



CUSD BOARD WORKSHOP

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March 5, 2014

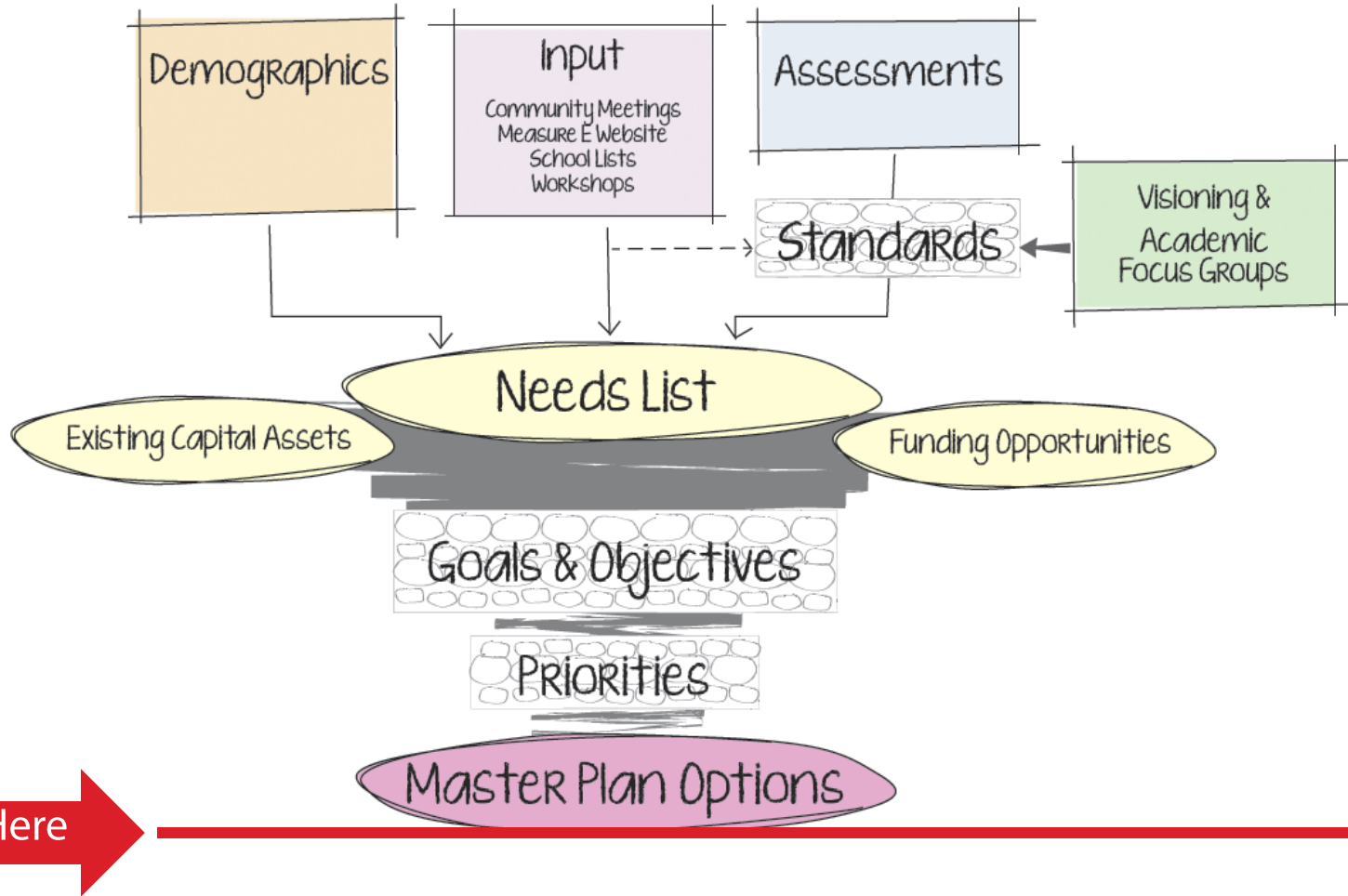


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PROGRAMMING
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The Master Plan Process

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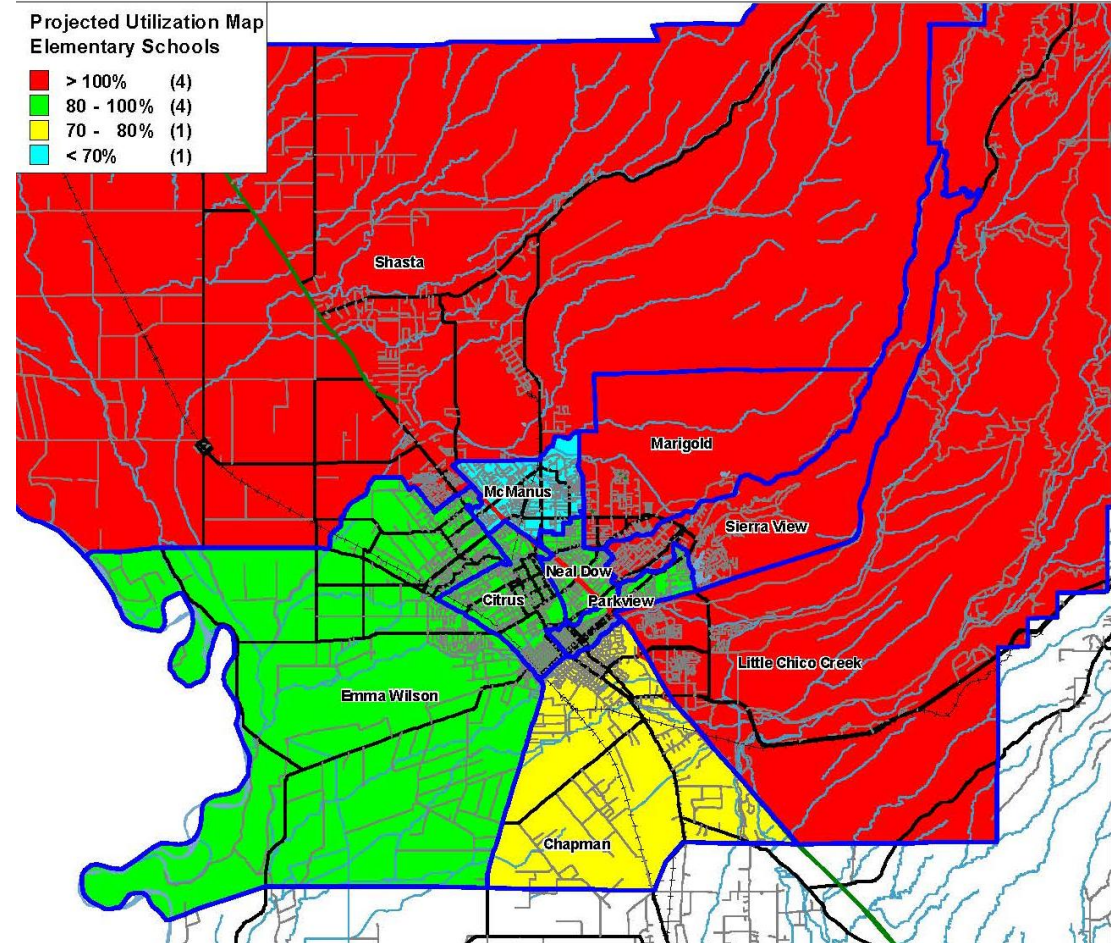


