

SCHOOL DATA

Address:	1250 Hahman Dr. Santa Rosa, CA 95405
Established:	1958
Permanent Classrooms:	47
Portable Classrooms:	37
Building Area:	174,756 sq. ft.
Site Area:	40.70 acres
Students in 2015:	1,626
Students in 2020 (Projected):	1,641
Current Student Capacity:	1,853

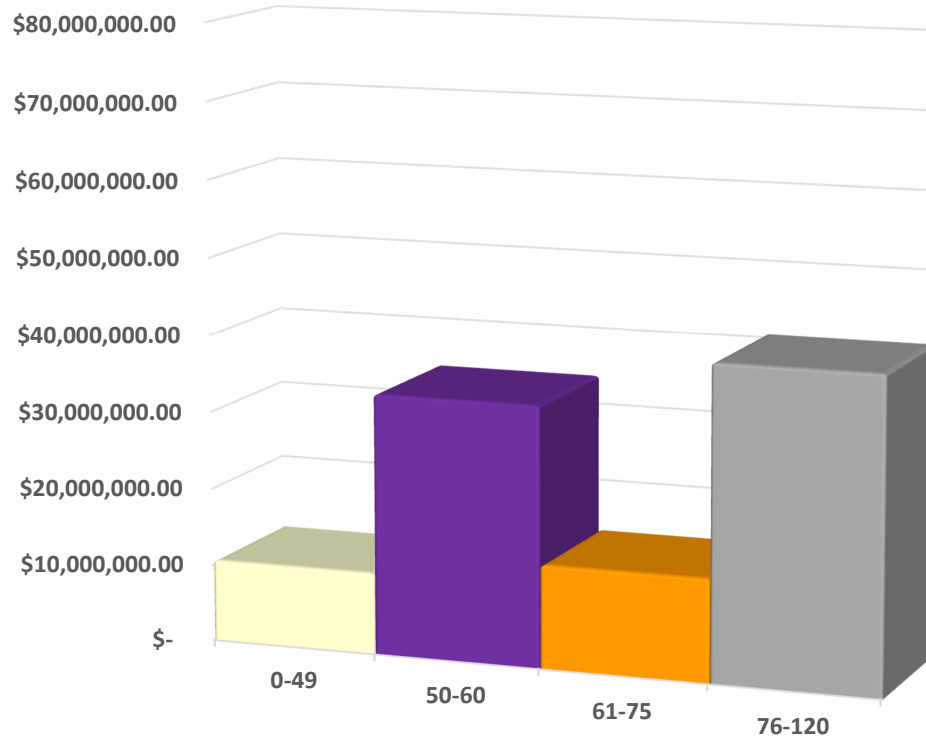


v1.0 Pending Board Approval April 27, 2016

MONTGOMERY HIGH SCHOOL

MONTGOMERY HIGH SCHOOL SUMMARY

PROJECT COST BY IOQ SCORE RANGE



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	\$10,657,797
50-60	MEDIUM	\$33,773,744
61-75	HIGH	\$13,535,752
76-120	HIGHEST	\$40,584,048
TOTAL COST		\$98,551,342

MAJOR FACILITY NEEDS

- Old classroom wings and core facilities (restrooms, gyms, locker rooms, cafeteria) in need of major modernization
- Campus has many portables that are well beyond their useful service life
- Performing arts facility is too small – need new facility to consolidate programs
- Insufficient facilities to accommodate PE activities, classes, locker rooms, storage
- Outdoor areas (courtyard, areas between classroom buildings, paved play areas) need significant upgrades

MONTGOMERY HIGH SCHOOL SITE

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

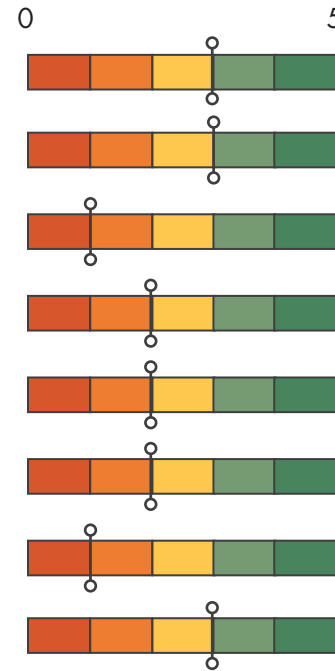
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Accessible parking and path of travel slopes exceed allowable across campus
- Existing paved play area and driveway paving in general need of maintenance
- Large number of portable classrooms with non-compliant ramps
- Landscaping in need of replenishment
- Portables: D, K, L, M, N, O, P, Q, R, S, & 60-76 past useful life
- Drinking fountains in poor condition and most not ADA compliant
- Fire alarm system does not meet current code requirements

