

# **Superintendent's Statement**



The Novato Unified School District, along with the rest of the state and country, is experiencing the impact of amazing educational change. We have seen changes at the national level with the new Every Student Succeeds Act (ESSA) passed by Congress earlier this year, along with implementation of the Common Core State Standards and the Next Generation Science Standards which have impacted our curriculum at every grade level. In California, we have also seen dramatic changes with the new Local Control Funding Formula (LCFF) changing the way schools are funded, along with the Local Control and Accountability Plan (LCAP), which requires detailed plans from districts on how they will close the Achievement Gap. In addition, California completely overhauled the K-12 assessment system. Our world in 2016 is incredibly different now than it was just over 16 years ago at the turn of the century. This means the demands on our schools to prepare our students for this ever-changing world are much higher than they have ever been, and it also means that the skills our students need to be successful are also not the same as they were in previous times.

To address these changes and to ensure we are meeting the needs of our students, the NUSD Board of Trustees adopted a Graduate Profile to identify what our students need in order to be prepared for this shifting world we live in. This Profile describes the six skills needed by our students, along with the academic content, and include critical thinking, collaboration, communication, conscientious learner, cultural competence, and character. NUSD is working hard to clarify each of these skills and to determine how to teach and assess them. This work will take us several years and will undoubtedly include elements such as Project-based Learning, performance based assessments, and access to updated technology. The Graduate Profile drives our work and is supported by our four district priorities: Equity, Student Success, Staff Support and Community Involvement and Engagement.

It was evident early on in the 2015-16 school year that just as our Graduate Profile and District Priorities drive our curriculum and instruction, we also need facilities that support this new kind of teaching and learning. Last fall, the Board of Trustees hired WLC Architects to work with all of our stakeholders to develop a new Facilities Master Plan that would support our district goals and priorities that would better support the changes in teaching. Over the course of the process, we held over 35 meetings with staff, students, parents, administrators and community members who identified the key needs at each of our school sites. The original lists generated more than \$500 million in suggestions, which has been pared down to just over \$200 million. The recommendations you will see in this Facilities Master Plan have been discussed, debated, and vetted extensively, and ultimately our Facilities Committee made the final recommendations to the Board of Trustees. I am most excited about this plan because form follows function, or as is stated in the plan, "construction follows instruction." The suggestions in this report, if implemented, will truly result in improved learning environments to support innovative teaching and learning in NUSD. I invite you to peruse the report, and I know you will be as impressed as I am with with the process and the content of this Facilities Master Plan.

Jim Hogeboom Superintendent

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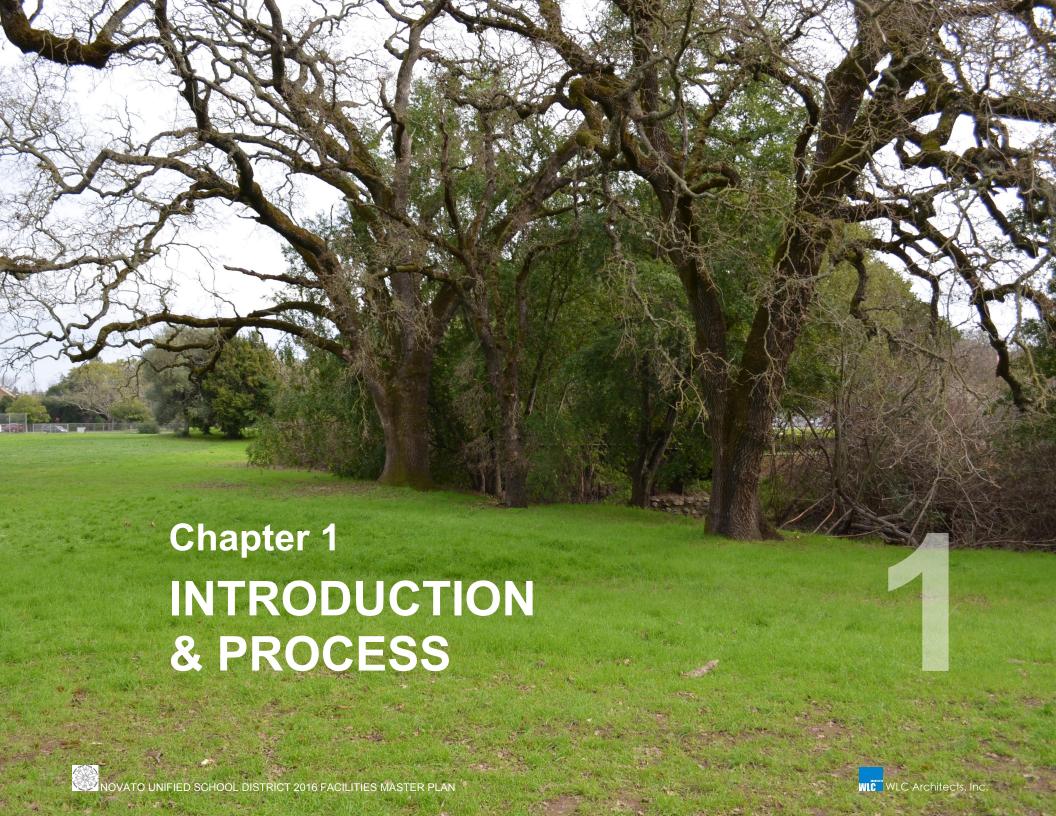
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# **Mission**

The purpose of the Facilities Master Plan is to identify a long term educational vision of the Novato Unified School District for the next 10 to 15 years and determine what facilities best support it.

# **Master Plan Overview**

To fulfill the ideals outlined in their mission, in December 2015 the Novato Unified School District Board of Trustees directed WLC Architects, Inc. (WLC) to develop a comprehensive facilities master plan. A Master Plan is a living document that connects Novato Unified School District's diverse and rich heritage with its vibrant future by defining a set of guiding principles and facility projects that will align its built environment with its strategic educational vision, acting as a long-term blueprint for meeting the changing facility needs of the District. The Master Plan is the cornerstone of District planning and possibly the most important tool available to direct and guide the use of District resources. As a living document, the Master Plan will continue to evolve to address the ever-changing needs of a dynamic district. Developed with input from the Novato parents, neighbors, students, teachers and NUSD staff, the Master Plan will provide a framework and foundation for the future of the District. Its intention is to provide continual improvement for the next generation of students and families. To keep this living document relevant and a fully functional decision shaping tool, it is expected and necessary that it be modified as the variables shaping a district change (demographic shifts, growth in technology, changes in regulations and community needs, etc.). These updates are necessary to assure that the District's strategic vision is viable and appropriate.

The master plan for each site is a graphic representation of the facility planning recommendations for each campus. However it is not meant to provide a specific design solution, but rather a strategic map to set scope and budget for each school for future improvements, in support of the educational program vision. The campus master plans are also not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented.





# About Novato Unified District Vision **School District**

1015 Seventh St. Novato, CA 94945-2205 www.nusd.org (415) 897-4201 Jim Hogeboom, Superintendent

There are approximately 850 staff members in the Novato Unified School District (NUSD) who, along with the larger school community, are responsible for the education of 7.600 students.

There are seven elementary schools and one K-8 school. Class Size Reduction has been implemented in Grades K-3 at all elementary schools at 22:1. There is also one K-8 charter school operating under NUSD.

Along with two middle schools and two comprehensive high schools, NUSD also has the Hill Education Center housing a continuation high school (Marin Oaks), an independent study student program (NOVA) serving grades K-12, and a community day school (Nexus) currently serving 7th and 8th grade students. All schools within the Novato Unified School District offer special education services, along with Gifted and Talented Education (GATE). Special assistance is provided for all English learner students.

NUSD also offers Adult Education classes including a Diploma Class, English as a Second Language Class (ESL), and a Technology Training Class. These programs serve adults who have not yet completed their high school education as well as those wanting to continue their education.

Volunteers are welcome and numerous throughout the district. Parent groups, including School Fuel, NUSD's educational foundation, augment the athletic and fine arts programs.

The Novato Unified School District is committed to providing an educational experience that will:

- 1. ensure students possess academic and technical knowledge to enter successful careers and post secondary experiences.
- 2. prepare all students to be successful, responsible, and productive citizens and leaders in a diverse and global society.
- 3. encourage students to embrace a variety of learning opportunities throughout their lifetime.
- 4. provide students with tools to unlock their full potential.

The Novato Unified School District will exemplify excellence in education by ensuring high quality. innovative instruction and equitable access to learning opportunities that inspire and prepare students to reach their utmost success.

# **District Mission**

The Novato Unified School District is an innovative and effective education system that provides diverse academic experiences to meet individual student needs, and challenges students to realize their educational potential.

# Why did NUSD undertake a comprehensive Educational **Facility Master Plan?**

Novato Unified School District (NUSD) has thirteen school sites that provide the educational setting for approximately 7,600 students, 850 teachers, professionals, and classified staff along with administration and parent volunteers. These schools were built over 50 years ago, in the 1960s and 1970s. The schools were modernized and repaired with the proceeds of the 2001 Measure A Bond, All 2001 Bond funds, \$107 million, were fully expended in 2010. Bond dollars were utilized to provide for a variety of repairs, renovations and improvements, most significantly to address health and safety issues and to modernize classrooms. A typical classroom modernization included: New Flooring, Ceilings & Lighting, Paint & Tackable Wall Surfaces, Cabinets, Learning Wall & Casework System w/Rolling Whiteboards, Heating, Ventilation & Air Conditioning (existing), Electrical Plugs & Fire Alarm Systems, Computer Connection for Students & Staff.

As the NUSD Graduate Profile was developed, defining the six skills known as "The 6 C's", as well as what academic content should be delivered by the teachers, it became evident that the school facilities do not provide the appropriate learning environment to support 21st Century learning. Collaboration, Critical Thinking and Communication are three of "The 6 C's" driving changes in the design of educational learning spaces. As teachers move to Project Based Learning (PBL) curriculum, the classroom or learning space will need to be different than designed in the 1960s and 1970s. PBL requires that teachers be the facilitators of small and large groups as opposed to the traditional teaching method of using lectures. The classroom space should support this new pedagogy. As such, the classrooms require modifications including furniture, technology, and classroom space; or, as said by many in the industry, Construction follows Instruction



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# **Guiding Principles**

# The Four <u>C's</u> of 21st Century Learning



ideas, and solutions



# Collaboration Working together to reach a goal — putting talent, expertise, and smarts to work



Looking at problems in a new way, linking learning across subjects & disciplines



Trying new approaches to get things done equals innovation & invention

Our goal is to provide access to technology and show how to effectively harness its power to prepare students for college <u>and</u> career.

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# **Guiding Principles**

# TRANSFORMING LEARNING ENVIRONMENTS WITH TECHNOLOGY Technology-Enabled Stagegies for Student Learning **EMERGING LEARNING LANDSCAPE** TRADITIONAL ENVIRONMENTS (21st Century Learning) Student-Centered, Performance-Focused Learning Teacher-Directed, Memory-Focused Instruction Lockstep, Prescribed-Path Progression ▶ Flexible Progression with Multi-Path Options Limited Media, Single-Sense Stimulation Media-Rich, Multi-Sensory Stimulation Learner-Constructed Knowledge From Multiple Information Knowledge from Limited, Authoritative Sources Sources and Experiences Collaborative Work on Authentic, Real-World Projects Isolated Work on Invented Exercises Student Engagement in Definition, Design, and Management Mastery of Fixed Content and Specified Processes of Projects Factual, Literal Thinking for Competence Creative Thinking for Innovation and Original Solutions In-School Expertise, Content, and Activities ▶ Global Expertise, Information, and Learning Experiences ▶ Converging Information and Communication Systems Stand-Alone Communication and Information Tools Traditional Literacy and Communication Skills Digital Literacy and Communication Skills Primary Focus on School and Local Community Expanded Focus Including Digital Global Citizenship **Isolated Assessment of Learning** ▶ Integrated Assessment for Learning



# **Guiding Principles**

# NOVATO UNIFIED SCHOOL DISTRICT - GRADUATE PROFILE/21ST CENTURY SKILLS APPROVED: May 17, 2016

The Six C's: Collaboration, Communication, Critical Thinking, Conscientious Learner, Cultural Competence, Character

Collaboration, Communication, Critical Thinking - Taught and assessed by every teacher.

Conscientious Learner, Cultural Competence, Character - Not taught and assessed by every teacher. However, each school is to ensure these attributes are learned by the students.

All Six C's will be assess via presentation of portfolio or exhibition at Grades, 5, 8, and 12.

Content Knowledge - Foundation of all C's.

Creativity - Part of all C's and is embedded in each.

# COLLABORATION

- Active, mindful participant
- Commitment and accountability to the group
- Provide and accepts feedback/constructive criticism
- Interpersonal communication
- Understanding value of collaborative outcomes
- Strives to promote learning and achieve common goals (Defines Collaboration)
- Flexibility and open-mindedness
- Conflict management skills
- Building consensus within a group

# COMMUNICATION

- Written essays, letters, email, job applications, resume
- Oral One to one, to each other, presentations
- Listening active listening, receptive to new ideas
- Digital Literacy how to evaluate sources, how to use resources, how to choose resources
  - where will digital footprint end up
- Non-verbal read audience, read body language
- Respectful tone, volume, taking turns, being present while listening

# CRITICAL THINKING

- Creative problem solving/solution finding
- Constructing arguments
- Curiosity/questioning/inquiry
- Information & discovery
- Reasoning
- Interpretation and analysis
- Self-Regulation/reflection
- Resourcefulness
- Understanding multiple perspectives

# **CONSCIENTIOUS LEARNER**

(Self-Management)

- Prioritization/organization/time management
- Goal Setting
- Self-advocacy/Initiative
- Self-reflection/self-awareness
- Curiosity
- Health and wellness
- Career awareness
- Financial literacy

# **CULTURAL COMPETENCE**

- Equity
- Global Awareness understand various viewpoints, lifestyles, and cultures
- Ability to build working relationships with people from other cultures and backgrounds
- Respecting and understanding diverse perspectives
- Bi-lingual/bi-literate/multi-cultural
- Contributes to solutions that benefit the larger community
- Civic engagement

# **CHARACTER**

- Empathy
  - Ability to understand and share the feelings of another
- Integrity
- Quality of being honest and having strong moral principles
- Respect
- Showing honor or esteem for someone or something
- Responsibility
- Growth Mindset
- Perseverance/Resilience





# Goals

### 2015-16 SCHOOL BOARD PRIORITIES & GOALS

### 1. EQUITY:

Every single student in the Novato Unified School District will be provided with the necessary opportunity and assistance to grow academically each year and to graduate from high school with the skills and knowledge that are needed to lead a fulfilling life.Some students, because of circumstances beyond their control, need more help and resources than others in order to achieve success. Historically, children in poverty and English Learners have not fared as well in our school district as other students, and we are committed to ensuring that they are given the support needed to attain their goals at the same rate as all of our students. With input from our community, the Local Control Accountability Plan (LCAP) will be closely monitored and revised each year to ensure that the goals and action plans contained therein are helping to close the achievement gap for our targeted students.

### 2. STUDENT SUCCESS:

Students will be provided with learning experiences such as Project-based Learning (PBL) that are engaging, hands-on, relevant and meaningful, especially at the secondary level. The district will clearly identify the most important knowledge and skills that all students must have upon graduation, and also identify how these will be assessed. Structures and supports must be in place to ensure that all students are provided with the necessary guidance and resources to be college and career ready, including more opportunities for personalization. We will expand the number of courses that allow students to receive college credit while in high school, and need to strengthen our partnership with the College of Marin. We will further refine our career and technical education pathways to provide students with more developed skills.Clear technology standards need to be identified and students need access to technology in every classroom as a learning tool.In addition, all of our facilities needs will be reviewed at each site to ensure our school structures support our student learning goals.

### 3. STAFF SUPPORT:

The success of our students is directly tied to the quality of our staff, and our district is committed to providing the highest quality support and resources to our certificated and classified staff.We will recruit. hire and retain the best staff members possible by providing high-quality, site-based, on-going professional development to all staff, providing regular feedback and coaching, and recognizing and rewarding our employees for their effort and hard work. We want all of our employees to be highly satisfied and strongly supported so they can do their very best work on a daily basis so that in turn our students feel highly satisfied and strongly supported in our schools.

### 4. COMMUNITY INVOLVEMENT AND ENGAGEMENT:

We will work to improve communication and outreach to the Novato community, both in terms of providing more information about district and school activities to our constituents, as well as to seek out more input and feedback from our constituents. This entails increasing our efforts to meet regularly with all of our key stakeholders.Student voice in particular has not been as recognized as it should be, and we will seek out student input into decisions made in our district. The district will make better use of websites, social media, and traditional media to ensure that all constituents are well aware of what is happening in our district and our schools. We want our community to feel that they are partners, and will work to establish personal relationships with key stakeholders to ensure that trust and transparency are evident in all we do.In addition, strong customer service needs to be a hallmark in our district at every level.

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### **DISTRICT GOALS FOR 2015-16**

### **EQUITY GOALS**

- 1. By June 9, 2016, all English Learners who are advanced CELDT (California English Language Development Test) level 5 will be reclassified. All English Learners who are early advanced CELDT level 4 will be considered for reclassification. The percentage of students moving from level 3 to 4 will increase from 34% to 39% and from level 4 to 5 will increase from 38% to 43%. All other English Learners will increase at least one CELDT level.
- 2. By June 9, 2016, the number of all seniors who meet the A-G (California University and State University Admissions Criteria) requirements will increase from 50 percent to 55 percent and the number of Latino/Hispanic students who meet the requirements will increase from 25 percent to 35 percent.
- 3. By June 9, 2016, the graduation rate for all seniors will increase from 92 percent to 94 percent; for English Language Learners will increase from 71 percent to 76 percent and for Socioeconomically Disadvantaged students will increase from 83 percent to 88 percent.

### STUDENT SUCCESS GOALS

- 4. By June 9, 2016, NUSD will clearly identify the most important knowledge and skills all graduates must learn, and also identify at least two ways that this knowledge and these skills will be measured in twelfth grade. The assessments for measuring the skills will be piloted this spring.
- 5. By June 9, 2016, the percentage of students meeting or exceeding the standards on the Smarter Balanced (SBAC) assessment in math will increase from 48 percent to 53 percent and the total percentage of students meeting or exceeding the standards in English Language Arts/Literacy on SBAC assessment will increase from 56 percent to 61 percent. Each of our student subgroups in math and ELA/Literacy who meet or exceed will increase by 7 percent.
- 6. By June 9, 2016, each comprehensive high school will develop action plans to identify and implement career pathways of at least three classes that are linked to promising regional job opportunities and community colleges that will provide students with industry certification or other documentation that demonstrates student mastery of specific skills. The district will partner with the College of Marin (COM) to increase NUSD student concurrent enrollment both at the high school sites and the IVC campus.

### STAFF SUCCESS GOALS

- 7. By June 9, 2016, all staff who received support or training from one of the instructional coaches will be surveyed to provide an evaluation of the quality of support provided. A baseline of the percentage of teachers who have been supported by the coaches will be collected and tracked.
- 8. By June 9, 2016, each administrator will evaluate the effectiveness of their professional development through surveys and other methods of staff feedback to ensure we are providing high-quality PD during staff release time, including the early/late start Wednesday.
- 9. By June 9, 2016, our Human Resources Department will have implemented strategies and structures to ensure we recruit, hire and retain the best candidates, including increasing our ethnic diversity and bilingual staff, and also provide ongoing support and training to our employees.

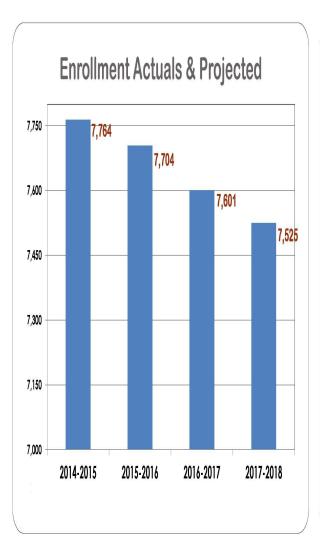
# COMMUNITY INVOLVEMENT AND ENGAGEMENT GOALS

- 10. By June 9, 2016, the district will increase feedback from our community and school groups by actively seeking input from and holding regular meetings with all of our community stakeholders. During the course of the year, we will collect baseline data on who the participants are and how many interactions occur and the quality of the interactions.
- 11. By June 9, 2016, schools with community Liaisons will establish connections and provide outreach and support for students and their families at each of our schools and keep track of the number of families assisted. Schools that do not have community liaisons will have one by November 1, 2016.
- 12. By June 9, 2016, the district will complete a comprehensive Facilities Master Planning process that will provide for community input at all sites to assist us with analyzing needs and prioritizing projects for each school.

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# **Demographic and Capacity Assessment**

Per District projections, the decline in birth rates results in lower enrollment at some elementary schools. Some students leave the district after Kindergarten. There will be an increase in students in grade 9 due to specialized programs and students entering the districts from private school. There is a decline in students in grades 11 and 12.



# 2016-2017 Projected Enrollment by School and Grade Level (Used for Determining Certificated Teacher Staffing Allocations)

School	TK/K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Hamilton	82	70	59	95	81	83	63	57	63	7111	10111	3 6363	12111	653
Loma Verde	78	49	58	72	65	54	- 00	07	00					376
Lu Sutton	71	70	63	58	52	57								371
Lynwood	57	47	45	42	49	71								311
Olive	65	49	49	51	71	75								360
Pleasant Valley	70	62	91	82	82	90								477
Rancho	54	42	73	68	82	84								403
San Ramon	86	86	71	71	78	87								479
San Jose							248	255	272					775
Sinaloa							259	285	278					822
Nova								1		1	5	9	15	31
Nexus										4				4
Marin Oaks											8	20	18	46
Novato HS										380	361	327	282	1,350
San Marin HS										299	301	276	230	1,106
Total NUSD	563	475	509	539	560	601	570	598	613	684	675	632	545	7,564
NPS Total					1	2	2	6	4	4	6	6	6	37
Total	563	475	509	539	561	603	572	604	617	688	681	638	551	7,601

Project decrease of (103): decrease of (85) students in grades TK – 5, decrease of (52) students in grades  $6 - 8^{th}$  and an increase of 34 Students in Grades  $9 - 12^{th}$ 



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# **Process Summary**

# WHAT HAS THE DISTRICT DONE TO UNDERSTAND THE EDUCATIONAL AND "BRICK AND MORTAR" FACILITY NEEDS CURRENTLY AND FOR THE NEXT 20 YEARS?

In December 2015, the Board of Trustees approved an agreement with architectural firm WLC Architects to develop a comprehensive education facility master plan. WLC Architects began the process by conducting community and site meetings to provide information about facility needs, 21st Century learning spaces and to gather input from these stakeholder groups regarding needs and desires. As part of this process, WLC Architects also evaluated the educational suitability and 21st Century readiness of current school facilities. Over 35 meetings were conducted, including teachers and staff, parents, PTA members, booster clubs, students, Cabinet, Board members, and District consultants including Greystone West, a construction management firm.

In the beginning of the process, facility needs and wants represented costs exceeding \$500 million; preliminary analysis demonstrated that a General Obligation Bond could generate only \$222 million – a gap of more than \$275 million.

Members of each site community participated in a prioritization process where they discussed and identified site needs, then voted on the site-specific projects identified to prioritize them by placing a dot next to the project(s) most important to them; each person present at the meeting was given four dots for voting.

This process allowed project lists to be prioritized and scaled down to approximately \$205 million. After each meeting, a team including WLC, Greystone West, and District staff met to discuss and revise the master project list based on community input, educational needs, and facility structural needs.





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# **Process**

### Process Overview

The master planning process is as follows:

- 1. Information gathering.
- Assess the physical conditions of all school sites and determine the needs for repair and replacement. Prioritize based on the critical condition of each item.
- 3. Determine the cost of repair and replacement for each item.
- 4. Assess educational suitability and functionality of each school site. Identify the site specific needs and wants for new buildings and renovations. prioritize based on the educational needs of the campus.
- 5. Start developing the Facility Master Plan for each school.
- 6. Determine the costs of each renovation or new construction item of each site during the ongoing development of each campus master plan.
- 7. Prioritize all identified projects, both repair needs and educational needs and wants based on criteria developed and set forth within the context of the process. Based on availability of funds at the time the master plans are developed, set phase 1 and phase 2 projects group. Each item will have the flexibility to move up or down the phases during the course of implementation as needs change, or new funding becomes available.
- 8. Enlist input from all stakeholders and community feedback.
- 9. Repeat from item 7, revisit item 4 as required.
- 10. Develop Educational Specifications for Preschool, Elementary School, Middle School and High School based on the District's educational vision.
- 11. Provide final Facilities Master Plans that best represent the outcome at the end of the planning process. This document will provide guidelines for school facilities decision making so that all physical improvements move toward a common, coordinated program vision. It is a living document and can be adjusted and revised to respond to future changes in economic conditions and changing demographics.

### Information Gathering

This process began by gathering basic site data from the Site and District. This included extensive research of District archives and records to gather background information to assist in overall knowledge of the District and schools. This provided foundational information to understand context, as well as providing the foundation to develop the assessment process, overall organization of the process tasks, and schedule. This research of particular importance in this initial phase was the selection and establishment of the District's core planning group and the guiding principles for establishing design guidelines for future projects.

This information included, but was not limited to the following:

- Geographic locations of each site and aerial images.
- Student populations, demographics, directories of key staff.
- Site and building as-built drawings.
- · Site and floor plan diagrams of each school site.
- CADD drawing files.
- Construction drawings for various recent projects at school sites.
- Solar projects drawings.
- · Maintenance archives and records.
- Enrollment history and projections for each school site.
- · Existing district school boundaries.
- · List of projects completed, by site.
- List of projects, by site, proposed but not completed.
- District educational initiatives and strategic plan.
- Status of DSA non-certified projects.
- · Energy use studies.
- · District design and material standards.
- List of completed "Safe Routes to Schools" projects.
- · Portable building conditions assessment report.
- List of completed ADA upgrade projects.





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### Site Facility Assessment

The site data included a basic facilities assessment and costs analysis created by Greystone West Company. At the District's direction, this report was used as a starting point for the master plan assessment.

### **Educational Suitability Assessment**

Using the facilities assessment as a foundation and guide, Kevin MacQuarrie Principal, Mary Beth Luster, Design Team from WLC Architects, Inc., and Jim Hogeboom, Superintendent of NUSD, walked each site with the intention of further analyzing the facilities beyond a 'nuts and bolts' assessment to consider big picture issues and a higher level review that considered site layout issues in the parking lots and drop-off, building layouts that inhibited site supervision, security, full utilization of the hardscape play areas, educational suitability of classrooms for the 21st Century and educational support spaces, and strategic analysis to help prepare each campus for long term success.

The next step in the comprehensive analysis of each site was to meet with the site experts, i.e., the teachers, principals, and staff who experience these facilities on a daily basis. Between January and March 2016, WLC and each site had at least three site committee, three facility Committee, and multiple District Staff meetings specifically regarding the Master Plan. The intention of the first meeting was to introduce all of the site participants to the Master Plan process, what it was and how it would affect their site with a future bond, as well as to gather user site concerns regarding student and staff safety, facility limitations for student achievement, site limitations and building issues. The WLC staff used a satellite image to get acquainted with the site and to locate specific site issues brought up by the site committees. Additionally, a problem/solution matrix. which allowed input from all participants, was used to record matters with more depth.

The WLC staff passed out Post-It notes and asked participants to write down specific concerns and ideas they had relating to the campus. These sticky notes were then placed on a chart divided into four categories,

and were later compiled into a list. Then, the common themes derived from the stickies were added to a list along with developed District priorities, in categories of Code Compliance, Function, and Educational Suitability. Each participant was given four stickers, representing four votes, and was allowed to vote on which priorities they favored. That prioritization has been translated into the Master Plan.

### Start Developing Site Master Plan

The next process was to develop the site concepts. Recommendations, solutions, and District priorities were incorporated into a conceptual Master Plan. Site solutions were presented in a working format on sketch paper so that they could be further revised and edited as directed by the site committee.

### Cost Modeling

A Rough Order of Magnitude cost model was then developed by WLC according to the conceptual master plans. The cost model uses the most up to date information on costs per square foot for schools in the Bay Area.

The cost model is not a detailed estimate, is not itemized, nor does it specifically look at detailed components. It is more of a guide to show the magnitude of each project so informed decisions about schedule, budgets and the bond implementation can be made.

The cost model in conjunction with a bond funds analysis enabled a site prioritization schedule to be set. The site schedule was further informed by understanding the urgency of some projects over others.

### Community Feedback

The Master Plan in its entirety was created through a joint effort with site staff, teachers, students, parents, neighbors, the Facility Committee and District staff. Everyone who participated had a profound impact on the making of this plan and the future of your District and schools. Our firm, WLC, thanks everyone for their committed support and for allowing us to be a part of the exciting vision for Novato Unified School District.



Facility Assessment



Development of Site Master Plan



Community Feedback



# **Bond Implementation Priorities**

In order to allocate the limited resources from an anticipated General Obligation Bond, the master project list was divided into three tiers by priority.

- 1. The First priority, Tier I, identifies basic structural, ADA and other upgrades required at each school site to be in alignment with current code requirements. This list was developed over the past two years by Greystone West, site principals and District Maintenance and Operations (M&O) staff. The cost associated with Tier I Basic Upgrades / Code Requirements is currently estimated at \$29 million.
- 2. **The Second Priority, Tier II**, identifies District Priorities, which consist of projects to support 21st Century Learning, multipurpose room upgrades (including permanent stages), kitchen upgrades, air conditioning, security system upgrades, video surveillance and IT infrastructure. The cost associated with Tier II District Priorities is currently estimated at \$55 million.
- 3. **The third priority, Tier III**, identifies Site-Specific Priorities, which consists of projects specific to each school site. This priority level is further divided into two categories Levels 1.0 and 1.1.
  - Level 1.0 focuses on site-specific projects for all the elementary schools (except Lynwood & Olive), Hill Education Center, and Novato Charter School.
  - 2). Level 1.1 focuses on the two oldest school sites, Lynwood and Olive, the Secondary Schools, and Hamilton School.

Projects included in Tier III are based on the educational focus of each school, priorities as expressed by participants in the various meetings, and the 21st Century learning concepts. The cost associated with Tier III – Site-Specific Priorities is currently estimated at \$122 million, with Level 1.0 at \$15 million and Level 1.1 at \$107 million.



# **Bond Implementation Priorities Cost Summary**

# Tier 1. District Basic Upgrades to Schools / Code Requirements

- •ADA path of travel walkways
- ·Asphalt/playground surface repairs
- Exterior Skin Enhancement
- Interior finishes
- •Electrical Infrastructure Upgrade

### Tier 2. District Priorities For Schools

- •Technology (flat screens/classroom tech)
- •New Stage and Kitchen
- Air-conditioning
- •Video Surveillance / Security Systems/ IT Infrastructure
- Video Surveillance
- •21st Century Flexible Furniture

# Tier 3. Site Specific Projects

- •Add New Pre-School Classrooms
- •Add/Improve TK/Kindergarten classrooms/Work Room / Restroom
- •Collaborative Classroom Spaces
- Add Classrooms
- •Modernize Existing Multi-Purpose Building
- •Modernize Existing Library into Innovation Center
- Develop Maker Space (STEAM Center)
- •Modernize Existing Gym
- Natural Light/Solo-Tubes
- Outdoor Learning Environments
- Shade Structures
- Athletic Fields and Landscaping
- Performing Arts Center

	<u>/IILLIONS</u>
Bond Proceeds at \$60 per \$100,000	\$ 222
Bond contingency 5%	\$ (10)
Project Management	\$ (6)
Bond Funds Remaining	\$ 206
<u>Tier I</u> : Basic Upgrades	\$ (29)
Bond Funds Remaining	\$ 177
Tier II: District Priorities	\$ (53)
Bond Funds Remaining	\$ 124
Tier III: Site-Specific Priorities	
Level 1.0	\$ (17)
Bond Funds Remaining	\$ 107
Tier III: Site-Specific Priorities	
Level 1.1	\$ (107)
Bond Funds Remaining	\$ 0





# **Bond Implementation Priorities COST SUMMARY**

TIER I	BASIC UPGRADES / CODE REQUIREMENTS	
	ADA Path of Travel Walkways	\$ 2,346,624
	Asphalt/Playground Surface Repairs	\$ 2,257,920
	Exterior Painting	\$ 3,225,600
	Interior Finishes	\$ 5,759,615
	Electrical Infrastructure Upgrade	\$ 3,701,376
	Other Site-Specific Projects	\$ 11,477,196
	TOTAL: BASIC UPGRADES	\$ 28,768,331

TIER III	SITE-SPECIFIC PRIORITIES / LEVEL 1.0	
	Loma Verde Elementary	\$ 2,324,864
	Lu Sutton Elementary	\$ 4,342,948
	Pleasant Valley Elementary	\$ 3,058,514
	Rancho Elementary	\$ 3,013,772
	San Ramon Elementary	\$ 893,330
	Hill Education Center	\$ 1,154,644
	Novato Charter School	\$ 1,842,624
	SUBTOTAL: SITE-SPECIFIC PRIORITIES / LEVEL 1.0	\$ 16,630,695

TIER III TOTAL \$ 123,760,411

TIER II	DISTRICT PRIORITIES	
	Technology: Flat Screens, etc.	\$ 3,478,810
	New Stage and Kitchen	\$ 22,748,544
	Air Conditioning	\$ 6,296,553
	Security Systems / IT Infrastructure	\$ 11,188,848
	21st Century Flexible Furniture	\$ 3,698,253
	Classroom Device Refresh: Chromebook, iPad, Surface, etc.	\$ 6,000,000
	TOTAL: DISTRICT PRIORITIES	\$ 53,411,007

TIER III	SITE-SPECIFIC PRIORITIES / LEVEL 1.1	
	Lynwood Elementary	\$ 6,512,809
	Olive Elementary	\$ 4,863,963
	Hamilton K-8 (Community School)	\$ 7,522,906
	San Jose Middle School	\$ 8,508,568
	Sinaloa Middle School	\$ 17,455,334
	Novato High School	\$ 35,421,120
	San Marin High School	\$ 26,845,016
	SUBTOTAL: SITE-SPECIFIC PRIORITIES / LEVEL 1.1	\$ 107,129,716

TIER III TOTAL \$ 123,760,411





Page 16 **COMMUNITY INPUT & OUTREACH** 

# Acknowledgements

# Novato Unified School District Novato High School **Board of Trustees**

Derek Knell, Board President Thomas Cooper, Vice President Maria Aquila, Trustee Debbie Butler, Trustee Greg Mack, Trustee Ross Millerick, Trustee Shelly Scott, Trustee

# Novato Unified School District Administration

Jim Hogeboom, Superintendent Karen Maloney, Assistant Superintendent - Business & Operations

Cyndee Cannon, Executive Administrative Assistant Mark Silva, Director of Maintenance, Operations, and Transportation

Sean Rozell, Director of Information Technology Miguel Villarreal, Director of Food and Nutritional Services

Leslie Benjamin, Public Information Officer Liz Smith, Director of Special Education Julia Kempkey, Director of Curriculum

Matthew Baldwin, Principal

Casimir Adler-Ivanbrook, Social Studies Teacher Deborah Levin, Foreign Language Teacher

