CHICO UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN | 2014

UPDATE | 2016

SchoolWorks

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2016 UPDATE

The original Long Range Facilities Master Planning effort was driven by a desire to see that the students of CUSD be provided learning facilities which support the highest levels of educational achievement. The implementation of this master plan has begun and the CUSD students are beginning to learn in many new and improved facilities with the completion of Phase I and the near completion of Phase II.

The original master plan reflects the opinions of a strongly supportive local community and Board of Education. These important representatives gave valuable input, reviewed options and rightly considered every decision an opportunity for their district to take a positive step forward.

- The plan is comprehensive, addressing serious needs in academic program support, student growth, technology, access compliance, code compliance, and deferred maintenance.
- The plan is reflective of the new direction in educational delivery, the common core initiative, electronic testing, modern sciences, S.T.E.M., collaboration, real-life project based learning and student-led classrooms.
- The plan intends to make effective and efficient use of existing District facilities.

The goal is to maximize use of District bond funds to benefit facilities in need, in order to leverage for possible additional state funding, should there be a state-wide bond passed in November of 2016. Efforts have been made to develop an implementation plan that addresses the most urgent needs first.

This 2016 update continues to emphasize the original goals of the Long Range Facilities Master Plan.

INTRODUCTION

This Long Range Facilities Master Plan Update contains the following content:

- Introduction
- Capacity Calculations & Projected Enrollment
- Elementary Adjustments
- Kindergarten Capacity
- Phasing Summary Update
- School Report Updates
  - Elementary
  - Junior High
  - High School
  - District Resources
  - Other District Facilities
- Appendix
  - High School Athletic Master Plans
  - Facility Assessments at District Owned Facilities and Charter Schools

Chico Unified School District is nearly completed with Phase II of the Long Range Facilities Master Plan Implementation. The Facilities Master Plan, completed in 2013, identified six phases of project development, to the year 2024. The initial Phase I was designed to provide quick start projects across the District. To this end, ADA access, technology, safety and energy projects have been completed at many sites. Phase II and III, were designed to relieve the overcrowding of the elementary schools. These phases will successfully move the sixth grade to the "Junior Highs" resulting in a middle school model. Moving the sixth graders out of the elementary school creates growth space at that level.

Phase I - Completed Projects

School	ADA	Technology	Safety	Energy
Chapman	✓	In Process		
Citrus	✓	In Process		
Emma Wilson	✓	✓		
Hooker Oak	✓	✓		
Little Chico		✓		
McManus	✓	In Process		
Neal Dow	✓	✓		
Parkview	✓	In Process		
Rosedale	✓	In Process		
Shasta		✓		
Sierra View	✓	✓		
Chico Senior	✓	In Process		
Pleasant Valley	✓	In Process		
Fair View Site	✓	In Process		
Sports & PE	✓			
Corporation Yard	✓			
District Admin.	✓	✓		
Select Schools			✓	✓

Phase II - Completed / In Process Projects

School	Modern.	New Constuc.	Renov.	Technology	ADA Priority
Bidwell	✓	✓	✓	✓	✓
Marsh		✓		✓	✓
Chico Junior	✓	✓	✓	✓	✓

In addition to being near completion of Phase I and II, in the Fall of 2015, the District experienced and unusual jump in the TK and kindergarten enrollment. As the District continued to expand full-day kindergarten, pressure on the kindergarten areas of elementary campuses continue to grow. Although the Long Range Facilities Master Plan anticipated the full-day kindergarten, the enrollment increase was not anticipated.

The District engaged J.M. King and Associates to update the demographics and enrollment projections for the District. They were also asked to investigate the jump in kindergarten enrollment, and the likelihood of it continuing. The full report prepared by J.M. King is available on the District website.

The jump in kindergarten enrollment has been attributable to an anomaly and not something that will likely continue. However, according to the J.M. King report, the enrollment has generally increased in the District more rapidly than anticipated by the Long Range Facilities Master Plan. The most significant change being in the schools in the central areas of Chico.

The 2016 Update was initiated to review the next phases of the Long Range Facilities Master Plan is to ensure that the direction addressed the new and projected enrollment.

Capacity and Utilization charts were generated for the elementary schools based on the new and projected enrollment. Elementary sequencing was studied and options were developed.

The Original Long Range Facilities Master Plan recognized the need for comprehensive Athletic Master Plans for the High Schools, by establishing funds for their development. This 2016 Update has incorporated the cost of the initial phase of each Athletic Master Plan into the overall costs and implementation phasing plan. The full Athletic Master Plans can be found in the Appendix of this Update.

The District owns facilities that are occupied by public charter schools. This 2016 Update incorporates a Facilities Assessment of each of these facilities. This is contained in the Appendix of this Update.

Before beginning Phase III of the Master Plan, the District determined an update was needed. The update included:

- Review of the capacity and utilization
  - Enrollment projections (completed by J.M. King Consulting)
  - Update of elementary utilization
  - In-depth study of kindergarten and transitional kindergarten (TK) capacity
- Inclusion of the High School Athletic Master Plans
- Inclusion of additional District property into the Master Plan

In order to understand student capacity needs, two components need to be defined. First is the available number of student seats in the District. This information must be understood in the context of where those seats are and what grade levels they are intended to serve. Second is the number of students expected to be enrolled in the District at the end of the 10-year Master Plan window.

CAPACITY CALCULATIONS & PROJECTED ENROLLMENT

Capacity is the measurement of how many students the District can serve in their existing facilities: in short, how many seats are available. To calculate capacity, certain criteria and assumptions must be established, including class size and the number of rooms that will not be counted for capacity purposes. The class size assumptions (loading standards) used in this plan did not change in this update from the original master plan.

Although the assumptions remain the same from the master plan, the master plan deviated considerably from the way the District was operating at the time. Generally capacity is considered a static number. Unless construction alters the number of classrooms, capacity should remain at the same level. At the time of the original master plan, this was true for junior and high school levels but not for elementary. At the elementary level, programs were changing state-wide and at the district level, which had a significant effect on the capacity of the schools including:

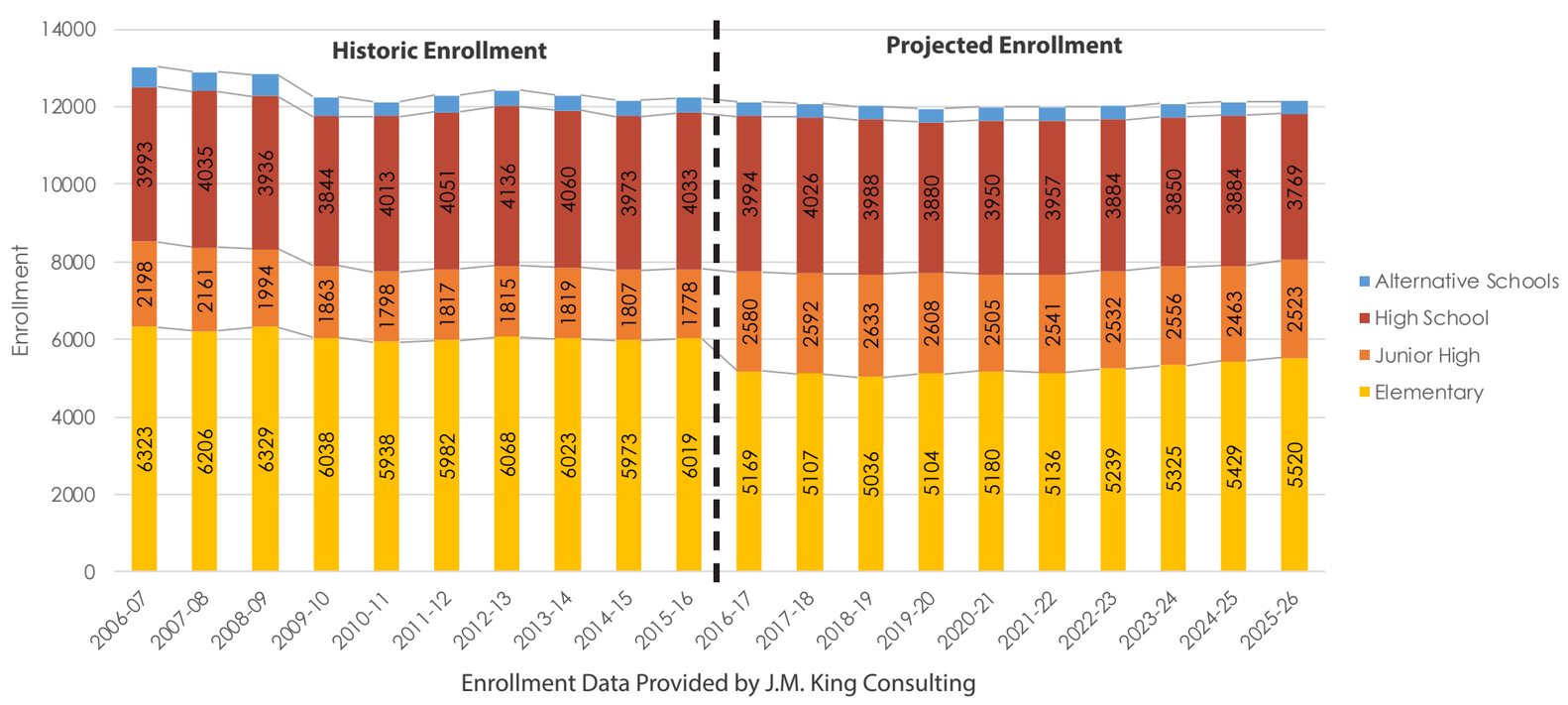
- Class size reduction for grades TK-3 initiated by state funding requirements
- A District initiative to provide full-day kindergarten instead of a half day program, which allows two sessions of kindergarten to share one room
- Expansion of transitional kindergarten (TK) and the grade configuration shift to TK-5, which changes the ratio of rooms that hold 24 students instead of 30
- The unequal distribution of special program space across the District, which resulted in some elementary school having to use music, special education and other special program rooms as general classrooms

The master plan anticipated many of these changes. As a result, many of the elementary school were shown to be over capacity even though the school was accommodating the higher student population. At the time of the original master plan, the impacts of these capacity reductions were in their infancy. Class size reduction and conversion to full-day kindergarten was gradual. The most impacted schools have still yet to adopt some of the initiatives due to the lack of space.

In review of the new enrollment projections, as provided by J.M. King, the elementary enrollment is not projected to surpass this school year due to movement of the 6th grade to the junior high. This would generally indicate that capacity is sufficient, or at least acceptable, because the schools are currently housing this number of students. The reality, however, is a continued need for additional elementary capacity due to the program changes previously described.

The following chart illustrates the historic enrollment and the most likely model for projected enrollment. The District is in a transition year and the reassignment of the 6th grade is easily visible in the reduction of the elementary school and growth in the junior high enrollment in the 2016-17 school year. Despite this increase in enrollment, capacity at the junior high and high school level is not a concern because the existing capacity is large enough to accommodate the projected enrollment.

District-Wide Enrollment



Enrollment Data Provided by J.M. King Consulting

ELEMENTARY ADJUSTMENTS

In examining the projected enrollment further for the elementary capacity, the master planning team compared all three enrollment models, provided by J.M. King, to the existing capacity and the planned capacity after the master planed projects are completed. The "most likely" model is used as the base for the update; however, the three models provide a range of possibilities for future housing and illustrates the unknown variables that can effect projections.

An ideal range for District-wide utilization for elementary is between 85%-95%. Impacts of being beyond this range include:

- Families not being able to have a choice of schools which meet their needs
- Special program space is converted to classrooms
- Even minimal growth beyond projections will force tough housing choices such as refurbished portables

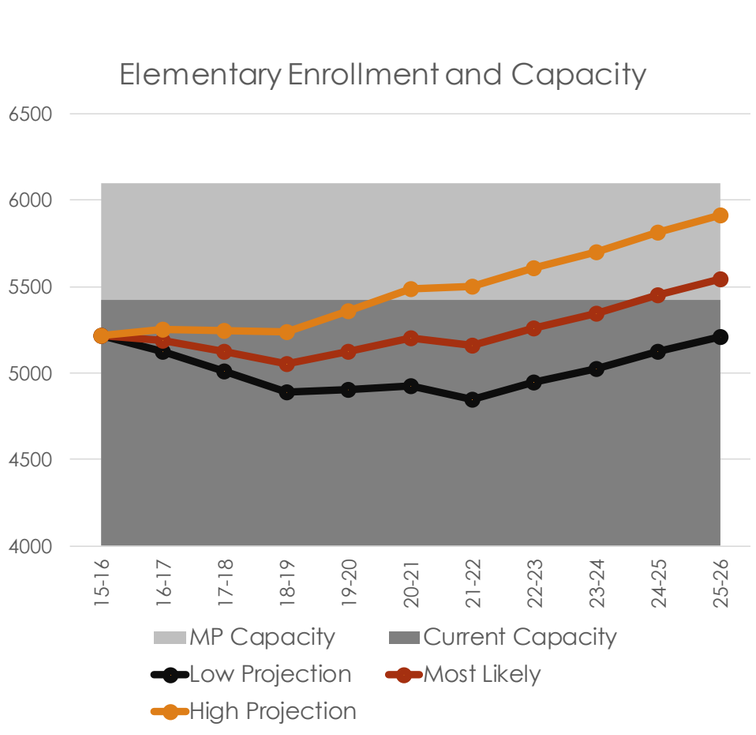
The master plan team discovered, after breaking down the capacity and utilization information by school, the impacts are not evenly distributed across the District. Four schools are below the point of impact while four other schools are projected to be over 100% utilization even after the master plan projects are completed.

Focusing on Phase III school projects, the three schools, Shasta, Marigold and Little Chico Creek, have varying utilization as shown in the chart below. Shasta continues to be over utilized even after the master plan project is complete, showing a need for additional capacity. Marigold is over capacity before the master plan project and properly utilized after the master plan project is completed. This illustrates the need for the project to be completed achieving correct sizing of the school. Little Chico Creek is within an ideal utilization range before the master plan is complete and in the under utilized range after the construction, resulting in a consideration of whether this project is critical for Phase III.

The original master plan's prioritized student housing. With keeping this priority in mind, the planning team explored alternatives to relieving over crowed schools/regions in earlier phases.

Three alternatives were presented to the Facilities Sub-Committee to provide additional capacity at the elementary level. The final recommended and approved alternative included expanding Shasta's capacity, maintaining Marigold in the Phase III and moving Little Chico Creek to a later phase. Neal Dow was added to Phase III with the additional capacity planned in the Future Phase. Neal Dow was selected because it is

- projected to be over capacity
- located within close proximity to other school which are also projected to be over capacity
- a small capacity school which could operate more efficiently



Utilization projected to be over 100%

Utilization projected to be over 95%

Master Plan Phase III Projects

Elementary School Utilization

School	Projected 2025 Enrollment	2015 Capacity	MP Capacity	2025 Utilization w/ current capacity	2025 Utilization with MP Improvements	MP Phase
Chapman	317	450	450	70%	70%	5
Citrus	280	372	346	75%	81%	5
Emma Wilson	580	588	588	99%	99%	4
Hooker Oak	333	312	336	107%	99%	4
Little Chico Creek	436	540	636	81%	69%	3
Marigold	515	444	596	116%	86%	3
McManus	485	618	544	78%	89%	5
Neal Dow	352	312	312	113%	113%	5
Parkview	385	342	342	113%	113%	5
Rosedale	553	480	570	115%	97%	4
Shasta	664	506	570	131%	116%	3
Sierra View	618	486	522	127%	118%	4
Elementary Totals	**5,518**	**5,450**	**5,812**	**101%**	**95%**	

KINDERGARTEN CAPACITY

Beyond the overall capacity for the elementary sites, there are sub-capacities, which are important to consider. Kindergarten (K) and transitional kindergarten (TK) are ideally accommodated in specially designed rooms within an enclosed complex. The District's guidelines for these complexes and rooms are included in the Educational Program and Facilities Guidelines.

Having a sufficient number of these rooms is a challenge for many older school sites, which were built with the assumption of half day K programs and long before TK existed. The master plan did consider this need and in the school plans included additional kindergarten rooms, however, this update returned to this need for a more detailed analysis.

Campus enrollment will fluctuate and distribution between grade levels will change from year to year. Instead on focusing on today's or even projected enrollment by grade level, this update focused on the capacity of the school site. The capacity, without TK, was divided by 6 to account for the 6 grade levels from kindergarten to 5th grade. The total of the excluded TK rooms and the results of the division was combined to create a final room total. This count summarized below should account for sufficient number of rooms in most years.

Future changes to early childhood education are expected due to the level of research that shows the positive influence early childhood education can have on student success. Expansion of TK to include all 4 year-olds or providing pre-school may very well happen before the life of the buildings are complete. Designs for new school sites should strive, to the best of the sites ability, to provide the K complexes in areas where additional rooms can be added if these program changes occur.

Kindergarten Rooms

School	Total # of K Designed Rooms			2016 Update Notes
	Master Plan Site Plan	Anticipated Needed	2016 Update	
Chapman	4	4	4	No Change
Citrus	2	4	4	Create two additional kindergarten in the main building converting 3 classrooms
Emma Wilson	5	5	5	No Change
Hooker Oak	2 *	3	2	Provided in the Future Phase - no change
Little Chico Creek	4	4	4	No Change
Marigold	4	5	5	Convert one of the portable replacement classrooms to a K design classroom
McManus	4	6	6	Convert two of the portable replacement classrooms to a K design classroom
Neal Dow	2 *	4	4	Future Phase moved into Phase III
Parkview	3	3	3	No Change
Rosedale	2 *	4	2	Provided in the Future Phase - no change
Shasta	4	5	5	Add an additional K-Design room
Sierra View	4	4	4	No Change
Elementary Totals	**40**	**50**	**47**	

2016 Update Changes from the original master plan

Capacity Changes Summary

School	MP Capacity	2016 Update Capacity	2016 Update Phase
Chapman	450	450	V
Citrus	346	320	V
Emma Wilson	588	588	IV
Hooker Oak	336	336	IV
Little Chico Creek	636	636	V
Marigold	596	596	III
McManus	544	544	V
Neal Dow	312	494	III
Parkview	342	342	IV
Rosedale	570	570	IV
Shasta	570	726	III
Sierra View	522	522	IV
Elementary Totals	**5,812**	**6,124**	

The implementation plan uses the priorities set by the Board of Education to create a phasing timeline for completing projects as outlined by the master plan. The main focus of the phasing plan is to accomplish the objective of housing the Elementary school students now and over the course of the next ten years of growth. The order in which projects are approached has been established with this in mind and with the whole District in perspective. In many cases the order is dependent on one project's completion before another project can begin.

The original master plan steps were sequenced to address the common core testing, safety and security and ADA priority projects first, which have been completed. The under capacity schools were second and, where efficient to do so, school improvements are also addressed in order to consolidate the construction projects. The remaining school sites, followed by District support spaces, are improved and modernized as the third step. Due to the size of this endeavor these three steps were broken down into seven phases. Phase I was completed and Phase II is also near completion. The 2016 update has concentrated on Phase III; however, there has also been changes to Phase V.

While the implementation plan does include dates, the plan should be considered a sequence in which to approach the various site projects. In order to apply dates to this sequence many assumptions are made at both the local and state levels including projected cash flow, bond sale timeline, property values, state funding program requirements, state bonds and local development fees. Due to these variables, the time-line, while providing the District with a planning tool, is subject to change.

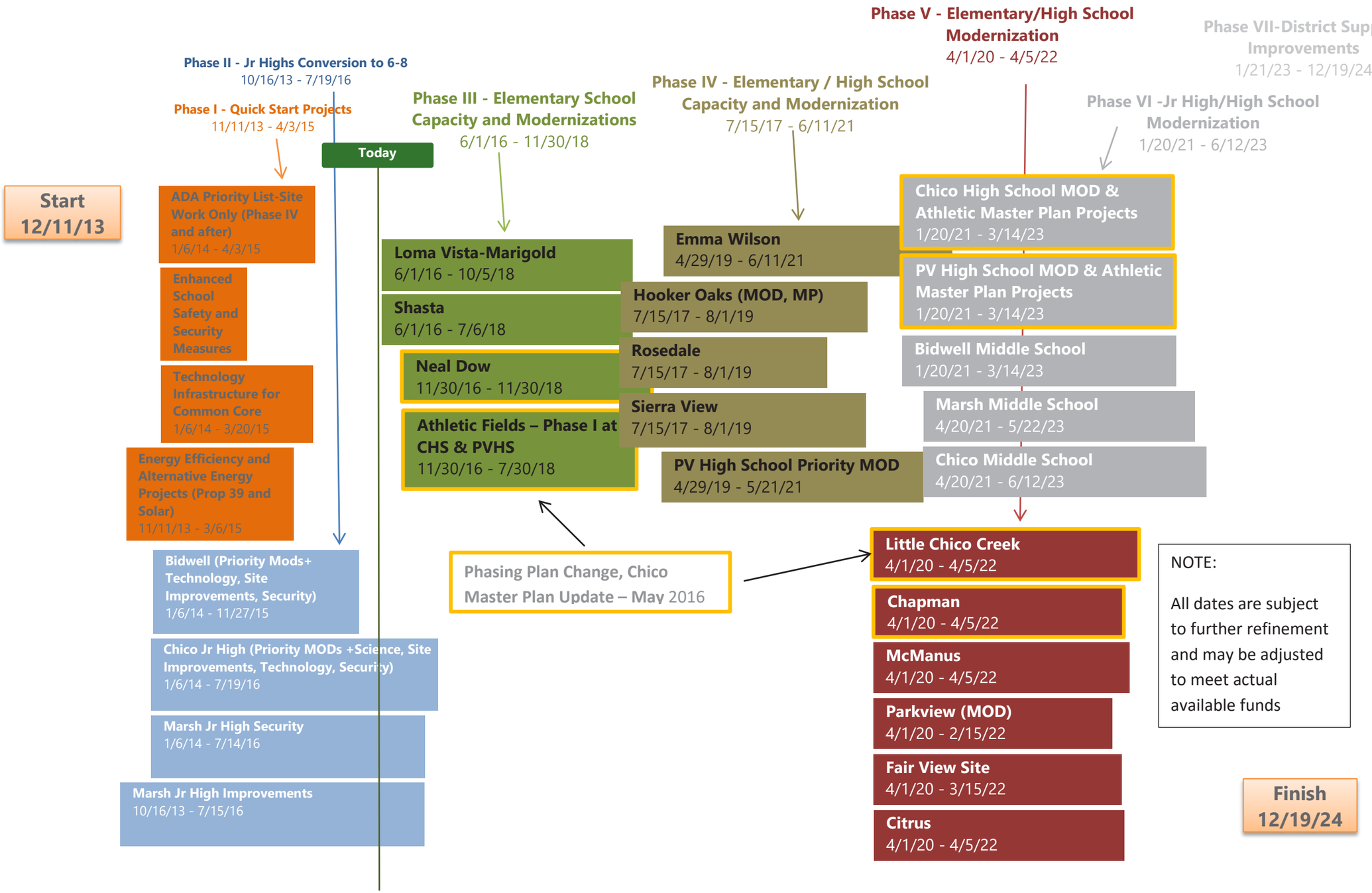
PHASING SUMMARY UPDATE

The following is a complete summary of the projects from Phase III to VII. Some of the projects have been updated with the amendments to the master plan while other phases have only been affected by the change in cost, due to inflation. Other major cost impacts included the incorporation of Neal Dow's Future Phase scope into Phase III and the athletic master plans in Phase III and VI.

