



SECTION 7. SENIOR HIGH SCHOOLS



CHICO HIGH SCHOOL

FAST FACTS:

- Originally built: 1943, Renovated: 2010
- 2022/2023 Enrollment: 1913 Students
- Site = 38.94 Acres
- Buildings = 220,469 Square Feet
- 520 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 2,084

Chico High School is projected to reach a maximum enrollment of just under 2,100 students. Community meetings as well as site-based meetings with administration and athletic director produced the following priorities:

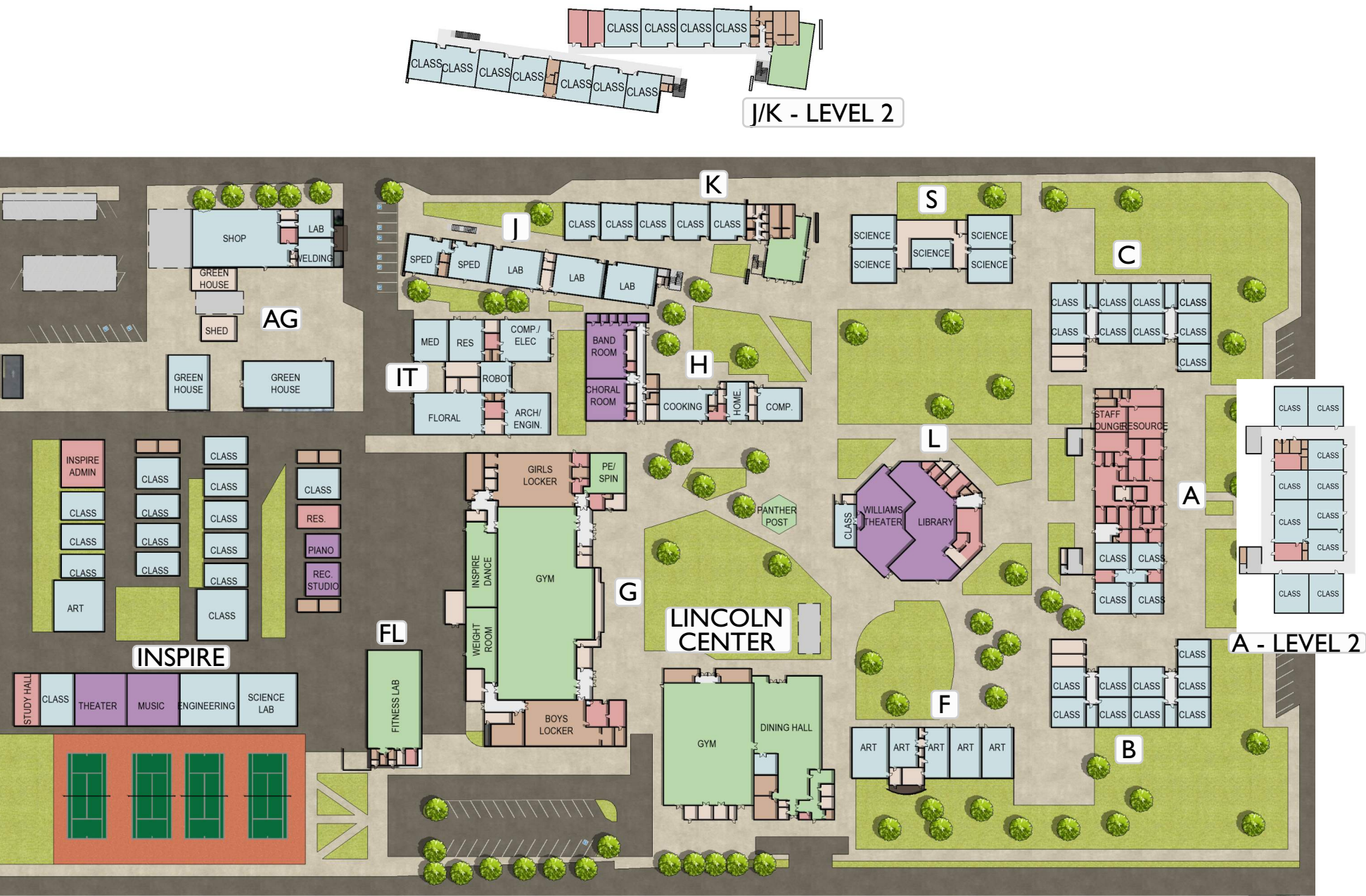
- Expansion and improvement of CTE Education (IT, Floral, Sports Medicine, Art, etc.)
- Future removal of portables that currently house Inspire Charter School
- New small theater; drama space
- Reclaim existing drama space for student services expansion
- More classroom and suitable outdoor space to accommodate expanding Special Education population
- Updates needed to Science and Arts spaces as well as Main building improvements
- Minor improvements to athletic facilities
- The addition of gender-inclusive restrooms



Admin and Classroom Building at Chico Senior High School.

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



GROSS AREAS			
SCHOOL BUILDINGS	AREA	LOADED CR	NON-LOADED
A Admin & Classrooms (2 Levels)	35,705 SF	14	
AG Shops and Greenhouses	9,913 SF	5	
B Classrooms	11,555 SF	9	
C Classrooms	11,555 SF	9	
F Art Labs	7,266 SF	5	
FL Fitness Lab	5,849 SF		
G Gym and Locker Rooms	34,054 SF		
H Music and Labs	11,453 SF	5	
IT Labs and Shops	11,018 SF	5	
J Classrooms (2 Levels)	16,186 SF	12	
K Classrooms (2 Levels)	16,186 SF	9	
L Library	16,185 SF	1	
LC Gym and Cafeteria	21,686 SF		
S Science Labs	8,425 SF	5	
SA Student Store	728 SF		
ST Stadium Buildings	2,240 SF		
Sub total	217,014 SF	79	
INSPIRE Charter School	33,120 SF	23	2
Total	250,134 SF	102	2

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure



CONDITION ASSESSMENT



ADA accessibility counter height at reception desk required



Interior finish upgrades/replacement required



Roof drainage improvements for puddling at covered walkways



Replace acoustic ceiling tile systems where needed



Ceiling damage - requires repair/replacement



Equipment upgrades/replacement required

CONDITION ASSESSMENT



LEGEND			
<div></div> Good Condition	<10% Replacement Value	<div></div> Heavy Modernization	50%<75% Replacement Value
<div></div> Light Renovation	10%<50% Replacement Value	<div></div> Replacement Preferred	75%<100% Replacement Value

