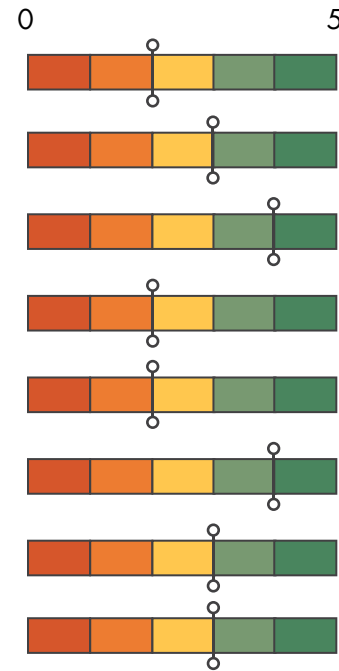
Building Finish Materials

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

SANTA ROSA MIDDLE SCHOOL ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

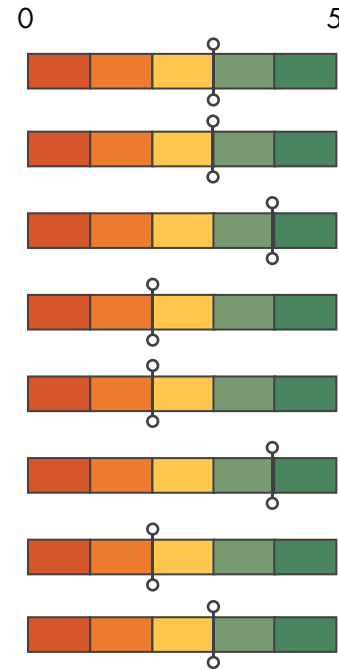
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

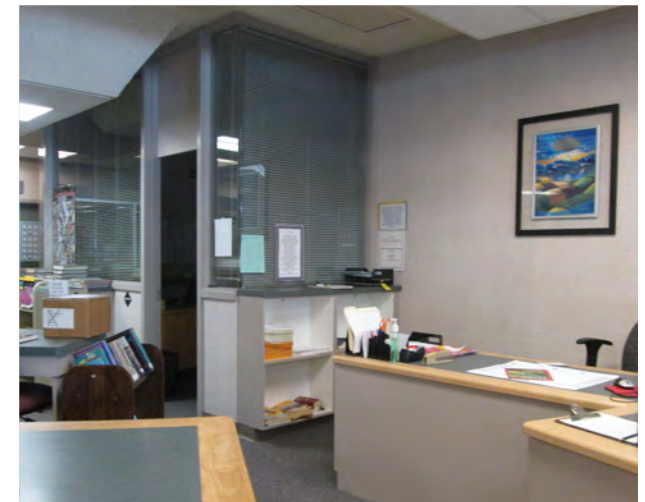
- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

- Improve connection between the Administration and Library



Administration Exterior



Administration Interior

SANTA ROSA MIDDLE SCHOOL ARTS/CRAFTS & TECH BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

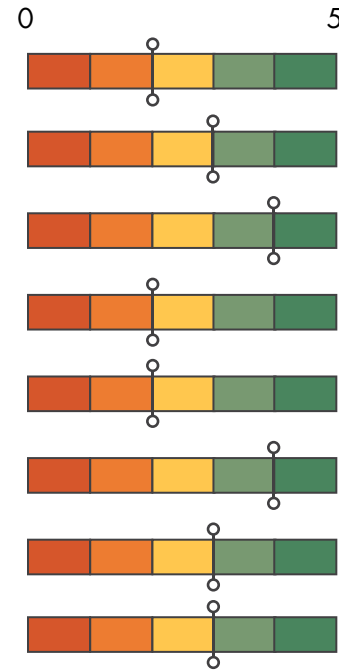
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

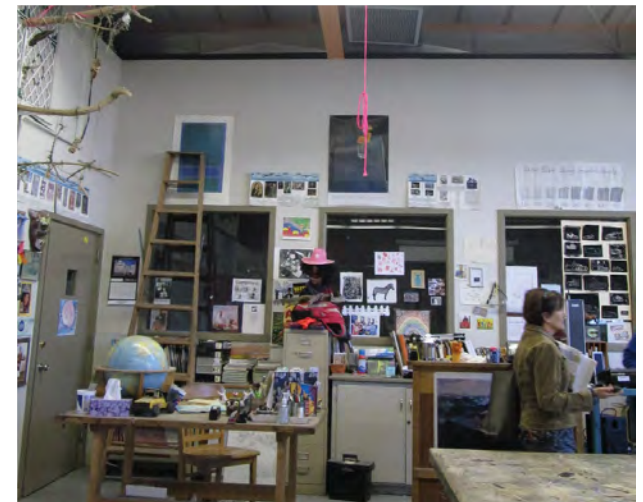
- Aged facilities in need of modernization
- Some entries not ADA compliant
- Evidence of water intrusion

OPPORTUNITIES

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



Art & Tech Building Exterior



Art Room Interior

SANTA ROSA MIDDLE SCHOOL CLASSROOM WINGS - ROOMS 20S AND 30S

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

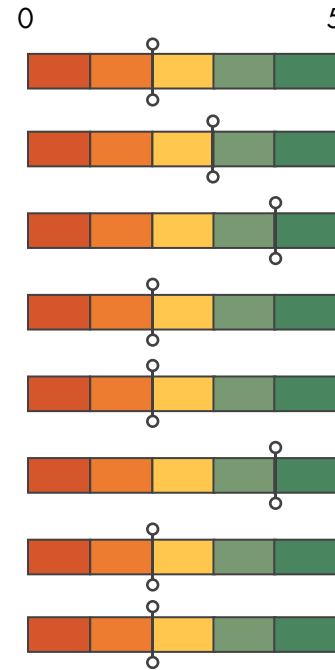
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Classroom Interior

CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion at ceilings and walls
- High ceilings, wide corridors, exterior covered walkways provide good framework for modernization
- Some entries not ADA compliant

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



Interior Corridor

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

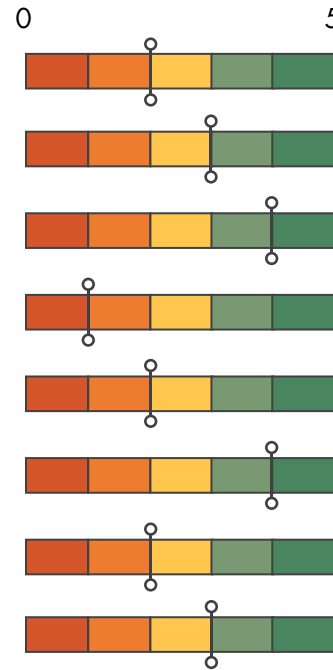
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

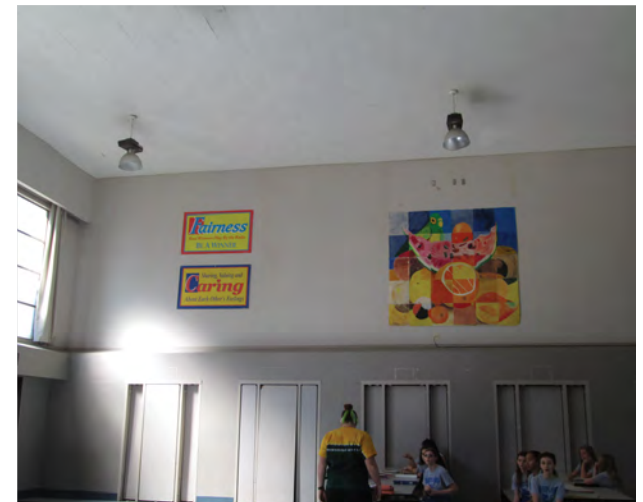
- Aged facilities in need of modernization
- Evidence of water intrusion at ceilings

OPPORTUNITIES

- Improve outdoor courtyard space
- Provide outdoor covered eating area



Exterior Benches at Covered Walk



Cougars' Den Interior

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 466
 2029-30 PROJECTED ENROLLMENT: 400
 EXISTING: 1012
 PROPOSED: 657

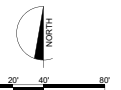


QUATTROCCHI KWOK ARCHITECTS



> SANTA ROSA MIDDLE SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



SANTA ROSA MIDDLE SCHOOL FACILITIES MASTER PLAN

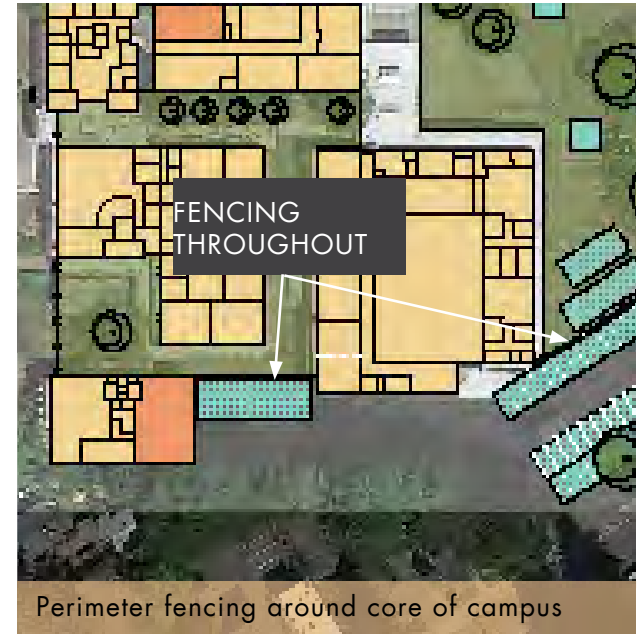
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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 parking lot 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

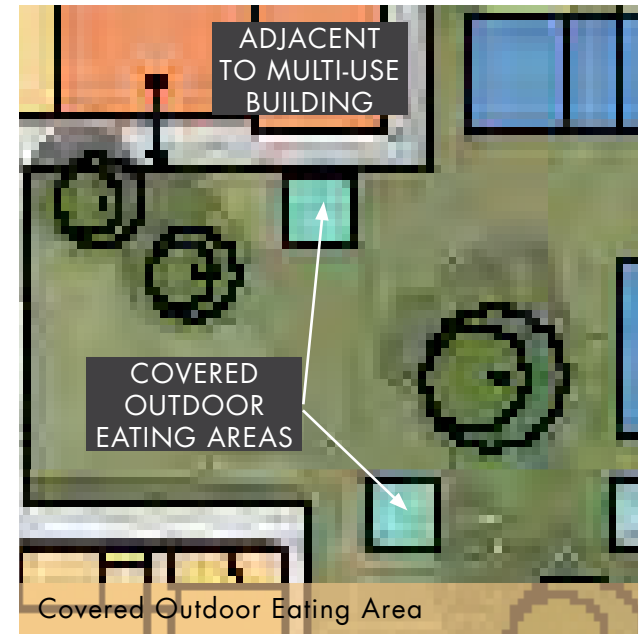
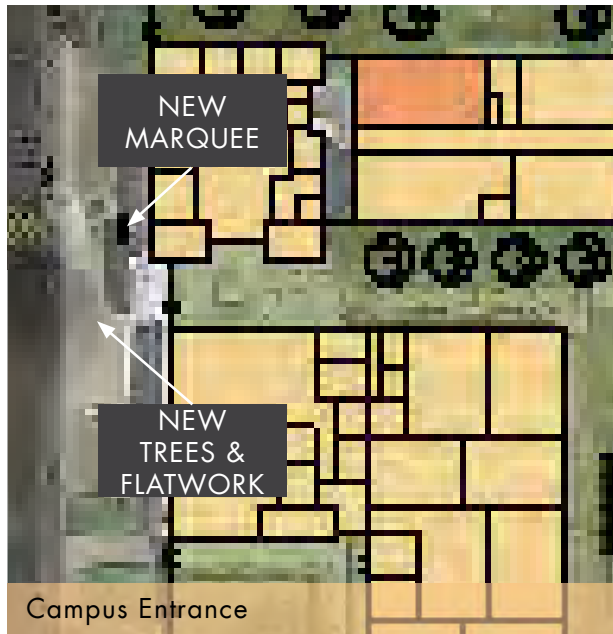


CAMPUS WIDE SITE IMPROVEMENTS

\$\$\$

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

- Addressing drainage issues
- Paving and driveway maintenance
- New parking lot
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- Improve outdoor learning areas
- Revitalize landscaping and courtyards
- Enhance student garden
- Remove portables and add hardcourt
- Rotate softball field location
- Renovate natural turf fields



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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



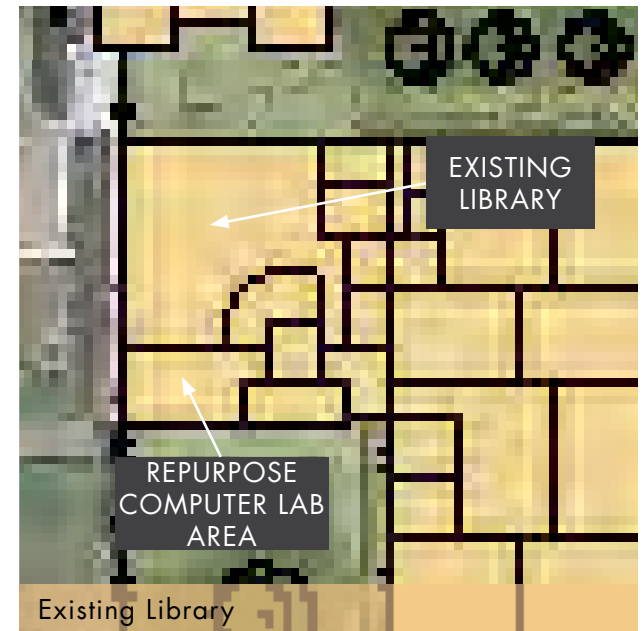
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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



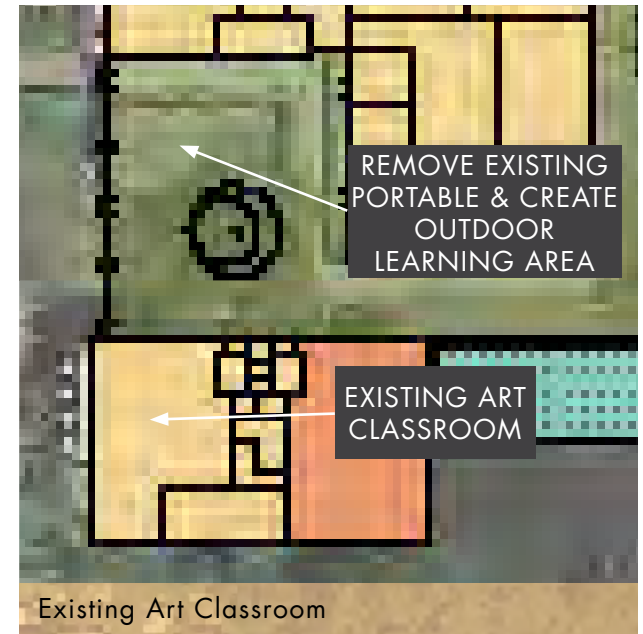
MODERNIZATION OF ART CLASSROOM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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

- Repair or replace existing wall and floor finishes with durable finishes
- Dedicated work and storage spaces with appropriate cabinetry for storage of materials and projects
- Large art sinks with paint traps or clay traps
- Area (can be dedicated room or covered outdoor area) for ceramics kiln with required venting
- Natural daylight
- Gallery Area for display of student artwork
- Flexible furniture including movable worktables
- Provide adjacent outdoor learning area



Existing Art Classroom

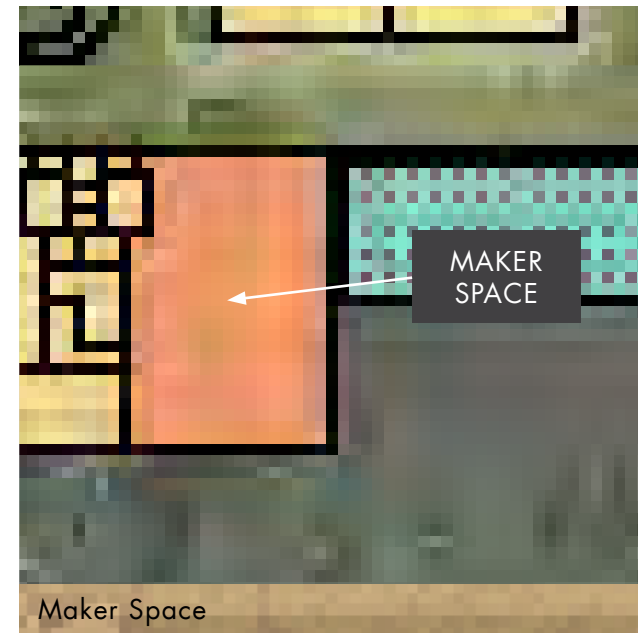
MAKER SPACE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Repurpose existing Industrial Tech. Room to a new dedicated Maker Space of approximately 2000 sf for use by all teachers and students. The Maker Space may include:

- Open, flexible space with durable materials
- Flexible furniture including movable worktables
- Large areas of writable wall surface for students
- Storage cabinetry and rooms for projects and materials
- Power & data access distributed throughout space
- Primary and secondary AV systems
- 4 large project sinks with hot and cold water
- Emergency eye wash station
- Appropriate ventilation to accommodate activities such as woodworking, soldering, etc.
- Adjacent outdoor workspace



Maker Space

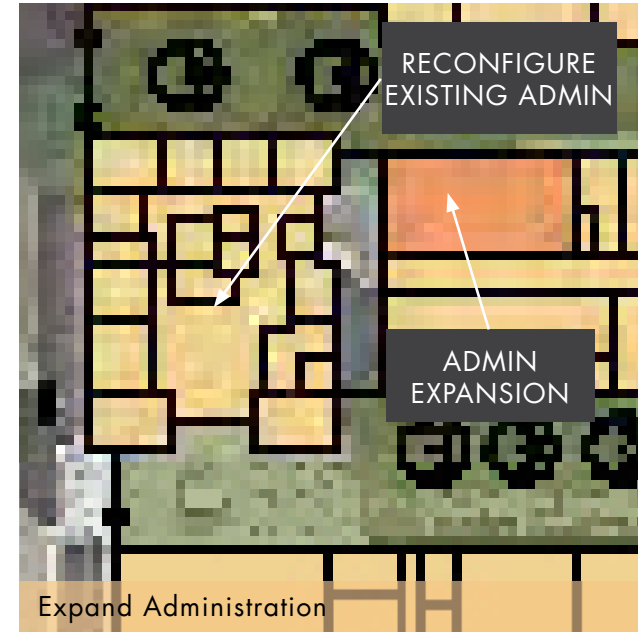
MODERNIZATION OF ADMINISTRATION

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing administration space and repurpose part of existing Computer Center 31 to additional administration space. Combined administration space of approximately 5500 sf may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Teacher Collaboration Room of approximately 450-500 sf



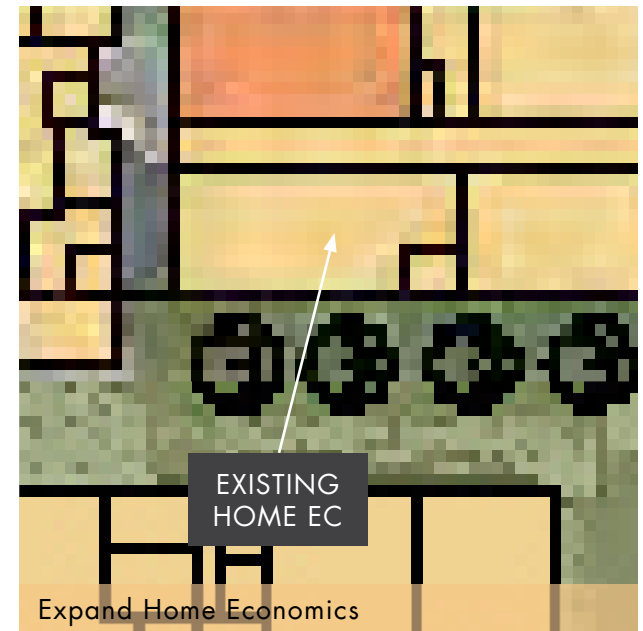
MODERNIZATION OF HOME ECONOMICS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing Home Economics classroom. Modernization of Home Economics space may include:

- Open, flexible space with durable materials
- Flexible furniture including movable worktables
- A kitchenette area for the preparation of food (ideally grown in the garden) and nutritional instruction including a residential style stove and refrigerator



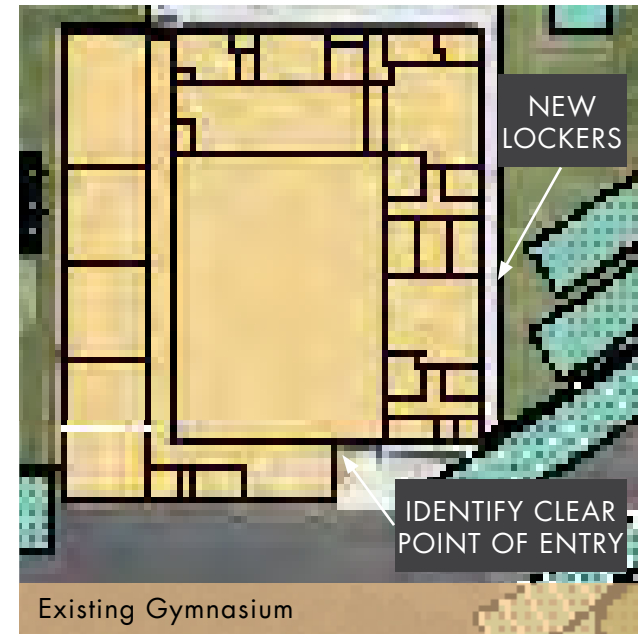
MODERNIZATION OF EXISTING GYMNASIUM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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
- Renovate locker rooms and P.E. lockers
- Provide or renovate stage for presentations and performances
- A/V system including related equipment and stage lighting
- Dedicated storage space
- Community restrooms
- Identify a clear designated point of entry to gym
- Provide new lockers at gym exterior



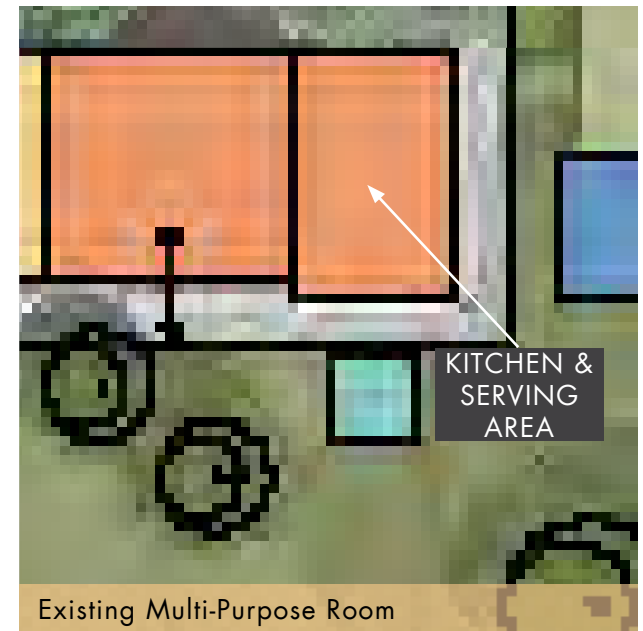
MODERNIZATION OF EXISTING MPR & KITCHEN

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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
- Stage for presentations and performances
- Dedicated storage space
- A/V system with large projection screen and dedicated sound system. Provide window blinds as necessary to darken room for projection
- Separate kitchen space with serving area
- A separate secondary serving area/snack bar to provide better and quicker service to students and to locate service near student gathering areas



NEW BLACKBOX THEATER & ASB CLASSROOM

\$\$\$

Provide new 1-story Blackbox Theater / ASB classroom of approximately 3500 square feet designed to support students across all grades. The new Blackbox Theater may include:

- A flat floor with no built in risers for seating and portable chairs provided for seating.
- A portable performance stage system that can be used in multiple configurations
- A basic stage lighting and sound system including control booth connected to the space
- Back stage facilities including outdoor space for set construction and adequate facilities for two dressing rooms with durable and comfortable finishes
- Acoustic environment supportive of drama instruction and performance

- Perimeter drapery to conceal walls and adjust acoustical environment
- Dedicated storage space for chairs, portable stage, costumes and equipment
- Up to date AV system

The new ASB classroom may include:

- Open, flexible space with durable materials
- A large art sink with a drinking fountain bubbler
- Dedicated storage cabinetry
- Separate student store area with windows that open to the Quad
- Storage for student store materials
- Kitchenette in student store area

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



New Classrooms, ASB & Blackbox Theater

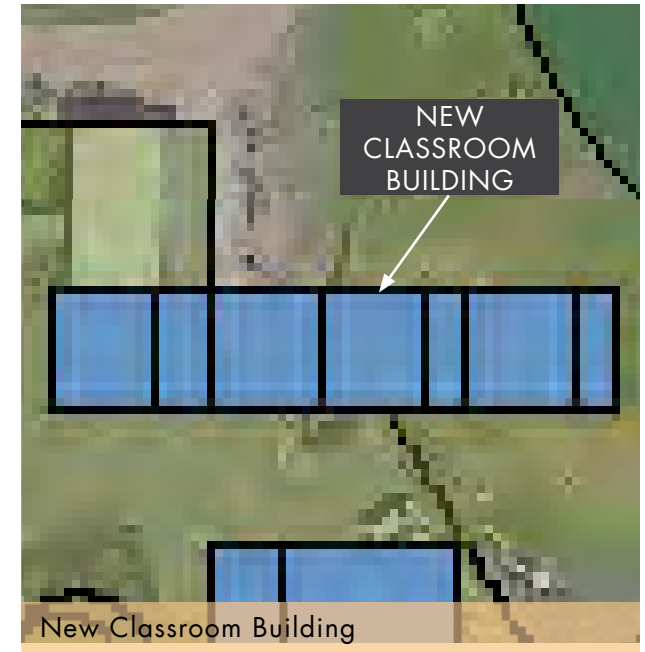
NEW CLASSROOM BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Provide a new 2-story, 8 classroom building of approximately 10,500 square feet designed to support students across all grades. The new building may include:

- 2 student restrooms
 - Small group learning areas
- Each 960 sf 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



SEISMIC UPGRADE

ALLOWANCE \$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state's kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the Multi-Use, Gymnasium, and Classroom buildings at Santa Rosa Middle School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 599 Bellevue Ave
Santa Rosa, CA 95407

Established: 1995

Site Area: 40.75 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 1,055

Building Area: 174,924 sq. ft.

