



SECTION 5. ELEMENTARY SCHOOLS



CHAPMAN ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1953, Renovated: 1989
- 2022/2023 Enrollment: 286 Students
- Site = 9.77 Acres
- Buildings = 33,669 SF (Permanent) | 5,515 SF (Portables)
- 160 Parking Spaces
- 39% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 320

The Chapman Elementary School site currently houses both the Chapman Elementary School and the Sherwood Montessori Charter School. The campus is one of several originally built in 1953 that the FMP recommends for full replacement at a model capacity of 320 students. Recent improvements to parking and drop-off areas are expected to remain.

Consideration should be given to the Sherwood Charter program at the time of implementation. A key concern of the current arrangement is the shared "core facilities" of multi-purpose and food service facilities. For purposes of the FMP, the Charter school is not accommodated.

The replacement of Chapman Elementary will require interim housing or a complex, phased implementation. Discussions regarding an interim campus location were also discussed if the District can identify an appropriate location.



Entry and multipurpose at Chapman Elementary 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.

INVENTORY			
SCHOOL BUILDINGS	AREA	LOADED CR	NON-LOADED
A Sherwood Classrooms	6,264 SF		4
B Sherwood Classrooms	2,304 SF		2
C Sherwood Classrooms	3,840 SF	2	2
D Classrooms & Library	8,064 SF	4	
E Classrooms	5,268 SF	3	
F Multi Purpose & Admin	5,353 SF		
G Restrooms	1,509 SF		
H Classrooms	5,439 SF	4	
I Kindergarten	3,823 SF	2	
K Portable Classrooms	5,280 SF	2	3
Total	47,145 SF	17	1

area includes covered spaces at 50%



LEGEND		
Administration / Student Services	Classroom	Overhead Shade Structure
Multi-Purpose / Food Service	Restrooms / Storage / Mechanical	
Library / Media	Sherwood Facilities	

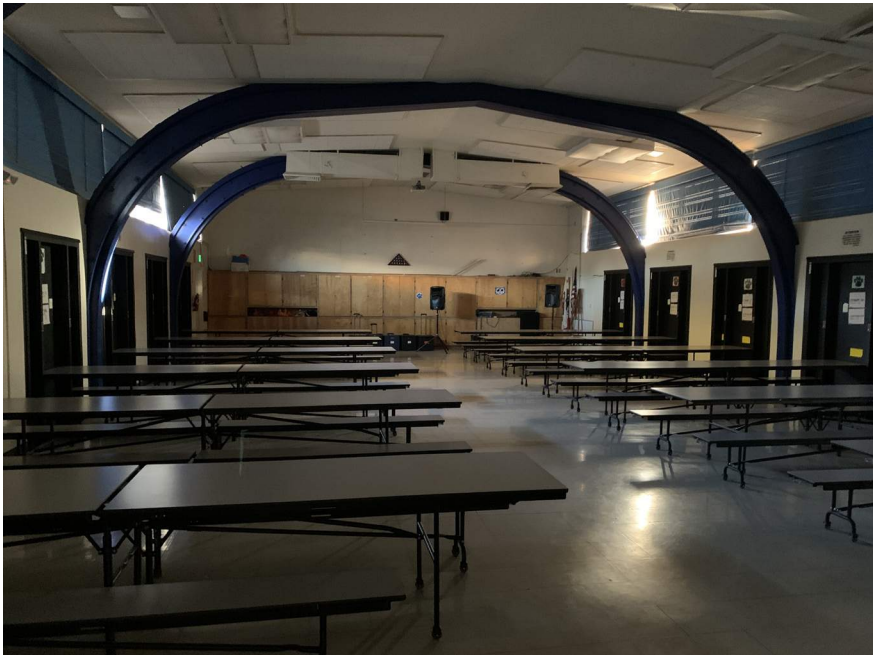
CONDITION ASSESSMENT



Accessibility upgrades required



Ongoing deferred maintenance



Aging and undersized core facilities



Aging food service facilities



Door hardware for accessibility



Aging casework and finishes

CONDITION ASSESSMENT



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

EXISTING SITE PLAN

KEY FINDINGS		
CHAPMAN ES	COST PER SF	NOTES
1. Site - ADA		- Flatwork at building doors exceed ADA slopes - Numerous walkways along buildings exceed ADA slopes - ADA symbols in parking stalls do not meet standards
2. Site - Other		- Hardcourts are in poor conditions - PV canopies over portions of parking lot
3. Site - Security		Single-point-of-entry to Administration building
4. Building - Exterior		- Exterior finish upgrades - cement plaster; wood siding, metal sash wall, etc. - Roof drainage systems needed - Window and door replacements
5. Building - Interior		- Floor finish upgrades - Accessibility needs at sink areas - ADA compliance - Door hardware replacements
6. Fire Alarm		- Doesn't meet any current code requirements - Older Silent Knight 5207 FACP
7. Electrical		- Lighting controls do not meet current energy code requirements - Old electrical gear (60+ yrs.) and all panelboards are full, no spare breakers
8. Low Voltage/Security		- No intrusion alarm system on campus - MDF located in Library - not in dedicated room with cooling
9. Mechanical		Poor air distribution (2) Supply Air Grille and single point return
10. Plumbing/Restrooms		- Entry doors not compliant (width/threshold) - Non-compliant ADA clear space at interior - Suggest new gas distribution replacement with new HVAC units

Note: please see appendix for detailed consultant reports

PROPOSED MASTER PLAN

The site diagram is intended to summarize the program and a potential "test fit" on the elementary school site. Important concerns include the creation of a "single-point-of-entry" adjacency to the parking and drop-off areas as well as a designated area for the K/TK complex. The project will benefit from an inclusive engagement process for the design of the new elementary school campus.

The model program for 320 students is summarized below. The Chapman site was identified as a location for a Moderate/Severe Special Education program and related facilities.

Model Capacity 3: **SMALL**

320 Students

GRADE	#	LOADING	TOTAL
TK	1	24	24
K	2	24	48
1	2	24	48
2	2	24	48
3	2	24	48
4	1.5	28	42
5	1.5	28	42
SPED	2	10	20
Flex	2	0	0
Bubble	1	0	0
TOTAL	17		320



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

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Modernized Building

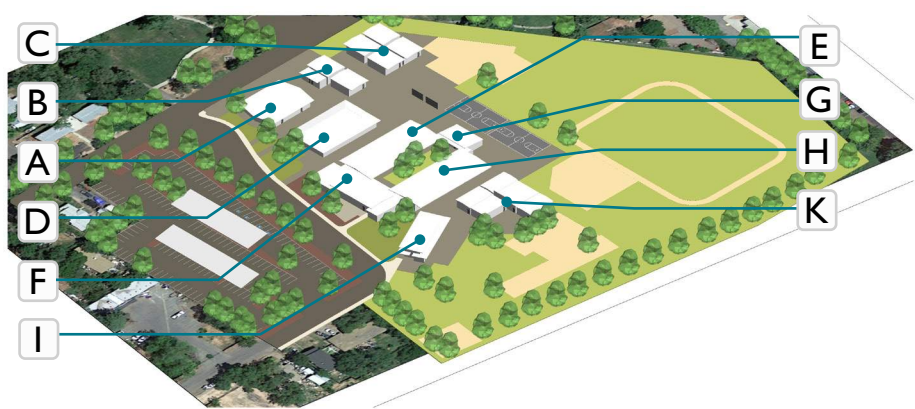
New Building

Overhead Shade Structure



PHASING

SCHOOL BUILDINGS
A Sherwood Classrooms
B Sherwood Classrooms
C Sherwood Classrooms
D Classrooms & Library
E Classrooms
F Multi Purpose & Admin
G Restrooms
H Classrooms
I Kindergarten
K Portable Classrooms

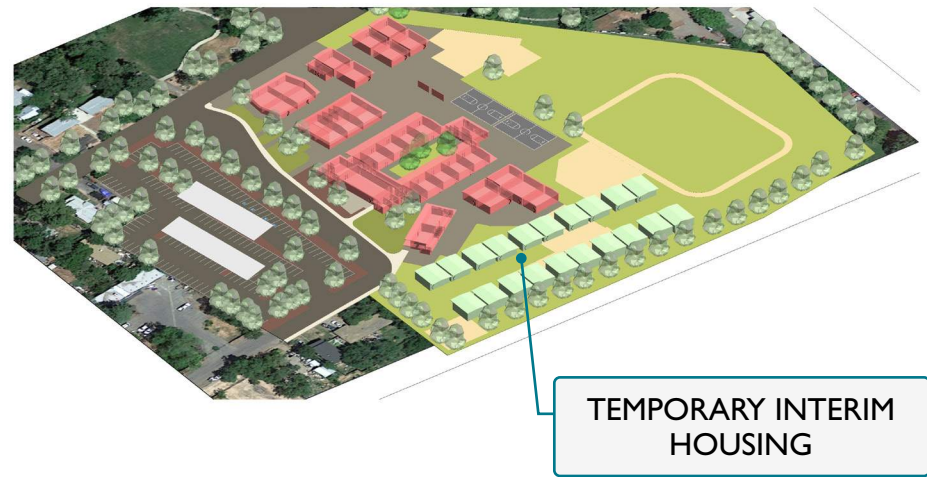


EXISTING CAMPUS

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

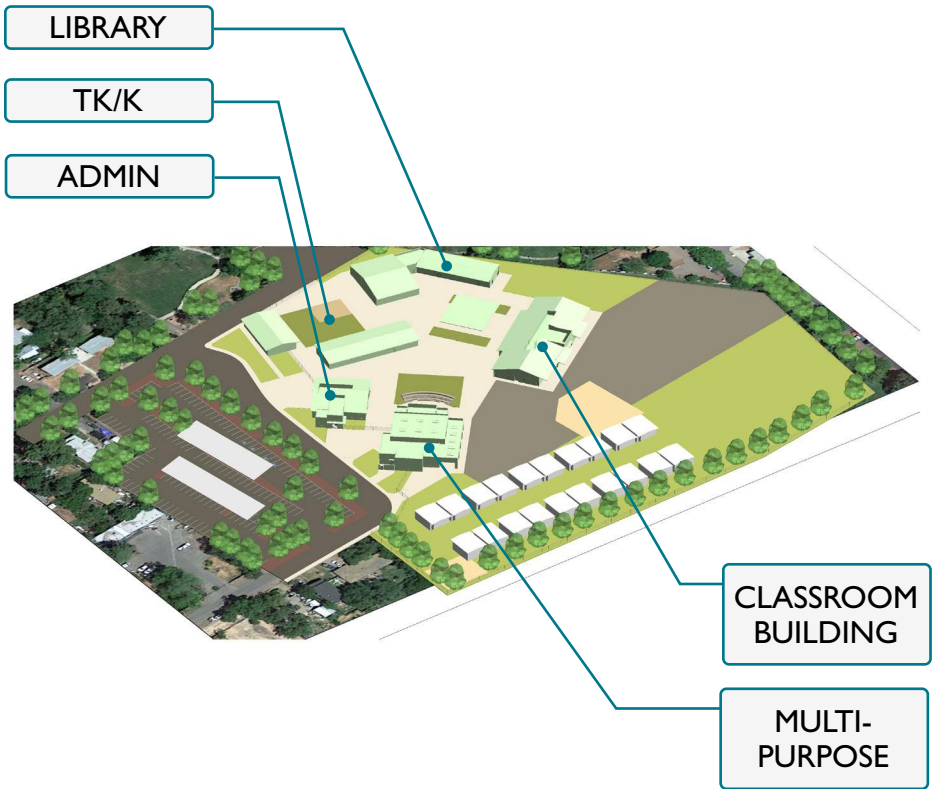
For example, identification of an alternative interim housing option may eliminate the need for building temporary housing, reducing costs and streamlining schedule.

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



PHASE I

BUILD INTERIM TEMPORARY HOUSING & DEMOLISH EXISTING



PHASE 2

BUILD PERMANENT CAMPUS ON OCCUPIED SITE



PHASE 3

REMOVE TEMPORARY HOUSING AND COMPLETE SITE

CITRUS ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1937, Renovated 1998
- 2022/2023 Enrollment: 342 Students
- Site = 4.09 Acres
- Buildings = 31,872 SF (Permanent) | 2,880 SF (Portables)
- 0 Parking Spaces
- 14% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 320

The Citrus Elementary School is a beloved campus in the heart of Chico Unified School District. The campus, originally built in 1937, is slated for a moderate renovation at a model capacity of 320 students. To accomplish this model capacity, the campus will only require the addition of a transitional kindergarten (TK) building.

Key considerations from the site-based engagement process included:

- Improvements for controlled, single-point-of-entry
- Pick-up and drop-off improvements
- Need for additional space for student support services
- The addition of gender-inclusive restrooms
- The site has a sewer/water easement through it which could impact future improvements

The renovation of Citrus Elementary will require interim housing or a phased implementation over multiple summers as the renovation cannot be accomplished with students present.