KEY FINDINGS		
CHICO HS	COST PER SF	NOTES
1. Site - ADA		<ul style="list-style-type: none">Some walkways along Buildings B, C, D, G and IT do not meet ADA standards, there are quite a few raised walkways due to tree roots
2. Site - Other		<ul style="list-style-type: none">Student parking area along West Sacramento Avenue is in poor condition and should be repaved, onsite pavement west of Building G should be crack and slurry sealed
3. Site - Security		<ul style="list-style-type: none">Perimeter of site has chain link and decorative metal fencing.No single point of entry into Admin
4. Building - Exterior		<ul style="list-style-type: none">Roofing needs repair/replacement on some older buildingsSeveral door landings/thresholds are non ADA compliantWindow metal sashes require replacement
5. Building - Interior		<ul style="list-style-type: none">Majority of interior floor finishes need replacementAcoustic ceiling tile systems require replacement as neededCasework/Sink areas are non ADA compliant
6. Fire Alarm		<ul style="list-style-type: none">Fire alarm system is primarily EST IRC-3, though there is also a Silent Knight 5820XL on campus. Voice was added on for the Stadium Only. Systems should be consolidated, for a campus this size a new 6820-EVS should be provided. High priority item.
7. Electrical		<ul style="list-style-type: none">Most of the existing gear on campus (buildings Admin/B/C/D) is as old as the MSB and past its servicable life. In older wings panels are located in classrooms, corridors, custodial closets or outside of classrooms instead of dedicated electrical rooms.Electrical equipment located in basement of gym that has experienced flooding.
8. Low Voltage/Security		<ul style="list-style-type: none">Multiple (6-8) separate intrusion alarm systems (Ademco) on campus, consider consolidating. Cameras throughout the campus. No access controls.
9. Mechanical		<ul style="list-style-type: none">Majority of AC-Units are past their servicable life
10. Plumbing/Restrooms		<ul style="list-style-type: none">Several multi-compartment restrooms require ADA accessibility upgradesPlumbing Fixtures are from original construction are in ok condition. Replacement should be considered with any modernization project

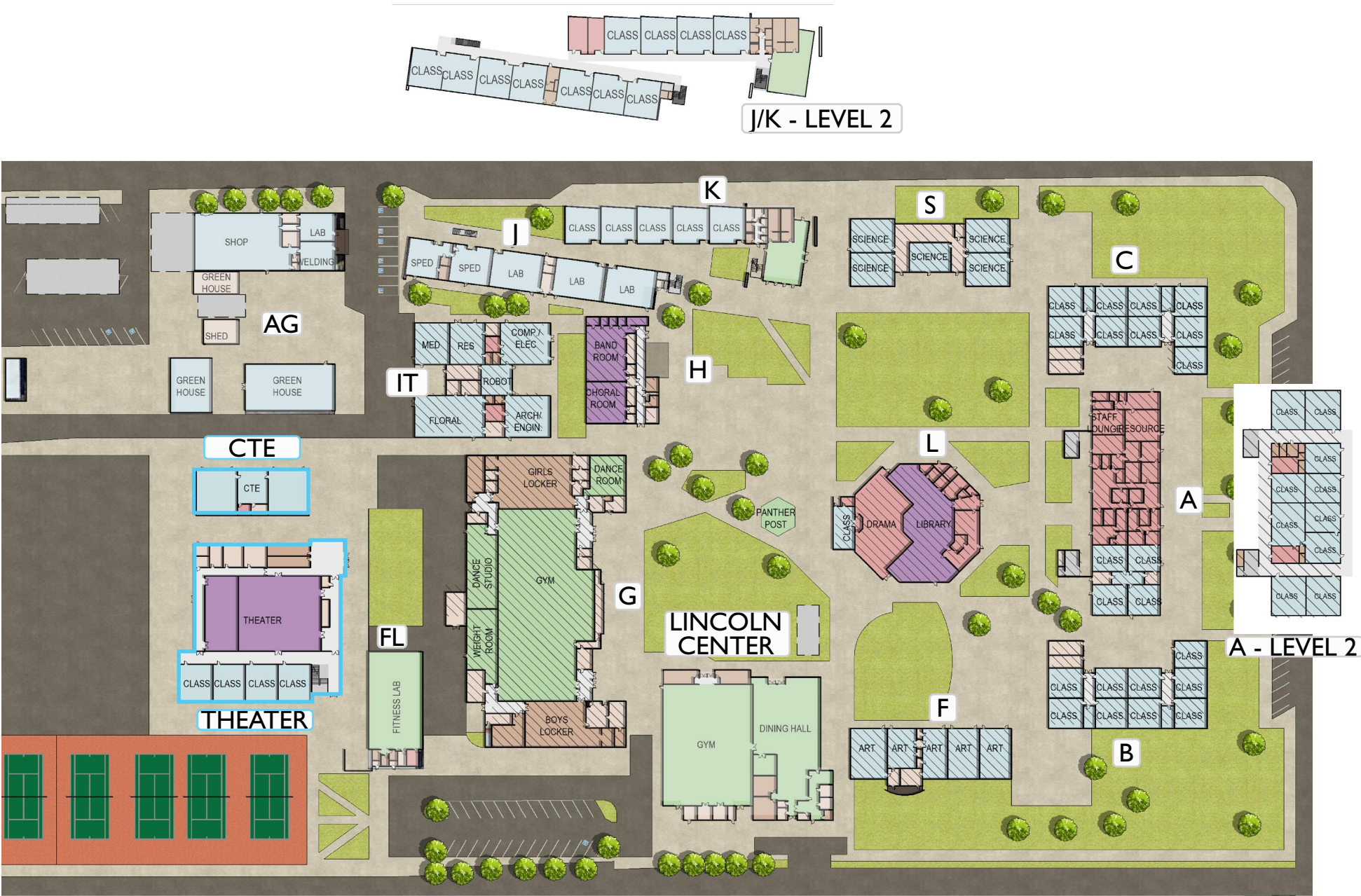
EXISTING SITE PLAN

Note: please see appendix for detailed consultant reports

PROPOSED MASTER PLAN

OVERVIEW

Chico Senior High School had recent additions; however remaining buildings are in need of renovation. Highest priority renovations include the main building (A, B, C) and the Career Technical Education building (IT), as well as the Science building (S) and Art building (F). However, renovation of those spaces is anticipated to be significant. Likely near or beyond the cost of replacement. Additions for the agricultural CTE program would be part of the campus expansion, along with a new Theater and 8 new classrooms. A future page suggests a new expectation for classroom needs, recognizing the impacts of block scheduling on classroom counts.