Permanent Classrooms: 74

Portable Classrooms: 0

Student Capacity: 2,187

MASTER PLAN

Projected Students in 2029-30: 909

Planned Classrooms: 55

Planned Student Capacity: 1539



DRAFT

v2.0 Draft for Review: November 8, 2023

ELSIE ALLEN HIGH SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Modernize Classrooms
- Reconfigure Administration and support offices
- New Perimeter Fencing
- Reconfigure classrooms into CTE
- Reconfigure all-access restrooms
- Revitalize Central Quad
- Modernize Theater

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

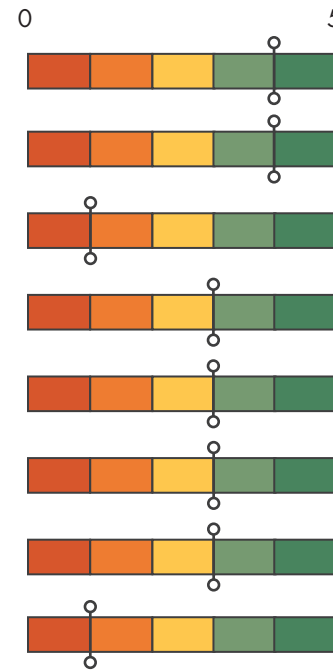
Building Finish Materials

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 HIGH SCHOOL
AERIAL IMAGE

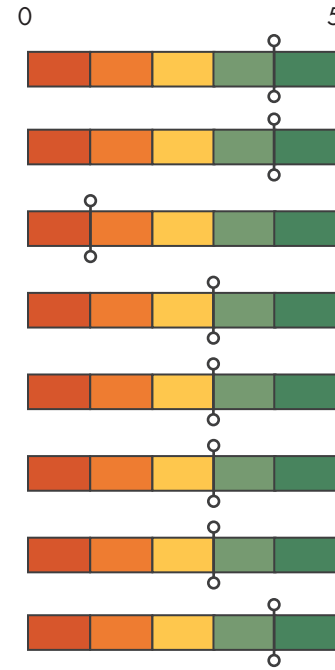


ELSIE ALLEN HIGH SCHOOL ADMINISTRATION

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

- Repurposing of rooms for current needs and uses

ELSIE ALLEN HIGH SCHOOL GYM AND FOOD SERVICES

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

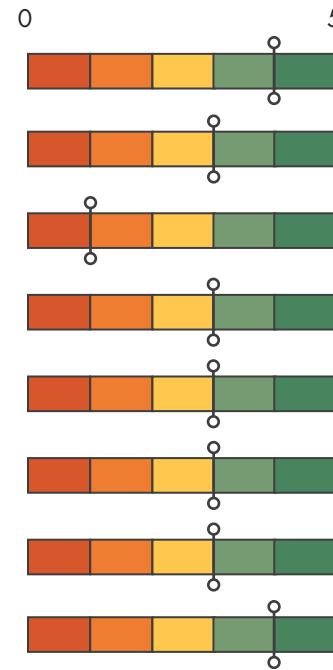
Building Finish Materials

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



ELSIE ALLEN HIGH SCHOOL PERFORMING ARTS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

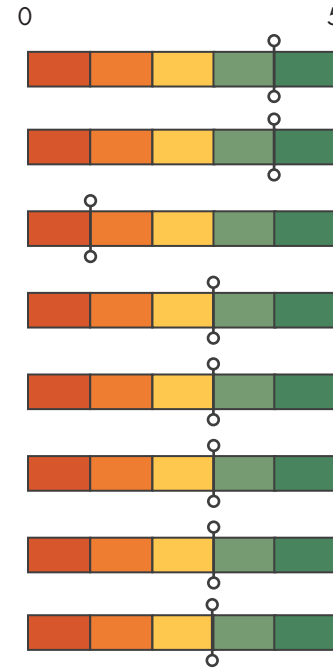
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

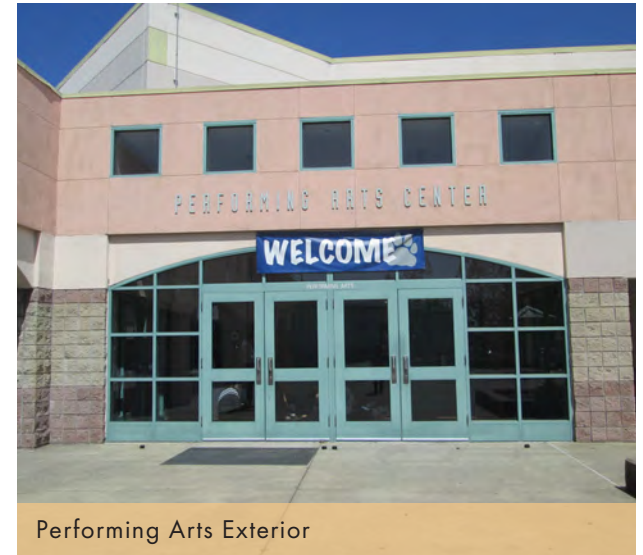


CHALLENGES

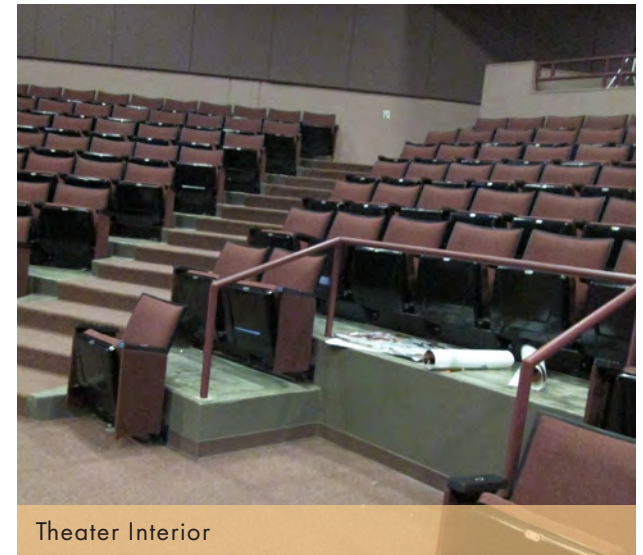
- Aging facilities in need of modernization
- Evidence of water intrusion
- Ticket window not ADA compliant
- Lacking ADA compliant room signage

OPPORTUNITIES

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



Performing Arts Exterior



Theater Interior

ELSIE ALLEN HIGH SCHOOL LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

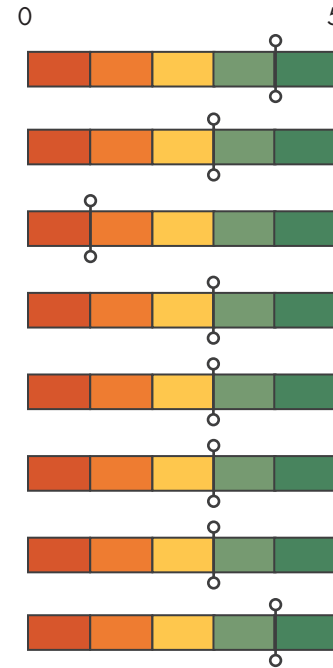
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aging 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 HIGH SCHOOL CLASSROOM BUILDINGS E - I & K - O

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

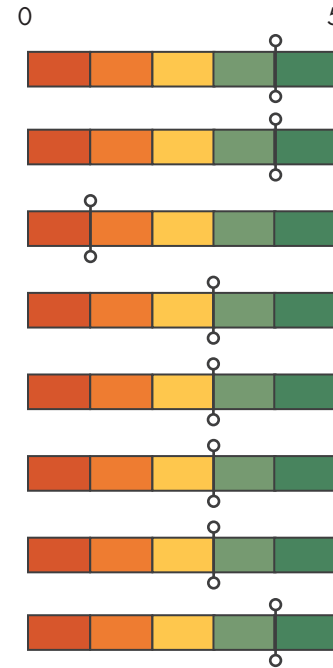
Building Finish Materials

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 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

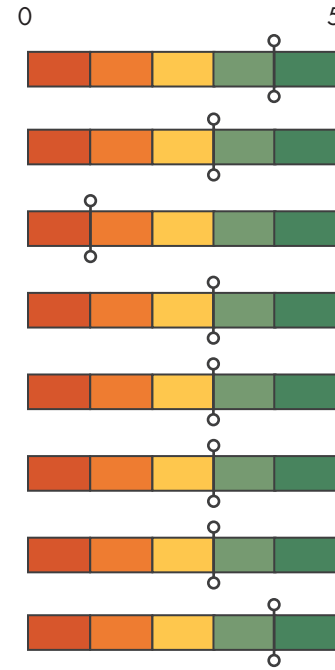
Building Finish Materials

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

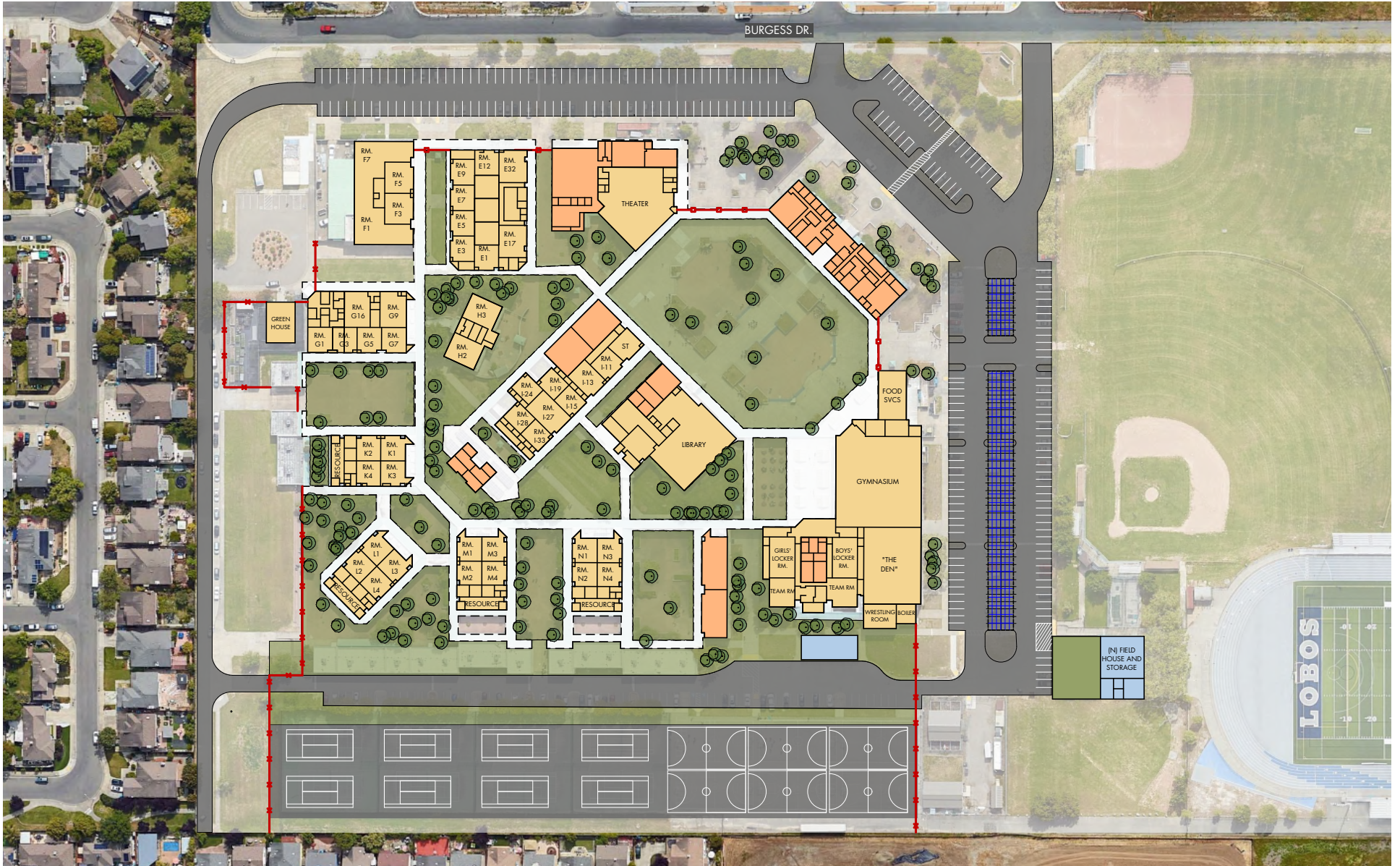
- Provide outdoor learning areas in courtyards outside of classrooms



Modular Classroom Exterior



Modular Classroom Interior



> ELSIE ALLEN HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



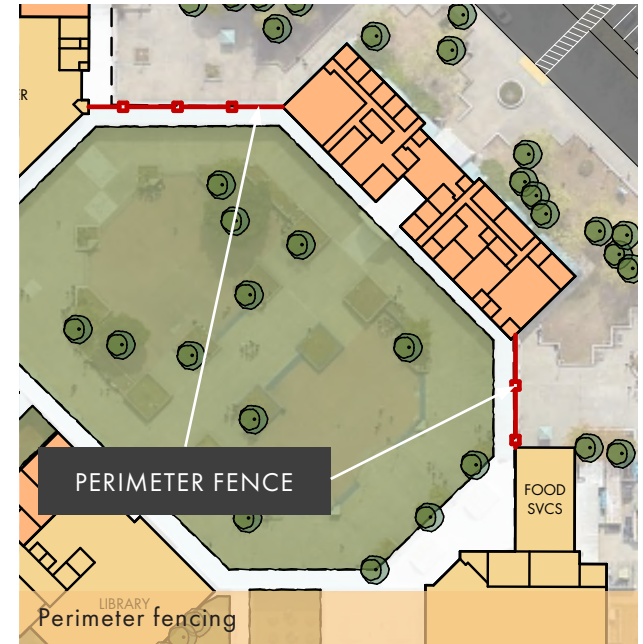
ELSIE ALLEN HIGH SCHOOL FACILITIES MASTER PLAN

CAMPUS WIDE SAFETY AND SECURITY UPGRADES \$1,159,248

INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	12
Safety and Security	30
Code Comp.	10
Total	73/120

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
- New security locks for all classrooms
- Improve exterior lighting throughout of campus
- Update security cameras and relocate throughout campus



CAMPUS WIDE TECHNOLOGY UPGRADES \$4,689,647

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 internet access in each building, outdoor courtyards and learning areas
- Improved AV systems

ELSIE ALLEN HIGH SCHOOL

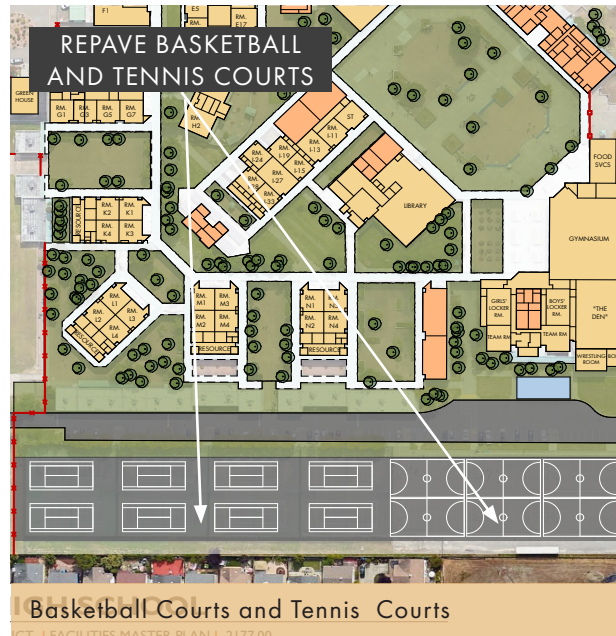
CAMPUS SITE IMPROVEMENTS

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

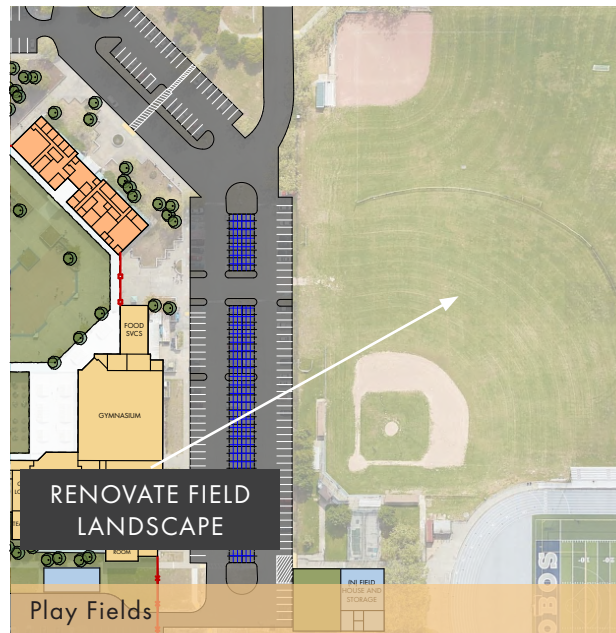
Improvements may include:

- 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

\$2,521,365



INDICATORS OF QUALITY	
Ed. Programs	10
Community	4
Learning Env.	14
Maintenance	24
Safety and Security	12
Code Comp.	7
Total	71 / 120



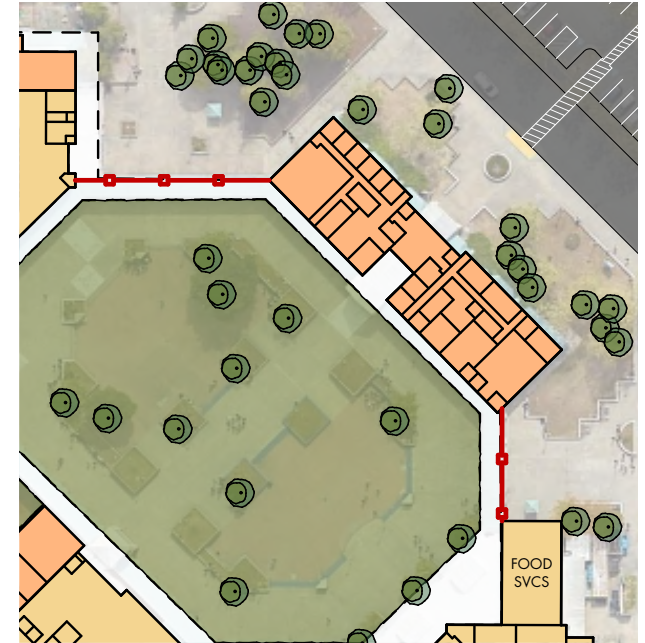
MODERNIZATION OF ADMINISTRATION OFFICE

\$3,847,254

INDICATORS OF QUALITY	
Ed. Programs	6
Community	8
Learning Env.	2
Maintenance	12
Safety and Security	18
Code Comp.	7
Total	53/120

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 Boys, Girls, and Staff
- Improve interior lighting



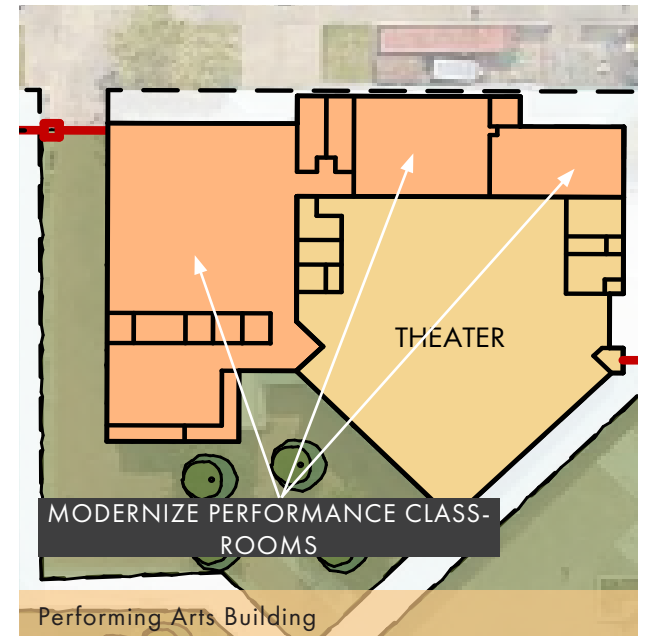
MODERNIZATION OF PERFORMING ARTS CLASSROOMS

\$4,115,304

INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	20
Maintenance	21
Safety and Security	6
Code Comp.	4
Total	69/120

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:

- Expand D-13 into existing courtyard
- Remodel D-31 into a Dance studio
- 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
- Add new covered awning over courtyard

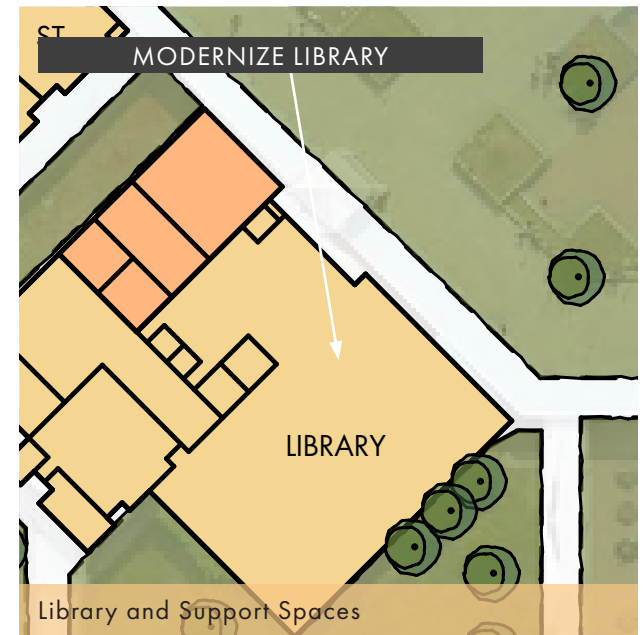


MODERNIZATION OF LIBRARY AND SUPPORT SPACES \$12,860,326

INDICATORS OF QUALITY	
Ed. Programs	16
Community	3
Learning Env.	20
Maintenance	12
Safety and Security	3
Code Comp.	2
Total	56/120

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

- Reconfigure first floor space to include more study rooms and meeting spaces
- Reprogram adjacent rooms into workspaces and library offices
- Remodel second floor for additional counseling offices and support programs
- Provide more sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide additional restroom facilities for Boys, Girls, and Staff on both stories
- Improve interior lighting



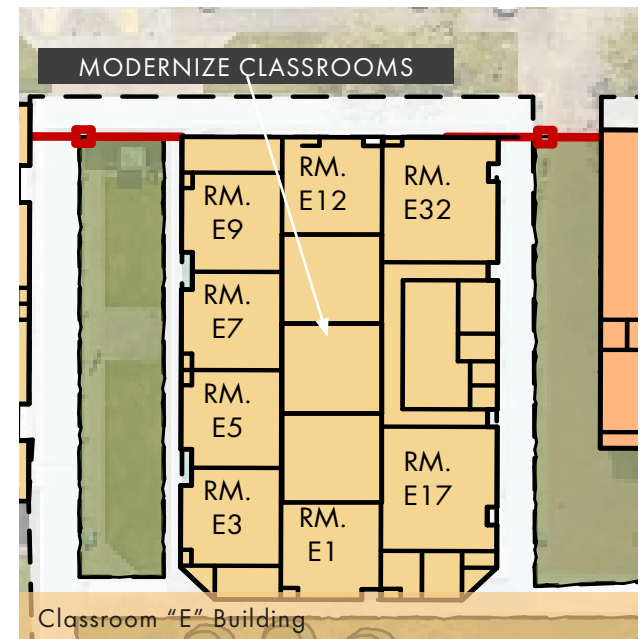
Library and Support Spaces

MODERNIZATION OF CLASSROOMS INTO LAB SPACES \$1,068,682

INDICATORS OF QUALITY	
Ed. Programs	18
Community	1
Learning Env.	18
Maintenance	15
Safety and Security	3
Code Comp.	2
Total	57/120

Modernize Rms. E-14 thru E-16 into 3 science labs to serve the adjacent science classrooms. Modernization may include:

- Provide new lab workstations
- Provide emergency rinse and wash center
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Improve HVAC
- Repair/Replace casework and storage
- Provide storage space for supplies