Entry and multipurpose at Chapman Elementary 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 classroom, 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	10,525 SF	9	1
B Kindergarten	4,678 SF	2	
C Admin	7,397 SF		
C Multi Purpose	4,730 SF	2	
D Classrooms and Library	8,370 SF	4	
E Portable Classrooms	920 SF	1	
F Student Store	960 SF		1
G Portable Pre K Classroom	1,440 SF	1	
Total	39,021 SF	19	2

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure

CITRUS ELEMENTARY SCHOOL

27

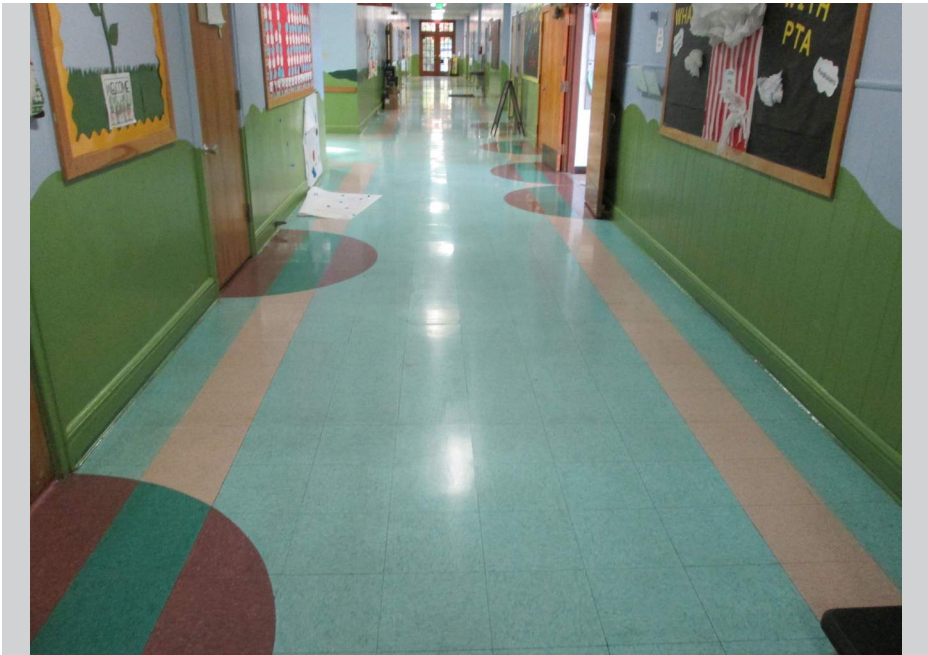
CONDITION ASSESSMENT



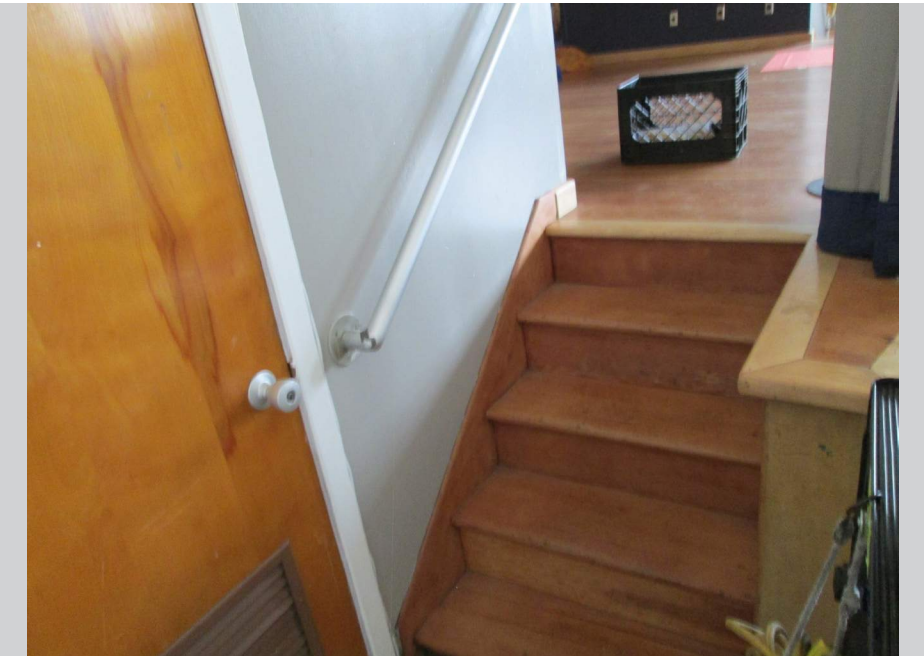
Classroom storage and full interior finishes renovation



Multi-purpose room renovation and storage improvements



Interior finish upgrades and replacements



ADA compliance upgrades



Sink area improvement for ADA accessibility



Student restroom upgrades



CONDITION ASSESSMENT

KEY FINDINGS		
CITRUS ES	COST PER SF	NOTES
1. Site - ADA		- Walkways along Building B, C, and D do not meet ADA standards - Off-site perimeter sidewalks are old and need replacement
2. Site - Other		- No parking lot on site - Student Drop-off is along curbside - Playground paving is cracked
3. Site - Security		Campus has single-point-of-entry, but doesn't lead to Administration
4. Building - Exterior		- Roof draining needs (no gutter/downspouts) - Single-pane windows at some areas of campus
5. Building - Interior		- Accessibility needs at sink areas - not ADA compliant - Acoustical 2x4 ceiling tile damage - Interior flooring replacements
6. Fire Alarm		- Silent Knight 6820EVS control panel (added to serve addition of portables) is consistent with current district standards - Remainder of campus is not compliant with current code
7. Electrical		- Most existing panels on campus are old and past their servicable life - Lots of surface raceways in classrooms
8. Low Voltage/Security		- No intrusion alarm system in use. Cameras throughout the campus. No access controls. - New PA system installed 2023
9. Mechanical		- Gas fired furnaces located in attics and closets are 20+ yrs. old and need replacement - Multiple Outdoor Condensing Units located in Chainlink Yards. +20 years old. Needs replacement
10. Plumbing/Restrooms		- Plumbing equipment and fixtures from original construction - ADA upgrades to core restrooms are 10-12 yrs. old

Note: please see appendix for detailed consultant reports

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

EXISTING SITE PLAN





PROPOSED MASTER PLAN

OVERVIEW

The proposal includes a light to moderate renovation of existing facilities, and the addition of a transitional kindergarten as needed to meet the model capacity goals of 320 students.

The site is not planned for growth as its site size and existing building footprint is that of a small school. However, there are key improvements that should be part of the renovation, including a renovation/expansion of administration and student services to provide single-point-of-entry and space for student support services that are currently occupying inadequate spaces.

Additionally, some off street parking and drop-off locations have been added to the masterplan. And an inaccessible basement level exists; consideration should be given to potential use as storage facilities.

Model Capacity 3: **SMALL**

320 Students

GRADE	#	LOADING	TOTAL
TK	1	24	24
K	2	24	48
1	2	24	48
2	2	24	48
3	2	24	48
4	1.5	28	42
5	1.5	28	42
SPED	2	10	20
Flex	2	0	0
Bubble	1	0	0
TOTAL	17		320

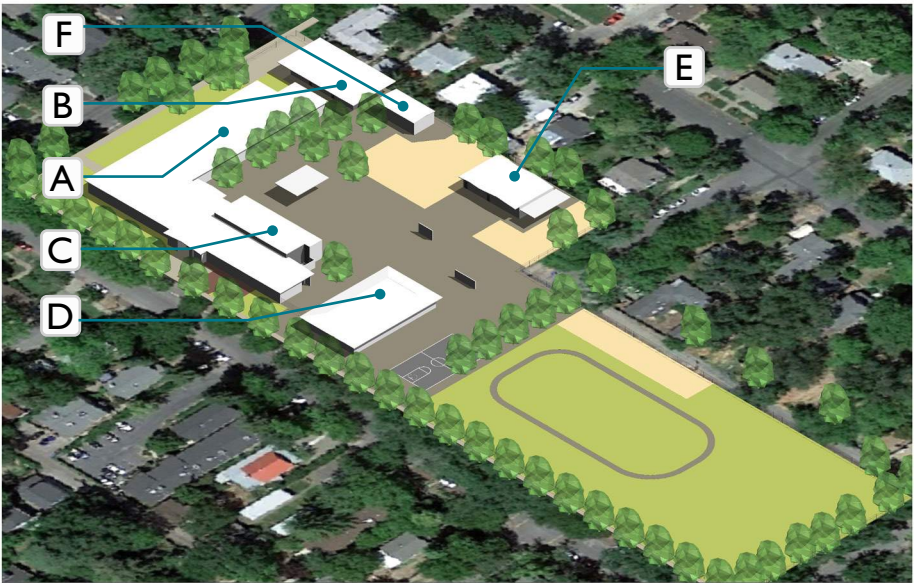
Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

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



PHASING

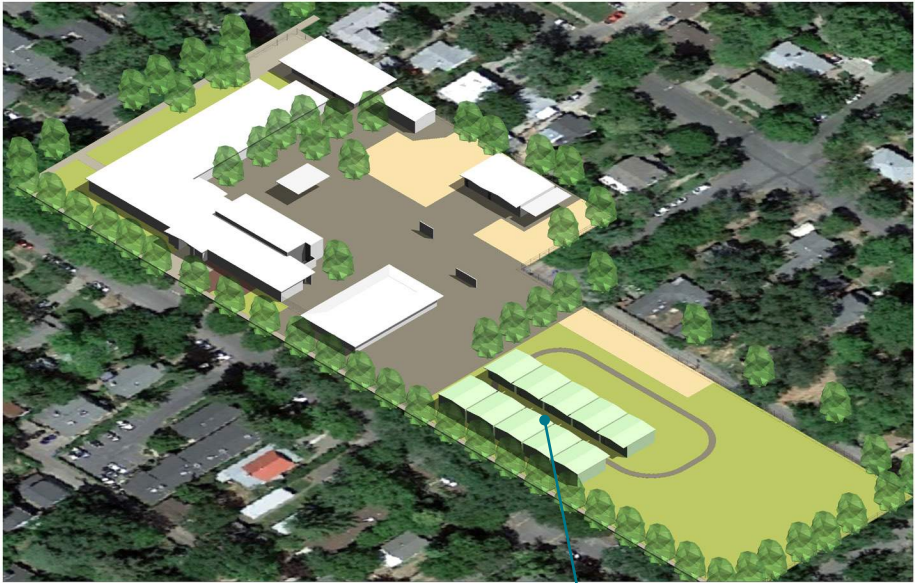
SCHOOL BUILDINGS
A Classrooms
B Kindergarten
C Admin
C Multi Purpose
D Classrooms and Library
E Portable Classrooms
F Student Store
G Portable Pre K Classroom



EXISTING CAMPUS

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

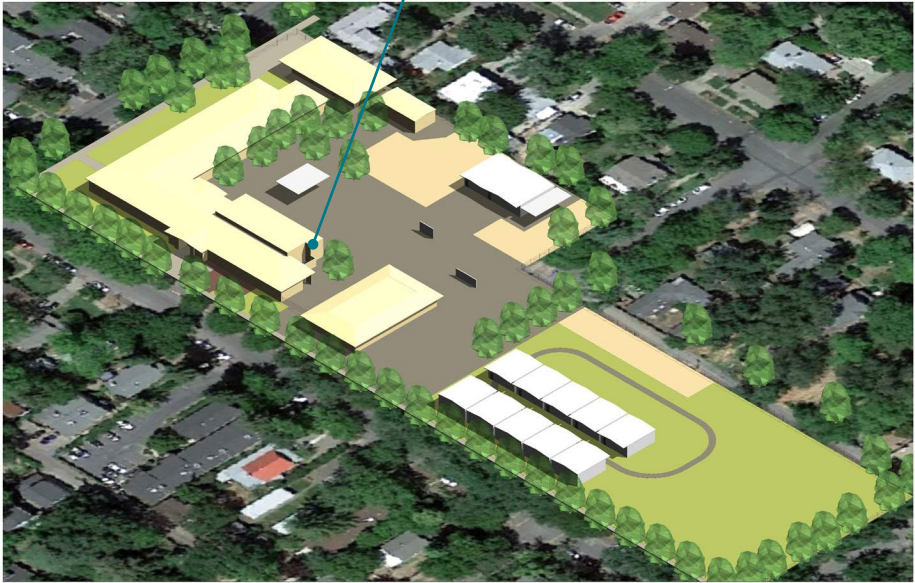
LEGEND	
	New Building
	Lightly Modernized Building
	Heavily Modernized Building
	Building to be Relocated or Demolished



PHASE 1

BUILD INTERIM HOUSING

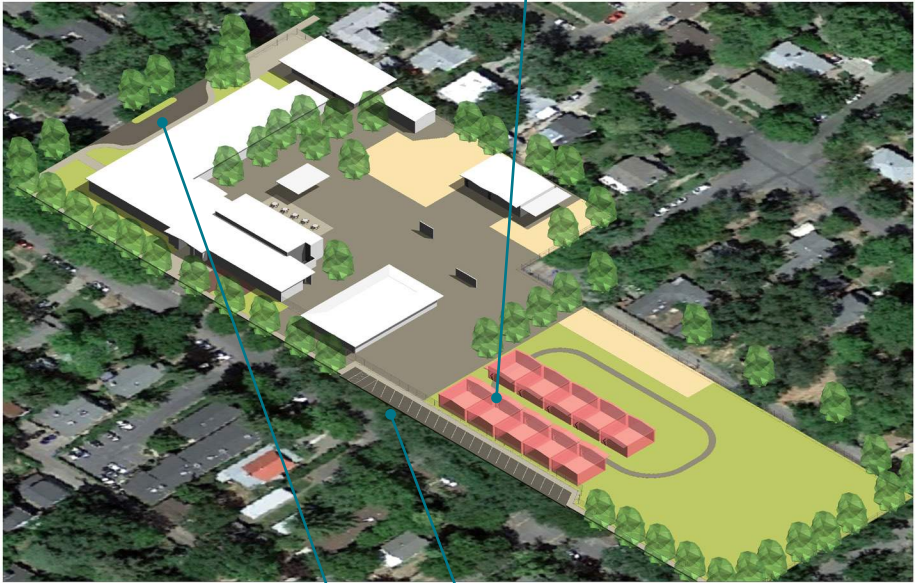
Use existing field to build interim housing for the school for future modernizations.



PHASE 2

RENOVATE EXISTING BUILDINGS

Modernize existing buildings while classes use interim housing.



PHASE 3

SITE UPGRADES AND REMOVE INTERIM HOUSING

Removal of interim housing and construction of site improvements, including a new drop off on 4th Ave and parking on Citrus Ave.

EMMA WILSON ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1993, Renovated: 1998
- 2022/2023 Enrollment: 589 Students
- Site = 13.31 Acres
- Buildings = 49,825 SF (Permanent) | 3,098 SF (Portables)
- 87 Parking Spaces
- 9% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 672

Emma Wilson Elementary School, constructed in 1993, is a newer school in the Chiso USD. It does have several portable classrooms on campus which the master plan proposes to remove. While the school is currently less than 600 students, it is proposed as a "large" model capacity for 672 students, intended to absorb any growth on the west side of the District. As a "large" campus, it will require two additional rooms for the TK/K program, and likely an expansion of the supporting playground.