Phase	Original MP	2016 Update
Phase I	$12,290,000	Completed
Phase II	$22,351,000	Completed
Phase III	$55,348,000	$82,424,000
Phase IV	$55,952,000	$67,335,000
Phase V	$57,023,000	$76,774,000
Phase VI	$48,767,000	$100,815,000
Phase VII	$52,512,000	$77,583,000
Total	**$303,243,000**	**$404,931,000**

The updated cost estimates include new projects but also include escalation. The original master plan document escalated all projects to 2015 but not beyond. In this update, the projects have been escalated to the mid-point of the projected project construction at a rate of 5% per year, compounded. Future phase projects were projected to 2025. This approach to escalation creates greater inflation cost the further out the project is expected to be completed. The majority of the cost changes from the original master plan are the result of this change.

Phase III was also increased by the inclusion of Neal Dow, including the Future Phase scope and the addition of first phase of the Athletics Master Plan. Phase VI was increased by the remaining projects in the Athletics Master Plan.


Start 12/11/13
Phase I - Quick Start Projects
11/11/13 - 4/3/15
Phase II - Jr Highs Conversion to 6-8
10/16/13 - 7/19/16
Today
Phase III - Elementary School Capacity and Modernizations
6/1/16 - 11/30/18
Phase IV - Elementary / High School Capacity and Modernization
7/15/17 - 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
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 Efficiency and Alternative Energy Projects (Prop 39 and Solar)
11/11/13 - 3/6/15
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 - 7/19/16
Marsh Jr High Security
1/6/14 - 7/14/16
Marsh Jr High Improvements
10/16/13 - 7/15/16
Loma Vista-Marigold
6/1/16 - 10/5/18
Shasta
6/1/16 - 7/6/18
Neal Dow
11/30/16 - 11/30/18
Athletic Fields – Phase I at CHS & PVHS
11/30/16 - 7/30/18
Phasing Plan Change, Chico Master Plan Update – May 2016
Emma Wilson
4/29/19 - 6/11/21
Hooker Oaks (MOD, MP)
7/15/17 - 8/1/19
Rosedale
7/15/17 - 8/1/19
Sierra View
7/15/17 - 8/1/19
PV High School Priority MOD
4/29/19 - 5/21/21
Chico High School MOD & Athletic Master Plan Projects
1/20/21 - 3/14/23
PV High School MOD & Athletic Master Plan Projects
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
Little Chico Creek
4/1/20 - 4/5/22
Chapman
4/1/20 - 4/5/22
McManus
4/1/20 - 4/5/22
Parkview (MOD)
4/1/20 - 2/15/22
Fair View Site
4/1/20 - 3/15/22
Citrus
4/1/20 - 4/5/22
NOTE:
All dates are subject to further refinement and may be adjusted to meet actual available funds
Finish 12/19/24

PHASE III

June 1, 2016 - November 30, 2018

Phase III and IV continue to resolve the elementary and preschool capacity needs by targeting key growth areas.

In Phase III, Shasta Elementary School, Loma Vista Pre-School/Marigold Elementary School and Neal Dow Elementary School will be completed. The two campuses that have the most immediate need for expansion are Shasta Elementary School and Loma Vista Pre-School. Loma Vista Pre-School shares a school site with Marigold Elementary School, which also needs additional capacity. These two school programs will need to be address at the same time to create the most effective design, limit site impacts and requirements for temporary housing.

This phase also includes the completion of the first phase of the Athletic Master Plans for Chico and Pleasant Valley High Schools and new Heating Air Condition and Ventilation (HVAC) systems for the large gym at Chico High and small gym at Pleasant Valley.

	Modern.	New Construc.	Renovation	Technology	ADA Priority List	Athletic Master Plan & HVAC	Total
Loma Vista	$5,495,000	$8,405,000	$3,205,000	$301,000	$86,000		**$17,492,000**
Marigold	$1,139,000	$20,099,000	$3,163,000	$567,000	$269,000		**$25,237,000**
Neal Dow	$4,488,000	$8,969,000	$837,000	$355,000			**$14,649,000**
Shasta	$0	$15,581,000	$102,000	$516,000	$231,000		**$16,430,000**
Elementary	**$11,122,000**	**$53,054,000**	**$7,307,000**	**$1,739,000**	**$586,000**		**$73,808,000**
Pleasant Valley						$3,974,000	**$3,974,000**
Chico Sr. High						$4,642,000	**$4,642,000**
High School						**$8,616,000**	**$8,616,000**
Total	**$11,122,000**	**$53,054,000**	**$7,307,000**	**$1,739,000**	**$586,000**	**$8,616,000**	**$82,424,000**

PHASE IV

July 15, 2017 - June 11, 2021

While Phase IV will address most of the remaining capacity needs at the elementary schools, additional improvement projects are also included. Capacity additions are anticipated at Rosedale, Sierra View and Hooker Oak Elementary Schools. In addition, improvements at Emma Wilson Elementary School and the modernization of B, C, and D Buildings on the Pleasant Valley High School campus are also included in Phase IV.

School	Modern.	New Construc.	Renovation	Technology	Total
Emma Wilson	$7,347,000	$2,862,000		$895,000	$11,104,000
Rosedale	$6,756,000	$5,326,000	$924,000	$711,000	$13,717,000
Sierra View	$5,461,000	$5,169,000		$745,000	$11,375,000
Hooker Oak	$6,470,000	$5,815,000	$1,836,000	$547,000	$14,668,000
Elementary	**$26,034,000**	**$19,172,000**	**$2,760,000**	**$2,898,000**	**$50,864,000**
Pleasant Valley			$16,471,000		$16,471,000
High School			**$16,471,000**		**$16,471,000**
Total	**$26,034,000**	**$19,172,000**	**$19,231,000**	**$2,898,000**	**$67,335,000**

PHASE V

April 1, 2020 - April 5, 2022

Phase V consists of improvement projects on the remaining elementary schools and Fair View High School. The elementary schools included are Chapman, Citrus, John A. McManus, Little Chico Creek, and Parkview Elementary Schools. Fair View High School is located on a former elementary campus and few improvements were made to accommodate the change of educational program and height difference between elementary and high school students. These changes are included in the improvement projects.

School	Modern.	New Construc.	Renovation	Technology	ADA Priority List	Total
Chapman	$6,646,000	$8,510,000	$260,000	$1,007,000		$16,423,000
Citrus	$6,381,000			$638,000		$7,019,000
Little Chico Creek		$4,347,000			$254,000	$4,601,000
McManus	$6,087,000	$16,022,000	$758,000	$813,000		$23,680,000
Parkview	$6,465,000	$3,474,000	$249,000	$805,000		$10,993,000
Elementary Total	**$25,579,000**	**$32,353,000**	**$1,267,000**	**$3,263,000**	**$254,000**	**$62,716,000**
Fair View Site	$6,505,000	$6,124,000	$488,000	$941,000		$14,058,000
High Total	**$6,505,000**	**$6,124,000**	**$488,000**	**$941,000**		**$14,058,000**
Total	**$32,084,000**	**$38,477,000**	**$1,755,000**	**$4,204,000**	**$254,000**	**$76,774,000**

PHASE VI

January 20, 2021 - June 12, 2023

Phase VI addresses Chico High School and the remaining improvements at the junior high schools and Pleasant Valley High School. The remaining projects identified in the Athletic Master Plans for Chico and Pleasant Valley High Schools are also included in this phase.

School	Modernization	New Construction	Technology	Athletic Master Plan	Total
Bidwell	$10,247,000				$10,247,000
Marsh	$5,405,000				$5,405,000
Chico Junior	$15,806,000				$15,806,000
Junior Total	**$31,458,000**				**$31,458,000**
Pleasant Valley	$7,560,000	$9,982,000	$1,597,000	$16,703,000	$35,842,000
Chico Sr. High	$15,087,000		$2,934,000	$15,494,000	$33,515,000
High Total	**$22,647,000**	**$9,982,000**	**$4,531,000**	**$32,197,000**	**$69,357,000**
Total	**$54,105,000**	**$9,982,000**	**$4,531,000**	**$32,197,000**	**$100,815,000**

PHASE VII

January 21, 2023 - December 19, 2024

Phase VII addresses the District support spaces. Currently many District-wide support functions are placed at various school sites and move when the space is no longer available leading to some inefficiency. The Corporation Yard also requires a number of improvements.

School	Modernization	New Construction	Technology	Total
Central Kitchen		$21,608,000		$21,608,000
Corp Yard	$23,048,000	$3,841,000	$276,000	$27,165,000
District Admin		$28,810,000		$28,810,000
Total	**$23,048,000**	**$54,259,000**	**$276,000**	**$77,583,000**

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2016 UPDATE - SCHOOL REPORTS

The CUSD Long Range Facilities Master Plan includes modernization, renovation and new construction at all of the academic and non-academic sites in the District. The following pages describe the current state and future needs at every site in the District. The site plans associated with each of the sites indicate the existing conditions and a high level phasing plan describing potential placement of buildings, parking improvements, playground changes and modernizations, and renovations of the facilities. The site plans were used as a basis for estimating costs associated with the phasing at each campus. The site plans have not been vetted with the school staff and should be used as a starting place for future planning.

All site diagrams remain the same excepts for additional notes. A new site plan has been created at Shasta Elementary School to show the planned expansion. Site data and tables have been updated to reflect capacity and cost changes.

Chapman Elementary School

1071 E. 16th Street, Chico, CA 95928
Date of Original DSA Approval: 1953; 1989

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	450	450
Site		
Site Acreage	10	10
Portables	11	0
Parking Spaces	137	175
Building		
GSF (Including Portables)	47,145.27	52,750
Classrooms	20	20

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	40
Ed Building Score	60
Condition Building Score	20
Site Score	35
Ed Site Score	53
Condition Site Score	16
Technology Score	11
Combined Score	30

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase V	
Modernization	$6,646,000
New Construction	$8,510,000
Renovation	$260,000
Technology	$1,007,000
Future Phase	
New Construction	$2,336,000
Total	$18,759,000

Chapman Elementary School has a variety school site needs. The vehicular circulation connects two city streets, creating a drop-off area that is also a throughway for community traffic. The only parking for the site is on the other side of this drop-off area, resulting in all people, including kindergarten drop-off, special education drop-off and visitors, to walk across this area. The site also has numerous portables, which are all older than 1991. The "K" portables house the ACES autism program and a Head Start preschool. Both of the programs can have parents and children arriving and leaving at different times than the standard school schedule; however, their location on the site causes these students and parents to walk through the school to access the buildings. While this school is on a large site, the current campus plan leaves the southern portion of the site difficult to utilize. The adjacent industry on the southern edge of the site is a concern for school activities.

The long-range Master Plan envisions a new parking and drop-off area to utilize the southern portion of the site. Low-maintenance and low-water-use green edge below the parking area will create a border to the south. The drop-off and parking can provide safer access without additional community traffic and allow separation of bus and parent drop-off. New buildings are envisioned to replace the portables. An additional two classrooms could be included at the end of the "L" building if merited by demographic projections in the future. The initial design of the building should consider this future possibility. The "M" and "N" buildings are intended to house the core of the ACES program, kindergarten and the Head Start program. The existing small library is shown expanding into the adjacent classrooms in order to meet the District's guidelines. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes.

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 V

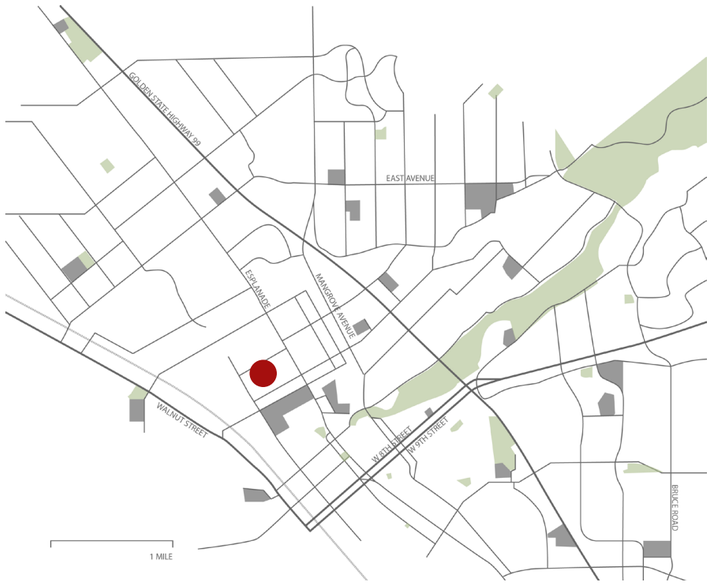
A	Classroom Modernization
D	Classroom Modernization
D1	Library Expansion
E	Classroom Modernization
F	Multi-Purpose Modernization
G	Restrooms Modernization
H	Classroom Modernization
J	Autism Program Modernization
J1	Autism Program Addition
M	New Classrooms
N	New Kindergarten Classrooms

Future Phase

M	Classroom Addition

Citrus Elementary School

1350 Citrus Avenue, Chico, CA 95926
Date of Original DSA Approval: 1937, 1998



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	372	320
Site		
Site Acreage	5	5
Portables	4	4
Parking Spaces	0	0
Building		
GSF (Including Portables)	39,541	39,541
Classrooms	15	13

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase V	
Modernization	$6,381,000
Technology	$638,000
Future Phase	
New Construction	$8,047,000
Total	$15,066,000

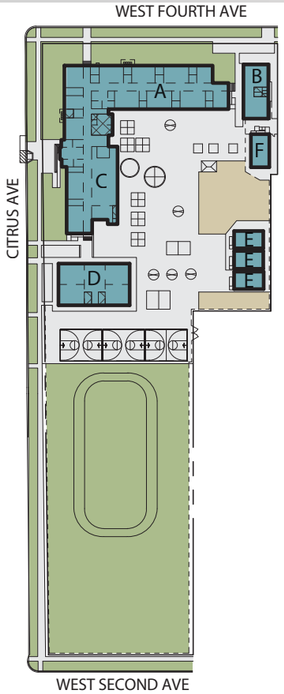
Citrus Elementary School is one of the oldest school sites in Chico; therefore, modernization is the biggest need throughout the campus. Originally designed without on-site parking, this current approach is anticipated to continue even after improvements to preserve as much land area for fields and green space as possible.

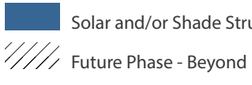
This school will need additional kindergarten designed rooms; however, the enrollment projections do not support additional overall capacity. The recommended approach for providing the space is to use three classrooms in Building A adjacent to the existing kindergartens to make two kindergarten rooms.

A new multi-purpose room (MPR) is planned for the Future Phase. This new building will improve the kitchen and service access, increase capacity and eliminate the grade change from the MPR to the playground and outdoor eating areas. The existing MPR can become a Library / Media Center, providing a larger area with a greater connection to the core of the campus.

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	37
Ed Building Score	63
Condition Building Score	11
Site Score	27
Ed Site Score	38
Condition Site Score	17
Technology Score	53
Combined Score	39

EXISTING 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	Kindergarten
C	Administration, Classrooms, Multi-Purpose
D	Classrooms & Library
E	Portable Classroom
F	Portable Classroom

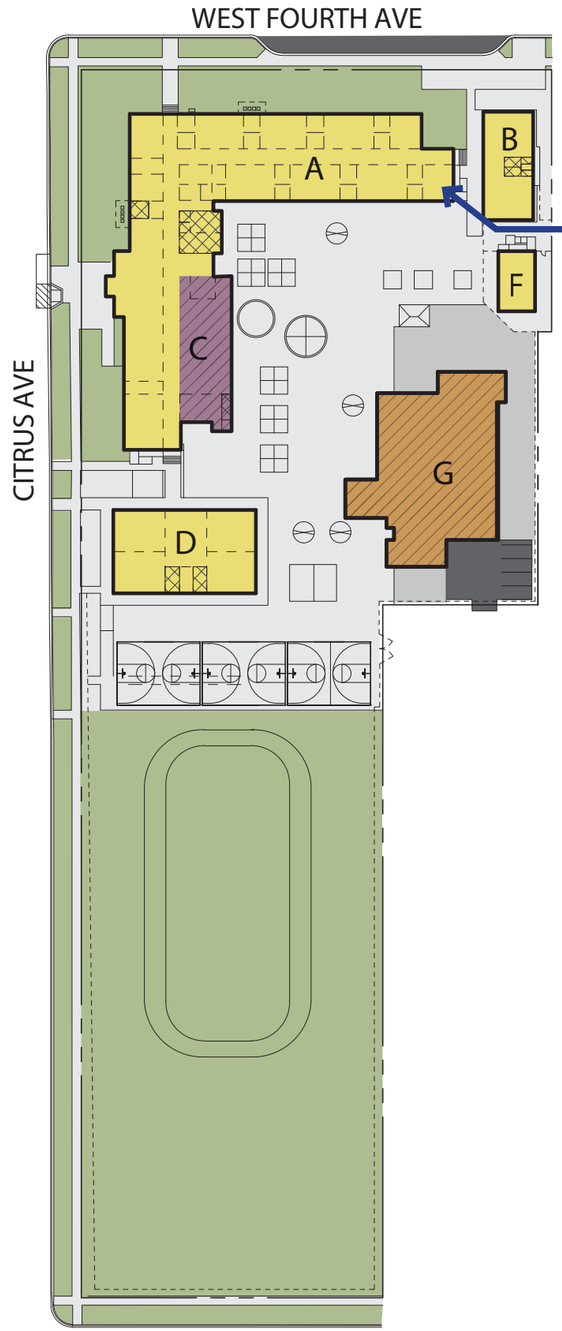
Phase V

A	Classroom, Computer Lab, Kindergarten and Administration Modernization
B	Kindergarten Modernization
D	Library and Classroom Modernization
F	Portable Classroom Modernization

Future Phase

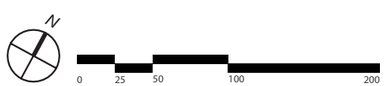
C	Media Center Renovation
G	New Multi-Purpose

MASTER SITE PLAN



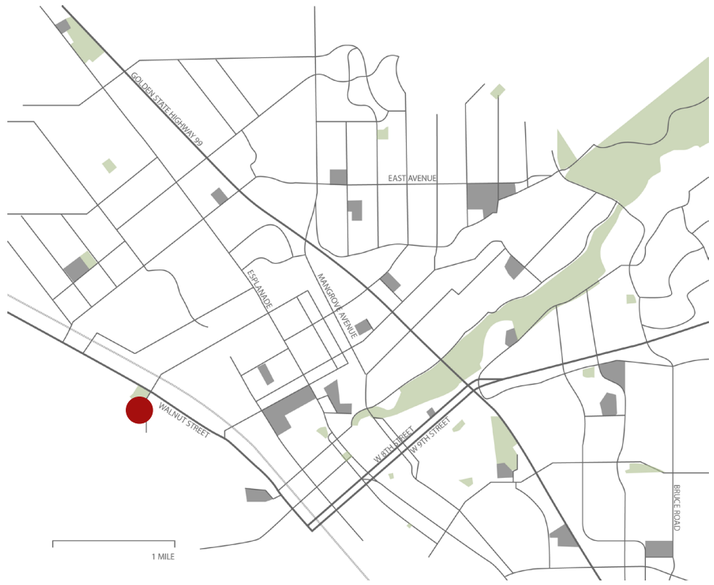
2016 UPDATE

- Convert 3 classrooms to 2 kindergarten rooms



Emma Wilson Elementary School

1530 W. Eighth Avenue, Chico, CA 95926
Date of Original DSA Approval: 1993; 1998



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	588	588
Site		
Site Acreage	12	12
Portables	3	0
Parking Spaces	89	89
Building		
GSF (Including Portables)	58,190	65,105
Classrooms	24	24

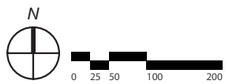
Phased Implementation	Project Cost
Phase I	
Technology	Completed
ADA Priority List	Completed
Phase IV	
Modernization	$7,347,000
New Construction	$2,862,000
Technology	$895,000
Future Phase	
New Construction	$4,930,000
Total	$16,034,000

Emma Wilson is one the District's newest elementary schools and has few functional needs beyond capacity and general modernization. The kindergarten and transitional kindergarten do not have enough rooms for current standards, forcing these programs to inhabit primary classrooms which do not have direct access to toilet rooms or the kindergarten playground. The multi-purpose room is also undersized. The main functional deficiency is the berm in the main campus quad, which has caused water intrusion in the surrounding buildings and a trip and supervision hazard for students and staff.

