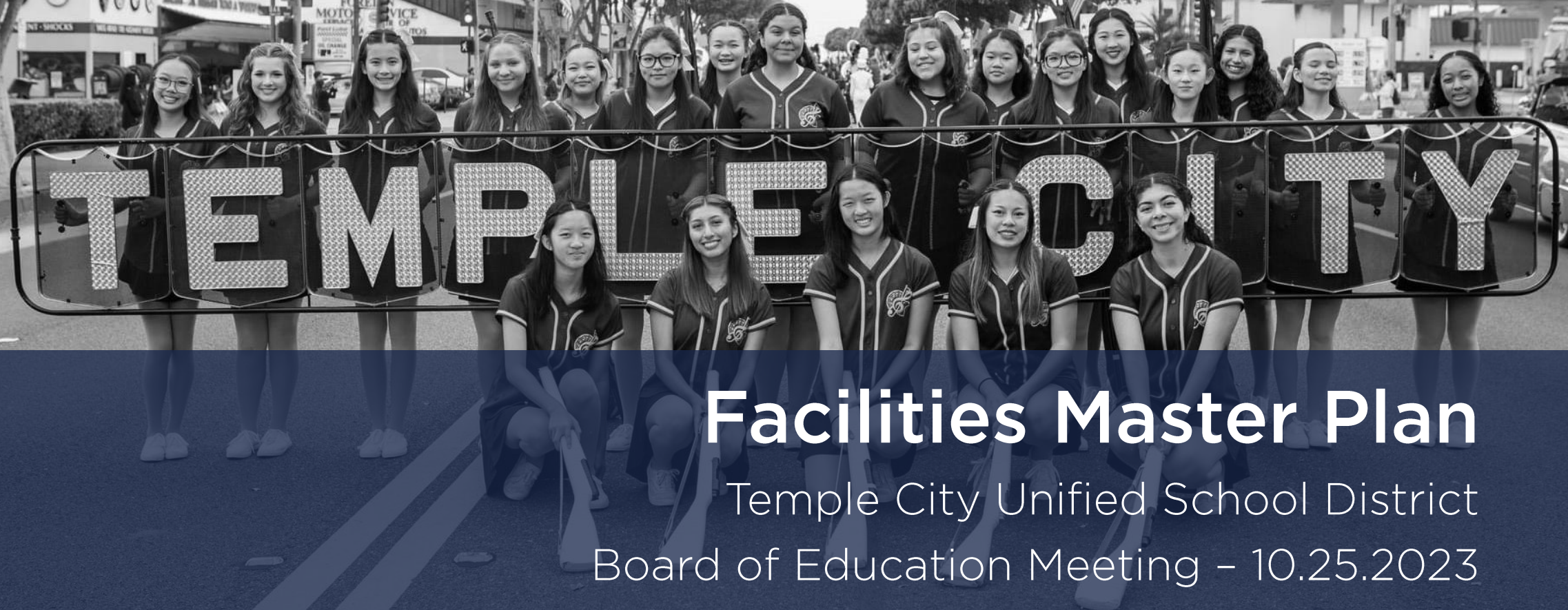




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Facilities Master Plan

Temple City Unified School District
Board of Education Meeting – 10.25.2023



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HLCM
Cost Estimating

CL Consulting
State Funding Analysis

Agenda

- FMP Deliverable Organization
- FMP Process Overview
- Major Themes
- Master Plan Development
- Scope of Work Categories
- Total Program Cost
- Community Partner Priorities
- Q & A



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FMP Deliverable Organization

FMP Deliverable Organization



SECTION 1

Process

- Document Purpose
- Background
- Process
- Planning Participants



SECTION 2

Planning Considerations

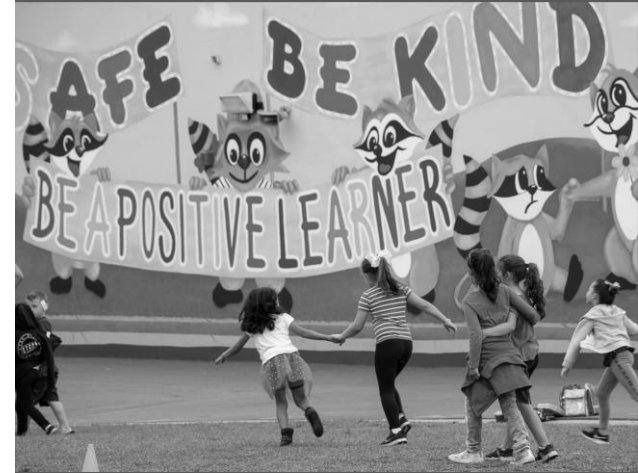
- Planning Assumptions
- Demographics
- Scope of Work Categories
- Cost Summary
- Priorities