Information received from site-based and community input identified the following concerns:

- Undersized multi-purpose building, especially for the larger capacity
- Replacement of portable buildings which currently house SPED programs should be prioritized
- Lack of adaptive PE playgrounds
- The addition of gender-inclusive restrooms
- Maintenance needs including roof repairs and fencing expansion



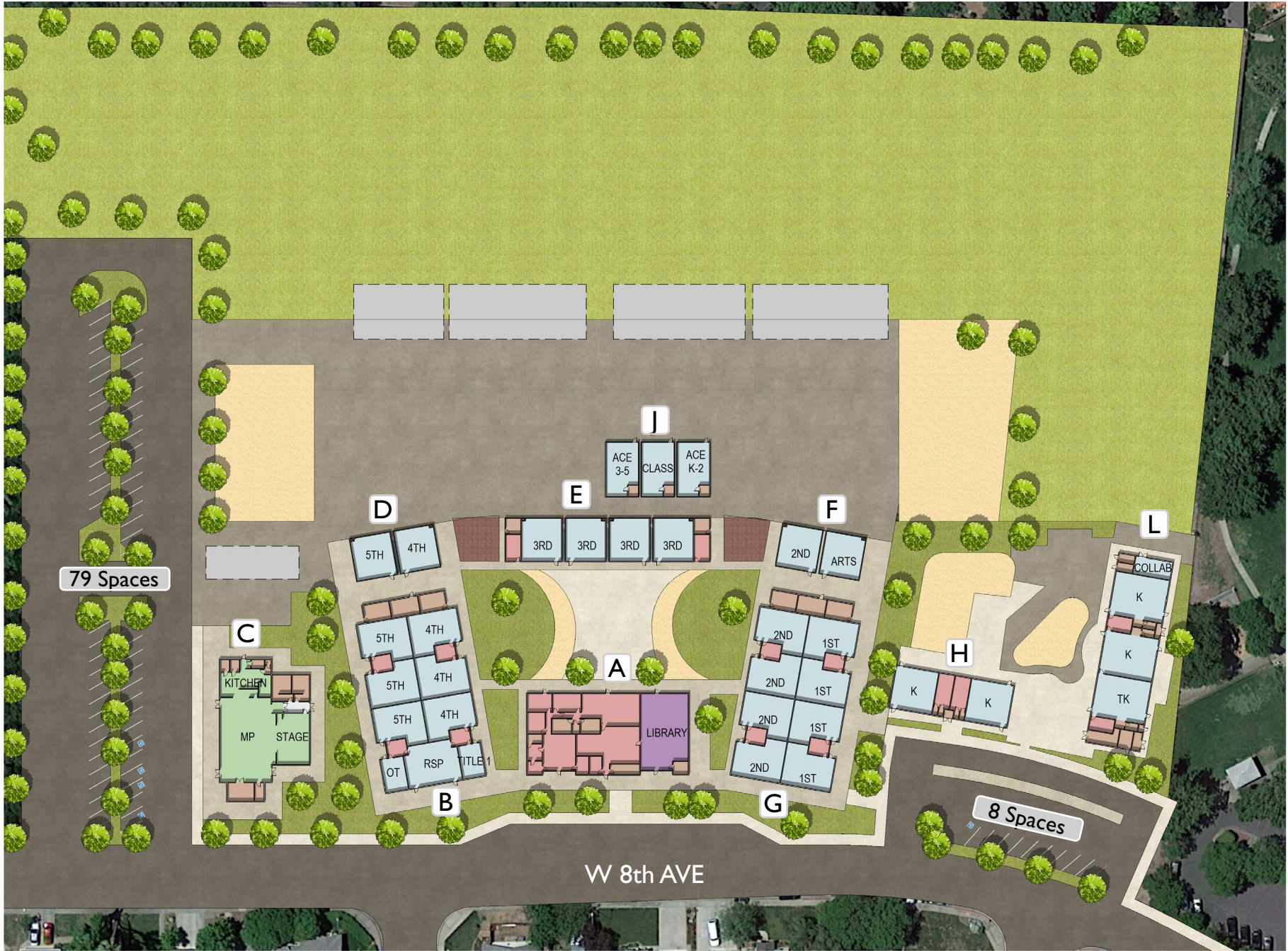
Emma Wilson Elementary School.

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 and Library	8,938 SF		
B Classrooms	12,932 SF	6	3
C Multi Purpose	7,786 SF		
D Classrooms	1,920 SF	2	
E Classrooms	4,608 SF	4	
F Classrooms	1,920 SF	2	
G Classrooms	12,932 SF	8	
H Kindergarten	4,271 SF	2	
J Portable Classrooms	2,880 SF	3	
L Kindergarten	13,049 SF	3	
Total	71,239 SF	30	3

area includes covered spaces at 50%



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



CONDITION ASSESSMENT



Classroom storage and interior finish upgrades



Acoustical Ceiling Tile replacement



Multi-purpose daylighting improvements



Admin reception desk renovations and interior finishes upgrades

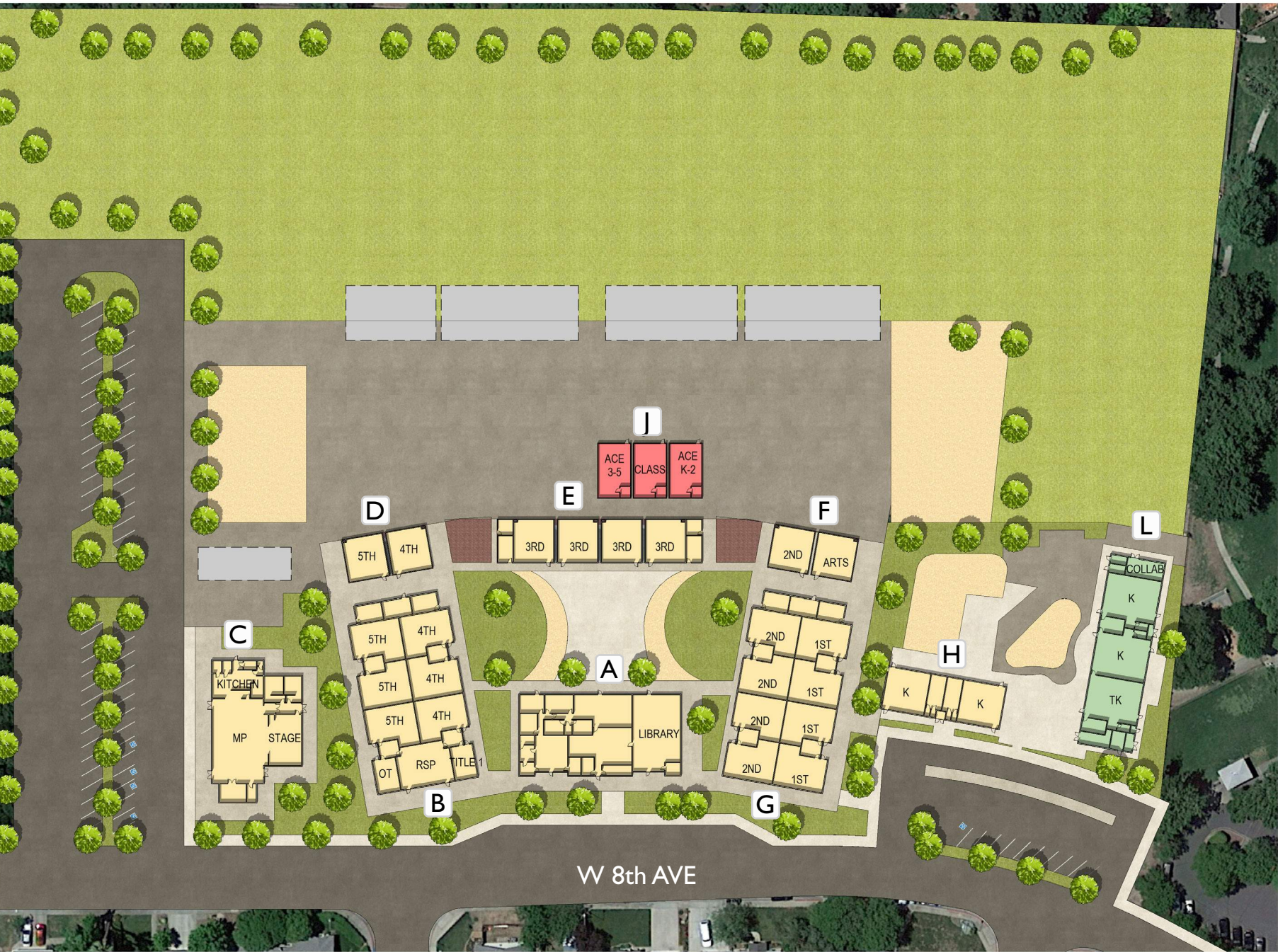


Student restroom upgrades



Casework and sink improvements for ADA compliance

CONDITION ASSESSMENT



KEY FINDINGS		
EMMA WILSON ES	COST PER SF	NOTES
1. Site - ADA		- Some walkways along Buildings A, B and G do not meet ADA requirements 2 drop off areas both need accessible loading zone
2. Site - Other		- South vehicle parking area should be crack and slurry sealed - Playground equipment (not shaded)
3. Site - Security		Does not have one point of entry directly into the Admin office.
4. Building - Exterior		Exterior finishes are in good condition
5. Building - Interior		- Sink areas in some spaces are not ADA compliant - Interior flooring needs to be upgraded and replaced
6. Fire Alarm		Silent Knight 6820EVS control panel was added during the Kinder Wing addition, which includes code required voice notification. The remainder of the campus is not compliant with current code, and is primarily a manual system and not addressible.
7. Electrical		Gear is approximately 30 years old but generally in good condition.
8. Low Voltage/Security		Vista intrusion alarm system consisting of door contacts and motion sensors is in use but requires some re-programming. Cameras throughout the campus. No access controls.
9. Mechanical		- Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy. - Existing ductwork is all original and in good condition.
10. Plumbing/Restrooms		- Plumbing Equipment is from original construction and ready for replacement.. - Single occupancy toilet - not ADA - Restroom finishes need updates and replacements

Note: please see appendix for detailed consultant reports

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



EXISTING SITE PLAN



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

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Modernized Building

New Building

Overhead Shade Structure

PROPOSED MASTER PLAN

OVERVIEW

The vision for the Emma Wilson elementary school improvements includes the following:

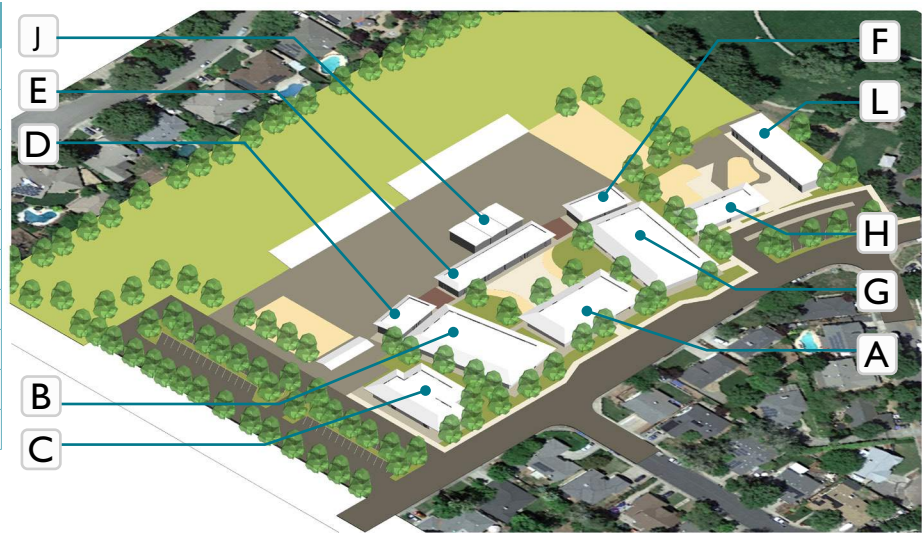
- Two new rooms for expansion of the TK/K program
- New multi-purpose room to meet the larger capacity of school
- Reclaim existing multi-purpose for the moderate/severe Special Education program as well as a flex space for music or art
- Future modernization of remaining campus buildings when eligible
- Removal of portable buildings

Model Capacity 3: **LARGE**
672 Students

GRADE	#	LOADING	TOTAL
TK	3	24	72
K	4	24	96
1	4	24	96
2	4	24	96
3	4	24	96
4	3	28	84
Bubble	2	28	56
5	3	28	84
SPED	2	10	20
SPED (Mod/Severe)	2	10	20
Flex	3	0	0
TOTAL	34		720

PHASING

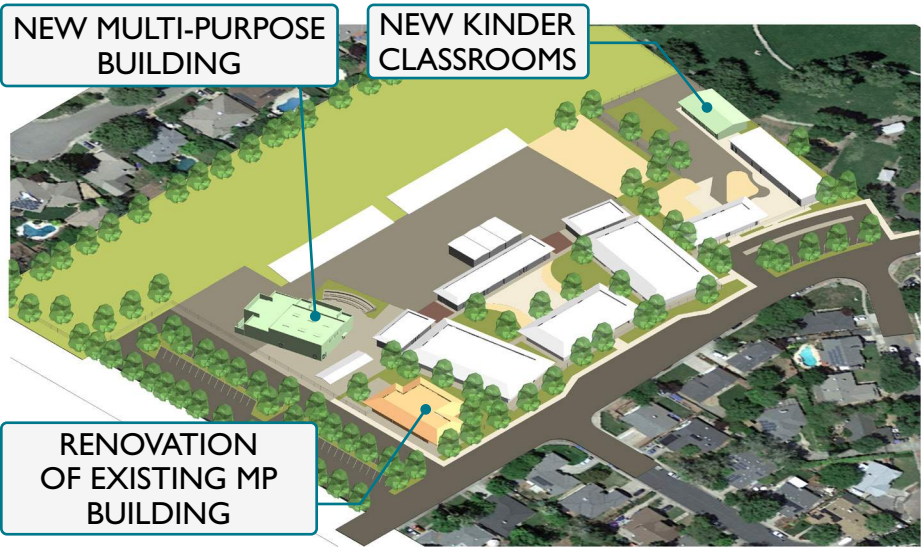
SCHOOL BUILDINGS
A Admin and Library
B Classrooms
C Multi Purpose
D Classrooms
E Classrooms
F Classrooms
G Classrooms
H Kindergarten
J Portable Classrooms
L Kindergarten



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Emma Wilson Elementary 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 MULTI-PURPOSE AND KINDER CLASSROOMS

For Phase I, the existing MP, which is undersized, will be replaced with a new building at the Northeast of the campus. It will have a kitchen and stage that can double as a music classroom. The stage inside can also open to an exterior stage. A covered eating area is at the east of the building. The existing MP would be heavily modernized at this stage as well to make space for a new SPED building.



PHASE 2

REMOVAL OF PORTABLES

Phase 2 will include the modernization of the original MP at Bldg C into a dedicated SPED building. When the building is renovated, the existing portables can be removed or relocated. The SPED building will have space for 4 classrooms that each have restrooms, workrooms, and sensory rooms, shared between groups of two classrooms. There will also be space for two offices or storage rooms if needed.

HOOKER OAK ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1949, Renovated: 2006
- 2022/2023 Enrollment: 304 Students
- Site = 6.75 Acres
- Buildings = 36,130 SF (Permanent) | 4,800 SF (Portables)
- 27 Parking Spaces
- 30% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 320

The Hooker Oak Elementary School is a non-boundaried campus in the heart of Chico Unified School District. The campus, originally built in 1949, is slated for a moderate renovation at a model capacity of 320 students. To accomplish this model capacity, the campus will require the replacement of existing portable buildings with three TK/K classrooms.

Key considerations from the site-based engagement process included:

- Improvements to security with controlled, single-point-of-entry at the administration area
- Parking improvements
- The addition of gender-inclusive restrooms

The renovation of Hooker Oak Elementary will require interim housing or a phased implementation over multiple summers as the renovation cannot be accomplished with students present. Previous renovations added acoustical ceilings, for example which if removed would reveal the clerestory windows above.



