



CAMPUS WIDE SITE IMPROVEMENTS

\$9,054,800

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
- New covered outdoor eating area
- Enhance student garden
- New accessible play equipment
- Remove portables and add hardcourt
- Renovate fields
- Revitalize landscaping and courtyards
- New play structure
- New TK/K Playground



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

FACILITIES MASTER PLAN

SANTA ROSA CITY SCHOOLS
DRAFT v2.0 Presented for Board Discussion November 8, 2023

Facilities Master Plan Final Draft

December 13, 2023



Agenda

- Updates from 11.08 Presentation
 - Review of Project Development Process
 - Updates for SRHS and SRFACS
- Facilities Master Plan Executive Summary
 - Indicators of Quality Process and Overview
 - District wide overview and data
- Measures C and G Implementation Plan
- Next Steps

PROJECT DEVELOPMENT PROCESS



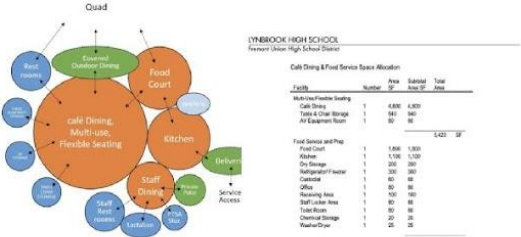
CONTINUOUS
STAKEHOLDER
ENGAGEMENT

MASTER PLANNING



- General scope of projects
- Big picture budget
- Prioritization

PROGRAMMING



- Specific needs for each program
- Relationships between spaces

DESIGN



- Design and layout of buildings
- Landscape design
- Architecture and materials



LEVEL OF
DETAIL

Master Plan Content

Level of Detail Included for each project

- General Scope of work for the project
 - Area of work
 - Type of project
 - Level intensity
- Estimated Budget
 - Developed using \$/SF for similar projects
- Relative importance or impact for prioritization
 - Indicators of Quality

MODERNIZATION OF EXISTING CLASSROOMS

\$8,900,000

INDICATORS OF QUALITY	
Ed. Programs	20
Community	9
Learning Env.	27
Maintenance	20
Safety and Security	18
Code Comp.	6
Total	100/120

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
- Repair plumbing systems as necessary

MODERNIZATION OF ADMINISTRATION

\$3,810,000

INDICATORS OF QUALITY	
Ed. Programs	20
Community	10
Learning Env.	18
Maintenance	18
Safety and Security	30
Code Comp.	5
Total	101/120

Modernize existing administration area, and expand between existing Kindergarten classroom. Administration area may include:

- Reconfigure layout 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

SRHS Update

Follow up to comments at 11/08 Board Meeting

- Held an open meeting with SRHS Staff
 - At lunch on 11/15
 - ~30 staff attended
- Described Project Development process and Master Plan Content
- Answered questions about process and proposed plan



SR French American Charter Update

Follow up to comments at 11/08 Board Meeting

- Engaged Geotechnical Engineer
 - Review available information on active faults in the area
 - Provide findings from their review and recommendations for next steps
- Engaged Structural Engineer
 - Review of existing building designs
 - Provide assessment of any potential structural issues or concerns
- Community Meeting with SRFACS Teachers and Parents to be held once analysis is complete to share findings and answer questions
- FMP to be updated with input from school community

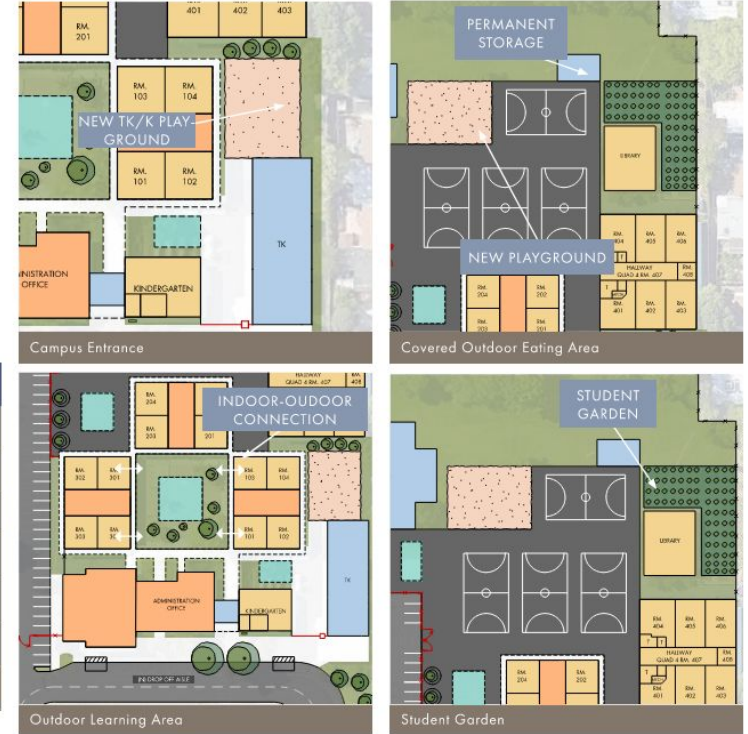


CAMPUS WIDE SITE IMPROVEMENTS

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SANTA ROSA CITY SCHOOLS FACILITIES MASTER PLAN

ALES - 9

FACILITIES MASTER PLAN

SANTA ROSA CITY SCHOOLS
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Indicators of Quality



Indicators of Quality (IoQ)

Data Inputs

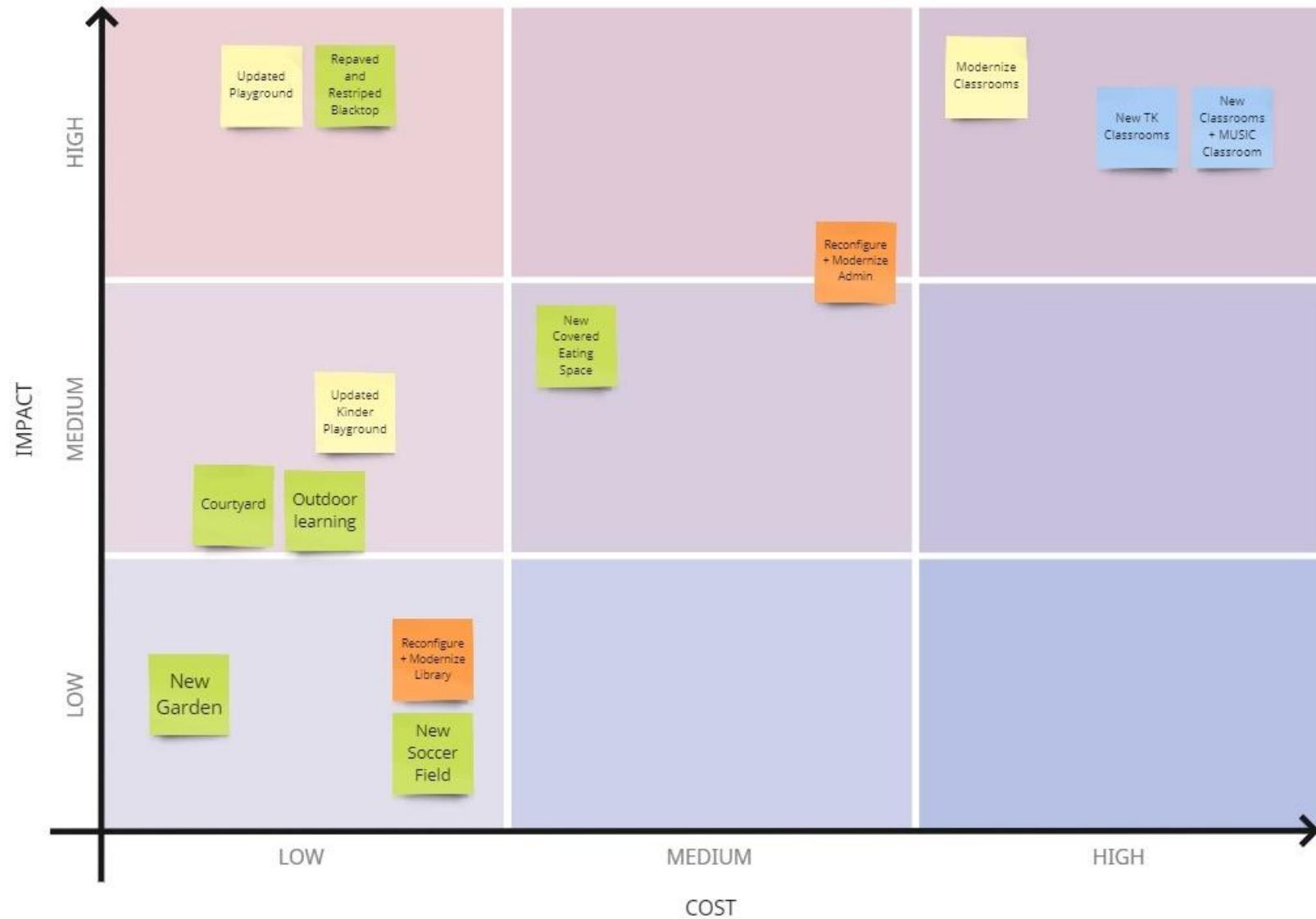
- Site Committee Meetings
- Community Meetings
- Maintenance and Operations Staff
- Facilities Assessments
- FMP Feedback Survey

Goals

- Consistently and equitably evaluate the relative importance and impact of proposed projects
- Help guide decision making about project prioritization and the Implementation Plan
- Reflect the input received from Staff, Teachers, Students, Parents and Community Members

