Chico Unified School District

CITRUS PRESENTATION

January 27, 2014

darden architects Established 1959

TIM HALEY, RA
PROGRAMMING
PLANNING

SchoolWorks

What is a District Wide Master Plan?

A Road Map

A strategy for tackling a large scale of needs over many sites over many years

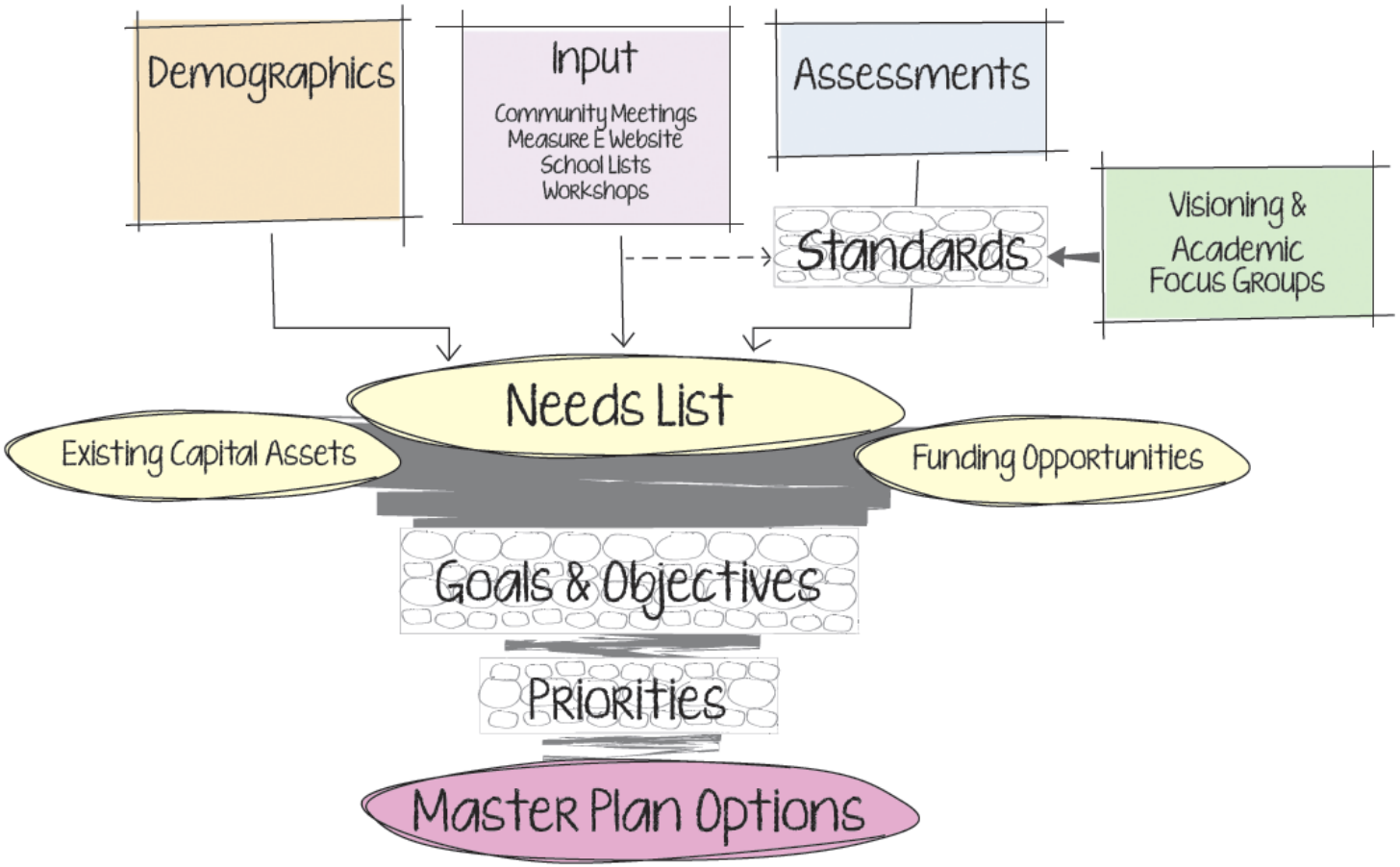
A way to bring the pieces together

- Capacity & Utilization
- Building Upgrades (i.e. roofs, heating and air, paint, flooring)
- Site Upgrades (i.e. paving, fields)
- Making sites and buildings more functional
- Making changes for the future of learning
- Meeting Health Safety and Code requirements

This Master Plan is Not...

