



Site Design Committee

November 6, 2021



San Rafael High School - Site Design Committee
November 6, 2021

HIBSER YAMAUCHI
ARCHITECTS, INC.



Today's Agenda

- **STEAM Construction Update**
- **AD Building Update**
- **Campus Painting Project**
- **Widening of 3rd Street Sidewalk**
- **Timeline - Construction, Summer Projects, Portables Removal**
- **Master Planning - Future Projects**
- **Other Items / Discussion**



STEAM Construction



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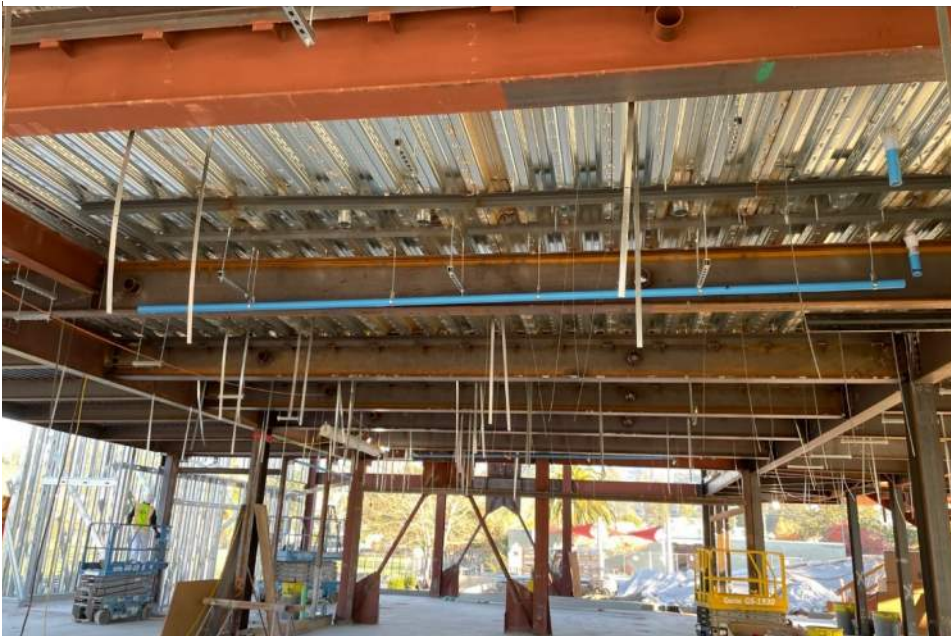




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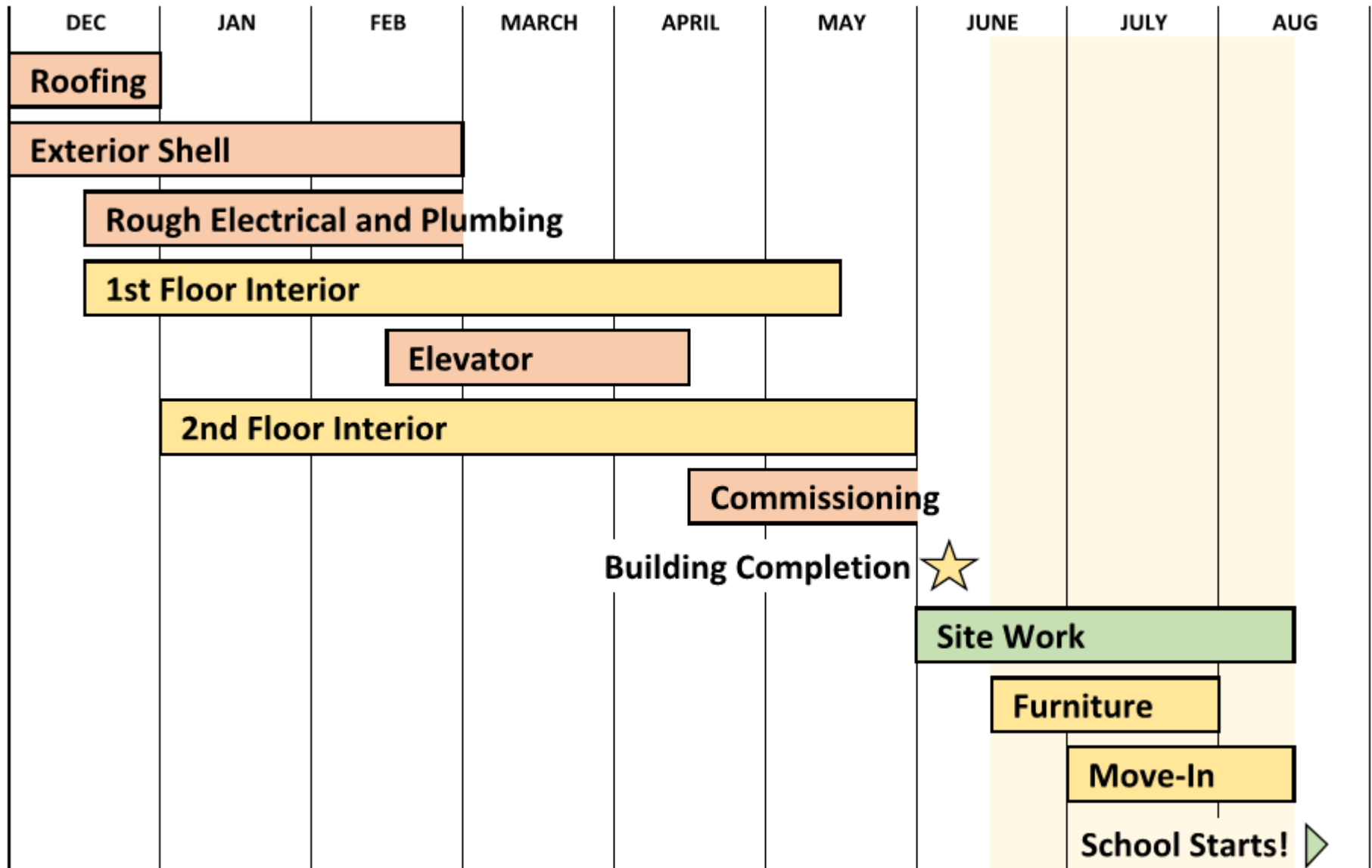