OPPORTUNITIES

- Outdoor classrooms and gathering spaces between existing classroom wings



Central Quad



Portable Classrooms

MONTGOMERY HIGH SCHOOL CLASSROOM BUILDINGS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

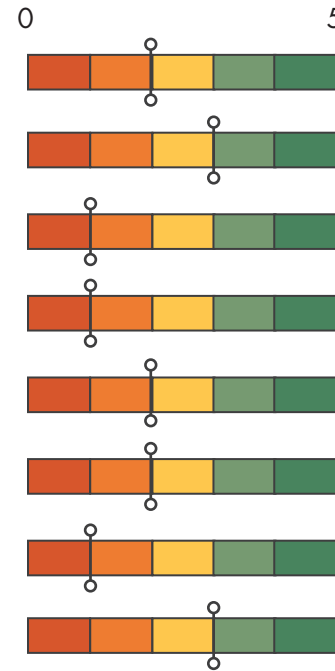
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Computer Classroom



Classroom Interior

CHALLENGES

- Aged facilities in need of significant remodel
- Evidence of water intrusion and dry rot in many locations
- ADA compliance issues throughout
- Significant cracks in walls and floors in 20s and 40s Wings
- Many windows are no longer operational
- Insufficient amount of science laboratories
- Student restrooms in need of significant remodel
- Insufficient amount of student and staff restrooms
- Insufficient amount of student and staff meeting space
- Mechanical and electrical systems not functioning properly

OPPORTUNITIES

- Uncover skylights in interior corridors to bring in natural light
- Remodel science labs to support curriculum delivery methods
- Develop additional needed lab space and consolidate labs
- Take advantage of building orientation to control natural lighting and add solar arrays
- Develop strong connection with outdoor space between classroom wings

MONTGOMERY HIGH SCHOOL SHOPS BUILDING

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

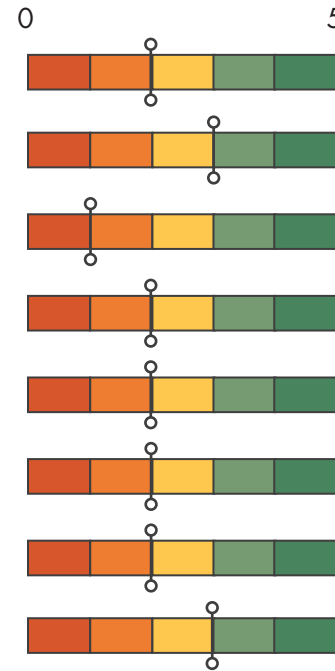
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of renovation
- Evidence of water intrusion and dry rot in various locations
- ADA compliance issues throughout
- Exterior storage and kiln enclosure past useful service life
- Art sinks and cabinetry in poor condition
- Facilities are uninspiring
- Mechanical and electrical systems not functioning properly. Many have exceeded their useful service life

OPPORTUNITIES

- Large shop rooms can repurposed to be Maker Spaces



Exterior Storage Enclosure



Art Classroom Interior

MONTGOMERY HIGH SCHOOL CAFETERIA

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

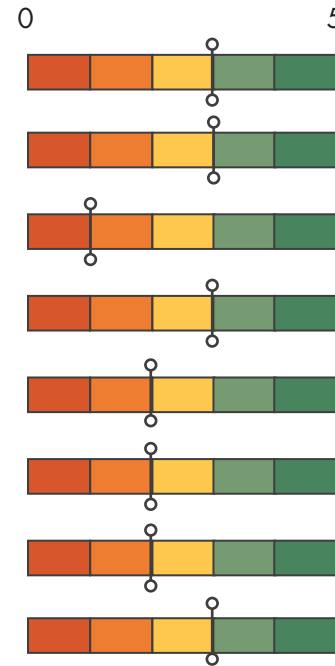
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of renovation
- Lacking ADA compliant room signage
- Evidence of water intrusion in some locations
- Facility is too small to provide adequate service to current student population
- Mechanical and electrical systems not functioning properly
- Service side of cafeteria is the practical front side of the campus

OPPORTUNITIES

- Direct access to quad and outdoor eating area
- Centrally located on campus
- Space available for expansion
- Space available for outdoor covered eating area
- Space can be multi-purpose space when not serving meals



Cafeteria Interior



Storage Room at Teacher's Dining Room

MONTGOMERY HIGH SCHOOL PERFORMING ARTS

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

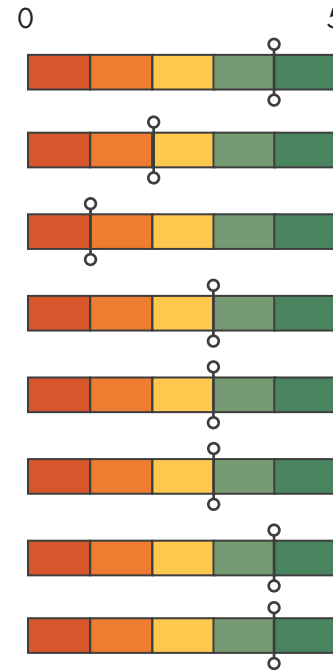
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- The facility is too small to support the programs
- Programs that need access to this facility are spread throughout the campus
- Facility in need of minor modernization
- Evidence of water intrusion in various locations
- Some doors not ADA compliant
- Facility lacks ADA compliant room signage
- Interior acoustics are not good
- Facility lacks amenities needed to support programs