The vision for Emma Wilson includes reworking the center quad and additional buildings and structures to accommodate the program. Building "L" is intended to house the kindergarten and transitional kindergarten classes. The existing kindergarten playground can be expanded to incorporate these new classrooms. A new solar shade structure and changes to the central quad can accommodate more student dining. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes.

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	50
Ed Building Score	74
Condition Building Score	26
Site Score	47
Ed Site Score	64
Condition Site Score	30
Technology Score	25
Combined Score	42

EXISTING 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

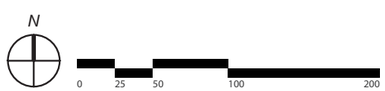
A	Administration & Library
B	Classrooms
C	Multi-Purpose
D	Classrooms
E	Classrooms
F	Classrooms
G	Classrooms
H	Kindergarten
I	Portable Classroom
J	Portable Classroom (2)W

Phase IV

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



MASTER SITE PLAN

Hooker Oak Elementary School

1238 Arbutus Avenue, Chico, CA 95926
Date of Original DSA Approval: 1949; 2006

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	312	336
Site		
Site Acreage	6	6
Portables	5	2
Parking Spaces	22	62
Building		
GSF (Including Portables)	42,266	53,139
Classrooms	13	14

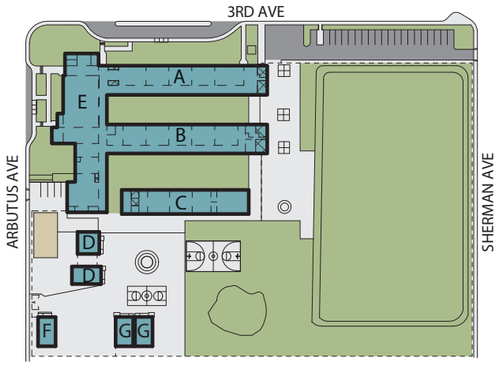
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	45
Ed Building Score	65
Condition Building Score	26
Site Score	46
Ed Site Score	58
Condition Site Score	34
Technology Score	31
Combined Score	33

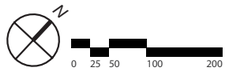
Phased Implementation	Project Cost
Phase I	
Technology	Completed
ADA Priority List	Completed
Phase IV	
Modernization	$6,470,000
New Construction	$5,815,000
Renovation	$1,836,000
Technology	$547,000
Future Phase	
New Construction	$5,741,000
Total	$20,409,000

Hooker Oak's orientation was designed when the personal vehicle was a less dominant form of transportation, and, today, Hooker Oak houses a District-wide program where many more students who attend this school live beyond walking range. Despite this added demand, the campus has limited drop-off and parking. The office location is not conducive to visual supervision or access for visitors. While the multi-purpose room (MPR) has a great stage, the room is small and the kitchen is separated, forcing the servery to be in the already-undersized kitchen. The library is below the District's guidelines and there is only one kindergarten classroom.

The long-term vision for this site reorients the front of the school to Third Avenue. A new, more prominent office, building "I," will allow more supervision of school entry traffic and the grounds, while provided a more central location for easy access. Included in the new office will be a staff room, which allows Room "A1" to become a classroom. Building "J" is a new MPR with music room. A more appropriate service access will be provided by expanding the current dead-end parking lot along Third Avenue to Sherman Avenue, increasing the parking and drop-off opportunities. The old MPR can be converted into a new media center with more access to technology in this larger space. The current kitchen, administration and library can be envisioned into classroom or special education spaces. These improvements should be made considering the long-term vision of the site which includes a new kindergarten classroom building with adjacent parking lot and playground.

EXISTING 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	Classrooms
C	Classrooms & Library
D	Portable Classrooms
E	Administration, Multi-Purpose, Kindergarten
F	Portable Classroom
G	Portable Classrooms

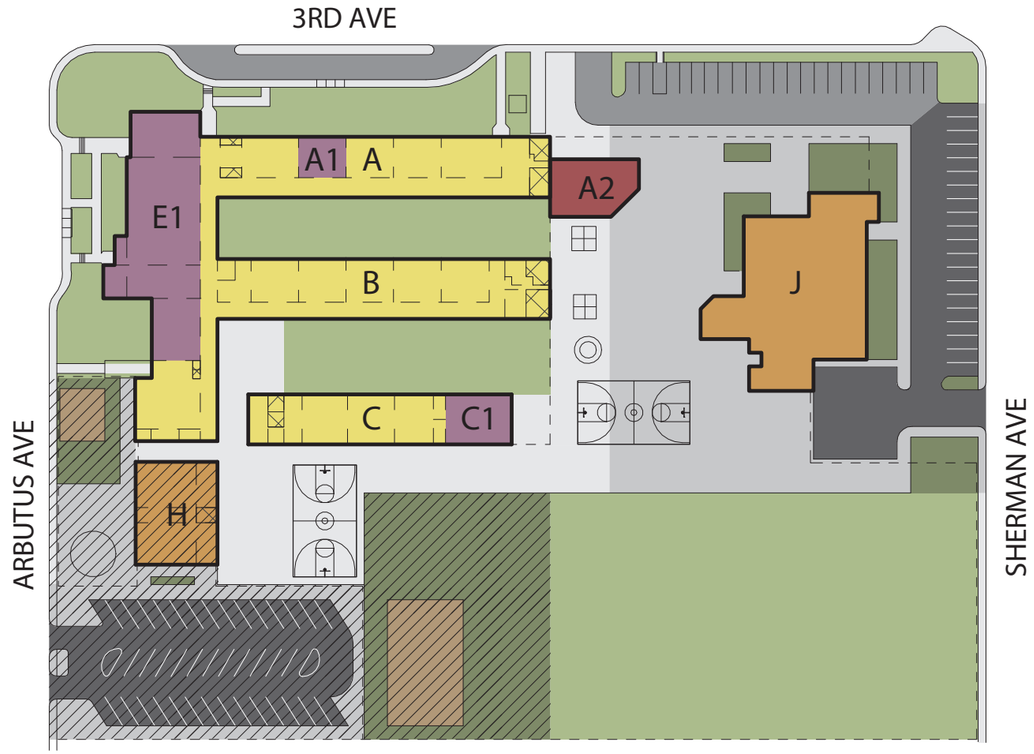
Phase IV

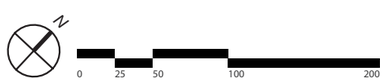
A	Classroom Modernization
A1	Classroom Renovation
A2	New Administration, Staff Room
B	Classroom Modernization
C	Classrooms Modernization
C1	Classroom Renovation
E1	Media Center and Classroom Renovation
J	New Multi-Purpose

Future Phase

H	New Kindergarten

MASTER SITE PLAN





Little Chico Creek Elementary School

2090 Amanda Way, Chico, CA 95926
Date of Original DSA Approval: 1991

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	540	636
Site		
Site Acreage	11	11
Portables	0	0
Parking Spaces	102	102
Building		
GSF (Including Portables)	55,286	62,537
Classrooms	22	26

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	52
Ed Building Score	74
Condition Building Score	31
Site Score	48
Ed Site Score	73
Condition Site Score	23
Technology Score	31
Combined Score	46

Phased Implementation	Project Cost
Phase I	
Technology	Completed
Phase V	
New Construction	$4,347,000
ADA Priority List	$254,000
Future Phase	
Modernization	$5,385,000
Total	$9,986,000

Little Chico Creek is located in a growth area; although in the 2016 update the enrollment projections do not indicated growth beyond the current capacity in the next ten years. As one of the newer elementary schools, the site planning for this campus needs limited improvements beyond additional kindergarten facilities.

To accommodate the growth and address the lack of kindergarten rooms, a new kindergarten complex is envisioned on the north side of the site. The existing kindergarten playground is expanded and fenced to support the classrooms. The existing kindergartens can be used for primary classrooms as needed by the population. Because the modernization project on Little Chico Creek is reserved for the Future Phase, the technology improvements in the Phase I were much more extensive than the standard quick start project at all the other school sites.

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	Multi-Purpose
B	Administration
C	Library
D	Special Education Classrooms
E	Classrooms
F	Kindergarten & Classrooms
G	Classrooms
H	Permanent Portable Classrooms
I	Permanent Portable Classrooms
J	Permanent Portable Classrooms
K	Permanent Portable Classrooms
L	Classrooms
M	Classrooms
N	Classrooms

Phase V

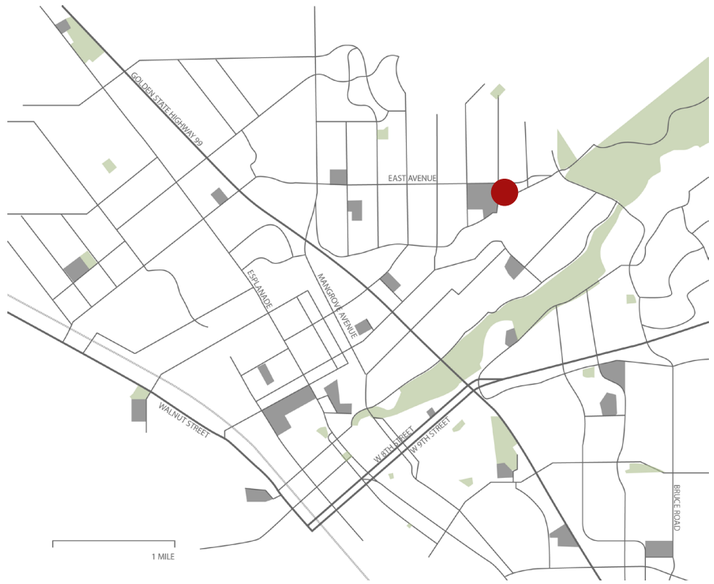
P	New Kindergarten
Q	New Kindergarten

Future Phase

A - N	Building Modernization

Marigold Elementary + Loma Vista Preschool

2446 Marigold Avenue, Chico, CA 95926
Date of Original DSA Approval: 1961; 2003



Facility Facts	Existing		Master (Excludes Future Phase)	
School	Marigold	Loma Vista	Marigold	Loma Vista
Grade Configuration	K-6	K-6	K-5	K-5
District Capacity	444	99	596	204
Site				
Site Acreage	6	5	5.5	5.5
Portables	13	5	0	0
Parking Spaces	59	35	38	94
Building				
GSF (Including Portables)	38,658	25,160	57,827	34,745
Classrooms	18	11	24	17

Facility Assessment Summary (2013)	Marigold (Based on 100-point scale)	Loma Vista
Building Score	45	28
Ed Building Score	70	31
Condition Building Score	20	25
Site Score	37	22
Ed Site Score	54	29
Condition Site Score	20	15
Technology Score	24	16
Combined Score	35	23

Phased Implementation	Project Cost
Phase III	
Modernization	$6,634,000
New Construction	$28,504,000
Renovation	$6,368,000
Technology	$868,000
ADA Priority List	$355,000
Total	$42,729,000

Marigold and Loma Vista share an existing site. Because both programs need more capacity, the plan for Marigold shows the removal of the portables and a new two-story classroom building that replaces the less dense classroom buildings. The additional classroom capacity is included within this new building. Marigold's kindergarten would be relocated to the buildings "A1,""M" and "N" with a new office in building "P." Due to the increased capacity, a new Multi-Purpose Building (MPR) is needed. The placement of building "R" allows easy access to both school sites for food delivery and service access from the Loma Vista parking lot. The existing MPR can become a new Library / Media Center and computer lab.

Traffic at the site is a major concern. This plan aims to minimize congestion by isolating the bus drop-off for Marigold on Marigold Avenue and enhancing the parent drop-off on East Avenue, providing separation from the parking aisle. Loma Vista's parking would be expanded to Marigold Avenue and a new drop-off would be added along Manzanita Avenue. The Manzanita Avenue drop-off would support the new office at junction of buildings "B2" and "C2.""

Loma Vista is projected to experience considerable growth over the next 10 years. To accommodate this growth, a new building, "C2," is planned to connect to the existing building "B2," with a possible outdoor walkway to "A2." An additional playground can be provided on the north and east sides of building "C2."

EXISTING SITE PLAN

MASTER SITE PLAN

2016 UPDATE

- Add an additional kindergarten room
- Subtract a general classroom from Building Q

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

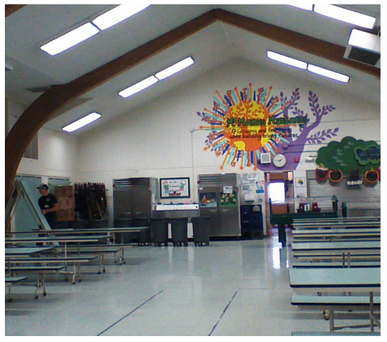
A	Kindergarten Classrooms
B	Multi-Purpose
C	Classrooms
D	Portable Classrooms
E	Restrooms
F	Classrooms
G	Portable Classrooms
H	Classrooms & Library
I	Portable Classrooms
J	Portable Classrooms
K	Portable Classrooms
L	Portable Kindergarten Classrooms
AA	Classrooms
BB	Classrooms

Phase III

A1	Kindergarten Modernization
B1	Media Center / Computer Lab Renovation
H1	Classroom Modernization
M	New Kindergarten
N	New Kindergarten
P	New Administration
Q	New Classrooms (two-story)
R	New Multi-Purpose
A2	Classroom Modernization
B2	Classroom Modernization
C2	Classroom Addition

McManus Elementary School

988 East Avenue, Chico, CA 95926
Date of Original DSA Approval: 1947; 2006



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	618	544
Site		
Site Acreage	8	8
Portables	15	0
Parking Spaces	50	57
Building		
GSF (Including Portables)	46,993	56,132
Classrooms	24	20

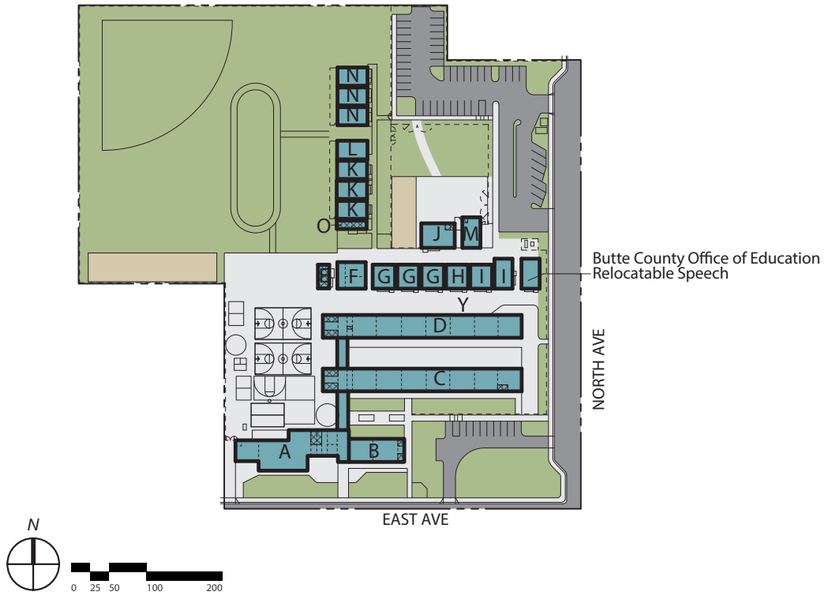
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	36
Ed Building Score	47
Condition Building Score	25
Site Score	42
Ed Site Score	55
Condition Site Score	29
Technology Score	57
Combined Score	44

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase V	
Modernization	$6,087,000
New Construction	$16,022,000
Renovation	$758,000
Technology	$813,000
Total	$23,680,000

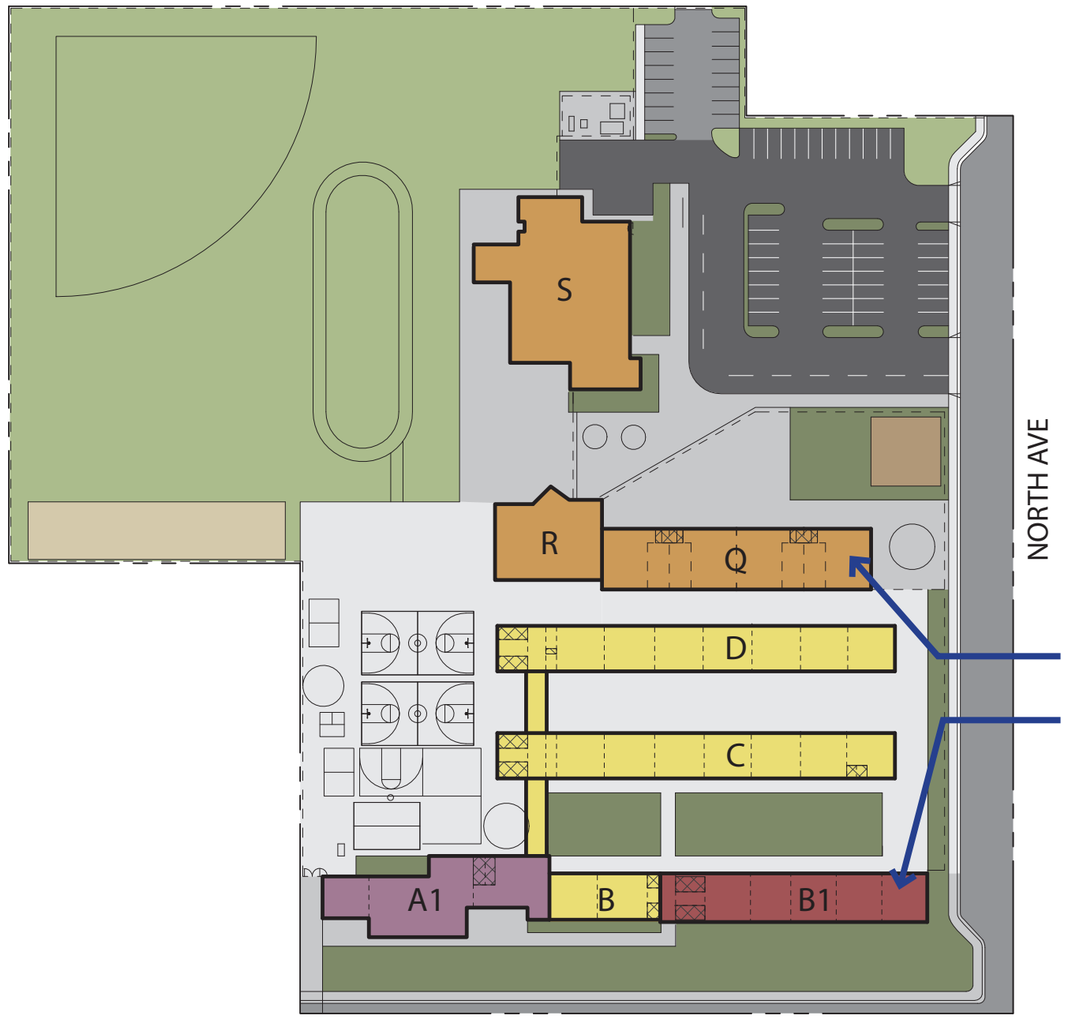
McManus site functionality is negatively impacted by the number of portables placed on the site. These portables make circulation, navigation and supervision of the site difficult. East Avenue has become a very busy street since the time when the school site was built, resulting in a dysfunctional front parking lot and no pedestrian traffic to the "front door" of the campus. The existing office in building "A" has no visibility to who is coming and going from the school site and is difficult to find. The kindergarten program is spread across the campus and two of the classes do not have direct access to the playground. The multi-purpose room (MPR) is undersized and concentrates activity near the classrooms and is far from parking for community events.

A complete reorientation was envisioned for the McManus school site. A new front door and administration area, building "R," will face the expanded parking and drop-off area with a full view of people entering the site and the playground. A new MPR is right-sized and is close to parking. The service area is larger and no longer has to be accessed through the adjacent commercial property. The old MPR creates an opportunity for a larger media center. The old front parking lot can have classrooms designed not to have exits to the East Avenue side and protects the rooms in building "C," which does have the main door facing south. Building "Q" creates a consolidated kindergarten with playground. The remaining existing buildings will also be modernized.