SECTION 3

Educational Vision

- District Wide Guidelines
- Educational Vision
 - Elementary Schools
 - Intermediate School
 - High School



FMP Deliverable Organization



SECTION 4

Site Master Plans

- Overview of Contents
- Elementary Schools
- Intermediate School
- High School



SECTION 5

Appendix

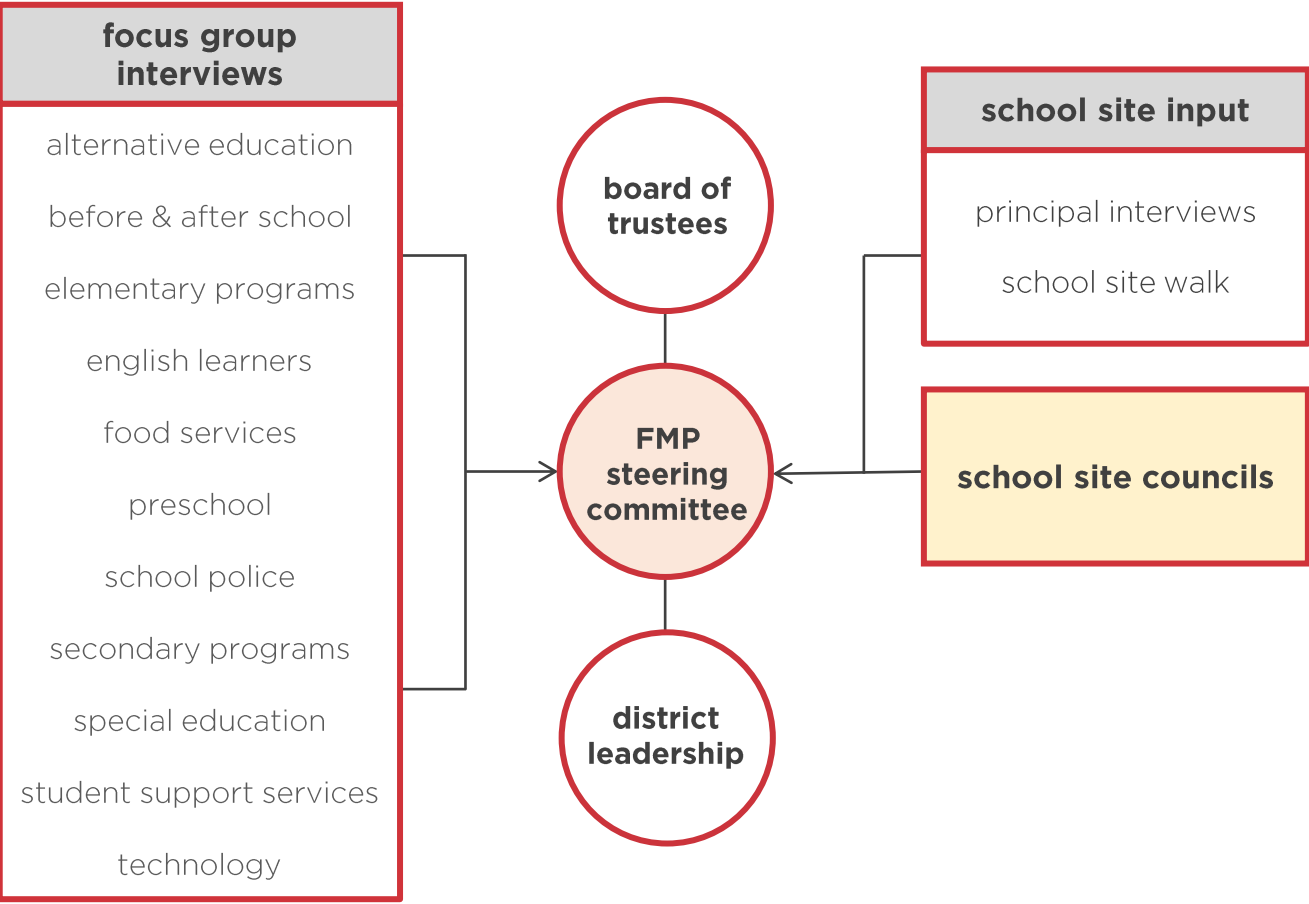
- Detailed Cost Estimate



A black and white photograph of three young girls of Asian descent standing close together and smiling. The girl on the left is wearing a light-colored t-shirt. The girl in the middle is wearing a patterned long-sleeved shirt and has her arms around the shoulders of the other two girls. The girl on the right is wearing a light-colored t-shirt. The background is filled with large, colorful geometric shapes, including a large sphere with a cross-like pattern on the left and a large sphere with a striped pattern on the right. A dark horizontal band is overlaid across the middle of the image, containing the text "FMP Process Overview" in white.

FMP Process Overview

Engagement Participants



District

Community

School Site



Temple City USD



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Temple City USD - Vision

Temple City Unified School District, in partnership with our surrounding community, provides meaningful opportunities to all students while maintaining a nurturing and safe learning environment in which we embrace diversity and collaboration.

