

April 22, 2025

Subject: Upcoming Summer Construction at San Pedro Elementary School

Dear Neighbors,

On behalf of the San Rafael City Schools (SRCS) Board of Education, we are pleased to share an update on the progress of our school facility improvements, generously made possible by the voter-approved Measures B & C in 2022.

As part of our commitment to modernizing our schools, SRCS will be continuing renovations at San Pedro Elementary School this summer. When possible we try to capitalize on summertime when school is not in session to undertake some of the larger aspects of projects. As part of the next phase, we have finalized the designs, and construction is scheduled to commence on June 13, 2025, and continue through October 2025.



This summer's work will focus on HVAC and new field. Key improvements will include:

- Installation of air conditioning systems
- Code-required fire alarm system upgrades, both interior and exterior
- Trenching and HVAC unit installations around the building perimeters
- New all-weather field with improved planting and irrigation
- New shade structure

We understand that construction activities cause disruptions, and we sincerely apologize for any inconvenience. We are committed to minimizing the impact on our surrounding community.

Construction hours will adhere to the City of San Rafael noise regulations:

- 7:00 AM to 6:00 PM, Monday through Friday
- 9:00 AM to 6:00 PM, Saturdays (when necessary)
- We will strive to complete the work efficiently and respectfully.

We will endeavor to maintain these hours, but occasional exceptions may be required for critical project tasks. Should you have any questions or concerns regarding the construction at San Pedro Elementary School, please do not hesitate to contact our Construction Manager, Molly Burke, at 415-492-3208 or Molly.Burke@VPCOnline.com.

For additional information and weekly project updates, please visit our dedicated website: www.srcsbondprogram.org.

We appreciate your understanding and patience as we continue to work to improve San Pedro Elementary School and enhance our community.

Sincerely,



Tim Ryan
Senior Director of Strategic Facility Planning
San Rafael City Schools

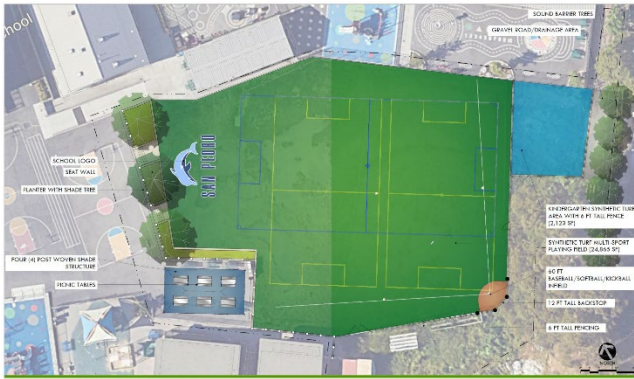
22 de abril de 2025

Asunto: Próxima construcción de verano en la Escuela Primaria San Pedro

Estimados vecinos:

En nombre de la Mesa Directiva de las Escuelas de la Ciudad de San Rafael (SRCS), nos complace compartir una actualización sobre el progreso de las mejoras en nuestras instalaciones escolares, generosamente posibles gracias a las Medidas B y C aprobadas por los votantes en 2022.

Como parte de nuestro compromiso de modernizar nuestras escuelas, SRCS continuará con las renovaciones en la Escuela Primaria San Pedro este verano. Siempre que sea posible, intentamos aprovechar el verano, cuando la escuela no está en sesión, para llevar a cabo algunos de los aspectos más importantes de los proyectos. Como parte de la siguiente fase, hemos finalizado los diseños y la construcción está programada para comenzar el 13 de junio de 2025 y continuar hasta noviembre de 2025.



El trabajo de este verano se centrará en el sistema HVAC y un nuevo campo. Las mejoras clave incluirán:

- Instalación de sistemas de aire acondicionado
- Mejoras del sistema de alarma contra incendios requeridas por el código, tanto interiores como exteriores
- Instalación de zanjas y unidades HVAC alrededor de los perímetros de los edificios
- Nuevo campo para todo clima con mejor plantación y riego
- Nueva estructura de sombra

Entendemos que las actividades de construcción causan interrupciones y nos disculpamos sinceramente por cualquier inconveniente. Estamos comprometidos a minimizar el impacto en nuestra comunidad circundante.

El horario de construcción cumplirá con las regulaciones de ruido de la Ciudad de San Rafael:

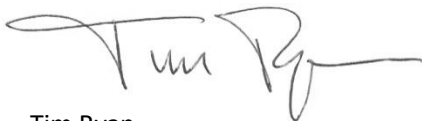
- 7:00 AM a 6:00 PM, de lunes a viernes
- 9:00 AM a 6:00 PM, sábados (cuando sea necesario)
- Nos esforzaremos por completar el trabajo de manera eficiente y respetuosa.

Haremos todo lo posible por mantener este horario, pero ocasionalmente pueden ser necesarias excepciones para tareas críticas del proyecto. Si tiene alguna pregunta o inquietud con respecto a la construcción en la Escuela Primaria San Pedro, no dude en comunicarse con nuestra Gerente de Construcción, Molly Burke, al 415-492-3208 o [email address removed].

Para obtener información adicional y actualizaciones semanales del proyecto, visite nuestro sitio web dedicado: www.srcsbondprogram.org.

Agradecemos su comprensión y paciencia mientras continuamos trabajando para mejorar la Escuela Primaria San Pedro y enriquecer nuestra comunidad.

Atentamente,



Tim Ryan
Director Senior de Planificación Estratégica de Instalaciones,
Escuelas de la Ciudad de San Rafael

- **San Pedro Elementary School**

- ☐ **Installation of air conditioning systems**
- ☐ **Code-required fire alarm system upgrades, both interior and exterior**
- ☐ **Trenching and HVAC unit installations around the building perimeters**
- ☐ **New all-weather field with improved planting and irrigation**
- ☐ **New shade structure**

