



SAN RAFAEL CITY SCHOOLS

DISTRICT-WIDE CAPITAL IMPROVEMENT PROJECTS



MAY 23, 2022

District Vision Statement

"The San Rafael City Schools works to ensure every student will be a confident learner, an effective communicator, a critical thinker and a positive contributor to the global community."

District Administration

Jim Hogeboom
Superintendent

Amy Buster Baer
Assistant Superintendent of Human Resources

Christina Perrino
Director of Communications

Jason Symkowick
Executive Director of Student Services

David Pedroli
Director of Maintenance and Operations

Bob Marcucci
Assistant Superintendent of Business Services

Sarah Ashton
Chief Technology Officer

Stephanie Kloos
Executive Director of Elementary Education

Tyler Graff
Executive Director of Secondary Education

Dr. Daniel Zaich, ED.D.
Senior Director of Capital Facilities Program

Governing Board Members

Linda M. Jackson
President

Lucia Martel-Dow
Vice President

Gina Daly
Board Member

Carolina Martín
Board Member

Marina Palma
Board Member



SAN RAFAEL CITY SCHOOLS

FACILITIES PLAN what's inside...



PART 1

EXECUTIVE SUMMARY

- 1.1 Introduction & Acknowledgments
- 1.2 Background
- 1.3 Capital Improvement Needs
Identification and Input Process
- 1.4 2014 Master Plan Review
- 1.5 District-Wide Target Initiatives
- 1.6 Existing Conditions Assessments
- 1.7 Project List Development
- 1.8 School Site Input
- 1.9 Cost Development
- 1.10 School Board Engagement
- 1.11 Conclusion and Next Steps



PART 2

ATTACHMENTS

Campus Priority Diagrams: Elementary School District

- Bahia Vista Elementary School
- Coleman Elementary School
- Glenwood Elementary School
- San Pedro Elementary School
- Sun Valley Elementary School
- Venetia Valley K-8
- Davidson Middle School

Campus Priority Diagrams: High School District

- Terra Linda High School
- San Rafael High School

Campus Project Lists:

- Elementary School District
- High School District



PART 1

EXECUTIVE SUMMARY

1.1 INTRODUCTION

The District-Wide Capital Improvement Projects Executive Summary Report comprises a summary of the major capital improvements needs, priorities, and target projects for the San Rafael City Schools Elementary and High School Districts. Enclosed is a description of the process undertaken to generate the list of priority projects, associated costs, and individual campus project descriptions.



Acknowledgment

This two-year effort would not have been possible without the help and collaboration of a great many people. We would like to take a moment and acknowledge all of the people that made this document possible. Countless teachers, principals, parents, district administrators, consultants and board members contributed time and input to this process and final project list.

We want to especially thank Dan Zaich, Senior Director of Capital Facilities, for his tireless efforts to connect with all parties and make this document a possibility, Bill Savidge of K12 School Facilities for his dedicated insight and experience, and Dave Pedrolli, Director of Maintenance & Operations and his entire team for their help in providing the conditions assessments and for continuing to make improvements around the district.

1.2 BACKGROUND

Local Bond Measures A & B were passed in November of 2015 and San Rafael City Schools began a major construction campaign to upgrade their facilities in both the Elementary and High School Districts. The bond programs were predicated on the 2014 comprehensive Facilities Analysis and District-Wide Master Plan created by HY Architects for San Rafael City Schools.

As the bond programs began to wind down in 2020, San Rafael City Schools began a process of identifying capital improvements projects that were still needed at their facilities. These projects are primarily those that were not able to be completed under the 2015 bonds as well as new initiatives of the district. HY Architects worked in concert with the Facilities Department from the end of 2020 through February of 2022 to identify the major capital improvements needed at each school site and district facility, generate district-wide target initiatives, formulate projected cost estimates, and evaluate priorities. Ultimately a list of target projects and associated costs was developed for each site.



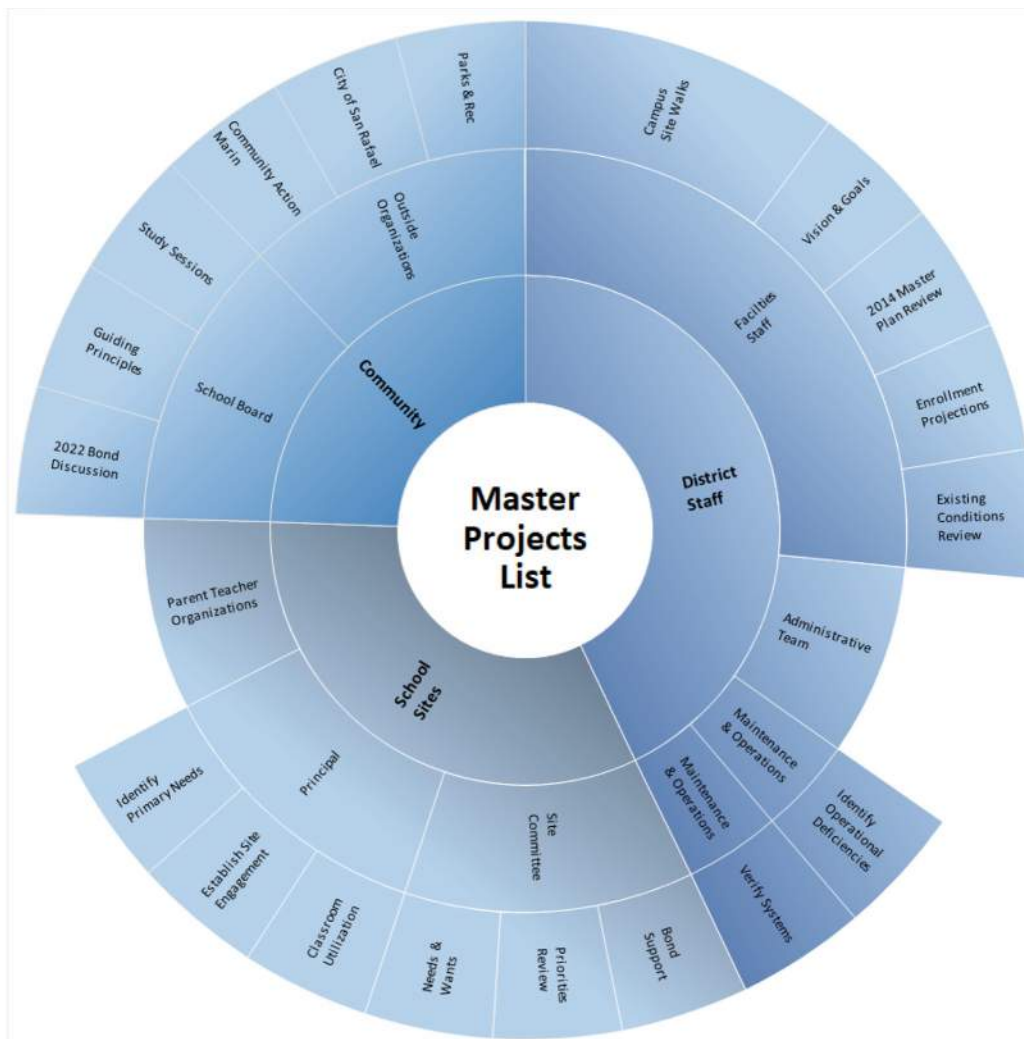
1.3 CAPITAL IMPROVEMENT NEEDS IDENTIFICATION & INPUT PROCESS

In the initial project planning stages, San Rafael City Schools established a process for identifying capital improvement needs within the district. The process guidelines set out to be inclusive of input from multiple sources including:

- District staff (both the administrative team as well as the facilities and maintenance teams)
- School site staff from each campus

- Outside consultants and informational reports including demographic reports, enrollment trends, and financial consultants
- Facilities planning specialists including project management and current district architectural teams as well as cost estimators

The project list development process was further refined by establishing that all identified projects should support one or more of the district's target initiatives.