Site Committee Priorities

- Completed project prioritization exercise with each Site Committee
- Assessed each major project on its impact on education for students and staff



Site Committee High Priority Items

- Safety and Security: Site Fencing and Admin renovation for access control
- Modernization of Classrooms: Renovating existing buildings to replace what is worn out and improve learning environments including furniture
- Remove/Replace Portable Classrooms: Replace portables with high quality site-built classrooms where needed
- Expand and Reconfigure Admin: Better accommodate student and family services staff and co-locate for better collaboration and access for families
- Transitional Kindergarten Classrooms: Provide new TK classrooms to replace portables or renovate existing classrooms to provide appropriate facilities
- Shade Structures: Provide outdoor covered areas for eating and for outdoor learning environments
- Improve Exterior Environments: Upgrade playgrounds, fields, blacktop areas and courtyards to better serve students and athletics

Maintenance and Site Assessment High Priority Items

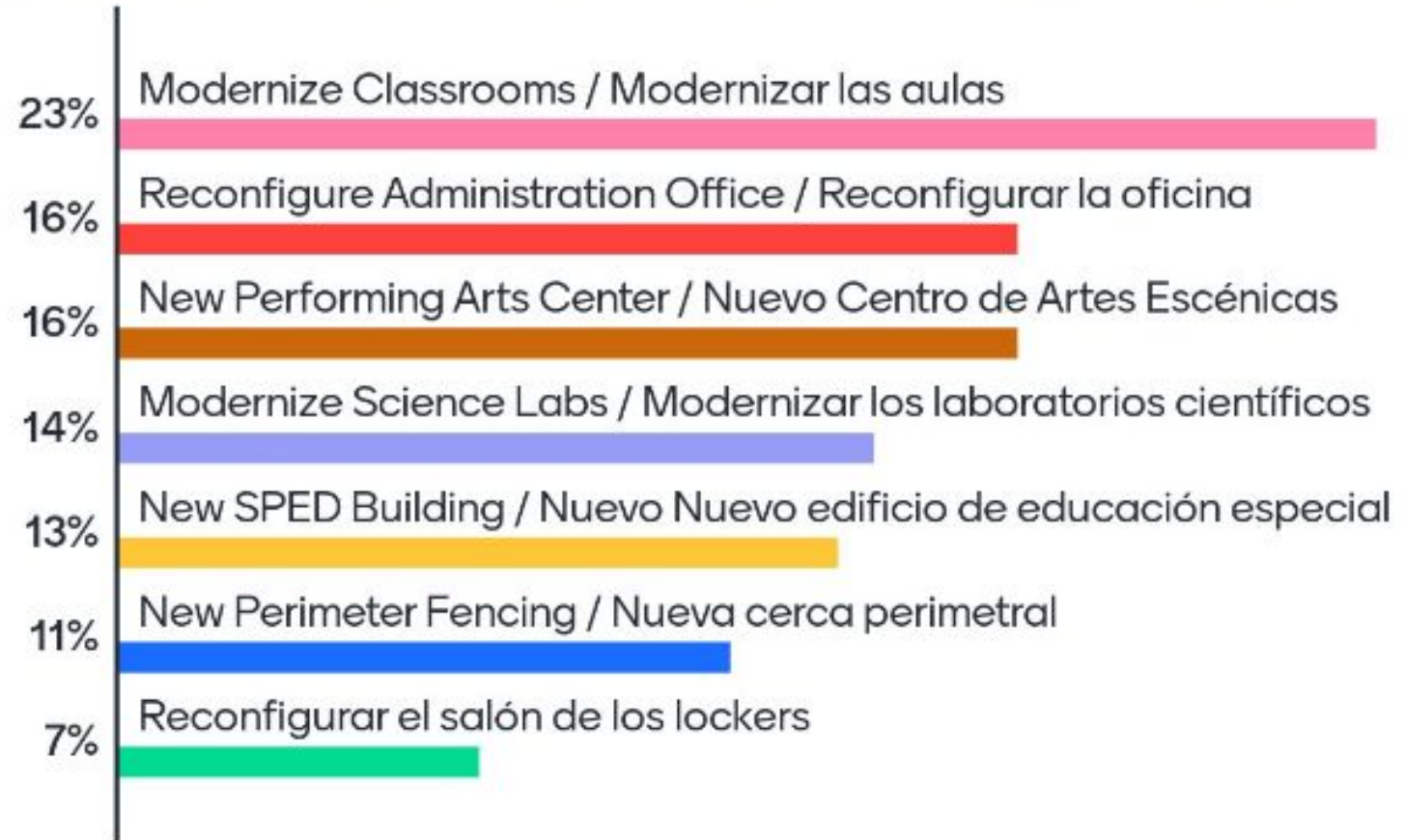
- Generally address long term deferred maintenance needs to allow limited M&O staff to more quickly respond to day to day issues.
- Modernization: Replacing worn out finishes and materials that are at the end of their useful life in buildings across the District, including furniture
- Site Utilities: Replace aging underground utility lines to address ongoing maintenance issues
- Remove/Replace Portable Classrooms: Replace portables that are long past their useful life to reduce maintenance and operations costs
- Safety and Security: Implement fencing and electronic locks to control access and improve security
- Improve Exterior Environments: Upgrade playgrounds, fields, blacktop areas and courtyards to make them easier to maintain

Community Meetings

- 5 Meetings held at each HS
- Plans presented for schools within each neighborhood
- Live polling collected on project priorities for each school



Which projects at Herbert Slater MS will have the biggest impact?
¿Qué proyectos en Herbert Slater MS tendrán el mayor impacto?



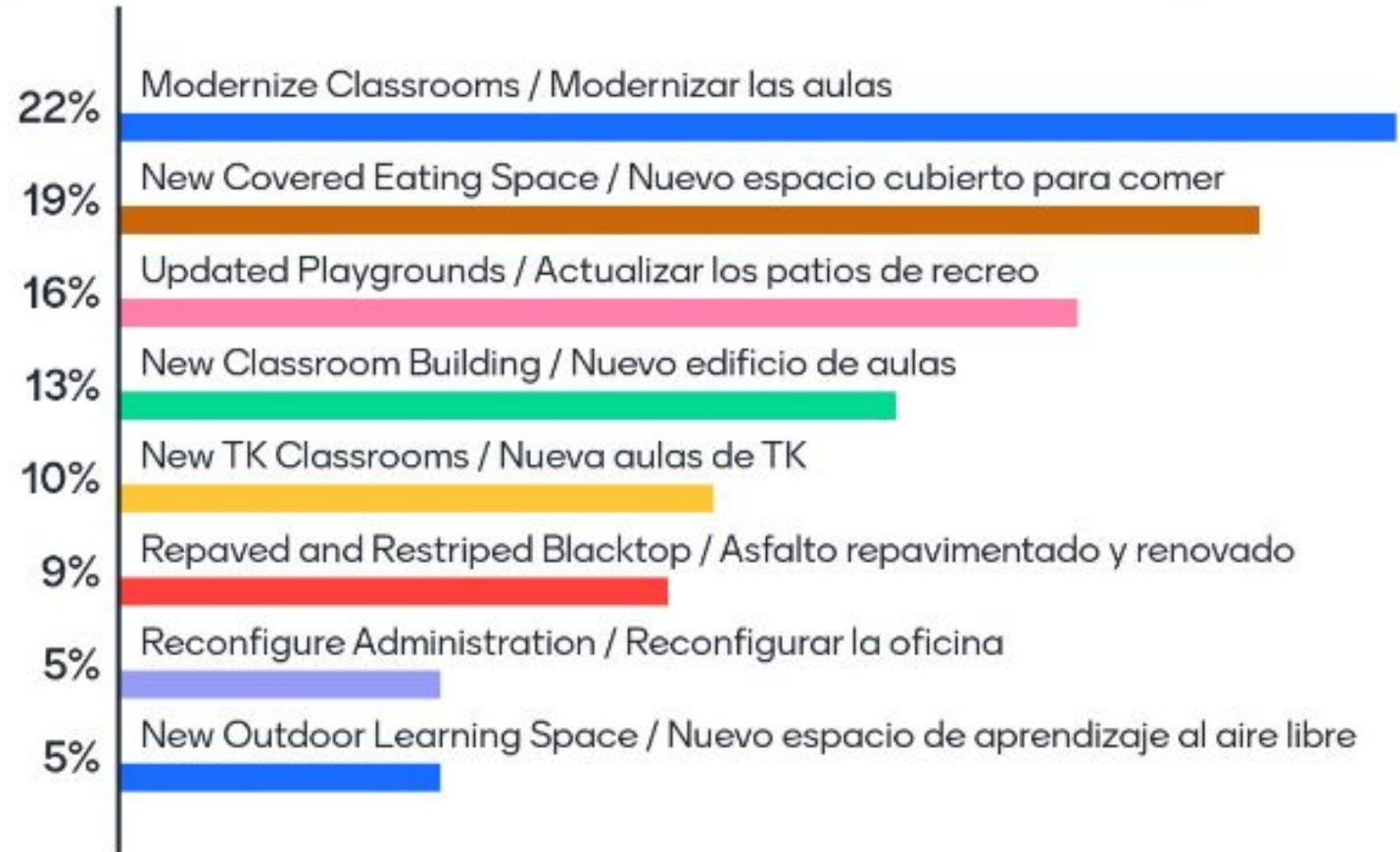


Which projects at Piner HS will have the biggest impact? ¿Qué proyectos en Piner HS tendrán el mayor impacto?





Which projects at James Monroe ES will have the biggest impact? ¿Qué proyectos en James Monroe ES tendrán el mayor impacto?