EXISTING SITE PLAN



MASTER SITE PLAN



2016 UPDATE

- Add 2 kindergarten rooms
- Subtract 2 general classrooms

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

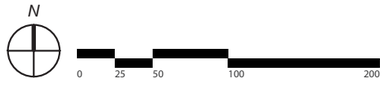
BUILDING DESIGNATIONS

Existing

A	Administration & Multi-Purpose
B	Classrooms
C	Classrooms
D	Classrooms
E	Portable Classrooms
F	Library
G	Portable Classrooms
H	Portable Classroom
I	Portable Classrooms
J	Portable Kindergarten Classrooms
K	Portable Classrooms
L	Portable Classroom
M	Portable Classroom
N	Portable Classrooms
O	Portable Restrooms

Phase V

A1	Classroom, Media Center, Lab Renovation
B	Classroom Modernization
B1	Classroom Addition
C	Classroom Modernization
D	Classroom Modernization
Q	New Kindergarten Classrooms
R	New Administration
S	New Multi-Purpose



Neal Dow Elementary

1420 Neal Dow Avenue, Chico, CA 95926
Date of Original DSA Approval: 1965; 1987

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	312	494
Site		
Site Acreage	8	8
Portables	1	0
Parking Spaces	45	45
Building		
GSF (Including Portables)	35,471	51,935
Classrooms	13	20

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase III	
Modernization	$4,488,000
New Construction	$8,969,000
Renovation	$837,000
Technology	$355,000
Total	$14,649,000

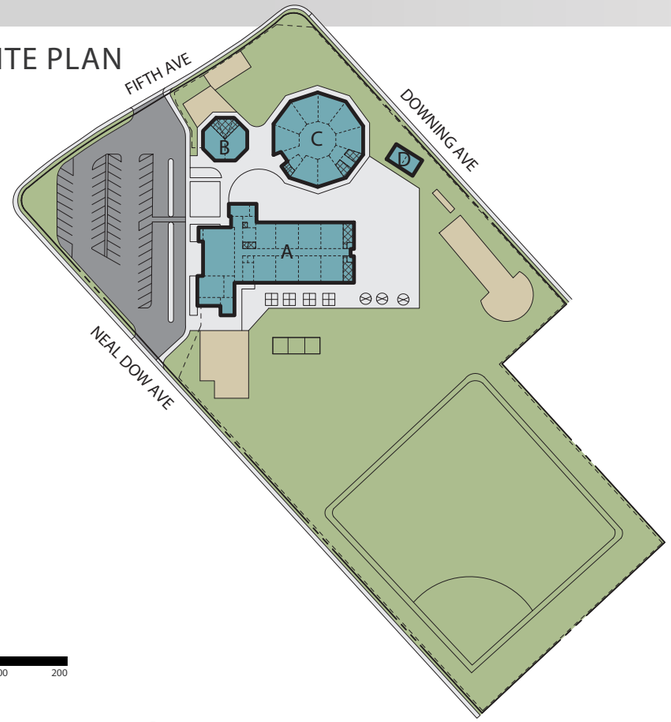
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	38
Ed Building Score	65
Condition Building Score	11
Site Score	42
Ed Site Score	63
Condition Site Score	21
Technology Score	18
Combined Score	33

Neal Dow is a school site that could comfortably grow from its current size and enrollment projections support increasing the overall capacity of the campus. Population pressure has limited the special program spaces and this campus currently does not have a computer lab. The kindergarten building only contains two classrooms, which is not enough for an extended-day program. While the existing library located in the middle of building "C" is a nice size, the location limits activities and effects the adjacent small size classrooms. The multi-purpose room without a stage is undersized for the envisioned capacity.

Neal Dow's improvements include increasing classrooms and building a new MPR. The old MPR can become a new media center and computer lab, freeing up the old library as a formal break-out space for the classrooms in building "C." Three of the classrooms in building "C" will become additional kindergarten rooms with a small expansion for toilet rooms. Building "E" will provide new classrooms and replace the one portable on the site. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes.

In Phase I, a new solar array is providing outdoor covered area for activities or outdoor dining.

EXISTING 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

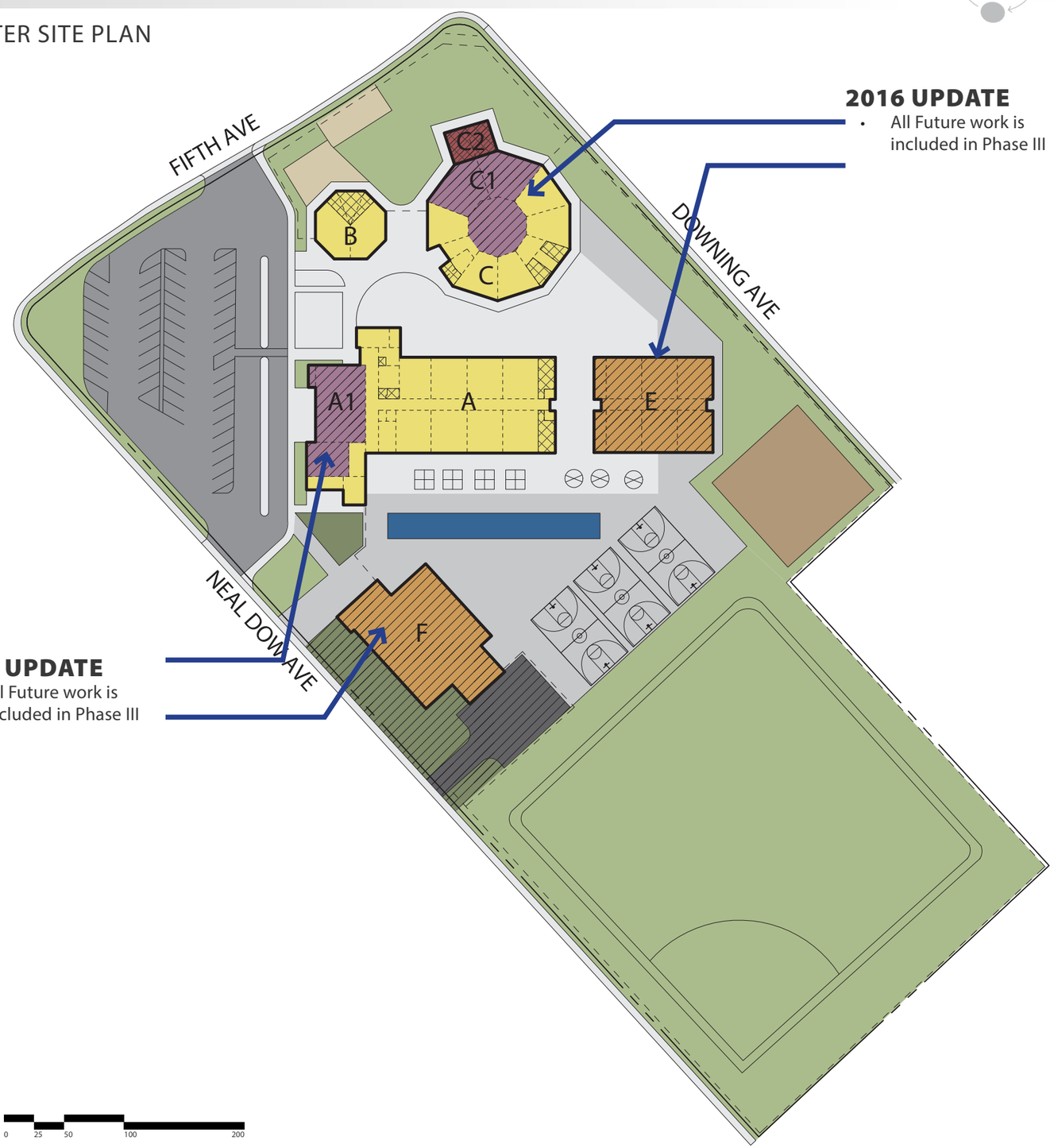
Existing

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

Phase III

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

MASTER SITE PLAN



2016 UPDATE

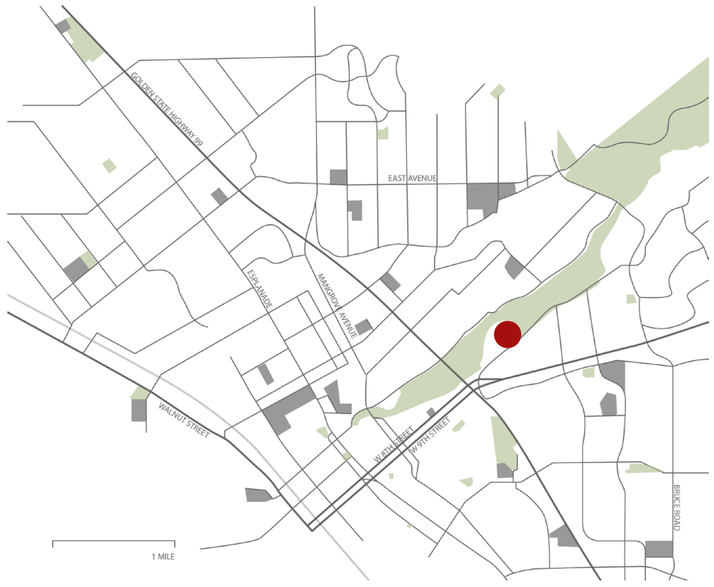
- All Future work is included in Phase III

2016 UPDATE

- All Future work is included in Phase III

Parkview Elementary School

1770 E. Eighth Street, Chico, CA 95928
Date of Original DSA Approval: 1954; 2000



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	342	342
Site		
Site Acreage	7	7
Portables	4	1
Parking Spaces	50	90
Building		
GSF (Including Portables)	41,523	48,849
Classrooms	14	14

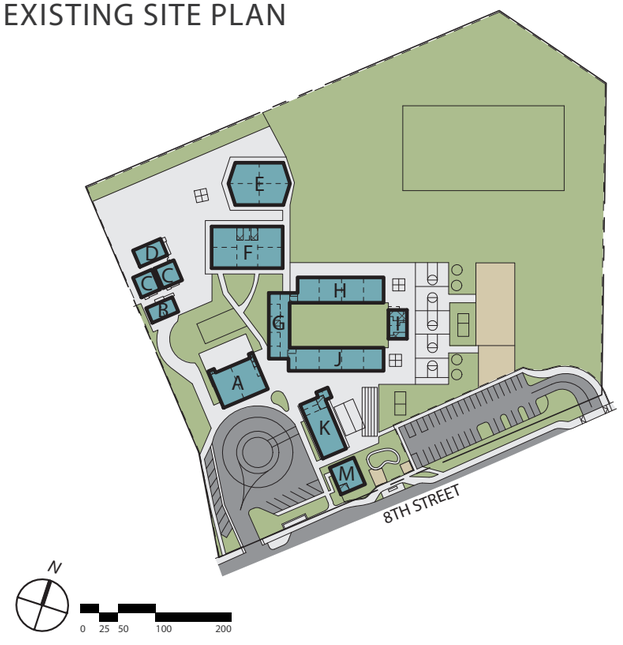
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	41
Ed Building Score	65
Condition Building Score	17
Site Score	37
Ed Site Score	51
Condition Site Score	23
Technology Score	40
Combined Score	39

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase V	
Modernization	$6,465,000
New Construction	$3,474,000
Renovation	$249,000
Technology	$805,000
Future Phase	
New Construction & Renovation	$12,371,000
Total	$23,364,000

Parkview has a difficult approach to vehicular circulation. The one-street frontage forced a foreshortened drop-off roundabout. This circle is not only used by parents and special education buses, but also is the service entrance for deliveries, trash removal and visitor parking. The majority of the parking is in a parking lot with a dead end. The multi-purpose room is slightly below the District's guidelines, while the library is significantly undersized.

In order to resolve the vehicular circulation on this site and increase the visibility and prominence of the office, an elongated parking and drop-off lot has been envisioned. To fit this new circulation pattern, the kindergarten building will be displaced and is relocated in building "N." An additional kindergarten class will be created in building "F1." A new classroom building, building "P," will give the resident STEM program an opportunity to design classrooms able to support the upper grade level. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes. The grand future plan for this site includes a new MPR with the old MPR becoming a new media center. The future plan also calls for a second exit from the staff parking lot.

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	Kindergarten Classrooms
B	Portable Classrooms
C	Portable Classrooms
D	Portable Classrooms
E	Classrooms
F	Classrooms & Library
G	Administration
H	Classrooms
I	Restrooms
J	Classrooms
K	Multi-Purpose
M	Healthy Start Portable

Phase V

E	Classroom Modernization
F	Classrooms & Library Modernization
F1	Kindergarten Classroom Renovation
G	Administration Modernization
H	Classroom Modernization
I	Restroom Modernization
J	Classroom Modernization
N	New Kindergarten Classrooms
P	New STEM Classroom Labs

Future Phase

K1	Media Center Renovation
Q	New Multi-Purpose

Rosedale Elementary School

100 Oak Street, Chico, CA 95928
Date of Original DSA Approval: 1953; 2003

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	480	570
Site		
Site Acreage	11	11
Portables	9	2
Parking Spaces	57	67
Building		
GSF (Including Portables)	46,029	69,170
Classrooms	19	23

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase IV	
Modernization	$6,756,000
New Construction	$5,326,000
Renovation	$924,000
Technology	$711,000
Future Phase	
New Construction & Renovation	$28,456,000
Total	$42,173,000

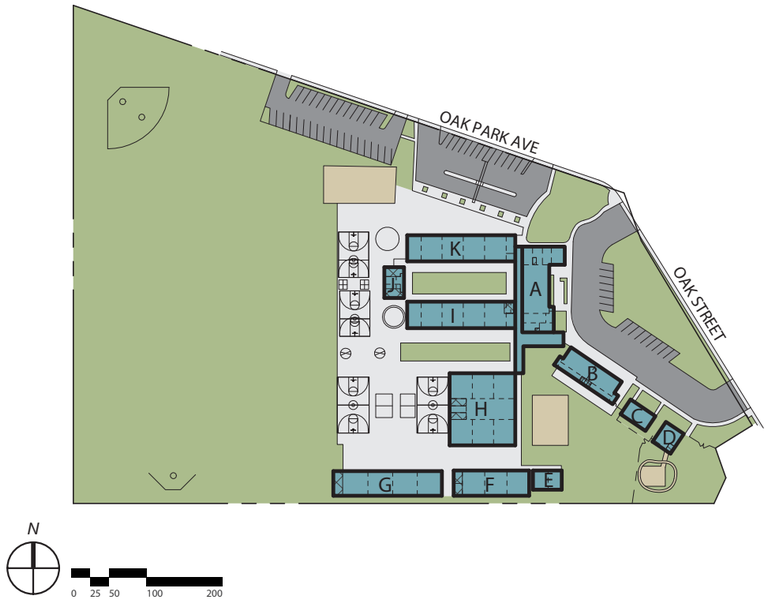
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	39
Ed Building Score	63
Condition Building Score	15
Site Score	48
Ed Site Score	63
Condition Site Score	32
Technology Score	53
Combined Score	46

Rosedale has a wing of older portables and the need to grow. This school site is the home for the dual language immersion program and the change in the capacity calculations would reduce the number of students able to attend the District-wide program. The projected capacity results in the multi-purpose room (MPR) to be undersized. The library is also below the District's standard. Due to the District-wide draw for this school, an increased number of parents drive their students to and from school. The current parking lots are separated and consist of a small drop area to the north and an additional one off Oak Street, and both are overwhelmed before and after school.

Due to the scale of re-envisioning of Rosedale, the project is phased. A solar array has been provided for additional cover area where outdoor dining could occur in good weather. The Phase IV work includes building two new classroom buildings to accommodate student capacity. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes.

The Future Phase will consist of a new MPR at the front of school, freeing up the existing MPR, which would be transformed into a new media center. The existing library can be repurposed to a classroom or special education space. A new kindergarten would be placed along the elongated drop-off on Oak Park Avenue. The parent center and counseling portables can be relocated to provide access to the parking lot.

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 Classrooms
C	Healthy Start Portable
D	Head Start Portable
E	Special Education Portable
F	Portable Classrooms
G	Portable Classrooms
H	Library & Classroom
I	Classrooms
J	Restrooms
K	Classrooms

Phase IV

A1	Administration, Media Center Renovation
H	Library & Classroom Modernization
H1	Lab, Classroom Renovation
I	Classroom Modernization
J	Restroom Modernization
K	Classroom Modernization
M	New Classrooms
N	New Classrooms

Future Phase

C	Relocate Healthy Start Portable
D	Relocate Head Start Portable
L	New Multi-Purpose
P	New Kindergarten

Shasta Elementary School

169 Leora Court, Chico, CA 95973
Date of Original DSA Approval: 1964; 2006

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	506	726
Site		
Site Acreage	6	6.75
Portables	15	0
Parking Spaces	46	56
Building		
GSF (Including Portables)	43,986	60,161
Classrooms	20	28

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	48
Ed Building Score	61
Condition Building Score	35
Site Score	42
Ed Site Score	52
Condition Site Score	33
Technology Score	24
Combined Score	39

Phased Implementation	Project Cost
Phase I	
Technology	Completed
Phase III	
Modernization	$0
New Construction	$15,581,000
Renovation	$102,000
Technology	$516,000
ADA Priority List	$231,000
Future Phase	
Modernization	$8,341,000
Total	$24,771,000

Shasta is a school that has been impacted by the size of student enrollment. While only a few of the portables on the site are older than 1991, the sheer number of portables and the small size of the site creates an overburdened site plan with difficult circulation and supervision. In the process of accommodating the student body, support and special education facilities are reduced.

New classroom buildings are the driving force in creating a new vision for Shasta. The new buildings will allow the removal of all the portables and clear site space for play space. Building "N" will be a new kindergarten, allowing for an expanded kindergarten playground and connection to the existing kindergarten classrooms in the west side of building "A." Building "Q" is envisioned to be a new library and computer lab, while the old library can revert back into a classroom. A new play structure will fill the footprint of the existing portables on the east side of the campus. The Future Phase will include modernization of the existing buildings that are remaining on the site.

EXISTING SITE PLAN

MASTER SITE PLAN

2016 UPDATE

- This is a new plan, which depicts increased capacity and an expanded property

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	Multi-Purpose, Classrooms, Kindergarten & Classrooms
B	Library & Classrooms
C	Administration & Classrooms
D	Portable Classrooms
E	Portable Classroom
F	Portable Classroom
G	Portable Classroom
H	Portable Classrooms
I	Portable Classroom
J	Portable Classroom
K	Portable Classroom
L	Portable Classrooms
M	Restrooms

Phase III

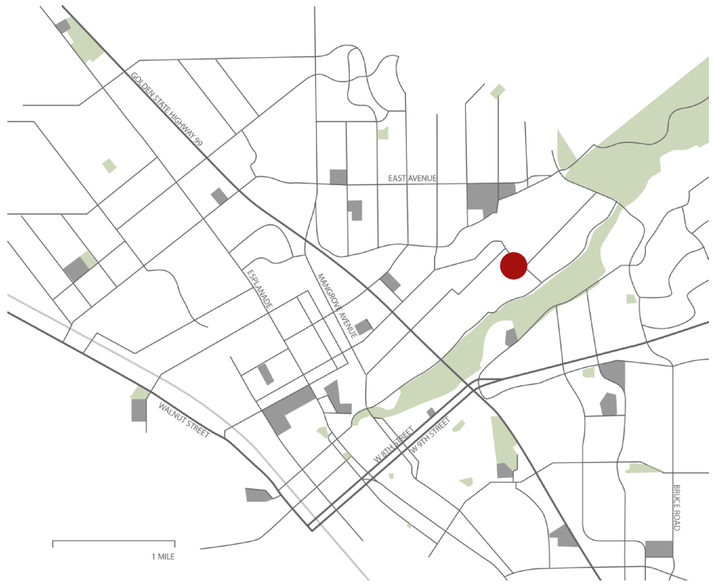
B1	Classroom Renovation
N	New Kindergarten
P	New Classrooms
Q	New Library

Future Phase

A	Building Modernization
B	Classroom Modernization
C	Administration & Classroom Modernization

Sierra View Elementary School

1598 Hooker Oak Avenue, Chico, CA 95926
Date of Original DSA Approval: 1954; 1998



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	K-6	K-5
District Capacity	486	522
Site		
Site Acreage	9	9
Portables	8	0
Parking Spaces	23	92
Building		
GSF (Including Portables)	43,628	48,111
Classrooms	20	22

Phased Implementation	Project Cost
Phase I	
Technology	Completed
ADA Priority List	Completed
Phase IV	
Modernization	$5,461,000
New Construction	$5,169,000
Technology	$745,000
Future Phase	
New Construction	$3,157,000
Total	**$14,532,000**

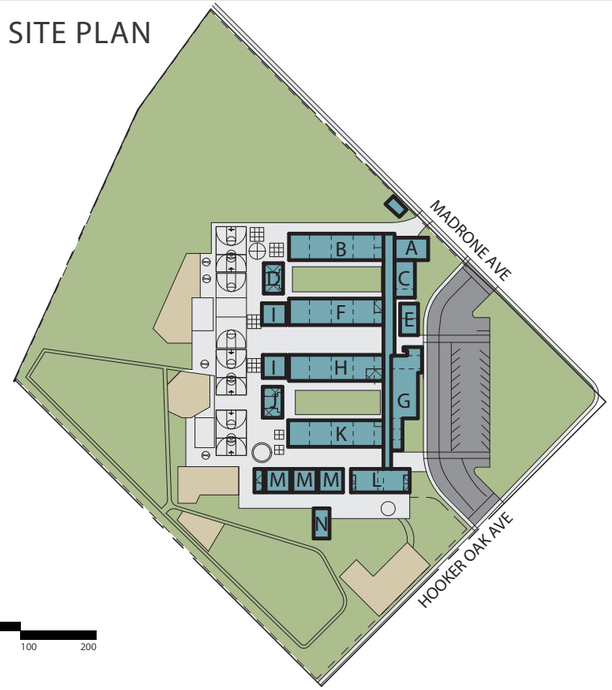
Sierra View is home to the Academics Plus program. Although the site has street access on two sides, there is limited parking and drop-off on-site. Many older portables are also scattered on the site. The library is undersized according to the District's guidelines.

