

# Measure C & G Implementation Plan

Santa Rosa City Schools

December 2023

**REFRESH • REVITALIZE • RENEW**

**TRANSFORMING FACILITIES FOR A SAFER FUTURE**



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## INTRODUCTION

When a school district in California decides to embark on a bond program, the first step is developing an implementation plan to identify the specific projects the bonds will fund based on the District's needs developed in the Facilities Master Plan. This may involve working with construction managers, architects, and other experts to determine what improvements are needed, how much they will cost, how long they will take, and how the work will impact the current activities on campus. Once the scopes of work have been identified, the school district will develop a budget for each project. With that information, the district can move forward with the additional planning components required to implement the individual projects and the bond program. This plan is the result of such an effort and serves as the guiding documents/tools to be used as Santa Rosa City Schools (SRCS) begins the implementation of Measure C for the High School District and Measure G for the Elementary School District bond program.

The School District must monitor progress closely and adjust as needed throughout the implementation process. This may involve making changes to the scope of the projects, adjusting the budget, or revising the timeline for completion. Future considerations causing a re-evaluation could include changes in demographics, funding or grants, educational programs, other impacts on construction, or community input. The school district will also need to communicate regularly with stakeholders, including parents, teachers, and community members, to keep them informed about the bond program's progress and any changes made along the way. This plan is the starting point for an ongoing process between the District and its community that will last years.

## ACKNOWLEDGEMENTS

We wish to acknowledge and thank those who contributed to the Facilities Master Plan on which the Implementation Plan is based. This plan would not have been possible without the participation and guidance provided by the Santa Rosa City School District staff and community, including:

### Santa Rosa City Schools District Board of Trustees

Stephanie Manieri, Board President Trustee Area 6	Alegria De La Cruz, Trustee Area 3
Omar Medina, Board Vice President Trustee Area 4	Roxanne McNally, Director Trustee Area 2
Ever Flores, Clerk Trustee Area 1	Ed Sheffield, Director Trustee Area 5
Jeremy De La Torre, Director Trustee Area 7	Audrey Rauh, Student Board Member

### Santa Rosa City Schools District Staff

Anna Trunnell, Superintendent
Lisa August, Associate Superintendent of Business Services
Erik Oden, Executive Director of Facilities, Maintenance & Operations
Cathy Gotfrid, Project Manager, Facilities
Santa Rosa City Schools Staff <i>(via 2023 Facilities Master Plan Update &amp; Implementation Plan community meetings)</i>
Facilities Master Plan Executive Committee
Santa Rosa City Schools Furniture Selection Committee

### Santa Rosa City Schools District Community

Santa Rosa Community <i>(via 2023 Facilities Master Plan Update &amp; Implementation Plan community meetings)</i>
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## **Santa Rosa City Schools District Consultants**

Quattrocchi Kwok Architects *(via 2023 Facilities Master Plan)*

Van Pelt Construction Services

King Consulting (Funding Consultant)

## PROCESS

The following Implementation Plan is a result of an effort that involved a review of the following:

- 2023 Facilities Master Plan Update
- Current Campus Site Conditions
- Prior Completed Work
- Size/Complexity of the Proposed Projects
- Project Contract Delivery Methods
- Impact on Campus Community
- Funding Availability
- Bond Cash Flow
- Additional State Funding (grant) Opportunities
- Local Partnerships and Funding Opportunities

To consider and distill these factors, a team composed of SRCS and VPCS leadership met regularly throughout the 2023 Facilities Master Plan Update process. The work product that resulted from these meetings included:

- Campus Plan Pages
- District Wide Initiatives Budgets
- Overall Bond/State Funding Plans
- Delivery Methods
- Community Engagement
- Bond Program Cash Flow
- State Funding Plan
- Implementation Plan Funding
- Program and Construction Management Plan

Before completing these critical planning tools, the team conducted a series of community meetings between October 30th, and November 9th, 2023. At these meetings, SRCS solicited feedback from its community of faculty, staff, parents, and neighbors. In doing so, the District could see the plan through the eyes of its community members and make final adjustments.

## DEVELOPMENT OF THE PLAN

In 2023 SRCS worked with partners Quattrocchi Kwok Architects and Van Pelt Construction Services to develop a comprehensive Facilities Master Plan (FMP) Update, which carefully considered the needs of both the District's facilities and its community. The resulting plan will be posted on the SRCS District Website once approved by the Board of Trustees at the following link: <https://www.srcschools.org/site/Default.aspx?PageID=75>

The FMP and its proposed projects served as the guiding document as the district took the next step in its bond planning process by developing an Implementation Plan (IP). The IP team did a detailed review of each project outlined in the FMP, considering the many factors listed above. The result is a set of tools that guide the bond's implementation and consider budget, schedule, project scope, and campus impact.

In the IP development process, the projects were broken down by District Wide Initiatives in order to reach the District's goals and standards for a given program across multiple campuses and how the facilities must be improved to accomplish these goals equitably and impact every student within the SRCS.

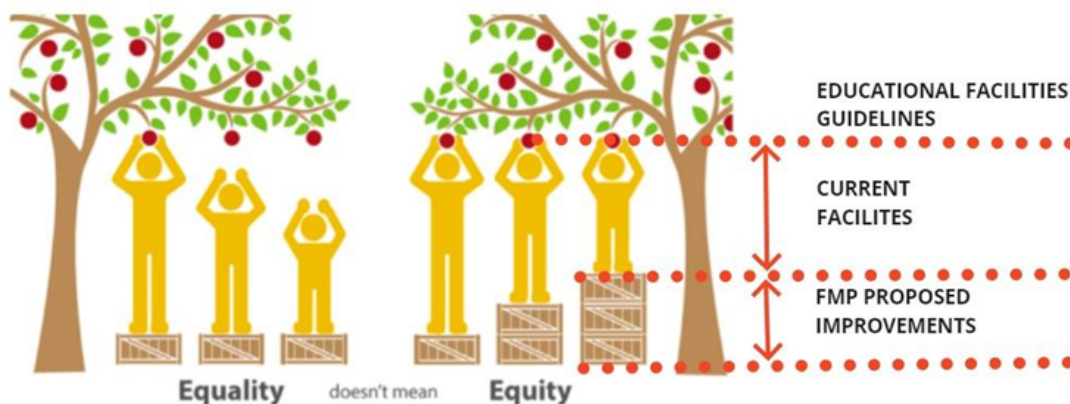
Figure 1. Implementation Plan Approach to Equity.

### 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



## DISTRICT WIDE INITIATIVES BUDGETS

Funds were allocated based on the Indicators of Quality (IOQ) used in the FMP using Data input from Site Committee Meetings, Community Meetings, Maintenance and Operations Staff, Facilities Assessments, and FMP Feedback Survey. Budgets were then generated based on the priority projects or District Wide Initiatives

The District Wide Initiatives are broken down as follows:

### Measure C District Wide Initiatives

- **District Wide Safety & Security** - Perimeter fencing and gates will create a secure perimeter around the school campus and electronic access control.
- **District Wide Classroom Modernization** - Interior Classroom Paint, New Cabinetry, Replacing Flooring, and Ceiling Tile Replacement.
- **District Wide New Furniture** - New Furniture in all Classrooms and Administration buildings.
- **District Wide All Access Restrooms** - Update and Modernize restrooms for all students.
- **District Wide Campus Improvements** - Exterior Painting, Updating Quads, Outdoor Covered Eating Areas, as well as Infrastructure and Site Work Improvements.
- **District Wide New Additions** - New Additions include student gathering areas, new classroom spaces to remove portable classrooms, and new spaces to support STEM programs.
- **Administrative Reconfiguration** - Remodel Administration office to create a single point of entry to the campus and assist with support services.