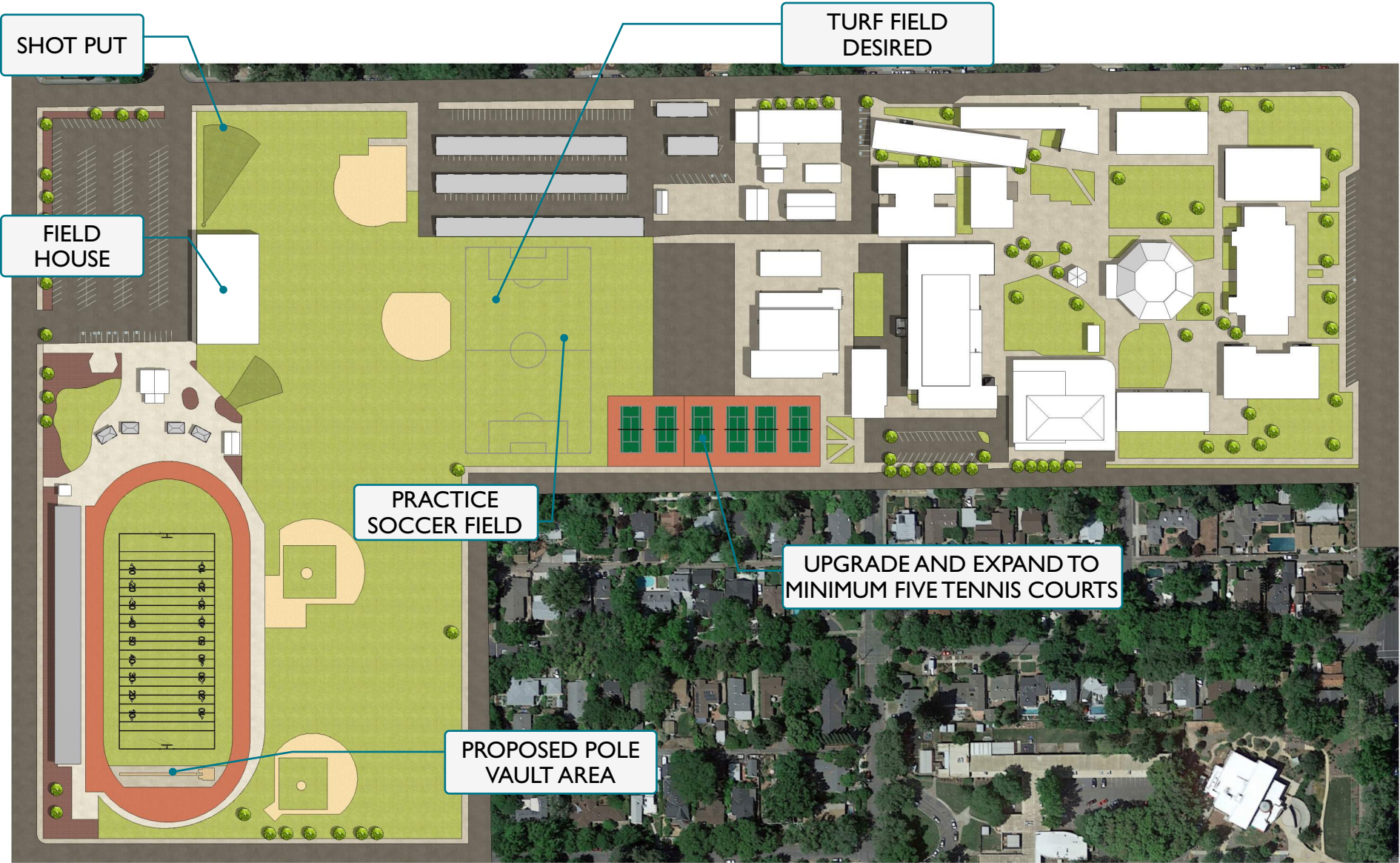


Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND				
<div></div>	Administration / Student Services	<div></div>	Classroom	<div></div> Modernized Building
<div></div>	Multi-Purpose / Food Service	<div></div>	Restrooms / Storage / Mechanical	<div></div> New Building
<div></div>	Library / Media			<div></div> Overhead Shade Structure