OPPORTUNITIES

- Campus has available space to increase facility size, or add another facility, to support program needs
- Easy to improve acoustics at Performing Arts spaces
- Larger (or new) facility could enhance the front of school and provide big impact



Band Room



Choral Room

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

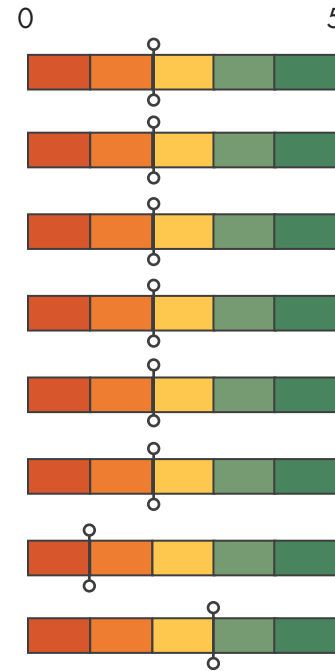
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Aged facilities in need of major remodel
- Evidence of water intrusion in ceilings
- Retractable bleachers in poor condition
- Locker rooms lack ADA compliant lockers
- Gym floors are worn and need to be replaced
- Insufficient number of girl's lockers (150 more needed)
- Doors missing from girl's locker room
- No collaboration opportunities between coaches
- No sharing of equipment due to location of storage rooms (inside boy's locker room)
- Insufficient space for P.E. activities, such as spin, yoga, and rock climbing

OPPORTUNITIES

- Space between existing gyms can accommodate many of the changes needed to improve conditions with regards to gender equality, collaboration between coaches, sharing of equipment, and P.E. activity space
- Space available to consolidate all P.E. activities
- Restore main stage area and provide separate space for wrestling



Girls' Locker Room



South Gym Interior

MONTGOMERY HIGH SCHOOL ADMINISTRATION & LIBRARY

EXISTING CONDITIONS SUMMARY

CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

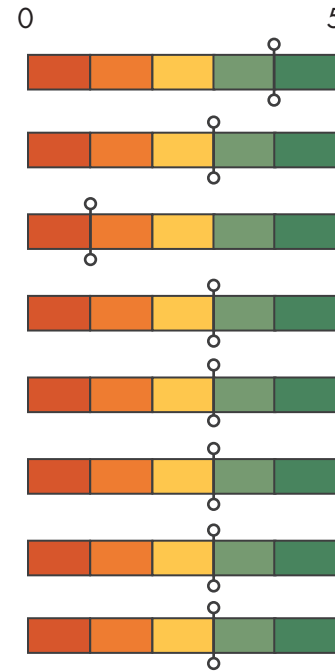
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



CHALLENGES

- Facilities in need of minor modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage

OPPORTUNITIES

- Space available to expand if necessary to create additional meeting space for students, parents, and teachers



Library Interior



Administration Interior

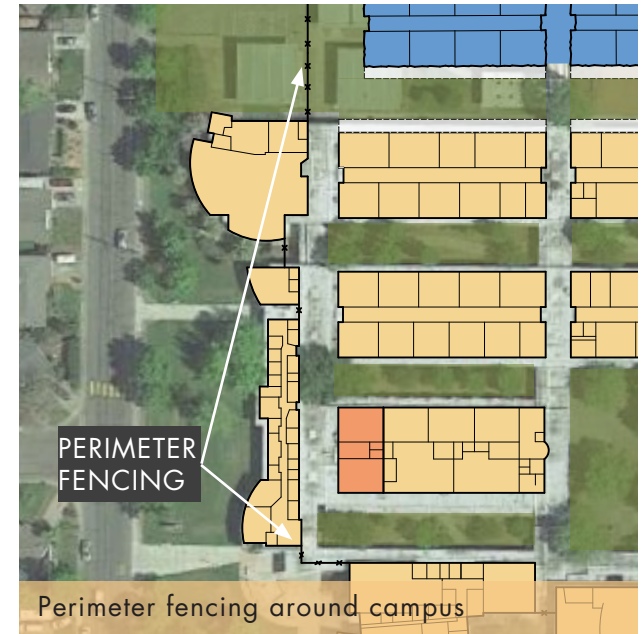
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$1,724,382