1.4 2014 MASTER PLAN REVIEW

In setting out to define the district-wide target initiatives, San Rafael City Schools and HY Architects first worked together to capture a snapshot of progress that was made towards the vision set out for Measures A and B as defined by the 2014 Master Facilities Plan.

Progress made toward realizing the vision set forth in the 2014 Master Plan was analyzed by comparing the list of facilities improvements that were established in the 2014 Master Plan against the work completed (through both the bond programs as well as from other funding sources).

The matrices identify work completed at each site, and note if uncompleted work is no longer required and also if additional projects should be considered.

The 2014 Master Facilities Plan anticipated substantial growth and a number of the projects in that plan were identified in order to accommodate that increase in students. In the interceding years, the demographic trends have been more clearly identified, and the district population appears to be stable for the next 10 years. Many of the projects that were removed from that prior project list were due to this change in the anticipated growth.

SAN RAFAEL CITY SCHOOLS										
Summary of Outstanding Projects From 2014 Masterplan										
Site	Complete	Not Done	Not Required	Underway	New Scope	Partially Complete	San Rafael	Old Galinas ES (SDC/Normal)	Marshall ES (Normal)	Veneta Valley HS
2014 Masterplan Scope	Bella Vista ES	Colman ES	Glenwood ES	Laurel Hall ES	San Pedro ES	Short ES (Normal)	San Rafael	Old Galinas ES (SDC/Normal)	Marshall ES (Normal)	Veneta Valley HS
	New Bldg (child care + 3CR) or AS portable	Admin/Library Mod	Complete Campus	Complete Campus	Complete Campus	Complete Campus	Complete Campus	Complete Campus	Complete Campus	Complete Campus
	New Bldg (40 - Lab)	Comp. Lab add	Resources RM Mod	2-Kind	2-Kind	2-Kind	2-Kind	2-Kind	2-Kind	2-Kind
	Shade Structure @ Entry	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure	NY play structure
New Scope / Needs	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg
	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg	Remodel (2) Bldg

SAN RAFAEL CITY SCHOOLS										
Summary of Outstanding Projects From 2014 Masterplan										
Site	Complete	Not Done	Not Required	Underway	New Scope	Partially Complete	San Rafael HS	Marshall	Theresa Linda HS	District Office
2014 Masterplan Scope	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
New Scope / Needs	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office
	San Rafael HS	Marshall	Theresa Linda HS	District Office	Other		San Rafael HS	Marshall	Theresa Linda HS	District Office

1.5 DISTRICT-WIDE TARGET INITIATIVES

Concurrently with the review of outstanding projects from the 2014 Master Plan, the district worked to identify district-wide target initiatives reflective of current thinking. The target initiatives reflect discussions and considerations of education performance goals, functional campus concerns, safety and security measures, and an understanding the modernization work that would be needed within the next eight years (based on the state funding guidelines which outline a 25-year modernization life cycle). Stemming from this process, the following initiatives were established:

1. High Performance Classrooms and Learning Environments

- Maximize teaching opportunities through technology infrastructure and flexible layouts
- High-quality lighting and acoustics
- Remove portable classrooms and house educational programs in permanent construction
- Ensure adequate and appropriate facilities will be available for the district to incorporate new Transition Kindergarten (TK) classes
- Keystone Project (Elementary School District): Center for Student Life at Davidson Middle School
- Keystone Project (High School District): Competition-level Aquatic Centers for swimming and water polo at Terra Linda High School and San Rafael High School

2. Climate Resiliency and Sustainability

- Establish energy independence through solar power generation and micro-grid development to maintain operation of critical district functions during unforeseen climate events including the development of a district-wide solar master plan in conjunction with Sage Energy Consulting
- Improve climate control (maintain temperature and air quality thresholds at district facilities) through high performance windows, heating, ventilation, and air conditioning upgrades
- Develop outdoor spaces that support campus operations such as outdoor classrooms, covered lunch areas, play space improvements, and at the middle and high school level, larger scale outdoor gathering areas such as courtyards or plazas
- Reduce reliance on irrigation and potable water to maintain outdoor athletic areas (i.e. all weather turf fields)
- Set benchmark criteria for district facilities projects to align with California High Performance Schools (CHPS) designed schools



District-Wide Target Initiatives (continued)

3. Functional and Operational Support

- Upgrade fire and security alarm systems to meet current district standard systems
- Re-configure poorly functioning parking and drop-off areas
- Plans for functional improvements to the maintenance, operations, and transportation facilities
- Identify asset management projects at the district's leased facilities

4. Campus Safety and Security

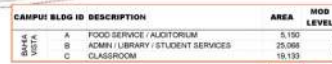
- Understand and enhance the role of the built environment in providing safe and secure spaces for students, staff, and community members
- Supplement campus security through electronic systems as well as physical features (e.g. sight lines, controlled access, cameras, alarms and fencing)
- Maintain a campus environment that is reflective of its local community and continues to build on a good neighbor mentality (e.g. working with outside agency service providers and enhancing community and shared access for areas adjacent to and within the campus)
- Establish security zones on campuses to provide controlled access for public, semi-public, and private functions



EXISTING CONDITIONS ASSESSMENTS

The need for expansion projects was evaluated by assessing the overall space needs and school capacity at each site. District enrollment trends and projection reports prepared by Decision Insite were reviewed alongside with school site utilization matrices provided by the school sites. On the whole, neither the Elementary School District nor the High School District were expected to realize significant enrollment increases that generate a need for expansion projects.

- The need for expansion projects was evaluated by assessing the overall space needs and school capacity at each site. District enrollment trends and projection reports prepared by Decision Insite were reviewed alongside with school site utilization matrices provided by the school sites. On the whole, neither the Elementary School District nor the High School District were expected to realize significant enrollment increases that generate a need for expansion projects.



1.7 PROJECT LIST DEVELOPMENT

A comprehensive project list was generated by identifying the specific scope that each campus would need to realize the district target initiatives.

Once the initial list of potential projects was developed with a total of the potential cost, it was clear that a prioritization of these projects would be necessary. Based on available funding, only a certain amount of work is anticipated to be completed in a single program. The project list was then fine-tuned to identify specific projects that focused on equity between schools throughout the district.

Build Consensus – *Underway*

Community Engagement

- School Community: Establish site committees at each campus comprised of principal, teachers, parents (and students at the high schools)
- Engage with each school site committee to validate project lists
- Modify project list per community feedback



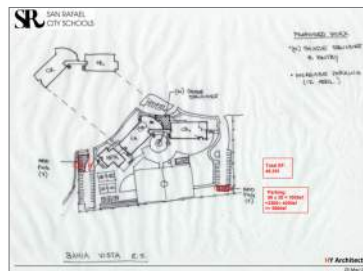
1.8 SCHOOL SITE INPUT

Each school site principal was engaged early on in the process to provide information on the programs operating on site. The schools provided classroom utilization spreadsheets, identified supplemental support programs operating on each school, and information regarding before and after school programs at each site. Further, each school site provided notes on critical facilities needs that should be considered in support of the educational curriculum.