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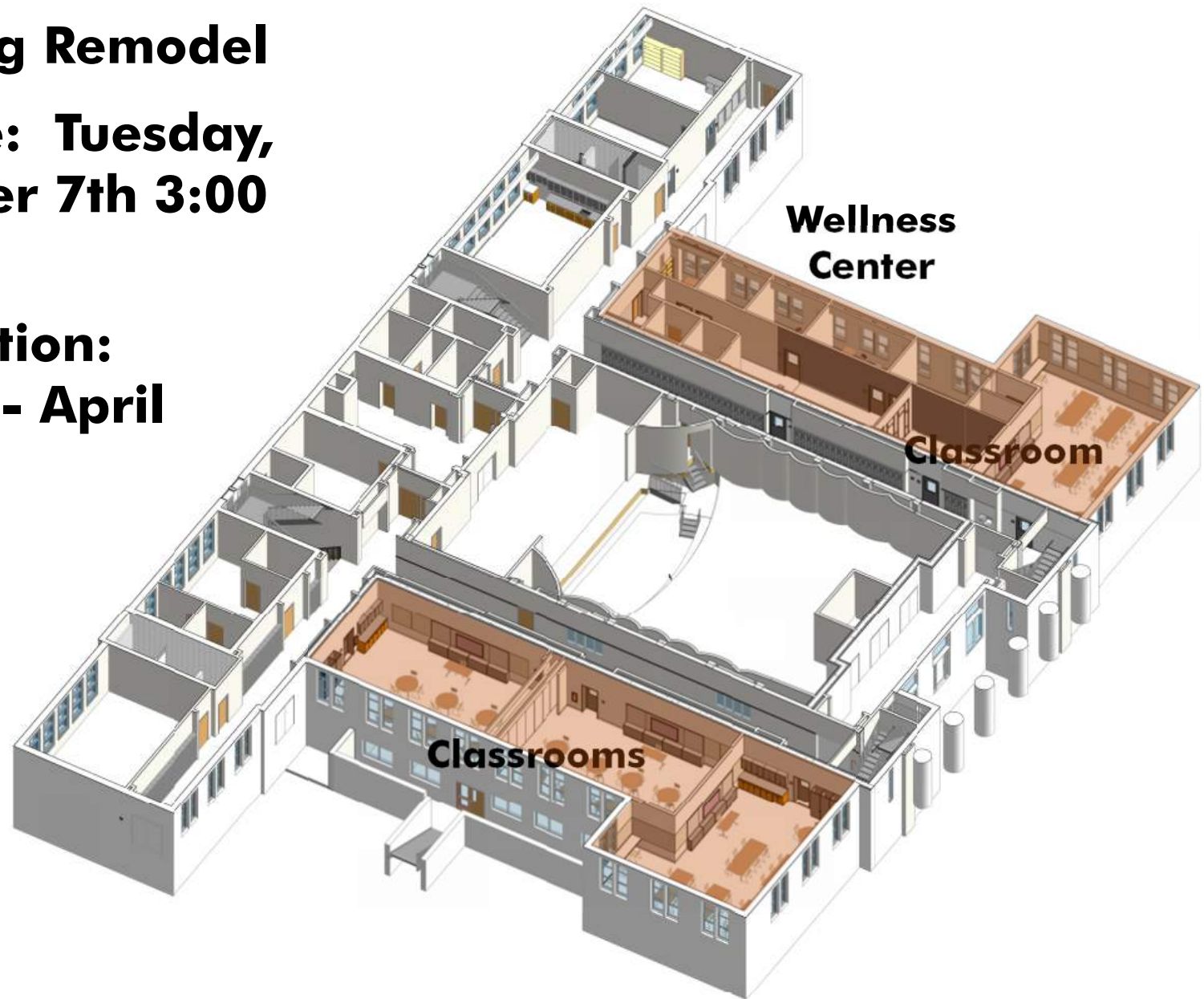


Construction Schedule



AD Building Remodel

- **Bids Due: Tuesday, December 7th 3:00 PM**
- **Construction: January - April**