Entry and multipurpose at Hooker Oak Elementary 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	8,623 SF	5	
B Classrooms	8,233 SF	4	1
C Classrooms and Library	7,903 SF	3	
D Classroom and Student Services	2,400 SF		1
E Multi Purpose and Admin	12,225 SF	1	
F Portable Classroom	960 SF	1	
G Portable Classrooms	1,920 SF	2	
H Portable Classrooms	1,920 SF	2	
Total	42,265 SF	18	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



Exterior water fountain replacement



Student restroom ADA upgrades and renovations



Classroom interior finish improvements and upgrades



Exterior paint and window replacement needed



Restroom upgrades needed for ADA compliance



Campus portable classrooms

CONDITION ASSESSMENT



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

EXISTING SITE PLAN

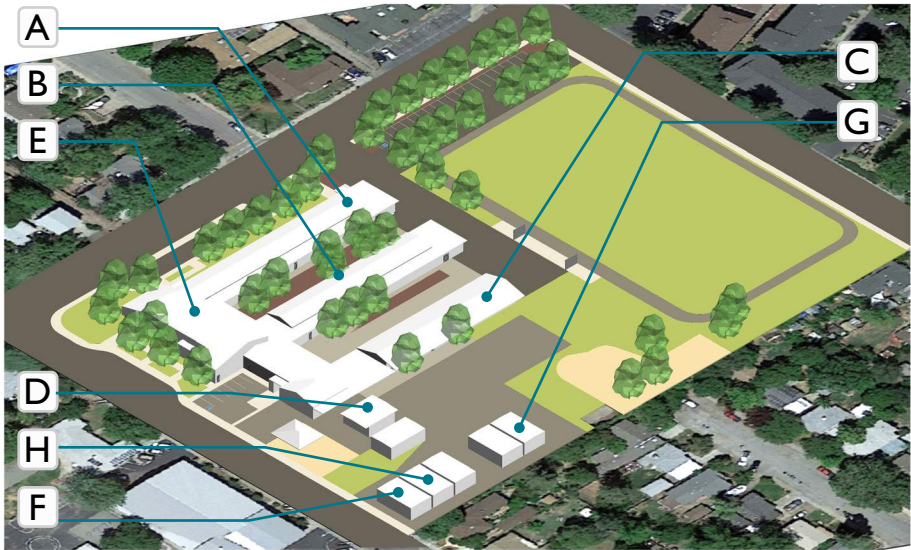
KEY FINDINGS		
HOOKER OAK ES	COST PER SF	NOTES
1. Site - ADA		Slurry seal, replace striping and pavement markings and signs
2. Site - Other		- A shared bus / parent drop-off area is provided, not ADA compliant. - Hardcourt paving is in poor condition - Manual lettering message sign provided.
3. Site - Security		The campus is secured with a fence around the campus. There are multiple access into the main building from the street, no direct access into Admin.
4. Building - Exterior		- Window trims are in poor condition - Fascias are wood and in poor condition - Door thresholds are not ADA compliant
5. Building - Interior		- Existing VCT flooring is worn and needs replacement - Sinks are non ADA compliant
6. Fire Alarm		- Older Silent Knight 5208 FACP with pull stations, did not observe smoke detectors, there may be some pull stations. Does not meet current code requirements. - A Wheelock voice system was added on to accommodate addition of portables.
7. Electrical		Very old gear (60 years or older) observed throughout campus. All panelboards are full, no spare breakers, and limited branch circuiting to support modern instructional requirements. Some of the wiring is exposed with cloth sheathing, which is not code compliant.
8. Low Voltage/Security		- No intrusion alarm system in use. Cameras throughout the campus. No access controls. - Older Bogen Multicom 2000 in MDF room, not per current standards.
9. Mechanical		- Roof mounted AC-Units 16-20 years old NOT installed per code. Too close to edge of roof for service. - Duct distribution is approx. 20 years old.
10. Plumbing/Restrooms		Plumbing Fixtures are from original construction and need full replacement to meet ADA requirements.



Note: please see appendix for detailed consultant reports

PHASING

SCHOOL BUILDINGS
A Classrooms
B Classrooms
C Classrooms and Library
D Classroom and Student Services
E Multi Pupose and Admin
F Portable Classroom
G Portable Classrooms
H Portable Classrooms



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Hooker Oak Elementary 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

INTERIM HOUSING



PHASE I

BUILD INTERIM HOUSING



PHASE 2

REMOVE EXISTING PORTABLES

NEW TK/K CLASSROOMS



PHASE 3

BUILD TK/K CLASSROOMS AND REMOVE INTERIM HOUSINGPORTABLES

LITTLE CHICO CREEK ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1991
- 2022/2023 Enrollment: 451 Total Students
- Site = 13.4 Acres
- Buildings = 44,523 SF (Permanent)
- 102 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 496

Little Chico Creek Elementary School is a newer campus in Chico USD. The campus, originally built in 1991, is expected to house a model capacity of 496 students. To accomplish this model capacity, the campus will require the addition of TK/K classrooms.

Key considerations from the site-based engagement process included:

- Security Improvements to the administration area
- The addition of gender-inclusive restrooms
- Ongoing maintenance issues include onsite flooding, a chiller system that has ongoing maintenance problems as well as a desire for new carpet.

Future renovation of building, when eligible, will require either a phased approach or interim housing.



Campus Quad at Little Chico Creek Elementary 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 Multi Purpose	8,696 SF		
B Admin	4,377 SF		
C Library	5,672 SF		
D Classrooms	4,389 SF	2	1
E Kindergarten	2,766 SF	2	
F Kindergarten and Classrooms	6,158 SF	4	
G Classrooms	2,766 SF	2	
H Classrooms	2,353 SF	2	
I Classrooms	2,218 SF	2	
J Classrooms	2,218 SF	2	
K Classrooms	2,353 SF	2	
L Classrooms	2,766 SF		2
M Classrooms	5,784 SF	4	
N Classrooms	2,766 SF	2	
Total	55,286 SF	24	3

area includes covered spaces at 50%



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

CONDITION ASSESSMENT



Interior lighting needs and upgrades



Casework and sink replacements for ADA compliance



Typical classroom - storage needs



Student drop-off asphalt upgrades



Administration work stations



Current campus Library condition

CONDITION ASSESSMENT



KEY FINDINGS		
LITTLE CHICO CREEK ES	COST PER SF	NOTES
1. Site - ADA		- Some walkways along buildings do not meet ADA slopes - Striping and pavement markings are fading and should be re-applied, some signage and pavement markings do not comply with ADA standards
2. Site - Other		Other site amenities are in good condition.
3. Site - Security		Administration renovation for safety and security - single-point-of-entry
4. Building - Exterior		- Door thresholds are not ADA compliant - Roof drainage and exterior finishes are in good condition
5. Building - Interior		- Sinks are not ADA compliant - Damaged VCT in Multi-purpose building - Kitchen is restricted on space and storage
6. Fire Alarm		Most of campus is on the Edwards 6632 FACP, which is monitored by a newer Silent Knight 5208 panel. Most of the campus includes old horns, pull stations, and is not compliant with current code.
7. Electrical		Most existing panels on campus are older but in servicable condition. Surface raceways in classrooms.
8. Low Voltage/Security		- Existing intrusion alarm system is older but still in use. Cameras throughout the campus. No access controls. - The campus has been upgraded to Valcom IP, which is consistent with current district standards.
9. Mechanical		Distribution Pumps are at the end of life and in need of replacement.
10. Plumbing/Restrooms		- Plumbing Equipment is mostly from the original construction and is at the end of life. - Student restrooms typically do not have ADA compliant thresholds.

Note: please see appendix for detailed consultant reports

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

EXISTING SITE PLAN



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

PROPOSED MASTER PLAN

OVERVIEW

The improvements to Little Chico Creek Elementary School are intended to meet the mid-size or 496 student model capacity. This site was also identified to house two rooms for the moderate/severe SPED program. Specific improvements include:

- Expansion of TK/K Classrooms with permanent construction to meet model capacity goals. Related improvements include parking and drop-off specifically for that complex and playground improvements
- Reclaiming existing spaces for moderate/severe special education program. This may require adding restrooms to those rooms
- Renovation of existing buildings when eligible
- Improvements to administration for safety and security

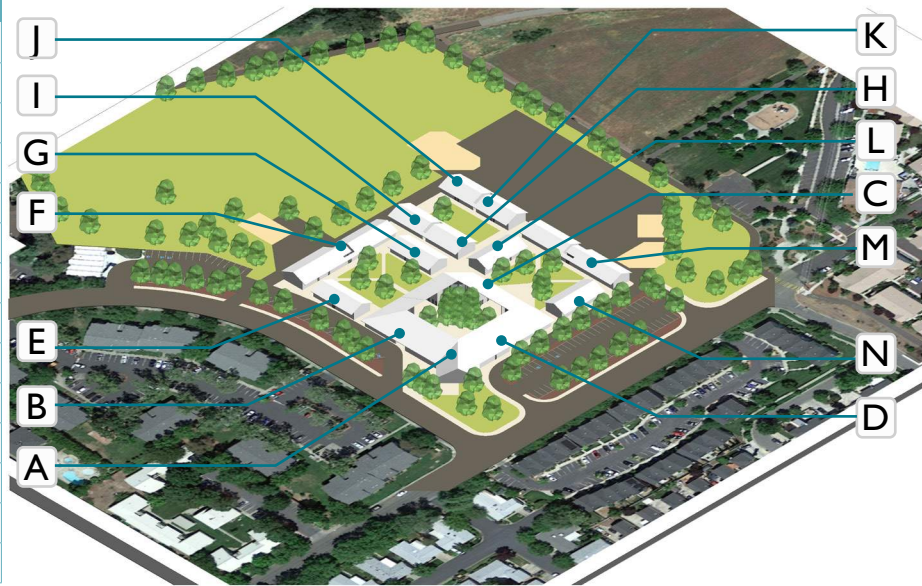
Existing buildings will allow 4 "flex" classrooms rather than the 2 that are a part of the model capacity.

Model Capacity 3: **MID-SIZE**
496 Students

GRADE	#	LOADING	TOTAL
TK	2	24	48
K	3	24	72
I	3	24	72
2	3	24	72
3	3	24	72
4	2	28	56
Grade Bubble	2	28	56
5	2	28	56
SPED	2	10	20
SPED (Mod/ Severe)	2	10	20
Flex	2	0	0
Surplus Flex	2	0	0
TOTAL	28		544

PHASING

SCHOOL BUILDINGS
A Multi Purpose
B Admin
C Library
D Classrooms
E Kindergarten
F Kindergarten and Classrooms
G Classrooms
H Classrooms
I Classrooms
J Classrooms
K Classrooms
L Classrooms
M Classrooms
N Classrooms



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Little Chico Creek Elementary 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 TK/K CONSTRUCTION AND MODERNIZE ADMINISTRATION/STUDENT SERVICES/SPED

HEAVIER MODERNIZATIONS ON ADMIN PORTION



PHASE 2

MODERNIZE EXISTING BUILDINGS

MARIGOLD ELEMENTARY SCHOOL

FAST FACTS:

- Originally Built: 1961, Renovated 2003, 2018
- 2022/2023 Enrollment: 830 Students
- Site = 11.61 Acres
- Buildings = 67,012 SF (Permanent)
- 186 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 672

Marigold Elementary School is a recently renovated campus in Chico USD. The campus was previously two schools - Loma Vista ES, focusing on special education students and Marigold ES, a traditional elementary school. The campus is now combined into a single school, Marigold ES, but still includes the special education facility. To accomplish this model capacity, the campus will require the addition of 4 additional classrooms (SPED and Flex Rooms) and a TK classroom. Additionally, the Moderate/ Severe SPED program is expected to move to another location.



Entry and multipurpose at Marigold Elementary School.



LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure

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 and Kindergarten	3,815 SF	2	
B Classrooms	4,525 SF	4	
C Library and Classrooms	11,951 SF	7	1
D Classrooms	7,975 SF	7	1
K Kindergarten	5,560 SF	4	
G Multi Purpose	13,828 SF		
LOMA VISTA SPED/Classrooms	33,155 SF	13	
Total	80,809 SF	37	2

area includes covered spaces at 50%

CONDITION ASSESSMENT



Typical classroom interior



Classroom casework and sink areas



Hardscape courts and playground



Student drop-off/pick-up & entry point

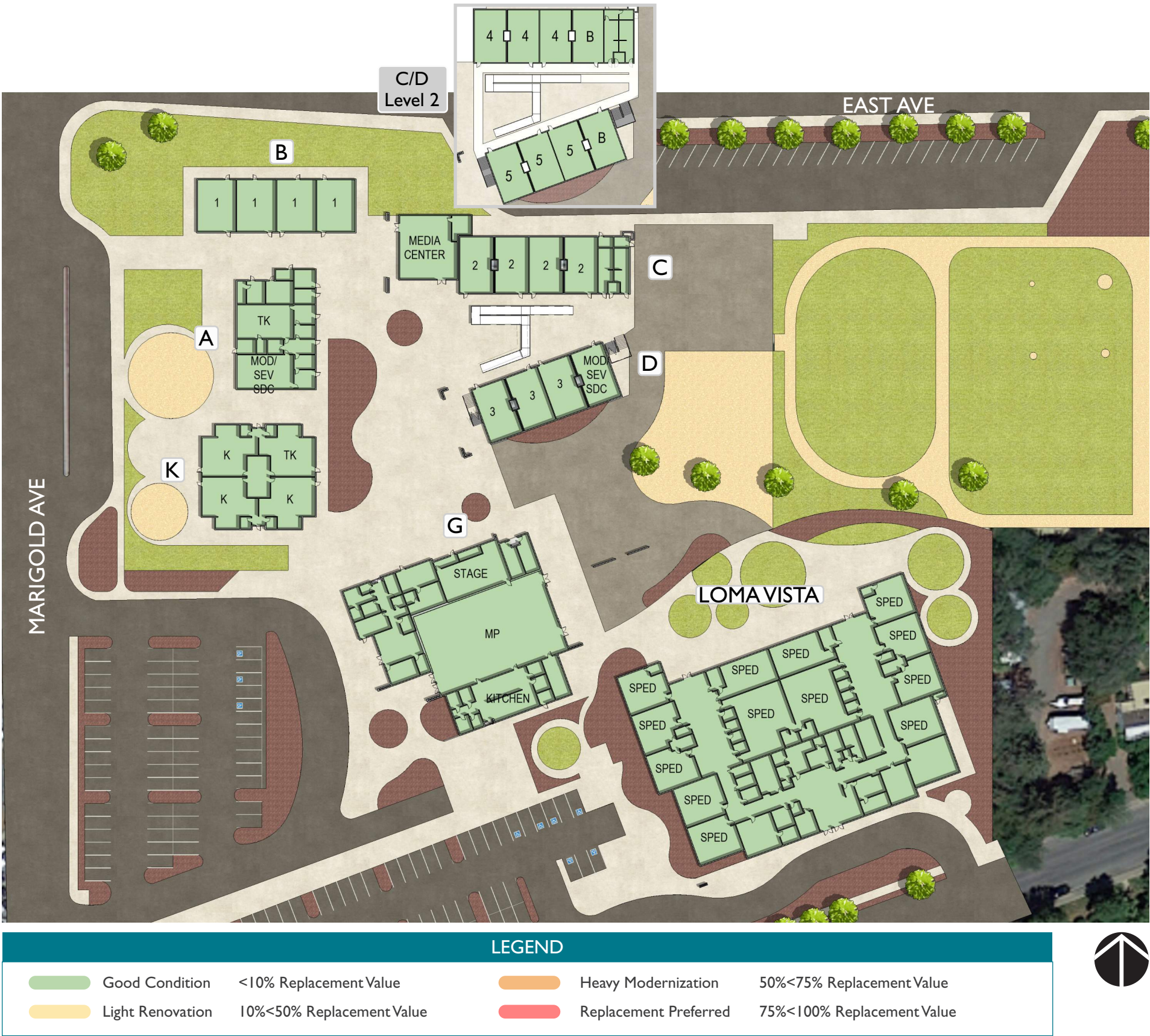


Campus Library interior



Restroom finishes and fixtures

CONDITION ASSESSMENT



KEY FINDINGS		
MARIGOLD ES	COST PER SF	NOTES
1. Site - ADA		Main parking lot is new with ADA parking & drop-off
2. Site - Other		- Playground, hardcourt, and play structures are all new - No marquee sign
3. Site - Security		- Fully fenced campus perimeter - Single-point-of-entry to administration area
4. Building - Exterior		New campus; exterior finishes are in good condition
5. Building - Interior		- Interior finishes are in good condition - Casework and sinks are ADA compliant
6. Fire Alarm		New campus; system meets current code
7. Electrical		New campus; electrical system is in good condition
8. Low Voltage/Security		New campus; system is in good condition and meets code
9. Mechanical		New campus; mechanical systems are in good condition
10. Plumbing/Restrooms		- Restrooms are ADA compliant - Plumbing and fixtures are new

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.