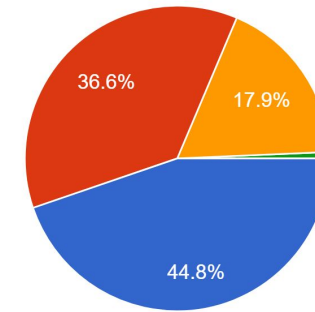


Feedback Survey

- Digital Survey Distributed to all SRCS Students, Staff and Parents via ParentSquare
- 1,182 Responses collected
- Responses from all school communities
- Some schools and demographics represented better than others

District Affiliation / Relación con el Distrito Escolar:

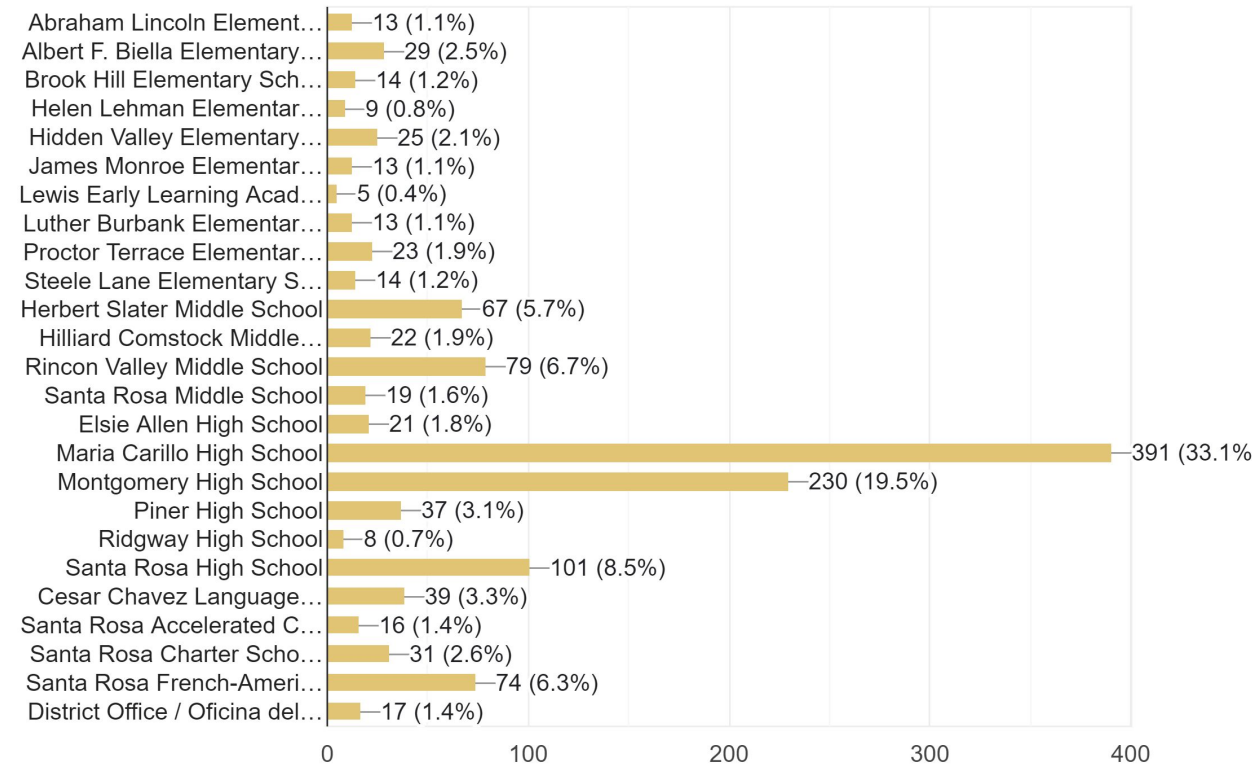
1,182 responses



- SRCS Student / Estudiante del distrito escolar SRCS
- SRCS Family / Familia en el distrito escolar SRCS
- SRCS Staff / Personal del distrito escolar SRCS
- SRCS Community Member / Miembro de la comunidad del distrito escolar SRCS

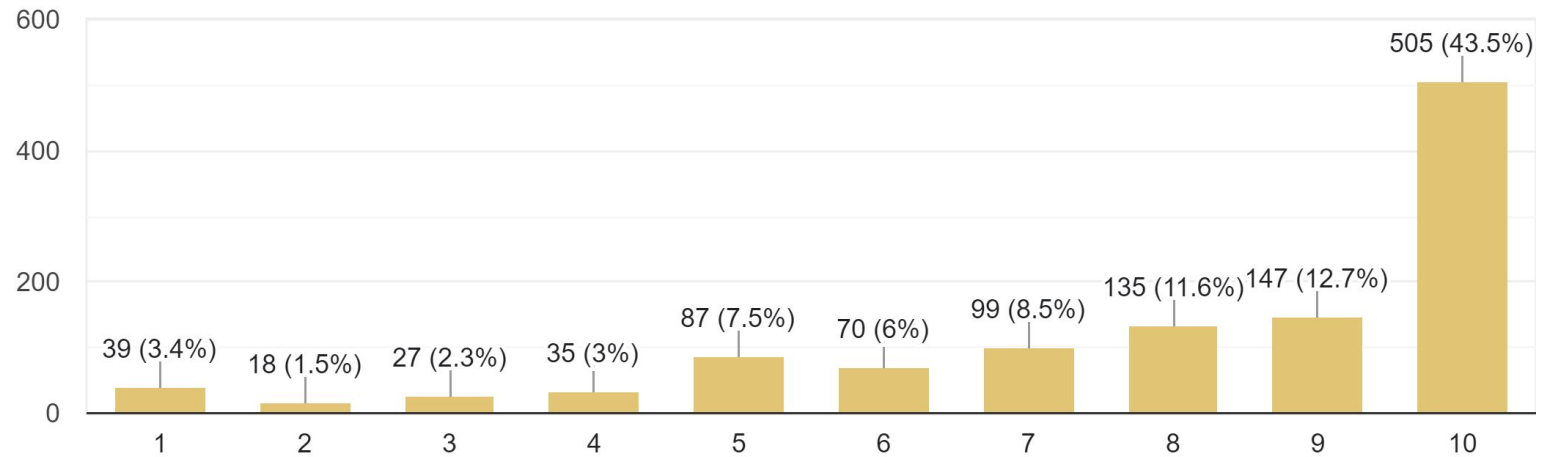
What school site(s) do you work at or does your child(ren) attend? / ¿A cuáles escuelas asiste(n) su(s) hijo(s)?

1,182 responses



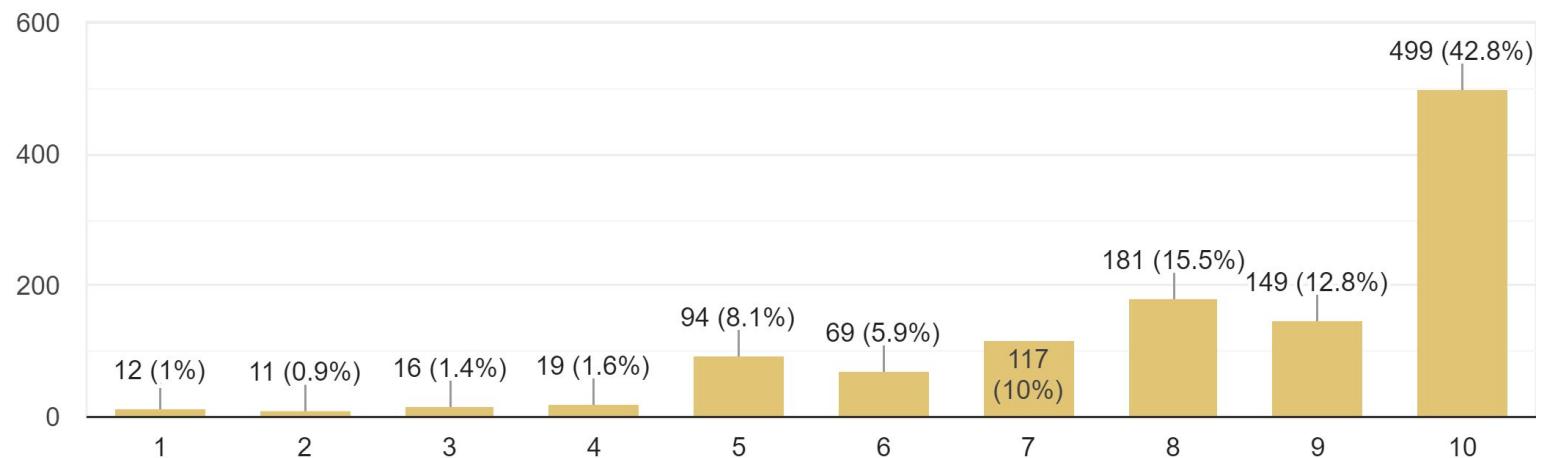
Remove or replace deteriorating portable classrooms so that all students have higher quality learning spaces. / Eliminar o reemplazar aulas por...tes tengan espacios educativos de mayor calidad.