## **Measure G District Wide Initiatives**

**District Wide Safety & Security** - Perimeter fencing and gates will create a secure perimeter around the school campus and electronic access control.

**District Wide Classroom Modernization** - Interior Classroom Paint, New Cabinetry, Replacing Flooring, and Ceiling Tile Replacement.

**District Wide New Furniture** - New Furniture in all Classrooms and Administration buildings.

**District Wide New Transitional Kinder (TK) Areas** - New TK areas to better serve the program following California Department of Education's TK classroom requirements of 1350 Square foot classrooms with a dedicated restroom.

**District Wide Administrative Reconfiguration** - Remodel, Relocation, and/or Addition of Administration office to create a single point of entry to the campus and assist with support services.

**District Wide New Additions** - New classroom spaces to remove deteriorating portable classrooms.

**District Wide Campus Improvements** - Exterior Painting, New and/or Updated Playground Equipment, New Outdoor Covered Eating Areas / Shade Structures, updating and repaving blacktop areas and parking lots, as well as Infrastructure and Site Work Improvements.

The financial plans are utilized District wide at all campuses in order to achieve equity throughout the District. These budgets are managed and updated as projects are completed (Reference Appendix for Measure C & G Budget).

Measure C & G's financial plan outlines the anticipated costs and expenditures associated with District Wide Initiatives and related projects, including the overall program and construction costs for each associated project, also referred to as soft and hard costs of a project.

### **Program Costs (Soft Costs)**

Soft Costs include budgeted amounts for planning work, design, development, and bidding. These costs include pre-design services, architectural and engineering design contracts, environmental reviews, hazardous materials surveying and testing, agency fees for regulatory approvals, administration/project management, and other preliminary costs.

### **Construction Costs (Hard Costs)**

Hard Costs include budgeted amounts for construction management, construction, furniture, fixtures, and equipment, and other needs included in full occupancy and use of the site. These costs include site surveys, geotechnical investigations, environmental assessments, site development, infrastructure and modernization improvements, landscaping, utilities installation/connections, construction or modernization of buildings, furniture, fixtures, equipment, moving costs, and other associated expenses.

## CAMPUS PLAN PAGES

The campus plan pages highlight project scopes at each school site. This is an overall view of the specific projects or initiatives on a particular campus or site. These pages serve as a high-level information resource, offering updates about planned projects to be implemented in Measures C & G Bonds.

The purpose of these pages is to keep stakeholders, such as students, faculty, staff, parents, and the community, informed about the progress, scope, timeline, and impact of the projects. See Exhibit A for individual Campus Plan Pages.

Figure 2. Sample of Campus Plan Page.

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

**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 Education's TK classroom requirements of 1350 Square foot classrooms with a dedicated restroom

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

**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

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## **BOND PROGRAM SCHEDULE**

A bond program schedule refers to the timeline and sequencing of activities and milestones associated with a bond-funded construction or infrastructure. It outlines the planned start and end dates for various projects within the program, as well as key deadlines, deliverables, and phases of work. The bond program schedule serves as a roadmap for project execution and guides the coordination and sequencing of construction activities to ensure the timely and efficient completion of the program.

The bond program schedule typically includes essential components such as:

### **Project Phases**

The schedule breaks down the program into different phases based on the nature of the projects involved. These phases may include planning, design, procurement, construction, and post-construction activities. Each phase has its own set of tasks and activities that must be completed within a specified timeframe.

### **Milestones**

Milestones are significant events or achievements that mark the progress of the bond program. They serve as reference points in the schedule, indicating the completion of key deliverables or the occurrence of important events. Examples of milestones may include the completion of design documents, bid opening dates, construction start and completion dates, and final project acceptance.

### **Dependencies**

The bond program schedule accounts for dependencies between various projects or tasks within the program. For example, it identifies activities dependent on completing preceding tasks or projects. By understanding these dependencies, project managers can plan and sequence activities accordingly to ensure a smooth workflow and avoid delays.

### **Duration and Timing**

The schedule includes estimated durations for each phase or activity within the bond program. It specifies the time allocated for planning, design, procurement, and construction activities. Additionally, the schedule outlines each project's planned start and end dates, allowing stakeholders to understand the overall program timeline.

SRCS is in the process of developing a general bond program schedule that visually represents the District Wide Initiative and associated projects. The schedule will guide project managers

and stakeholders throughout the implementation of Measures C & G over the next ten years. Once the schedule is finalized, it will be added to the IP update and published. The schedule will be updated frequently to make informed decisions to keep the program on track. In addition, this schedule facilitates effective coordination among various project teams, ensuring the timely allocation of resources while enabling stakeholders to have visibility into the expected completion dates for the bond-funded projects.

## **DELIVERY METHODS**

TK-12 construction delivery methods refer to the various approaches to designing, constructing, and delivering building projects for kindergarten to twelfth-grade educational facilities. The main TK-12 construction delivery methods include:

### **Design-Bid-Build (DBB)**

In the traditional delivery method of Design-Bid-Build, the owner (school district) contracts separately with an architect/engineer for the project's design and then solicits bids from general contractors to construct the project. The lowest responsive bidder is awarded the contract to build the project.

### **Design-Build (DB)**

The Design-Build delivery method allows the owner to contract with a single entity, typically a design-build firm, to provide both the design and construction of the project. The design-build team will be selected through a competitive Request for Qualifications and Proposal (RFQ/P) process that will evaluate a multitude of factors, including costs. The design-build firm is responsible for the entire project, from design to construction.

A unique component of DB is the first step in the process, which is developing a set of specifications to help guide the design process. These specifications are called “bridging documents”. Bridging documents are developed by the district and an independent architect, also known as a bridging architect, who prepares bridging documents that outline the project's goals, design criteria, and performance specifications. These documents provide a framework for the design-build team to develop their proposal.

### **Lease-Leaseback (LLB)**

In an LLB construction delivery method, a developer or contractor leases a property from a school district or owner, constructs a building or facility on it, and then leases it back to the owner for a specific period at a nominal cost. The developer is responsible for the construction of the project according to the drawings and specifications and assumes the risk of cost

overruns, with payment as a negotiated fee. The method is often used for public works projects in California, providing a streamlined process for contractor selection and cost control for the owner. In addition, the leaseback arrangement allows the owner to take ownership of the project at a predetermined time, with lease payments considered prepayments towards the purchase price.

### **California Multiple Award Schedule (CMAS)**

CMAS is a procurement tool for California state and local government agencies to acquire goods and services from pre-qualified vendors at pre-negotiated prices. CMAS contracts are awarded through a competitive bidding process based on the General Services Administration (GSA) Federal Supply Schedules program. Vendors awarded a CMAS contract have been evaluated for quality, pricing, and past performance and are pre-approved to do business with state and local government agencies. The CMAS program streamlines the procurement process for government agencies by providing a pool of pre-qualified vendors for a wide range of goods and services, including information technology, consulting services, and office supplies.

