

FINAL FACILITIES MASTER PLAN 2021 LIVERMORE VALLEY JOINT USD



BOARD APPROVED
06/15/2021



This page left intentionally blank

TABLE OF CONTENTS

Introduction

Introduction & Goals	4
Approach & Goals.....	5
Site Resources	7

Elementary Schools

Altamont Creek.....	9
Arroyo Seco	19
Emma C. Smith	29
Jackson Avenue.....	39
Lawrence	49
Leo R. Croce	59
Marilyn Avenue	69
Rancho Las Positas.....	79
Sunset.....	97
Montevina.....	107

K-8 Schools

Joe Michell.....	115
Junction Avenue	125

Middle Schools

Christensen	143
East Avenue	153
William Mendenhall.....	163

Specialty Campus

Arroyo Mocho.....	173
Del Valle	183
Vineyard.....	193

High Schools

Granada	203
Livermore	223

Cost Estimate Summary	243
------------------------------------	------------



This page left intentionally blank

INTRODUCTION

Enhancing Learning Opportunities

Innovative Teaching & Learning

Reimagined

Inclusive

Adaptable

Equitable

Supports the Whole Student

Learner Centered

Intentional

Engaging

Healthy

Thoughtful

Maintainable

Connecting

Value Driven

Community

Future Forward

Flexible

Activated Outdoor Space

Tools for 21st Century Instruction

Source of pride

Transformational

The Master Plan Visions documented in this report spring from the District's Core Values and our Shared Design Goals

INTRODUCTION & GOALS

In Spring 2020, the Board directed an update to the Bond Implementation Plan prepared in April 2017. As noted by the Bond Program Director, Kim McNeely, it is considered best practice to update master plans approximately every three to five years and in the case of LVJUSD, it was also important to update the plan considering the work accomplished under the Measure J Bond.

The District issued a Request for Proposals (RFP) for the process and the firm of HKIT Architects was selected to lead the development of the Facilities Master Plan 2021 (FMP). HKIT was joined by HED Architects, who provided focused attention on the larger, transformational projects

and led the design of the Livermore High School campus. Both firms have extensive experience with K-12 master planning and a deep history working with LVJUSD. The team established overall goals and objectives for the FMP and set criteria for the evaluation of campus conditions and needs. Each of the campuses was visited in Summer 2020, existing planning documents were reviewed, and site findings and data were incorporated into the team's campus evaluations and resulting design concepts. Site Context maps, Site Observation plans and Design Visions were developed for each campus, supported by narratives, and detailed Site Observation matrices. The work was shared with the school site principals, the Maintenance, Operations, and Facilities

department and District leadership for review and input. Cost estimates were performed by Cumming including all the work scope defined in this report and anticipated project costs. The completed draft documents were presented to the Board in March 2021.

The purpose of this FMP is to provide a vision for the future. The campus plans set a direction for District facilities, imagining thoughtful and transformative design that will propel the District through the next 75 years of this century. Our team's work springs from the District's core values for Teaching & Learning, Budget Development & Planning, and Facilities Planning. The resulting work is aspirational and forward

thinking, creating reimagined learner centered campuses that are transformed with revitalized environments that will inspire students and staff, excite the community, and demonstrate District core values.

OVERALL APPROACH AND FINDINGS

As the team assessed each campus and individual building conditions, several factors were taken into account in determining if buildings should be modernized or replaced. One factor was the age of the building(s), the shell and infrastructure. Many of the District's campuses were originally constructed in the 1950's and 1960's and are now 60 to 70 years old. Another factor that became apparent during the assessment is that District buildings and



Rancho Las Positas



Junction Avenue

campuses are very well maintained. This is beneficial for students and staff today, but sometimes masks the age of the structure and less visible mechanical, plumbing, and electrical systems. The team also found that not every space fully supported current program needs in terms of size, amenities, or relationships with other spaces. Current teaching methodologies, programs and technology were not imagined in the 1950's, 60's or 70's. Some spaces were determined to have the characteristics needed to serve the District for decades to come with minor modernization, others required major modernization and selective interior remodel, and some were deemed to have served their useful life and were slated for removal.

GOALS FOR FMP

Goals developed for the FMP by the team, spring from the District's Core Values and are infused with good planning and design practices. One of the most compelling goals was to provide equity across the District and afford consistent program opportunities on each of the campuses. This goal means that each campus was evaluated based on its conditions and needs, rather than applying a cookie-cutter approach to design. Another goal was to assess growth needs for the District over time. This strategy led to the possibility of increased capacity at some campuses and "Future Expansion" classroom buildings are indicated at those campuses. It also led to the inclusion of the Montevina site and Arroyo Mocho campus as potential new

schools to accommodate growth if needed, as well as sufficient classroom and student support spaces at the two comprehensive high schools.

A design goal incorporated throughout the planning and visioning process was the inclusion of outdoor spaces. This included removing poorly sited buildings and positioning new buildings to create flexible, directly accessible outdoor learning areas. Large outdoor student use areas, courtyards and connected dining canopies were created at the high school campuses to support dining and student life for these large student populations.

Historically, the District has used portable classrooms as a way to provide classroom space and maintain eligibility for state bond funds. Many were economically and efficiently placed at the edges of campuses, however, are remote from the academic core. These buildings have aged and have served their useful lives. The portables, along with older and outdated permanent structures will be replaced with new, state-of-the-art facilities that are efficient, resource conscious, healthy and flexible in design. The layouts and features will create welcoming entries, highly visible and safe spaces throughout the campuses, and support and inspire student learning and teaching. The revitalized campuses will be a source of pride for the community and generations of students to come.



APPROACH & GOALS

RESPONSE TO GOALS

In response to the goals for the District, the visionary master plans address the following issues. Infrastructure upgrades and replacement needs will be met and are included in the planning and cost estimating process. Within each campus, functional and spatial relationships have been enhanced, with modernization or new construction projects. At some campuses, improved parking, drop-off, and campus gateways. Each design concept has focused on providing greater connectivity to and through the campus with an emphasis on providing highly useful, activated outdoor learning environments. The plans as conceived are cost efficient in design, energy resource conscious, meant to be durable and easily maintained. The team understood that work will need to take place in phases, and campus layouts have been designed to be constructable over time with minimum program disruption and interim housing.

APPROACH TO CAMPUS DESIGN

Three categories of work were established for the evaluation of existing conditions and creation of recommendations for improvements for all existing buildings and site features and are illustrated in the “Vision for Transformation” section for each campus. Those three categories of work are as follows:

Minor Modernization: For building and site features that are generally in good condition, supportive of program needs, and well located on the campus, modernization is recommended. This work includes selective finish upgrades, minor adjustments to equipment and casework, building system improvements, minor site, and landscape improvements.

Major Modernization: For building and site features that are generally in fair condition, serving programs less effectively and are generally acceptably located, major modernization and selective remodel are recommended. This work includes complete interior finish upgrades, new doors and windows, new equipment and casework, remodel and building systems replacement on an as-need basis and selected interior reconfiguring.

New Construction: For building and site features that are generally in poor condition, poorly located, programmatically outdated and have served their useful life, removal and replacement with new permanent construction is recommended. New one, two and three-story permanent buildings are envisioned, meeting the design criteria and goals identified in this FMP.

COST ESTIMATE OVERVIEW

A cost estimate was performed by Cumming that includes all the work defined by this FMP and the summary can be found at the end of this report. The cost estimate includes all anticipated Total Projects Costs including all estimated construction costs plus a design/phasing contingency, project soft costs, interim housing, and escalation.

DISTRICT RESOURCES

During the review of 23 District sites and evaluation of anticipated future needs, several sites were identified as Partial and/or Total Resource Sites. These are portions of or total District properties that could act as a District resource and be repurposed for alternative uses at a future date. The evaluation of Site Resources is beyond the scope of this report; however, the following matrix identifies Resource Sites that may be considered by the District. The graphic also illustrates the three categories of work being considered for each of the 20 school sites.

	Total Campus Acreage	Modernization	Major Modernization	New Construction	Resource Site - Partial Site	Resource Site - Total Site
Elementary Schools						
1	Altamont Creek	8.4				
2	Arroyo Secco	8.14				
3	Emma C. Smith	9.98				
4	Jackson Avenue	9.23				
5	Lawrence	9.5				
6	Leo R. Croce	12.88				
7	Marylin Avenue	9.7				
8	Rancho Las Positas	9.77				
9	Sunset	9.98				
10	Montevina - open land	12.44				
K-8 Schools						
1	Joe Michell	11.69				
2	Junction Avenue	27.53				
Middle Schools						
1	Christensen	11.69				
2	East Avenue	10.35				
3	William Mendenhall	20.09				
Alternative Schools						
1	Arroyo Mocho	8.92				
2	Del Valle	4.68				
3	Vineyard Alternative	9.75				
High Schools						
1	Granada	43.75				
2	Livermore	29.6				
Other District Properties						
	Montevina - Bldg. Parcels	2.7				
	Ed Center (District Office)	7.74				
	Maintenance Yard/Ladd Ave	1.64				



This page left intentionally blank

ALTAMONT CREEK



This page left intentionally blank

ALTAMONT CREEK

Site Context

This 8.4 acre, K-5 campus, located at 6500 Garaventa Ranch Road, is bounded by Garaventa Ranch Road and Hawk Street on the southwest and west sides, by Altamont Creek Park on the east and by undeveloped land to the north. The main site access, parking and drop-off is on Garaventa Ranch Road with a smaller, secondary entrance and drop-off accessed via the north end of Hawk Street.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Exterior Paint
- Marquee Sign
- Video, voice, data and security systems



Site Context Plan




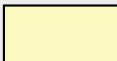
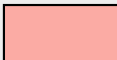

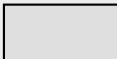



Site Observations

The 8.4 acre campus is comprised of six permanent modular buildings and one permanent MPR, all constructed in 1999. There is an outdoor courtyard located adjacent to the MPR, and one hardcourt area with two play structures located at the east side of the campus. There is a lawn assembly area and deck at the north end of the campus and a fenced garden with raised beds near the front of the site. The playfield is not within the legal boundary of the District, but an adjacent playfield is available through a joint use agreement. There is a large parking lot and drop-off area at the front of the site with a long array of solar panels. There is a secondary drop-off and small parking lot at the north side of the campus that also serves as a part of the EVA. The ESS classrooms are in portables next to the MPR and blacktop area.

All seven buildings are relatively new and in very good condition although showing signs of wear. The six modular buildings have high central bays that provide natural light and a high volume space at the middle of these classroom, library, and administration buildings. Classroom Building F houses kindergarten classrooms; some but not all have toilet rooms. The MPR is in very good condition and has an excellent kitchen/serving line layout that could serve as a prototype for other campuses.