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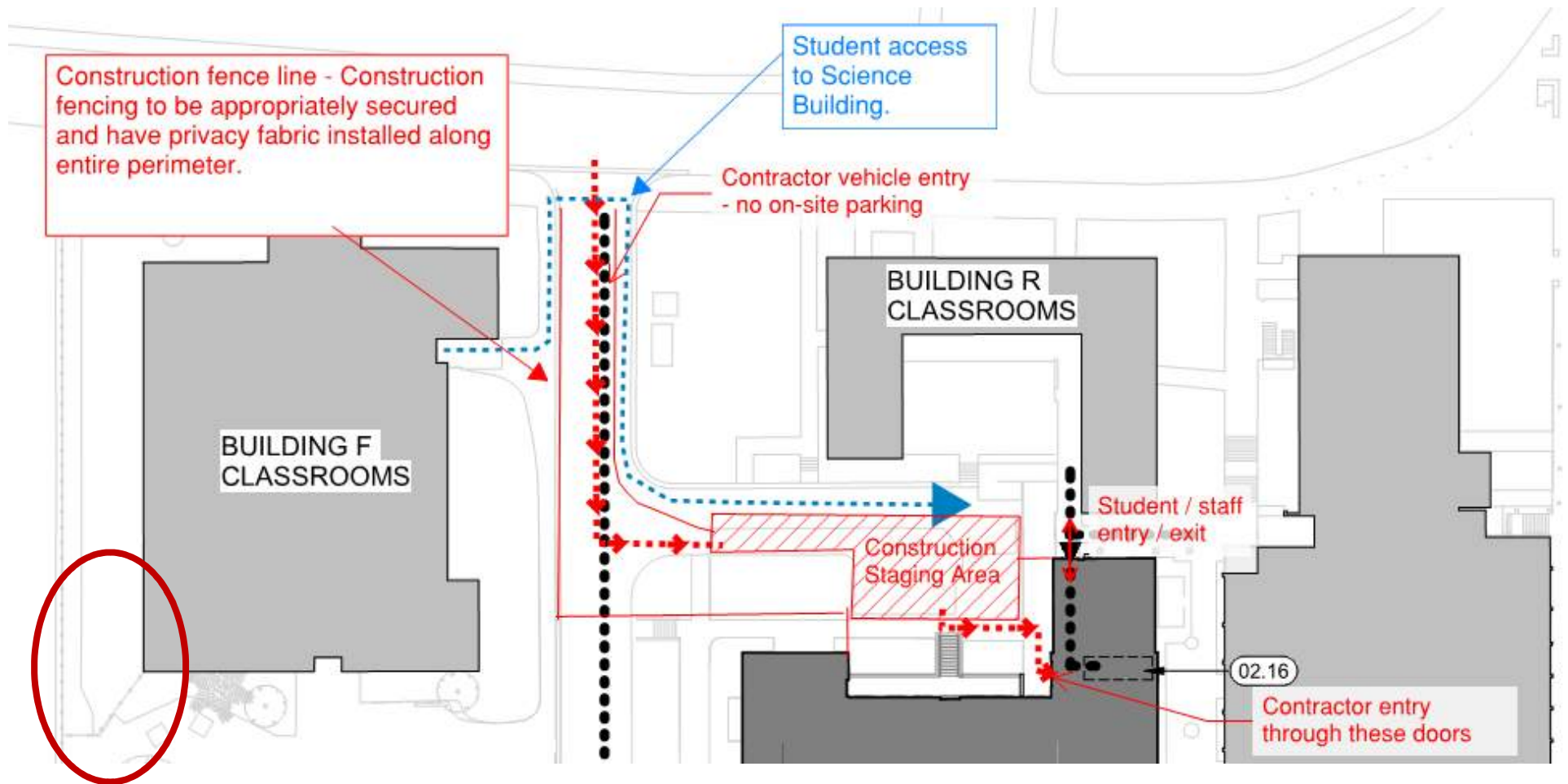
Plans - Construction Staging and Barriers

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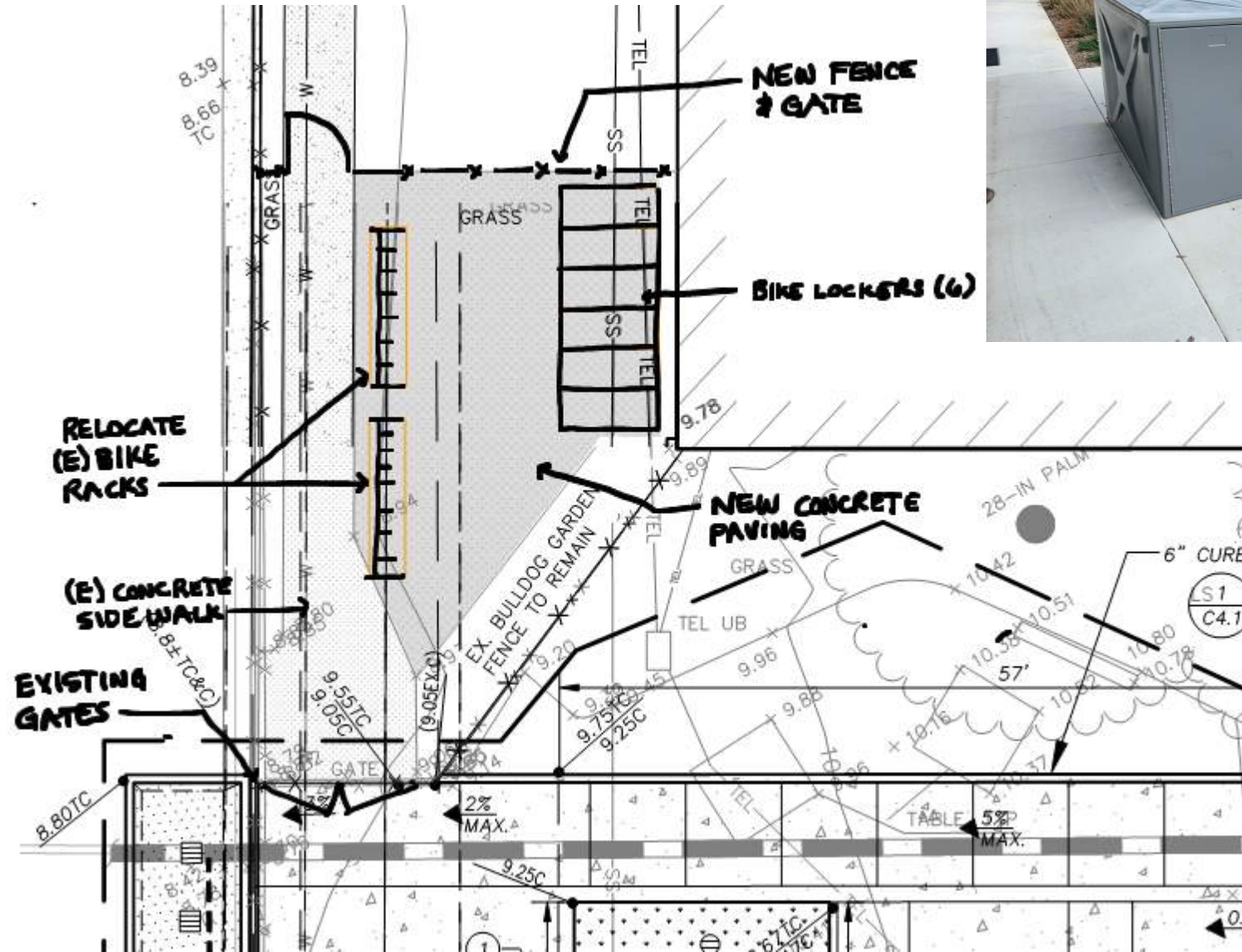
Building AD Remodel Construction Barrier Plan
San Rafael High School