### **Piggyback Contracts**

Piggyback contracts are a procurement practice where one entity utilizes an existing contract between another entity, typically a government agency and a supplier, to make purchases. This arrangement allows the entity to take advantage of the terms, conditions, and pricing negotiated in the original contract, eliminating the need to conduct a separate competitive bidding process. By "piggybacking" on an existing contract, the entity can streamline procurement procedures, save time and resources, and potentially benefit from cost savings achieved through the initial contract negotiation.

### **California Uniform Public Construction Cost Accounting Act (CUPCCAA)**

CUPCCAA is a set of regulations that allows public agencies in California to perform public works projects up to a specific cost limit without formal bidding. Under CUPCCAA, eligible public agencies can create a list of pre-qualified contractors invited to bid on projects under the cost threshold. The act aims to streamline the bidding process, save time and money for public agencies, and provide more opportunities for small and local contractors to participate in public works projects. The CUPCCAA cost limits are periodically adjusted to account for inflation, and compliance with the regulations is required for public agencies seeking to use the act's provisions.

### **Joint Powers Authority (JPA)**

JPA is a legal entity formed by multiple public agencies to jointly undertake a construction

project or provide a specific public service. Through a formal agreement, participating agencies collaborate, pooling their resources and sharing responsibilities to manage and oversee the project or service delivery collectively. The JPA allows agencies to leverage their combined expertise, funding, and resources, enabling them to undertake more extensive or complex projects and achieve economies of scale through coordinated decision-making and shared administrative functions.

All of the Delivery methods available to SRCS are subject to the District's Project Stabilization Agreement between SRCS and the North Bay Building and Construction Trades Council, as well as the Council's affiliated local Unions. This agreement ensures labor harmony, smooth project execution and guidelines for wages, benefits, and working conditions.

Each of these TK-12 construction delivery methods has advantages and disadvantages, and the choice of method will depend on the project goals, budget, and schedule allowance.

## COMMUNITY ENGAGEMENT PLAN

The purpose of this engagement plan is to outline the steps desired when engaging with the SRCS community.

Engagement with the key stakeholders early and often is essential when planning for SRCS facilities as it ensures that the needs and priorities of the students, administrators, staff, parents, and community members are considered in the decision-making process. In addition, a comprehensive understanding of the facility's current state and future needs can be obtained by involving key stakeholders, allowing for more informed decision-making. SRCS believes that community input is a crucial component in the planning process. It builds understanding of the project, increases transparency, and promotes trust and community investment in its success.

SRCS understands that facility planning and implementation are processes. Therefore, SRCS continues to work to engage the community throughout this process. Figure 3 outlines the process for master planning and implementation of facility projects, highlighting the implementation planning process that is revisited annually.

SRCS knows that community engagement and stakeholder involvement are crucial for developing a facility project that will meet the needs of the students, current and future, as well as the needs of the community, while providing a safe, inviting, and conducive learning environment for students.

This plan will provide a framework for engaging staff, students, consultants, and community members in the process, outlining details for the project's scope and identifying key elements.

### **5 Step Process**

#### ***Step 1: Establish a Project Team***

Participants: Project leaders, administrators, teachers, and consultants (architects, contractors, project managers, etc.).

The project leader will assemble a team of administrators, teachers, and consultants to develop focus areas for the project design. The team will meet regularly to review progress and decide on the project design and critical elements.

### ***Step 2: Identify Needs and Priorities***

Participants: Project Team

The project team will conduct a critical element assessment to identify areas that must be included in the project scope. This assessment will include input from the project team and other key stakeholder groups. Then, the team will prioritize these elements and develop a plan to address them.

### ***Step 3: Develop Component Specifications***

Participants: Design and Management Team

The design and management team will develop detailed component specifications that will be used to support the project as it progresses in the design and construction of the phases. The specifications will outline specific elements and equipment that need to be included.

### ***Step 4: Implement the Design***

Participants: Design and Management Team

The implementation of the design will be done in three phases: schematic design, detailed design development, and construction documents. These design phases will be developed with early and frequent outreach to the project team and at-large community stakeholders. With regular check-ins on the project design progress and critical element inclusion, there are ample opportunities for input from the key stakeholders to be discussed and vetted to allow these project-specific solutions and elements to be included in the project design process. The feedback received from the staff, administrators, students, parents, and community members working together to achieve the goals outlined in the project design will be conducted through regular meetings that will be held to review progress, identify challenges, and make adjustments to the design as needed.

### ***Step 5: Communicate Results***

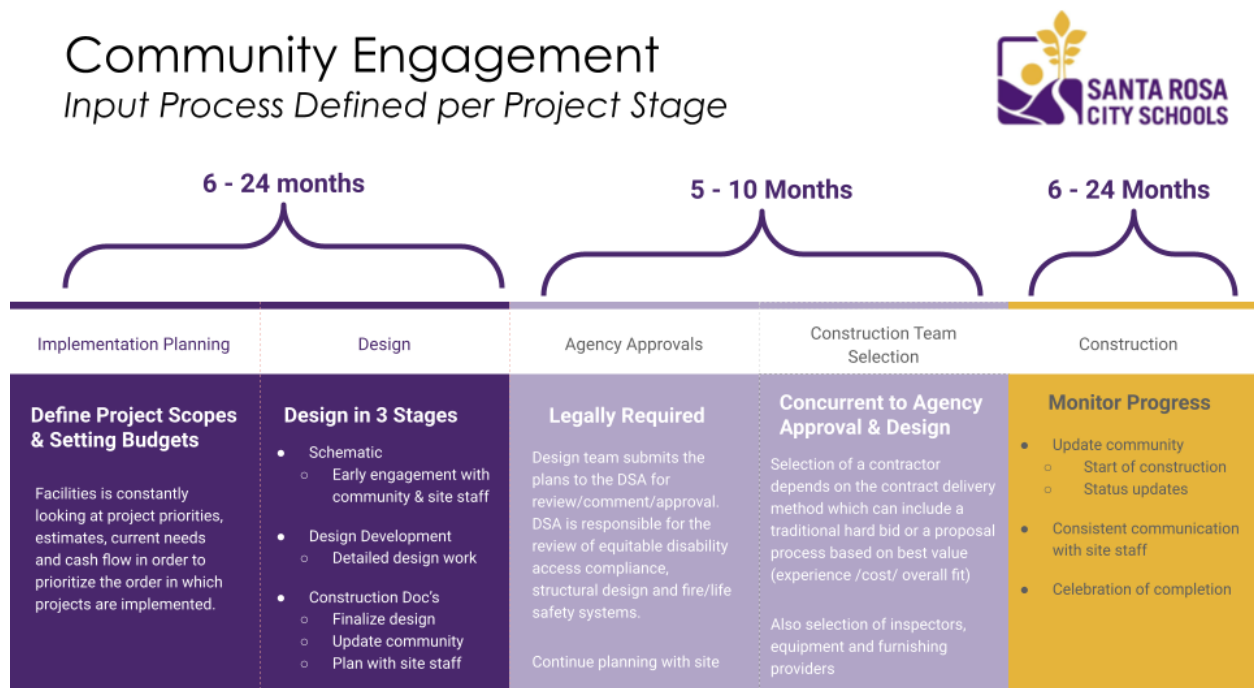
Participants: SRCS Board, Project Team (including Design & Management Team), and Community Members

The Design and Management Team will develop a report summarizing the design process results. This report will be shared with the SRCS Board at public board meetings where the Board and community members can review what has been accomplished in

the outlined design and construction plan. In addition, this report will include documents supporting the design progress, project reconciliation to the implementation budget, and any other supporting data to highlight the project.