What the Board Set as Priorities

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- Technology for Common Core
- Student Capacity needs to allow the District to meet state requirements for funding
- Make needed educational and physical improvements that are responsible and cost effective

The color-coded map below shows the 10 year projected utilization for the elementary schools.



Overall Implementation

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- ❑ **Phase I** – Quick Start Projects (2013-2015)
- ❑ **Phase II** – Jr. Highs Conversion to 6-8 (2013-2016)

- ❑ **Phase III** – Elementary School Capacity and Modernization @ Selected Sites (2015-2020)
- ❑ **Phase IV** – Elementary / High School Capacity and Modernization @ Selected Sites (2018-2021)
- ❑ **Phase V** - Elementary / High School Modernization @ Selected Sites (2020-2022)
- ❑ **Phase VI** - Jr. High/ High School Modernizations@ Selected Sites (2021-2023)
- ❑ **Phase VII** - District Support Space Improvements @ Selected Sites (2023-2024)

Why Loma Vista?

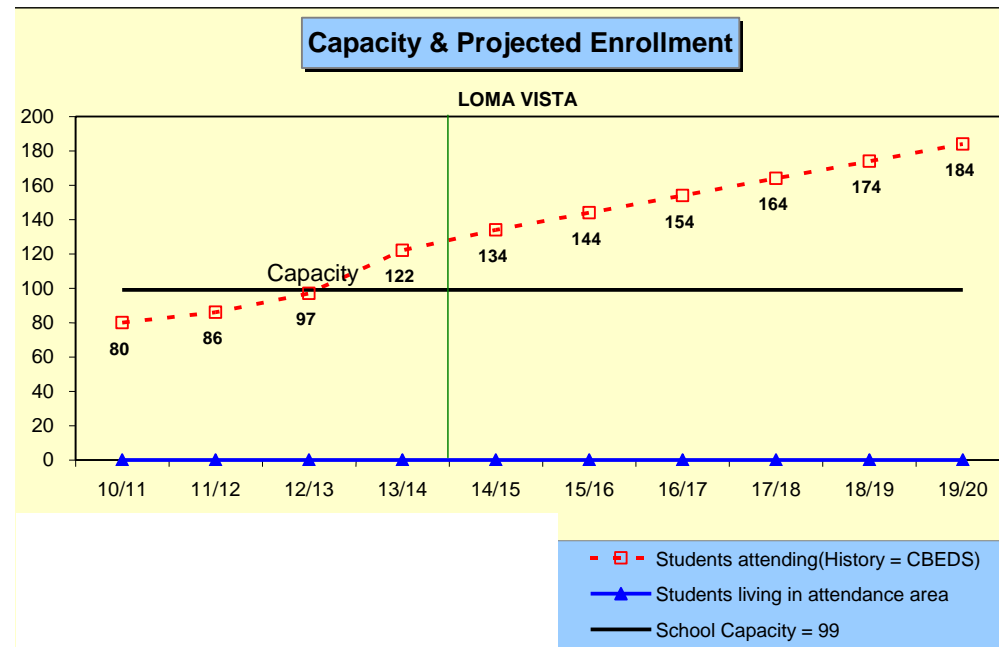
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Why Loma Vista?

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- Marigold is over capacity (using 24:1 standards)
- Loma Vista is over capacity
 - Class size is not changing for this program, so this program has already outgrown the facility
 - AM/PM programs are already being used to help mitigate the capacity overage
- Loma Vista is growing
- The special education program (with the age appropriate peer companion program) is a state required program



What are the Loma Vista Programs?

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- **Preschool** (project for 200 special education students plus peer students)
 - ▣ Special Day Class Pre-School (12-14 classrooms)
 - ▣ Private Pre-School (4 classrooms)
 - ▣ Speech and Physical/Occupational Therapy
 - ▣ Early Childhood Special Education Assessments
- **K-12**
 - ▣ Physical/Occupational Therapy (CCS Clinic used by 10-15 students a day)
- **Office**
 - ▣ Home base for itinerant special education staff
 - ▣ Butte County Office of Education

What Physical Space is Needed?