The major changes envisioned for Sierra View include expanded parking and drop-off and new classroom buildings. The parking includes a new parking lot in the north and expanding the existing parking lot into the corner of the site. The new classroom building will replace the existing portables and provide additional classrooms in the Future Phase, if needed by demographic projections. A new kindergarten building will achieve the right balance of kindergarten rooms to the overall student enrollment for extended-day kindergarten. An addition to the library will allow the space to be transformed into a new media center. Modernization will occur in all the existing buildings on campus to update systems, technology and finishes.

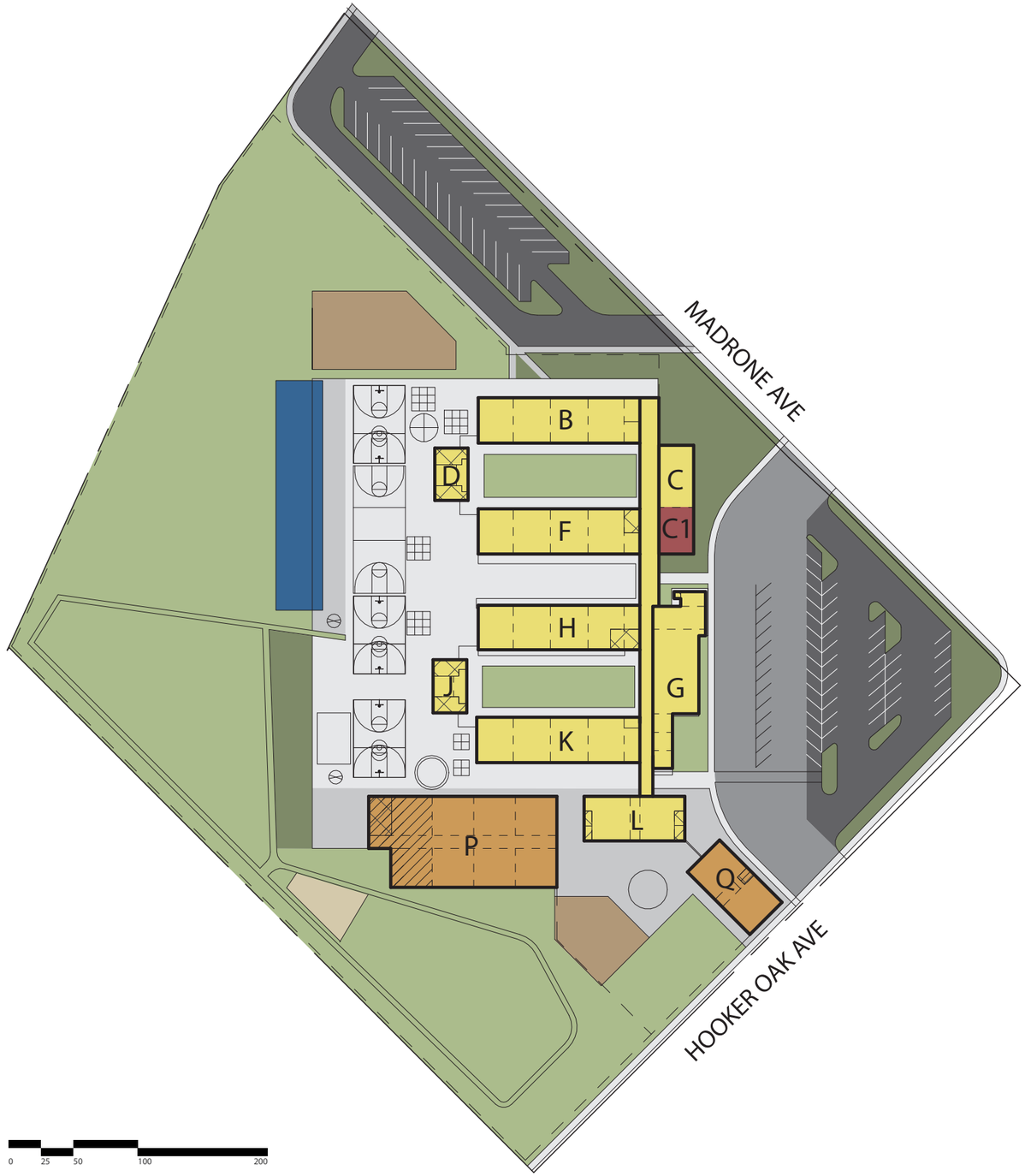
In Phase I, a new solar shade structures expanded outdoor covered area in the main playground.

Facility Assessment Summary (2013) (Based on 100-point scale)	
Building Score	38
Ed Building Score	62
Condition Building Score	15
Site Score	40
Ed Site Score	60
Condition Site Score	21
Technology Score	17
Combined Score	32

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	Portable Classroom
B	Administration & Classrooms
C	Library
D	Restrooms
E	Classrooms
F	Classrooms
G	Administration & Multi-Purpose
H	Classrooms
I	Portable Classrooms
J	Restrooms
K	Classrooms
L	Kindergarten Classrooms
M	Portable Classrooms
N	Special Education Classroom

Phase IV

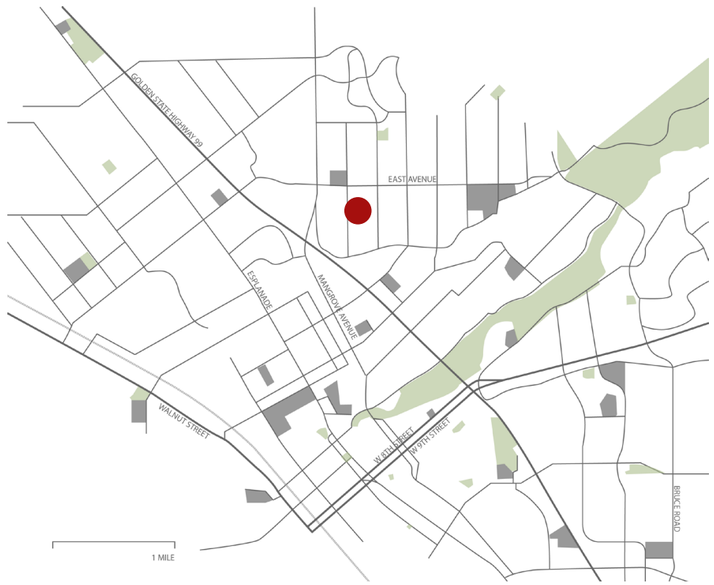
B	Administration & Classroom Modernization
C	Library Modernization
C1	Library Addition
D, J	Restroom Modernization
F, H, K	Classroom Modernization
G	Administration & Multi-Purpose
L	Kindergarten Classrooms
P	New Classrooms
Q	New Kindergarten

Future Phase

P	Classroom Addition

Bidwell Junior High School

2376 North Avenue, Chico, CA 95926
Date of Original DSA Approval: 1954; 1966



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	7-8	6-8
District Capacity	1,029	1,029
Site		
Site Acreage	19	19
Portables	0	0
Parking Spaces	70	115
Building		
GSF (Including Portables)	102,834	112,948
Classrooms	33	33

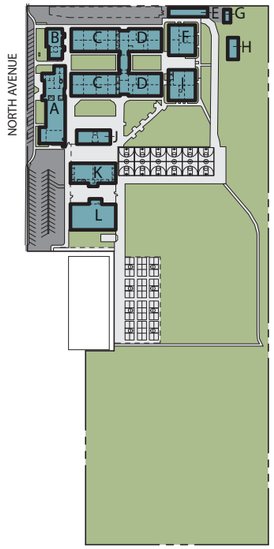
Phased Implementation	Project Cost
Phase II	
Priority Modernization	Completed
New Construction	Completed
Renovation	Completed
Technology	Completed
ADA Priority List	Completed
Phase VI	
Modernization	$10,247,000
Future Phase	
New Construction	$13,696,000
Total	$23,943,000

Facility Assessment Summary	(Based on 100-point scale)
Building Score	55
Ed Building Score	67
Condition Building Score	43
Site Score	49
Ed Site Score	68
Condition Site Score	30
Technology Score	56
Combined Score	53

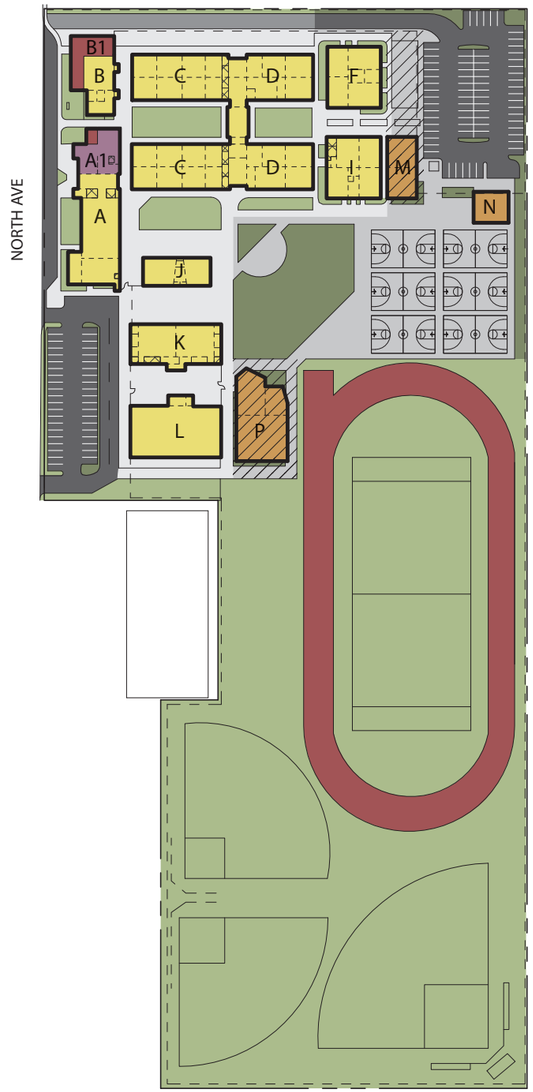
Bidwell Junior High will be transforming to a middle school format with grades six through eight next year. Many improvements have been completed. The office, library and multi-purpose rooms have been updated to give the campus core spaces a facelift for the new grade configuration.

The vision for Bidwell, in Phase IV and the Future Phase, creates a more defined campus community space while expanding parking and creating field definition. In a desire to create a true gathering space and mitigate the undersized MPR, the master plan expands and formalizes a central quad building upon the covered walkway and dining space between buildings “J” and “K.” Expansion and renovations are planned for the office and library to increase functionality. In Phase VI, a total modernization of all buildings is planned. Due to the limited amount of street frontage, new parking is established on the east side of the campus. This staff parking lot will relieve the pressure on the front parking lot, which can be reworked to provide a more protected drop-off area. The new parking lot will displace a maintenance building, which is planned to be replaced by building “N.” The Future Phase envisions a student activity center to be accessed from the new quad, providing presentation, technology access and a possible fitness component to the campus. Another addition, building “M,” can accommodate a specialty instructional space for a future elective.

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
B	Library
C	Classrooms
D	Classrooms
E	Maintenance Building
F	Classrooms
G	Maintenance Building
H	Greenhouse
I	Classrooms
J	Classrooms
K	Shower & Locker
L	Gym

Phase II

A	Administration & Multi-Purpose Modernization
A1	Administration Renovation and Addition
B	Library Modernization
B1	Library Addition

Phase VI

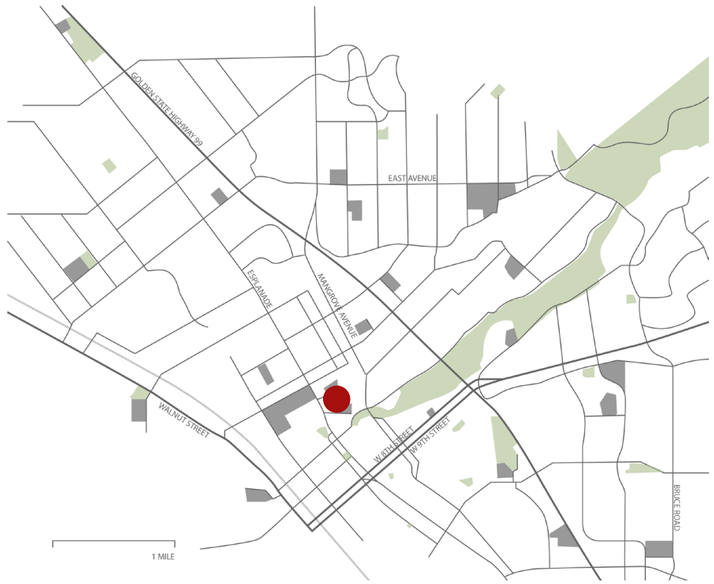
C	Classroom Modernization
D	Classroom Modernization
F	Classroom Modernization
I	Classroom Modernization
J	Classroom Modernization
K	Shower and Locker Modernization
L	Gym Modernization
N	New Maintenance Building

Future Phase

M	New Elective Classrooms
P	New Student Activity Center

Chico Junior High School

280 Memorial Way, Chico, CA 95926
Date of Original DSA Approval: 1953; 1957



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	7-8	6-8
District Capacity	1,029	1,086
Site		
Site Acreage	19	19
Portables	0	0
Parking Spaces	75	142
Building		
GSF (Including Portables)	109,541	129,868
Classrooms	32	35

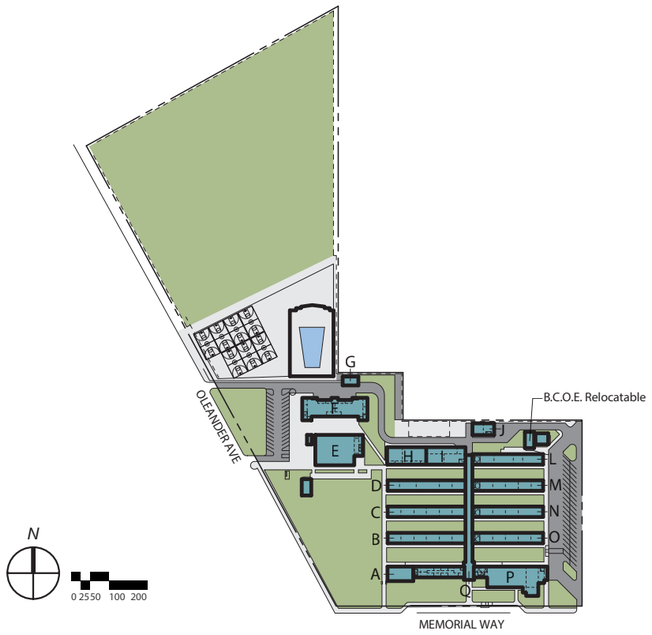
Facility Assessment Summary	(Based on 100-point scale)
Building Score	46
Ed Building Score	66
Condition Building Score	26
Site Score	23
Ed Site Score	26
Condition Site Score	21
Technology Score	32
Combined Score	35

Phased Implementation	Project Cost
Phase II	
Priority Modernization	In Progress
New Construction	In Progress
Renovation	In Progress
Technology	In Progress
ADA Priority List	In Progress
Phase VI	
Modernization	$15,806,000
Future Phase	
New Construction	$29,479,000
Total	$45,285,000

Chico Junior will be transforming to a middle school format with grades six through eight next year. While there are enough classroom spaces for the expected enrollment, there are not enough science laboratories; therefore, a new science building is under construction. A facelift to the library is also in process. This campus is also the home to the Dual Language Immersion Program.

The vision for Chico Junior creates a more defined campus community space while expanding parking and creating field definition. In a desire to create a true gathering space and mitigate the undersized MPR, the master plan formalizes a central quad for the campus in the southeast corner. A new science wing will provide the needed science rooms while providing enclosure for the southern edge of the new quad. Additional outdoor dining improvements are planned between buildings "O" and "P." The existing science labs will be renovated as needed to provide for the six through eight curriculum. Additional parking is planned along Oleander Avenue. In Phase VI, a total modernization is planned for all the buildings. The Future Phase envisions a student activity center to be accessed from the new quad, providing presentation, technology access and a possible fitness component to the campus. A new aquatics facility is also planned for the Future Phase.

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	Classrooms
D	Classrooms
E	Gym
F	Shower & Locker
G	Storage
H	Classrooms
I	Wood Shop
J	Boiler
L	Classrooms
M	Classrooms
N	Classrooms
O	Classrooms
P	Multi-Purpose
Q	Covered Corridor

Phase II

L1, N1	Classroom Renovation
R	New Science Labs

Phase VI

A-J, L-Q	Building Modernization
T	New Snack Bar

Future Phase

S	New Student Activity Center
U	New Office & Ticket Office
V	New Pool Equipment & Storage
W	New Locker Rooms

Marsh Junior High School

2256 Humboldt Road, Chico, CA 95928
Date of Original DSA Approval:1993; 2004

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	7-8	6-8
District Capacity	780	924
Site		
Site Acreage	20	20
Portables	8	6
Parking Spaces	224	224
Building		
GSF (Including Portables)	80,535	110,224
Classrooms	25	30

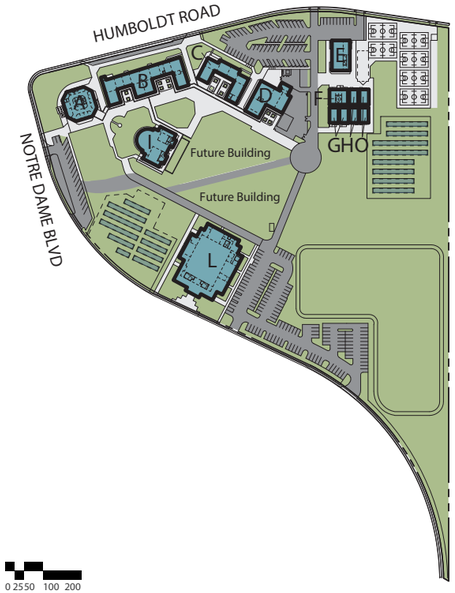
Facility Assessment Summary	(Based on 100-point scale)
Building Score	50
Ed Building Score	58
Condition Building Score	42
Site Score	51
Ed Site Score	58
Condition Site Score	43
Technology Score	56
Combined Score	52

Phased Implementation	Project Cost
Phase II	
New Construction	In Progress
Technology	In Progress
ADA Priority List	In Progress
Phase VI	
Modernization	$5,405,000
Future Phase	
New Construction	$13,231,000
Total	$18,636,000

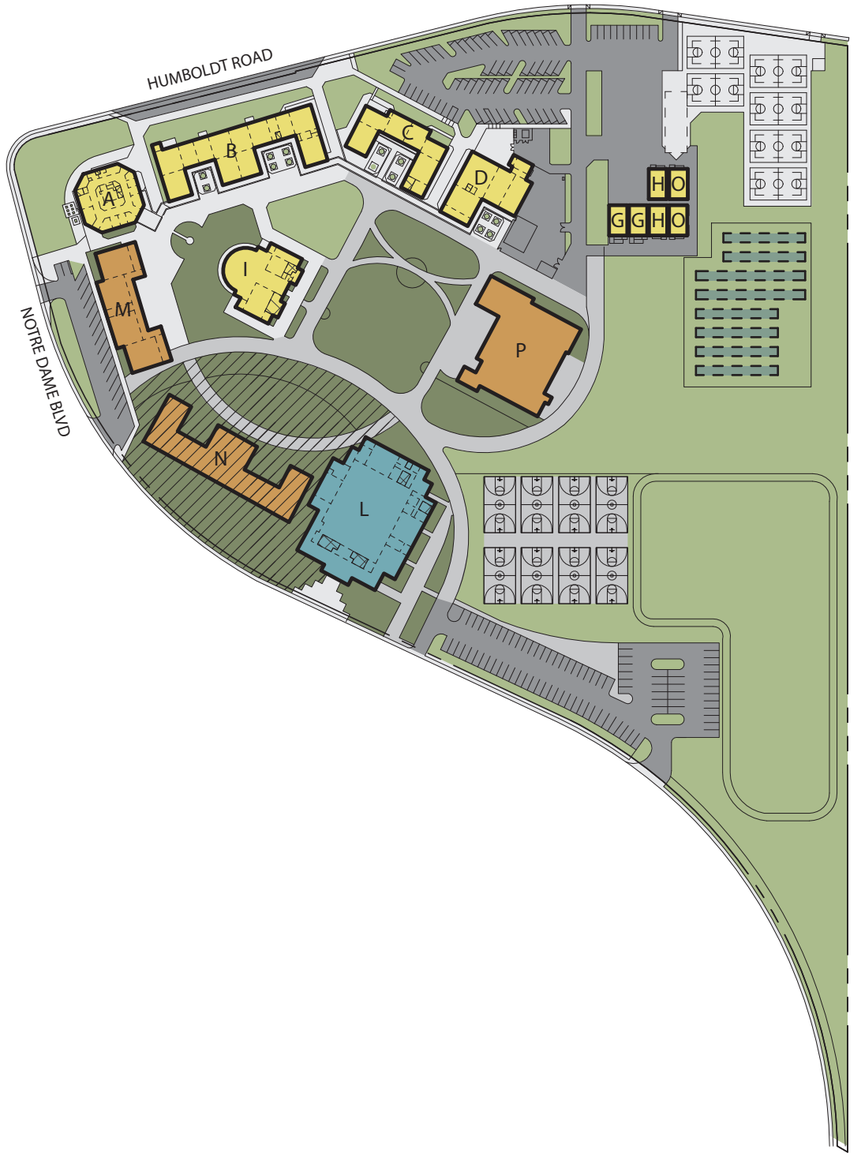
Marsh Junior High will be transforming to a middle school format with grades six through eight next year. The campus currently has a portable multi-purpose room, which is significantly under the District's guidelines. The site also does not have enough science laboratories to accommodate the student population. The new science and multi-purpose room are under construction.