Building AD Remodel Construction Barrier Plan San Rafael High School

Plans - Construction Staging and Barriers



Bike Rack Relocation



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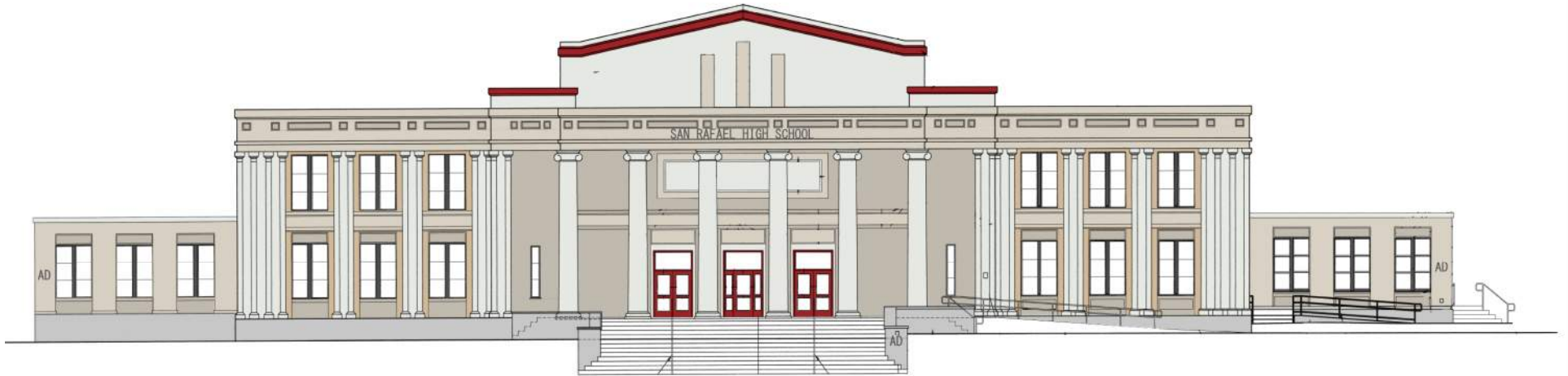


Campus-Wide Painting - Existing Buildings

- Includes wayfinding / signage
- Includes miscellaneous repair / trim / flashing work
- Bidding - Spring 2022
- Painting (Construction) - Summer 2022



