



ST. HELENA UNIFIED SCHOOL DISTRICT

Facility Master Plan  
for  
St. Helena Unified School District

July 7, 2010

Dr. Robert A. Haley, Superintendent

Board of Trustees

Sean Maher, President  
Jeff Conwell, Vice President  
Jeanne DeVincenzi, Clerk  
Kevin Alfaro, Trustee  
Jeannie Kerr, Trustee

Prepared by:

Jack Schreder & Associates  
2230 K Street  
Sacramento, CA 95816  
916-441-0986

## **Acknowledgements**

The development of this Facility Master Plan has occurred over the past year with the guidance and assistance from District staff, consultants, and community members. The following are acknowledged for their contributions to the Master Planning process.

### **Board of Trustees**

Sean Maher, President

Jeff Conwell, Vice President

Jeanne DeVincenzi, Clerk

Kevin Alfaro, Trustee

Jeannie Kerr, Trustee

### **District Staff**

Robert A. Haley, *Superintendent*

Bill McGuire, *Chief Business Official*

Bob Beane, *Maintenance Supervisor*

Glenn Jones, *Video/Channel 27*

### **Facility Committee**

Kevin Twohey

Gary Jaffe

Bob Torres

Roger Trincherro

Jeff Epps

David Abreu

Jim Gamble

Jeff Jaeger

Monty Reedy

Jon Lail

Jonathan Plant

Gary Erickson

Jeff Conwell

Catherine Durand

Duane Hoff

Mark Smithers

### **Consultants**

Jack Schreder & Associates

Tarman Architectural Group

WLC Architects

## Contents

<b><u>ACKNOWLEDGEMENTS .....</u></b>	<b><u>II</u></b>
<b><u>SECTION A: EXECUTIVE SUMMARY .....</u></b>	<b><u>1</u></b>
<b><u>SECTION B: INTRODUCTION .....</u></b>	<b><u>4</u></b>
ST. HELENA UNIFIED SCHOOL DISTRICT 2009-2019 FACILITY MASTER PLAN .....	6
<b><u>SECTION C: DEMOGRAPHIC ANALYSIS.....</u></b>	<b><u>7</u></b>
ENROLLMENT TRENDS.....	7
ETHNIC TRENDS .....	9
PRIVATE SCHOOL TRENDS .....	10
GENERAL POPULATION TRENDS .....	11
HISTORICAL DEVELOPMENT AND STUDENT GENERATION FACTORS .....	13
<i>Student Generation: New Residential Construction</i> .....	13
<i>Student Generation: Home Sales</i> .....	14
<b><u>SECTION D: LAND USE PLANNING/RESIDENTIAL DEVELOPMENT.....</u></b>	<b><u>15</u></b>
HISTORY .....	15
GENERAL PLAN .....	16
LAND USE CLASSIFICATIONS .....	17
HOUSING ELEMENT 2009 .....	17
SUMMARY .....	20
<b><u>SECTION E: SPATIAL ANALYSIS .....</u></b>	<b><u>21</u></b>
SHUSD SPECIFIC GIS DATA.....	22
<i>Student Data</i> .....	24
INTER-DISTRICT TRANSFERS .....	26
<b><u>SECTION F: ENROLLMENT PROJECTION .....</u></b>	<b><u>27</u></b>
HISTORICAL AND PROJECTED BIRTH DATA .....	27
STUDENT MIGRATION RATES.....	31
ENROLLMENT PROJECTION.....	35
<b><u>SECTION G: SCHOOL FACILITY ASSESSMENT .....</u></b>	<b><u>41</u></b>
FACILITY CAPACITY .....	41
CURRENT FACILITY INVENTORY .....	43
FACILITY CAPACITY COMPARED TO PROJECTED ENROLLMENTS .....	44
SCHOOL SITES .....	44
PORTABLE CLASSROOMS .....	46
COMMUNITY ENGAGEMENT .....	47
<b><u>SECTION H: INDIVIDUAL FACILITY ASSESSMENTS .....</u></b>	<b><u>50</u></b>
FACT ANALYSIS.....	50
ST. HELENA PRIMARY SCHOOL.....	53
<i>Summary</i> .....	53
<i>Building Inventory Completed June 2010</i> .....	54
<i>Site Capacity</i> .....	55
<i>Site Map</i> .....	56

<i>FACT</i> .....	57
<i>Facility Issues with General Cost Estimates</i> .....	63
ST. HELENA ELEMENTARY SCHOOL .....	65
<i>Summary</i> .....	65
<i>Building Inventory Completed June 2010</i> .....	66
<i>Site Capacity</i> .....	67
<i>Site Map</i> .....	68
<i>FACT</i> .....	69
<i>Facility Issues with General Cost Estimates</i> .....	75
ROBERT LOUIS STEVENSON MIDDLE SCHOOL.....	77
<i>Summary</i> .....	77
<i>Building Inventory Completed June 2010</i> .....	78
<i>Site Capacity</i> .....	79
<i>Site Map</i> .....	80
<i>FACT</i> .....	81
<i>Facility Issues with General Cost Estimates</i> .....	87
ST. HELENA HIGH SCHOOL.....	89
<i>Summary</i> .....	89
<i>Building Inventory Completed June 2010</i> .....	91
<i>Site Capacity</i> .....	92
<i>Site Map</i> .....	93
<i>Facilities Plan for Career Technical Education: Agriculture and Culinary Arts</i> .....	94
<i>FACT</i> .....	95
<i>Facility Issues with General Cost Estimates</i> .....	102
VIGNETTES.....	105
<i>St. Helena Primary School</i> .....	106
<i>St. Helena Elementary School</i> .....	107
<i>Robert Louis Stevenson Middle School</i> .....	108
<i>Robert Louis Stevenson Middle School</i> .....	109
<i>St. Helena High School</i> .....	110

**SECTION I: DIVISION OF STATE ARCHITECT: FACILITY INVENTORY AND REPORT 111**

TYPICAL FACILITY PROJECT PHASING FOR DSA APPROVAL AND CLOSEOUT .....	111
<i>Phase 1: Project Plan Review</i> .....	111
<i>Phase 2: Project Construction Phase</i> .....	112
<i>Phase 3: Project Closeout Phase</i> .....	112
BUILDINGS REQUIRING DOCUMENTATION FOR DSA CERTIFICATION AND PROJECT CLOSEOUT.....	112
BUILDINGS CONSTRUCTED OR MODERNIZED WITHOUT DSA APPROVED PLANS.....	114
REMAINING UNDOCUMENTED BUILDINGS/STRUCTURES .....	115
PROJECT CONSTRUCTION AND CLOSEOUT RESPONSIBILITIES .....	116

**SECTION J: FACILITY FUNDING ANALYSIS ..... 118**

STATE SCHOOL BUILDING PROGRAM.....	118
RELOCATABLE CLASSROOM FACILITIES.....	118
FUNDING MECHANISMS .....	119
<i>State Funding Sources</i> .....	119
LOCAL FUNDING SOURCES .....	122
<i>Summary</i> .....	123

**SECTION K: TIMELINE FOR COMPLETION OF PROJECTS ..... 124**

**SECTION L: FACILITY FUNDING STRATEGIES ..... 125**

**SECTION M: SOURCES ..... 127**

**APPENDIX A: ENROLLMENT PROJECTIONS BY SCHOOL, BY GRADE..... 128**

**APPENDIX B: COMMUNITY DIALOGUE VOTING TABULATIONS ..... 129**

ST. HELENA PRIMARY SCHOOL.....129  
ST. HELENA ELEMENTARY SCHOOL .....130  
RLS MIDDLE SCHOOL .....131  
ST. HELENA HIGH SCHOOL.....132

**APPENDIX C: DSA FACILITY INVENTORY ..... 133**

ST. HELENA PRIMARY SCHOOL.....133  
ST. HELENA PRIMARY SCHOOL.....133  
ST. HELENA ELEMENTARY SCHOOL .....134  
ST. HELENA ELEMENTARY SCHOOL .....134  
RLS MIDDLE SCHOOL .....136  
RLS MIDDLE SCHOOL .....136  
ST. HELENA HIGH SCHOOL.....138  
ST. HELENA HIGH SCHOOL.....138

**List of Tables**

TABLE 1. SCHOOL SITES AND CURRENT ENROLLMENTS ..... 4  
TABLE 2. STUDENT GENERATION FACTORS: NEW RESIDENTIAL CONSTRUCTION ..... 14  
TABLE 3. STUDENT GENERATION FACTORS: HOME SALES ..... 14  
TABLE 4. CURRENT AND PLANNED RESIDENTIAL DEVELOPMENT ..... 19  
TABLE 5. INTER-DISTRICT TRANSFERS ..... 26  
TABLE 6. KINDERGARTEN ENROLLMENT TO LIVE BIRTH RATIO ..... 30  
TABLE 7. MIGRATION BY GRADE ..... 34  
TABLE 8. LOW ENROLLMENT PROJECTION ..... 38  
TABLE 9. MOST LIKELY ENROLLMENT PROJECTION ..... 39  
TABLE 10. HIGH ENROLLMENT PROJECTION..... 40  
TABLE 11. SCHOOL SITE INFORMATION..... 41  
TABLE 12. CLASSROOM LOADING FACTORS ..... 42  
TABLE 13. SCHOOL SITE CAPACITIES ..... 43  
TABLE 14. CAPACITY COMPARED TO ENROLLMENT ..... 44  
TABLE 15. STATE SITE SIZE REQUIREMENTS ..... 45  
TABLE 16. ENROLLMENTS COMPARED TO USABLE AND CDE RECOMMENDED ACREAGE..... 45  
TABLE 17. PORTABLE CLASSROOM SUMMARY ..... 46  
TABLE 18. COMMUNITY DIALOGUE RESULTS..... 48  
TABLE 19. SFP MODERNIZATION ELIGIBILITY ..... 119  
TABLE 20. SFP NEW CONSTRUCTION ELIGIBILITY..... 120  
TABLE 21. POTENTIAL STATE FUNDING SOURCES..... 123  
TABLE 22. POTENTIAL LOCAL FUNDING SOURCES..... 123

## List of Figures

TABLE 1. SCHOOL SITES AND CURRENT ENROLLMENTS .....	4
TABLE 2. STUDENT GENERATION FACTORS: NEW RESIDENTIAL CONSTRUCTION .....	14
TABLE 3. STUDENT GENERATION FACTORS: HOME SALES .....	14
TABLE 4. CURRENT AND PLANNED RESIDENTIAL DEVELOPMENT .....	19
TABLE 5. INTER-DISTRICT TRANSFERS .....	26
TABLE 6. KINDERGARTEN ENROLLMENT TO LIVE BIRTH RATIO .....	30
TABLE 7. MIGRATION BY GRADE .....	34
TABLE 8. LOW ENROLLMENT PROJECTION .....	38
TABLE 9. MOST LIKELY ENROLLMENT PROJECTION .....	39
TABLE 10. HIGH ENROLLMENT PROJECTION.....	40
TABLE 11. SCHOOL SITE INFORMATION.....	41
TABLE 12. CLASSROOM LOADING FACTORS .....	42
TABLE 13. SCHOOL SITE CAPACITIES .....	43
TABLE 14. CAPACITY COMPARED TO ENROLLMENT .....	44
TABLE 15. STATE SITE SIZE REQUIREMENTS .....	45
TABLE 16. ENROLLMENTS COMPARED TO USABLE AND CDE RECOMMENDED ACREAGE.....	45
TABLE 17. PORTABLE CLASSROOM SUMMARY .....	46
TABLE 18. COMMUNITY DIALOGUE RESULTS.....	48
TABLE 19. SFP MODERNIZATION ELIGIBILITY .....	119
TABLE 20. SFP NEW CONSTRUCTION ELIGIBILITY.....	120
TABLE 21. POTENTIAL STATE FUNDING SOURCES.....	123
TABLE 22. POTENTIAL LOCAL FUNDING SOURCES.....	123

## SECTION A: EXECUTIVE SUMMARY

The purpose of the 2009-10 Facility Master Plan is to provide detailed demographic information about the St. Helena community and the affects of those demographics on the St. Helena Unified School District enrollments and impacts on long range planning for facilities in order to assure that appropriate and equitable facilities are provided for the students of the District. It is imperative that the District remain proactive in planning as the construction and modernization of school facilities cannot be accomplished in a short time period. This study provides information based on current District enrollments, District facilities, District policies and City planning policies and information on development in addition to City and District demographics. As these factors change and timelines are adjusted, the Master Plan will be revised to reflect the most current information.

- Enrollments have fallen from 1,620 students in October 1999 to 1,336 students in October 2009, representing an overall decline of 17.5%. A closer examination of historical enrollments by grade level demonstrates that enrollments at all grade levels have declined each year since 1999.
- Since 2000, kindergarten enrollments have declined. Kindergarten class size has an impact on future enrollments, as larger or smaller incoming kindergarten class sizes result in larger or smaller overall enrollments as these cohorts matriculate through the system.
- The District is comprised predominantly of White students (48.73%). Hispanic students comprise the second largest ethnic group (45.21%).
- Private school enrollments in SHUSD declined by 41.1% from 1999-2008. These data indicate a concurrent loss of private school enrollment and SHUSD public school enrollment.
- The population of SHUSD increased by 5.8% from 2000 to 2009 and is projected to continue to increase through 2014.

- The relevant school-aged population in SHUSD (5-19) numbered 2,231 in 2000, however this group declined to 2,128 in 2009. This age group is projected to continue to decline to 2,062 through 2014.
- Due to limited availability of land and regulations regarding development, the City of St. Helena has had minimal development of residential units. There were a total of 137 single-family residential units constructed from 1995-2009. According to City planners, approximately 161 units are currently approved for construction; however, 98 of those units are currently on hold.
- New single-family detached units in the District will generate .314 K-12<sup>th</sup> grade students per unit.
- Due to the limited number of units constructed within the district, housing sales from 2001-2009 were also analyzed to determine a student generation factor. New single-family detached home sales in the District will generate .326 K-12<sup>th</sup> grade students per unit.
- The City of St. Helena is in the process of updating its General Plan and has approved the Housing Element update completed in 2009.
- Based on the Most Likely projection, K-12<sup>th</sup> grade enrollments are projected to decline to 1,187 by the 2019-20 school year.
- The current District facility capacity, based on State loading factors, is 1,756 students.
  - The District's 2009-10 K-2nd grade enrollments are 265 compared to a capacity of 264. There are no empty seats at the K-2nd grade levels.
  - The District's 2009-10 3rd-5th grade enrollments are 261 compared to a capacity of 379. There are 118 seats available at the 3rd-5th grade levels.
  - The District's 2009-10 6th-8th grade enrollments are 311 compared to a capacity of 387. There are 76 seats available at the 6th-8th grade levels.
  - The District's 2009-10 9th-12th grade enrollments are 499 compared to a capacity of 726. There are 227 seats available at the 9th-12th grade levels.



- Based on the Most Likely projection, current District facilities are adequate in size to house all students through the 2019-20 school year at all grade levels.
- The District should consider options for remaining fiscally responsible to all of its students. These options may include consolidation of one or more sites during a time of declining enrollments; reconfiguration of grade levels in order to provide more options for parents and students; alternative utilization of sites; construction of new sites or removal of portable classrooms in order to alleviate overcrowding at existing sites.
- The cost of new and modernized school facilities will prompt the District to pursue several funding strategies. These strategies include developer fees, mitigation agreements, extension of a current General Obligation Bond, Joint Use projects, and the State School Building Program.

## SECTION B: INTRODUCTION

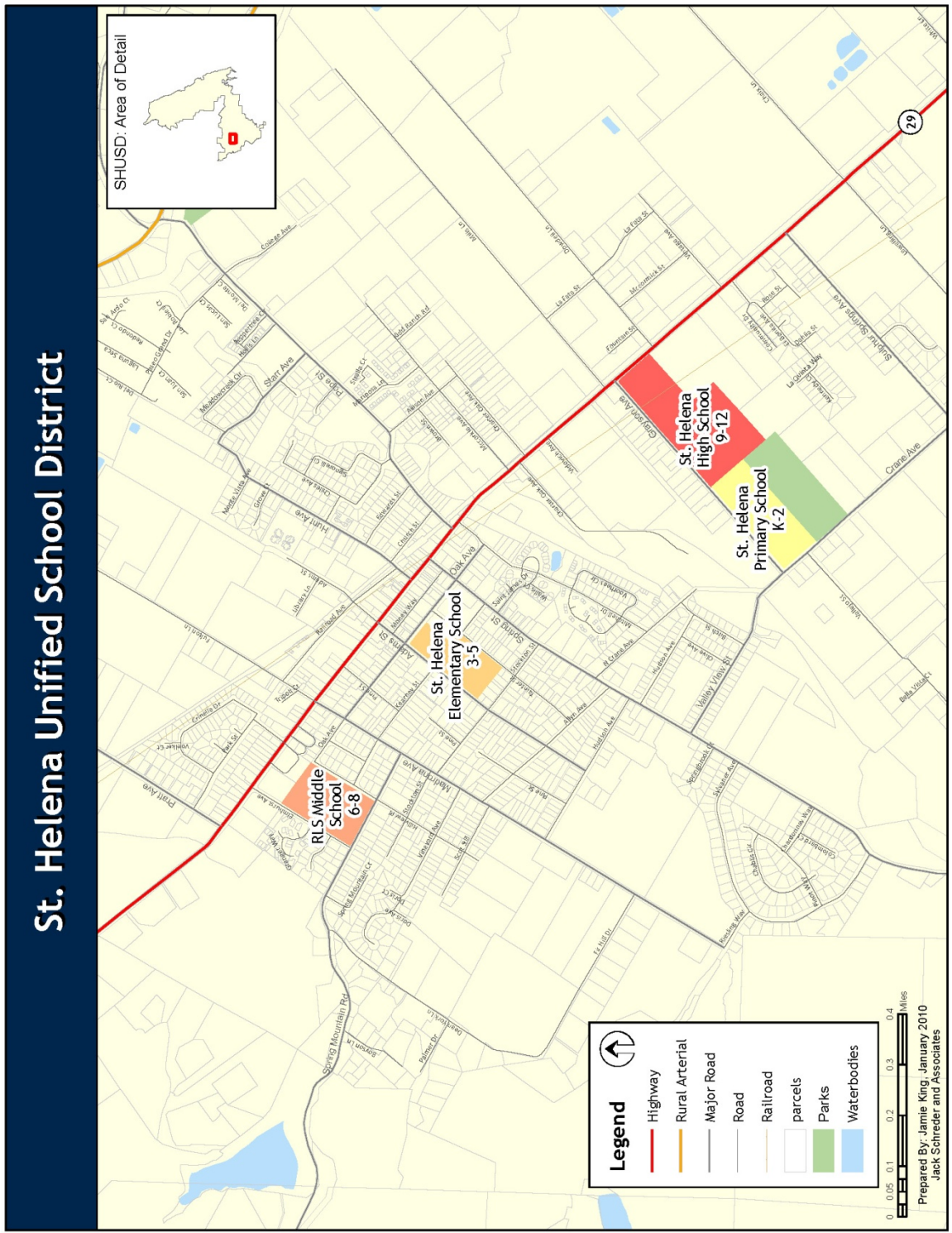
The St. Helena Unified School District is located in the City of St. Helena in Napa County. The St. Helena Unified School District serves grades K-12<sup>th</sup> and has a total enrollment of 1,336 students (October 2009, CBEDS). A District map is included in Figure 1. The St. Helena Unified School District currently operates 1 primary school site, 1 elementary school site, 1 middle school site, and 1 high school site.

**Table 1. School Sites and Current Enrollments**

<b>School</b>	<b>Grade Levels</b>	<b>2009-10 Enrollment</b>
St. Helena Primary	K-2	265
St. Helena Elementary	3-5	261
Robert Louis Stevenson Middle School	6-8	311
St. Helena High School	9-12	499
<b>Total Enrollment</b>		<b>1,336</b>

Source: California Department of Education, 2009-10 CBEDS.

Figure 1. St. Helena Unified School District



### **St. Helena Unified School District 2009-2019 Facility Master Plan**

The St. Helena Unified School District administrators requested a Facility Master Plan in order to assure that the appropriate facilities are provided for current and future students of the district.

The following variables were analyzed and are provided in this study:

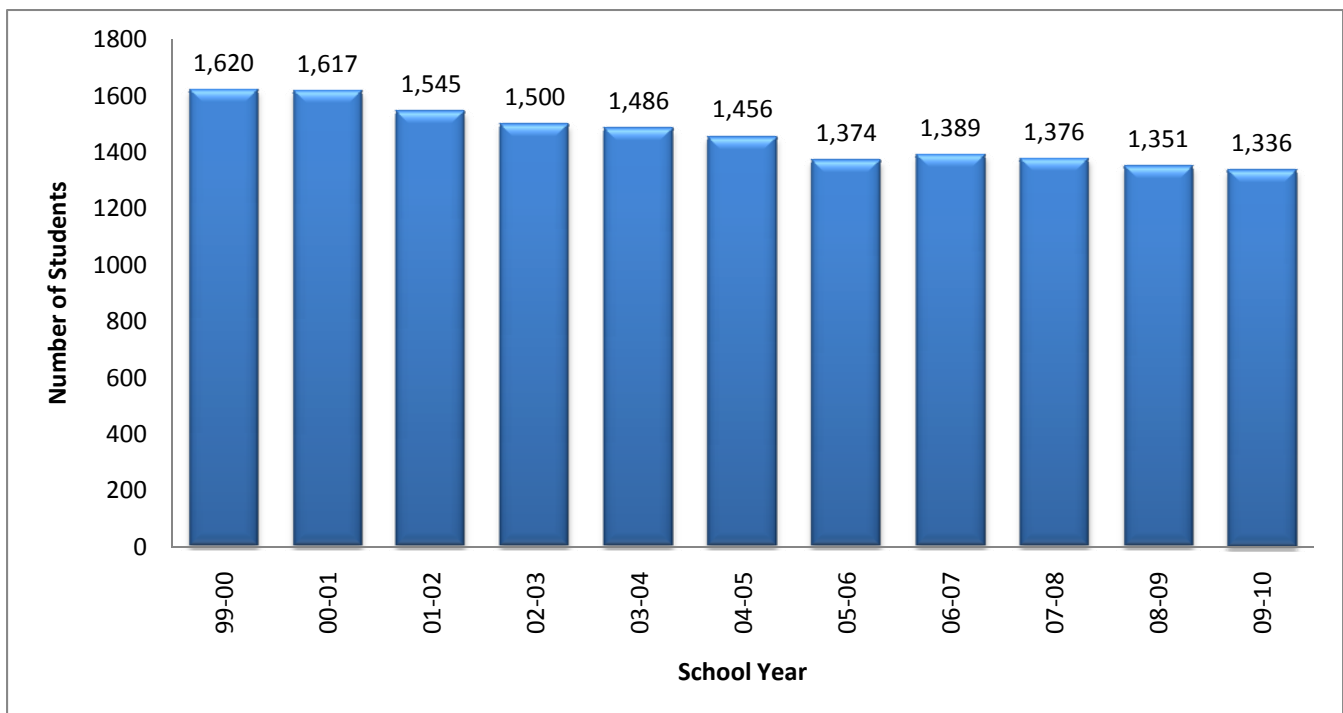
- A review of district/community demographics;
- A review of the various land use trends and policies governing residential development in the District;
- Measurements of student generation rates;
- A spatial analysis of the current student population;
- Enrollment projections based on standard cohort methodology and utilizing historical enrollments, District specific birth data, and student migration to determine the level of enrollment increases/decreases the District can expect;
- A school facility assessment which summarizes existing facility data for analysis in the development of options relating to current facility improvements undertaken by the District as well as future facility needs over the next ten years;
- Facility Analysis and Comparison Tool and Vignettes prepared by Tarman Architectural Group;
- Facility Funding Analysis;
- Timeline for Completion of Projects;
- Facility Funding Strategies.

## SECTION C: DEMOGRAPHIC ANALYSIS

### Enrollment Trends

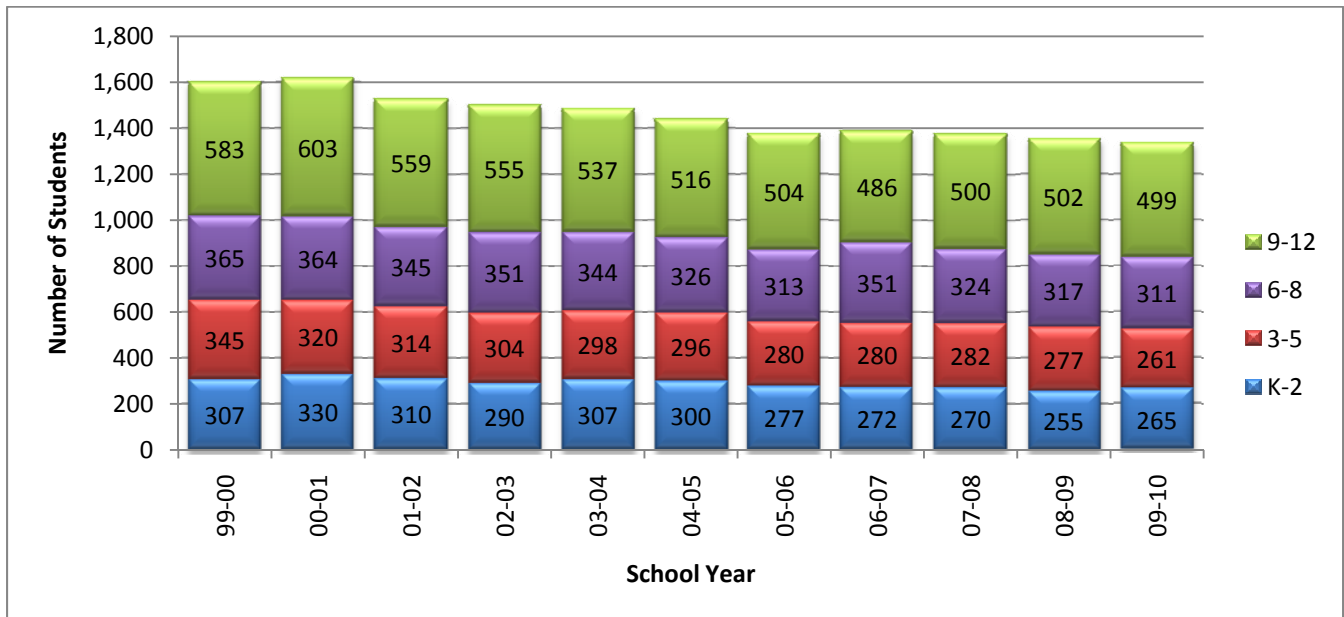
Over the past ten years the St. Helena Unified School District's enrollments have fallen from 1,620 students in October 1999 to 1,336 students in October 2009, representing an overall decline of 17.5% (Figure 2). A closer examination of historical enrollments by grade level demonstrates that enrollments at all grade levels have declined each year since 1999 (Figure 3). Since 2000, kindergarten enrollments have declined. Kindergarten class size has an impact on future enrollments, as larger or smaller incoming kindergarten class sizes result in larger or smaller overall enrollments as these cohorts matriculate through the system (Figure 4).

**Figure 2. Historical Enrollments**



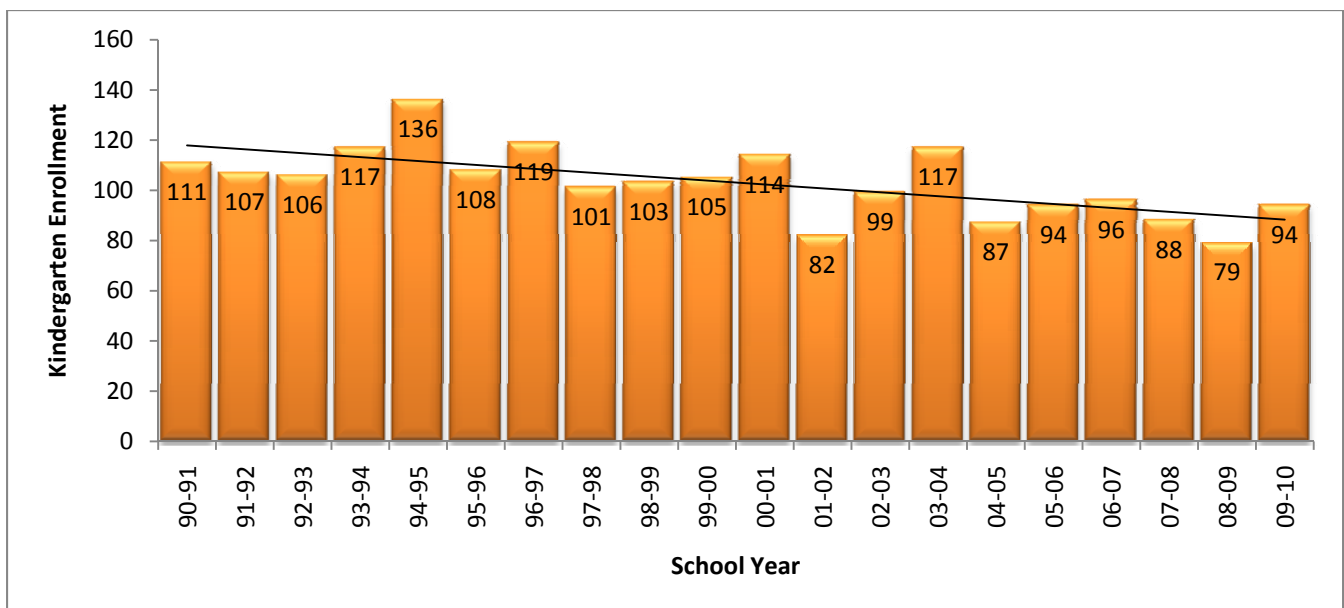
Source: California Department of Education, 2009-10 CBEDS.

**Figure 3. Historical Enrollments by Grade Level**



Source: California Department of Education, 2009-10 CBEDS.

**Figure 4. Kindergarten Enrollment**

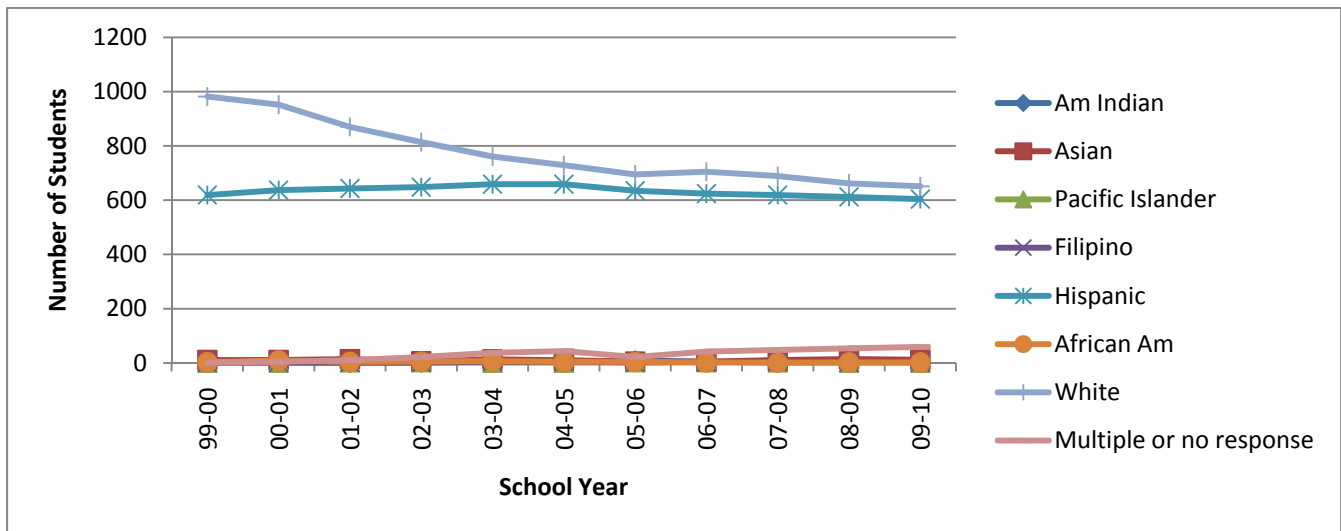


Source: California Department of Education, 2009-10 CBEDS.