- A detailed project list for each school site
- The end of the process
- Defining projects that will all be completed by the end of next year

The Master Plan Process



We are Here

Implementation Plan/Draft Report

Definitions

- **Building Systems –** the heating, air conditioning, electrical/technology and plumbing
- **Building Envelope –** roof, walls, doors, and windows
- **Building Finishes** – Paint, flooring, ceilings and wall coverings
- **Modernization Projects–** Update building systems, building envelope, building structure, building finishes and site walkways, landscaping and paving
- **Renovation Projects –** Similar to modernization, but more in depth including reconfiguration

Common Trends

- **ADA (Americans with Disabilities)** – *Compliance*
- **Build to a Common Standard** – *Create equity*
- **Curb Appeal** – *Individual site painting, landscaping*
- **Early Childhood (K and TK) Support Facilities**
- **Energy Efficiencies** – *Window walls, insulation, HVAC equipment*
- **Hazardous Material** – *Asbestos and site contamination*
- **Maximize Alternative Funding** – *State, Prop 39, New and Modernization*
- **Operational Efficiencies** – *Reduce M&O reactionary issues, decrease workload*
- **PE and Athletic Facility Improvements** – *Sports fields, locker rooms*
- **Playfields** – *Shade, Gophers, Snakes*
- **Portables** – *Reduce and rid the District of old Portables*
- **Program Facility Support** – *Special educational spaces*
- **Safety and Security** – *Individual sites, kindergarten fencing, site fencing, technology security*
- **Storage** – *Clutter, Site and District*
- **Student and Staff Restrooms** – *Individual site issues*
- **Support P.I. Schools** – *Facility support*
- **Support Space Size** – *Multipurpose, Administration, Library*
- **Technology** – *Band width and Site access. Anywhere, any device*
- **Traffic (Vehicular and Pedestrian)** – *Individual site drop off and pick up, to and from sites*
- **Way Finding, Signage** – *Individual site issues*

Discovered Issues

- Need for additional capacity at the elementary level
- Potential opportunity with capacity available at the junior high schools
- Need for as much money as possible to go to the existing campus for modernization and renovation

The Big Picture Recommendation

- Convert Jr. High Schools to a Middle School Format (6-8 grade configuration)
- Build new permanent classrooms at existing elementary sites where needed for projected student enrollment
- Upgrade all schools to a score of 60
- Remove portables older than 1991
- Upgrade technology
- Address top tier ADA needs