Classroom "E" Building

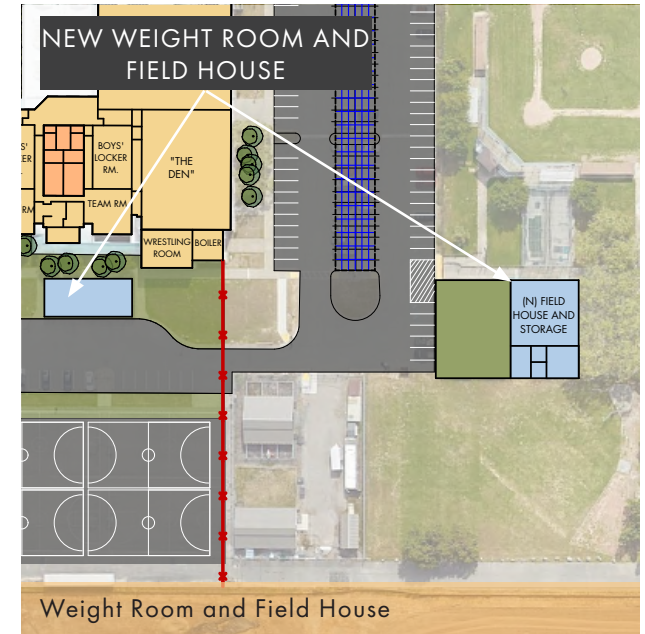
NEW FIELD HOUSE AND STORAGE

\$2,463,400

INDICATORS OF QUALITY	
Ed. Programs	12
Community	1
Learning Env.	20
Maintenance	3
Safety and Security	3
Code Comp.	1
Total	40/120

Provide a new 4000 sf weight room with adjacent field storage space. New spaces may include:

- (1) Weight training room, approximate 3000 sf
- (1) field storage space, approximately 500 sf
- Provide restroom facilities for Boys, Girls, and Staff
- Sufficient storage for equipment and supplies
- (2) Office Spaces, each approximately 100 sf
- Provide high-impact flooring
- Provide sufficient natural lighting
- Provide covered walkway for protected access from outdoor space



Weight Room and Field House

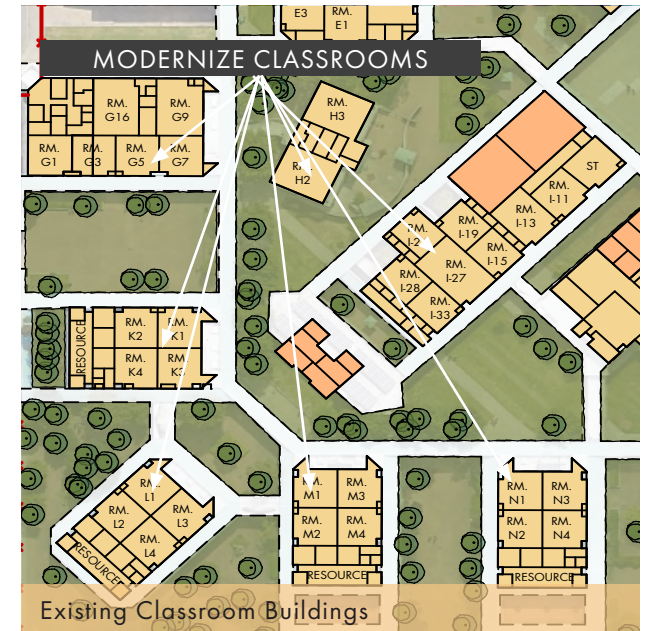
MODERNIZATION OF CLASSROOM WINGS

\$16,067,185

INDICATORS OF QUALITY	
Ed. Programs	14
Community	2
Learning Env.	16
Maintenance	24
Safety and Security	9
Code Comp.	4
Total	69/120

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

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



Existing Classroom Buildings

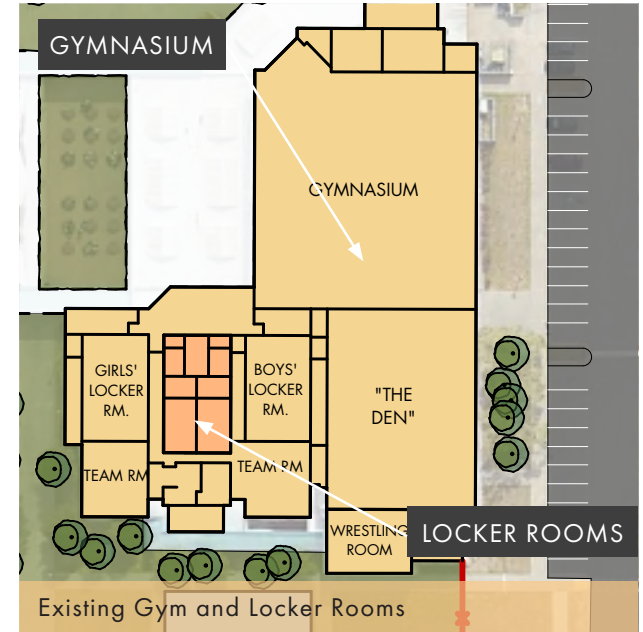
MODERNIZATION OF GYM AND LOCKER ROOM

\$14,277,589

INDICATORS OF QUALITY	
Ed. Programs	16
Community	2
Learning Env.	20
Maintenance	24
Safety and Security	6
Code Comp.	3
Total	71/120

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
- Repair/Replace interior lighting
- Repair/Replace roof assemblies and systems
- Repair/Replace HVAC
- 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



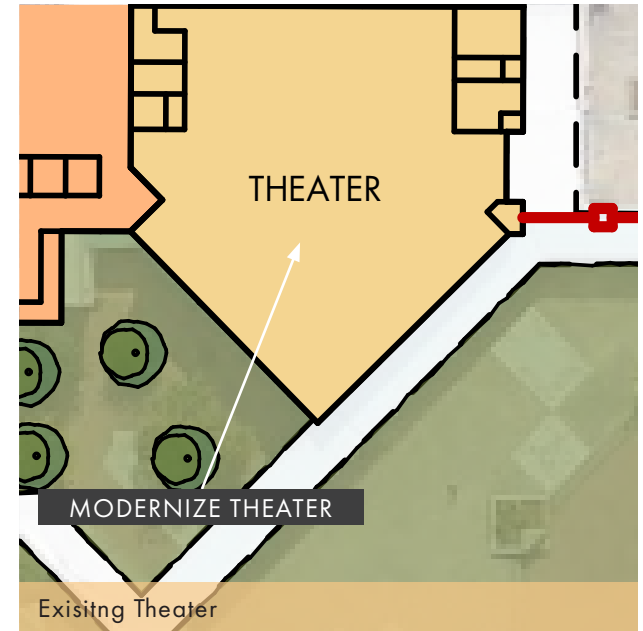
MODERNIZATION OF PERFORMING ARTS THEATER

\$2,221,410

INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	16
Maintenance	21
Safety and Security	21
Code Comp.	6
Total	86/120

Modernize the theater to support performances and events held within. Modernization of this spaces may include:

- Expand stage to accommodate larger set design and performance
- Repair/replace existing wall, floor and hardware finishes
- Repair/Replace HVAC system
- Repair/replace roofing and plumbing systems
- Provide security locks to all entrances
- Repair/Replace seating in auditorium
- Repair/Replace lighting in auditorium
- Replace damaged acoustical ceiling tiles and any casework
- Ensure ADA compliance



SCHOOL DATA

Address: 6975 Montecito Blvd.
Santa Rosa, CA 95409

Established: 1995

Site Area: 39.97 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 1,591
Building Area: 154,334 sq. ft.
Permanent Classrooms: 66
Portable Classrooms: 0
Student Capacity: 1,836

MASTER PLAN

Projected Students in 2029-30: 1,363
Planned Classrooms: 66
Planned Student Capacity: 1,755



DRAFT

v2.0 Draft for Review: November 8, 2023

MARIA CARRILLO HIGH SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

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

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

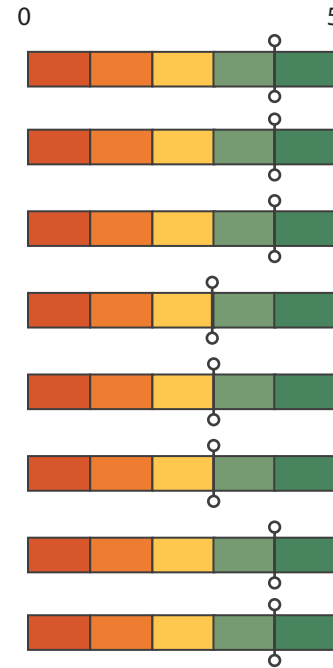
Building Finish Materials

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

MARIA CARRILLO HIGH SCHOOL CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

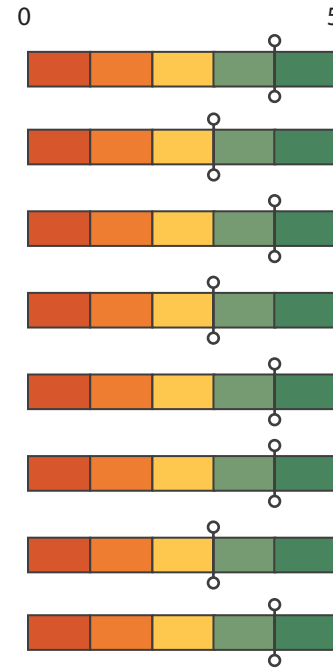
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- 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

MARIA CARRILLO HIGH SCHOOL LIBRARY AND ADMINISTRATION

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

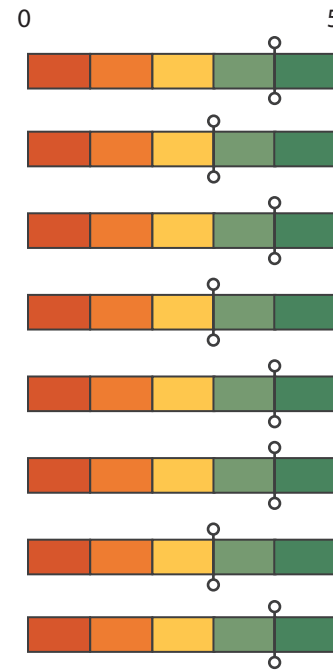
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- 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

MARIA CARRILLO HIGH SCHOOL GYMNASIUM AND ATHLETIC FIELDS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

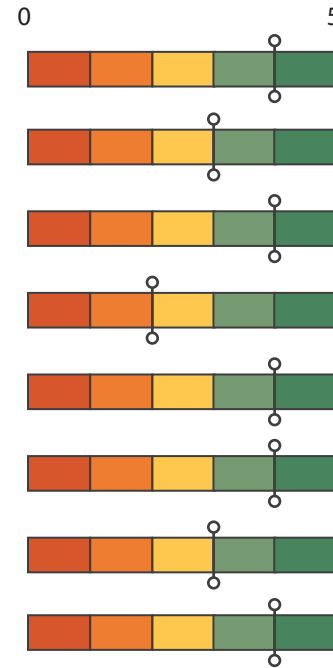
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

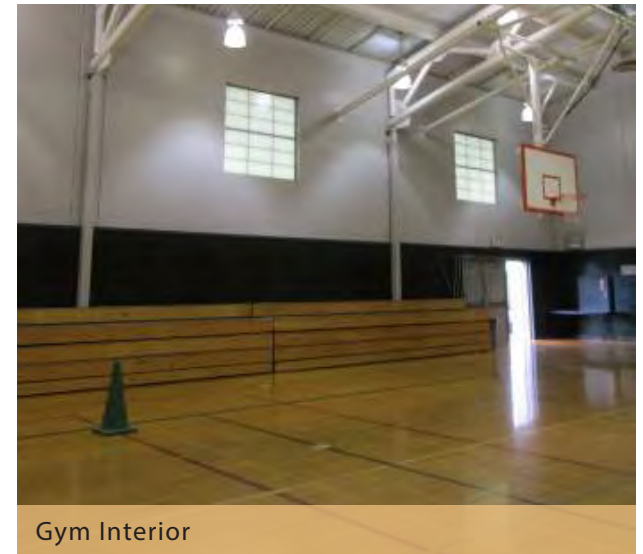
- Evidence of moisture at exterior finishes
- Interior finishes are in poor condition
- Replacement or repair of bleachers
- Resurfacing of tennis courts

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

MARIA CARRILLO HIGH SCHOOL PERFORMING ARTS & FINE ARTS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

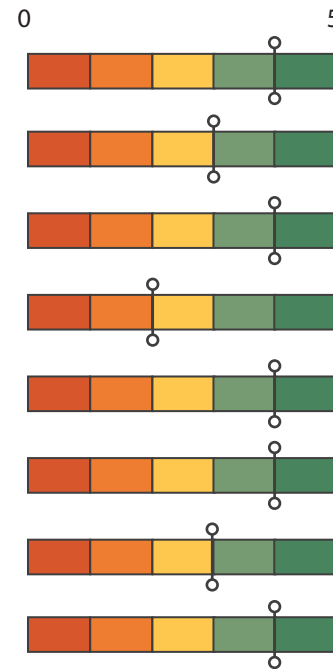
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Art Room Interior



Performing Arts Entry

CHALLENGES

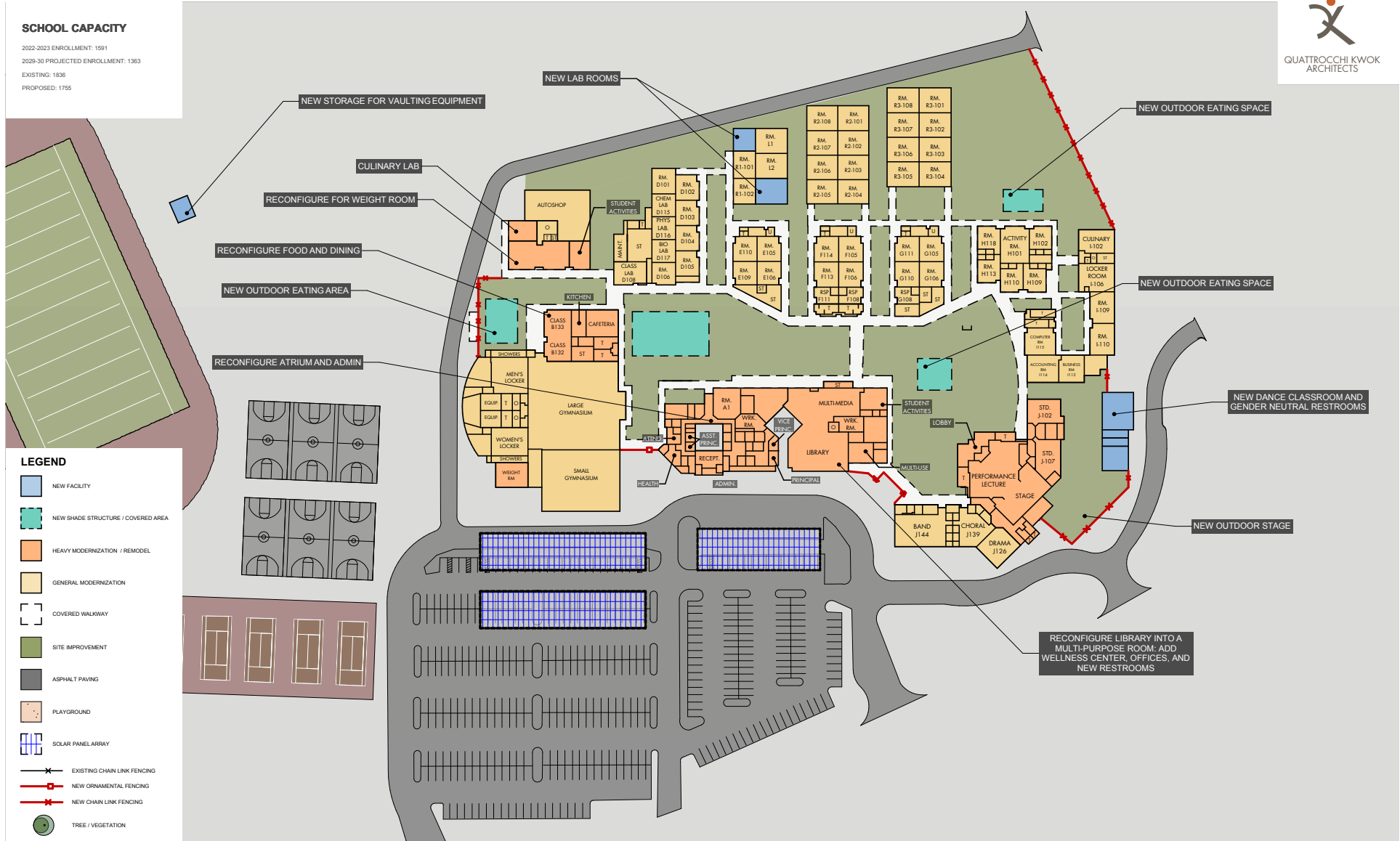
- Interior finishes are worn out -- building need minor modernization
- Poor lighting leveles and lack of lecture hall seating prohibits the theater to be used for large group testing
- Lighting at isles in not working

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

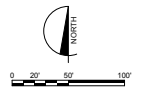
SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1591
 2029-30 PROJECTED ENROLLMENT: 1363
 EXISTING: 1836
 PROPOSED: 1755



> MARIA CARRILLO HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

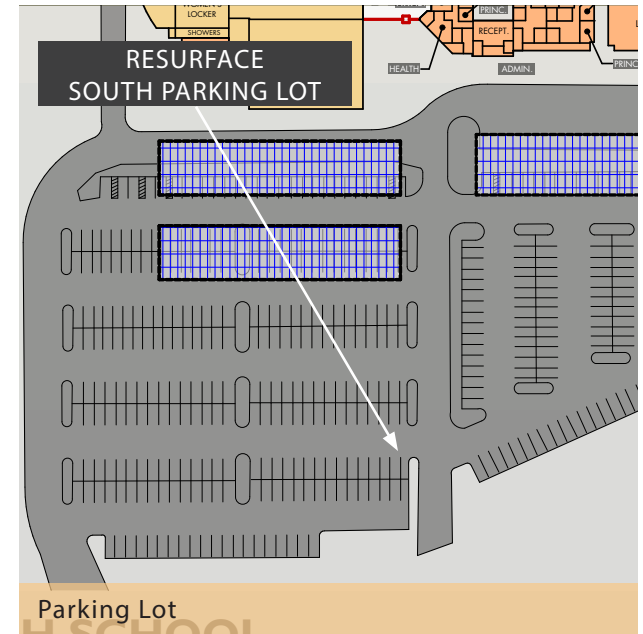
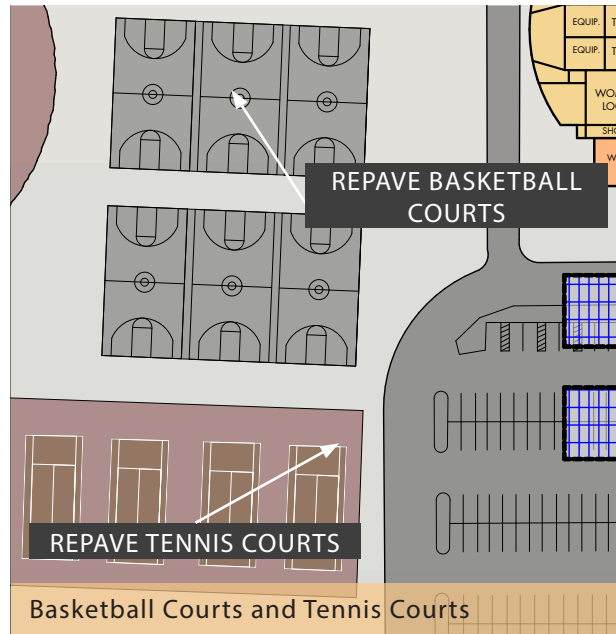


CAMPUS SITE IMPROVEMENTS

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

- Resurface tennis courts
- Repave 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

\$\$\$



INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##



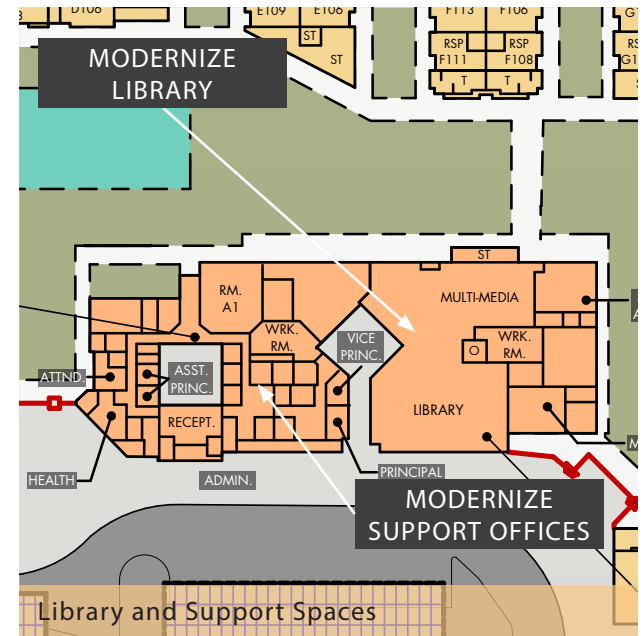
MODERNIZATION OF LIBRARY AND SUPPORT SPACES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Modernize existing library and classrooms to
Modernization may include:

- Repurpose existing library space into a Student Union assembly area
- Reprogram adjacent rooms into meeting spaces and study rooms
- Provide sufficient storage for supplies
- Repair/refinish flooring and wall finishes
- Provide restroom facilities for Boys, Girls, Non-Gendered, and Staff
- Improve interior lighting



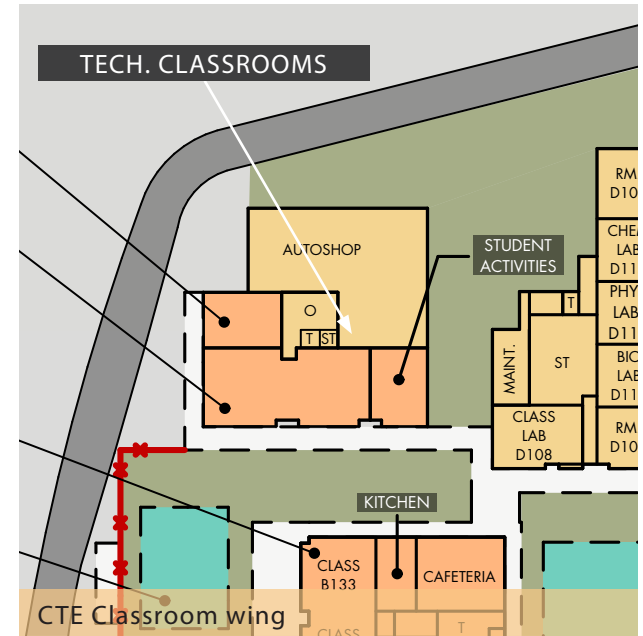
MODERNIZATION OF TECH. CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Modernization of Rms. C-1 thru C-3 into CTE workspaces for additional vocational programs.
Modernization may include:

- Provide new exterior roll-up door to Rm C-1 for outdoor lot connection
- Reprogram Rm. C-3 from Health and Training Center into CTE programming during new construction of weight room and training expansion
- Repair/refinish flooring and wall finishes
- Improve interior lighting
- Repair/Replace casework and storage
- Provide storage space for supplies



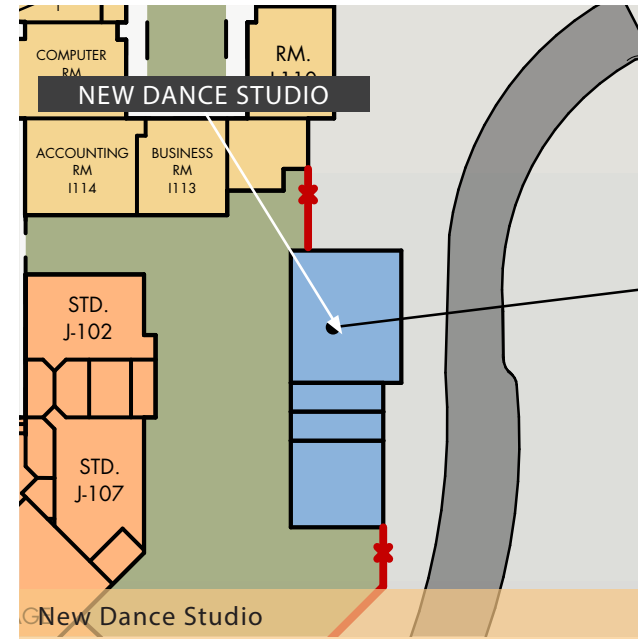
NEW DANCE STUDIO AND CTE BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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



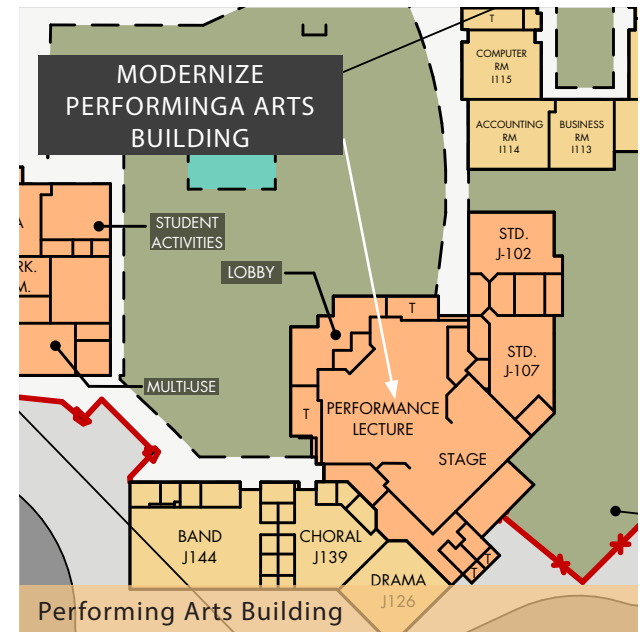
MODERNIZATION OF PERFORMING ARTS BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	5##
Learning Env.	14
Maintenance	18
Safety and Security	9
Code Comp.	4
Total	60/120

