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

Demographics

Input
Community Meetings
Measure E Website
School Lists
Workshops

Assessments

Standards
Visioning & Academic Focus Groups

Needs List
Existing Capital Assets
Funding Opportunities

Goals & Objectives
Priorities

Master Plan Options

Implementation
Plan/Draft Report

We are Here

1/27/2014
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)
## Phase I – Quick Starts

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

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

<table>
<thead>
<tr>
<th></th>
<th>Enrollment</th>
<th>Utilization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current (2013 CBEDS)</td>
<td>344</td>
<td>92.5%</td>
</tr>
<tr>
<td>10 Year Projected (with K-5 Configuration)</td>
<td>315</td>
<td>84.7%</td>
</tr>
</tbody>
</table>

### Capacity & Projected Enrollment

- **Capacity**
  - 397
  - 394
  - 339
  - 344

- **Projected Enrollment**
  - 300
  - 294
  - 294
  - 297
  - 302
  - 311

**District Loading Standards**
- Traditional School
- All Portables Loaded
- Classroom Count = 15
- Grades Served = K - 5

- **Students attending** (History = CBEDS)
- **Students living in attendance area**
- **School Capacity = 372**

1/15/2014
# Students in Citrus Boundary

## Student Legend

- **Incoming from other Districts**: 2
- **Incoming from other schools**: 84
- **Living in area and attending this school**: 258
- **Outgoing to other schools**: 387

---

[Map of Citrus Boundary with student locations marked]
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.