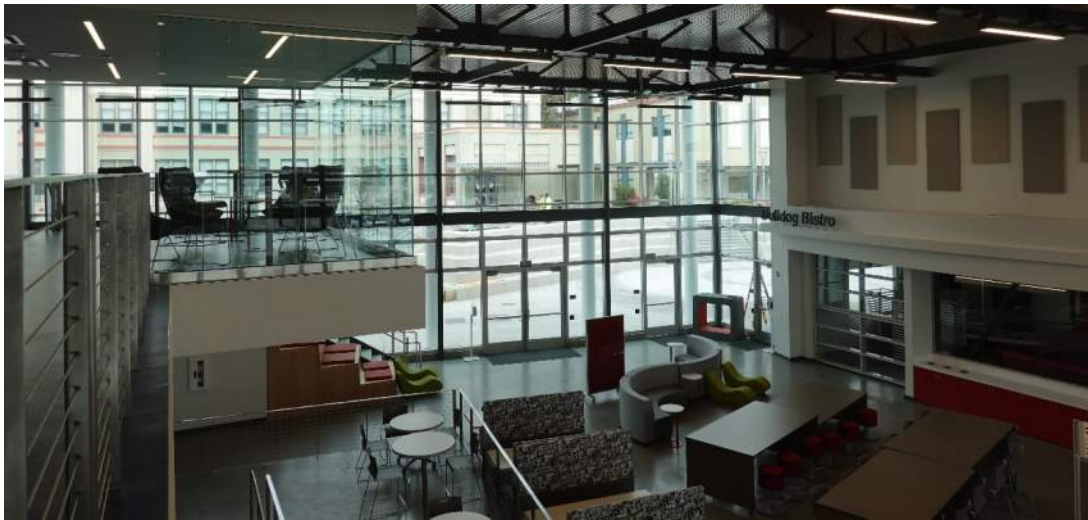
Campus Painting Project



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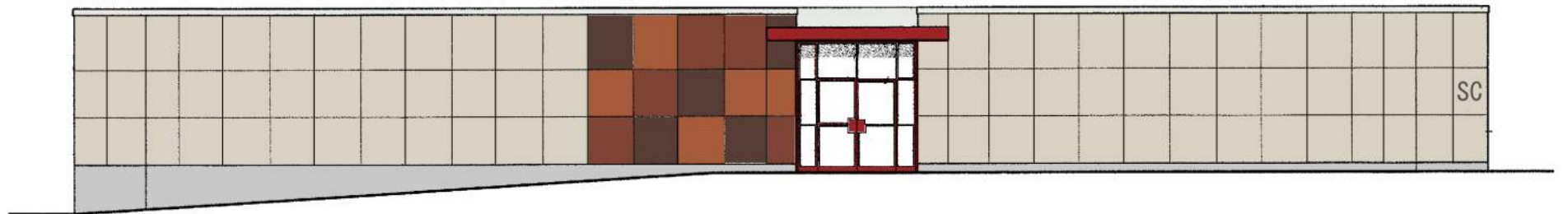
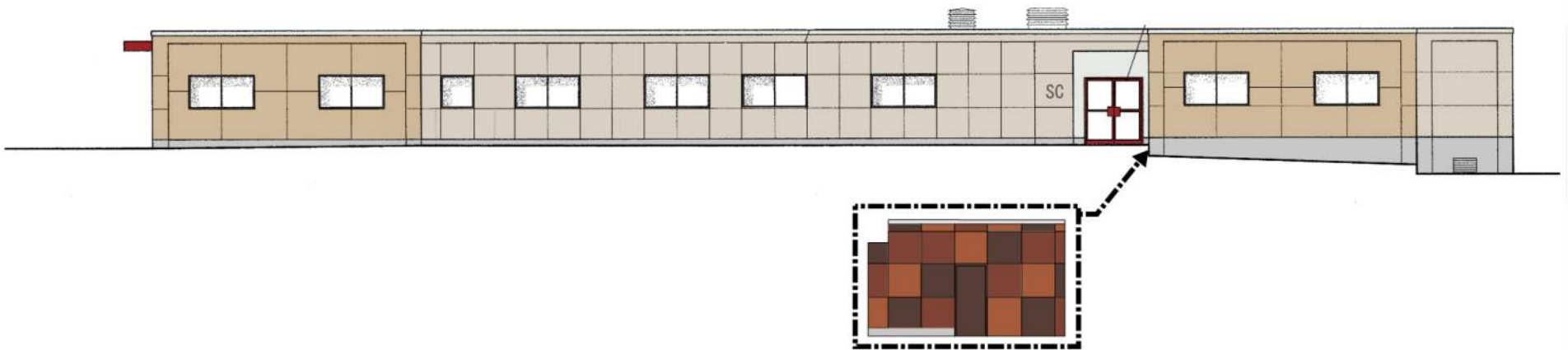


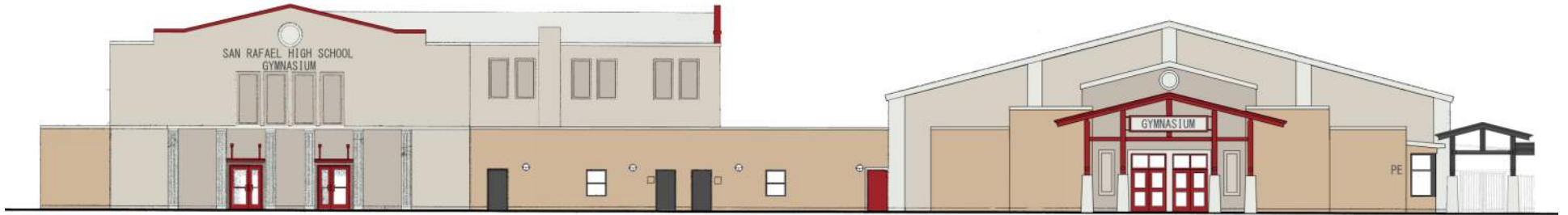


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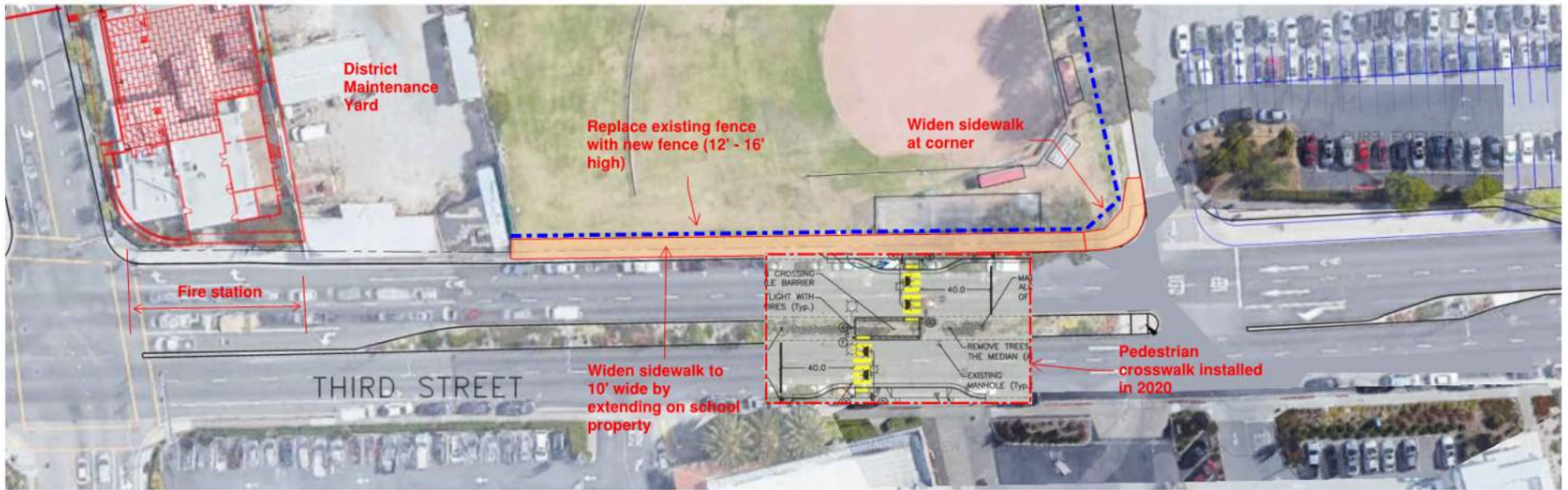
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3rd Street Sidewalk / Softball Fence