**Ethnic Trends**

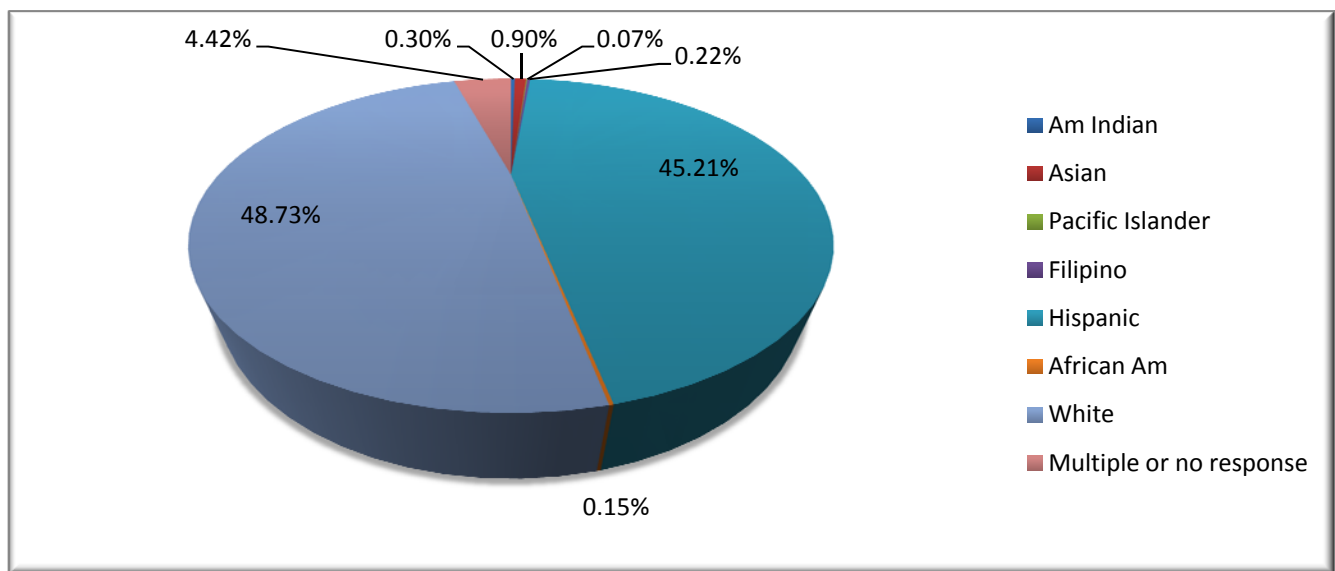
To analyze the District's ethnic profile, the 1999-2009 California Basic Educational Data Survey (CBEDS) reports were used. Note the decline in the White student population of SHUSD. This trend is reflective of statewide demographic shifts and is expected to continue. Figure 5 demonstrates the current year ethnic profile of the District, which is comprised predominantly of White students (48.73%). The second largest ethnic group is Hispanic students (45.21%).

**Figure 5. Historical Enrollment by Ethnicity**



Source: California Department of Education, 2009-10 CBEDS.

**Figure 6. 2009-10 Ethnic Profile**



Source: California Department of Education, CBEDS.

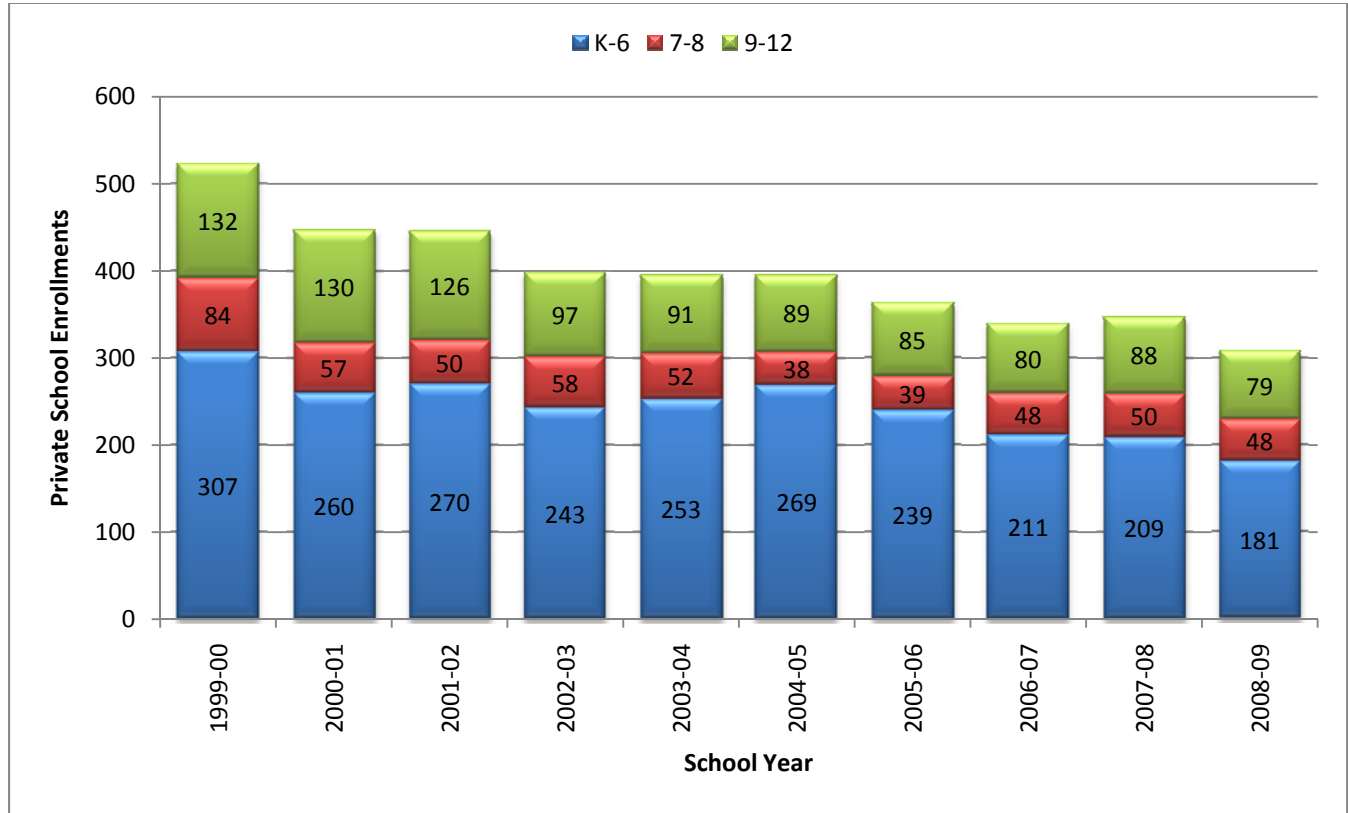
**Private School Trends**

While public-to-private and private-to-public student transfer data is not readily available and therefore difficult to measure, it is possible to compare historical enrollments in order to determine if there is a significant correlation between public school enrollments as compared to private school enrollments. For example, if a school district is experiencing declining enrollments, and private schools within that District (or in adjacent districts) are experiencing enrollment increases, assumptions can be made regarding an increase in public-to-private school student transfers.

Private school enrollments for private schools located within the District were collected from the California Department of Education for years 1999-2008 (data is not yet available for 2009). Between 1999 and 2008 private school enrollments within SHUSD declined by 41.1%, from 523 students to 308 students (Figure 7).

These data indicate a concurrent loss of private school enrollment and SHUSD public school enrollment.

**Figure 7. Private School Enrollments**



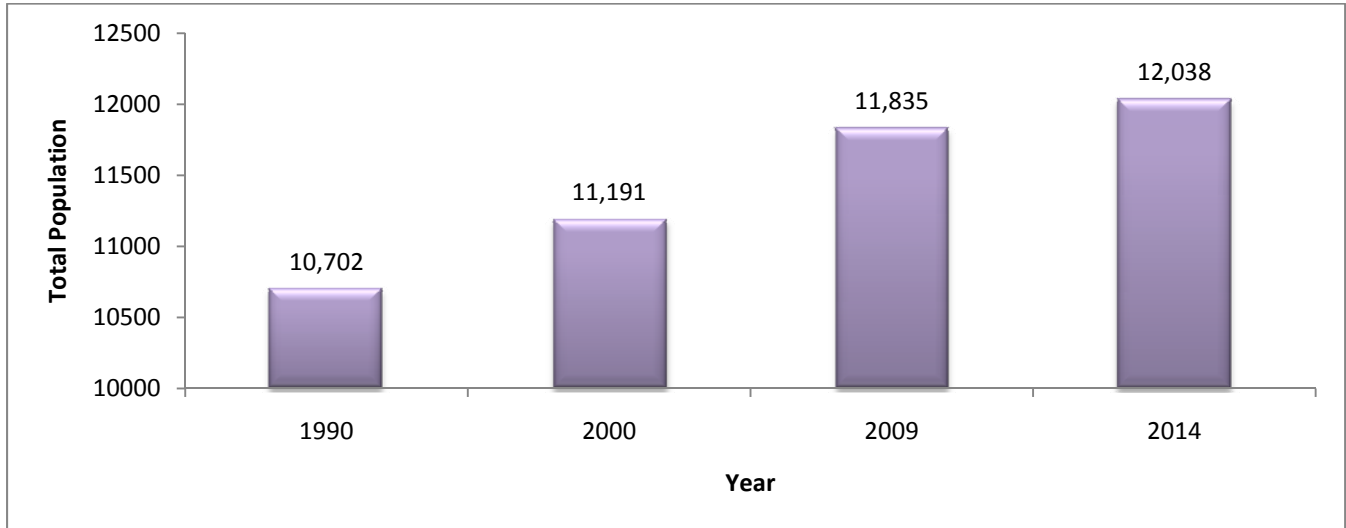
Source: California Department of Education, CBEDS.



## General Population Trends

The population of SHUSD increased 4.6% from 10,702 in 1990 to 11,191 in 2000. From 2000 to 2009 the population increased by 5.8% (to 11,835), and is projected to increase an additional 1.7% by 2014 (Figure 8).

**Figure 8. SHUSD Historical and Projected Population Growth: 1990-2014**



Source: ESRI Business Analyst, accessed 2010

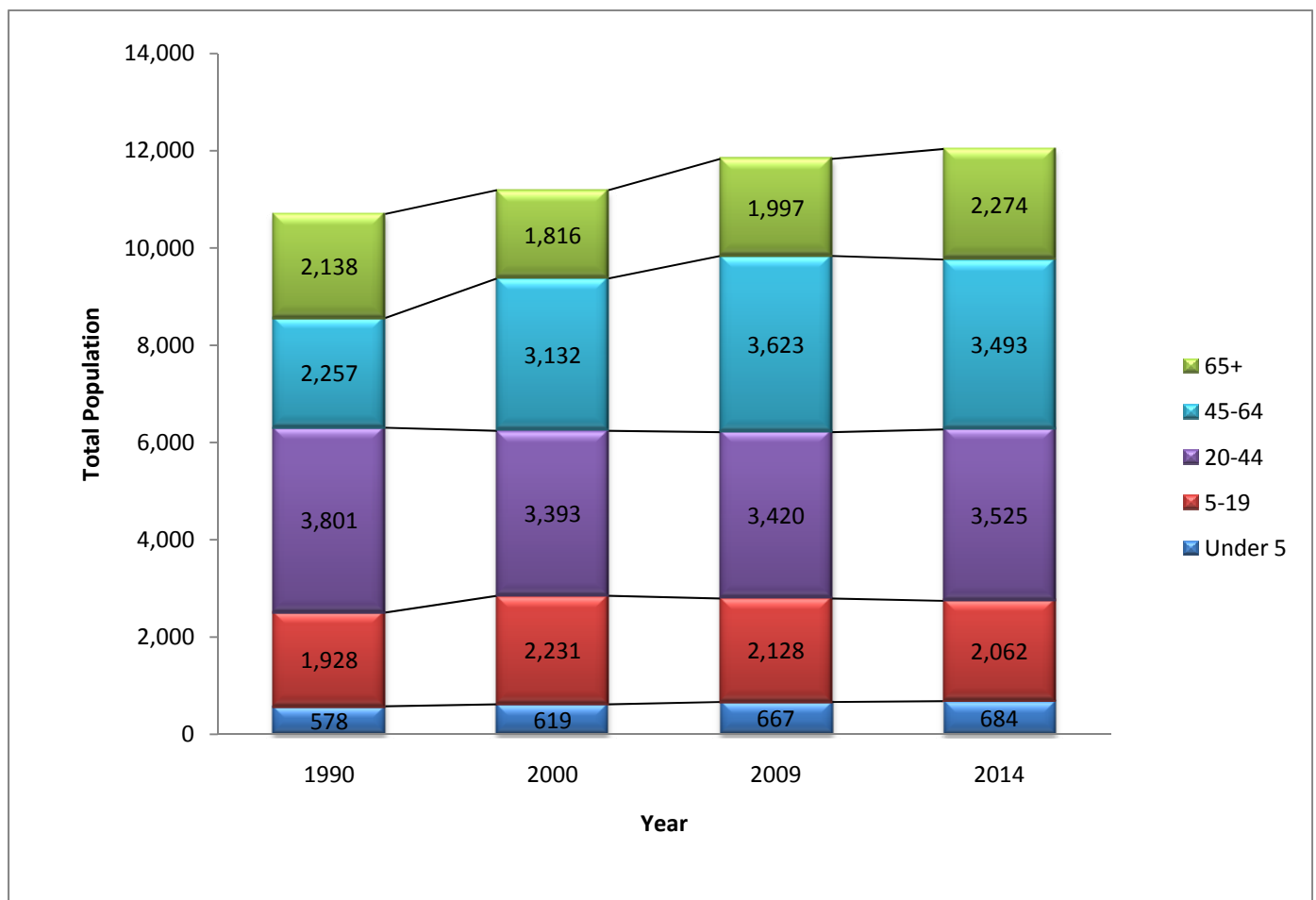
Figures 9 and 10 provide the historical and projected population by age grouping. The population of SHUSD has aged significantly since 1990 when the median age was 39.7 years. By 2000 the median age increased to 41.3 years and increased again to 43.1 years in 2009.

- The number of children Under 5 increased from 578 in 1990 to 619 in 2000, and again to 667 in 2009. This population is projected to increase slightly to 684 by 2014.
- The 5-19 age group numbered 2,231 in 2000, however this group declined to 2,128 in 2009. This age group is projected to continue to decline to 2,062 through 2014.
- The 20-44 age group numbered 3,801 in 1990, however this group declined to 3,393 in 2000 and has since increased only slightly. This age group is projected to increase to 3,525 through 2014.
- The age 45-64 population was 2,257 in 1990, increasing to 3,132 in 2000 and to 3,623 in 2009. This group is projected to decline to 3,493 by 2014.

- Senior citizens declined from 2,138 in 1990 to 1,816 in 2000 and then increased to 1,997 in 2009. This age group is projected to increase to 2,274 by 2014.

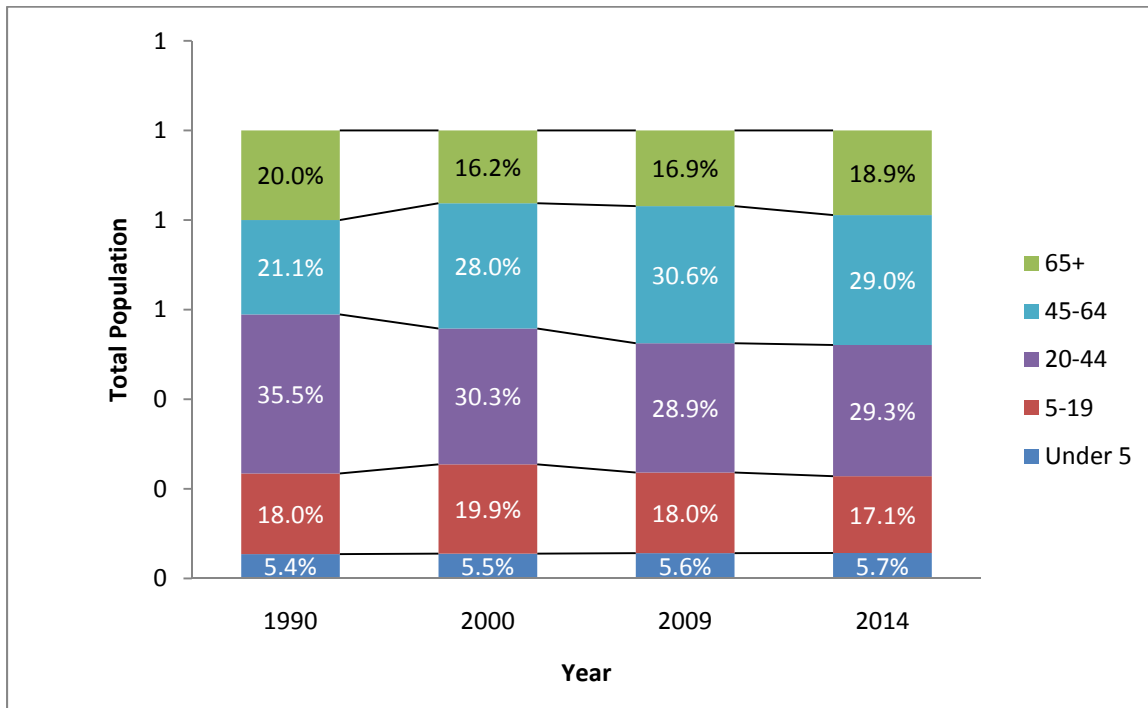
The age distribution of the population has significant effects on schools, social services, the available workforce, and the economy. An older population normally requires fewer schools. An increasing number of seniors also means fewer residents in the workforce who generally have less disposable income. The decreasing number of young adults is indicative of the higher local cost of living, especially housing, and relatively few high-paying entry-level jobs.

**Figure 9. Historical and Projected Population by Age Group**



Source: ESRI Business Analyst, accessed 2010

**Figure 10. Historical and Projected Population by Age Group as a Percentage of Total Population**



Source: ESRI Business Analyst, accessed 2010

**Historical Development and Student Generation Factors**

New residential development will have an impact on SHUSD future enrollments. New housing brings families with children to the District. In order to determine the impact, accurate student generation factors are necessary. The number of students generated by each new residential unit, including single-family, multi-family, and affordable housing units, assists the district in projecting future enrollments.

***Student Generation: New Residential Construction***

Accurate student generation factors are important in planning for future facilities. Due to the minimum number of new residential units constructed within the District, the consultant researched housing units constructed within the SHUSD between 1995-2010. This database was sorted and then cross-referenced with the 2009-10 SHUSD student list in order to determine the number of students generated per housing unit (SGR) by grade level and by year of construction. A total of 137 single-

family detached units were constructed since 1995. The student generation rates for newly constructed residential units are outlined in Table 2.

**Table 2. Student Generation Factors: New Residential Construction**

Housing Type	Total Students	# of Units Constructed 1995-2010	Student Generation Rate (K-12)	K-2	3-5	6-8	9-12
Single-Family Detached	43	137	.314	.058	.080	.088	.088

***Student Generation: Home Sales***

Due to the restrictive land use policies adopted by the City, there is minimal residential development. For this reason, it was necessary to provide a housing turnover analysis. All neighborhoods have a “life cycle”. As older homes inhabited by “empty nesters” sell (i.e. “turnover”) to younger families they generate new students for SHUSD to house. Since 2001, 519 single-family detached homes have sold in the District and those homes have generated 169 new students for the District to house (Table 3).

**Table 3. Student Generation Factors: Home Sales**

Type of Housing	Total Students	# of Units Purchased 2001-2010	Student Generation Rate (K-12)	K-2	3-5	6-8	9-12
SFD	169	519	.326	.069	.056	.087	.114

## SECTION D: LAND USE PLANNING/RESIDENTIAL DEVELOPMENT

School districts are inextricably linked to their community(s). The land use and planning policies of the various planning agencies affect where and how schools will be constructed as well as the fate of older schools within the District. In order to understand the connection between the schools in St. Helena Unified School District and the areas they serve, an overview of policies and planning is included in this section of the study. By understanding the fabric of the communities, the policies and goals of the City of St. Helena and the goals of the St. Helena Unified School District, planning for the future will be made easier.

St. Helena Unified School District serves the city of St. Helena which was contacted to provide information and documents in regards to land use and planning, development and other pertinent information for the St. Helena Unified School District. St. Helena is located within Napa County who also provided general information on planning for this study.

### History

The City of St. Helena is located in the center of the world famous wine growing Napa Valley, 65 miles north of San Francisco. The area was settled in 1834 as part of General Vallejo's land grant. The City of St. Helena was incorporated as a City on March 24, 1876 and reincorporated on May 14, 1889.

The City from its inception has served as a rural agricultural center in the Upper Napa Valley. Over the years, with the growth and development of the wine industry, the City has become an important business and banking center for the wine industry. The land use implications of this change include significant increases in land values for both agricultural and urbanized land. The City also receives many visitors as a result of the wine industry and the area's scenic qualities. Due to the increasing pressure to grow causing concern in the community, the City adopted a Residential Growth Management System in the late 1970's. A main goal of the City is to maintain a small-town atmosphere and to provide quality services to its citizens while accommodating tourism and housing needs.

The City of St. Helena is a General Law City and operates under the Council-City Manager form of government. The City Council is the governing body and has the power to make and enforce all laws and set policy related to municipal affairs. The City Manager is responsible for carrying out the policies of the City Council and for the proper and efficient management of municipal activities. The City Manager directs and manages the various departments and municipal services through appointed Department Heads who directly supervise and administer the various City programs, services, and activities.

### **General Plan**

The previous General Plan for the City of St. Helena was adopted in 1993. The City is currently going through the process of updating its General Plan to the year 2030. Workshops were held in 2009 and an ongoing dialogue with the community continues to revise and provide input into the document.

The General Plan Goals will be included in the General Plan 2030. Currently the goals follow the Community Vision's three themes 1) to increase community sustainability, 2) to increase economic stability, and 3) to increase environmental stewardship.

The following goals outline the organizing principles:

- 1) Create affordable workforce housing opportunities and improve the City's jobs-housing imbalance.
- 2) Improve parks, natural resources and recreational trails.
- 3) Re-align land use plan with community goals.
- 4) Meet the basic needs of residents while balancing the benefits and effects of tourism.
- 5) Create a strategic plan for public infrastructure investments.
- 6) Create a comprehensive circulation plan that addresses access and congestion for all modes of travel.
- 7) Maintain St. Helena's sense of place and visual character.
- 8) Ensure reliable water supplies and promote water conservation.
- 9) Anticipate and adapt to climate change.

### **Land Use Classifications**

The City of St. Helena currently has 13 land use designations, three of which are residential with the remaining being commercial, agriculture, public/quasi-public and parks/recreation/ and open space designations. Each designation indicates the general nature of land uses that are intended to occur in specific locations. These are part of the General Plan policy decisions. If a project does not qualify as part of the current land use designations, then the developer party must request a General Plan Amendment (GPA).

As stated previously, St. Helena's population has supported a policy of deliberate slow growth in order to "protect the fragile charm and beauty of the City, to ensure that natural resources such as water supply and prime agricultural land are not lost or overused, and to ensure that adequate public services (i.e. schools and sewers) can be provided." <sup>1</sup>

The City's Residential Growth Management System has been the mechanism for monitoring and regulating the City's growth rate, especially the rate of residential development. This system has assisted the City in:

- Ensuring that the diverse housing needs of the community are met,
- Directing the development of new housing to appropriate areas, and
- Ensuring adequate public facilities and the efficient provision of public services<sup>2</sup>

### **Housing Element 2009**

The Housing Element was updated in 2009 as part of the requirements of the Government Code for the State of California. The purpose of a housing element is to provide a plan to address housing needs in St. Helena over a five year period. The Housing Element was approved in 2009. This element contains Goals, Policies, and a Five-Year Action Plan. The Housing Needs Assessment identifies and analyzes the existing and projected housing needs for St. Helena and also provides a list of sites for

---

<sup>1</sup> City of St. Helena, *General Plan 1993*. Pg. 2-13

<sup>2</sup> Ibid. Pg. 2-18

housing development that are adequate to accommodate the City's regional housing needs allocation. In addition, the Housing Policy Document states goals, policies, quantified objectives, and implementing actions for the development, rehabilitation, and preservation of housing. St. Helena will implement the actions in the document to meet the community's housing goals.

Approximately 2,750 housing units existed in St. Helena in 2008. Due to the difference between the income necessary to purchase the median priced single-family home in St. Helena and St. Helena's median household income, rental units provide more affordable options for low and moderate income households. However, these too remain unaffordable to very low income households and extremely low income households. This issue is being addressed by the City in its planning for future housing.

The Housing Element outlined the inventory of sites within the City and found that there was an adequate supply of housing sites to meet the City's housing need through 2014. The City has the capacity to accommodate between 274 and 1,024 housing units on 13 sites.<sup>3</sup> The City is implementing more aggressive policies to ensure that more housing is affordable to its residents.

Residential development throughout California has slowed due to the economic downturn. St. Helena has 53 approved projects and two projects which are not yet approved by the City. Table 4 outlines these projects and their status. The Pope Street project, which is the largest of the developments, will contain low and very low income housing in the residential unit mix of the project. According to City planners, this project is currently on hold.

---

<sup>3</sup> 2009 *Housing Element*. City of St. Helena.



**Table 4. Current and Planned Residential Development**

<b>Project</b>	<b># of Units</b>	<b>Typology</b>	<b>Status</b>
Sulphur Springs	3	Single Family	Approved
Valleyview	5	Single Family	Approved
Magnolia Oaks	45	Single Family	Approved
Pope Street	98	25 SF, 25 Cottages, 26 Townhomes, 23 Apts. (some affordable)	On hold
Spring Mt. Estates	10	Single Family	Not Approved
<b>Total</b>	<b>161</b>		

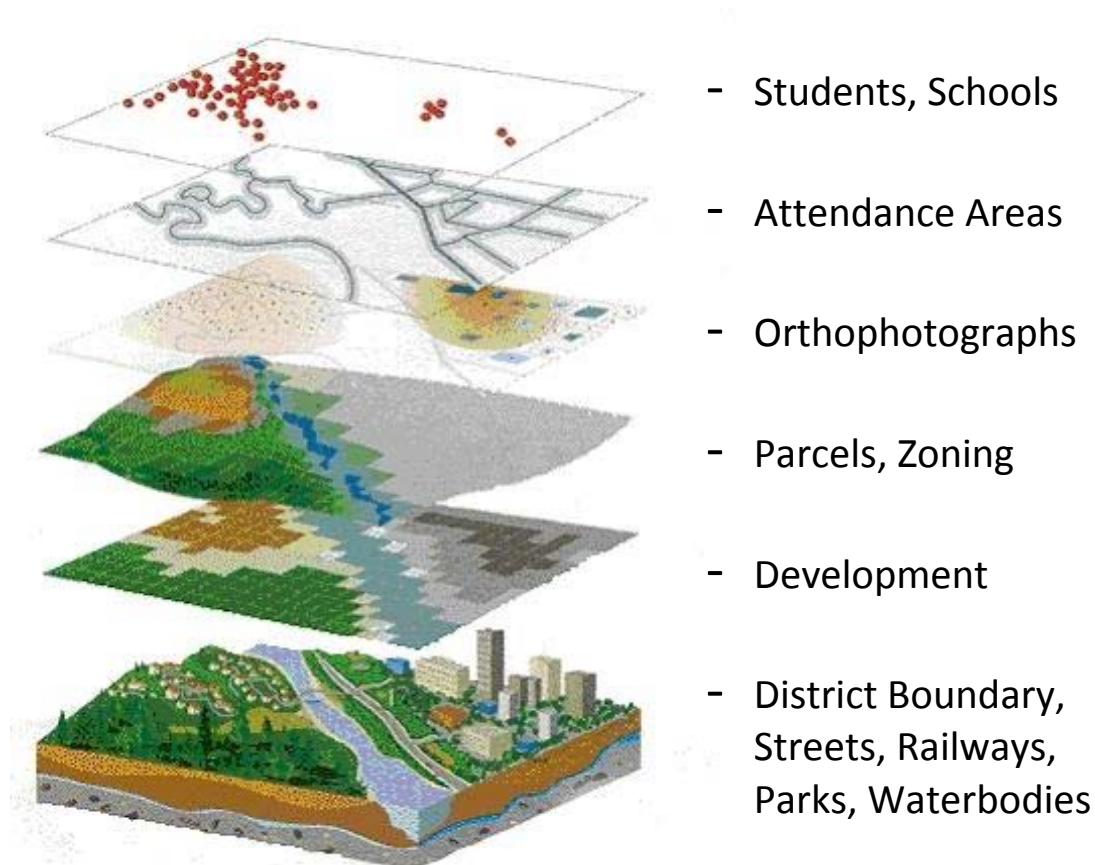
**Summary**

The City of St. Helena is currently updating its General Plan in addition to completing the Housing Element in 2009. Due to policies of the City, no major developments are planned. Smaller infill projects are currently planned with one 45 unit development approved. The St. Helena Unified School District will need to remain proactive in tracking any development due to its potential impact on enrollments.

## SECTION E: SPATIAL ANALYSIS

The consultant utilized a computer mapping software, a Geographic Information System (GIS), to map and analyze the St. Helena Unified School District. A GIS is a collection of computer hardware, software, and geographic data that allows us to capture, store, update, analyze and display all forms of geographic information. Unlike a one-dimensional paper map, a GIS is dynamic in that it links location to information in various layers in order to spatially analyze complex relationships. For example, within a GIS you can analyze where students live vs. where students attend school. Figure 11 provides a visualization of the layers developed for the SHUSD specific GIS.