Nicole Slavin, English Teacher

Lynn Pardo, Math Teacher

Chris French. Math Teacher/Athletic Director

Jon Dick, Science Teacher

Gail Anderson, Alumni/MSA

Jim Grechis, Parent/MSA

Sherri Grechis. Parent/MSA

Matthew Meblin. Parent

Bruce Wilcer, Parent

Jen Russell, Parent

Marla Fields. Student

Henry Nicholson, Student

Revna Morales. Student Bella Clemente, Student

Stephanie Johnson, Student

Dale W. Miller, President, Golden Gate Electric Vehicle Association

Susan Miller, President, Building Better Citizens for America

# San Marin High School

Adam Littlefield, Principal, San Marin High School

Eleni Katsaros, Art and Design Teacher

Allison McIvor, Music teacher

Jenny Von Blankenburg

Melissa Mavfield

Jacki Whyte

Eileen Burrons

Frank Burrons

Alisa Ikeda

**Emily Gates** 

Marina Nims

Pat Nims

Cate Guempel

Kris Jones

Pisamai Maga

Susan Fischer

Mark Miller

Susan Brown

Laura Stivers

Brad O'Brien

Jeff Cao

Susan Leonard

Nancy Roche

Cindy Thomas

Tim Roche

Holden Thomas

Thomas Keaner

Andrea Schoen

Jon Shcoen

Liza Schoen

Elena Schoen

Jackie Perron





COMMUNITY INPUT & OUTREACH
Page 17

# **Acknowledgements**

# San Jose Middle School

Justin Mori, Principal Megan Truitt, Assistant Principal Deborah Baraban, Teacher Leah Callister, Teacher James Chester, Teacher Mariah Fisher, Teacher Colleen Fried. Teacher Karen Gladysz, Teacher Shawna Hettrich, CORE Teacher Megan Langhals, Teacher Ben Leech, Teacher Gabriela Mastro. Teacher Marissa Page, Teacher Diane Santamorena, Teacher Anne Schaefer, Teacher Peter Urmini, PE Teacher

# Sinaloa Middle School

Jim Larson, Principal Stephanie Hart, Math Teacher Teresa Vance, Technology Support Tech Len Banaag, 7th Grade Core Teacher Emily Wheale, 7th Grade Core Teacher Louise Menezes. 6th Grade Core Teacher Jason Edd. Teacher Lee Hamovitz, Parent Kisstrin Conjer, Parent Nathaniel Hamovitz. Student Avery Abell, Student Emily Maniscalco, Student Emma St. Hilaire, Student Melissa French, Student Kaley Scheppler, Student Lauren Houlahan, Student Matthew Murphy, Student Claire Duncan, Student Ella Rubey, Student Talvnne Confar. Student Amelia Mawier, Student Matthew Roos, Student Garrett Blake, Student Rebeca Garcia, Student Kayla Simoneth, Student Alexis Sanders, Student Kelly Winfrey, Student Tyler Guin, Student Kalen El-Masri, Student Tina Maher, Neighbor Jim Stafford

# Hamilton K-8 School

Steve Hospodar, Principal Christine Bok-Osborne, Food Service Manager Beatriz Garcia, Library Clerk Lindsay Sadler, 5th Grade Academy Teacher Peter Johnson, Physical Education Teacher Megan Jones, Kindergarten Teacher Stacey Beltran, Kindergarten Teacher Kristen Schutz, PTA Committee Lori Allen, Head Start Teacher Patricia Hernandez, ELAC President Grant Fehring, Parent Giovanni Carbanno, Parent Julio Perez, Parent Melissa Hannan, Parent Adell Servidio, Parent Alexia K., Student Jocelynn L., Student Hyago R., Student Spencer L., Student Melanie A., Student David M., Student Aimee K., Student David V., Student Amitza F., Student Miah B., Student Alexa O., Student Leslie C., Student Kimberly M., Student Maritza B., Student Fausto I., Student Emersson A., Student Kevin M., Student Lisbeth G., Student Niko V., Student Angel G., Student Wensly A.L., Student Imara J., Student Alexis B., Student Yaire Z., Student Ramon G., Student



COMMUNITY INPUT & OUTREACH
Page 18

# **Acknowledgements**

# Loma Verde Elementary School

Tehniat Cheema, Principal Ruthanne Bexton, Director Jennifer Dale, PTA Executive Vice President Jennifer Tokarski, 5th Grade Teacher Brenda Pfeifer, 5th Grade Teacher Sara Cofiell, 5th Grade Teacher Karen McCormish, 4th Grade Teacher Emily Cavallero, 3rd Grade Teacher Ali McMorrow, 3rd Grade Teacher Lydia Duffey, 2nd Grade Teacher Caroline Perron, 1st Grade Teacher Shelley Russell, 1st Grade Teacher Elizabeth Vega, Kindergarten Teacher Mariah Fisher. Teacher Lisa Nyquist, Music Teacher Rebecca Carlsen, Teacher Danna Brunner, Parent Karen Mazariegos, Parent Helena Phelps, Parent Emily Brown, Parent Ruth Hernandez, Parent Mariah Fisher, Parent Meghan Evans, Parent

# Lynwood Elementary School

Andy Cline, Principal Lynnette Boosey, Music Teacher Melanie Gutierrez, 1st Grade Teacher Donna Hofeditz, Library Media Clerk Lisa Dewea. Parent Yolanda Hernandez, Parent Angelica Benavidez, Parent Maria Alvarado, Parent Eva Jimenez, Parent Mirn Acosta, Parent Elizabeth Ramos. Parent Luz-Maria Espinoza, Parent Socorro Peraza, Parent Napoleon Escobar, Parent Isaac Munene. Parent Kari Millar, Parent Leticia Russo, Parent

# Lu Sutton Elementary School

Bonnie Barron, Principal Cindy Testa, Office Manager Voni Eyler, Office Tech Erin Larey, Parent Jennifer Dudley, Literacy Coach Gina Hartquist, Library Tech Evy Everett, Parent Audrey Sand, 2nd Grade Teacher Libby Silvestri, 3rd Grade Teacher

# Olive Elementary School

Elizabeth Sesma-Olinyk, Principal Arianna Lyall, PTA President Kris Jones, Former Parent, Employee and Community Member Lisa Harris, Former Parent, Employee and Community Member Fran Rozoff, Teacher Christina Lunde, Teacher Vicki Breen, Teacher Annie Distad, Teacher Edith Valencia, Community Liaison Karin Katselis, Parent Mr. And Mrs. Stanley, Parent Mr. And Mrs. Marcelo, Parent Heather Smith. Parent Laura King, Parent Erika Garcia, Parent Alison Hutchison, Parent





COMMUNITY INPUT & OUTREACH
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# **Acknowledgements**

# Pleasant Valley Elementary School

Dana Sadan, Principal Julie Spaan, Office Manager Julie Ramser, 1st Grade Teacher Michelle Robertson Julie Ramser, Teacher Lori Marston, Teacher Sara Kram, Library Clerk Doreen Gurnla, Parent Dan McNear, Parent Penny Janiak, Parent Lisa Swanson, Parent Dina Gibbons-Miguel, Parent Diane Gasson, Parent Vicky Bartholo, Parent Erik Nelson, Parent Ruth Kellogg, Parent Amoura Sathe, Parent Megan Marston, Student

# Rancho Elementary School

Angela Kriesler, Principal
Matt Gardner, Physical Education Teacher
Karla Sanchez, ELAC President
Sandra Lua, Parent
Elise Garrigue, Parent
Joel Penafiel, Parent
Carrie Criswell, Parent
Maria Sabido, Parent
Alison Martin, Parent

# San Ramon Elementary School

Mary Pritchard, Interim Principal Teresa Dick. 5th Grade Teacher Edie Ainsworth, 4th Grade Teacher Lisa Raymond, 3rd Grade Teacher Kim Dybeck, 1st Grade Teacher Debra Roney, Kindergarten Teacher Wendy Jackson, Parent Melany Pearce. Parent Claire Dean, Parent Cindy Demchak, Parent Tenesa Vuillemenot, Parent Nicole Towns. Parent Summer McAllister. Parent Nicki Casonovas, Parent Andreas Meisel, Parent Nancy O'Hara, Parent Heidi Crowell. Parent

# Community Members

Maija Threlkeld, Board for Marin School of the Arts
Mark Miller, Head Custodian, San Marin High School
CSEA union, NUSD Facilities Committee
Mariah Fisher, PTA president of Loma Verde
Elementary School/San Jose Middle School Teacher
Karen McCormish, 4th grade teacher at Loma Verde
Elementary School
Linda Kislingbury, San Marin High School Drama
Teacher
Sue Leonard, San Marin High School Booster
President
Bruce Wilser, Marin School of the Arts, Novato High
School Parent

# Hill Education Center/ Marin Oaks High School

### Hill Education Center:

Julie Adams, Core Teacher, NOVA Independent Study John Sanderbeck, Resource Teacher, NOVA Independent Study Robert Cline, Core Teacher, NOVA Independent Study Jasmine Azamar, Student Luis Tavares. Student Sam Glatt, Student Marieta Vazquez, Student Kevin Melo, Student Tal Elbachri, Student TJ Wood. Student Lauren Jackson, Student Jamil Johnson, Student Leilani Cisneros, Student Jasmine Melia. Student Miriam Padilla. Student Alex Mendoza, Student

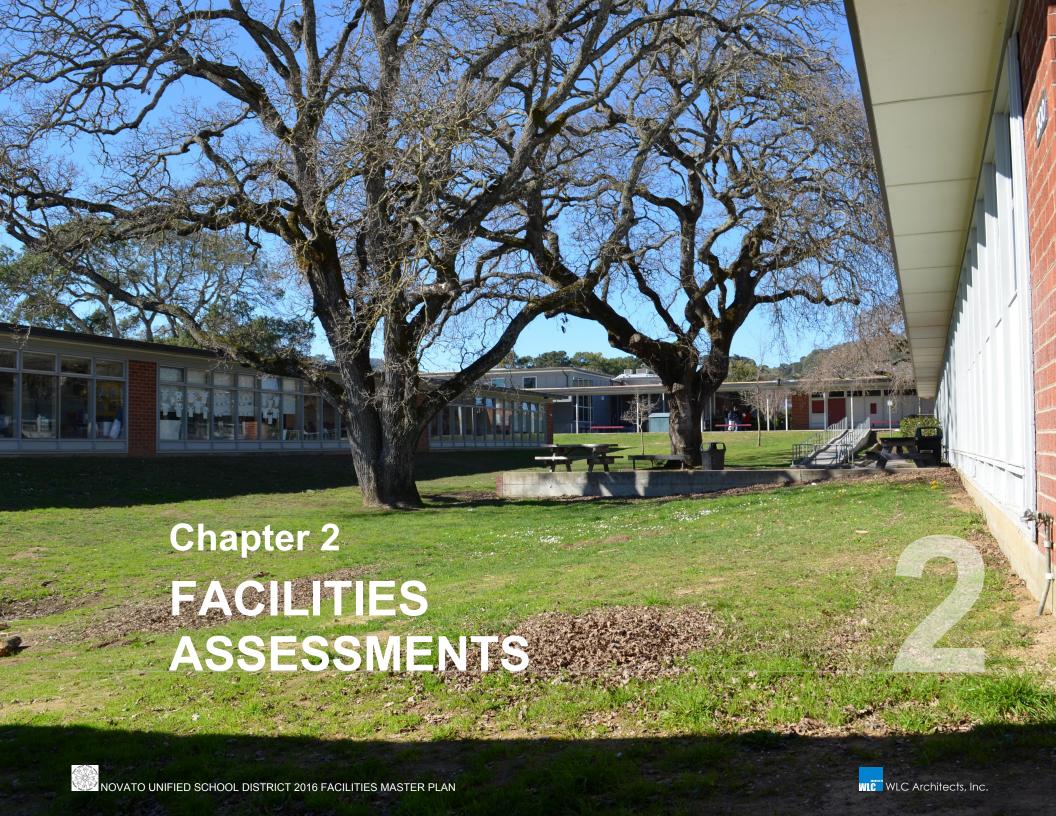
### Marin Oaks High School:

Kessa Early, Principal
Margrette Tessin, Office Manager
David Ciancutti, Science Teacher
Jeff Packman, PE Teacher
Marya Bartholomew, Art Teacher
Elizabeth Bell, Mathematics Teacher
Kevin Duffy, Social Studies Teacher
Loeta Andersen, English Teacher





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# Introduction

The assessment of the existing facilities is a critical step in development of the Facility Master Plan. In the case of Novato Unified School District, it is particularly crucial due to the age of the schools in the district. Although the previous bond focused mostly on the nuts and bolts repairs there is still a need for general repairs, code required improvements and facility upgrades. Greystone West undertook this assessment over a period of years. The overall physical assessment of each school to identify, repair, and upgrade, while assigning costs to those improvements, was a critical concern of the District. In order to move forward with the Facility Master Plan the magnitude of the cost to modernize facilities had to be understood to prioritize projects.

This information also assists the District in evaluating the closure or re-purposing of various school sites if necessary. However, physical assessments are just one measure of the condition and adequacy of a school site. In order to get a true understanding of each school site, an educational suitability and functional needs analysis must be done.

The initial direction of the Facilities Master Plan was to review the educational suitability and functional needs, along with 21st-century learning environment opportunities at the schools. It was with this direction that WLC Architects walked the sites and conducted their comprehensive evaluation of the schools.







21st Century Learning Environments



# **Educational Suitability Assessments**

### Summary

This analysis occurred site by site and, with the exception of a handful of locations, the majority of teaching spaces require upgrades to raise the educational suitability to meet 21st Century education goals. While the District has made significant strides in improving instructional technology in some of its schools with the introduction of flat screens and ceiling mounted projectors, applying that technology consistently across the District is desirable. Other improvements such as developing collaborative learning studios, outdoor classrooms, pullout spaces, providing flexible furniture and voice enhancement in the teaching environment are necessary to achieve the District goals.

The specific nature of these changes and improvements needs to be shaped by the District's Strategic Plan, Educational Specifications, mission, and goals and can, in some cases, be determined by the creation of District-wide master specifications. Some of these improvements will need to be shaped/defined campus by campus to fit the culture and character of each site. For site specific analysis please refer to the appropriate succeeding sections.

# **Educational Suitability Assessments**

A key component to the Facilities Master Plan is the Educational Suitability Assessments. A site facility assessment which defines the site's repair and replacement needs had been conducted by the Greystone West Company and District staff. WLC Architects performed educational suitability assessments to evaluate if the current District's facilities will serve the school's educational goals. The reviews concentrated on concepts such as 21st Century Learning Environments and opportunities for creating those spaces within existing schools.

Another set of standards for the educational functionality of schools is the California Department of Education (CDE) design codes which provides a minimum basic guideline for school facilities.

Based on the educational adequacy and the CDE standards, WLC Architects will develop the Educational Specifications within this process, which will serve as the ultimate design standards for the schools in Novato Unified School District.

The results of the assessments were to identify deficiencies for inclusion into the site specific master plans to provide an upgrade to each school site.

Various components are reviewed and considered in determining the educational suitability of a room and/or building. These include room environment, room size, flexibility, ability to meet program requirements and storage/equipment. Below is a checklist of criteria noted at each site.

The following items were reviewed for the following components:

### Room Size:

The space should meet the square footage standards for the classroom program (960 SF min.).

- Is the space appropriately sized for the capacity, to current standards and for the grade level?
- Is the space large enough to allow all the activities typically conducted in that sort of program (i.e., art, science, music, etc.)?

Administrative offices

Kindergartens and Pre-Schools

Library and media centers

Multi-Purpose Rooms, Cafeterias, performing arts facilities, and assembly spaces

### Classroom Storage

The space should have adequate storage and equipment space for all the equipment appropriate to the program.

- Does the room have adequate casework, appropriate materials and project storage?
- Are there sinks for programs that require sinks?
- Is there appropriate ventilation and display space where required?
- Does the space have appropriate types of flooring and easily cleanable surfaces (counter-tops, table tops)?
- Is there access to the necessary technology and related infrastructure (i.e., capacity to darken a room to display projected imagery)?

Physical education spaces, including gymnasiums, weight and locker rooms

### **Room Environment:**

The space should provide an inviting and stimulating environment for teaching and learning.

- Rooms types provided
- Is the spatial configuration flexible and does it support the instructional program?
- Is there natural light and are the lighting levels appropriate for the educational activities?
- Acoustically, are there impediments to hearing the teacher and are external noises transferred into the classroom?
  - Is there proper ventilation and consistent /appropriate climate control to make the room comfortable?
    - Do the aesthetics create an inviting learning environment?

Outdoor learning and gathering spaces

Specialty classrooms, such as art, music

Outdoor fields and courts

### Room Functionality, Location and Flow

The space shall have adequate room type to serve a function of the school. The space should be appropriately located for the instructional program.

- Is the physical location of the room/area in relative proximity to the students who need to use it?
  - Does the space have appropriate proximity to other program relevant spaces?
    - Does its location allow for future flexibility?





# **Physical Condition Assessments**

### Introduction

This Physical Condition Assessments were performed by The Greystone West Company and District Staff in January 2013. The content of the Assessment is produced by Greystone Company and WLC Architects, Inc.

### Summary

All schools are assessed based on the following categories: Site, Building, Building Systems, Interior, Cabinetry furniture and equipment, and Sustainability. The following are facility needs in general:

- •All the sites are in need of ADA path of travel upgrades;
- •All the sites are in need of single pane window replacement and/or louvered window panes for better HVAC efficiency;
- •Most of the sites need minor to major asphalt repairs;

- Most of the sites are in need of some exterior door replacement;
- •Most of the sites are in need of exterior painting to preserve the exterior skins:
- •Sinaloa Middle and San Marin High are in need of exterior siding replacement, spot replacement is needed at most of the other sites and with the possible replacement of windows at the other sites a good portion of their exterior skin would need to be replaced as well;
- Most of the sites would benefit from increased storm drainage.

### Site

Site utilities,
Parking and Drop Off Areas
Site Walks, Ramp and Stairs
Drainage and Erosion Control
Landscape and Irrigation
Hard Courts
Turf Play Fields
Play Structure Areas
Running Trails
Site Shade Structure

Accessibility and Code Compliance

Swimming Pools Site Fencing Site Signage, Portables.

### Building

Exterior walls and finishes, Roofs and drainage, Doors and windows. Exterior canopies Covered walkways

### **Building Systems**

Electrical, lighting, power, Technology, data, signal, Fire alarm, Phone, Clock/Bell/PA, HVAC equipment, ductwork and controls, Plumbing Fire sprinklers. General Infrastructure

### Interior

Floor finish Wall finish Ceiling finish Interior Doors and Windows

# Cabinetry, Furniture Sustainability & Equipment

Natural daylighting
Casework, shelving,
Marker boards,
Projection screens,
Projectors,
Projectors,
TV,
Building Envelope
Stage/theater equipment,
Kitchen equipment,
other accessory items.

Natural daylighting







# **Physical Condition Assessments**







Facility Needs – San Marin High School

### "Needs" Analysis

The following are Tier 1 and Tier 2 lists provided by Schreder and Associates:

### Site

- Emergency Container Pads
- Hard Court Equipment
- Paving
- •Pool Deck at Novato High School
- Portable Ramp Replacement
- Benches
- Hygienic Outdoor Eating Areas
- •Pleasant Valley Stairs
- Sinaloa Stairs
- •Playground Equipment
- Safety Lighting and Fencing
- SMHS Field House
- •Novato High School Pool Replacement
- •Middle School Track Upgrades

### Cabinetry, Furniture & Equipment

- Food Service
- Student Lockers

### **Building Systems**

- Network and WAPs
- Safety Lighting
- •Lu Sutton and Sinaloa PA
- •IP Bells and Clocks
- •IP Energy Management
- Video Surveillance
- •VOIP
- •Lu Sutton Phones
- •IP Energy Management

### Building

- Stages at MU Rooms
- Performing Arts
- Improvements Risers/Stairs
- Food Service
- ·San Ramon Roof
- •Gvmnasiums
- Modernize Storage Rooms
- •MP Room Modernizations
- Student Lockers

- Roofing Downspouts
- Asbestos
- Classroom Lighting Electrical
- •Floor Coverings •HVAC
- Painting Paving Plumbing
- •Wall System Maintenance •NHS Turf Replacement •SMHS Turf Replacement
- Exterior Skin Replacement

### District-Wide Needs

- Technology
  - Network
  - •Installation of LCD projectors in the classrooms
  - Additional WAP (wireless access points)
- Technology Endowment
- 21st Century Learning Environments
  - Small group learning areas
  - Natural Daylighting
  - Parcel 1A possibly developed into a tech school
    - Biotechnology
    - Culinary
    - Video Production
    - Robotics
- VOIP
- Video Surveillance
- Energy Management
- Solar

### **District "Wants"**

- Performing Arts Center at Novato High School
- Complete Gym Renovations at High Schools including team rooms
- Novato High School Dance Room
- •High School Science Rooms
- Modernized Weight Rooms/Expansions
- Energy Efficient Windows
- Technology
- Solar
- Development of Parcel 1A

# **Deferred Maintenance Items**

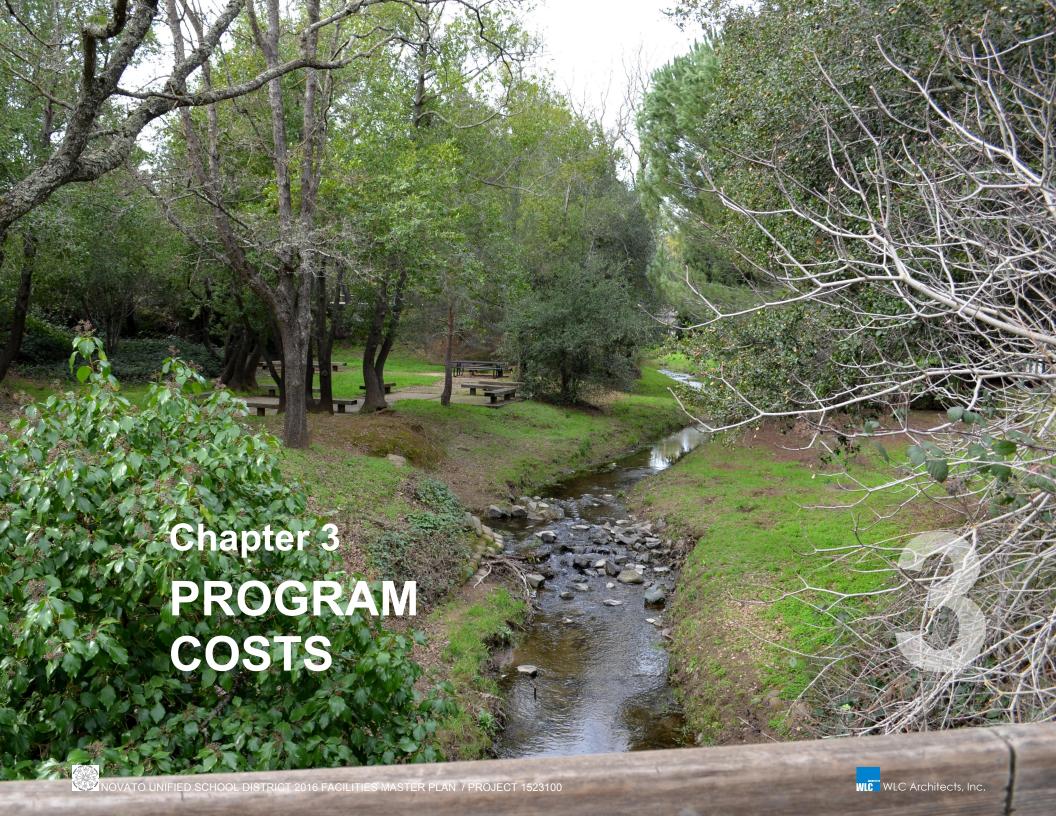
Some large deferred maintenance projects will be needed in the near future including roofing, flooring and painting.

With the reduction of deferred maintenance funding from the State, many Districts are targeting large DM projects as part or a good portion of a bond campaign.



Exterior Skin





### Novato Unified School District Master Plan Cost Model WLC Architects, Inc. August 2, 2016 Cost Basis - High **Existing Buildings Estimated Cost/SF** Exist MP Elementary Middle High 100 \$ 150 New Minor Improvements 50 \$ 150 \$ Good Minor Modernization 100 225 250 \$ Fair Major Modernization 200 300 Poor Reconstruction 250 300 \$ 350 Replacement 350 400 \$ 450 **New Buildings** Elementary High Middle **Portables** 52 \$ 52 \$ 52 \$ Modulars 325 \$ 325 \$ 325 New Low \$ 300 350 \$ 400 400 \$ Medium \$ 350 450 High \$ 400 450 \$ 500 **Demolition** 12 14 \$ 16 **Temporary Housing** 30 30 \$ 45 **Project Costs** Design Contingency 10% **Escalation Per Year** 6% 10% **Change Orders** Soft Costs 20% **Bond Program Costs** Overall Bond Contingency 5% Program Management 2% Furniture and Equipment 3%

1%

Moving Expenses

PROGRAM COSTS Page 30

### Novato Unified School District Master Plan

### **Total Bond Program Cost Model**

WLC Architects, Inc. August 2, 2016

### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

School		Estimated	d Project Cos
Hamilton School K-8		\$	10,465,400
Loma Verde Elementary School		\$	7,737,067
Lu Sutton Elementary School		\$	7,444,15
Lynwood Elementary School		\$	12,060,600
Olive Elementary School		\$	10,157,03
Pleasant Valley Elementary School		\$	7,663,08
Rancho Elementary School		\$	7,304,72
San Ramon Elementary School			4,026,858
San Jose Middle School		\$ \$	19,455,633
Sinaloa Middle School		\$	29,119,56
Novato High School		\$	42,796,808
San Marin High School		\$	37,196,378
Hill Education Center		\$	2,231,139
Novato Charter School / Parcel 1A		\$	2,281,30
Subtotal Schools		\$	199,939,74
District Wide Projects  Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.		\$	6,000,000
Subtotal District Wide Projects		\$	6,000,000
Total Project Cost for all Sites		S	205,939,749
•		Ť	203,707,74
Bond Program Costs			
Overall Bond Contingency	5%	\$	10,296,98
Program Management	2%	\$	4,118,79
Moving Expenses	0.8%	\$	1,644,46
Subtotal Bond Program Costs		\$	16,060,25
Total Bond Program Cost		\$	222,000,00



PROGRAM COSTS Page 31

Novato Unified School District Master Plan		
Total Bond Program Cost Summary		
WLC Architects, Inc.		
August 2, 2016		
BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES		
Destroyled Desiral		
Projected Bond Measure 'X' November 2016		November 2016 222,000,000
Medsure & November 2016	•	222,000,000
Bond Program Costs 2016	\$	222,000,000
Overall Bond Contingency	4.6% \$	
Program Management	1.9% \$	4,118,795
Moving Expenses	0.7% \$	1,644,468
Subtotal Bond Program Costs	\$	16,060,250
Bond Funds Available for Projects	\$	205,939,750
District Basic Upgrades to Schools / Code Requirements (TIER I)		
ADA path of travel walkways	\$	2,346,624
Asphalt/playground surface repairs	\$	2,257,920
Exterior painting	\$	3,225,600
Interior finishes	\$	5,759,615
Electrical Infrastructure Upgrade	\$	3,701,376
Other Site Specific Projects Projects	\$	11,477,196
Subtotal Schools	\$	28,768,331
District Priorities For Schools (TIER II)		
Technology (flat screens/classroom tech)	\$	3,478,810
New Stage and Kitchen	\$	
Air-conditioning	\$	6,296,553
Security System / IT Infrastructure	\$	11,188,848
21st Century Flexible Furniture	\$	3,698,253
Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.	\$	
Subtotal Schools	S	53,411,007

Remaining Available Bond Funds

\$ 123,760,411

# Master Plan Cost Summary

Sinaloa Middle School	\$ 17,455,33
Hamilton School K-8	\$ 7,522,90
Lynwood Elementary School	\$ 6,512,80
Olive Elementary School	\$ 4,863,96
Subtotal Schools Site Specific Projects	\$ 107,129,71
Remaining Available Bond Funds	\$ 16,630,69

Remaining Available Bond Funds	ę	0
Subtotal Schools Site Specific Projects	\$	16,630,695
Novato Charter School / Parcel 1A	\$	1,842,624
Hill Education Center	\$	1,154,644
San Ramon Elementary School	\$	893,330
Rancho Elementary School	\$	3,013,772
Pleasant Valley Elementary School	\$	3,058,514
Lu Sutton Elementary School	\$	4,342,948
Loma Verde Elementary School	\$	2,324,864

PROGRAM COSTS Page 33

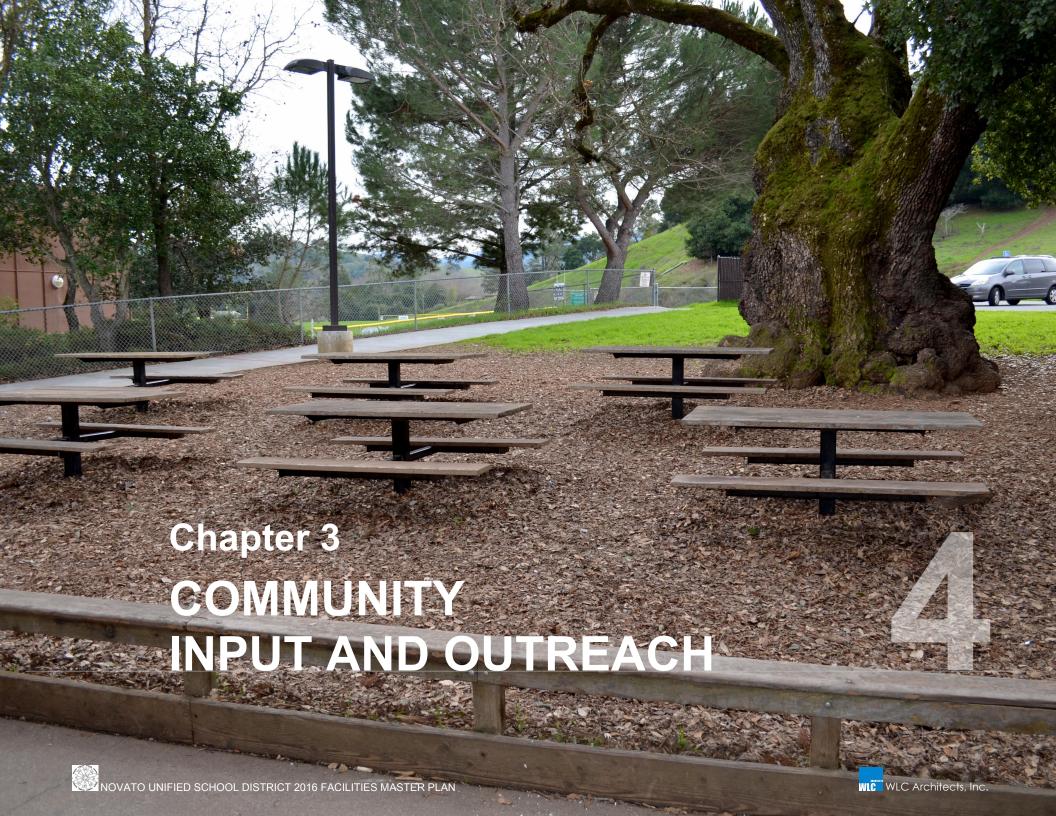
### **Master Plan Cost Summary**

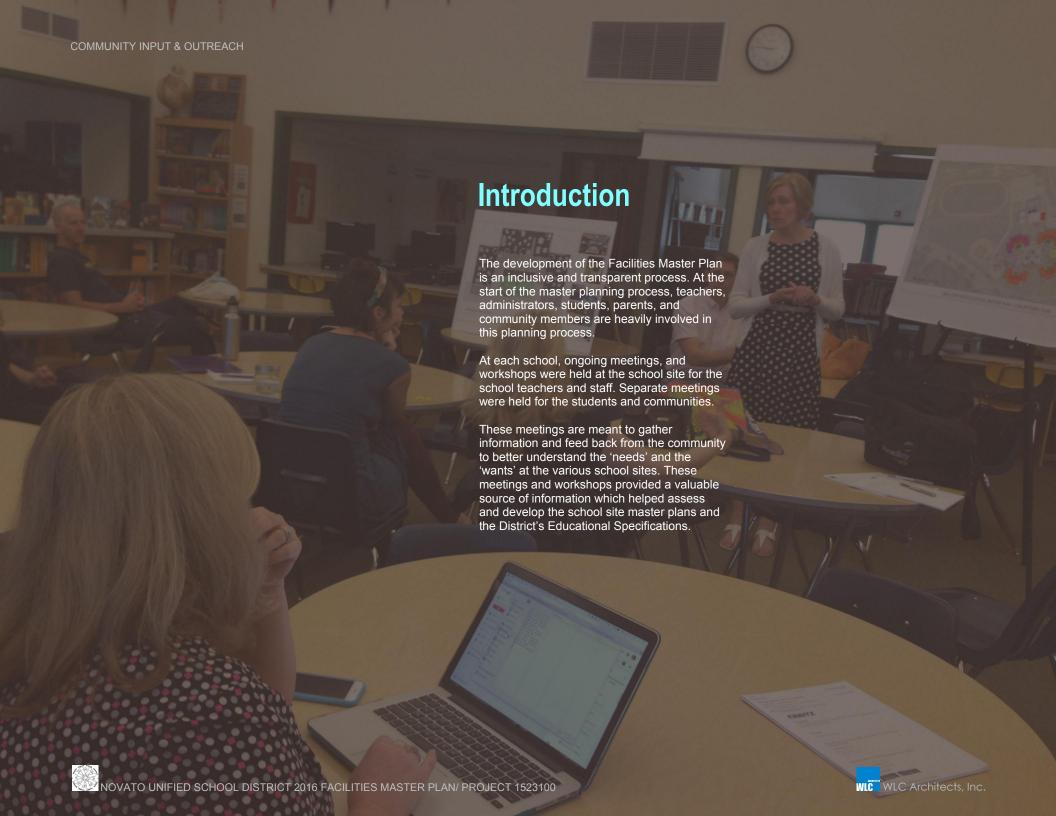
Novato Unified School District Master Plan District Wide Bond Priority Cost Summary																									
NLC Architects, Inc. August 2, 2016																									
BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES																									
District Basic Upgrades to Schools / Code Requirements (TIER I)	н	lamilton	Loma	Verde	Lu S	utton	Lynwood	0	live	PV		Rancho	San Ramo	n San Jose MS	Sinaloa MS	N	lovato HS	San	Marin HS		Hill	Novat	o Chtr	Estima	ted Project (
ADA path of travel walkways										\$ 32,256				4 \$ 403,200			161,280		161,280				8,064	\$	2,346
Asphalt/playground surface repairs Exterior painting										\$ 241,920 \$ 241,920			\$ 80,64	0 \$ 241,920 0 \$ 362,880			161,280 483,840		161,280	\$	120,960		40,320 80,640	\$ \$	2,257 3,225
Interior finishes Electrical Infrastructure Upgrade		376,653					\$ 530,789 \$ 249,984	\$ 249.		\$ 272,684 \$ 249,984			\$ 337,04				1,026,894 403,200		1,209,600 403,200		240 004	\$ 2	32,243	\$	5,759 3,701
Other Site Specific Projects Projects	Φ	247,704			\$ 24		\$ 247,704			\$ 161,280	Ф	247,704		7 \$ 1,654,07 <i>6</i>			403,200		5,195,542	φ.	247,704			\$	11,477
Subtotal Schools	S 1.	.392.717					S 1.264.613				s	988.098		8 \$ 3.464.211			2.236.494			s ·	451.584	S 3	61.267	s	28.768
District Priorities For Schools (TIER II)	Н	lamilton	Loma	Verde	Lu S	utton	Lynwood	0	live	PV		Rancho	San Ramo	n San Jose MS	Sinaloa MS	S N	lovato HS	San	Marin HS		Hill	Novat	o Chtr	Estima	ted Project C
Technology (flat screens/classroom tech)	\$	399,168											\$ 290,30	4 \$ 326,592			616,896	\$	362,880	\$	96,768			\$	3,478 22,748
New Stage and Kitchen Air-conditioning			\$ 6	567,961			\$ 663,486			\$ 2,217,600				\$ 2,397,871		\$	2,567,235							\$ \$	6,296
Security System / IT Infrastructure 21st Century Flexible Furniture														1 \$ 890,516 5 \$ 319,716									77 41 4	\$	11,188
Parcel Improvements	φ	231,102	φι	170,123	φ 17	7,027	ş 176,730	ф 100,	373	ф 101,707	φ	107,510	φ 224,01	J # 317,710	э ф 337,270	φ	004,370	φ	020,707	φ	123,133		12,800	\$	1,612
Subtotal Schools	\$ 1.	.549.777	S 4.1	169.275	\$ 1.89	9.040	\$ 4.283.179	S 4.397.	969	\$ 3.404.527	\$ 3	3.302.856	\$ 967.18	0 \$ 7.482.854	\$ 7.892.371	I S	5.139.194	\$ 2	2.220.460	\$	624.912	\$ 1.6	90.214	S	49.023
Site Specific Projects / 21st Century Education (TIER III)	Н	lamilton	Loma	Verde	Lu S	utton	Lynwood	0	live	PV		Rancho	San Ramo	n San Jose MS	Sinaloa MS	S N	lovato HS	San	Marin HS		Hill	Novat	o Chtr	Estima	ted Project
Collaborative Classroom Spaces	\$ 1.	.548.288	\$ 1.1	128.973	\$ 1.23	8.630	\$ 2.763.694	\$ 619.	315	\$ 1,238,630	\$ 1	1.438.630	\$ 587.86	6 \$ 2,012,774	\$ 1,209,600	) \$	705.600			\$	928,973			\$	15,420
Modernize existing MPR	\$		\$ 3	349,171	\$ 31	4,819	\$ 262,241	\$ 1,145,	733	\$ 253,048	\$	347,558		2 \$ 197,810					220 745		111.070			\$	2,990
Modernize existing Library into Innovation Center Add New PreSchool Classrooms	\$	92,/36	2	53,222			\$ 812,851			\$ 42,739 \$ -	\$	40,562	\$ -					2	330,745	2	111,767			\$	854. 1,625.
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm Add Classrooms	\$	619,315	\$ 4	435,456	\$ 43	5,456	\$ 169,344				\$	812,851		\$ 1,935,360	`			¢ 10	3,107,226					\$	2,472 15.042
Reclaim existing spaces into Collaborative Classroom Spaces								\$ 774,	144					\$ 1,733,360	,			\$ 2	2,797,321					\$	3,571
Develop Maker Space (STEAM Center) Modernize existing Gym																			1,877,460 403,200					\$ «	1,877 403
Administration Space Improvements								\$ 1,128,	960															\$	1,128
Natural Light/Solotubes Outdoor Learning Spaces		174,182 161,280	•	90 640	<b>\$</b> 9	0.640	\$ 193,536	\$ 116	122	\$ 80,640	¢	80,640	\$ 80.4	0 \$ 161,280	\$ 367,718 ) \$ 161,280	-		\$	483,840 322,560	•	64,512	\$ 1.	41 280	\$ \$	1,025 1,745
Shade Structures	\$	40,320					\$ 40,320				\$	40,320					80,640		161,280				20,160	\$	766
Other Site Specific Projects Projects	\$ 4,	,886,784	\$	48,384	\$ 37	0,944	\$ 1,701,504	\$ 209,	664	\$ 282,240	\$	253,210	\$ 64,5	2 \$ 241,920	\$11,842,790	\$ 3	2,094,720	\$ 4	4,329,320	\$	29,030	\$	48,384	\$	56,403
Athletic Fields and Landscaping			\$ 1	148,378	\$ 22	5,792	\$ 491,904			\$ 346,752				\$ 2,661,120	\$ 2,728,858	3 \$ :	2,540,160	\$ 2	2,354,688					\$	11,497
Temporary Housing (Portables 1 year lease)	\$	-	\$	-	\$ 77	4,144	\$ -	\$ 774,	144	\$ 774,144	\$	-	\$ -	\$ 1,257,984	\$ 1,064,448	3 \$	-	\$	677,376					\$	5,322
Subtotal Schools														0 \$ 8.508.568										S	122.147.
School Totals	\$ 10,	,465,400	\$ 7,7	737,067	\$ 7,44	4,153	\$12,060,600	\$ 10,157,	035	\$ 7,663,085	\$ 7	7,304,725	\$ 4,026,85	8 \$ 19,455,633	\$ \$29,119,561	1 \$ 4	2,796,808	\$ 37	7,196,378	\$ 2,	231,139	\$ 2,2	81,306	\$	199,939
District Wide Projects Classroom Device Refresh: Chromebook, Ipad, Surface, Etc.																								\$	6,000
Subtotal District Wide Proiects																								s	6.000
Total Project Cost for all Sites	\$	-																						\$	205,939
Bond Program Costs																									
Overall Bond Contingency Program Management																							5% 2%	\$ \$	10,296 4,118
Moving Expenses																							1%	\$	1,644
Subtotal Bond Program Costs																								\$	16,060
Grand Total Bond Program Estimated Cost																									