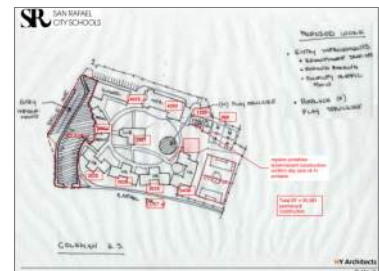
Towards the latter stages of the project list development process, a site committee was established at each campus to review the proposed projects and provide input on any site needs that had been left unmet. The district also utilized the site committee meetings to provide information and transparency on the need for a future bond program that would be able to address some of the needs identified throughout the process.

The table is a summary of school site input data, organized into columns for school name, principal, and various categories of input. The categories include: Classroom Utilization, Supplemental Support Programs, Before and After School Programs, Critical Facilities Needs, and Other. The table is color-coded with yellow and blue highlights.

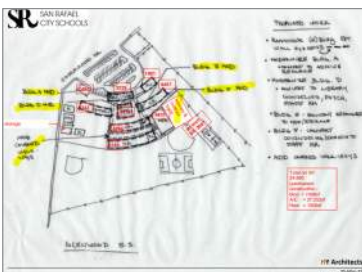
Summary



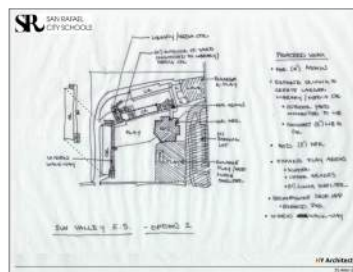
Bahia Vista
Elementary School



Coleman
Elementary School



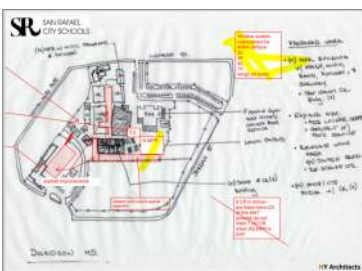
Glenwood
Elementary School



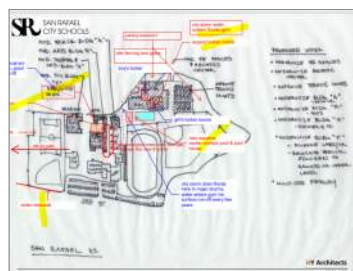
Sun Valley
Elementary School



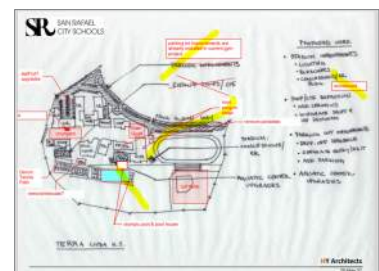
Venetia Valley
K-8



Davidson
Middle School



San Rafael
High School



Terra Linda
High School

1.9 COST DEVELOPMENT

Every project identified in the preliminary project list was accompanied by a conceptual project cost. Every construction project requires more money than that used for the actual construction. In addition, when planning for any long-term program, considerations for cost increases (generally called “escalation”) must be included in order to develop a complete project cost.

Each project was estimated using the most recently available construction cost examples. These costs were then modified to include:

- **Escalation:** Natural cost increases through the life of a potential construction program
- **Soft Costs:** Expenses required for management, design, permitting and, inspections
- **Furniture, Fixtures & Equipment (FF&E):** Most projects will include the need for new furniture or equipment and an amount has been allocated for these expenses
- **Construction Management:** Overall management and accounting associated with a construction program
- **Contingencies:** Planning for the unexpected in terms of both existing conditions and changing needs is a necessary component to any large construction program

Campus improvements were identified to improve equity across the district, bringing all facilities to the same level of safety, physical condition and the ability to effectively deliver the educational program.

Each site has different determinating factors that affect budgets. These include:

- **Current physical condition**
- **Campus age and date of last modernizations**
- **Campus square footage and capacities**
- **Incomplete work from current bond project list**
- **Highest impact**
- **Emergency needs**

1.10 SCHOOL BOARD ENGAGEMENT

The district's facilities staff worked with the school board through study sessions as well as open sessions to advise the board of their findings. The needs for facilities improvements, the potential time line and costs for these improvements, and the alignment with the overall vision for the school district were presented, discussed, and reviewed. Subsequently, funding investigations were also conducted and discussed with the school board during these sessions. In January of 2022, the governing board for San Rafael City Schools resolved to put Bond Measures on the June 2022 Ballot.

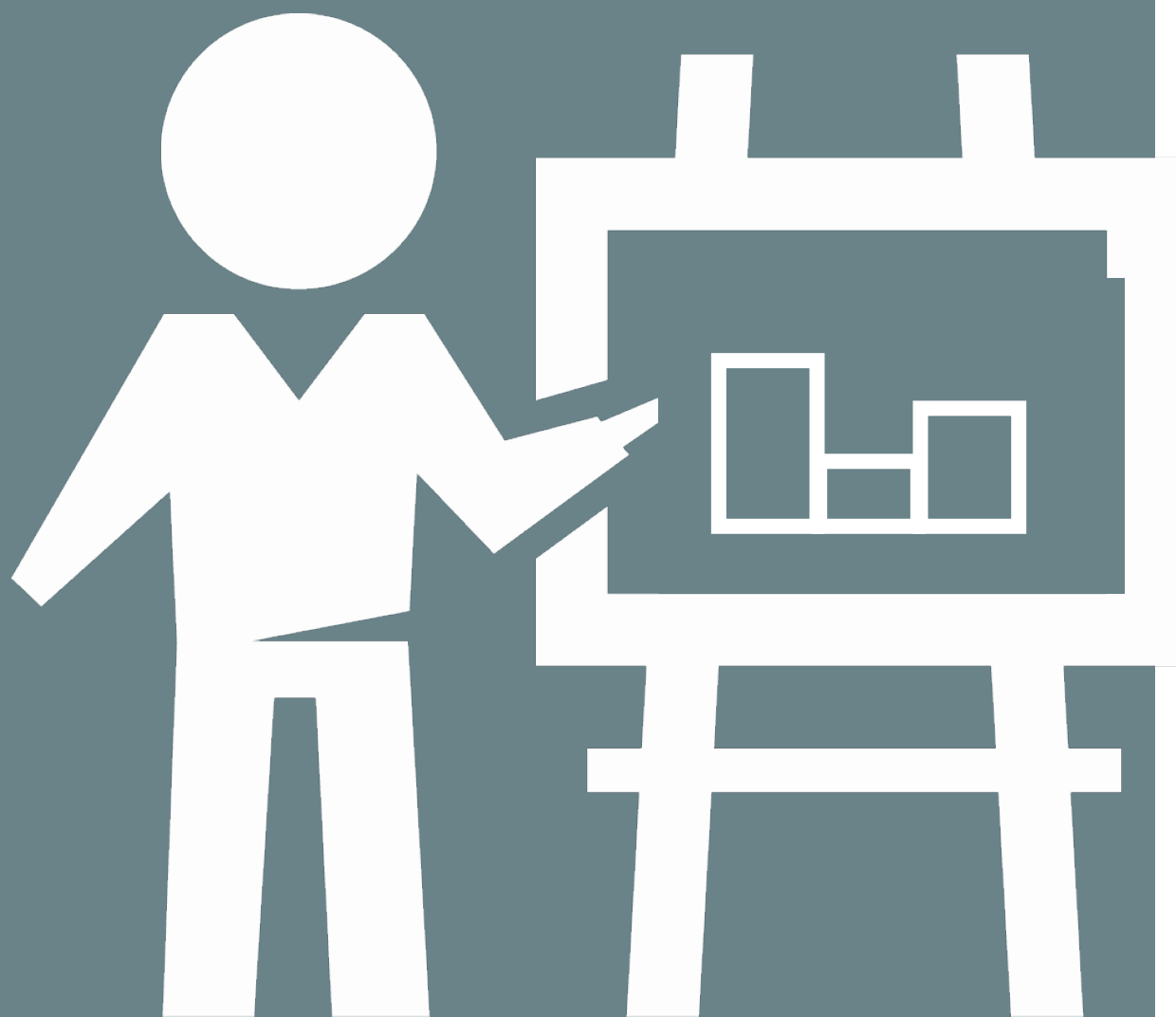


1.11 CONCLUSION AND NEXT STEPS

If the bond measures pass, it is envisioned that a specific scope of work and associated project budget will be developed for each campus based on school site and district priorities. The district staff and their consultants will work directly with each site to refine the campus projects and engage with their local communities.