Following this engagement plan can achieve the project through a collaborative process that includes staff, administrators, consultants, and community members. By identifying needs and priorities, developing a detailed plan, implementing the design plan, and communicating the results, the community will see that the plan has been implemented successfully. This will help to build trust and support for future projects.

Figure 3. Community Input Process per Project Stage



## **BOND PROGRAM CASH FLOW**

A bond program cash flow reviews the inflows and outflows of funds associated with a bond issuance and its subsequent use in financing projects or initiatives. It represents the timing and magnitude of cash receipts and payments related to the bond program, providing a comprehensive view of the program's financial activities over a specific period.

Measures C & G issued the first series of funding, in a plan of three, in April 2023. The need and timeline for subsequent issuances will be reviewed annually at a minimum, if not more frequently, during the implementation of Measures C & G.

## STATE FUNDING PLAN

The California School Facility Program (SFP) was formally established with the passage of the Leroy F. Greene School Facilities Act 1998. The SFP provides State funding for various project types, including, but not limited to, New Construction, Modernization, Charter School Facilities, Career Technical Education Facilities, Seismic Mitigation, and Facility Hardship. Before submitting a funding application to the SFP, school districts must receive project approvals from the Division of the State Architect and the Department of Education.

SFP project funding comes exclusively from voter-approved general obligation bonds passed on the State level. State-wide bonds were passed to add allowance to the program in 1998, 2002, 2004, 2006, and 2016. During periods when the SFP does not have funds to award, school districts can still submit applications so that once new funding is available, the applications are ready to be processed.

Santa Rosa City Schools District has a measure of State School Facility Program Funding available and commits to maximizing local dollars by applying for all eligible grants when available. Figure 5 outlines the year in which funding becomes available based on the following criteria outlined below.

Once the District has received eligible State funds, it will diligently allocate these funds to specific projects within the District Wide Initiatives.

Figure 4. High School District Available Funding by Year

Year State Funding Eligibility is Available to Submit Funding Application										
High / Middle School	2023	2024	2025	2026	2027	2028	2029	2030	2031	Grand Total
Elsie Allen High	\$9,443,874									\$9,443,874
Herbert Slater Middle	\$1,275,458			\$235,671					\$4,745,901	\$6,257,030
Hilliard Comstock Middle	\$316,303			\$7,650,882						\$7,967,185
Maria Carrillo High	\$14,137,069									\$14,137,069
Montgomery High	\$5,544,921	\$7,505,697	\$237,337			\$2,521,298				\$15,809,253
Piner High	\$6,433,429			\$11,033,128						\$17,466,557
Ridgway High (Cont)	\$3,258,156									\$3,258,156
Rincon Valley Middle	\$524,065		\$8,874,646							\$9,398,711
Santa Rosa High	\$4,932,839			\$14,277,240						\$19,210,079
Santa Rosa Middle	\$1,933,797			\$3,991,649						\$5,925,446
<b>Grand Total</b>	<b>\$47,799,911</b>	<b>\$7,505,697</b>	<b>\$9,111,983</b>	<b>\$37,188,570</b>	<b>\$0</b>	<b>\$2,521,298</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,745,901</b>	<b>\$108,873,360</b>

Figure 5. Elementary School District Available Funding by Year

Year State Funding Eligibility is Available to Submit Funding Application							
Elementary School	2023	2024	2025	2026	2027	2028	Grand Total
Abraham Lincoln Elementary	\$684,487			\$3,876,509			\$4,560,996
Albert F Biella Elementary	\$1,390,315						\$1,390,315
Brook Hill Elementary	\$1,210,935			\$2,806,358			\$4,017,293
Helen M Lehman Elementary	\$982,090			\$2,591,148			\$3,573,238
Hidden Valley Elementary	\$1,093,252		\$3,033,477				\$4,126,729
James Monroe Elementary	\$1,460,517			\$2,002,026			\$3,462,543
Lewis Early Learning Academy	\$115,155			\$302,270			\$417,425
Luther Burbank Elementary	\$2,108,043					\$338,254	\$2,446,297
Proctor Terrace Elementary	\$2,346,456					\$323,861	\$2,670,317
Steele Lane Elementary	\$3,414,892					\$302,270	\$3,717,162
<b>Grand Total</b>	<b>\$14,806,142</b>	<b>\$0</b>	<b>\$3,033,477</b>	<b>\$11,578,311</b>	<b>\$0</b>	<b>\$964,385</b>	<b>\$30,382,315</b>

## **School Facility Program Funding Sources**

### ***Modernization***

The State School Facility Program modernization grant provides State funds on a 60/40 sharing basis for improvements to educationally enhance school facilities and to extend the useful life of current facilities. Projects eligible under modernization include air conditioning, plumbing, lighting, electrical, and other infrastructure systems. Modernization funds cannot be used for maintenance. To be eligible, a permanent building must be at least 25 years old, and a relocatable building must be at least 20 years old. Relocatable and permanent structures can be replaced under “like for like” regulation (like for like square footage receives modernization apportionment). Modernization eligibility does not expire and is site-specific.

### ***New Construction***

The State School Facility Program new construction grant provides State funds on a 50/50 sharing basis for public school capital facility projects. To be eligible, a district must demonstrate that more than the existing seating capacity is required to house the existing and anticipated pupils in the district. Currently, the funding is only provided for classrooms and cannot be utilized for ancillary facilities (except the Minimum Essential Facilities program outlined in the next section).

### ***Minimum Essential Facilities***

The Minimum Essential Facilities (MEF) program funds various ancillary facilities at all grade groups. Multi-Purpose Rooms (including food service), Toilets, Gymnasiums, Library/Media Centers, and Administrative Areas are included in this program. However, the District can only request funding under new construction if the current building type is too small (according to a formula in the State regulations) or if the site needs a building of the kind. The District may want to explore this option for funding ancillary facilities.

### ***Seismic Project Funding***

The Seismic Mitigation Program is a subset of the Facility Hardship program that provides seismic repair, reconstruction, or replacement of the “most vulnerable” school facilities. Before submitting an application to the Office of Public School Construction (OPSC) under the Seismic Mitigation Program (SMP), districts must obtain a letter from the Division of the State Architect (DSA) stating that the facility being considered is a qualifying Category 2 building. In addition to the qualifying building type, projects must meet all of the following requirements:

1. The construction contract was executed on or after May 20, 2006.

2. The project funding provided shall be the minimum work necessary to obtain DSA approval.
3. The building is designed for occupancy by students and staff.
4. The DSA concurs with a structural engineer's report that identifies structural deficiencies by DSA Procedure 08-03 requirements. In addition, if building eligibility is based on the presence of faulting, liquefaction, or landslide, the California Geological Survey must concur with a geologic analysis.

***Career Technical Education Facility Program (CTEFP)***

The Career Technical Education Facilities Program (CTEFP) provides funding to qualifying school districts and joint powers authorities for constructing new facilities or reconfiguring existing facilities to integrate Career Technical Education programs into comprehensive high schools.

CTE provides a program of study that involves a multi-year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide students with a pathway to postsecondary education and careers. The California Department of Education (CDE) currently recognizes 15 industry sectors; each sector contains several pathways. Districts must submit grant applications (when the cycle is available) to the CDE, which then reviews and scores the grants. If the District receives a high enough score, it has 12 months to submit State approved plans and specifications and a detailed cost estimate to the OPSCS for funding.