- Replacement of softball fence along 3rd Street
- Widen sidewalk
- Construction - 2022





Current 3rd Street Sidewalk - Five Feet Wide



3rd Street Sidewalk - Widened to Ten Feet Wide, New Fence 12 Feet High



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Timeline

- Campus-wide Painting - Existing Buildings
Bid: February
Summer Construction Project
- 3rd Street Sidewalk / Softball Fence
Bid: March
Summer Construction Project
- Portables - Removal / Timeline
Bid: May
Construction: September - October (after STEAM Building is occupied)





SRCS Board of Education **presentation on need and potential for a G.O. Facilities Bond**

Dr. Daniel Zaich

11/9/2021



Agenda

- **Need for a 2022 Facilities Bond – Part 1**

- Facilities Assessment Process To Date
- District-wide Target Initiatives
- Potential Projects

- **Financial Planning Isom Advisors – Part 2**

- **Bond Measure Planning TBWBH Props & Measures – Part 3**

Why the Need for a 2022 Bond

- ✓ Several school sites not scheduled in the 2015 Bond
 - ✓ Aging facilities at the end of their life cycle not meeting student needs
 - ✓ Timeliness to consider buy-out of the 1999 G.O. Bond
 - ✓ Statewide Facilities Bond on the ballot for 2022
 - ✓ *New* Transitional Kindergarten (TK) and facilities requirements
 - ✓ Create district-wide solar/resiliency initiative
-



Facilities Assessment Process

- Engaged with HY Architects
- Confirmed with each school site architects
- Met with school site administration
- Developed District-wide Solar Master Plan
- Reviewed sites for projects in previous Master Plan
- Met with Maintenance and Operations to understand deferred maintenance projects
- **Next Steps: A *right size* master planning engagement process with stakeholders using the Site Committees and confirming each site project list**

District Wide Target Initiatives

Targeted Program Enhancements – Equity Based:

- 21st Century Classroom Upgrades (Technology, Flexibility, Energy & Efficiency Improvements)
- Center for Student Life - Davidson Middle School
- Visual and Performing Arts Complex at San Rafael High School
- Competition Level Swimming and Water Polo Aquatic Centers
- All Weather Artificial Turf Baseball and Softball Fields

Climate Resiliency:

- Solar Generation and Power Distribution Infrastructure
- Heating, Ventilation, and Air Conditioning (HVAC) upgrades at all remaining locations
- Increased Outdoor classrooms and courtyards, & Shade structures
- High Performance Classroom Windows

Functional & Operational District Support Improvements:

- Maintenance, Operations, & Transportation
- Fire and Security Alarm Upgrades
- Parking/Drop-off Configurations



Potential Projects

High School District



Climate Resiliency Infrastructure

- 1 Solar Power Generation, Storage, & Distribution for Micro grid technology
- 2 Back-Up Power for community emergencies