Two major building additions with associated site improvements are the defining factors in Marsh's site master plan. Because the need for a new MPR and new kitchen were well established, the planning for a new MPR was already in progress. The new MPR will also improve site drainage and create a community-enhancing student quad. Phase II will also include a new science wing to add the needed science facilities. In Phase VI, a total modernization is planned for buildings "A," "B," "C," "D" and "I." The Future Phase can include a new classroom building, building "N," when justified by student population growth.

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
B	Math
C	Science
D	Industrial Technology
E	Portable Multi-Purpose
F	Portable Classrooms
G	Portable Classrooms
H	Portable Classrooms
I	Library
L	Gym
O	Portable Classrooms

Phase II

M	New Classrooms
P	New Student Activity Center

Phase VI

A	Administration Modernization
B	Math Modernization
C	Science Modernization
D	Industrial Technology Modernization
I	Library Modernization

Future Phase

N	New Classrooms

Chico Senior High School + Inspire

901 The Esplanade, Chico, CA 95926
Date of Original DSA Approval: 1943; 2010

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	9-12	9-12
District Capacity	2,623	2,557
Site		
Site Acreage	39	39
Portables	18	18
Parking Spaces	576	576
Building		
GSF (Including Portables)	187,239	182,943
Usable Classrooms	86	83

Facility Assessment Summary (2013)	Chico (Based on 100-point scale)	Inspire
Building Score	61	40
Ed Building Score	70	46
Condition Building Score	52	35
Site Score	54	22
Ed Site Score	66	23
Condition Site Score	42	21
Technology Score	56	68
Combined Score	57	47

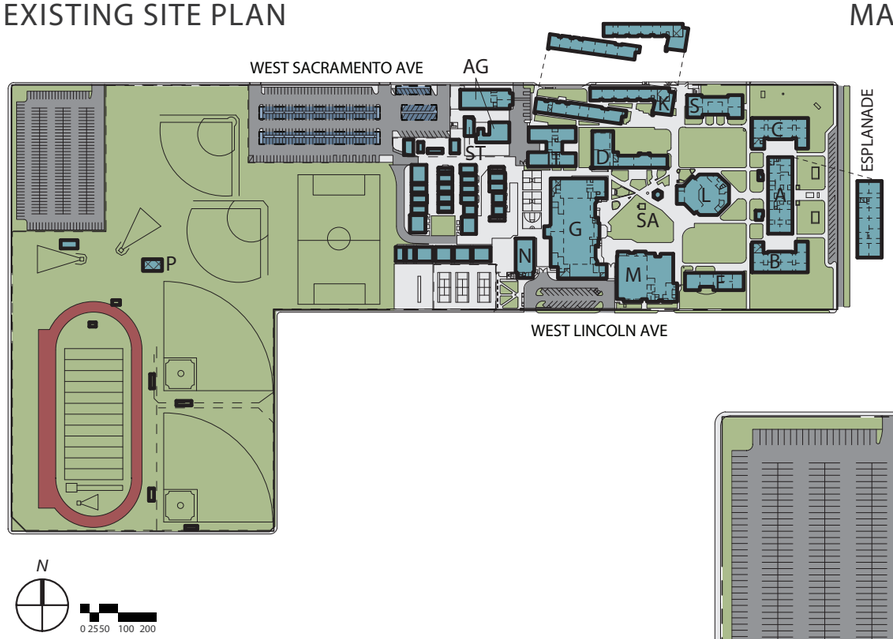
Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase III	
Athletic Master Plan & HVAC in the Large Gym	$4,642,000
Phase VI	
Modernization	$15,087,000
Technology	$2,934,000
Athletic Master Plan	$15,494,000
Total	$38,157,000

Chico Senior High has had many improvements through the Measure A bond and additional funding from the State. Inspire, which shares this site, has also been recently installed and upgraded.

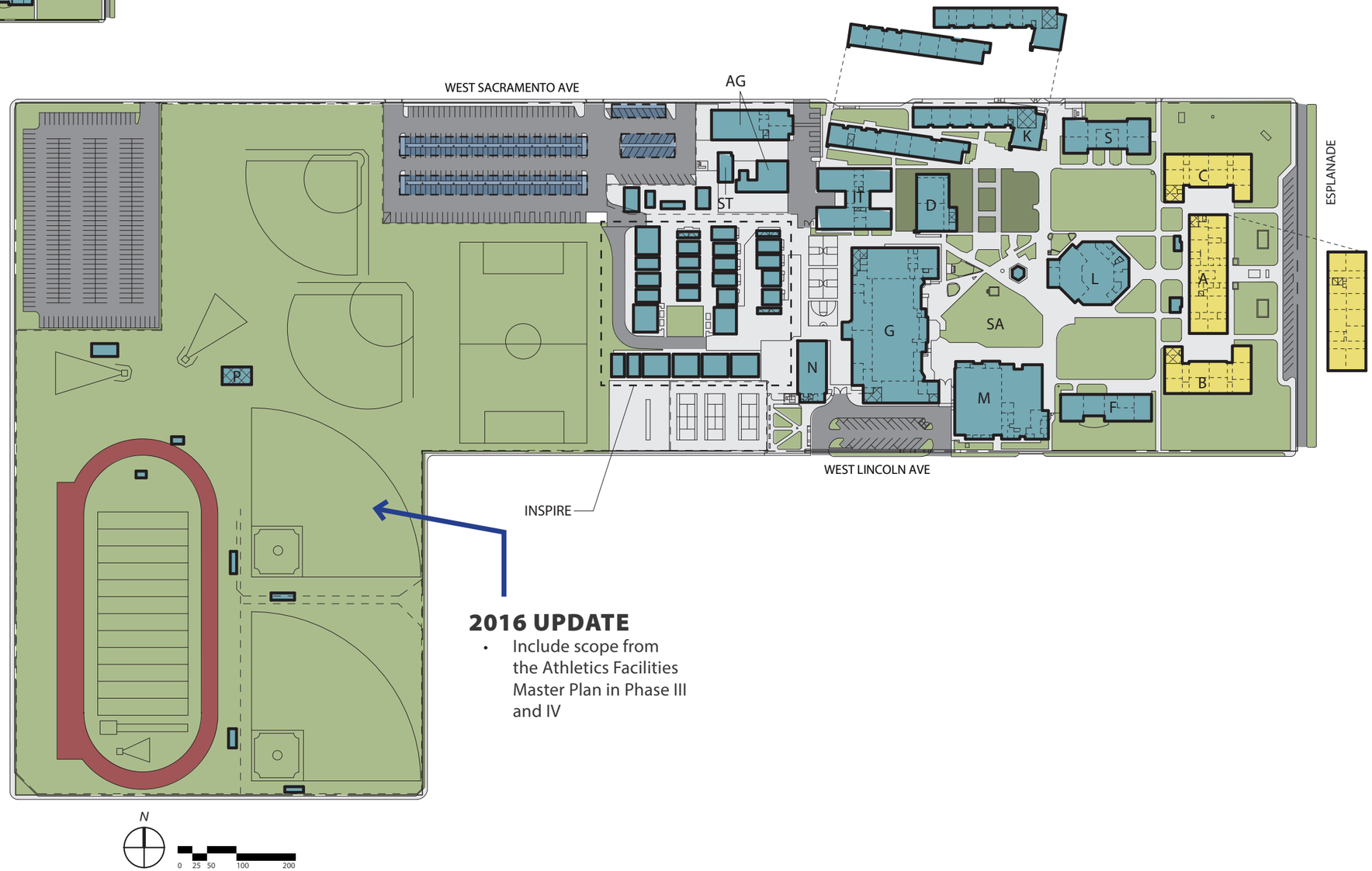
The long-range plan for Chico Senior High includes modernization of buildings "A," "B" and "C." In the first phase, technology upgrades were completed for the campus to implement Common Core standards. In Phase VI, modernization is planned for building "A," which has not been modernized, and buildings "B" and "C."

Improvements for the athletic and physical education fields have been planned in a parallel process; however, the Athletic Master Plan projects designated as first phase are scheduled for Phase III of the master plan. The remainder of the projects in the Athletic Master Plan are scheduled for Phase VI of this master plan. As a reference, the key pages from the Athletic Master Plan, created by Lionakis, can be found on pages 44 and 45 of this document.

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 & Classrooms
AG	Classrooms (Agriculture)
B	Classrooms
C	Classrooms
D	Classrooms (Music)
F	Classrooms (Art)
G	Gym & Locker Rooms
H	Classrooms (Home Ec.)
IT	Industrial Technology
J	Classrooms
K	Classrooms
L	Library & Theater Classrooms
M	Lincoln Hall
N	Fitness Lab
P	Restroom
S	Classrooms
SA	Associated Students Building
ST	Storage

Phase VI

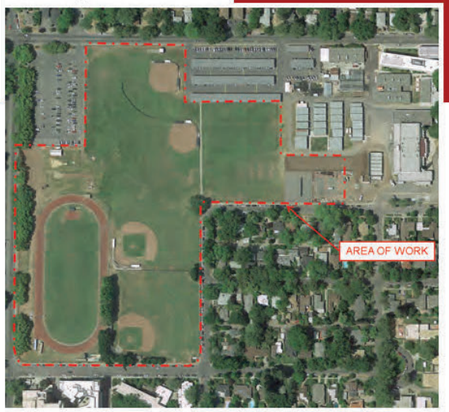
A	Administration & Classroom Modernization
B	Classroom Modernization
C	Classroom Modernization

(Athletic Fields to be developed separately)

2016 UPDATE

- Include scope from the Athletics Facilities Master Plan in Phase III and IV

Existing Conditions

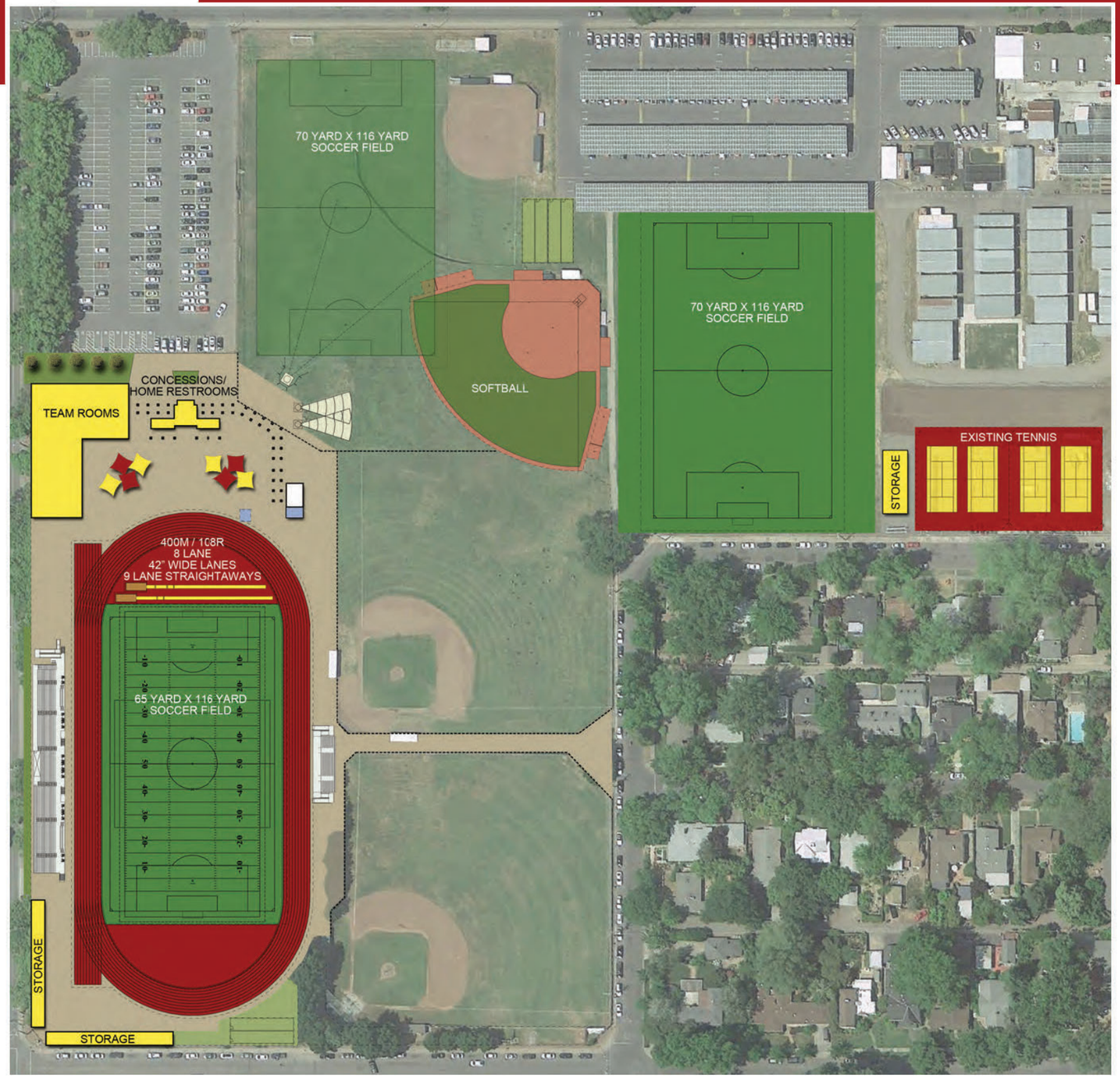


The existing athletic facilities, above, are in need of an update. Existing facilities are non-compliant and aging. New improvements will require investment in utility infrastructure as well as improvements to comply with the Americans with Disabilities Act (ADA), as well as Title IX.

The Physical Education / Athletics Master Plan for Chico High School was a work in progress well before this plan materialized. Many dedicated volunteer hours have been spent brainstorming and engaging the community in the discussion. This Athletics Master Plan is intended to guide future discussions centered on a phased implementation of the plan, site priorities, as well as compliance with Title IX requirements. It was important to the community and school site stakeholders that the improvements, especially the stadium, become a beacon of community and Panther pride. To that end, a clear and welcoming entry, seating capacity for the "big game" and graduation, as well as an aesthetically pleasing street presence were important considerations.

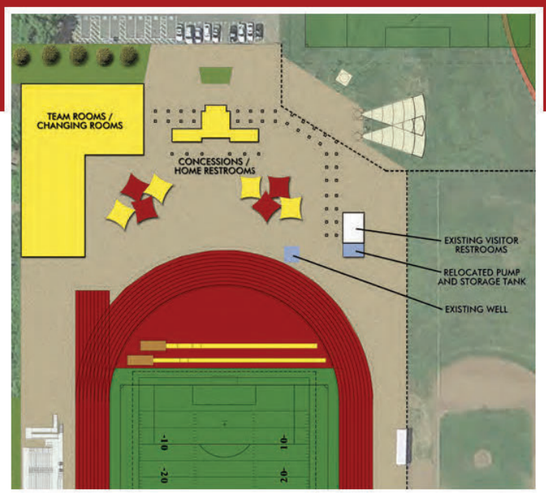
Existing infrastructure influenced some key decisions. First and foremost, the site has numerous storage, restroom and community-built facilities that will need to be demolished as part of the upgrades. These facilities, not approved by the Division of the State Architect (DSA), are non-compliant and not usable as part of the master plan. Additionally, the site

Option 1



has an irrigation well, pump and storage tank that will require further investigation. At this time, it is assumed that the well will remain, and that the storage tank and pump will be relocated to make way for a larger stadium footprint.

Finally, it was understood that the master plan implementation will be phased, perhaps over a significant amount of time. While this document cannot anticipate the size and/or timing of the individual phases, the committee has recommended a first phase. The plan is outlined, in likely increments, on the following pages.



Phase 1: Stadium and Amenities

The recommended first phase for the Athletics Master Plan Implementation is centered on the stadium and related facilities, including:

- 8 lane all weather track, 9 lane sprint lanes preferred
- Synthetic turf field, suitable for football, soccer, lacrosse and field hockey. Minimum width: 65 yards.
- Field Lighting
- Electronic Scoreboard
- Bleachers – Aluminum I-Beam Construction (1,500 home/300 visitor)
- Press Box – Elevator not required for press box below 500 square feet.
- Storage Facilities – approximately 4,500 SF.
- Welcoming entry building – tickets, concessions and restrooms – approximately 1,500 SF.

There are significant choices to be made in the implementation of the plan, including product selection, validation of the size/plan of proposed support buildings as well as the timing or certain improvements and phasing to match funding availability.

Garage doors allow easy access to linear storage buildings for athletic equipment, buildings and ground maintenance materials. The buildings back wall provides a barrier between the city sidewalk and the stadium.

Simple chain link fence, planted with ivy, changes the perception of the campus perimeter to one that is a more aesthetically appropriate face to the community.

Shade "sails" in school colors provide interesting gathering spaces for students and the community.

Aluminum bleachers with I-Beam construction, as shown, allow access for ease of maintenance below the bleachers.

Future Phases

The Master Plan recommends reconfiguration of the softball fields, and improvements, in place, at the baseball field. The softball program was part of a Title IX complaint, following which Chico Unified agreed to developing equivalent facilities to the baseball program including electricity for batting machines, a water source, an outfield fence as well as improved dugouts. With a new, lighted softball field, care should be given to ensuring that both the baseball and softball fields are brought to an equal level.

- Natural grass
- Covered dugouts
- Fencing, including removable outfield fencing that will allow PE use of the outfield grass
- Batting cages, including power
- Access to restrooms/drinking fountains
- Equivalent spectator seating (i.e. picnic tables, bleachers, etc.)

Upgrading the existing soccer field into an all-weather PE area with lighting is considered to be particularly relevant during the Winter sports season when both boys' and girls' soccer are competing and practicing. Another future consideration include a building housing changing rooms, restrooms, locker rooms and a coach office.

- Classroom space / Team Rooms 13,000 SF
- All weather field 70 yard x 116 yard
- Maintenance building - 400 sf
- Tennis court expansion - 4 additional

Pleasant Valley High School

1475 East Avenue, Chico, CA 95926
Date of Original DSA Approval: 1966; 2010

Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	9-12	9-12
District Capacity	2,379	2,379
Site		
Site Acreage	39	39
Portables	0	0
Parking Spaces	526	526
Building		
GSF (Including Portables)	223,728	225,952
Classrooms	74	74

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	58
Ed Building Score	73
Condition Building Score	43
Site Score	43
Ed Site Score	58
Condition Site Score	28
Technology Score	59
Combined Score	54

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase III	
Athletic Master Plan & HVAC in the Small Gym	$3,974,000
Phase IV	
Renovation	$16,471,000
Phase VI	
Modernization	$7,560,000
New Construction	$9,982,000
Technology	$1,597,000
Athletic Master Plan	$16,703,000
Total	$56,287,000

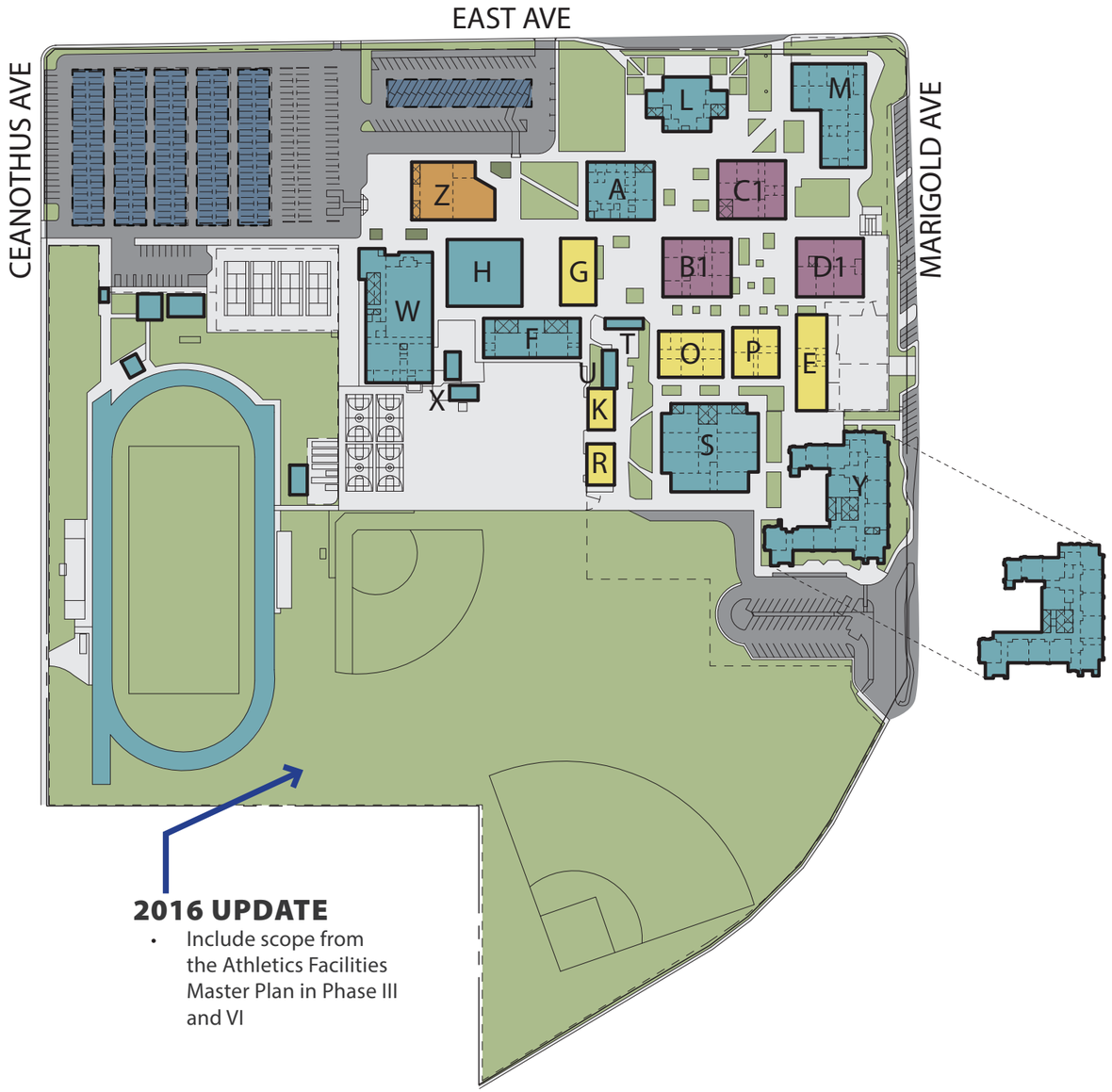
Pleasant Valley High School has had many improvements through the Measure A bond and additional State funding. Modernization has been performed on many of the buildings; however, some have not been modernized and are in need of improvement.