The quad area in front of the MPR is in very good condition but is exposed and lacks shade. The hardcourt area is in good condition although there is an awkward, double fence at the kindergarten play area. Sections of classroom courtyards show signs of settlement and potential access/cross-slope issue. The parking and drop-off areas are in very good condition.



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	



The vision for the Altamont Creek campus is one of responsiveness to specific deficiencies and minor modernization throughout. A shade structure will be added to the MPR quad and play yard fencing will be modified. For example, classroom flooring and the current EMS system will be replaced. Corrective work will be performed at classroom courts to ensure ADA access. To address future growth in the region, the master plan includes a proposed location for a new classroom building beyond Classroom Buildings D and E. When that occurs, the existing assembly area would need to be relocated and a desired amphitheater added. Landscaping throughout the campus will be refreshed.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize program disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		
FUTURE EXPANSION		



ALTAMONT CREEK

Site Data & Observations

Data	
Acreage	8.4 acres
Program	K-5
Capacity Range	590-680
Current Enrollment	615
Anticipated/Possible Growth	680

Site Features	Observations
Site entry, drop-off and parking	Large drop-off and parking area in good condition with a new solar structure
Campus quads/outdoor learning spaces/dining/school gardens	The fan-shaped plaza area adjacent to the MPR is exposed and very sunny. Classroom courtyard areas show signs of settlement with potential cross slope issues at the accessible path of travel
Blacktop areas and play equipment	Double layer of fencing is awkward at the kindergarten play yard. Play equipment is new.
Field area	Field not within legal boundry of District.

Existing Building and Structures	Square Footage	Observations
Building A - Administration	2,725	Built in 1999, in good condition.
Building B - Library/Science Classrooms	7,655	Built in 1999, in good condition.
Building C - Classrooms	8,490	Built in 1999, in good condition. Floor finishes are original.
Building D - Classrooms	8,490	Built in 1999, in good condition. Floor finishes are original.
Building E - Classrooms	8,490	Built in 1999, in good condition. Floor finishes are original.
Building F - Classrooms	9,354	Built in 1999, in good condition. Some of the kinder classrooms do not have dedicated toilet rooms.
Building G - MPR	8,035	Built in 1999, in good condition. Kitchen and serving line with exterior windows are especially well laid out, may serve as a model for other campuses.
Building H & J - ESS Portable Classrooms		Non-District portables to remain, not in scope.
	53,239	
Storage Containers	2	To remain.

Site Infrastructure	Observations
Major services:	
Electrical Service, Gas, Low Voltage	Johnson Controls in Admin, MPR, Library, 12 classrooms.
Underground Utilities:	
Water, fire, storm, sewer	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
Playground Equipment
Security Cameras
Marquee Signs



This page left intentionally blank

ARROYO SECO



This page left intentionally blank

Site Context

This 8.14 acre, K-5 campus, located at 5280 Irene Way, is bounded by Big Trees Park on the southeast, Irene Way on the southwest edge and by residential properties on the west and north sides. The main site entrance and parking and drop-off is located on Irene Way. There is a pedestrian access pathway to Charlotte Way at the back of the site.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Exterior Paint
- Marquee Sign
- Video, voice, data and security systems



Site Context Plan



The 8.14 acre campus is comprised of eight buildings of varying age, typology and condition. The MPR/Administration is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. An addition was added in 1996. Classroom Buildings B, D and T are modular construction, installed in 1976 and 2003. Buildings C, J, L, Q and S are Portable Buildings, installed in the 1970's, 1990's and in 2003. There is a hardcourt area with a new play structure adjacent to the MPR and a small kindergarten play yard and play structure at the west edge of the campus. A small dining canopy is located at the edge of the hardcourt next to the MPR, an open classroom quad space is located at the end of Building T. The field is located beyond the hardcourt area. There are landscaped entry plazas and landscaped areas at the front of the site adjacent to a large parking lot and curvilinear drop-off lane. The site is fenced along the edge of the parking lot which has two arrays of solar panels. The ESS classrooms are in portables at the east edge of the hardcourt area.

The MPR is in fair condition. The administrative areas are poorly configured and cramped. Portions of the building need to be reconfigured and remodeled to increase functionality. The kitchen is in fair condition and has serving lines and equipment located in the MPR space, taking up limited floor area. Improved food delivery systems, including the addition of serving windows should be considered. Classroom Buildings B and D are in very poor condition and Building D has the disadvantage of being located very close to the street with exterior classroom doors opening directly to the public. Both buildings should be removed and replaced. Classroom Buildings C and L are raised portable buildings and in poor condition and both should be removed and replaced. Classroom Buildings J, Q and S are portable buildings that are in good condition and require minor improvements. Building T, a permanent modular classroom building is also in good condition needing only minor improvements.

The dining canopy is too small, and a much larger dining canopy is needed. The main hardcourt area is in fair condition and needs improvement. The kindergarten play area is narrow and constricted by Buildings C and D and can be expanded with the removal of these buildings.

The field is in poor condition and needs major improvement including the realignment of a pathway that crosses the site. The parking areas are in good condition.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



The vision for the Arroyo Seco campus is one of integrating new structures on the campus with old, redefining outdoor spaces and strengthening zoning and campus security. A new L-shaped 6-classroom building is envisioned to replace Buildings B, C and D at the front of the campus. These high quality kindergarten and T-K classrooms will frame an expanded kindergarten play yard that incorporates the kinder play structure, while forming an edge to front of campus further back from the front sidewalk. The new building will also house administrative support spaces to relieve crowding in Building A. A new, comfortable landscape area will be developed at the front of the site to provide a gathering area for families arriving for student drop-off and pick-up. The second new 8-classroom building, planned for the back of the campus at the edge of the field will be comprised of standard, science and STEM classrooms. The building wing is envisioned as an anchor for Buildings Q, S and T, forming an edge and strengthening the student courtyard and educational zone.

Other improvements to the campus will be the major modernization of the MPR/ Administration Building. Reconfiguration and remodel are advised to create more functional and service oriented spaces. All other existing buildings will receive minor upgrades and improvements addressing specific needs. The site is in fair condition and improvements are needed. Students will benefit from the addition of a large dining/shade canopy at the edge of the hardscape area expanding dining facilities and creating flexibility and improvements to the hardscape surfaces and landscaping. The field will be reconstructed to improve access for safe play and PE programs. Landscaping throughout the campus will be refreshed.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			



Site Data & Observations

Data	
Acreage	8.14
Program	K-5
Capacity Range	664-708
Current Enrollment	668
Anticipated/Possible Growth	861

Site Features	Observations
Site entry, drop-off and parking	Large drop-off and parking area in good condition with fencing, mature landscaping, and new solar structure
Campus quads/outdoor learning spaces/dining/school gardens	Landscaped entry plaza in good condition. Undersized shade structure adjacent to MPR. Existing campus landscape is in need of refreshing.
Blacktop areas and play equipment	New play structures. Blacktop is in fair condition
Field area	Large field area bisected by walking path, bordered by large eucalyptus trees. Field in poor condition.

Existing Building and Structures	Square Footage	Observations
Building A - Admin/MPR/Library	11,249	Administration wing is in fair condition, with ample faculty work room. Administration area is poorly laid out and outdated. Library is in good condition, with media center that may be repurposed. Kitchen is in fair condition, with interior speed line service in the MPR. Roofing in poor condition
Building B - Classrooms	7,279	In poor condition, floors bounce, toilet rooms are not ADA compliant. Building is close to the street with doors that open directly to the front of the campus.
Building C - Portable Kinder Classrooms	2,020	In poor condition, floors bounce. Location divides the kinder play area.
Building D - Kinder Classrooms	4,400	In poor condition, floors bounce, toilet rooms are not ADA compliant.
Building J - Portable Classrooms	2,020	In good condition.
Building L - Portable Science Classrooms	1,920	In poor condition, older portables. Undersized for science lab use.
Building Q - Permanent Portable Classrooms	3,840	In good condition.
Building Q1 - Permanent Portable Classrooms	1,920	In good condition.
Building S - Permanent Portable Classrooms	1,920	In good condition.
Building T - Classrooms	8,640	In good condition, with natural light from light wells that could be better utilized.
Building N - ESS		Not in scope.
Building O - ESS		Not in scope.
	45,208	
Storage Containers		

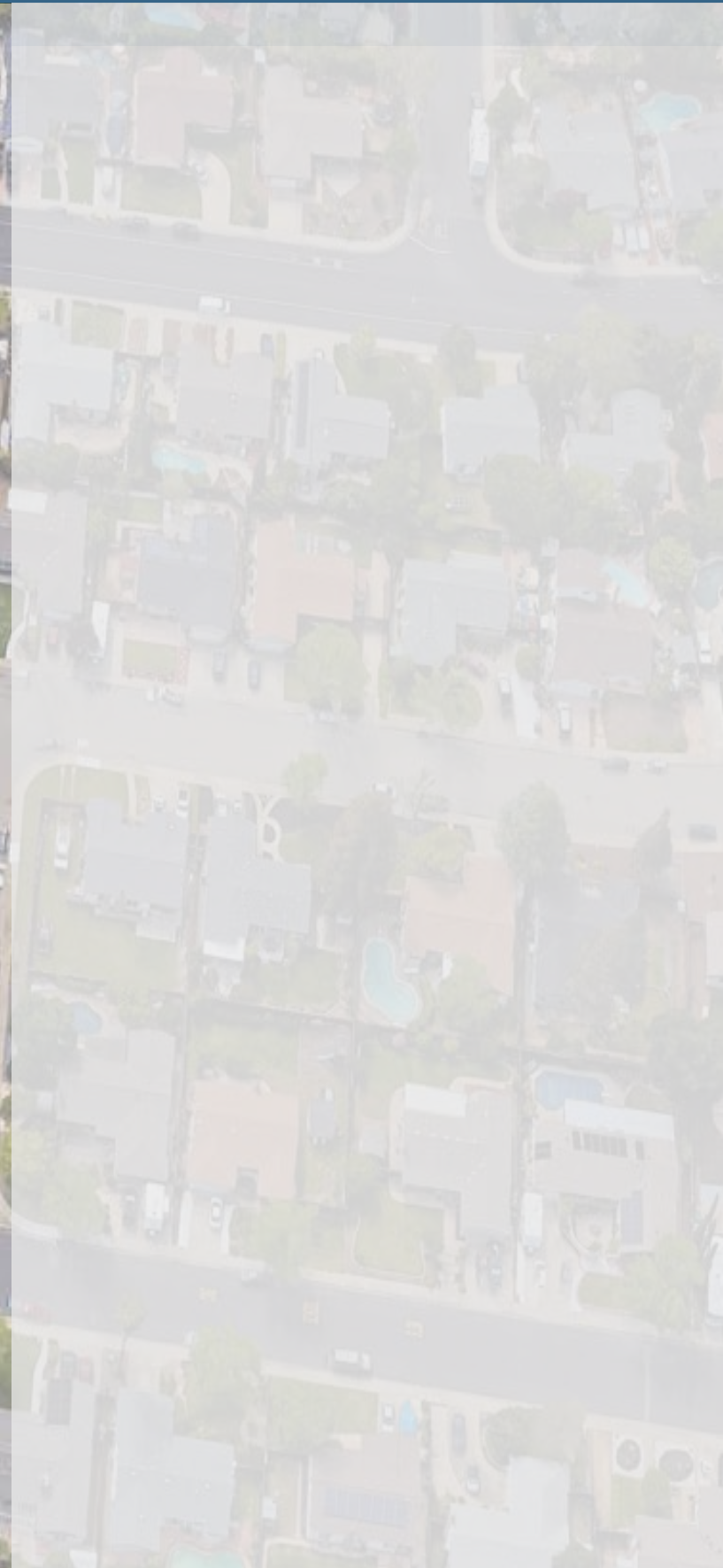
Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		
Underground Utilities		
Water, fire, storm, sewer		Lift station aging out.
Bio-swale areas		