PROPOSED MASTER PLAN - ATHLETICS



Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

Administration / Student Services

Classroom

Modernized Building

Multi-Purpose / Food Service

Restrooms / Storage / Mechanical

New Building

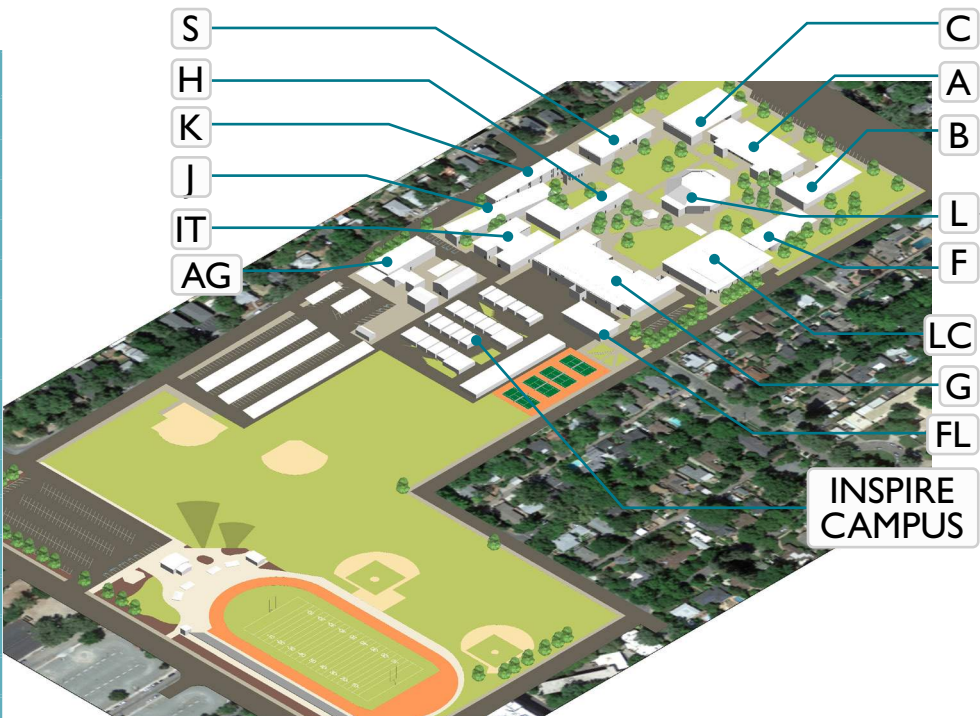
Library / Media

Overhead Shade Structure



PHASING

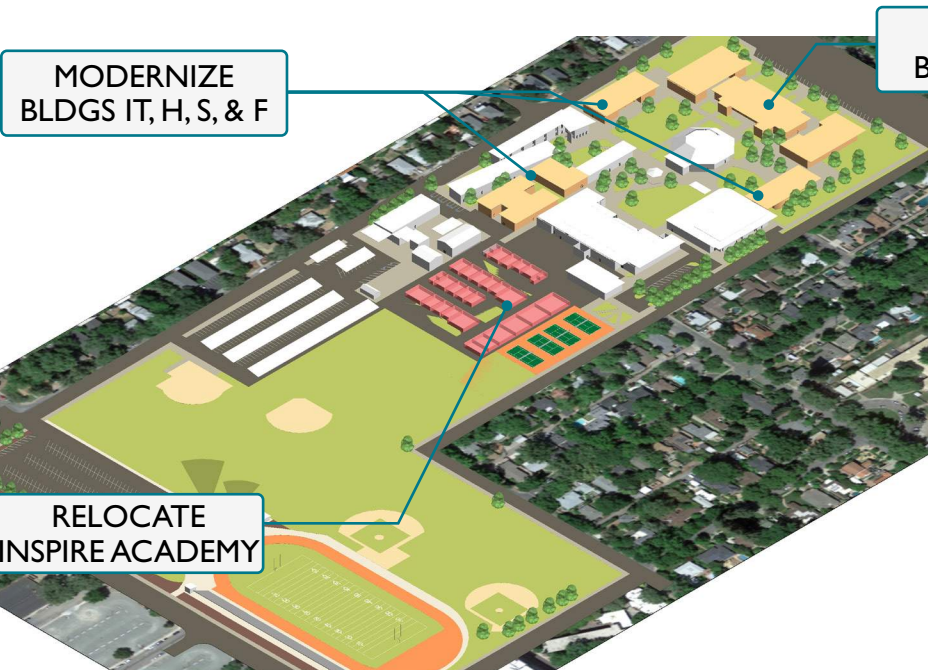
SCHOOL BUILDINGS
A Admin & Classrooms (2 Levels)
AG Shops and Greenhouses
B Classrooms
C Classrooms
F Art Labs
FL Fitness Lab
G Gym and Locker Rooms
H Music and Labs
IT Labs and Shops
J Classrooms (2 Levels)
K Classrooms (2 Levels)
L Library
LC Gym and Cafeteria
S Science Labs
SA Student Store
ST Stadium Buildings



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Chico High School. It is expected that a participatory design process may yield a revised approach within the parameters established here.

LEGEND	
	New Building
	Lightly Modernized Building
	Heavily Modernized Building
	Building to be Relocated or Demolished



PHASE I

MODERNIZATIONS

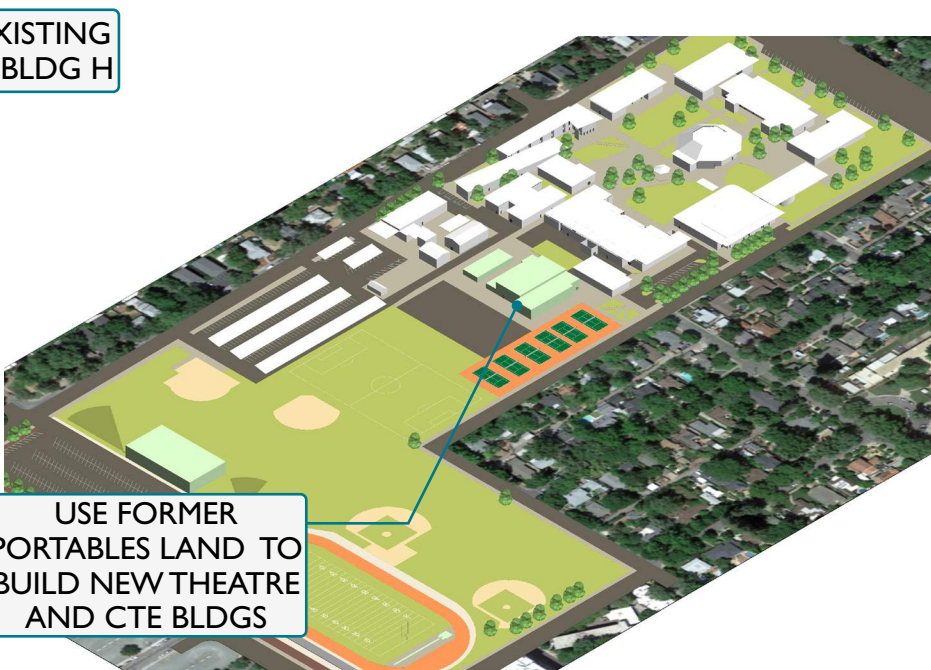
After relocating the Inspire Academy off-campus, modernizations will be made to bldgs A, B, C, IT, H, S, & F



PHASE 2

DEMOLITION/RELOCATION

The east wing of bldg H will be demolished and the portables will be demolished/relocated so the land can be used for future construction.



PHASE 3

NEW CONSTRUCTION

The final phase uses the former location of portables to build a new CTE building as well as a new Theater and 8 classrooms.

PROGRAM CAPACITY

Chico High School is anticipated to have no more than 2,061 students between now and 2030. It currently has 80 classrooms considered "loaded" spaces. While the District's recommended loading standard is 33:1; which would create a capacity of over 2,640 students, block-style scheduling, where teachers remain in their assigned classrooms during their designated "prep" period impact school capacity significantly.