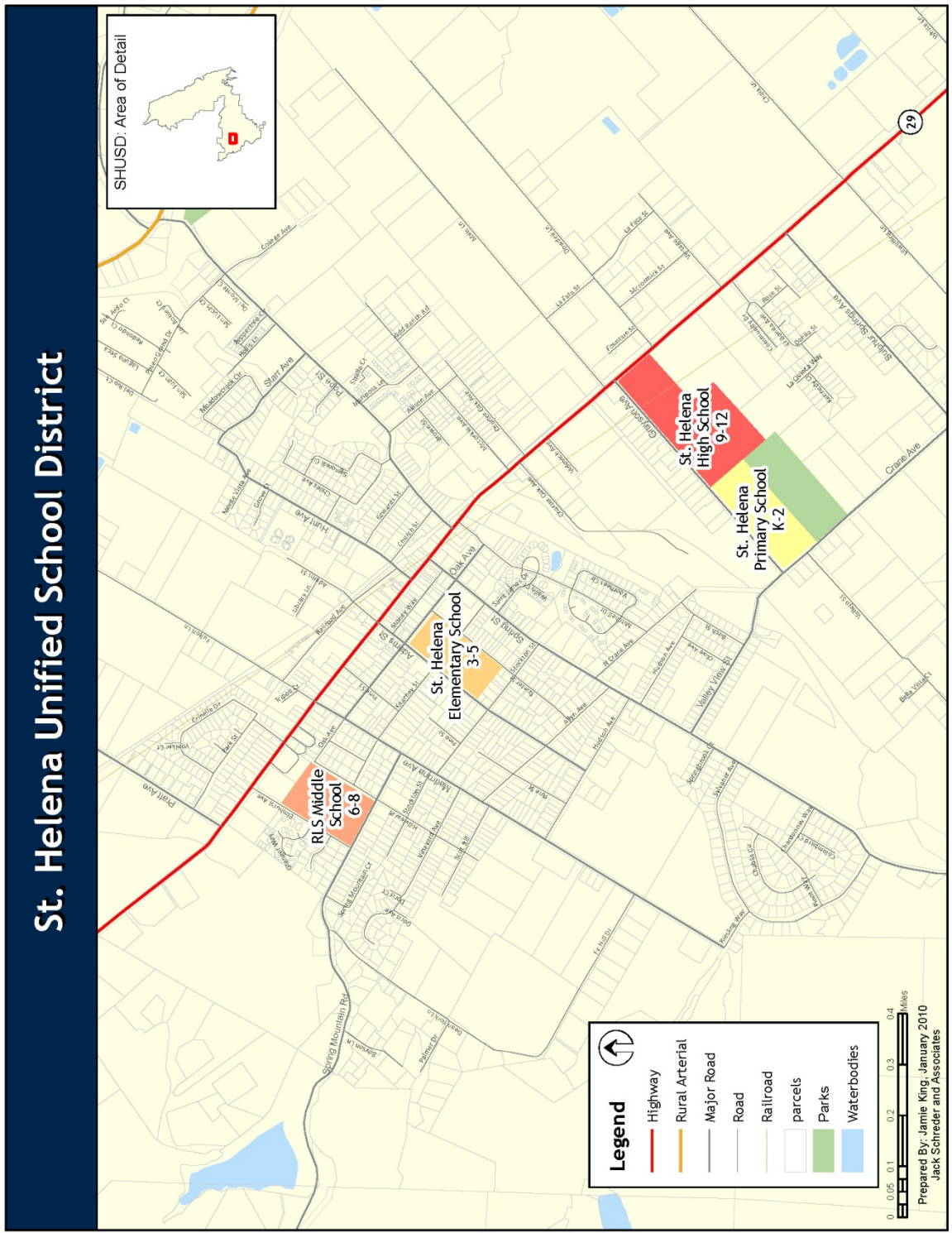
**Figure 11. SHUSD GIS Layers**



**SHUSD Specific GIS Data**

One of the most crucial pieces of GIS data that aids in the educational and facility planning process is District specific GIS data. Facility Master Planning is a multi-criteria process, which may result in a District making decisions regarding the consolidation of schools, renovation of existing schools, reconfiguration of current schools, and/or site location analysis and construction of new schools. Combining District specific GIS data (students, attendance areas, land use data, etc.) with basemap data (roads, rivers, school sites, etc.) significantly enhances the decision making process. A District map is provided in Figure 12.

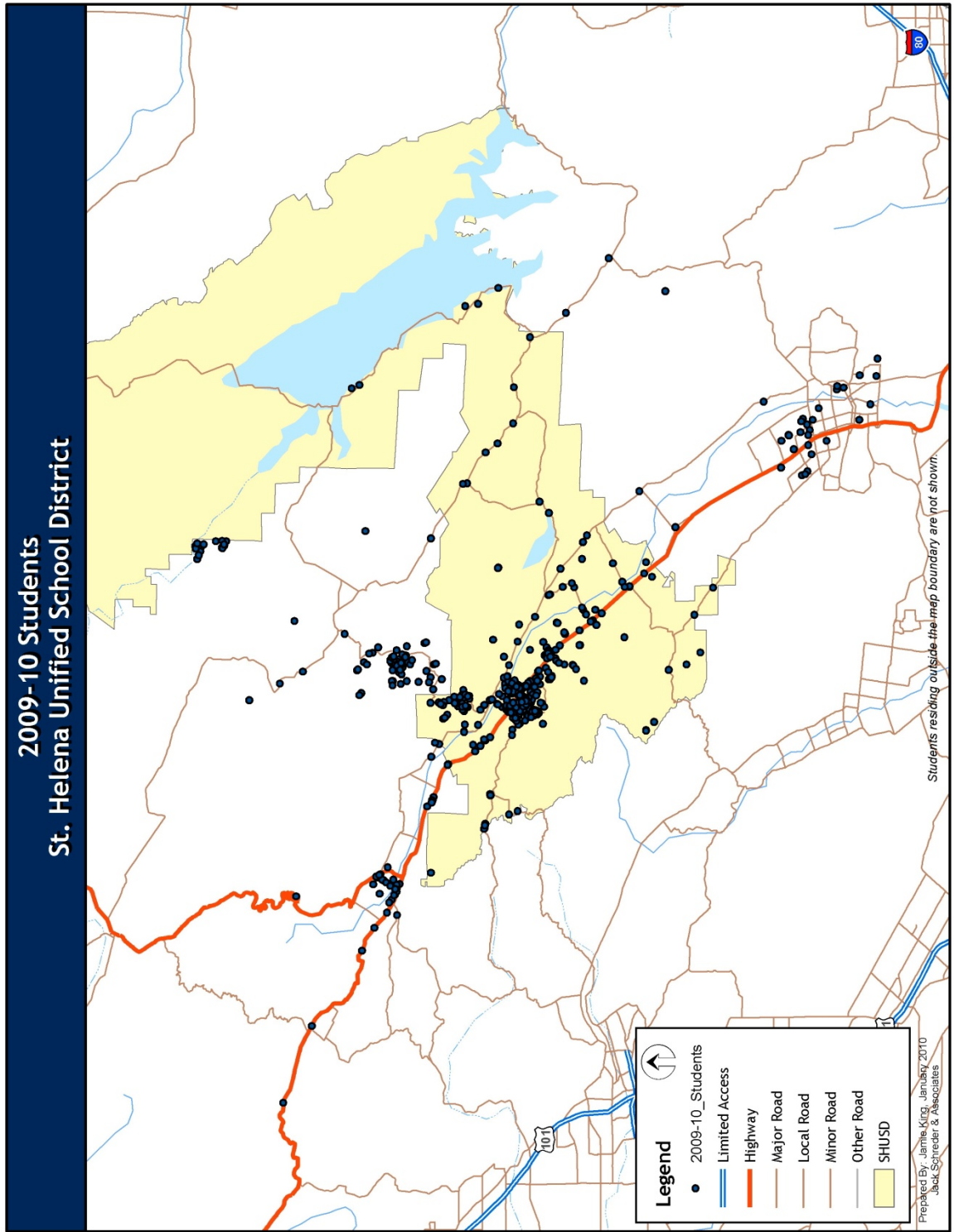
Figure 12. St. Helena Unified School District



***Student Data***

The consultant accurately mapped the 2009-10 student information database by a process called geo-coding. The address of each individual SHUSD student was matched in the SHUSD GIS. This resulted in a point on the map for each student (Figure 13). This map demonstrates the density of students (or lack thereof) in the various areas of the District.

Figure 13. Student Resident Distribution



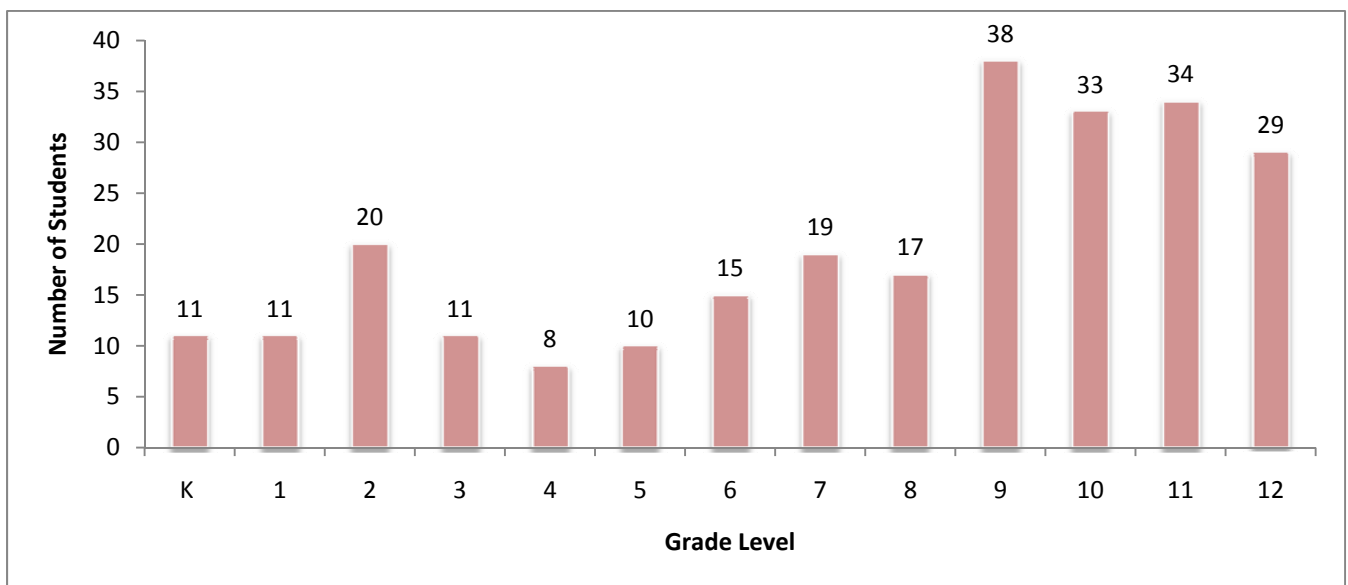
### Inter-District Transfers

Inter-District transfers were isolated and measured for purposes of evaluating the impact to District enrollments and District facilities. As demonstrated in Table 5, inter-district transfer students represent 19.8% of the District's current K-12<sup>th</sup> grade enrollments. Currently, there are 256 inter-district students enrolled in SHUSD. The majority of inter-district students are enrolled in the upper grade levels (Figure 14).

**Table 5. Inter-District Transfers**

District of Residence	Number of Inter-District Transfer Students into SHUSD
Calistoga Unified	92
Howell Mountain Elementary	82
Konocti Unified	1
Middletown Unified	2
Napa Unified	49
Pope Valley Elementary	26
Vacaville Unified	2
Vallejo Unified	2
<b>Total</b>	<b>256</b>

**Figure 14. Inter-District Transfers by Grade**





## SECTION F: ENROLLMENT PROJECTION

In order to continue to effectively plan for facilities, boundary changes or policy changes for student enrollments, school district administrators need a 10-Year enrollment projection. This projection is dual-purpose; 1) for 1-2 year short-term budgeting and staffing, and 2) for 7-10 year facility planning.

The consultant utilized the industry standard cohort “survival” methodology to prepare the 10-Year enrollment projection for the St. Helena Unified School District. While based on historical enrollments the consultant adjusts the calculation for:

- Historical and Projected Birth Data (used to project future Kindergarten students)
- Residential Development
- Student Migration Rates

### **Historical and Projected Birth Data**

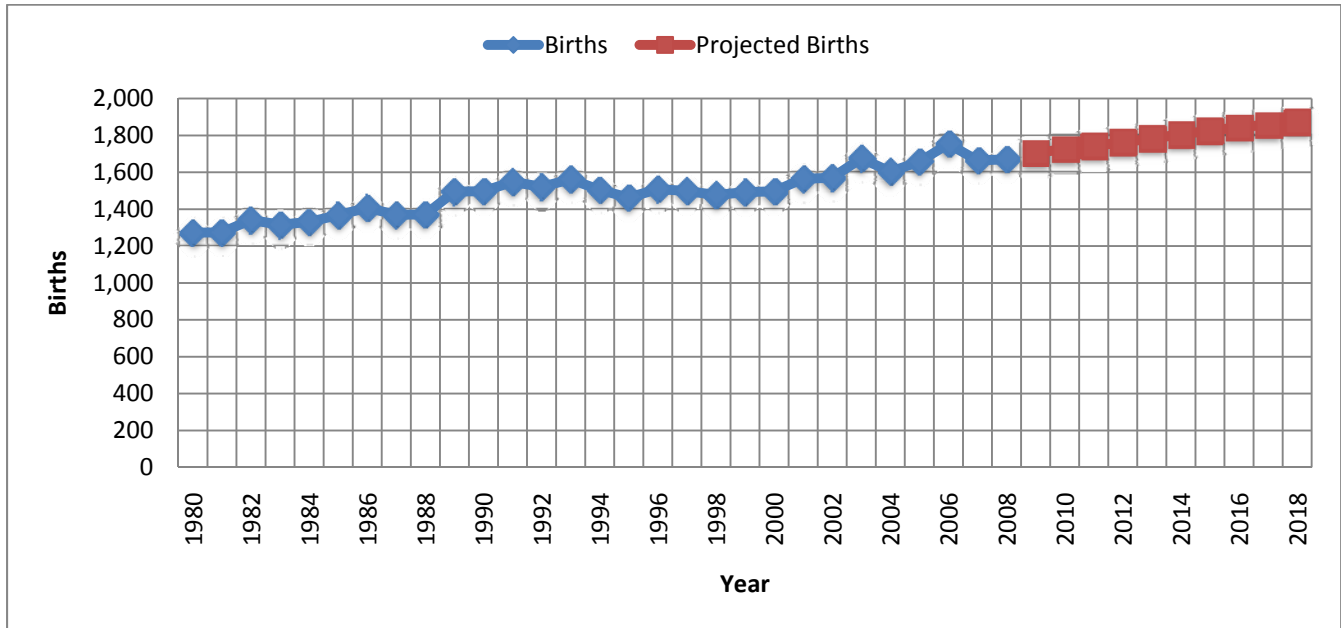
Close tracking of local births is crucial for projecting future kindergarten students. Births are the single best predictor of the number of future kindergarten students to be housed by the District. Birth data is collected for St. Helena Unified School District by the California Department of Health Services by Zip Code<sup>4</sup> and is utilized in projecting future kindergarten class sizes.

Similar to statewide trends, Napa County experienced a steady increase in births until 1990 at which time births began to decline. In 2000 this trend reversed, and births began to rise once again. According to the California Department of Finance, births in Napa County are projected to increase through 2018 (Figure 15).

---

<sup>4</sup> The consultant utilized Zip Code 94574.

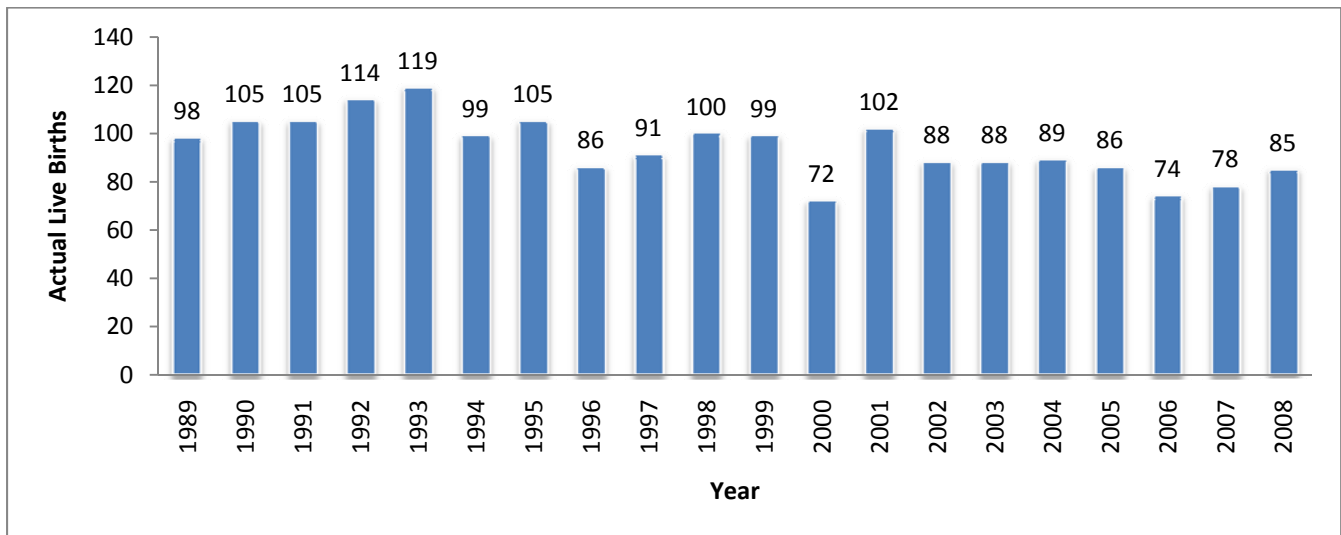
**Figure 15. Live Births, Napa County**



Source: California Department of Public Health

The St. Helena Unified School District experienced similar fluctuations in births since 1989. Births peaked in 1993 at 119 and have declined since, dropping to 72 births in 2000. Births have averaged 84 per year since 2002. Figure 16 demonstrates the total number of live births between 1989 and 2008 in the District.

**Figure 16. Births in SHUSD**



Source: California Department of Public Health

The number of children born to parents who live in SHUSD is correlated with the size of the Kindergarten class five years later. Therefore, we utilize recent birth data as the most important factor when projecting future kindergarten students for SHUSD to house. Figure 17 demonstrates this relationship.

**Figure 17. Births Compared to Kindergarten Enrollments (Lagged 5 Years)**

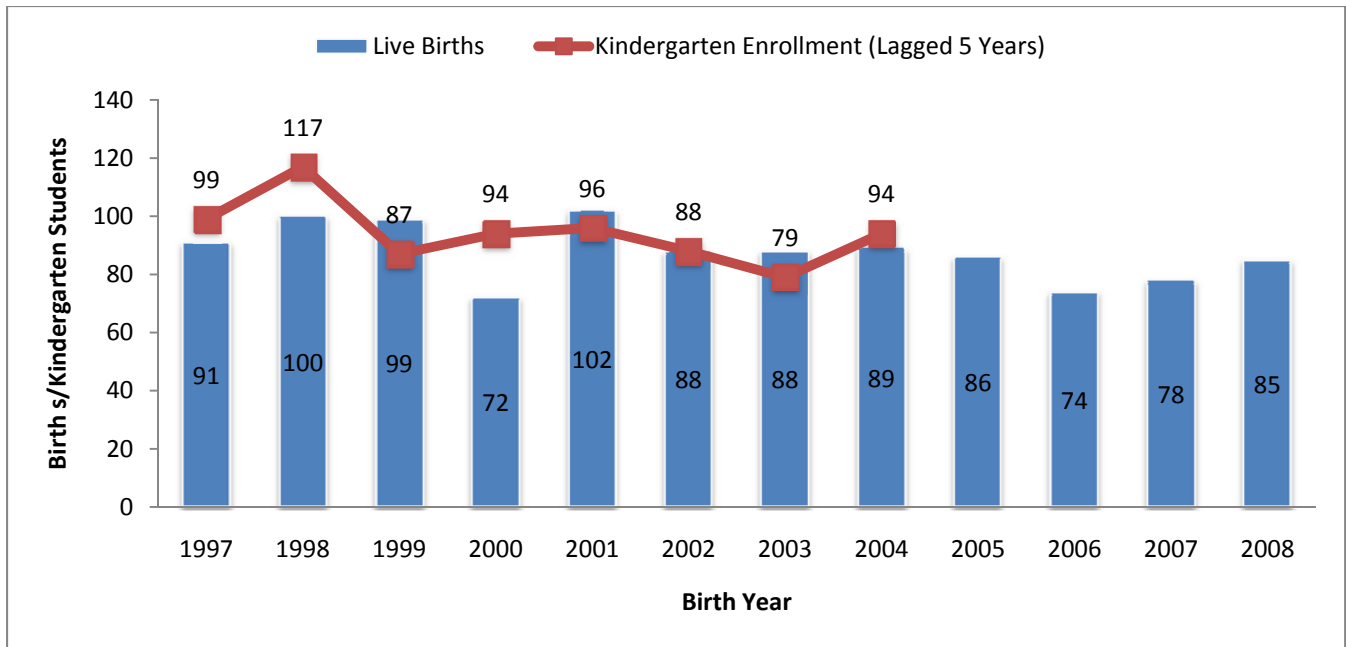
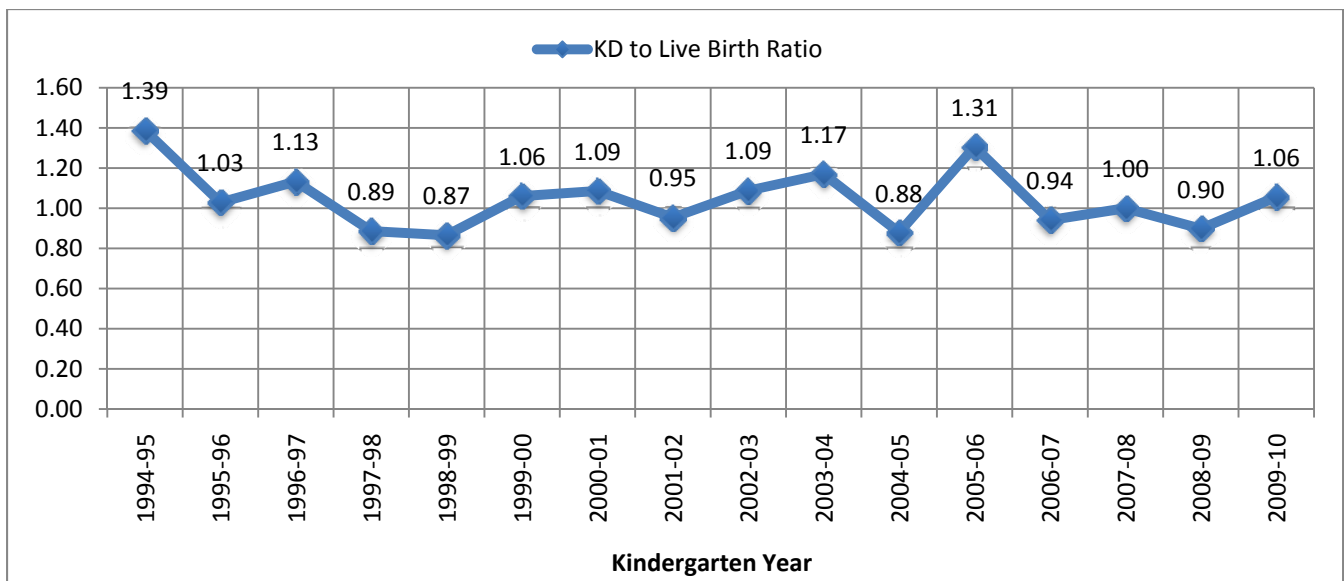


Table 6 and Figure 18 demonstrate the SHUSD kindergarten-birth ratio. The ratio of SHUSD births to kindergarten enrollments five years later has fluctuated over the years, ranging from .88 to 1.39. In 2009, the kindergarten to birth ratio was 1.06, meaning that for every 100 births in 2004, 106 children enrolled in SHUSD kindergarten classes five years later.

**Table 6. Kindergarten Enrollment to Live Birth Ratio**

Birth Year	Live Births	Increase	Kindergarten Year	Kindergarten Enrollment	Ratio of Live Births as Students in Kindergarten Enrollment
1989	98		1994-95	136	1.39
1990	105	7.1%	1995-96	108	1.03
1991	105	0.0%	1996-97	119	1.13
1992	114	8.6%	1997-98	101	0.89
1993	119	4.4%	1998-99	103	0.87
1994	99	-16.8%	1999-00	105	1.06
1995	105	6.1%	2000-01	114	1.09
1996	86	-18.1%	2001-02	82	0.95
1997	91	5.8%	2002-03	99	1.09
1998	100	9.9%	2003-04	117	1.17
1999	99	-1.0%	2004-05	87	0.88
2000	72	-27.3%	2005-06	94	1.31
2001	102	41.7%	2006-07	96	0.94
2002	88	-13.7%	2007-08	88	1.00
2003	88	0.0%	2008-09	79	0.90
2004	89	1.1%	2009-10	94	1.06
2005	86	-3.4%			
2006	74	-14.0%			
2007	78	5.4%			
2008	85	9.0%			

**Figure 18. Kindergarten Enrollment to Live Birth Ratio**



The kindergarten to birth ratios are weighed, averaged, and multiplied by the number of births each year to project kindergarten enrollments. Currently, there is birth data available through 2008. In order to project kindergarten classes beyond 2013, county birth projections from the California Department of Finance (DOF) are utilized.

### **Student Migration Rates**

The methods of projecting student enrollment for future years involve the use of student migration rates. Migration rates are factors used in the calculation of projecting future students. A migration rate is simply how a given cohort changes in size as they progress to the next grade level.

- Positive migration occurs when a District gains students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 125 2<sup>nd</sup> grade students the following year. In this case, 25 new students enrolled in the District who were not enrolled the prior year<sup>5</sup>.
  - Positive migration could be indicative of numerous influences including private to public school transfers, new residential construction, District policy changes, school closures in adjacent Districts, etc.
- Negative migration occurs when a District loses students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 75 2<sup>nd</sup> grade students the following year. In this case, 25 new students who were present the prior year are not enrolled in the current year.
  - These losses could be indicative of numerous influences including the closure of schools, District policy changes toward interdistrict transfer students, losses to private schools or other Districts, out-migration of families due to economic decline, etc.

As an example, in 2008-09 the District's class of 3rd graders was 85. A year later, this class became a fourth grade class of 87. Using this example, the rate of migration is calculated in the following way:

---

<sup>5</sup> This is a net measurement.

$$(87-85)/85 = +2.35\%$$

The +2.35% increase is a measure of the likelihood our second grade class will become larger or smaller as the class passes into the third grade the following year. Migration rates are calculated for all grade levels by year and then analyzed by the current grade level configuration (Figures 19-22). To minimize the effects of an exceptional year, three, five, and seven year migration rates are calculated by averaging and weighting historical migration (Table 7).