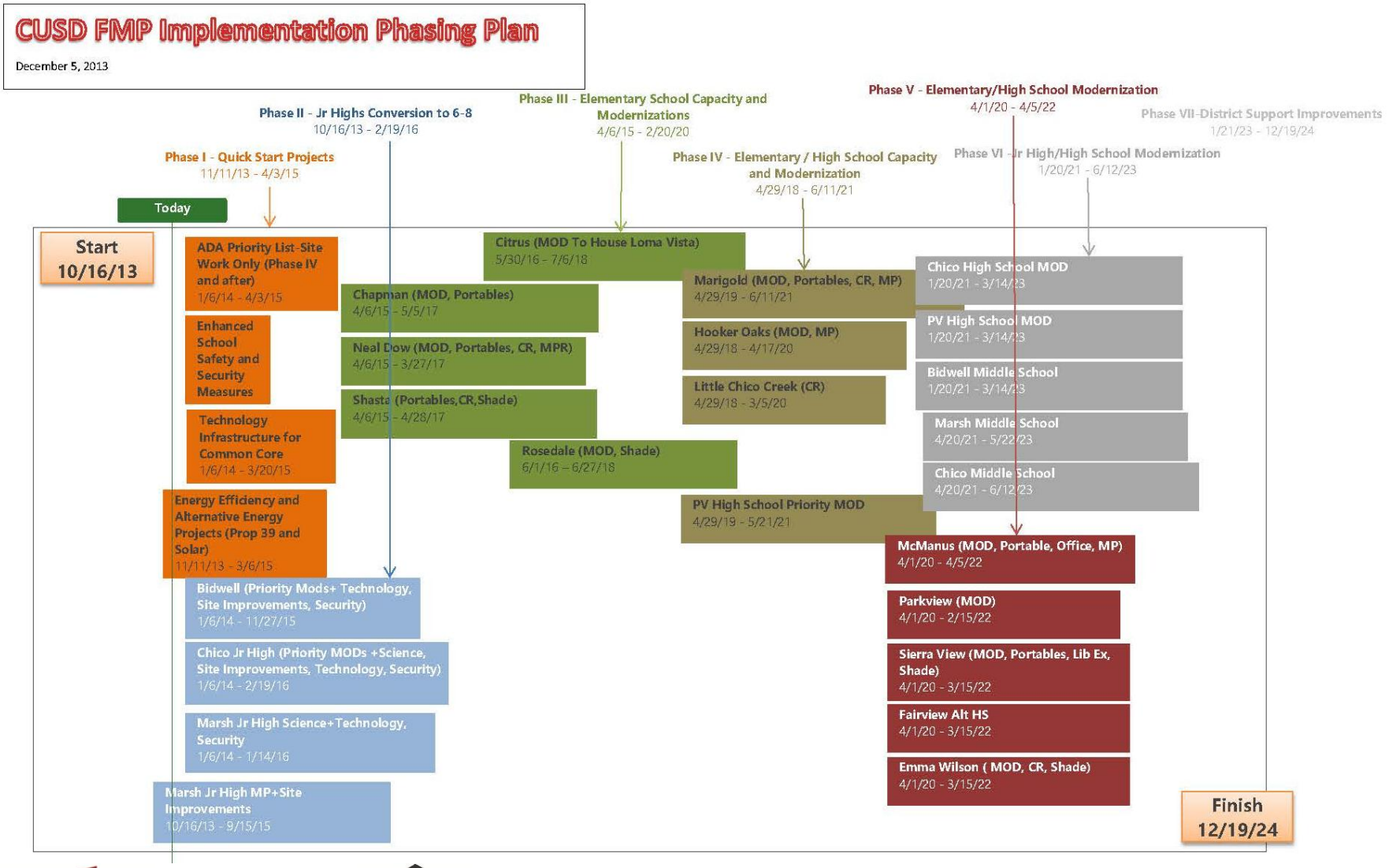
Phasing Priorities

- Priorities were set at the October Board Workshop:
  - 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

Recommendations

- **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)

Timeline


CUSD FMP Implementation Phasing Plan
December 5, 2013
Phase I - Quick Start Projects
11/11/13 - 4/3/15
Phase II - Jr Highs Conversion to 6-8
10/16/13 - 2/19/16
Phase III - Elementary School Capacity and Modernizations
4/6/15 - 2/20/20
Phase IV - Elementary / High School Capacity and Modernization
4/29/18 - 6/11/21
Phase V - Elementary/High School Modernization
4/1/20 - 4/5/22
Phase VI - Jr High/High School Modernization
1/20/21 - 6/12/23
Phase VII-District Support Improvements
1/21/23 - 12/19/24
Today
Start 10/16/13
ADA Priority List-Site Work Only (Phase IV and after)
1/6/14 - 4/3/15
Enhanced School Safety and Security Measures
Technology Infrastructure for Common Core
1/6/14 - 3/20/15
Energy Effidency and Alternative Energy Projects (Prop 39 and Solar)
11/11/13 - 3/6/15
Chapman (MOD, Portables)
4/6/15 - 5/5/17
Neal Dow (MOD, Portables, CR, MPR)
4/6/15 - 3/27/17
Shasta (Portables,CR,Shade)
4/6/15 - 4/28/17
Citrus (MOD To House Loma Vista)
5/30/16 - 7/6/18
Rosedale (MOD, Shade)
6/1/16 - 6/27/18
Bidwell (Priority Mods+ Technology, Site Improvements, Security)
1/6/14 - 11/27/15
Chico Jr High (Priority MODs +Science, Site Improvements, Technology, Security)
1/6/14 - 2/19/16
Marsh Jr High Science+Technology, Security
1/6/14 - 1/14/16
Marsh Jr High MP+Site Improvements
10/16/13 - 9/15/15
Marigold (MOD, Portables, CR, MP)
4/29/19 - 6/11/21
Hooker Oaks (MOD, MP)
4/29/18 - 4/17/20
Little Chico Creek (CR)
4/29/18 - 3/5/20
PV High School Priority MOD
4/29/19 - 5/21/21
McManus (MOD, Portable, Office, MP)
4/1/20 - 4/5/22
Parkview (MOD)
4/1/20 - 2/15/22
Sierra View (MOD, Portables, Lib Ex, Shade)
4/1/20 - 3/15/22
Fairview Alt HS
4/1/20 - 3/15/22
Emma Wilson (MOD, CR, Shade)
4/1/20 - 3/15/22
Chico High School MOD
1/20/21 - 3/14/23
PV High School MOD
1/20/21 - 3/14/23
Bidwell Middle School
1/20/21 - 3/14/23
Marsh Middle School
4/20/21 - 5/22/23
Chico Middle School
4/20/21 - 6/12/23
Finish 12/19/24

Phase I – Quick Starts

Project Type	Location
ADA Priority List - Site Work	• 6 Elementary Schools • All High Schools
Technology Infrastructure for Common Core	• All Elementary Schools • All High Schools • District Main Hub
Enhanced School Safety and Security Measures	• School Sites to be identified
Energy Efficiency and Alternative Energy Projects	• School Sites to be identified

Marigold and Loma Vista

- Marigold is projected to grow with planned new development
- Marigold's core facilities (Office/Nurse, MPR and Library, Parking/Drop-Off) are currently or will be undersized in ten years
- Loma Vista's program has been growing a classroom a year for the last 5 years and is projected to continue growing
- Loma Vista's Drop-Off area does not accommodate existing need