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- Full Program
 - 35,000 sf of building space
 - 14,550 sf of outdoor play area
 - 90 parking spaces
 - Parent and Bus drop-off
- Half Program without CCS Lab
 - 18,000 sf of building space
 - 7,300 sf of outdoor play area
 - 45 parking spaces
 - Parent and Bus drop-off
- BCOE and itinerant staff offices makes up less than 3% of the program space
- CCS Lab makes up about 10% of the total program space

Community Meeting Summary

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- Citrus - Major Concerns
 - Transportation (to and from school for students and parent involvement)
 - Impact on students who are thriving at the Citrus now
 - The fact that the current school offers a community
- Loma Vista
 - Agree that current facility does not meet the needs of the students or educational program
 - The alternative option of dispersing the program to many of the elementary sites will NOT be suitable for staff, parents or students

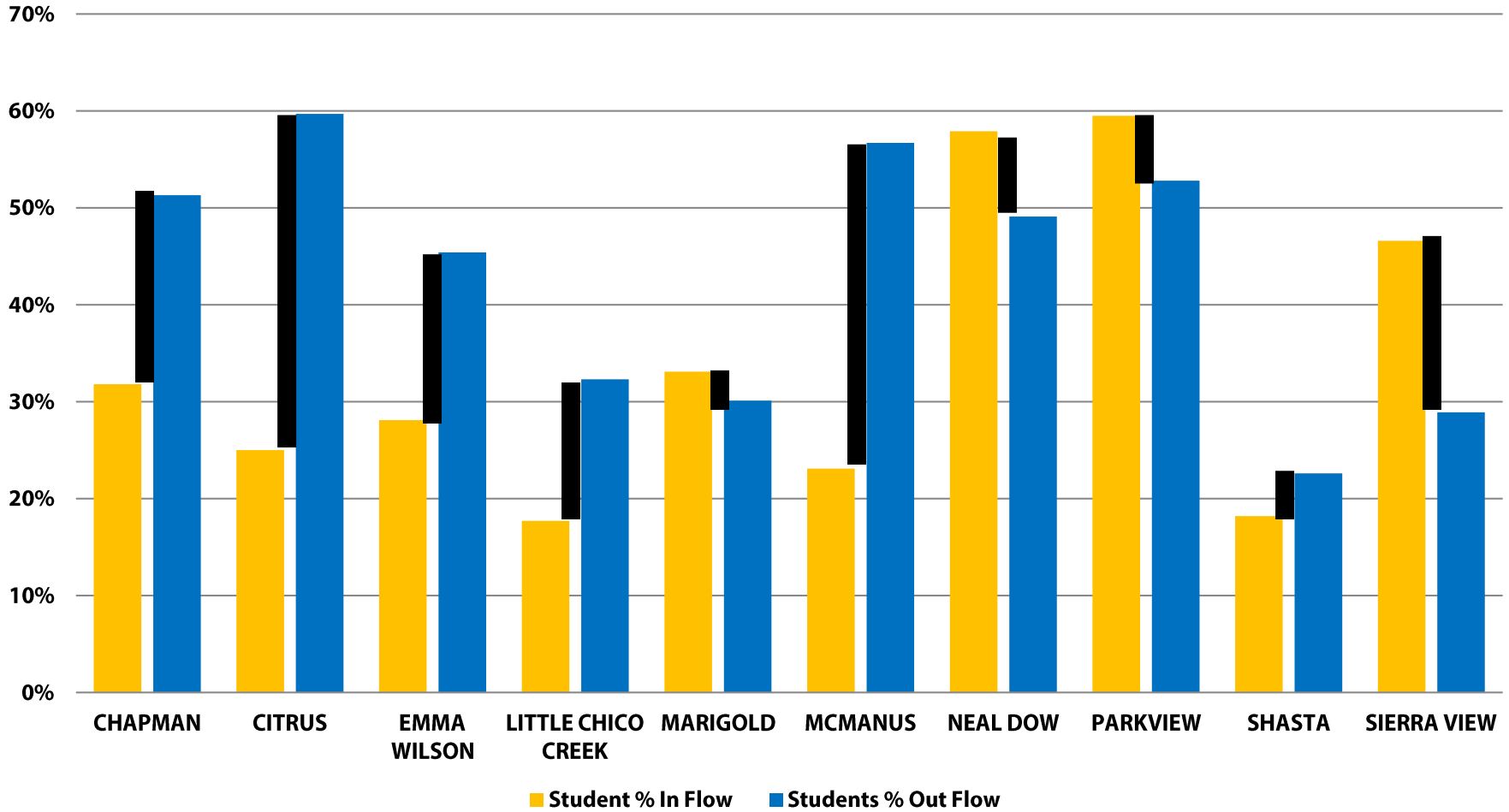
Staff Meetings

10

- Meetings conducted with schools affected by the Citrus recommendation
 - ▣ Neal Dow
 - ▣ Marigold
 - ▣ Emma Wilson
 - ▣ Chapman
- Primary comments dealt with the individual site plans for their school