**Figure 19. Migration Grades K-1 > Grades 1-2**

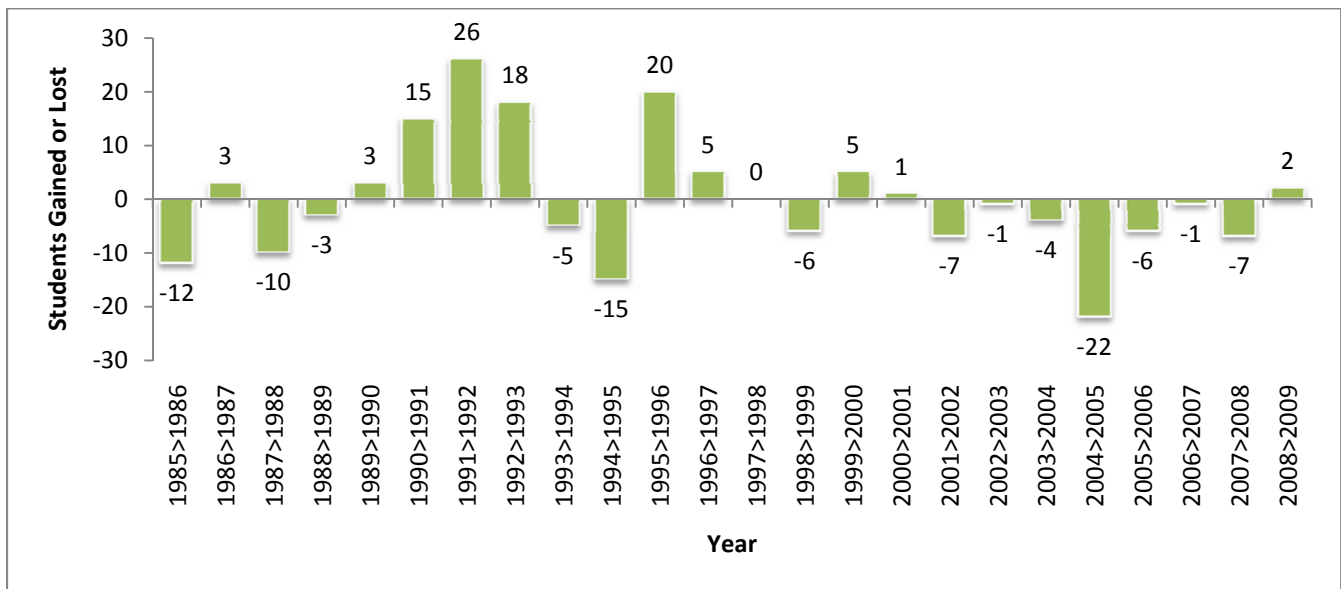


Figure 20. Migration Grades 2-4 > Grades 3-5

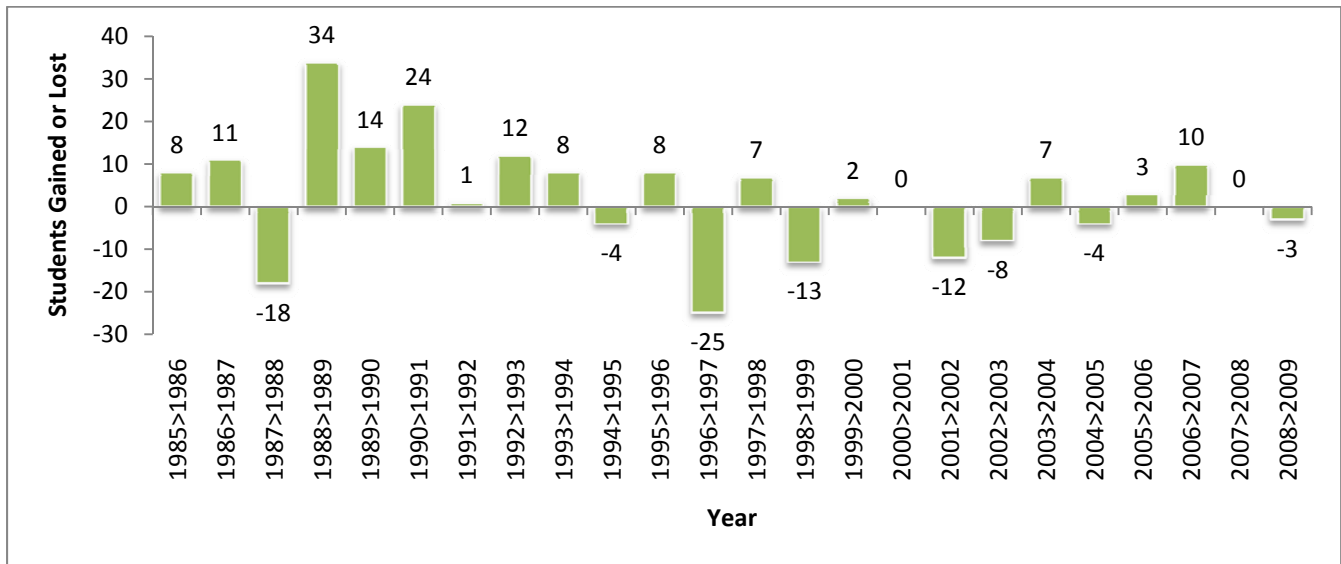


Figure 21. Migration Grades 5-7 > Grades 6-8

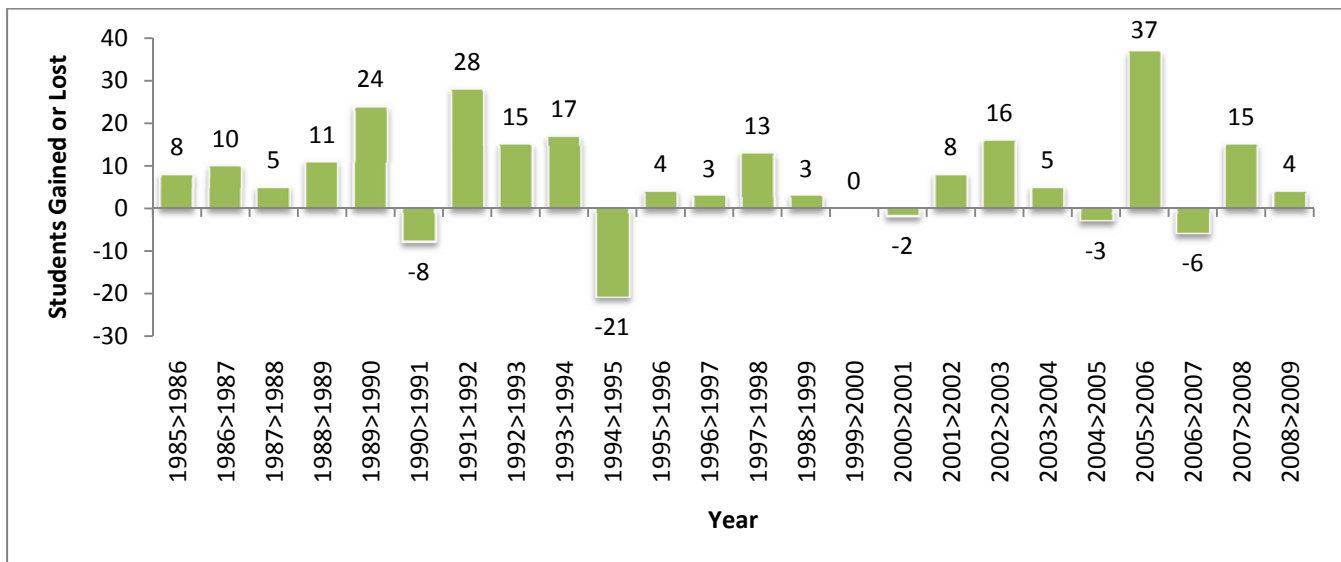


Figure 22. Migration Grades 8-11 > 9-12

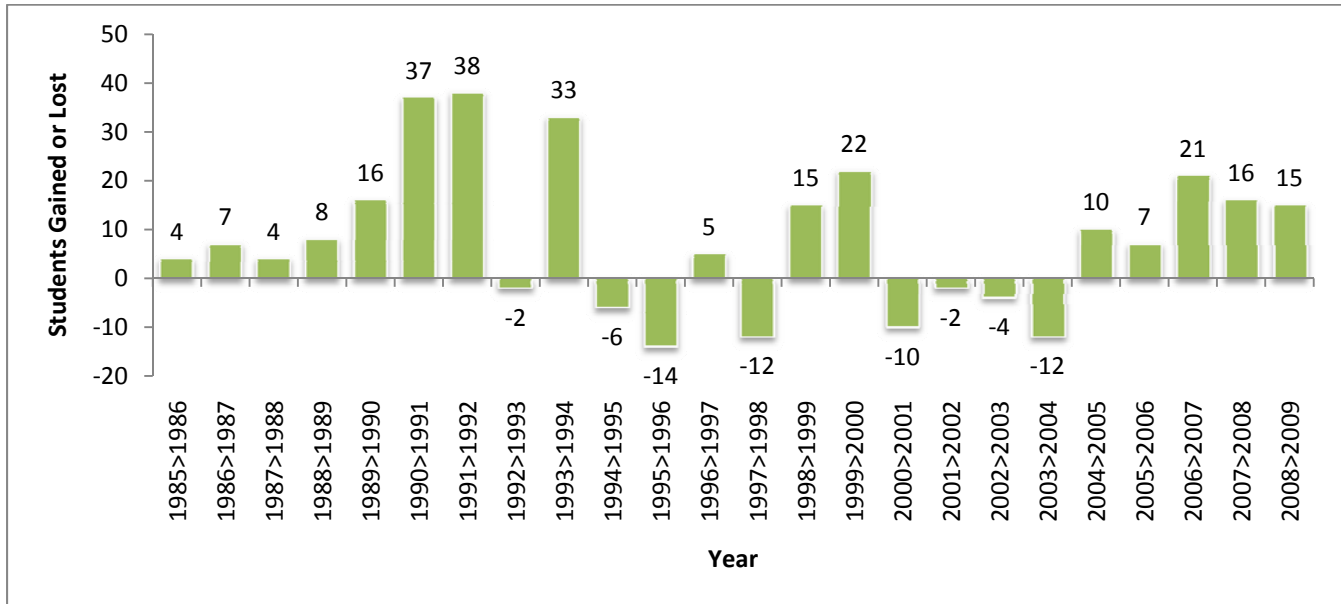


Table 7. Migration by Grade

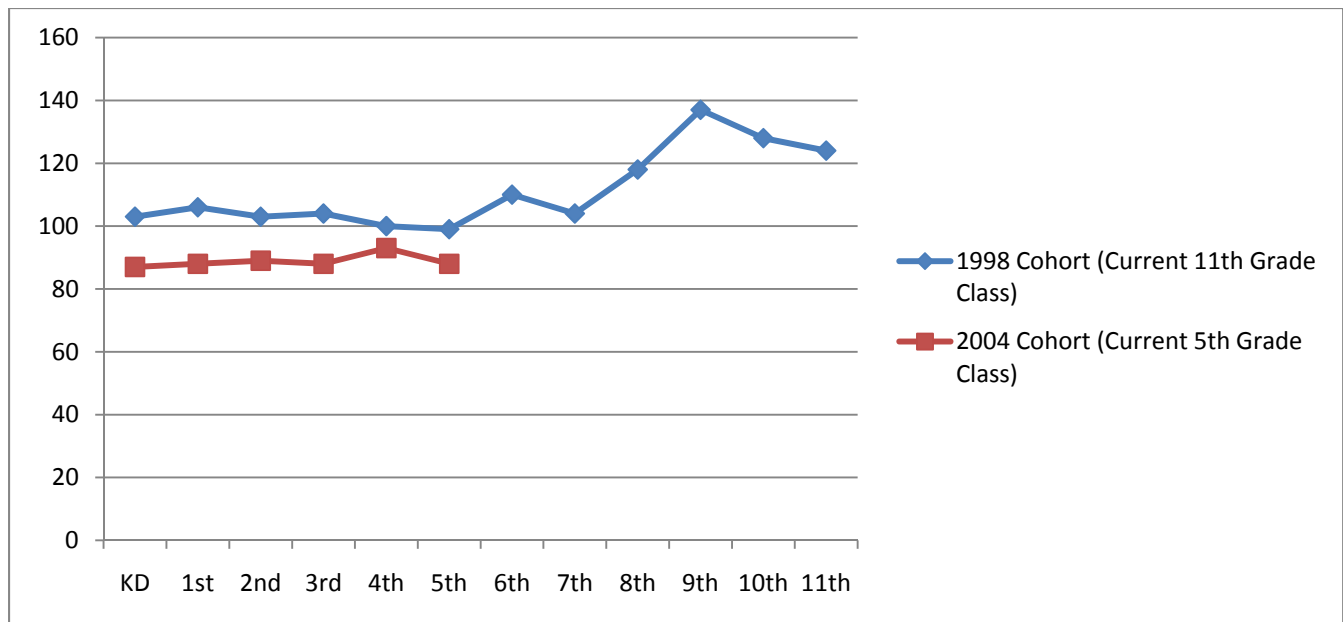
	K>1	1>2	2>3	3>4	4>5	5>6	6>7	7>8	8>9	9>10	10>11	11>12
<b>2002&gt;2003</b>	1	-2	1	-8	-1	5	8	3	15	8	-14	-13
<b>2003&gt;2004</b>	1	-5	6	-7	8	11	-3	-3	6	0	-25	7
<b>2004&gt;2005</b>	1	-23	-8	-1	5	5	-6	-2	9	6	-13	8
<b>2005&gt;2006</b>	-7	1	2	-1	2	11	12	14	14	-4	-6	3
<b>2006&gt;2007</b>	-1	0	-1	5	6	-1	5	-10	19	3	-1	0
<b>2007&gt;2008</b>	2	-9	-2	5	-3	12	8	-5	24	-9	-5	6
<b>2008&gt;2009</b>	4	-2	0	2	-5	6	4	-6	26	-4	-4	-3
<b>Last 7</b>	0	-5	-1	1	1	7	5	-3	19	-2	-7	2
<b>Last 5</b>	1	-4	-1	3	-1	7	6	-4	21	-3	-5	2
<b>Last 3</b>	3	-4	-1	4	-3	7	6	-6	24	-5	-4	1

As the table and figures demonstrate, SHUSD experienced positive migration in recent years, while overall enrollments declined. This is largely due to the exiting of larger cohorts combined with smaller incoming cohorts. The larger cohorts currently moving through the District’s middle and high schools will be replaced with smaller cohorts who have entered the District in recent years. For example, the



cohort that began in 1998 as a kindergarten class of 103 students are currently the District's 11<sup>th</sup> grade class of 124 students. Alternatively, the cohort that began in 2004 as a kindergarten class of 87 students are currently the District's 5th grade class of 88 students. When larger cohorts are replaced with smaller cohorts, and the positive migration is insufficient to offset the difference, District's experience enrollment declines.

**Figure 23. Comparison of Cohorts**



### **Enrollment Projection**

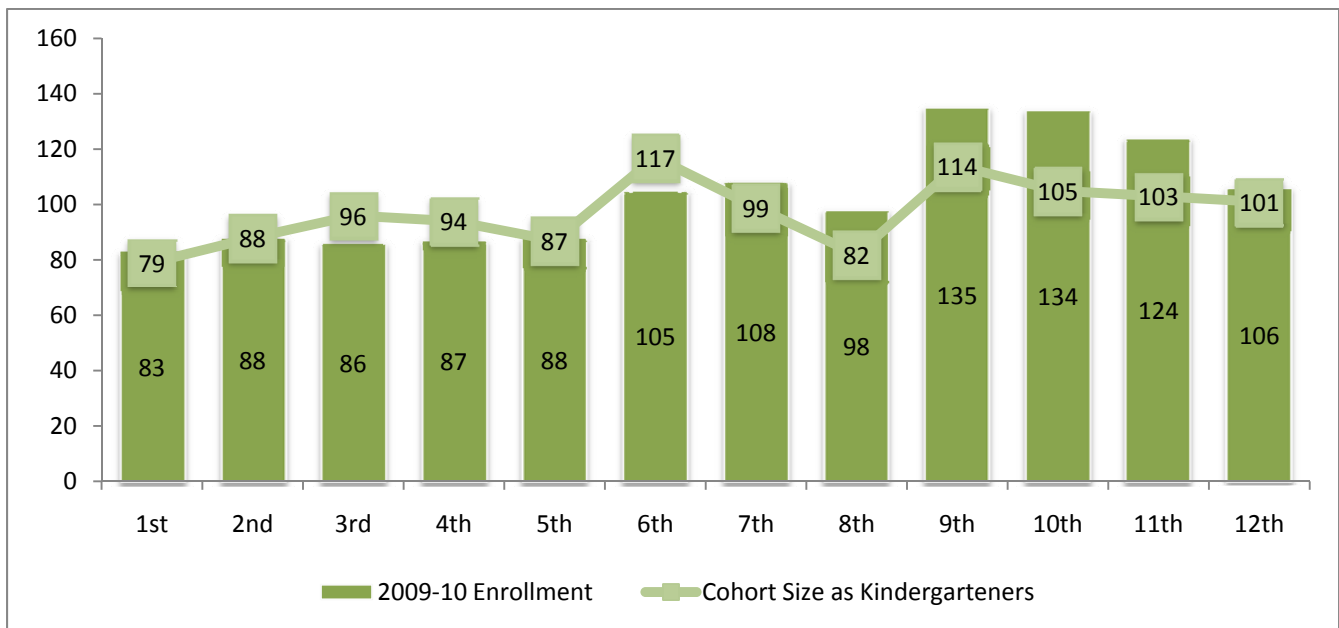
The benefit of tracking district demographic trends is the ability to utilize the trend data to project future enrollment. Predicting future enrollment is an important factor affecting many school processes: long-range planning, budgeting, staffing, and predicting future building and capital needs. The consultant has utilized several tools to predict future enrollment – cohort growth, birth rates, and residential construction patterns.

The cohort survival method is the standard demographic technique for projecting enrollments. This method was utilized to project enrollments for SHUSD. Using this method, the current student body is advanced one grade for each year of the projection. For example, year 2008 first graders

become year 2009 second graders, and the following year’s third graders, and so on. As a cohort moves through the grades, its total population will, most likely, change.

Overall, cohort size increases as it progresses through the grades in St. Helena Unified School District. Figure 24 shows the kindergarten cohort as they moved through the grade levels. For example, the current 12<sup>th</sup> grade class of 106 began in 1997 as a Kindergarten class of 101 students. The Kindergarten class of 2008 (79 students) became a 2009 1<sup>st</sup> grade class of 83, for a gain of 4 students from Kindergarten to 1<sup>st</sup> grade.

**Figure 24. Cohort Growth Since Kindergarten**



Three enrollment projections were prepared for SHUSD: “Low”, “Most Likely”, and “High”. The Low enrollment projection was calculated by averaging and weighting three years of historical cohort survival rates. The Most Likely enrollment projection was calculated by averaging and weighting five years of historical cohort survival rates. The High enrollment projection was calculated by averaging and weighting seven years of historical cohort survival rates.

We recommend the District continue to monitor all variables included in this analysis, and update the projections each Fall and Spring as new data becomes available.

The enrollment projections through 2019-20 are provided in Tables 8 through 10. Detailed enrollment projections by school, grade, and year are provided in Appendix A. Based on the Most Likely projection, K-12<sup>th</sup> grade enrollments are projected to decline to 1,187 by 2019-20.

Table 8. Low Enrollment Projection

St. Helena Unified School District											
Low Enrollment Projection											
Grade	Actual 09-10	School Year									
		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	94	83	71	75	82	76	77	78	79	80	81
1	83	97	85	74	77	84	79	80	81	81	82
2	88	79	93	81	70	73	80	75	76	77	77
3	86	87	78	92	80	69	73	79	74	75	76
4	87	90	91	82	95	84	72	76	83	77	78
5	88	85	87	88	79	93	81	70	74	80	75
6	105	95	91	94	95	86	100	88	77	80	87
7	108	111	100	97	99	101	92	105	94	82	86
8	98	102	104	94	91	93	94	85	99	87	76
9	135	122	126	128	118	115	117	118	109	123	111
10	134	131	118	121	124	114	110	113	114	105	118
11	124	130	127	114	118	120	110	106	109	110	101
12	106	125	131	127	114	118	121	110	107	109	111
K-2	265	258	249	229	229	234	236	233	235	238	241
3-5	261	261	256	262	255	245	226	225	230	233	229
6-8	311	307	296	285	285	280	285	278	269	250	249
9-12	499	507	501	491	474	466	458	448	439	447	441
<b>Total</b>	<b>1,336</b>	<b>1,334</b>	<b>1,301</b>	<b>1,266</b>	<b>1,242</b>	<b>1,225</b>	<b>1,205</b>	<b>1,184</b>	<b>1,173</b>	<b>1,167</b>	<b>1,160</b>

Table 9. Most Likely Enrollment Projection

St. Helena Unified School District											
Most Likely Enrollment Projection											
Grade	Actual 09-10	School Year									
		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	94	86	74	78	85	80	81	82	83	83	85
1	83	95	87	75	79	86	81	82	82	83	84
2	88	79	90	83	71	75	82	76	77	78	79
3	86	87	78	89	82	70	74	81	75	76	77
4	87	89	90	80	92	84	72	76	83	78	79
5	88	86	88	89	80	91	84	72	76	83	77
6	105	95	93	95	96	86	98	91	79	83	90
7	108	111	100	99	101	102	92	104	96	84	88
8	98	104	107	97	95	97	98	89	100	93	81
9	135	119	126	128	118	117	118	119	110	122	114
10	134	132	116	122	125	115	113	115	116	107	118
11	124	129	127	112	118	121	110	109	111	112	102
12	106	126	131	129	113	119	122	112	110	112	113
K-2	265	260	252	236	235	241	243	239	242	245	248
3-5	261	262	255	259	253	246	230	229	234	237	233
6-8	311	310	301	291	292	285	288	283	275	259	258
9-12	499	506	500	491	474	472	464	455	447	452	448
<b>Total</b>	<b>1,336</b>	<b>1,338</b>	<b>1,308</b>	<b>1,277</b>	<b>1,255</b>	<b>1,243</b>	<b>1,226</b>	<b>1,206</b>	<b>1,198</b>	<b>1,193</b>	<b>1,187</b>

Table 10. High Enrollment Projection

St. Helena Unified School District											
High Enrollment Projection											
Grade	Actual 09-10	School Year									
		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	94	89	77	81	88	83	84	85	86	86	88
1	83	94	90	77	82	89	83	84	85	86	87
2	88	78	89	85	72	76	84	78	79	80	81
3	86	87	77	89	84	72	76	83	77	78	79
4	87	87	89	79	90	85	73	77	84	79	80
5	88	88	88	89	79	91	86	73	78	85	79
6	105	95	95	95	96	86	98	93	80	85	92
7	108	110	100	99	100	101	91	102	98	85	89
8	98	105	107	97	97	97	98	88	100	95	83
9	135	117	124	126	116	116	116	117	107	119	114
10	134	133	115	122	124	114	114	114	115	105	117
11	124	127	126	108	115	117	107	107	107	108	98
12	106	126	129	128	110	117	119	109	109	109	110
K-2	265	262	256	243	242	248	251	247	250	252	255
3-5	261	262	254	256	253	248	235	234	239	242	238
6-8	311	310	301	291	292	284	287	283	278	265	264
9-12	499	503	494	484	465	464	456	447	438	441	439
<b>Total</b>	<b>1,336</b>	<b>1,337</b>	<b>1,306</b>	<b>1,275</b>	<b>1,253</b>	<b>1,244</b>	<b>1,227</b>	<b>1,211</b>	<b>1,205</b>	<b>1,200</b>	<b>1,196</b>

## SECTION G: SCHOOL FACILITY ASSESSMENT

In order to determine the future facility needs of St. Helena Unified School District it is necessary to identify the ability of the District's existing facilities to adequately serve current enrollments. This section of the Facilities Study will identify the adequacy of the St. Helena Unified School District's existing facilities. Table 11 provides the age of the District's schools and the dates of all additions and modernizations.

**Table 11. School Site Information**

School	Original Construction	Additions	Modernizations
St. Helena Primary	1999	2000 and 2001	n/a
St. Helena Elementary	1950	1966, 1972, and 2006	1973 and 1998
RLS Middle	1956	1964, 1972, and 1998	1993 and 1998
St. Helena High	1911	1944, 1952, 1972, 1975, 2000, and 2008	1997, 1998, and 2000

Source: St. Helena Unified School District and Tarman Architectural Group

### Facility Capacity

To identify the ability of the St. Helena Unified School District to house future enrollments, it is necessary to identify the student capacity of the District's facilities. Student capacities can be measured differently depending on which rooms are identified as classrooms and how many students are loaded into each classroom. These loading factors are described in Table 12.

**State Loading Factors (Capacity):** The Office of Public School Construction (OPSC), which is the agency responsible for administering State school building programs, has determined class loading factors to be used in establishing eligibility for State school building funds and resources under Senate Bill 50 and the guidelines for the State School Facilities Program. These loading factors do not allow for Class Size Reduction or for special-use rooms.

**District Loading Factors:** In order to provide an adequate educational environment for students, the following factors must be considered in order to attain the goal of optimum capacity for each site: Site size (acreage), portable classrooms, and appropriate classroom loading standards to accommodate students. Therefore, each site must be surveyed and assigned a capacity according to these factors. The loading factors in Table 12 serve as a guideline for classrooms; however, each site varies due to the factors outlined previously in this paragraph.

**Table 12. Classroom Loading Factors**

<b>**Classroom Loading Factors For Standard Size Rooms (960 s.f.)</b>		
<b><u>Grade Level</u></b>	<b><u>District</u></b>	<b><u>State</u></b>
K (A.M. and P.M.)	40	25
K	20	25
1-3	20	25
4-6	30	25
7-8	30	27
9-12	30	27
9 <sup>th</sup> English/Math	20	27
Alternative H.S.	15	27
K-6 Resource Specialist	0	25
Special Education	12	13/9

**\*\*Capacity of classroom does not reflect actual class sizes.**  
 +The State does not recognize any reduction in capacity to accommodate Class Size Reduction.



**Current Facility Inventory**

In order to provide a capacity for each school site the consultant worked closely with District staff. These capacities are outlined in Table 13 for each school. These capacities should be utilized when outlining facility options for the SHUSD for the next ten years.

**Table 13. School Site Capacities**

<b>School</b>	<b>Capacity</b>	<b>2009-10 Enrollment</b>	<b>Enrollment +/- Working Capacity</b>
St. Helena Primary	284	265	-19
St. Helena Elementary	379	261	-118
RLS Middle	387	311	-76
St. Helena High	726	499	-227
<b>Total Capacity</b>	<b>1,776</b>	<b>1,336</b>	<b>-440</b>

Source: St. Helena Unified School District

### **Facility Capacity Compared to Projected Enrollments**

The Most Likely enrollment projections identified in Table 9 can be compared to the existing facility capacity to determine the adequacy of the District's schools to house future enrollments. Table 14 compares the District's facility capacity based on optimal loading standards, coupled with Class Size Reduction loading factors, as compared to the projected enrollments.

**Table 14. Capacity Compared to Enrollment**

<b>Capacity Compared to 2019-20 Projected Enrollments</b>				
<b><u>Grade Level</u></b>	<b><u>Capacity</u></b>	<b><u>2019-20 Enrollment</u></b>	<b><u>Unhoused Students</u></b>	<b><u>Site Utilization</u></b>
K-2	284	248	0	94%
3-5	379	233	0	61%
6-8	387	258	0	67%
9-12	726	448	0	62%

Table 14 demonstrates the current District facilities are adequate in size to house all students through the 2019-20 school year at all grade levels.

### **School Sites**

The size of a school's site has a direct impact on the educational effectiveness of the school. The site size must be adequate to provide sufficient area for physical education (playgrounds, athletic fields), buildings, and parking. A school site should also be large enough to handle additional classrooms should enrollments increase. The State Department of Education provides school site size guidelines that are identified in the Department's *School Site Analysis and Development Handbook*. The handbook describes the amount of area required for classrooms, offices, athletic fields, etc. The site size utilization is important, as approval from the State Department of Education is required to exceed the site size guidelines at a particular site.

**Table 15. State Site Size Requirements**

<u>Grade Levels</u>		<u>Acreage</u>
Elementary Sites (with CSR)	600 students	10.6 acres
Middle School (6-8, 7-8, 7-9)	Up to 900 students	20.9 acres
High School (10-12, 9-12)	Up to 1,800 students	44.5 acres

Source: St. Helena Unified School District

Table 16 outlines the current enrollments at District sites, the useable acreage at those sites, and compares this acreage to the recommended acreage according to State guidelines to effectively accommodate the current enrollments.

**Table 16. Enrollments Compared to Usable and CDE Recommended Acreage**

<b>School</b>	<b>Enrollment</b>	<b>Acreage</b>	<b>CDE Recommended Acreage</b>
St. Helena Primary	265	11.56	4.2
St. Helena Elementary	261	7.50	6.3
RLS Middle	311	9.60	8.1
St. Helena High	499	20.33	19.2

\*Acreages calculated from parcel layer in SHUSD GIS.

### **Portable Classrooms**

To accommodate enrollment increases due to residential growth, lack of financial resources, and the implementation of Class Size Reduction, the District has added portable classrooms on various sites. Portable classrooms provide a flexible and timely option to housing additional students. However, portable classrooms can over-burden existing ancillary facilities such as libraries, cafeterias, administrative space, playgrounds, and multi-purpose areas. When schools are constructed, the ancillary facilities are built to serve the original buildings and student population. These ancillary facilities become overburdened when portable classrooms are added to campuses without a corresponding expansion of these core ancillary facilities.

Portable classrooms are costly and ineffective when used as a permanent housing solution. While the initial cost to the District may be lower than constructing permanent classrooms, portable classrooms require more maintenance, and have a short life expectancy. Portables should be added only as an interim housing measure while the District constructs new schools or implements other alternatives for housing students. Table 17 shows the number of portable classrooms at each site<sup>6</sup>.

**Table 17. Portable Classroom Summary**

<b>St. Helena Unified School District</b>	
<b>Portable Classroom Summary</b>	
St. Helena Primary	3
St. Helena Elementary	0
RLS Middle	6
St. Helena High	2
<b>Total</b>	<b>11</b>

<sup>6</sup> Portable Classroom counts do not include portable rooms being utilized for other purposes, i.e. Libraries, Restrooms, Offices, Storage, Bookrooms, etc.

### **Community Engagement**

Since January 2010, multiple Board of Education meetings have been held describing the Facility Master Plan process as well as the various components of the study. The community of St. Helena Unified School District was invited to participate in the planning process at a series of public forums which included a presentation of the Facility Master Plan in draft format. The purpose of these meetings was to provide information collected during the Facility Assessment portion of the Master Planning process and to gather community input regarding the facility issues identified. These meetings permitted active audience input and discussion.

Forums that were open to all community members were held:

- January 21<sup>st</sup>, 2010 in the District Boardroom at Vintage Hall.
- June 1<sup>st</sup>, 2010 at the Elementary and Middle School.
- June 2<sup>nd</sup>, 2010 at the Primary and High School.
- Online survey, ongoing.

At the June meetings, each attendee was provided 4 votes for what they determined to be the highest facility priorities. A total of 91 community members attended the June and online meetings. Figure 25 provides the number of attendees by site.

The votes are tabulated in Section H by site and facility issue. The facility issues receiving the highest number of votes from the community are provided in Table 18. The detailed voting tabulations are provided in Appendix B.

Figure 25. Community Dialogue Attendees by Site

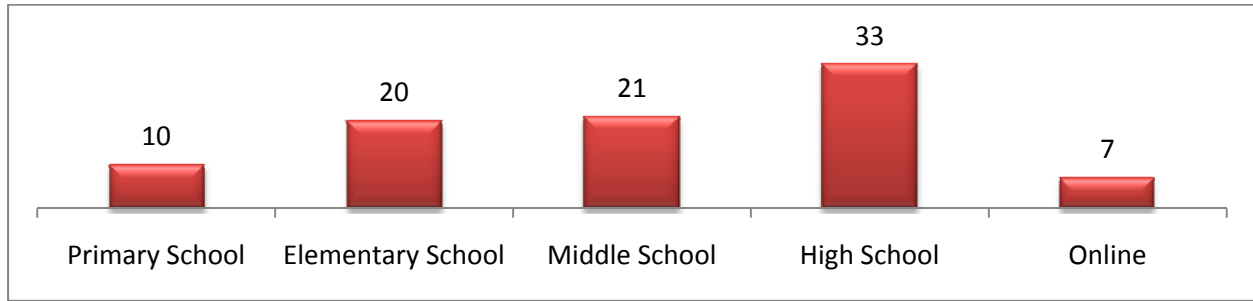


Table 18. Community Dialogue Results

Site	Facility Issue	Sq Ft	Cost	Cost per Square Foot
High School	Fully implement the Schools CTE Plan (Design and Construct the remaining facilities).	25,750	\$13,690,312	\$532
Middle School	Remove 6 portables and construct a 6th grade pod building that would provide the sixth grade students with their own classrooms, gathering spaces, and central quad.	6,000-8,000	\$1,050,000 - \$4,400,000	\$175 - \$550
High School	Modernize or replace the Pool Facility.	11,500	\$4,025,000 - \$6,900,000	\$350 - \$600
Middle School	Create larger kitchen facilities and provide students with covered eating spaces.	2,000	\$1,300,000	\$650
High School	Modernize or replace the existing auditorium.	9,000	\$4,500,000 - \$6,300,000	\$500 - \$700
<b>Total</b>			<b>\$24,565,312 - \$32,590,312</b>	
*These estimates are provided for reference only to assist the District in their facility planning efforts.				
*These estimates are based on 2010 cost per square foot for K-12 Modernization/New Construction projects in the District and Statewide.				
*Detailed cost estimates should be prepared at the conclusion of programming and design development.				

The Facility Master Plan is just one step toward meeting the District's facility needs, and continued community engagement is important for successful implementation of the plan.

## SECTION H: INDIVIDUAL FACILITY ASSESSMENTS

A critical part of any facility master plan is an assessment of the existing condition of district facilities. Depending on the age of a facility and the building systems, various facility issues will need to be addressed. Newer buildings typically need general maintenance, and function adequately for current administration and programs. Older buildings typically require major renovation and/or replacement, along with expansion of core facilities due to enrollment and/or programmatic requirements.

During the development of the 2009-10 SHUSD Master Plan the consultant worked closely with District staff and District consultants to prepare a detailed assessment of the District's facilities. The individual facility assessment component of the Master Plan compiles and summarizes facility data for analysis in the development of options relating to current facility improvements undertaken by the District as well as future facility needs over the next ten years.

Based on the information provided by District staff, the community, architects, and various consultants, individual assessments of the District's facilities are provided on the following pages, including a detailed building inventory, facility issues with general cost estimates, site capacity, site map, and summary FACT sheet are included.

### **FACT Analysis**

FACT is a Facilities Analysis and Comparison Tool developed by Tarman Architectural Group exclusively for Jack Schreder and Associates. FACT analyses provide districts with comprehensive building assessments and evaluations of all their school facilities. These evaluations can be used by school districts to better understand the current condition of their facilities, track critical needs, and plan future campus development.