## **IMPLEMENTATION PLAN FUNDING**

When budgeting a program of this size, it is essential to consider all funding sources. The General Obligation Bond covers the majority of the planned work. Additionally, the IP team considered the District's options for State funding, developer fees, or even opportunities for partnering with local agencies.

Funding set aside by the State of California (by either the voters or the general fund budget) can be accessed by Districts to offset a portion of their costs for construction projects. SRCS actively applies for funding and tracks our compliance with State regulations. The eligibility for these funds can differ from site to site, depending on the age of the facilities. This is a consideration when the team is developing the Bond Program Schedule. Sites with potential funding from the State may be a good target for an early project. When that money comes one to three years later, it can be used on sites with less funding eligibility.

### **Fund 21**

With the passage of Measures C & G in November 2022, the Santa Rosa City Schools District has the authority to sell bonds up to \$398 Million for Measure C and \$125 Million for Measure G. Measures C & G support quality and safe educational spaces. Measure C Bond authorized \$398 Million in bonds at legal rates, levying approximately \$30 per \$100,000 of assessed valuation. Measure G Bond authorized \$125 Million in bonds at legal rates, levying approximately \$30 per \$100,000 of assessed valuation.

The first issuance of Measure C & G, Series A, was issued and received by SRCS as of April 2023. The District intends to use Series A for the first phase of projects outlined in this Implementation Plan.

### **Fund 25**

The District collects Level I developer fees to assist in funding facility needs at its sites. Developer Fees are imposed on developers by school districts to finance the construction of new school facilities to accommodate growth resulting from new development within the district's boundaries. These fees are also known as "developer impact fees" or "school impact fees."

Developer Fees are regulated by state law and are intended to ensure that new development contributes to the cost of providing adequate school facilities for the students residing in the newly developed area. The fees are typically calculated based on the number of new dwelling units that the development will create and the impact that the development is expected to have on the district's existing school facilities.

Under California law, Developer Fees may only fund capital expenditures related to new school construction, modernization, reconstruction, or expansion. The funds may not be used for ongoing operational costs such as teacher salaries, supplies, or maintenance expenses. However, the District can utilize developer fee funding to match eligible capital facility projects under the SFP.

### **Fund 35**

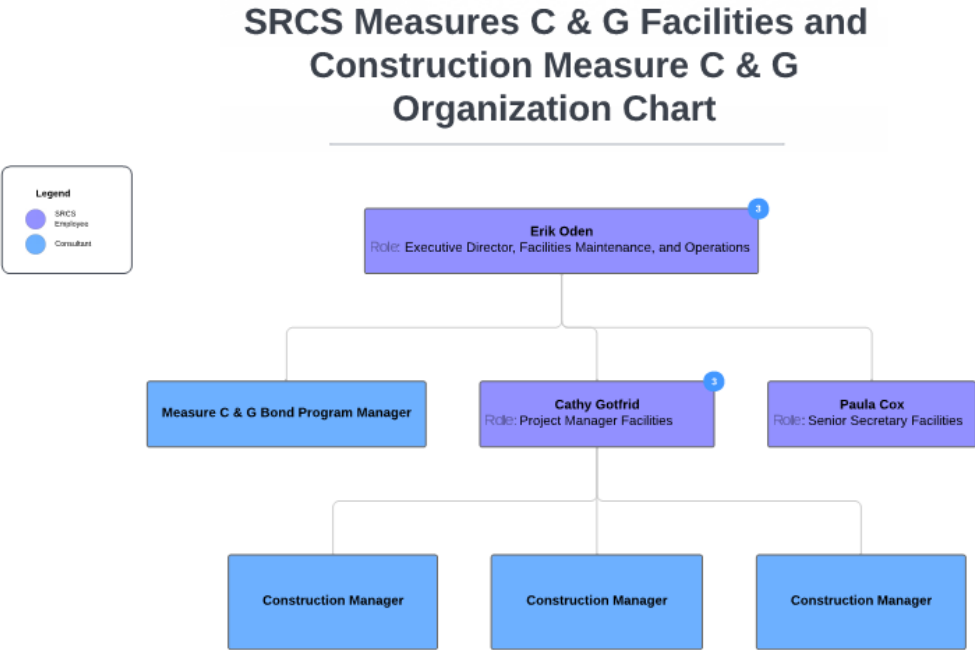
The Capital Facilities Fund is primarily used to account for state School Facility Program (SFP) funds. The SFP provides financial assistance to school districts for constructing, modernization, and improving school facilities and is funded primarily through state bond funds. This program has been defined in the previous section, 'State Funding Plan.'

The District currently has approximately \$17 million in applications being processed for future funding within the SFP. Even though Proposition 51, which was passed by voters in 2016, has been exhausted, the District continues to pursue funds as outlined in the State School Facility Program in anticipation of a future State bond approval. Under the current regulation, and upon approval of a future State bond, the District's applications will be processed for fund release on a first-in-first-out basis.

# PROGRAM AND CONSTRUCTION MANAGEMENT PLAN

Program and construction management for a TK-12 bond program refers to the coordinated management and oversight of various projects funded by a bond issued by a school district to improve and expand TK-12 educational facilities. It involves the planning, execution, and control of multiple construction projects within the program to ensure they are completed on time, within budget, and according to quality standards. The goal is to efficiently manage resources, mitigate risks, and achieve the desired outcomes for the benefit of students, teachers, and the community. Figure 6 outlines the Santa Rosa City Schools District Measures C & G Program and Construction Staffing Plan.

Figure 6. SRCS Facilities and Construction Measures C & G Organization Chart



### Consulting Team

Program management encompasses the strategic planning and coordination of all projects within the TK-12 bond program. It involves developing a comprehensive roadmap, defining project scopes, and establishing project goals and objectives. Program managers collaborate with school district officials, architects, engineers, and other stakeholders to ensure the

program aligns with the district's educational vision and priorities. They also oversee the allocation of resources, manage project schedules, and monitor the progress of individual projects to maintain a cohesive and successful program.

On the other hand, construction management focuses on the practical implementation and execution of construction projects within the TK-12 bond program. Construction managers oversee contractors, ensure compliance with building codes and regulations, and manage the construction timeline and budget. In addition, they coordinate and supervise various aspects of construction, including site preparation, procurement, subcontractor management, and quality control. Construction managers also work closely with program managers to maintain clear communication channels and provide regular updates on project status, addressing any issues or changes that may arise during construction.

### **District Staff**

District staff plays a crucial role in supporting the program and construction management process for a TK-12 bond program. Their involvement and collaboration are vital for the successful planning, execution, and completion of the construction projects. Here's how district staff supports the Measures C & G Implementation process:

**Vision and Goal Setting:** District staff, including superintendents, board members, and educational leaders, provide the vision and set the goals for the TK-12 bond program. In addition, they work closely with program and construction managers to articulate the district's educational priorities, identify facility needs, and define the project's desired outcomes. Their input helps shape the program's objectives and guides the decision-making process throughout the program.

**Project Scope and Requirements:** District staff, particularly facility managers and educational experts, contribute their expertise in determining each construction project's specific requirements and scope. They provide insights into the facilities' academic needs, functional requirements, and desired features. Their input helps define the scope of work and space planning and ensures that the projects align with the district's educational programs and initiatives.