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### **Process**

#### Community / Staff Meetings Round 1

January 25, 2016 Olive Elementary School San Ramon Elementary School

January 27, 2016 Hill Educational Center San Marin High School

January 28, 2016 Rancho Elementary School San Jose Middle School

February 3, 2016 Sinaloa Middle School Lu Sutton Elementary School

February 5, 2016 Loma Verde Elementary School

February 8, 2016 Lynwood Elementary School Novato High School

February 9, 2016 Hamilton K-8 School Pleasant Valley Elementary School

February 9, 2016 Pleasant Valley Elementary School San Ramon Elementary School

#### Community / Staff Meetings Round 2

March 14, 2016 Olive Elementary School

March 17, 2016 Novato High School Lu Sutton Elementary School

March 21, 2016 Sinaloa Middle School Ranch Elementary School

March 22, 2016 Lynwood Elementary School

March 24, 2016 Pleasant Valley Elementary School

March 28, 2016 Hamilton K-6 School San Jose Middle School

March 30, 2016 San Marin High School San Ramon Elementary School

March 31, 2016 Hill Educational Center

April 4, 2016 Loma Verde Elementary School

April 18, 2016 San Jose Middle School

#### **Students Meetings**

March 17, 2016 San Jose Middle School Students

March 21, 2016 Sinaloa Middle School Students

March 22, 2016 Novato High School Students

March 25, 2016 San Marin High School Students

March 28, 2016 Hamilton K-8 School Students

March 31, 2016 Hill Educational Center Students





Page 38 **COMMUNITY INPUT & OUTREACH** 

### **Process**

#### District Staff Meeting & Work Shops

**District Staff** 

March 9, 2016 District Office **District Staff** 

March 4, 2016

District Office

All Principals

April 21, 2016

March 11, 2016 District Office District Staff

March 24, 2016

District Office Hamilton K8-School Community Based School Meeting

March 24, 2016 District Office FANS meeting IT meeting

April 11, 2016 District Office

April 18, 2016 San Marin High School

Novato High School

April 26, 2016 District Office **District Staff** 

May 4, 2016 District Office All Principals

#### Facility Committee Meetings

March 9, 2016 District Office All Facilities

May 11, 2016 District Office All Facilities

### **Board Meetings**

March 29, 2016 **District Office Board Workshop** 

April 23, 2016 District Office Special Board Meeting

May 21, 2016 **District Office** Special Board Meeting



BASEBALL NETS AT NHS/SMHS PRESS BOX @ SM HS







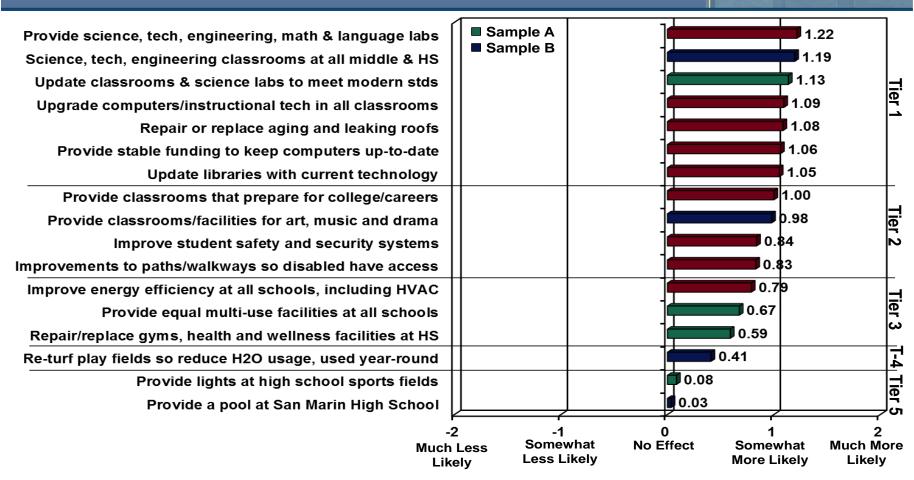


COMMUNITY INPUT & OUTREACH Page 39

### **Bond Measure Community Support Polling**

### Q5. Features of the Measure November 2016 (n=534)





Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, "No Effect" = 0, "Somewhat Less Likely" = -1, and "Much Less Likely" = -2.

January 2016





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	Commitment, Co	Hamilton K O Cabard	
	Commitment to Excellence "Achievement for allOur call to action"	Hamilton K-8 School	
		Loma Verde Elementary School er Board of Educat	
		Lu Sutton Elementary School	Page Street Stre
		Lynwood Elementary School	
		Olive Elementary School	77
	In sun p.	Pleasant Valley Elementary School	85
Jon II		Rancho Elementary School	93
		San Ramon Elementary School	101
		San Jose Middle School	109
		Sinaloa Middle School	119
		Novato High School	129
		San Marin High School	139
		Hill Educational Center	149





### **Hamilton K-8 School**

5530 Nave Drive (415) 883-4691 Steve Hospodar, Principal

Hamilton School was built in 1965. A K-8 school, the administration, staff and parents are committed to academic excellence and social development. They host a KIPP inspired "School Within a School" model –Knowledge is Power Program. In 2010, Hamilton received the Title 1 Academic Achievement Award from the state of California, the only school in Marin County to receive such an award. In 2010, Hamilton also received a \$250,000, five-year grant from the Marin Community Foundation to implement an Early Success - Pre K-3rd grade initiative.

#### Mission Statement

Hamilton School provides a supportive learning environment devoted to the academic excellence and social-emotional and physical growth of all students. We give students the tools to be life-long learners, builders of knowledge, effective communicators, problem-solvers and responsible citizens. With respect for cross-cultural experiences and values, we strive to teach our students to accept one another and prepare them to become contributing members in our democratic society. Our goal is to help every child reach his or her potential in a safe and caring environment.

#### School Commitment: Equity For All

We approach the education of our students from a holistic perspective. We serve the whole child and their family. We strive to remove barriers to learning like food, clothing, shelter, and security; we provide optional extended day & year classes, we employ highly qualified and motivated teachers, and we provide extracurricular activities to keep our kids in safe and productive environments before and after school hours. We are always striving to ensure every child can be successful.



## Hamilton K-8 School Facility Analysis

#### **Capacity Analysis**

			Eı	nro	llm	ent	Jar	า 29,	2006	3	Capacity
Grades	TK	K	1	2	3	4	5	Sub- Total	SDC	Total	
TK-5	6	74	58	95	80	81	83	477		477	

		Enrol	Imen	t Jan 29,	2006	3	Capacity
Grades	6	7	8	Sub- Total	SDC	Total	
6-8	6	74	58	176	5	181	

#### **Facility Analysis - Physical Condition**

The GreyStone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

### Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance.

**Learning Environments**: The school has Wi-Fi. Instructional technology, Electronic Display are in poor condition. The school has no voice enhancement system, no A/V system integration and no fixed A/V equipment.

#### Facility Analysis - Educational Suitability

**Learning Environment**: Classrooms are basic with basic instructional technology and standard desks.

**Core Classrooms**: The learning walls appear in good shape, with old TVs in learning walls. There is no document camera.

Pre-School, Transitional Kindergarten and Kindergarten: Kindergarten is separated from Administration which is in the middle of the campus. The preschool is located in a regular classroom and undersized, with no restrooms, and no access to preschool playground. The kindergarten has no overhang between buildings. There are no doors between classrooms. The restrooms and sink are not kindergarten sized. Only two kindergarten classrooms are adjacent to the K-Play area and are near offices. Drainage issues are reported with the K-Play area. There are also concerns about the safety of the raised bench area around the play structure.

**Special Education**: The severely impaired classroom is in poor condition and significantly undersized because it is in a normal sized classroom. there is no adequate support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate.

**Science Lab**: The science labs were modernized four years ago. There are no gas connections, no eye wash station, and more outlets are needed in the front of the classroom. Learning walls appear in good shape, with ceiling mounted projector. Better science facilities for Middle School are needed.

**Computer Lab**: Learning walls appear in good shape. There are 60" flat screens mounted in learning walls and document cameras typical.

**Multi-Use Classroom**: The Music room was remodeled 4 years ago and is in good condition.

Multi-Purpose Room: There is a stage inside a recently built gym. There is no instructional technology.

**Food Service**: The speed line must be wheeled into the gym to serve food and gets hit by basketballs.

Innovation Center: The space is in a centralized location on campus (especially for the middle school), and feels like a traditional library, with adequate daylighting. It is equipped with portable projector and screen, with standard tables and chairs all of the same size.

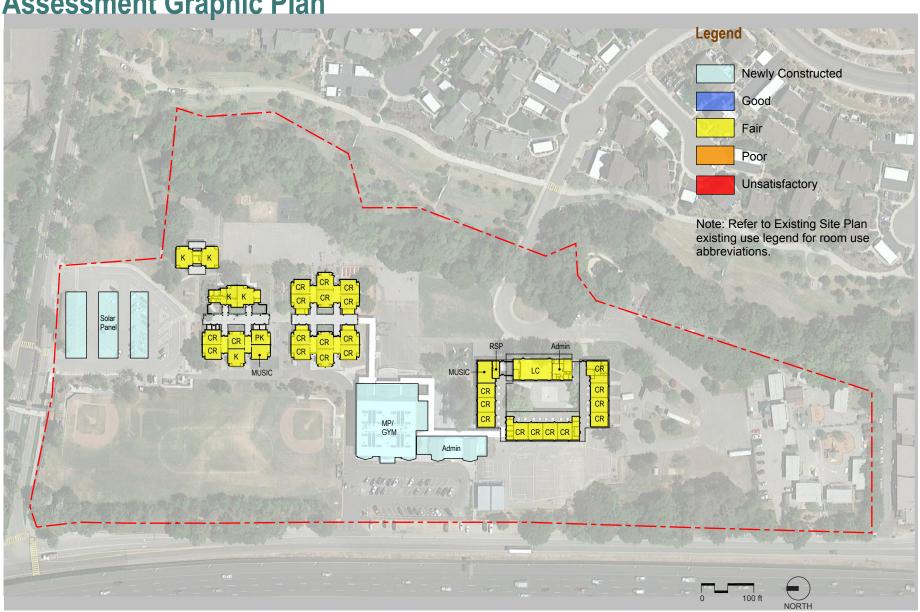
**Administration**: The Administration building is a newer building and is in good condition.

Custodial and Maintenance: In fair condition

**Restroom Facilities**: Restrooms are in fair condition. The metal partitions need to be replaced.

**Other**: Parking/drop-off is an issue. Significant site ADA issues to resolve. In general the envelope of the buildings is in poor condition and not energy efficient. All windows are single pane. The City maintains childcare, Head Start, and MCOE special education classroom. (Severely impaired)

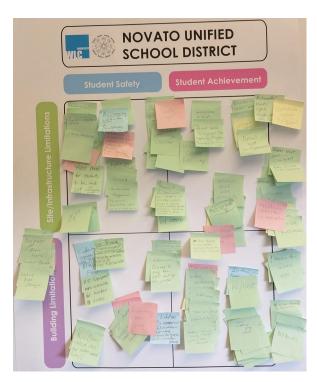
Hamilton K-8 School Assessment Graphic Plan

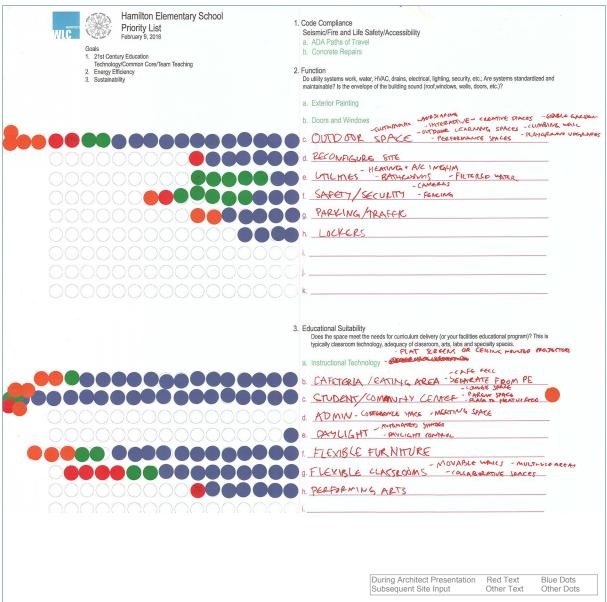


## Hamilton K-8 School Community Input

#### **School Priority List:**

- 1. Student/Community Center
- 2. Outdoor Space
- 3. Cafeteria
- 4. Flexible Furniture
- 5. Flexible Classrooms
- 6. Safety/Security
- 7. Reconfigure Site
- 7. Performing Arts
- 7. Parking/Traffic
- 8. Lockers
- 9. Daylight







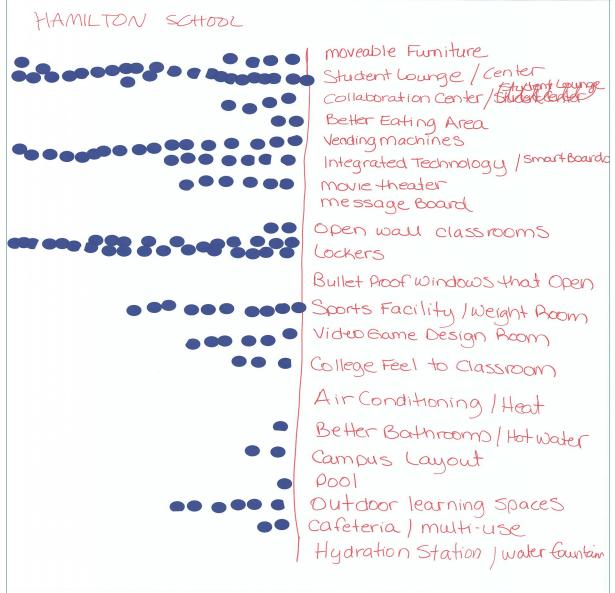


## Hamilton K-8 School Community Input

#### **Student Priority List (Round 1):**

- Student Lounge/Center
- 2. Lockers
- 3. Vending Machines
- 4. Sports Facility/Weight Room
- Integrated Technology
- 6. Movie Theater
- 7. Video Game Design Room (Maker Space)
- 8. Outdoor Learning Spaces
- 9. Collaboration Center
- 10. Moveable Furniture





## Hamilton K-8 School Cost Model

#### Novato Unified School District Master Plan

#### **Hamilton School K-8**

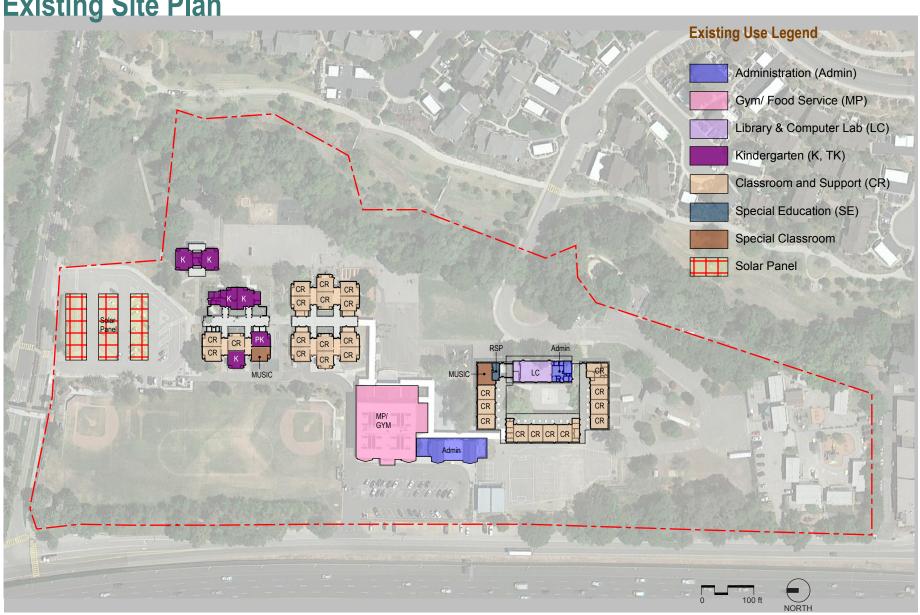
WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

						C	onstruction		CO's 10%	,	scalation 2		Expected Total Const	So	oft Costs at	Pı	Expected roject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit		Cost/Unit		Total		Cont 10%		Years at 6%		Cost		20%		Cost
1	ADA path of travel walkways	1	LS	\$	100,000	\$	100,000	\$	20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Asphalt/playground surface repairs	1	LS	\$	200,000	\$		\$	40,000	\$	28,800	\$	268,800	\$	53,760	\$	322,560
1	Exterior painting	1	LS	\$	175,000	\$	175,000	\$	35,000	\$	25,200	\$	235,200	\$	47,040	\$	282,240
1	Interior finishes	46,708	SF	\$	5	\$	233,540	\$	46,708	\$	33,630	\$	313,878	\$	62,776	\$	376,653
1	Electrical Infrastructure Upgrade	1	LS	\$	155,000	\$	155,000	\$	31,000	\$	22,320	\$	208,320	\$	41,664	\$	249,984
	Subtotal:					\$	863,540	\$	172,708	\$	124,350	\$	1,160,598	\$	232,120	\$	1,392,717
	District Priorities For Schools																
1	Technology (flat screens/classroom tech/voice enhancement)	33	ROOMS	\$	7,500	\$			49,500		35,640	\$	332,640		66,528	\$	399,168
1	Security System / IT Infrastructure	1	LS	\$	557,730	\$		\$	111,546		80,313	\$	749,589		149,918	\$	899,507
1	21st Century Flexible Furniture	15,569	SF	\$	10	\$	155,693	\$	31,139	\$	22,420	\$	209,252	\$	41,850	\$	251,102
	Subtotal:					\$	960,923	\$	192,185	\$	138,373	\$	1,291,481	\$	258,296	\$	1,549,777
	Site Specific Projects / 21st Century Education																
1	Collaborative Classroom Spaces	9,600	SF	\$	100	\$	960,000	\$	192,000	\$	138,240	\$	1,290,240	\$	258,048	\$	1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	\$	25	\$	57,500	\$	11,500	\$	8,280	\$	77,280	\$	15,456	\$	92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2)	1,920	SF	\$	200	\$	384,000	\$	76,800	\$	55,296	\$	516,096	\$	103,219	\$	619,315
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	\$	3,000	\$	108,000	\$	21,600	\$	15,552	\$	145,152	\$	29,030	\$	174,182
1	Outdoor Learning Spaces	5,000	SF	\$	20	\$	100,000	\$	20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Shade Structures	1,000	SF	\$	25	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
	New Student/Joint Use Community Center / Improve Dropoff																
1	and Parking	7,000	SF	\$	400	\$	2,800,000	\$	560,000	\$	403,200	\$	3,763,200	\$	752,640	\$	4,515,840
1	Pipe grid and additional lights for the gym stage	1	ALLOW	\$	75,000	\$	75,000	\$	15,000	\$	10,800	\$	100.800	\$	20,160	\$	120,960
i	Replace Stage Operable Partition		ALLOW		50,000	\$	50,000		10,000		7,200	\$	67,200		13,440	\$	80,640
'	Replace stage Operable Lamilon	'	ALLOW	Ψ	30,000	Ψ	30,000	Ψ	10,000	Ψ	7,200	Ψ	07,200	Ψ	10,440	Ψ	00,040
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	\$	30,000	\$	30,000	\$	6,000	\$	4,320	\$	40,320	\$	8,064	\$	48,384
i	New preschool playground		ALLOW		75,000	\$	75,000		15,000		10,800	\$	100,800		20,160	\$	120,960
•				т.	,	т	,	т.	,	т.	,	т	,	т.		т.	,
3	Temporary Housing (10 Portables 1 year lease + restroom)	-	LS	\$	60,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	Subtotal:					\$	4,664,500	\$	932,900	\$	671,688	\$	6,269,088	\$	1,253,818	\$	7,522,906
	Total Project Cost For Master Plan Improvements	-				\$	6,488,963	\$	1,297,793	\$	934,411	\$	8,721,167	\$	1,744,233	\$1	0,465,400

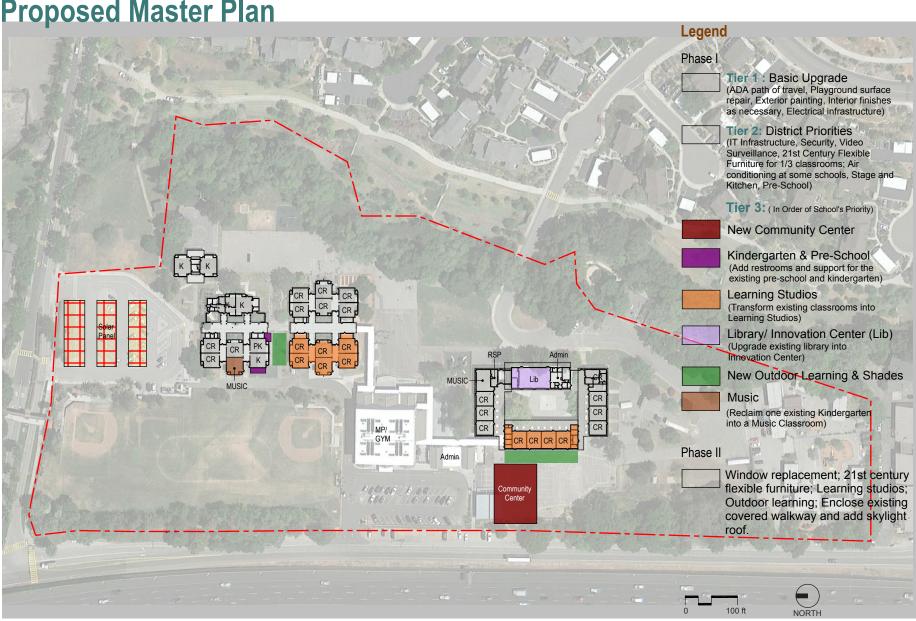


Hamilton K-8 School Existing Site Plan



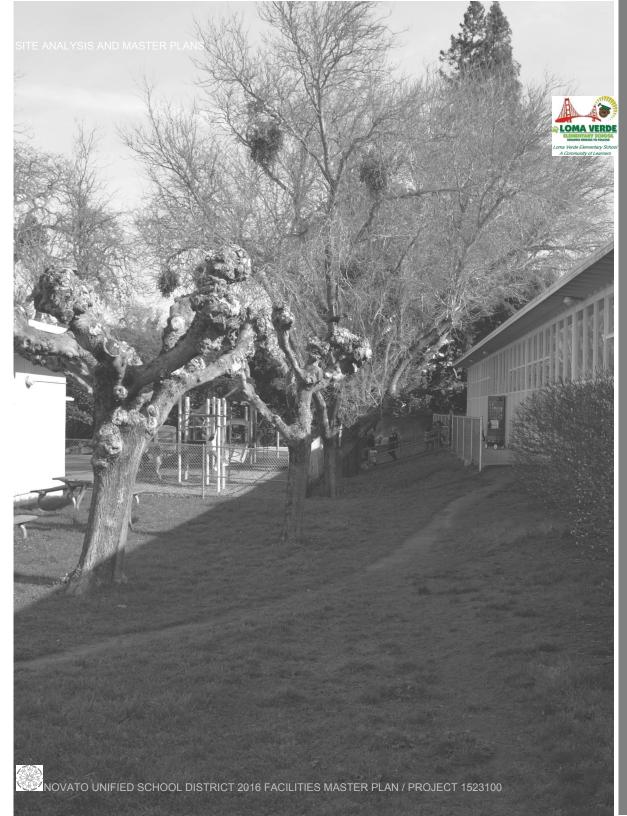
Page 51 SITE ANALYSIS AND MASTER PLANS

Hamilton K-8 School Proposed Master Plan



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# **Loma Verde Elementary School**

399 Alameda de la Loma (415) 883-4681 Tehniat Cheema, Principal

Loma Verde Elementary School was built in 1957. It is a neighborhood school serving a diverse population of children in grades K-5. The school population is comprised of students from thirty countries representing over ten languages, reflecting the ethnic and social diversity of the Novato community. Loma Verde's focus is to continue to improve the academic, social and emotional success of every student. The mission is to meet each child's needs by focusing on individualized learning goals. Their academic growth is directly related to their focus on meeting the needs of a diverse student population, incorporation of math strategies and "debate" focus. The staff is committed to rigorous curriculum with a focus on engagement and differentiation strategies that include the use of technology in the classroom. Loma Verde has a math enrichment club composed of 4th and 5th graders. In 2010, Loma Verde received a \$150,000, five - year grant from the Marin Community Foundation for a transformation project.

Loma Verde School is working hard building a framework for Exceptional Systems modeled after the No Excuses University/Turn-Around Schools to improve the achievement level of all students in the areas of reading, writing, and mathematics. The Six Exceptional Systems include:

Culture of Universal Achievement Teacher Collaboration Standards Alignment Assessment Plan Data Management Interventions

### **Loma Verde Elementary School Facility Analysis**

#### **Capacity Analysis**

		E	Enro	llme	nt Ja	an 29	9, 20	06	Capacity										
Grades	TK	K	1	2	3	4	5	Total											
TK-5	6	74	58	95	80	81	83	477											

#### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for details.

### Facility Analysis - 21st Century Technology Readiness

Infrastructure: This site is generally in fair to good condition and only requires routine maintenance. The Video distribution is over the network. Faculty & Staff Technology is in fair condition and needs minor improvements. The MDF and IDFs are in the custodial and storage closets and in some classrooms which are not air conditioned. There is no integrated clock/bell PA speaker system at the school.

Learning Environments: The school has newly installed Wi-Fi. Instructional technology, Electronic Display (the school uses shared mobile projectors), and daylight control (the school has basic horizontal blinds) are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration and no fixed A/V equipment.

#### Facility Analysis - Educational Suitability

**Learning Environment**: Classrooms are old, but the interior learning environments are generally in good shape with lots of natural daylight. Learning walls are

in good shape. However, the school lacks learning style variety. It has basic classrooms, basic instructional technology, and standard desks. Improvement is needed in outdoor learning areas, hard-scape and fields areas. Adequate parking is needed. There is no obvious main entry to the school.

Core Classrooms: The Core classrooms are adequately sized, with proper locations, Storage space is only slightly undersized. However, the lack of air conditioning makes the classrooms too hot in early spring and late summer. There are WAP in place, with ceiling mounted short throw projectors. However, there is no fixed AV equipment.

#### Pre-School, Transitional Kindergarten &

Kindergarten: The Pre-school is in 960 sf portables and severely undersized, without proper storage space. There is no instructional technology in the classrooms, not ADA compliant and the playground is not accessible. The Transitional Kindergarten classroom and storage spaces are only slightly undersized. The Kindergarten classrooms storage spaces are moderately undersized, and the classrooms are significantly undersized. There are WAP in place, with ceiling mounted short throw projectors. However, there is no fixed AV equipment.

**Special Education**: The severely impaired classroom is in poor condition and significantly undersized because it is in a normal sized classroom. There is no adequate support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate.

**Student Services**: There is a family literacy center located in Room 51 and in portable, so it needs additional daylight. There is no fixed educational equipment. Counseling is located in a room with an electrical panel.

**Computer Lab**: Computer lab is located in a 960 sf portable. It is equipped with WAP and a mobile

projector. There is no other fixed AV equipment.

Multi-Use Classroom: There is a music classroom located in Room 53 in a 24 x 40 portable. There is significant water intrusion in windows. There is no fixed educational equipment. There are no instructional technology.

Multi-Purpose Room: Multi-purpose room is inadequate requiring multiple lunch periods and assemblies, The MP room is dark, with no permanent stage. The school reported issues with the tables.

Food Service: The food service is severely undersized and does not meet health codes.

Innovation Center: The 13,00 sf space feels like a traditional library, and is severely undersized. There is no instructional technology present.

Administration: The space needs a formal reception desk area. It still has original ceiling tiles. It is not ADA compliant throughout. It has good daylight through clerestory windows, but with single pane windows. The electrical room is being used as a conference room. The administration is severely undersized. It is inadequate in offices, conference, storage, lobby and staff spaces. The location of the Administration is good, however, the entry to office is not readily apparent.

Custodial & Maintenance: In fair condition.

Restroom Facilities: Restrooms are in fair condition. The metal partitions need to be replaced. The spaces have ADA issues.

Other: The school has significant site ADA issues; the northeast grassy area is unused; the play area has drainage issues. Educational appropriateness of play structures is a concern of the school. In general the envelope of the buildings is in poor condition and not energy efficient. The lack of air conditioning makes the classrooms too hot in early spring and late summer.

Page 56 SITE ANALYSIS AND MASTER PLANS

Loma Verde Elementary School Assessment Graphic Plan



#### Legend

Newly Constructed

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.