At the core of FACT analysis is the understanding that buildings are a result of the interconnection of multiple building systems. During the FACT analysis process these building systems are separated and prioritized based on numerous standards including Division of the State



Architect (DSA) design requirements, California Department of Education (CDE) facility guidelines, site and facility inspection guidelines from both DSA and CDE, and LEED sustainability strategies.

Once prioritized, each system is evaluated using a standardized matrix. These individual scores are then summarized to give a cumulative score for the individual building or campus. In order to provide Districts with the most accurate evaluation possible FACT analysis and scoring is based on site surveys performed by accredited design professionals and district representatives.

All facilities surveys for SHUSD were performed by principal or associate members of TAG who have extensive experience in school facility design and construction. These professionals walked each site with district's representatives in order to fully understand the campuses unique performance and maintenance needs. At the conclusion of the site tours all participants were encouraged to fill out FACT evaluation sheets so that their input could be catalogued and incorporated into the final evaluation.

Included in this section are the FACT Scoring Rubric definitions, FACT survey sheets for each campus, and each campus's overall cumulative score sheet.

### ***FACT Scoring Rubric – Priority Scoring***

#### **Building System Condition Ratings and Definitions:**

- Excellent (EX): Systems rated "Excellent" are scored as 5 of a possible 5. System is in new or in like-new condition and functioning optimally; only routine maintenance and repair may be needed. The system is correctly sized to meet the performative needs of the building and could easily accommodate future growth.
- Good (G): Systems rated "Good" are scored as 4 of a possible 5. System is functioning reliably; routine maintenance and repair is needed. The system is correctly sized to meet the performative needs of the building. The system may require upgrades to accommodate future growth.
- Satisfactory (S): Systems rated "Satisfactory" are scored as 3 of a possible 5. System is functioning reliably but has exceeded its projected lifetime. Repair or

Replacement of some or all components is needed. Future growth will require some system upgrades.

**Unsatisfactory (UN):** Systems rated “Unsatisfactory” are scored as 2 of a possible 5. System is non-functioning at times, not functioning as designed, or is unreliable in ways that could potentially endanger occupant health and/or safety. Repair or replacement of some or all components is recommended. Future growth will require substantial system upgrades.

**Non-Functioning (NF):** Systems rated “Non-Functioning” are scored as 1 of a possible 5. System is non-functioning and/or is unreliable in ways that endanger occupant health and/or safety. Repair or replacement of major system components is recommended.

***FACT Scoring Rubric: Cumulative Campus and Building Scoring***

**Overall Building and Campus Ratings and Definitions:**

**Excellent (EX):** Cumulative **FACT** rating of 86-100 - Typically most systems categorized as health and safety or structural items are rated “Excellent.” Building or campus is in like-new condition and functioning optimally overall. Only routine maintenance and repair may be needed.

**Good (G):** Cumulative **FACT** rating of 71-85 – Typically most systems categorized as health and safety or structural items are rated “Good” or better. Building or campus is functioning reliably overall. Only routine maintenance and repair is needed.

**Satisfactory (S):** Cumulative **FACT** rating of 56-70 – Typically most systems categorized as health and safety or structural items are rated “Satisfactory.” Building or campus is functioning reliably but have exceeded their useful lifetime overall. Repair or Replacement of some components is suggested.

**Unsatisfactory (UN):** Cumulative **FACT** rating of 41-55 – Typically most systems categorized as health and safety or structural items are rated “Unsatisfactory.” Building or campus is not functioning as designed. Systems are unreliable in ways that could potentially endanger occupant health and/or safety.

**Non-Functioning (NF):** Cumulative **FACT** rating below 40 – Typically most systems categorized as health and safety or structural items are rated “Non-Functioning.” Lack of reliable system operations endangers occupant health and/or safety. Building Certificate of Occupancy may be rescinded.

**St. Helena Primary School**

<b>General Facility Information</b>	
Current Grades Housed	K-2
Permanent Classrooms	17
Portable Classrooms	3
Existing Usable Acreage	11.56
CDE Rec Site Acreage	4.2
Capacity	284

***Summary***

St. Helena Primary School, constructed in 1999, is located on 11.56 acres at 1701 Grayson Ave. in St. Helena. St. Helena Primary is a single-story facility, which was opened in 2000. It consists of 17 permanent classrooms and 3 portable classrooms.

St. Helena Primary currently houses 265 K-2 students, operating at 93% of facility capacity. Enrollments are expected to decline slightly through 2019-20 to 248.

As may be expected, facility needs at this site are minimal as it was recently constructed. A detailed list of facility needs and potential funding mechanisms follows, as outlined in site visits and discussions with site staff and administrators.

***Building Inventory Completed June 2010***

<b>Building Name</b>	<b>Square Feet</b>	<b>Original Const</b>	<b>Modernization</b>
Multipurpose Room	4,636	1999	NA
Admin and Media	4,579	1999	NA
Kindergarten	4,993	1999	NA
Classroom Bldg	5,822	1999	NA
Classroom Bldg	6,094	1999	NA
Special Education	1,904	1999	NA
Portable Bldg	960	2000	NA
Portable Bldg	960	2000	NA
Portable Bldg	960	2001	NA

**Site Capacity**

<b>Room #</b>	<b>Type</b>	<b>Use</b>	<b>Capacity</b>
1	Permanent	Kindergarten	20
2	Permanent	Kindergarten	20
3	Permanent	Kindergarten	20
4	Permanent	Tutoring	0
5	Permanent	1st	20
6	Permanent	2nd	20
7	Permanent	2nd	20
8	Permanent	2nd	20
9	Permanent	2nd	20
10	Permanent	K-2nd	20
11	Permanent	K-2nd	20
12	Permanent	1st	20
13	Permanent	1st	20
14	Permanent	K-2nd	20
15	Permanent	Curriculum	0
16	Permanent	SDC	12
17	Permanent	SDC	12
18	Portable	Music	0
19	Portable	Art/Science	0
20	Portable	PE	0
<b>Total</b>			<b>284</b>

Site Map



**FACT**

**St. Helena Primary School**  
 St. Helena Unified School District  
 Master Planning - Campus Overview  
 Building (If Applicable)

11/19/2009  
 Date  
 C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 1: Health/Fire/Life/Safety**

**Haz Mat and Gas Leaks**

Evidence of Hazardous Materials  NO  YES  
 Evidence of gas leaks  NO  YES

**Water Damage**

Visible under finishes  NO  YES  
 Visible at surface level  NO  YES

**Fire Sprinkler/Suppressions System**

		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	<b>[3]</b>	2	1
Percentage of building covered	Satisfactory	5	4	<b>[3]</b>	2	1
General Condition	Satisfactory	5	4	<b>[3]</b>	2	1

**Fire Alarm System**

		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	<b>[3]</b>	2	1
General Condition	Good	5	<b>[4]</b>	3	2	1

**Pest and Vermin**

Evidence of pest and/or vermin  NO  YES  
 Structural damage or life safety threats  NO  YES

**Average Priority Score (out of 5) 3.82**

**General Notes: Health/Fire/Life/Safety**

- 1 There is evidence of water damage around some doors and windows.
- 2 Water enters the buildings at several doors during substantial rainstorms. Maintenance has to sandbag these doors to prevent flooding.

**St. Helena Primary School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 2: Building Envelope Integrity**

		EX	G	S	UN	NF
Foundation	Good	5	[4]	3	2	1
Walls	Satisfactory	5	4	[3]	2	1
Windows	Satisfactory	5	4	[3]	2	1
Roofs	Good	5	[4]	3	2	1
Structural system	Good	5	[4]	3	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.60</b>			

**General Notes: Building Envelope Integrity**

- 1 Several areas on the campus where the wall sheathing is showing signs of dry rot.
- 2 Rot from water infiltration at windows and irrigation overspray onto the buildings.
- 3 Water infiltration at windows. The leaking occurs at the joints, while the window Sits themselves appear to be in good condition. The trim should to be removed and the windows need to be reflashed and resealed.
- 4 Several areas of roof sheathing show signs of dry rot. Fasteners through the roof membrane can be seen. Replacing and reflashing without penetrating the roofing should fix this problem
- 5 Redesign of the irrigation system at many areas will reduce the amount of water oversprayed onto buildings and increase the campus' overall water efficiency



**St. Helena Primary School**

St. Helena Unified School District

11/19/2009

Date

Master Planning - Campus Overview

Building (If Applicable)

C. King, T. Tarman, T. Sommers

Evaluators

**Priority 3: ADA Compliance**

		EX	G	S	UN	NF
Signage, path of travel	Good	5	[4]	3	2	1
Necessary clearances	Good	5	[4]	3	2	1
Accessible work stations	Good	5	[4]	3	2	1
Accessible fixtures	Good	5	[4]	3	2	1
<b>Average Priority Score (out of 5)</b>	<b>4.00</b>					

**General Notes: ADA Compliance**

- 1 Some campus signage needs to be redesigned to meet current standards.
- 2 Asphalt play area on the south side needs a crack and slurry seal.

**St. Helena Primary School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 4: Systems**

<b>Electrical</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Condition of service entry into building	Good	5	[4]	3	2	1
General Condition	Good	5	[4]	3	2	1
<b>Plumbing/Sewer</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Condition of Service entry into building	Good	5	[4]	3	2	1
General Condition	Good	5	[4]	3	2	1
<b>Gas or Liquid Petroleum</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Condition of Service entry into building	Good	5	[4]	3	2	1
General Conditions	Good	5	[4]	3	2	1
<b>Mechanical and HVAC</b>		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	[3]	2	1
Condition of mechanical units	Satisfactory	5	4	[3]	2	1
General Condition	Satisfactory	5	4	[3]	2	1
<b>TelCom and Information Systems</b>		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	[3]	2	1
Projected system needs of District	Satisfactory	5	4	[3]	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.64</b>			

**General Notes: Systems**

- 1 The mechanical system has reoccurring problems that should be diagnosed by a mechanical engineer. A professional review would help develop a plan to modernize the existing system.
- 2 The weather station is malfunctioning and needs to be repaired or replaced.
- 3 Data and telecom is not complete throughout the campus.
- 4 Site lighting could be upgraded to a more efficient and affordable system.

**St. Helena Primary School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 5: Finishes**

		EX	G	S	UN	NF
Paint	Good	5	[4]	3	2	1
Flooring	Unsatisfactory	5	4	3	[2]	1
Ceiling systems	Good	5	[4]	3	2	1
Furniture	Good	5	[4]	3	2	1
Cabinetry and storage	Good	5	[4]	3	2	1
Mounted Finishes	Good	5	[4]	3	2	1
Overall Cleanliness	Excellent	[5]	4	3	2	1

**Average Priority Score (out of 5)                      3.86**

**General Notes: Finishes**

- 1 The VCT and Carpeting throughout the campus needs to be replaced. One potential cause could be the slab was not allowed to cure enough before the flooring was placed; however it is possible that there is no waterproofing under the slab. If this is the case a water proofing layer must be surface applied in order to stop water infiltration or the VCT and carpeting will continue to be damaged.
- 2 Door hardware needs to be updated to meet the upcoming "columbine" requirements.

**St. Helena Primary School**  
 \_\_\_\_\_  
 St. Helena Unified School District  
  
 Master Planning - Campus Overview  
 \_\_\_\_\_  
 Building (If Applicable)

11/19/2009  
 \_\_\_\_\_  
 Date  
  
 C. King, T. Tarman, T. Sommers  
 \_\_\_\_\_  
 Evaluators

**Cumulative FACT Score and Scoring Rubric**

**Priority 1 – Health/Fire/Life Safety**

Average Priority Score	3.82
Priority Importance Factor	25
Weighted Priority Score	19.09

**Priority 2 - Building Envelope Integrity**

Average Priority Score	3.60
Priority Importance Factor	25
Weighted Priority Score	18.00

**Priority 3 – ADA Compliance**

Average Priority Score	4.00
Priority Importance Factor	25
Weighted Priority Score	20.00

**Priority 4 – Systems**

Average Priority Score	3.64
Priority Importance Factor	15
Weighted Priority Score	10.93

**Priority 5 – Finishes**

Average Priority Score	3.86
Priority Importance Factor	10
Weighted Priority Score	7.71

<b>Cumulative FACT Score</b>	<b>75.73</b>
------------------------------	--------------

<b>Cumulative FACT Performance</b>	<b>Good</b>
------------------------------------	-------------

**Facility Issues with General Cost Estimates**

<b>St. Helena Primary School</b>					
<b>Facility Issue</b>	<b>Total Votes</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	<b>Assumptions</b>
Modernize (replace) the campus play structures and add shade structures.	3	2	\$35,000	\$70,000	Assumes purchase of (2) new play structures (\$30,000) and purchase of (2) 20x20 8 foot shade structures installed with associated DSA fees and inspections (\$40,000).
Upgrade door locks and related door hardware to provide additional security.	3	37	\$250 - \$1,300	\$14,500	Assumes 32 standard and 5 double doors.
Construct a new Multipurpose Room.	1	6,500 sf	\$500	\$3,250,000	Assumes new construction at \$500 per sf.
Expand the Library and Computer Lab areas.	1	1,250 sf	\$350 - \$500	\$512,500	Assumes modernization of 750 sf of existing space and 500 sf of new construction.
Increase classroom space and update telecom wiring for multimedia classrooms.	1	2,880 sf	\$600	\$1,728,000	Assumes demolition and reconstruction of existing space at \$600 per sf.
Add a new fence to separate the Primary and High School campuses.	1	425 lf	\$12.50	\$5,313	Assumes 425 lf of new fencing.
Increase campus storage capacity.		3	\$5,000	\$15,000	Assumes purchase of (3) 320 sq ft storage units at \$5,000 per unit.
Remodel the Administration area (conference room and the counseling office).		1,000 sf	\$350	\$3,500	Assumes modernization of existing space at \$350 per sf.
Create a track around the sports field with youth sized par course.					Unable to estimate due to lack of project scope.
Repair or replace the weather station.		1	\$1,000	\$1,500	Assumes purchase and installation of new weather station.

St. Helena Primary School					
Facility Issue	Total Votes	Unit	Unit Cost	Estimated Cost	Assumptions
Replace the blacktop and add trees at the playground area.		32,200 sf	\$0.20	\$6,440	Assumes seal coat of existing blacktop.
Replace vinyl tile flooring throughout the campus.		14,000 sf	\$8	\$112,000	Assumes demolition of existing floor (\$1.76 per sf), waterproofing of concrete (\$2.75 per sf), and replacement with new flooring (\$3.47 per sf).
Develop facilities for a ceramics program (including kiln).		1,250 sf	\$500	\$625,000	Assumes new construction at \$500 per sf.
Repair HVAC throughout the campus.		1	\$5,000	\$5,000	Unable to estimate due to lack of project scope. Consultant recommends inspection by qualified firm. Inspection estimated at \$150/hour for 30 hours.
Install security cameras around campus to increase safety.		20	\$3,000	\$60,000	Assumes \$3000 per unit installed.
Revise student drop off area and provide shade structures.		1	\$20,000	\$20,000	Assumes purchase of (1) 20x20 shade structure installed with associated DSA fees and inspections.
<b>Total</b>	<b>10</b>			<b>\$6,428,753</b>	

*\*These estimates are provided for reference only to assist the District in their facility planning efforts.*

*\*These estimates are based on 2010 cost per square foot for K-12 Modernization/New Construction projects in the District and Statewide.*

*\*Detailed cost estimates should be prepared at the conclusion of programming and design development.*

**St. Helena Elementary School**

<b>General Facility Information</b>	
Current Grades Housed	3-5
Permanent Classrooms	28
Portable Classrooms	0
Existing Usable Acreage	7.50
CDE Rec Site Acreage	6.3
Capacity	379

***Summary***

St. Helena Elementary School is located on 7.50 acres at 1325 Adams St. in St. Helena. St. Helena Elementary is a single-story facility, which was originally constructed in 1950 (original building). It consists of 28 permanent classrooms.

St. Helena Elementary currently houses 261 3-5 students, operating at 69% of facility capacity. Enrollments are expected to decline to 233 by 2019-20.

The site has received some recent improvements including a new Joint Use facility in partnership with the local Boys and Girls Club. A detailed list of facility needs and potential funding mechanisms follows, as outlined in site visits and discussions with site staff and administrators.

***Building Inventory Completed June 2010***

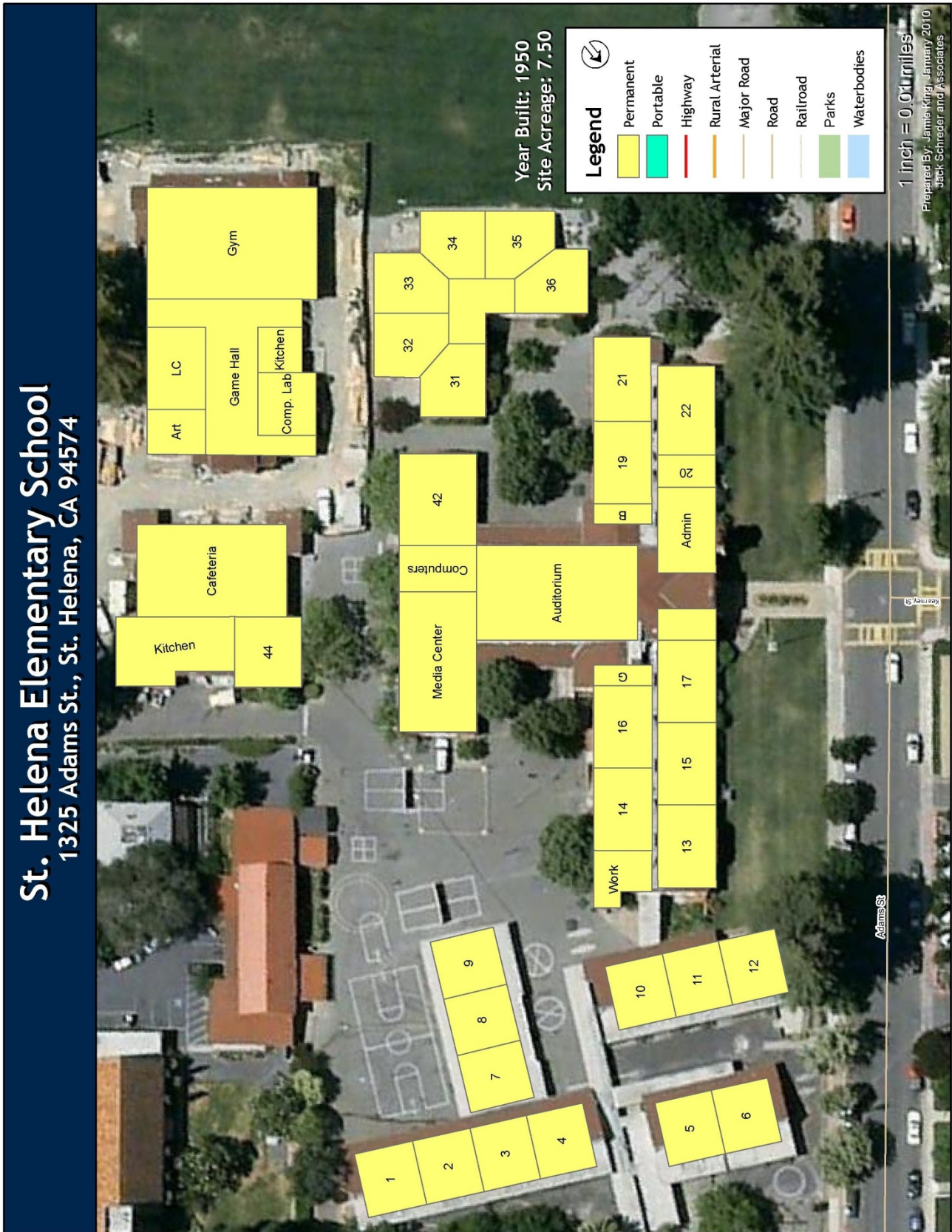
<b>Building Name</b>	<b>Square Feet</b>	<b>Original Const</b>	<b>Modernization</b>
Original School Bldg	Unknown	Unknown	1998
Classrooms 1-4	4,092	1950	1998
Kindergarten (Rm 5)	2,160	1950	1998
Classrooms 10-12	3,138	1950	1998
Expansion of Kindergarten (Rm 6)	1,137	1955	1998
Classrooms 7-9	2,880	1966	1998
Classrooms 31-36	6,597	1972	1998
Cafeteria	5,140	1972	1998
Boys and Girls Joint Use	11,635	2006	NA



**Site Capacity**

Room #	Type	Use	Capacity
1	Permanent	5th	25
2	Permanent	5th	25
3	Permanent	5th	25
4	Permanent	5th	25
5	Permanent	Reading	0
6	Permanent	Storage	0
7	Permanent	Assembly Room	0
8	Permanent	PYP	0
9	Permanent	Science Lab	0
10	Permanent	SDC	12
11	Permanent	SDC	12
12	Permanent	RSP	0
13	Permanent	3rd	20
14	Permanent	3rd	20
15	Permanent	3rd	20
16	Permanent	4th	25
17	Permanent	3rd	20
19	Permanent	4th	25
20	Permanent	Speech/ Nurse	0
21	Permanent	4th	25
22	Permanent	4th	25
31	Permanent	Spanish	0
32	Permanent	Fitness Center	0
33	Permanent	Art Lab	0
34	Permanent	MAP	25
35	Permanent	MAP	25
36	Permanent	MAP	25
42	Permanent	Music	0
<b>Total</b>			<b>379</b>

Site Map



**FACT**

<b>St. Helena Elementary School</b>	11/18/2009
St. Helena Unified School District	Date
Master Planning - Campus Overview	C. King, T. Tarman, T. Sommers
Building (If Applicable)	Evaluators

**Priority 1: Health/Fire/Life/Safety**

**Haz Mat and Gas Leaks**

Evidence of Hazardous Materials	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	YES
Evidence of gas leaks	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	YES

**Water Damage**

Visible under finishes	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	YES
Visible at surface level	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	YES

**Fire Sprinkler/Suppressions System**

		EX	G	S	UN	NF
Performance of overall system	Good	5	<b>[4]</b>	3	2	1
Percentage of building covered	Good	5	<b>[4]</b>	3	2	1
General Condition	Good	5	<b>[4]</b>	3	2	1

**Fire Alarm System**

		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	<b>[3]</b>	2	1
General Condition	Satisfactory	5	4	<b>[3]</b>	2	1

**Pest and Vermin**

Evidence of pest and/or vermin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structural damage or life safety threats	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Average Priority Score (out of 5)                      3.64**

**General Notes: Health/Fire/Life/Safety**

- 1 Minimal water damage inside the building at ceilings and below drinking fountains.
- 2 Portions of roof framing show signs of significant dry rot.
- 3 Rainwater leaders are damaged or missing and are undersized.
- 4 Drainage needs to be improved. There is standing water in many areas during the entire rainy season.
- 5 The Fire alarm system needs to be completed and portions of the current system need to be modernized or replaced in order to work properly.

**St. Helena Elementary School**  
 St. Helena Unified School District  
 Master Planning - Campus Overview  
 Building (If Applicable)

11/18/2009  
 Date  
 C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 2: Building Envelope Integrity**

		EX	G	S	UN	NF
Foundation	Satisfactory	5	4	<b>[3]</b>	2	1
Walls	Satisfactory	5	4	<b>[3]</b>	2	1
Windows	Unsatisfactory	5	4	3	<b>[2]</b>	1
Roofs	Unsatisfactory	5	4	3	<b>[2]</b>	1
Structural system	Good	5	<b>[4]</b>	3	2	1
<b>Average Priority Score (out of 5)</b>						<b>2.80</b>

**General Notes: Building Envelope Integrity**

- 1 Minor cracks in concrete site work caused by natural settling.
- 2 Evidence of dry rot at foundation of classroom 10.
- 3 Outdated windows pose problems with thermal heat gain and light controllability.
- 4 Suggest replacing single pane windows at classrooms 1-6 and 10-22 to increase performance and energy efficiency. Some of the windows in the Pod building are leaking and rusted.
- 5 The majority of the campus roofing is in need of replacement. Many of the composition tiles are showing signs of degradation and curling

**St. Helena Elementary School**

11/18/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 3: ADA Compliance**

		EX	G	S	UN	NF
Signage, path of travel	Unsatisfactory	5	4	3	<b>[2]</b>	1
Necessary clearances	Satisfactory	5	4	<b>[3]</b>	2	1
Accessible work stations	Satisfactory	5	4	<b>[3]</b>	2	1
Accessible fixtures	Satisfactory	5	4	<b>[3]</b>	2	1

**Average Priority Score (out of 5)                      2.75**

**General Notes: ADA Compliance**

- 1 The natural topography of this site poses a large amount of accessibility obstacles.
- 2 There is no clear accessible path due to excessive slope and vertical drops.
- 3 The site lacks accessible signage.
- 4 The Historic building portion lacks accessible exits and doors throughout the campus need hardware updates.
- 5 Several bathrooms need to be upgraded to meet current ADA design guidelines
- 6 Special needs classrooms needs bathroom and bathing facilities.
- 7 There is no accessible access to the teachers break room or bathroom facilities.
- 8 The access ramp at the north east portion of the school needs to be replaced or removed.

**St. Helena Elementary School**  
 St. Helena Unified School District  
 Master Planning - Campus Overview  
 Building (If Applicable)

11/18/2009  
 Date  
 C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 5: Systems**

**Priority 4 – Systems**

<b>Electrical</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Condition of service entry into building	Good	5	[4]	3	2	1
General Condition	Good	5	[4]	3	2	1
<b>Plumbing/Sewer</b>		EX	G	S	UN	NF
Performance of overall system	Unsatisfactory	5	4	3	[2]	1
Condition of Service entry into building	Satisfactory	5	4	[3]	2	1
General Condition	Unsatisfactory	5	4	3	[2]	1
<b>Gas or Liquid Petroleum</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Condition of Service entry into building	Good	5	[4]	3	2	1
General Conditions	Good	5	[4]	3	2	1
<b>Mechanical and HVAC</b>		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	[3]	2	1
Condition of mechanical units	Satisfactory	5	4	[3]	2	1
General Condition	Satisfactory	5	4	[3]	2	1
<b>TelCom and Information Systems</b>		EX	G	S	UN	NF
Performance of overall system	Good	5	[4]	3	2	1
Projected system needs of District	Good	5	[4]	3	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.43</b>			

**General Notes: Systems**

- 1 Seasonal flooding occurs at the sports field.
- 2 Maintenance has reported lighting performance issues in the auditorium.
- 3 The PA system needs to be adjusted and balanced to achieve uniform volume levels.
- 4 Upgrading the classroom windows will decrease thermal heat gain and reduce the schools total energy loads.
- 5 Night lighting for the campus should be move from photocell to a clock controlled system.
- 6 Security cameras should be installed due to numerous areas of access and visibility issues.

**St. Helena Elementary School**

11/18/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 5: Finishes**

		EX	G	S	UN	NF
Paint	Unsatisfactory	5	4	3	<b>[2]</b>	1
Flooring	Good	5	<b>[4]</b>	3	2	1
Ceiling systems	Good	5	<b>[4]</b>	3	2	1
Furniture	Good	5	<b>[4]</b>	3	2	1
Cabinetry and storage	Satisfactory	5	4	<b>[3]</b>	2	1
Mounted Finishes	Good	5	<b>[4]</b>	3	2	1
Overall Cleanliness	Good	5	<b>[4]</b>	3	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.57</b>			

**General Notes: Finishes**

- 1 The carpet below the drinking fountain is consistently damp. Suggest replacing carpet with a more water resistant finish at all drinking fountains.
- 2 Need additional storage; unoccupied classrooms are used as storage rooms
- 3 School finishes very well maintained.
- 4 Door hardware will need updating to meet the upcoming "columbine" requirements.

**St. Helena Elementary School**  
 St. Helena Unified School District  
 Master Planning - Campus Overview  
 Building (If Applicable)

11/18/2009  
 Date  
 C. King, T. Tarman, T. Sommers  
 Evaluators

**Cumulative FACT Score and Scoring Rubric**

**Priority 1 – Health/Fire/Life Safety**

Average Priority Score	3.64
Priority Importance Factor	25
Weighted Priority Score	18.18

**Priority 2 - Building Envelope Integrity**

Average Priority Score	2.80
Priority Importance Factor	25
Weighted Priority Score	14.00

**Priority 3 – ADA Compliance**

Average Priority Score	2.75
Priority Importance Factor	25
Weighted Priority Score	13.75

**Priority 4 – Systems**

Average Priority Score	3.43
Priority Importance Factor	15
Weighted Priority Score	10.29

**Priority 5 – Finishes**

Average Priority Score	3.57
Priority Importance Factor	10
Weighted Priority Score	7.14

**Cumulative FACT Score** **63.36**

**Cumulative FACT Performance** **Satisfactory**



**Facility Issues with General Cost Estimates**

<b>St. Helena Elementary School</b>					
<b>Facility Issue</b>	<b>Total Votes</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	<b>Assumptions</b>
Resolve public parking and student drop-off areas.	5				Unable to estimate due to lack of project scope.
Modernize Special Needs classroom to include bathroom and bathing facilities.	4	3,300 sf	\$350	\$1,155,000	Assumes modernization of existing space at \$350 per sf.
Relocate student bathroom at cafeteria away from street.	2				Included in modernization of kitchen/cafeteria building.
Modernize bathrooms to utilize auto-flush toilets and automatic sinks.	2	40	\$4,750	\$190,000	Assumes end cost of \$4,750 per fixture installed.
Modernize the Kitchen/Cafeteria Building.	1	5,140 sf	\$350	\$1,799,000	Assumes modernization of existing space at \$350 per sf.
Add flashing lights at crosswalks for student protection.		2	\$35,000	\$70,000	Assumes \$35,000 for each crossing.
Develop facilities for a ceramics program (including kiln).		1,250 sf	\$500	\$625,000	Assumes new construction at \$500 per sf.
Create a walking path around existing sports field.		1/4 mile		\$19,000	Assumes 1/4 mile path, 10 feet wide. \$16,000 concrete curb, \$3,000 sod demolition and decomposed granite.
Correct drainage issues at the existing sports field.		24,000 sf		\$31,200	Remove grass, grade, and replace with sod.
Provide noise control between classrooms at pod building.					Unable to estimate due to lack of project scope.
Update the nurse's station along with faculty bathroom and break room facilities.		1,250 sf	\$350	\$437,500	Assumes modernization of existing space at \$350 per sf.
Replace the outbuildings at the west side of the campus to increase the campus' storage capacity (currently surplus furniture is unprotected throughout the year).		8	\$5,000	\$40,000	Assumes purchase of (8) 320 sq ft storage units at \$5,000 per unit.
Complete the fencing around the campus.		1,750 lf	\$12.50	\$21,875	Assumes 70% of fencing needs repaired/replaced at \$12.50 per lf.