San Pedro Elementary School Summer 2025 Areas of Construction



REPORT
DSA APP.# 01-118730

FA UPGRADE
DSA APP.# 14230, 51314,
01-105985; 01-117480

**FIRE ALARM
UPGRADE ONLY**

(2) BLDG HVAC & FA UPGRADE
DSA APP.# 105985

(2) BLDG
HVAC & FA UPGRADE
DSA APP.# 105985

FA UPGRADE
DSA APP.# 105985

FA UPGRADE
DSA APP.# 105985

FIRE ALARM UPGRADE ONLY

BLDG B
HVAC & FA UPGRADE
DSA APP.# 16345, 51314,
01-105985

BLDG B
HVAC & FA UPGRADE
DSA APP.# 16345, 51314,
01-105985

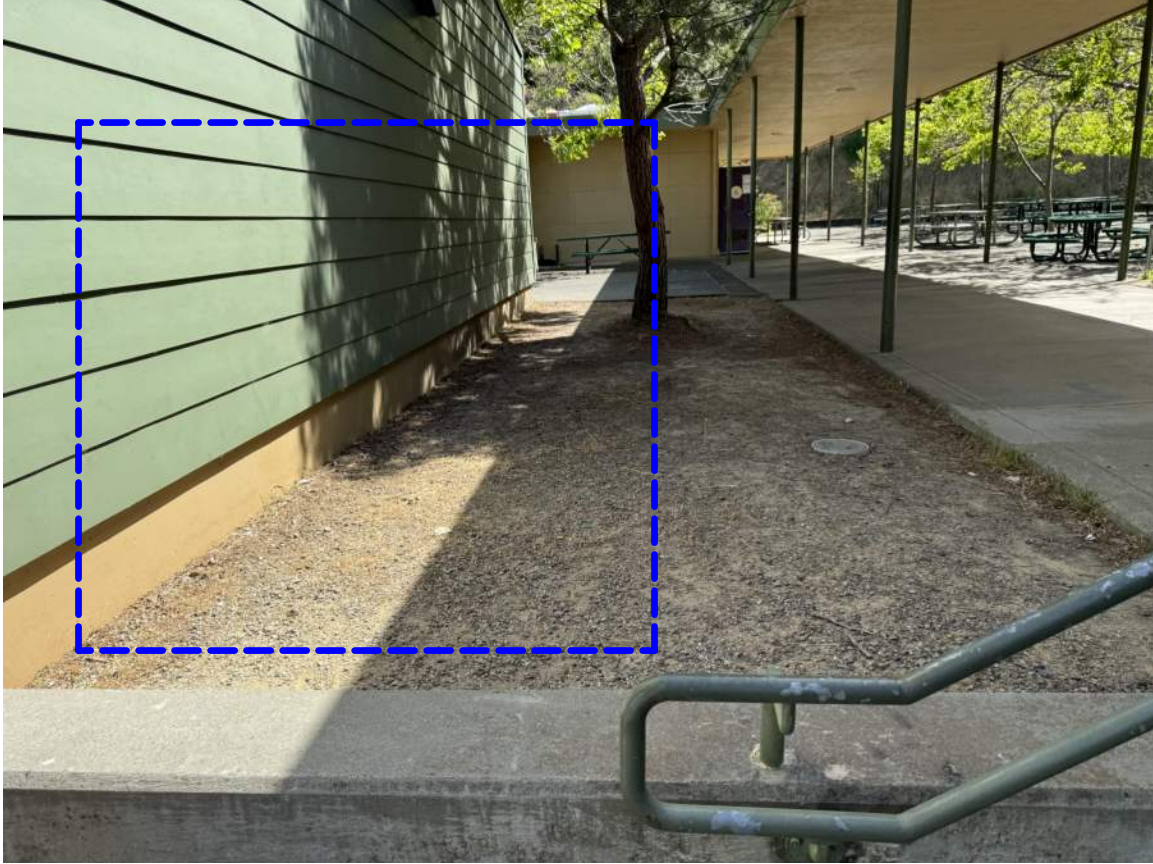
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A7.11

$\frac{2}{A3.21}$ RCP

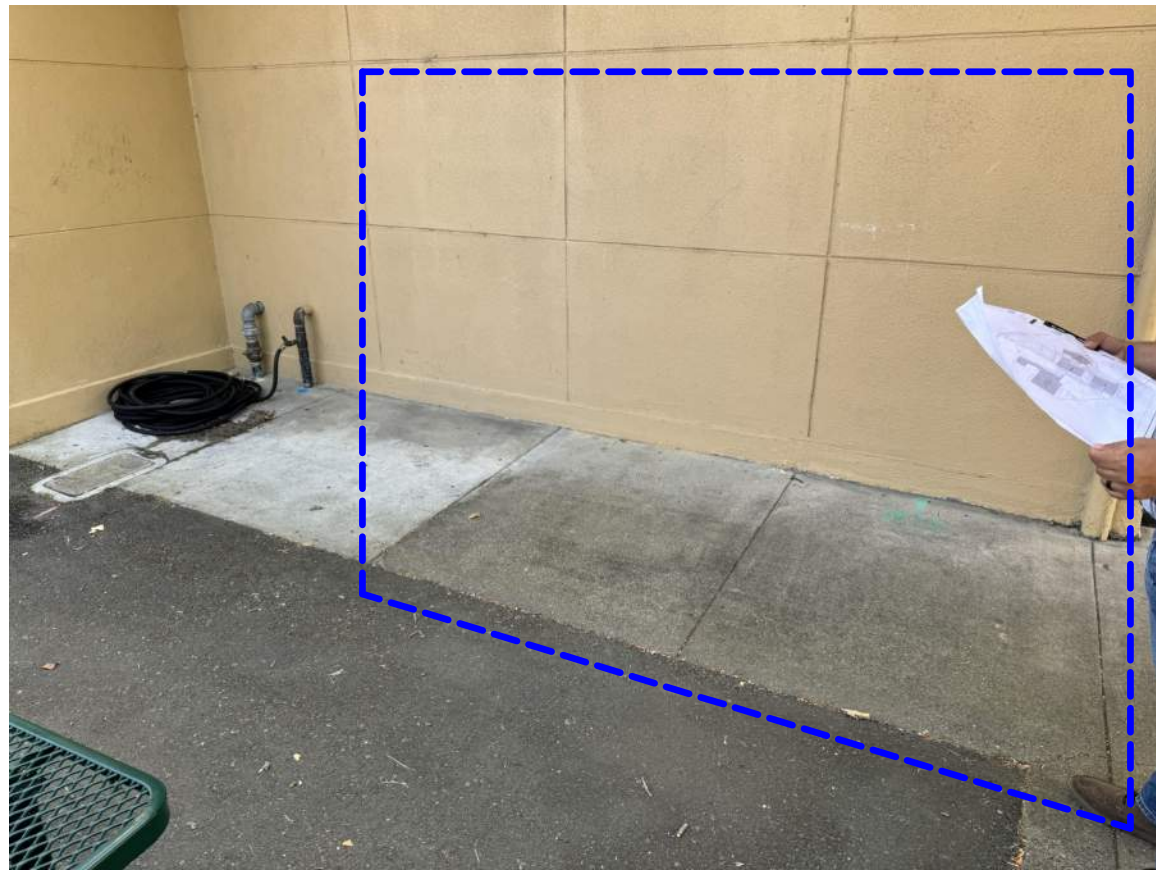
(E)
HY
DSA 4

Autodesk Docs: 0364003000 SRCS San Pedro ES HVAC and FA R222358400000-A-SAN_PEDRO-HVAC_FA.rvt
1/20/2025 2:10:03 PM

LOCATION FOR EXTERIOR MECH
UNITS MOUNTED ON EXTERIOR WALL
& ON GRADE.