The long-range plan for Pleasant Valley Senior High includes modernization of selected buildings and technology upgrades for the campus to implement Common Core standards in Phase I. Buildings "B," "C" and "D" are planned for renovation and modernization to improve the learning environment in Phase IV due to their age and lack of modernization in the past. Additional buildings will be modernized as part of Phase VI.

Improvements for the athletic and physical education fields have been planned in a parallel process; however, the Athletic Master Plan projects designated as first phase are scheduled for Phase III of the master plan. The remainder of the projects in the Athletic Master Plan are scheduled for Phase VI of this master plan. As a reference, the key pages from the Athletic Facilities Master Plan, created by Lionakis, can be found on pages 48 and 49 of this document.

EXISTING SITE PLAN

MASTER SITE PLAN



2016 UPDATE

- Include scope from the Athletics Facilities Master Plan in Phase III and VI

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
B	Classrooms
C	Classrooms
D	Home Ec., Art, Woodworking
E	Industrial Arts
F	Gym & Locker Room
G	Gym & Locker Room
H	West Gym
K	Weight Room
L	Library
M	Classrooms
O	Permanent Portable Classrooms
P	Permanent Portable Classrooms
R	PE Mat Room
S	Classrooms
T	Student Center
U	Maintenance Shed
V	Multi-Purpose, Music
W	Center for the Arts
X	Portable
Y	Classrooms

Phase IV

B1	Classroom Renovation
C1	Classroom Renovation
D1	Home Ec., Art, Woodworking Renovation

Phase VI

Z	New Student Activity Center
E, G, K	Building Modernization
O, P, R	Building Modernization

(Athletic Fields to be developed separately)

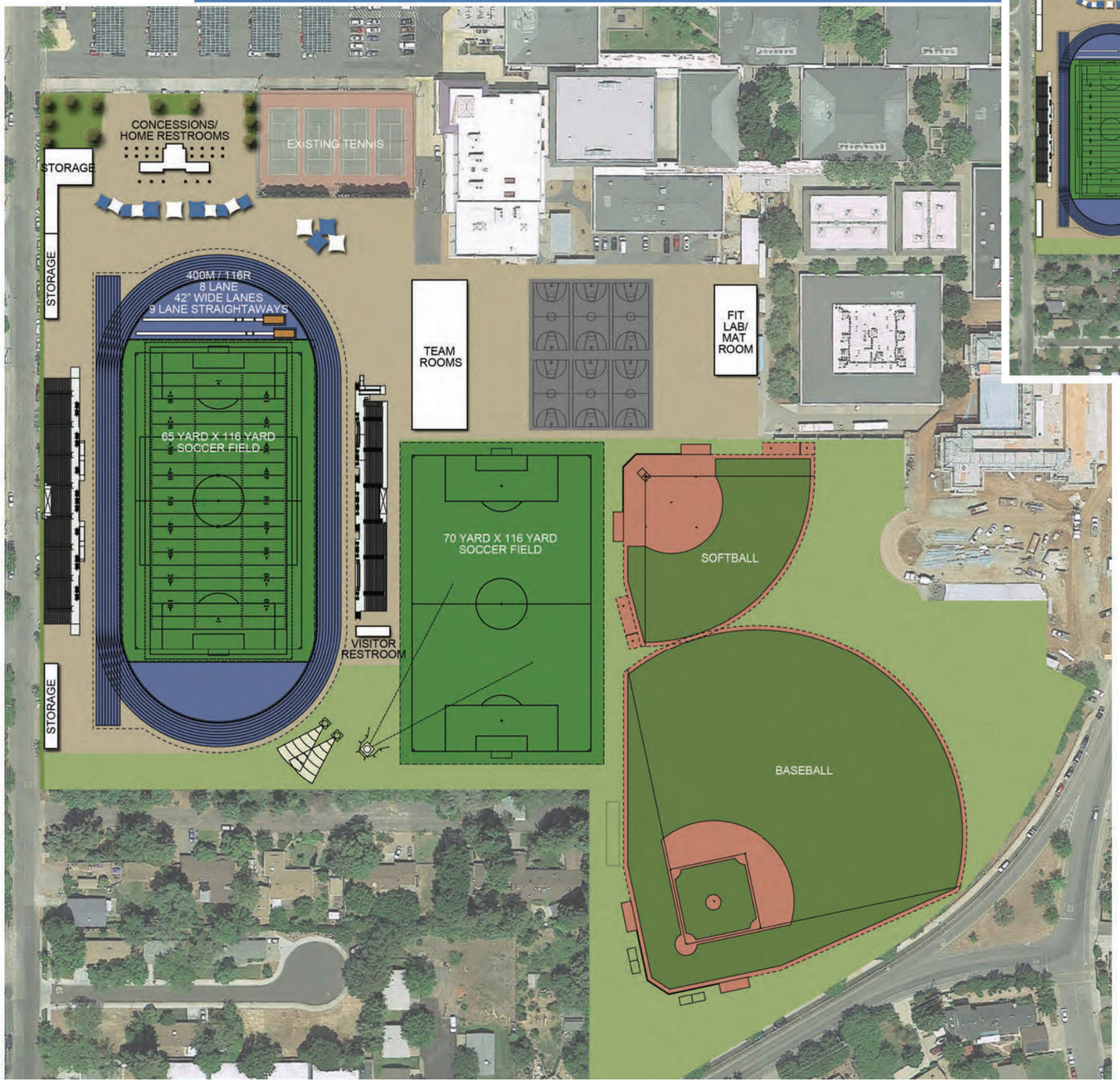
Existing Conditions

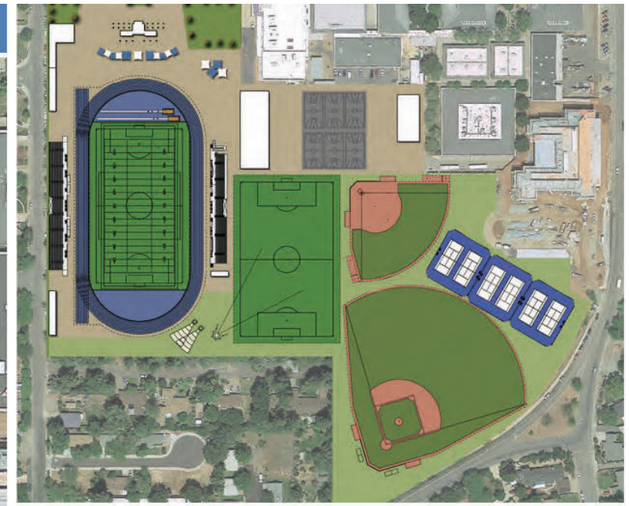
The existing athletic facilities, above, are in need of an update. Existing facilities are non-compliant and aging. New improvements will require investment in utility infrastructure as well as improvements to comply with the Americans with Disabilities Act (ADA), as well as Title IX.

The Physical Education / Athletics Master Plan for Pleasant Valley High School was a work in progress well before this plan materialized. Many dedicated volunteer hours have been spent brainstorming and engaging the community in the discussion. This Athletics Master Plan is intended to guide future discussions centered on a phased implementation of the plan, site priorities, as well as compliance with Title IX requirements. It was important to the community and school site stakeholders that the improvements, especially the stadium, become a beacon of community pride and Viking spirit. To that end, a clear and welcoming entry, seating capacity for the "big game" and graduation, as well as an aesthetically pleasing street presence were important considerations.

Existing infrastructure influenced some key decisions. First and foremost, the site has numerous storage, restroom and community-built facilities that will need to be demolished as part of the upgrades. These facilities, not approved by the Division of the State Architect (DSA), are non-compliant and not usable as part of the master plan. Additionally, the site

Option 1

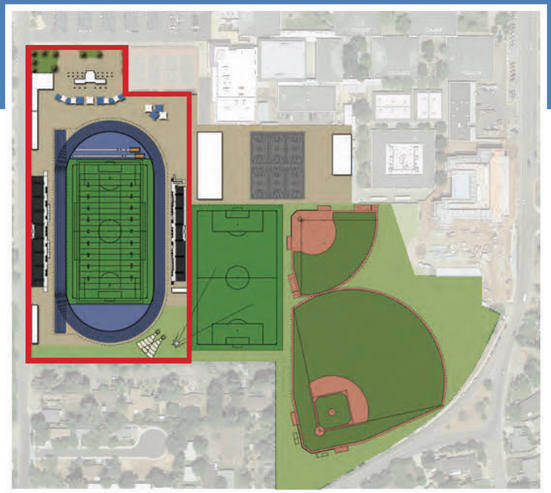




The committee recommends 6-8 tennis courts to accommodate both physical education programs and athletic events. Removal of the four existing tennis courts would occur in a later phase when new courts are built in this location.

has an irrigation well, pump and storage tank that will require further investigation. At this time, it is assumed that the well will remain, and that the storage tank and pump will be relocated to make way for a larger stadium footprint.

Finally, it was understood that the master plan implementation will be phased, perhaps over a significant amount of time. While this document cannot anticipate the size and/or timing of the individual phases, the committee has recommended a first phase. The plan is outlined, in likely increments, on the following pages.



Enlarged Entry Plaza

Phase 1: Stadium and Amenities

The recommended first phase for the Athletics Master Plan Implementation is centered on the stadium and related facilities, including:

- 8 lane all weather track, 9 lane sprint lanes preferred
- Synthetic turf field, suitable for football, soccer, lacrosse and field hockey. Minimum width: 65 yards.
- Field Lighting
- Electronic Scoreboard
- Bleachers – Aluminum I-Beam Construction (2,400 home/1,600 visitor)
- Press Box – Elevator not required for press box below 500 square feet.
- Storage Facilities – approximately 2,500 SF.
- Welcoming entry building – tickets, concessions and restrooms – approximately 1,500 SF.

There are significant choices to be made in the implementation of the plan, including product selection, validation of the size/plan of proposed support buildings as well as the timing or certain improvements and phasing to match funding availability.


Garage doors allow easy access to linear storage buildings for athletic equipment, buildings and ground maintenance materials. The buildings back wall provides a barrier between the city sidewalk and the stadium.


Simple chain link fence, planted with ivy, changes the perception of the campus perimeter to one that is a more aesthetically appropriate face to the community.


Shade "sails" in school colors provide interesting gathering spaces for students and the community.


Aluminum bleachers with I-Beam construction, as shown, allow access for ease of maintenance below the bleachers.

Future Phases

The Master Plan recommends relocation of the softball fields, and improvements, in place, at the baseball field. The softball program was part of a Title IX complaint, following which Chico Unified agreed to developing equivalent facilities to the baseball program including electricity for batting machines, a water source, an outfield fence as well as improved dugouts. With a new, lighted softball field, care should be given to ensuring that both the baseball and softball fields are brought to an equal level.

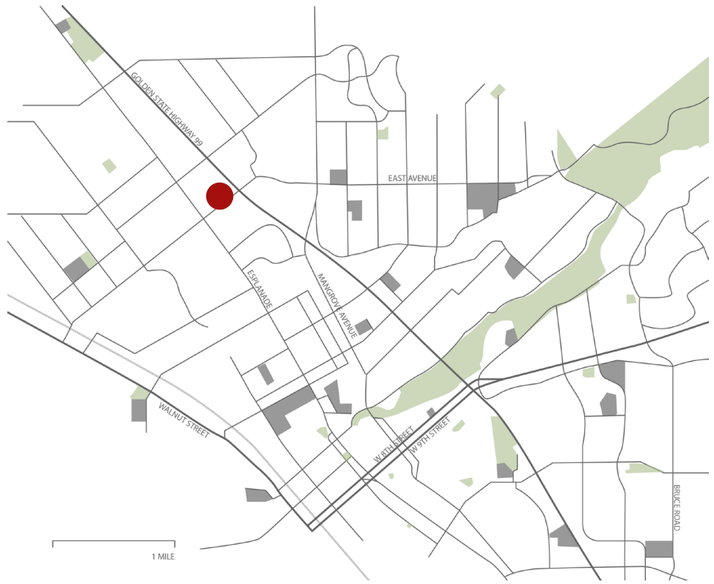
- Natural grass
- Covered dugouts
- Fencing, including removable outfield fencing that will allow PE use of the outfield grass
- Batting cages, including power
- Access to restrooms/drinking fountains
- Equivalent spectator seating (i.e. picnic tables, bleachers, etc.)

Relocating the softball field places the competition baseball and softball fields adjacent to one another and allows the development of another field suitable for competition. This is particularly relevant during the Winter sports season when both boys' and girls' soccer are competing and practicing. This space does not overlay the baseball and softball outfields and would be suitable for synthetic turf at some time in the future. These future considerations also include a building housing changing rooms, a mat room/fitness space suitable for wrestling, as well as the reconfiguration of hard court space for basketball.

- Classroom space / Team Rooms 13,000 SF
- Mat Room / Fitness Room 5,300 SF existing building renovation
- All weather field 70 yard x 116 yard
- Tennis Courts - 6

Alternative Education

290 East Avenue, Chico, CA 95926
Date of Original DSA Approval: 1958; 2005



Facility Facts	Existing	Master Plan (Excludes Future Phase)
School		
Grade Configuration	9-12	9-12
District Capacity	448	472
Site		
Site Acreage	7	7
Portables	3	2
Parking Spaces	67	67
Building		
GSF (Including Portables)	41,795	50,065
Classrooms	17	18

Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	34
Ed Building Score	44
Condition Building Score	24
Site Score	40
Ed Site Score	53
Condition Site Score	26
Technology Score	59
Combined Score	43

Phased Implementation	Project Cost
Phase I	
Technology	In Process
ADA Priority List	Completed
Phase V	
Modernization	$6,505,000
New Construction	$6,124,000
Renovation	$488,000
Technology	$941,000
Total	$14,058,000

The alternative education site houses multiple programs: Fair View High School, Academy for Change, Center for Alternative Learning and Oakdale. The majority of the students in these programs are high-school age; however, the campus was originally designed as an elementary school. Amenities, counters and plumbing fixtures have not been adjusted to adult height. The buildings also lack the functionality of the specialty programs found at schools serving high school students.

The approach to the alternative education site is to modernize the school and provide the needed high-school level educational spaces. The modernization would include adjusting the building elements to the appropriate height. Renovation is planned to create a science laboratory in the existing science classroom that can accommodate full class experiments. A new building would create an indoor physical education facility and culinary arts kitchen. These high-school level spaces provide functionality for hands-on experiences, which improves engagement and learning.

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	Head Start Program Portable
B	In School Suspension
C	Classrooms
D	Restrooms
E	Classrooms
F	Multi-Purpose
G	Classrooms
H	Portable Classroom & Restroom
I	Portable Classrooms, Young Parent Program
J	Computer Lab & Office
K	Portable Classrooms
L	Portable Office
M	Portable Classrooms, Offices, Restrooms
N	Construction Tech Shop

Phase V

C	Classroom Modernization
C1	Science Lab Renovation
D	Restroom Modernization
E	Classroom Modernization
F	Multi-Purpose Modernization
G	Classroom Modernization
S	New Physical Education, Culinary Arts

Corporation Yard

2455 Carmichael Drive, Chico, CA 95928

Facility Facts	Existing	Master Plan (Excludes Future Phase)
Site		
Site Acreage	12	12
Portables	1	1
Parking Spaces	111	272
Building		
GSF (Including Portables)	35,986	61,009

Phased Implementation	Project Cost
Phase I	
ADA Priority List	Completed
Phase VII	
Modernization	$23,048,000
New Construction	$25,449,000
Technology	$276,000
Total	$48,773,000

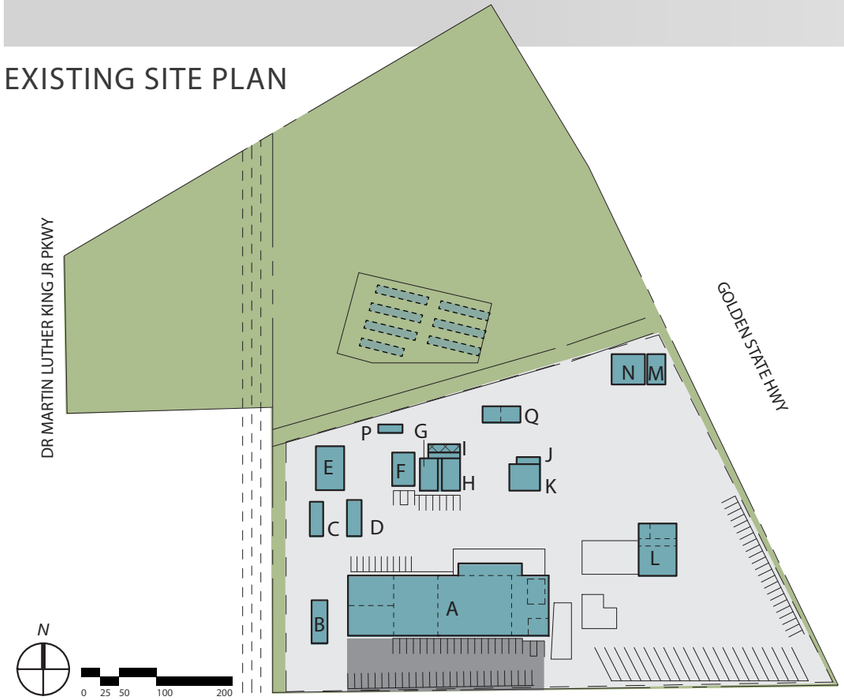
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	26
Site Score	20

The Corporation Yard's existing rock base parking and drive areas need new asphalt and concrete paving. This would result in better drainage, improved accessibility and less wear and tear on corporation yard equipment and vehicles. This improvement would also allow the District the option of placing solar collectors over the parking areas, providing cover for District vehicles. To address the existing vehicle wash down area, drainage system improvements are needed.

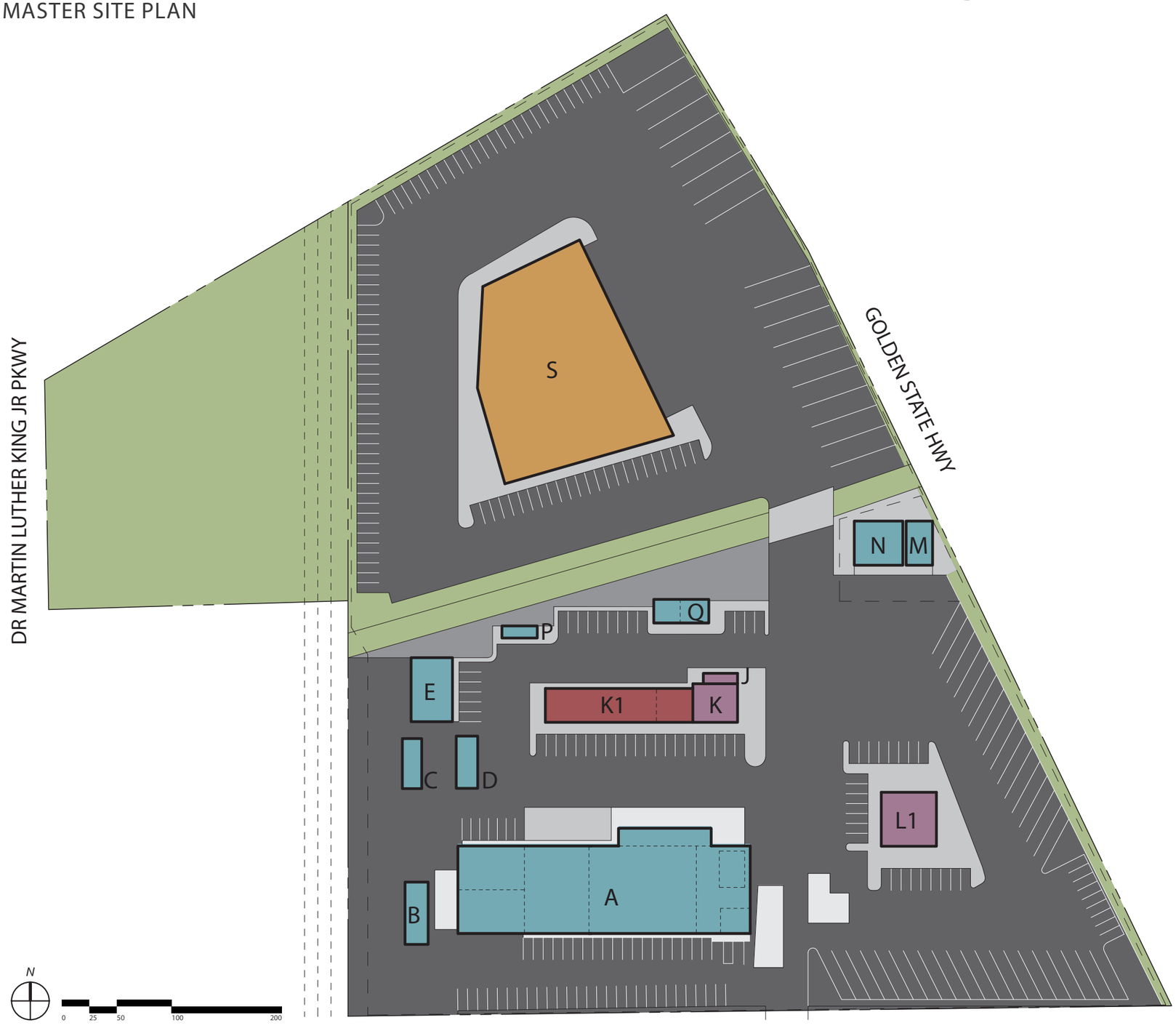
While Corporation Yard building improvements can sometimes take a back seat to classroom needs the overall appearance and functionality of the Corporation Yard and buildings are essential for efficient maintenance and transportation operations. The working conditions also have a positive effect on District staff. Replacing the existing old portable classroom and toilet buildings with new permanent construction would improve productivity, morale and staff retention, while also building pride by creating a higher standard of excellence in the District's overall facilities. It should be noted that unlike school buildings built to house students, the Corporation Yard buildings are not required to be constructed to the same DSA standards as school buildings, resulting in a more economical building to construct.