San Rafael High School



Core Projects

1 ***Signature Bond Project***

Visual & Performing Arts Center- \$15M

Upgrade Hayes Theater & Bulldog Theater

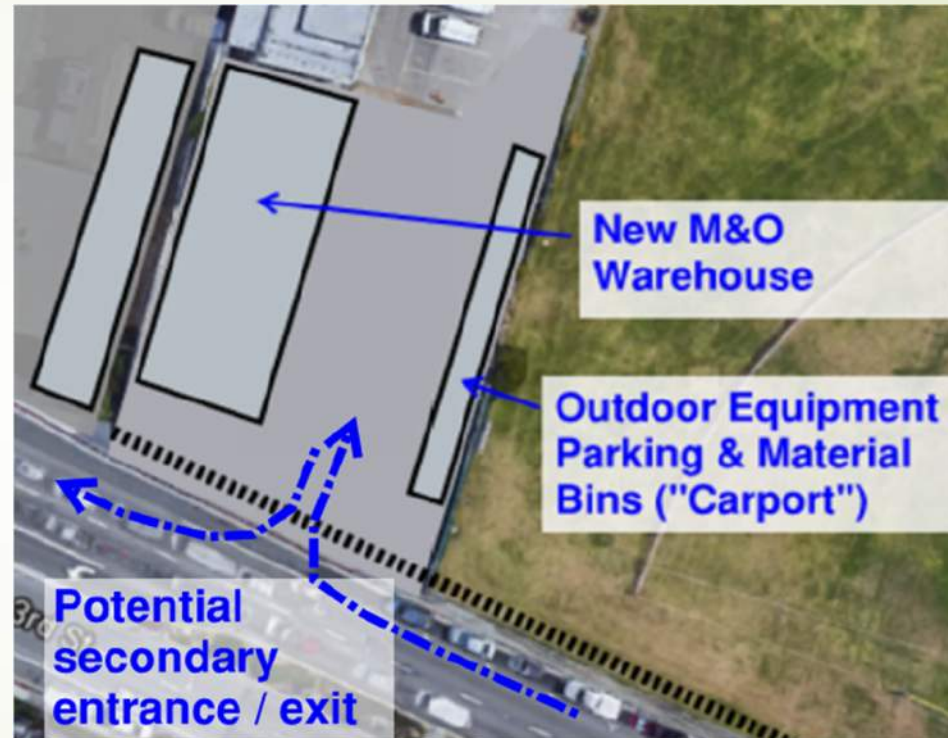
Construct new Arts Plaza

2 Classrooms Upgrades with Complete Window Replacement for Energy Cost Savings & Climate Resiliency - \$20.6M

3 Competition Aquatics Center for Swimming and Water Polo - \$18.8M

4 All Weather Turf Baseball & Softball Fields - \$12.5M

Maintenance & Operations Facility



\$8.3M - Warehouse and improvements

General Obligation Bond Proceeds - HSD

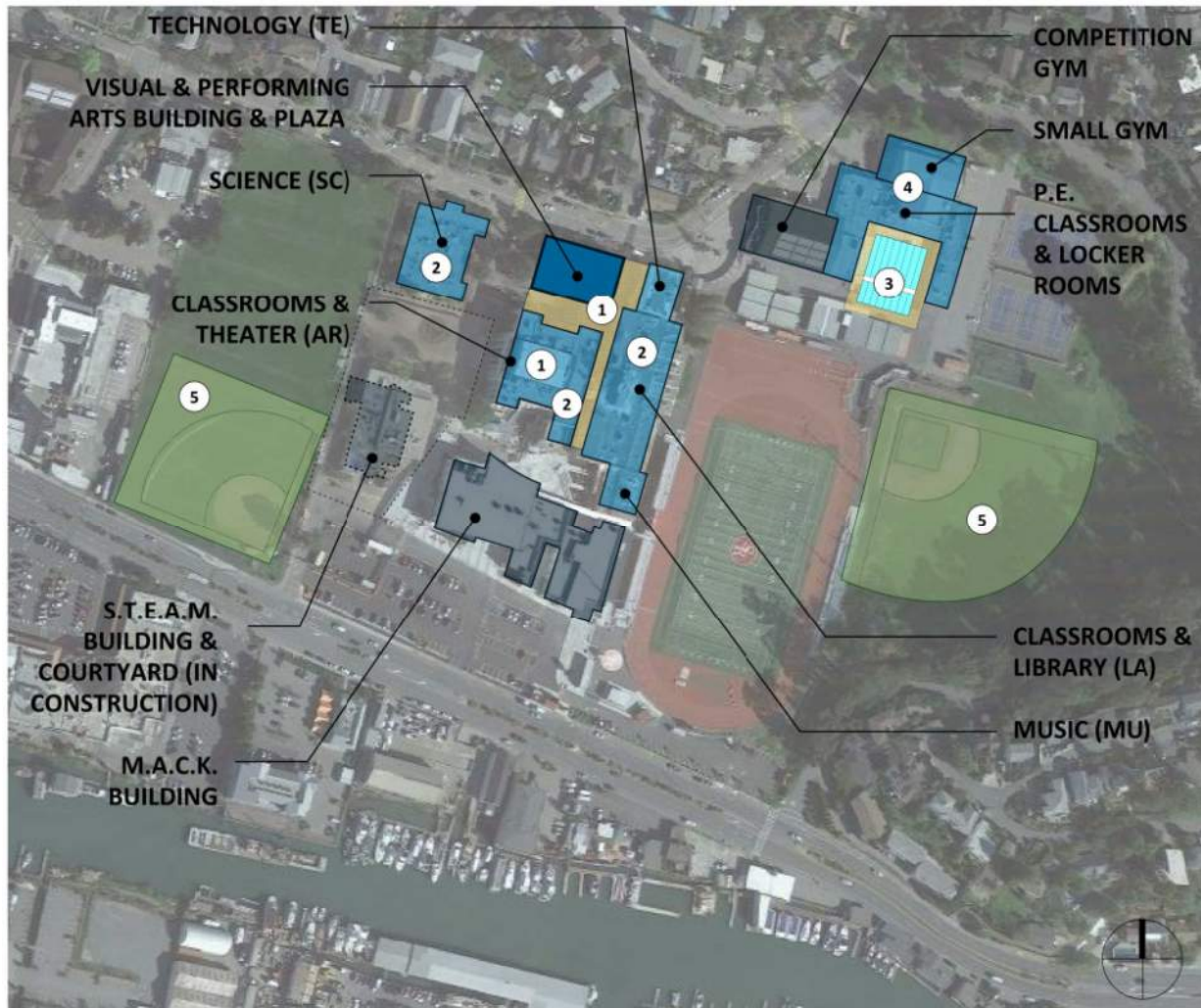
District can generate between \$136.8 million and \$216.0 million

San Rafael HSD Bond Proceeds at Varying Tax Rates ⁽¹⁾					
Tax Rate per \$100,000	Series A 2022	Series B 2024	Series C 2027	Series D 2029	Total Bond Proceeds
\$19.00	\$36,000,000	\$32,700,000	\$33,200,000	\$34,900,000	\$136,800,000
\$25.00	\$47,300,000	\$43,000,000	\$43,800,000	\$45,900,000	\$180,000,000
\$30.00	\$56,800,000	\$51,600,000	\$52,500,000	\$55,100,000	\$216,000,000

(1) Assumes AV growth of 4.00% and 30 year bond terms; Preliminary – Subject to change

Source: Isom Advisors

- ❖ With projected annual assessed value growth of 4.00%, the District can generate up to \$216.0 million
- ❖ The payoff of the 1999 election bonds is approximately \$4.3 million; should the District decide to pay off 1999 bond, it will be left with \$211.7 million for projects



Site Plan

EXISTING FACILITIES

Total Campus Area: 29.8 Acres	Outdoor Athletic Area: 691,701 SF	Parking: 238 stalls
DESCRIPTION	AREA (SF)	MODERNIZED (YR)
Administration	9,122	2020
Classrooms	95,311	2004
Student Support/ Cafeteria/Library	21,333	2004/2020
Art/Theater/Music	28,917	2004
Shops/Tech/CTE	26,678	2004/2022
Gym/PE	79,666	2004
Madrone H.S.	10,471	2020