New Building and Structures	Square Footage	Observations
Kinder Building 1	4,700	
Kinder Building 2	4,100	
Classroom Building	9,300	
Kinder play yard		
Courtyard at front of campus		
Total	18,100	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
Playground Equipment
Security Cameras
Marquee Signs



This page left intentionally blank



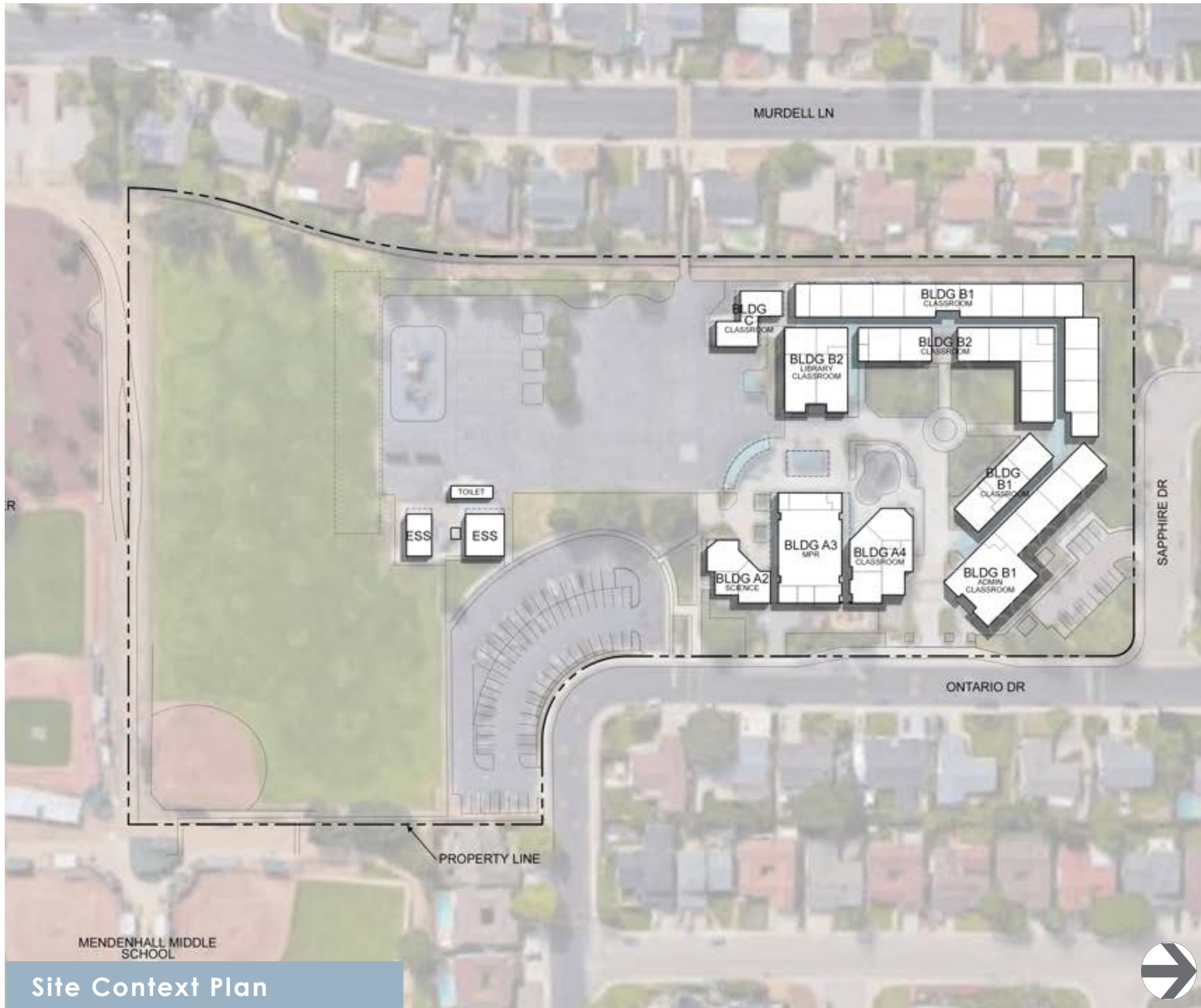
This page left intentionally blank

Site Context

This 9.98 acre, K-5 campus, located at 391 Ontario Drive is bounded by Ontario Avenue on the east, Sapphire Drive on the north and residential properties on the west side of the property. The field area at the south edge of the property is adjacent to Max Baer Park ball fields and play areas. The main site entrance, parking lot and drop-off are located on Ontario Drive. A smaller secondary parking lot is accessed via Sapphire Drive.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- MDF Cooling
- Exterior Paint
- Marquee Sign
- Video and voice, data infrastructure, and security systems



Site Observations

The 9.98 acre campus is comprised of three main buildings of varying age, typology and condition. Classroom and MPRs A2, A3 and A4 are original to the campus, permanent structures constructed in 1969. Administrative, Classroom and Library Buildings B1 and B2 are modular buildings constructed in 2003. Classroom Building C are portable classrooms.

The large rectangular hardcourt area is located at the south edge of the campus, adjacent to the main parking lot and field. A long array of solar panels is located over the field at the edge of the hardcourt. There is a kindergarten play yard with a play structure at the center of the campus and campus quad. The quad has a small, covered dining canopy and semi-circular covered seating area forming one edge of the quad. There are lawn areas along the edges of the interior courtyard formed by Building B. Mature trees and landscaping ring the front of the campus. The main parking lot is located at the south east corner of the campus and an indented street drop-off area is located at the front of the site. There is a second parking lot at the north corner of the site. ESS portables are located at the end of the main parking lot.

The permanent Classroom Buildings A2 and A4 were originally constructed in 1969 and fully remodeled and repurposed in 2003. They are unique in design and generally in good condition and require only minor modernization. MPR A3 was constructed in 1969 and is in fair condition. It is worn, has no natural light and is in need of major modernization. Administration, Classroom, and Library Buildings B1 and B2 are relatively new and in good condition, needing minor modernization. Classroom Building C, consisting of two portable classrooms, are unused and should be removed. A portable toilet room building is located next to the ESS classrooms.

The campus is landscaped with lawn areas and mature trees but in need of a refresh. The existing dining canopy at the center quad is too small and is being replaced to provide additional outdoor dining capacity. The hardcourt area is in good condition however it is lacking shade. It should be upgraded and expanded to the extent possible. The field is in fair condition; the section under the solar panels is a dirt/mud patch that needs improvement. Adjoining park areas are separated by fencing and gates that do not provide adequate security and need attention. The parking lots are in good condition; however, more parking is desired along Sapphire Drive.

Existing Conditions



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



Vision for Transformation

The vision for the Emma C. Smith campus is one of refreshing and making specific improvements to this blended campus. The worn MPR will be fully modernized and a new larger dining canopy, will provide for outdoor lunches and education activities. Classroom buildings will be refreshed and receive minor upgrades. Upgrades will be made to the quad and landscape areas, the hardcourt, and fields, shade structures will be added along with hardscape under the solar panels and improved perimeter fencing. The parking lot at Sapphire Drive will be expanded and landscaping refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		
REMOVAL OF BUILDING		



Site Data & Observations

Data	
Acreage	9.98 acres
Program	K-5
Capacity Range	680-722
Current Enrollment	711
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The campus is relatively new, with most of the campus constructed or remodeled in 2003. There are two parking lots. The large drop-off and parking area located at the south side of the campus is in good condition. A smaller parking lot, at the northeast corner of the site is newer and is intended for use by campus visitors. It is newer and appears to be in good condition. Staff tends to park along Sapphire Drive to be closer to the main campus entry.
Campus quads/outdoor learning spaces/dining/school gardens	The campus has a large landscaped central courtyard in good condition. There is currently a fabric dining canopy near the MPR and a metal shade structure at the edge of the central court. There are plans underway to install an outdoor dining canopy and covered walk between the MPR and Library to replace the small shade structure.
Blacktop areas and play equipment	Blacktop play area is in good condition but has no shade.
Field	Fence between campus and adjacent park, maintenance road and parking lot does not provide the level of security or privacy desired by campus. Adjacent baseball field is shared with community baseball. Solar panels in the field have created an area of dead grass and mud that students must walk through to access the field.