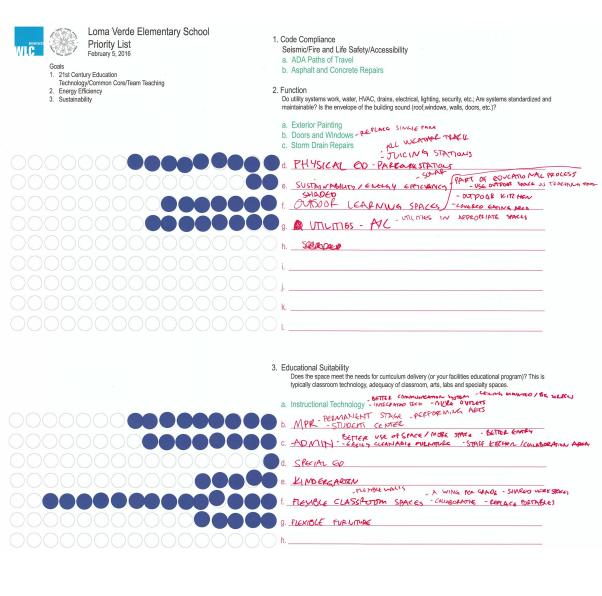


Loma Verde Elementary School Community Input

#### **School Priority List:**

- 1. Flexible Classroom Spaces
- 2. P.E.
- 3. Multi-Purpose Room
- 4. Utilities
- 5. Administration
- 6. Outdoor Learning Spaces
- 7. Kindergarten
- 8. Flexible Furniture
- 9. Sustainability
- 10. Special Ed









## Loma Verde Elementary School Cost Model

#### Novato Unified School District Master Plan

Loma Verde Elementary School

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit		Cost/Unit	С	onstruction Total	CO's 10% Cont 10%	escalation 2 Years at 6%		Expected Total Const Cost	Sc	oft Costs at	Pr	Expected roject Total Cost
	ADA path of travel walkways	Quantily	LS	\$	150,000	\$		\$ 30,000	21,600	\$	201,600	\$	40,320	\$	241,920
1	Asphalt/playground surface repairs	i		\$	100,000	\$	100,000	20,000	14,400	\$	134,400		26,880	\$	161,280
1	Exterior painting		LS	\$	175,000	\$	175,000	35,000	25,200	Ψ	235,200		47,040	\$	282,240
1	Interior finishes	33.133		\$	173,000	т -	165,665	33,133	\$ 23,856	\$	222,654		44,531	\$	267,185
1	Electrical Infrastructure Upgrade	1		\$	155,000			\$	\$	\$	208,320		41,664	\$	249,984
1	Add an ADA path at the garden			\$	15,000	\$	15,000	3,000	 2,160	\$	200,320		4,032	\$	247,704
i	Add a 24" storm drain pipe under the North walkway		ALLOW	т .	10,000		10,000	2,000	1,440	\$	13,440		2,688	\$	16,128
	Subtotal:					\$	770,665	\$ 154,133	\$ 110,976	\$	1,035,774	\$	207,155	\$	1,242,929
	District Priorities For Schools														
1	Technology (flat screens/classroom tech/voice enhancement)		ROOMS	\$	7,500	\$	135,000	27,000	19,440	\$	181,440		36,288	\$	217,728
1	New Stage and Kitchen	2,500	SF	\$	650	\$	1,625,000	\$ 325,000	\$ 234,000	\$	2,184,000		436,800	\$	2,620,800
	Security System / IT Infrastructure	1	LS	\$	300,510	\$	300,510	\$ 60,102	\$	\$	403,885		80,777	\$	484,663
1	21st Century Flexible Furniture	11,044	SF	\$	10	\$	110,443	\$ 22,089	\$ 15,904	\$	148,436	\$	29,687	\$	178,123
1	Air-conditioning	16,566.50	SF	\$	25	\$	414,163	\$ 82,833	\$ 59,639	\$	556,634	\$	111,327	\$	667,961
	Subtotal:					\$	2,585,116	\$ 517,023	\$ 372,257	\$	3,474,396	\$	694,879	\$	4,169,275
	Site Specific Projects / 21st Century Education														
1	Collaborative Classroom Spaces	5,760		\$	100	\$	576,000	\$ 115,200	\$ 82,944	\$	774,144		154,829	\$	1,128,973
1	Modernize existing MPR	4,330		\$	50	\$	216,500	43,300	31,176	\$	290,976		58,195	\$	349,171
1	Modernize existing Library into Innovation Center	1,320		\$	25	\$	33,000	6,600	4,752	\$	44,352		8,870	\$	53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600		\$	450		270,000	54,000		\$	362,880		72,576	\$	435,456
1	Outdoor Learning Spaces	2,500		\$	20	\$		\$ 10,000	7,200	\$	67,200		13,440	\$	80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	\$	50	\$	50,000	\$ 10,000	\$ 7,200	\$	67,200	\$	13,440	\$	80,640
1	Monument Sign and Electronic Marquee	1	ALLOW	\$	30,000	\$	30,000	\$ 6,000	\$ 4,320	\$	40,320	\$	8,064	\$	48,384
1	New kindergarten surfacing	10,000	SF	\$	8	\$	80,000	\$ 16,000	\$ 11,520	\$	107,520	\$	21,504	\$	129,024
1	Replace wooden kinder play area borders	80	LF	\$	25	\$	2,000	\$ 400	\$ 288	\$	2,688	\$	538	\$	3,226
1	Add a ball wall	1	EA	\$	10,000	\$	10,000	\$ 2,000	\$ 1,440	\$	13,440	\$	2,688	\$	16,128
3	Temporary Housing (6 Portables 1 year lease)	-	LS	\$	60,000	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-
	Subtotal:					\$	741,500	\$ 148,300	\$ 106,776	\$	996,576	\$	199,315	\$	2,324,864
	Total Project Cost For Master Plan Improvements	-				\$	4,097,281	\$ 819,456	\$ 590,008	\$	5,506,745	\$	1,101,349	\$	7,737,067



Page 59 SITE ANALYSIS AND MASTER PLANS

## Loma Verde Elementary School Existing Site Plan



#### **Existing Use Legend**

Administration (Admin)

Multi-Purpose Room (MP)

Food Service (FS)

Library (Lib)

Computer Lab (CL)

Kindergarten (K, TK)

Classroom & Support (CR)

Special Education (SE)

Special Classroom

Family Center (FC)

Day Care (NIC)

Solar Panel









### Loma Verde Elementary School Proposed Master Plan Legend Phase I Tier 1: Basic Upgrade (ADA path of travel, Playground surface repair, Exterior painting, Interior finishes as necessary, Electrical infrastructure) Tier 2: District Priorities (IT Infrastructure, Security, Video Surveillance, 21st Century Flexible Furniture for one-third of the classrooms; Air conditioning at some schools, Stage and Kitchen, Pre-School) Tier 3: (In Order of School's Priority) New Stage New Food Service Kindergarten & Pre-School (PK) Re-purpose (1) Existing Classroom into Kindergarten. Add restrooms to both Kindergartens). Use Existing DC for PK Learning Studios (Transform existing classrooms into Learning Studios) ELL Library/ Innovation Center (Upgrade existing library into Innovation Center) New Outdoor Learning & Shades New Lunch Shelter New Maker Space (MS) portable Phase II Window replacement; 21st century flexible furniture; Learning studios; Outdoor learning; Remodel administration, New classroom to replace portables.



Page 61 SITE ANALYSIS AND MASTER PLANS



LU S	UTTON	
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# **LU SUTTON Elementary School**

1800 Center Road (415) 897-3196 Bonnie Barron, Principal

Lu Sutton Elementary School was built in 1959. The staff at Lu Sutton is committed to a school-wide culture of Universal Achievement. Their commitment is for every student to be academically proficient in the core academic areas. The staff, families, and community partners provide an excellent educational experience for ALL students with a commitment to critical thinking, collaboration, communication skills, and creativity.

Lu Sutton received a state Distinguished School Award in 2009 and in 2012. In 2010, Lu Sutton received a five-year grant from the Haas Foundation for a Pre-K - 3rd grade Early Literacy and Family Engagement program.



### Lu Sutton Elementary School Facility Analysis

#### **Capacity Analysis**

		E	nrol	lmer	ıt Ja	n 29	, 20	06	Capacity
Grades	TK	K	1	2	3	4	5	Total	
TK-5	10	65	61	56	50	59	50	351	

#### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

### Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance. The Video distribution is over the network. The MDF and IDFs are in the custodial and storage closets and in some classrooms which are not air conditioned.

Learning Environments: The school has newly installed Wi-Fi, newly installed 60" flat screen monitors in the learning walls and document cameras typical in the majority of the teaching spaces. Instructional technology and daylight control (the school has basic horizontal blinds) are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration.

#### **Facility Analysis - Educational Suitability**

**Learning Environment**: Classrooms are old, but generally in good shape with adequate natural daylight. The campus was modernized about 10 years ago. There are no air conditioning; in-room furnace closets and poor envelope construction cause wide variations in classroom temperature. The classrooms are basic,

with adequate instructional technology, standard desks with some flexible capabilities. There are some ADA issues with sloping pavement near portables. The hard-scape areas and parking are inadequate. There is no obvious main entry to the school or where the office is. The office does not have full supervision of the front entry to the school.

**Core Classrooms**: The Core classrooms are appropriately sized. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls, and document cameras typical.

Pre-School, Transitional Kindergarten and Kindergarten: The Pre-school is in good condition. The Transitional Kindergarten is combined with Kindergarten in Rooms 14 and 15, is appropriately sized, and has its own student drop-off with parking for walk-ins. The Kindergarten classrooms size varies. Classrooms 14 and 15 are appropriately sized with restrooms and storage. Classrooms 16 and 17 are typical 960 sf classrooms with Kindergarten programs, which is undersized. There are 60" flat screens mounted in learning walls, and document cameras typical. All kindergarten classrooms are adjacent to K-Play area and are near offices. K-play has recently installed age appropriate play structures.

**Special Education**: Marin County Office of Education operates a Special Education Autism program in Portable Classroom 22. OT is in Room 5A, small and no space for equipment usage or storage. The classroom is located at the back of the site, may be more appropriately located near the kindergarten classrooms. There are no learning walls, uses mobile flat screen.

**Student Services**: Located in Room 13A and needs to be modernized.

**Computer Lab**: There is no instructional technology. The fixed computer tables limit flexibility of lab.

**Multi-Use Classroom:** Music/P.E. room in Portable 24. The Family Engagement Room/Maker Space is in Room 21. There is no learning wall and uses portable projector.

**Multi-Purpose Room and Food Service:** There is no way to control daylighting, no instructional technology, no permanent stage. The glass doors open to the courtyard which is very nice. The food service is severely undersized and does not meet health codes. The warming kitchen has older equipment and inadequate facilities.

Innovation Center: It feels like a traditional library, with adequate daylighting. It is centrally located in the middle of campus making it difficult for after hours access. It is equipped with portable projector and screen, standard tables and chairs all of the same size, no fixed A/V equipment.

Administration: The Administration Building was not improved in the last renovation. The original ceiling tile may have asbestos mastic. It has poor lighting and heating throughout. The carpet is showing signs of wear. The office entry is not easily visible from the street. The space is severely undersized, with inadequate office, conference, storage, lobby and staff space. The parking lot off of Center Road is small and for staff only.

**Custodial and Maintenance:** The main custodial work area and storage areas are small.

Restroom Facilities: Restrooms are in fair condition. The metal partitions need to be replaced. The spaces have ADA issues.

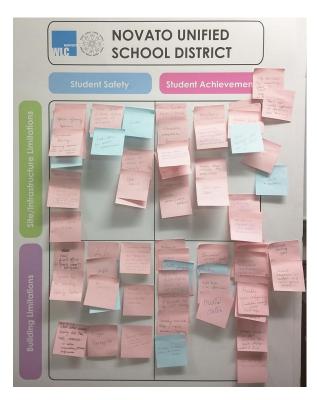
Other: The school has site-wide sewer issues. There are some site ADA issues to resolve. In general the envelope of the buildings is in poor condition and not energy efficient. Single pane windows throughout need to be replaced. The City maintains the Lu Sutton Child Care on site in portable buildings which were not a part of this assessment.

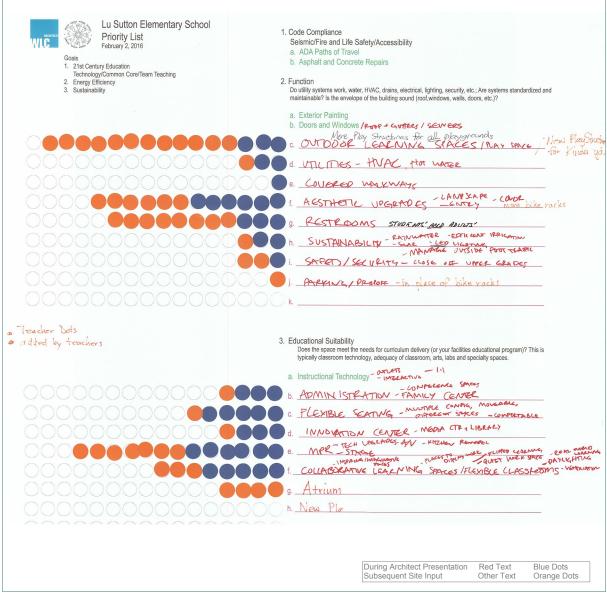
Lu Sutton Elementary School Assessment Graphic Plan Legend **Newly Constructed** Good Fair Poor Unsatisfactory Note: Refer to Existing Site Plan existing use legend for room use abbreviations. CR CR CR CR

Lu Sutton Elementary School Community Input

#### **School Priority List:**

- 1. Outdoor Learning Spaces
- 2. Multi-Purpose Room
- 3. Aesthetic Upgrades
- 4. Restrooms
- 5. Collaborative Learning Spaces
- 6. Flexible Seating
- 7. Administration, Innovation Center, Atrium
- 8. Sustainability, Utilities, Safety
- 9. Covered Walkway, Parking/Drop-Off







## Lu Sutton Elementary School Cost Model

#### Novato Unified School District Master Plan

Lu Sutton Elementary School

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

						Co	nstruction		CO's 10%	E	scalation 2		Expected Total Const	Sc	oft Costs at	Pr	Expected roject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit		Cost/Unit		Total		Cont 10%		Years at 6%		Cost		20%		Cost
1	ADA path of travel walkways		LS	\$	150,000	\$	150,000	\$	30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
1	Asphalt/playground surface repairs	1	LS	\$	100,000	\$	100,000	\$	20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Exterior painting	1	LS	\$	150,000	\$	150,000	\$	30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
1	Interior finishes	33,078	SF	\$	5	\$	165,390	\$	33,078	\$	23,816	\$	222,284	\$	44,457	\$	266,741
1	Electrical Infrastructure Upgrade	1	LS	\$	155,000	\$	155,000	\$	31,000	\$	22,320	\$	208,320	\$	41,664	\$	249,984
1	Sewer repairs	1	ALLOW	\$	25,000	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
	Subtotal:					\$	745,390	\$	149,078	\$	107,336	\$	1,001,804	\$	200,361	\$	1,202,165
	District Priorities For Schools																
1	Technology (classroom tech/voice enhancement)	25	ROOMS	\$	3,500	\$	87,500	\$	17,500	\$	12,600	\$	117,600	\$	23,520	\$	141,120
1	Kitchen Upgrade	1,440	SF	\$	500	\$	720,000	\$	144,000	\$	103,680	\$	967,680	\$	193,536	\$	1,161,216
1	Security System / IT Infrastructure	1	LS	\$	259,720	\$	259,720		51,944	\$	37,400	\$	349,064	\$	69,813	\$	418,876
1	21st Century Flexible Furniture	11,026	SF	\$	10	\$	110,260	\$	22,052	\$	15,877	\$	148,189	\$	29,638	\$	177,827
	Subtotal:					\$	1,177,480	\$	235,496	\$	169,557	\$	1,582,533	\$	316,507	\$	1,899,040
	Site Specific Projects / 21st Century Education																
1	Collaborative Classroom Spaces	7,680	SF	\$	100	\$	768,000	\$	153,600	\$	110,592	\$	1,032,192	\$	206,438	\$	1,238,630
1	Modernize existing MPR	3,904	SF	\$	50	\$	195,200	\$	39,040	\$	28,109	\$	262,349	\$	52,470	\$	314,819
1	Modernize existing Library into Innovation Center	1,224	SF	\$	25	\$	30,600	\$	6,120	\$	4,406	\$	41,126	\$	8,225	\$	49,352
1	Add Pre-K/Preschool (1)	1,440	SF	\$	350	\$	504,000	\$	100,800	\$	72,576	\$	677,376	\$	135,475	\$	812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	\$	450	\$	270,000	\$	54,000	\$	38,880	\$	362,880	\$	72,576	\$	435,456
1	Outdoor Learning Spaces	2,500	SF	\$	20	\$	50,000	\$	10,000	\$	7,200	\$	67,200	\$	13,440	\$	80,640
1	Shade structure for the quad and kinder	1,000	SF	\$	25	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
1	Curb appeal	1	ALLOW	\$	200,000	\$	200,000	\$	40,000	\$	28,800	\$	268,800	\$	53,760	\$	322,560
i	Monument Sign and Electronic Marquee		ALLOW		30,000		30,000		6,000		4,320	\$	40,320		8,064	\$	48,384
·		·		т.	/	T	,	т.	-,	т.	.,	7	,	т.	-,	т	,
1	Relocate bike rack enclosure	1	ALLOW	\$	15,000	\$	15,000	\$	3,000	\$	2,160	\$	20,160	\$	4,032	\$	24,192
1	Fencing/Gates		LS	\$	125,000	\$	125,000		25,000		18,000	\$	168,000	\$	33,600	\$	201,600
3	Temporary Housing (8 Portables 1 year lease)	8	LS	\$	60,000	\$	480,000	\$	96,000	\$	69,120	\$	645,120	\$	129,024	\$	774,144
	Subtotal:					\$ :	2,692,800	\$	538,560	\$	387,763	\$	3,619,123	\$	723,825	\$	4,342,948
	  Total Project Cost For Master Plan Improvements	-				\$ .	4,615,670	\$	923,134	\$	664,656	\$	6,203,460	\$	1,240,692	\$	7,444,153



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#### **Existing Use Legend**

Administration (Admin)

Multi-Purpose Room (MP)

Food Service (FS)

Library (Lib)

Computer Lab (CL)

Kindergarten (K, TK)

Classroom and Support (CR)

Special Education (SE)

Special Classroom

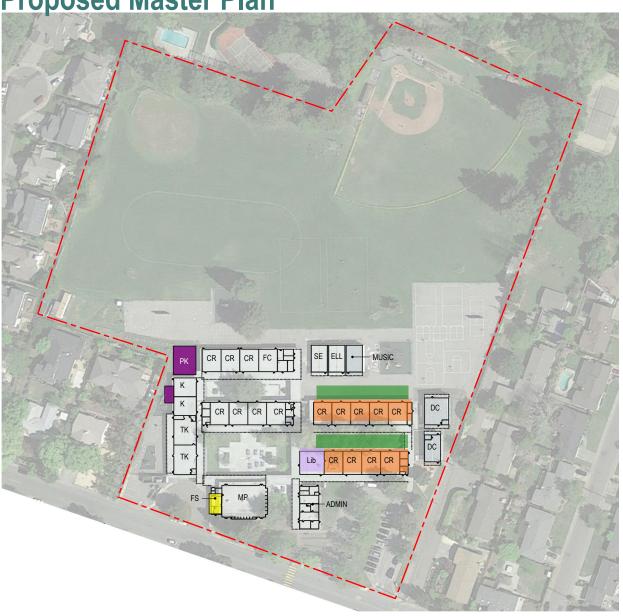
Family Center (FC)

Day Care (NIC)





Lu Sutton Elementary School Proposed Master Plan



#### Legend

#### Phase I Tier 1 : Basic Upgrade (ADA path of travel, Playground surface repair, Exterior painting, Interior finishes as necessary, Electrical infrastructure) Tier 2: District Priorities (IT Infrastructure, Security, Video Surveillance, 21st Century Flexible Furniture for one-third of the classrooms; Air conditioning at some schools, Stage and Kitchen, Pre-School) Tier 3: (In Order of School's Priority) New Food Service Kindergarten & Pre-School (PK) (Re-purpose (1) Existing Kindergarten into Pre-School. Re-purpose (1) Existing Classroom into Kindergarten and add restrooms. Add restrooms to the (2) existing Kindergarten) Learning Studios (Transform existing classrooms into Learning Studios) Library/ Innovation Center (Upgrade existing library into Innovation New Outdoor Learning & Shades Phase II Window replacement; 21st century flexible furniture; Learning studios; Outdoor learning; Remodel administration, New classroom to replace portables.





# Lynwood Elementary School

1320 Lynwood Drive (415) 897-4161 Andy Cline, Principal

Lynwood Elementary School was built in 1954. The school's mission is to be an innovative and effective educational environment that provides diverse academic experiences to meet individual student needs and challenges all students to realize their educational potential. The school strives to provide the students with both the technology skills and independent thinking that will allow them to succeed in the 21st Century.

Lynwood is an ethnically rich and economically diverse neighborhood school with an enrollment of approximately 350 students. It offers a wide variety of educational and enrichment programs to meet the needs of all of our students from self-contained, 4th and 5th grade Gifted and Talented Education (GATE) classes to English Language Development classes as well as drama, music and our popular after-school program, LEAP. Lynwood has an after-school program, awarded through a three-year state grant and has an on-site preschool in its second year of operation.

The teachers and staff are dedicated to providing students with the skills and knowledge that they need to go to college. A 'no excuses' philosophy is emphasized, along with our commitment to a culture of universal achievement in which every child, without exception, becomes proficient in reading, math and written language by grade three.

In 2010, the school received a \$250,000, five-year grant from the Marin Community Foundation to implement an Early Success Pre-K - 3rd grade initiative.

# **Lynwood Elementary School Facility Analysis**

## **Capacity Analysis**

			E	nro	llme	ent	Jar	1 29,	2006	6	Capacity
Grades	TK	K	1	2	3	4	5	Sub- Total	SDC	Total	
TK-5	7	45	42	40	46	67	65	312	6	318	

## **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

Infrastructure: This is generally in fair to good condition and only requires routine maintenance. The Video distribution is over the network. The MDF and IDFs are in the custodial and storage closets and in some classrooms which are not air conditioned. There is no integrated clock/bell PA speaker system at the school.

Learning Environments: Instructional Technology is good. The school has newly installed Wi-Fi. Instructional technology, Electronic Display (uses ceiling mounted short throw projectors on the learning wall in the majority of teaching spaces), and daylight control (the school has basic horizontal blinds) are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration and no fixed A/V equipment.

## Facility Analysis - Educational Suitability

**Learning Environment**: Classrooms are old, but the interiors are generally in good shape with lots of natural daylight. Learning walls are in good shape. It has basic

classrooms, basic instructional technology, and standard desks. Hard-scape and field area needs improvements. Adequate parking is needed. There is no obvious main entry to the school.

**Core Classrooms**: The Core classrooms and storage spaces are slightly undersized. Some classrooms do not have heating and air conditioning. There are ceiling mounted short throw projectors. However, there is no fixed AV equipment.

Pre-School, Transitional Kindergarten and Kindergarten: The Pre-school is in 960 sf portables and severely undersized, without proper storage space, and not located adjacent to the other kindergartens on campus. There is no instructional technology in the classrooms, not ADA compliant and the playground is not accessible. The Transitional Kindergarten classroom and storage spaces are slightly undersized. The Kindergarten conditions varies. Restrooms in Rooms 10 and 11 are ADA compliant. Room 10 is in fair condition. The metal partitions in restrooms in Room 10 need to be replaced. Space has good natural daylight; but horizontal blinds need replacement. There are no restrooms in Room 12. Rooms 11 and 12 are severely undersized. There are ceiling mounted short throw projectors. However, there is no fixed AV equipment.

Special Education: The mild to moderately impaired classroom is located in Room 45 and is 960 sf with ceiling mounted short throw projector. The severely impaired classroom is in poor condition and is significantly undersized because it is in a normal sized classroom. There is no support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate. There are ceiling mounted short throw projectors.

**Student Services**: There is a family literacy center located in Room 50 and in portable, so it needs additional daylight. It may be better located near the administration and front of campus for ease of parent access. There is no fixed educational equipment.

**Computer Lab**: Computer lab is located in a 960 sf portable. It may be better located near the library/innovation center or in the Family Literacy Center. It is equipped with a ceiling mounted short throw projector. There is no other fixed AV equipment.

**Multi-Use Classroom**: There is a music classroom located in Room 52 in a 30 x 32 portable. Room 47 is a learning center. There is no fixed educational equipment.

**Multi-Purpose Room**: MPR has nice natural daylight, but undersized with no permanent stage. There is no instructional technology.

**Food Service**: This site houses the Central Kitchen/distribution center for the District. The food service equipment is in need of replacement. The speed line is stored and used in the Multipurpose room interfering with other activities.

**Innovation Center**: The space is located in a standard classroom, centralized on campus, and feels like a traditional library, and is severely undersized.

Administration: The space needs a formal reception desk area. It still has original ceiling tiles. It is not ADA compliant throughout. It has good daylight through clerestory windows, but with single pane windows. The electrical room is being used as a conference room. The administration is severely undersized. It is inadequate in offices, conference, storage, lobby and staff spaces. The location of the Administration is good, however, the entry to the office is not readily apparent.

Custodial and Maintenance: In fair condition.

**Restroom Facilities**: Restrooms are in fair condition. The metal partitions need to be replaced. The spaces have ADA issues.

**Other**: Parking/drop-off are an issue. Significant site ADA issues to resolve. In general the envelope of the buildings is in poor condition and not energy efficient. All windows are single pane. The City maintains childcare, Head Start, and MCOE special education classroom. (Severely impaired)

Lynwood Elementary School Assessment Graphic Plan



## Legend

Newly Constructed

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.

0 100 ft

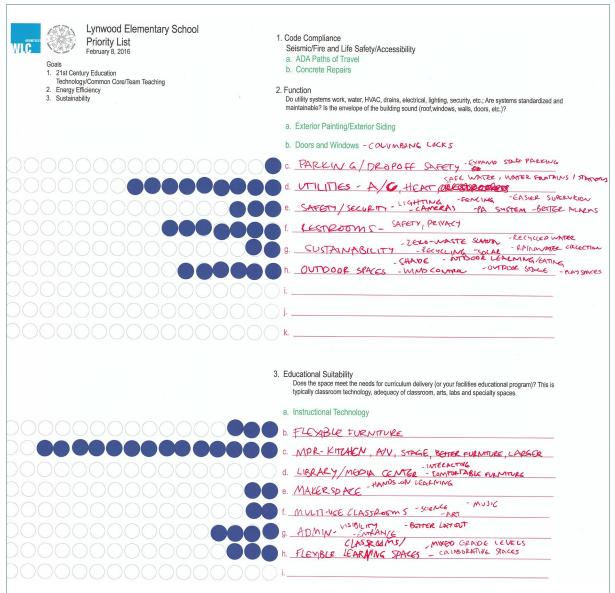


Lynwood Elementary School Community Input

## **School Priority List:**

- 1. Multi-Purpose Room
- 2. Utilities
- 3. Restrooms
- 4. Outdoor Spaces
- 5. Administration
- 6. Safety/Security
- 7. Flexible Furniture
- 8. Flexible Classrooms/Learning Spaces
- Sustainability
- 10. Maker space
- 11. Multi-Purpose Classrooms









# **Lynwood Elementary School Cost Model**

### Novato Unified School District Master Plan

Lynwood Elementary School

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

													Expected				Expected
						C	onstruction		CO's 10%		scalation 2		Total Const	Sc	oft Costs at	P	roject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	<u> </u>	Cost/Unit		Total		Cont 10%	١	ears at 6%		Cost		20%		Cost
1	ADA path of travel walkways	1	LS	\$	75,000	\$	75,000	\$	15,000	\$	10,800	\$	100,800	\$	20,160	\$	120,960
1	Asphalt/playground surface repairs	1	LS	\$	75,000	\$	75,000	\$	15,000	\$	10,800	\$	100,800	\$	20,160	\$	120,960
1	Exterior painting	1	LS	\$	150,000	\$	150,000	\$	30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
1	Interior finishes	32,911	SF	\$	10	\$	329,110	\$	65,822	\$	47,392	\$	442,324	\$	88,465	\$	530,789
1	Electrical Infrastructure Upgrade	1	LS	\$	155,000	\$	155,000	\$	31,000	\$	22,320	\$	208,320	\$	41,664	\$	249,984
	Subtotal:					\$	784,110	\$	156,822	\$	112,912	\$	1,053,844	\$	210,769	\$	1,264,613
								•				•		•			
	District Priorities For Schools							_		_				_		_	
	Technology (flat screens/classroom tech/voice enhancement)		ROOMS		3,500	\$	84,000			\$	12,096		112,896		,	\$	135,475
	New Stage and Kitchen	2,500		\$	550	\$	1,375,000			\$	198,000		1,848,000			\$	2,217,600
1	Air-conditioning	16,455.50		\$	25	\$	411,388		82,278	\$	59,240		552,905			\$	663,486
1	Security System / IT Infrastructure		LS	\$	675,650	\$	675,650			\$		\$	908,074			\$	1,089,688
1	21st Century Flexible Furniture	10,970	SF	\$	10	\$	109,703	\$	21,941	\$	15,797	\$	147,441	\$	29,488	\$	176,930
	Subtotal:					\$	2,655,741	\$	531,148	\$	382,427	\$	3,569,316	\$	713,863	\$	4,283,179
	Site Specific Projects / 21st Century Education																
	Modernize existing MPR	3,252	\$F	\$	50	\$	162,600	\$	32,520	\$	23,414	\$	218,534	\$	43,707	\$	262,241
i	Modernize existing Library into innovation center	960		\$	50	\$	48,000			\$	6,912		64,512			\$	77,414
i	Add Preschool/Pre-Kindergarten classroom (1)	1,440		\$	350	\$	504,000			\$	72,576		677,376			\$	812,851
i	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300		\$	350	\$	105,000		21,000	\$	15,120		141,120			\$	169,344
i	Add Collaborative Classroom Spaces (3) + Flex Classroom (1)	4.896		\$	350	\$		\$	342,720	\$	246,758		2.303.078		- /	\$	2.763.694
i	Outdoor Learning Spaces	6,000		\$	20	\$	120,000		24,000	\$	17,280	\$	161,280			\$	193,536
, 1	Shade Structures	1,000		\$	25	\$	25,000		5,000		3,600	\$	33,600			\$	40,320
'	Shade shochies	1,000	31	Ψ	23	Ψ	23,000	Ψ	3,000	Ψ	3,000	Ψ	33,000	Ψ	0,720	Ψ	40,320
1	Community Center / Adult Education	2,500	SF	\$	350	\$	875,000	\$	175,000	\$	126,000	\$	1,176,000	\$	235,200	\$	1,411,200
1	Entry facelift	1	ALLOW	\$	150,000	\$	150,000	\$	30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	\$	30,000	\$	30,000	\$	6,000	\$	4,320	\$	40,320	\$	8,064	\$	48,384
1	Screen the fenced area at the playfield	500	LF	\$	50	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
1	Expand asphalt for the kindergarten play area	2.000		\$	15	\$	30,000			\$	4,320		40,320			\$	48,384
1	Improve Parking, Dropoff and Pedestrian Access	,	ALLOW	\$	150,000	\$		\$	30,000	\$	21,600		201,600		-,	\$	241,920
i	Demo Existing Kitchen and relocate main utilities	2,000		\$	50	\$		\$		\$	14,400		134,400			\$	161,280
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS	\$	60,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	Subtotal:					\$	4,038,200	\$	807,640	\$	581,501	\$	5,427,341	\$	1,085,468	\$	6,512,809
	Total Businest Control to Manutan Bland Incompany					_	7 470 051	Φ.	1 405 /20	•	1.07/.000	_	10.050.500	ıt.	0.010.100	_	10.0/0./00
	Total Project Cost For Master Plan Improvements	•				Ş	7,478,051	<b>\$</b>	1,495,610	<b>\$</b>	1,076,839	\$	10,050,500	<b>\</b>	2,010,100	Ş	12,060,600

## Lynwood Elementary School Existing Site Plan **Existing Use Legend** Administration (Admin) Multi-Purpose Room (MP) Food Service (FS) Library (Lib) Computer Lab (CL) Kindergarten (K, TK) Classroom and Support (CR) Special Education (SE) Special Classroom Family Center (FC) Pre-School (PK) Solar Panel - 688 388 3880 386 38 COS (38 COS COS



Lynwood Elementary School Proposed Master Plan



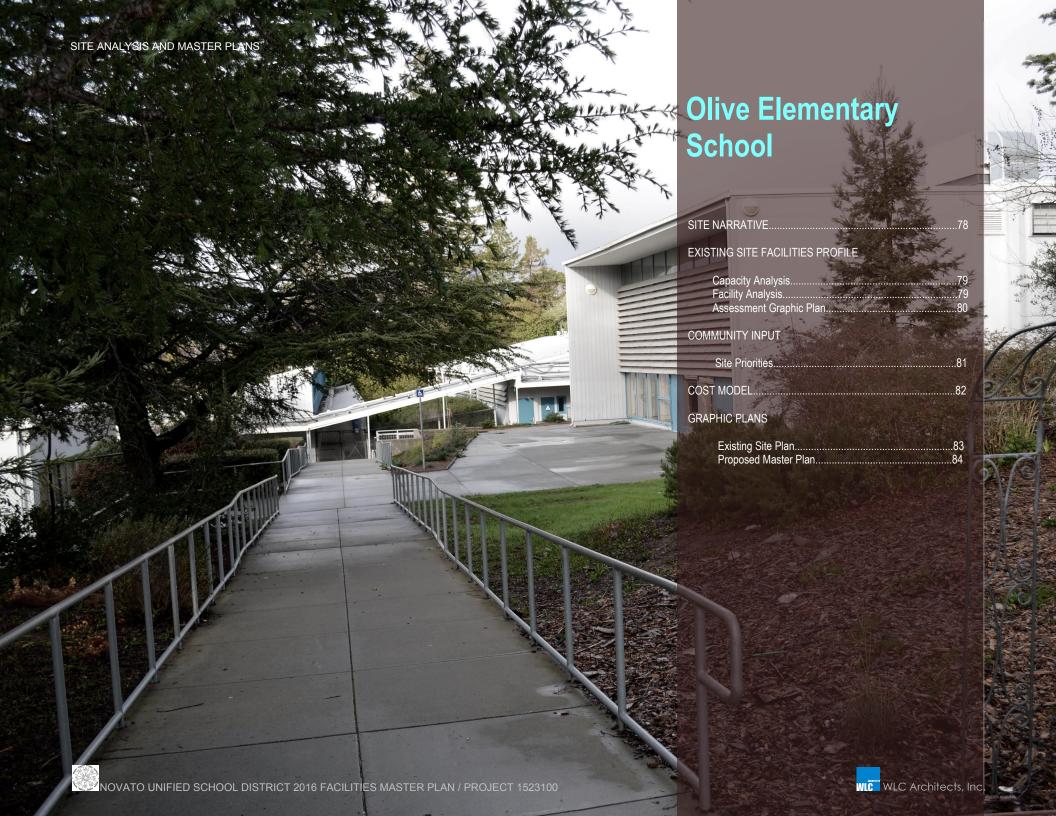
## Legend

### Phase I Tier 1: Basic Upgrade (ADA path of travel, Playground surface repair, Exterior painting, Interior finishes as necessary, Electrical infrastructure) Tier 2: District Priorities (IT Infrastructure, Security, Video Surveillance, 21st Century Flexible Furniture for one-third of the classrooms; Air conditioning at some schools, Stage and Kitchen, Pre-School) Air Conditioning Tier 3: (In Order of School's Priority) New Community Center (CC) (After school program, adult education, including Family Center with child care space, RSP, speech and computer lab that are currently in 3 portables) New Stage (ST) New Food Service (FS) Parking/ Drop Off Area (Demo Central Kitchen. expand parking, provide pedestrian walkway, re-design traffic flow) Kindergarten & Pre-School (PK) (Add (1) new Pre-school. Add restroom and support space to (1) existing kindergarten. Remove the Preschool in an existing portable) New Classroom Building (CR) (Replace the (4) classroom portables) Learning Studios (Transform existing classrooms into Learning Studios) Library/ Innovation Center (Lib) (Upgrade existing library into Innovation Center) New Outdoor Learning & Shades Admin (Remodel existing Admin to enhance identity) Phase II Window replacement; 21st century flexible furniture; Learning studios; Outdoor learning;

100 ft

NORTH







# Olive Elementary School Facility Analysis

## **Capacity Analysis**

			6	Capacity							
Grades	TK	K	1	2	3	4	5	Sub- Total	SDC	Total	
TK-5	12	49	46	51	47	69	53	327	16	343	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance.

**Learning Environments**: This in general is in good condition and only requires routine maintenance. The school has no voice/sound/AV enhancement.

## **Facility Analysis - Educational Suitability**

Learning Environment: Classrooms are old, but generally in good shape with lots of natural daylight. It has a finger style classroom arrangement with tall sloped ceilings with north facing clerestory windows. There is evidence of 9 x 9 ACT tile flooring, single pane windows, glue up ceiling tile and window mastic potentially containing asbestos. The Campus was not modernized recently. There is no air conditioning, and in-room furnace closets and poor envelope construction cause wide variations in classroom temperature. The school has basic instructional technology and standard desks. The school has serious ADA issues from the multiple levels of this site. There is adequate hard-scape but inadequate field areas. The

parking and drop-off are inadequate. There is no obvious main entry to the school.

Core Classrooms: The Core classrooms and storage spaces are slightly undersized. The lack of operable walls between classrooms and pull out spaces limits team teaching opportunities and differentiated instruction. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls with document cameras typical.

Pre-School, Transitional Kindergarten and Kindergarten: KA and KB classrooms are adequately sized with shared restroom and minimal storage. KA and KB classrooms are adjacent to K-Play area and are near offices. There are drainage issues with the K-Play area. Concerns about the safety of the raised bench area around the play structure have been raised. There are ceiling mounted short throw projectors. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls with document cameras typical.

Special Education: The severely impaired classroom is in poor condition and is significantly undersized because it is in a normal sized classroom. There is no support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls with document cameras typical.

**Computer Lab**: Computer lab is located in a regular classroom. It is equipped with a 60" flat screen mounted in the learning wall.

**Multi-Use Classroom**: There is a music classroom located in Room 20 in a portable. There are no learning walls. The space is equipped with a portable projector and document camera.

**Multi-Purpose Room:** MPR has nice natural daylight, without daylighting control. It is very small for a campus this size, with no permanent stage. There is no instructional technology.

**Food Service**: The food service is severely undersized and does not meet health codes.

**Innovation Center:** The space is centralized on campus, has adequate daylighting, and feels like a traditional library, and is moderately undersized. It is equipped with a portable projector and screen, and standard tables and chairs all of the same size.

Administration: The location of the Administration is inadequate. Because the new larger parking lot is off of Olive Avenue, it is difficult to find the office which is off of Plum Street. The administration is severely undersized. It is inadequate in offices, conference, storage, lobby and staff spaces.