For a model capacity of approximately 2,100 students, at a loading capacity of 33:1, approximately 63 classrooms would be required. The State of California's School Facilities program would load a high school at 27:1, requiring approximately 78 classrooms exclusive of physical education spaces. This model roughly equates to one prep period in a 6 period traditional schedule, or just over 80 percent utilization. Accommodating a block schedule, with 75% utilization, would mandate a loading standard of just over 24:1. All of these assumptions exclude the student capacity that non-loaded physical education facilities removes from the classroom loading, providing a conservative approach that allows for inconsistent loading of classrooms (i.e. smaller class sizes that may occur in specialty programs) as well as imperfect student enrollment.

For purposes of this facilities master plan, we have adjusted the high school loading standard to 24:1 exclusive of unloaded physical education spaces such as the gymnasium and weight room, but inclusive of those classroom spaces used for physical education direct instruction classes such as health. This conservative approach recognizes the District's desire to allow in-room preparation for teachers as well as closer alignment with current conditions at Chico High School or roughly 86 classrooms. We would recommend a comprehensive programming process at the time of campus renovation to confirm these assumptions at Chico High School, as the current count of 80 classrooms requires a number of roving teachers that do not use existing classrooms during their assigned prep periods. Other strategies exist to manage teacher preparation time.

PROGRAM CAPACITY & FAST FACTS - HIGH SCHOOLS	
	CHICO HS
CURRENT ENROLLMENT	1913 Students
Site	38.94 Acres
Building Area	220,469 Square Feet
Parking Spaces	520
Percentage of Classrooms in Portable Buildings	0%

GROSS AREAS				
SCHOOL BUILDINGS	AREA	LOADED CR	LAB	SPED
A Admin & Classrooms (2 Levels)	35,705 SF	14		
AG Shops and Greenhouses	9,913 SF		5	
B Classrooms	11,555 SF	9		
C Classrooms	11,555 SF	9		
F Art Labs	7,266 SF		5	
FL Fitness Lab	5,849 SF			
G Gym and Locker Rooms	34,054 SF			
H Music and Labs	4,819 SF	2		
IT Labs and Shops	11,018 SF	5		
J Classrooms (2 Levels)	16,186 SF	7	3	2
K Classrooms (2 Levels)	16,186 SF	9		
L Library	16,185 SF			
LC Gym and Cafeteria	21,686 SF			
S Science Labs	8,425 SF		5	
SA Student Store	728 SF			
ST Storage	2,240 SF			
Sub total	210,380 SF	55	18	2
BI CTE	4,300 SF		2	
CI Theater	13,200 SF			
C2 Classrooms (2 Levels)	13,200 SF	8		
Total	241,080 SF	63	20	2

SENIOR HS	CHICO HS			
Loaded	Existing	Proposed	Loading	Total
General Classrooms	53	63	-	-
Music Drama	2	3	-	-
Science Lab	8	8	-	-
Art	5	5	-	-
CTE Labs	5	7	-	-
Sub Total	73	86	24:1	2,064
SPED	2	2	10:1	20
Non-Loaded				
Computer	2	2	-	-
Support (SF)				
Library Space	4466	-	-	-
Administration/Student Services	15087	-	-	-
Gymnasium/Locker Rooms	32749	-	-	-
Cafeteria/Multi-Purpose Space	5686	-	-	-
Kitchen	652	-	-	-

FAIR VIEW HIGH SCHOOL

FAST FACTS:

- Originally built: 1962
- 2022/2023 Enrollment: 165 Students
- Site = 7 Acres
- Buildings = 24,465 SF (Permanent) | 12,964 SF (Portables)
- 66 Parking Spaces
- 39% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 459 Students

The FairView High School campus is home to FairView High School, The Center for Alternative Learning (CAL) junior school as well as the Academy for Change (AFC) community day school and Oakdale (K-12 Independent Study). The campus is a former elementary school, the same prototype as several of the schools slated for replacement in this FMP. Site observation and feedback from the site administration recognized the need for significant renovation; the FMP is recommending replacement to meet the needs of alternative education. An alternative would be to relocate all programs to a more suitable location.



Entry and multipurpose at Fair View High School.



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

GROSS AREAS			
SCHOOL BUILDINGS	AREA	LOADED CR	NON-LOADED
A Student Services	1,408 SF		
B Student Services	1,258 SF		
C Classrooms	5,082 SF	4	
D Restrooms	1,374 SF		
E Classrooms	5,336 SF	4	
F Multi Purpose and Admin	5,444 SF		
G Classrooms	5,787 SF	4	
H Restrooms	1,344 SF		
I Classrooms	1,920 SF	3	
J PE Classroom	1,966 SF		
K Oakdale Office	960 SF		
L Student Services	960 SF		
T Shop and Classroom	2,714 SF	2	
M Academy for Change	6,240 SF	6	
Total	41,794 SF	23	

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure



CONDITION ASSESSMENT



Interior finish upgrades in classrooms



Shop classroom in adequate condition



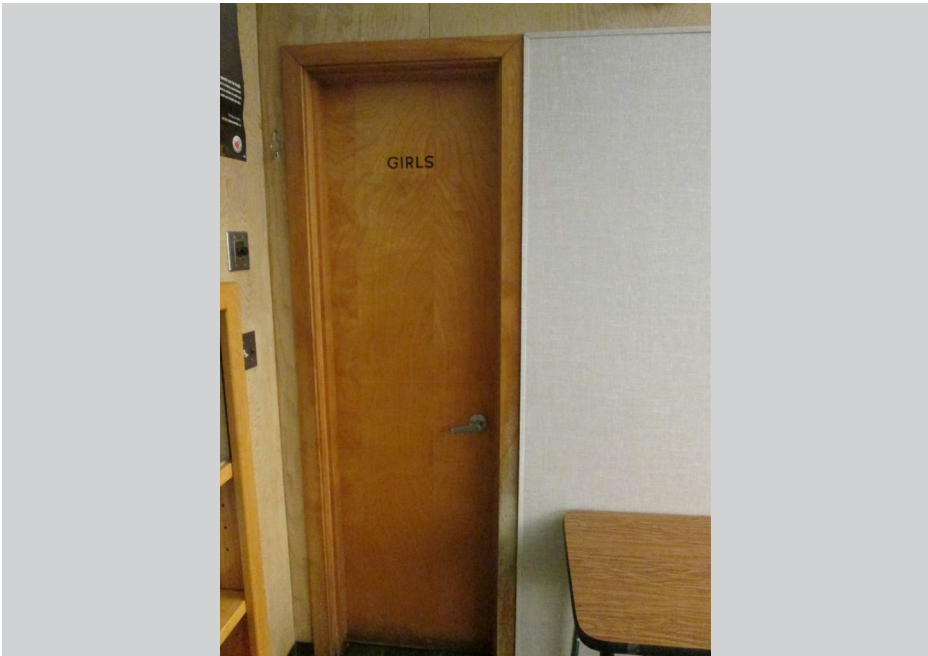
ADA compliant upgrades to drinking fountains