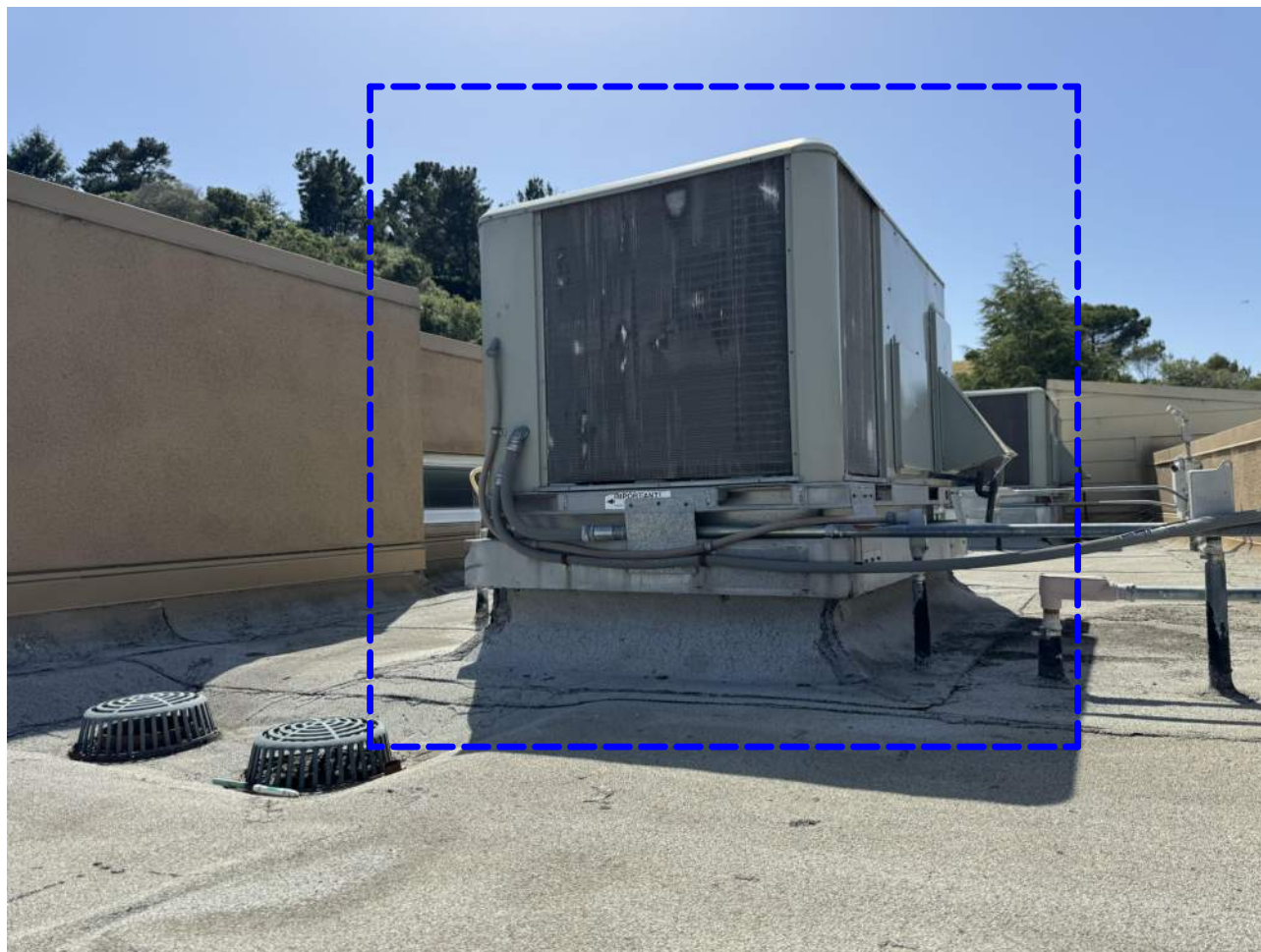


LOCATION FOR EXTERIOR MECH
UNITS ON GRADE.



(E) FIRE
HYDRANT
DSA APP. #01-117480

(E) ROOFTOP UNITS TO BE REPLACED
WITH IN-KIND ROOFTOPS.



(E) FIRE LANE
DSA APP. #01-117480

(E) FIRE
HYDRANT
DSA APP. #01-117480

LOCATION FOR EXTERIOR MECH
UNITS ON GRADE AND ON
EXTERIOR WALL.



LEGEND

- (E) BUILDINGS TO BE UPGRADED
- EXISTING BUILDINGS / ELEMENTS
TO REMAIN
- BLACK VINYL CHAINLINK FENCE AND
GATE @PROPOSED MECHANICAL
YARD
- PROPERTY LINE

GENERAL DESCRIPTION OF WORK

THE SCOPE OF WORK INCLUDES:

- REPLACEMENT OF EXISTING MECHANICAL
UNITS WITH NEW ALL-ELECTRIC HEAT PUMP
HVAC UNITS IN BUILDINGS B AND C.
INSTALLATION OF FENCING ENCLOSURE FOR
EXTERIOR UNITS, AND ASSOCIATE SITE
WORK FOR HVAC UNITS INSTALLED ON THE
GROUND OR EXTERIOR WALLS.
- UPGRADE OF EXISTING FIRE ALARM IN
BUILDINGS A, B, C & MULTIPURPOSE.

AGENCY
APPROVAL:
DSA # 01-121955
FILE # 21-39

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-121955 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 1/31/2025

SR SAN RAFAEL
CITY SCHOOLS

HMC Architects

3584-003-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com



ISSUE

DESCRIPTION DATE

KEYNOTES

- 07.01 ROOF-TOP MECHANICAL UNIT, S.M.D. & SEE DETAIL
13/A10.02 FOR CURB FLASHING
- 10.02 BUILDING ID SIGN, SEE DETAIL 19/A10.02
- 26.04 ELECTRICAL UNDERGROUND PULL BOX W/ GROUND
COVER, TRENCH AS REQ'D FOR CONDUIT PATHWAY AND
PATCH PAVEMENT & SUBGRADE AND LANDSCAPE TO
MATCH (E), SEE ELECTRICAL DRAWINGS.

NOTES

- REFER TO SHEET G0.11 FOR TYPICAL SYMBOLS AND
ABBREVIATIONS
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING,
STRUCTURAL AND FIRE ALARM DRAWINGS FOR MORE
INFORMATION
- CONTRACTOR IS RESPONSIBLE FOR REPAIR/
REPLACEMENT OF ALL HARDSCAPE AND PLANTING DUE
TO DEMOLITION WORK AND OUTSIDE OF LIMIT OF WORK
LINE FOR CONNECTION OF UNDERGROUND UTILITIES

FACILITY:

498 POINT SAN PEDRO RD
SAN RAFAEL CA 94901

PROJECT:
SRCS SAN PEDRO ELEMENTARY SCHOOL HVAC & FA

SHEET NAME:
CAMPUS SITE PLAN

DSA SUBMITTAL

FILE NO.: 21-39 A NO.: 01-121955

DATE: 2024.10.01 CLIENT PROJ NO:

SHEET:

CAMPUS SITE PLAN

1

1/32" = 1'-0"