Existing Building and Structures	Square Footage	Observations
Building A3 - MPR	6,300	Originally constructed in 1969, renovated in 2003, building is in fair condition. The kitchen is original. MPR is too small to accommodate the entire student population. Roof failing.
Building A2/A4 - Science and Kindergarten Classrooms	6,530	Originally constructed in 1969, renovated in 2003. Classrooms are in good condition, roof failing.
Building B1 - Administration/Classrooms	23,971	Constructed in 2003. Generally in good condition, roof failing.
Building B2 - Library/Classroom	11,115	Constructed in 2003. Generally in good condition, roof failing.
Building C - Portable Classrooms	1,920	Originally installed in 2003, these classrooms are not used by the campus.
Toilet Building - Portable	480	Originally installed in 2005. In good condition.
Total	50,316	
Storage Containers	1	

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	
Underground Utilities	
Water, fire, storm, sewer	
Bio-swale areas	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
MDF Roof Cooling
Playground Equipment
Security Cameras
Marquee Signs



This page left intentionally blank

JACKSON AVENUE



This page left intentionally blank

JACKSON AVENUE

Site Context

This 9.23 acre, K-5 campus, located at 554 Jackson Avenue, is bounded by Jackson Avenue on the west, by residential properties on the north side of the property and by residential properties and Lee Ann Circle to the east, and east sides of the property. The campus is bordered by Robert Livermore Park to the south. The main site entrance, parking lot and drop-off are located on Jackson Avenue and there is a secondary half-circle drop-off on Loyola Way, adjacent to the school garden and pedestrian access from Lee Ann Circle. A large portion of the play fields have been developed for softball.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Marquee Sign
- Video and voice, data infrastructure, and security systems



Site Context Plan



Site Observations

The 9.23 acre campus is comprised of eight buildings of varying age, typology and condition. Classroom and MPRs A, B and C are original to the campus, permanent buildings constructed in the 1960's. Library Building F is a modular building constructed in 2002, a prototype found on several District campuses. Classroom Buildings N1, N2 and O are also modular buildings constructed in 2006. Classroom Building G are portable classrooms, installed in the 1990's.

The hardcourt located at the back of the site is separated from the field by two large new play structures. Part of the hardcourt is covered by a large array of solar panels. The field is restricted in size by two softball fields. There is a small kindergarten play yard with a play structure at the front of the site, and the Stingray Garden is located on a small portion of the property at the north of the site. At the center of the campus, there are landscaped areas between finger wings and mature trees and landscaping at the front of the site. There is an open dining area adjacent to the MPR. There is a parking lot and drop-off lane at the southwest corner of the site with solar panel array. The ESS classrooms are in portables adjacent to the parking lot/drop-off. The program has outdoor play and garden space.

The permanent Classroom Buildings A and B are typical double-loaded corridor buildings and are generally in very good condition and require only minor modernization. MPR C, a high volume building is in fair condition and needs major modernization. Library Building F is in good condition and needs minor modernization including roof repairs. The modular Classroom Buildings N1, N2 and O are in fair condition and need only minor modernization upgrades. Building G consists of 3 portable classroom buildings in poor condition. They should be removed and replaced in a location that minimizes impact on the hardcourt.

The campus is well landscaped with mature trees but in need of a refresh. Also, a dining canopy is needed to provide shelter for outdoor dining. The hardcourt area is in fair condition and relatively small. It should be upgraded and expanded to the extent possible. The field is in poor condition and needs improvement. Only a portion of the field and an informal track can be used by the site due to the location of the two softball fields. The parking lot areas are in good condition.

Existing Conditions



LEGEND	EXIST / MINOR MOD.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



JACKSON AVENUE

Vision for Transformation

The vision for the Jackson Avenue campus is one of revitalizing and unifying the quality of this traditional finger wing campus through selective campus-wide interior and outdoor upgrades. Outdated portables will be replaced with a new Science/ STEM Building to support academic program and a new dining canopy will provide for outdoor lunches and education activities. The solid but worn MPR will be fully modernized and all other existing buildings will receive minor upgrades and improvements to address specific needs. Upgrades to landscape areas, hardcourt and field will round out facility improvements to better serve the students. Landscaping will be refreshed throughout the campus. The plan also includes a future classroom building to accommodate growth.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE EXPANSION			
REMOVAL OF BUILDING			



JACKSON AVENUE

Site Data & Observations

Data	
Acreage	9.23 acres
Program	K-5
Capacity Range	550-675
Current Enrollment	550
Anticipated/Possible Growth	671

Site Features	Observations
Site entry, drop-off and parking	Site has a large parking lot and drop-off along the south side of the campus with new solar structure and a small drop-off/parking area adjacent to the kindergarten classrooms. Parking is in good condition.
Campus quads/outdoor learning spaces/dining/school gardens	Site has landscaped areas between the finger wing buildings and an uncovered dining area outside the MPR. There is a "Stingray" garden adjacent to the kindergarten classrooms.
Blacktop areas and play equipment	There is a small kindergarten play yard at the front of the campus, a large play yard at the back of the campus with a solar structure and two new play structures.
Field area	Field use is constricted by adjoining ball fields.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/Classrooms	17,141	Originally built in 1960 and modernized several times, most recently in 2006. Building is in good condition with a well laid out administration area and newer finishes.
Building B - Classrooms	16,808	Originally built in 1961 and modernized several times, most recently in 2006. Building is in good condition with newer finishes.
Building C - MPR	6,269	Built in 1965, and renovated in 2006, the building is in fair condition, but is undersized for the student population and is worn.
Building F - Library	4,483	Newer building constructed in 2002. In good condition, however the roof needs repair or replacing.
Building G - Portable Classrooms	2,880	Standard sized portable units being used as science classrooms, undersized and in poor condition.
Building N1/N2- Classrooms	5,760	Newer building constructed in 2006. In good condition.
Building O - Classrooms	2,400	Newer building constructed in 2006. In good condition.
Total	55,741	
Storage Containers	5	

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Remove Johnson Controls
Underground Utilities	
Water, fire, storm, sewer	
Bio-swale areas	

New Building and Structures	Square Footage	Observations
Classroom Building	2,400	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Playground Equipment
Security Cameras
Marquee Signs



This page left intentionally blank

LAWRENCE



This page left intentionally blank

Site Context

This 9.5 acre, K-5 campus, located at 2451 Portola Avenue, is bounded by Portola Avenue on the north and by residential housing and St. Bartholomew's Church to the east. The southern and west sides of the property are multi-family residential properties. The main site entrance and secondary entrance and parking lots and drop-off areas are accessed on Portola Avenue. An L-shaped hardcourt and large play field is located at the southern edge of the site.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Marquee Sign
- Video and voice



Site Context Plan



The 9.5 acre campus is comprised of seven buildings of varying age, typology and condition. Classroom Building A, constructed in 1961 and MPR B, constructed in 1966 are both permanent structures, original to the campus. Classroom Buildings C, D and E, each with 4 classrooms, are also permanent structures, constructed in 1966. Library Building J is a modular structure, added to the site in 2003 based on district prototype. Classroom Building O is also a modular building, constructed in 2006.

An L-shaped hardcourt wraps the buildings on the east and west sides and has two play structures at opposite ends of the playground. A field is located beyond the hard court. A kindergarten play yard and play equipment is located at the front of the site, in front of Building A. At the center of the campus, there is a landscaped quad with a lawn area and mature trees. There is a parking lot and separate drop-off lane at north side of the campus with solar panel arrays and a secondary parking lot and small drop off circle at the north west corner of the site. The ESS classrooms are in portables at the far south west corner of the site, accessed via a driveway. The program has outdoor play space with shade canopies.

The permanent Classroom Building A is a typical District double-loaded corridor building. It is generally in good condition and requires only minor modernization. Two of the attached classrooms are in poor condition and require major upgrades. MPR B, one of the Districts typical MPR buildings with a kitchen and stage is in fair condition and needs major modernization. Classroom Buildings C, D and E and attached covered walkways are in poor condition and all need major modernization. Library Building J is a newer modular structure and is in good condition and needs only minor modernization. Modular Classroom Buildings O is in good condition and needs only minor modernization upgrades although it seems detached from the rest of the campus.

The campus has pockets of landscaping with mature trees but needs refreshing. The large hardcourt area is in fair condition and needs upgrading. The field is in poor condition and needs improvement. The parking areas are in good condition.



LEGEND	EXIST / MINOR MOD.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



Vision for Transformation

The vision for the Lawrence campus includes modernization and updating throughout to invigorate the campus. The older permanent building will be thoroughly modernized to transform tired spaces into inspirational learning and assembly areas. Outdoor spaces and landscaped areas that are worn and outdated will be refreshed and enhanced with improved courtyards and greater connectivity linking buildings across the site. All other existing buildings and site areas will receive minor upgrades and improvements to address specific needs and provide for improved facilities to better serve the students. Landscaping throughout the campus will be refreshed.

As envisioned, the master plan may be implemented in several phases of modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		



Site Data & Observations

Data	
Acreage	9.5 acres
Program	K-5
Capacity Range	900-1,300
Current Enrollment	993
Anticipated/Possible Growth	1,300

Site Features	Observations
Site entry, drop-off and parking	There is a very large parking lot with a solar structure along one full side of the campus, and a small second lot on northwest corner of the site used for the Special Education program. Parking is in good condition.
Campus quads/outdoor learning spaces/dining/school gardens	Site has a lawn courtyard at center of site with a covered walk-way systems. There is an internal courtyard between the permanent buildings with a grade change between the courtyard and Building O.
Blacktop areas and play equipment	There is a large, wrap-around play yard at the back and west sides of the campus with a new play structure in the corner and solar structures at the east side. The kindergarten play yard is located at the front of the site, adjacent to the kindergarten classrooms in Building A.
Field area	Poor condition.