**Stakeholder Engagement:** District staff members engage with various stakeholders, including teachers, staff, parents, and students, to gather input and feedback on the construction projects. They act as a liaison between the program, construction managers, and the school community, ensuring their voices are heard, and their concerns are addressed. District staff helps foster a collaborative environment where all

stakeholders feel involved and informed throughout the process.

**Budgeting and Financial Management:** District staff, including finance directors and budget analysts, play a critical role in budgeting and financial management for the TK-12 bond program. They collaborate with program and construction managers to develop realistic budgets, monitor expenses, and ensure the allocated funds are used effectively and efficiently. District staff helps secure the necessary financial resources, manage cash flows, and provide oversight to ensure fiscal responsibility.

**Communication and Reporting:** District staff members contribute to effective communication and reporting within the TK-12 bond program. They help disseminate information about the program's progress, construction updates, and milestones to the school community, board members, and other stakeholders. District staff also assist in preparing reports and presentations, facilitating public meetings, and addressing any concerns or inquiries related to the construction projects.

Overall, district staff's involvement is vital in supporting the program and construction management for a TK-12 bond program. Their expertise, engagement, and collaboration ensure that the projects align with educational goals, meet stakeholder expectations, adhere to budgetary constraints, and create an optimal learning environment for TK-12 students.

### **Bond Program Oversight**

Oversight on a bond program is essential to ensure transparency, accountability, and effective utilization of funds. SRCS will work to provide the Board and community consistent updates on the bond program, while also implementing three important oversight tools: establishment of a Citizen Oversight Committee, conducting annual financial and performance audits, and preparing annual reports.

#### ***Citizen Oversight Committee (COC)***

The COC plays a vital role in providing independent oversight and ensuring that the bond program is carried out as intended. This committee consists of members from the community who are responsible for monitoring the implementation of the program. They review project expenditures and ensure that funds are being spent appropriately. The committee also acts as a bridge between the public and the governing board, fostering trust and transparency.

#### ***Annual Financial and Performance Audits***

Audits are crucial for evaluating the financial management and performance of the bond

program. SRCS performs these audits on an annual basis. Financial audits examine the proper accounting of funds, adherence to financial controls, and compliance with relevant regulations. Performance audits, on the other hand, assess the compliance with regulations that assess whether an organization or entity is adhering to applicable laws, regulations, policies, and standards in its operations and program activities. These audits provide an independent assessment of the program's financial integrity and performance, identifying any potential issues or areas for improvement.

### ***Annual Report***

Annual reports serve as a means of communication between the oversight committee, the governing body, and the public. These reports provide a comprehensive overview of the bond program's activities, achievements, and financial status. They include information on project progress and expenditures. Annual reports ensure transparency by keeping stakeholders informed about the program's performance and financial accountability.

Together, the Citizen Oversight Committee, annual financial and performance audits, and annual reports create a robust oversight framework for bond programs. SRCS believes these items promote accountability, safeguard public funds, and enhance public trust in the implementation of the bond program.

## CONCLUSION

The Implementation Plan allows the SRCS community to understand how the District intends to implement the projects funded by their tax investment. Additional deliverables will be added, as outlined in the previous sections. The IP is a living document and will be continually updated during the course of the bond program.

Santa Rosa City Schools District intends to be an excellent steward of the taxpayer's funds and provide facilities that mirror the quality of education in our classrooms daily. SRCS has already started planning work on the following four quick-start projects:

- Montgomery High School 2-Story Building Project
- Roofing & HVAC Replacement Projects
  - Rincon Valley Middle School
  - Luther Burbank Elementary School
  - Helen Lehman Elementary School
- Summer of 2024 Projects
  - New Furniture
  - Fencing
  - Exterior Painting
- District Office & Education Center
  - Early Childhood Education
  - Central Kitchen Remodel
  - Maintenance and Operations Facilities
  - Adult Transition Center
  - District Office & Support Services

Upon approval of this implementation plan, staff will continue to work on the above-referenced projects. Additionally, the team will swiftly engage in the process of procuring necessary consultants, architects, and engineers to begin work on several critical projects.

**CAMPUS PLAN PAGES**

# MEASURE C HIGH SCHOOL DISTRICT-WIDE INITIATIVES



## **District-Wide Safety & Security:**

Perimeter fencing and gates will create a secure perimeter around the school campus and electronic access control



## **District-Wide Classroom Modernization:**

Interior classroom paint, new cabinetry, replacing flooring, and ceiling tile replacement



## **District-Wide New Furniture:**

New furniture in all classrooms and administration buildings



## **District-Wide All Access Restrooms:**

Update and modernize restrooms for all students



## **District-Wide Campus Improvements:**

Exterior painting, updating quads, outdoor covered eating areas, as well as infrastructure and site work improvements



## **District-Wide New Additions:**

New additions include student gathering areas, new classroom spaces to remove portable classrooms, and new spaces to support STEM programs



## **District-Wide Administrative Reconfiguration:**

Remodel administration office to create a single point of entry to the campus and assist with support services

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# MEASURE G ELEMENTARY SCHOOL DISTRICT WIDE INITIATIVES



## **District-Wide Safety & Security:**

Perimeter fencing and gates will create a secure perimeter around the school campus and electronic access control



## **District-Wide Classroom Modernization:**

Interior classroom paint, new cabinetry, replacing flooring, and ceiling tile replacement



## **District-Wide New Furniture:**

New furniture in all classrooms and administration buildings



## **District-Wide**

### **New Transitional Kinder (TK) Areas:**

New TK areas to better serve the program following California Department of Education's TK classroom requirements of 1350 square foot classrooms with a dedicated restroom



## **District-Wide Administrative Reconfiguration:**

Remodel, relocation, and/or addition of administration office to create a single point of entry to the campus and assist with support services



## **District-Wide New Additions:**

New classroom spaces to remove deteriorating portable classrooms



## **District-Wide Campus Improvements:**

Exterior painting, new and/or updated playground equipment, new outdoor covered eating areas / shade structures, updating and repaving blacktop areas and parking lots, as well as infrastructure and site work improvements

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PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# ABRAHAM LINCOLN ELEMENTARY SCHOOL

850 W 9TH ST, SANTA ROSA, CA 95401



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## 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 Education's TK classroom requirements of 1350 square foot classrooms with a dedicated restroom

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PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# ALBERT F. BIELLA ELEMENTARY SCHOOL

2140 JENNINGS AVE, SANTA ROSA, CA 95401



## SCHOOL PROJECTS FOR ALBERT F. BIELLA 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. Roofing & HVAC as needed



### 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

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# BROOK HILL ELEMENTARY SCHOOL

1850 VALLEJO ST, SANTA ROSA, CA 95404



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## SCHOOL PROJECTS FOR BROOK HILL 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, improved parking lot and student dropoff/pick up areas, as well as infrastructure and site work improvements



### New Transitional Kinder (TK) Areas:

New TK areas to better serve the program following California Department of Education's TK classroom requirements of 1350 square foot classrooms with a dedicated restroom



### Administrative Reconfiguration:

Heavy remodel of administration office to create a single point of entry to the campus and assist with support services

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PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# CESAR CHAVEZ LANGUAGE ACADEMY

2480 SEBASTOPOL RD, SANTA ROSA, CA 95407



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## SCHOOL PROJECTS FOR CESAR CHAVEZ LANGUAGE ACADEMY



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **Classroom Modernization:**

Interior Classroom Paint, Replacing Flooring, and Ceiling Tile Replacement



### **New Furniture:**

New Furniture in all Classrooms



### **Campus Improvements:**

Exterior Painting, New Quad Area for student gathering and outdoor learning area, as well as Infrastructure & Site Improvements