INDICATORS OF QUALITY	
Ed. Programs	8
Community	5
Learning Env.	8
Maintenance	9
Safety and Security	30
Code Comp.	10
Total	70/120

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- Provide security locks for all classrooms
- New perimeter fencing and gates to enclose the core campus
- Improve exterior lighting
- Additional security cameras
- New window blinds at classroom windows



CAMPUS WIDE TECHNOLOGY UPGRADES

\$4,685,143

INDICATORS OF QUALITY	
Ed. Programs	20
Community	4
Learning Env.	20
Maintenance	9
Safety and Security	9
Code Comp.	1
Total	63/120

Improvements across the campus to integrate technology into the educational environment to support students and staff. Improvements may include:

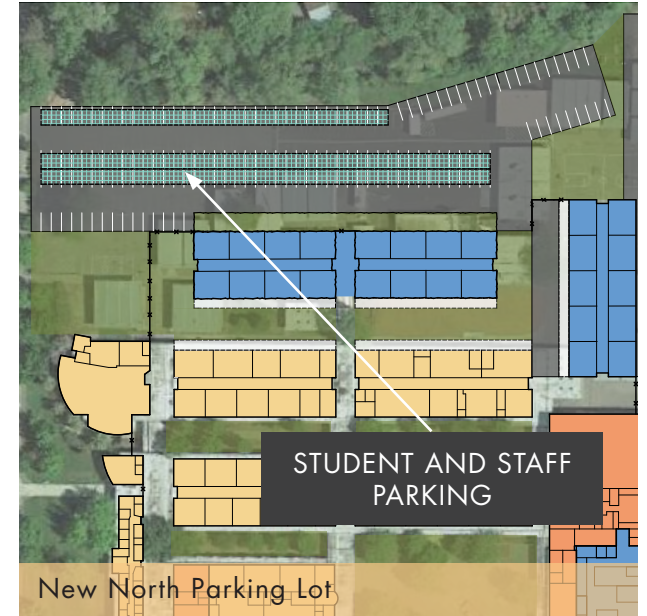
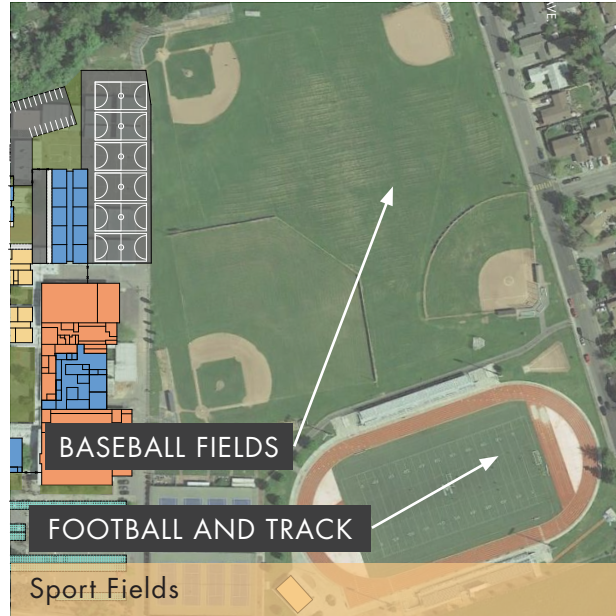
- Infrastructure upgrades
- Additional equipment such as projectors, laptops, and document cameras for teachers
- Wireless access in each building, outdoor courtyards, and learning areas
- AV systems are to be upgraded
- PA system to be upgraded and be provided in all classrooms