The District-Wide Capital Improvement Projects List was broken out into a site plan diagram for each campus and has been reviewed at an initial level with the school principals and members of the school site council to confirm the basic needs of each campus. The project list is not a definitive scope description that will be undertaken at each site, but a guideline for the most critical projects that will achieve the district's target goals and promote equity across all the schools.





PART 2

ATTACHMENTS

2.0 ATTACHMENTS

The site diagrams presented on the following pages outline the most critical projects for consideration at each school site, including:

Elementary School District Campus Priority Diagrams

- Bahia Vista Elementary School
- Coleman Elementary School
- Glenwood Elementary School
- San Pedro Elementary School
- Sun Valley Elementary School
- Venetia Valley K-8
- Davidson Middle School

High School District Campus Priority Diagrams

- Terra Linda High School
- San Rafael High School



Bahia Vista Elementary School



Coleman Elementary School



Glenwood Elementary School



San Pedro Elementary School



Sun Valley Elementary School



Venetia Valley K-8



Davidson Middle School



Terra Linda High School



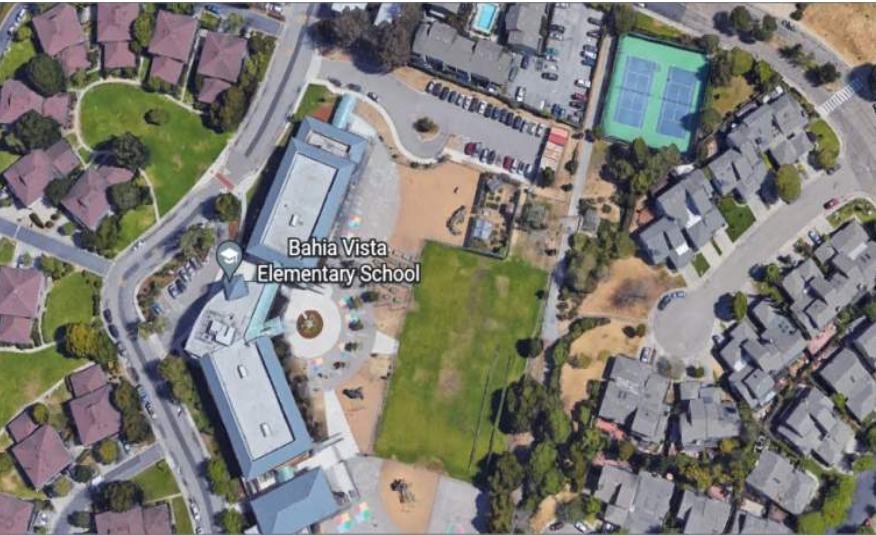
San Rafael High School

Elementary School District Campuses

Campus Priority Diagrams



BAHIA VISTA ELEMENTARY SCHOOL



Bahia Vista Elementary School was completely rebuilt in 2006. The buildings are in good condition with some minor repairs needed. The state funding cycle for modernization eligibility will begin in 2031.

The following improvements were identified as part of the investigative process:

- Fire alarm system upgrade
- Library renovation
- Outdoor classroom area
- Artificial turf field area
- New play structure
- Parking lot expansion
- Storage shed
- Entry canopy



PRIORITY PROJECTS



Site Plan Diagram

EXISTING FACILITIES

Total Campus Area: 4.97 Acres
Play Area: 2.43 Acres
Parking: 59 stalls
Permanent Classrooms: 26
Portables: 0

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration	5150	2006
Classrooms (24)	19,133	2006
Library	1118	2006
Multi-Purpose/ Food Service	5150	2006

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
1 • Library Renovation	
2 • Modernization including Classroom Technology, Finishes, & Fire Alarm System Upgrades	\$6,200,000
Site Work:	
3 • Artificial Turf Field	
4 • New Play Structure	\$800,000
Subtotal:	\$7,000,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf



PRIORITY PROJECTS: BAHIA VISTA ELEMENTARY SCHOOL
125 Bahia Way, San Rafael, CA 94901

May 23, 2022



COLEMAN ELEMENTARY SCHOOL



Coleman Elementary School was completely reconstructed in 2004. The buildings are in good condition and the site is nearly maximized for expansion capacity. The state funding cycle for modernization eligibility will begin in 2029. There are two portables on site, one of which houses a non-district after school program.

The following improvements were identified as part of the investigative process:

- Parking lot expansion
- Drop-off reconfiguration
- Marquee sign
- Minor modernization work including finishes, select casework, and classroom technology upgrades
- Portable classroom replacement
- Outdoor classroom area
- Artificial turf field area
- Playground surfacing replacement
- Kindergarten play yard expansion and remodel
- Shade structure
- Storage shed

PRIORITY PROJECTS



Site Plan Diagram

EXISTING FACILITIES

Total Campus Area: 4.16 Acres
Play Area: 51,401 SF
Parking: 36 stalls
Permanent Classrooms: 16
Portable Classrooms: 1

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration	4,043	2004
Classrooms	17,618	2004
Library	2,567	2004
Multi-Purpose Room	6,353	2004

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
① • Modernization including Finishes, Classroom Technology, & Accessibility Compliance	\$9,600,000
Site Work:	
② • Expand and Reconfigure Parking and Drop-off	
③ • Marquee Sign	
④ • Artificial Turf Field	
⑤ • Kindergarten Play Yard Remodel with New Structure	\$2,300,000
Subtotal:	\$11,900,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf

PRIORITY PROJECTS: COLEMAN ELEMENTARY SCHOOL
800 Belle Avenue, San Rafael, CA 94901

May 23, 2022

HY
Hibser Yamouchi Architects, Inc.

GLENWOOD ELEMENTARY SCHOOL



Glenwood Elementary School was originally built in 1964. Minor modernization work was undertaken for some of the buildings in 2003. For the most part, these older buildings are in poor condition. A new multi-use building was constructed in 2019 and is primarily set up as a gym and performance space. The campus currently does not have a functional indoor servery or cafeteria space. Glenwood has four portables on campus and several under-utilized permanent classroom spaces. The kindergarten classrooms do not meet state standards for size or function. The administrative and student support spaces on campus are undersized and scattered throughout unused classroom areas. The library is small and does not reflect the district’s vision for elementary school library spaces.