Temple City USD - Mission

Temple City Unified School District will provide a rigorous comprehensive education in a nurturing environment that embraces the diversity of all students.

Temple City USD Core Values

Integrity | Service | Respect

FMP Approach

No matter which site a student attends, they should have equity of access to the same programs and student supports.





Major Themes

Major Themes

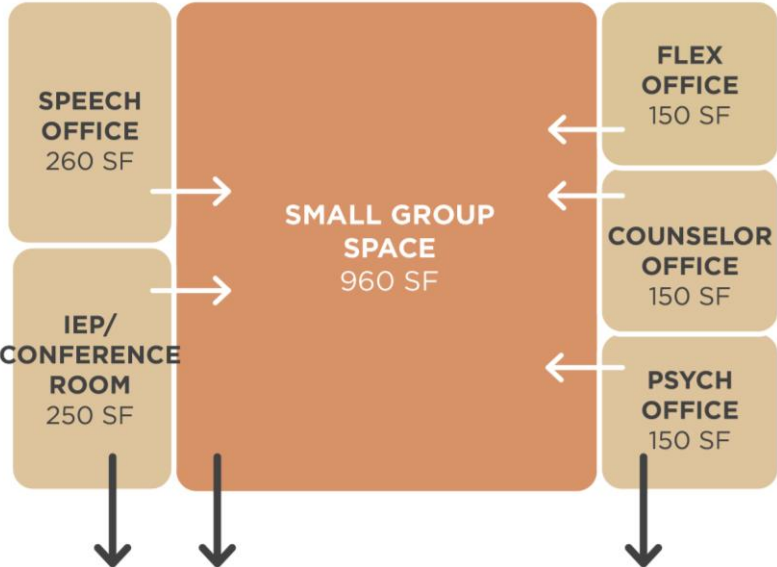


- Address TK and Kindergarten classroom sizes to meet CDE standards
- Provide Student Support spaces on all campuses
 - Learning Center
 - Wellness Center
- Address Special Education classrooms to meet the needs of this growing population
- Provide access to project-based learning and performing arts at the elementary schools
 - Maker Space
 - Music Classroom

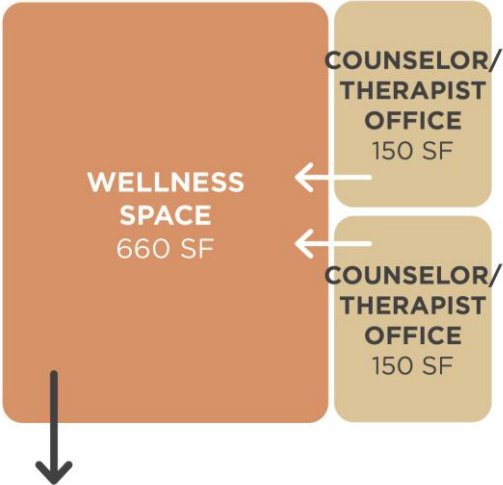
Major Themes



ES Learning Center



ES Wellness Center



3.2 EDUCATIONAL SPECIFICATIONS
ELEMENTARY SCHOOL

Temple City Unified School District
Facilities Master Plan

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LEARNING CENTER

Activities

- One-on-one meetings between students, staff and parents
- Quiet workspace
- Space to meet with speech + language specialists, school psychologist, counselors, etc.