St. Helena Elementary School					
Facility Issue	Total Votes	Unit	Unit Cost	Estimated Cost	Assumptions
Install security cameras around campus to increase safety.		20	\$3,000	\$60,000	Assumes \$3000 per unit installed.
Add hot water and a dishwasher at the Art Classroom.		1	\$4,750	\$4,750	Assumes end cost of \$4,750 per fixture installed.
Increase storage for MAP and POD Classrooms.		40 lf	\$150	\$6,000	Assumes \$150 per lf of full height cabinet.
Upgrade door locks and related door hardware to provide additional security.		68	\$250 - \$1,300	\$35,900	Assumes 50 standard and 18 double doors.
<b>Total</b>	<b>14</b>			<b>\$4,495,225</b>	

*\*These estimates are provided for reference only to assist the District in their facility planning efforts.*

*\*These estimates are based on 2010 cost per square foot for K-12 Modernization/New Construction projects in the District and Statewide.*

*\*Detailed cost estimates should be prepared at the conclusion of programming and design development.*

**Robert Louis Stevenson Middle School**

<b>General Facility Information</b>	
Current Grades Housed	6-8
Permanent Classrooms	18
Portable Classrooms	6
Existing Usable Acreage	9.60
CDE Rec Site Acreage	8.1
Capacity	387

***Summary***

Robert Louis Stevenson Middle School is located on 9.60 acres at 1316 Hillview Place in St. Helena. Robert Louis Stevenson Middle School is a single-story facility, which was originally constructed in 1956 (original building). It consists of 18 permanent classrooms and 6 portable classrooms.

Robert Louis Stevenson Middle School currently houses 311 6-8 students, operating at 80% of facility capacity. Enrollments are expected to decline to 258 by 2019-20.

The site has received some recent improvements including a new gymnasium building and a substantial modernization in 1998. A detailed list of facility needs and potential funding mechanisms follows, as outlined in site visits and discussions with site staff and administrators.

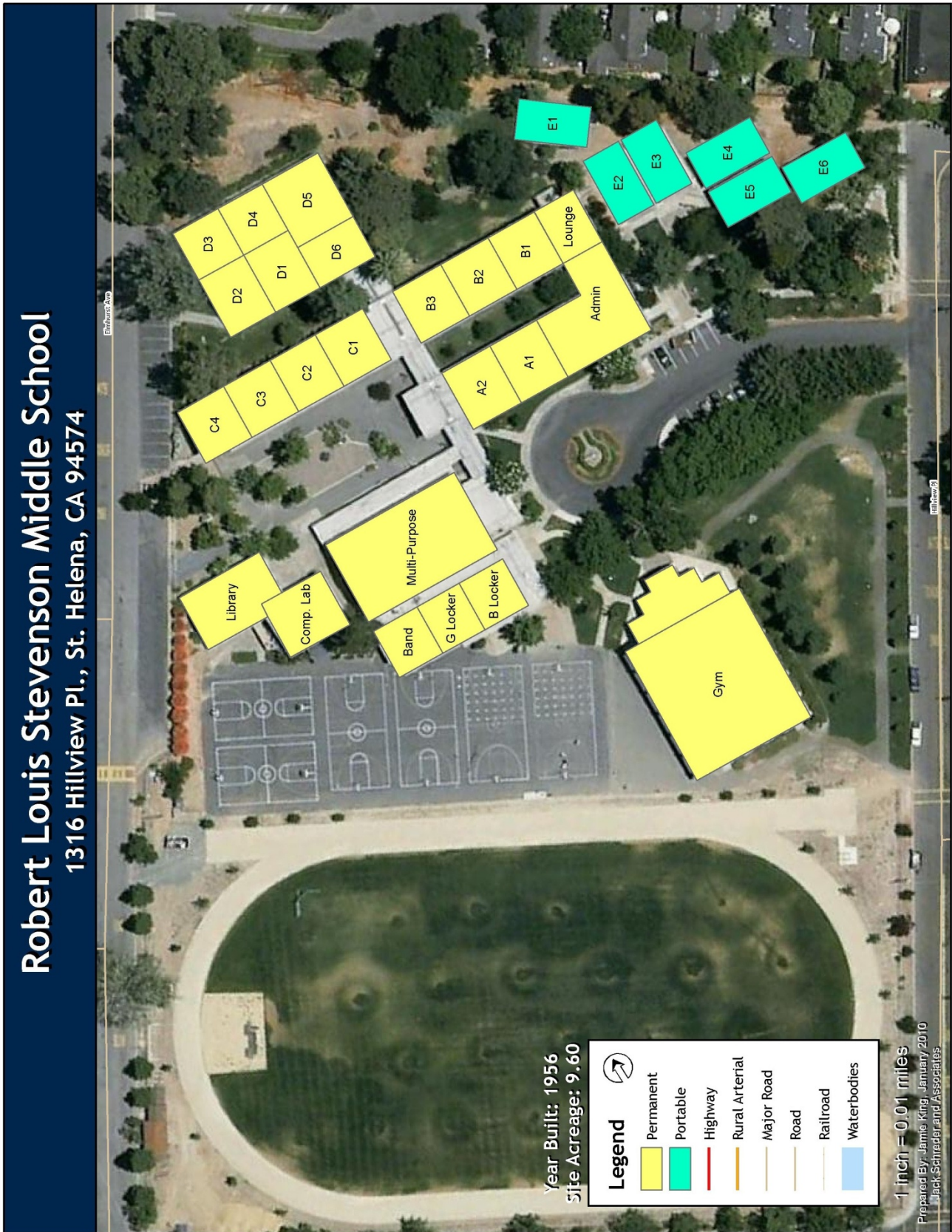
**Building Inventory Completed June 2010**

<b>Building Name</b>	<b>Square Feet</b>	<b>Original Const</b>	<b>Modernization</b>
Classroom Wing A	4,060	1956	1998
Classroom Wing B	4,536	1956	1998
Classroom Wing C	4,088	1956	1998
Administration Wing	1,424	1956	1998
Gymnasium	3,848	1956	1998
Performance Platform in Gymnasium	988	1956	1998
Locker Rooms	2,758	1956	1998
Classroom Wing D	5,760	1964	1998
Band and Locker Room	3,888	1964	NA
Kitchen	780	1964	NA
Art Room	1,440	1972	1998
Wood Shop	2,440	1972	1998
Instrument Room	170	1972	NA
Small PE Room Addition	261	1972	NA
New Gymnasium	8,000	1998	NA
New Gym Lobby	1,232	1998	NA
Portable Classroom #1	960	1993	NA
Portable Classroom #2	960	1993	NA
Portable Classroom #3	960	1995	NA
Portable Classroom #4	960	1995	NA
Portable Classroom #5	960	Unknown	NA
Portable Classroom #6	960	Unknown	NA

**Site Capacity**

<b>Room #</b>	<b>Type</b>	<b>Use</b>	<b>Capacity</b>
A1	Permanent	6th CR	25
A2	Permanent	8th CR	27
B1	Permanent	8th CR	27
B2	Permanent	7th CR	27
B3	Permanent	ELD	0
C1	Permanent	8th CR	27
C2	Permanent	7th CR	27
C3	Permanent	8th CR	27
C4	Permanent	7th CR	27
D1	Permanent	SDC	9
D2	Permanent	7th CR	27
D3	Permanent	Spanish	25
D4	Permanent	SDC	12
D5	Permanent	Chorus	0
D6	Permanent	Speech	0
E1	PCR	Art	0
E2	PCR	Technology	0
E3	PCR	Spanish	25
E4	PCR	6th CR	25
E5	PCR	6th CR	25
E6	PCR	6th CR	25
2216	Permanent	Computer Lab	0
2215	Permanent	Band	0
2231	Permanent	Library	0
<b>Total</b>			<b>387</b>

Site Map



**FACT**

**Robert Louis Stevenson Middle School**  
 St. Helena Unified School District  
 Master Planning - Campus Overview  
 Building (If Applicable)

11/18/2009  
 Date  
 C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 1: Health/Fire/Life/Safety**

**Haz Mat and Gas Leaks**

Evidence of Hazardous Materials  NO  YES  
 Evidence of gas leaks  NO  YES

**Water Damage**

Visible under finishes  NO  YES  
 Visible at surface level  NO  YES

**Fire Sprinkler/Suppressions System**

		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	<b>[3]</b>	2	1
Percentage of building covered	Satisfactory	5	4	<b>[3]</b>	2	1
General Condition	Satisfactory	5	4	<b>[3]</b>	2	1

**Fire Alarm System**

		EX	G	S	UN	NF
Performance of overall system	Satisfactory	5	4	<b>[3]</b>	2	1
General Condition	Satisfactory	5	4	<b>[3]</b>	2	1

**Pest and Vermin**

Evidence of pest and/or vermin  NO  YES  
 Structural damage or life safety threats  NO  YES

**Average Priority Score (out of 5)                      3.36**

**General Notes: Health/Fire/Life/Safety**

- 1 Mold was identified in the E2 portable building in the past.
- 2 The sixth grade portables have water leaks from the siding, roofs, and rain gutters. these leaks could lead to larger problems in the future.
- 3 The child drop off and pick up areas have a conflict with cars/buses as students come from the bus drop off location.
- 4 In the past rats have nested in the shrubs around the gym building.
- 5 The battery back up for the choir room fire alarm does not function correctly.
- 6 Fencing work needs to be completed campus wide. Repairs and new fencing will provide greater site safety for the students and faculty.

**Robert Louis Stevenson Middle School**

11/18/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 2: Building Envelope Integrity**

		EX	G	S	UN	NF
Foundation	Satisfactory	5	4	<b>[3]</b>	2	1
Walls	Satisfactory	5	4	<b>[3]</b>	2	1
Windows	Satisfactory	5	4	<b>[3]</b>	2	1
Roofs	Satisfactory	5	4	<b>[3]</b>	2	1
Structural system	Satisfactory	5	4	<b>[3]</b>	2	1
<b>Average Priority Score (out of 5)</b>						<b>3.00</b>

**General Notes: Building Envelope Integrity**

- 1 Soil retention and drainage issues need to be addressed at the band room, currently water and soil is too close the foundation and wall framing.
- 2 The gutters and rain water leaders are damaged/clogged which has led to water damage.
- 3 Windows appear to be single pane throughout the campus. Modernizing the windows will help reduce solar heat gain and help reduce campus wide energy consumption.
- 4 There is evidence of water damage in walls throughout the campus. Recommend further evaluation to identify problem areas and extent of water damage.
- 5 Some of the rain gutters on campus are leaking and damaged beyond repair.
- 6 Door hardware needs to be updated to meet the upcoming "columbine" requirements.



**Robert Louis Stevenson Middle School**  
 St. Helena Unified School District

11/18/2009  
 Date

Master Planning - Campus Overview  
 Building (If Applicable)

C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 3: ADA Compliance**

		EX	G	S	UN	NF
Signage, path of travel	Satisfactory	5	4	<b>[3]</b>	2	1
Necessary clearances	Satisfactory	5	4	<b>[3]</b>	2	1
Accessible work stations	Good	5	<b>[4]</b>	3	2	1
Accessible fixtures	Unsatisfactory	5	4	3	<b>[2]</b>	1

**Average Priority Score (out of 5)                      3.00**

**General Notes: ADA Compliance**

- 1 Recommend the addition of an accessible ramp and stairs from parking lot to new gym building.
- 2 Multiple ramps throughout the site lack handrails and slopes may be in excess of ADA requirements.
- 3 The teachers room kitchen needs to be modernized to meet ADA requirements.

**Robert Louis Stevenson Middle School**

11/18/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 4: Systems**

		EX	G	S	UN	NF
<b>Electrical</b>						
Performance of overall system	Satisfactory	5	4	[3]	2	1
Condition of service entry into building	Satisfactory	5	4	[3]	2	1
General Condition	Satisfactory	5	4	[3]	2	1
<b>Plumbing/Sewer</b>						
Performance of overall system	Unsatisfactory	5	4	3	[2]	1
Condition of Service entry into building	Unsatisfactory	5	4	3	[2]	1
General Condition	Unsatisfactory	5	4	3	[2]	1
<b>Gas or Liquid Petroleum</b>						
Performance of overall system	Satisfactory	5	4	[3]	2	1
Condition of Service entry into building	Satisfactory	5	4	[3]	2	1
General Conditions	Satisfactory	5	4	[3]	2	1
<b>Mechanical and HVAC</b>						
Performance of overall system	Satisfactory	5	4	[3]	2	1
Condition of mechanical units	Satisfactory	5	4	[3]	2	1
General Condition	Satisfactory	5	4	[3]	2	1
<b>TelCom and Information Systems</b>						
Performance of overall system	Unsatisfactory	5	4	3	[2]	1
Projected system needs of District	Unsatisfactory	5	4	3	[2]	1
<b>Average Priority Score (out of 5)</b>						<b>2.64</b>

**General Notes: Systems**

- 1 The campus needs additional faculty and student toilet room facilities.
- 2 The HVAC units on the 6th grade portable buildings noise level issues. All HVAC systems campus wide are at or past their normal life span and need to be replaced. Ducts should be repaired or move inside the buildings.
- 4 The Telecom system needs to be modernized to meet the multimedia needs of the modern classroom.
- 5 Much of the storm drain does not work due to broken pipes or tree root problems.
- 6 Water line infrastructure needs to be replaced. The existing copper pipe is degrading rapidly.
- 7 The track and field area does not drain properly leading to ponding in the field.

**Robert Louis Stevenson Middle School**  
 St. Helena Unified School District

11/18/2009  
 Date

Master Planning - Campus Overview  
 Building (If Applicable)

C. King, T. Tarman, T. Sommers  
 Evaluators

**Priority 5: Finishes**

		EX	G	S	UN	NF
Paint	Satisfactory	5	4	<b>[3]</b>	2	1
Flooring	Satisfactory	5	4	<b>[3]</b>	2	1
Ceiling systems	Satisfactory	5	4	<b>[3]</b>	2	1
Furniture	Good	5	<b>[4]</b>	3	2	1
Cabinetry and storage	Good	5	<b>[4]</b>	3	2	1
Mounted Finishes	Satisfactory	5	4	<b>[3]</b>	2	1
Overall Cleanliness	Good	5	<b>[4]</b>	3	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.43</b>			

**General Notes: Finishes**

- 1 The majority of the classroom spaces would benefit from new flooring (Carpet and Tile).
- 2 The administration and facility would like "smart boards" in all classrooms.

**Robert Louis Stevenson Middle School**  
 St. Helena Unified School District

11/18/2009  
 Date

Master Planning - Campus Overview  
 Building (If Applicable)

C. King, T. Tarman, T. Sommers  
 Evaluators

**Cumulative FACT Score and Scoring Rubric**

**Priority 1 – Health/Fire/Life Safety**

Average Priority Score	3.36
Priority Importance Factor	25
Weighted Priority Score	16.82

**Priority 2 - Building Envelope Integrity**

Average Priority Score	3.00
Priority Importance Factor	25
Weighted Priority Score	15.00

**Priority 3 – ADA Compliance**

Average Priority Score	3.00
Priority Importance Factor	25
Weighted Priority Score	15.00

**Priority 4 – Systems**

Average Priority Score	2.64
Priority Importance Factor	15
Weighted Priority Score	7.93

**Priority 5 – Finishes**

Average Priority Score	3.43
Priority Importance Factor	10
Weighted Priority Score	6.86

<b>Cumulative FACT Score</b>	<b>61.60</b>
------------------------------	--------------

<b>Cumulative FACT Performance</b>	<b>Satisfactory</b>
------------------------------------	---------------------

**Facility Issues with General Cost Estimates**

<b>Robert Louis Stevenson Middle School</b>					
<b>Facility Issue</b>	<b>Total Votes</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	<b>Assumptions</b>
Remove 6 portables and construct a 6th grade pod building that would provide the sixth grade students with their own classrooms, gathering spaces, and central quad.	48	6,000 sf - 8,000 sf	\$350 - \$500	\$1,000,000 - \$4,000,000	Assumes either the replacement of existing portables with new portables or the replacement of existing portables with a new permanent building.
Create larger kitchen facilities and provide students with covered eating spaces.	21	1,500 sf	\$500	\$750,000	Assumes new construction at \$500 per sf.
Add skylights on the roof of the walkway between the multi-purpose room and the locker rooms.	6	10	\$7,500	\$75,000	Assumes 10 skylights installed at \$7,500 per unit.
Modernize existing telecom to help develop multimedia classrooms.	3				Unable to estimate due to lack of project scope.
Add staff and student bathrooms, preferably near the library and rose garden.	3	850 sf	\$500	\$425,000	New construction at \$500 per sf.
Modernize and update the Science Labs.	3	2,000 sf	\$350	\$700,000	Assumes modernization of existing space at \$350 per sf.
Modernize the existing faculty facilities and add outdoor eating area at the faculty room.	2	2,500 sf	\$350	\$875,000	Assumes modernization of existing space at \$350 per sf.
Address the drainage issues at the track and field area.	2	3,000 sf	\$5	\$15,000	Assumes surveying, rough and fine grading.
Further develop and fully integrate the nature trail project.	1				Unable to estimate due to lack of project scope.
Construct an all weather track and field facility.	1			\$1,500,000	Based on similar projects in comparable districts.
Create additional privacy in the locker room bathroom stall areas.	1	1,500 sf	\$50	\$75,000	Assumes 750 sf in each locker room at \$50 per sf.

<b>Robert Louis Stevenson Middle School</b>					
<b>Facility Issue</b>	<b>Total Votes</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	<b>Assumptions</b>
Completely demolish and rebuild Robert Louis Stevenson Middle School.		41,000 sf	\$650	\$26,650,000	Assumes demolition and reconstruction of existing space at \$650 per sf.
Create a bus drop off area and screen student traffic from the auto drop off area.		1,500 sf and 140 lf		\$26,500	140 lf of fencing at \$12.50 per lf and \$16.50 per sf for demo and reconstruction of existing 1,500 sf.
Create an entry to the school by landscaping the front and building an entry monument.				\$45,000	Assumes \$25,000 for monument and \$20,000 for landscaping.
Develop facilities for a ceramics program (including kiln).		1,250 sf	\$500	\$625,000	Assumes new construction at \$500 per sf.
Install security cameras around campus to increase safety.		20	\$3,000	\$60,000	Assumes \$3000 per unit installed.
Increase storage.		8	\$5,000	\$40,000	Assumes purchase of (8) 320 sq ft storage units at \$5,000 per unit.
Modernize existing stage area.		1,000 sf	\$350	\$350,000	Assumes modernization of existing space at \$350 per sf.
Construct new weight room.		2,500 sf	\$500	\$1,250,000	Assumes new construction at \$500 per sf.
Provide dedicated space for student activities/ASB space.		1,000 sf	\$500	\$500,000	Assumes new construction at \$500 per sf.
Digital media editing space.		1,000 sf	\$500	\$500,000	Assumes new construction at \$500 per sf.
Upgrade door locks and related door hardware to provide additional security.		46	\$250 - \$1,300	\$28,300	Assumes 30 standard and 16 double doors.
<b>Total</b>	<b>91</b>			<b>\$33,989,800 - \$36,989,800</b>	

*\*These estimates are provided for reference only to assist the District in their facility planning efforts.*

*\*These estimates are based on 2010 cost per square foot for K-12 Modernization/New Construction projects in the District and Statewide.*

*\*Detailed cost estimates should be prepared at the conclusion of programming and design development.*

**St. Helena High School**

<b>General Facility Information</b>	
Current Grades Housed	9-12
Permanent Classrooms	30
Portable Classrooms	2
Existing Usable Acreage	20.33
CDE Rec Site Acreage	19.2
Capacity	726

***Summary***

St. Helena High School, constructed in 1911, is located on 20.33 acres at 1401 Grayson Avenue in St. Helena. St. Helena High School is composed primarily of single-story facilities, which were originally constructed between 1911 and 1972 (original buildings). It consists of 30 permanent classrooms and 2 portable classrooms.

St. Helena High School currently houses 499 9-12 students, operating at 69% of facility capacity. Enrollments are expected to decline to 448 by 2019-20.

The site has received some recent improvements, including a new Multi-Purpose building in 2008. This project was constructed with State Joint-Use funding and matching District and community monies.

In 2008 the District prepared, submitted, and was awarded funding for three Career Technical Education grants for the construction of new facilities for Performing Arts, Culinary Arts, and Agriculture pathways. The State Career Technical Education Facilities Program (CTEFP) is a 50/50 match program, meaning the District must match, dollar for dollar, monies provided by the State with District funds. The Performing Arts facility is currently under construction (the District received \$1,023,792 from the State and matched it with \$1,023,792 in District funds). In order to receive the State funding for Agriculture and Culinary Arts, the District must submit architectural plans approved by the Department of State Architecture and California Department of Education to the Office of Public School Construction by December 2010. If the approved plans are not submitted by December 2010, the grants will be rescinded and the District will no longer be eligible

to receive the funding. Upon submitting the plans, the District must construct the facilities as outlined in the original grant and purchase all equipment listed in the original grant.

A map of the facilities plan for the Culinary Arts and Agriculture pathways is provided in this section. The grant amounts are as follows:

	<b>State Funds (50% of Total)</b>	<b>District Match (50% of Total)</b>
<b>Agriculture</b>	\$2,492,683	\$2,492,683
<b>Culinary Arts</b>	\$639,245	\$639,245

A detailed list of additional facility needs and potential funding mechanisms follows, as outlined in site visits and discussions with site staff and administrators.



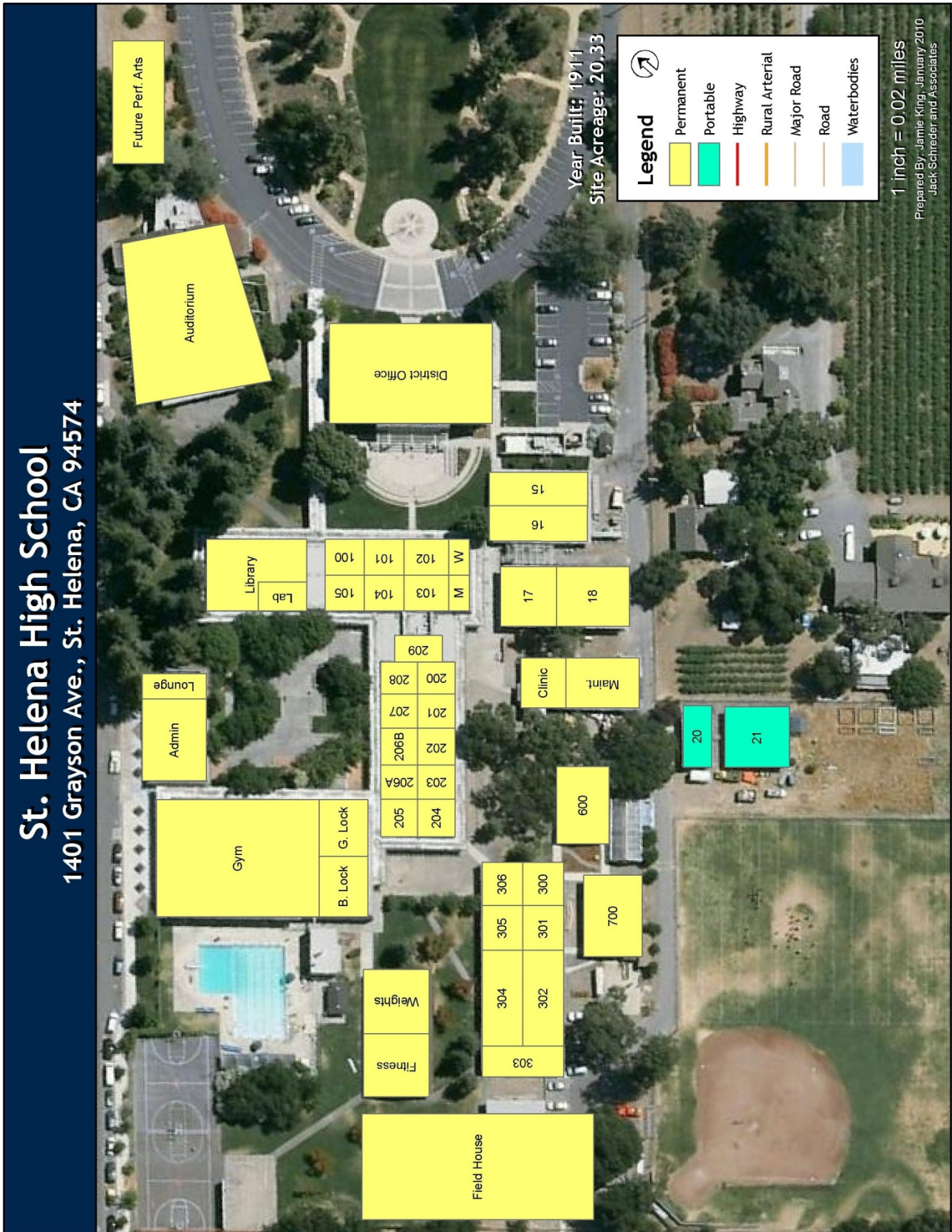
***Building Inventory Completed June 2010***

<b>Building Name</b>	<b>Square Feet</b>	<b>Original Const</b>	<b>Modernization</b>
Vintage Hall	14,185	1,911	2000
Shop Classroom	3,288	1944	1998
Auditorium	9,200	1952	1998
Science Building	33,316	1958	N/A
"Old" Gymnasium	14,560	1975	1999
100 Classroom Wing	Unknown	1975	1998
200 Classroom Wing	Unknown	1975	1998
300 Classroom Wing	7,650	1972	1998
Administration Wing	3,520	1975	1998
Addition to 200 wing	1,860	1997	NA
Fitness Facility	4,180	1999	NA
Ag Science Building	2,400	2000	NA
Home Economic Building	1,280	2000	NA
Football Concessions	960	2003	NA
Multipurpose "Field House"	9,650	2008	NA
Choir Building	3,264	2008	NA

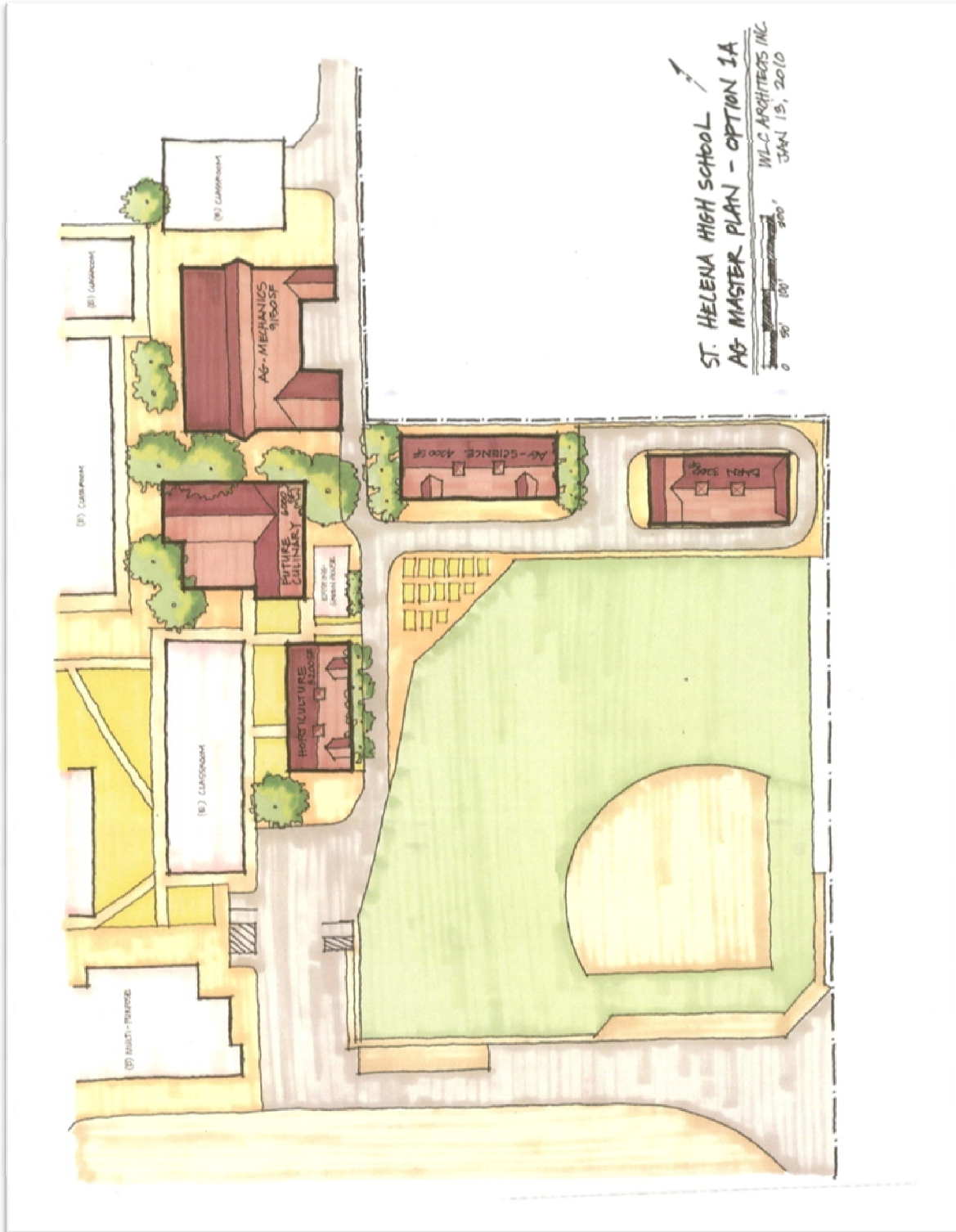
**Site Capacity**

Room #	Type	Use	Capacity
15	Permanent	Science Lab	20
16	Permanent	Science Lab	20
17	Permanent	Computer Lab	20
18	Permanent	Wood Shop/Ag	20
20	PCR	SDC	12
21	PCR	SDC	12
100	Permanent	9-12 CR	27
101	Permanent	9-12 CR	27
102	Permanent	Culinary Art	20
103	Permanent	9-12 CR	27
104	Permanent	9-12 CR	27
105	Permanent	9-12 CR	27
200	Permanent	9-12 CR	27
201	Permanent	9-12 CR	27
202	Permanent	9-12 CR	27
203	Permanent	SDC	12
204	Permanent	9-12 CR	27
205	Permanent	9-12 CR	27
206a	Permanent	SDC	12
206b	Permanent	SDC	12
207	Permanent	9-12 CR	27
208	Permanent	9-12 CR	27
209	Permanent	Science Lab	20
300	Permanent	9-12 CR	27
301	Permanent	9-12 CR	27
302	Permanent	Art/Photography	20
303	Permanent	9-12 CR	27
304	Permanent	9-12 CR	27
305	Permanent	9-12 CR	27
306	Permanent	9-12 CR	27
600	Permanent	Agriculture	20
700	Permanent	Agriculture	20
<b>Total</b>			<b>726</b>

Site Map



Facilities Plan for Career Technical Education: Agriculture and Culinary Arts



ST. HELENA HIGH SCHOOL  
AG MASTER PLAN - OPTION 1A  
WLC ARCHITECTS INC  
JAN 15, 2010



**St. Helena High School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 2: Building Envelope Integrity**

		EX	G	S	UN	NF
Foundation	Satisfactory	5	[4]	3	2	1
Walls	Satisfactory	5	[4]	3	2	1
Windows	Unsatisfactory	5	4	[3]	2	1
Roofs	Unsatisfactory	5	4	[3]	2	1
Structural system	Satisfactory	5	[4]	3	2	1

**Average Priority Score (out of 5)                      3.60**

**General Notes: Building Envelope Integrity**

- 1 The majority of the roofs on campus need to be replaced. They have exceeded their recommended lifetime and are showing signs of degradation.  
Suggest replacing single pane windows through the campus. Upgrading the window systems will not only increase building performance by reducing solar heat gain but will increase comfort in classrooms throughout the year by allowing passive ventilation.
- 2

**St. Helena High School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 3: ADA Compliance**

		EX	G	S	UN	NF
Signage, path of travel	Unsatisfactory	5	4	<b>[3]</b>	2	1
Necessary clearances	Satisfactory	5	<b>[4]</b>	3	2	1
Accessible work stations	Unsatisfactory	5	4	<b>[3]</b>	2	1
Accessible fixtures	Unsatisfactory	5	4	<b>[3]</b>	2	1

**Average Priority Score (out of 5)                      3.25**

**General Notes: ADA Compliance**

- 1 Accessible work stations need to be added where they are currently lacking. The majority of the asphalt through the campus needs a crack and slurry seal. Numerous uneven and cracked areas.
- 2 The front student parking lot needs to be regraded and resurfaced to drain properly. Currently 35% of the parking spaces are flooded during rains
- 3 The restrooms at the football field are in poor condition and do not meet current ADA requirements.