Student Transfers

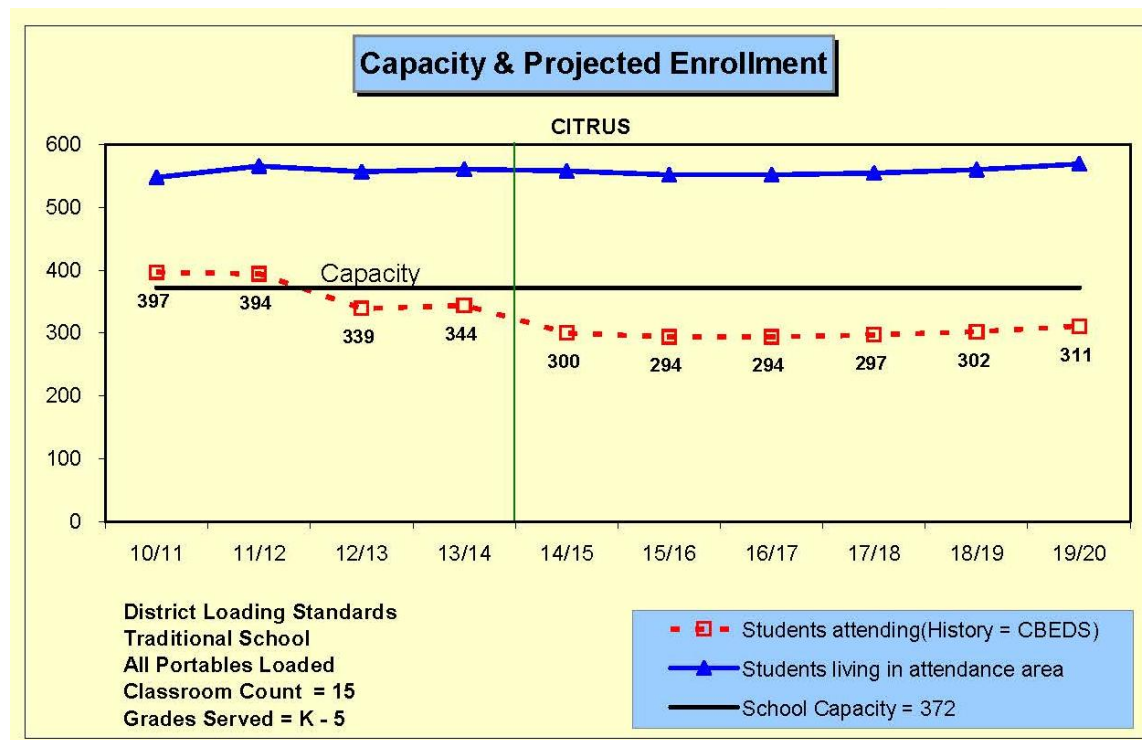
Student Transfers



Projected Utilization

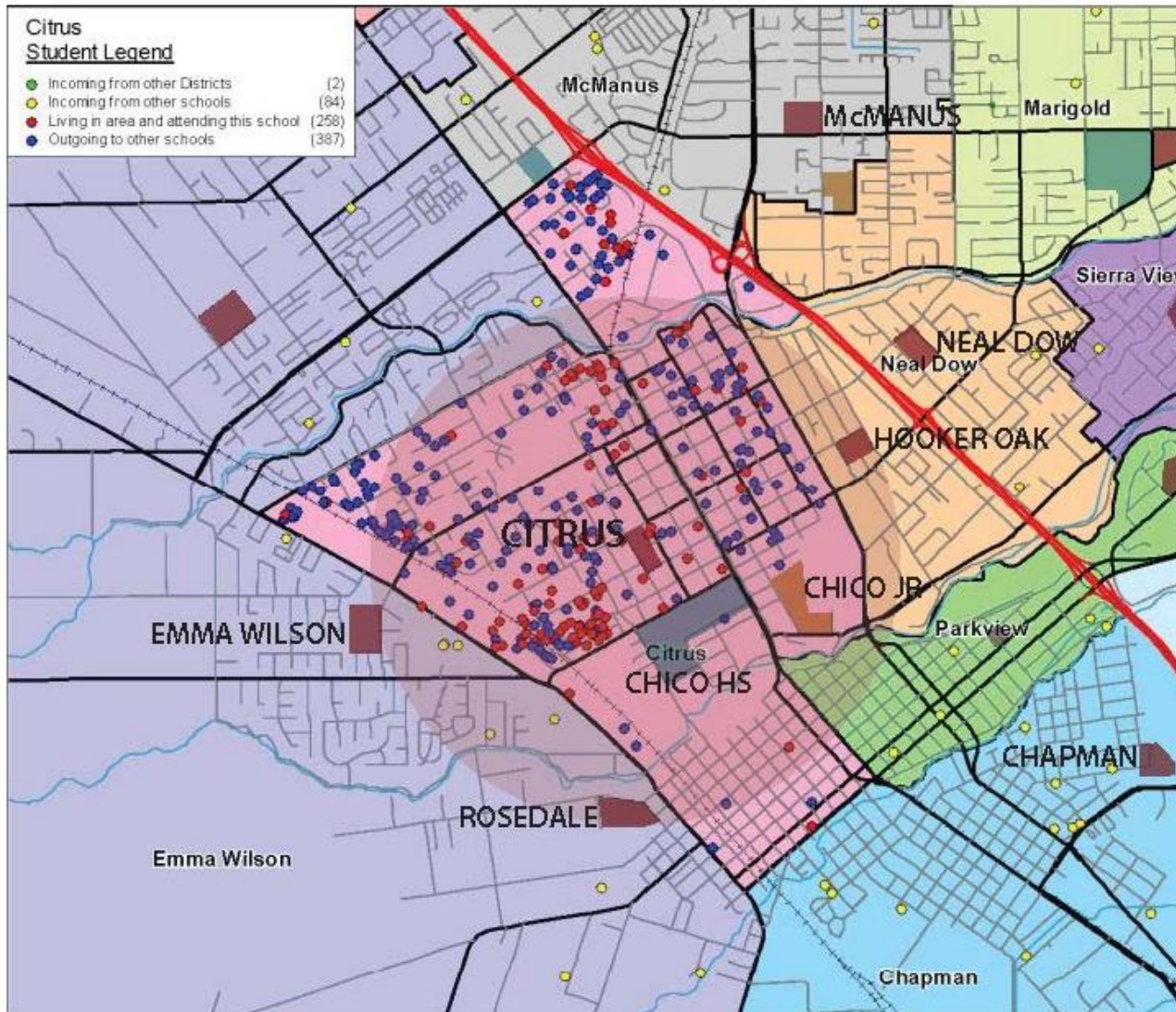
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	Enrollment	Utilization
Current (2013 CBEDS)	344	92.5%
10 Year Projected (with K-5 Configuration)	315	84.7%



Students in Citrus Boundary

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Loma Vista Location Options

OPTION A

- Marigold and Loma Vista stay on their current site
- Marigold's growth would be accommodated on McManus and Neal Dow
- Loma Vista's growth would be added to the existing site

Phasing Effects

- Order of schools will change in Phases 3-5

Advantages

- Does not displace a school program
- Limits the amount of new construction required to house the program
- Maintains existing relationships with PV
- Would not require the peer preschool program to move

Disadvantages

- Need boundary changes to address Marigold's growth and build new classrooms at Neal Dow
- Loma Vista would still require more buildings to accommodate program growth
- Site would still be impacted including parking and drop-off requirements, field space, lack of preschool play space
- Increased traffic congestion between Marigold, Loma Vista and PV
- Loma Vista buildings would need to be modernized and renovated to meet program requirements and current building structure would limit design solutions
- Does not solve the long-term growth projection past the ten-year projection mark
- May have implications with No Child Left Behind