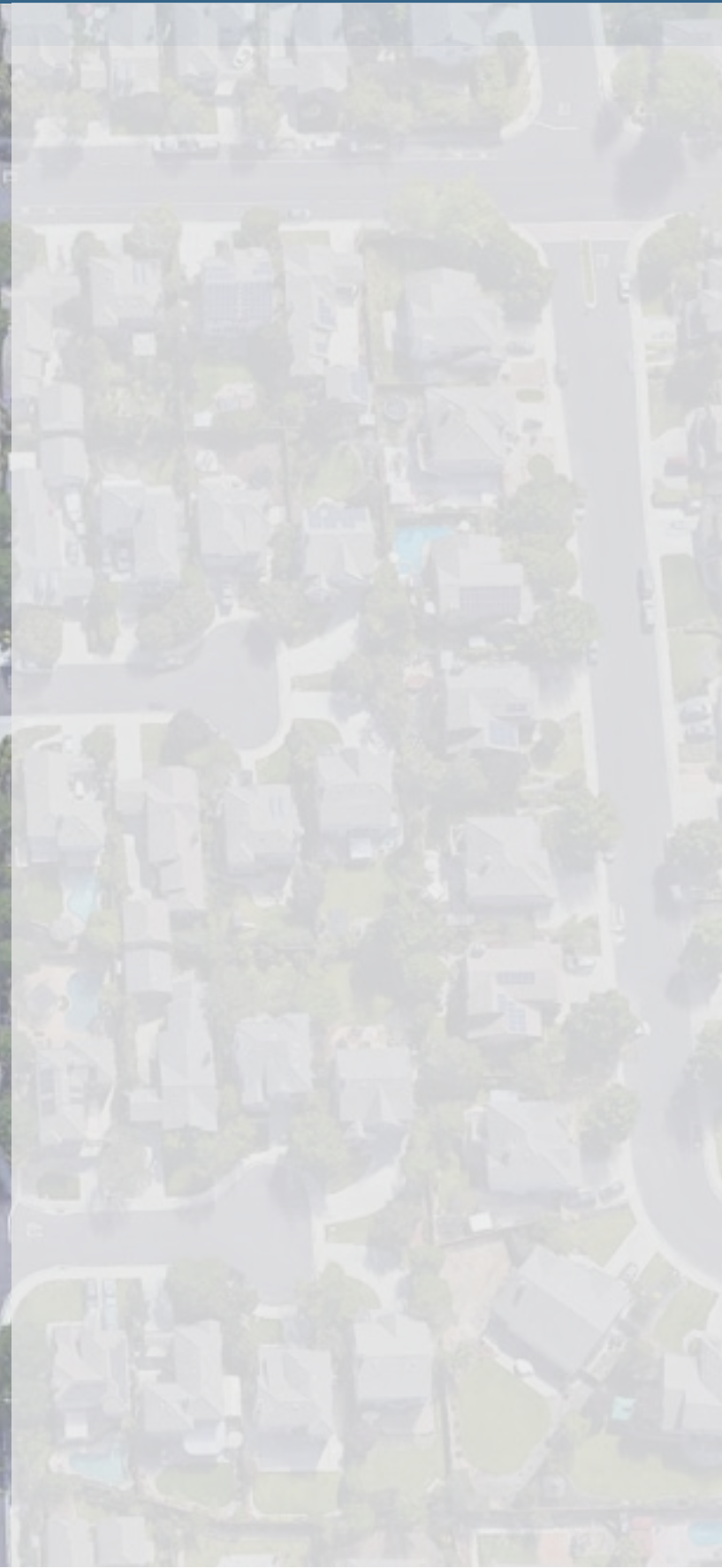
Existing Building and Structures	Square Footage	Observations
Building A - Administration/Classrooms	18,593	Originally constructed in 1961, and modernized in 2006. Building is in good condition, with well laid out administration area. Not all of the kindergarten classrooms have accessible, dedicated toilet rooms.
Building B - MPR	7,038	Originally constructed in 1966, and modernized in 2006, the building is in fair condition. HVAC system has been upgraded.
Building C - Classrooms/ESS	5,150	Originally constructed in 1966, and modernized in 2006, the building is in fair condition.
Building D - Classrooms	5,150	Originally constructed in 1966, and modernized in 2006, the building is in fair condition.
Building E - Classrooms	5,150	Originally constructed in 1966, and modernized in 2006, the building is in fair condition.
Building J - Library/ Classrooms	4,034	Constructed in 2003, the library and maker space are a good size and in good condition.
Building O - Classrooms	5,760	Originally constructed in 2006, building is in good condition, partially used by the District.
Total	50,875	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Remove Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	Sanitary sewer backs up.
Bio-swale areas	

Projects Completed Under Measure J Bond
Video and Voice
Playground Equipment
Marquee Signs



This page left intentionally blank



This page left intentionally blank

Site Observations

The 12.88 acre campus is comprised of sixteen buildings of varying age, typology and condition. Buildings M, N, O and F which house the Library, MPR, Administration and Toilets are permanent buildings, constructed in the early 1990's. Classroom Buildings A, B, C, D, and E are modular buildings constructed in the early 2000's. Classroom Buildings G, H, I, J and K are also modular buildings constructed in the early 1990's. Classroom Buildings L and U are portable classrooms, installed in the 1990's.

The hardcourt area is partially subdivided by the portable classroom buildings. There are two new play structures adjacent to the hardcourt area and field and one small shade structure. The large field extends beyond the hardcourt and is surrounded by residential properties.

At the center of the campus, there are well defined quads and walkways with mature trees and landscaping. There is a large double parking lot and drop-off lanes at the southeast corner of the site. Each has solar panel arrays. There is a second access point and rotary drop-off and parking at the west edge of the campus. The ESS classrooms are in portables at the west edge of the campus, adjacent to the drop-off.

The permanent buildings, M, N, O and F are generally in good condition and the MPR N and Library Building M have high volume spaces. The buildings need roof repair and minor modernization and upgrades. The library could be remodeled to increase flexibility and use. The modular Classroom Buildings A, B, C, D, E, G, H, I, J and K are in fair condition and need only minor modernization upgrades. Buildings L and U are portable classroom buildings in fair condition. They are poorly located and 7 of the 13 classrooms are no longer needed. They should be removed and replaced.

The hardcourt area is in poor condition and awkward in shape. It should be upgraded and expanded to create a more contiguous and useful space that can be more easily supervised. The asphalt area is lacking shade and shade structures, landscaping and trees should be added to the area. The field is in poor condition and needs major improvement. Only a portion of the field closest to the hardcourt area is used by the campus. The parking areas and drop-off areas are in good condition.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

Vision for Transformation

The vision for the Croce campus is one of integrating new structures on the campus with existing, expanding functionality of play spaces and redefining a classroom courtyard and outdoor learning area. The campus has more classrooms than needed, and the master plan calls for the removal of portables that are either in poor condition or unused. New classrooms will be constructed to support program needs and configured in a way that more closely mirrors the existing campus fabric, creating an edge between educational and play zones. All other existing buildings will receive minor upgrades and improvements addressing specific needs. Mobile furnishing will be incorporated in the library to allow greater flexibility to align with current program needs.

The site is in fair condition and improvements are needed. With the removal of portables, the hardcourt will be expanded to accommodate the student body and additional trees, landscaping and shade canopies will be added to provide much needed shade to the area. The field will be reconstructed to improve access for safe play and PE programs. Landscaping will be refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			

Site Data & Observations

Data	
Acreage	12.88 acres
Program	K-5
Capacity Range	613-817
Current Enrollment	778
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The site has 2 parking lots, and 2 separate drop-off areas that are in good condition. The second drop off is located near the ESS classrooms, and works well at that location.
Campus quads/outdoor learning spaces/dining/school gardens	Quad and circulation spines are in good condition, have mature landscaping and large trees.
Blacktop areas and play equipment	The existing asphalt play area is small and awkwardly divided by a row of portable classrooms. There is very little shade and the asphalt needs upgrades.
Field area	The field area is very large, not fully utilized and in poor condition

Existing Building and Structures	Square Footage	Observations
Building A - Classroom	5,184	Fairly new modular building, constructed in 2001, in good condition.
Building B - Classrooms	6,179	Fairly new modular building, constructed in 2004, in good condition.
Building C - Classrooms	2,058	Fairly new modular building, constructed in 2005, in good condition.
Building D - Classrooms	1,920	Fairly new modular building, constructed in 2005, in good condition.
Building E - Classrooms	1,920	Fairly new modular building, constructed in 2004, in good condition.
Building F - Toilet	1,617	Originally built in 1991, in fair condition.
Building G - Classrooms	1,920	Modular building originally constructed in 1992. In fair condition
Building H - Classrooms	1,920	Modular building originally constructed in 1992. In fair condition
Building I - Classrooms	1,920	Modular building originally constructed in 1992. In fair condition
Building J - Classrooms	3,120	Modular building originally constructed in 1994. In fair condition
Building K - Classrooms	3,120	Modular building originally constructed in 1994. In fair condition
Building L - Portable Classrooms	5,050	Portable classrooms installed in 1994. In fair condition. Location divides the asphalt play area.
Building M - Library	4,613	Permanent building, constructed in 1994. Generally in good condition, roof failing.
Building N - MPR/Classrooms	11,121	Permanent building, constructed in 1994. Generally in good condition, roof failing.
Building O - Administration	4,163	Permanent building, constructed in 1994. Generally in good condition, roof failing.
Building P/Q - Non-District ESS	-	not in scope
Building U - Portable Classrooms	8,560	Portable classrooms installed in 1998. In fair condition. Location divides the asphalt play area.
Total	64,385	
Storage Containers	2	

Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		
Underground Utilities		
Water, fire, storm, sewer		
Bio-swale areas		

New Building and Structures	Square Footage	Observations
Classroom Building	6,100	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
Playground Equipment
Fire Alarm
Security Cameras
Marquee Signs



This page left intentionally blank

MARYLIN AVENUE



This page left intentionally blank

MARYLIN AVENUE

Site Context

This 9.7 acre, K-5 campus, located at 800 Marilyn Avenue, is bounded by Marilyn Avenue on the south, residential properties on the east and west sides of the property and by residential properties and the May Nissen Community Park to the north. The main site entrance, parking lot and drop-off and the secondary parking lot are both located on Marilyn Avenue. There is a pedestrian access path through the fields to the park property.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Roofing
- Marquee Sign
- Video and voice, data infrastructure, and security systems



Site Context Plan



Site Observations

The 9.7 acre campus is comprised of five buildings of varying age, typology and condition. Classroom Buildings A, B and D and MPR C, are original to the campus, permanent buildings that were constructed in the late 1950's. Library Building K is a modular building constructed in 2005 based on District prototype.

The rectangular hardcourt located at the back of the site bounded by the school garden, "Mas Garden", a field and a new play structure to the north. A large section of the hardcourt is covered by an array of solar panels. To the east of the hardcourt is a large complex of non-District facilities consisting of relocatable buildings and outdoor play areas. One row of these buildings and play space separates the field and restricts line of sight. There is a kindergarten play yard with a play structure at the front of the site. At the center of the campus, there are landscaped areas between finger wings and at the back of the campus as well as mature trees and landscaping at the front of the site. There is an uncovered dining area adjacent to the MPR. The main parking lot is located at the east corner of the campus and a separate drop-off lane along the front of the site. There is a second parking lot at the west corner of the site. ESS portables are located on the edge of the main parking lot.

The permanent Classroom Buildings A and B are typical double-loaded corridor buildings and are generally in good condition and require only minor modernization. MPR C, a high volume building is in fair condition and needs major modernization. Classroom D is in good condition, needing minor modernization and roof repairs. Library Building K is in very good condition and needs minor modernization.

The campus is landscaped with mature trees but in need of a refresh. Also, a dining canopy is needed to provide shelter for outdoor dining. The hardcourt area is in fair condition and relatively small. It should be upgraded and expanded to the extent possible. The field is in poor condition and needs improvement. The driveways and drop-off are in good condition.

A large portion of the eastern side of the site houses several non-District, community based non-profit organizations. These are important programs to the school and community; however, the buildings and related outdoor spaces take up a lot of space and are not efficiently laid out. There are also concerns related to security and access due to the overlapping configuration of the variety of programs. The recommended plan is to maintain programs in a reconfigured, more compact footprint.