- Major modernization of all buildings (except the new multi-use building) including HVAC upgrades, fire alarm and security alarm upgrades, classroom technology upgrades, casework and finish improvements
- Construct new kindergarten facilities
- Reconfigure existing spaces to support a larger library
- Reconfigure existing spaces to better support administrative functionality including a staff meeting room, and student support (counseling, therapy, speech, psychologist, and RSP programs)
- Reconfigure the old multi-use room to house a cafeteria and servery space
- Improvements to the interstitial spaces between buildings (paving and landscaping)
- Remove all four portables
- Replace lunch shelters
- Play yard improvements including asphalt surface and play structure replacement
- Outdoor classroom area
- Artificial turf field area
- Storage shed



PRIORITY PROJECTS

Site Plan Diagram

EXISTING FACILITIES

Total Campus Area: 10.6 Acres
Play Area: 4.5 Acres
Parking: 62 stalls
Permanent Classrooms: 21
Portables: 4

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration/Student Services	2,304	1964/2003
Classrooms	23,315	1964/2003
Library	925	1964/2003
Multi-Purpose/Cafeteria	8,166	1964/2003/2019

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
1. Modernization including Floors, Finishes, Classroom Technology, Blinds, & Counters	
• Security and Fire Alarm Systems Remaining Upgrades	
• Expand Library Through Renovation of Existing Spaces	
2. Reconfigure Administration/Library Building	\$15,700,000
Kindergarten Classrooms & Play Yard:	
3. Construct Modular 3 Room Kindergarten Building	\$2,600,000
4. Kindergarten Play Area Remodel	
Site Work:	
5. Artificial Turf Field	
6. Replace Shade Structures & Improve Asphalt Play Area	
7. Remove Portables & Rehouse Music & After Care in School Building	\$1,100,000
Subtotal:	\$19,400,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf

PRIORITY PROJECTS: GLENWOOD ELEMENTARY SCHOOL
25 Castlewood Drive, San Rafael, CA 94901

May 23, 2022

SAN PEDRO ELEMENTARY SCHOOL



San Pedro Elementary School was expanded and partially modernized in 2019 including the administration, kindergarten, student services and multi-use buildings. In general, those spaces are in good condition with some requests for functional improvements. The classroom wings were partially modernized in 2019 with some of the buildings dating from 2004 and are in variable condition. The field and play areas are likewise in good condition with some need for outdoor learning capability. There are three portables on site that are recommended for removal.

- Modernization in the classroom wings including fire alarm upgrades, selective finishes and casework improvements and classroom technology upgrades
- Library renovation
- Sery expansion and multi-use building modernization including better connections with outdoor spaces
- Outdoor classroom area including courtyard improvements and shade structures
- Covered walkways connecting the entry area, administration, kindergarten, multi-use buildings, and classroom buildings
- Storage shed

PRIORITY PROJECTS



Site Plan Diagram

EXISTING FACILITIES

Total Campus Area: 6.71 Acres
Play Area: 2.58 Acres
Parking: 66 stalls
Permanent Classrooms: 24
Portables: 5

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration/Student Services	4,940	2019
Classrooms	31,571	2004, 2019
Library/Computer Lab	2,094	2019
Multi-Purpose/Cafeteria	7,157	2004

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
1 • 100 & 200 Wings- Modernization including Finishes, Classroom Technology, & Elinds	
2 • Library Renovation	
3 • Fire Alarm System Remaining Upgrades	\$6,300,000
Site Work:	
4 • Courtyard Improvements	
5 • New Shade Structure	
6 • Remove 3 Portables	\$900,000
Subtotal:	\$7,200,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf



PRIORITY PROJECTS: SAN PEDRO ELEMENTARY SCHOOL
498 Point San Pedro Road, San Rafael, CA 94901

May 23, 2022



SUN VALLEY ELEMENTARY SCHOOL

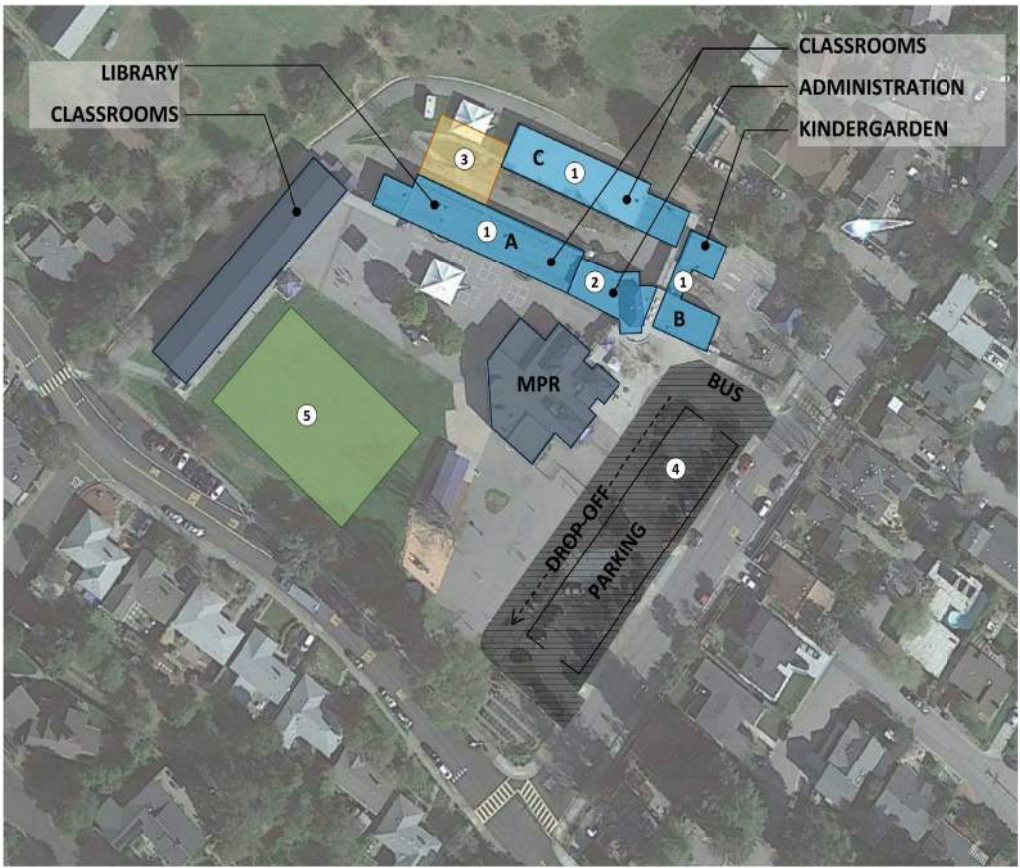


Sun Valley Elementary School was originally built in 1951. A major expansion of classrooms with a two-story modular building and a multi-use building were completed in 2003. The original single-story classroom buildings and administration areas are generally in need of a modernization. The multi-purpose building is currently doubling as the after school program with an undersized server and does not function well for performances due to the configuration of the building. The play yards, parking and drop-off areas, and field spaces are all due for improvements as well.

The following improvements were identified as part of the investigative process:

- Modernization in the classroom wings including fire alarm and security alarm upgrades, HVAC upgrades, replacement of finishes, casework and windows, and classroom technology upgrades
- Administration renovation
- Library/computer lab remodel with adjacent outdoor learning and courtyard spaces including access improvements
- Multi-use building modernization with server expansion, new outdoor lunch area, and HVAC upgrades
- Kindergarten play yard remodel including a new play structure
- Expand upper grades play yard including a new play structure
- Expand the walkway at the two-story classroom building
- Parking lot expansion with drop-off reconfiguration
- After school program modular building
- Storage shed

PRIORITY PROJECTS



Site Plan Diagram

EXISTING FACILITIES		
Total Campus Area: 4.75 Acres		
Play Area: 2 Acres		
Parking: 25 stalls		
Permanent Classrooms: 24		
Portables: 0		
DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration/Student Services	2,595	2002
Classrooms	24,833	2002, 2003
Library/Computer Lab	1,760	2002
Multi-Purpose/Cafeteria	7,930	2003