LEGEND

Administration / Student Services

Classroom

Modernized Building

Multi-Purpose / Food Service

Restrooms / Storage / Mechanical

New Building

Library / Media

Overhead Shade Structure

PROPOSED MASTER PLAN

OVERVIEW

As a newly renovated school, the condition assessment and program needs indicate very little change is required. However, in order to meet the agreed-upon 672 student model capacity, some additional spaces may be required. These improvements may occur in the future, when capacity needs warrant the additions. The master plan includes:

- The addition of a TK classroom
- Reclaiming the moderate/severe Special Education space as a Kindergarten classroom
- The addition of Flex Classrooms
- The addition of mild/moderate SPED classrooms for integration into the campus

It is assumed that the former Loma Vista building will continue as a SPED/ PreSchool program center.

Model Capacity 3: **LARGE**

672 Students

GRADE	#	LOADING	TOTAL
TK	3	24	72
K	4	24	96
1	4	24	96
2	4	24	96
3	4	24	96
4	3.5	28	98
4/5 Bubble	1	28	28
5	3.5	28	98
SPED	2	10	20
Flex	2	0	0
TOTAL	31		700

MCMANUS ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1947, Renovated: 2023
- 2022/2023 Enrollment: 415 Students
- Site = 7.83 Acres
- Buildings = 27,802 SF (Permanent) | 13,786 SF (Portables)
- 57 Parking Spaces
- 41% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 672

The renovation and new construction at the campus for McManus Elementary School is currently under construction. The expansion of the campus is intended to accommodate growth in the north of the Chico Unified School District.



Classroom and Library at McManus Elementary 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 and Multi Purpose	5,804 SF		
B Classrooms	2,955 SF	2	
C Classrooms	10,373 SF	7	
D Classrooms	10,357 SF	6	
E Restrooms	384 SF		
F Library	1,791 SF		
G Portable Classrooms & Services	3,216 SF	1	3
J Kindergarten	1,072 SF	1	
K Portable SPED	2,880 SF	2	
L Portable Classrooms	960 SF	2	
M Classroom	960 SF	1	
N Portables	2,880 SF		1
O Restrooms	480 SF		
T Portables	1,920 SF		3
Total	46,993 SF	22	7

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure

56

MCMANUS ELEMENTARY SCHOOL

CONDITION ASSESSMENT



No shade structure over playground



ADA path of travel improvements to pavement and landscape



Core restroom ADA compliance upgrades



Multi-purpose room expansion and storage needs



ADA-compliant improvements to sink areas



Library desk and casework replacement



CONDITION ASSESSMENT

A full condition assessment was not conducted of McManus Elementary school as plans for its replacement were in process. Given that much of the campus was housed in portable classrooms, they are shown in "red" as recommended for replacement.

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



EXISTING SITE PLAN



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

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

PROPOSED MASTER PLAN

OVERVIEW

A deep modernization of existing buildings and the addition of new buildings is currently underway at McManus Elementary School. The FMP identified the McManus campus as a model capacity of 672 students, however, planning for the campus began before the model capacities were established, so future considerations to add "flex" classrooms might be a consideration. As the site is not expected to meet that capacity by 2029/2030, proposed grade-level classrooms can act as "flex" classrooms until that time.

The site has also been identified as a site for a moderate/severe program; relocation of that program is possible if capacity demands it in the future.

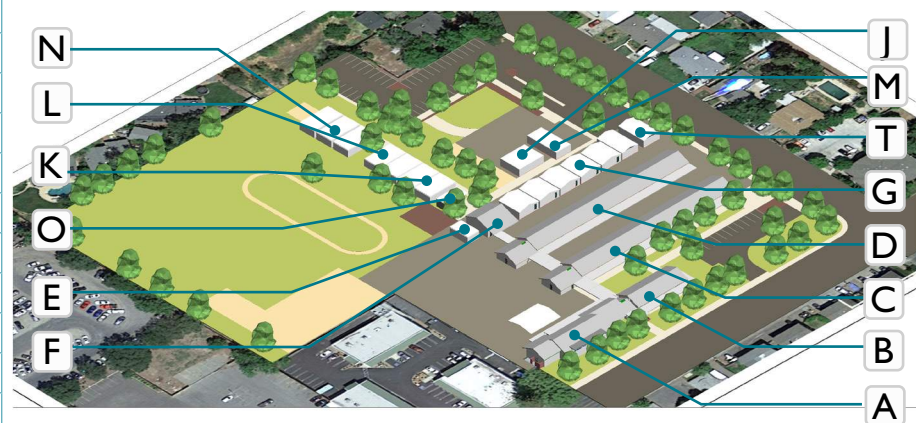
Model Capacity 3: **LARGE**

672 Students

GRADE	#	LOADING	TOTAL
TK	3	24	72
K	4	24	96
1	4	24	96
2	4	24	96
3	4	24	96
4	3.5	28	98
4/5 Bubble	1	28	28
5	3.5	28	98
SPED	2	10	20
Flex	2	0	0
TOTAL	31		700

PHASING

SCHOOL BUILDINGS	
A	Admin and Multi Purpose
B	Classrooms
C	Classrooms
D	Classrooms
E	Restrooms
F	Library
G	Portable Classrooms & Services
J	Kindergarten
K	Portable SPED
L	Portable Classrooms
M	Classroom
N	Portables
O	Restrooms
T	Portables



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at McManus Elementary 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

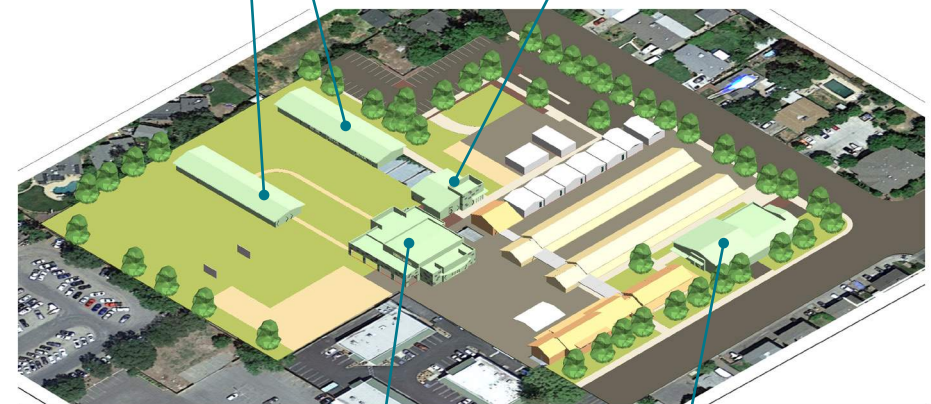
Building to be Relocated or Demolished

PORTABLES TO BE REPLACED/REMOVED



NEW KINDER BUILDINGS

NEW ADMIN



NEW MULTI-PURPOSE BUILDING

NEW CLASSROOM BUILDING



PHASE I

RELOCATE/REMOVE PORTABLES

Demolition of some existing portables for future new construction.

PHASE 2

NEW CONSTRUCTION

Several new buildings, including a new Admin, MP, Classroom, and 2 new kinder buildings. Also includes the modernizations of existing buildings to remain including changes to the former MP to be made into a library and for the former library to be made into a new staff lounge.

PHASE 3

DEMOLISH EXISTING AND SITEWORK

Demolition of remaining portables and construction of site improvements. A new drop off and expanded parking in place of the former portables and parking lot.

NEAL DOW ELEMENTARY SCHOOL

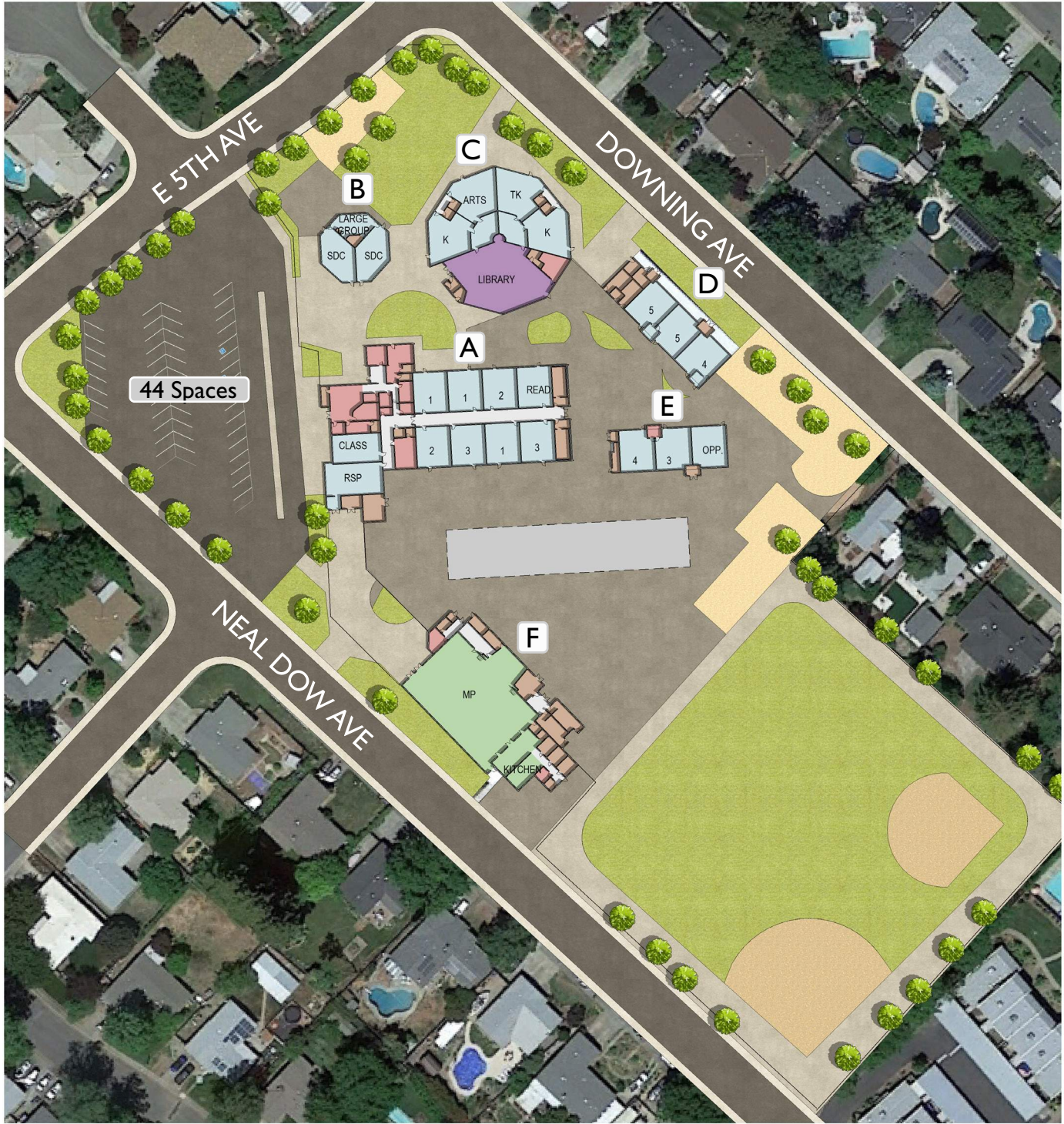
FAST FACTS:

- Originally built: 1965, Renovated 1987, 2019
- 2022/2023 Enrollment: 308 Students
- Site = 7.3 Acres
- Buildings = 49,305 SF (Permanent)
- 44 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 320

Neal Dow Elementary School is one of the newly renovated campuses in Chico USD slated for a model capacity of 320 students. It is not anticipated for any changes in this FMP, except to replace the front parking lot and anything else as required to address the agreed-upon model capacities, identifying spaces for "flex" rooms, special education and in the case of Neal Dow, two rooms for the moderate/severe special education program.