Restroom finish upgrades required



Door thresholds and landings ADA improvements required



Door upgrades for ADA compliance



LEGEND			
<div></div> Good Condition	<10% Replacement Value	<div></div> Heavy Modernization	50%<75% Replacement Value
<div></div> Light Renovation	10%<50% Replacement Value	<div></div> Replacement Preferred	75%<100% Replacement Value

EXISTING SITE PLAN

CONDITION ASSESSMENT

KEY FINDINGS		
FAIRVIEW HS	COST PER SF	NOTES
1. Site - ADA		• Walkways along Buildings B, C, D, G, H, I, J and the parking area do not meet ADA standards, numerous door thresholds do not meet ADA standards
2. Site - Other		• Crack and slurry seal required in parking areas • Replace all walkways at entry doors to classrooms and restrooms.
3. Site - Security		• No single-point-of-entry to Admin space on campus
4. Building - Exterior		• Exterior paint upgrades required around campus • Roof drainage/downspouts require replacement • Door hardware upgrades/replacement needed in some areas
5. Building - Interior		• Full interior finish upgrade/replacement in all buildings except new shop bldg • Casework/Sink Areas do not meet ADA requirements and need upgrades/ replacements
6. Fire Alarm		• PG&E service is in a dedicated enclosure behind school with 1600A GE Spectra Series MSB, 120/208V, approx. 25-30 years old, servicable condition. There is room for additional breakers.
7. Electrical		• Four separate intrusion alarm systems (Vista) on campus, consider consolidating. Cameras throughout the campus. No access controls.
8. Low Voltage/Security		• Bogen Multi-com 2000 does not meet current district standards. Clock system is very old, probably original to the campus. High priority.
9. Mechanical		• Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years. • Portables appear to be Wall Mounted Heat Pumps from the original construction. +25 years old and need replacement.
10. Plumbing/Restrooms		• Plumbing Fixtures in ok condition. Need updating. • Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project

Note: please see appendix for detailed consultant reports


PROPOSED MASTER PLAN

OVERVIEW

The Fair View site is slated for replacement. Academy for Change, with relatively new buildings, will remain as well the existing Shop building. Special consideration should be given to the unique needs of the separate alternative campuses.



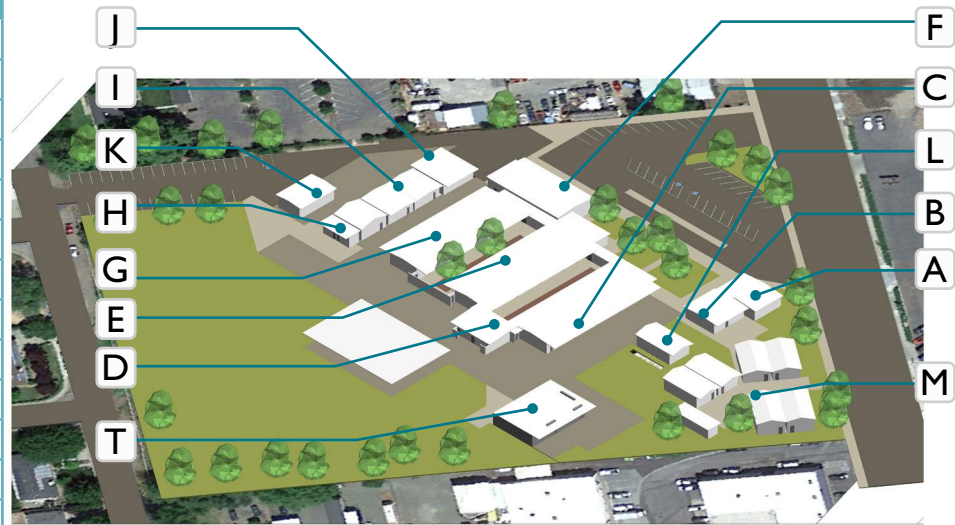
Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND			
	Administration / Student Services		Classroom
	Multi-Purpose / Food Service		Restrooms / Storage / Mechanical
	Library / Media		Modernized Building
			New Building
			Overhead Shade Structure



PHASING

SCHOOL BUILDINGS
A Student Services
B Student Services
C Classrooms
D Restrooms
E Classrooms
F Multi Purpose and Admin
G Classrooms
H Restrooms
I Classrooms
J PE Classroom
K Oakdale Office
L Student Services
T Shop and Classroom
M Academy for Change



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Fairview High School. It is expected that a participatory design process may yield a revised approach within the parameters established here.

LEGEND	
	New Building
	Lightly Modernized Building
	Heavily Modernized Building
	Building to be Relocated or Demolished



PHASE I

NEW CONSTRUCTION

Build new Admin, MP, Library, and 2-story Classroom buildings on the field of the school to not interfere with the existing campus



PHASE 2

DEMOLISH EXISTING CAMPUS

Demolition of existing campus buildings, excluding the newer shop building and Academy for change campus.



PHASE 3

SITE WORK

Utilize former campus space to make field and expanded parking lot.

PLEASANT VALLEY HIGH SCHOOL

FAST FACTS:

- Originally built: 1966, Renovated: 2010
- 2022/2023 Enrollment: 1775 Students
- Site = 36.57 Acres
- Buildings = 206,318 SF (Permanent)
- 479 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 2,208 Students

Pleasant Valley High School is projected to reach a maximum enrollment of just under 2,000 students. Community meetings as well as site-based meetings with administration and athletic director produced the following priorities.

- Renovation of Building B
- Replacement of the weight and mat room with a new building to include those functions and a fitness lab
- New field house
- Renovation of gymnasium, adding a connecting lobby space
- Renovation of locker rooms
- Minor improvements to athletic facilities
- The addition of gender-inclusive restrooms



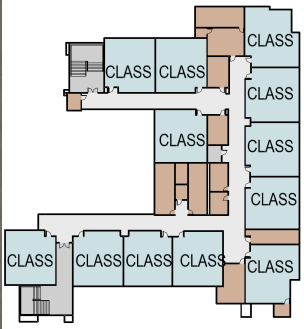
Entry and dining and culinary arts space at Pleasant Valley High School.