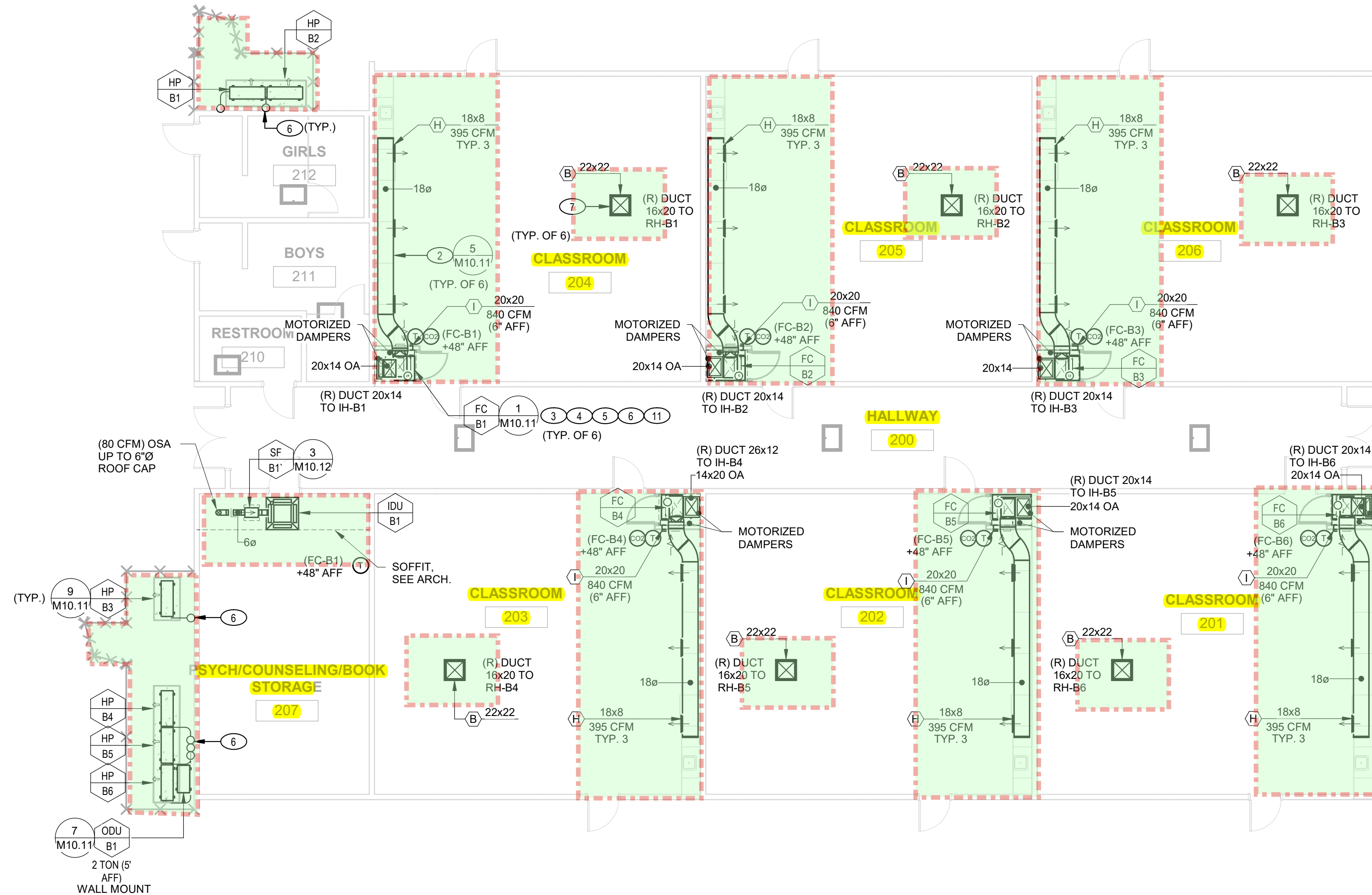
PLEASE RECYCLE

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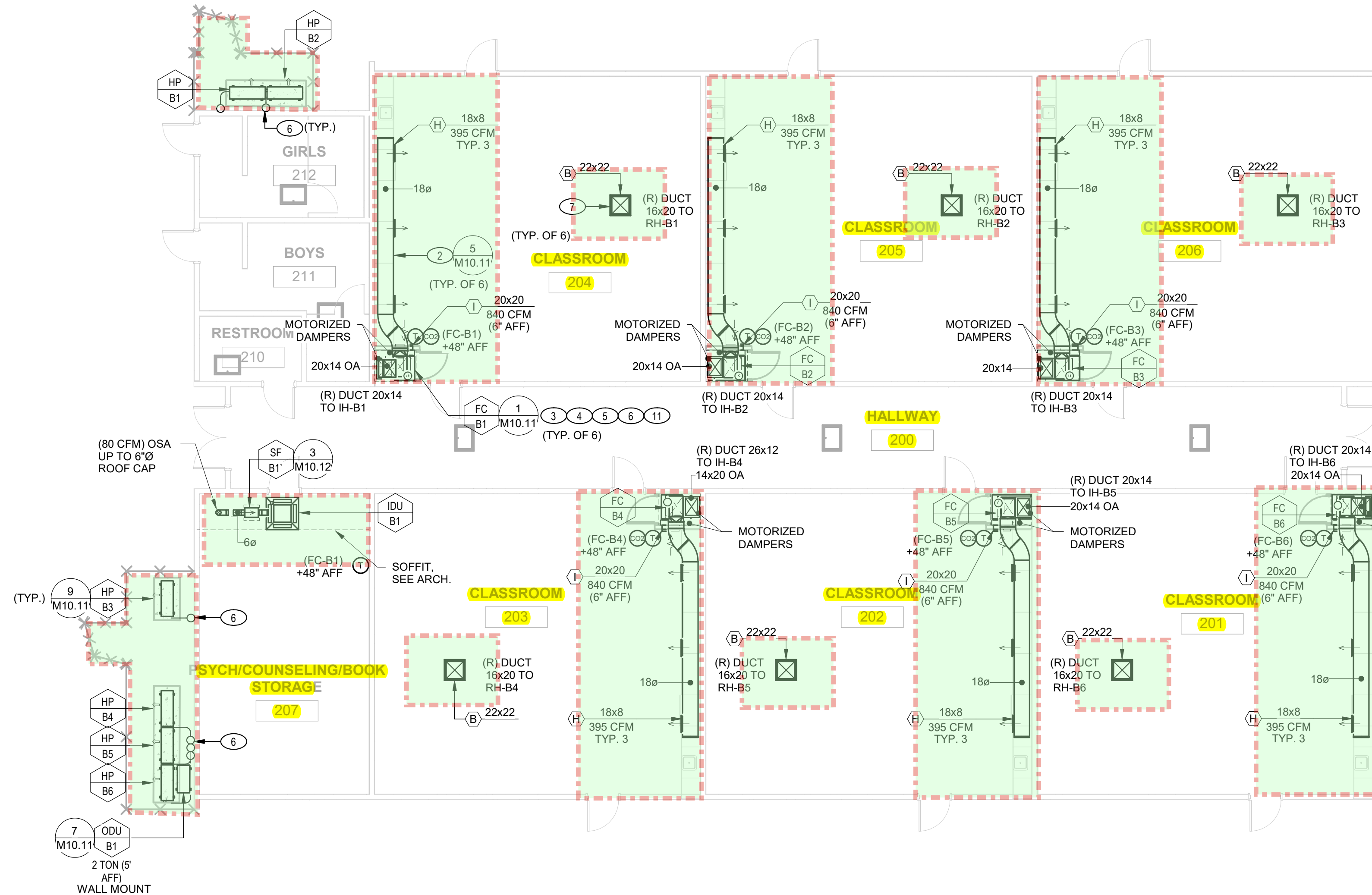
2 MECHANICAL BLDG C FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 MECHANICAL BLDG B FLOOR PLAN