Design Objectives

The Learning Center serves the whole student body as the hub of wellbeing and caring. The services offered within the Learning Center support students' educational growth and provide vital, mental health and wellness benefits.

The Learning Center providing access to the Speech Pathologist, Psychologist, Counselors, and other specialists. Offices are arranged around a group space with tables and chairs for small group meetings and break-out sessions.

Office spaces should be large enough for a desk and a small group workspace. Offices should be visually and physically connected to the adjacent small group space while ensuring acoustical privacy between rooms. Technology should be integrated within each space.

FURNITURE

- Offices: desk or table, secured storage and 2-3 chairs
- Conference Room: table and chairs
- Group Area: tables, seating, and writable surfaces that are adjustable, mobile, and durable

FINISHES

- Utilize carpet in all offices, conference spaces, and group spaces
- Utilize durable, antimicrobial and easily cleanable surfaces
- Include materials that reduce reverberation
- Writable surfaces (mobile and permanent) and tackable walls
- Use dimmable lighting strategies balanced with natural daylighting

EQUIPMENT

- Integrated technology to support mobility, collaboration, and work
- WiFi access throughout, including adjacent outdoor learning spaces
- Computers and printers for the offices
- Outlets for charging

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Master Plan Development

Master Plan Development



- Educational Vision Standards
 - A guideline for a consistent approach when developing each master plan
 - Meets California Department of Education (CDE) minimum standards
 - Defines quality for assessing existing facilities
- Enrollment
- Parity among campuses



Longden Elementary | existing



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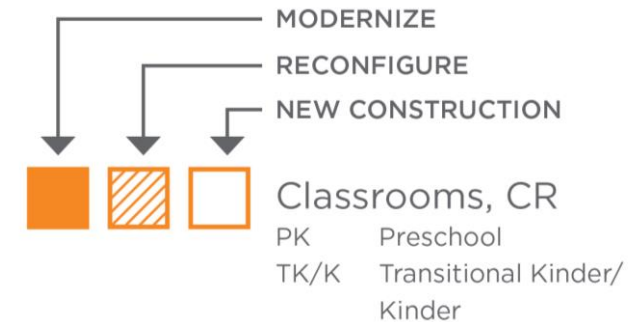
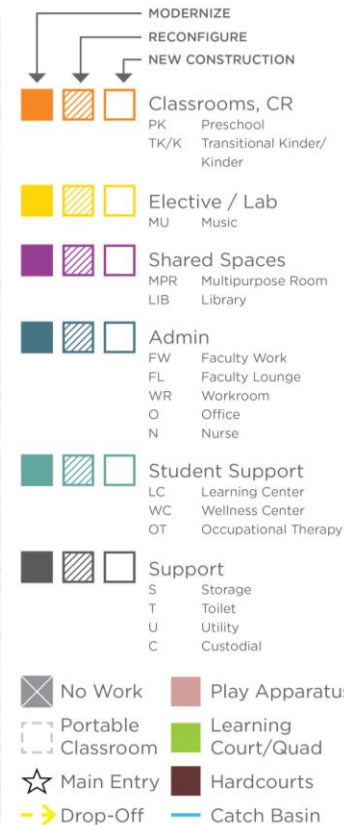
- Classrooms, CR**
 - PK Preschool
 - TK/K Transitional Kinder/Kinder
 - RSP Resource Specialist Program
 - INTV Intervention
 - VAC Vacant
- Elective / Lab**
 - CL Computer Lab
 - MU Music
- Shared Spaces**
 - MPR Multipurpose Room
 - LIB Library
- Admin**
 - FW Faculty Work
 - FL Faculty Lounge
 - WR Workroom
 - O Office
 - N Nurse
- Student Support**
 - PSY Psychologist
 - SPCH Speech
 - CONF Conference Room
 - CO Counselor
- Support**
 - S Storage
 - T Toilet
 - U Utility
 - C Custodial
- Portable Classroom
- ☆ Main Entry
- Drop-Off
- Drainage Issues

Current Enrollment:	900
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	2
Kindergarten, K	4
1st - 3rd Grade	17
4th - 6th Grade	12
Innovation Lab	1
Music	1
Maker Space	0
RSP	1
SDC (1-SDC, 1-V)	2
ELP	2
Other (1-Language, 1-Lit Lab, 2-Vacant, 1-ELD)	5
Grand Total:	47