1,162 responses



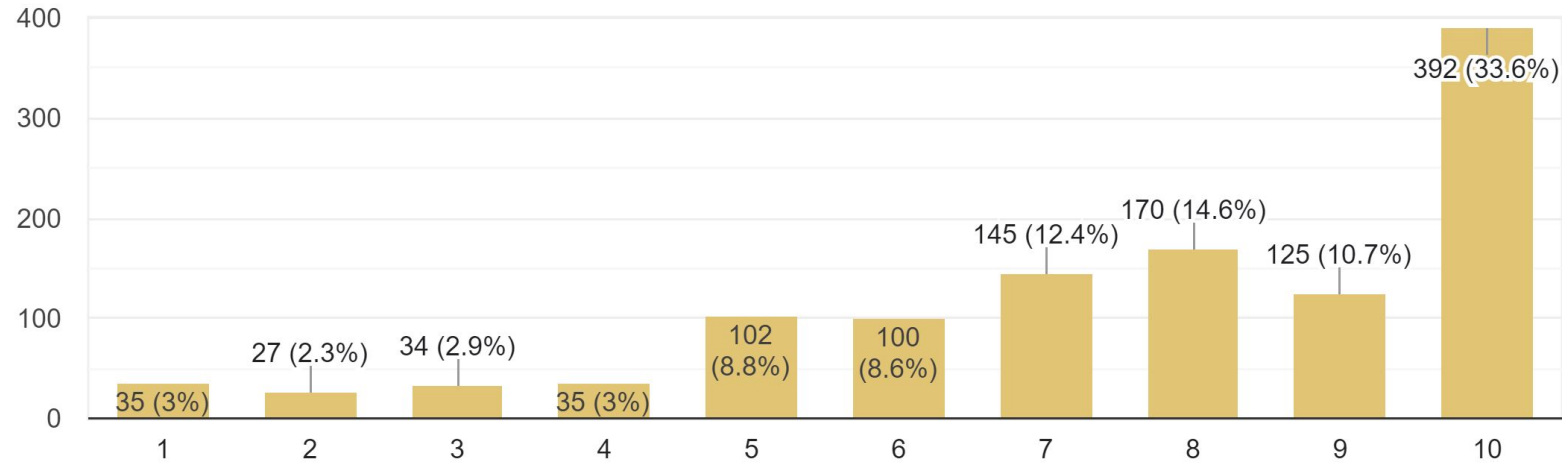
Renovate classrooms to replace worn out finishes, cabinetry, lighting, windows, furniture, etc. to improve the quality of the learning spaces. / Renov...ara mejorar la calidad de los espacios educativos.

1,167 responses



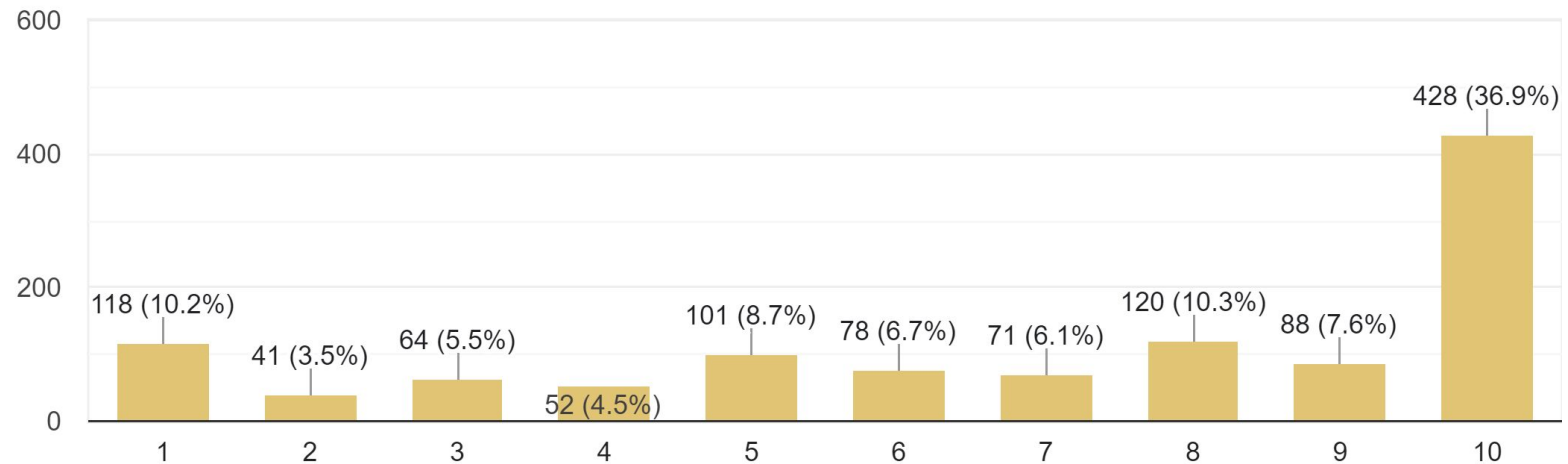
Build new covered lunch structures to provide outdoor space for students to eat and gather protected from the sun and rain. / Construir nuevas ... coman y se reúnan protegidos del sol y la lluvia.

1,165 responses



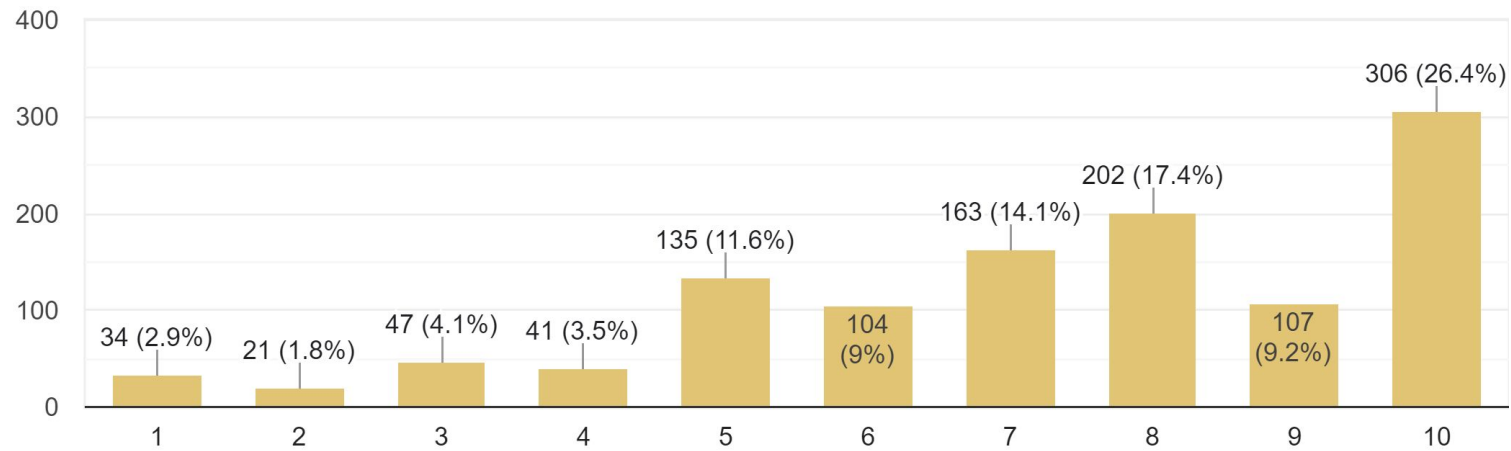
Improve campus safety and security by building fencing and modifying school offices to create a single controlled point of entry during school hours ... los visitantes solo puedan ingresar por la oficina.

1,161 responses



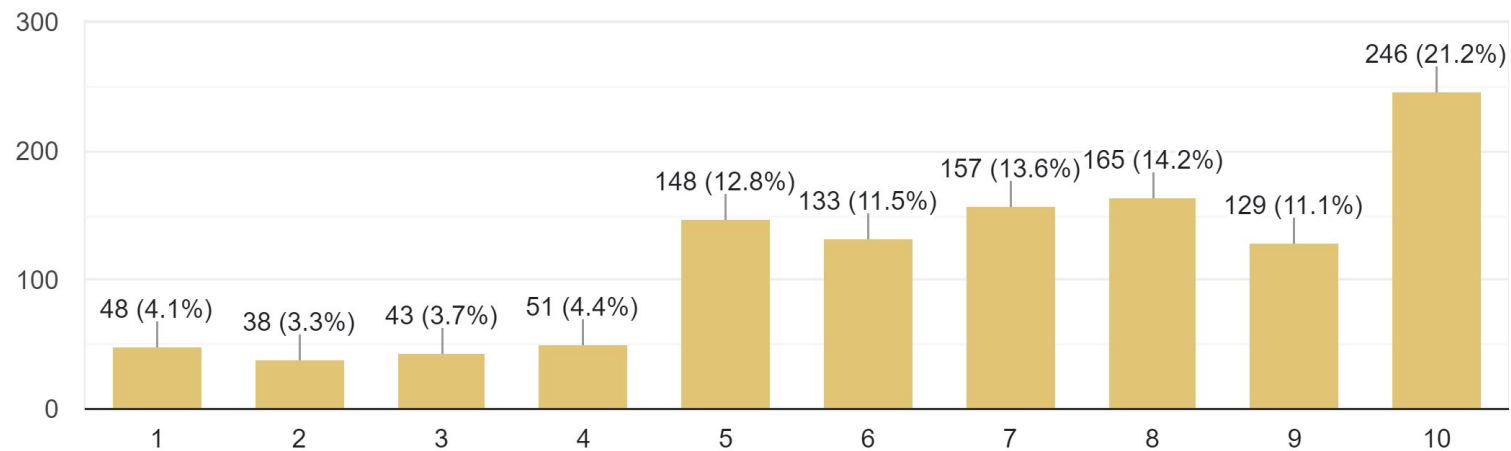
Improve outdoor spaces for learning, play and gathering such as playgrounds, courtyards, quads and student gathering areas. / Mejorar los espacios... plazas y áreas donde los estudiantes se reúnen.