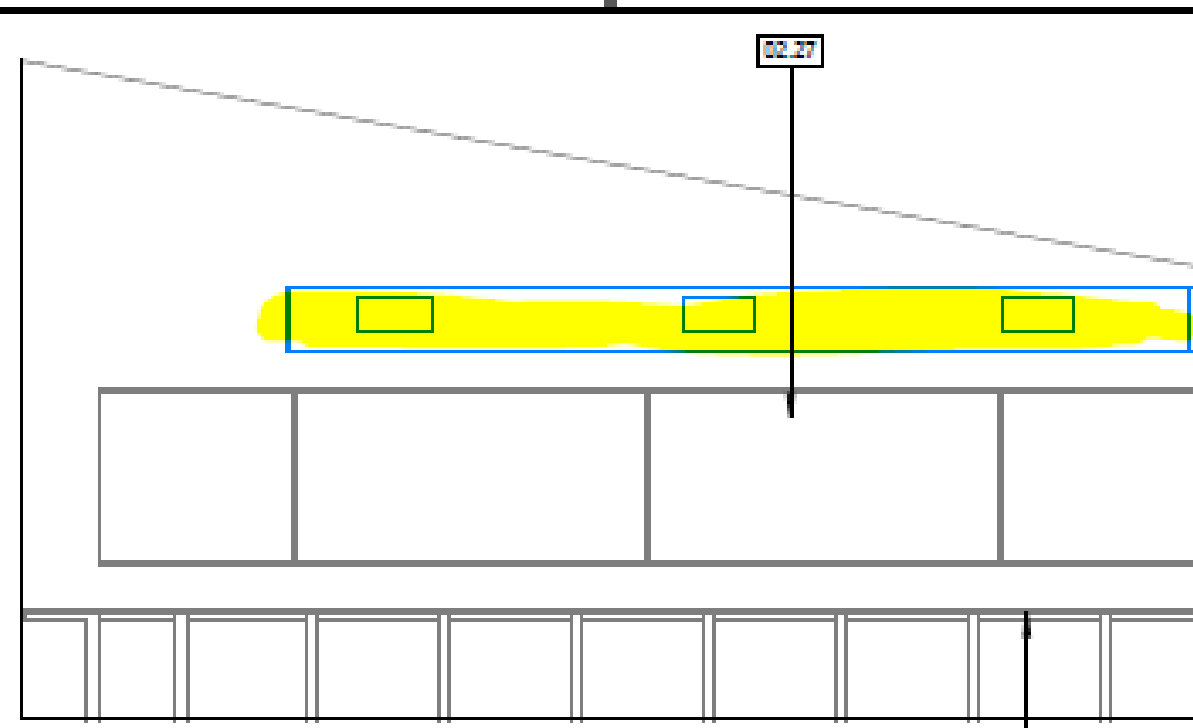
SCALE: 1/8" = 1'-0"



BLDG C TYP. CLASSROOM INTERIOR ELEVATION

1

1/4" = 1'-0"



GENERAL NOTES

FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. NOTIFY ARCHITECT/ENGINEER OF ANY CONDITIONS THAT VARY FROM WHAT IS SHOWN. ALL HVAC EQUIPMENT, DUCTWORK, CONTROLS AND PIPING SHALL REMAIN UNLESS NOTED OTHERWISE. PATCH, REPAIR, AND FINISH AS NECESSARY FOR ANY DAMAGES DURING DEMOLITION AND INSTALL. ALL THERMOSTATS IN STUDENT ACCESSIBLE AREAS TO HAVE VENTED LOCKABLE COVER.

[ASHRAE 15.8.10.1] CMC 1109.4.1 PROTECTION FROM MECHANICAL DAMAGE. PASSAGES SHALL NOT BE OBSTRUCTED BY REFRIGERANT PIPING. REFRIGERANT PIPING SHALL NOT BE LOCATED IN AN ELEVATOR, DUMBWATER, OR OTHER SHAFT CONTAINING A MOVING OBJECT, OR IN A SHAFT THAT HAS OPENINGS TO LIVING QUARTERS, OR TO MEANS OF EGRESS. REFRIGERANT PIPING SHALL NOT BE INSTALLED IN AN ENCLOSED PUBLIC STAIRWAY, STAIR LANDING, OR MEANS OF EGRESS. [ASHRAE 15.8.10.2] 5418

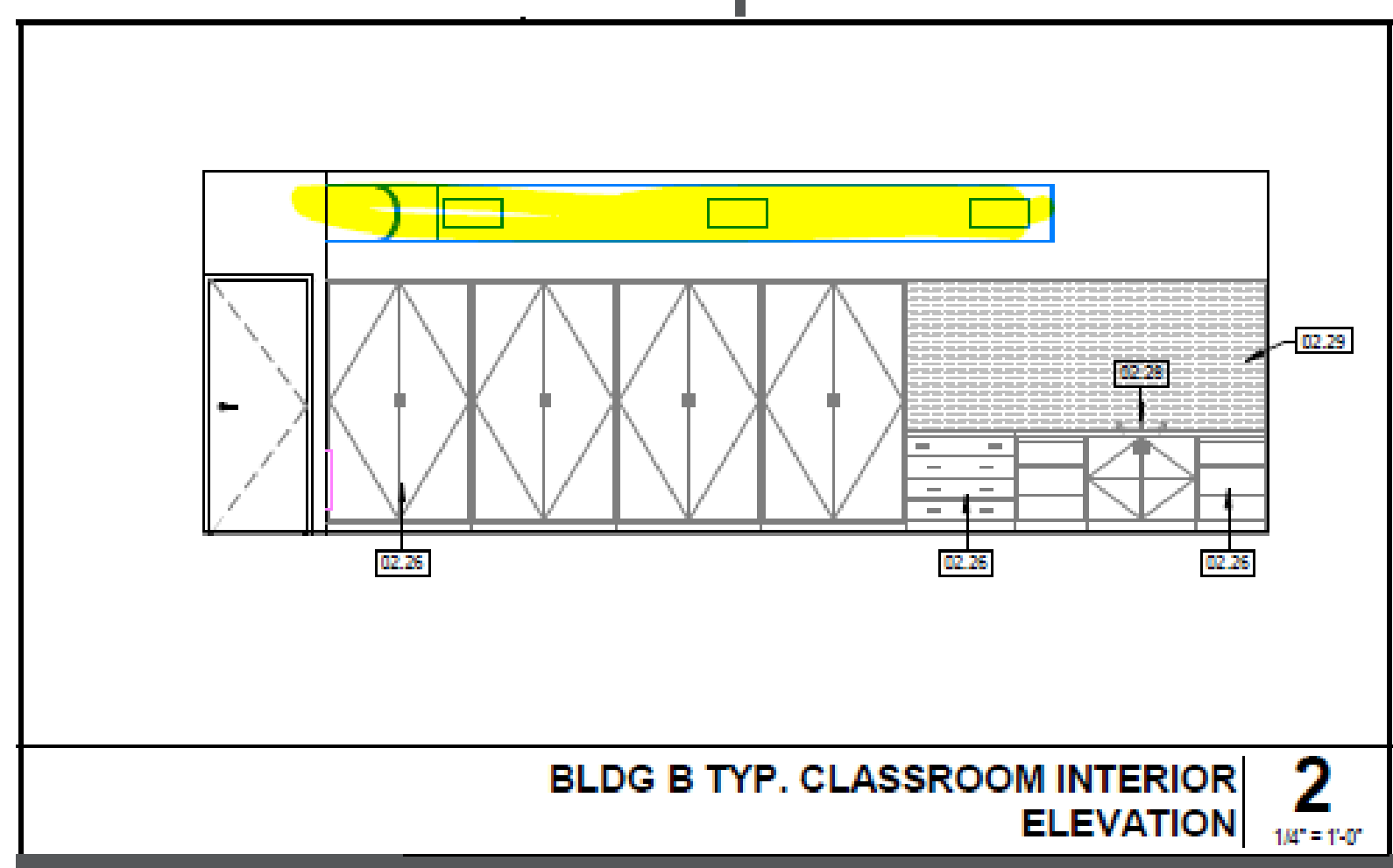
LEGEND

EXISTING 1 HOUR FIRE RATED WALL TO REMAIN (METAL STUD FRAMING @ BLDG C AND MPR, WOOD STUD FRAMING @ BLDG A)

BLDG B TYP. CLASSROOM INTERIOR ELEVATION

2

1/4" = 1'-0"