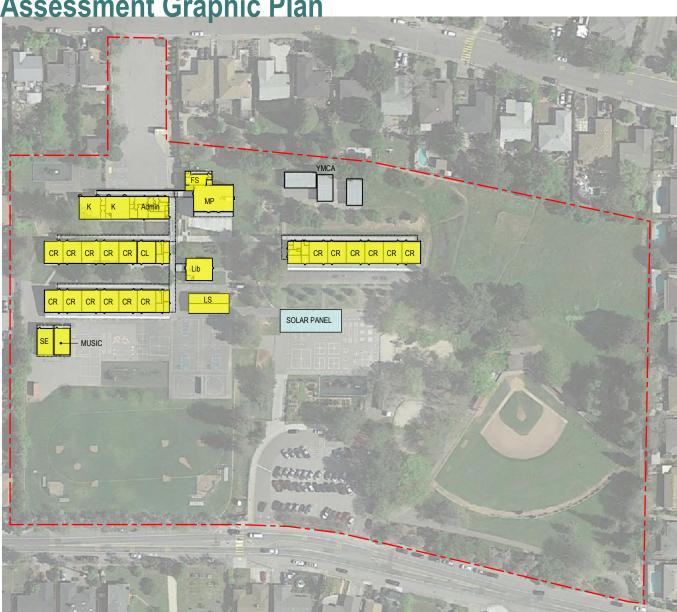
Custodial and Maintenance: In good condition

**Restroom Facilities**: Restrooms are in good condition.

**Other**: Drainage issues exist south of the kindergarten play yard. This site was not significantly improved during the last bond program.

Page 80 SITE ANALYSIS AND MASTER PLANS

Olive Elementary School Assessment Graphic Plan



## Legend

**Newly Constructed** 

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.

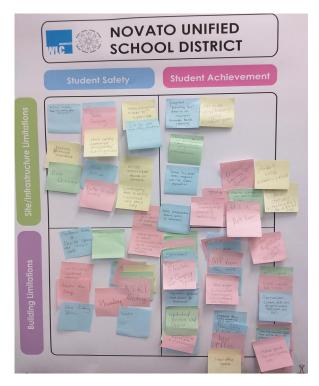


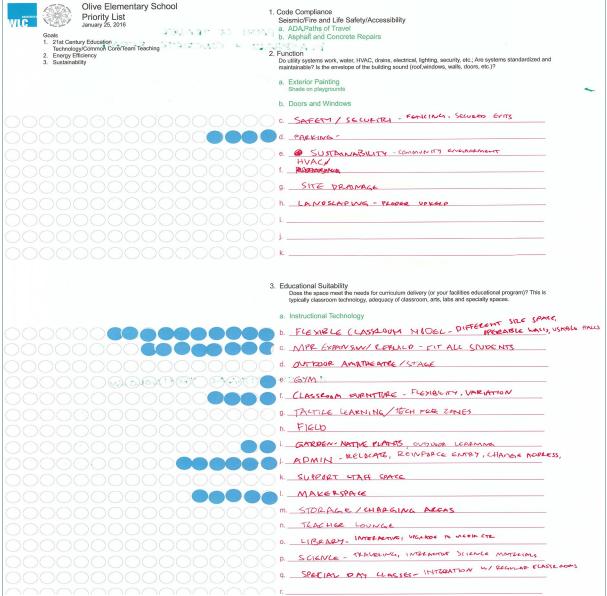


Olive Elementary School Community Input

## **School Priority List:**

- 1. Flexible Classrooms
- 2. Multi-Purpose Room
- 3. Administration
- 4. Maker space
- 5. Parking
- 6. Classroom Furniture
- 7. Garden
- 8. Gym







# Olive Elementary School Cost Model

### Novato Unified School District Master Plan

### **Olive Elementary School**

WLC Architects, Inc. August 2, 2016

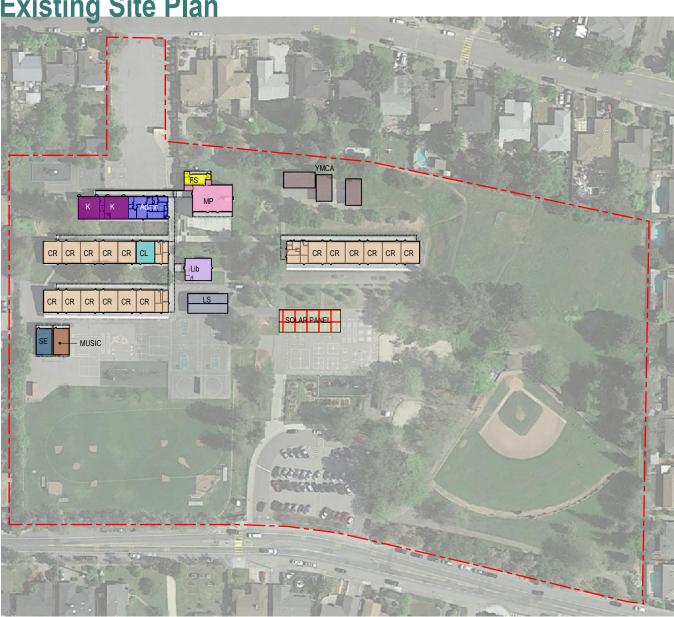
#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

					С	onstruction	CO's 10%	E	scalation 2		Expected Total Const	So	oft Costs at	Pr	Expected roject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit		Total	Cont 10%		Years at 6%		Cost		20%		Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$	100,000	\$ 20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Asphalt/playground surface repairs	1	LS	\$ 50,000	\$	50,000	\$ 10,000	\$	7,200	\$	67,200	\$	13,440	\$	80,640
1	Exterior painting	1	LS	\$ 150,000	\$	150,000	\$ 30,000	\$	21,600	\$		\$	40,320	\$	241,920
1	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$	155,000	\$ 31,000	\$	22,320	\$	208,320	\$	41,664	\$	249,984
1	Drainage	1	ALLOW	\$ 100,000	\$	100,000	\$ 20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
	Subtotal:				\$	555,000	\$ 111,000	\$	79,920	\$	745,920	\$	149,184	\$	895,104
	District Priorities For Schools														
1	Technology (classroom tech/voice enhancement)		ROOMS	\$ 3,500	\$	80,500	16,100		11,592	\$	108,192		21,638	\$	129,830
1	New MPR and Kitchen	6,500		\$ 350	\$	2,275,000	\$ 455,000	\$	327,600	\$	3,057,600	\$	611,520	\$	3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552		\$ -	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-
1	Security System / IT Infrastructure	1	LS	\$ 268,865	\$	268,865	\$ 53,773	\$	38,717	\$	,	\$	72,271	\$	433,625
1	21st Century Flexible Furniture	10,255	SF	\$ 10	\$	102,550	\$ 20,510	\$	14,767	\$	137,827	\$	27,565	\$	165,393
	Subtotal:				\$	2,726,915	\$ 545,383	\$	392,676	\$	3,664,974	\$	732,995	\$	4,397,969
	Site Specific Projects / 21st Century Education														
1	Collaborative Classroom Spaces	3,840	SF	\$ 100	\$	384,000	\$ 76,800	\$	55,296	\$	516,096	\$	103,219	\$	619,315
	Modernize existing MPR into STEAM Center/Maker Space														
1	(Includes AC)	3,552		\$ 200	\$	710,400	142,080		102,298	\$	954,778	\$	190,956	\$	1,145,733
1	Modernize existing Library into Innovation Center	1,378		\$ 25	\$	34,450	6,890		4,961	\$	-,	\$	9,260	\$	55,561
1	New Administration/Conference Building	2,000		\$ 350	\$	700,000	\$ 140,000	\$	100,800	\$	940,800	\$	188,160	\$	1,128,960
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200		\$ -	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	\$ -	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-
	Reclaim existing Admin space into Preschool/Pre-Kindergarten														
1	and Storage	1,920		\$ 250	\$	480,000	96,000		69,120	\$	645,120		129,024	\$	774,144
1	Storage space/screening		LS	\$ 100,000	\$		20,000		14,400	\$	134,400		26,880	\$	161,280
1	Outdoor Learning Spaces	6,000		\$ 12	\$		14,400		10,368	\$	96,768		19,354	\$	116,122
1	Shade Structures	1,000	SF	\$ 25	\$	25,000	\$ 5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	\$ 30,000	\$	30,000	\$ 6,000	\$	4,320	\$	40,320	\$	8,064	\$	48,384
3	Temporary Housing (8 Portables 1 year lease)	8	LS	\$ 60,000	\$	480,000	\$ 96,000	\$	69,120	\$	645,120	\$	129,024	\$	774,144
	Subtotal:				\$	3,015,850	\$ 603,170	\$	434,282	\$	4,053,302	\$	810,660	\$	4,863,963
					L										
	Total Project Cost For Master Plan Improvements	•			\$	6,297,765	\$ 1,259,553	\$	906,878	Ş	8,464,196	\$	1,692,839	\$ 1	10,157,035



Page 83 SITE ANALYSIS AND MASTER PLANS

Olive Elementary School Existing Site Plan



## **Existing Use Legend**

Administration (Admin)

Multi-Purpose Room (MP)

Food Service (FS)

Library (Lib)

Computer Lab (CL)

Kindergarten (K, TK)

Classroom and Support (CR)

Special Education (SE)

Special Classroom

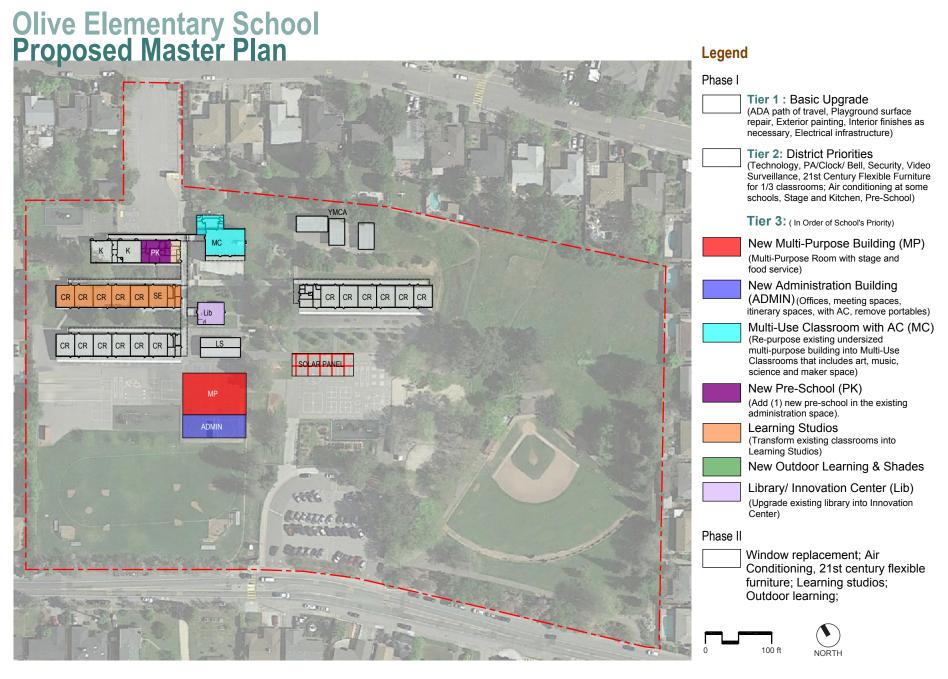
Lunch Shelter (LS)

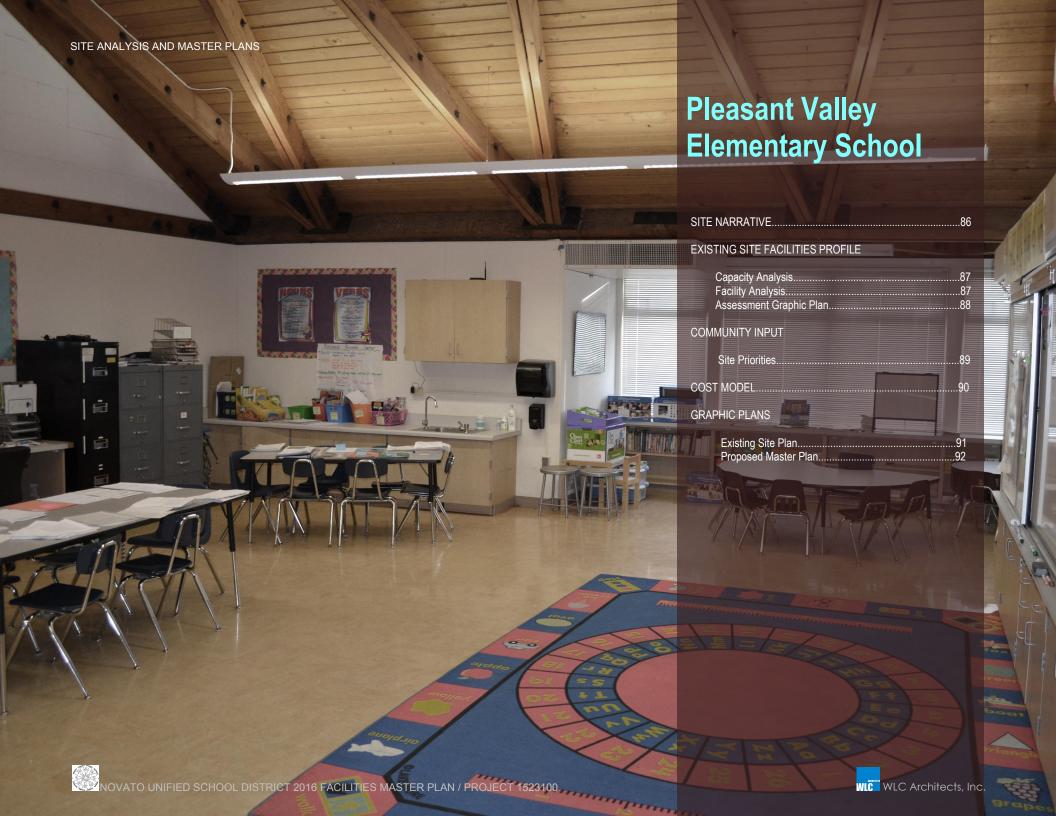
YMCA (NIC)

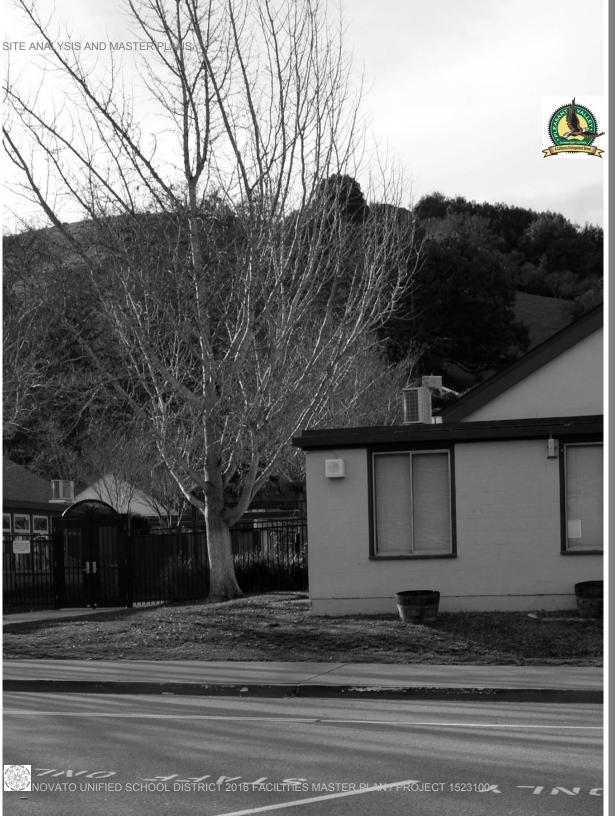
Solar Panel











# Pleasant Valley Elementary School

755 Sutro Avenue (415) 897-5104 Dana Sadan, Principal

Pleasant Valley Elementary School was built in 1964. It is a Transitional Kindergarten through 5th grade public school comprised of approximately 498 students. The staff is dedicated to providing diverse experiences to meet individual student needs. Extraordinary parent involvement through the PTA and volunteers support engaging academic and enrichment programs for students.

Instruction is standards-based and is supported by the close partnership between school staff and parents. Small group clusters are implemented in grades K-5. Pleasant Valley hosts special community events such as Unity Day, Giving Day, and Grandparents' Day. Parent Information Nights include Grade Level Curriculum and Technology Nights.

Pleasant Valley received the 2009 and 2010 Scholar Schools Award from the California Business for Education Excellence for high student academic achievement and closing the achievement gap.

# Pleasant Valley Elementary School Facility Analysis

## **Capacity Analysis**

			Enr	ollm	ent .	Jan	29, 2	2006	Capacity
Grades	TK	K	1	2	3	4	5	Total	
TK-5	10	60	92	82	83	93	84	504	

## **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in fair to good condition and only requires routine maintenance.

**Learning Environments**: Instructional Technology and electronic display are in fair condition. The school Wi-Fi, document camera, daylight control are in good condition. However the school has no voice enhancement system, no A/V system integration and no fixed A/V equipment.

## Facility Analysis - Educational Suitability

Learning Environment: Classrooms are old, but the interiors are generally in good shape with lots of natural daylight. It has basic classrooms, adequate instructional technology, some flexible furniture desks. The site offers nice opportunities for outdoor learning environments. There is no obvious main entry to the school, and the parking is inadequate.

Core Classrooms: There are small pull-out spaces between pods that offer an opportunity for differentiated instruction. However, the lack of operable walls between the classrooms limits team teaching opportunities. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls and document cameras.

Kindergarten: The Kindergartens are located in standard sized 960 sf classrooms. There are no dedicated kindergarten restrooms within the classrooms. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls, and document cameras.

**Special Education**: The severely impaired classroom is in poor condition and is significantly undersized because it is in a normal sized classroom. There is no support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate. The learning walls appear in good shape. There are 60" flat screens mounted in learning walls with document cameras typical.

**Computer Lab**: Computer lab is located in a 960 sf portable. It may be better located near the library/innovation center.

**Multi-Use Classroom**: There is a music classroom located in a standard classroom and is undersized for a multi-use room.

**Multi-Purpose Room**: MPR is moderately undersized with no permanent stage. There is no daylight control. There is no instructional technology.

**Food Service**: There is an unpermitted PTA kitchen off MPR. The school kitchen is severely undersized and does not meet health code.

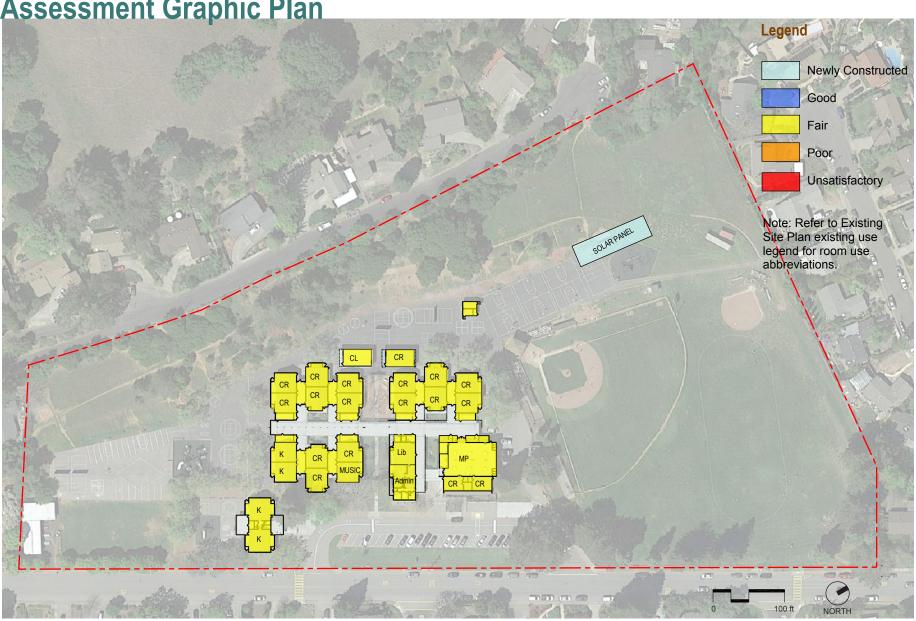
**Innovation Center:** The space is located in a standard classroom, centralized on campus, has adequate daylight, and feels like a traditional library, and is undersized. It uses portable projector and screen, has standard tables and chairs all of the same size.

**Administration**: The administration is undersized. It is inadequate in offices, conference, storage, lobby and staff spaces.

Custodial and Maintenance: In fair condition

**Restroom Facilities**: Restrooms are in poor condition. The metal partitions need to be replaced. The spaces have ADA issues.

Pleasant Valley Elementary School Assessment Graphic Plan

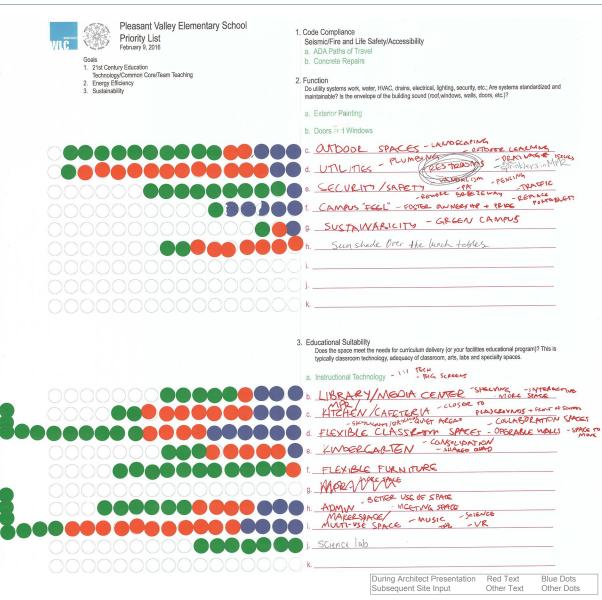


Pleasant Valley Elementary School Community Input

## **School Priority List:**

- 1. Maker space, Multi-Use Space, Music, Science
- 2. Flexible Classroom Spaces
- 3. Outdoor Spaces
- 3. Utilities
- 4. Administration
- 5. Multi-Purpose Room/Kitchen/Cafeteria
- 5. Flexible Furniture
- 5. Security/Safety
- 6. Library/Media Center
- 6. Kindergarten
- 6. Sunshade over lunch table
- 7. Science Lab
- 8. Campus "Feel"
- 9. Sustainability









# Pleasant Valley Elementary School Cost Model

### Novato Unified School District Master Plan

**Pleasant Valley Elementary School** 

WLC Architects, Inc. August 2, 2016

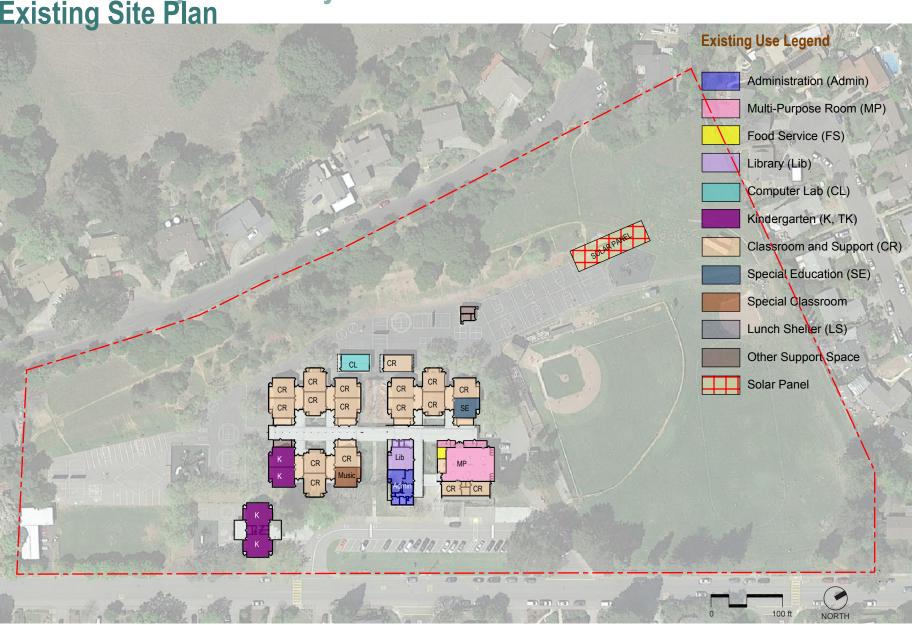
#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

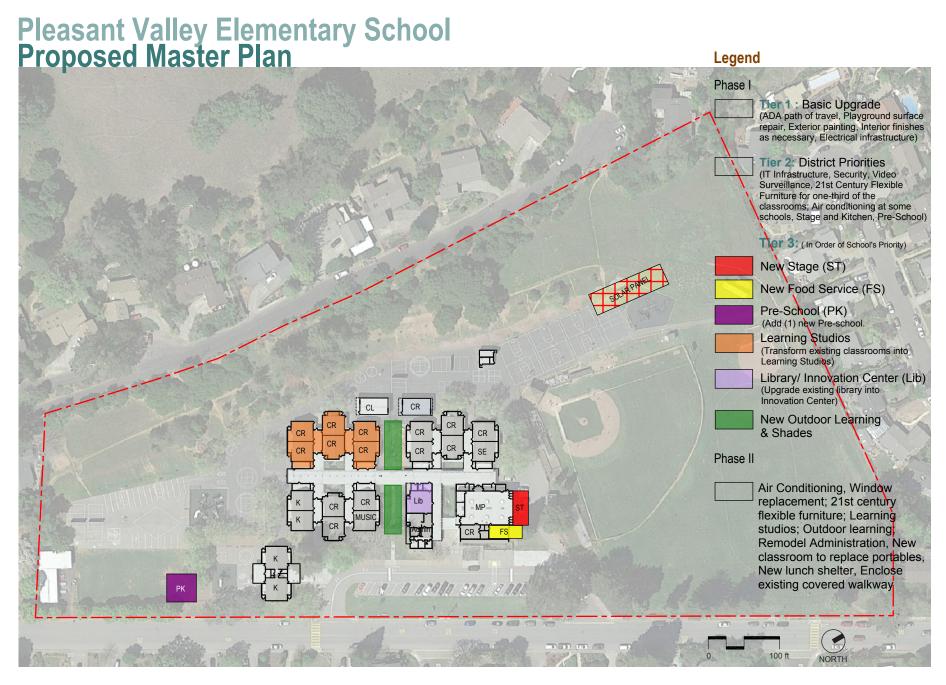
						Со	nstruction		CO's 10%		scalation 2		Expected Total Const	Sc	oft Costs at	Pı	Expected roject Total
<u>Phase</u>	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit		Cost/Unit	<b>.</b>	Total	Φ.	Cont 10%		Years at 6%		Cost	Φ.	20%	Φ.	Cost
1	ADA path of travel walkways	1 L	LS LS	\$	20,000 150,000	\$	20,000			\$ \$	2,880 21,600	\$	26,880 201,600		5,376 40,320	\$	32,256 241,920
1	Asphalt/playground surface repairs  Exterior painting	1 L		\$ \$	150,000	\$ \$	150,000			\$	21,600	\$	201,600		40,320	\$	241,920
1	Interior finishes	33,815		\$	130,000	\$	169,075		33,815		24,347	\$	227,237		45,447	\$	272,684
1	Electrical Infrastructure Upgrade	33,013 3		\$	155,000	\$	155,000			\$	22,320	\$	208,320		41,664	\$	249,984
1	Utilities/Plumbing Improvements	1 [		\$	100,000	\$	100,000		20,000		14,400	\$	134,400		26,880	\$	161,280
'	onnies/1 formoning improvements	' '	_5	Ψ	100,000	Ψ	100,000	Ψ	20,000	Ψ	14,400	Ψ	104,400	Ψ	20,000	Ψ	101,200
	Subtotal:					\$	744,075	\$	148,815	\$	107,147	\$	1,000,037	\$	200,007	\$	1,200,044
	District Priorities For Schools																
1	Technology (flat screens/classroom tech/voice enhancement)		ROOMS	\$	7,500	\$	172,500	\$	34,500	\$	24,840		231,840	\$	46,368	\$	278,208
1	New Stage and Kitchen	2,500 S	SF	\$	550	\$	1,375,000	\$	275,000	\$	198,000		1,848,000	\$	369,600	\$	2,217,600
1	Security System / IT Infrastructure	•	LS	\$	450,725	\$	450,725		90,145		64,904	\$	605,774		121,155	\$	726,929
1	21st Century Flexible Furniture	11,272 \$	SF	\$	10	\$	112,717	\$	22,543	\$	16,231	\$	151,491	\$	30,298	\$	181,789
	Subtotal:					\$ 2	2,110,942	\$	422,188	\$	303,976	\$	2,837,106	\$	567,421	\$	3,404,527
	Site Specific Projects / 21st Century Education																
1	Collaborative Classroom Spaces	7,680 \$		\$	100	\$	768,000		,	\$	110,592	\$	1,032,192		206,438	\$	1,238,630
1	Modernize existing MPR	3,138 \$		\$	50	\$	156,900		- ,	\$	22,594	\$	210,874		42,175	\$	253,048
1	Modernize existing Library into Innovation Center	1,060 S		\$	25	\$	26,500	\$	5,300	\$	3,816	\$	35,616	\$	7,123	\$	42,739
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440 S		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
1	Outdoor Learning Spaces	2,500 \$		\$	20	\$	,	\$	10,000	\$	7,200	\$	,	\$	13,440	\$	80,640
1	Shade Structures	1,000 S	SF	\$	25	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
1	Restroom remodel	400 S	SF	\$	400	\$	160,000	\$	32,000	\$	23,040	\$	215,040	\$	43,008	\$	258,048
1	Sink at room C4	1 E	ĒΑ	\$	15,000	\$	15,000	\$	3,000	\$	2,160	\$	20,160	\$	4,032	\$	24,192
1	Drinking fountain near 3-5 play structures	1 /	ALLOW	\$	25,000	\$	25,000	\$	5,000	\$	3,600	\$	33,600	\$	6,720	\$	40,320
1	Move garden behind upper grade play structure	1 /	ALLOW	\$	40,000	\$	40,000	\$	8,000	\$	5,760	\$	53,760	\$	10,752	\$	64,512
1	Curb appeal, landscaping	1 /	ALLOW	\$	150,000	\$	150,000	\$	30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
3	Temporary Housing (8 Portables 1 year lease)	8 L	LS	\$	60,000	\$	480,000	\$	96,000	\$	69,120	\$	645,120	\$	129,024	\$	774,144
-	Subtotal:					\$ 1	1,896,400	\$	379,280	\$	273,082	\$	2,548,762	\$	509,752	\$	3,058,514
	Total Project Cost For Master Plan Improvements	-				\$ 4	4,751,417	\$	950,283	\$	684,204	\$	6,385,904	\$	1,277,181	\$	7,663,085





Pleasant Valley Elementary School Existing Site Plan











# Rancho Elementary

1430 Johnson Street (415) 897-3101 Angela Kriesler, Principal

Rancho Elementary School was built in 1960. It is one of eight elementary schools within the Novato Unified School District. Rancho is unique in that it has a small neighborhood boundary making it available for a limited number of intra-district transfers. Rancho is a consistent Scholar Schools Award winner from the California Business for Education Excellence for high student academic achievement and closing the achievement gap.

### VISION

Every child will learn and grow in a highly enriched environment with rigorous standards and integrated learning practices. We commit to high personal standards, instill meaningful lifelong skills, foster responsible connections, and inspire positive impacts within our global community.

#### MISSION STATEMENT

Rancho Elementary School is committed to a culture of learning that promotes a growth mindset and motivates each and every student to maximize his or her potential. Our fundamental school philosophy sets forth a rigorous, structured academic program with high standards for personal responsibility and behavior. Our staff, students, and parents model and foster a positive and collaborative educational environment. Together, we will strive to instill in each student a sense of responsibility, citizenship, and pride in achieving academic excellence.

Rancho Elementary School Facility Analysis

### **Capacity Analysis**

		Е	nroll	men	t Ja	n 29	9, 20	006	Capacity
Grades	TK	K	1	2	3	4	5	Total	
TK-5	14	425							

## **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance. The MDF is not air conditioned

**Learning Environments**: The school has Wi-Fi. Instructional Technology, electronic display and daylight control are in poor condition. The school has no voice enhancement system, no A/V system integration.

### **Facility Analysis - Educational Suitability**

Learning Environment: The classrooms have adequate natural daylight. The classrooms are basic, with adequate instructional technology and standard desks. The outdoor learning opportunities are not utilized.

**Core Classrooms**: Chrome carts shared throughout campus. There is no fixed educational equipment.

**Transitional Kindergarten and Kindergarten:** The Transitional Kindergarten is in a 960 sf classroom and severely undersized, without proper storage space, and not located adjacent to the other kindergartens on campus. There are no fixed AV equipment in all Kindergarten spaces.

**Special Education**: The severely impaired classroom is in poor condition and is significantly undersized because it is in a normal sized classroom. There is no support space for storage, workroom, changing rooms, and restrooms and it does not meet state standards. The adjacency to other classrooms is adequate.

Student Services: There is no sink in the RSP room.

**Computer Lab**: Computer lab is located in a 960 sf portable. It has fixed equipment that limits flexibility.

**Multi-Use Classroom**: There is a music classroom located in a portable. The roof of the portable leaks. The 960 sq ft room is small for a multi-use room. The learning wall is in fair condition. There is a portable projector and document camera.

**Multi-Purpose Room**: MPR is severely undersized with no permanent stage. There is no instructional technology.

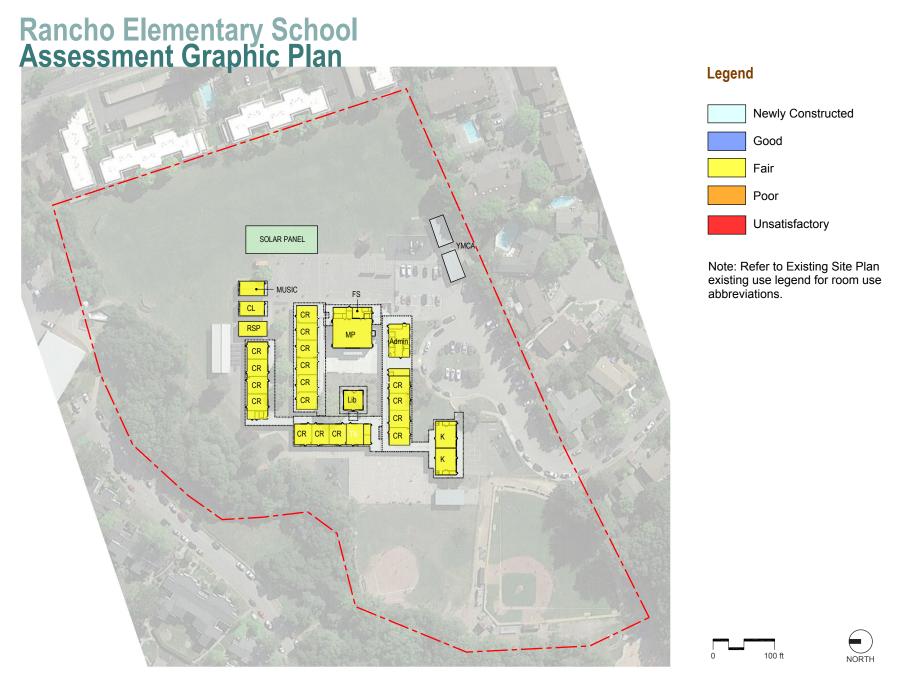
**Food Service**: The food service is severely undersized and does not meet health codes or ADA.

Innovation Center: The space is centralized on campus, has good daylighting, and feels like a traditional library. It is small for the student population. It uses portable projector and screen, and is furnished with standard tables and chairs all of the same size. There is no fixed A/V equipment.

**Administration:** The administration is severely undersized. There is no adequate separation between the public and the administration staff. The Nurse's office is not ADA compliant.

Custodial and Maintenance: In good condition

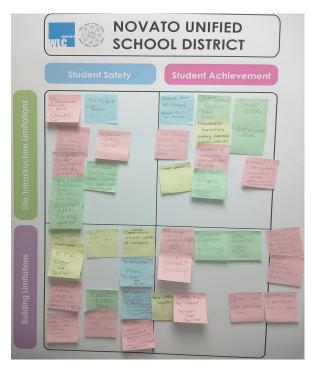
**Restroom Facilities:** Restrooms are in fair condition. The metal partitions need to be replaced.