COST: BASELINE



Marigold

Loma Vista



LEGEND		BUILDING DESIGNATIONS	
	Existing Building	Existing	
	Existing Concrete	A	Kindergarten Classrooms
	Existing Parking	B	Multi-Purpose
	Existing Playground Area	C	Classrooms
	Existing Turf/Planter/Field	D	Portable Classrooms
	Existing Shade Structure	E	Restrooms
	Restrooms	F	Classrooms
	New Building	G	Portable Classrooms
	Building Modernization	H	Classrooms & Library
	Building Renovation	J	Portable Classrooms
	Building Addition	K	Portable Classrooms
	New Concrete	L	Portable Kindergarten Classrooms
	New Parking	AA	Classrooms
	New Playground Area	BB	Classrooms
	New Turf/Planter/Field		
	Solar and/or Shade Structure	Phase IV	
	Loma Vista Location Option	A1	Administration Renovation
		B1	Media Center Renovation
		B2	Classrooms Renovation
		C	Classrooms Modernization
		E	Restroom Modernization
		F	Classrooms Modernization
		H1	Classrooms Renovation
		M	New Classrooms
		N	New Kindergarten
		P	New Multi-Purpose

CITRUS SITE ACREAGE: 5

REVISED SITE PLAN



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OPTION B

- Loma Vista Programs would move to Citrus
- Citrus' boundaries would be adjusted to Neal Dow, Emma Wilson and Chapman
- Current Master Plan Recommendation

Phasing Effects

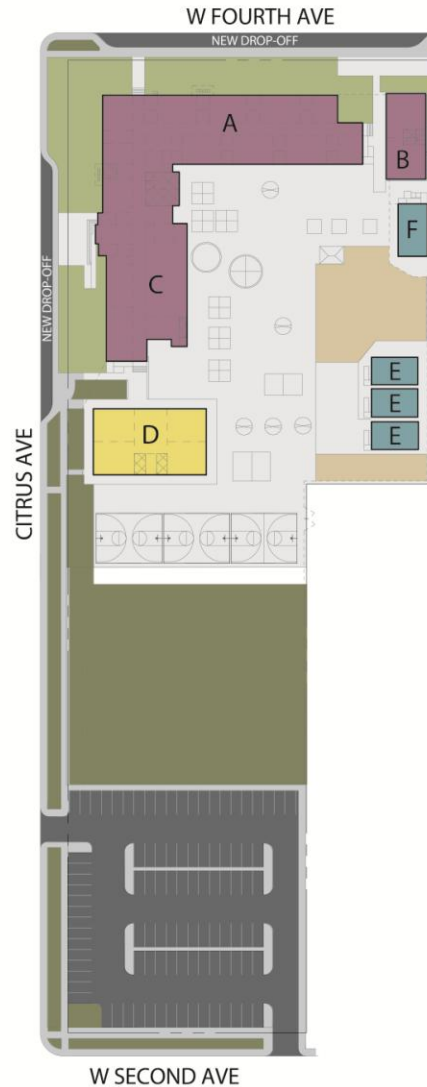
- Original Recommendation

Advantages

- Limits the amount of new construction required to house the program
- Allows Loma Vista program to have an identity on a dedicated site
- Utilizes smaller school site
- Would allow Marigold to grow and solves its site impacts
- Loma Vista buildings could either be modernized or replaced, depending on the best value
- Provides proximity to CHS and the University
- Transportation concerns become an opportunity for the District to reexamine District-wide policy

Disadvantages

- Affects the Citrus community and creates transportation concerns
- Requires additional classrooms to be built at Neal Dow
- Would need to move or somehow provide peer program
- Citrus buildings would need to be modernized and renovated to meet program requirements and current building structure could limit design solutions



LEGEND

- Existing Building
- Existing Concrete
- Existing Paving
- Existing Playground Area
- Existing Turf/Planter/Field
- Existing Shade Structure
- Restrooms
- New Building
- Building Modernization
- Building Renovation
- Building Addition
- New Concrete
- New Paving
- New Playground Area
- New Turf/Planter/Field
- Solar and/or Shade Structure
- Loma Vista Location Option

BUILDING DESIGNATIONS

- Existing
- A Classrooms
 - B Kindergarten
 - C Administration, Classroom, Multi-Purpose
 - D Classrooms & Library
 - E Portable Classroom
 - F Portable Classroom
- Phase III
- A Classroom Renovation
 - B Kindergarten Renovation
 - C Administration, Classroom, Computer Lab, Multi-Purpose and Kitchen Renovation
 - D Library and Classroom Modernization



COST:- \$0.2 MILLION

3/5/2014

MARIGOLD SITE ACREAGE: 11

REVISED SITE PLAN



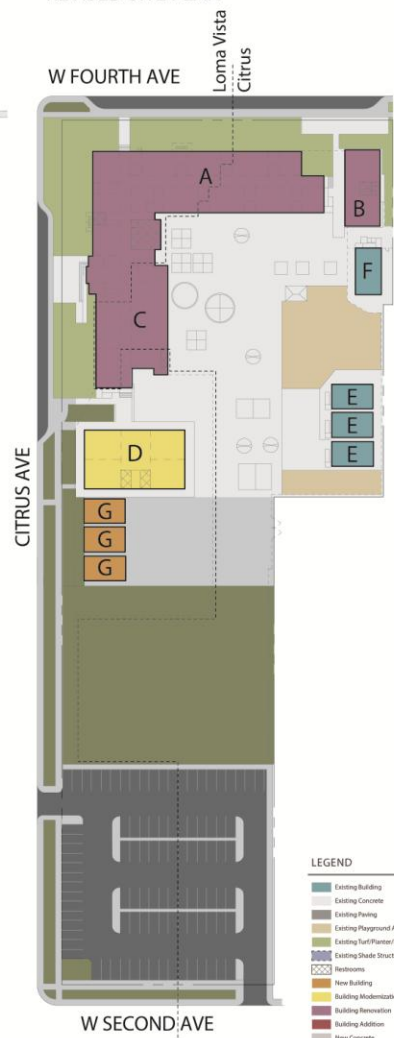
BUILDING DESIGNATIONS

Existing	
A	Kindergarten Classrooms
B	Multi Purpose
C	Classrooms
D	Portable Classrooms
E	Portable Classrooms
F	Classrooms
G	Portable Classrooms
H	Classrooms & Library
I	Portable Classrooms
J	Portable Classrooms
K	Portable Classrooms
L	Classrooms
AA	Classrooms
BB	Classrooms
Phase IV	
A1	Administration Renovation
B1	Media Center Renovation
C	Classroom Modernization
E	Classroom Modernization
F	Classroom Modernization
H1	Classroom Renovation
N	New Kindergarten
P	New Classrooms