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

- Repair/replace existing wall, floor and hardware finishes
- Provide security locks to all entrances
- Replace seating in auditorium
- Repair/Replace stage flooring
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



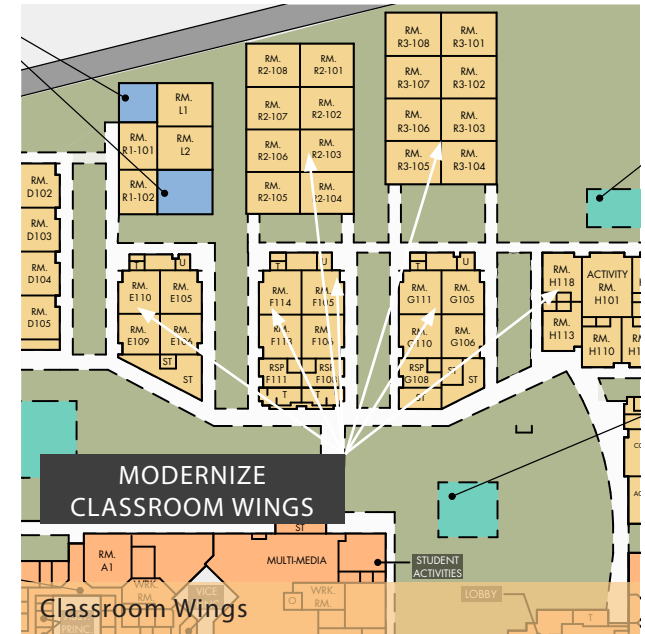
MODERNIZATION OF CLASSROOM WINGS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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



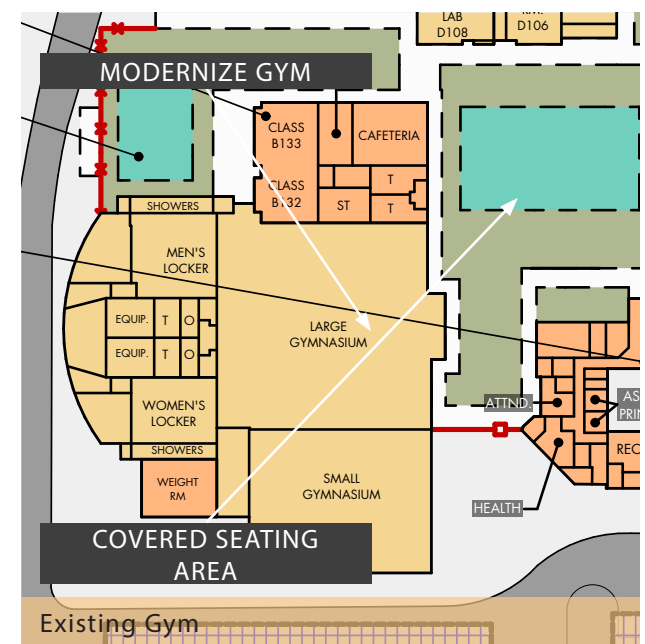
MODERNIZATION OF GYM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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
- Provide attached shade structure for covered seating area



SCHOOL DATA

Address: 1250 Hahman Dr.
Santa Rosa, CA 95405

Established: 1958
Site Area: 40.70 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 1572
Building Area: 174,756 sq. ft.
Permanent Classrooms: 51
Portable Classrooms: 33
Student Capacity: 2,145

MASTER PLAN

Projected Students in 2029-30: 1,313
Planned Classrooms: 43
Planned Student Capacity: 1,470



DRAFT

v2.0 Draft for Review: November 8, 2023

MONTGOMERY 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

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

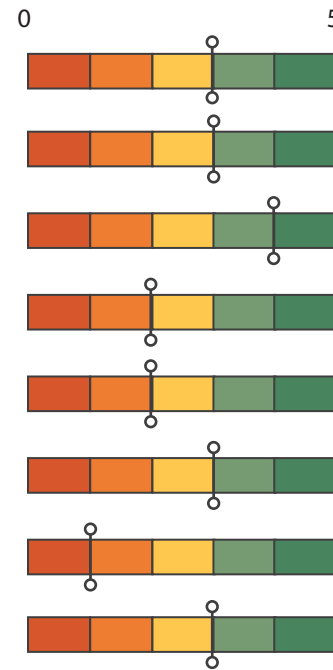
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Central Quad



Portable Classrooms

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

MONTGOMERY HIGH SCHOOL CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

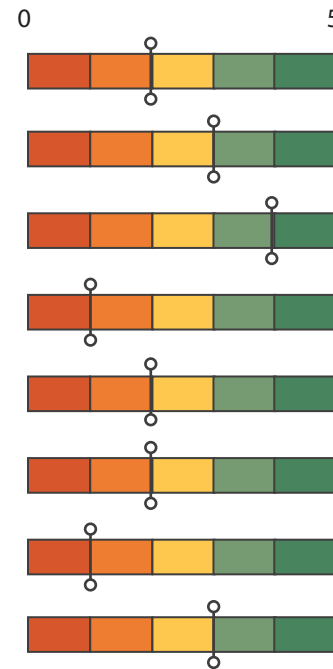
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Computer Classroom



Classroom Interior

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

MONTGOMERY HIGH SCHOOL SHOPS BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

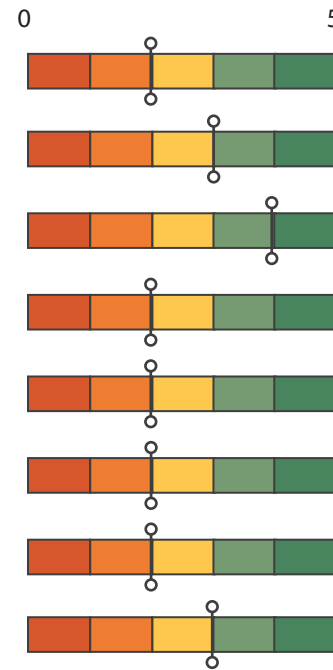
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of 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

MONTGOMERY HIGH SCHOOL CAFETERIA

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

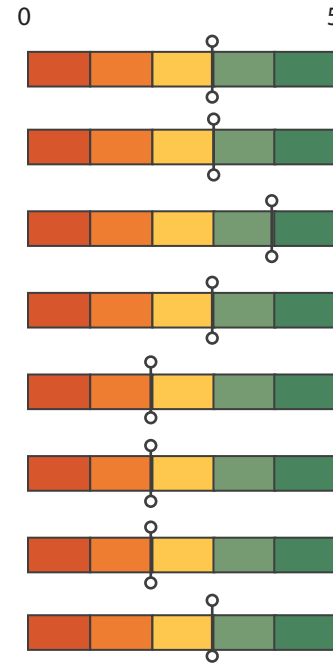
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

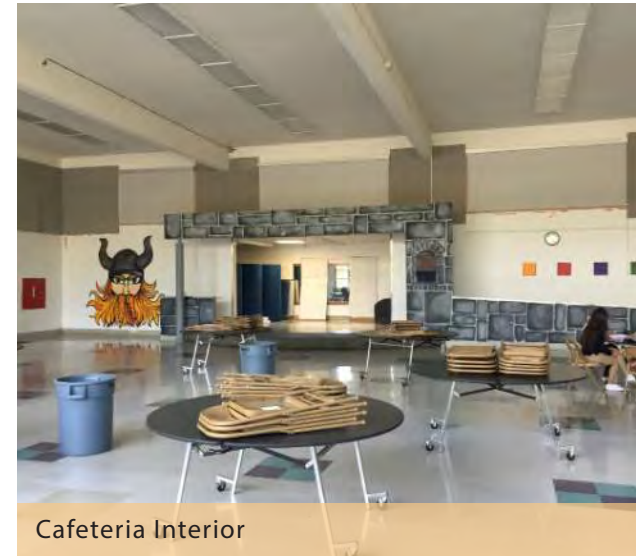


CHALLENGES

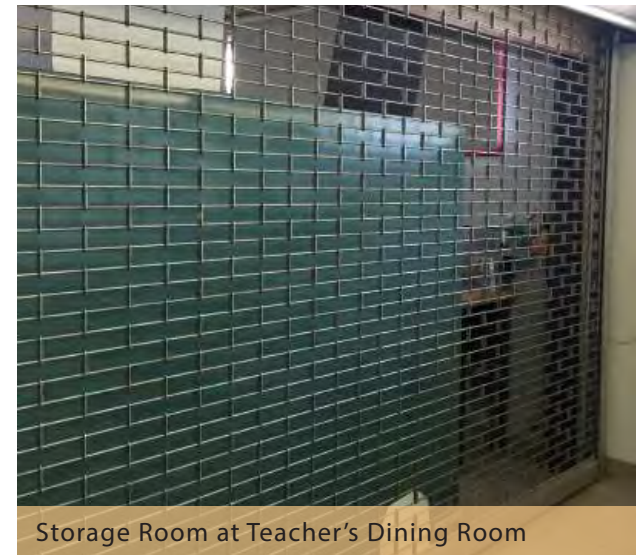
- Aged facilities in need of renovation
- Lacking ADA compliant room signage
- Evidence of water intrusion in some locations
- Facility is too small to provide adequate service to current student population
- Mechanical and electrical systems not functioning properly
- Service side of cafeteria is the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

MONTGOMERY HIGH SCHOOL PERFORMING ARTS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

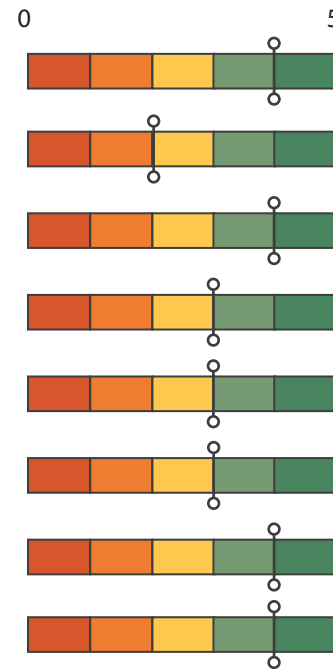
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Band Room



Choral Room

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

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

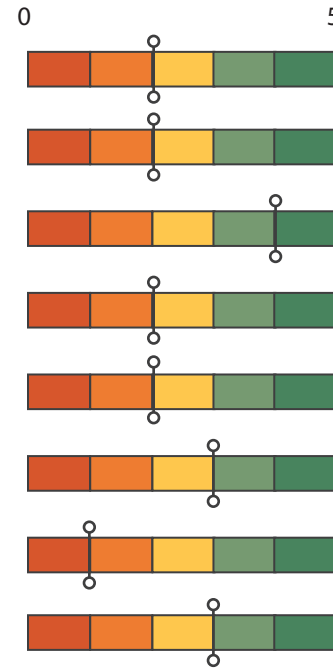
Building Finish Materials

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
- Restore main stage area and provide separate space for wrestling



Girls' Locker Room



South Gym Interior

MONTGOMERY HIGH SCHOOL ADMINISTRATION & LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

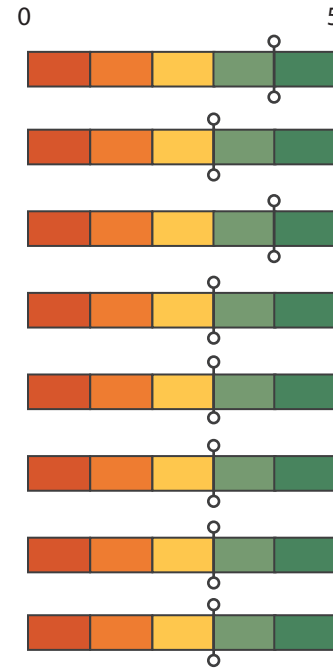
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

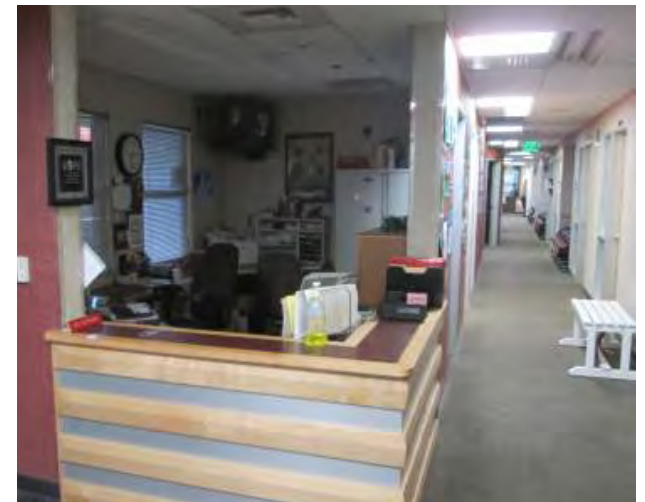
- Facilities in need of minor modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage

OPPORTUNITIES

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



Library Interior
















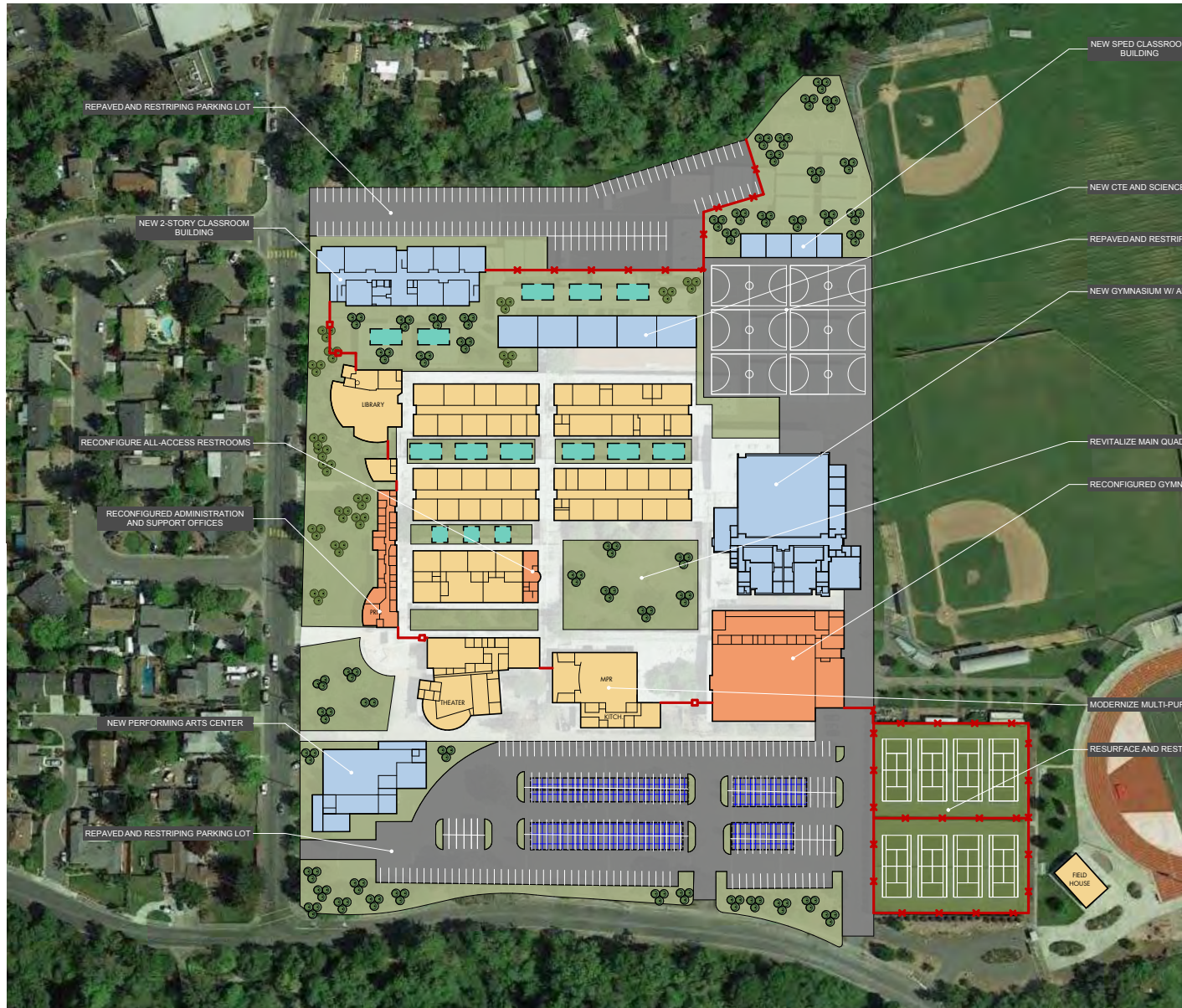
Administration Interior

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1572
 2028-30 PROJECTED ENROLLMENT: 1313
 EXISTING: 2145
 PROPOSED: 1470

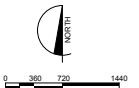
LEGEND

-  NEW FACILITY
-  NEW SHADE STRUCTURE / COVERED AREA
-  COVERED WALKWAY
-  HEAVY MODERNIZATION / REMODEL
-  GENERAL MODERNIZATION
-  SITE IMPROVEMENT
-  ASPHALT PAVING
-  PLAYGROUND
-  SOLAR PANEL ARRAY
-  EXISTING CHAIN LINK FENCING
-  NEW ORNAMENTAL FENCING
-  NEW CHAIN LINK FENCING
-  TREE / VEGETATION



> MONTGOMERY HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



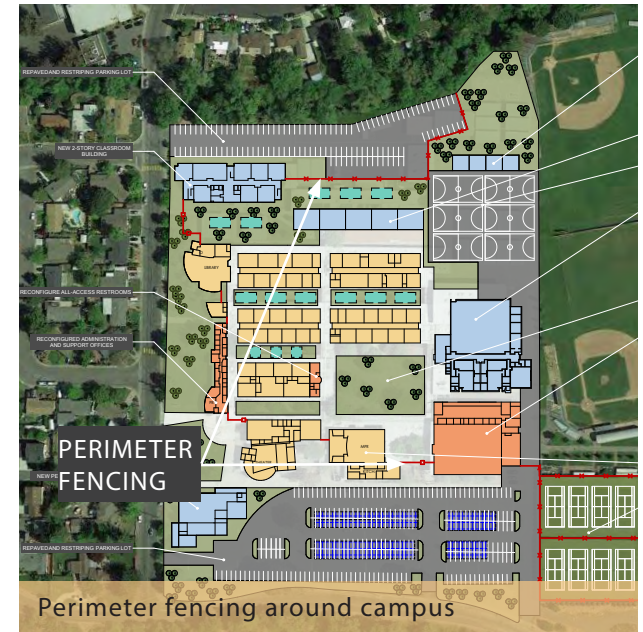
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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

- Provide security locks for all classrooms
- New perimeter fencing and gates to enclose the core campus
- Improve exterior lighting
- Additional security cameras
- New window blinds at classroom windows



CAMPUS WIDE TECHNOLOGY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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

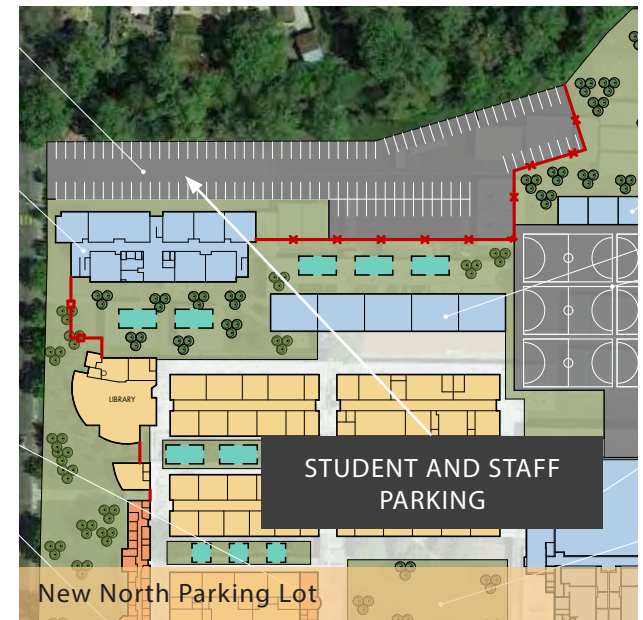
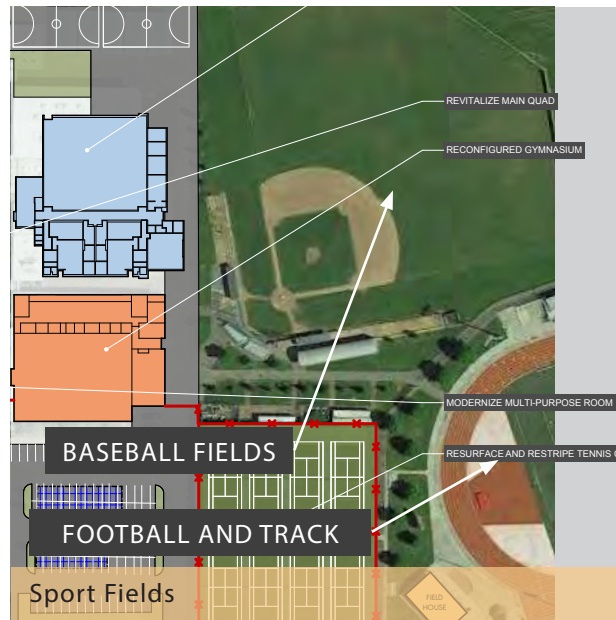
- Infrastructure upgrades
- Additional equipment such as projectors, laptops, and document cameras for teachers
- Wireless access in each building, outdoor courtyards, and learning areas
- AV systems are to be upgraded
- PA system to be upgraded and be provided in all classrooms

CAMPUS SITE IMPROVEMENTS

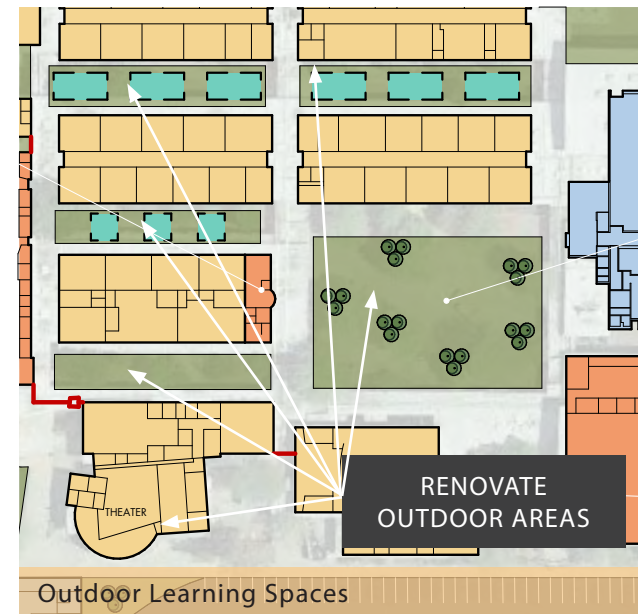
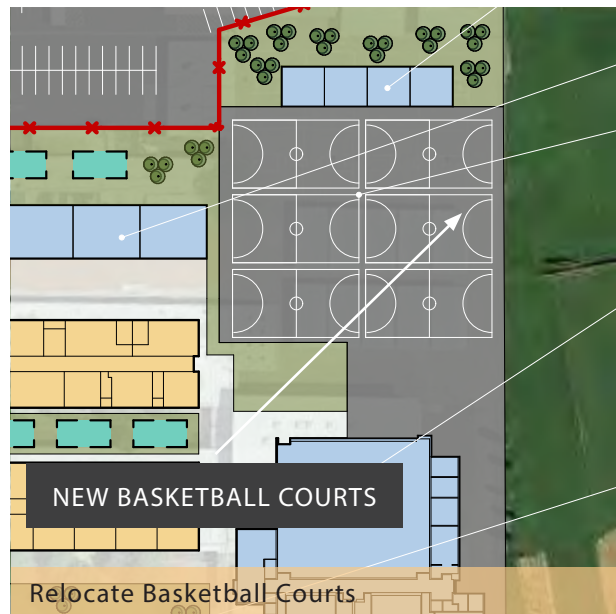
\$\$\$

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



INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##



MODERNIZATION OF NORTH AND SOUTH GYM

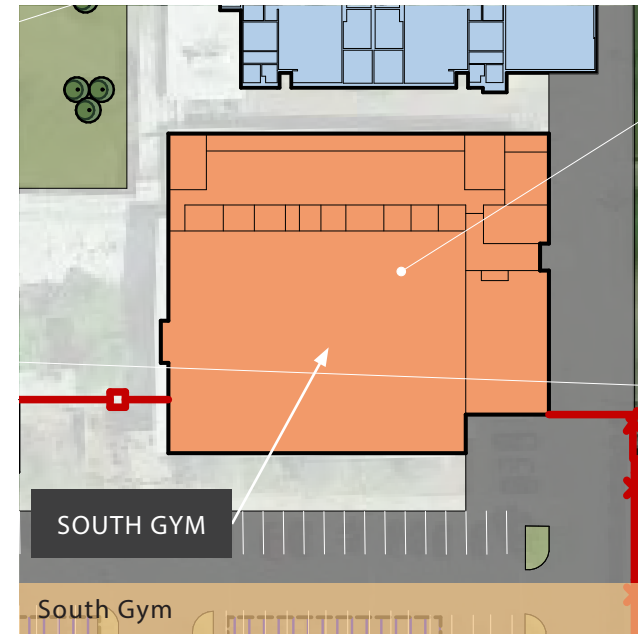
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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Major modernizations and renovation of South 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 GYMNASIUM

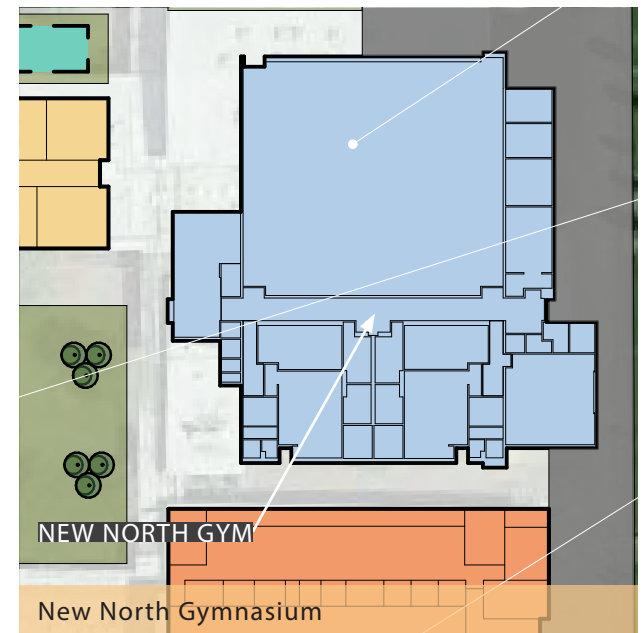
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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Provide a new 7500 sq. ft. physical education building designed with spaces for everyday physical activities.