Existing Conditions



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



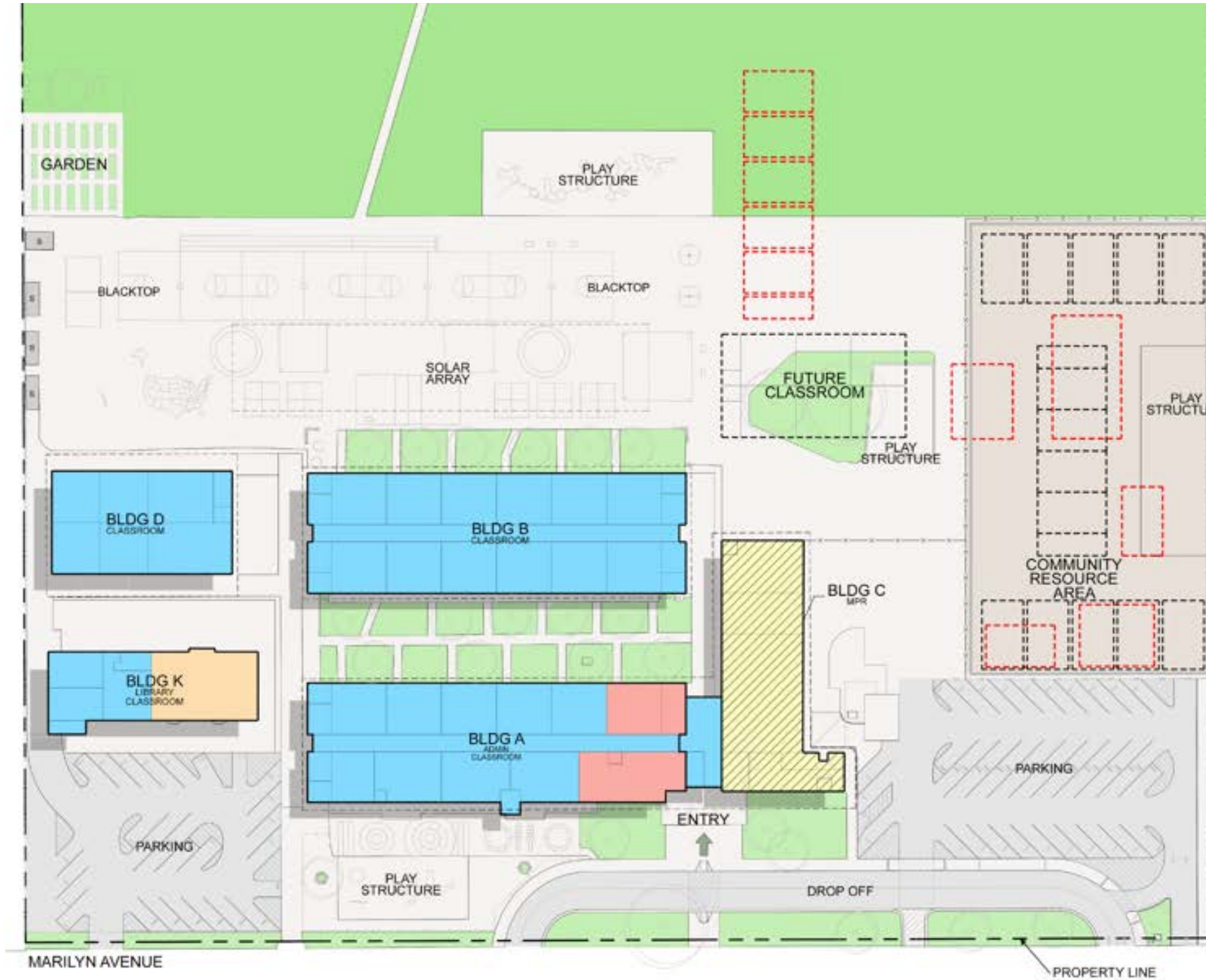
MARYLIN AVENUE

Vision for Transformation

The vision for the Marylin Avenue campus is one of revitalizing and uplifting the quality of this traditional finger wing campus through selective campus-wide interior and outdoor upgrades. Classroom buildings will be refreshed and receive minor upgrades and improvements to address specific needs. The solid but worn MPR will be fully modernized and a new dining canopy will provide for outdoor lunches and education activities. Upgrades will be made to landscape areas, the hardcourt and fields to round out facility improvements to better serve the students. Parking lot areas and related landscaping will be upgraded.

To better serve immediate campus needs and long-range growth, a new Classroom Building is planned for the campus. To achieve the goal of providing additional classrooms and adequate outdoor space, the community facilities will be reconfigured in a more compact footprint with appropriate pathways and fencing to provide needed access, separation and security.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		
FUTURE EXPANSION		
REMOVAL OF BUILDING		



MARYLIN AVENUE

Site Data & Observations

Data	
Acreage	9.7
Program	K-5
Capacity Range	380-630
Current Enrollment	380
Anticipated/Possible Growth	686

Site Features	Observations
Site entry, drop-off and parking	There is a large drop-off and parking area along the front and east side of the site There is a small parking lot on northwest corner of the site
Campus quads/outdoor learning spaces/dining/school gardens	The site has a nicely landscaped front entry area adjacent to drop-off and a central paved and landscaped spine between classroom buildings. Landscape at edges of play yard is old, dated. There is a well-developed garden at edge of play yard, "Mas Garden" and an outdoor, tree covered dining area at the back of MPR.
Blacktop areas and play equipment	There is a large asphalt play yard at the back of the campus with a long solar structure. The asphalt is scheduled for replacement. The Play Equipment is new.
Field area	There is a large field with a diagonal path beyond the asphalt play yard. The play areas, both hardcourt and field areas are disjointed, inefficient and cut off by the portable buildings.

Existing Building and Structures	Square Footage	Observations
Building A - Admin/Classroom	16,178	Originally constructed in 1957, most recently renovated in 2004. The building is in good condition with a well designed administration area and entry vestibule.
Building B - Classrooms	17,021	Originally constructed in 1957, most recently renovated in 2003. The building is in good condition with newer finishes.
Building C - MPR/Classrooms	9,663	Originally constructed in 1957, most recently renovated in 2004. The building is in good condition with newer HVAC but there are accessibility issues at the music classrooms. Roof failing.
Building D - Classrooms	7,397	Originally constructed in 1958, most recently renovated in 2004. The building is in fair condition. The classrooms are large and comfortable, but dim, with windows on only 1 wall and no clerestory. Roof failing.
Building K - Library/ Classrooms	4,820	Built in 2005, the library is in very good condition, and includes a maker space and 2 additional small classrooms. There is also an air purification system in the building.
Total	55,079	
Building K1 - Portable Buildings, Adult Ed	5,280	Community use, extends into the asphalt play area and play field, must enter campus to access
ESS - 2 Portables	2,400	Community use, well located next to the parking lot.
Food Bank - Portable	960	Community use, must enter campus to access
Daycare - Portable	1,440	Community use, must enter campus to access
Daycare - Portable	2,880	Community use, must enter campus to access
Total	12,960	
Storage Containers		

Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		
Underground Utilities		
Water, fire, storm, sewer		Gas main valves failing, sewer lift station failing.
Bio-swale areas		

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Playground Equipment
Security Cameras
Roofing
Marquee Signs



This page left intentionally blank

RANCHO LAS POSITAS



This page left intentionally blank

Site Context

This 9.77 acre, K-5 campus, located at 401 East Jack London Blvd., is bounded by residential properties on the east, south and west sides. The main site entrance and parking and drop-off is located on East Jack London Blvd. There is a pedestrian access pathway to Tanager Road at the south west corner of the site.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- Marquee Sign
- Video, voice, data and security systems



Site Context Plan



Site Observations

The 9.77 acre campus is comprised of several buildings of varying age, typology and condition. The MPR/Administration building A is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. Classroom Buildings E, G, K, L and M are portable buildings, installed in 1991 thru 2003. Building F consists of portable science classrooms, installed in 2008. Classroom Building N is a modular building, installed in 2001 and Classroom Building P is a portable kindergarten classroom installed in 2003. Building O is a T-K portable classroom installed in 2018. There is a main hardcourt area located between the MPR and the classroom buildings at the east side of the campus, and a separate smaller hardcourt area with a rubberized play surface at the back of the campus adjacent to the field. A fenced kindergarten play yard and new play structure is located adjacent to Building P. The field is located beyond the hardcourt area and behind Building N. The main new play structure is located within the field. A large solar array is located over the field, at the edge of the hardcourt and there is an informal track within the field. An irregular quad area is located along the edge of the MPR.

The site is relatively narrow and deep. The developed campus site areas and buildings are set back from East Jack London Blvd. and are separated from the street by a portion of District property occupied by ESS classrooms, a non-District operated daycare center and their related outdoor areas. A circular drive rings that portion of the site, providing access and drop-off to the school about ¼ of the way into the site. There are parking areas at both sides of the site and in front of the MPR and kindergarten building.

The MPR is in poor condition and too small. The administrative areas are poorly configured and cramped. Portions of the building need to be reconfigured and remodeled to increase functionality. The MPR is too small; the kitchen is in fair condition and has serving lines and equipment located in the MPR space, taking up limited floor area. As noted above, it is poorly located, deep into the site and not immediately visible to students or visitors coming to the campus. The building should be removed and replaced with a new structure at the front of the campus. Classroom Buildings E, G, K, L, and M are portable buildings that are in poor condition, located either close to the property line on the east side of the campus, or next to the main driveway. They have served their useful life and should be replaced with a permanent structure in a preferred location. Building F is a portable classroom building in fair condition and Building N is a modular classroom building in good condition. Both should remain and require minor modernization. Classroom Building P is a modular kindergarten classroom in good condition and requires minor modernization including roofing repair. Classroom Building O is a new single portable building in very good condition.

There is minimal quad area and no dining canopy. The site needs outdoor dining space and a shade canopy. The main hardcourt area is surrounded by classrooms and a MPR, disconnected from the field. It is in fair condition and should be relocated. A smaller hardcourt area adjacent to the field and solar panels is in poor condition with a failing play surface. It should be removed. The kindergarten play area is in good condition, well located adjacent to Building P. The field is in poor condition and needs major improvement including the development of the area under the solar structures. The area should be paved and furnished to support outdoor learning. The primary site deficiency is the location of the ESS and non-District Pre-K Center at the entrance of the site. The Pre-K Center will not remain on the campus and the ESS program will be relocated allowing for new campus structures to be constructed appropriately at the front of the site. The driveway, drop-off and parking areas will be reconstructed to support the major site rezoning and rebuilding.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	



This page left intentionally blank



LEGEND	EXIST.
CLASSROOMS	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	
REMOVAL OF BUILDING	



The vision for the Rancho Las Positas campus is one that is fully transformational, blending new construction with old, rezoning, and reimagining large portions of the campus to give it presence on East Jack London Blvd, with more visibility to the greater Livermore community. Through the rebuilding, relocation and expansion of select facilities, this well-loved family-oriented school campus will proudly express their school spirit to the community and have the right-sized facilities to be poised for future student growth.