Potential Solutions & Impacts

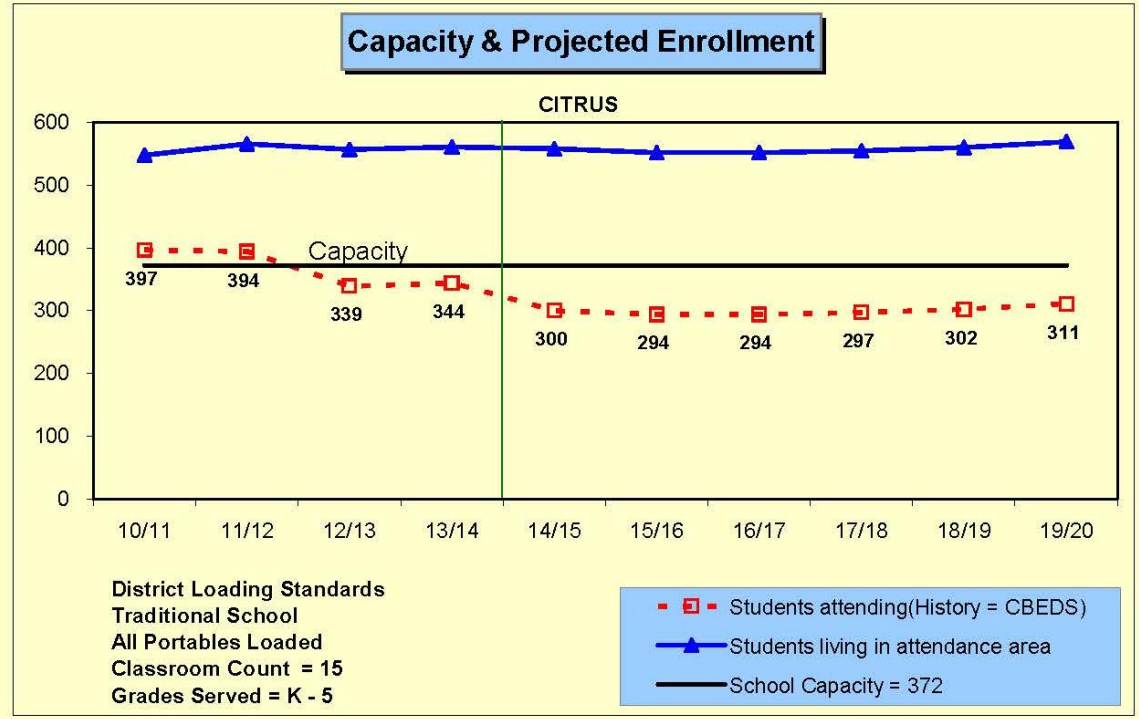
Possible Solution	Impact
Try to accommodate both Marigold and Loma Vista on the existing site while accommodating the needed growth	Extreme impact to the site
Move the Loma Vista program to co-exist with another school	Only one possible site would even come close to fitting the program and would run into the same problem down the road
Move the Loma Vista program to the new elementary site	Cost to develop a facility on a new site excessive
Move Loma Vista to a repurposed facility	Would displace an existing program

Recommendation: Citrus

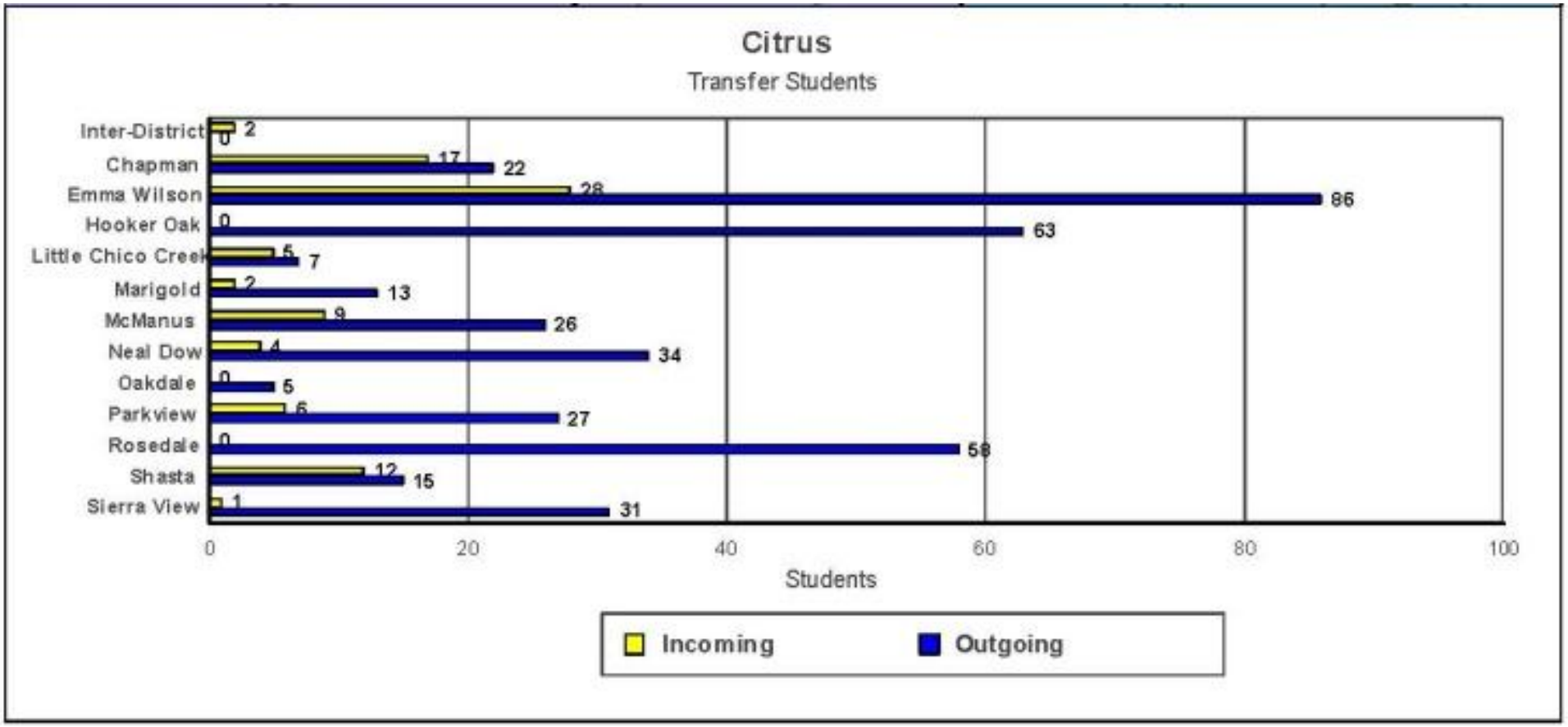
- Citrus' site is small (4.6 acres, more than a full acre smaller than the 2nd smallest elementary school in the District) for a comprehensive Elementary school
- Existing buildings and configuration make it difficult to accommodate the new District Facilities Guidelines for an elementary school
- Recommendation: Citrus is repurposed to the preschool programs currently housed at Loma Vista