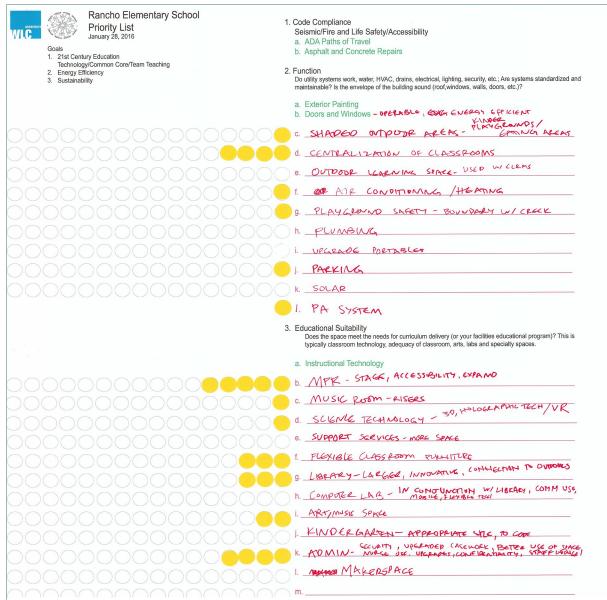


Rancho Elementary School Community Input

## **School Priority List:**

- 1. Multi-Purpose Room
- 2. Centralization of Classrooms
- 3. Administration
- 4. Flexible Classroom Furniture
- 5. Library
- 6. Art/Music Space
- 7. Shaded Outdoor Areas
- 8. Air Conditioning/Heating
- 9. Parking
- 10. Music Room





# Rancho Elementary School Cost Model

### Novato Unified School District Master Plan

### Rancho Elementary School

WLC Architects, Inc. August 2, 2016

### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

							COI- 1007	FI-# 0	Expected	٠.	-# 644		Expected
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	C	onstruction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Total Const Cost	30	oft Costs at 20%	Pr	oject Total Cost
riiuse	ADA path of travel walkways (from north entry)	Quality	LS	\$ 75,000	\$		\$ 15,000		\$ 	\$	20,160	\$	120,960
i	Asphalt/playground surface repairs	i	LS	\$ 75,000	\$		\$ 15,000		\$ 100,800		20,160	\$	120,760
1	Exterior painting	1	LS	\$	\$		\$ 30,000		\$ 201,600		40,320	\$	241,920
1	Interior finishes	31,532		\$ 5	\$	,	\$ 31,532		\$ 211,895		42,379	\$	254,274
i	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$		\$ 31,000		\$ 208,320		41,664	\$	249,984
	Subtotal:				\$	612,660	\$ 122,532	\$ 88,223	\$ 823,415	\$	164,683	\$	988,098
	District Priorities For Schools												
1	Technology (flat screens/classroom tech/voice enhancement)	21	ROOMS	\$ 7,500	\$	157,500	\$ 31,500	\$ 22,680	\$ 211,680	\$	42,336	\$	254,016
1	New Stage and Kitchen	2,500	SF	\$ 550	\$	1,375,000	\$ 275,000	\$ 198,000	\$ 1,848,000	\$	369,600	\$	2,217,600
1	Security System / IT Infrastructure	1	LS	\$ 410,295	\$	410,295	\$ 82,059	\$ 59,082	\$ 551,436	\$	110,287	\$	661,724
1	21st Century Flexible Furniture	10,511	SF	\$ 10	\$	105,107	\$ 21,021	\$ 15,135	\$ 141,263	\$	28,253	\$	169,516
	Subtotal:				\$	2,047,902	\$ 409,580	\$ 294,898	\$ 2,752,380	\$	550,476	\$	3,302,856
	Site Specific Projects / 21st Century Education												
1	Collaborative Classroom Spaces	7,680	SF	\$ 100	\$	768,000	\$ 153,600	\$ 110,592	\$ 1,032,192	\$	206,438	\$	1,438,630
1	Modernize existing MPR	4,310	SF	\$ 50	\$	215,500	\$ 43,100	\$	\$ 289,632	\$	57,926	\$	347,558
1	Modernize existing Library into Innovation Center	1,006	SF	\$ 25	\$	25,150	\$ 5,030	\$ 3,622	\$ 33,802	\$	6,760	\$	40,562
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	\$ -	\$	-	\$ -	\$ -	\$ -	\$	-	\$	-
1	Add TK/Kindergarten classroom (1) - replace portable	1,440	SF	\$ 350	\$	504,000	\$ 100,800	\$ 72,576	\$ 677,376	\$	135,475	\$	812,851
1	Outdoor Learning Spaces	2,500	SF	\$ 20	\$	50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$	13,440	\$	80,640
1	Shade Structures	1,000	SF	\$ 25	\$	25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$	6,720	\$	40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	\$ 50,000	\$	50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$	13,440	\$	80,640
1	K2 sink replacement	1	LS	\$ 12,000	\$	12,000	\$ 2,400	\$ 1,728	\$ 16,128	\$	3,226	\$	19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	\$ 15,000	\$	-	\$ -	\$ -	\$ -	\$	-	\$	-
1	Added drinking fountain near rear shade structure	1	LS	\$ 15,000	\$	15,000	\$ 3,000	\$ 2,160	\$ 20,160	\$	4,032	\$	24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	\$ 30,000	\$	30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$	8,064	\$	48,384
1	Improve exterior lighting	1	ALLOW	\$ 50,000	\$	50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$	13,440	\$	80,640
3	Temporary Housing (8 Portables 1 year lease)	-	LS	\$ 60,000	\$	-	\$ -	\$ -	\$ -	\$	-	\$	-
	Subtotal:				\$	1,744,650	\$ 348,930	\$ 251,230	\$ 2,344,810	\$	468,962	\$	3,013,772
	Total Project Cost For Master Plan Improvements	-			\$	4,405,212	\$ 881,042	\$ 634,350	\$ 5,920,604	\$	1,184,121	\$	7,304,725



Rancho Elementary School Existing Site Plan



## **Existing Use Legend**

Administration (Admin)

Multi-Purpose Room (MP)

Food Service (FS)

Library (Lib)

Computer Lab (CL)

Kindergarten (K, TK)

Classroom and Support (CR)

Special Education (SE)

Special Classroom

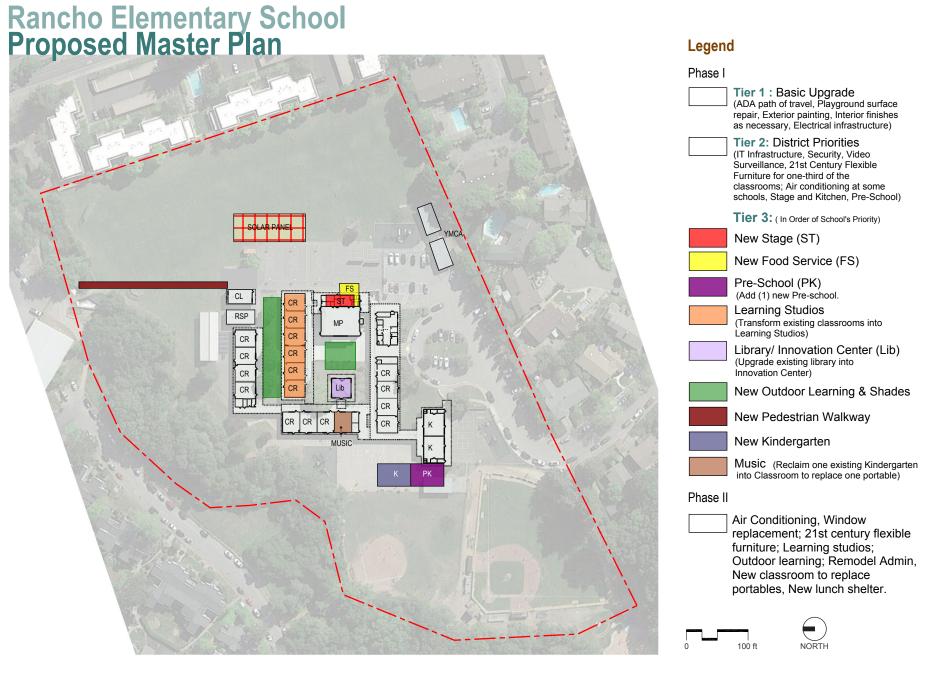
Lunch Shelter (LS)

YMCA (NIC)

Solar Panel

















# San Ramon Elementary School

45 San Ramon Way (415) 897-1196 Amada Langford, Principal

San Ramon Elementary School was built in 1967. The School staff is strongly committed to working collaboratively to address the needs of all students through a well-articulated instructional program that supports the state standards and district-adopted curriculum.

A California Distinguished School in 1995 and 2000, San Ramon uses programs such as Accelerated Reader, Step Up to Writing, Six Traits of Writing, Read Naturally, and SRA Reading Labs to support student achievement. Character Counts!, a program emphasizing the Six Pillars of Character, is also embraced at San Ramon to support the goal that all children will achieve academic success and will be treated with respect.

# San Ramon Elementary School Facility Analysis

## **Capacity Analysis**

			Eı	nrol	lme	nt .	Jan	29,	200	3	Capacity
Grades	TK	K	1	2	3	4	5	Sub- Total	SDC	Total	
TK-5	19	80	68	68	77	84	79	475	16	491	

## **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance. The Video distribution is over the network. The MDF is not air conditioned.

**Learning Environments**: The school has Wi-Fi. Instructional technology, Electronic Display, and daylight control are in fair condition. The school has no voice enhancement system, no A/V system integration.

## **Facility Analysis - Educational Suitability**

**Learning Environment**: Classrooms are basic, with minimal flexibility and instructional technology. There are ample play fields, but minimal hardscape.

**Core Classrooms**: The classrooms are pie-shaped and clustered around an interior common area. There is adequate daylighting from high windows over the learning walls, but could benefit from additional skylights or daylight from the common space. The

common space is in the center of the pod with no windows. The acoustics are not too bad, but there is some noise transition from other classrooms. Each classroom is approximately 900 sf net which does not meet state standards. The common "multi-use" space is approximately 1,215 sf and appears to be working well as a large pull out space. There are opportunities for operable walls between some classrooms which would aid team teaching. The classrooms are furnished with standard desks and chairs. Each pod has a "Craft Area" with sinks, storage and restrooms. The classrooms and common area need additional electrical outlets. The roof needs to be replaced. Consistent color scheme throughout may be enhanced with accent color to help with way-finding.

Transitional Kindergarten and Kindergarten: The Kindergarten classrooms are split between two buildings. There are (3) Kindergarten Classrooms in A pod that do not have direct access to the enclosed kindergarten play area. The rooms are undersized at 900 sf by themselves, but with the common area, craft area and restrooms included, the size is adequate. The K pod has T-K and K classrooms and the area is significantly undersized at 786 sf, with small common area, small teacher work room, and a single stall restroom in each classroom. The learning walls appear in good shape. The classroom uses a portable projector and document camera. The counters, sinks, and restrooms in A pod are not sized appropriately for kindergarten students. There are two outdoor play structures in the kinder play area.

**Special Education**: The Special Day class is undersized at 900 sf by itself, but with the common area, craft area and restrooms included, the size is adequate. The learning walls appear in good shape. The classroom uses a portable projector and document camera.

**Computer Lab**: Computer lab is located in a 960 sf portable. It may be better located near the library/innovation center. It is equipped with a portable

projector and document camera. Projection screen is taped to the wall. It is furnished with non-adjustable, non-flexible furniture.

**Multi-Use Classroom**: There is a music classroom in a portable - modular construction with cathedral ceiling. It is equipped with a portable projector and document camera.

Multi-Purpose Room: MPR is a newer building, with nice stage area (exterior too) with pipe grid, fixed projector and rear view projection screen, the floor is Mondo rubber flooring. The space is a little bit live and could use additional acoustical treatment. The seating capacity is 529, dining capacity is 246. The school indicated the space is not large enough for their purposes. There isn't enough chair / table storage. It is furnished with in-wall lunch tables, folding basketball standards and wall padding. It is equipped with a portable sound system and portable projector.

**Food Service**: The food service is in a newer building.

**Innovation Center**: The space feels like a traditional library. It offers opportunities for adequate daylight, but the blinds were closed. It is equipped with a portable projector and screens, with standard tables and chairs all of the same size.

**Administration**: The administration is moderately undersized. There are no conference rooms in the Administration area. The space could benefit from one additional office and conference room in the administration area. The site needs a better sense of entry to the school and office.

Custodial and Maintenance: In fair condition.

**Restroom Facilities**: Classroom pod restrooms are generally clean, well ventilated, ceramic tile is in good shape with few cracked tiles and minimal grout replacement necessary. Metal urinal partitions are rusting and require replacement.

San Ramon Elementary School Assessment Graphic Plan



## Legend

Newly Constructed

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.



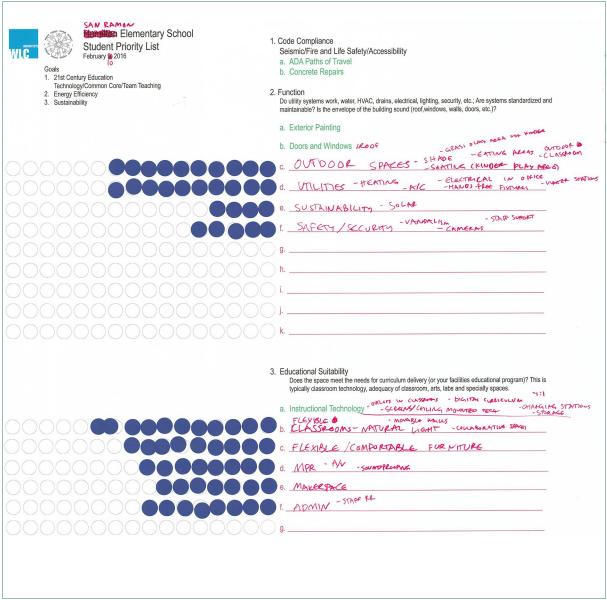


San Ramon Elementary School Community Input

### **School Priority List:**

- 1. Flexible Classroom Spaces
- 2. Outdoor Learning
- 3. Air Conditioning
- 4. Flexible Furniture
- 5. Multi-Purpose Room
- 6. Administration
- 7. Maker Space
- 8. Safety/Security
- 9. Sustainability









### San Ramon Elementary School Cost Model

#### Novato Unified School District Master Plan

San Ramon Elementary School

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Co	onstruction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%		Expected Total Const Cost	S	oft Costs at 20%		Expected roject Total Cost
1	ADA path of travel walkways	1	LS	\$ 30,000	\$	30,000	\$ 6,000	\$ 4,320	\$	40,320	\$	8,064	\$	48,384
1	Asphalt/playground surface repairs	1	LS	\$ 50,000	\$	50,000	\$ 10,000	\$ 7,200	\$	67,200	\$	13,440	\$	80,640
1	Exterior painting	1	LS	\$ 100,000	\$	100,000	\$ 20,000	\$ 14,400	\$	134,400	\$	26,880	\$	161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	\$ 5	\$	208,980	\$ 41,796	\$ 30,093	\$	280,869	\$	56,174	\$	337,043
1	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$	155,000	\$ 31,000	\$ 22,320	\$	208,320	\$	41,664	\$	249,984
1	ADA path to the Garden	1	LS	\$ 15,000	\$	15,000	\$ 3,000	\$ 2,160	\$	20,160	\$	4,032	\$	24,192
1	Roof Replacement	1	LS	\$ 784,242	\$	784,242	\$ 156,848	\$ 112,931	\$	1,054,021	\$	210,804	\$	1,264,825
	Subtotal:				\$	1,343,222	\$ 268,644	\$ 193,424	\$	1,805,290	\$	361,058	\$	2,166,348
	District Priorities For Schools													
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	\$ 7,500	\$	180,000	\$ 36,000	\$ 25,920	\$	241,920	\$	48,384	\$	290,304
1	Security System / IT Infrastructure	1	LS	\$ 280,370	\$	280,370	\$ 56,074	\$ 40,373	\$	376,817	\$	75,363	\$	452,181
1	21st Century Flexible Furniture	13,932	SF	\$ 10	\$	139,320	\$ 27,864	\$ 20,062	\$	187,246	\$	37,449	\$	224,695
	Subtotal:				\$	599,690	\$ 119,938	\$ 86,355	\$	805,983	\$	161,197	\$	967,180
	Site Specific Projects / 21st Century Education													
1	Enhance Existing Collaborative Classroom Spaces	3,645	SF	\$ 100	\$	364,500	\$ 72,900	\$ 52,488	\$	489,888	\$	97,978	\$	587,866
1	Modernize existing Library into Innovation Center	2,976	SF	\$ 25	\$	74,400	\$ 14,880	\$ 10,714	\$	99,994	\$	19,999	\$	119,992
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	\$ -	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-
1	Outdoor Learning Spaces	2,500	SF	\$ 20	\$	50,000	\$ 10,000	\$ 7,200	\$	67,200	\$	13,440	\$	80,640
1	Shade Structures	1,000	SF	\$ 25	\$	25,000	\$ 5,000	\$ 3,600	\$	33,600	\$	6,720	\$	40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	\$ 5,000	\$	10,000	\$ 2,000	\$ 1,440	\$	13,440	\$	2,688	\$	16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	\$ 30,000	\$	30,000	\$ 6,000	\$ 4,320	\$	40,320	\$	8,064	\$	48,384
3	Temporary Housing	-	LS	\$ 60,000	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-
	Subtotal:				\$	553,900	\$ 110,780	\$ 79,762	\$	744,442	\$	148,888	\$	893,330
	Total Project Cost For Master Plan Improvements				S	2,496,812	\$ 499,362	\$ 359,541	S	3,355,715	\$	671 143	S	4,026,858



San Ramon Elementary School Existing Site Plan



### **Existing Use Legend**

Administration (Admin)

Multi-Purpose Room (MP)

Food Service (FS)

Library (Lib)

Computer Lab (CL)

Kindergarten (K, TK)

Classroom and Support (CR)

Special Education (SE)

Special Classroom

Lunch Shelter (LS)

YMCA (NIC)



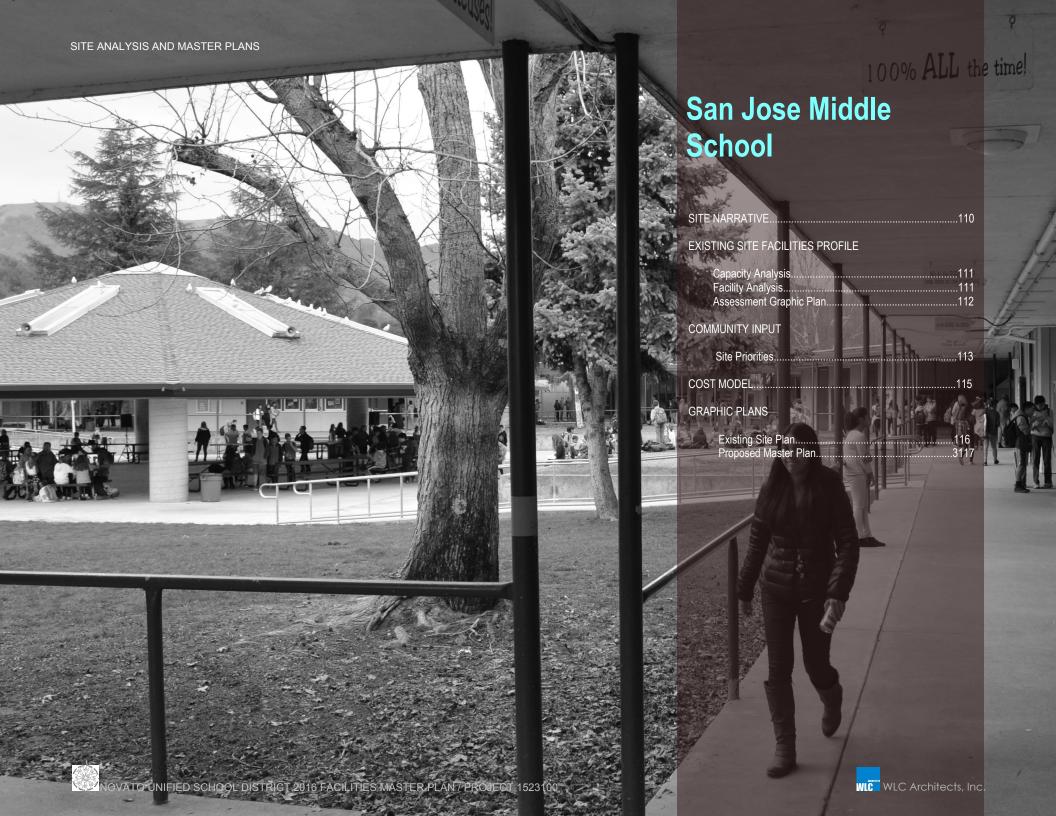






San Ramon Elementary School Proposed Master Plan Legend Phase I Tier 1 : Basic Upgrade (ADA path of travel, Playground surface repair, Exterior painting, Interior finishes as necessary, Electrical infrastructure, ADA path to the garden, Roof replacement.) Tier 2: District Priorities (IT Infrastructure, Security, Video Surveillance, 21st Century Flexible Furniture for one-third of the classrooms; Air conditioning at some schools, Stage and Kitchen, Pre-School) Tier 3: (In Order of School's Priority) Learning Studios (Transform existing classrooms into Learning Studios) Library/ Innovation Center (Lib) (Upgrade existing library into Innovation Center) New Outdoor Learning & Shades Existing (2) Drinking Fountain Replacement New Monument Sign and Electronic Marquee Phase II Window replacement; 21st century flexible furniture; Learning studios; Outdoor learning; Remodel Admin, New classroom building to replace portables. 1111







## San Jose Middle School

1000 Sunset Parkway (415) 883-7831 Justin Mori, Principal

San Jose Middle School (also known as San Jose Intermediate) embraces beliefs and practices designed to help every student become prepared to attend college after graduation from high school. San Jose has an award-winning music program and incorporates Project Based Learning (PBL) in core curricular classes promoting 21st Century skill development. San Jose utilizes a school-wide rewards system emphasizing respect and responsibility where students earn daily college "units" in each of their classes towards College Friday events and activities in conjunction with staff, parent, and community support.

### San Jose Middle School Facility Analysis

### **Capacity Analysis**

	E	Enrol	lmer	ıt Jan 29,	2006		Capacity
Grades	6	7	8	Sub-Total	SDC	Total	
6-8	254	258	253	785	24	789	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments Please refer to the Appendix for Details.

### Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in good condition and only requires routine maintenance. The Video distribution is over the network. The MDF is not air conditioned. The faculty and staff technology is inconsistent and needs major improvement.

**Learning Environments**: The school has Wi-Fi. Instructional technology, Electronic Display, and daylight control are in poor condition. The school has no voice enhancement system, no A/V system integration.

### **Facility Analysis - Educational Suitability**

**Learning Environment**: There are no pull-out spaces or small group work areas outside of classrooms limiting opportunities for collaboration.

**Core Classrooms**: The Core classrooms have minimal daylighting, with low 9' high ceilings. The learning walls appear to be in good shape. The space is equipped with mobile instructional technology - projector and document camera.

**Special Education**: The County Special Ed is located in a smaller than average classroom space and does not meet state requirements. The Severely Impaired Classroom E4 is 967 sf. The restrooms are not located within the classroom area. The classroom is equipped with mobile instructional technology.

**Gymnasium**: There is a single main (middle school sized) court and no full sized practice courts. The locker rooms are decent size and well laid out. The basketball standards need to be replaced. Bleachers are small for size of school.

**Performing Arts**: The Music building adjacent to the gym is newer. There is no permanent stage or support facilities for a middle school performing arts program.

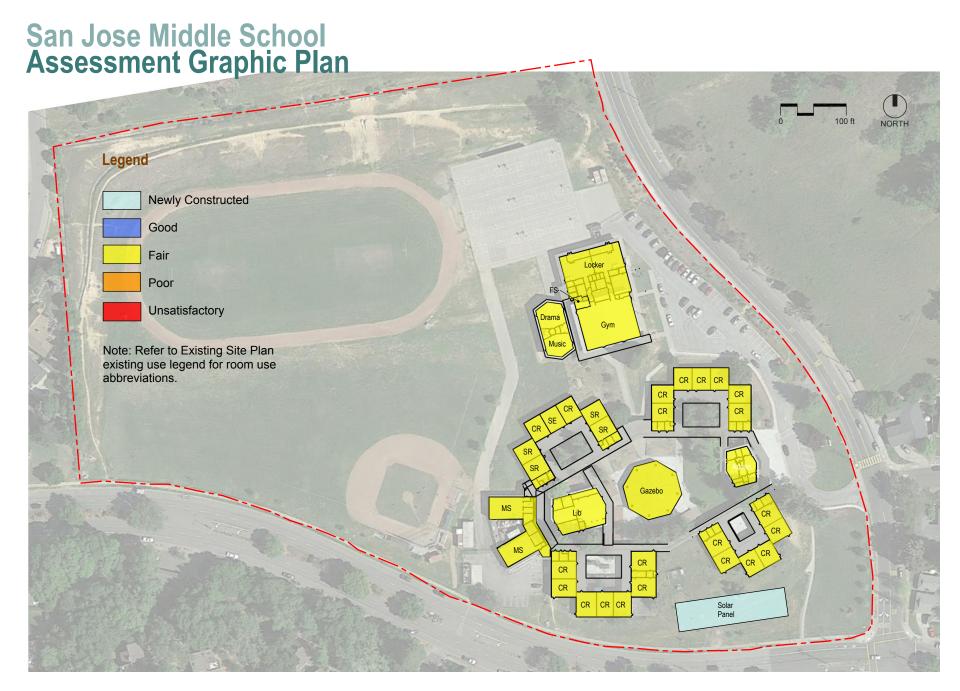
**Science Labs**: The science labs are in fair condition. They are equipped with work tables with shared sink and counter area.

**Food Service**: The food service is undersized for a middle school lunch program. It is not ADA accessible.

**Innovation Center**: The space is located at the back of the campus, difficult to reach for after hours activities. It has adequate daylighting and feels like a traditional library.

Administration: The administration is severely undersized. It is inadequate in offices, conference, storage, lobby and staff spaces. The Nurse's office is not ADA compliant. The location of the Administration is good, however, the entry to office is not readily apparent.

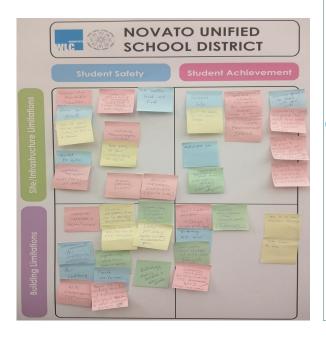
Page 112 SITE ANALYSIS AND MASTER PLANS

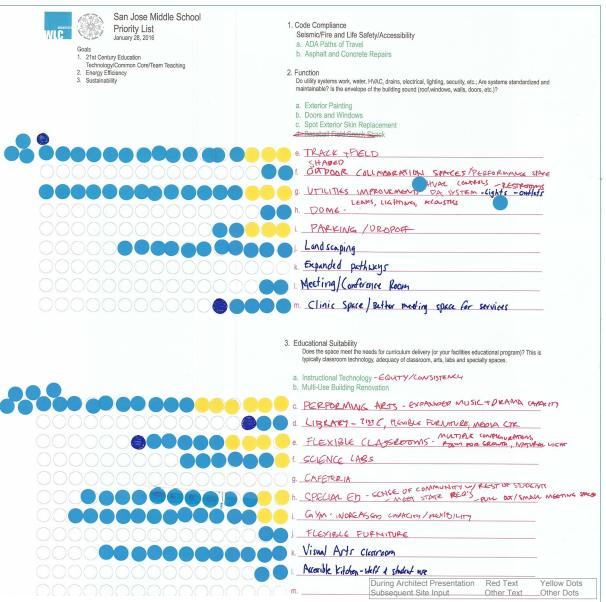


### San Jose Middle School Community Input

### **School Priority List:**

- 1. Performing Arts
- 2. Track and Field
- 3. Utilities Improvements
- 4. Gvm
- 5. Special Education
- 6. Landscaping
- 7. Flexible Classrooms
- 8. Science Labs
- 9. Parking/Drop-Off
- 10. Clinic Space
- 11. Library
- 12. Flexible Furniture
- 12. Dome
- 12. Shaded Outdoor Collaboration Space
- 12. Meeting/ Conference Room
- 12. Accessible Kitchen







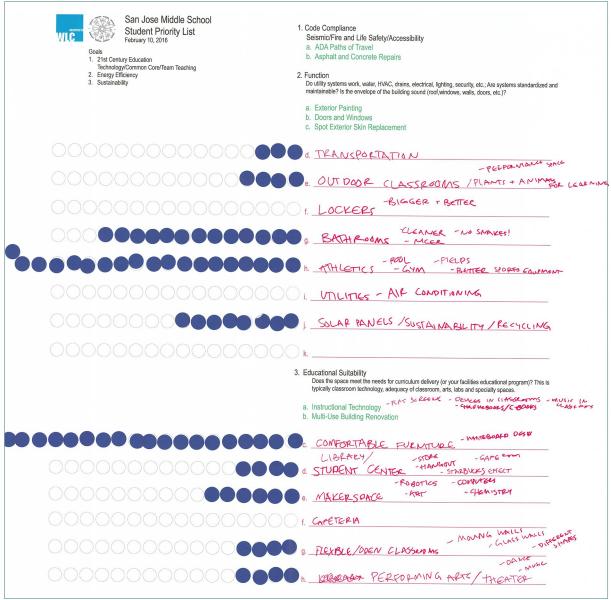


### San Jose Middle School Community Input

### **Student Priority List:**

- 1. Athletics
- 2. Comfortable Furniture
- 3. Bathrooms
- 4. Solar Panels
- 5. Maker Space
- 6. Outdoor Classrooms
- 7. Library/Student Center
- 8. Flexible/Open Classrooms
- 9. PAC/Theater







## San Jose Middle School Cost Model

#### Novato Unified School District Master Plan

#### San Jose Middle School

WLC Architects, Inc. August 2, 2016

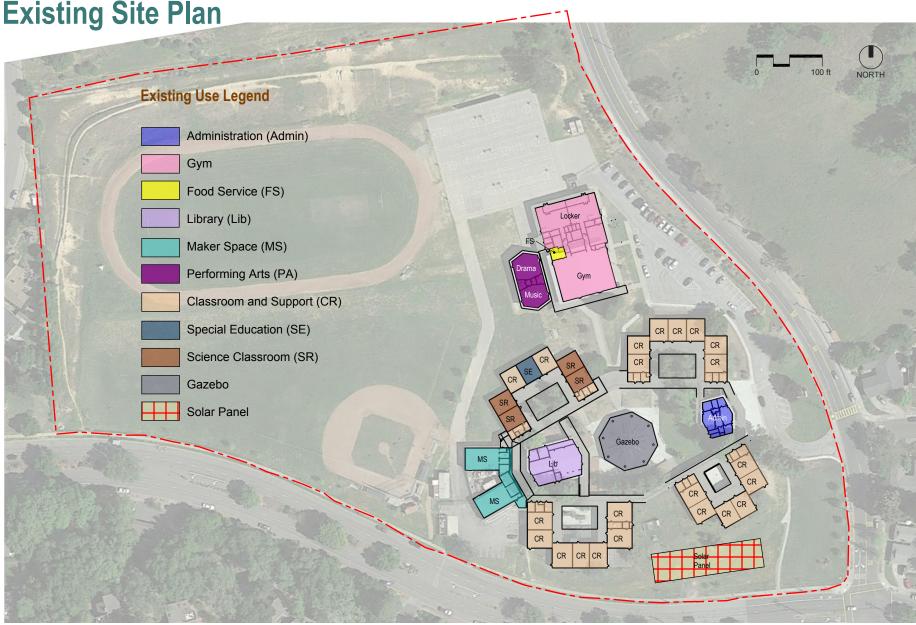
#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	ı c	Cost/Unit	Со	nstruction Total		CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	S	oft Costs at		Expected oject Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	\$	250,000	\$	250,000	\$	50,000	\$ 36,000	\$ 336,000	\$	67,200	\$	403,200
1	Asphalt/playground surface repairs	1	LS	\$	150,000	\$	150,000	\$	30,000	\$ 21,600	\$ 201,600	\$	40,320	\$	241,920
1	Exterior painting	1	LS	\$	225,000	\$	225,000	\$	45,000	\$ 32,400	\$ 302,400	\$	60,480	\$	362,880
1	Interior finishes		SF	\$	5	\$	297,355	•	59,471		\$ 399,645		79,929	\$	479,574
1	Electrical Infrastructure Upgrade		LS	\$	200,000	\$		\$	40,000		\$ 268,800		53,760	\$	322,560
1	Roof Replacement	1	LS	\$ 1	,025,593	\$	1,025,593	\$	205,119	\$ 147,685	\$ 1,378,397	\$	275,679	\$	1,654,076
	Subtotal:					\$ 2	2,147,948	\$	429,590	\$ 309,305	\$ 2,886,842	\$	577,368	\$	3,464,211
	District Priorities For Schools														
1	Technology (flat screens/classroom tech/voice enhancement)		ROOMS	,	7,500	\$	202,500	•	,	\$ 29,160	\$ 272,160		54,432	\$	326,592
1	New Stage and Kitchen	4,000		\$	550		2,200,000	•	440,000	316,800	\$ 2,956,800		591,360		3,548,160
1	Air-conditioning	59,471	SF	\$	25			\$	297,355	214,096	\$ 1,998,226		399,645		2,397,871
1	Security System / IT Infrastructure	1	LS	\$	552,155	\$		\$	110,431	79,510	\$ 742,096		148,419	\$	890,516
1	21st Century Flexible Furniture	19,824	SF	\$	10	\$	198,237	\$	39,647	\$ 28,546	\$ 266,430	\$	53,286	\$	319,716
	Subtotal:					\$ 4	4,639,667	\$	927,933	\$ 668,112	\$ 6,235,712	\$	1,247,142	\$	7,482,854
	Site Specific Projects / 21st Century Education														
1	Collaborative Classroom Spaces (2 pods)	12,480		\$	100	\$	1,248,000	•	249,600	179,712	\$ 1,677,312		335,462	\$	2,012,774
1	Modernize existing Library into Innovation Center	4,906		\$	25	\$	122,650	•	24,530	\$ ,	\$ 164,842		32,968	\$	197,810
1	New Music/Drama Building	3,000		\$	400	\$		\$	,	\$	\$ 1,612,800		322,560		1,935,360
1	Outdoor Learning Spaces	5,000		\$	20	\$		\$	,,	\$ 	\$ 134,400		26,880	\$	161,280
1	Shade Structures	1,000	SF	\$	25	\$	25,000	\$	5,000	\$ 3,600	\$ 33,600	\$	6,720	\$	40,320
1	Curb appeal from Ignacio	1	ALLOW	\$	150,000	\$	150,000	\$	30,000	\$ 21,600	\$ 201,600	\$	40,320	\$	241,920
1	Synthetic field and rubberized track / Field Restoration	1	LS	\$ 1	,500,000	\$	1,500,000	\$	300,000	\$ 216,000	\$ 2,016,000	\$	403,200	\$	2,419,200
1	Parking and Traffic flow improvements	1	LS	\$	150,000	\$	150,000	\$	30,000	\$ 21,600	\$ 201,600	\$	40,320	\$	241,920
3	Temporary Housing (13 Portables 1 year lease + restroom)	1	LS	\$	780,000	\$	780,000	\$	156,000	\$ 112,320	\$ 1,048,320	\$	209,664	\$	1,257,984
	Subtotal:					\$ !	5,275,650	\$	1,055,130	\$ 759,694	\$ 7,090,474	\$	1,418,095	\$	8,508,568
	Total Project Cost For Master Plan Improvements					\$ 12	2,063,265	\$	2,412,653	\$ 1,737,110	\$ 16,213,028	\$	3,242,606	\$1	9,455,633



Page 116 SITE ANALYSIS AND MASTER PLANS

San Jose Middle School Existing Site Plan



San Jose Middle School Proposed Master Plan Legend Phase I Tier 1: Basic Upgrade (ADA path of travel, Playground surface repair, Exterior painting, Interior finishes as necessary, Electrical infrastructure, Roof Replacement) Tier 2: District Priorities (IT Infrastructure, Security, Video Surveillance, 21st Century Flexible Furniture for one-third of classrooms; Air conditioning at some schools, Stage and Kitchen, Pre-School) Phase II Window replacement; 21st century flexible furniture; Learning studios; Outdoor learning; Remodel Admin, New Science Building. Legend Phase I CR Tier 3: (In Order of School's Priority) CR Air Conditioning New Track and Synthetic Field New Stage (ST) New Music & Drama Classroom (MD) **Learning Studios** (Transform existing classrooms into Learning Studios) New Food Service (FS) Library/ Innovation Center (Lib) (Upgrade existing library into Innovation Center) New Outdoor Learning & Shades

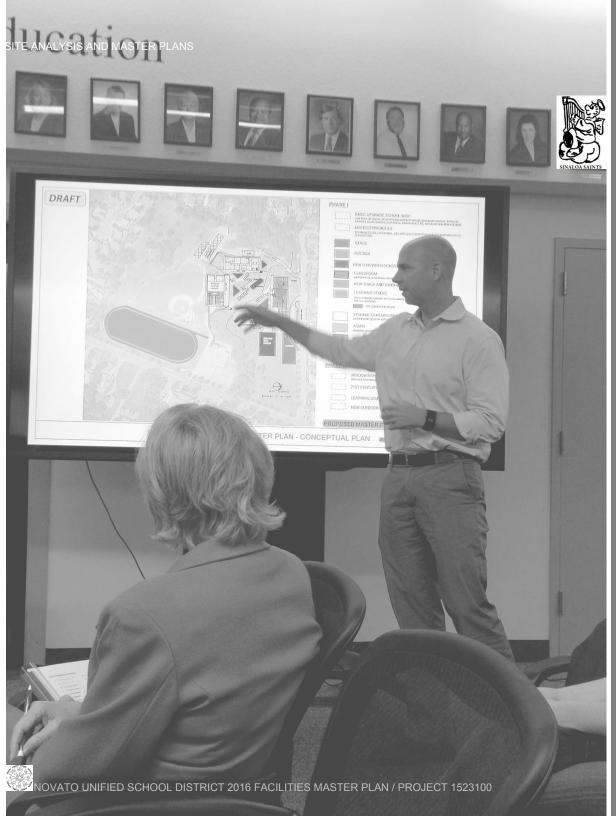


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### **Sinaloa Middle** School

SITE NARRATIVE	120
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GRAPHIC PLANS	
Existing Site Plan. Proposed Master Plan	126



## Sinaloa Middle School

2045 Vineyard Road (415) 897-2111 Jim Larson, Principal

Sinaloa Middle School was built in 1967. It is a supportive community of staff, parents, and students where students are inspired and positively challenged to acquire the knowledge and skills to live as responsible, caring, and contributing individuals in a changing world. Sinaloa holds high academic standards that support students' preparation for college and post-secondary education. Sinaloa received the 2009 Scholar Schools Award from the California Business for Education Excellence for high student academic achievement and closing the achievement gap. In addition, Sinaloa was selected as a California Distinguished School in 2008.