### **All Access Restrooms:**

Update and Modernize restrooms for all students



### **Administrative Reconfiguration:**

Expand Administration office to create a single point of entry to the campus and assist with support services



### **New Construction:**

New Transitional Kinder/Kinder area to meet CDE requirements as well as replace deteriorating portable buildings. As well as New Classroom buildings to replace portables in the south end of the campus

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# ELSIE ALLEN HIGH SCHOOL

599 BELLEVUE AVE, SANTA ROSA, CA 95407



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## 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, new 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

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# HELEN LEHMAN ELEMENTARY SCHOOL

1700 JENNINGS AVE., SANTA ROSA, CA 95401



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## SCHOOL PROJECTS FOR HELEN LEHMAN 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, roofing & HVAC replacement



### New Furniture:

New furniture in all classrooms



### Campus Improvements:

Exterior painting, new playground equipment upgrades, as well as infrastructure and site work



### New Construction:

New classroom spaces to remove deteriorating portable classrooms



### New Transitional Kinder (TK) Areas:

New TK areas to better serve the program following California Department of Education's TK classroom requirements of 1350 square foot classrooms with a dedicated restroom

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PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# HERBERT SLATER MIDDLE SCHOOL

3500 SONOMA AVE, SANTA ROSA, CA 95405



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## SCHOOL PROJECTS FOR HERBERT SLATER MIDDLE 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. Heavy modernization of the science lab rooms to better suit the program needs



### New Furniture:

New furniture in all classrooms



### Campus Improvements:

Exterior painting, infrastructure & site improvements



### 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

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# HIDDEN VALLEY ELEMENTARY SCHOOL

3435 BONITA VISTA DR, SANTA ROSA, CA 95404



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## SCHOOL PROJECTS FOR HIDDEN VALLEY 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, outdoor covered eating areas/shade structures, infrastructure and site work improvements



### **New Construction:**

New classroom spaces to remove deteriorating portable classrooms



### **Administrative Reconfiguration:**

Relocate administration office to the old MPR building to create a single point of entry to the campus and assist with support services

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# HILLIARD COMSTOCK MIDDLE SCHOOL

2750 W STEELE LN, SANTA ROSA, CA 95403



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## SCHOOL PROJECTS FOR HILLIARD COMSTOCK MIDDLE SCHOOL



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **Classroom Modernization:**

Interior classroom paint, replacing flooring, and ceiling tile replacement, as well as replacement of roofing & HVAC



### **New Furniture:**

New furniture in all classrooms



### **Campus Improvements:**

Exterior painting, repave parking lots and access roads, as well as infrastructure & site improvements



### **All Access Restrooms:**

Update and modernize restrooms for all students



### **Administrative Reconfiguration:**

Remodel administration office to create a single point of entry to the campus and assist with support services

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# JAMES MONROE ELEMENTARY SCHOOL

2567 MARLOW RD, SANTA ROSA, CA 95403



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## SCHOOL PROJECTS FOR JAMES MONROE 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 outdoor covered eating areas / shade structures, infrastructure and site work improvements



### Administrative Reconfiguration:

Heavy remodel of administration office to create a single point of entry to the campus and assist with support services



### New Construction:

New classroom spaces to remove deteriorating portable classrooms



### New Transitional Kinder (TK) Areas:

New TK areas to better serve the program following California Department of Education's TK classroom requirements of 1350 Square foot classrooms with a dedicated restroom

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# LUTHER BURBANK ELEMENTARY SCHOOL

203 S A ST, SANTA ROSA, CA 95401



## SCHOOL PROJECTS FOR LUTHER BURBANK 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. Heavy remodel of the special education cluster, as well as roofing & HVAC replacement



### **New Furniture:**

New furniture in all classrooms



### **Campus Improvements:**

Exterior painting, new playground equipment upgrades to both play grounds, infrastructure and site work improvements



### **Administrative Reconfiguration:**

Heavy remodel of administration office to create a single point of entry to the campus and assist with support services

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PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# MARIA CARRILLO HIGH SCHOOL

6975 MONTECITO BLVD, SANTA ROSA, CA 95409



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## SCHOOL PROJECTS FOR MARIA CARRILLO HIGH 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. Replacements of roofs as needed, as well as a heavy remodeling of the shop/tech rooms, dance/band/choral rooms, and culinary room to better serve the program's needs



### **New Furniture:**

New furniture in all classrooms



### **All Access Restrooms:**

Update and modernize restrooms for all students



### **Campus Improvements:**

Exterior painting, creating an outdoor covered eating area, infrastructure & site improvements

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PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# MONTGOMERY HIGH SCHOOL

1250 HAHMAN DR, SANTA ROSA, CA 95405



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## SCHOOL PROJECTS FOR MONTGOMERY HIGH SCHOOL



### **New 2 Story Building:**

New building will consist of 17 classrooms and allow for the elimination of deteriorating portable classrooms



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **New Furniture:**

New furniture in all classrooms



### **Classroom Modernization:**

Interior classroom paint, new cabinetry, replacing flooring, and ceiling tile replacement. Heavy remodeling of the shop/art building to better serve the program needs



### **Campus Improvements:**

Exterior painting, infrastructure & site improvements



### **All Access Restrooms:**

Update and modernize restrooms for all students

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# PINER HIGH SCHOOL

1700 FULTON RD, SANTA ROSA, CA 95403



## SCHOOL PROJECTS FOR PINER HIGH 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, as well as a heavy remodeling of the shop building to better serve the program needs



### New Furniture:

New furniture in all classrooms



### Campus Improvements:

Exterior painting, infrastructure & site improvements



### New Construction:

Gym lobby addition to create a functional reception area for school and sporting events

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PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# PROCTOR TERRACE ELEMENTARY SCHOOL

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## SCHOOL PROJECTS FOR PROCTOR TERRACE 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. Heavy modernization of relocated admin. office to classroom spaces, as well as roofing & HVAC replacement



### New Furniture:

New furniture in all classrooms



### Campus Improvements:

Exterior painting, new playground equipment and quad upgrades, infrastructure and site work improvements



### Administrative Reconfiguration:

New administration building to create a single point of entry to the campus and assist with support services



### New Construction:

New classroom spaces to remove deteriorating portable classrooms

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# RIDGWAY HIGH SCHOOL

325 RIDGWAY AVE, SANTA ROSA, CA 95401



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## SCHOOL PROJECTS FOR RIDGWAY HIGH SCHOOL



### Safety & Security:

Perimeter fencing and gates to create a secure perimeter around the school campus



### Classroom Modernization:

Update and modernize restrooms for all students, allowing for more supervision of students



### New Furniture:

New furniture in all classrooms



### Campus Improvements:

Exterior painting, quad improvements, as well as infrastructure & site improvements



### Administrative Reconfiguration:

Remodel administration office to create a single point of entry to the campus and assist with support services



### New Construction:

New multipurpose room to be used as a versatile area for meeting space, fitness area, classroom/training room and can be used for various occasions

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# RINCON VALLEY MIDDLE SCHOOL

4650 BADGER RD, SANTA ROSA, CA 95409



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[www.srcschools.org](http://www.srcschools.org)

## SCHOOL PROJECTS FOR RINCON VALLEY MIDDLE SCHOOL



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **Classroom Modernization:**