Projected Utilization

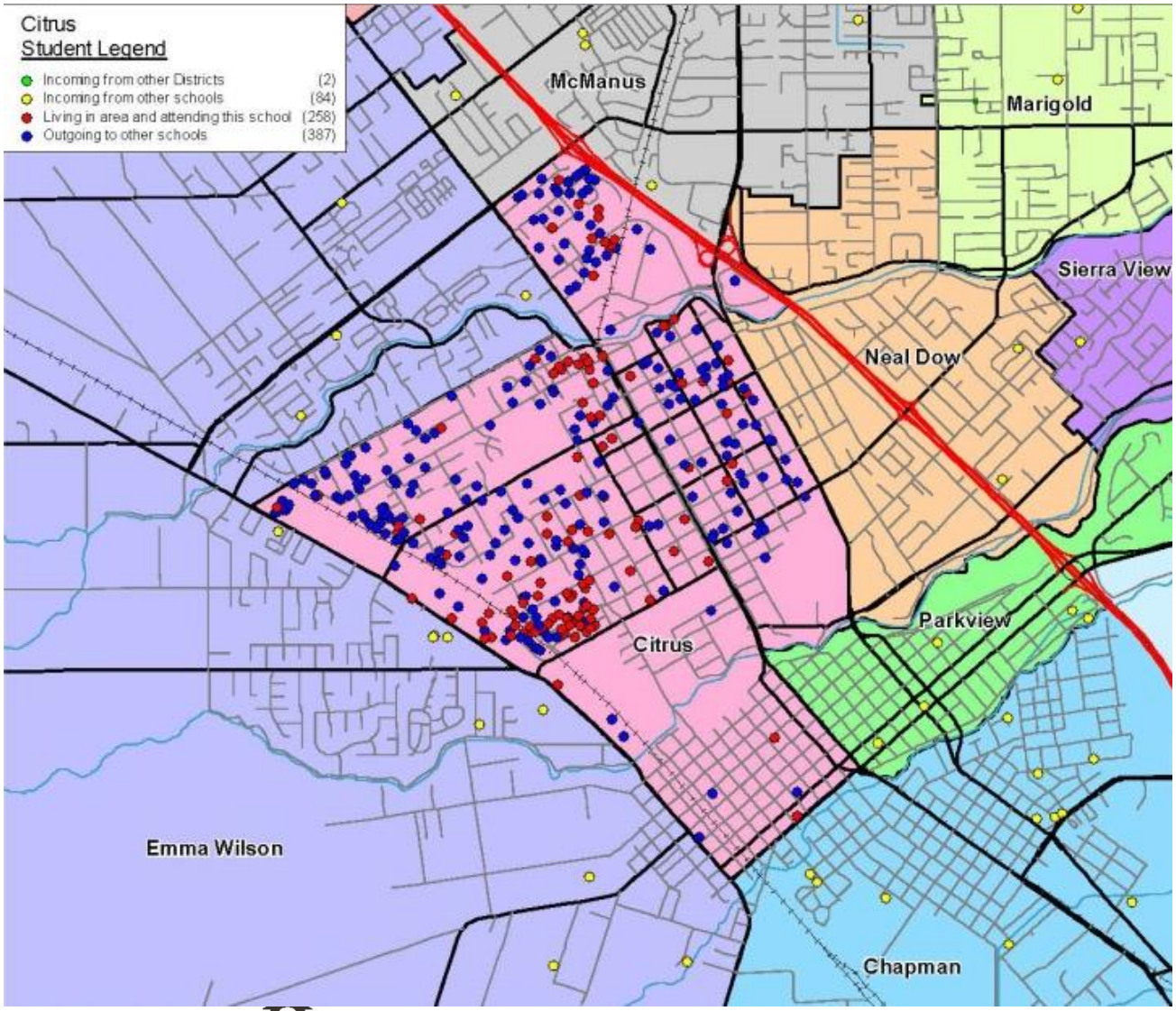
	Enrollment	Utilization
Current (2013 CBEDS)	344	92.5%
10 Year Projected (with K-5 Configuration)	315	84.7%