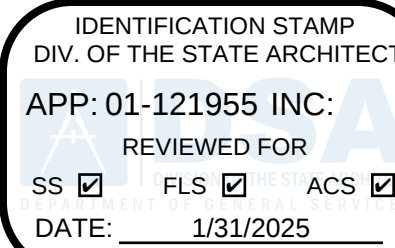


KEYNOTES

- EXISTING RELIEF AIR HOOD TO REMAIN UNDISTURBED.
- NEW SUPPLY AIR DUCT ABOVE CASEWORK. PAINT NEW DUCTWORK. COLOR SELECTION BY OWNER/ARCHITECT.
- INSTALL NEW FAN COIL. PROVIDE NECESSARY DUCT, FITTINGS, OFFSETS, AND TRANSITIONS FOR A COMPLETE AND OPERABLE SYSTEM.
- RECONNECT NEW FAN COIL TO EXISTING CONDENSATE DRAIN LINE. 3/4" CONDENSATE DRAIN PIPE AND CONNECTION. PROVIDE WITH CONDENSATE DRAIN P-TRAP.
- LIQUID AND SUCTION REFRIGERANT PIPING LINE SET ROUTED ON ROOF, SIZE PER MANUFACTURER'S RECOMMENDATION. SEE DETAILS 1/M10.12 & 2/M10.12 FOR PIPE ON ROOF ATTACHMENT DETAILS.
- COORDINATE LOCATION OF NEW REFRIGERANT PIPING RISER WITH ANY EXISTING EQUIPMENT SYSTEM.
- INSTALL NEW AIR RELIEF HOOD. SIZE AS NOTED. SEE MECH. SCHEDULE FOR MODEL NUMBER.
- AIR BALANCE THE SYSTEM TO NEW OR EXISTING AIR QUANTITIES.
- EXISTING FIRE DAMPER AT DUCT PENETRATION THRU ROOF AND FLEX CONN. TO UNIT TO REMAIN UNDISTURBED
- SQUARE TO ROUND DUCT TRANSITION IN EXISTING OPENING, HIGH ABOVE WALL. COORDINATE ADDITIONAL FRAMING, AS NEEDED.
- REFER TO UL FIRE SYSTEM ON SHEET M10.13 FOR DUCT WALL PENETRATION

AGENCY APPROVAL:

DSA #01-121955 INC.
FILE #21-39



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3546 CONCOURS STREET
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909 989 9979 / www.hmcarchitects.com

ISSUE

DESCRIPTION DATE

KEYNOTES

FACILITY:

498 POINT SAN PEDRO RD
SAN RAFAEL CA 94901

PROJECT:
SRCS SAN PEDRO ELEMENTARY SCHOOL HVAC & FA

SHEET NAME:
MECHANICAL BLDG B & C FLOOR PLANS

DSA SUBMITTAL

DATE: 2024.10.01

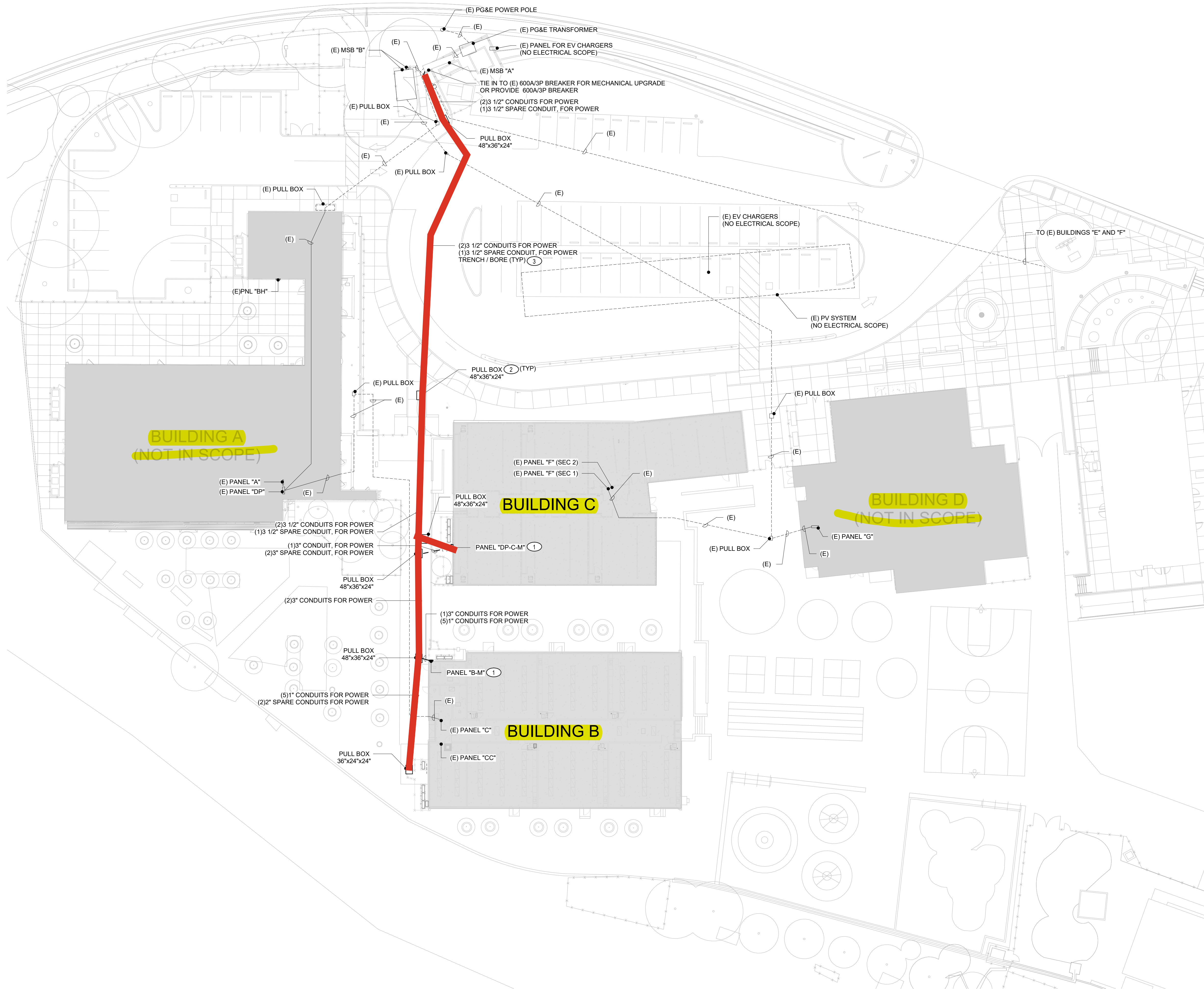
CLIENT PROJ NO:

SHEET:

M2.12

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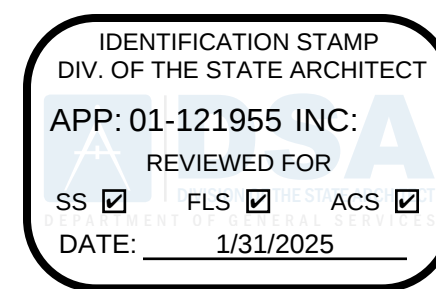


1 ELECTRICAL SITE PLAN

SCALE: 3/64" = 1'-0"