PROPOSED IMPROVEMENTS	
Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
<ul style="list-style-type: none">• A, B, & C Wings- Modernization including Finishes, Classroom Technology, Counters, Select Casework, & Blinds• Security & Fire Alarm Systems Upgrades• Renovate Administration	\$12,400,000
Site Work:	
<ul style="list-style-type: none">• Learning Courtyard• Reconfigure & Expand Parking & Drop-off• Artificial Turf Field	\$3,100,000
Subtotal:	\$15,500,000

LEGEND:			
	Existing Building		Sport Facilities Improvements
	Modernization		Asphalt Paving Improvements
	New Building		Courtyard Improvements
	Non-school Building		New Artificial Turf

VENETIA VALLEY K-8



Originally built as a middle school in 1950, Venetia Valley was expanded throughout the 1950s and into the 1970s and is now a K-8 school. In 2004, a series of permanent modular buildings were constructed to form the core of the middle school educational spaces. Venetia Valley K-8 saw significant work in 2020 with the construction of a new classroom building for the elementary school, a new multi-purpose building, as well as significant exterior improvements to the play yard areas, landscaping around the elementary school, and artificial turf field installation. The gym, library, and administration buildings are in fair condition, but could use some program based and functional educational improvements. The middle school classrooms are nearing the end of their life expectancy and will require modernizations moving forward. The kindergarten buildings are generally in poor condition and require both infrastructural improvements as program based reconfigurations to suit their use.

The following improvements were identified as part of the investigative process:

- Middle school buildings modernizations to include finishes, classroom technology, casework, and equipment
- Kindergarten modernizations to include finishes, classroom technology, restrooms, windows, finishes, and casework
- Library and administration buildings HVAC upgrades
- Interior layout renovation and admin. building general repair
- Gym locker room renovations
- Outdoor lunch area exterior shade structures
- Portable restrooms replacement
- Middle school quad landscaping and exterior improvements
- Storage shed

PRIORITY PROJECTS



EXISTING FACILITIES

Total Campus Area: 12.5 Acres
Play and Athletic Area: 4.7 Acres
Parking: 77 stalls
Permanent Classrooms (K-5): 28
Permanent Classrooms (6-8): 11
Portables: 4 (Classrooms, Student Services, Restrooms)

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration/Student Services	11,115	2004
K-5 Classrooms	41,041	1971, 2020
6-8 Classrooms	10,560	2004
Library/Computer Lab	4,218	1971
Multi-Purpose	8,164	2020
Gym	8,164	2016

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
① • Modernization including Finishes, Classroom Technology, Counters, Select Casework, & Blinds Middle School Classrooms (L1, L2, & L3) Kindergarten Classrooms (G, H, & I)	
② • Replace Portable Restroom	\$8,600,000
Subtotal:	\$8,600,000

LEGEND:

Existing Building

Modernization

New Building

Non-school Building

Sport Facilities Improvements

Asphalt Paving Improvements

Courtyard Improvements

New Artificial Turf

SAN RAFAEL CITY SCHOOLS

PRIORITY PROJECTS: VENETIA VALLEY K-8 SCHOOL
177 N. San Pedro Road, San Rafael, CA 94903

May 23, 2022

DAVIDSON MIDDLE SCHOOL



As the only middle school in the district, over 80% of the district's students pass through this school. Davidson Middle School is a large facility with buildings in differing conditions. A new two-story classroom building was constructed in 2018. The remainder of the campus facilities were last touched with minor improvements in 2003. The interstitial spaces between buildings are in poor repair and require repaving and landscaping work. The annex classrooms are permanent modular buildings that are in poor condition.

- Classroom building modernizations (including the administration, student support and library areas) including new windows, lighting, casework, counters, blinds
- Modernization to the classroom Annex including new windows, lighting, finishes, casework, and classroom technology
- Music and shop building modernizations for windows, acoustics and sound performance, lighting and finishes
- New multi-purpose building with a stage, kitchen, and outdoor courtyard space
- Gym renovation and expansion
- Hardscape improvements between buildings for access compliance and general use
- Artificial turf field for competition level soccer
- Exterior shade structures at multiple locations
- Portable replacement for two classrooms

PRIORITY PROJECTS



MULTI-PURPOSE BUILDING

GYM

20 WING

10 WING

ADMINISTRATION

SCIENCE CENTER

40 WING

30 WING & LIBRARY

CLASSROOM POD

ANNEX CLASSROOMS

MUSIC CTE BAND

EXISTING FACILITIES

Total Campus Area:	Outdoor Athletic Area:	Parking:
21.55 Acres	8 Acres	115 stalls

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration	6,338	2003
Classrooms	77,010	2003,2018
Cafeteria/Library	4,000	2003
Gym	17,128	2003
Music/Band/CTE Shop	7,447	2003

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
① 10 & 20 Wings Modernization including High Performance Windows, Finishes, Counters, Blinds, & Classroom Technology	
• 30 & 40 Wings Modernization including High Performance Windows, Finishes, Lighting, & Classroom Technology	
• Annex Modernization including High Performance Windows, Finishes, Blinds, & Classroom Technology	\$14,400,000
② New Multi-Purpose Building & Courtyard (per QKA):	\$13,700,000
Site Work:	
③ • Artificial Turf Competition Soccer Field	
④ • Hardscape & Landscape Improvements	
⑤ • Signage, Marquee Sign, Exterior Lighting, & Fencing	\$7,800,000
Subtotal:	\$35,900,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf

PRIORITY PROJECTS: DAVIDSON MIDDLE SCHOOL
280 Woodland Avenue, San Rafael, CA 94901