1,160 responses



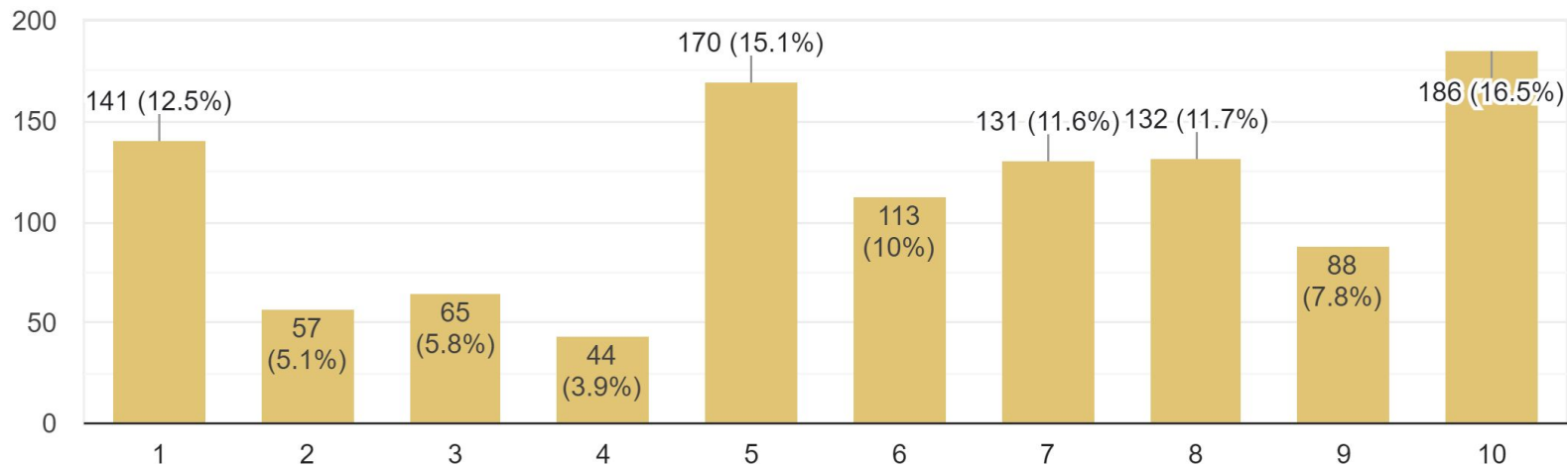
Improve existing buildings to support student mental health by creating wellness centers at MS and HS campuses and renovating and improving Libraries...ar de los estudiantes en las escuelas primarias.

1,158 responses



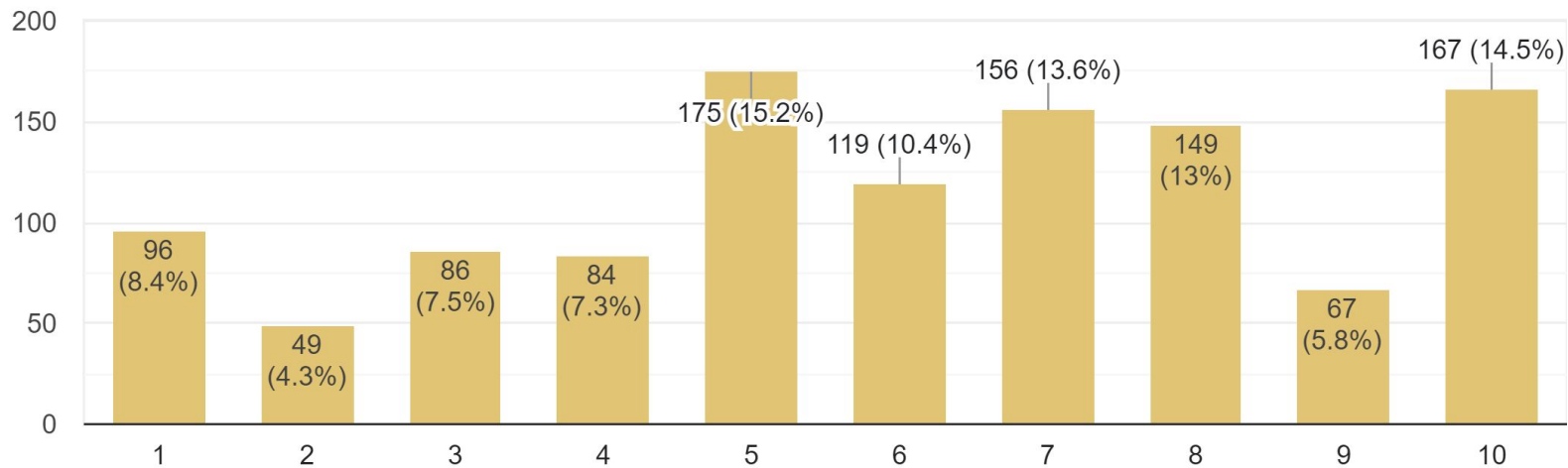
Provide classroom spaces for Kindergarten and Transitional Kindergarten that have dedicated restrooms and appropriate space. / Proporcionar e...que tengan baños exclusivos y espacio adecuado.

1,127 responses



Renovate and expand Administration areas to provide appropriate space for student support staff such as school nurses, counselors, psychologists, ...tudiantes y maestros en un solo lugar del campus.

1,148 responses



Typical IoQ Scores (max score 120)

112-115

Safety and
Security
(fencing)