As envisioned in the master plan, the face of the campus will be composed of a new MPR on the west and Administration/Library Building to the east, with the space between forming a welcoming and secure campus gateway. Both one-story buildings will have playful geometric forms, appropriate for the K-5 age group. The MPR will have a tall volume with north facing clerestory windows providing daylighting during the day and act as a beacon for the campus for evening activities. The space will have a kitchen, toilet rooms, stage, and much needed shaded outdoor dining. The straight-forward massing of the Administrative Building and Library/Maker Space form will provide highly functional interior spaces with plenty of daylighting and flexible space to support large groups of students and a variety of educational activities. The L-shaped building will create a defined outdoor courtyard, easily accessed by library and maker space users as well as students from the adjacent new classroom building. The courtyard will be directly visible from the administration building and connected to the larger student quad.

A new two-story classroom building will be located beyond the new courtyard, at the eastern side of the campus. This new structure will provide an inspired, modern student-centered learning environment that will anchor the edge of the new quad and blacktop areas while, no longer crowding the neighboring properties. The existing classrooms, Buildings F and N will remain and receive minor modernization; however, the long-range plan is to remove and replace Building F and construct a second two-story classroom building, strengthening campus zoning. Buildings O and P located along the western edge of the campus will also remain with only minor modernization anticipated. A new ESS building will be constructed near Building P, advantageously sited next to the MPR and parking. Careful siting of new buildings and enhanced indoor/outdoor connectivity to quads and shaded areas throughout the campus will increase the usefulness of the site creating more supervisable and available space for the TK-5th grade student population.

With the removal of ESS, daycare complex and the campus portable classrooms, new construction will take place at the front of the campus, allowing for expanded and improved quad areas and reconfigured and improved blacktop areas. There will be increased connectivity to the field, which will undergo major modernization including enhanced learning areas under the solar panels. All new drive aisles, drop-off and parking will be located at the front of the campus and service the new gateway. Using memorable building forms and colors, attractive landscaping, signage and welcoming features, an iconic new campus will be created.

As envisioned, the master plan may be implemented in several phases, starting with the removal of the ESS and Daycare Center, and construction of the new MPR and Administrative/Library Buildings and related site improvements. This will allow for the campus to remain operational and minimize the need for Interim Housing. The two-story classroom building can be constructed once the original MPR and a section of portable classrooms are removed. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE EXPANSION			



RANCHO LAS POSITAS

Building Images





RANCHO LAS POSITAS

Building Images





RANCHO LAS POSITAS

Building Images





RANCHO LAS POSITAS

Site Data & Observations

Data	
Acreage	9.77 acres
Program	K-6
Capacity Range	570-645
Current Enrollment	597
Anticipated/Possible Growth	750

Site Features	Observations
Site entry, drop-off and parking	The site is long and narrow, and the campus is set far back from the street, having no visibility from the street or street presence. The drop off loop runs around portable buildings occupied by ESS (Extended Student Services) and New Horizons, a for-profit preschool/daycare center and connects 3 separate parking areas. There are pedestrian access points at the back of campus.
Campus quads/outdoor learning spaces/dining/school gardens	Site is mainly asphalt paving with raised concrete walks at the row of portable buildings.
Blacktop areas and play equipment	The site has 2 new play structures. The existing blue play surface is in poor condition. Multiple hard court areas and play yards are subdivided by buildings.
Field area	Large field area, in poor condition. A large solar panel covers the area at the edge of the field. This is the only access to the field and is often muddy, with no grass.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/MPR/Library/Classroom	11,249	Originally constructed in 1976, in fair condition. Undersized for student population Administration area is cramped and poorly laid out, speed line in the MPR limits use of space, kitchen is too small to adequately serve the site. Computer Lab is no longer part of the program, space has been converted into media center and support offices.
Building E - Portable Classrooms	2,880	Originally installed in 1989 & 1991 In poor condition, installed on wood sleeper foundation
Building F - Portable Classrooms	6,240	Originally installed in 2008 In fair condition with concrete walks and ramps for access and garden space at west end
Building G - Portable Classrooms	1,920	Originally installed in 1994 In poor condition, installed on wood sleeper foundation
Building K - Portable Classrooms	3,840	Originally installed in 1997 In poor condition, installed on wood sleeper foundation
Building L - Portable Classrooms	1,920	Originally installed in 1998 In poor condition, installed on wood sleeper foundation
Building M - Classrooms	2,525	Constructed in 2003, in fair condition
Building N - Classrooms	8,580	Constructed in 2001 Generally in good condition, roof failing.
Building P - Classrooms	3,840	Constructed in 2003 Kindergarten rooms are well equipped with accessible toilet rooms. Floor finish is beginning to show wear Generally in good condition, roof failing.
Building O - Modular Classroom	960	New SDC classroom portable.

Building H - Head Start		Not a District program Program will relocate off campus
Building J- ESS	1,920	Portable buildings, condition unknown.
Total	45,874	
Storage Containers		

Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		Replace remaining Johnson Controls.
Underground Utilities		
Water, fire, storm, sewer		Lift station failing.
Bio-swale areas		

New Building and Structures	Square Footage	Observations
Administration/Library	8,800	
MPR	9,300	
Classroom Building	19,000	
ESS Classrooms	2,500	
Total	39,600	

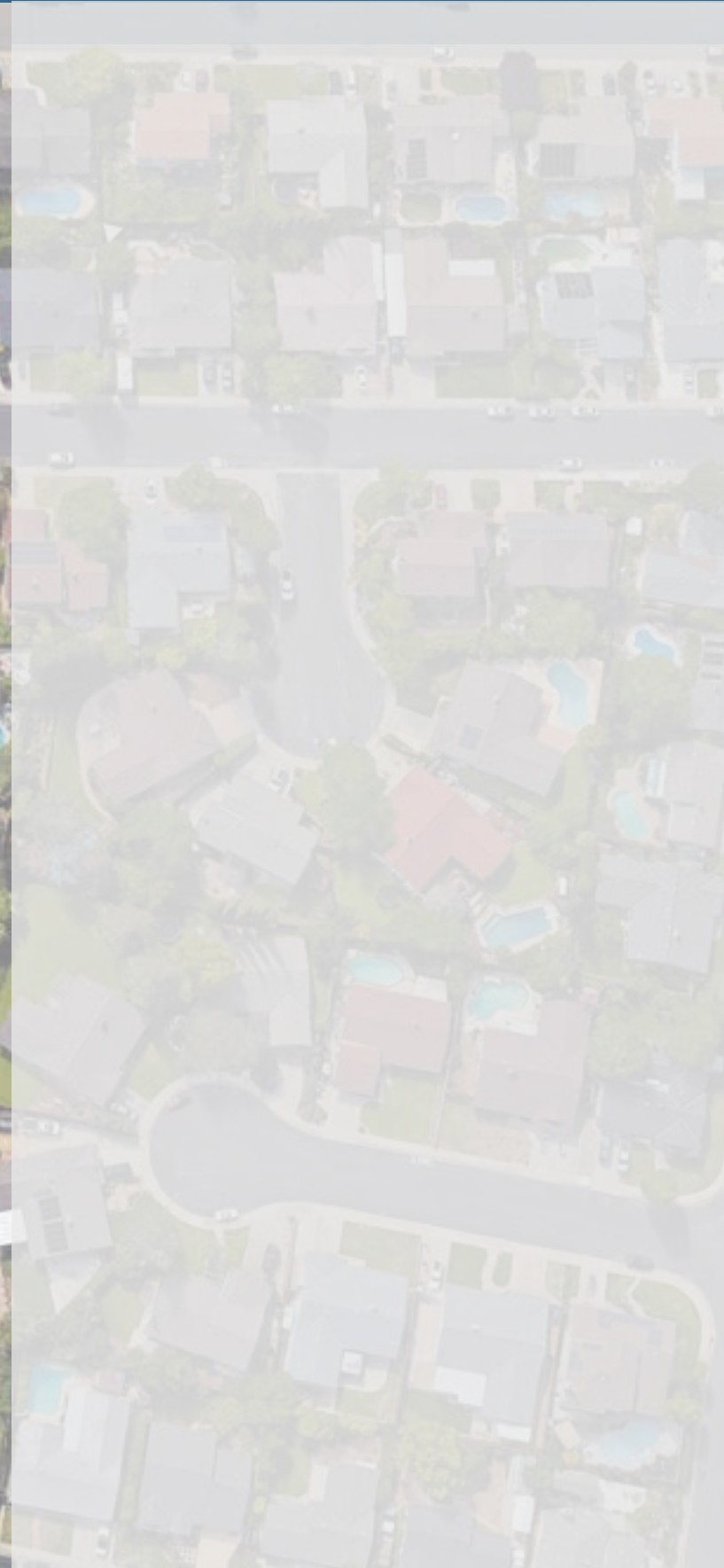
New Site Work	Square Footage	Observations
Site Parking and Drop-off		
Site Quad areas		

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Playground Equipment
Security Cameras
Marquee Signs



This page left intentionally blank

SUNSET



This page left intentionally blank

Site Context

This 9.98 acre, K-5 campus, located at 1671 Frankfurt Way, is bounded by Frankfurt Way on the east and residential properties on the north, south and west sides. Karl Winter (Wente) Park is located at the northwest corner of the site, adjacent to the field. The main site entrance, parking and drop-off are located on Frankfurt Way. Students access the campus via the park and field.

COMPLETED MEASURE J PROJECTS

- Play Equipment
- MDF cooling
- Video, voice, data and security systems



Site Context Plan



Site Observations

The 9.98 acre campus is comprised of nine buildings of varying age, typology and condition. The MPR/Administration is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. The Media Classroom was added in 1996. Classroom Buildings N, O, P1, Q and R, are modular construction, installed in 2005. Buildings H, L and M are Portable Buildings. There is a hardcourt area with two new play structures located at the edge of the field. The field is located beyond the hardcourt area and adjoins the adjacent park property. The play yard has a level change with a landscape buffer and large solar array. A separate kindergarten play yard and play structure are located near the front of the campus. A large open asphalt courtyard area is defined by the classroom buildings and the MPR, having one solar canopy structure and minimal landscaping. There is a science garden located behind the Science Classrooms. There is a curvilinear combined drop-off and parking lot located at the front of the site and a larger parking lot at the south edge of the drop-off area. There is modest landscaping at the front of the campus. The ESS classrooms are in portables at the southern edge of the campus.