New spaces may include:

- Regulation Basketball courts
- Regulation Volleyball Court
- All-Access Locker Room and Restroom facilities for
- Sufficient storage
- Office Spaces
- Covered wallways from all entrances
- Adjacent connections to existing North and South Gyms
- Lobby space
- Dedicated Weight Room



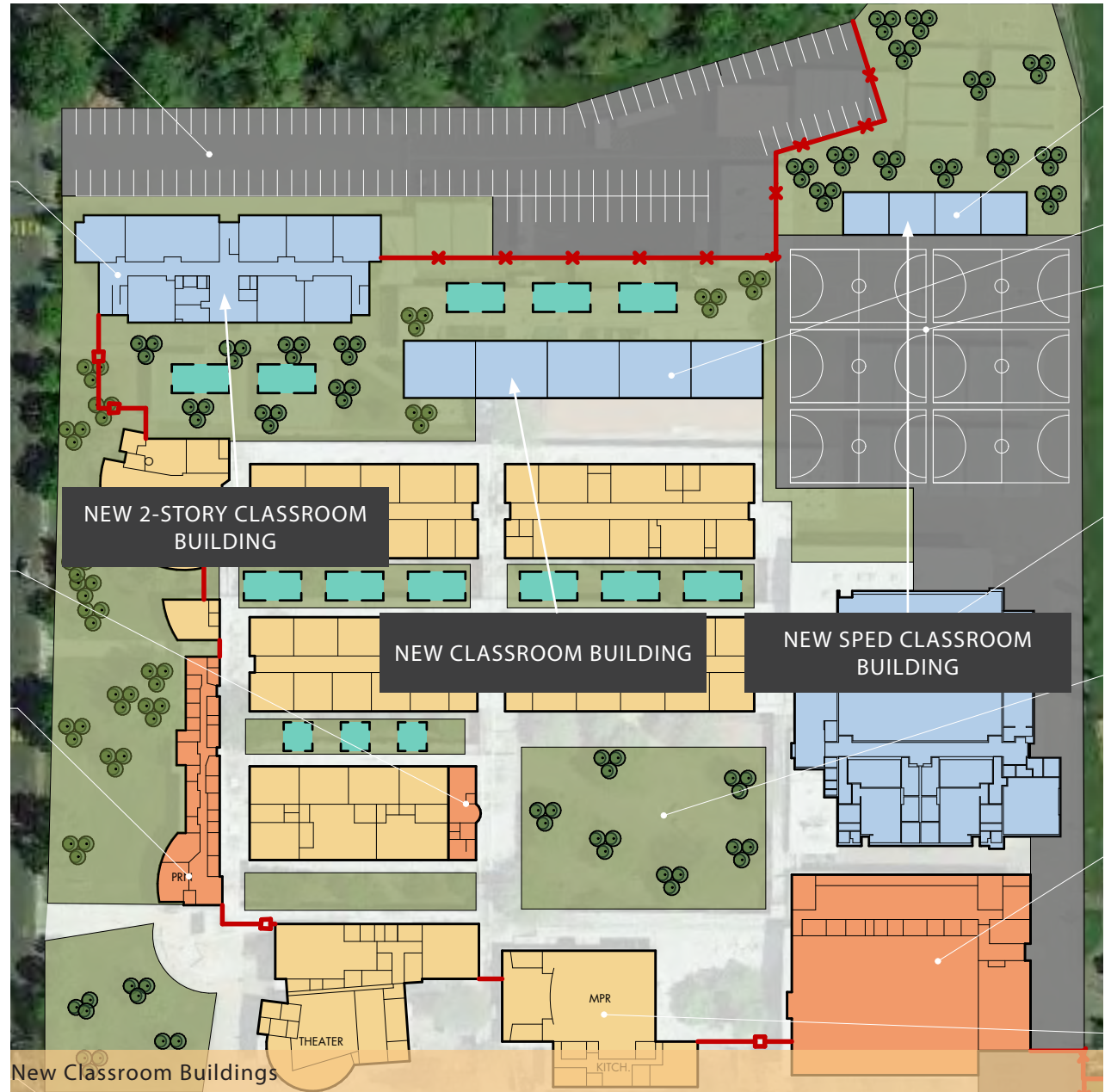
NEW CLASSROOM BUILDINGS

\$\$\$

Provide (1) 2-story classroom building, provide (1) single-story classroom building, provide (1) SPED classroom building. The new buildings are replace retired portable classrooms and may include:

- (33) Portable Classrooms, each approximately 960 sf
- Boys and Girls restroom facilities
- Staff restotom facilities
- Covered walkways
- Flexible furniture
- Cabinetry for storage in each classroom
- Adjacent to outdoor learning areas

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##



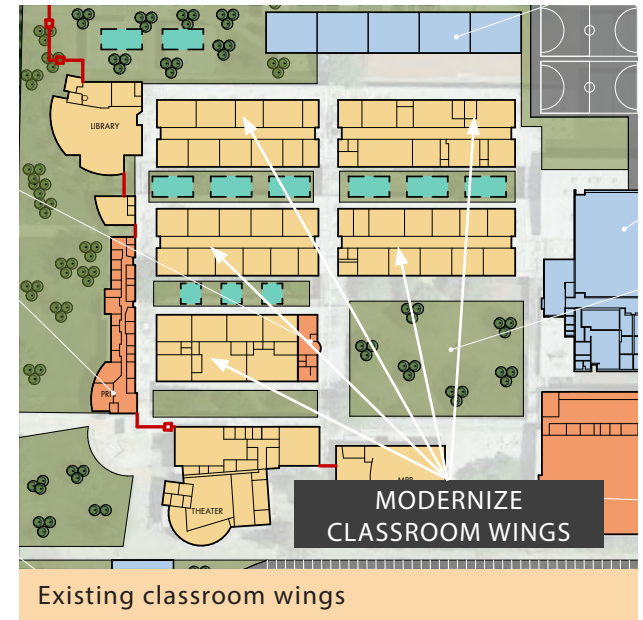
MODERNIZATION OF CLASSROOM WINGS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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

- Repair/replace existing wall, floor and hardware finishes
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



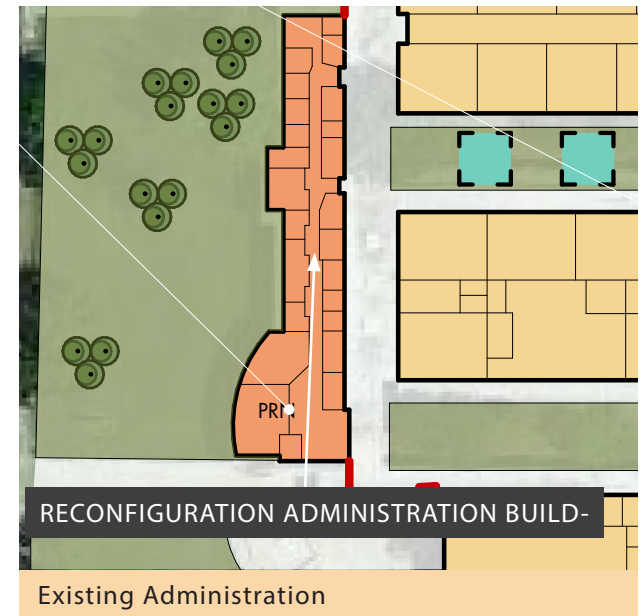
RECONFIGURATION OF ADMINISTRATION

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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, floor and hardware finishes
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



MODERNIZATION OF PERFORMING ARTS THEATER

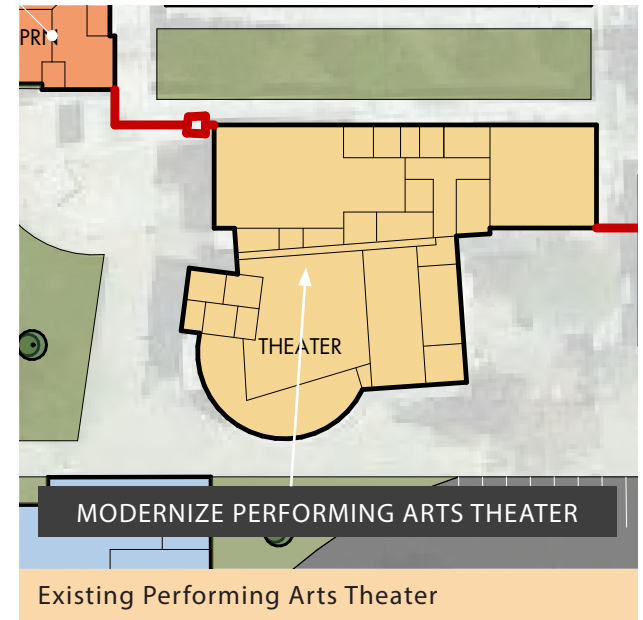
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INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Modernize existing theater and adjacent classrooms.

Modernization of these spaces may include:

- Repair/replace existing wall, floor and hardware finishes
- Provide security locks to all entrances
- 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



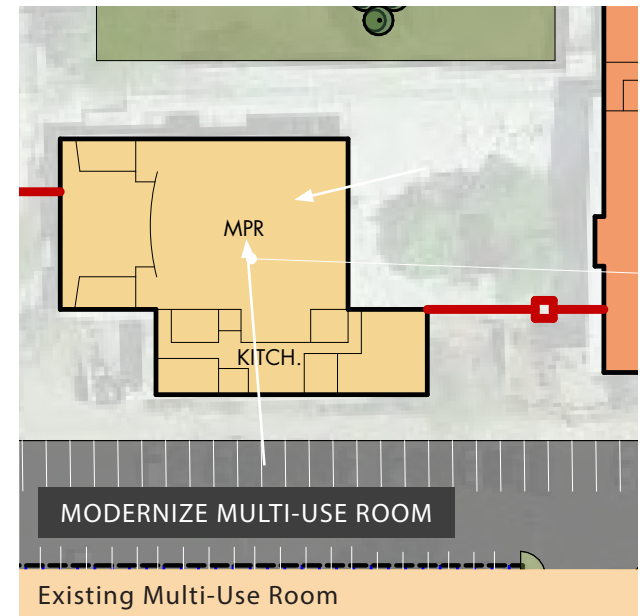
MODERNIZATION OF MULTI-USE ROOM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

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

- Repair/replace existing wall, floor and hardware finishes
- Replace non-functioning HVAC systems
- Provide security locks to all entrances
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



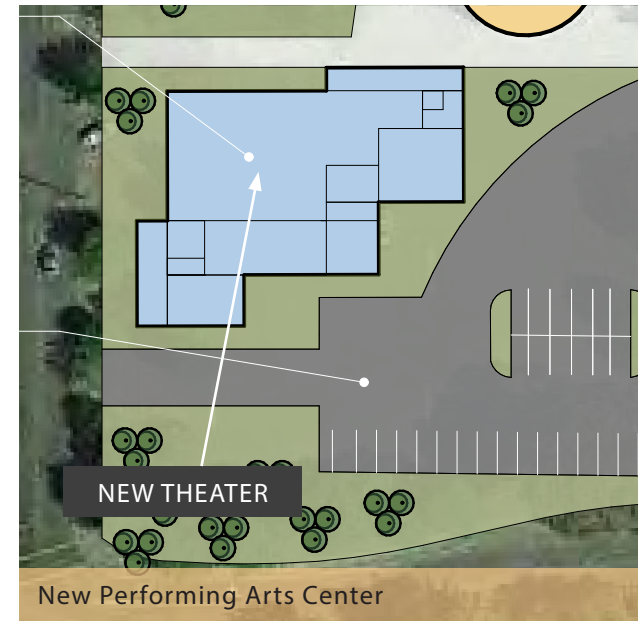
NEW PERFORMING ARTS CENTER

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

Provide a new 11,400 sq. ft. performing arts center to house visual and musical performances. The new construction should include:

- A theater auditorium housing 400 seating capacity
- Stage and backstage spaces
- Front reception
- (2) Performance Classrooms
- Restroom facilities for Boys, Girls, and Staff
- Storage spaces
- ADA access



SEISMIC UPGRADE

INDICATORS OF QUALITY	
Ed. Programs	##
Community	##
Learning Env.	##
Maintenance	##
Safety and Security	##
Code Comp.	##
Total	##

ALLOWANCE \$\$\$

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the Gymnasium at Montgomery High School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 1700 Fulton Road
Santa Rosa, CA 95403

Established: 1966
Site Area: 40.00 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 1361

Building Area: 178,509 sq. ft.
Permanent Classrooms: 64
Portable Classrooms: 13
Student Capacity: 1,887

MASTER PLAN

Projected Students in 2029-30: 1193
Planned Classrooms: 62
Planned Student Capacity: 1509



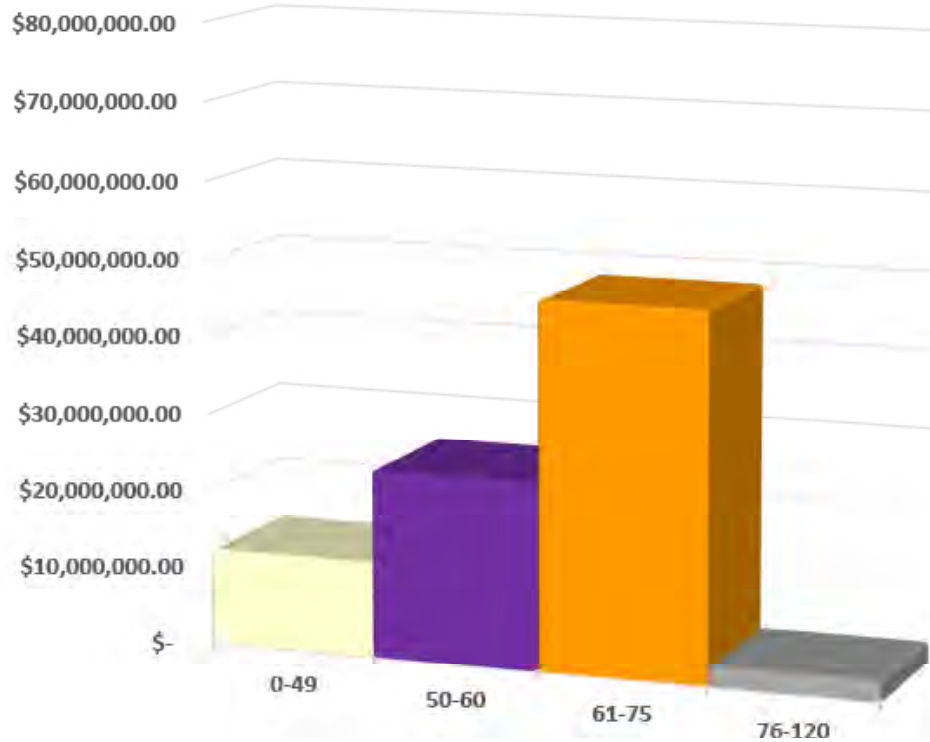
DRAFT

v2.0 Draft for Review: November 8, 2023

PINER HIGH SCHOOL

SUMMARY

PROJECT COST BY IOQ SCORE RANGE



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$\$\$
50-60	MEDIUM	\$\$\$
61-75	HIGH	\$\$\$
76-120	HIGHEST	\$\$\$
TOTAL COST		\$\$\$

MAJOR FACILITY NEEDS

- New Perimeter Fencing
- Tennis Court Perimeter and Improvements
- All-Access Restrooms
- Modernize Classrooms
- Modernize Gymnasium
- Gym Lobby Addition
- Parking Lot Entry
- Main Quad Improvements

AERIAL IMAGE



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

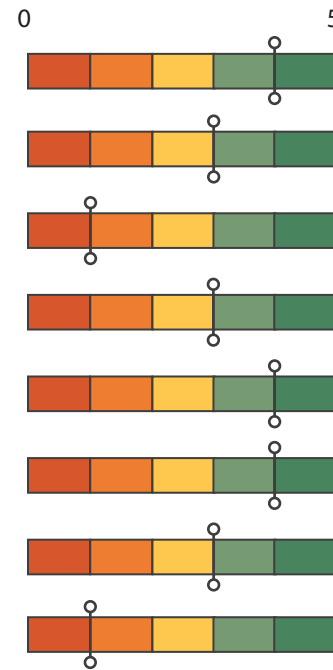
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

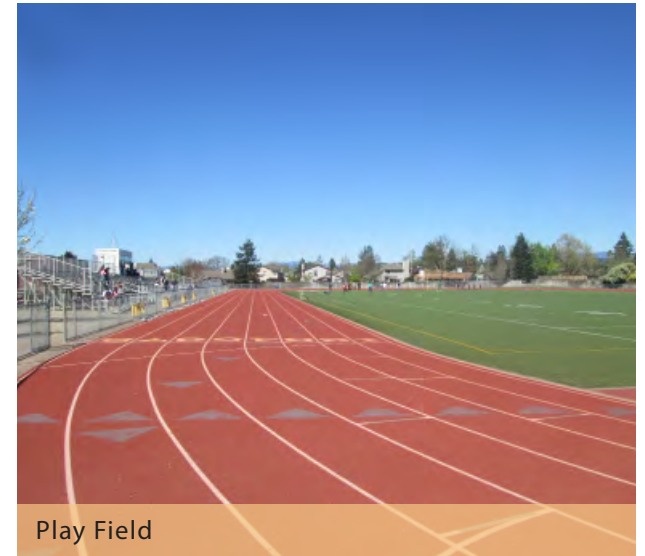


CHALLENGES

- 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
- Reported flooding of Performing Arts Building & Building D during heavy rainfall
- Play fields, running track and landscaping in need of renovation
- Wood wall at tennis courts in poor condition
- Covered walks in poor condition
- Fire alarm system does not meet current requirements for audible and visual coverage
- Main Quad lower area not permanently accessible
- Portables: Fitness Room, PE 1, Storage G58, CUM Room G59, Storage G60, H79, H80, H81, H82, I94 & I95 past useful life

OPPORTUNITIES

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



Play Field



Central Quad

PINER HIGH SCHOOL CLASSROOM BUILDINGS A, B, D, E, G

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

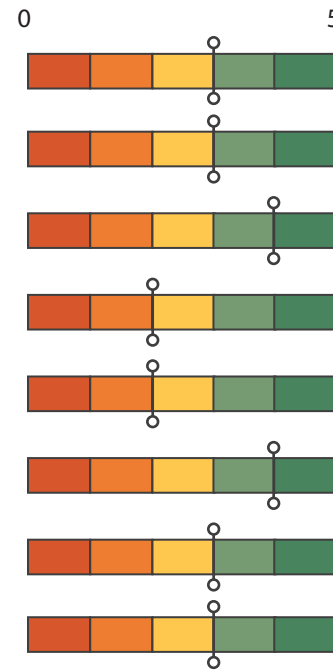
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of modernization
- Exterior wood siding clearance to concrete problematic
- 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

PINER HIGH SCHOOL GYMNASIUMS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

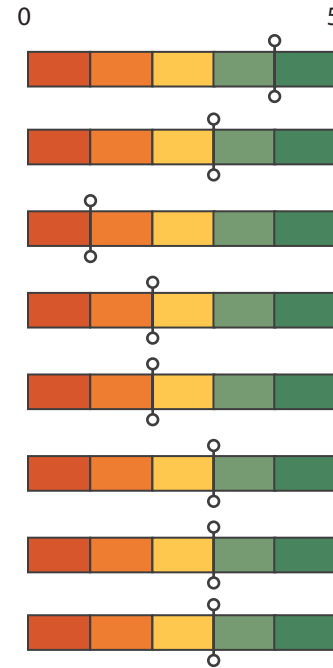
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

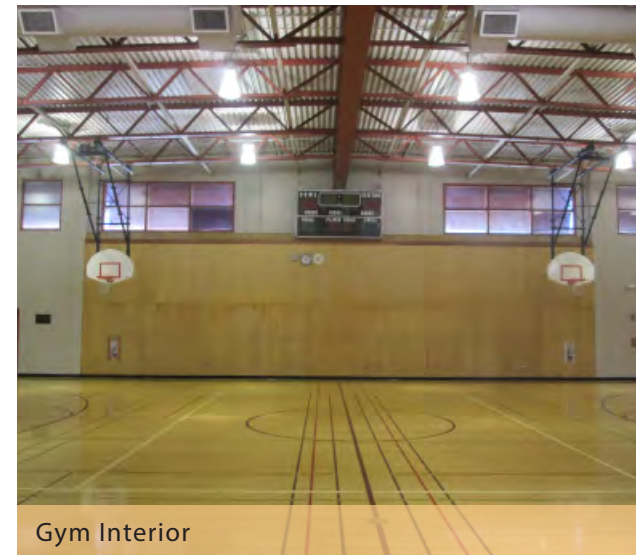
- Aged facilities in need of modernization
- Evidence of water intrusion in ceiling & floor
- Retractable bleachers in poor condition and not ADA compliant
- Locker rooms lack ADA compliant lockers
- Lacks ADA compliant room signage

OPPORTUNITIES

- Improve ventilation
- Additional storage, office and team rooms



Gym Floor Damage



Gym Interior

PINER HIGH SCHOOL CULINARY ARTS, LIBRARY, PERFORMING ARTS & BUILDING J

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

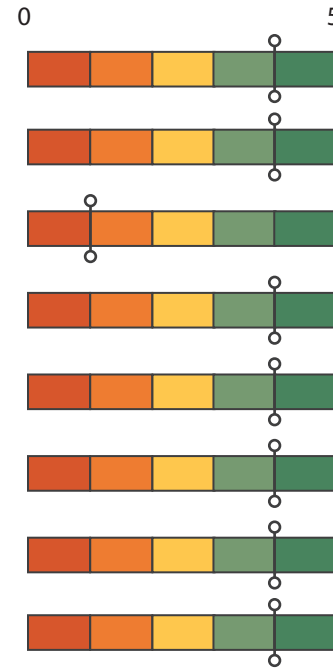
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Newer facilities in need of modernization in the future
- Some evidence of water damage

OPPORTUNITIES

- Repurpose Computer Lab in Library



Main Office & Lobby















Library Interior



SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1361
2029-30 PROJECTED ENROLLMENT: 1193
EXISTING: 1887
PROPOSED: 1509

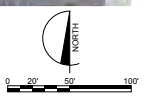


- LEGEND**
-  NEW FACILITY / NUEVO EDIFICIO
 -  NEW SHADE STRUCTURE / COVERED AREA / NUEVA ESTRUCTURA DE SOMBRA
 -  HEAVY MODERNIZATION / REMODEL / GRANDES CAMBIOS DE REMODELAGE
 -  GENERAL MODERNIZATION / MODERNIZACION GENERAL
 -  COVERED WALKWAY / NUEVO CAMINO CUBIERTO
 -  SITE IMPROVEMENT / MEJORA DE SITIO
 -  ASPHALT PAVING / ASFALTO PAVIMENTADO
 -  SOLAR PANEL ARRAY / CUBIERTA CON PANELES SOLARES
 -  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