CAMPUS SITE IMPROVEMENTS

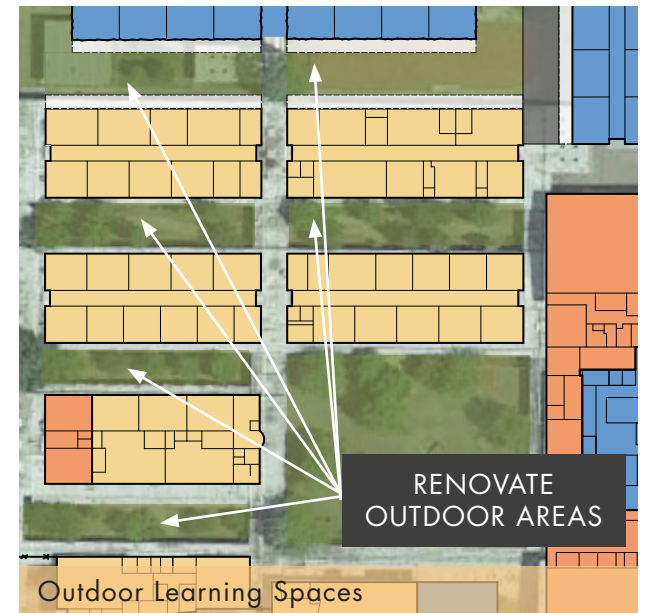
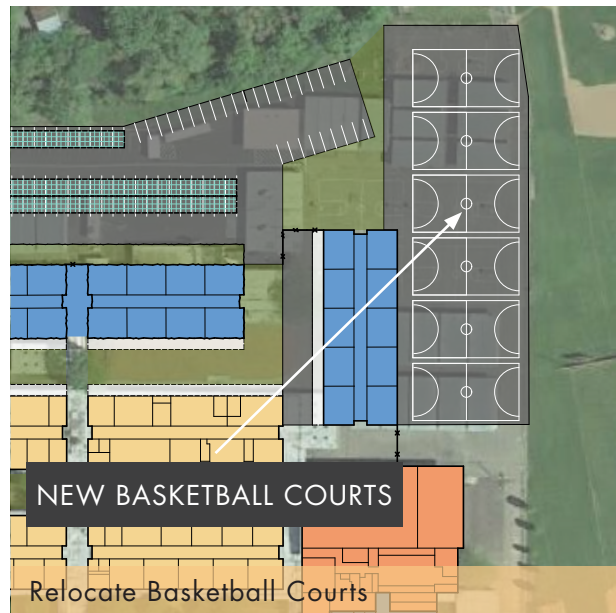
\$4,163,729

Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues throughout campus
- Paving and driveway maintenance
- Renovate campus landscapes and quad areas to incorporate more outdoor learning areas
- New covered outdoor eating areas
- Repave uneven walkways
- Relocate basketball courts further north
- Replace artificial turf on football field
- Resurface tennis courts



INDICATORS OF QUALITY	
Ed. Programs	16
Community	6
Learning Env.	16
Maintenance	27
Safety and Security	15
Code Comp.	8
Total	88/120

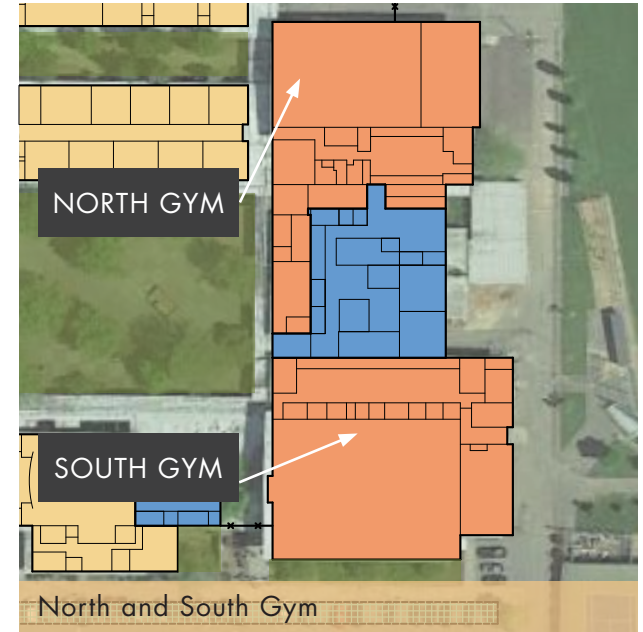


MODERNIZATION OF NORTH AND SOUTH GYM \$13,571,902

INDICATORS OF QUALITY	
Ed. Programs	16
Community	5
Learning Env.	18
Maintenance	30
Safety and Security	21
Code Comp.	6
Total	96/120

Major modernizations and renovation to both North and South Gym to provide sufficient space and use of the facility. Modernization may include:

- Ensure ADA compliance throughout the facility
- Replace all lockers with single-standing lockers
- Replace flooring and wall finishes
- Replace interior lighting
- Increase storage space
- Replace bleachers
- Provide proper air ventilation into locker rooms
- Renovate showers into storage and offices
- Provide Team rooms to be used by athletes during sport season
- Repair court mechanical equipment
- Replace HVAC with improved system

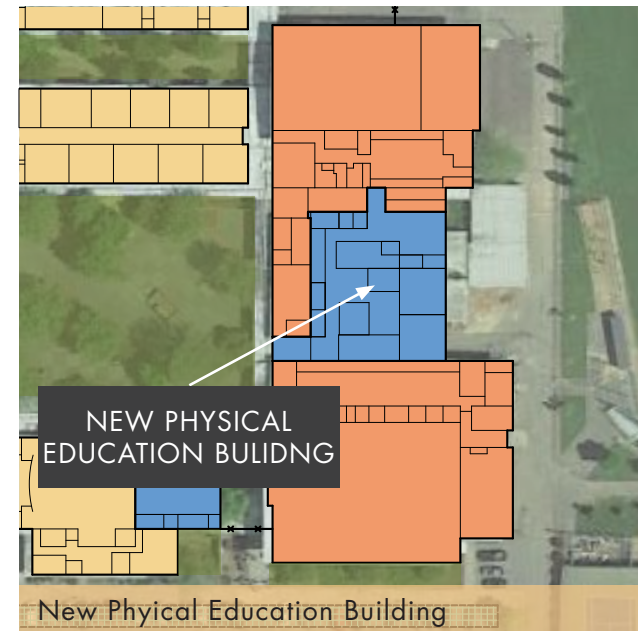


NEW PHYSICAL EDUCATION BUILDING \$5,705,648

INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	3
Safety and Security	3
Code Comp.	1
Total	48/120

Provide a new 7500 sq. ft. physical education building designed with spaces for everyday physical activities.