Student Transfers



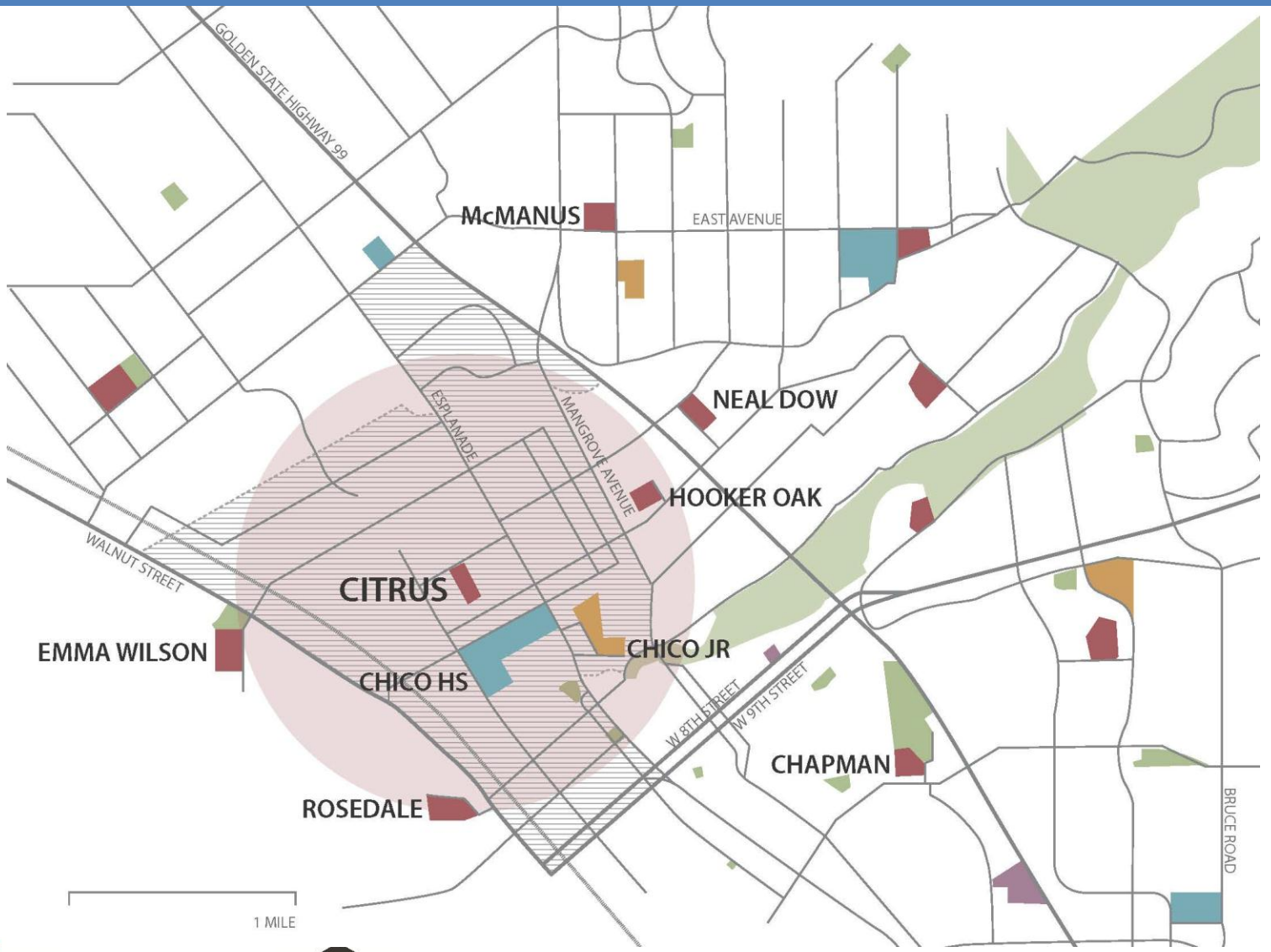
Students in Citrus Boundary



What happens to Citrus Boundaries?