105-110

New buildings
to replace
Portables

100 - 105

Admin
expansion
and reconfig

90-100

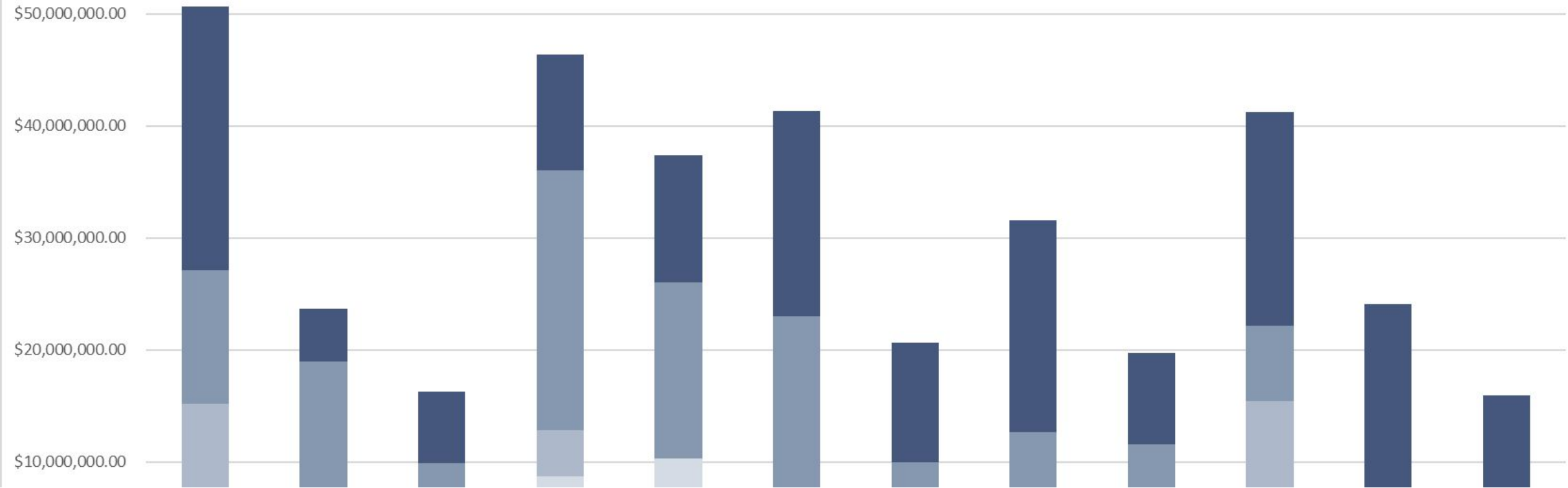
Modernization
of existing
Classrooms

80-90

Modernization
of other
Buildings

80-90

Site
Improvements



FMP Executive Summary

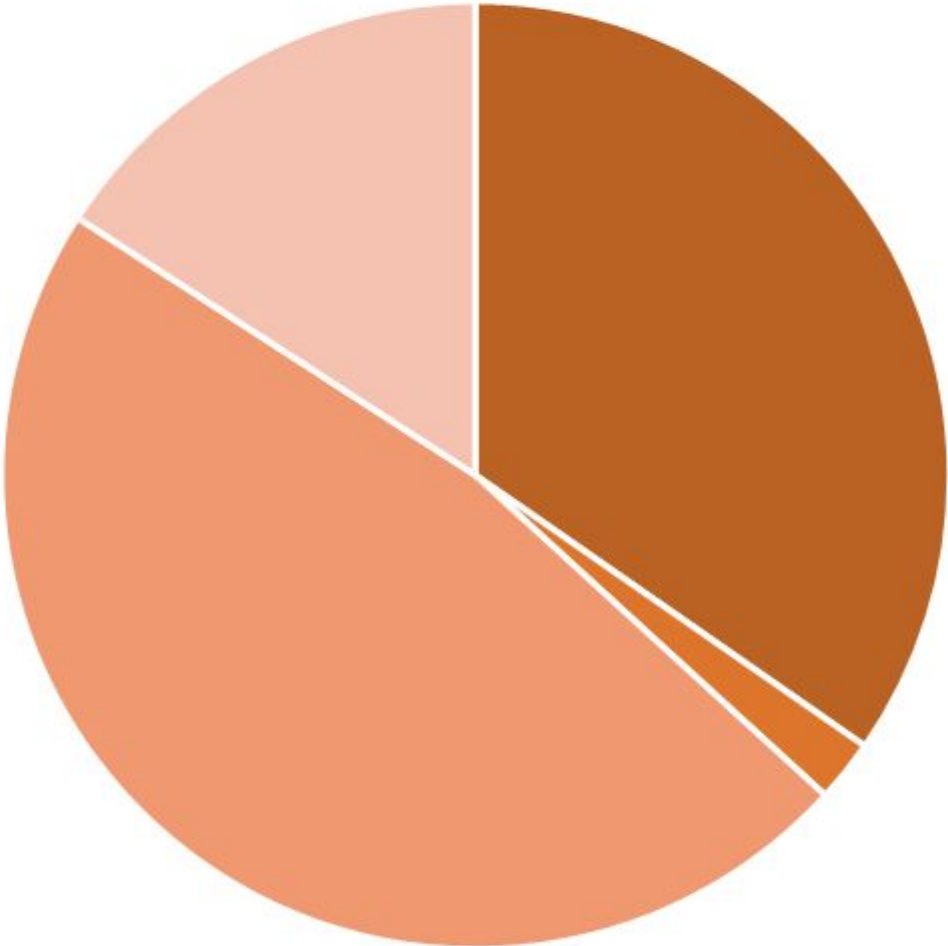


Facilities Master Plan Summary

High School District Campus	Total Estimated Project Cost
Santa Rosa High School	\$125,522,300.00
Ridgway High School	\$33,420,000.00
Montgomery High School	\$200,082,600.00
Maria Carillo High School	\$86,419,000.00
Piner High School	\$94,280,000.00
Elsie Allen High School	\$57,052,700.00
Santa Rosa Middle School	\$60,061,000.00
Rincon Valley Middle School	\$56,292,500.00
Santa Rosa Accelerated Charter	\$21,650,000.00
Hilliard Comstock Middle School	\$80,118,000.00
Herbert Slater Middle School	\$74,539,500.00
Cesar Chavez Language Academy	\$86,077,700.00
District Office and Education Center (75%)	\$47,925,000.00
Total	\$1,023,440,300

Elementary School District Campus	Total Estimated Project Cost
Steele Lane Elementary School	\$50,609,000.00
Santa Rosa Charter for the Arts	\$23,682,000.00
Albert Biella Elementary	\$16,242,000.00
Abraham Lincoln Elementary	\$46,324,800.00
Brook Hill Elementary	\$37,396,200.00
Helen Lehman Elementary	\$41,300,000.00
Hidden Valley Elementary	\$20,626,500.00
James Monroe Elementary	\$31,540,000.00
Luther Burbank Elementary	\$19,744,400.00
Proctor Terrace Elementary	\$41,200,000.00
Early Childhood Education	\$24,095,200.00
District Office and Education Center (25%)	\$15,975,000.00
Total	\$368,735,100

Elementary School District Projects by Type



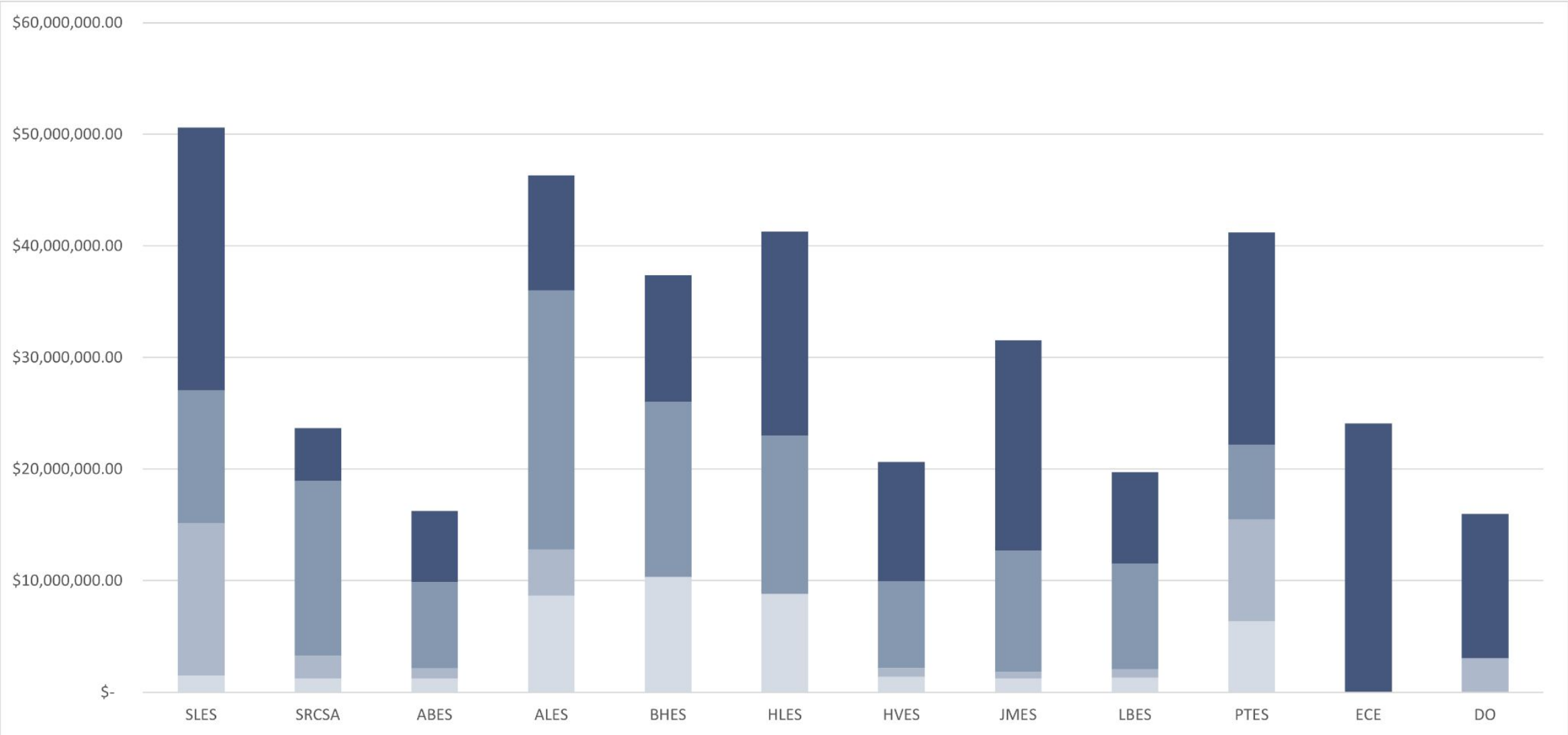
	Project Type	Estimated Cost	
	Modernization	\$127,857,500	35%
	Safety & Security	\$7,827,000	2%
	New Construction / Additions	\$174,575,200	47%
	Site Improvements	\$58,475,400	16%
	GRAND TOTAL ES:	\$368,735,100	

Elementary District Projects by IoQ Score Range

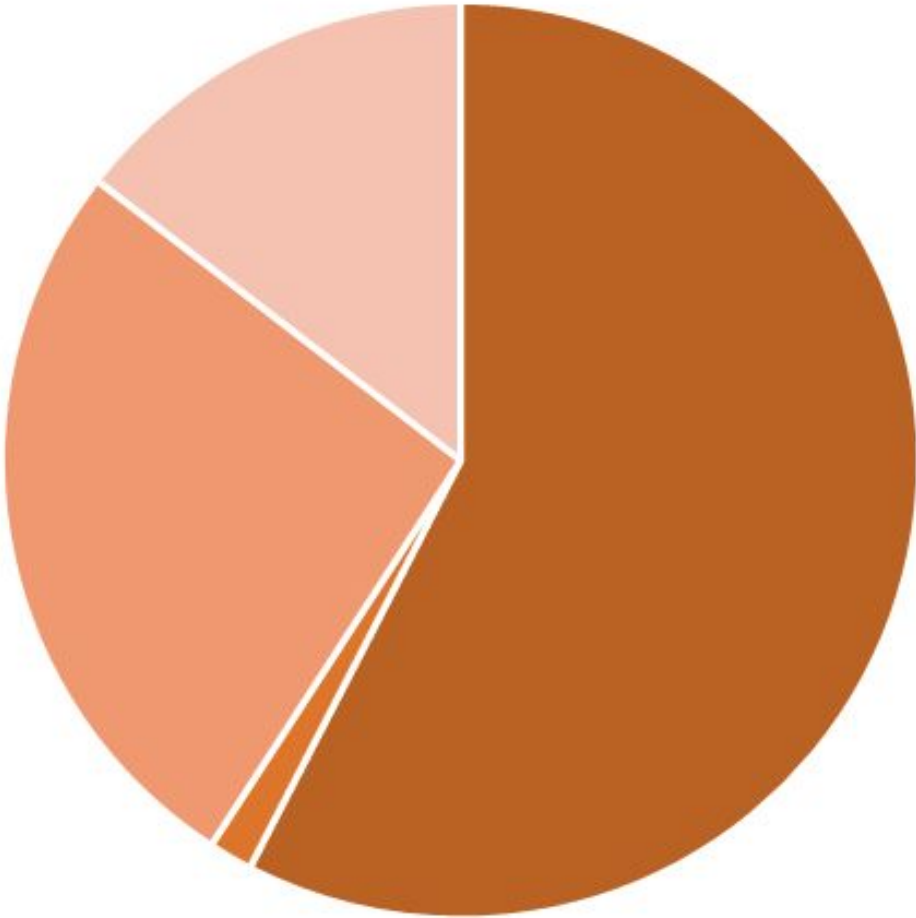


	IoQ Score Range	Estimated Cost
	0-70	\$ 42,180,000
	71-85	\$ 34,977,500
	86-100	\$ 123,225,400
	101-120	\$ 168,352,200
	Total	\$ 368,735,100