AGENCY
APPROVAL:
DSA #01-121955 INC.
FILE #21-39



HMC Architects

3584-003-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

ISSUE

DESCRIPTION DATE

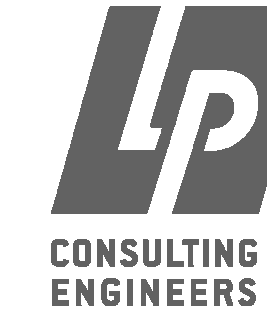
GENERAL NOTES

- ALL ELECTRICAL CONDUCTORS IN PARALLEL SHALL COMPLY WITH CEC 310.10 (H).
- CORROSION PROTECTION / WRAPPING IS REQUIRED ON ALL UNDER-SLAB OR UNDERGROUND FERROUS ELECTRICAL CONDUIT. THE MATERIAL USED FOR CORROSION PROTECTION SHALL BE CALIFORNIA CODE APPROVED AND LABELED.
- VOLTAGE DROP SHOWN ON THE ELECTRICAL ONE-LINE IS FOR PLAN CHECK PURPOSES. CONTRACTOR SHALL MEASURE ACTUAL FEEDER LENGTHS AND CALCULATE VOLTAGE DROP CALCULATIONS FOR ALL FEEDERS AND CIRCUIT GROUNDING, CEC 215.2(A)(2).
- EXTERIOR ELECTRICAL OUTLETS INDICATED WEATHERPROOF WHILE IN USE "WPU" SHALL BE PROVIDED WITH WEATHERPROOF COVER, DIE-CAST METAL.
- CONDUIT UNDERGROUND PATHWAYS SHALL BE FULLY COORDINATED WITH EXISTING UNDERGROUND UTILITIES. REFER TO SHEET E0.01 FOR GENERAL UG TRENCHING NOTES. FOR UG CONSTRUCTION, THE MINIMUM DEPTH BELOW GRADE, AND REQUIRED COVERAGE PER CEC, TABLE 300.50. SEE TYPICAL TRENCH DETAIL 2/E10.11. GENERAL CONTRACTOR TO VERIFY THE FINAL CONSTRUCTION, DEPTH BELOW GRADE, AND CONCRETE COVERAGE (WHERE APPLICABLE).
- UNDERGROUND PULL BOXES SHOWN ON THE PLAN SHALL BE VERIFIED BASED ON FINAL CONDUIT QUANTITY AND SIZES. ALL UNDERGROUND PULL BOXES SHALL BE SIZE PER CEC ARTICLE 314.28.
- FIELD VERIFY ALL EXISTING CONDITIONS, PRIOR TO ANY WORK, AND REPORT TO ENGINEERS ANY DISCREPANCIES.
- UNDERGROUND CONDUITS SHALL BE SCH-40 PVC.

KEYNOTES

- ELECTRICAL PANEL SURFACE MOUNTED. SEE DETAIL 2/E10.12.
- UNDERGROUND PULL BOX, SEE TYPICAL DETAIL 1/E10.11
- FOR TRENCHING/BORING SEE DETAIL 2/E10.11.

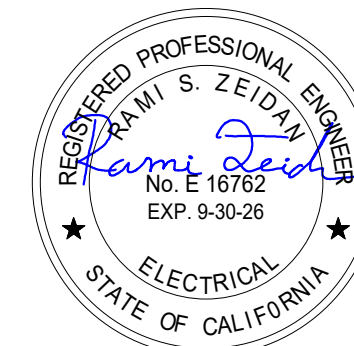
CONSULTANT:



MEP & FS / Sustainability / CxA

1209 Pleasant Grove Blvd.
Roseville, CA 95678
p 916-771-0778

www.lpenginers.com
Job #: 24-2053



FACILITY:

498 POINT SAN PEDRO RD
SAN RAFAEL CA 94901

PROJECT:
SRCS SAN PEDRO ELEMENTARY SCHOOL HVAC & FA

SHEET NAME:
ELECTRICAL SITE PLAN

DSA SUBMITTAL

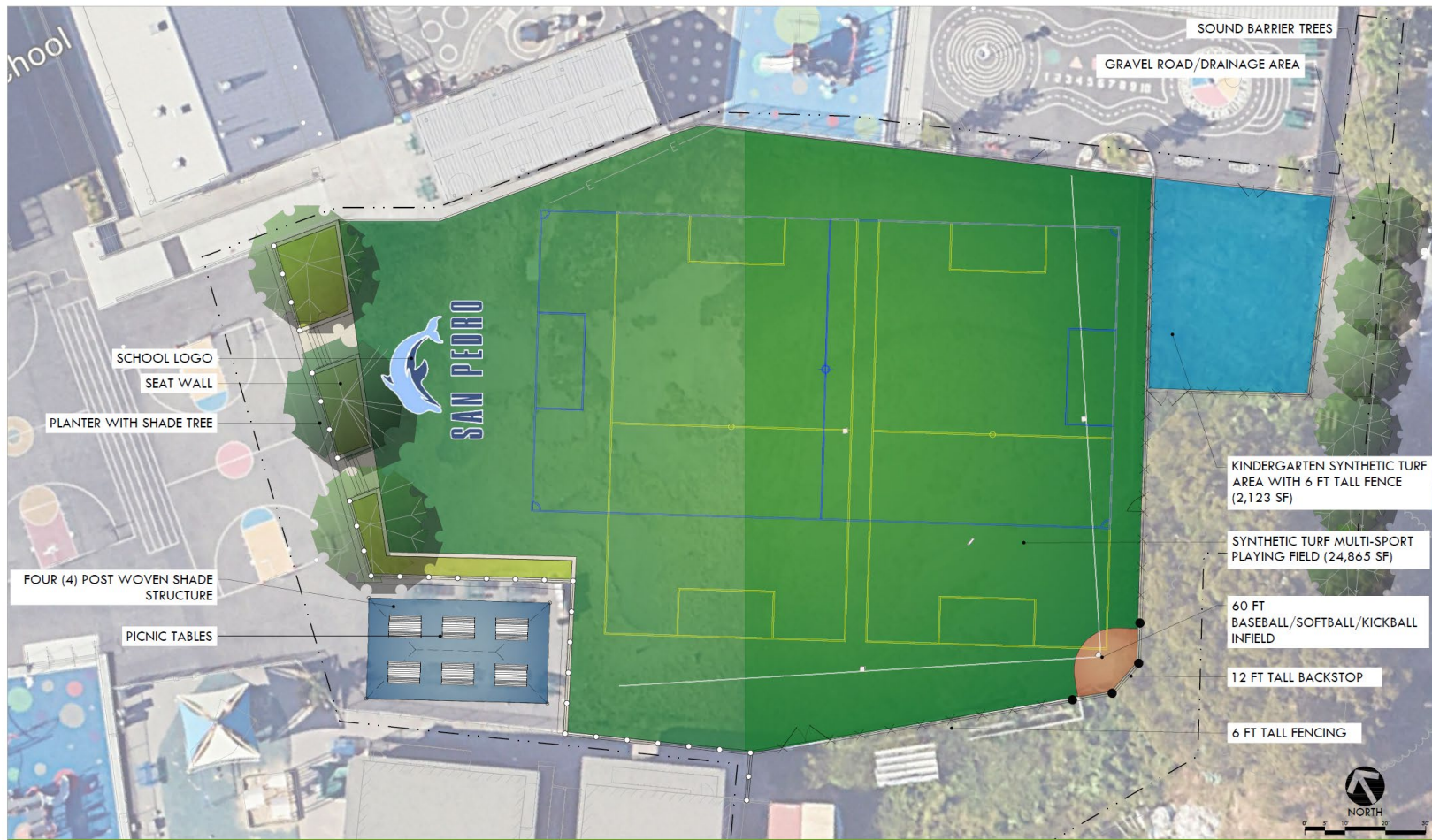
DATE: 2024.10.01

CLIENT PROJ NO:

SHEET:

E1.11

PLEASE RECYCLE



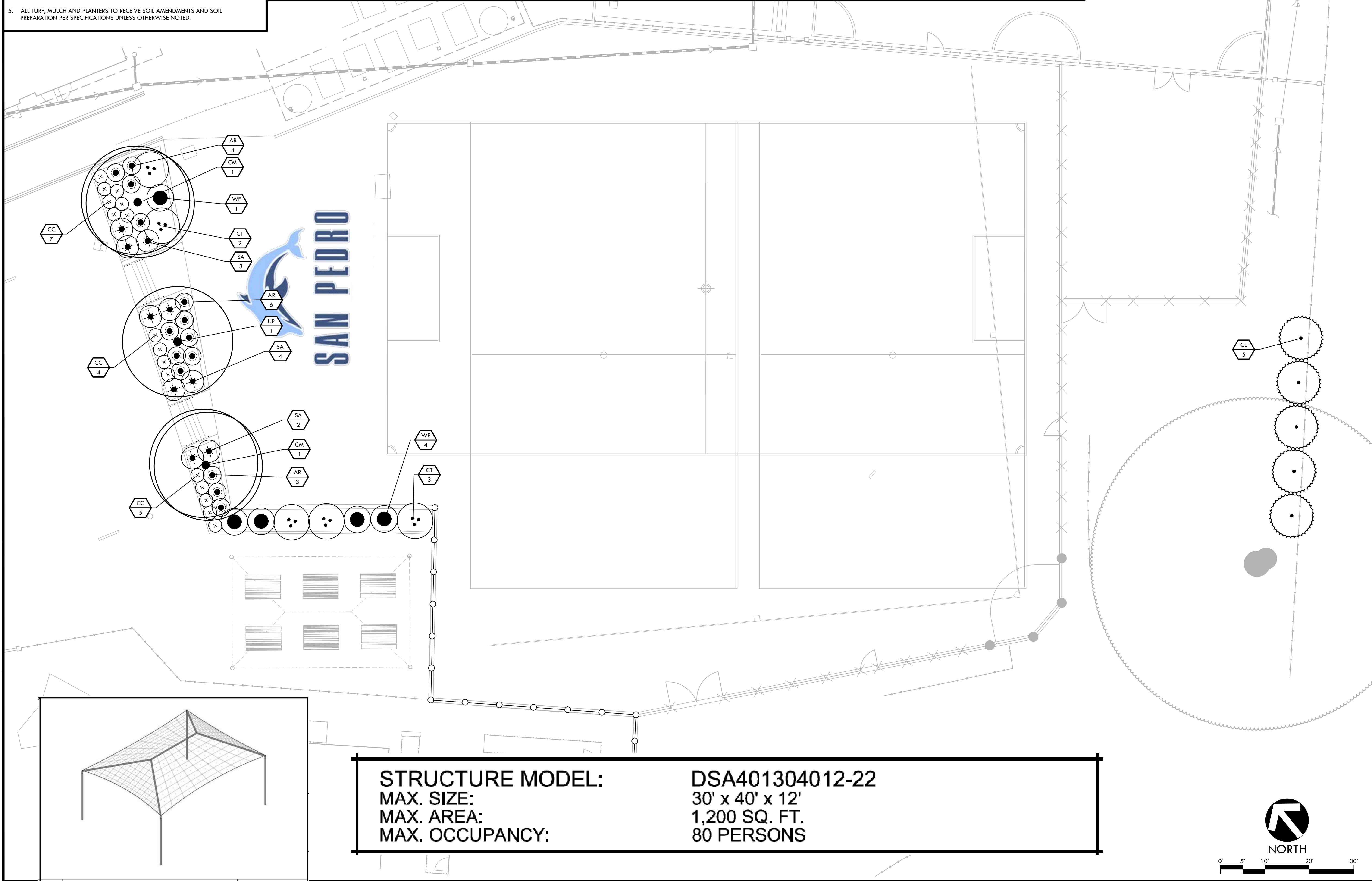
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PLANTING NOTES

- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. DISTRICT SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM DISTRICT'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY DISTRICT'S REPRESENTATIVE.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE). REFER TO SPECIFICATIONS.
- ALL SHRUB AND TREE AREA SHALL RECEIVE A WEED FABRIC LAYER. INSTALL WITH STAPLES, 3" OVERLAP AND COVER WITH MULCH.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AND SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	DTL REF	SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	DTL REF	SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	DTL REF
TREES						SHRUBS						GROUND COVERS					
CL	5	15 GAL.	CUPRESSUS X LEYLANDII LEYLAND CYPRESS	AS SHOWN	⊙	AR	13	5 GAL.	ARCTOSTAPHYLAS 'EMERALD CARPET' EMERALD CARPET MANZANITA	4'-0" O.C.	⊙	⬮				WILDFLOWER MIX, REFER TO SPECIFICATIONS.	
CM	2	24" BOX	LAGESTROEMIA 'NATCHEZ' CRAPE MYRTLE	AS SHOWN	⊙	CC	16	5 GAL.	CAREX CONICA 'SNOWLINE' SNOWLINE BIRDFOOT SEDGE	1'-5" O.C.	⊙	⬮				SEEDED TURF, REFER TO SPECIFICATIONS.	
UP	1	24" BOX	ULMUS PARVIFOLIA LACEBARK ELM	AS SHOWN	⊙	CT	5	5 GAL.	CEANOTHUS THYRSIFLORUS BLUEBLOSSOM	8'-0" O.C.	⊙						
						SA	9	5 GAL.	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5'-0" O.C.	⊙						
						WF	5	5 GAL.	WESTRINGIA FRUTICOSA COAST ROSEMARY	6'-0" O.C.	⊙						



STRUCTURE MODEL:
MAX. SIZE:
MAX. AREA:
MAX. OCCUPANCY:

DSA401304012-22
30' x 40' x 12'
1,200 SQ. FT.
80 PERSONS

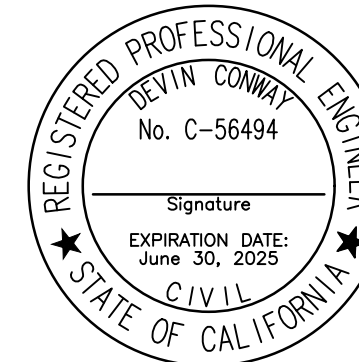


VERDE DESIGN

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN

3558 Round Barn Blvd. Suite 200
Santa Rosa, CA 95403
tel: 707.800.4204
fax: 408.985.7260
www.VerdeDesigninc.com

STAMP



CONSULTANT

LA

SHEET TITLE

**PLANTING
PLAN**

PROJECT NAME

**SAN PEDRO ES
ATHLETIC FIELD
IMPROVEMENTS**

PROJECT ADDRESS

**498 POINT SAN PEDRO RD
SAN RAFAEL, CA
94901**

SUBMITTAL	DATE
DD SUBMITTAL	11/01/24

NO.	REVISIONS	DATE
△		
△		
△		
△		
△		
△		

DRAWN BY XX	CHECKED BY WD/DC
DATE ISSUED 11/01/24	SCALE 1"=10'-0"
PROJ. NO. 2401200	
SHEET NO. L9.1	OF X SHEETS

PLANTING PLAN