Front entry and drop-off at Neal Dow Elementary 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 and Classrooms	23,185 SF	8	2
B SPED	4,787 SF	2	
C Library and Kindergarten	15,030 SF	4	
D Classrooms	5,252 SF	3	
E Classrooms	4,369 SF	2	1
F Multi Purpose	13,145 SF		
Total	65,768 SF	19	3

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



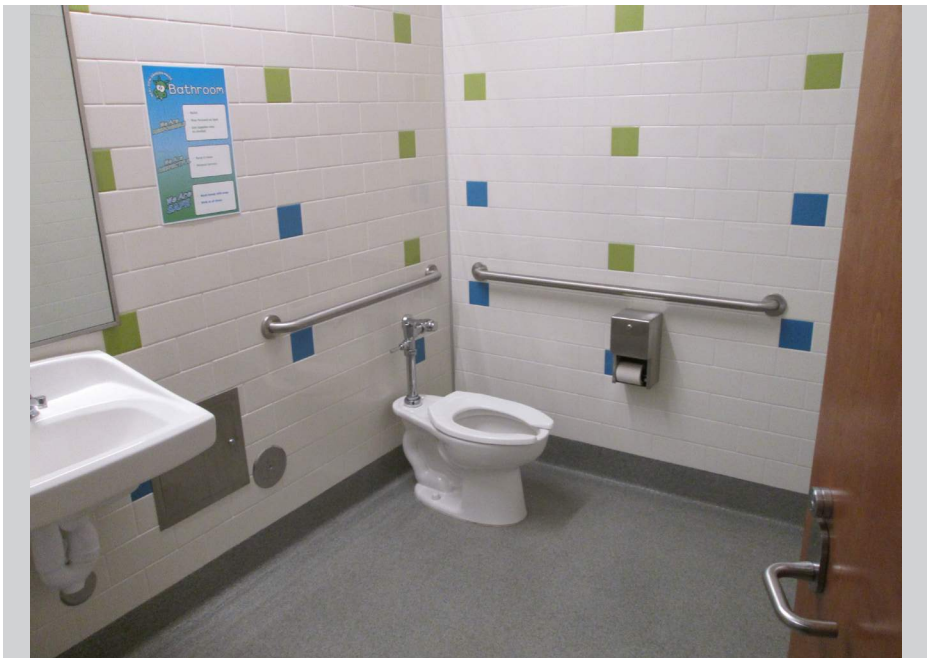
School needs a new parking lot



Typical classroom teaching wall and interior finishes



Library interior



Restroom plumbing and fixtures are new and ADA compliant



Campus quad shaded structure



Multi-purpose exterior

CONDITION ASSESSMENT



KEY FINDINGS		
NEAL DOW ES	COST PER SF	NOTES
1. Site - ADA		New campus - ADA compliance up to code
2. Site - Other		Drop off and parking area needs replacement
3. Site - Security		Renovated fencing with single point of entry directly into the Admin office.
4. Building - Exterior		- Renovated exterior finishes and improvements are in good condition - No improvements needed
5. Building - Interior		- Renovated interior finishes and improvements are in good condition - No improvements needed
6. Fire Alarm		- Renovated campus - system is up to standard - No automatic fire sprinkler system found in Library and Kinder classrooms
7. Electrical		Renovated campus - no improvements needed
8. Low Voltage/Security		Renovated campus - no improvements needed
9. Mechanical		- Renovated Air Distribution, good condition. - Renovated roof mounted AC-units installed in 2019
10. Plumbing/Restrooms		Original water heater needs replacement

Note: please see appendix for detailed consultant reports

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



EXISTING SITE PLAN



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

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Modernized Building

New Building

Overhead Shade Structure

PROPOSED MASTER PLAN

OVERVIEW

A deep modernization of existing buildings and the addition of new buildings was recently completed at Neal Dow Elementary School. The FMP identifies the Neal Dow campus as a model capacity of 320 students. Applying the model capacity to the renovated campus, two surplus or "unassigned" spaces will be available.

The site has also been identified as a site for a moderate/severe special education program.

Model Capacity 3: **SMALL**
320 Students

GRADE	#	LOADING	TOTAL
TK	1	24	24
K	2	24	48
1	2	24	48
2	2	24	48
3	2	24	48
4	1.5	28	42
5	1.5	28	42
SPED	2	10	20
Flex	2	0	0
4/5 Bubble	1	0	0
SPED (Mod/ Severe)	2	0	0
Unassigned	2	0	0
TOTAL	21		320



PARKVIEW ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1954, Renovated: 2000
- 2022/2023 Enrollment: 384 Students
- Site = 7.72 Acres
- Buildings = 32,934 SF (Permanent) | 1,440 SF (Portables)
- 49 Parking Spaces
- 16% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 496

Parkview Elementary School has been identified as a replacement campus, with model capacity of 496 students. Through the FMP process, alternatives were identified to house students through complex phasing or replacement of existing campuses:

- In order to accelerate construction, identify an offsite location for students to temporarily relocate
- Design the implementation of the project to construct around existing buildings, where possible, building on field/hardcourt spaces in order to avoid existing buildings. This strategy accelerates construction.
- Phase the implementation, understanding that disruption at the existing campus could take two school years to complete.

While design of the campus will occur at a later time, the FMP indicates that much of the new campus can be constructed on unoccupied land, with the exception of the Multi-purpose building, which will require removal of the existing building. Phasing plans are shown as part of this section.



Front entry at Parkview Elementary



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 Kindergarten	2,061 SF	2	
B Reading Interventions	960 SF		2
C Portable Classrooms	1,920 SF	2	
D Portable Classroom	960 SF	1	
E Classrooms	6,264 SF	4	
F Classrooms and Library	8,064 SF	4	
G Admin	2,264 SF		
H Classrooms	5,109 SF	4	
I Restrooms	1,589 SF		
J Classrooms	5,580 SF	4	
K Multi Purpose	3,467 SF		
L Restrooms	460 SF		
M Preschool	1,440 SF		1
N Portable	1,440 SF		1
Total	43,422 SF	21	4

area includes covered spaces at 50%

LEGEND

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



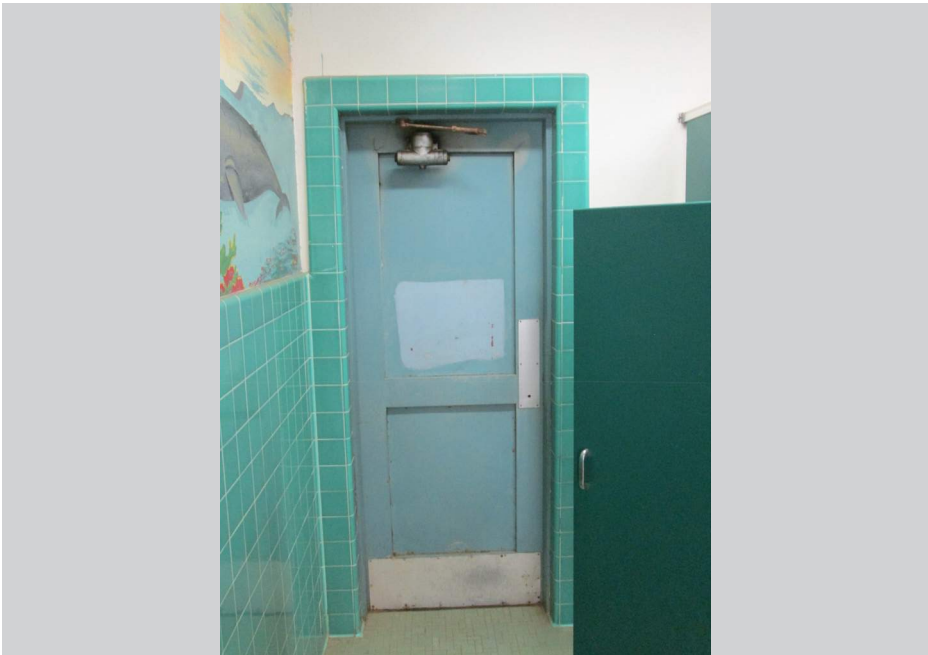
CONDITION ASSESSMENT



Restroom plumbing fixture replacement needs and ADA compliance



Exterior soffit and fascia replacement



Door hardware upgrades and restroom renovations needed



Multi-purpose room interior finish upgrades



ADA path of travel improvements



ADA compliant accessibility improvements to sink areas

CONDITION ASSESSMENT



KEY FINDINGS		
PARKVIEW ES	COST PER SF	NOTES
1. Site - ADA		Walkways along Buildings F, G, H J and K do not meet ADA standards
2. Site - Other		- Hardcourts are in poor condition. - Playground equipment new but does not have shade structures. - Inner campus has non-compliant path of travel cross-slope conditions, door landings and thresholds - remove and replace.
3. Site - Security		No single-point-of-entry to Admin
4. Building - Exterior		- Soffits & Fascias have dry-rot and in poor condition - needs replacement - Most roofs do not have proper draining and downspouts
5. Building - Interior		- Door hardware are non-ADA compliant - Damaged 2x4 Acoustic Ceiling Tile system - Interior finishes need replacement
6. Fire Alarm		Silent Knight 6820EVS control panel (added to serve addition of portables) is consistent with current district standards, but the remainder of the campus includes old horns, pull stations, and is not compliant with current code.
7. Electrical		- Most existing panels on campus are older but in servicable condition. - Surface raceways in classrooms.
8. Low Voltage/Security		Existing intrusion alarm system is older but still in use. Cameras throughout the campus. No access controls.
9. Mechanical		- Ceiling Exhaust Fans are original and in need of replacement. - Existing Gas Fired AC-Units are at the end of life and need to be replaced
10. Plumbing/Restrooms		- Original Plumbing Fixtures need replacement - Sinks are not ADA-complaint

Note: please see appendix for detailed consultant reports

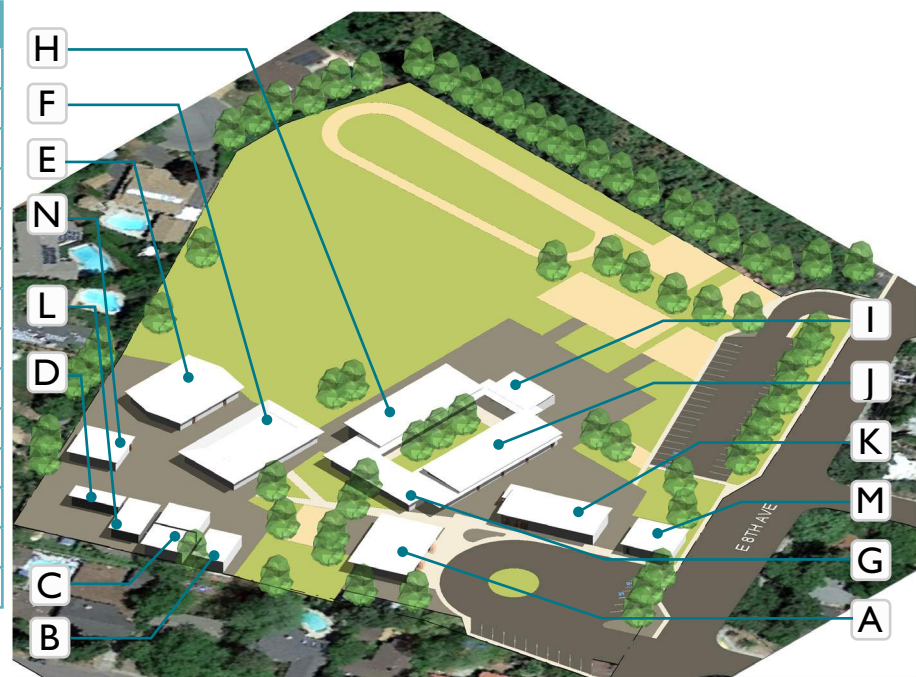
LEGEND			
Good Condition	<10% Replacement Value	Heavy Modernization	50%<75% Replacement Value
Light Renovation	10%<50% Replacement Value	Replacement Preferred	75%<100% Replacement Value



EXISTING SITE PLAN

PHASING

SCHOOL BUILDINGS	
A	Kindergarten
B	Reading Interventions
C	Portable Classrooms
D	Portable Classroom
E	Classrooms
F	Classrooms and Library
G	Admin
H	Classrooms
I	Restrooms
J	Classrooms
K	Multi Purpose
L	Restrooms
M	Preschool
N	Portable



EXISTING CAMPUS

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

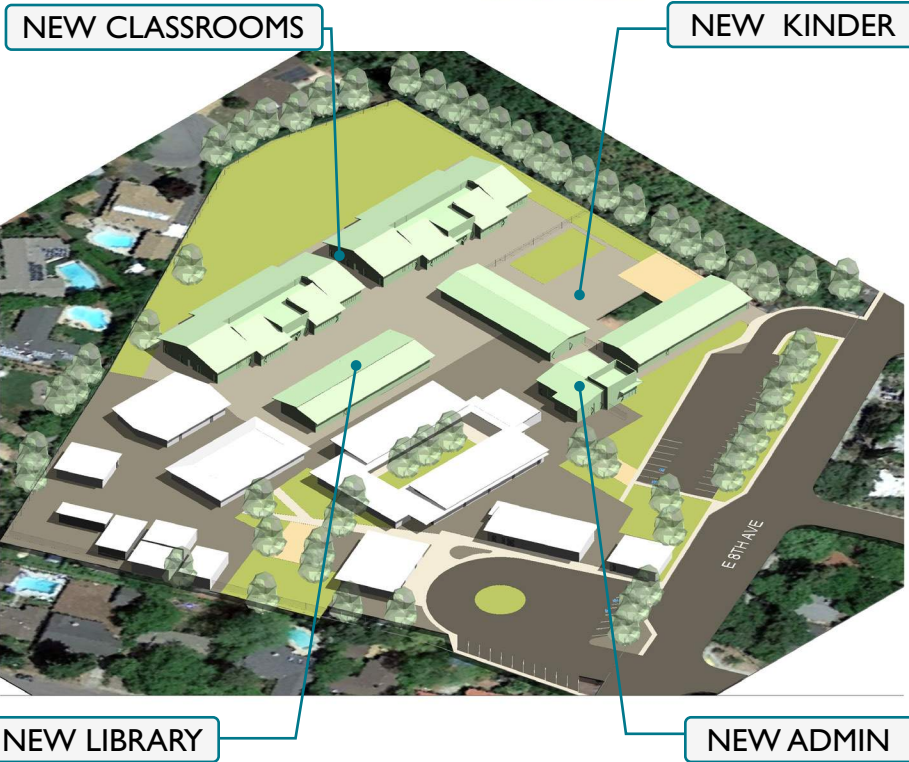
LEGEND

New Building

Lightly Modernized Building

Heavily Modernized Building

Building to be Relocated or Demolished



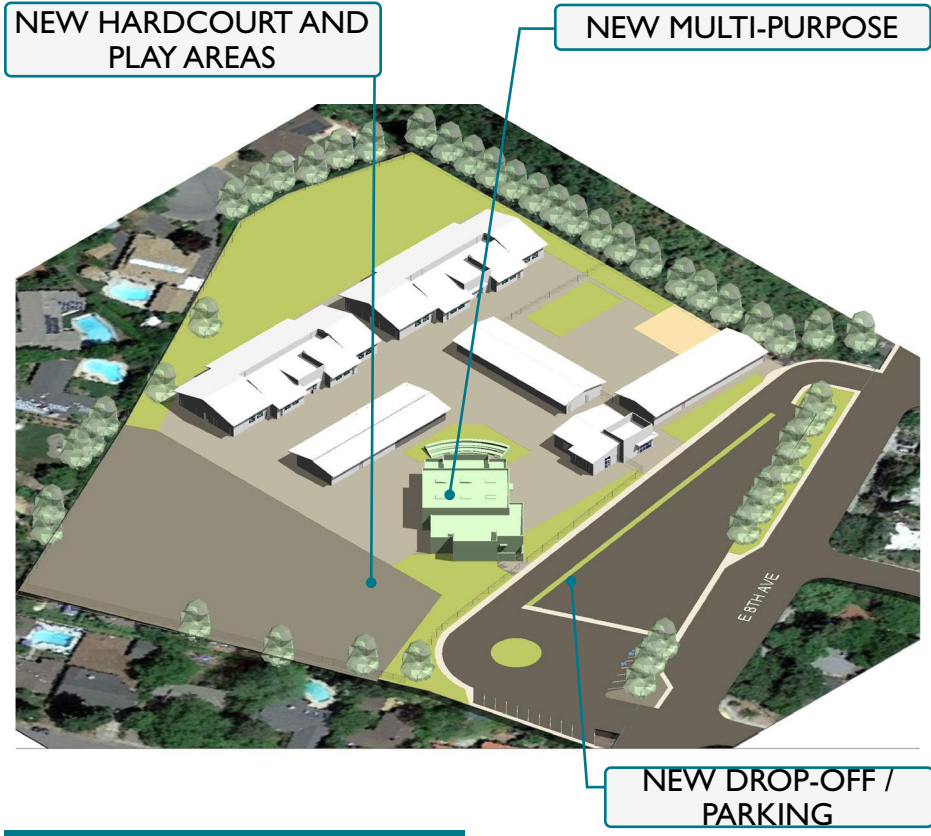
PHASE 1
NEW CONSTRUCTION

Several new buildings constructed on the existing field to not interfere with current school



PHASE 2
DEMOLISH EXISTING BUILDINGS AND SITE WORK

Demolish existing campus buildings, now that they are housed in the new construction.