- New spaces may include:
- (2) spinning classrooms
 - (2) aerobic classrooms
 - Rock climbing wall
 - Restroom facilities for Boys, Girls, and Staff
 - Sufficient storage
 - Office Spaces
 - Covered walkways from all entrances
 - Adjacent connections to existing North and South Gyms
 - Lobby space



NEW CLASSROOM BUILDINGS

\$19,630,214

Provide (1) 20,600sf 2-story classroom building and provide (1) 11,275 sf single-story CTE dedicated building. The new buildings are replace retired portable classrooms and may include:

- (42) Classrooms, each approximately 960 sf
- Boys and Girls restroom facilities
- Staff restotom facilities
- Covered walkways
- Flexible furniture
- Cabinetry for storage in each classroom
- Adjacent to outdoor learning areas
- Large rollup doors for specified CTE classes

INDICATORS OF QUALITY	
Ed. Programs	20
Community	1
Learning Env.	20
Maintenance	3
Safety and Security	12
Code Comp.	1
Total	57/120



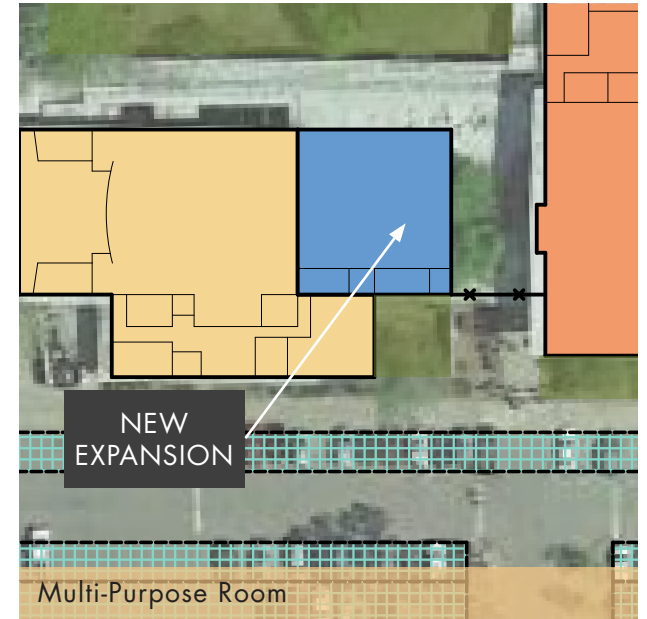
EXPANSION OF MULTI-USE ROOM

\$2,814,786

INDICATORS OF QUALITY	
Ed. Programs	2
Community	1
Learning Env.	2
Maintenance	12
Safety and Security	3
Code Comp.	3
Total	23/120

Provide a covered expansion of the multi-purpose room with adjacent connection to central quad. The expansion may include:

- Food service counter
- Natural lighting
- Restroom facilities for Boys, Girls, and Staff
- Custodial storage spaces
- ADA access between existing multi-use room and expansion



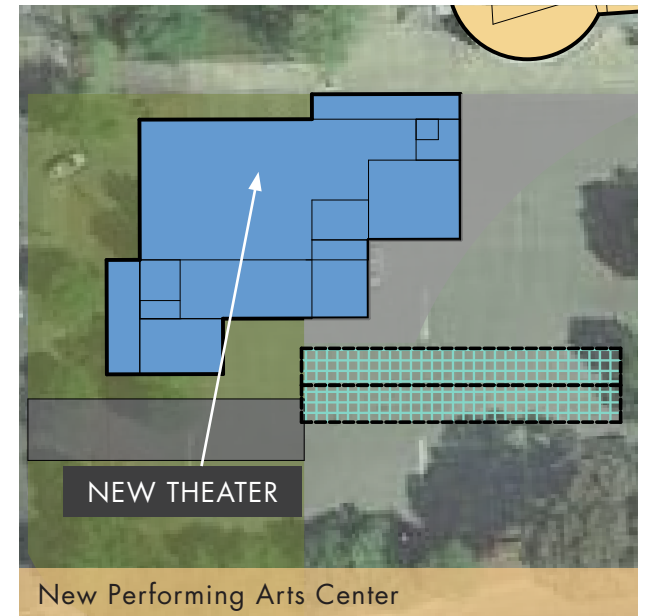
NEW PERFORMING ARTS CENTER

\$9,911,550

INDICATORS OF QUALITY	
Ed. Programs	20
Community	5
Learning Env.	20
Maintenance	3
Safety and Security	3
Code Comp.	1
Total	52/120