- A Boundary Study will need to be finalized closer to the repurposing date
- Current demographics would dictate that student boundaries would be adjusted to
  - Neal Dow
  - Chapman
  - Emma Wilson
- Students / Families may also choose to apply for a transfer to another school or the District-wide programs at Rosedale or Hooker Oak

District Map



Chapman

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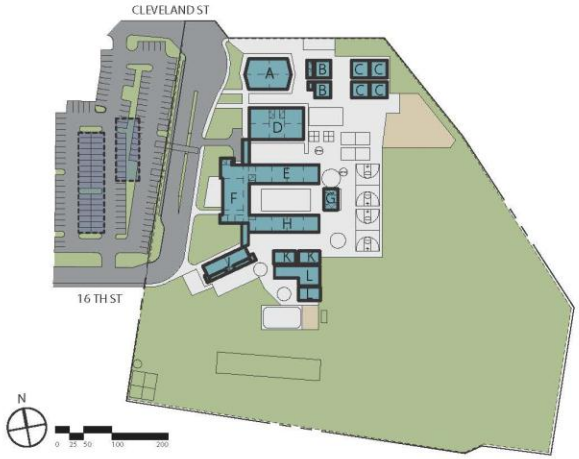
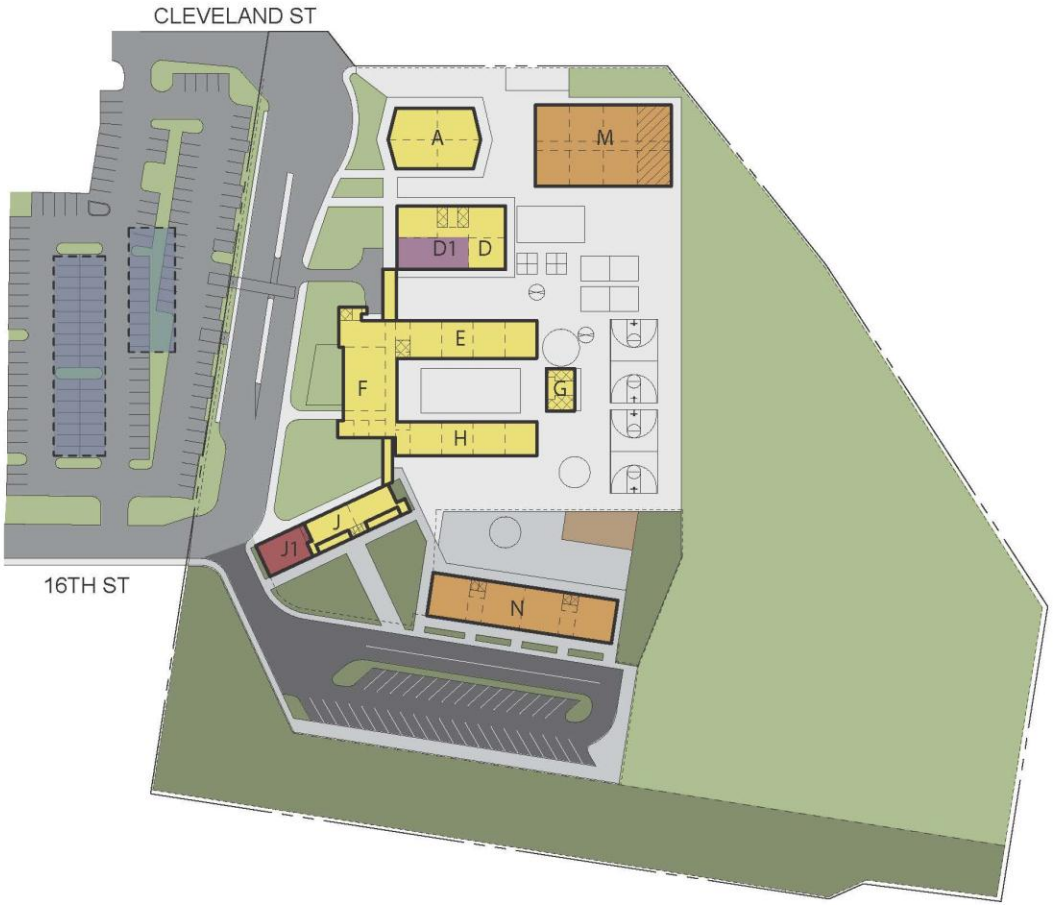
EXISTING SITE PLAN



MASTER SITE PLAN



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
- Future Phase - Beyond FMP

BUILDING DESIGNATIONS

Existing

A	Classrooms
B	Portable Classrooms
C	Classrooms
D	Classrooms & Library
E	Classrooms
F	Multi-Purpose
G	Restrooms
H	Classrooms
J	Kindergarten
K	Portable Classroom (Spec. ED)
L	Classrooms

Phase III

A	Classroom Modernization
D	Classroom Modernization
D1	Library Expansion
E	Classroom Modernization
F	Multi-Purpose Modernization
G	Restrooms Modernization
H	Classroom Modernization
J	Autism Program Modernization
J1	Autism Program Addition
M	New Classrooms
N	New Kindergarten Classrooms