Longden Elementary | proposed



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Projected Enrollment:	900
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	3
Kindergarten, K	6
1st - 3rd Grade	16
4th - 6th Grade	12
Innovation Lab	1
Music	1
Maker Space	1
RSP	2
SDC (1-SDC TK-2nd, 1-SDC 3rd-6th, 1-V)	3
ELP	2
Other (1-ELD)	1
Grand Total:	48



Scope of Work Categories

Scope of Work Categories



01 Modernize / Reconfigure Existing Classrooms

Modernization of existing classrooms includes the replacement and repair of wall finishes, windows, doors, flooring, ceilings, casework, and roofing. Reconfigure existing spaces to create classrooms.



02 Existing Building Systems, Toilets & Improved Energy Efficiency

Upgrades related to Heating, Ventilation, and Air Conditioning (HVAC), lighting, electrical, and plumbing. This category also includes modernization, reconfiguration, and new construction for restrooms.



03 Site Utilities

Upgrades related to gas, sewer, and water, and storm drain service lines. This category also includes upgrades related to electrical mains and distribution, and energy-efficient building systems & controls (EMS).



04 New Construction (Classrooms)

Addition of new classrooms to support enrollment and/or new classroom building(s) to replace existing portables/classrooms. This category includes classrooms to support general education for all grades and Special Education classrooms.



05 Maker Space, Science, VAPA & Elective Spaces

Modernization, reconfiguration, and new construction of enrichment program spaces, science labs, and electives spaces such as Visual Arts/Performing Arts (VAPA), Maker Spaces, and Electives.



06 Multipurpose Room (MPR), Theater & Food Service

Modernization, reconfiguration, and new construction of Multipurpose Rooms, Theaters, Food Service (Kitchen and Serving Areas), lunch shelters, and trash enclosures.



07 Library

Modernization, reconfiguration, and new construction of Library spaces.



08 Student Support & Counseling

Reconfiguration and new construction to create a Learning Resource Center and Wellness Center.

Scope of Work Categories



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09 Administration & Staff Support

Modernization, reconfiguration, and new construction of Administration spaces including Faculty Work, Faculty Lounge, and a secured entry Lobby. This category also includes District facilities such as the District Office, Facilities & Maintenance and Nutritional Services.



10 Physical Education Improvements

Modernization, reconfiguration, and new construction of interior program spaces to support the needs of the Physical Education program such as PE/fitness rooms, changing/locker facilities, and Gymnasiums.



11 Safety & Security

Addition and/or improvements to safety related to concrete and asphalt paving, exterior lighting, fencing, signage, safety locks on classroom doors, key-less entry systems, fire alarms, public address/emergency communication systems, intrusion alarms, & other security systems.



12 Campus Arrival: Parking & Drop-off

Addition and/or improvements to school site and district support site parking and drop-off areas, parking lots, covered walkways, and entry plaza upgrades.



13 Outdoor Learning Environments & Quad

Addition and/or improvement of outdoor student gathering spaces and quads.



14 Exterior Play Spaces, Playfields & Hardcourts

Addition and/or improvement of PK, TK, Kindergarten, and Elementary play yards and equipment, hardcourts, and playfields. This category also includes shade structures at Kindergarten play yards and rubberized surfacing at all play structures.



15 Next Generation Classroom Flexibility (Furniture)

This category accounts for the direct cost of new furniture within all learning, Library and Multipurpose Room spaces.



16 Technology Infrastructure & Equipment

Additions and/or improvements to classroom technology and presentation equipment, upgrade of backbone, wireless access points, switches, and MDF/IDF data rooms with environmental controls.



Total Program Cost

Cost Estimate Development



- based on program and campus needs identified by stakeholders during the facilities master planning process
- total project cost includes construction costs and soft costs for the scope of work identified
- the following items are **excluded** from the estimate:
 - escalation (costs are in 2023 dollars)
 - land purchase costs
 - off-site work and traffic signals, unless noted otherwise
 - utility hook-up fees & city connections
 - hazardous material surveys, abatement and disposal, unless noted otherwise
 - furniture, fixtures & equipment, unless noted otherwise