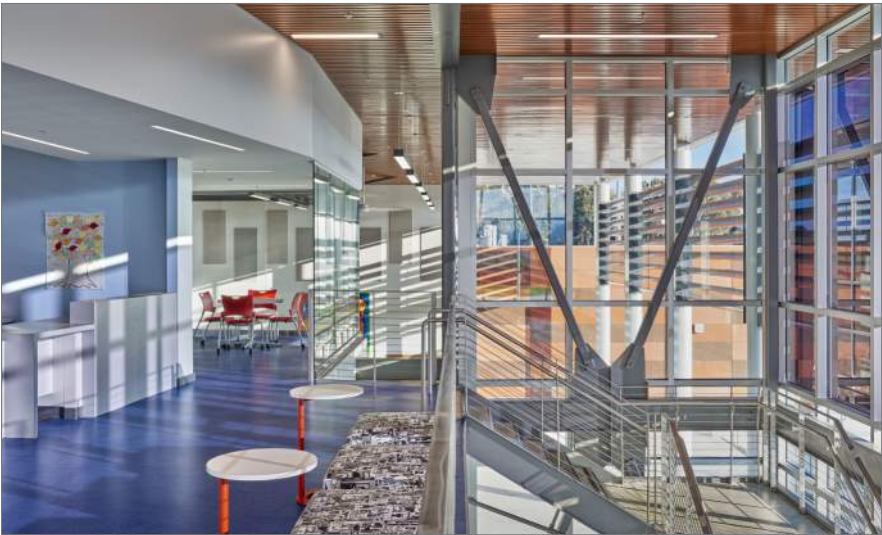
May 23, 2022

High School Campuses

Campus Priority Diagrams



SAN RAFAEL HIGH SCHOOL

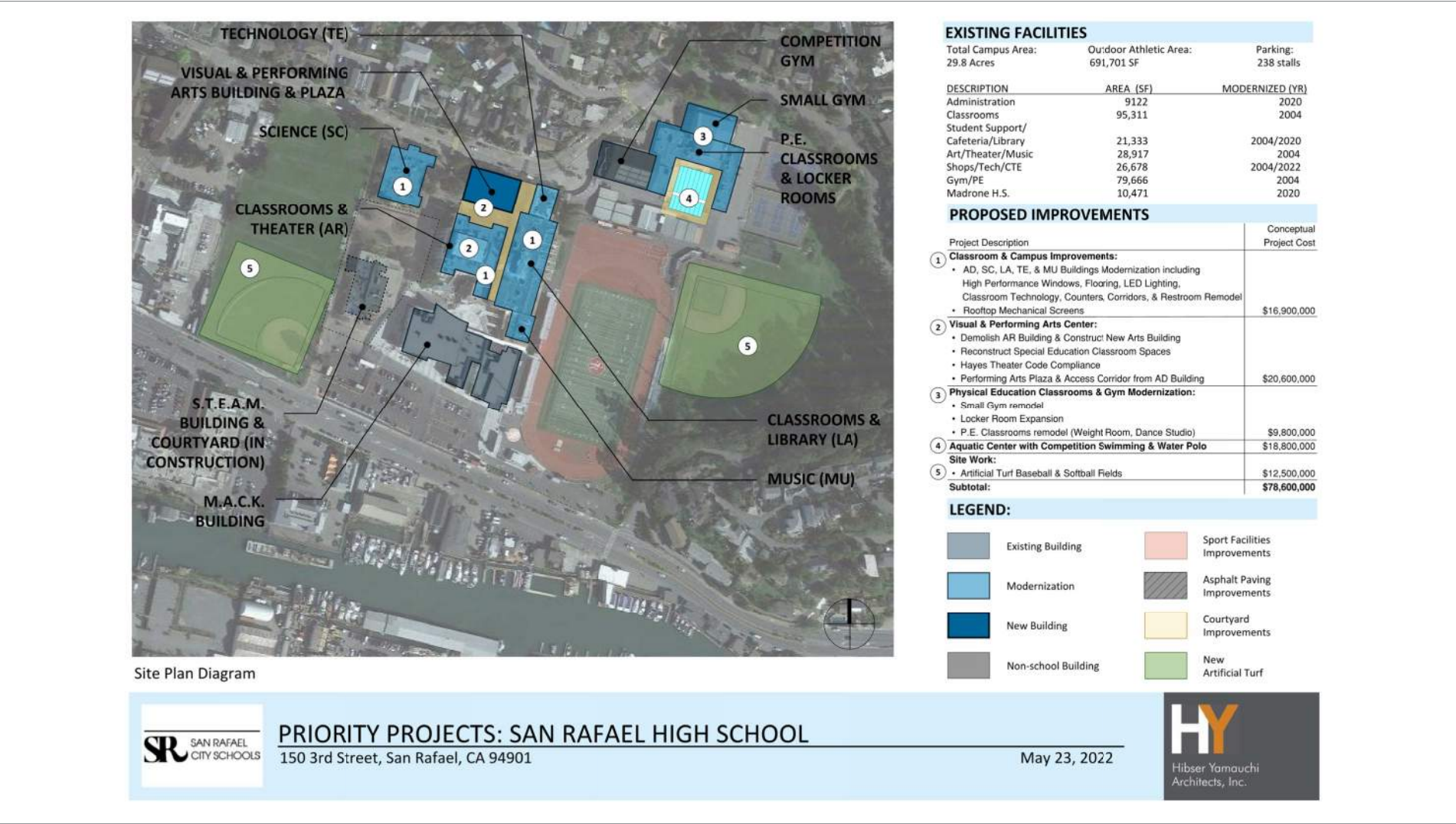


San Rafael High School is the oldest campus in the district. The original buildings were constructed in 1939 and remain an important part of the campus feel. Modernizations and new buildings have been constructed at various times in the 1950s and 1960s. Recently (in 2020 and 2022), major projects were completed to relieve the overcrowding on site and help alleviate the confusion of the shared campus with Madrone High School including a new two-story administrative and student services building, a two-story science and math classroom building, as well as a new football stadium. The work remaining on the campus if focused on the visual and performing arts, physical education and sports program spaces, as well as some modernization and improvement work to the existing classroom areas in the original buildings.

The following improvements were identified as part of the investigative process:

- Creation of a performing arts center by renovating existing performance and arts spaces in separate buildings and connecting them with visual and performing arts courtyard to act as an outdoor lobby area
- Selective improvements to the Hayes Theater
- Complete reconstruction of the arts building to include a new black box theater and renovation of visual arts spaces
- Artificial turf baseball and softball fields
- Classrooms buildings modernization in the original campus to include new windows, classroom technology, and selective finishes, lighting, and casework improvements
- Gym building modernization to improve the small gym, and reconfigurations and renovations to the Physical Education support spaces including locker rooms, dance studio, and weight room
- Construction of a competition-level aquatic center to support competitive swimming and water polo with a new pool facility and improved access to locker rooms

PRIORITY PROJECTS



TERRA LINDA HIGH SCHOOL



Terra Linda High School was originally built in 1959 and has seen improvements in the 1960s as well as in the 2000s. A new performing arts center was completed in 2004 and the last bond measure saw a new gym project, and technology center, library spaces, and student services and cafeteria areas created. The primary improvements moving forward are focused on the Physical Education and sports programs as well as updates to the classroom buildings that were not reconstructed in the current bond.

The following improvements were identified as part of the investigative process:

- Modernization to the main building to include classroom technology upgrades, lighting, flooring, counter tops and restroom improvements
- Modernization to the Physical Education support spaces
- Stadium improvements including creation of a concessions and restroom facility, a new scoreboard, and new track surfacing
- Construction of a competition level aquatic center to support competitive swimming and water polo with a new pool facility and better access to locker rooms
- Artificial turf baseball and softball fields

PRIORITY PROJECTS



DISTRICT OFFICE

SHOPS

STUDENT COMMONS/ THEATER

MAIN BUILDING

ADMINISTRATION

COMPETITION GYM (IN CONSTRUCTION)

SMALL GYM/ LOCKER ROOMS/P.E.

CONCESSIONS/RESTROOMS

EXISTING FACILITIES

Total Campus Area:	28 Acres
Outdoor Athletic:	621,103 SF
Parking:	250 stalls

DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration	7480	2006
Classrooms	88,329	2002-2009
Student Support/ Cafeteria/Library	22,455	2006
Art/Theater	22,333	2009/2021
Shops	11,406	2009/2021
Gym/PE	50,629	2009

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
Classroom & Campus Improvements:	
① Main Building Modernization including LED Lighting, Flooring, Counters, Classroom Technology, Corridors, & Restroom Remodel	
② Buildings H & K Modernization including renovation of P.E. Support Rooms & Locker Rooms	\$22,100,000
③ Aquatic Center with Competition Swimming & Water Polo	\$18,800,000
Site Work:	
④ Stadium Upgrades including Concessions, Restrooms, Scoreboard, Portable Removal, & Track Surface	
⑤ Artificial Turf Baseball & Softball Fields	
⑥ Tennis Court Surface and Walkway Improvements	\$17,900,000
Subtotal:	\$58,800,000

LEGEND:

Existing Building	Sport Facilities Improvements
Modernization	Asphalt Paving Improvements
New Building	Courtyard Improvements
Non-school Building	New Artificial Turf

Site Plan Diagram

PRIORITY PROJECTS: TERRA LINDA HIGH SCHOOL
320 Nova Albion Way, San Rafael, CA 94903