Future Phase

M	Classroom Addition

Emma Wilson

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EXISTING SITE PLAN

MASTER SITE PLAN

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
- Future Phase - Beyond FMP

BUILDING DESIGNATIONS

Existing

A	Administration & Library
B	Classrooms
C	Multi-Purpose
D	Classrooms
E	Classrooms
F	Classrooms
G	Classrooms
H	Kindergarten
I	Portable Classroom
J	Portable Classroom (2)W

Phase V

A	Administration & Library Modernization
B	Classrooms Modernization
C	Multi-Purpose Modernization
D	Classrooms Modernization
E	Classrooms Modernization
F	Classrooms Modernization
G	Classrooms Modernization
H	Kindergarten Modernization
L	New Kindergarten

Future Phase

K	New Classrooms

1/27/2014

Neal Dow

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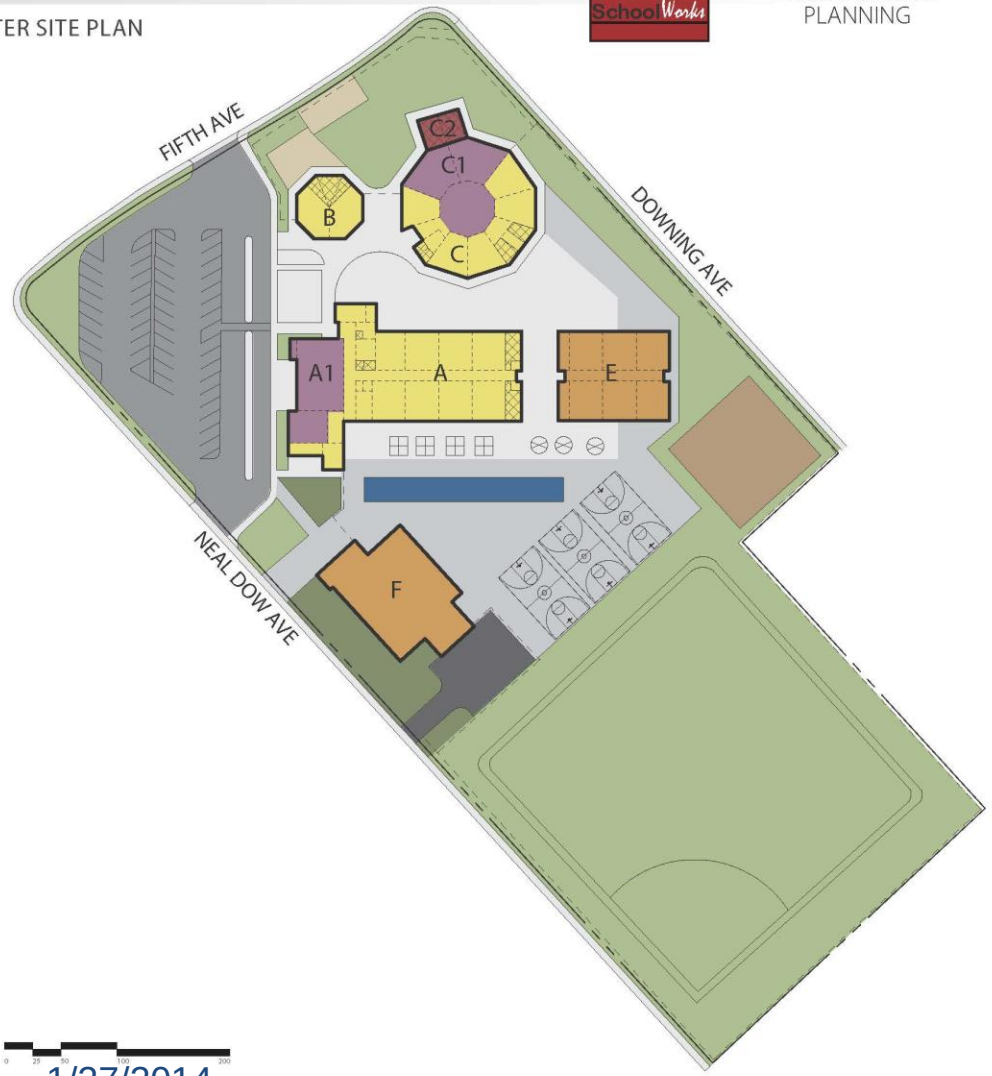
EXISTING SITE PLAN

MASTER SITE PLAN



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
- Future Phase - Beyond FMP

BUILDING DESIGNATIONS

Existing

A	Administration, Multi-Purpose & Classrooms
B	Kindergarten
C	Library & Classrooms
D	Portable Classrooms

Phase III

A	Administration, Multi-Purpose & Classroom Modernization
A1	Media Center Renovation
B	Kindergarten Modernization
C	Library & Classroom Modernization
C1	Kindergarten Renovation
C2	Kindergarten Restrooms Addition
E	New Classrooms
F	New Multi-Purpose