> PINER HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

PINER HIGH SCHOOL FACILITIES MASTER PLAN



CAMPUS WIDE SAFETY AND SECURITY UPGRADES

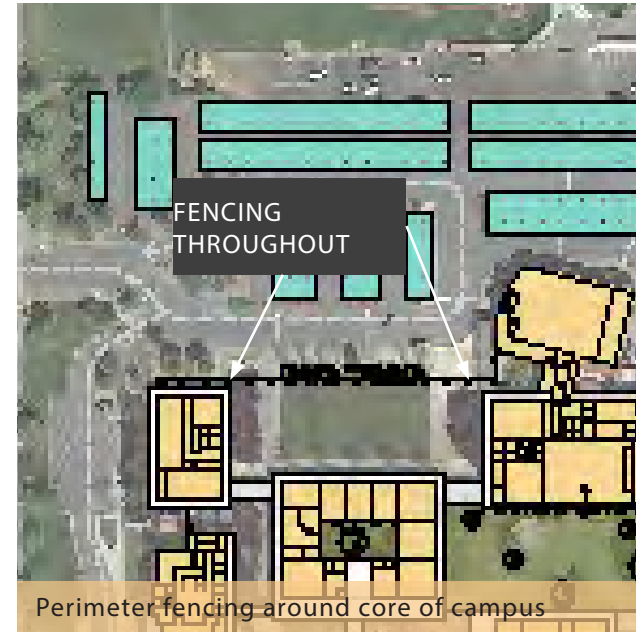
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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 parking lot to separate students and cars
- Improve exterior lighting
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows

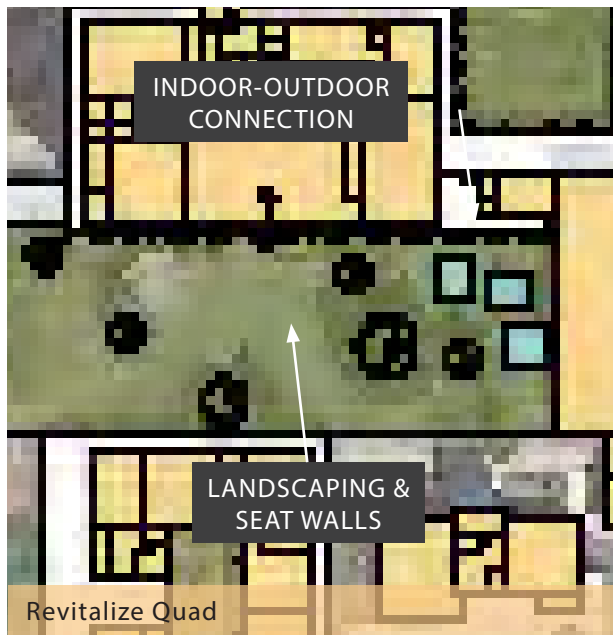
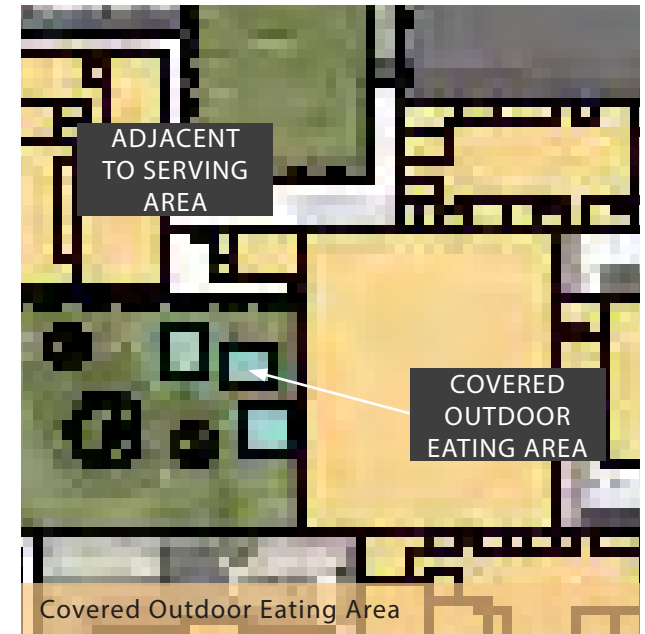
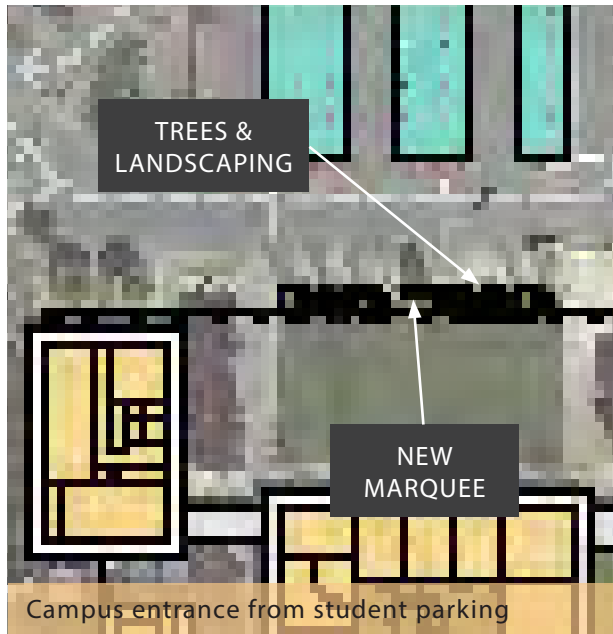


CAMPUS WIDE SITE IMPROVEMENTS

\$\$\$

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

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- Provide multiple covered outdoor eating areas
- Revitalize Quad area and provide seating
- Relocate student garden and provide adjacent greenhouse
- Remove portables that are past useful life
- Renovate natural turf fields
- Provide stadium lights at football field



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

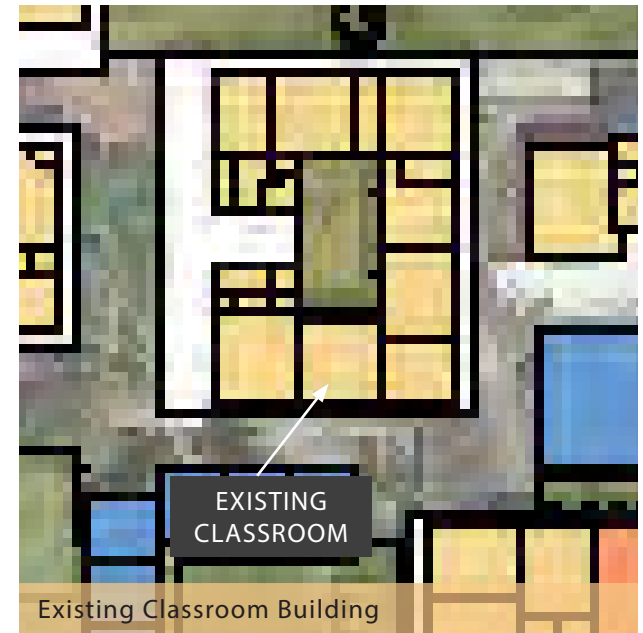
MODERNIZATION OF EXISTING CLASSROOMS

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	#

Modernize existing classroom buildings including buildings A, B, and G. Modernization of classrooms 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
- Modernization of labs in buildings B and G



MODERNIZATION OF J BUILDING

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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



MODERNIZATION OF EXISTING CULINARY BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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



Existing Culinary Building

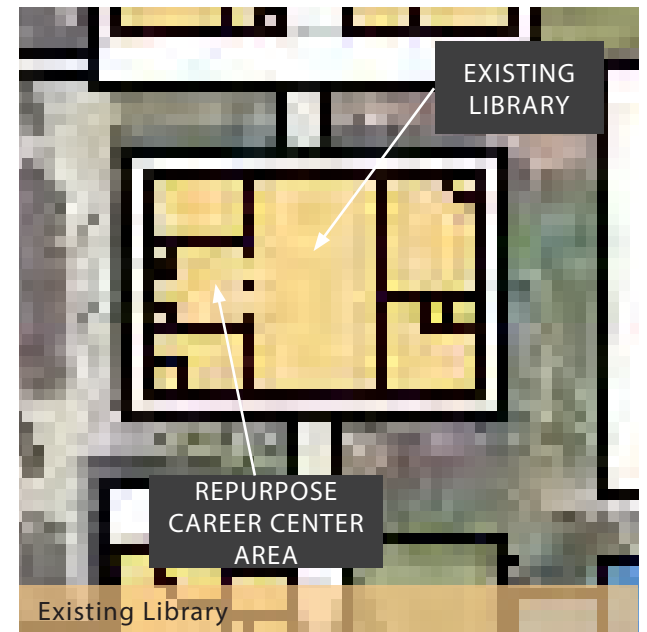
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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



Existing Library

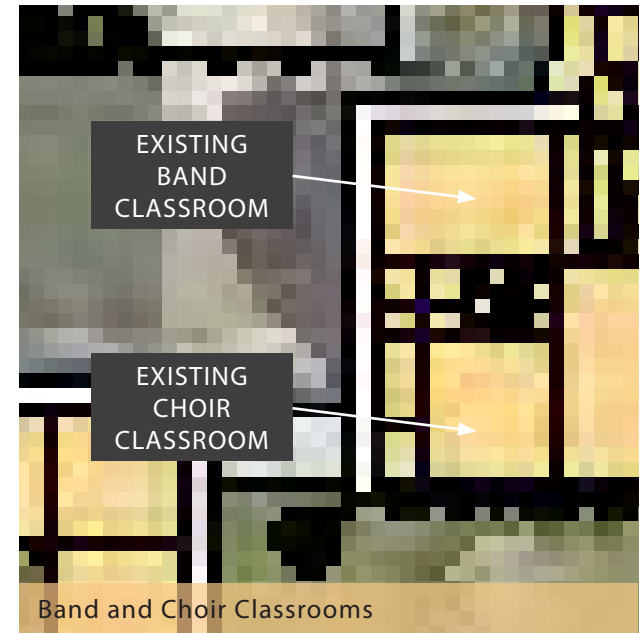
MODERNIZATION OF CHOIR & BAND CLASSROOMS

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing band and choir classrooms. Modernization of band and choir classrooms may include:

- Repair or replace existing wall and floor finishes
- Flexible furniture including movable worktables
- Dedicated storage for instruments and uniforms
- Acoustic environment supportive of music instruction
- 2-4 practice rooms for small group instruction
- Repair or replace plumbing systems as necessary



Band and Choir Classrooms

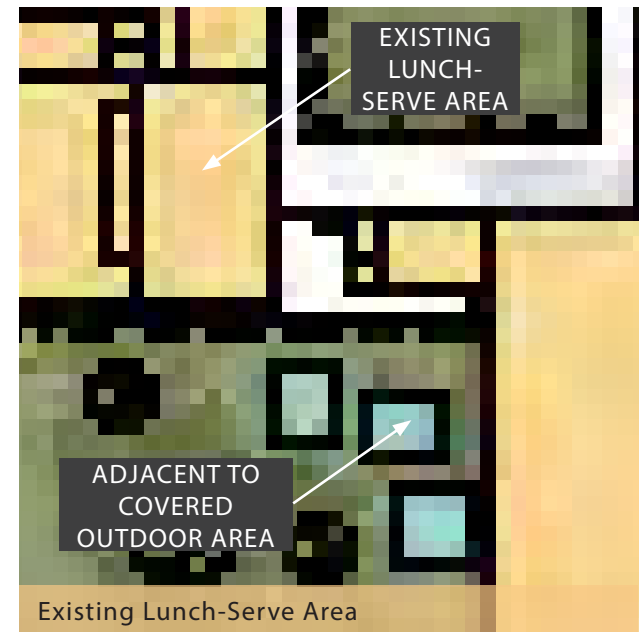
MODERNIZATION OF LUNCH-SERVE AREA

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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
- Adjacent covered outdoor eating area
- Durable finishes
- Dedicated storage space
- Repair or replace plumbing systems as necessary



Existing Lunch-Serve Area

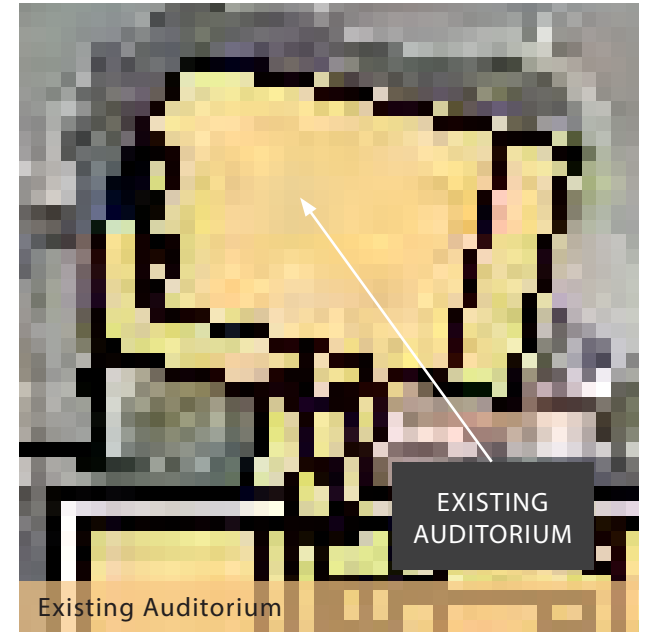
MODERNIZATION OF AUDITORIUM

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing Auditorium. Modernization of Auditorium may include:

- Repair or replace existing wall and floor finishes
- Acoustic environment supportive of performances
- Repair or replace plumbing systems as necessary



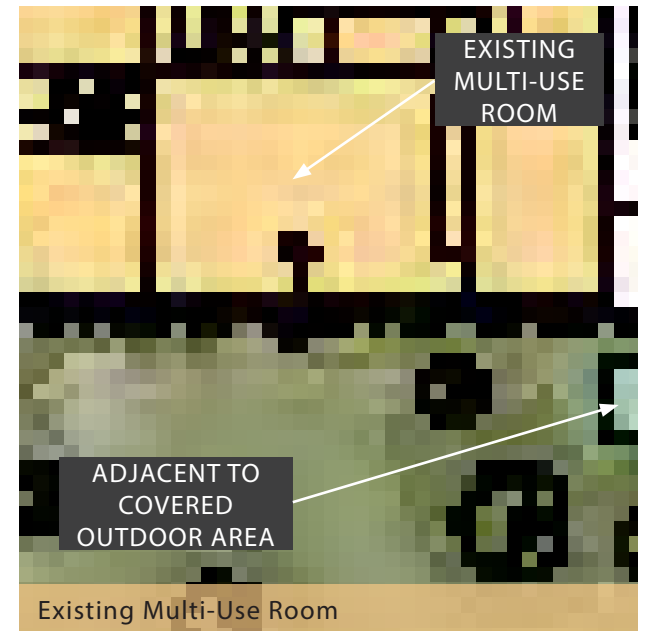
MODERNIZATION OF MULTI-USE ROOM

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

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



MODERNIZATION OF EXISTING GYMNASIUMS

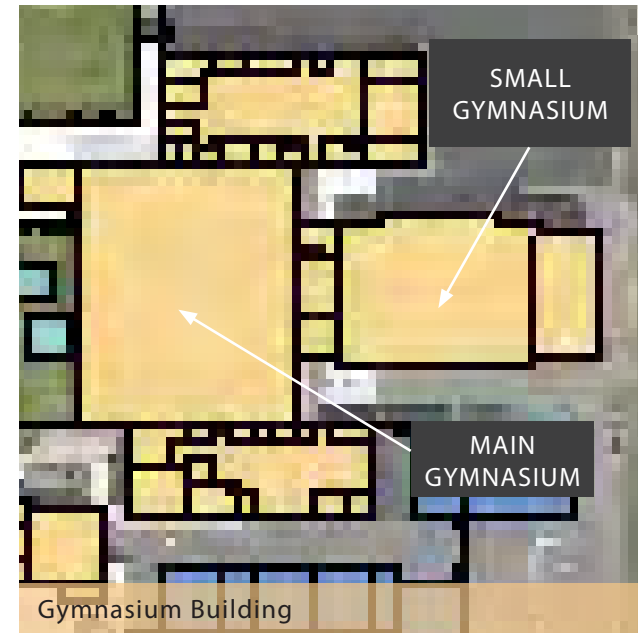
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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing gymnasium buildings.

Modernization of gymnasium buildings may include:

- Repair or replace existing wall and floor finishes with durable finishes
- Replace bleachers
- Replace operable wall
- Dedicated storage space
- Repair or replace plumbing systems as necessary



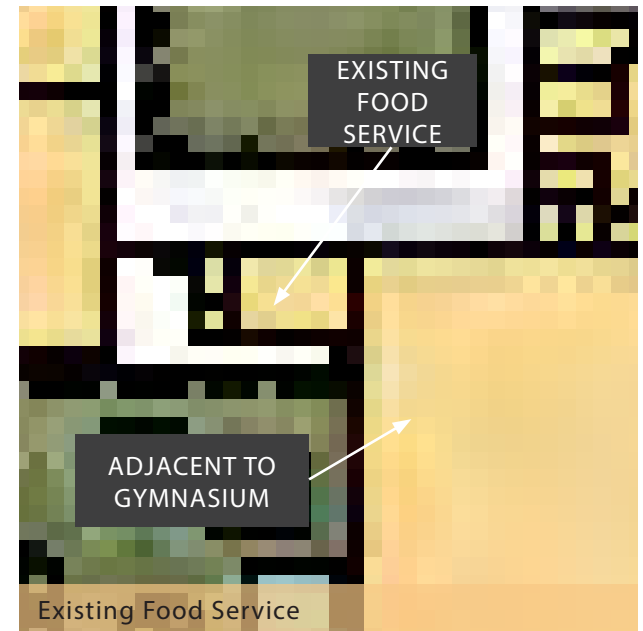
MODERNIZATION OF EXISTING FOOD SERVICE AREA

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing food service area. Modernization of the food service area may include:

- Redesign space for efficiency
- Serving windows 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
- Repair or replace plumbing systems as necessary



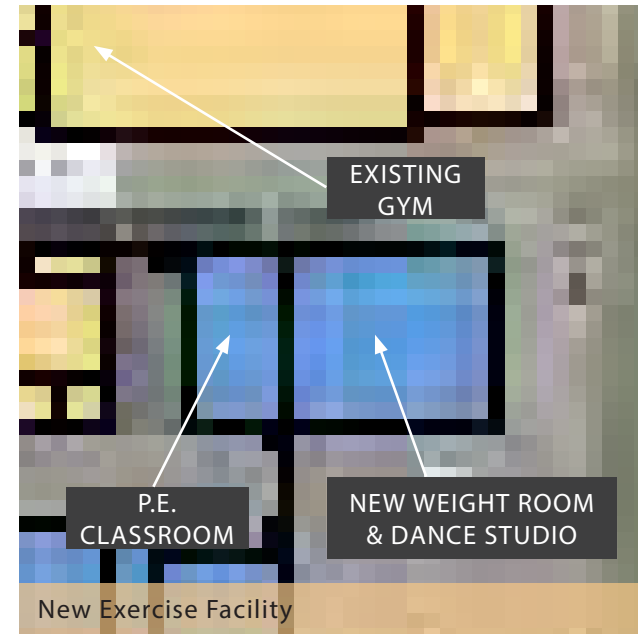
NEW EXERCISE FACILITY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Provide new 2-story exercise building of approximately 7,000 sf. New exercise building may include:

- Weight room of approximately 2500 sf
- New dance studio of approximately 2500 sf
- P.E. classroom of approximately 960 sf
- Dedicated storage space of approximately 960 sf
- Durable finishes
- Operable windows and window coverings



NEW 6 CLASSROOM BUILDING

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

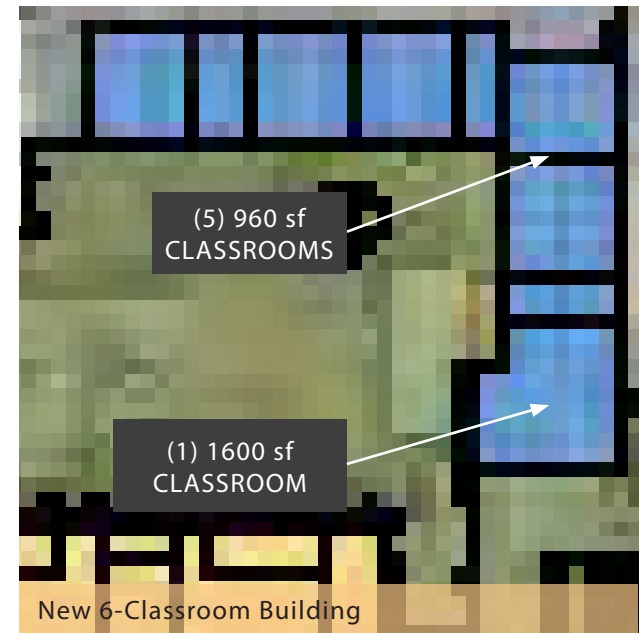
Provide new single story, 6-classroom building of approximately 8000 sf with restrooms and small group learning areas.

Each 960 sf 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

Each 1600 sf classroom shall also include:

- Durable finishes and minimum of 4 sinks



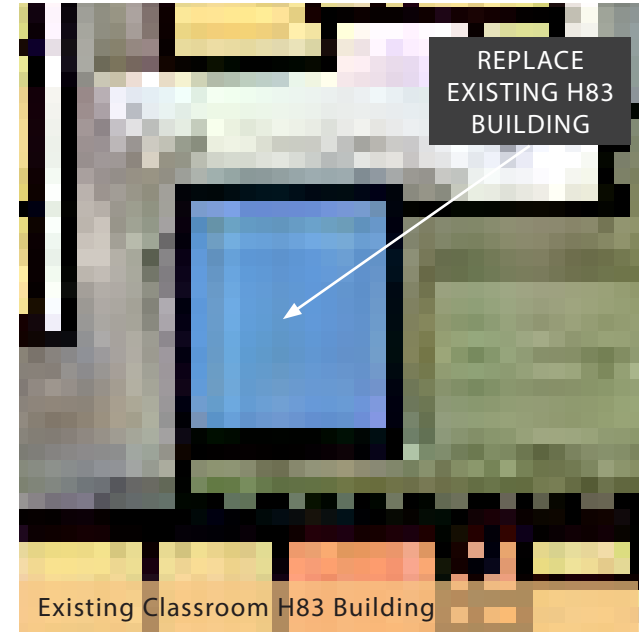
REPLACE BUILDING H83

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Provide new building of approximately 3,250 sf to support the Geospatial Technology Program and students across all grades. The new building may include:

- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- 1 sink with a drinking fountain bubbler
- 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



Existing Classroom H83 Building

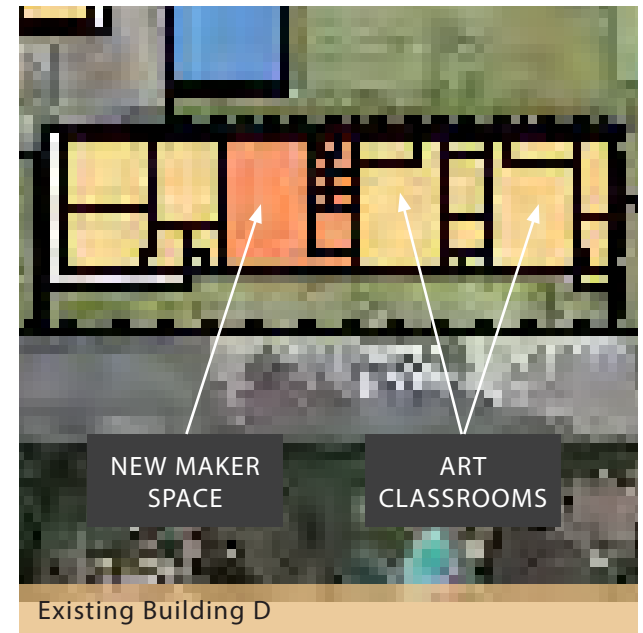
MODERNIZATION OF BUILDING D & MAKER SPACE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

Modernize existing Building D and repurpose existing Wood Shop classroom D9 to a new Maker Space. Modernization of the Maker Space and art classrooms in Building D may include:

- Repair or replace existing wall and floor finishes with durable finishes
- Flexible furniture including movable worktables
- Storage cabinetry and rooms for projects and materials
- Additional electrical infrastructure
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary
- 4 Large project sinks with hot water
- Adjacent outdoor work yard



Existing Building D

NEW ALTERNATIVE EDUCATION BUILDING

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Provide a new alternative education building of approximately 6500 square feet designed to support the alternative education program, including students, faculty, and staff. The new alternative education building may include:

- (5) classrooms of approximately 960 sf each
- (1) maker space of approximately 960 sf
- Sinks, durable finishes, and flexible furniture in all classrooms
- (1) administration area of approximately 700 sf
- Adjacent quad area with seating

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##



New Alternative Education Building

SEISMIC UPGRADE

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

ALLOWANCE \$\$\$

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the gymnasium at Piner High School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.