Elementary District Projects by IoQ Score Range



High School District Projects by Type



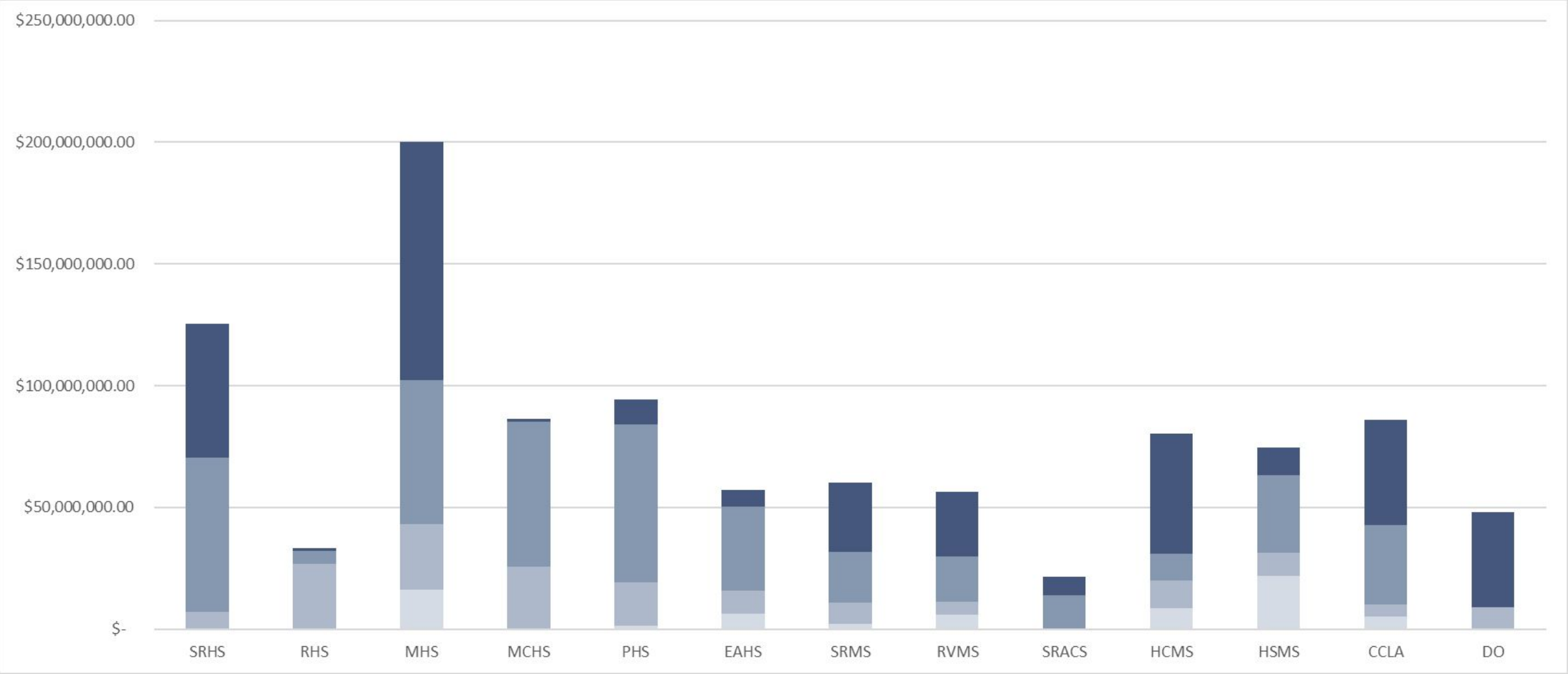
	Project Type	Estimated Cost	
	Modernization	\$589,546,000	58%
	Safety & Security	\$15,830,000	2%
	New Construction / Additions	\$269,085,600	26%
	High School District Site Improvements	\$148,978,700	15%
	GRAND TOTAL HS:	\$1,023,440,300	