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

GROSS AREAS			
SCHOOL BUILDINGS	AREA	LOADED CR	NON-LOADED
A Classrooms	14,103 SF	6	
B Classrooms	14,080 SF	9	
C Classrooms	14,080 SF	6	
D Labs	14,080 SF	5	
E Shops	8,992 SF	5	
F Locker Rooms	7,514 SF		
G East Gym	11,801 SF		
H West Gym	12,054 SF		
K PE Mat Rooms	2,400 SF		
L Library	21,291 SF	2	
M Classrooms	22,536 SF	11	
O Classrooms	5,760 SF	5	
P Classrooms	4,480 SF	4	
R PE Weight Room	2,400 SF		
S Classrooms	25,920 SF	8	
T Student Store	896 SF		
U Storage	3,642 SF		
V Admin	10,467 SF		
W Center for the Arts	19,830 SF		
X Locker Rooms	1,920 SF		
Y Classrooms	57,448 SF	24	
Z Cafeteria and Labs	16,600 SF	4	
Total	289,774 SF	89	

area includes covered spaces at 50%



Y - LEVEL 2



LEGEND			
<div></div>	Administration / Student Services	<div></div>	Classroom
<div></div>	Multi-Purpose / Food Service	<div></div>	Restrooms / Storage / Mechanical
<div></div>	Library / Media	<div></div>	Overhead Shade Structure

CONDITION ASSESSMENT



Fascia repair/repaint improvements required



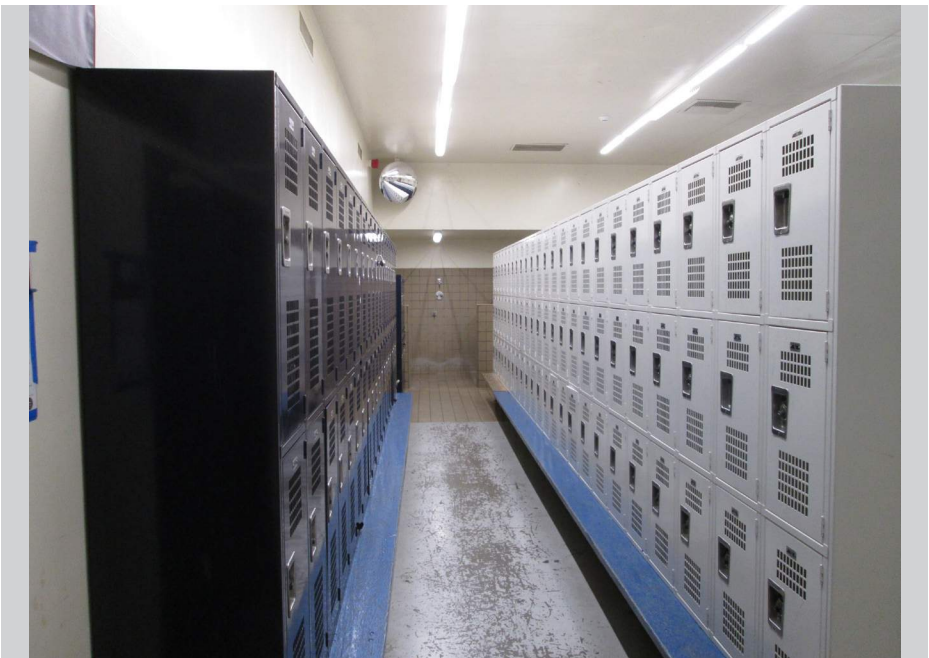
Acoustic ceiling tile system replacement where needed



Exterior drainage improvements required to prevent puddling



Casework and storage upgrades to science labs

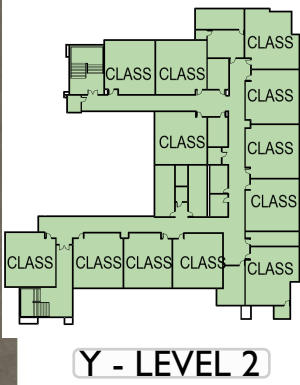


Floor finish upgrades needed



Locker Room shower upgrades required

CONDITION ASSESSMENT



LEGEND			
<div></div> Good Condition	<10% Replacement Value	<div></div> Heavy Modernization	50%<75% Replacement Value
<div></div> Light Renovation	10%<50% Replacement Value	<div></div> Replacement Preferred	75%<100% Replacement Value



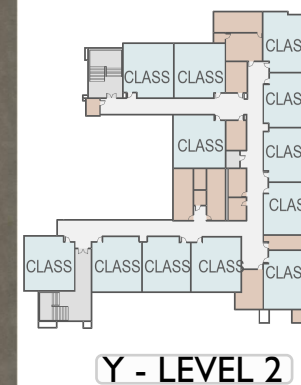
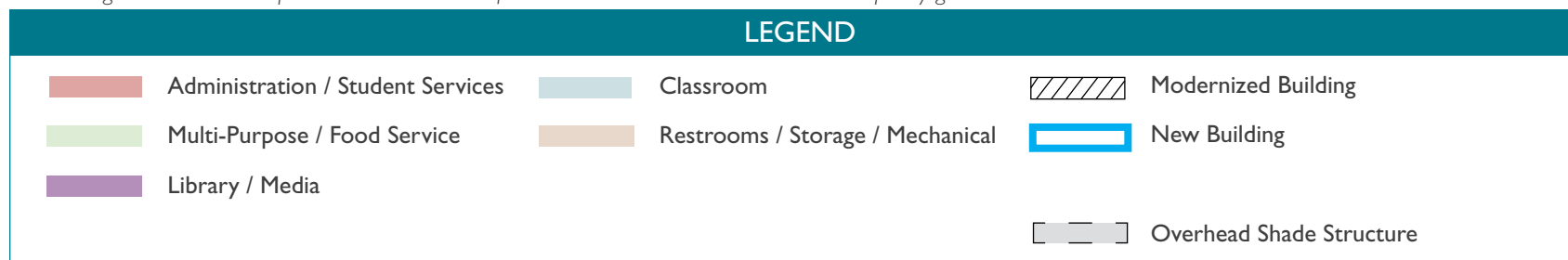
KEY FINDINGS		
PLEASANT VALLEY HS	COST PER SF	NOTES
1. Site - ADA		<ul style="list-style-type: none">Several onsite pathways do not meet ADA code
2. Site - Other		<ul style="list-style-type: none">Relatively new drop off area and accessible parking. Part of parking lot has received a slurry coat.Vehicle parking area and asphalt area east of stadium are cracked and should be crack and slurry sealed
3. Site - Security		<ul style="list-style-type: none">Fencing at perimeter of campus with a single point of entry to Admin Bldg
4. Building - Exterior		<ul style="list-style-type: none">Some door landings and thresholds are not ADA compliantRoof Fascia needs repair or replacement in some areasSoffits require repair/repaint where needed
5. Building - Interior		<ul style="list-style-type: none">Acoustic ceiling tile system - replace as neededInterior walls need repainting as neededFloor finishes require full replacement in some buildings
6. Fire Alarm		<ul style="list-style-type: none">Campuswide fire alarm upgrade to Silent Knight 6820EVS completed within the past year
7. Electrical		<ul style="list-style-type: none">Older gear in many of the existing buildings that haven't been renovated (and in some that have had recent 'light' renovations) nearing end of servicable life.
8. Low Voltage/Security		<ul style="list-style-type: none">Valcom IP Clock/PA system is adequate meets current district standards.No intrusion alarm on campus except at the school store. Security cameras throughout the campus.
9. Mechanical		<ul style="list-style-type: none">Distribution was originally constructed when AC-Units were added.Building F: All equipment is approx. 28 years old and at it's end of life.
10. Plumbing/Restrooms		<ul style="list-style-type: none">Plumbing Fixtures are in suitable condition. Need updating.Multi Compartment bathroom - Non ADA floor slopes to drain, does not appear to have an accessible toilet stall in some older bldgs