CITRUS SITE ACREAGE: 5

REVISED SITE PLAN

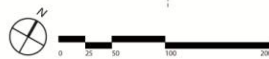


LEGEND

[Green]	Existing Building
[Grey]	Existing Concrete
[Dark Grey]	Existing Paving
[Light Green]	Existing Playground Area
[Light Green]	Existing Turf/Plaster Field
[Dotted]	Existing Shade Structure
[Red]	Renovations
[Yellow]	New Building
[Orange]	Building Modernization
[Dark Red]	Building Renovation
[Light Red]	Building Addition
[Light Green]	New Concrete
[Dark Green]	New Paving
[Light Green]	New Playground Area
[Light Green]	New Turf/Hardcore Field
[Blue]	Solar and/or Shade Structure
[Red]	Loma Vista Location Option

BUILDING DESIGNATIONS

Existing	
A	Classrooms
B	Kindergarten
C	Administration, Classroom, Multi-Purpose
D	Classrooms & Library
E	Portable Classroom
F	Portable Classroom
Phase III	
A	Classroom Renovation
B	Kindergarten Renovation
C	Administration, Classroom, Computer Lab, Multi Purpose and Kitchen Renovation
D	Library and Classroom Modernization
E	Portable Classroom



OPTION C

Loma Vista Programs (without portables) would stay on its current site and an additional and equally sized program would be placed at Citrus

- Citrus' enrollment would be decreased
- Citrus' boundaries would be adjusted to Neal Dow, Emma Wilson and Chapman
- Marigold's growth would be accommodated on McManus and Neal Dow

Phasing Effects

- No effect

Advantages

- Does not displace any full program
- Somewhat limits the impact on Marigold

Disadvantages

- Limits both school campus play area, parking and drop-off, especially on the Citrus Campus
- Requires additional portables
- Traffic would be mixed between the two programs on both campuses
- Loma Vista buildings would need to be modernized and renovated to meet program requirements and current building structure would limit design solutions
- Need boundary changes to address Marigold's growth
- Loma Vista program would be split
- Would create redundant support spaces
- May increase operational cost by splitting the program
- Would need to provide peers at both locations
- May have implications with No Child Left Behind

COST: + \$0.5 MILLION

ELEMENTARY SCHOOL SITES



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PROGRAMMING
PLANNING



OPTION D

Loma Vista Programs would be built on a number of existing elementary sites

- Final school site locations would need to be determined

Phasing Effects

- Order of schools would change in Phases 3-7 and an additional phase would be added

Advantages

- Loma Vista would have a building and site designed for their use
- Would allow Marigold to grow and solves its site impacts
- Does not displace any program
- Loma Vista buildings could either be modernized or replaced, depending on the best value

Disadvantages

- Would isolate teachers, parents and children, limiting collaboration, socialization and support
- Speech as well as other specialty teachers would have to travel between sites
- Would require site and building improvements and impacts on multiple sites
- Would require providing age appropriate peers at each location
- All new construction
- Specialized playgrounds would be needed at every site
- Preschool licensing at every site

COST: + \$4.6 MILLION

3/5/2014



OPTION E

Loma Vista Programs would move to a current school site
 Final school site location would need to be determined

Phasing Effects

- Order of schools will change in Phases 3-7 and an additional phase will be added

Advantages

- Would allow Marigold to grow and solves its site impacts
- Loma Vista would have a building designed for their use
- Does not displace any program
- Loma Vista buildings could either be modernized or replaced depending on the best value

Disadvantages

- Limited play area on the school site
- Requires all new construction
- Traffic would be increased by Loma Vista and be mixed between the two programs
- Would need to move or somehow provide peer program
- May not provide proximity to the university or a high school

LEGEND

	Existing Building
	Existing Concrete
	Existing Parking
	Existing Playground Area
	Existing Turf/Plaster Field
	Existing Shade Structure
	Retention
	New Building
	Building Modernization
	Building Renovation
	Building Addition
	New Concrete
	New Paving
	New Playground Area
	New Turf/Plaster Field
	Solar and/or Shade Structure
	Loma Vista Location Option

COST: + \$6.1 MILLION

Cost Assumptions

- Minimum five (5) year firm building & site lease, with five year extension
- Minimum of 11-18,00 GSF needed to house program, plus outdoor play space.
- Tenant improvements calculated at \$100/GSF, amortized at 10.0% over five years.
- Program will need bus dropoff & 40+ parking spaces.