PHASE 3
BUILD MULTI-PURPOSE BUILDING

Build new MP building over former classroom building. Site improvements including new hardcourts and drop-off/parking.

ROSEDALE ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1953, Renovated: 2003
- 2022/2023 Enrollment: 524 Students
- Site = 10.79 Acres
- Buildings = 35,835 SF (Permanent) | 2,834 SF (Portables)
- 58 Parking Spaces
- 28% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 672

Rosedale Elementary School has been identified as a replacement campus, with model capacity of 672 students. The school is a non-boundaried school with a dual-immersion language program. Through the FMP process, alternatives were identified to house students through complex phasing or replacement of existing campuses:

- In order to accelerate construction, identify an offsite location for students to temporarily relocate
- Design the implementation of the project to construct around existing buildings, where possible, building on field/hardcourt spaces in order to avoid existing buildings. This strategy accelerates construction.
- Phase the implementation, understanding that disruption at the existing campus could take two school years to complete.

While design of the campus will occur at a later time, the FMP indicates that the new campus can be constructed on unoccupied land, with the exception of the solar canopies, which will require relocation. Phasing plans are shown as part of this section.



Entry and student drop-off at Rosedale Elementary



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 Multi Purpose and Admin	6,351 SF		
B Kindergarten	3,638 SF	2	
C Student Services	960 SF		
D Kindergarten	960 SF	1	
E Student Services	960 SF		
F Classrooms	3,264 SF	3	
G Classrooms	4,224 SF	4	
H Classrooms and Library	11,295 SF	6	
I Classrooms	6,440 SF	4	
J Restrooms	1,503 SF		
K Classrooms	6,435 SF	5	
Total	46,028 SF	25	

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure

ROSEDALE ELEMENTARY SCHOOL

73

CONDITION ASSESSMENT



Multi-purpose interior finish renovations and storage improvements



Water fountain upgrades



ADA accessibility improvements



Landscape improvements and hardcourt repavement



ADA path of travel upgrades to pavement and thin metal doors



Campus library electrical improvements



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



EXISTING SITE PLAN

CONDITION ASSESSMENT

KEY FINDINGS		
ROSEDALE ES	COST PER SF	NOTES
1. Site - ADA		Campus has ADA path of travel issues throughout entire campus, door thresholds, cross slopes, raised concrete stoops, etc.
2. Site - Other		- A/C paving in poor condition throughout parking lot - Hardcourt paving is in poor condition. - Bike rack is not fenced in - open to campus
3. Site - Security		- There is single point of access to the Admin. office. - Campus is secured with fencing all around.
4. Building - Exterior		- Roof drainage - no gutter / downspouts to grade at all buildings - Soffit- plywood, dry rot - Roofing - built-up
5. Building - Interior		- Damaged 2x4 acoustic ceiling tile system - New hardware for interior and exterior doors - Replace interior finishes
6. Fire Alarm		Very old Faraday 7800 manual system is monitored by an old Silent Knight 5208. Mostly pull stations on campus, does not meet current code requirements.
7. Electrical		Old gear in custodial room 60+ years old long past servicable life, many existing panels on campus are similar vintage. Lots of surface raceways in classrooms.
8. Low Voltage/Security		No intrusion alarm system in use. Cameras throughout the campus. No access controls.
9. Mechanical		- A/C-Units approx. 7-8 years old. - Original air distribution suggest a deep cleaning with any planned modernization project.
10. Plumbing/Restrooms		- Original plumbing fixtures need replacement in all restrooms - New water heater installation

Note: please see appendix for detailed consultant reports

PROPOSED MASTER PLAN

OVERVIEW

It is expected that Rosedale Elementary School can be constructed on available land outside the footprint of the existing buildings, eliminating the need for interim housing. Future design efforts may change this assumption, as the design process will include community and stakeholder engagement that will be influential. In addition to the new campus, it is expected that pick-up and drop-off areas will be expanded and improved to meet the needs of the new larger campus, identified for design to a model capacity of 672 students.

Model Capacity 3: **LARGE**

672 Students

GRADE	#	LOADING	TOTAL
TK	3	24	72
K	4	24	96
1	4	24	96
2	4	24	96
3	4	24	96
4	3.5	28	98
5	3.5	28	98
SPED	2	10	20
Flex	2	0	0
Bubble	1	0	0
TOTAL	31		672



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

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Modernized Building

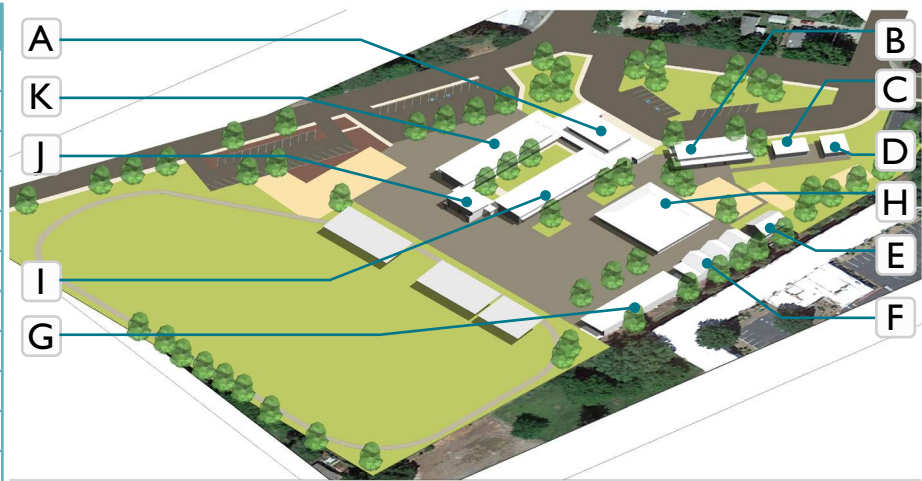
New Building

Overhead Shade Structure



PHASING

SCHOOL BUILDINGS	
A	Multi Purpose and Admin
B	Kindergarten
C	Student Services
D	Kindergarten
E	Student Services
F	Classrooms
G	Classrooms
H	Classrooms and Library
I	Classrooms
J	Restrooms
K	Classrooms



EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Rosedale Elementary 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

New Buildings to be built on the existing field to not interfere with the existing school during construction.



PHASE 2

DEMOLISH EXISTING BUILDINGS AND SITE WORK

Former school buildings demolished to leave area open for new hardcourt and field. Relocation of existing solar canopies to this area.

SHASTA ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1964, Renovated: 2006, 2018
- 2022/2023 Enrollment: 620 Students
- Site = 6.95 Acres
- Buildings = 48,265 SF (Permanent)
- 65 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 672

Shasta Elementary School was recently updated and is not scheduled for any near term improvements. It is one of the most impacted campuses in the District, operating on one of the smaller sites within the District. The introduction of transitional kindergarten opened a conversation about the site enrollment. the Board of Education directed the master plan team to not plan for TK implementation at Shasta Elementary School.

Additionally, issues that were part of the site and district engagement included:

- Undersized Multi-Purpose building. A new building was not proposed as part of the facilities master plan. Future consideration of this issue may be needed.
- Moderate/Severe special education is anticipated for this site.
- The addition of gender-inclusive restrooms

One consideration may be to relocate the moderate/severe program to another site, allowing expansion of the multi-purpose room into the adjacent classroom spaces.



Front entry at Shasta Elementary 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 and Classrooms	5,376 SF	3	
B Library and Classrooms	8,292 SF	4	
C Classrooms	10,328 SF	4	1
D Classrooms	6,079 SF	5	
E Classrooms	7,943 SF	7	
K1 Kindergarten	2,918 SF	2	
K2 Kindergarten	4,934 SF	3	
M Multi Purpose	11,924 SF	2	
Total	57,795 SF	30	1

area includes covered spaces at 50%

LEGEND

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Overhead Shade Structure

SHASTA ELEMENTARY SCHOOL

79

CONDITION ASSESSMENT



Daylighting and storage improvements



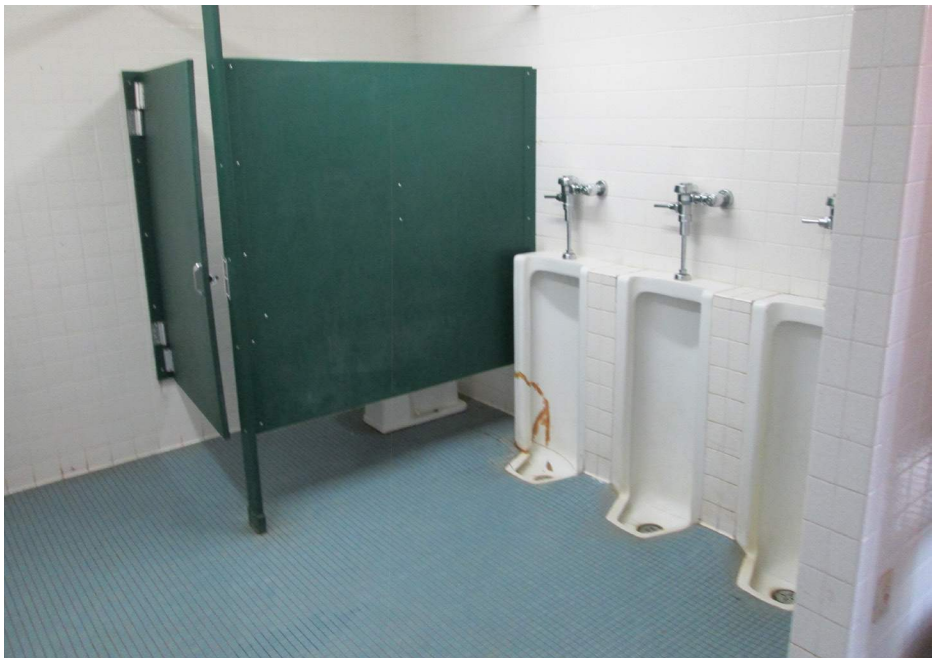
ADA and casework upgrades in classrooms



Window treatment needs for security purposes



Classroom storage improvements



Student restroom interior finish renovations



Kindergarten classroom interior upgrades



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

CONDITION ASSESSMENT

KEY FINDINGS		
SHASTA ES	COST PER SF	NOTES
1. Site - ADA		- Walkways along Buildings B, C and MP do not meet ADA standards - ADA parking pavement markings do not meet standards
2. Site - Other		- Parking, drop-off, and irrigation are new - Existing play structure looks adequate, no shade structure
3. Site - Security		- Perimeter fencing around campus is new - Single-point-of-entry to Admin
4. Building - Exterior		- All buildings but; B, C, & MP are new - Standing seam metal roofing is adequate on existing buildings. - Repaint exterior in some areas
5. Building - Interior		- Space functions are adequate - Existing MP and restrooms need interior repainting
6. Fire Alarm		Campus has been upgraded to district standard Silent Knight 6820EVS, completely upgraded except for duct detectors.
7. Electrical		Existing panels on campus are mix of relatively new and in servicable condition, and older are past their servicable life.
8. Low Voltage/Security		Existing Ademco intrusion alarm system is installed but not in use. Cameras throughout the campus. No access controls at existing bldgs
9. Mechanical		- Poor air distribution in old buildings - needs replacement - Existing Gas-Fired A/C units are 20 years old and need replacing
10. Plumbing/Restrooms		- Sinks are not ADA compliant in existing buildings - Old restrooms need new plumbing fixtures

Note: please see appendix for detailed consultant reports

EXISTING SITE PLAN



PROPOSED MASTER PLAN

OVERVIEW

The FMP for Shasta Elementary represents no change in the existing capacity. At model capacity it will serve 600 students.

Model Capacity 3: **LARGE**

672 Students

GRADE	#	LOADING	TOTAL
K	4	24	96
1	4	24	96
2	4	24	96
3	4	24	96
4	3.5	28	98
5	3.5	28	98
SPED	2	10	20
Flex	2	0	0
Bubble	1	0	0
SPED (Mod/Severe)	2	0	0
TOTAL	30		600

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

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

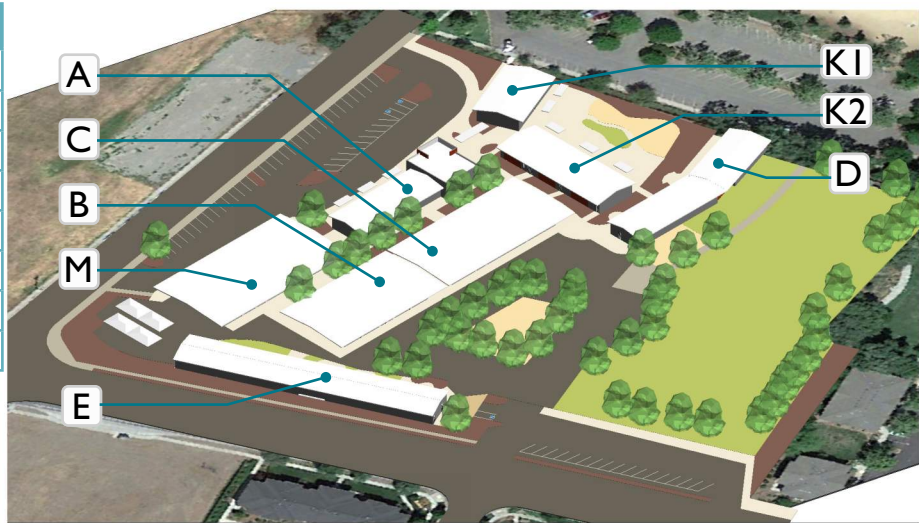
Modernized Building

New Building

Overhead Shade Structure

PHASING

SCHOOL BUILDINGS
A Admin and Classrooms
B Library and Classrooms
C Classrooms
D Classrooms
E Classrooms
K1 Kindergarten
K2 Kindergarten
M Multi Purpose