**St. Helena High School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 4: Systems**

		EX	G	S	UN	NF
<b>Electrical</b>						
Performance of overall system	Satisfactory	5	[4]	3	2	1
Condition of service entry into building	Satisfactory	5	[4]	3	2	1
General Condition	Satisfactory	5	[4]	3	2	1
<b>Plumbing/Sewer</b>						
Performance of overall system	Unsatisfactory	5	4	[3]	2	1
Condition of Service entry into building	Unsatisfactory	5	4	[3]	2	1
General Condition	Unsatisfactory	5	4	[3]	2	1
<b>Gas or Liquid Petroleum</b>						
Performance of overall system	Satisfactory	5	[4]	3	2	1
Condition of Service entry into building	Satisfactory	5	[4]	3	2	1
General Conditions	Satisfactory	5	[4]	3	2	1
<b>Mechanical and HVAC</b>						
Performance of overall system	Unsatisfactory	5	4	[3]	2	1
Condition of mechanical units	Unsatisfactory	5	4	[3]	2	1
General Condition	Unsatisfactory	5	4	[3]	2	1
<b>TeleCom and Information Systems</b>						
Performance of overall system	Satisfactory	5	[4]	3	2	1
Projected system needs of District	Satisfactory	5	[4]	3	2	1
<b>Average Priority Score (out of 5)</b>			<b>3.57</b>			

**General Notes: Systems**

- 1 Football field electrical service is at maximum capacity and is antiquated.
- 2 The HVAC System at the Vintage Hall needs to be rezoned with individual thermostats and fan controls.
- 3 The plumbing infrastructure needs a substantial amount of work campus wide. Multiple areas of sewer, water, and storm drainage need replacement and/or redesign.
- 4 The Boiler system that supplies heat to the locker rooms, coach's room, and Gym, as well as hot water for student and staff showers needs modernization.



- 5 All of the HVAC systems are approximately 17 years old or older. Much of the ductwork leaks and needs substantial repair.
- 6 The Ag shop fume removal system is not adequate for student safety. Suggest redesigning and replacing the entire system.
- 7 The Quad and pumping station area need to be redesigned and replaced. The area receives more rain than the current system can handle which results in annual flooding.

**St. Helena High School**

11/19/2009

St. Helena Unified School District

Date

Master Planning - Campus Overview

C. King, T. Tarman, T. Sommers

Building (If Applicable)

Evaluators

**Priority 5: Finishes**

		EX	G	S	UN	NF
Paint	Satisfactory	5	[4]	3	2	1
Flooring	Unsatisfactory	5	4	[3]	2	1
Ceiling systems	Unsatisfactory	5	4	[3]	2	1
Furniture	Satisfactory	5	[4]	3	2	1
Cabinetry and storage	Unsatisfactory	5	4	[3]	2	1
Mounted Finishes	Satisfactory	5	[4]	3	2	1
Overall Cleanliness	Satisfactory	5	[4]	3	2	1

**Average Priority Score (out of 5)                      3.57**

**General Notes: Finishes**

- 1 The majority of the flooring throughout the campus needs to be replaced. The carpets are worn and in many areas cover up asbestos tiles.
- 2 Areas of exposed asbestos tiles need to be abated and replaced with new flooring.
- 3 Door hardware needs to be updated to meet the upcoming "columbine" requirements.

**St. Helena High School**  
 \_\_\_\_\_  
 St. Helena Unified School District  
  
 Master Planning - Campus Overview  
 \_\_\_\_\_  
 Building (If Applicable)

11/19/2009  
 \_\_\_\_\_  
 Date  
  
 C. King, T. Tarman, T. Sommers  
 \_\_\_\_\_  
 Evaluators

**Cumulative FACT Score and Scoring Rubric**

**Priority 1 – Health/Fire/Life Safety**

Average Priority Score	3.82
Priority Importance Factor	25
Weighted Priority Score	19.09

**Priority 2 - Building Envelope Integrity**

Average Priority Score	3.60
Priority Importance Factor	25
Weighted Priority Score	18.00

**Priority 3 – ADA Compliance**

Average Priority Score	3.25
Priority Importance Factor	25
Weighted Priority Score	16.25

**Priority 4 – Systems**

Average Priority Score	3.57
Priority Importance Factor	15
Weighted Priority Score	10.71

**Priority 5 – Finishes**

Average Priority Score	3.57
Priority Importance Factor	10
Weighted Priority Score	7.14

<b>Cumulative FACT Score</b>	<b>71.20</b>
------------------------------	--------------

<b>Cumulative FACT Performance</b>	<b>Good</b>
------------------------------------	-------------

**Facility Issues with General Cost Estimates**

<b>St. Helena High School</b>					
<b>Facility Issue</b>	<b>Total Votes</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	<b>Assumptions</b>
Fully implement the Schools CTE Plan (Design and Construct the remaining facilities).	49	25,750 sf	\$532	\$13,690,312	Based on February 2010 cost estimate.
Modernize or replace the Pool Facility.	22	11,500 sf	\$350 - \$550	\$4,000,000 - \$6,325,000	Based on January 2008 cost estimate.
Modernize or replace the existing auditorium.	20	9,000 sf	\$500 - \$700	\$4,500,000 - \$6,300,000	Based on similar projects in comparable districts.
Sustainable design for all construction projects.	8				This is an Education Specification.
Construct a new press box and bleachers at the football field.	6			\$1,500,000	Based on similar projects in comparable districts.
Upgrade door locks and related door hardware to provide additional security.	5	78	\$250 - \$1,300	\$42,900	Assumes 60 standard and 18 double doors.
Replace the restrooms and concession stand at the football field.	4	750 sf	\$600	\$450,000	Assumes demolition and reconstruction of existing space at \$600 per sf.
21st century technology in all classrooms	4				Unable to estimate due to lack of project scope.
Modernize 3 <sup>rd</sup> floor of Vintage Hall for classroom use.	3	4,200 sf	\$350	\$1,470,000	Assumes modernization of existing space at \$350 per sf.
Develop a space for a foreign language lab.	3	1,000 sf	\$350 - \$500	\$350,000 - \$500,000	Assumes modernization of existing space at \$350 per sf or new construction at \$500 per sf.
Upgrade the power supply to the football field area.	2			\$50,000	For panel, circuit breakers and underground electrical feed. Assumes 250 lf from center of road.
Increase outdoor lighting throughout the campus.	2	20	\$3,700	\$74,000	Assumes \$3700 per pole installed.
Develop the campus around the Ag facilities (Repair flatwork, add landscaping and student gathering spaces).	1				Included in CTE Project

St. Helena High School					
Facility Issue	Total Votes	Unit	Unit Cost	Estimated Cost	Assumptions
Replace the woodshop equipment, the existing equipment is ~20-30 years old.	1	80		\$24,000	Assumes 80 new pieces of equipment at \$150 each and \$12,000 in building modification.
Construct restrooms near the 300 classroom wing.	1	550 sf	\$500	\$275,000	Assumes new construction at \$500 per sf.
Modernize the existing band room.	1	1,500 sf	\$350	\$525,000	Assumes modernization of existing space at \$350 per sf.
Post-secondary transition program requires additional space and equipment.	1	1,000 sf	\$500	\$500,000	New construction at \$500 per sf.
Art rooms designed for art at all schools.	1				Unable to estimate due to lack of project scope.
Develop facilities for a ceramics program (including kiln).		1,250 sf	\$500	\$625,000	Assumes new construction at \$500 per sf.
Complete the fencing around the campus.		2,100 lf	\$12.50	\$26,250	Assumes 70% of fencing needs repaired/replaced at \$12.50 per lf.
Replace the Wrestling and Weight Training Rooms.		5,000 sf	\$600	\$3,000,000	Assumes demolition and reconstruction of existing space at \$600 per sf.
Add HVAC to the gym.		14,500 sf	\$100	\$1,450,000	Assumes \$100 per square foot.
Construct a photography classroom with a darkroom.		1,000 sf	\$500	\$500,000	Assumes new construction at \$500 per sf.
Modernize the existing locker rooms to increase student privacy.		1,500 sf	\$50	\$75,000	Assumes 750 sf in each locker room at \$50 per sf.
All art rooms need better ventilation and lighting.					Unable to estimate due to lack of project scope.
Storage room for textbooks.		500 sf	\$300	\$150,000	Assumes new construction at \$300 per sf.
Increase storage throughout campus.		8	\$5,000	\$40,000	Assumes purchase of (8) 320 sq ft storage units at \$5,000 per unit.
Install security cameras around campus to increase safety.		20	\$3,000	\$60,000	Assumes \$3000 per unit installed.

St. Helena High School					
Facility Issue	Total Votes	Unit	Unit Cost	Estimated Cost	Assumptions
Rescind Agriculture CTE project application and funding. Scale back project and construct with District monies only.					Unable to estimate due to lack of project scope.
Rescind Culinary Art CTE project application and funding but move forward with Agriculture CTE project.		19,750	\$563	\$11,120,812	Removed Culinary Arts building from February 2010 estimate.
<b>Total</b>	<b>134</b>			<b>\$44,498,274</b> -	
				<b>\$48,773,274</b>	

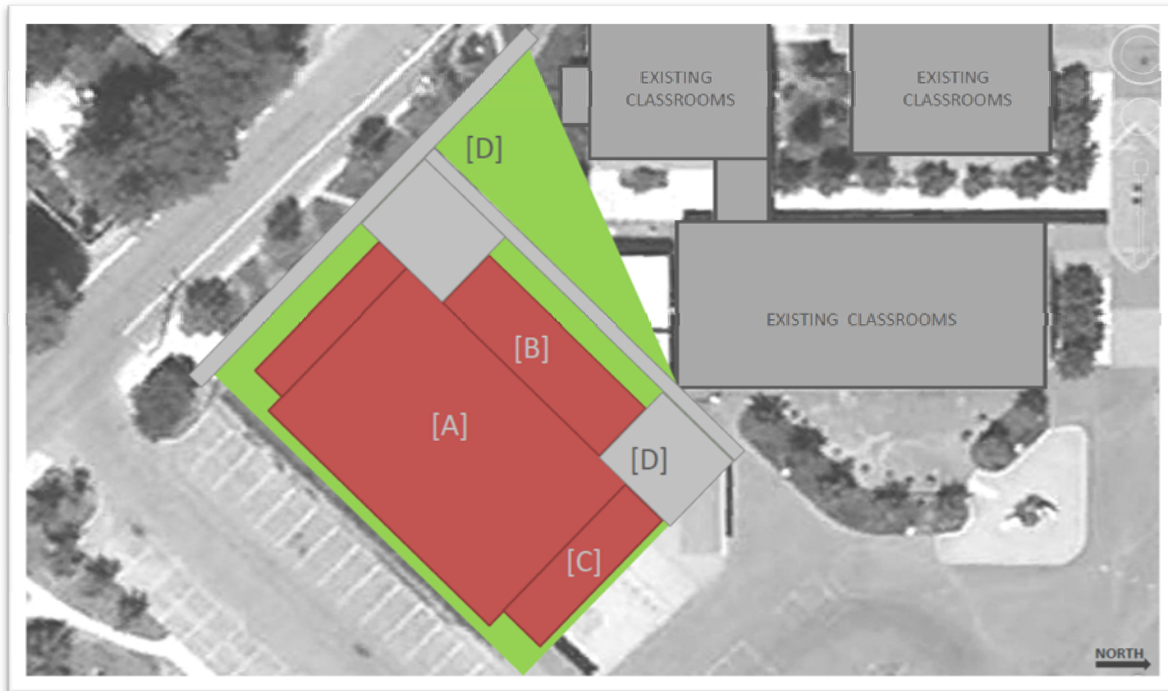
*\*These estimates are provided for reference only to assist the District in their facility planning efforts.*

*\*These estimates are based on 2010 cost per square foot for K-12 Modernization/New Construction projects in the District and Statewide.*

*\*Detailed cost estimates should be prepared at the conclusion of programming and design development.*

## **Vignettes**

Using the information gathered during site visits in addition to the needs identified by campus administrators and parent groups Tarman Architectural Group developed a series of design vignettes which address the most immediate concerns for each site. Working closely with Jack Schreder and Associates the design vignettes were also closely aligned with the long term goals of the district's master plan. While they are intended to be diagrammatic, the vignettes represent the possible first steps the district can take to begin the implementation of this master plan.

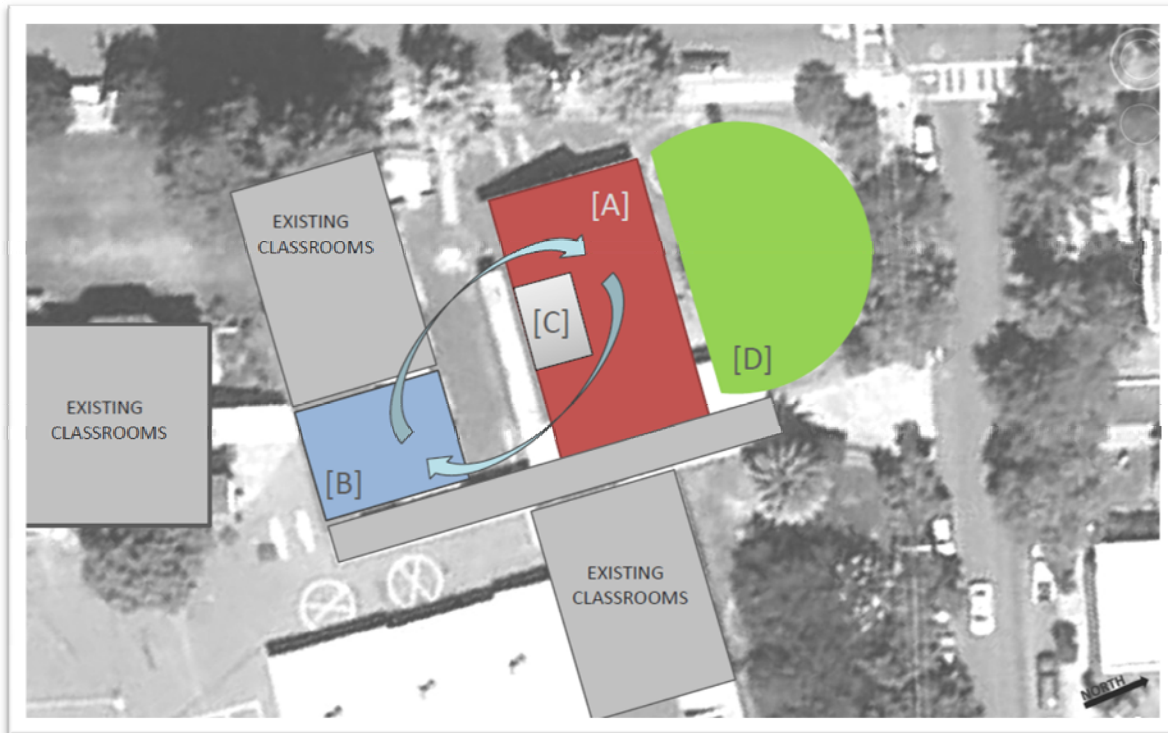
**St. Helena Primary School****Legend:**

- A:** New Multipurpose Room
- B:** New Classrooms
- C:** New Storage Rooms
- D:** New Site Paving and Landscape

**Primary School Multipurpose Building:**

The main concern of the primary school's representatives was the development of a multipurpose room and additional classrooms [A] and [B]. This facility would replace existing portable buildings. The new multipurpose building would provide the school with alternatives for indoor physical education programs, a performance space, and classrooms for expansion of the current curriculum. Additional storage space [C] could be added to the building which would alleviate much of the storage demands at the campus. The site would be developed to integrate the new building and the existing campus [D].

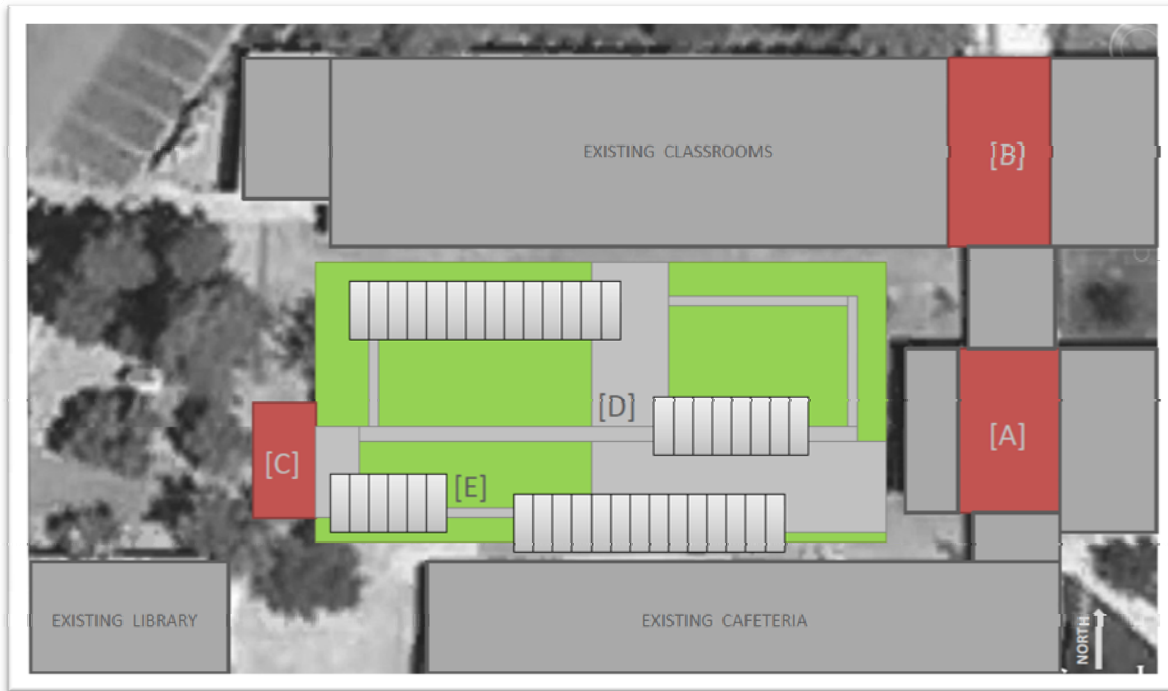


**St. Helena Elementary School****Legend:**

- A:** New Special Education Room
- B:** Existing Special Education Room
- C:** New Bathroom and Bathing Facilities
- D:** New Outdoor Area

**Elementary School Special Education Classroom:**

The elementary faculty identified the need to expand the existing special education facilities. The existing special education classroom lacks necessary bathing and restroom facilities. By modernizing the existing kindergarten facilities [A], the existing special education classroom [B] could be relocated to the old kindergarten space. The existing bathroom facilities in the kindergarten building [C] could be modernized to provide the needed bathroom and bathing facilities. The school would then be able to reclaim the outdoor area currently abandoned on the corner behind the existing kindergarten facilities.

**Robert Louis Stevenson Middle School****Legend:**

- A:** New Kitchen Facility
- B:** New Bistro Student Seating Area
- C:** New Restroom Structure
- D:** New Landscaping at Existing Courtyard
- E:** Solar Panel Shade Structures

**RLS Middle School Quad Development:**

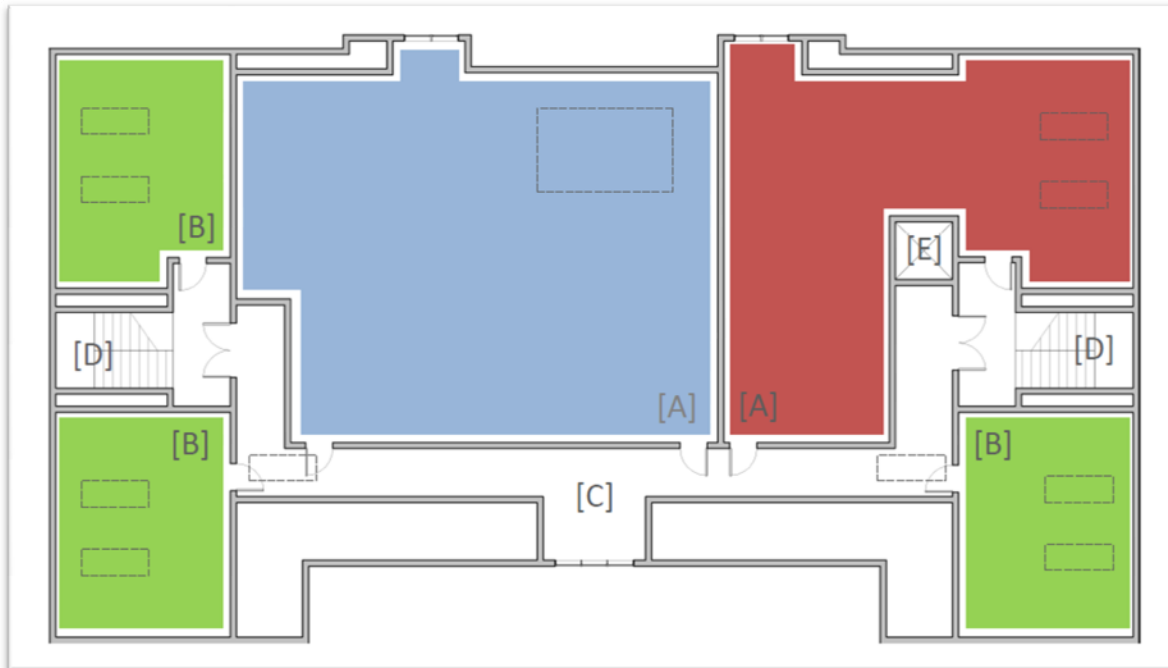
Redesigning the quad area will allow the school to accomplish the following goals, which were identified during the site visit. Abandoned locker areas could be modernized into a larger kitchen facility [A] with a bistro style seating area [B]. The addition of a restroom structure [C] would enclose the quad space and provide much needed restroom facilities. Landscape could be designed to provide student seating areas [D]. Additionally, solar panels [E] could be added throughout the space which would provide shade structures for the students and help the school realize their sustainability goals. Additionally the redesign of the quad area would facilitate much needed infrastructure modernization, as it would require the demolition of a significant amount of existing hardscape providing access to underground utilities.

**Robert Louis Stevenson Middle School****Legend:**

- A:** New Classroom Cluster
- B:** New Courtyard Area
- C:** Expanded Nature Trail Area
- D:** New Entry Monument

**RLS Middle School 6<sup>th</sup> Grade Pod Building:**

The development of a 6<sup>th</sup> grade pod building would assist RLS Middle School in addressing a large number of the concerns brought to our attention by school administrators and the parent focus group. The existing portable buildings could be replaced with a cluster of classrooms [A] that frame an open space [B]. This would provide a much needed gathering space for the 6<sup>th</sup> grade students. Redesigning the front portion of the site could also facilitate greater integration of the developing nature trail [C]. While this portion of the site was being developed, a monument sign and entry way could also be added [D].

**St. Helena High School****Legend:**

- A:** Media Arts Studio
- B:** Small Group Computer Labs
- C:** New Corridor
- D:** Existing Stair
- E:** Existing Elevator

**Vintage Hall Third Floor Media Arts Studio:**

The recent Vintage Hall modernization left the third floor essentially untouched. The third floor is currently utilized as storage space, and the District would like to build learning spaces that would help develop programs not currently offered on campus. The modernization of Vintage Hall, third floor, would allow the school to build two large media arts studios **[A]** and three smaller breakout spaces **[B]**. These spaces would be large enough to house a variety of programs, and flexible enough to meet the curriculum needs of the school's student population for years to come. In addition the proposed modernization would not require a large amount of infrastructure work **[D]** and **[E]**.

## **SECTION I: DIVISION OF STATE ARCHITECT: FACILITY INVENTORY AND REPORT**

During the research portion of the Facility Master Plan for the St. Helena Unified School District, Superintendent Haley requested that an inventory of all buildings and structures within the District be undertaken. The intention of this survey was to determine the DSA certification status for all District facilities. Consequently a two part study was performed by Tarman Architectural Group to investigate these facilities and create site specific inventories for the District's archive records.

The initial portion of the study was a three day site visit to inventory the SHUSD construction document archive and walk the four school campuses with District representatives. Information gathered on these site visits, in addition to communication with Bob Beane, the District's Maintenance Supervisor, and additional records provided by architectural firms who previously worked for SHUSD, were used to compile site inventories for each campus in the District.

Once the onsite data was collected, DSA records for all SHUSD facilities were gathered and used to cross-reference the site inventories to create a facility database for each school. Any discrepancies between the DSA Archives and SHUSD records were further investigated during visits to the Division of the State Architect's regional offices in Oakland. The completed facilities databases have been included as Appendix C.

### **Typical Facility Project Phasing for DSA Approval and Closeout**

While the DSA Approval and certification requirements vary depending on the project type, a typical school facility project will move through three phases of DSA involvement during the design and construction process.

#### ***Phase 1: Project Plan Review***

The plan review and approval process occurs before any construction takes place. The plans are checked for compliance with the states Accessibility, Fire Life Safety, and Structural building requirements. Physical and electronic files are started for the project that contain plan checked documents, technical construction documents, and all other required administrative forms. The plan

review process is complete when the drawings have been approved by DSA and an Approval of Plans letter is issued.

### ***Phase 2: Project Construction Phase***

The DSA District Structural Engineer (DSE) provides oversight during construction by supervising the project inspector, reviewing administrative and technical documents, and by making periodic visits to the construction site. During this phase DSA has to review and approve many documents that include but are not limited to: contract information documents, change orders, addenda, deferred approvals, inspector's reports, lab test results, and field change documents.

### ***Phase 3: Project Closeout Phase***

Project closeout is the process that DSA uses to determine project compliance with the codes and regulations governing school construction. Project closeout consists of reviewing the project files for documents required to be submitted before, during, and after construction and to determine if outstanding issues have been resolved. After the file is examined, the project file is closed either with certification or without certification.

Project certification is an important step because it allows DSA to confirm the safety of the facility as well as making the building eligible for modification or modernization in the future. Certification also limits the School Board Members personal liability for facility projects. Tarman Architectural Group recommends that the District contact their legal counsel and insurance providers when facilities are identified that have not been constructed in accordance with DSA Approved Documents and/or have not been Certified and Closed by DSA.

### **Buildings Requiring Documentation for DSA Certification and Project Closeout**

The following summary outlines the buildings that have been identified which currently lack DSA Project Closeout and Certification. Archives indicate that they were constructed in accordance with DSA Approved Construction Documents but have not fulfilled the project closeout requirements. A list of the project specific documentation required for each project closeout can be found using the DSA

project tracker ([www.apps.dgs.ca.gov/tracker/default.aspx](http://www.apps.dgs.ca.gov/tracker/default.aspx)). All applications for the SHUSD will be under the jurisdiction of the Oakland Regional office.

The following project/facilities currently lack DSA Certification and project closeout:

**Application #102535:**

**Ag Mechanics Shop and Home Economics Room (High School Campus)**

The DSA inventory was performed and a project certification package was completed by TAG for this project. DSA is currently reviewing the completed project certification package.

**Application #102811:**

**Vintage Hall Modernization (High School Campus)**

The Architect of Record is currently working to complete the project certification package for this project.

**Application #101923:**

**Construction of a Relocatable Special Education Building (High School Campus)**

These buildings were removed during the construction of the new Field House Facility. TAG is currently inquiring into closing this application as it is no longer applicable.

**Application #109394:**

**Construction of a Multi-Purpose Building (Field House) (High School Campus)**

The Architect of Record is currently working to complete the project certification package for this project.

**Application #109855:**

**Construction of the New Choir Building (High School Campus)**

The Architect of Record is currently working to complete the project certification package for this project.

**Buildings Constructed or Modernized without DSA Approved Plans****Application #107804:****Alteration to Science Classroom Building (High School Campus)**

This project is currently voided by DSA. Since this alteration was constructed over four years ago without DSA Approved construction documents, a new DSA Application is required.

TAG has reviewed the scope of the initial alterations in addition to the scope of the mitigating construction required for DSA approval under current codes. TAG recommends that the District obtain DSA approval through the submittal process outlined in Section 5.19.2 Option 1 of the DSA Project Certification Guide.

This approval would require the District to submit a complete set of construction documents that outline the initial alteration in addition to documenting all mitigating construction required to bring the facility into compliance with current building codes. Once the construction documents have been approved by DSA, all mitigating construction must be completed and the project must complete the DSA Project Closeout Phase.

The scope of the mitigating construction will need to address the exiting issues from the office and bathroom spaces, the 1 hour fire separation between the science labs spaces, the addition of a fire sprinkler system, replacement of the existing non-confirming fire alarm system, as well as resolving the accessibility of the exterior walkways.



### **Remaining Undocumented Buildings/Structures**

The following list outlines the remaining non-approved DSA facilities identified during TAG's research and site visits.

- **Primary School Campus Concerns**
  - Major Facility Concerns:
    - None identified at this campus.
  - Minor Facility Concerns:
    - Ball walls and play structures.
  
- **Elementary School Campus Concerns**
  - Major Facility Concerns:
    - None identified at this campus.
  - Minor Facility Concerns:
    - Ball walls, play structures, and the lighting at Carpy field.
  
- **RLS Middle School Campus Concerns<sup>7</sup>**
  - Major Facility Concerns:
    - None identified at this campus.
  - Minor Facility Concerns:
    - Site work to mediate non-accessible areas.
  
- **High School Campus Concerns<sup>8</sup>**
  - Major Facility Concerns:
    - Concession Stand and Bathrooms at the Football Field.
    - Applied Science Biodiesel Shed.
    - Wellness Center / Maintenance Building.
  - Minor Facility Concerns:
    - Partial review of the synthetic football field, the scoreboard at the football field, and the entrance sign.