Provide a new 11,400 sq. ft. performing arts center to house visual and musical performances. The new construction should include:

- A theater auditorium housing 400 seating capacity
- Stage and backstage spaces
- Front reception
- (2) Performance Classrooms
- Restroom facilities for Boys, Girls, and Staff
- Storage spaces
- ADA access



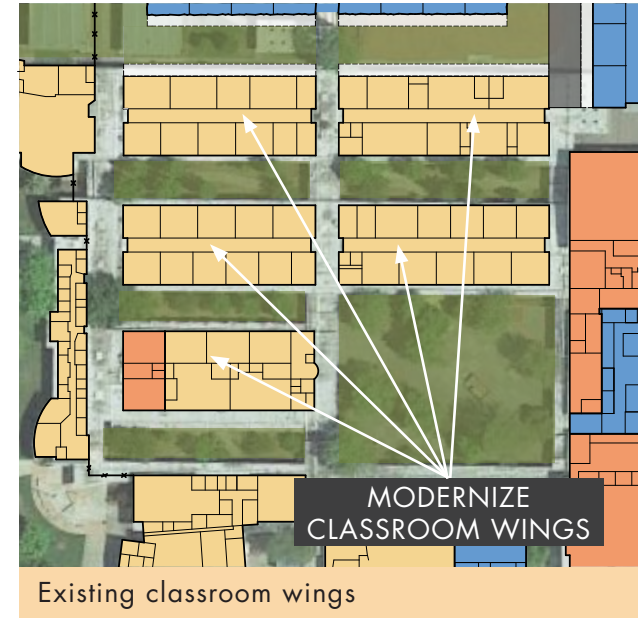
MODERNIZATION OF CLASSROOM WINGS

\$22,848,417

INDICATORS OF QUALITY	
Ed. Programs	20
Community	2
Learning Env.	20
Maintenance	30
Safety and Security	15
Code Comp.	6
Total	93/120

Modernize existing classroom wings. Modernization of these spaces may include:

- Repurpose Rm. 10 and Rm. 11 into additional administration and staff workspace.
- Repair/replace existing wall, floor and hardware finishes
- Replace non-functioning HVAC systems
- Repair/replace roofing and plumbing systems as necessary
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings



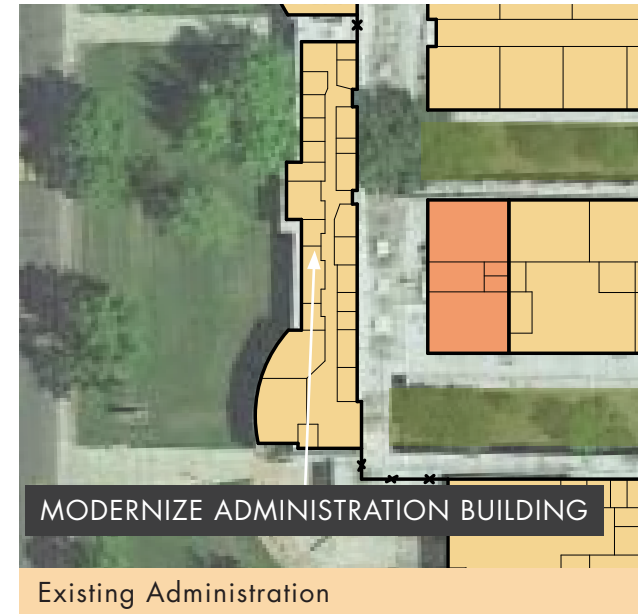
MODERNIZATION OF ADMINISTRATION

\$2,137,364

INDICATORS OF QUALITY	
Ed. Programs	2
Community	3
Learning Env.	2
Maintenance	15
Safety and Security	6
Code Comp.	6
Total	34/120

Modernize existing administration building. Modernization of these spaces may include:

- Repair/replace existing wall, floor and hardware finishes
- Replace non-functioning HVAC systems
- Provide security locks to entrances of wings
- Replace damaged acoustical ceiling tiles and casework
- Repair/Replace window and door openings