Project Cost Summary | Scopes of Work



Total Program Cost

01	Modernize / Reconfigure Existing Classrooms	\$ 30,934,000
02	Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 21,249,000
03	Site Utilities	\$ 4,402,000
04	New Construction (Classrooms)	\$ 49,762,000
05	Maker Space, Science, VAPA & Elective Spaces	\$ 44,361,000
06	Multipurpose Room (MPR), Theater & Food Service	\$ 10,776,000
07	Library	\$ 22,506,000
08	Student Support & Counseling (Learning Centers + Wellness Centers)	\$ 18,974,000
09	Administration & Staff Support	\$ 15,204,000
10	Physical Education Improvements	\$ 38,780,000
11	Safety & Security	\$ 12,339,000
12	Campus Arrival: Parking & Drop-off	\$ 6,648,000
13	Outdoor Learning Environments & Quad	\$ 8,195,000
14	Exterior Play Spaces, Playfields & Hardcourts	\$ 9,607,000
15	Next Generation Classroom Flexibility (Furniture)	\$ 8,814,000
16	Technology Infrastructure & Equipment	\$ 9,856,000
		<hr/>
		\$ 312,407,000

Project Cost Summary | Elementary, Intermediate & High Schools



1	Cloverly Elementary School	\$ 19,850,000
2	Emperor Elementary School	\$ 30,318,000
3	La Rosa Elementary School	\$ 31,944,000
4	Longden Elementary School	\$ 38,598,000
Elementary Schools Subtotal		\$ 120,710,000
8	Oak Intermediate School	\$ 65,785,000
Intermediate School Subtotal		\$ 65,785,000
10	Temple City High School	\$ 125,912,000
High School Subtotal		\$ 125,912,000
GRAND TOTAL		\$ 312,407,000



Engagement Participant Priorities

Principal Priorities



Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- ② occurs when 2 priorities align to the same scope
- indicates greatest overlap in priority

	Cloverly Elementary	Emperor Elementary	La Rosa Elementary	Longden Elementary	Oak Intermediate	Temple City High	
1. Modernization & Reconfiguration of Classrooms	■	●	●	■	■	■	2
2. Existing Building Systems, Toilets & Improved Energy Efficiency			●				1
3. Site Utilities							0
4. New Construction (Classrooms)					●		1
5. Maker Space, Science, VAPA & Elective Spaces							0
6. Multipurpose Room (MPR), Theater & Food Service	■	●	■	■	■	●	2
7. Library							0
8. Student Support & Counseling							0
9. Administration & Staff Support					●		1
10. Physical Education Improvements	■	■	■	■	●	●	2
11. Safety & Security	■	■	■	②	●	■	3
12. Campus Arrival: Parking & Drop-off	●						1
13. Outdoor Learning Environments & Quads							0
14. Exterior Play Spaces, Playfields & Hardcourts	●	●	●	■	■	●	4
15. Flexible Furniture							0
16. Technology Infrastructure & Equipment	●						1

PRINCIPAL PRIORITIES

1. Exterior Play Spaces, Playfields & Hardcourts
2. Safety & Security
3. Modernization & Reconfiguration of Classrooms
3. Multipurpose Room (MPR), Theater & Food Service
3. Physical Education Improvements

School Site Council Priorities



Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- ② occurs when 2 priorities align to the same scope
- indicates greatest overlap in priority

	Cloverly Elementary	Emperor Elementary	La Rosa Elementary	Longden Elementary	Oak Intermediate	Temple City High	
1. Modernization & Reconfiguration of Classrooms							0
2. Existing Building Systems, Toilets & Improved Energy Efficiency							0
3. Site Utilities							0
4. New Construction (Classrooms)			●	●	●		3
5. Maker Space, Science, VAPA & Elective Spaces				●		●	2
6. Multipurpose Room (MPR), Theater & Food Service		●					1
7. Library					●	●	2
8. Student Support & Counseling				●			1
9. Administration & Staff Support	●	●	■	■	■	●	3
10. Physical Education Improvements					●	●	2
11. Safety & Security							0
12. Campus Arrival: Parking & Drop-off	●						1
13. Outdoor Learning Environments & Quads							0
14. Exterior Play Spaces, Playfields & Hardcourts	●	●	■	●			3
15. Flexible Furniture							0
16. Technology Infrastructure & Equipment							0

SCHOOL SITE COUNCIL PRIORITIES

1. New Construction (Classrooms)
2. Administration & Staff Support
3. Exterior Play Spaces, Playfields & Hardcourts