Sinaloa Middle is one of three middle schools in the Novato Unified School District. It opened its doors in 1968 as a junior high school (grades 7, 8, 9). Over 25 years ago, it transitioned to a 7th/8th grade middle school, adding 6th grade a few years later.

During the 2014-15 school year, 886 6th-8th grade students were enrolled at the school, with classes arranged on a traditional calendar. The student population is supported by 36 teachers, 2 administrators, 1 dean, and 25 support staff. We embrace the ever-growing diversity of our population, honoring the unique qualities of each student and building students' understanding and acceptance of these differences between one another.

### **Sinaloa Middle School Facility Analysis**

### **Capacity Analysis**

		E	nroll	ment Jan 2	9, 200	06	Capacity
Grades	6	7	8	Sub-Total	SDC	Total	
6-8	270	275	287	832	14	846	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

### Facility Analysis - 21st Century Technology Readiness

Infrastructure: This is generally in good condition and only requires routine maintenance. The Video distribution is over the network. The MDF and IDFs are in the custodial and storage closets and in some classrooms which are not air conditioned.

Learning Environments: The school has newly installed Wi-Fi. Instructional technology, Electronic Display (the majority of the teaching spaces have ceiling mounted projectors), and daylight control (the school has basic horizontal blinds) are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration.

#### **Facility Analysis - Educational Suitability**

Learning Environment: The learning environments are generally large spaces which were modernized about 10 years ago. However, there are no connections between adjacent classrooms, and there are no pull-out spaces. This limits opportunities for collaboration. There is also minimal natural daylighting in the classrooms.

Outdoors, the beautiful campus is situated on either side of a creek, offering great opportunities for outdoor learning environments. However the creek does cause supervision issues, especially during lunch.

**Core Classrooms**: Many classrooms are larger than 960 sf. The learning walls appear in good shape. Most classrooms have a ceiling mounted projector and document camera. Most classrooms have sinks but without drinking bubbler.

Gymnasium/Multi-Purpose Room: The gym/multipurpose room is not large enough to accommodate the size of the school. The boys and girls locker rooms are oversized and have ample storage, but do not have enough lockers for every student. The gym/multipurpose room do not have adequate lighting and has no daylighting. The gym floor is VCT and is slippery and is a safety issue.

There is a large covered area outside the gym that serves as the lunch eating area that does not function well. This space also functions as the multipurpose room but has no permanent stage. The facility is located at the back of the school but adjacent to a parking lot. More visibility to the front of the school will encourage community use. The instructional technology is inadequate. There are no lighting or sound systems apparent.

**Performing Arts**: The school has a very active music program, however there is no adequate performance space in the gym/MPR. The storage for instruments is within the two music classrooms limiting student space. It is located adjacent to the gym/MPR but there is no direct connection. There is a lack of practice rooms for individuals and groups. The space has very minimal instructional technology.

**Science Lab:** The labs are appropriately sized but the preparation and storage areas are undersized. There is very minimal natural daylighting. There appears to be good casework storage in the classrooms and labs. The science rooms have mostly conventional desks and furniture and would benefit from movable lab tables. Each room has a ceiling mounted projector.

**Computer Lab**: This campus does not have a dedicated computer lab and does not have 1:1 devices. The school has several laptop and chrome book carts.

**Food Service**: The kitchen is significantly undersized with only serving windows for the students. The minimal existing food service equipment requires complete replacement. The outdoor food service area is inadequate and does not function well for the school and the tiny kitchen limits the effectiveness of the food service. There are no restrooms or changing areas for kitchen staff.

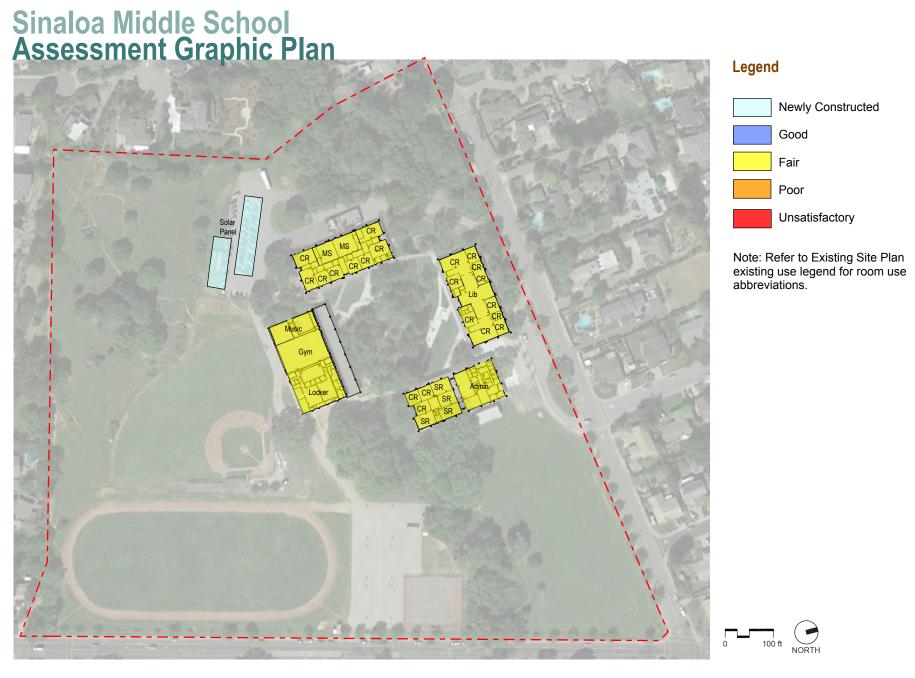
Innovation Center: The space feels like a traditional library. A portion of the library is being used for IT computer storage and work which should be relocated to a more secure work environment with proper storage and work areas. There is no fixed instructional equipment. Computers on fixed counters limit flexibility of the space.

**Administration**: The administration is undersized and poorly laid out for proper administration functions. There is no sense of entry to the administration building.

Custodial and Maintenance: In good condition.

Restroom Facilities: The restrooms are consistent with restrooms across the District which were modernized during this same time period and are generally well kept. Metal toilet partitions and hardware are showing signs of wear and require continuous maintenance.

Page 122 SITE ANALYSIS AND MASTER PLANS

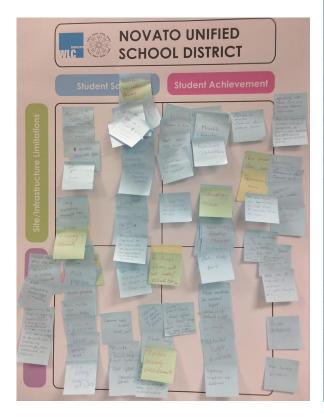


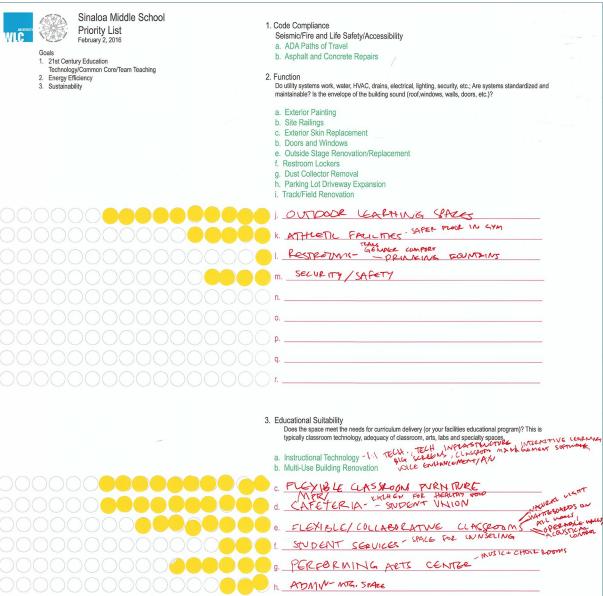


### Sinaloa Middle School Community Input

### **School Priority List:**

- 1. Outdoor Learning Spaces
- 2. Flexible Classroom Furniture
- 3. Cafeteria
- 4. Flexible/Collaborative Classrooms
- 5. PAC
- 6. Athletic Facilities
- 7. Security/Safety
- 8. Student Services
- 9. Administration
- 10. Restrooms







### Sinaloa Middle School Community Input

### **Student Priority List:**

- 1. Flexible Classroom Furniture
- 2. New Bathrooms
- 3. New Gym Floor
- 4. 1:1 Devices
- 5. Student Union/Study Area
- 6. Recycling/Compost
- 7. Temperature Control
- 8. Larger Lockers/Area
- 9. 21st Century Library
- 10. Natural Daylight





## Sinaloa Middle School Cost Model

#### Novato Unified School District Master Plan

#### Sinaloa Middle School

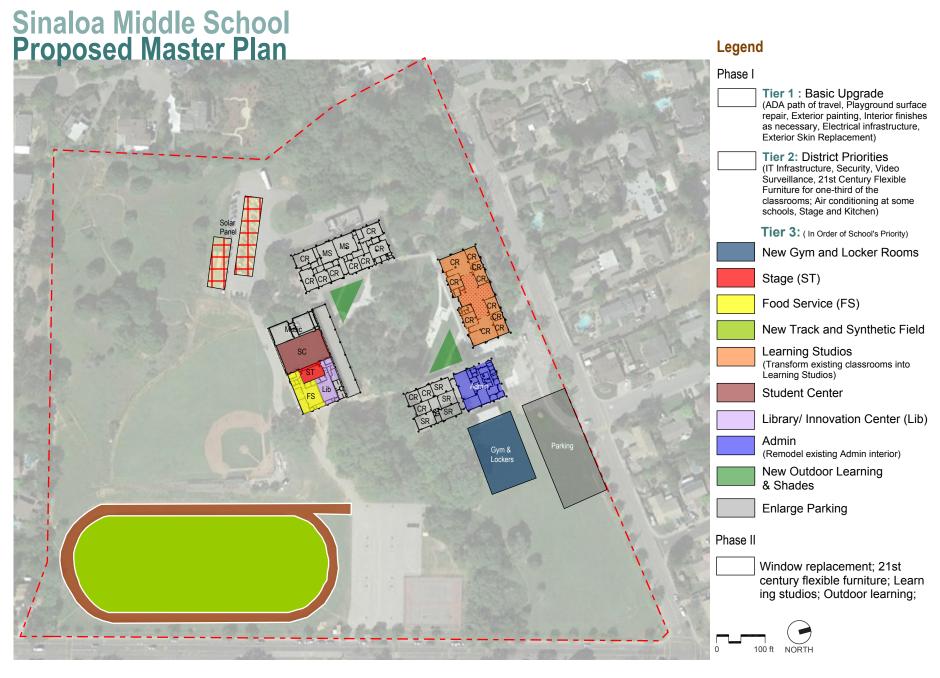
WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

					Construction	CO's 10%	F	escalation 2		Expected Total Const	S	oft Costs at	Pr	Expected oject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Total	Cont 10%		Years at 6%		Cost		20%		Cost
1	ADA path of travel walkways	1	LS	\$ 250,000	\$ 250,000	\$ 50,000	\$	36,000	\$	336,000	\$	67,200	\$	403,200
1	Asphalt/playground surface repairs	1	LS	\$ 150,000	\$ 150,000	\$ 30,000	\$	21,600	\$	201,600	\$	40,320	\$	241,920
1	Exterior painting	1	LS	\$ 225,000	\$ 225,000	\$ 45,000	\$	32,400	\$	302,400	\$	60,480	\$	362,880
1	Interior finishes	62,740		\$ 5	\$ 313,700	\$ 62,740	\$		\$	421,613		84,323	\$	505,935
1	Electrical Infrastructure Upgrade	1	LS	\$ 200,000	\$ 200,000	\$ 40,000	\$	28,800	\$	268,800	\$	53,760	\$	322,560
1	Exterior skin replacement	60,000	SF	\$ 20	\$ 1,200,000	\$ 240,000	\$	172,800	\$	1,612,800	\$	322,560	\$	1,935,360
-	Subtotal:				\$ 2,338,700	\$ 467,740	\$	336,773	\$	3,143,213	\$	628,643	\$	3,771,855
	District Priorities For Schools													
1	Technology (flat screens/classroom tech/voice enhancement)			\$ 7,500	\$	\$ 28,500	\$	20,520	\$	191,520		38,304	\$	229,824
1	Modernize existing Gym into Student Center/Cafeteria	6,400		\$ 150	\$ 	\$ 192,000	\$	138,240	\$	1,290,240		258,048		1,548,288
1	New Stage and Kitchen	4,000		\$ 550	\$ _,,	\$ 440,000	\$	316,800	\$	2,956,800		591,360		3,548,160
1	Security System / IT Infrastructure			\$ 1,381,950		\$ 276,390		199,001	\$			371,468		2,228,809
1	21st Century Flexible Furniture	20,913	SF	\$ 10	\$ 209,133	\$ 41,827	\$	30,115	\$	281,075	\$	56,215	\$	337,290
	Subtotal:				\$ 4,893,583	\$ 978,717	\$	704,676	\$	6,576,976	\$	1,315,395	\$	7,892,371
	Site Specific Projects / 21st Century Education													
1	Collaborative Classroom Spaces	5,000		\$ 150	\$	\$ 150,000	\$	108,000	\$	1,008,000		201,600		1,209,600
1	New Gym (Full Size Court with Bleachers and Locker Rooms)	16,000		\$ 400	\$	\$ 1,280,000	\$	921,600	\$	8,601,600		1,720,320		10,321,920
1	Reclaim existing locker rooms into classrooms.	5,500		\$ 150	\$	165,000		118,800	\$			221,760		1,330,560
1	Natural Light/Solotubes			\$ 3,000	\$ -,	45,600	\$	32,832	\$	306,432		61,286	\$	367,718
1	Outdoor Learning Spaces	5,000		\$ 20	\$	\$ 20,000	\$		\$	134,400		26,880	\$	161,280
1	Shade Structures	1,000	SF	\$ 50	\$ 50,000	\$ 10,000	\$	7,200	\$	67,200	\$	13,440	\$	80,640
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	\$ -	\$ _	\$ -	\$	_	\$	_	\$	-	\$	-
1	Add learning walls to room 306	1		\$ 18,000	\$	\$ 3,600	\$	2,592	\$	24,192	\$	4,838	\$	29,030
1	Repair amphitheater at courtyard	2,000		\$ 50	\$	20,000		14,400	\$	134,400		26,880	\$	161,280
1	Synthetic field and rubberized track	1	LS	\$ 1,500,000	\$ 1,500,000	\$ 300,000	\$	216,000	\$	2,016,000	\$	403,200	\$	2.419.200
1	New Parking/drop off	16,000		\$ 12	\$	38,400		27,648	\$	258,048		51,610	\$	309,658
1	Temporary Housing (10 Portables 1 year lease + restroom)	11	LS	\$ 60,000	\$ 660,000	\$ 132,000	\$	95,040	\$	887,040	\$	177,408	\$	1,064,448
	Subtotal:				\$ 10,823,000	\$ 2,164,600	\$	1,558,512	\$	14,546,112	\$	2,909,222	\$1	7,455,334
	Total Project Cost For Master Plan Improvements	-			\$ 18,055,283	\$ 3,611,057	\$	2,599,961	\$:	24,266,301	\$	4,853,260	\$2	9,119,561

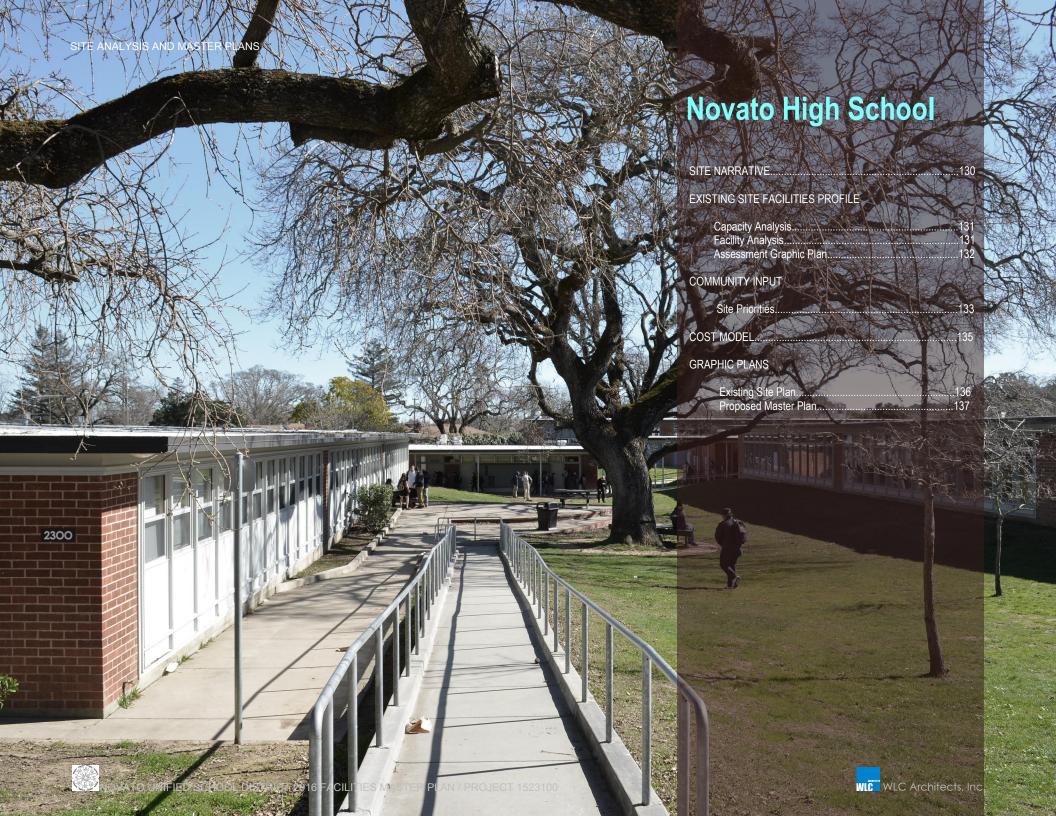


Sinaloa Middle School Existing Site Plan **Existing Use Legend** Administration (Admin) Gym Food Service (FS) Library (Lib) Maker Space (MS) Performing Arts (PA) Classroom and Support (CR) Special Education (SE) Science Classroom (SR) Solar Panel





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### **Novato High School**

625 Arthur Street (415) 898-2125 Matt Baldwin, Principal

Novato High is a community of learners and has a long tradition of excellence. NHS believes that every student has the potential to advance their academic pursuits beyond the high school experience. NHS houses an award-winning school within a school, Marin School of the Arts, which attracts students in Marin, Sonoma, and Napa counties. Academically NHS offers many AP and Honors courses and a strong college prep program which results in 98% of their students attending a 4- or 2-year college or university.NHS also offers a full range of competitive athletics and extra-curricular activities in a safe and nurturing environment.

### Novato High School Facility Analysis

### **Capacity Analysis**

			3	Capacity					
Grades	9	10	11	12	Sub- Total	PRG.	SDC	Total	
9-12	366	340	291	264	1261	1	17	1279	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

### Facility Analysis - 21st Century Technology Readiness

<u>Infrastructure</u>: This is generally in good condition and only requires routine maintenance.

**Learning Environments**: The school has Wi-Fi. The Instructional technology, Electronic Display, and daylight control are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration.

#### **Facility Analysis - Educational Suitability**

**Learning Environment**: The lack of connections between adjacent classrooms and lack of pull-out spaces is limiting opportunities for collaboration.

**Core Classrooms**: Many classrooms are larger than 960 sf. The learning walls appear in good shape. Most classrooms have a ceiling mounted projector and document camera. Most classrooms have sinks but without drinking bubbler.

**Gymnasium/ Multi-Purpose Room**: The old gym has bleachers and a stage. "New" gym is multi-court. Main gym is located at the back of the campus.

**Performing Arts**: Campus has a 155 seat small theater that works well but no fly tower. The practice rooms are ill suited for function. Both spaces are significantly undersized.

There is a Choral Room in 1201 and a Band Room 1202. They need acoustical separation. More storage and more practice space are needed.

**Industrial Arts**: A Design Lab space is needed for the school.

**Science Lab**: The labs are generally undersized for lecture and lab activities. Based on number of labs, prep areas are undersized.

**Food Service**: The food service is located in a newly built building designed to be like a student center. However there are not enough varied seating opportunities. It is a very live space with minimal acoustical control.

**Innovation Center**: The space feels like a traditional library. There is no fixed instructional equipment. Computers are on fixed counters that limit flexibility of the space.

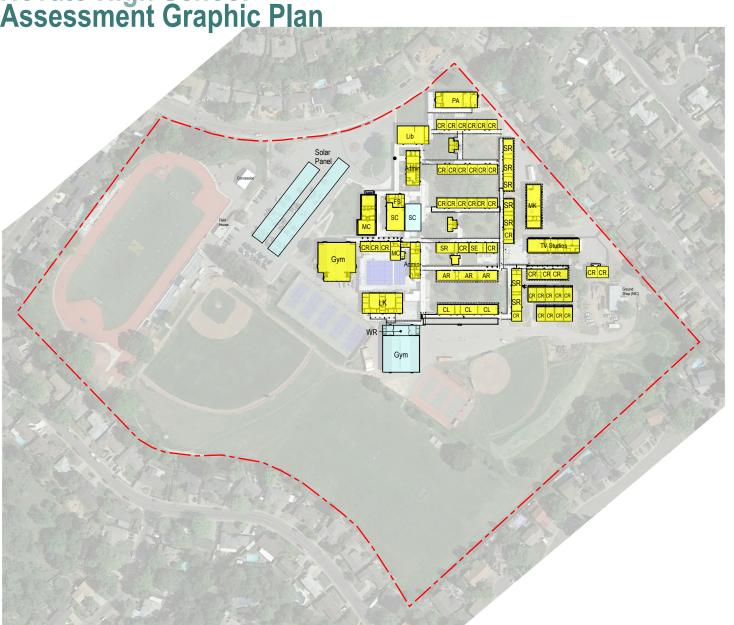
**Administration**: The administration is severely undersized. The location of the Administration is good, however, the entry to office is not readily apparent.

Custodial and Maintenance: In good condition.

**Restroom Facilities**: Restrooms are in fair condition.

Page 132 SITE ANALYSIS AND MASTER PLANS

Novato High School Assessment Graphic Plan





**Newly Constructed** 

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.





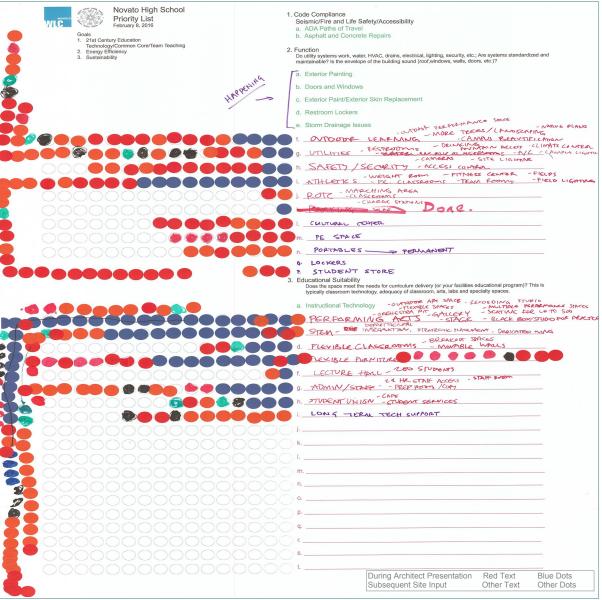


### Novato High School Community Input

### **School Priority List:**

- 1. Performing Arts
- 2. STEM
- 3. Athletics
- 4. Flexible Furniture
- 5. Administration
- Outdoor Learning
- 7. Flexible Classrooms
- 8. Student Union
- 9. Utilities
- 10. Safety/Security



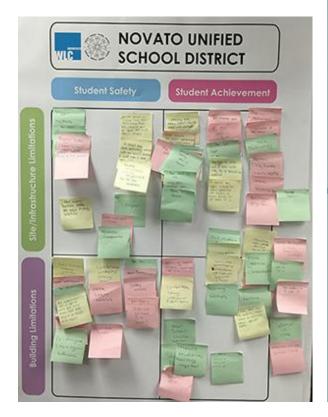


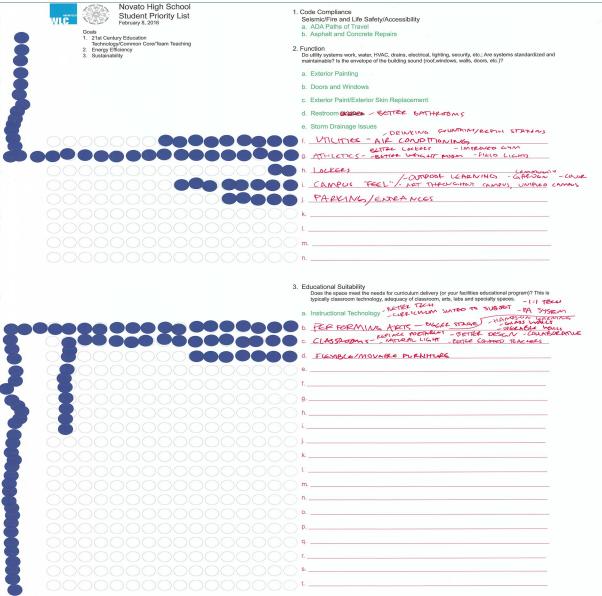


### Novato High School Community Input

### **Student Priority List:**

- 1. Performing Arts
- 2. Athletics
- 3. Classrooms
- 4. Utilities
- 5. Campus "Feel"
- 6. Flexible/Moveable Furniture
- 7. Parking/Entrances
- 8. Lockers







## Novato High School Cost Model

#### Novato Unified School District Master Plan

**Novato High School** 

WLC Architects, Inc. August 2, 2016

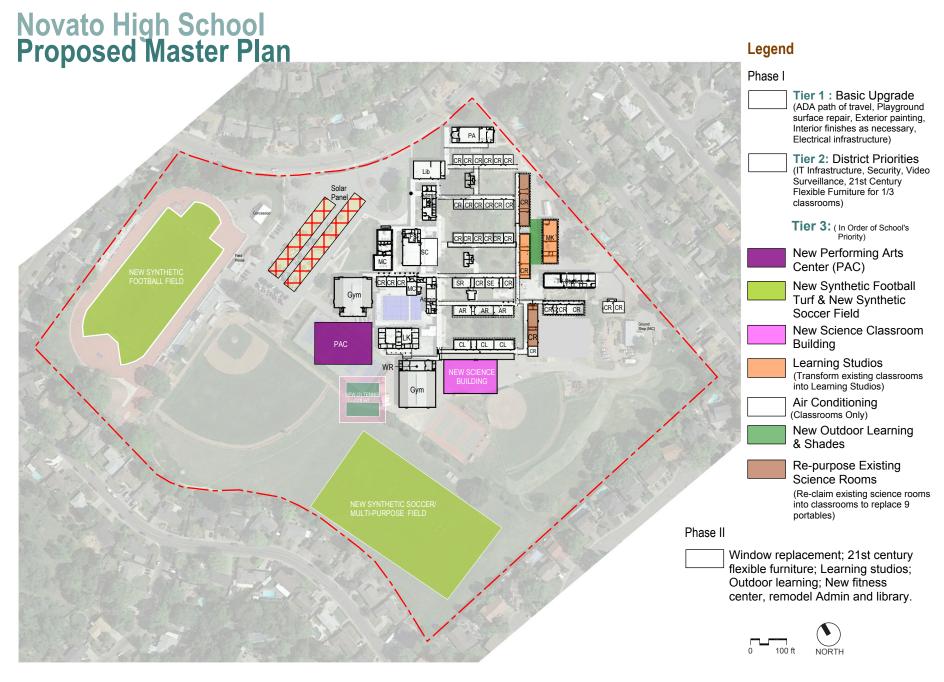
#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	C	onstruction Total		CO's 10% Cont 10%		scalation 2 Years at 6%		Expected Total Const Cost	S	oft Costs at 20%	ı	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$	100,000	\$		\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Asphalt/playground surface repairs	1	LS	\$ 100,000	\$	100,000	\$	20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Exterior painting	1	LS	\$ 300,000	\$	300,000	\$	60,000	\$	43,200	\$	403,200	\$	80,640	\$	483,840
1	Interior finishes	127,343	SF	\$ 5	\$	636,715	\$	127,343	\$	91,687	\$	855,745	\$	171,149	\$	1,026,894
1	Electrical Infrastructure Upgrade	1	LS	\$ 250,000	\$	250,000	\$	50,000	\$	36,000	\$	336,000	\$	67,200	\$	403,200
	Subtotal:				\$	1,386,715	\$	277,343	\$	199,687	\$	1,863,745	\$	372,749	\$	2,236,494
	District Priorities For Schools															
1	Technology (flat screens/classroom tech/voice enhancement)		ROOMS	\$ 7,500	\$	382,500		76,500		55,080		514,080		102,816		616,896
1	Air-conditioning	63,671.50		\$ 25	\$	1,591,788		318,358	\$	229,217	\$	2,139,362	\$	427,872		2,567,235
I	Security System / IT Infrastructure	10 1 10	LS	\$ 787,740	\$	787,740	\$	157,548	\$	113,435	\$	1,058,723	\$	211,745		1,270,467
ı	21st Century Flexible Furniture	42,448	SF	\$ 10	\$	424,477	\$	84,895	\$	61,125	\$	570,497	\$	114,099	\$	684,596
	Subtotal:				\$	3,186,504	\$	637,301	\$	458,857	\$	4,282,662	\$	856,532	\$	5,139,194
	Site Specific Projects / 21st Century Education															
1	Collaborative Classroom Spaces (3 w/new pullout space)	3,500	SF	\$ 125	\$	437,500	\$	87,500	\$	63,000	\$	588,000	\$	117,600	\$	705,600
1	Performing Arts Center (450 seats) with Art Gallery	18,000		\$ 650	\$	11,700,000	\$	2,340,000	\$	1,684,800	\$	15,724,800	\$	3,144,960	\$	18,869,760
1	Shade Structures	1,000	SF	\$ 50	\$	50,000	\$	10,000	\$	7,200	\$	67,200	\$	13,440	\$	80,640
1	New Collaborative STEM Center (5 Labs/ 5 Classrooms & Prep)	15,000	SF	\$ 450	\$	6,750,000	\$	1,350,000	\$	972,000	\$	9,072,000	\$	1,814,400	\$	10,886,400
	Reclaim existing science rooms into Collaborative Classroom				·											
1	Spaces	8,000	SF	\$ 125	\$	1,000,000	\$	200,000	\$	144,000	\$	1,344,000	\$	268,800	\$	1,612,800
1	New weight room	1,500	SF	\$ 300	\$	450,000	\$	90,000	\$	64,800	\$	604,800	\$	120,960	\$	725,760
1	Landscaping and irrigation improvements	1	ALLOW	\$ 100,000	\$	100.000	\$	20,000	\$	14,400	\$	134,400	\$	26,880	\$	161,280
1	Replace synthetic turf at Football Field	1	LS	\$ 400,000	\$	400,000			\$	57,600	\$	537,600	\$	107,520		645,120
1	Synthetic turf field – Soccer	1	EA	\$ 1,000,000	\$	1,000,000	\$		\$	144,000	\$	1,344,000	\$	268,800	\$	1,612,800
1	Fencing	i	ALLOW	75,000	\$	75,000	\$		\$	10,800	\$	100,800	\$	20,160		120,960
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	Subtotal:				\$2	21,962,500	\$	4,392,500	\$	3,162,600	\$:	29,517,600	\$	5,903,520	\$	35,421,120
	Total Project Cost For Master Plan Improvements				^ -	26,535,719	Φ.	5.007.144	•		~ .		•	7 100 001	^	42,796,808



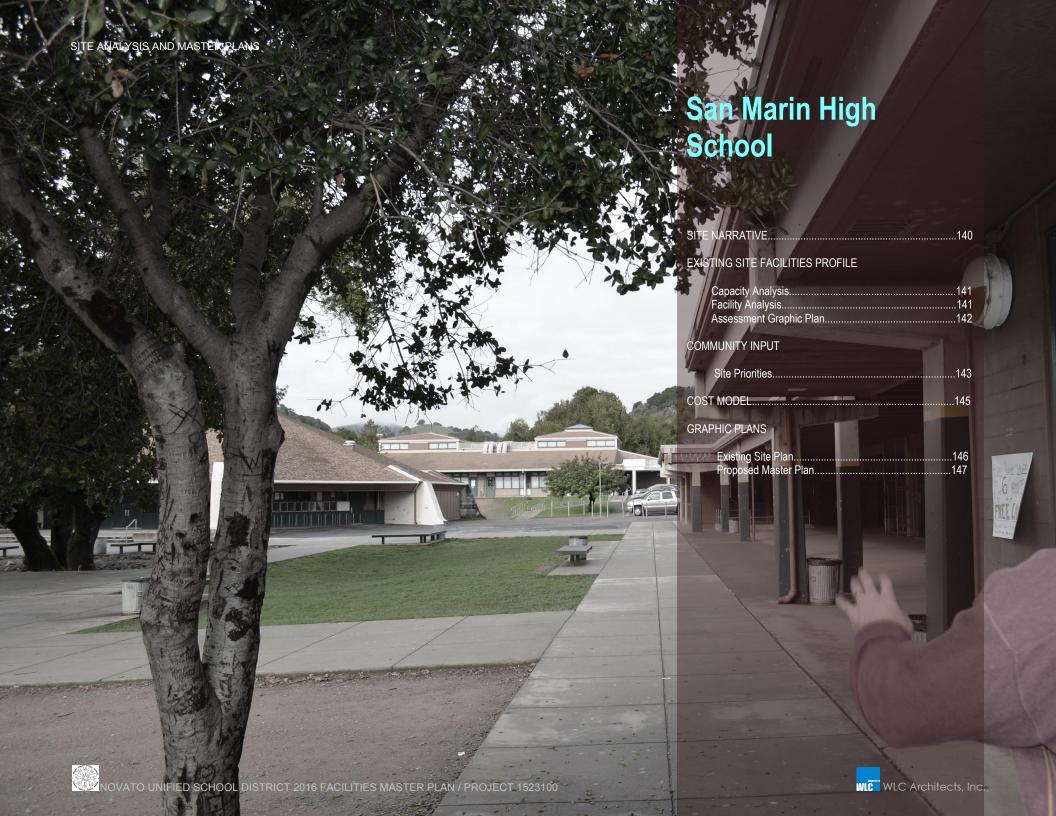
Novato High School Existing Site Plan **Existing Use Legend** Administration (Admin) Gym CR CR CR CR CR CR Weight Room (WR) Locker (LK) CR CR CR CR CR Student Center (SC) CR CR CR CR CR Food Service (FS) Library (Lib) TV Studios Maker Space (MS) CR CR AR AR AR Performing Arts (PA) Classroom and Support (CR) Special Education (SE) Science Classroom (SR) Computer Lab (CL) Art Classroom (AR) Music Classroom (MC) and Band Room Solar Panel **Utility Space** 







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# San Marin High School

15 San Marin Drive (415) 898-2121 Adam Littlefield, Principal

San Marin is committed to providing students with the highest quality education, rigor and opportunities to explore interests in academic, athletic, artistic, and extracurricular areas. Their goal is to provide rigorous and challenging curricula in all programs while providing a safe and nurturing environment within which to learn, explore, create and think. San Marin has a robotics team that competes throughout the state, and SMART an awarding winning drama and music program. In 2013, San Marin began a STEM (science, technology, engineering and mathematics) program with 60 freshmen.