SCHOOL DATA

Address: 325 Ridgway Avenue
Santa Rosa, CA 95401

Established: 2002
Site Area: 3.05 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: N/A
Building Area: 30,656 sq. ft.
Permanent Classrooms: 16
Portable Classrooms: 1
Student Capacity: N/A

MASTER PLAN

Projected Students in 2029-30: N/A
Planned Classrooms: 16
Planned Student Capacity: N/A



DRAFT

v2.0 Draft for Review: November 8, 2023

RIDGWAY HIGH SCHOOL

SUMMARY

MAJOR FACILITY NEEDS

- Modernize Classroom Buildings
- New Shade Structures
- New perimeter Fencing
- New Multi-Purpose Building
- Reconfigure Administration Building
- Revitalize Central Quad

AERIAL VIEW



CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

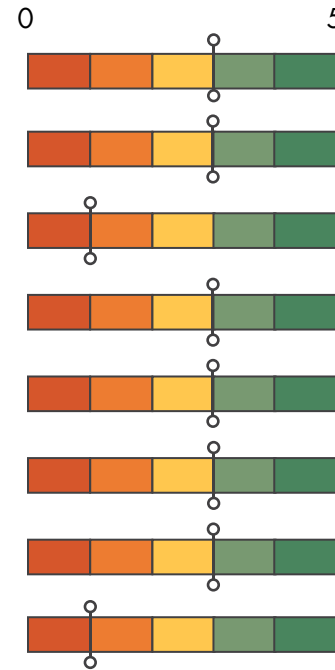
Building Finish Materials

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
- Fire Alarm system does not meet current state requirements

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

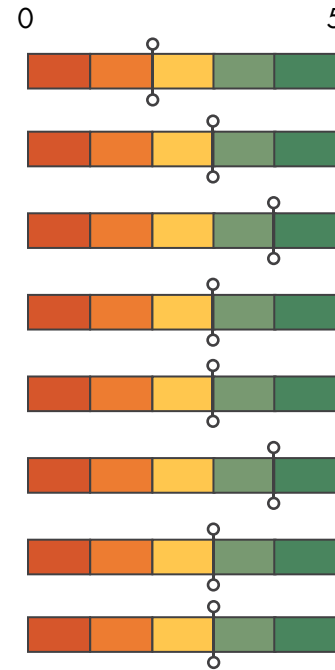
Building Finish Materials

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
 - NEW SHADE STRUCTURE / COVERED AREA
 - COVERED WALKWAY
 - HEAVY MODERNIZATION / REMODEL
 - GENERAL MODERNIZATION
 - SITE IMPROVEMENT
 - ASPHALT PAVING
 - EXISTING CHAIN LINK FENCING
 - NEW ORNAMENTAL FENCING
 - NEW CHAIN LINK FENCING
 - TREE / VEGETATION

> RIDGWAY HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

RIDGWAY HIGH SCHOOL FACILITIES MASTER PLAN

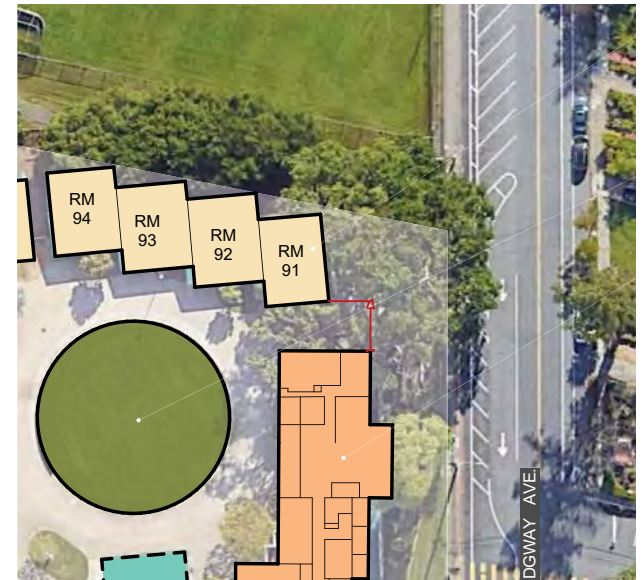
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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
- Improvements to drop-off to separate students and cars
- Improve exterior lighting
- New window blinds at classroom windows



Perimeter fencing around campus and field



Student Parking Lot

LEGEND

NEW FACILITY

NEW SHADE STRUCTURE / COVERED AREA

COVERED WALKWAY

LEGEND

NEW FACILITY HEAVY MODERNIZATION / REMODEL

NEW SHADE STRUCTURE / COVERED AREA

COVERED WALKWAY IMPROVEMENT

HEAVY MODERNIZATION / REMODEL

EXISTING CHAIN LINK FENCING

GENERAL MODERNIZATION NEW ORNAMENTAL FENCING

NEW CHAIN LINK FENCING

SITE IMPROVEMENT

TREE / VEGETATION

ASPHALT PAVING

EXISTING CHAIN LINK FENCING

NEW ORNAMENTAL FENCING

NEW CHAIN LINK FENCING

TREE / VEGETATION

CAMPUS WIDE SITE IMPROVEMENTS

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

- LEGEND**
- NEW FACILITY
 - NEW SHADE STRUCTURE / COVERED AREA
 - COVERED WALKWAY
 - HEAVY MODERNIZATION / RENOVATION
 - GENERAL MODERNIZATION
 - SITE IMPROVEMENT
 - ASPHALT PAVING
 - EXISTING CHAIN LINK FENCING
 - NEW ORNAMENTAL FENCING
 - NEW CHAIN LINK FENCING
 - TREE / VEGETATION
- LEGEND**
- NEW FACILITY
 - NEW SHADE STR
 - COVERED WAL
 - HEAVY MODER
 - GENERAL MOD

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New Perimeter Fencing



New Shade Structures



Revitalize Central Quad



Repaved and Restriped AC Paving

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

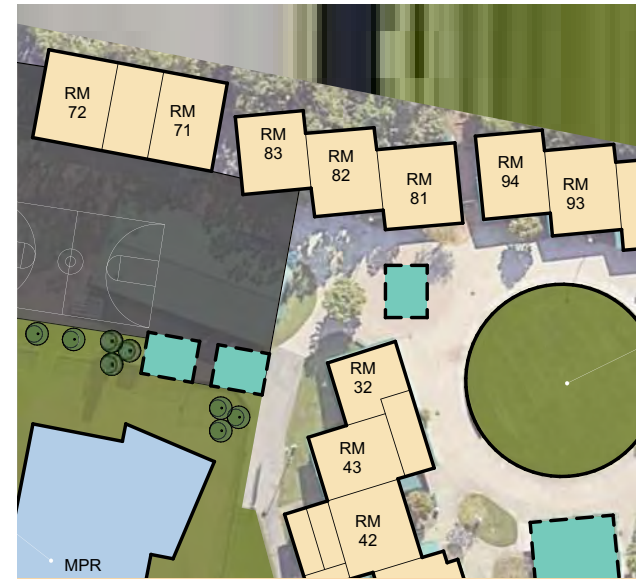
MODERNIZATION OF EXISTING BUILDINGS

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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
- Reconfigure existing kitchen and snack bar



Existing Classroom Building

LEGEND

- NEW FACILITY
- NEW SHADE STRUCTURE / COVERED AREA
- COVERED WALKWAY
- HEAVY MODERNIZATION / RENOVATION
- GENERAL MODERNIZATION
- SITE IMPROVEMENT
- ASPHALT PAVEMENT
- EXISTING CONCRETE DRIVEWAY
- NEW ORNAMENTAL FENCING
- NEW ORNAMENTAL FENCING
- TREE / VEGETATION

RECONFIGURE INTO CLASSROOMS

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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
- Reconfigure existing kitchen and snack bar



Flexible Meeting Spaces

RECONFIGURE ADMINISTRATION BUILDING

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Provide new daycare building of approximately 2500 square feet. The new daycare building 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



Reconfigure Administration Building

NEW MULTI-PURPOSE ROOM WITH FOOD SERVICE

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Provide new Multi-Use building of approximately 8750 square feet. The Multi-Use building may include:

- Large flexible space to accommodate school events with a food service section
- Durable finishes and acoustic materials
- Stage for presentations and performances
- Dedicated storage space
- Flexible dining tables with dedicated storage
- Separate kitchen space with serving area
- Dedicated storage space
- Repair or replace plumbing systems as necessary



New MPR

SCHOOL DATA

Address: 1235 Mendocino Ave
Santa Rosa, CA 95401

Established: 1924 at current location
Site Area: 36.86 acres

CURRENT CONDITIONS

Students in 2022-23 School Year: 1682
Building Area: 243,589 sq. ft.
Permanent Classrooms: 72
Portable Classrooms: 20
Student Capacity: 2232

MASTER PLAN

Projected Students in 2029-30: 1391
Planned Classrooms: 73
Planned Student Capacity: 1749



DRAFT

v2.0 Draft for Review: November 8, 2023

SANTA ROSA HIGH SCHOOL

SANTA ROSA HIGH SCHOOL SUMMARY



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$\$\$
50-60	MEDIUM	\$\$\$
61-75	HIGH	\$\$\$
76-120	HIGHEST	\$\$\$
TOTAL COST		\$\$\$

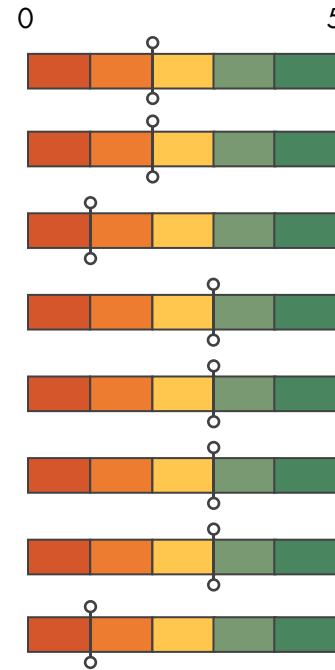
MAJOR FACILITY NEEDS

- Modernize Main Building
- Modernize Science Building
- New Quad with Covered Areas
- New Perimeter Fencing
- New Art Quest Building
- Reconfigure All-Access Restrooms
- Expanded Parking Lot and Drop-off



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

SANTA ROSA HIGH SCHOOL CLASSROOMS, ADMINISTRATION & MPR

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

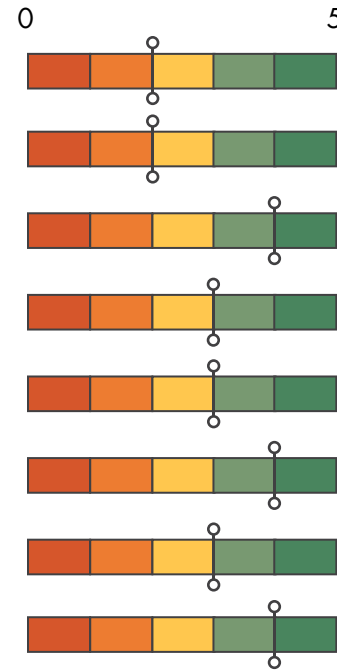
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Administration Rear Exit



Entry Lobby

CHALLENGES

- Serious water/moisture intrusion at basement level
- Basement level not habitable
- Extensive Accessibility updates required throughout
- Interior ramps not ADA compliant
- 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

SANTA ROSA HIGH SCHOOL NORTH GYMNASIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

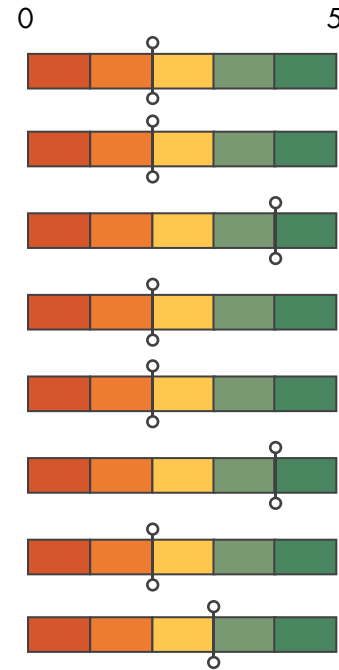
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



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

SANTA ROSA HIGH SCHOOL AUDITORIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

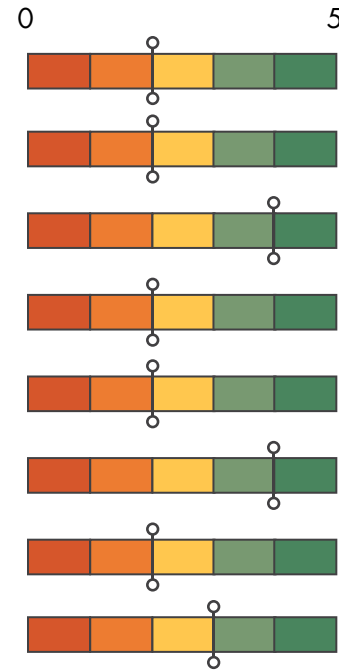
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

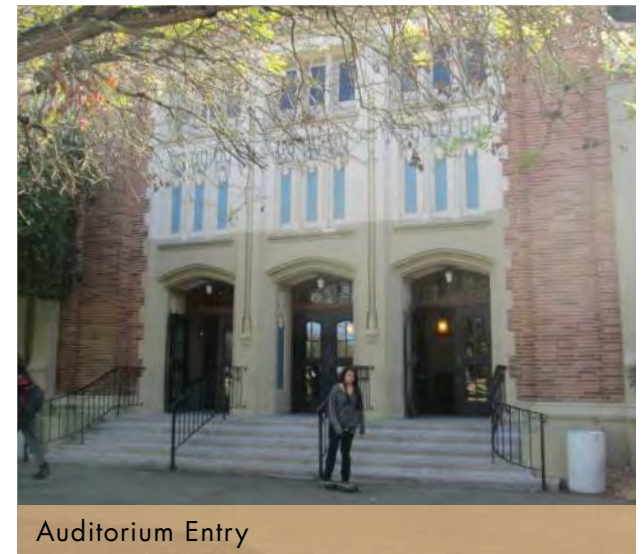
- Theater needs comprehensive modernization
- Extensive accessibility updates required throughout
- Repair and restoration of historic exterior

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

SANTA ROSA HIGH SCHOOL SCIENCE BUILDING & FOOD SERVICE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

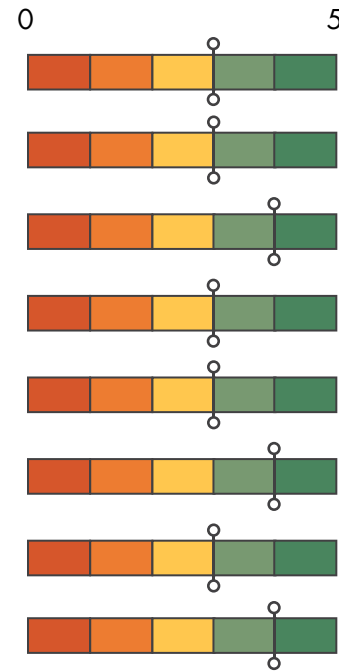
Building Finish Materials

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 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



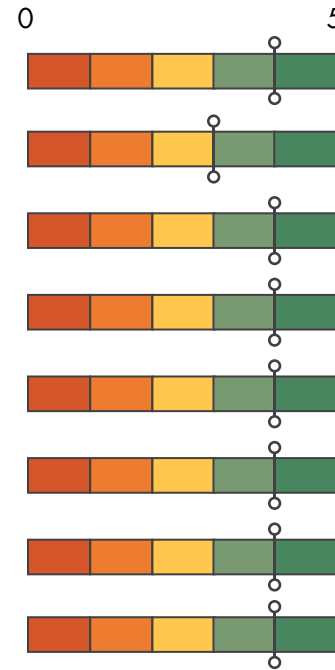
Food Service Exterior



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

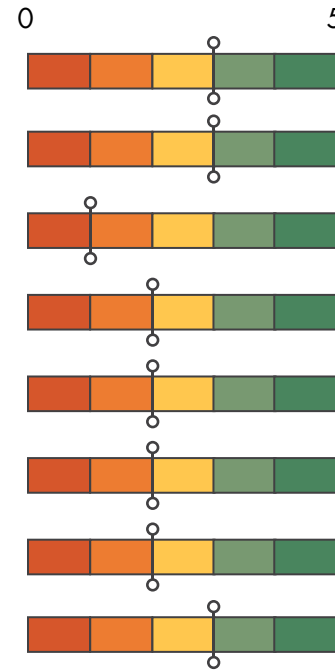
Building Finish Materials

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



SANTA ROSA HIGH SCHOOL DESOTO HALL

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

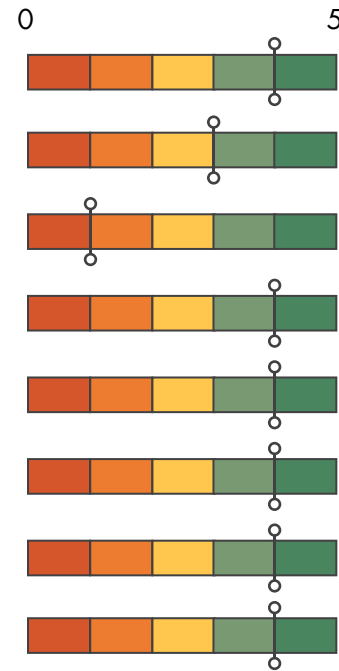
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Building Exterior



Classroom Interior

CHALLENGES

- Newer building with little modernization needed
- Some evidence of water intrusion

OPPORTUNITIES

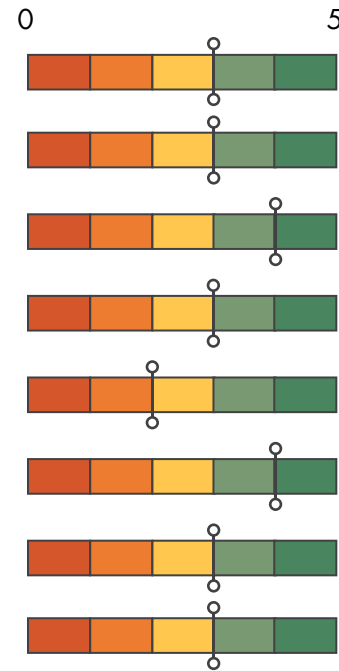
- Improve light in classrooms

SANTA ROSA 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

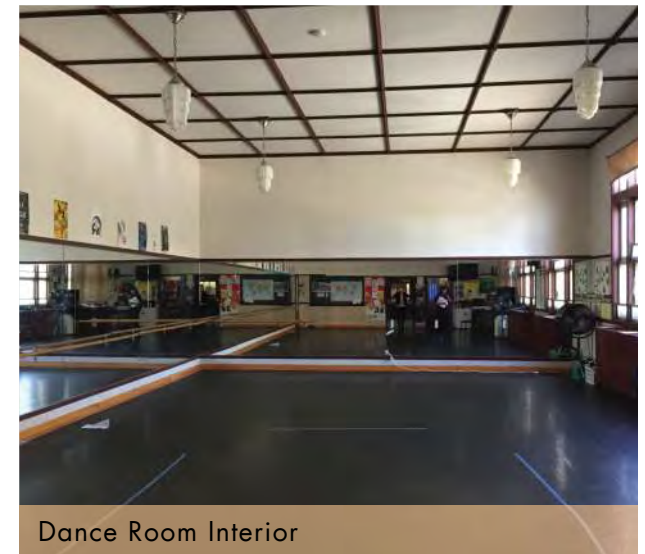
- Aged facilities in need of modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant access and room signage
- Repair and restoration of historic exterior

OPPORTUNITIES

- Brighten interior spaces



Building Exterior



Dance Room Interior

SANTA ROSA HIGH SCHOOL SOUTH GYMNASIUM

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

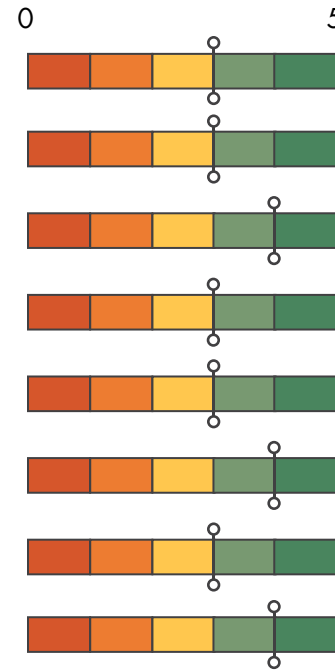
Building Finish Materials

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 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

SANTA ROSA HIGH SCHOOL ARTQUEST BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

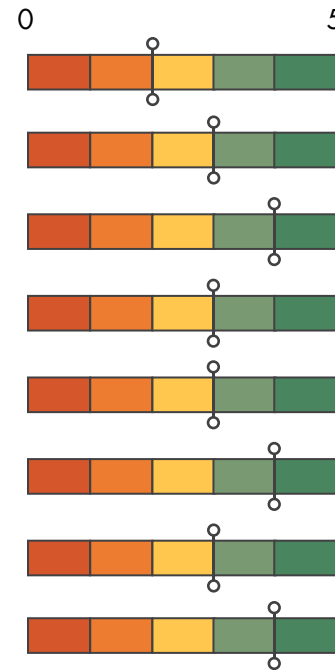
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- 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 HIGH SCHOOL PORTABLE BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

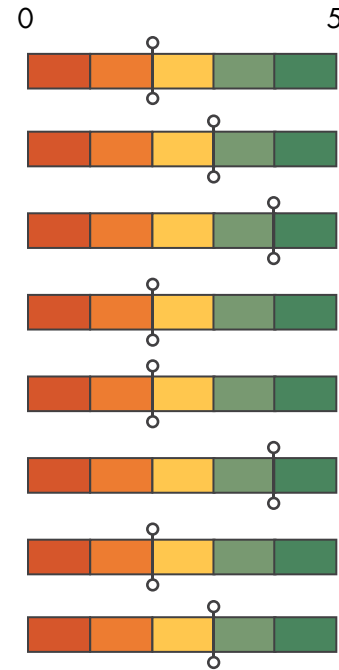
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

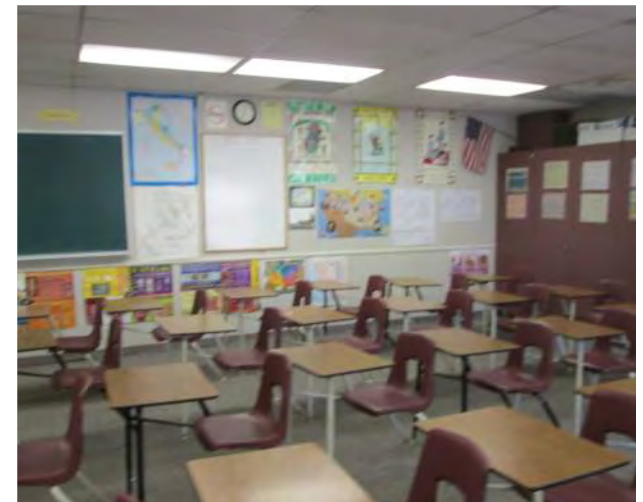
Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Portable Building Exterior



Portable Classroom Interior

CHALLENGES

- Portable Classroom Clusters: Rooms 15 – 19 & rooms 53 – 59 entries not ADA compliant
- Portable Classroom Clusters: Room 15 – 19 & 53 – 59 aging structures in need of replacement
- Mesa Necessary School: Portable Classrooms 32, 33 & 34 past useful life

OPPORTUNITIES

- Replace with permanent construction buildings

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1682
 2029-30 PROJECTED ENROLLMENT: 1391
 EXISTING: 2232
 PROPOSED: 1749



LEGEND

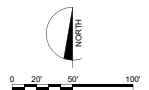
- NEW FACILITY
- COVERED WALKWAY
- HEAVY MODERNIZATION / REMODEL
- GENERAL MODERNIZATION
- LANDSCAPING
- ASPHALT PAVING
- SOLAR PANEL ARRAY
- NEW CHAIN LINK FENCING
- NEW ORNAMENTAL FENCING
- NEW ACCESS GATE
- TREE / VEGETATION

> SANTA ROSA HIGH SCHOOL

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00

SANTA ROSA HIGH SCHOOL
 FACILITIES MASTER PLAN

SANTA ROSA CITY SCHOOLS FACILITIES MASTER PLAN



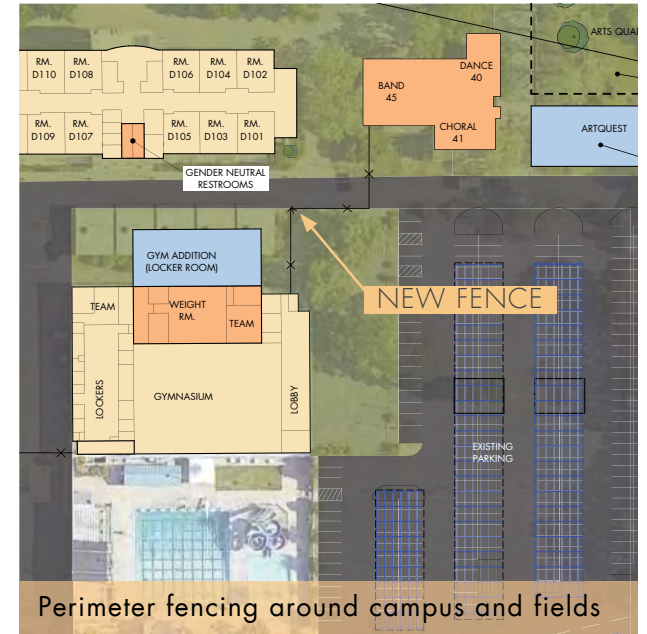
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

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

- New perimeter fencing and gates at field areas
- Improvements to drop-off to separate students and cars
- Improve exterior lighting
- New window blinds at classroom windows