Note: please see appendix for detailed consultant reports

EXISTING SITE PLAN



Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

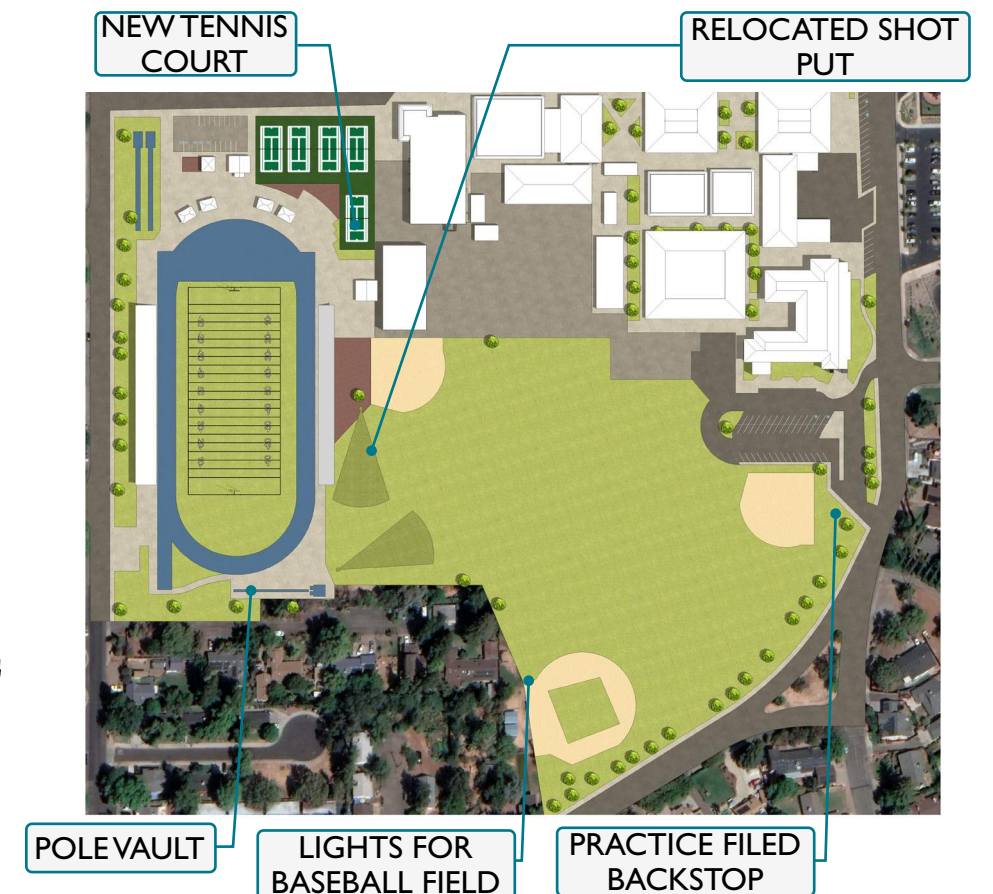


PROPOSED MASTER PLAN

OVERVIEW

Pleasant Valley High School has had recent additions, renovations and improvements. Remaining buildings to be renovated include Building B, locker rooms, student store and the main gymnasium which has identified structural deficiencies (see appendix for report). The renovation would ideally include a new lobby addition connecting the two gymnasium spaces. New construction anticipates a future field house as well as a replacement of the weight and mat room, also including a fitness lab. Consideration should be given to combining these two buildings into a single athletics building.

ATHLETICS



PHASING

SCHOOL BUILDINGS	
A	Classrooms
B	Classrooms
C	Classrooms
D	Labs
E	Shops
F	Locker Rooms
G	East Gym
H	West Gym
K	PE Mat Rooms
L	Library
M	Classrooms
O	Classrooms
P	Classrooms
R	PE Weight Room
S	Classrooms
T	Student Store
U	Storage
V	Admin
W	Center for the Arts
X	Locker Rooms
Y	Classrooms
Z	Cafeteria and Labs



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Pleasant Valley High School. It is expected that a participatory design process may yield a revised approach within the parameters established here.

LEGEND	
	New Building
	Lightly Modernized Building
	Heavily Modernized Building
	Building to be Relocated or Demolished



PHASE I

MODERNIZATIONS

Modernizations and addition to West Gym, bldg H. Modernizations to locker rooms in bldg F and classroom bldg B.



PHASE 2

DEMOLITION

Removal of Mat and weight rooms, bldgs K & R, to build new facility.



PHASE 3

NEW CONSTRUCTION AND SITE WORK

Construction of Field house and new fitness lab to replace existing mat and weight rooms. Construction of other site amenities for athletics.