SITE #1 | North Central Chico - 10,800 GSF + Site

Base Monthly Rental (Entire Site)	\$7,550.00/Mo	(\$0.70/SF/Mo)
Amortized Tenant Improvements (Interior)	\$27,621.16/Mo	(\$1,080,000 Total)
Amortized Tenant Improvements (Exterior)	\$4,674.35/Mo	(\$220,000 Total)
Total Monthly Rent	\$39,845.51/Mo	
Total Rental Payments (5 Yrs.)	\$2,390,730.60	

SITE #2 | Southeast Chico - 27,000 GSF + Site

Base Monthly Rental (16,000 GSF Program Space + 11,000 GSF Interior Play Space)	\$7,560.00/Mo	(\$0.28/SF/Mo)
Amortized Tenant Improvements (Program)	\$33,995.27/Mo	(\$1,600,000 Total)
Amortized Tenant Improvements (Play Area)	\$23,371.75/Mo	(\$1,100,000 Total)
Total Monthly Rent	\$64,927.02/Mo	
Total Rental Payments (5 Yrs.)	\$3,895,621.20	

SITE #3 | Southeast Chico - 29,250 GSF (Partial Bldg) + Site

Base Monthly Rental (18,000 GSF Program Space + 11,250 GSF Interior Play Space)	\$7,897.50/Mo	(\$0.27/SF/Mo)
Amortized Tenant Improvements (Program)	\$38,244.68/Mo	(\$1,800,000 Total)
Amortized Tenant Improvements (Play Area)	\$23,902.93/Mo	(\$1,125,000 Total)
Total Monthly Rent	\$70,045.11/Mo	
Total Rental Payments (5 Yrs.)	\$4,202,706.60	



OPTION F

Loma Vista Program would move to occupy an existing leased non-District facility

Phasing Effects

- Order of schools would change in Phases 3-5

Advantages

- Loma Vista would have a repurposed building & site designed for their program use
- Would allow Marigold to expand and solves its site impacts
- Does not displace any program
- Loma Vista buildings could either be modernized or replaced, depending on best value

Disadvantages

- A new location would need to be found and vetted
- Would include additional site cost for the conversion
- May require a new kitchen to be built to serve program
- Would need to move or somehow provide peer program
- District may face controversy on a non-DSA structure
- Non-DSA structure limits use and future flexibility; especially with TK programs (which are opportunities for increased operational funding); future District TK programs may not be allowed in non-DSA structure by law or regulation
- Would require a different home for the CCS Therapy Unit
- May require licensing waivers from State Dept. of Social Services
- District likely will not be able to use local Bond or Developer's fees for lease and tenant improvements; may need to be paid for from other facilities funds or General Fund.

COST: + \$6.4 Million

OPTION H

Build new Marigold and Loma Vista buildings on existing site and demolish existing facilities

Phasing Effects

- Order of schools will change in Phases 3-7 and an additional phase will be added

Advantages

- Loma Vista & Marigold would have a building and site designed for their use
- Could produce opportunities for sharing resources
- Site impacts could be minimized due to upfront planning of capacity

Disadvantages

- Differing schedules and needs could come into conflict
- Populations would still need to be separated and a joint facility may not do as good of job
- Buildings would be set farther back from the street
- Impact on site during construction would be intense and possibly not possible
- All new construction including Marigold
- Future growth may not be accommodated
- May still result in impact on Marigold playgrounds



LEGEND		BUILDING DESIGNATIONS	
[Blue Box]	Existing Building	Existing	
[Light Blue Box]	Existing Concrete	A	Kindergarten Classrooms
[Light Green Box]	Existing Paving	B	Multi-Purpose Classroom
[Light Yellow Box]	Existing Playground Area	C	Classrooms
[Light Purple Box]	Existing Turf/Planter/Field	D	Portable Classrooms
[Light Orange Box]	Existing Shade Structure	E	Restrooms
[Light Red Box]	Restrooms	F	Classrooms
[Light Blue Box]	New Building	G	Portable Classrooms
[Light Green Box]	Building Modernization	H	Classrooms & Library
[Light Yellow Box]	Building Renovation	I	Portable Classrooms
[Light Blue Box]	Building Addition	J	Portable Classrooms
[Light Green Box]	New Concrete	K	Portable Classrooms
[Light Yellow Box]	New Paving	L	Portable Kindergarten Classrooms
[Light Purple Box]	New Playground Area	AA	Classrooms
[Light Orange Box]	New Turf/Planter/Field	BB	Classrooms
[Light Red Box]	Solar and/or Shade Structure	Phase IV	
[Light Blue Box]	Loma Vista Location Option	A1	Administration Renovation
		B1	Media Center Renovation
		B2	Classrooms Renovation
		C	Classrooms Modernization
		E	Classrooms Modernization
		F	Classrooms Modernization
		H1	Classrooms Renovation
		M	New Classrooms
		N	New Kindergarten
		P	New Multi-Purpose

COST: + \$9.7 MILLION

HENSHAW-GUINN SITE ACREAGE: 12

REVISED SITE PLAN



LEGEND

	Existing Building
	Existing Concrete
	Existing Parking
	Existing Playground Area
	Existing Turf/Planter/Field
	Existing Shade Structure
	Restrooms
	New Building
	Building Modernization
	Building Renovation
	Building Addition
	New Concrete
	New Paving
	New Playground Area
	New Turf/Planter/Field
	Solar and/or Shade Structure
	Loma Vista Location Option

BUILDING DESIGNATIONS

Future Phase	
A	Administration & Media Center
B	Multi-Purpose
C	Classrooms
D	Classrooms
E	Classrooms
F	Kindergarten



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PROGRAMMING
PLANNING



OPTION I

Loma Vista Programs would be built on the new site

Phasing Options

- Order of schools will change in Phases 3-7 and an additional phase will be added

Advantages

- Would allow Marigold to grow and solves its site impacts
- Does not displace any program
- Loma Vista buildings could either be modernized or replaced depending on the best value, and used by Marigold
- Loma Vista would have a building and site designed for their use

Disadvantages

- Requires all new construction
- Would include additional site infrastructure cost
- Would require a new kitchen to be built
- Would need to move or somehow provide peer program
- Would push other elementary school improvements further down the phasing

COST: + \$11.1 MILLION

3/5/2014

DISTRICT OFFICE SITE ACREAGE: 2

REVISED SITE PLAN



LEGEND

	Existing Building
	Existing Concrete
	Existing Paving
	Existing Playground Area
	Existing Turf/Plants/Field
	Existing Shade Structure
	Restrooms
	New Building
	Building Modernization
	Building Renovation
	Building Addition
	New Concrete
	New Paving
	New Playground Area
	New Turf/Plants/Field
	Solar and/or Shade Structure
	Loma Vista Location Option



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OPTION J

Loma Vista Programs would be built on the District Office site and District Office relocated to a leased building

Phasing Options

- Order of schools will change in Phases 3-7 and an additional phase will be added