## San Marin High School Facility Analysis

## **Capacity Analysis**

			Enro	ollme	ent Ja	ın 29	9, 20	06	Capacity
Grades	9	10	11	12	Sub- Total	PRG. 9	SDC	Total	
9-12	291	267	229	244	1031	9	28	1068	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

<u>Infrastructure</u>: This is generally in good condition and only requires routine maintenance.

**Learning Environments**: The school has Wi-Fi. Instructional technology, Electronic Display, and daylight control are in fair condition and require moderate improvements. The school has no voice enhancement system, no A/V system integration.

### **Facility Analysis - Educational Suitability**

**Learning Environment**: There is very limited natural daylight into the classrooms. There are no connections between adjacent classrooms, and there are no pull-out spaces limiting opportunities for collaboration.

Core Classrooms: There is very minimal daylighting through one small window. The ceiling is low at 8' high. The learning environment feels poor. There is insufficient artificial lighting as well, seems like a row of light fixtures is missing down the center of the room. The core classrooms are approximately 720 sf net and undersized. The District has installed new ceiling mounted projectors.

**Gymnasium/ Multi-Purpose Room**: There is a new Auxiliary Gym, 3/4 court and also a small food service area. The main gym, with only a single court, is dark and has no full sized practice courts. The basketball standards need to be replaced. The bleachers are small for the size of school. The locker rooms are decent size and well laid out.

**Performing Arts**: The performing arts are very strong on this campus and work in conjunction with STEAM. It is located in the retrofitted old student center and needs to be improved to meet the needs of the programs on campus. It needs fixed seating, additional storage, dressing rooms, etc. Significant upgrades in lighting and sound systems are required.

Industrial Arts: The program is located in Building F built about 15 years age that functions as academy/auto shop. There are small classrooms adjacent to a larger "maker space". The space has big issues with acoustics and sound transmission between classrooms due to poor operable partitions, There is single pane glass and exposed steel structure between the rooms. The classrooms are 900 sf. There are no projectors, WAPs, or instructional technology.

Science Lab: The site has CTE pathway programs that do not have adequate facilities to support them, especially for Biotechnology and Robotics. The space has 9'-0" ceilings. The general Science labs are small and congested with tables for 32, with ceiling mounted projectors and WAPs. The small labs are not suitable for lecture and have no instructional technology. Chemistry labs all use the tiered classroom for lecture, and do not have instructional technology. There is wasted space in long interior hallways connecting labs to prep area. The prep area and storage are inadequate for the number of labs they serve. Additional facilities are needed for the STEM program.

**Multi-Purpose Room**: This is a recently constructed building that has a small basketball court and the kitchen. It was intended to be used for food service but is mostly a gym. The basketball court is not high school sized. There is no space to store tables. There is no fixed educational equipment.

**Food Service**: This is the newest kitchen in the District.

**Innovation Center**: The space feels like a traditional library. There are computers on fixed counters that limit flexibility of the space. There is no fixed instructional equipment.

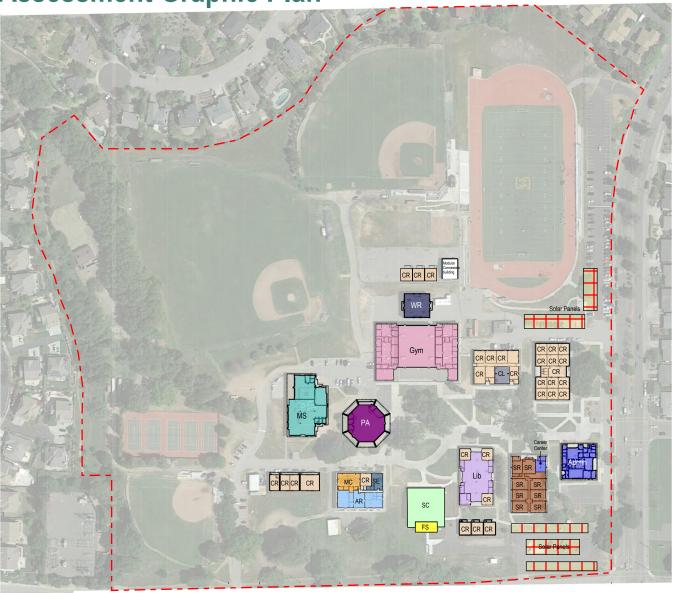
**Administration**: The administration is in fair condition. The location of the Administration is good, however, the entry to the office is not readily apparent.

Custodial and Maintenance: In fair condition.

Restroom Facilities: Restrooms are in fair condition.

Page 142 SITE ANALYSIS AND MASTER PLANS

San Marin High School Assessment Graphic Plan



## Legend

**Newly Constructed** 

Good

Fair

Poor

Unsatisfactory

Note: Refer to Existing Site Plan existing use legend for room use abbreviations.

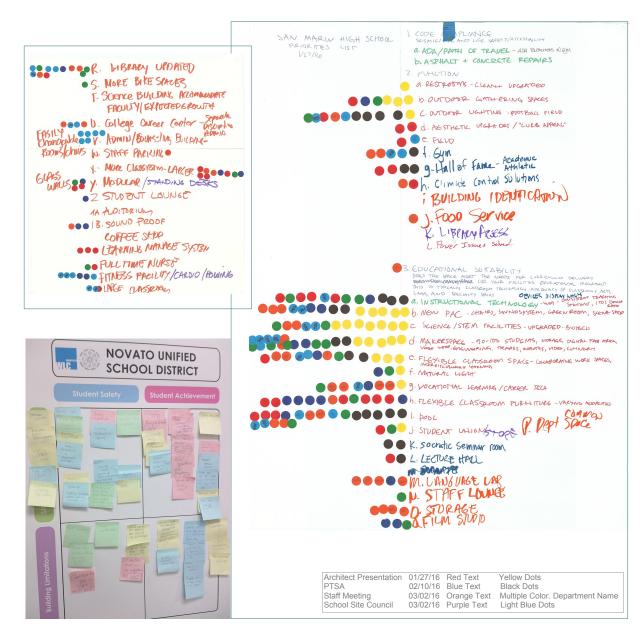




# San Marin High School Community Input

## **Staff Priority List:**

- 1. Maker Space (Interior Remodel)
- 2. New Two Story STEM Building
- Learning Academy (Transform Existing Classrooms into Learning Academy.)
- 4. Library (Modernize existing Library and Innovation Center)
- PAC (Completely renovate existing PAC-Emily Gates Student Center)
- 6. New Pool
- 7. New Central Kitchen and Culinary Academy
- 8. Administration (Interior remodel and Façade/Identity Enhancement)
- 9. New Auxiliary Gym
- New Outdoor Learning (Revitalize the Quad Area)
- 11. New Soccer Field and New Synthetic Football Turf
- 12. Fitness Center
- 13. Alternative: New PAC (Performing Arts Center)
- 14. Covered Walkways
- 15. Student Center
- 16. Renovate Drama/Art/Music
- 17. A set of computers for every classroom
- 18. Student Lockers/Storage
- 19. Renovation of Cafeteria/Student Lounge
- Existing Science classrooms into classrooms to replace portables. Add new Collaboration Space.
- 21. Parking Needs
- 22. Mac Lab for Arts Department
- 23. Larger rooms in 400 Building
- 24. More tech in 400 Building
- 25. Larger classrooms: Tech installed
- 26. More classrooms
- 27. Furniture to fit football players
- 28. SPED Classes together
- 29. Gates Student Center needs better sound system



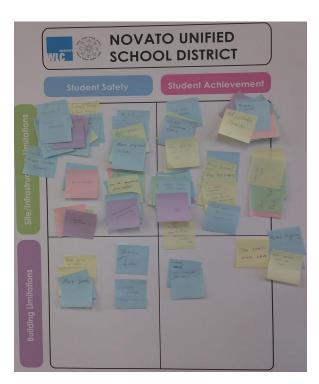


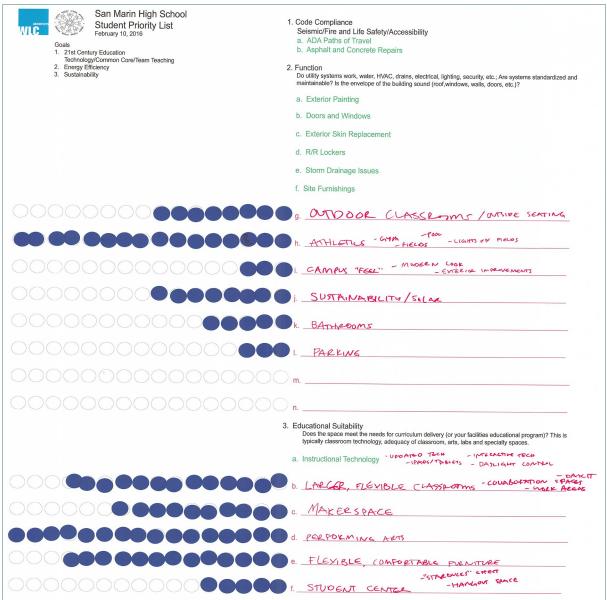


# San Marin High School Community Input

### **Student Priority List:**

- 1. Athletics
- 2. Performing Arts
- 3. Flexible Classrooms
- 4. Flexible Furniture
- 5. Outdoor Classrooms
- 6. Sustainability/Solar
- 7. Bathrooms
- 8. Student Center
- 9. Campus "Feel"
- 10. Parking







# San Marin High School Cost Model

#### Novato Unified School District Master Plan

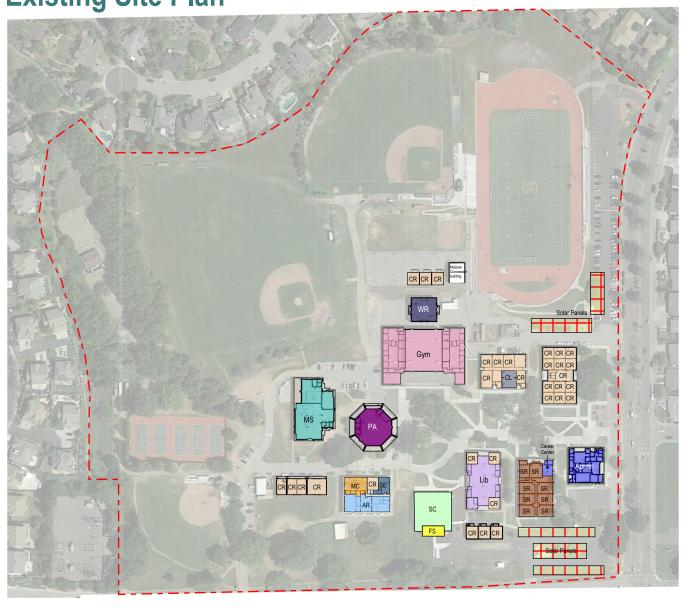
San Marin High School

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

						onstruction	CO's 10%	scalation 2		Expected Total Const	ç,	off Costs at	D.	Expected roject Total
Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	١	Total	Cont 10%	Years at 6%		Cost	31	20%		Cost
1	ADA path of travel walkways		LS	\$ 100,000	\$		20,000	\$ 	\$	134,400	\$	26,880	\$	161,280
1	Asphalt/playground surface repairs			\$ 100,000	\$		\$ 20,000	\$ 14,400	\$	134,400		26,880	\$	161,280
1	Interior finishes	150,000	SF	\$ 5	\$	750,000	\$ 150,000	\$ 108,000	\$	1,008,000	\$	201,600	\$	1,209,600
1	Electrical Infrastructure Upgrade	1	LS	\$ 250,000	\$	250,000	\$ 50,000	\$ 36,000	\$	336,000	\$	67,200	\$	403,200
1	Exterior skin replacement	100,000	SF	\$ 20	\$	2,000,000	\$ 400,000	\$ 288,000	\$	2,688,000	\$	537,600	\$	3,225,600
1	Drainage near 400 wing, 500 wing and student center			\$ 75,000	\$		\$ 15,000	\$ 10,800	\$	100,800		20,160	\$	120,960
1	Roof Replacement	1	LS	\$ 1,766,482	\$	1,766,482	\$ 353,296	\$ 254,373	\$	2,374,152	\$	474,830	\$	2,848,982
	Subtotal:				\$	5,041,482	\$ 1,008,296	\$ 725,973	\$	6,775,752	\$	1,355,150	\$	8,130,902
	District Priorities For Schools													
1	Technology (flat screens/classroom tech/voice enhancement)	30	ROOMS	\$ 7,500	\$	225,000	\$ 45,000	\$ 32,400	\$	302,400	\$	60,480	\$	362,880
1	Security System / IT Infrastructure	1		\$ 761,950	\$		152,390	109,721	\$	1,024,061		204,812	\$	1,228,873
1	21st Century Flexible Furniture	38,982	SF	\$ 10	\$	389,823	\$ 77,965	\$ 56,135	\$	523,923	\$	104,785	\$	628,707
	Subtotal:				\$	1,376,773	\$ 275,355	\$ 198,255	\$	1,850,383	\$	370,077	\$	2,220,460
	Site Specific Projects / 21st Century Education													
1	Modernize existing Library into Innovation Space	8,203	SF	\$ 25	\$	205,075	\$ 41,015	\$ 29,531	\$	275,621	\$	55,124	\$	330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	\$ 100	\$	1,164,100	\$ 232,820	\$ 167,630	\$	1,564,550	\$	312,910	\$	1,877,460
1	New Collaborative STEM Center (5 Labs/ 5 Classrooms & Prep) Reclaim Existing Science Building B into Collaborative	18,060	SF	\$ 450	\$	8,127,000	\$ 1,625,400	\$ 1,170,288	\$	10,922,688	\$	2,184,538	\$	13,107,226
1	Classroom Academy (Replaces New STEM Classrooms.)	11,563	SF	\$ 150	\$	1,734,450	\$ 346,890	\$ 249,761	\$	2,331,101	\$	466,220	\$	2,797,321
1	Natural Light/Solotubes	100		\$ 3,000			60,000	\$ 43,200	\$	403,200		80,640	\$	483,840
1	Outdoor Learning Spaces	10,000		\$ 20	\$		40,000	\$ 28,800	\$	268,800		53,760	\$	322,560
1	Shade Structures	2,000		\$ 50	\$	100,000	\$ 20,000	\$ 14,400	\$	134,400	\$	26,880	\$	161,280
1	Modernize existing Gym	10,000	SF	\$ 25	\$	250,000	\$ 50,000	\$ 36,000	\$	336,000	\$	67,200	\$	403,200
1	Modernize existing Performing Arts Center	6,855	SF	\$ 250	\$	1,713,750	\$ 342,750	\$ 246,780	\$	2,303,280	\$	460,656	\$	2,763,936
1	Modernize Art/Music Building I	9,706	SF	\$ 100	\$	970,600	\$ 194,120	\$ 139,766	\$	1,304,486	\$	260,897	\$	1,565,384
1	Replace synthetic turf at Football Field	1		\$ 400,000			\$ 80,000	\$ 57,600	\$	537,600		107,520	\$	645,120
1	Synthetic turf field – Soccer			\$ 1,000,000	\$		\$ 200,000	\$ 144,000	\$	1,344,000		268,800	\$	1,612,800
1	Fencing at baseball field	1,200	LF	\$ 50	\$	60,000	\$ 12,000	\$ 8,640	\$	80,640	\$	16,128	\$	96,768
3	Temporary Housing (7 Portables 1 year lease)	1	LS	\$ 420,000	\$	420,000	\$ 84,000	\$ 60,480	\$	564,480	\$	112,896	\$	677,376
	Subtotal:				\$	16,644,975	\$ 3,328,995	\$ 2,396,876	\$:	22,370,846	\$	4,474,169	\$2	26,845,016
	Total Project Cost For Master Plan Improvements	-			\$:	23,063,230	\$ 4,612,646	\$ 3,321,105	\$:	30,996,982	\$	6,199,396	\$3	37,196,378

San Marin High School Existing Site Plan



## **Existing Use Legend**



Gym

Weight Room (WR)

Student Center (SC)

Food Service (FS)

Library (Lib)

Maker Space (MS)

Performing Arts (PA)

Classroom and Support (CR)

Special Education (SE)

Science Classroom (SR)

Computer Lab (CL)

Art Classroom (AR)

Music Classroom (MC) and Band Room

Solar Panel

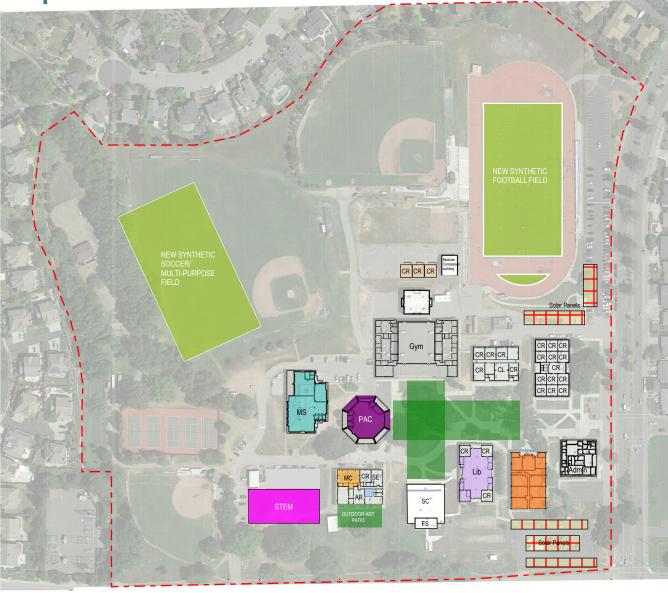
Utility Space







San Marin High School Proposed Master Plan



### Legend



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## Hill Education Center

720 Diablo Avenue (415) 897-7653 Kessa Early, Principal

NOVA: NOVA Independent Study School is NUSD's K-12 independent studies program. It facilitates standards-based individualized instruction for self-motivated and self-directed students in grades K-12 and their families. It is the only K-12 Independent Study program in Marin and attracts students from neighboring districts. 2011 graduates of NOVA are attending colleges across the country. NOVA students are currently co-enrolled in college courses in Marin and Sonoma counties. NOVA received a six-year term of accreditation with a midterm review, expiring on June 30, 2017.

Marin Oaks High School: Marin Oaks High School is a Model Continuation School for the state of California and was provided with a six-year clear WASC accreditation in 2011. Education Results Partnership has ranked Marin Oaks High School in the top ten in science, U.S. History, and English in 2012 amongst comparable continuation schools in California. Marin Oaks High School provides an alternative education pathway for students that are credit deficient. The mission of Marin Oaks is to provide a small learning environment that fosters a collaborative culture, which focuses on credit recovery and academics to help build the bridge to post-secondary education.

Nexus: Nexus Academy was re-established in January 2012. The mission of Nexus Academy is to provide a small learning environment that focuses on building academics and fostering the interpersonal skills necessary to succeed in a traditional school setting. Students are referred to Nexus if they are truant with minimal identified behavioral problems, display disruptive behavior on campus, but no history of violence or threats of violence and in grades 7th-10th (Initially focused on 7th and 8th grade).

Adult Education: NUSD offers adult education programs for GED, High School Diploma, English as a Second Language (ESL), and Computer Literacy courses at the Hill Education Center. English as a Second Language (ESL) courses are also offered at Lynwood Elementary. Adult students can prepare to take the GED, complete required courses to meet the graduation requirements, and increase their knowledge of basic computer skills and the English language.

NUSD Early Intervention Program: This Program is for eligible children living in Novato. The program provides early intervention services to students. These services are recommended by the Individualized Education Program (IEP) team based on student need.

## Hill Education Center Facility Analysis

### **Capacity Analysis**

	Gr	Enre	ollment	Jan 29,	2006	Capacity
NEXUS	Grades	6	7	8	Total	
cos	6-8		2	4	6	-

MARIN	Gn	En	Capacity				
OAKS CONTIN-	Grades	9	10	11	12	Total	
UATION	9-12	6	23	10	36	75	

	ଦୁ		En	roll	lme	nt J	an :	29, 2	2006	Capacity
NOVA INDEP	Grades	6	7	8	9	10	11	12	Total	
STUDY	K-12	1	3	3	3	13	17	14	54	

### **Facility Analysis - Physical Condition**

The Greystone West Company and Schreder and Associates conducted Physical Condition Assessments. Please refer to the Appendix for Details.

## Facility Analysis - 21st Century Technology Readiness

**Infrastructure**: This is generally in fair to good condition. The Video distribution is over the network. The MDF is not air conditioned. There is no integrated clock/bell PA speaker system at the school.

**Learning Environments**: The school has Wi-Fi. Instructional technology, Electronic Display, and daylight control are in poor condition and require major improvements. The school has no voice enhancement system, no A/V system integration.

## **Facility Analysis - Educational Suitability**

Learning Environment: In general very nice classroom environments with high ceilings, lots of daylight and well designed. However there is no connection between classrooms for collaboration. Let's explore developing learning studios which are adaptable to accommodate the changing nature of the programs on this site.

**Core Classrooms**: The Core classrooms and storage spaces are slightly undersized. Nova classrooms are not adjacent to each other. The learning walls appear in good shape, however there is no instructional technology evident.

**Pre-School**: There is an Early Development program at the site. The space is slightly undersized and the student restrooms are not within the classroom spaces or appropriately sized for this grade level. It is located at the back of the site which is less desirable for student drop-off and access. The learning walls appear in good shape, however there is no instructional technology evident.

**Student Services**: Counseling offices are placed throughout the site which may have access advantages for students but is not typical. Usually counseling offices would be near or in the counseling center.

Science Labs: Although not currently being used for science, the basic components for a middle school science program are in place. There are no learning walls or instructional technology evident. Sink faucets and other science equipment would need to be reinstalled.

**Multi-Purpose Room**: This building shows the most wear on the campus. It is undersized for middle school/high school programs, however the original large gym is now part of an adjacent city property. A larger more versatile MPR is desirable. There is no fixed educational equipment.

**Food Service**: It does not appear that this space is adequate for a middle/high school. All new food service equipment would be required. There are ADA issues with the staff restroom.

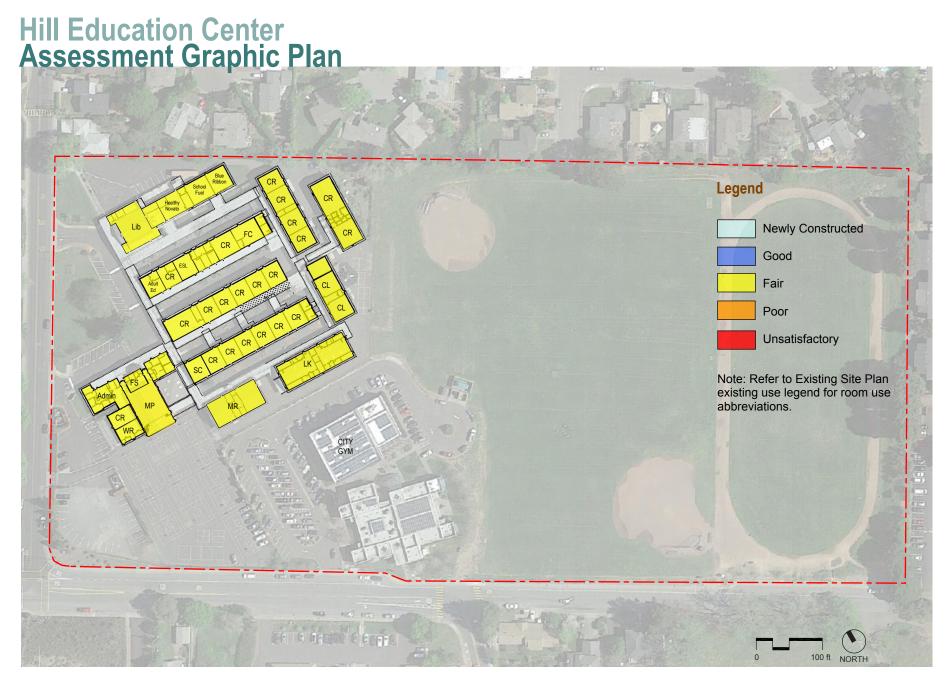
**Innovation Center**: The space is relatively new and in good condition. However, there is no instruction technology evident. There is no flexible furniture or functionality as an innovation center.

**Administration**: The administration is severely undersized. There is not enough conference rooms or space for itinerant staff for a functioning middle/high school.

Custodial and Maintenance: In good condition.

**Restroom Facilities**: Restrooms are in good condition.

Page 152 SITE ANALYSIS AND MASTER PLANS

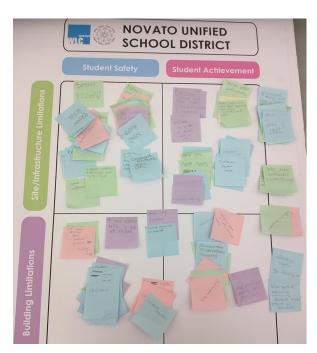




## Hill Education Center Community Input

## **Staff Priority List:**

- 1. Multi-Purpose Room/Gym
- 2. Student Union
- 3. Flexible Classroom Spaces
- 4. Flexible Furniture
- 5. Counseling
- 6. Vocational Ed/Cooking Class
- 7. Administration
- 8. Maker Space
- 9. Restroom for Nexus
- 10. Sustainability
- 11. Hot Water





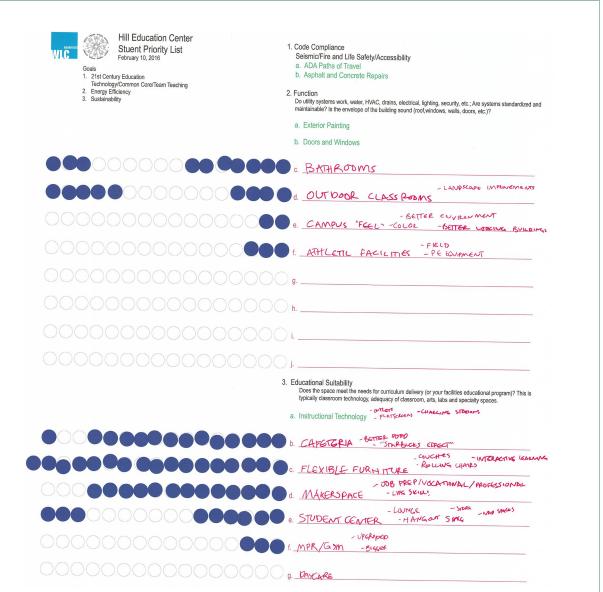


## Hill Education Center Community Input

### **Student Priority List:**

- 1. Flexible Furniture
- 2. Cafeteria
- 3. Maker Space
- 4. Outdoor Classrooms
- 5. Bathrooms
- 6. Student Center
- 7. Athletic Facilities
- 8. Multi-Purpose Room
- 9. Campus "Feel"









# Hill Education Center Cost Model

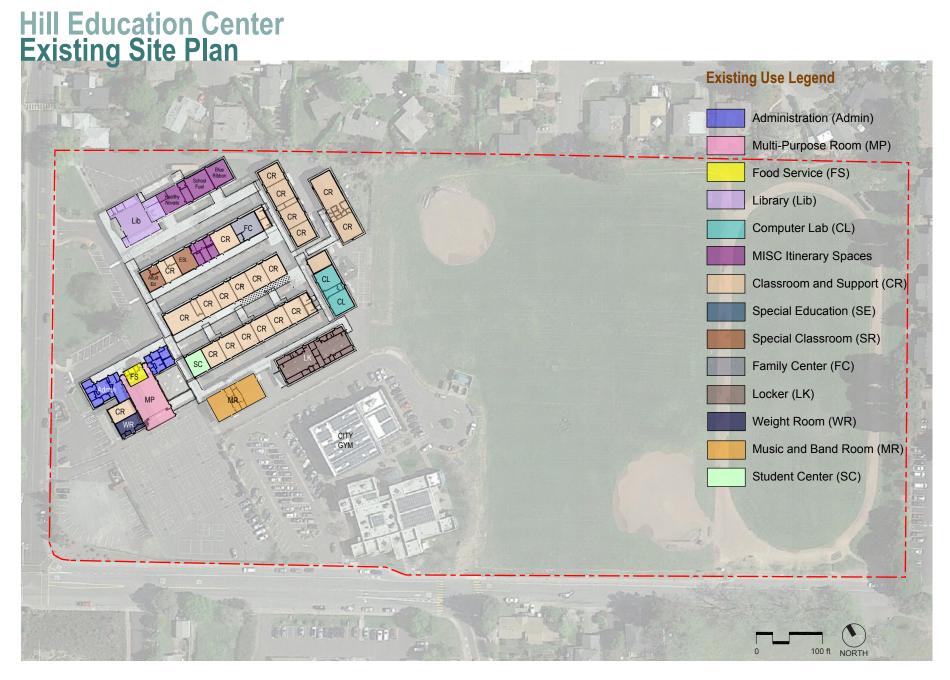
### Novato Unified School District Master Plan

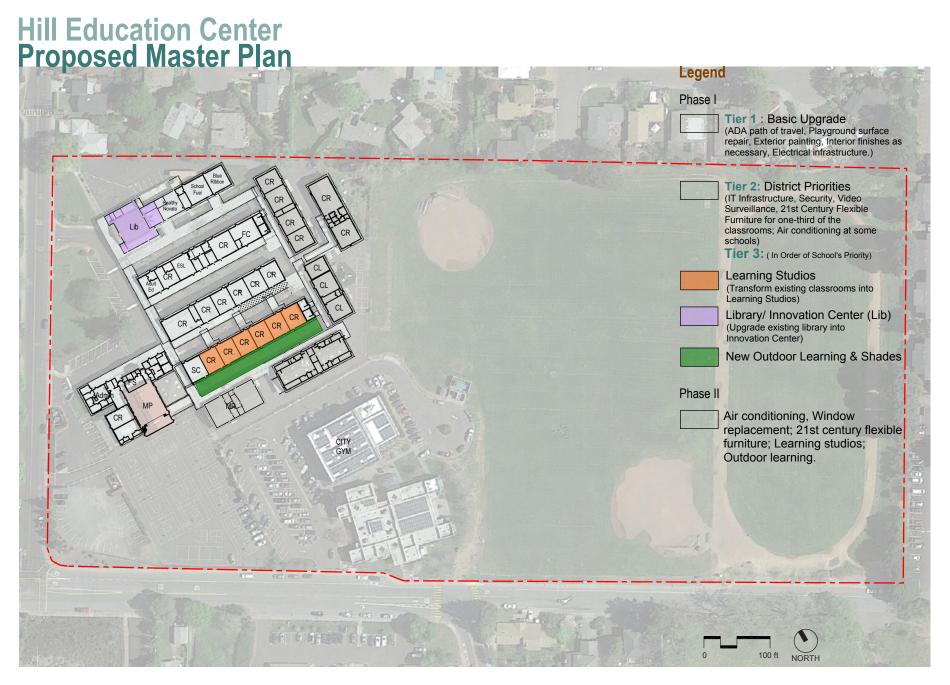
Hill Education Center

WLC Architects, Inc. August 2, 2016

#### **BOND IMPLEMENTATION PLAN - ALL SCHOOL SITES**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	C	Cost/Unit	Со	enstruction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Sc	off Costs at	P	Expected roject Total Cost
1	ADA path of travel walkways	1	LS	\$	50,000	\$	50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$	13,440	\$	80,640
1	Asphalt/playground surface repairs	1	LS	\$	75,000	\$	75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$	20,160	\$	120,960
1	Electrical Infrastructure Upgrade	1	LS	\$	155,000	\$	155,000	\$ 31,000	\$ 22,320	\$ 208,320	\$	41,664	\$	249,984
	Subtotal:					\$	280,000	\$ 56,000	\$ 40,320	\$ 376,320	\$	75,264	\$	451,584
	District Priorities For Schools													
1	Technology (flat screens/classroom tech/voice enhancement)	8	ROOMS	\$	7,500	\$	60,000	\$ 12,000	\$ 8,640	\$ 80,640	\$	16,128	\$	96,768
1	Security System / IT Infrastructure	1	LS	\$	249,870	\$	249,870	\$ 49,974	\$ 35,981	\$ 335,825	\$	67,165	\$	402,990
1	21st Century Flexible Furniture	7,760	SF	\$	10	\$	77,600	\$ 15,520	\$ 11,174	\$ 104,294	\$	20,859	\$	125,153
	Subtotal:					\$	387,470	\$ 77,494	\$ 55,796	\$ 520,760	\$	104,152	\$	624,912
	Site Specific Projects / 21st Century Education													
1	Collaborative Classroom Spaces	5,760	SF	\$	100	\$	576,000	\$ 115,200	\$ 82,944	\$ 774,144	\$	154,829	\$	928,973
1	Modernize existing Library into Innovation Center	2,777	SF	\$	25	\$	69,425	\$ 13,885	\$ 9,997	\$ 93,307	\$	18,661	\$	111,969
1	Outdoor Learning Spaces	2,000	SF	\$	20	\$	40,000	\$ 8,000	\$ 5,760	\$ 53,760	\$	10,752	\$	64,512
1	Shade Structures	500	SF	\$	25	\$	12,500	\$ 2,500	\$ 1,800	\$ 16,800	\$	3,360	\$	20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	\$	15	\$	18,000	\$ 3,600	\$ 2,592	\$ 24,192	\$	4,838	\$	29,030
3	Temporary Housing													
	Subtotal:					\$	715,925	\$ 143,185	\$ 103,093	\$ 962,203	\$	192,441	\$	1,154,644
	Total Project Cost For Master Plan Improvements	-				\$	1,383,395	\$ 276,679	\$ 199,209	\$ 1,859,283	\$	371,857	\$	2,231,139









CONSTRUCTION. follows. INSTRUCTION