---

<sup>7</sup>The District has confirmed that students do not routinely occupy the greenhouse spaces on campus in a classroom setting. However, small groups of pupils or teachers may enter these structures for short periods of time.

<sup>8</sup>The District has confirmed that students do not routinely occupy the greenhouse spaces on campus in a classroom setting. However, small groups of pupils or teachers may enter these structures for short periods of time.

### **Project Construction and Closeout Responsibilities**

In order to help the District as they move forward with future facility construction, TAG has prepared a list of the District's responsibilities in addition to hiring qualified design professionals. During the construction phase the District, or their project manager, is responsible for the following items:

- 1) Select and employ a Project Inspector and a Testing Lab. The District should verify both the Inspector and Testing Lab have been approved by DSA prior to signing any contracts.
- 2) Initiate and conduct a pre-construction meeting to identify and discuss regulatory responsibilities of the design professionals, testing lab, contractor, the project manager, and project inspector.
- 3) Manage, or assign, the construction and closeout responsibilities, to ensure project certification.

Once construction has been completed the District is responsible for the following items:

- 1) Submit a Notice of Completion (N.O.C.) for each contract to DSA.
- 2) Submit any additional fee based on DSA invoices.
- 3) Verify that the project has been certified and closed out.

In order to assure that DSA has the documentation required to certify the project once it is completed, it is important for the District to gather all the necessary documents during or at the conclusion of construction. While the required documents vary for each project type typical required project documentation includes:

- Complete Set of DSA Approved Plans and Specifications.
- Form DSA – 1 Application for Approval of Plans and Specifications.
- Form DSA – 102 Contract Information.
- Form DSA – 6 Verified Reports from the Project Inspector, Contractor, and In-plant inspector.
- Form DSA – 6 A/E Verified Report from the design professional in responsible charge
- Complete testing reports including DSA Forms 291 Laboratory Verified Report, 292 Special Inspector Verified Report, and 293 Geotechnical Verified Report (if applicable).
- Electrical grounding test results (if applicable).
- All Project Change Orders – with evidence of DSA Approval.
- All Project Addenda – with evidence of DSA Approval.
- All Project Revisions – with evidence of DSA Approval.
- All Project Deferred Approvals – with evidence of DSA Approval.

There are many ways the District can collect this information while constructing future projects. The District can assign this responsibility to their project manager or the design professional (Architect). The District can also assign these responsibilities to a staff member if they are confident that the person has adequate experience with DSA Project Closeout. The District can also hire an outside consulting firm as required to work with the project team to gather the necessary information.

Additionally, If the District chooses to move forward with certification and project closeout of the projects listed in the section above they can either contact the project design professional and ask them to close the project out, assign the project closeout to an employee with experience with DSA Project Closeout, or hire a consulting firm to manage the closeout and certification process for them.

## SECTION J: FACILITY FUNDING ANALYSIS

This section of the study will identify the District's current and anticipated facility needs and provide options for housing students through the 2019-20 school year. The District's existing facilities have adequate capacity to house the current and future enrollments. (see Table 14). However, site issues were identified by staff and administrators which, when completed, would provide 21<sup>st</sup> century facilities for all students within the district.

The District will need to prioritize the facility needs outlined in Section F for each site, and maximize all State facilities funding sources. The District will need to consider passing an extension of the General Obligation Bond in order to match State bond monies as eligibility is recalculated for each site.

### **State School Building Program**

The State of California has developed standards for school construction deemed to provide a safe, effective learning environment. The State allocates the following square feet to be constructed for various grade levels.

<u>Grade</u>	<u>Sq. Ft./Student</u>
K-6	59
7-8	80
9-12	92

These square feet per student include all ancillary and classroom facilities. The State of California requires 30 square feet per student for a standard classroom. Architectural designs vary in the state. Issues related to geographical region, climate, and seismic activity, fire marshal requirements and the American Disabilities Act must be addressed in the design of school construction. School Districts have the opportunity to design educationally functional, aesthetically pleasing schools within those architectural parameters.

### **Relocatable Classroom Facilities**

Relocatable classrooms have provided the District with a short term solution at some sites (see Table 17). The middle school 6<sup>th</sup> grade pod portable classrooms should be prioritized for replacement

with permanent structures. The SHUSD should prioritize the replacement of all portable classrooms with permanent structures as the classrooms become eligible under the State program. The timeline for replacement varies slightly with each classroom, but it is important to the overall District plan for each site that the District be aware of future potential State eligibility.

## **Funding Mechanisms**

### ***State Funding Sources***

#### **Modernization Funding**

The State School Facility Program modernization grant provides State funds on a 60/40 sharing basis for improvements to educationally-enhance school facilities. Projects eligible under modernization include such modifications as air conditioning, plumbing, lighting, and electrical systems. Modernization funds cannot be used for maintenance. To be eligible, a permanent building must be at least 25-years old and a relocatable building must be at least 20-years old. Relocatable and permanent buildings can be replaced under “like for like” regulation (like for like square footage receives modernization apportionment). The District’s modernization eligibility at each school site has been reviewed and updated for purposes of the 2009-10 Facility Master Plan.

The District was proactive in obtaining modernization funding for all eligible sites between 1998 and 2002. The District exhausted all SFP Modernization eligibility during the recent modernization projects at St. Helena Elementary School, Robert Louis Stevenson Middle School, and St. Helena High School. SFP Modernization eligibility should be recalculated in 2014 as new buildings become eligible for funding. Additionally, the District should consider timing capital facility projects in a manner that would maximize local monies with a State match from this program.

**Table 19. SFP Modernization Eligibility**

<b>*Available Modernization Funding</b>	<b>Current</b>	<b>Year to Recalculate</b>
St. Helena Primary	\$-0-	2025
St. Helena Elementary	\$-0-	2025
Robert Louis Stevenson Middle	\$-0-	2014
St. Helena High	\$-0-	2020
<b>Total Eligibility (2010-2014)</b>	<b>\$-0-</b>	

## New Construction

The State School Facility Program new construction grant provides State funds on a 50/50 sharing basis for public school capital facility projects. To be eligible, a district must demonstrate that existing seating capacity is insufficient to house the pupils existing and anticipated in the district.

The District has established its new construction eligibility with the State School Facility Program. These funds may only be utilized for construction of new facilities after plans are approved through the State process and must be matched by the District on a dollar for dollar basis. Table 20 outlines the District's potential new construction funding as of 2009-10. SHUSD is considered a "Small School District" (< 2500 students), and therefore is required to update this eligibility every three years with new enrollments<sup>9</sup>.

The District currently has new construction funding available Severe SDC students, which would provide approximately \$1,238,076 that the District would be required to match with \$1,238,076 local funds. These funds can **only be used** for new construction at any site that houses severely handicapped students.

**Table 20. SFP New Construction Eligibility**

<b>*Potential New Construction Funding</b>	<b>District Share (50%)</b>	<b>State Share (50%)</b>	<b>Total Project Cost</b>
K-6	\$-0-	\$-0-	
7-8	\$-0-	\$-0-	
9-12	\$-0-	\$-0-	
Severe SDC	\$1,031,100	\$1,031,100	\$2,062,200
Non-Severe SDC	\$-0-	\$-0-	
Total Potential Augmentations	\$206,976	\$206,976	\$413,952
<b>Total District</b>	<b>\$1,238,076</b>	<b>\$1,238,076</b>	<b>\$2,476,152</b>

*\*Specific regulations apply to receive these monies. These are only estimates.*

<sup>9</sup> The District has the option of updating the eligibility annually. The consultant recommends updating this eligibility annually in order to maximize state funding.

These amounts are not a guarantee of funding from the State until the District has plans approved for a specific project and has submitted a funding application to the Office of Public School Construction (OPSC). In order to submit a funding application for a project to the OPSC, a District must receive approval from the Division of the State Architect and the California Department of Education. The process of submission, once the architect and the District agree on a set of plans, takes approximately one year. Prior planning is essential in order to receive monies on a timely basis.

#### Career Technical Education Facilities Program (CTEFP)

The purpose of the State CTEFP is to provide funding to qualifying school districts and joint powers authorities for the purpose of constructing new facilities or reconfiguring existing facilities to integrate Career Technical Education (CTE) programs into high schools. The CTEFP is a 50-50 program, meaning the applicant must provide a matching contribution equal to the State grant. Applicants are eligible to receive funding without requiring New Construction or Modernization eligibility to participate. A new construction or modernization project can include CTE equipment or consist solely of equipment with an average useful life expectancy of 10 years. The CTE plans must have been reviewed by CDE, contain all mandatory elements required by CDE, and received a score of at least 105 points to be eligible for funding. New Construction and Modernization projects are apportioned during the same funding cycles and out of the same fund. They are distinguished by the scope of work and have individual funding caps.

The District was approved for Career Technical Education Facilities Program monies for Performing Arts, Culinary Arts, and Agriculture. The Performing Arts facility is currently under construction. The Culinary Arts and Agriculture plans are currently being prepared and must be approved by the Department of State Architecture and the California Department of Education and submitted to the Office of Public School Construction by December 10, 2010 in order to receive the funding.

#### Joint Use

The District may also want to seek Joint Use Funding to construct various facilities. This program has strict guidelines but the District should investigate the potential to obtain a community Joint Use Partner who would assist in funding a facility which could be utilized by community organizations.

### **Local Funding Sources**

The St. Helena Unified School District will need to review its potential funding sources in order to complete the projects outlined in the options in this section.

### **General Obligation Bond**

The SHUSD passed a General Obligation Bond in 1997. This bond did not exhaust the District's bonding capacity; therefore, the SHUSD is considering an extension of the bond for purposes of funding site needs. The remaining bonding capacity is approximately \$130,718,416. The voters would need to approve a bond extension in an election.

### **Surplus Property**

The SHUSD does not own any surplus property.

### **Developer Mitigation/Developer Fees**

Due to the limited development within the District, Developer Fees and Developer Mitigation are not a significant source for funding for facilities. However, the district should remain aware of residential construction, particularly affordable housing construction which will generate students for the district.



### Summary

Tables 21 and 22 outline the **potential** funding sources for the District. The District will need to develop priorities, investigate funding sources, and prepare a timeline for implementation and completion of facility projects.

**Table 21. Potential State Funding Sources**

State Funding Sources			
Source	District Contribution	State Contribution	Total
New Construction (SFP Program)	\$1,238,076	\$1,238,076	\$2,476,152
Modernization (SFP Program)	\$-0-	\$-0-	\$-0-
Future Modernization (SFP Program)	Unknown	Unknown	Unknown
Career Technical Education Facilities Program (CTEFP Program)	\$3,131,928	\$3,131,928	\$6,263,856
<b>Total Potential Funding from State Sources (Requires District Match with Local Sources)</b>	<b>\$4,370,004</b>	<b>\$4,370,004</b>	<b>\$8,740,008</b>

**Table 22. Potential Local Funding Sources**

Local Funding Sources			
GO Bonding Capacity (remaining potential)*	\$130,718,416	\$-0-	\$130,718,416
Surplus Property	\$-0-	\$-0-	\$-0-
Developer Mitigation/Developer Fees	\$-0-	\$-0-	\$-0-
<b>Total Potential Funding from Local Sources</b>	<b>\$130,718,416</b>	<b>\$-0-</b>	<b>\$130,718,416</b>

*\*Note: This amount is subject to a voter approved bond election.*

## **SECTION K: TIMELINE FOR COMPLETION OF PROJECTS**

Following the adoption of the Facility Master Plan by the Board of Education, the District will develop an implementation plan and timeline.

## SECTION L: FACILITY FUNDING STRATEGIES

The St. Helena Unified School District has undertaken this Facility Master Plan study in order to assist in proactive planning for future facility needs for its student population.

The cost of new and modernized school facilities will prompt the District to pursue several funding strategies. These strategies include developer fees, mitigation agreements, General Obligation Bonds, Joint Use Projects, and the State School Building Program. The following steps are recommended for the St. Helena Unified School District to meet its future facility needs:

- Conduct a General Obligation Bond Election in order to assist in financing new facilities within the District.
- Continue to pursue State school funding for modernization and/or new construction.
- Continue to update and apply for Deferred Maintenance Funding projects.
- Explore Joint Use programs at the State School Facility Program as well as through State and Federal Programs.
- Meet with potential developers and outline the need for mitigation due to the students generated for the District.
- Continue to work with the City of St. Helena and other agencies throughout the planning process to secure full school facility mitigation for the construction of schools and/or acquisition of land.
- Continue the community awareness program so that constituents are aware of the facilities needs in the District.

- Review this study annually to determine if projected development and enrollment trends are accurate. Should future trends deviate from those identified in the study, adjustments regarding future school facility needs and costs may be required.

## SECTION M: SOURCES

California Basic Educational Data System. California Department of Education.

California State Allocation Board. Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, revised 1986.

California State Department of Education. California Public School Directory, 2009.

California State Department of Education. School Facilities Planning Division, School Site Analysis and Development, 2000.

California State Department of Finance, Demographic Research Unit. Population and Housing Estimates for California Cities and Counties, Report E-5. Birth Rate Projections by County and Historical Birth Rates.

City of St. Helena.

County of Napa. General Plan and Land Use Plan.

ESRI. Business Analyst Online, Demographic Reports.

Haley, Robert A., Ed.D. Superintendent, St. Helena Unified School District.

Jack Schreder and Associates, Original Research.

McGuire, Bill. Chief Business Official, St. Helena Unified School District.

United States Bureau of the Census, 2000 United States Census of Population and Housing.

**APPENDIX A: ENROLLMENT PROJECTIONS BY SCHOOL, BY GRADE**

St. Helena Unified School District																
St. Helena Primary School																
Grade	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	87	94	96	88	79	94	86	74	78	85	80	81	82	83	83	85
1	118	88	87	95	90	83	95	87	75	79	86	81	82	82	83	84
2	95	95	89	87	86	88	79	90	83	71	75	82	76	77	78	79
<b>Total</b>	<b>396</b>	<b>307</b>	<b>305</b>	<b>302</b>	<b>255</b>	<b>265</b>	<b>260</b>	<b>252</b>	<b>236</b>	<b>235</b>	<b>241</b>	<b>243</b>	<b>239</b>	<b>242</b>	<b>245</b>	<b>248</b>

St. Helena Unified School District																
St. Helena Elementary School																
Grade	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
3	96	87	97	88	85	86	87	78	89	82	70	74	81	75	76	77
4	93	95	86	102	93	87	89	90	80	92	84	72	76	83	78	79
5	107	98	97	92	99	88	86	88	89	80	91	84	72	76	83	77
<b>Total</b>	<b>296</b>	<b>280</b>	<b>280</b>	<b>282</b>	<b>277</b>	<b>261</b>	<b>262</b>	<b>255</b>	<b>259</b>	<b>253</b>	<b>246</b>	<b>230</b>	<b>229</b>	<b>234</b>	<b>237</b>	<b>233</b>

St. Helena Unified School District																
Robert Louis Stevenson Middle School																
Grade	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
6	110	112	109	96	104	105	95	93	95	96	86	98	91	79	83	90
7	99	104	124	114	104	108	111	100	99	101	102	92	104	96	84	88
8	117	97	118	114	109	98	104	107	97	95	97	98	89	100	93	81
<b>Total</b>	<b>326</b>	<b>313</b>	<b>351</b>	<b>324</b>	<b>317</b>	<b>311</b>	<b>310</b>	<b>301</b>	<b>291</b>	<b>292</b>	<b>285</b>	<b>288</b>	<b>283</b>	<b>275</b>	<b>259</b>	<b>258</b>

St. Helena Unified School District																
St. Helena High School																
Grade	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
9	128	126	111	137	138	135	119	126	128	118	117	118	119	110	122	114
10	135	134	122	114	128	134	132	116	122	125	115	113	115	116	107	118
11	114	122	128	121	109	124	129	127	112	118	121	110	109	111	112	102
12	139	122	125	128	127	106	126	131	129	113	119	122	112	110	112	113
<b>Total</b>	<b>516</b>	<b>504</b>	<b>486</b>	<b>500</b>	<b>502</b>	<b>499</b>	<b>506</b>	<b>500</b>	<b>491</b>	<b>474</b>	<b>472</b>	<b>464</b>	<b>455</b>	<b>447</b>	<b>452</b>	<b>448</b>

## APPENDIX B: COMMUNITY DIALOGUE VOTING TABULATIONS

### St. Helena Primary School

Facility Issue	Votes by Meeting Location				
	Primary School	Elementary School	Middle School	High School	Online
Modernize the campus play structures and add shade structures.					3
Upgrade door locks and related door hardware to provide additional security.			3		
Construct a new Multipurpose Room.					1
Expand the Library and Computer Lab areas.					1
Increase classroom space and update telecom wiring for multimedia classrooms.					1
Add a new fence to separate the Primary and High School campuses.					1
Increase campus storage capacity.					
Remodel the Administration area (conference room and the counseling office).					
Create a track around the sports field with youth sized par course.					
Repair or replace the weather station.					
Replace the blacktop and add trees at the playground area.					
Replace vinyl tile flooring throughout the campus.					
Develop facilities for a ceramics program (including kiln).					
Repair HVAC throughout the campus.					
Install security cameras around campus to increase safety.					
Revise student drop off area and provide shade structures.					
<b>Total</b>			<b>3</b>		<b>7</b>

**St. Helena Elementary School**

Facility Issue	Votes by Meeting Location					Total Votes
	Primary School	Elementary School	Middle School	High School	Online	
Resolve public parking and student drop-off areas.	1		1	1	2	5
Modernize Special Needs classroom to include bathroom and bathing facilities.				2	2	4
Relocate student bathroom at cafeteria away from street.			1		1	2
Modernize bathrooms to utilize auto-flush toilets and automatic sinks.					2	2
Modernize the Kitchen/Cafeteria Building.				1		1
Add flashing lights at crosswalks for student protection.						
Develop facilities for a ceramics program (including kiln).						
Create a walking path around existing sports field.						
Correct drainage issues at the existing sports field.						
Provide noise control between classrooms at pod building.						
Update the nurses station along with faculty bathroom and break room facilities.						
Replace the outbuildings at the west side of the campus to increase the campus' storage capacity (currently surplus furniture is unprotected throughout the year).						
Complete the fencing around the campus.						
Install security cameras around campus to increase safety.						
Add hot water and a dishwasher at the Art Classroom.						
Increase storage for MAP and POD Classrooms.						
Upgrade door locks and related door hardware to provide additional security.						
<b>Total</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>7</b>	<b>14</b>



**RLS Middle School**

Facility Issue	Votes by Meeting Location					Total Votes
	Primary School	Elementary School	Middle School	High School	Online	
Remove 6 portables and construct a 6th grade pod building that would provide the sixth grade students with their own classrooms, gathering spaces, and central quad.	4	6	21	12	5	48
Create larger kitchen facilities and provide students with covered eating spaces.	3	1	11	5	1	21
Add skylights on the roof of the walkway between the multi-purpose room and the locker rooms.		1	5			6
Modernize existing telecom to help develop multimedia classrooms.	2				1	3
Add staff and student bathrooms, preferably near the library and rose garden.			3			3
Modernize and update the Science Labs.	2	1				3
Modernize the existing faculty facilities and add outdoor eating area at the faculty room.	1		1			2
Address the drainage issues at the track and field area.	1			1		2
Further develop and fully integrate the nature trail project.			1			1
Construct an all weather track and field facility.			1			1
Create additional privacy in the locker room bathroom stall areas.	1					1
Completely demolish and rebuild Robert Louis Stevenson Middle School.						
Create a bus drop off area and screen student traffic from the auto drop off area.						
Create a entry to the school by landscaping the front and building an entry monument.						
Develop facilities for a ceramics program (including kiln).						
Install security cameras around campus to increase safety.						
Increased storage.						
Modernize existing stage area.						
Construct new weight room.						
Student activities/ASB space						
Digital media editing space.						
Upgrade door locks and related door hardware to provide additional security.						
Plumbing						
<b>Total</b>	<b>14</b>	<b>9</b>	<b>43</b>	<b>18</b>	<b>7</b>	<b>91</b>

**St. Helena High School**

Facility Issue	Votes by Meeting Location						Total Votes
	Primary School	Elementary School	Middle School	High School	Online		
Fully implement the Schools CTE Plan (Design and Construct the remaining facilities).	2	7	7	31	2		49
Modernize or replace the Pool Facility.	1	7		13	1		22
Modernize or replace the existing auditorium.		9		9	2		20
Sustainable design for all construction projects.				8			8
Construct a new press box and bleachers at the football field.				6			6
Upgrade door locks and related door hardware to provide additional security.				5			5
Replace the restrooms and concession stand at the football field.				4			4
21st century technology in all classrooms				4			4
Modernize 3 <sup>rd</sup> floor of Vintage Hall for classroom use.			1	2			3
Develop a space for a foreign language lab.			1	2			3
Upgrade the power supply to the football field area.				2			2
Increase outdoor lighting throughout the campus.				2			2
Develop the campus around the Ag facilities (Repair flatwork, add landscaping and student gathering spaces).	1						1
Replace the woodshop equipment, the existing equipment is ~20-30 years old.					1		1
Construct restrooms near the 300 classroom wing.					1		1
Modernize the existing band room.	1						1
Post-secondary transition program requires additional space and equipment.				1			1
Art rooms designed for art at all schools.				1			1
Develop facilities for a ceramics program (including kiln).							
Complete the fencing around the campus.							
Replace the Wrestling and Weight Training Rooms.							
Add HVAC to the gym.							
Construct a photography classroom with a darkroom.							
Modernize the existing locker rooms to increase student privacy.							
All art rooms need better ventilation and lighting.							
Storage room for textbooks.							
Increase storage throughout campus.							
Install security cameras around campus to increase safety.							
Rescind Agriculture CTE project application and funding. Scale back project and construct with District monies only.							
Rescind Culinary Art CTE project application and funding but move forward with Agriculture CTE project.							
<b>Total</b>	<b>5</b>	<b>23</b>	<b>9</b>	<b>90</b>	<b>7</b>		<b>134</b>

**APPENDIX C: DSA FACILITY INVENTORY****St. Helena Primary School**

<b>St. Helena Primary School</b>				
<b>DSA App No.</b>	<b>Type</b>	<b>Date</b>	<b>Description</b>	<b>Areas</b>
01-101064	New Construction	4/14/1999	Construction of the New Primary School Including Site development and accessible parking.	Multipurpose Room (4,636 sf), Admin and Media Rooms (4,579 sf), Kindergarten (4,993), Classroom Bldg (5,822 sf), Classroom Bldg (6,094 sf), Special Education Bldg (1,904 sf).
01-103345	Portable Relocation	11/29/2000	Addition of two portable buildings.	2 (960 sf) portable buildings.
01-103950	Portable Relocation	7/18/2001	Addition of Southwest Portable building.	1 (960 sf) portable building.

**St. Helena Elementary School**

<b>St. Helena Elementary School</b>				
<b>DSA App No.</b>	<b>Type</b>	<b>Date</b>	<b>Description</b>	<b>Areas</b>
7921	New Construction and Modernization	5/3/1950	Classrooms 1, 2, 3, 4, and 5 with associated girls, boys, and staff bathrooms. Classrooms 10, 11, and 12.	Classrooms 1-4 (1,023 sf ea), Toilet and Janitor Rooms (792 sf), Kindergarten (~2,160 sf), Classrooms 10-12 (1,046 sf ea.).
7921	Addendum	7/3/1950	Modify Classrooms 10-12 into Lunch Room and Kitchen.	Lunch Room (2,092 sf) Kitchen (1,046 sf)
13558	New Construction - Addition	7/8/1955	Classroom 6. Expansion of Kindergarten room including the addition of bathroom facilities.	Classroom 6 (~1,137 sf)
27781	New Construction	7/6/1966	Classrooms 7, 8, and 9	Classrooms 7-9 (960 sf ea),
31011	Portable	7/30/1968	District Office Portable. <i>Demoed by the time of Boys and Girls Club Addition.</i>	
35280	New Construction	8/8/1972	Addition of Cafeteria and Classrooms 31-36	Cafeteria Building (5,140 sf), Classrooms 31-36 (6,597 sf)
35498	Portable	8/18/1972	Relocation of portable building. <i>Demoed by the time of Boys and Girls Club Addition.</i>	
35937	Modernization	3/22/1973	Modernization of Pre-1933 Building. Original Application No. not known.	~22,450 sf (from satellite imagery). No square footage or exterior/overall dimensions shown on plans.
57860	Portables	4/21/1992	Three Portables (24'x40'). <i>Demoed by the time of Boys and Girls Club Addition.</i> Added Accessible Parking at front of existing building.	
68403	Portables	6/4/1997	"Classroom Speed Space" SE Portables - No drawings found App No. shown on drawings for application # 01-100629. <i>Demoed by the time of Boys and Girls Club Addition.</i>	Shown on site plans of various projects. Actual plans not found.

St. Helena Elementary School (cont.)				
DSA App No.	Type	Date	Description	Areas
68514	Fire Damage Repair	7/25/1997	Repair of fire damage at classrooms 31-36.	
63373	Portables	No Plans Found	NE Portables - No drawings found App No. shown on drawings for application # 01-100629. <i>Demoed by the time of Boys and Girls Club Addition.</i>	No Plans Found
01-100629	Modernization	11/2/1998	Modernized Classrooms 1-12 and 31-36. Minimal modernization of cafeteria -added student bathrooms. Modernization of historic school building.	New student bathrooms (158 sf ea)
01-101935	Fire Damage Repair	10/14/1993	Fire damage repair at historic building.	
01-108137 90	New Construction	11/14/2006	New Boys and Girls Club Joint Use Project.	Total Building Area (11,635 sf)

**RLS Middle School**

<b>RLS Middle School</b>				
<b>DSA App No.</b>	<b>Type</b>	<b>Date</b>	<b>Description</b>	<b>Areas</b>
13946	New Construction	1/24/1956	Construction of New Middle School Including Site development. Three Classroom Wings (A1-A3, B1-B3, C1-C4). Locker Areas and Bathrooms on Wing A and B, Administration office and Faculty Room. Gymnasium with Girls and Boys locker rooms.	Classroom Wing A (4,060 sf), Classroom Wing B (4,536 sf), Classroom Wing C (4,088 sf), Admin Wing (1,424 sf), Gymnasium (3,848 sf), Performance Platform (988 sf), and Locker Rooms (2,758 sf)
24751	New Construction and Modernization	6/5/1964	Demo Existing locker rooms for new kitchen. Construction of Classrooms D1-D6. Construction of Band room and new classrooms.	Classrooms D1-D6 (5,760 sf), Band and Locker Rooms (3,888 sf), New kitchen space(780 sf).
35281	New Construction	8/7/1972	Construction of Library and Computer Lab. Originally Shop and Art Room. Addition of PE Room at existing kitchen and Instrument Room at existing band room.	Art Room -now computer lab (1,440 sf), Shop Room - now library (2,440), Instrument Room (170 sf), PE Room (261 sf)
59979	Portables	6/16/1993	(2) 24x40 Relocatable Classrooms and accessible parking spaces.	
60774	Modernization	11/4/1993	Modernization of administration wing. Classroom A1 Modernized into admin area.	
63373	Portables	5/19/1995	(2) 24x40 Relocatable Classrooms	
01-100537	New Construction and Modernization	7/30/1998	New Gymnasium and Lobby. Modernization of Faculty Wing, Classroom Wings A, B, C, D. Modernization of multipurpose room (lift) and Lockers rooms. Modernization of Computer Room and Library spaces.	New Gymnasium (8,000 sf), Lobby Area (1,232 sf)

None	Track Modernization	5/28/2004	Track and Field Modernization	
<b>RLS Middle School (cont.)</b>				
<b>DSA App No.</b>	<b>Type</b>	<b>Date</b>	<b>Description</b>	<b>Areas</b>
56106	Portables	Plans not Found	(2) 24x40 Relocatable Classrooms , one which has been relocated. Referenced on 63373 and 59979.	
01-103920	Relocation of one portable	Plans not Found	Relocation of one 24x40 Classroom	

**St. Helena High School**

<b>St. Helena High School</b>				
<b>DSA App No.</b>	<b>Type</b>	<b>Date</b>	<b>Description</b>	<b>Areas</b>
4139	New Construction	11/29/1944	New Shop Classroom building.	Shop Classroom (3,288 sf)
9401	New Construction	4/14/1952	Specifications and partial drawings of the Auditorium and Cafeteria in Vintage Hall.	Auditorium (9,200 sf). Area is VERY approximate due to irregular shape.
16954	New Construction	4/2/1958	New Science Building	Two Classrooms with preparation and office areas (3,316 sf total).
27559	New Construction	3/28/1966	Partial drawings of the New Classroom Wings (100 and 200 wings), New Gymnasium and New Pool Complex.	New Gym Bldg (14,560 sf), 100 Wing (11,500 sf), 200 Wing (7,700 sf). Areas for 100 and 200 wing from satellite images as no plans were found.
35252	New Construction	6/7/1972	Addition of football field lighting	
35282	New Construction	8/7/1972	Construction of 300 classroom wing	300 Classroom wing (7650 sf)
35568	New Construction	10/30/1972	Addition of football field bleachers	
38560	New Construction	7/17/1975	Office/Admin Wing	Office/Admin Area (3,520 sf)
57140 (DSA has 56103)	Portable	10/21/1991	Portable Adjacent to 300 wing	1 Portable Classroom (960 sf)
58576	Modernization	3/6/1992	Modernization of the mechanical systems of Wings 100 and 200	No Drawings found. State provided App No. labeled - Alterations to buildings 100 and 200
63718	Modernization	7/3/1995	Modernization of football field lighting	
64796	Modernization	3/26/1997	Modernization of Locker Area into new physics lab.	1860 sf Additional classroom space at 200 wing



St. Helena High School (cont.)				
DSA App No.	Type	Date	Description	Areas
01-100797	Modernization	9/1/1998	Modernization of the Auditorium, Admin, Gymnasium, 100 wing, 200 wing, 300 wing, wood shop, and science bldg.	No area added to school
01-101671	New Construction	11/4/1999	Bleachers in the "Old" Gymnasium.	
01-101672	Portable	8/6/1999	Potable Fitness Facility	(4180 sf)
01-102535 Voided	Portable	2/22/2000	Ag Science building and Classroom	Project Currently Voided - Ag Science (2,400 sf) Classroom (1,280 sf)
01-102811 Not Certified	Modernization	10/20/2000	Modernization of the Vintage Hall, original AP unknown the drawings for the 1929 Auditorium and Cafeteria have no DSA Stamp.	1st Floor (7,100 sf) 2nd Floor (7,085 sf), 3rd Floor (4,900 sf).
NONE	Portable	5/2/2003	Concession Stand	(960 sf)
01-107804 Voided	Modernization	7/13/2005	Modernization of the science building.	Project Currently Voided
NONE	Sports Fields	6/8/2007	New All-Weather Sports Field	
01-109394 Not Certified	New Construction	8/8/2008	New Multipurpose Room "Field House."	(6522 sf)
01-109855 Not Certified	New Construction	10/14/2008	New choir building.	(3264 sf)