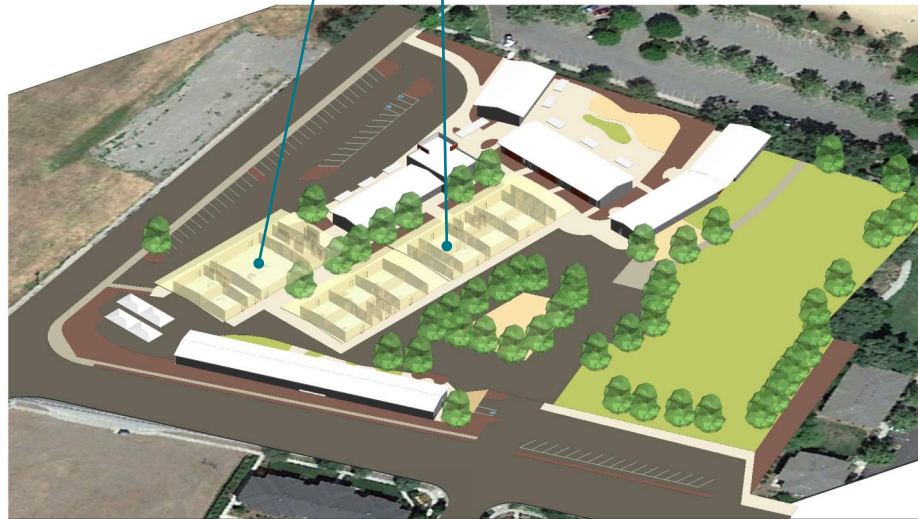


EXISTING CAMPUS

The following images represent one scenario for phasing and implementation of the improvements anticipated at Shasta Elementary 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

LIGHT MODERNIZATIONS ON BLDGS B, C, AND M



PHASE I

LIGHT MODERNIZATIONS



COMPLETE

MODERNIZATIONS COMPLETE

SIERRA VIEW ELEMENTARY SCHOOLS

FAST FACTS:

- Originally built: 1954, Renovated: 1998
- 2022/2023 Enrollment: 450 Students
- Site = 9 Acres
- Buildings = 37,715 SF Permanent
- 31 Parking Spaces (not including unstriped lot)
- 20% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 496

Sierra View Elementary School has been identified as a replacement campus, with model capacity of 496 students. Through the FMP process, alternatives were identified to house students through complex phasing or replacement of existing campuses:

- In order to accelerate construction, identify and offsite location for students to temporarily relocate
- Design the implementation of the project to construct around existing buildings, where possible, building on field/hardcourt spaces in order to avoid existing buildings. This strategy accelerates construction.
- Phase the implementation, understanding that disruption at the existing campus could take two school years to complete.

While design of the campus will occur at a later time, the FMP indicates that much of the new campus can be constructed on unoccupied land, with the exception of the Multi-purpose and library building, which will require removal of the existing building. Phasing plans are shown as part of this section.



Campus courtyard at Sierra View Elementary 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 Portable Classrooms	960 SF	1	
B Classrooms	5,322 SF	4	
C Library	1,297 SF		
D Restrooms	1,577 SF		
E Portable Student Services	960 SF		
F Classrooms	6,380 SF	4	
G Multi Purpose and Admin	5,184 SF		
H Classrooms	5,322 SF	3	1
I Portable Classrooms	1,920 SF	2	
J Restrooms	1,537 SF		
K Classrooms	5,322 SF	4	
L Kindergarten	3,619 SF	2	
M Portable Classrooms and Service	2,880 SF	3	
N Portable Student Service	960 SF		
Total	43,627 SF	23	1

area includes covered spaces at 50%

CONDITION ASSESSMENT



Multi-purpose room upgrades needed



Casework replacement and ADA upgrades



Campus front entry



Student restroom interior finish upgrades



Exterior finishes need repair or replacement



Classroom clerestory and window treatment upgrades

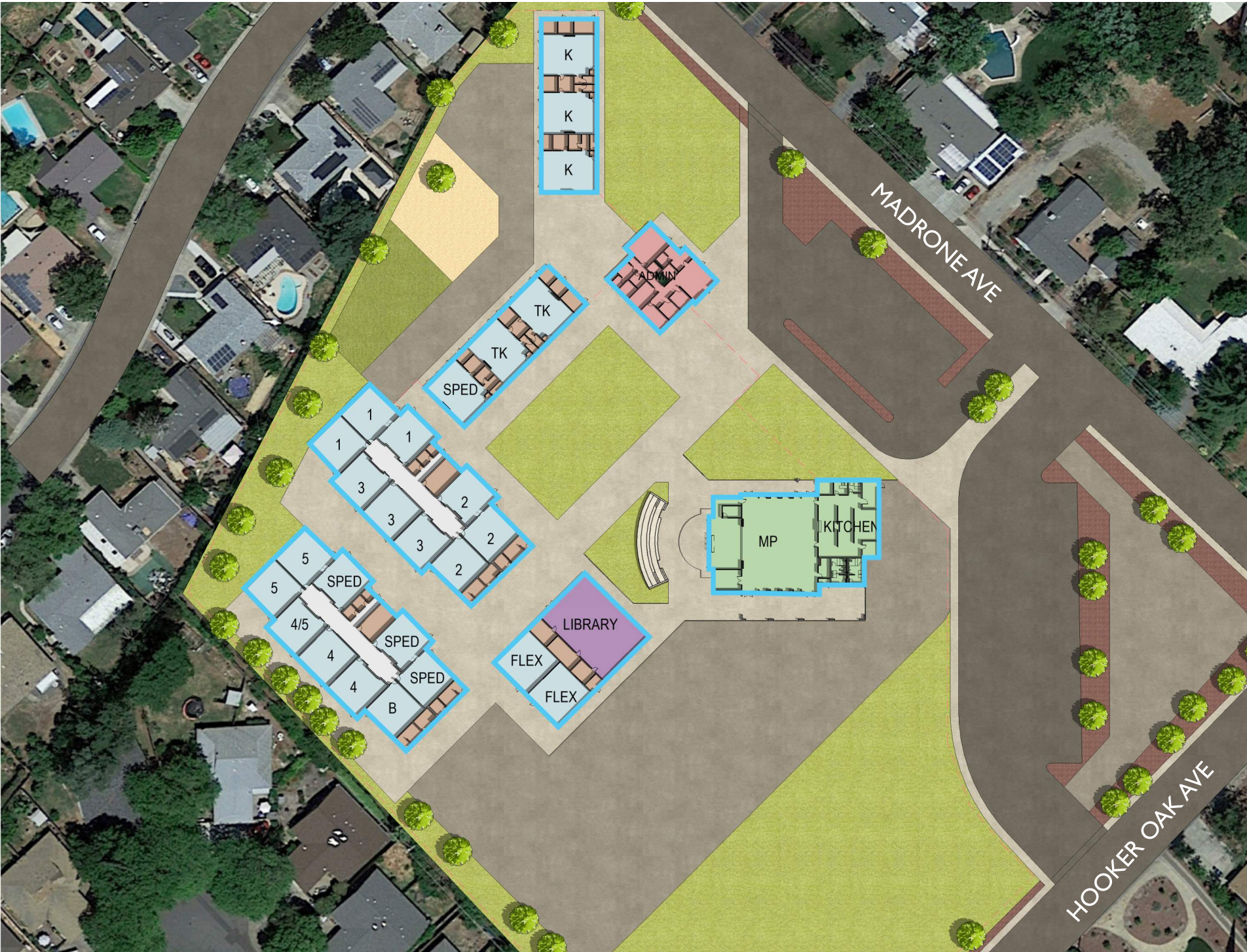
CONDITION ASSESSMENT



KEY FINDINGS		
SIERRA VIEW ES	COST PER SF	NOTES
1. Site - ADA		- Non ADA compliant parking stalls, drop-off areas, no ramp at drop-off, striping, signage. - Campus has ADA path of travel issues throughout entire campus, door thresholds, cross slopes, raised concrete in front of doors, etc.
2. Site - Other		- Bike rack is not fenced in - open to campus - Front landscape is worn and needs improvements - A/C paving is poor throughout parking lot
3. Site - Security		- Some areas have new ornamental fencing with gates at front entry - Existing chain link fencing mostly worn - lacks ADA compliant gates, clearances, etc.
4. Building - Exterior		- Roof replacements: tar & gravel, wood fascia, roof drainage, etc. - Replace and repair cement plaster
5. Building - Interior		- Non-efficient space layout in Admin - Damaged ACT system in some areas - Lots of exposed conduits and raceways - Floor finish replacement
6. Fire Alarm		- No automatic fire sprinkler system found - Silent Knight 5207 manual system, does not meet current code requirements. Complete upgrade required.
7. Electrical		- Most existing panels on campus are older and either nearing or past their servicable life - Receptacle for IDF in MPR is shared with other receptacles in the space, which leads to nuisance trips.
8. Low Voltage/Security		- Bogen Multi-com 2000 is located in principal's office, does not meet current district standards. - No intrusion alarm on campus.
9. Mechanical		A percentage of AC-units have reached the end of their service life - needs replacement
10. Plumbing/Restrooms		- Plumbing fixtures and sinks are from original construction - Non-ADA compliant toilets and fixtures in some areas.

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.

Administration / Student Services

Multi-Purpose / Food Service

Library / Media

Classroom

Restrooms / Storage / Mechanical

Modernized Building

New Building

Overhead Shade Structure

PROPOSED MASTER PLAN

OVERVIEW

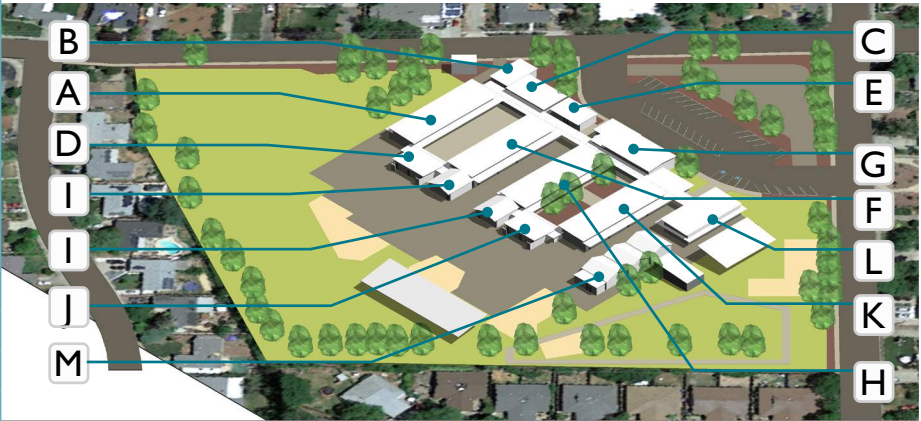
It is expected that Sierra View Elementary can be constructed on available land outside the footprint of the existing buildings, with the exception of the multi-purpose building and library. Future design efforts may identify other opportunities to limit the impacts of phasing on the project, as the design process will include community and stakeholder engagement that will be influential. In addition to the new campus, it is expected that pick-up and drop-off areas will be expanded and improved. The campus will also be the location for two rooms for the moderate/severe special education program based on the model capacity of 496 students.

Model Capacity 3: MID-SIZE
496 Students

Grade	#	Loading	Total
TK	2	24	48
K	3	24	72
1	3	24	72
2	3	24	72
3	3	24	72
4	2.5	28	70
5	2.5	28	70
SPED	2	10	20
Flex	2	0	0
Bubble	1	0	0
SPED (Mod/Severe)	2	0	0
TOTAL	26		496

PHASING

SCHOOL BUILDINGS	
A	Portable Classrooms
B	Classrooms
C	Library
D	Restrooms
E	Portable Student Services
F	Classrooms
G	Multi Purpose and Admin
H	Classrooms
I	Portable Classrooms
J	Restrooms
K	Classrooms
L	Kindergarten
M	Portable Classrooms and Service
N	Portable Student Service



EXISTING CAMPUS

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

LEGEND

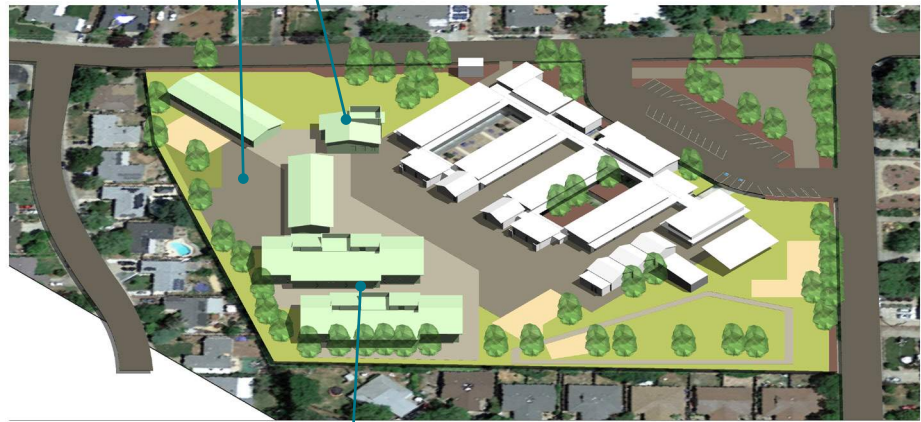
New Building

Lightly Modernized Building

Heavily Modernized Building

Building to be Relocated or Demolished

NEW ADMIN
NEW KINDER



NEW CLASSROOMS

PHASE 1

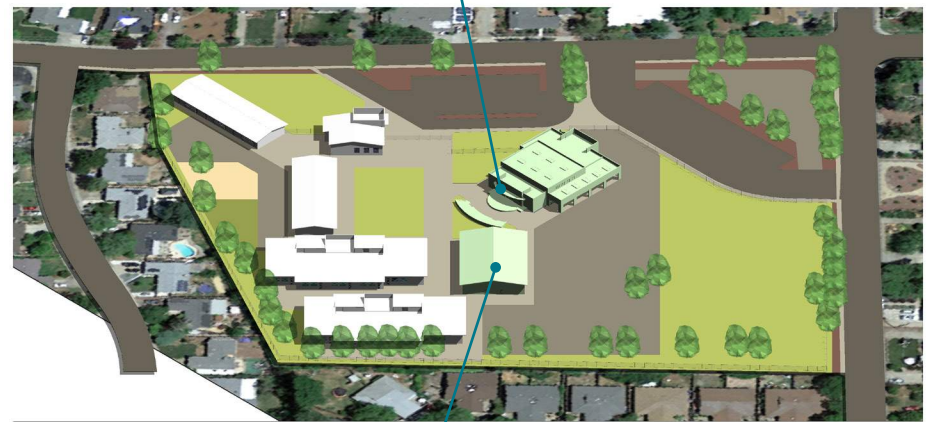
NEW CONSTRUCTION



PHASE 2

DEMOLISH EXISTING AND SITE WORK

NEW MULTI-PURPOSE
BUILDING & OUTDOOR
AMPHITHEATER



NEW LIBRARY

PHASE 3

BUILD LIBRARY AND MULTI-PURPOSE BUILDING