High School District Projects by IoQ Score Range

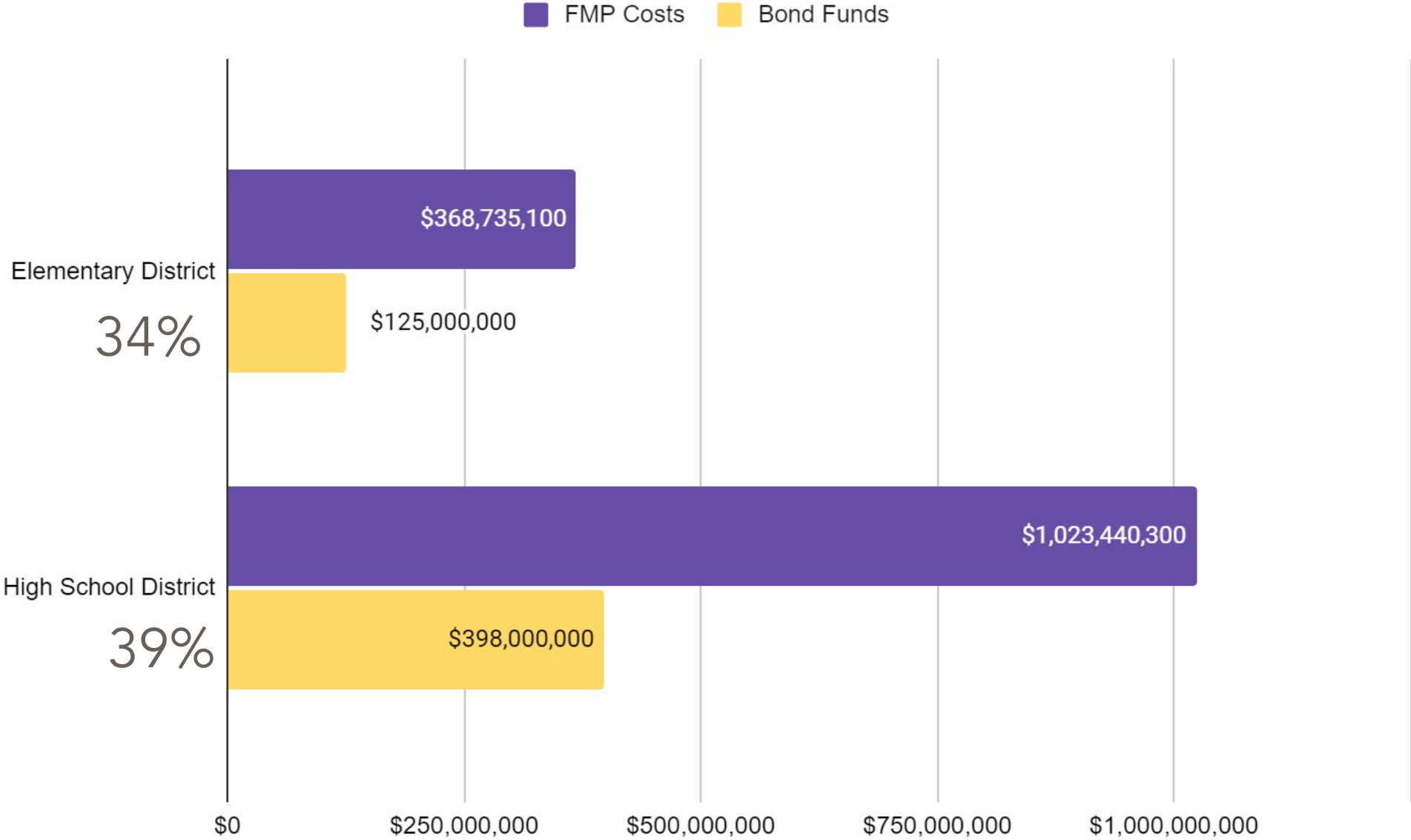


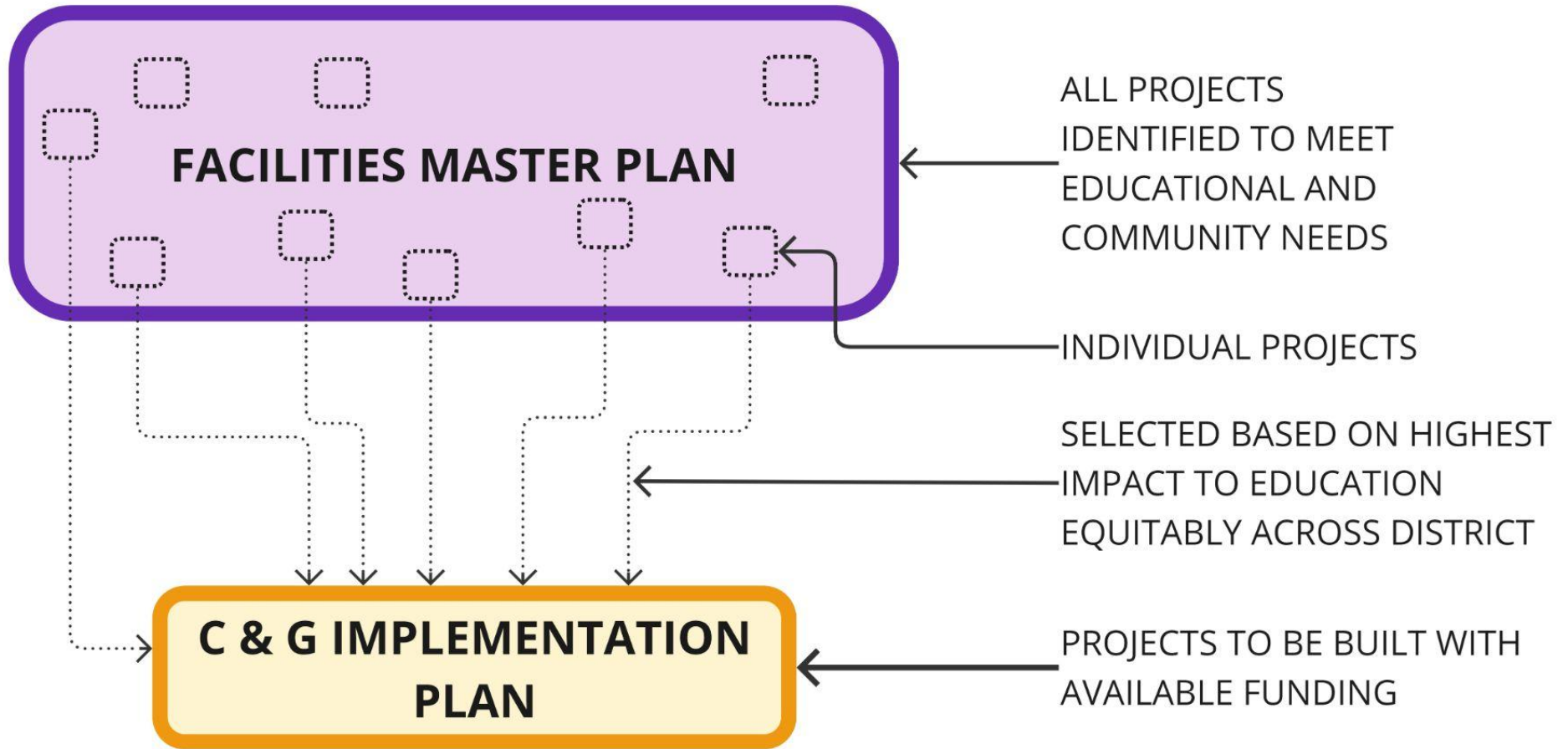
	IoQ Score Range	Estimated Cost
	0-70	\$ 68,230,000
	71-85	\$ 162,226,000
	86-100	\$ 416,541,700
	101-120	\$ 376,442,600
	Total	\$ 1,023,440,300

High School District Projects by IoQ Score Range



Facilities Master Plan Summary





Implementation Plan

Implementation Plan Development

- Based on IOQ's, District Wide Initiatives were developed.
- Budgets for DW Initiatives have been developed with equity at all sites in mind.
- Once Implementation Plan is Approved the Bond Team will begin developing projects and schedules based on budgets.

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY
ABRAHAM LINCOLN ELEMENTARY SCHOOL
 850 W 9TH ST, SANTA ROSA, CA 95401



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 TRANSFORMING FACILITIES FOR A SAFER FUTURE

SCHOOL PROJECTS FOR
ABRAHAM LINCOLN ELEMENTARY SCHOOL

-  **Safety & Security:**
Perimeter Fencing and gates to create a secure perimeter around the school campus
 -  **Classroom Modernization:**
Interior Classroom Paint, New Cabinetry, Replacing Flooring, and Ceiling Tile Replacement
 -  **New Furniture:**
New Furniture in all Classrooms
 -  **Campus Improvements:**
Exterior Painting, New Playground equipment Upgrades, Blacktop repave and expansion, as well as Infrastructure and Site Work
 -  **New Transitional Kinder (TK) Areas:**
New TK areas to better serve the program following California Department of Educations TK classroom requirements of 1350 Square foot classrooms with a dedicated restroom
- www.srscschools.org

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY
ELSIE ALLEN HIGH SCHOOL
 599 BELLEVUE AVE, SANTA ROSA, CA 95407



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 TRANSFORMING FACILITIES FOR A SAFER FUTURE

SCHOOL PROJECTS FOR
ELSIE ALLEN HIGH SCHOOL

-  **Safety & Security:**
Perimeter fencing and gates to create a secure perimeter around the school campus
 -  **Classroom Modernization:**
Interior Classroom Paint, cabinetry, Replacing Flooring, and Ceiling Tile Replacement. Replacement of roofs as needed, as well as a heavy remodeling of the Student Union to better suit the program needs
 -  **New Furniture:**
New Furniture in all Classrooms
 -  **Administrative Reconfiguration:**
Remodel Administration office to create a single point of entry to the campus and assist with support services
 -  **All Access Restrooms:**
Update and Modernize restrooms for all students
 -  **Campus Improvements:**
Exterior Painting, Creating An Outdoor Covered Eating Area , Infrastructure & Site Improvements
- www.srscschools.org

Implementation Plan

Project Grouping

- Safety & Security
- New Furniture
- All Access Restrooms for Students
- Site Improvements
- New Construction & Modernization
- Upgrades to Administration & Support Services
- Transitional Kindergarten

SRCS MEASURE C & G 2023 IMPLEMENTATION PLAN								
Prepared for December 13, 2023 Board of Education Regular Meeting			ALL BOND \$	ALL BOND \$	FUND BALANCE ONLY ----->			
Project Info			Funding Sources					
	Proposed		Measure C High	Measure G Elementary	Measure L (2014) Elementary	Developer Fees High	Developer Fees Elementary	
	Status	2023 UIP	Fund 21	Fund 21	Fund 21	Fund 25	Fund 25	
MEASURE C HIGH SCHOOL DISTRICT WIDE INITIATIVES			\$ 279,698,002	\$ 274,698,002	\$ -	\$ -	\$ 5,000,000	\$ -
Modernization		\$ 70,000,000	\$ 70,000,000					
New Furniture		\$ 11,500,000	\$ 11,500,000					
Student Access Restroom		\$ 30,000,000	\$ 30,000,000					
Administration Building & Support Services Reconfiguration / Addition		\$ 26,000,000	\$ 26,000,000					
Safety & Security		\$ 17,198,002	\$ 17,198,002					
New Construction / Additions		\$ 100,000,000	\$ 95,000,000			\$ 5,000,000		
Campus Improvements		\$ 25,000,000	\$ 25,000,000					
MEASURE G ELEMENTARY SCHOOL DISTRICT WIDE INITIATIVES			\$ 94,274,498	\$ -	\$ 86,274,498	\$ 4,000,000	\$ -	\$ 4,000,000
Modernization		\$ 22,500,000		\$ 18,500,000	\$ 4,000,000			
New Furniture		\$ 5,000,000		\$ 5,000,000				
Transitional Kinder		\$ 22,500,000		\$ 18,500,000			\$ 4,000,000	
Administration Building & Support Services Reconfiguration / Addition		\$ 15,000,000		\$ 15,000,000				
Safety & Security		\$ 5,700,000		\$ 5,700,000				
New Construction / Additions		\$ 15,000,000		\$ 15,000,000				
Campus Improvements		\$ 8,574,498		\$ 8,574,498				
DISTRICT OFFICE & EDUCATION CENTER PROJECTS			\$ 87,500,000	\$ 66,586,998	\$ 20,913,002	\$ -	\$ -	\$ -
Early Childhood Education		\$ 24,000,000	\$ 18,000,000					
Central Kitchen Modernization		\$ 12,000,000	\$ 9,000,000					
Maintenance & Operations Facilities		\$ 5,000,000	\$ 3,000,000					
New Adult Transition Center		\$ 15,500,000	\$ 11,000,000					
District Office & Support Services		\$ 30,000,000	\$ 22,000,000					
Education Center Site Work		\$ 1,000,000	\$ -					
CAPITAL IMPROVEMENT MANAGEMENT			\$ 83,680,000	\$ 63,000,000				
Measure C & G Program Contingency (3%)		\$ 15,690,000	\$ 11,767,500					
Measure C & G Management (7%)		\$ 36,610,000	\$ 27,457,500					
Measure C & G Escalation (6% of Bond)		\$ 31,380,000	\$ 23,775,000					
			\$ 545,152,500	\$ 404,000,000				
					Total Budget			\$ 545,152,500
					Measure C			\$ 326,000,000
					Measure C Interest (Projected)			\$ 6,005,000
					Total Measure C			\$ 404,985,000
					Measure G			\$ 125,000,000
					Measure G Interest (Projected)			\$ 2,187,500
					Total Measure G			\$ 127,187,500
					Total Measure L			\$ 4,000,000
					Developer Fees			\$ 9,000,000
					Balance			\$ -

Implementation Plan Next Steps

Immediate Project Action (Initiate Work at the Following Sites):

- Montgomery High School 2-Story Building Project
- Roofing & HVAC Replacement Projects
 - Rincon Valley Middle School
 - Luther Burbank Elementary School
 - Helen Lehman Elementary School
- Exterior Painting Projects for Summer of 2024
- New Furniture for Summer of 2024
- New Support Services Office Bld., Warehouse, Data Room, Early Childhood Ed. Center

Continued Project Development:

- Expand project scope and detail as outlined in Implementation Plan.
- Regularly update to reflect project progress and changes.

Engagement of Necessary Expertise and Community Engagement:

- Expedite the procurement process for consultants, architects, and engineers essential for the successful execution of upcoming projects.
- Maintain open communication with the SRCS community regarding project timelines, milestones, and any modifications to the Implementation Plan.

FMP Next Steps

- Begin work on Measure C and G projects!
- Update Implementation Plan as additional detail is developed and projects proceed
- Update FMP if/when conditions change



Thank you!

Quattrocchi Kwok Architects | (707) 576-0829 | aaronj@qka.com



QUATTROCCHI KWOK
ARCHITECTS