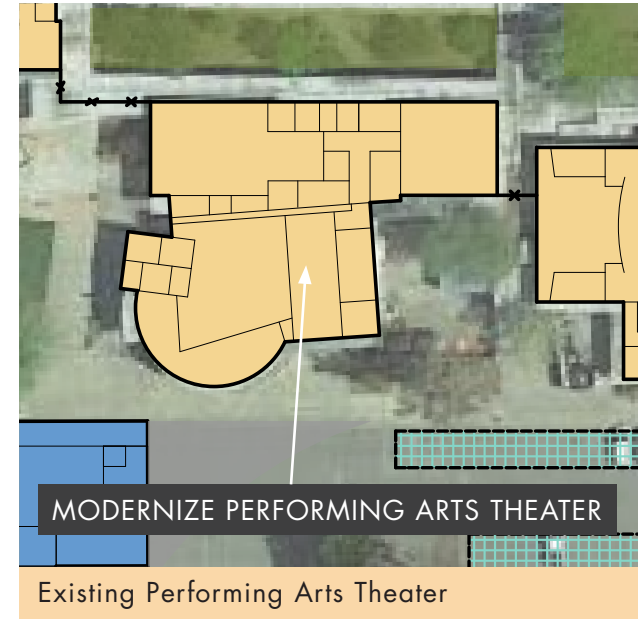


MODERNIZATION OF PERFORMING ARTS THEATER

\$6,111,227

INDICATORS OF QUALITY	
Ed. Programs	16
Community	4
Learning Env.	14
Maintenance	24
Safety and Security	9
Code Comp.	4
Total	71/120

- Modernize existing theater and adjacent classrooms. Modernization of these spaces may include:
- Repair/replace existing wall, floor and hardware finishes
 - Replace non-functioning HVAC systems
 - Repair/replace roofing and plumbing systems as necessary
 - Provide security locks to all entrances
 - Replace seating in auditorium
 - Repair/Replace stage flooring
 - Repair/Replace lighting in auditorium
 - Replace damaged acoustical ceiling tiles and casework
 - Repair/Replace window and door openings

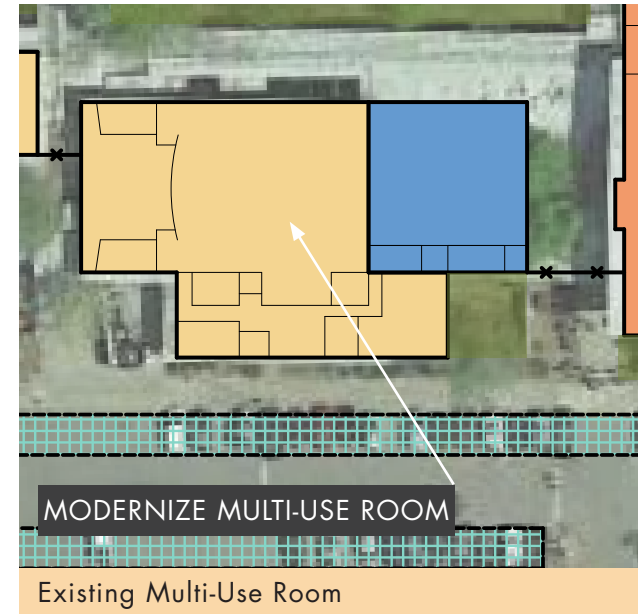


MODERNIZATION OF MULTI-USE ROOM

\$4,231,980

INDICATORS OF QUALITY	
Ed. Programs	6
Community	5
Learning Env.	12
Maintenance	21
Safety and Security	3
Code Comp.	4
Total	51/120

- Modernize existing multi-use building. Modernization of these spaces may include:
- Repair/replace existing wall, floor and hardware finishes
 - Replace non-functioning HVAC systems
 - Provide security locks to all entrances
 - Replace damaged acoustical ceiling tiles and casework
 - Repair/Replace window and door openings



SEISMIC UPGRADE

ALLOWANCE \$1,015,000

INDICATORS OF QUALITY	
Ed. Programs	4
Community	2
Learning Env.	4
Maintenance	24
Safety and Security	30
Code Comp.	10
Total	74/120

In October 1999, Assembly Bill 300 (Corbett) (AB 300) was passed by the California Legislature and adopted into the Education Code. The law required the Department of General Services (DGS) to survey the state’s kindergarten through grade 12 school buildings and provide lawmakers with an overview of the scope of the seismic safety challenge these structures represented. The survey focused on buildings constructed before the 1976 California Building Code (CBC) went into effect and that were of masonry construction since these are of the most risk. The survey is not an assessment of the seismic risk of these buildings but only an identification of those buildings for which a detailed seismic evaluation is recommended. On Nov. 15, 2002, the AB 300 report was released, which presented and analyzed the findings of the survey.

SRCS has a number of structures identified on the AB 300 report including the Gymnasium at Montgomery High School. A detailed structural evaluation of these buildings was not included in the scope of work of the FMP. However, for buildings which appear on the AB 300 report we have provided an allowance for their seismic retrofit based on similar projects. The next step would be to conduct a detailed structural evaluation to determine the extent of seismic retrofit needed.