Advantages

- Does not displace any school program
- Would relocate the District Office to a newer building where services could be consolidated Would allow Marigold to grow and solves its site impacts
- Does not displace any program
- Loma Vista buildings could either be modernized or replaced depending on the best value

Disadvantages

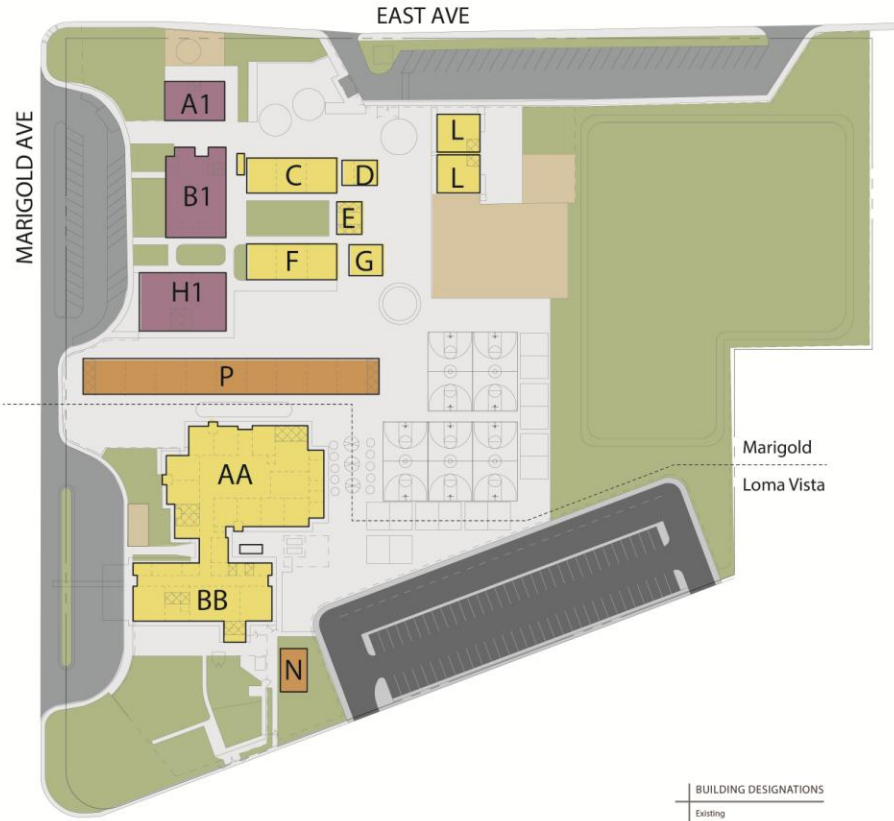
- Full program does not fit on the current District Office site
- Requires all new construction
- Would need to move or somehow provide peer program
- Would push other elementary schools further down the phasing timeline
- Would require a new site kitchen for Loma Vista
- A new location for the District Office would need to be found and vetted
- Lease and tenant improvements for the District Office would need to be made through other facilities funds or from the General Fund
- Effects District IT Hub

COST: + \$12.4 MILLION

3/5/2014

MARIGOLD SITE ACREAGE: 11

REVISED SITE PLAN

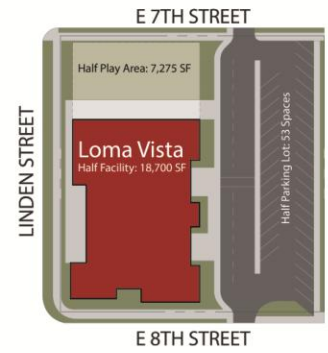


BUILDING DESIGNATIONS

- Existing**
- A Kindergarten Classrooms
- B Multi-Purpose Classroom
- C Classroom
- D Portable Classrooms
- E Classrooms
- F Restrooms
- G Classrooms & Library
- H Portable Classrooms
- I Portable Classrooms
- J Portable Classrooms
- K Portable Classrooms
- L Portable Kindergarten Classrooms
- AA Classrooms
- BB Classrooms
- Phase IV**
- A1 Administration Renovation
- B1 Media Center Renovation
- C Classroom Modernization
- D Restroom Modernization
- E Classroom Modernization
- F Classroom Modernization
- H1 Classroom Renovation
- N New Kindergarten
- P New Classrooms

DISTRICT OFFICE SITE ACREAGE: 2

REVISED SITE PLAN



LEGEND

- Existing Building
- Existing Concrete
- Existing Paving
- Existing Playground Area
- Existing Turf/Plaster Field
- Existing Shade Structure
- Restrooms
- New Building
- Building Modernization
- Building Renovation
- Building Addition
- New Concrete
- New Paving
- New Playground Area
- New Turf/Plaster Field
- Solar and/or Shade Structure
- Loma Vista Location Option



OPTION K

Half Loma Vista Program would be built on the District Office site and District Office relocated to a leased building

- Loma Vista Programs (without new portables) would stay at current site and an additional and equally sized program would be placed on the District Office site
- Marigold's growth would be accommodated on McManus and Neal Dow

Phasing Options

- Order of schools would change in Phases 3-7 and an additional would will be added

Advantages

- Loma Vista would have a building designed for their use (1/2)
- Does not displace any school program
- Somewhat limits the impact on Marigold
- Would relocate the District Office to a newer building where services could be consolidated

Disadvantages

- Limits school campus play area, parking and drop off but not as severely as the full program
- Requires some new construction
- Traffic would be mixed between the two programs at Marigold
- Loma Vista buildings would need to be modernized and renovated to meet program requirements and current building structure would limit design solutions
- Need boundary changes to address Marigold's growth
- Loma Vista program would be split
- Would create redundant support spaces
- May increase operational cost by splitting the program
- Would need to provide peers at both locations
- A new location for the District Office would need to be found and vetted
- Would require a new site kitchen for Loma Vista
- Lease and tenant improvements for a relocated District Office would need to be made through other facilities funds or from the General Fund
- May have implications with No Child Left Behind
- Effects District IT Hub

COST: + \$16.5 MILLION