Interior classroom paint, replacing flooring, and ceiling tile replacement, as well as replacement of roofing & HVAC



### **New Furniture:**

New furniture in all classrooms



### **Campus Improvements:**

Exterior painting, parking lot expansion, infrastructure & site improvements



### **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

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# SANTA ROSA ACCELERATED CHARTER SCHOOL

4650 BADGER RD, SANTA ROSA, CA 95409



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## SCHOOL PROJECTS FOR SANTA ROSA ACCELERATED CHARTER SCHOOL



### **New Construction:**

New Santa Rosa Accelerated Charter School Building to better fit the program needs and replace deteriorating portable classrooms



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **New Furniture:**

New furniture in all classrooms



### **All Access Restrooms:**

Update and modernize restrooms for all students

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PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# SANTA ROSA CHARTER SCHOOL FOR THE ARTS

756 HUMBOLDT ST, SANTA ROSA, CA 95404



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## SCHOOL PROJECTS FOR SANTA ROSA CHARTER SCHOOL FOR THE ARTS



### **Safety & Security:**

Perimeter fencing and gates to create a secure perimeter around the school campus



### **Classroom Modernization:**

Roofing replacement on current Kindergarten classroom areas and as needed



### **New Furniture:**

New furniture in all classrooms



### **New Transitional Kinder (TK) Areas:**

New TK and Kindergarten areas to better serve the program following California Department of Education's TK classroom requirements of 1350 square foot classrooms with a dedicated restroom

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PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY  
**SANTA ROSA FRENCH-AMERICAN CHARTER SCHOOL**

1350 SONOMA AVE., SANTA ROSA, CA 95405



**SCHOOL PROJECTS FOR  
SANTA ROSA FRENCH-AMERICAN CHARTER SCHOOL**

**Site Projects are currently on hold:**  
Facilities and Bond Team are reviewing options related to the sites location in Alquist-Priolo Zone.



- Please reference 2023 Facilities Master Plan Update for more details.



**New Furniture:**  
New furniture in all classrooms



**Campus Improvements:**  
Exterior painting

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PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# SANTA ROSA MIDDLE SCHOOL

500 E ST, SANTA ROSA, CA 95404



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## SCHOOL PROJECTS FOR SANTA ROSA MIDDLE 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, parking lot expansion, infrastructure & site improvements



### 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

PLANNED IMPROVEMENTS WITH MEASURE "C" BOND MONEY

# SANTA ROSA HIGH SCHOOL

1235 MENDOCINO AVE, SANTA ROSA, CA 95401



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## SCHOOL PROJECTS FOR SANTA ROSA HIGH 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, infrastructure & site improvements



### 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



### New Construction:

Upgrade and remodel the gym and create a new girl's locker room addition, as well as the new art quest building to replace deteriorating portables

PLANNED IMPROVEMENTS WITH MEASURE "G" BOND MONEY

# STEEL LANE ELEMENTARY SCHOOL

301 STEELE LN, SANTA ROSA, CA 95403



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## SCHOOL PROJECTS FOR STEEL LANE 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. Heavy modernization of relocated admin. office to classroom spaces, as well as roofing & HVAC replacement



### **New Furniture:**

New furniture in all classrooms



### **Campus Improvements:**

Exterior painting, new outdoor covered eating areas / shade structures, new parking lot to assist with student dropoff/pick up and add additional parking, and infrastructure and site work improvements



### **Administrative Reconfiguration:**

New administration building to create a single point of entry to the campus and assist with support services

[www.srcschools.org](http://www.srcschools.org)

# PLANNED IMPROVEMENTS WITH MEASURE “C” & “G” BOND MONEY

## DISTRICT OFFICE & EDUCATION CENTER

211 RIDGWAY AVE, SANTA ROSA, CA 95401



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## SCHOOL PROJECTS FOR DISTRICT OFFICE & EDUCATION CENTER

### Early Childhood Education Facilities:

- (10) new age appropriate classroom buildings following CDE classroom requirements of 1350 square feet and dedicated restrooms to suit the needs of the preschool age children with mild to extensive support needs. New administration office with support services included.
- New site work including dropoff/pick up and parking lot, central playground and yard, and new landscaping, as well new fencing to safely secure the perimeter around the site.



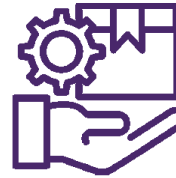
### Central Kitchen:

- Update and modernize the kitchen, which is essential to serving and delivering food to all sites throughout the district and ensuring the food safety and quality for the students.



### Maintenance & Operations Facilities:

- Build a new warehouse to assist with inventory management, storage solutions, safety and compliance, and properly store maintenance equipment.
- New maintenance operation facilities to replace decaying portables.



### District Office & Support Services:

- New Adult Transition Center to cater towards the SRCS Community Transition Class vocational program to support student growth into adulthood.
- New education facilities will be designed to assist academic support services, Learning spaces for staff, support centers for workshops in collaboration with teachers and community, District board room to hold all future board meetings, and centralized technology distribution location for educational devices.



**BUDGETS FOR MEASURE C & G**

# 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	Facilities / State Funds	Property Sale / Donation	
	Status	2023 UIP	Fund 21	Fund 21	Fund 21	Fund 25	Fund 25	Fund 35	Fund 40
<b>MEASURE C HIGH SCHOOL DISTRICT WIDE INITIATIVES</b>		\$ 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						
<b>MEASURE G ELEMENTARY SCHOOL DISTRICT WIDE INITIATIVES</b>		\$ 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					
<b>DISTRICT OFFICE &amp; EDUCATION CENTER PROJECTS</b>		\$ 87,500,000	\$ 66,586,998	\$ 20,913,002	\$ -	\$ -	\$ -	\$ -	\$ -
Early Childhood Education	\$	24,000,000	\$ 18,263,862	\$ 5,736,138					
Central Kitchen Modernization	\$	12,000,000	\$ 9,131,931	\$ 2,868,069					
Maintenance & Operations Facilities	\$	5,000,000	\$ 3,804,971	\$ 1,195,029					
New Adult Transition Center	\$	15,500,000	\$ 11,795,411	\$ 3,704,589					
District Office & Support Services	\$	30,000,000	\$ 22,829,828	\$ 7,170,172					
Site Work	\$	1,000,000	\$ 760,994	\$ 239,006					
<b>CAPITAL IMPROVEMENT MANAGEMENT</b>		\$ 83,680,000	\$ 63,680,000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Measure C & G Program Contingency (3%)	\$	15,690,000	\$ 11,940,000	\$ 3,750,000					
Measure C & G Management (7%)	\$	36,610,000	\$ 27,860,000	\$ 8,750,000					
Measure C & G Escalation (6% of Bond)	\$	31,380,000	\$ 23,880,000	\$ 7,500,000					
		\$ 545,152,500	\$ 404,965,000	\$ 127,187,500	\$ 4,000,000	\$ 5,000,000	\$ 4,000,000	\$ -	\$ -

<b>Total Budget</b>	\$ 545,152,500
Measure C	\$ 398,000,000
Measure C Interest (Projected)	\$ 6,965,000
<b>Total Measure C</b>	\$ 404,965,000
<b>Measure G</b>	\$ 125,000,000
Measure G Interest (Projected)	\$ 2,187,500
<b>Total Measure G</b>	\$ 127,187,500
<b>Total Measure L</b>	\$ 4,000,000
Developer Fees	\$ 9,000,000
<b>Balance</b>	\$ -