PROPOSED IMPROVEMENTS

Project Description	Conceptual Project Cost
1 Visual & Performing Arts Center: <ul style="list-style-type: none"> Demolish AR Building & Construct New Visual and Performing Arts Building Reconstruct Special Education Classroom Spaces Hayes Theater Code Compliance Performing Arts Plaza & Access Corridor from AD Building to Arts Building 	\$ 16,900,000
2 Classroom Modernizations (AD, SC, LA, TE, & MU Buildings): <ul style="list-style-type: none"> Flooring, LED Lighting, Classroom Technology, Countertops, Restrooms, & Corridors High Performance Windows Rooftop mechanical screens 	\$ 20,800,000
3 Aquatic Center: Competition Level Swimming & Water Polo	\$ 18,800,000
4 Physical Education Classrooms & Gym Modernization: <ul style="list-style-type: none"> Small Gym Improvements Physical Education Classrooms (Weight Room, Dance Studio, etc.) Locker Room Expansion 	\$ 9,800,000
5 All Weather Artificial Turf: Baseball and Softball Fields	\$ 12,500,000
Subtotal (Projected Cost)	\$ 78,600,000

LEGEND:

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



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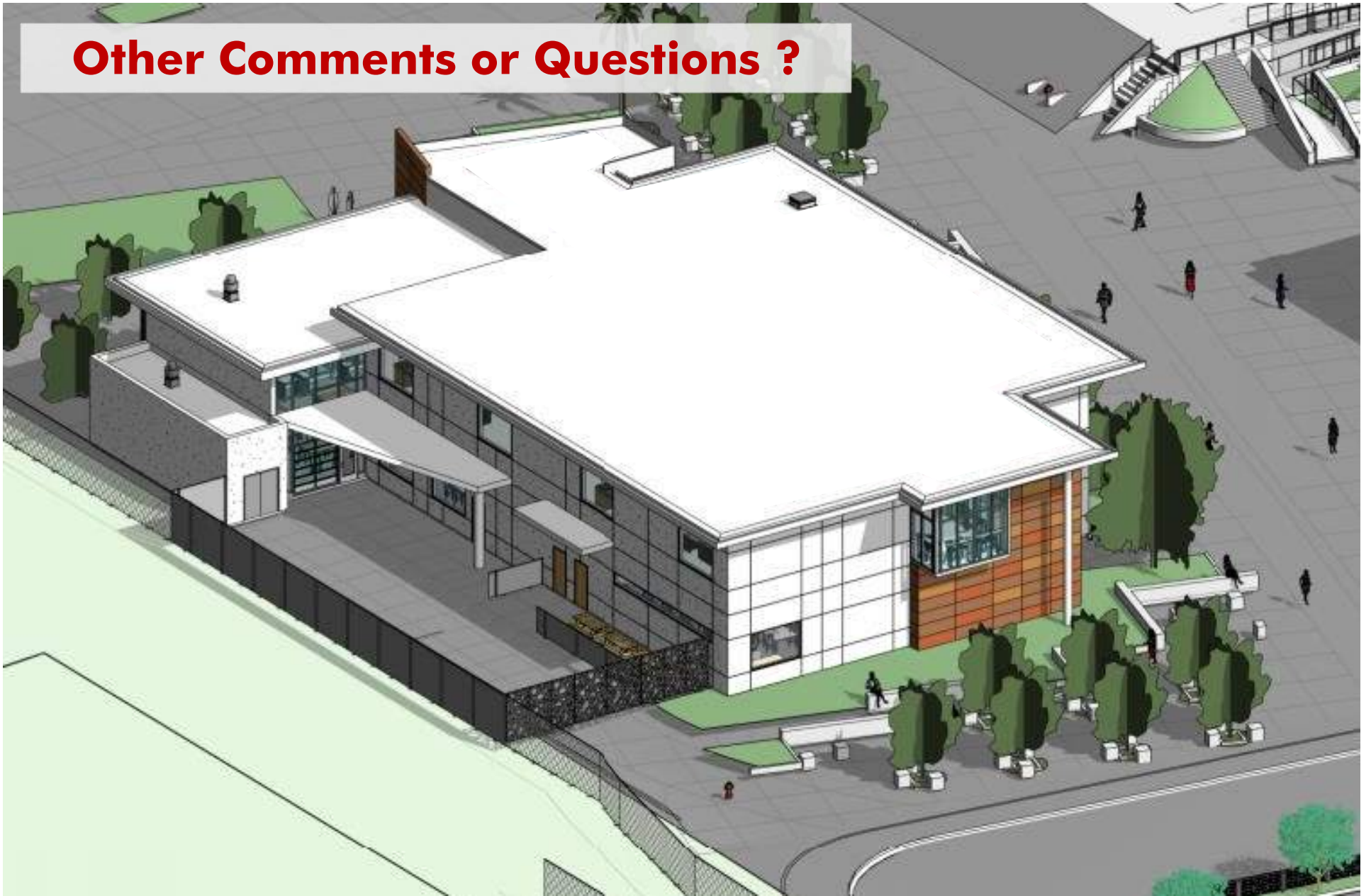
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Project Description	Conceptual Project Cost
Visual & Performing Arts Center: <ul style="list-style-type: none"> • Demolish AR Building & Construct New Visual and Performing Arts Building • Reconstruct Special Education Classroom Spaces • Hayes Theater Code Compliance • Performing Arts Plaza & Access Corridor from AD Building to Arts Building 	\$ 16,900,000
Classroom Modernizations (AD, SC, LA, TE, & MU Buildings): <ul style="list-style-type: none"> • Flooring, LED Lighting, Classroom Technology, Countertops, Restrooms, & Corridors • High Performance Windows • Rooftop mechanical screens 	\$ 20,600,000
Aquatic Center: Competition Level Swimming & Water Polo	\$ 18,800,000
Physical Education Classrooms & Gym Modernization: <ul style="list-style-type: none"> • Small Gym Improvements • Physical Education Classrooms (Weight Room, Dance Studio, etc.) • Locker Room Expansion, 	\$ 9,800,000
All Weather Artificial Turf: Baseball and Softball Fields	\$ 12,500,000
Subtotal (Projected Cost)	\$ 78,600,000



Other Comments or Questions ?



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