May 23, 2022

ELEMENTARY SCHOOL CAMPUSES PROJECT LIST

			Selected Projects Cost	
District Wide Projects				
Transitional Kindergarten & Preschool Program Expansion (Old Gallinas/Short Elementary Schools)				
Modernize and renovate existing facilities to accommodate transitional kindergarden expansion and district preschool programs	6,000	sf	\$	3,900,000
Subtotal				\$ 3,900,000
Elementary Schools				
Bahia Vista Elementary School				
Modernization (classroom technology, fire alarm system upgrades, & library renovation)	49,351	sf	\$	6,200,000
Artificial turf field	20,000	sf	\$	600,000
New play structure	1	ea	\$	200,000
Subtotal				\$ 7,000,000
Coleman Elementary School				
Modernization (Finishes, Classroom Technology, ADA upgrades)	30,581	sf	\$	9,600,000
Reconfigure and expand parking & drop-off	30,465	sf	\$	1,300,000
Artificial turf field	20,000	sf	\$	600,000
Kindergarten play yard remodel with new structure	2,000	sf	\$	200,000
Site work including marquee sign	allowance		\$	200,000
Subtotal				\$ 11,900,000
Glenwood Elementary School				
Modernization (Floors, Finishes, Classroom Technology, Blinds, Counters)	34,160	sf	\$	14,900,000
Construct new modular kindergarden	4,320	sf	\$	2,500,000
Library expansion and student support services reconfiguration	2,500	sf	\$	500,000
Convert (e) boiler rm to MDF	500	sf	\$	300,000
Remove 4 portables	4	ea	\$	100,000
Lunch shelter	2,000	sf	\$	400,000
Artificial turf field	20,000	sf	\$	600,000
Kinder playground improvements (e) structure to remain	3,000	sf	\$	100,000
Subtotal				\$ 19,400,000
Laurel Dell Elementary School (no planned work)				
Subtotal				\$ -
San Pedro Elementary School				
100 & 200 wings- Modernization (Finishes, Classroom Technology, & Blinds)	18,421	sf	\$	5,800,000
Library renovation	1,500	sf	\$	200,000
Fire alarm system- remaining upgrades	8,025	sf	\$	300,000
Courtyard Improvements	10,000	sf	\$	400,000
Remove portables	3	ea	\$	100,000
Shade structure	2,000	sf	\$	400,000
Subtotal				\$ 7,200,000
Sun Valley Elementary School				
A, B, & C Wings Modernization (finishes, classroom technology, counters, blinds, & select casework)	29,376	sf	\$	9,200,000
Renovate admin	3,000	sf	\$	2,000,000
Security and fire alarm systems upgrades	37,306	sf	\$	1,200,000
Outdoor learning area to connect library and new support spaces, cost to include grading and ADA improvements	10,000	sf	\$	1,000,000
Artificial turf field	20,000	sf	\$	600,000
Reconfigure and expand parking and drop-off	35,000	sf	\$	1,500,000
Subtotal				\$ 15,500,000

		Selected Projects Cost	
K-8 Schools			
Venetia Valley K-8			
Middle school CR (L1, L2, & L3) Modernization (finishes, classroom technology, & blinds)	9,600 sf	\$	3,000,000
Kindergarten (G, H) Modernization (finishes, classroom technology, & select casework)	11,182 sf	\$	3,500,000
Kindergarten (I) Modernization (finishes, classroom technology, blinds, counters, floors, & select casework)	4,768 sf	\$	2,100,000
Subtotal			\$ 8,600,000
Middle Schools			
Davidson Middle School			
10 & 20 Wings Modernization (windows, paint casework, classroom technology, selective flooring & counters, blinds, & paint)	26,392 sf	\$	8,200,000
30 & 40 Wings Modernization (windows, lighting, classroom technology, & selective finishes)	19,880 sf	\$	6,200,000
New MPR (per QKA)	11,500 sf	\$	12,600,000
& Courtyard improvements (Per QKA)	35,000 sf	\$	1,100,000
Hardscape improvements (annex courtyard, wood shop work yard, asphalt areas around classroom wings)	50,000 sf	\$	900,000
Artificial turf field	86,000 sf	\$	2,700,000
Annex Modernization (windows, selective finishes, & classroom technology)	13,488 sf	\$	4,200,000
Subtotal			\$ 35,900,000
Subtotal (all selected projects)			\$ 109,400,000
Program and Ancillary Costs			
Technology		\$	3,000,000
Solar & Climate Resiliency		\$	-
FF&E		\$	2,300,000
Construction Contingency		\$	7,700,000
Escalation		\$	21,900,000
Subtotal (Program and Ancillary Costs)			\$ 34,900,000
Bond Management Costs			
Construction Management		\$	5,500,000
Program Reserve		\$	2,700,000
Subtotal (Bond Management Costs)			\$ 8,200,000
Total Costs			\$ 152,500,000

HIGH SCHOOL CAMPUSES PROJECT LIST

Potential Projects: High School District				
				Selected Projects Cost
High Schools				
Terra Linda High School				
Main Building Modernization (Classroom Technology, LED lighting, Flooring, Countertops, & Restrooms)	91,343	sf	\$	13,300,000
Buildings H & K Modernization (PE Support Spaces & Locker Rooms Remodel)	20,000	sf	\$	8,800,000
Stadium Improvements: Concessions, RR, Scoreboard, Portable Removal, & Track Surface	1,500	sf	\$	4,100,000
New competition pool (swimming & water polo) @ existing location	1	LS	\$	18,800,000
Artificial Turf Baseball Field & Softball field	200,000	sf	\$	12,500,000
Tennis Court Upgrades: crack repairs, new surface, & walkway	allowance		\$	1,300,000
Subtotal				\$ 58,800,000
San Rafael High School				
Demolish AR building and construct new arts building	10,000	sf	\$	13,100,000
Renovate lower level of AD Building to connect to Performing Arts Plaza and AR Building	4,000	sf	\$	1,800,000
Hayes Theater Code Compliance (505 seats)	8,000	sf	\$	1,500,000
Performing arts plaza	6,000	sf	\$	200,000
Redevelop access corridor between AD & LA; remove trees, regrade, landscape & hardscape	6,000	sf	\$	300,000
Modernization: AD, SC, LA, TE,	124,805	sf	\$	15,600,000
Modernization: small gym	8,000	sf	\$	1,000,000
Modernization: PE support spaces (dance, locker rooms, weight room)	20,000	sf	\$	8,800,000
Window replacement- Bldg. AD, SC, LA, TE, MU	20,000	sf	\$	4,400,000
Rooftop mechanical screens	allowance		\$	600,000
New competition pool (swimming & water polo) @ existing location	1	LS	\$	18,800,000
Artificial Turf baseball field & softball field	200,000	sf	\$	12,500,000
Subtotal				\$ 78,600,000
Madrone High School				
no planned work			\$	-
Subtotal				\$ -

Potential Projects: High School District				
				Selected Projects Cost
Other District Sites				
Plant Operations & Storage				
Reconstruct	11,000 sf	\$	6,900,000	
Parking & Sheds (site development)	25,000 sf	\$	1,100,000	
Site fencing and gates	allowance	\$	300,000	
Courtyard plaza and parking @ 4th street	30,000 sf	\$	-	
Subtotal				
District Office				
Minor improvements	22,722 sf	\$	4,300,000	\$ 4,300,000
Subtotal				
Subtotal (all selected projects)				\$ 150,000,000
Program and Ancillary Costs				
Technology		\$	2,000,000	
Solar & Climate Resiliency		\$	8,000,000	
FF&E		\$	2,700,000	
Construction Contingency		\$	12,000,000	
Escalation		\$	30,000,000	
Subtotal (Program and Ancillary Costs)				\$ 54,700,000
Bond Management Costs				
Program Management		\$	7,500,000	
Program Reserve		\$	3,800,000	
Subtotal (Bond Management Costs)				\$ 11,300,000
Total Costs				\$ 216,000,000