In terms of site planning for the long term needs, it would be wise to consider the possible future needs of the District and plan accordingly. The District's fleet vehicles may begin to include alternative fuel vehicles, requiring additional parking and alternative fueling and servicing areas. It is also possible the District would find that by replacing the existing bakery with a new central kitchen, improved efficiencies would result. Higher quality meals that are also more economical to produce is the result that has been found in other districts by consolidating food preparations in a central location. The feasibility of constructing a new central kitchen is beyond the scope of this Facilities Master Plan but the site studies indicate that the District has ample land at the existing Corporation Yard property for all these possible future improvements.

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	Transportation Office, Warehouse, Shop, Bus Repair
B	Laundry, Breakroom
C	Grounds Storage
D	Storage
E	Paint Shop
F	Plans Room
G	Maintenance & Operations Office
H	Facilities Office
I	Restrooms
J	Nutrition Services Office
K	Nutrition Services
L	Bakery
M	Portable
N	Filter Barn
P	Storage
Q	BS19 Storage

Phase VII

J	Nutrition Service Office Renovation
K	Nutritions Services Renovation
K1	Nutrition Services Addition
L1	Bakery Renovation
S	New Kitchen

District Administrative Office

1163 E. Seventh Street, Chico, CA 95928

Facility Facts	Existing	Master Plan (Excludes Future Phase)
Site		
Site Acreage	2	2
Portables	2	0
Parking Spaces	43	92
Building		
GSF (Including Portables)	10,952	19,180

Phased Implementation	Project Cost
Phase I	
Technology	Completed
ADA Priority List	Completed
Phase VII	
New Construction	$28,810,000
Total	$28,810,000

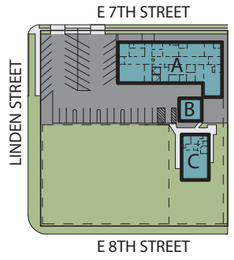
The District Office is located in a re-purposed elementary school that was built in the 1930's and in a relocatable building placed on the site for District Board workshops and other leadership meetings. The main facility has antiquated systems and supplementary electrical, mechanical and technology systems have been added to "make-do." The District's main technology center is located at the northeast end of the main building. Additional cooling, electrical and technology systems have been added to this area to support the system's load that the equipment has added to the building. The technology center is very crowded and additional growth is very limited. There was very little done to the facility to convert it to a district office from an elementary school. The main building has a large central corridor, and functions in the facility are in spaces either too large or too small for their function. To change the facility to match the functions would be difficult due to structural limitations. The existing facilities occupy a very large site, where the southeast section of the site remains playfield.

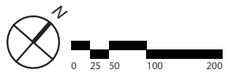
The Master Plan defines a new District facility on the southeast corner of the site. Site improvements include the removal of the current relocatable meeting space and new accessible and general parking. The existing facility would be re-purposed to house District-wide functions such as technology, arts supply and storage.

This facility is planned for the Future Phase of the Master Plan.

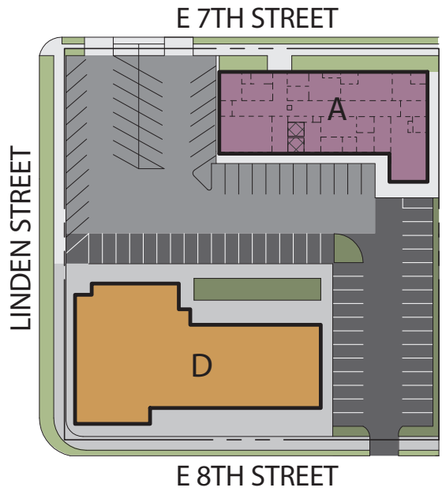
Facility Assessment Summary (2013)	(Based on 100-point scale)
Building Score	24
Site Score	46

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 Main Building
B Portable Psychologists' Offices
C Portable Conference Room

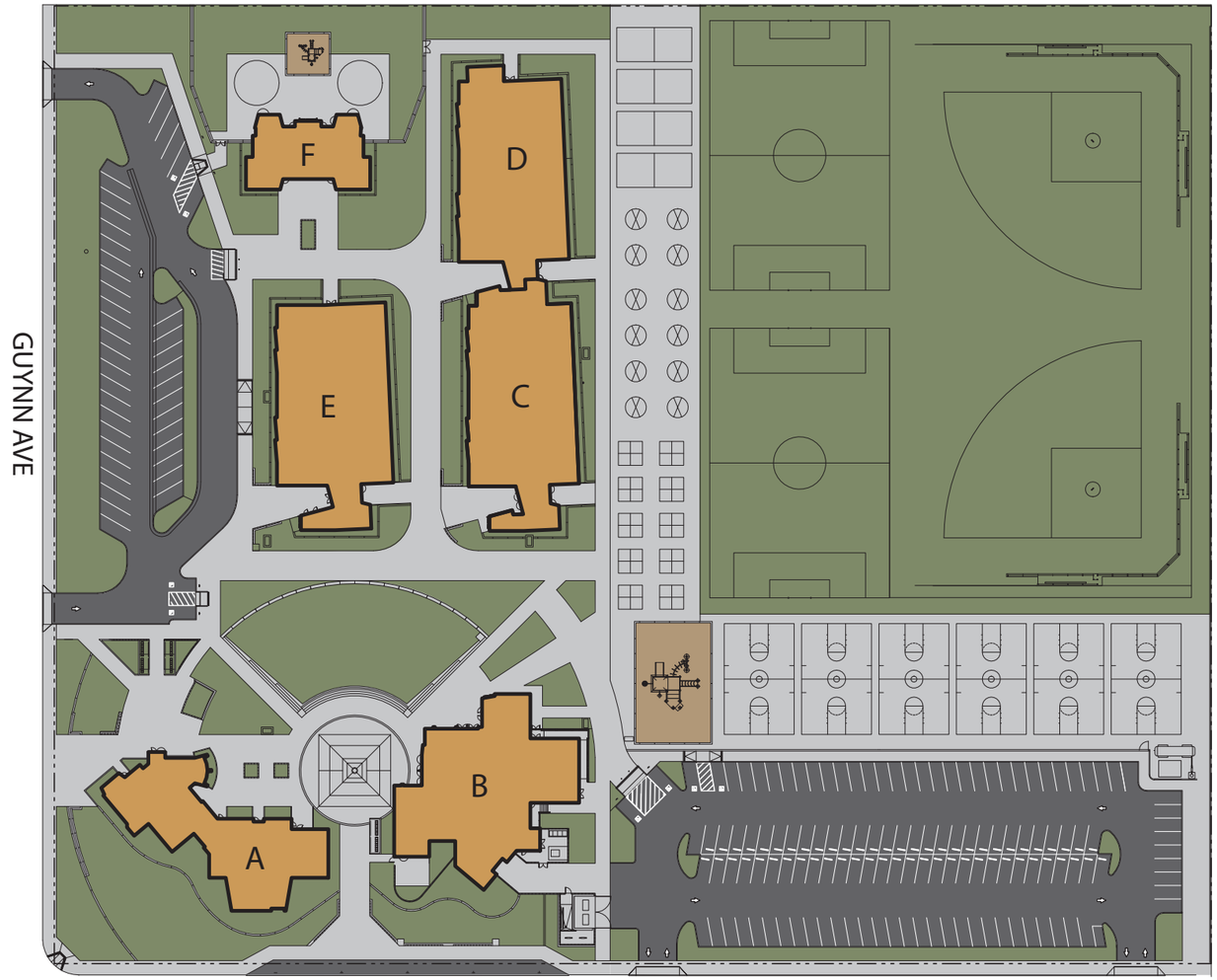
Phase VII

A Main Building Renovation
D New District Administration and Resource Center

Henshaw-Guynn Elementary School

Henshaw Avenue, Chico, CA 95973

The Henshaw Guynn Site is currently owned by the District and reserved for when a new elementary school is needed in the District. At this time, the demographic projections do not support the building of a new elementary school; although, if growth continues, a new elementary school will be needed after the time horizon of this Master Plan. When the need for the new elementary school is confirmed a full site planning process can be completed to create a final vision for this site in accordance with the needs of the education program.



LEGEND

- New Building
- New Concrete
- New Paving
- New Playground Area
- New Turf/Planter/Field
- Solar and/or Shade Structure

BUILDING DESIGNATIONS

Future Phase

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

Canyon View High School

Raley Boulevard, Chico, CA 95928

MASTER SITE PLAN

The Canyon View Site is currently owned by the District and reserved for when a new high school is needed in the District. At this time, the demographic projections do not support the building of a new high school. However, if growth continues, a new high school will be needed after the time horizon of this Master Plan. When the need for the new high school is confirmed, a full site planning process can be completed to create a final vision for this site in accordance with the needs of the education program.

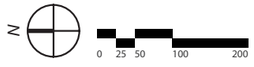
LEGEND

- New Building
- New Concrete
- New Paving
- New Playground Area
- New Turf/Planter/Field
- Solar and/or Shade Structure

BUILDING DESIGNATIONS

Future Phase

A	Administration, Library
B	Industrial Arts, Home Ec., Woodworking
C	Multi-Purpose, Music
D	Student Activity Center
E	Student Center
F	Gym, Weight Room
G	Locker Room
H	Classrooms
J	Classrooms
K	Classrooms
L	Maintenance



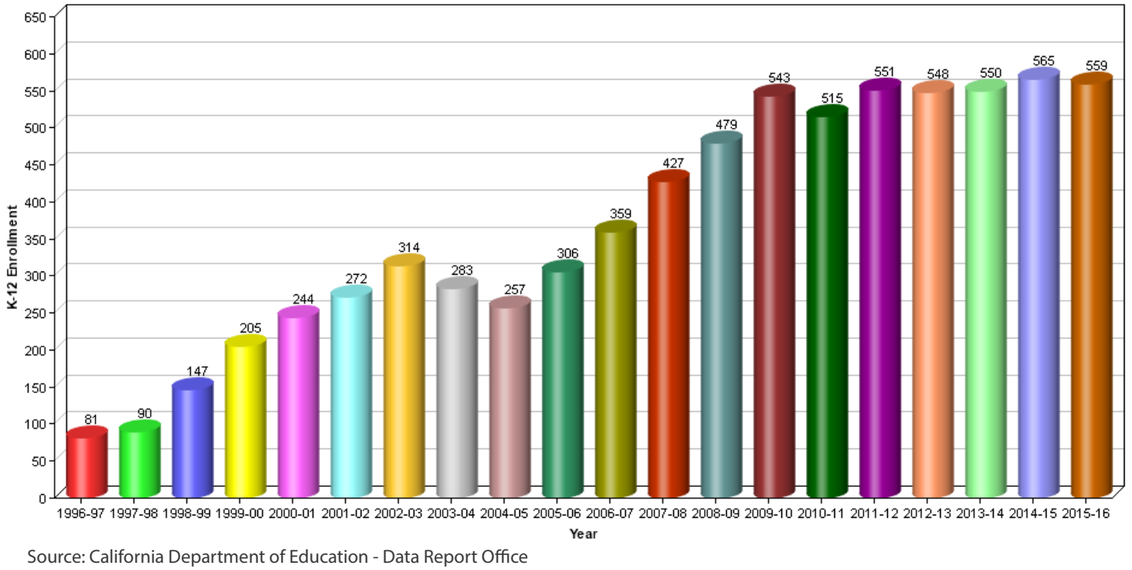
Chico Country Day

102 W 11th St, Chico, CA 95928

Facility Assessment Summary (2016)	(Based on 100-point scale)
Building Score	66
Ed Building Score	60
Condition Building Score	72
Site Score	55
Ed Site Score	43
Condition Site Score	68
Technology Score	60
Combined Score	61

EXISTING SITE PLAN

ENROLLMENT HISTORY



Source: California Department of Education - Data Report Office

The Chico Country Day site houses the Pre-School through fifth grades. Grades sixth through eighth are housed across the street in a Charter owned property.

Buildings defined as 1 and 2 existed prior to Buildings 3 and 4, which were built in 2014 and funded by the charter school. All but Building 2, the pre-school and staff room, are owned by the charter.

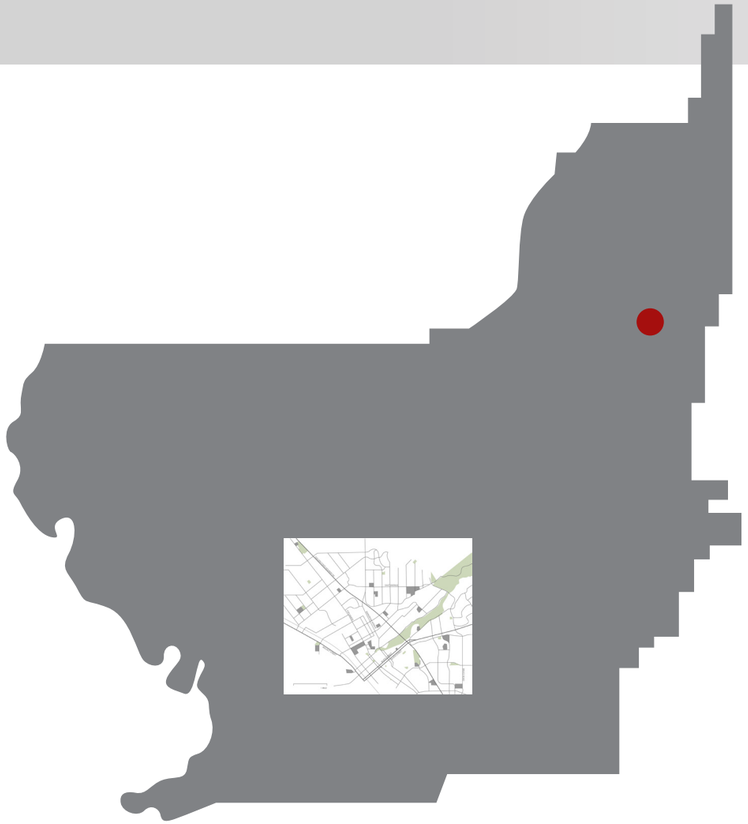
LEGEND

- Existing Building
- Existing Building Owned by the Charter

BUILDING DESIGNATIONS

Existing

1	Portable Administration, Classrooms & Kindergarten
2	Portable Pre-School & Staff Room
3	Multi-Purpose, Library & Classroom
4	Classrooms



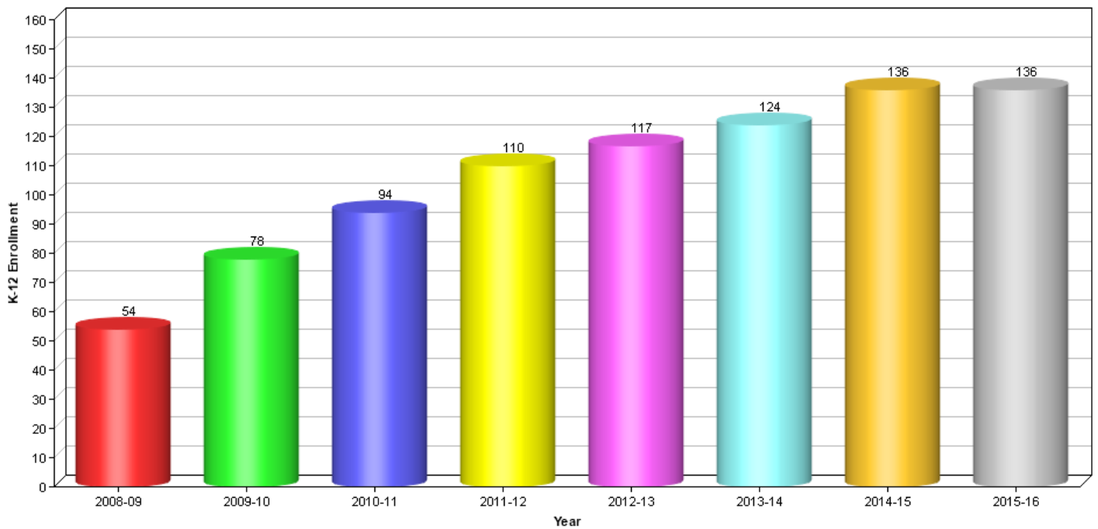
Forest Ranch Charter School

15815 Cedar Creek Road, Forest Ranch, CA 95942

Facility Assessment Summary (2016)	(Based on 100-point scale)
Building Score	54
Ed Building Score	61
Condition Building Score	47
Site Score	46
Ed Site Score	45
Condition Site Score	46
Technology Score	50
Combined Score	50

EXISTING SITE PLAN

ENROLLMENT HISTORY



Source: California Department of Education - Data Report Office

Forest Ranch Charter School is a K-8 school. The facility consists of one main building and a multi-purpose room built in 1991. Portable classrooms provide additional capacity beyond the four classrooms in the main building.

LEGEND

- Existing Building
- Existing Building Owned by the Charter

0 25 50 100 200

BUILDING DESIGNATIONS

Existing

1	Administration, Classrooms, Library & Kindergarten
2	Multi-Purpose
3	Portable Classrooms
4	Portable Classrooms
5	Portable Classrooms

Nord Country School

102 W 11th St, Chico, CA 95928

Facility Assessment Summary (2016)	(Based on 100-point scale)
Building Score	50
Ed Building Score	48
Condition Building Score	51
Site Score	36
Ed Site Score	27
Condition Site Score	44
Technology Score	54
Combined Score	47

The Nord Country School site is a K-8 school. The facility consists of one main building, Building 1, and a multi-purpose room, Building 3, built in the 1950's. Portable classrooms provide additional capacity beyond the one classroom and library in the main building.

The most recent improvements, which include Building 4, new walkways and playground equipment are not shown on the aerial. Two new portable buildings, identified as Building 6, were not present at the time of assessment but are in process of being installed.

EXISTING SITE PLAN

LEGEND

Existing Building

Existing Building Owned by the Charter

0 25 50 100 200

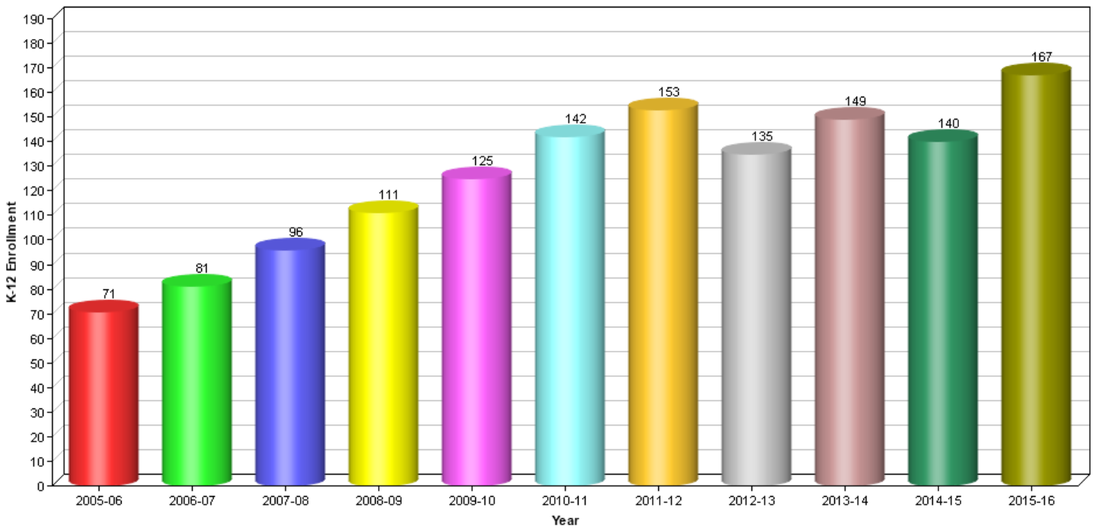
BUILDING DESIGNATIONS

Existing

1 Administration, Classroom & Library
2 Portable Kindergarten & Classrooms
3 Multi-Purpose & Portable Restrooms
4 Portable Classrooms
5 Portable Classrooms
6 Portable Classrooms (under construction)

N

ENROLLMENT HISTORY



Source: California Department of Education - Data Report Office

Chico
Unified School District