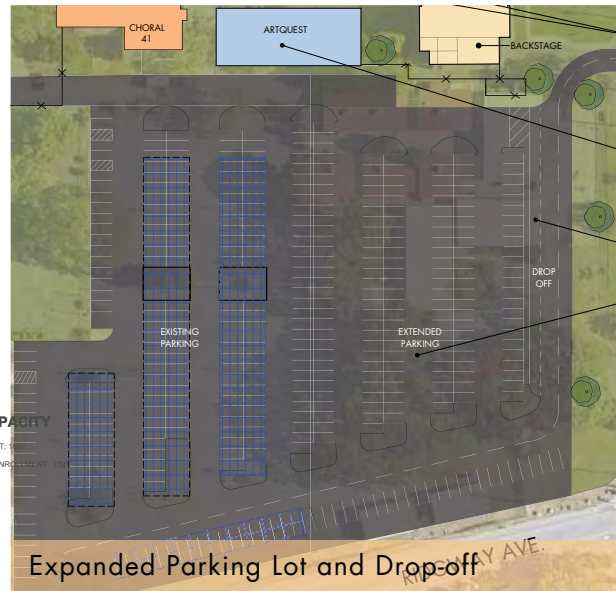
CAMPUS WIDE SITE IMPROVEMENTS

\$\$\$

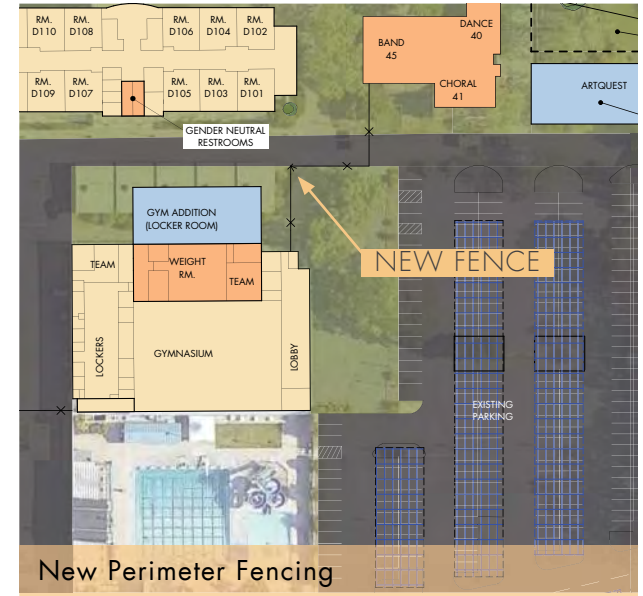
Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Revitalizing campus entrance and appearance
- Incorporate outdoor learning areas
- Revitalize landscaping and courtyards
- Enhance student garden
- Remove portables and add hardcourt
- Renovate natural turf fields

SCHOOL CAPACITY
 2022-2023 ENROLLMENT: 1,900
 2029-30 PROJECTED ENROLLMENT: 2,200
 EXISTING: 2232
 PROPOSED: 1749



Expanded Parking Lot and Drop-off



New Perimeter Fencing

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##



New Art Quest Building



Outdoor Quad with Covered Areas

SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1682
 2023-24 PROJECTED ENROLLMENT: 1749
 2029-30 PROJECTED ENROLLMENT: 1991
 EXISTING: 2232
 PROPOSED: 1749

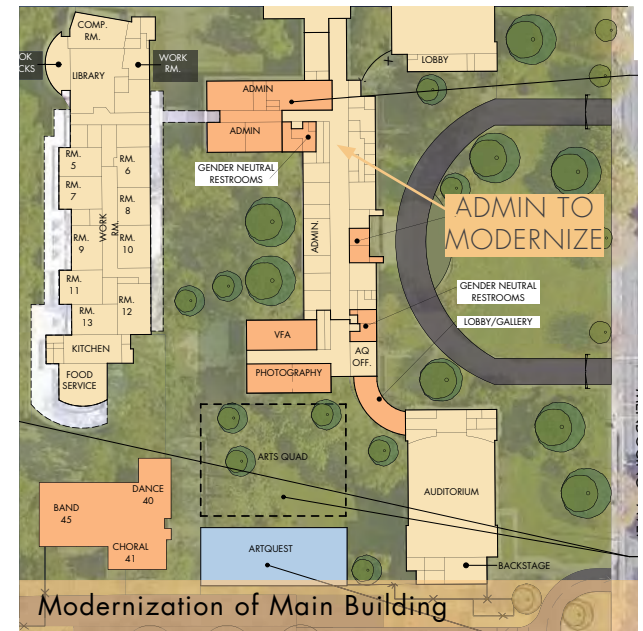
MODERNIZATION OF MAIN BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing Main building. Modernization of school spaces may include:

- Add office spaces for administration staff
- 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 as necessary
- Improve lighting
- Add restrooms



MODERNIZATION AND EXTENSION OF DESOTO BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing main gymnasium and North Gymnasium. Modernization of each gymnasium may include:

- Repair or replace existing wall and floor finishes
- Replace bleachers not in good working condition
- Replace damaged acoustical materials
- Cap and re-line electrical / data
- Repair or replace roofing and plumbing systems as necessary
- Improve lighting
- Additional lockerroom
- Modernize heavily the weight room and nearby rooms
- Add all-access restrooms



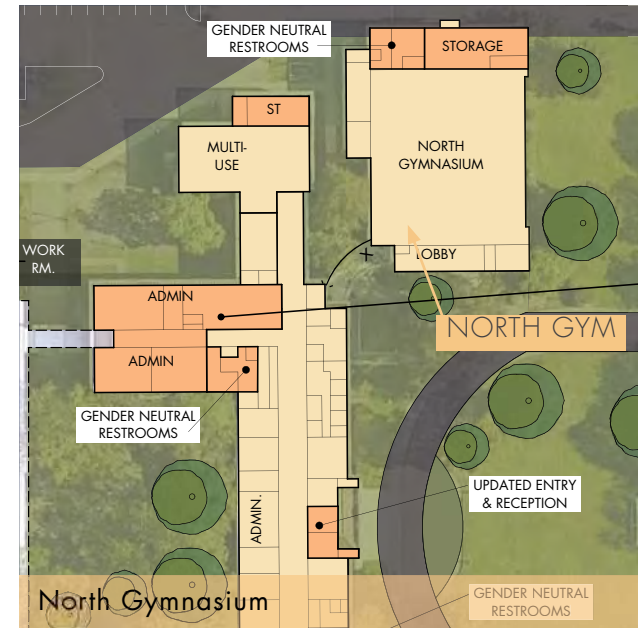
SANTA ROSA HIGH SCHOOL

MODERNIZATION OF EXISTING GYMNASIUMS

\$\$\$

Modernize existing main gymnasium and North Gymnasium. Modernization of each gymnasium may include:

- Repair or replace existing wall and floor finishes
- Replace bleachers not in good working condition
- Replace damaged acoustical materials
- Cap and re-line electrical / data
- Repair or replace roofing and plumbing systems as necessary
- Improve lighting



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

SANTA ROSA HIGH SCHOOL

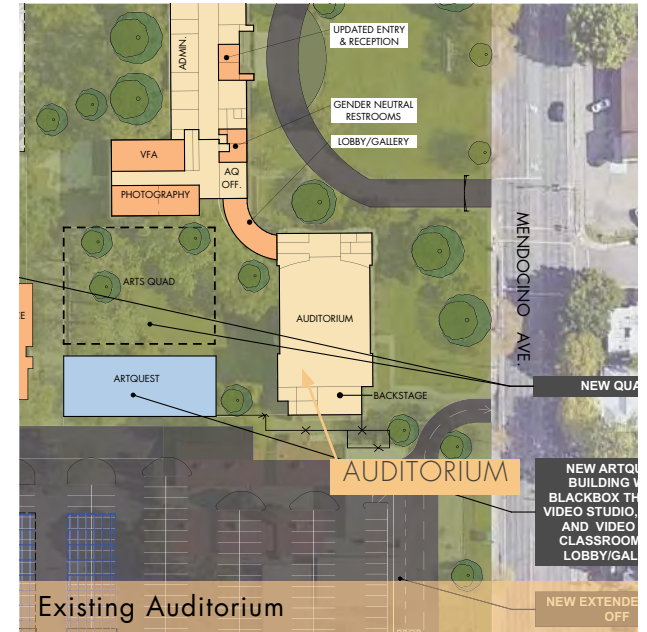
MODERNIZATION OF EXISTING AUDITORIUM

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing Auditorium. Modernization of Auditorium may include:

- Repair or replace existing wall and floor finishes
- Improve to meet accessibility requirements
- Durable and comfortable seating to hold one quarter of the student population
- Improve storage for sets and props
- 1 drinking fountain bubbler with bottle filler
- Replace damaged acoustical ceiling
- Cap and re-line electrical / data
- Repair or replace plumbing systems as necessary



Existing Auditorium

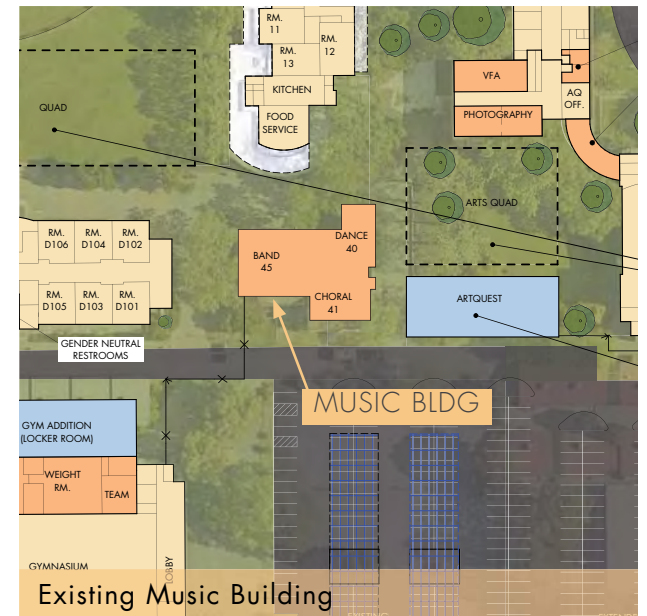
MODERNIZATION OF EXISTING MUSIC BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Modernize existing music building to better support the vocal and instrumental music related curriculum across all grades. Modernization of music building may include:

- Spaces for Band, Choral, and Dance
- Repair or replace existing wall and floor finishes
- Improved facility layout for efficiency and flexibility
- Student work room
- Provide additional secure storage space
- Improve acoustic environment
- Cap and re-line electrical / data
- Repair or replace plumbing systems as necessary



Existing Music Building

MODERNIZATION OF EXISTING WELDING SHOP

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

- 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
 - Replace damaged acoustical materials
 - Cap and re-line electrical / data
 - Repair or replace plumbing systems as necessary
 - Improve infrastructure in order to run welders and manufacturing machinery



Existing Welding Shop

MODERNIZE AUTO AND WOOD SHOP BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

- Modernize existing auto and wood 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
 - Replace damaged acoustical materials
 - Cap and re-line electrical / data
 - Repair or replace plumbing systems as necessary
 - Improve infrastructure in order to run welders and manufacturing machinery



New Auto and Wood Shop Building

SANTA ROSA HIGH SCHOOL

NEW ARTQUEST BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	##

New Artquest building may include:

- Blackbox theater
- Video studio
- Digital and Video Arts classroom

Nearby Spaces will be heavily modernized to hold:

- VFA
- Photography
- Lobby with student Art Gallery
- Central Arts Quad
- Band, Dance, Choral rooms



MODERINZE ART BUILDING

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

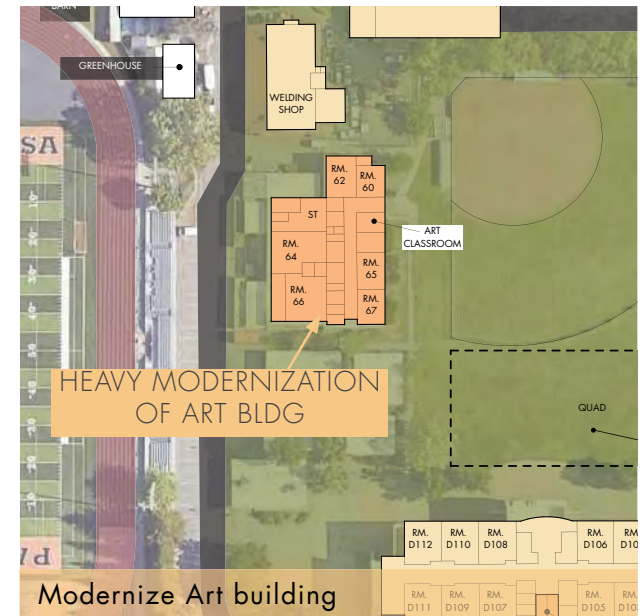
SCHOOL CAPACITY

2022-2023 ENROLLMENT: 1682
 2029-30 PROJECTED ENROLLMENT: 1391
 PROPOSED: 1749

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



SCHOOL CAPACITY

MODERNIZATION OF CLASSROOMS

2022-2023 ENROLLMENT: 1682
 2025 PROJECTED ENROLLMENT: 1391
 EXISTING: 2232

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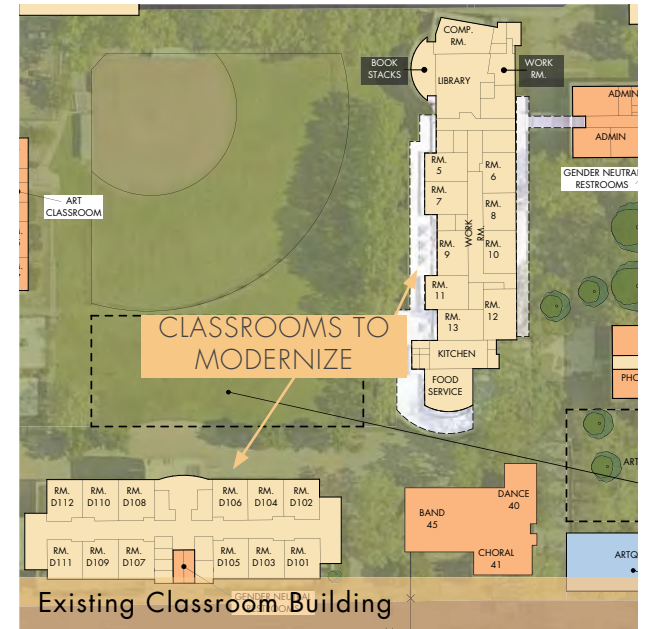
INDICATORS OF QUALITY

Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

749 Modernize existing classrooms 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



NEW ART VILLAGE

Improvements throughout the area of the campus which houses ArtQuest and Fine Arts elective classes to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues
- Revitalizing “Art Village” entrance and appearance along Mendocino Ave.
- New ArtQuest marquee
- Incorporate outdoor learning areas
- New covered walkways
- Enhance student work courtyard
- Remove existing portables



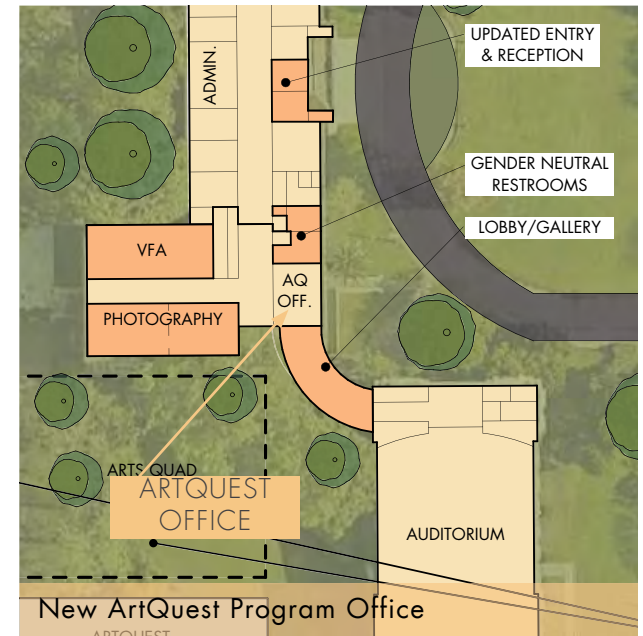
NEW ARTQUEST PROGRAM OFFICE

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Provide a new ArtQuest Program office of approximately 1600 square feet designed to support ArtQuest staff and faculty. The new ArtQuest Program office may include:

- Clear entrance with location visible from parking
- (2) meeting spaces
- Reception area

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



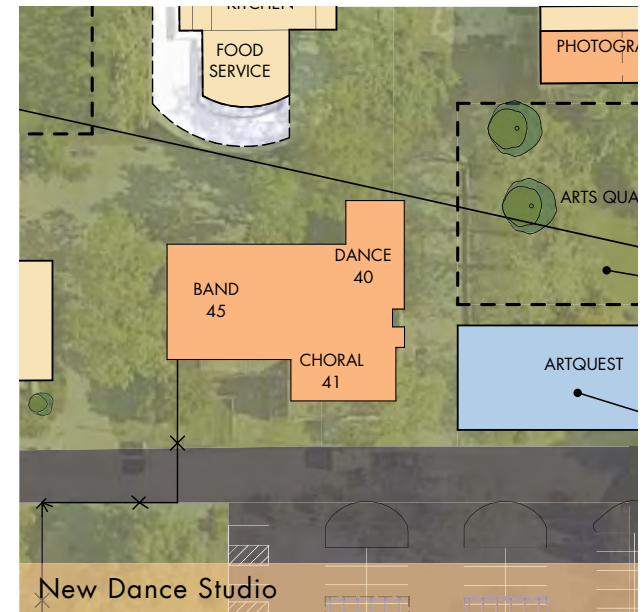
NEW DANCE STUDIO

\$\$\$

Provide a new dance studio of approximately 3750 square feet designed to support dance related curriculum across all grades. The new dance studio may include:

- (2) smaller group spaces of approximately 500 sf
- (1) small office of approximately 250 sf
- Costume closet of approximately 200 sf
- Locker rooms
- Built-in sound system
- Effective lighting

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



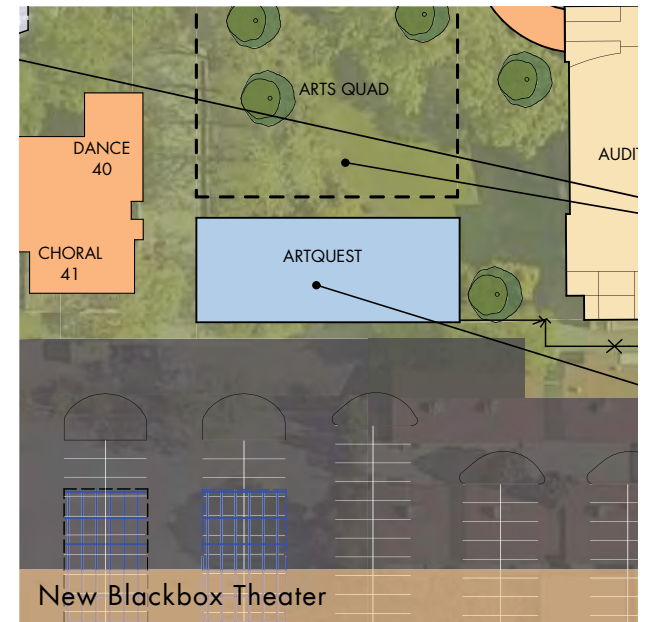
NEW BLACKBOX THEATER

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Provide a new blackbox theater of approximately 4500 square feet designed to support drama and performance related curriculum across all grades. The new blackbox theater may include:

- Vestibule / Lobby area
- Adjacent stage craft area for technical theater
- ADA seating, possibly bleachers
- Dedicated prop storage space
- Dedicated dressing room, make-up area with sinks, and restrooms
- Acoustic environment supportive of drama instruction and performance
- Updated AV system for practices and performances



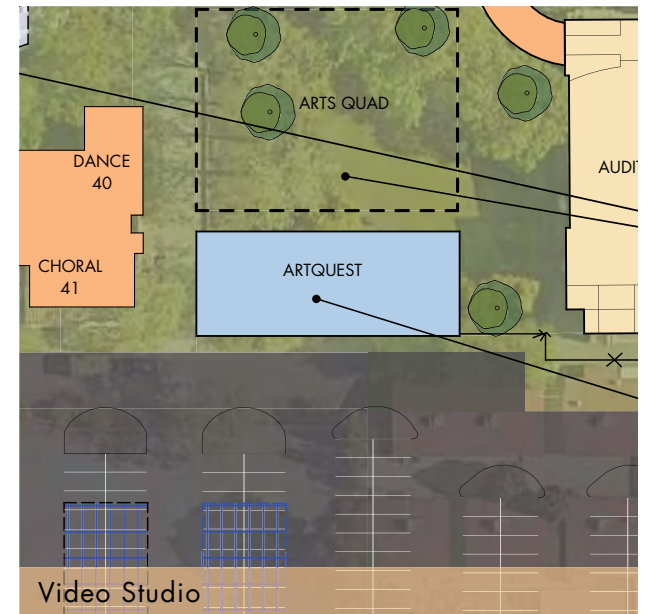
VIDEO STUDIO

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Repurpose part of existing C-Media space to a new Video Studio of approximately 1800 square feet designed to support the ArtQuest Program and related curriculum across all grades. The Video Studio may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Flexible computer space
- Classroom AV system
- Infrastructure to support intense use and current software
- Classroom space adjacent to shared "Clean Work Area" and Digital Media Studio



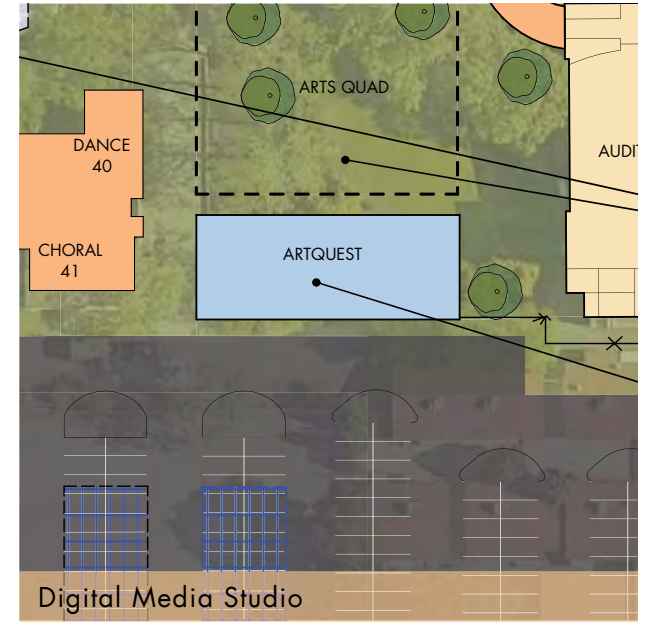
DIGITAL MEDIA STUDIO

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#

Repurpose part of existing C-Media space to a new Digital Media Studio of approximately 1800 square feet designed to support the ArtQuest Program and related curriculum across all grades. The Digital Media Studio may include:

- Repair or replace existing wall and floor finishes
- Dedicated lab space with computers for 40 students
- Classroom AV system
- Data infrastructure to support intense use
- Graphic station / printing area
- Work tables for clamation
- Dedicated storage



NEW PHOTO STUDIO

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	3

Provide a new photo studio of approximately 1800 square feet designed as a project based learning space to support photography related curriculum. The new photo studio may include:

- Designated space for portrait / photography shoots
- Dark room
- Classroom space adjacent to Digital Media Studio



NEW VISUAL FINE ARTS BUILDING

Provide new Visual Fine Arts building of approximately 8000 square feet designed as a project based learning space to support the ArtQuest Program and fine arts elective classes at SRHS. The Visual Fine Arts building may include:

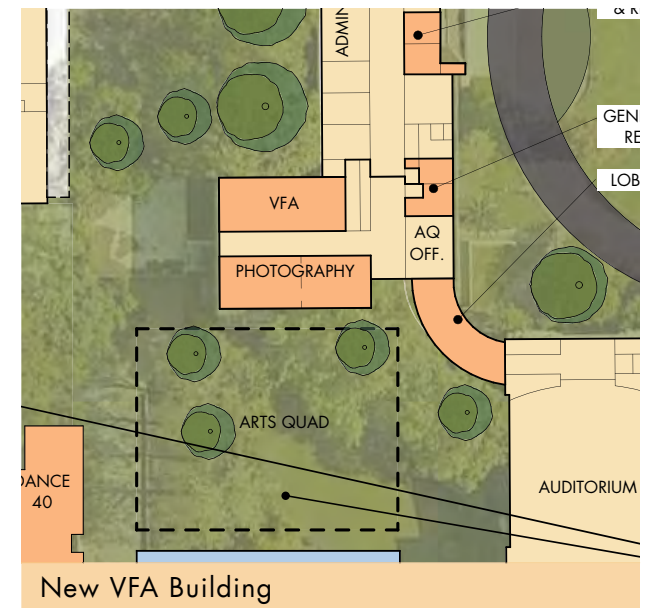
- (3) fine arts classrooms of approximately 2000 sf
 - Open, flexible spaces with durable materials
 - Perimeter casework for storage
 - 2 large art / project sinks with paint traps
 - Access to well balanced natural light, preferably with north facing windows
 - Adjacent to shared "Clean Work Area"
- Dedicated storage space of approximately 750 sf
- Outdoor work courtyard
 - Adjacent to VFA Building

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- Covered outdoor sink area
 - Screened in studio with exterior flooring
- Gallery space of approximately 1200-2000 sf
 - Flexible space to hold classes, have critiques, and showcase student artwork to the public
 - with display track system
- Outdoor Gallery at corner of Mendocino Ave. and Ridgway Ave.
 - Secure and visible area to showcase ArtQuest student work to the public

INDICATORS OF QUALITY

Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#



SEISMIC UPGRADE

ALLOWANCE \$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
Total	##

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the administration and classroom buildings at Santa Rosa High School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.