The MPR is generally in good condition although some spaces and areas are undersized and cramped. Portions of the building need to be reconfigured and remodeled to increase functionality. The front of the building and entry plaza are not welcoming, and it is difficult to locate the entry. The entry area is not aesthetically pleasing as the façade is covered with conduit and utility infrastructure elements are located near the entry. The kitchen is in fair condition with serving lines and equipment located in the MPR space, taking up limited floor area. Improved food delivery systems, including the addition of serving windows should be considered. Classroom Buildings N, O, P1, Q and R, are modular buildings and in good condition and require minor improvements. Buildings H, and M are Science Classroom portable buildings, also in good condition needing minor improvements. Portable Building L classrooms and toilet room building are poorly located and unused and should be removed.

The main hardcourt area is in fair condition although chopped up due to the level change and location of play equipment and portables. Improvements and a needed expansion can take place with the removal of Building L. The field is in poor condition and needs major improvement. The student courtyard area is in poor condition and underutilized; the landscaping is in poor condition and planting areas have been replaced with astro-turf. The area needs to be fully upgraded with the addition of outdoor learning areas.

The front entry plaza is unattractive and filled with utilities. The adjoining parking lot and drop-off areas are very awkward and poorly configured with driveways limiting access to the campus and bisecting student walkways. The parking lot and drop-off needs to be reconfigured with improved pedestrian walkways and an expanded campus entry area.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



Vision for Transformation

The vision for the Sunset campus is one of renewal and improved campus gateway with safer pedestrian walkways, new drop-off and parking areas and a more welcoming campus entrance as well as improved outdoor areas throughout. The MPR will be modernized and remodeled to increase functionality to support of students and staff and welcome families and visitors. All other existing buildings will receive minor upgrades and improvements addressing specific needs. Building L will be removed, allowing for hardcourt expansion. The site is in fair condition and improvements are needed. Students courtyards will be upgraded with shade canopies, landscaping and furnishings to create comfortable outdoor learning areas adjacent to classrooms and the field will be reconstructed to improve play and PE usage. Landscaping will be refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		
REMOVAL OF BUILDING		



Site Data & Observations

Data	
Acreage	9.98 acres
Program	K-5
Capacity Range	700-796
Current Enrollment	763
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The site has a long drop-off lane and large parking areas at the south of the site. The drop off lane cuts off the parking lot from the entry to the campus and bisects the parking areas to exit the site. The entry plaza is not obvious from the parking lot and prominently houses site utilities. The building facade is unsightly, covered with conduit.
Campus quads/outdoor learning spaces/dining/school gardens	The campus has large asphalt areas between the classroom buildings that are underutilized. The landscape is in poor condition, with many of the trees dying. There are patches of astro-turf located in planter beds outside of classroom buildings. The science garden has a nice seating area and is in good condition.
Blacktop areas and play equipment	The site has two new play structures and two new solar panel structures on the blacktop play area. The basketball courts are newer and in good condition. The location of the ball wall blocks supervision at that end of the play yard.
Field	Field is in poor condition.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/MPR/Library/Classroom	11,278	Original to the campus, constructed in 1976, renovated in 1995 and in 2005. The building is in good condition and appears to be well furnished and well organized. The nurses office is only large enough for 1 student at a time. There is no conference room for the administration offices. The library is in very good condition, the former Media Center is being used as a Maker Space and is in good condition.
Building H - Portable Classrooms	1,360	Installed in 2005. In fair condition.
Building L - Portable Classrooms	2,583	Installed in 2015, in good condition. Building housed the SCD program, but is not currently used by the campus. Located at the far corner of the campus, it is cut off by the play yard and basketball courts.
Building M - Portable Classrooms	1,010	Installed in 2005. In fair condition.
Building N - Classrooms	8,512	Constructed in 2001. In good condition.
Building O - Classrooms	5,760	Constructed in 2005. In good condition.
Building P1/P2 - Classrooms	13,440	Constructed in 2005. In good condition.
Building Q - Classrooms	3,840	Constructed in 2005. In good condition.
Building R - Classrooms	3,600	Constructed in 2005. In good condition.
Total	51,383	
Storage Containers		

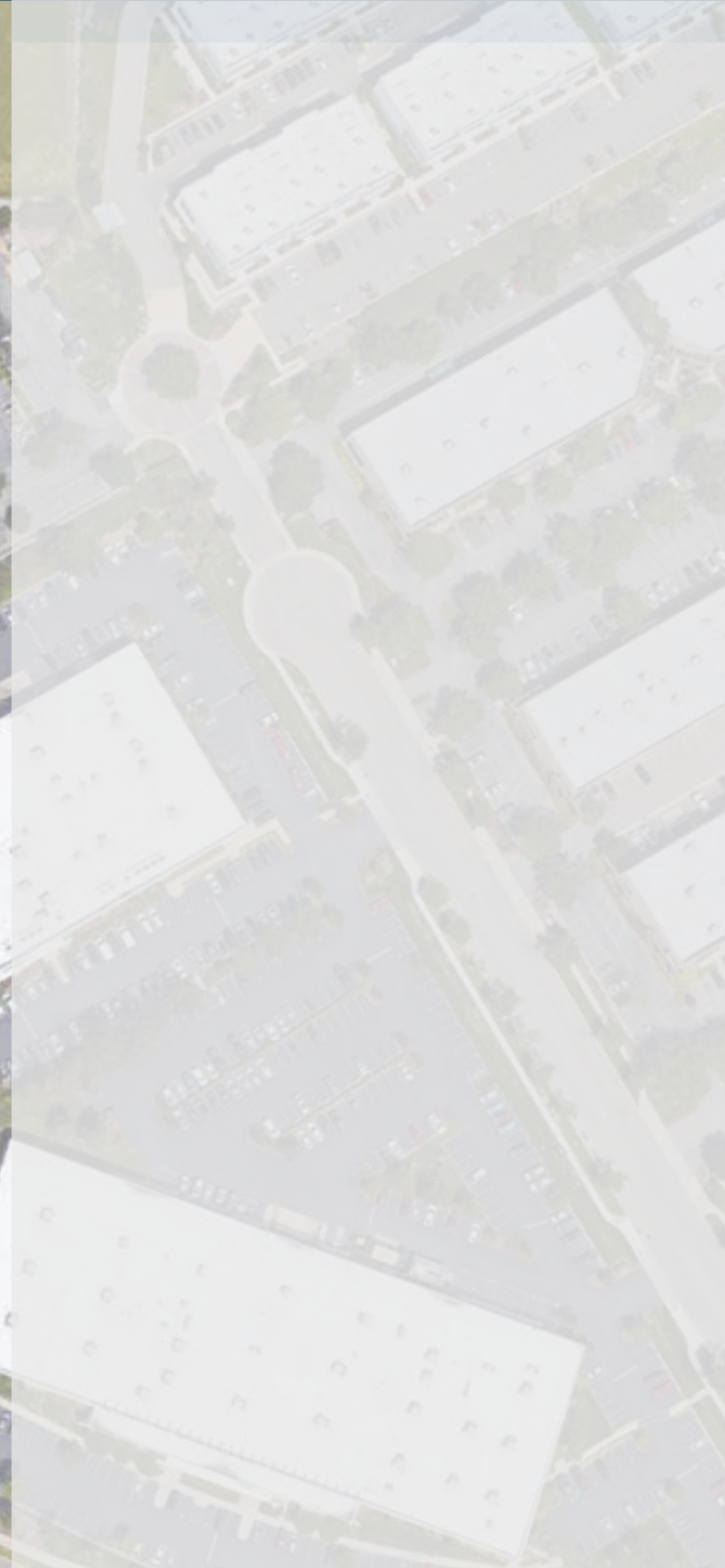
Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		
Underground Utilities		
Water, fire, storm, sewer		
Bio-swale areas		

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
MDF Roof Cooling
Playground Equipment
Security Cameras



This page left intentionally blank

MONTEVINA



This page left intentionally blank

Site Context

This 12.44 acre campus, located on Constitution Drive is an undeveloped piece of property located on the east side of Constitution Drive, north of N. Canyons Parkway. It is bounded by office developments on the east and west sides and open agricultural property to the north.

COMPLETED MEASURE J PROJECTS

- None.



Site Context Plan



Site Observations

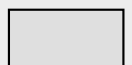
The 12.44 acre property is undeveloped property except for a sidewalk system and extensive parking areas and drive aisles along the western edge property. The site is sloped significantly from the north to the south and mass grading and site benching was done for a previous school project. There is one paved roadway crossing the site. There are no buildings or other developments on the site.



LEGEND

EXIST.

PARKING



HARDSCAPE /
PLAYGROUND



LANDSCAPE



Vision for Transformation

The vision for the Montevina campus is an all new, state of the art campus to house future North Livermore students. As included in this report, the campus is designed as an elementary school, but the actual program will be determined based on demographic needs in the future. The concept envisions buildings nestled within the sloped site, student-centered, inspirational educational and support facilities that engage with outdoor activity areas. Special attention will be given to the site geography and agricultural buffer areas. Like the transformative work proposed for existing campuses, a new identity will be forged by the creation of memorable Administrative/Library and MPR structures and a welcoming gateway to the campus. Inspirational classroom buildings and a kindergarten complex are envisioned, each supported by outdoor courtyards, quads, hardcourt areas and a field. Work will include all new site utilities and infrastructure. Existing parking will be utilized to the extent possible with the addition of drop-off lanes, service and EVA drives.

As envisioned, the master plan could be implemented as one phase of construction or multiple phases to meet student population requirements. The project will be sequenced to align with available funding.



LEGEND	EXIST / MINOR MOD.	NEW CONS.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		





This page left intentionally blank





This page left intentionally blank

Site Context

This 11.69 acre K-8 campus, located at 1001 Elaine Avenue, is bounded by residential properties on the east, south and west sides. The campus is accessed via Elaine Avenue on the north side of the campus. There are pedestrian access points off El Dorado Drive and Wagoner Drive.

COMPLETED MEASURE J PROJECTS

- Construction of Classroom D
- Construction of Gym/Locker/Classroom Building G
- Play equipment
- Quad and Field Upgrades
- Parking lot and drop-off reconfiguration and upgrades
- Relocation of the ESS program
- New site utilities and upgraded site infrastructure
- Video and voice, data and security systems



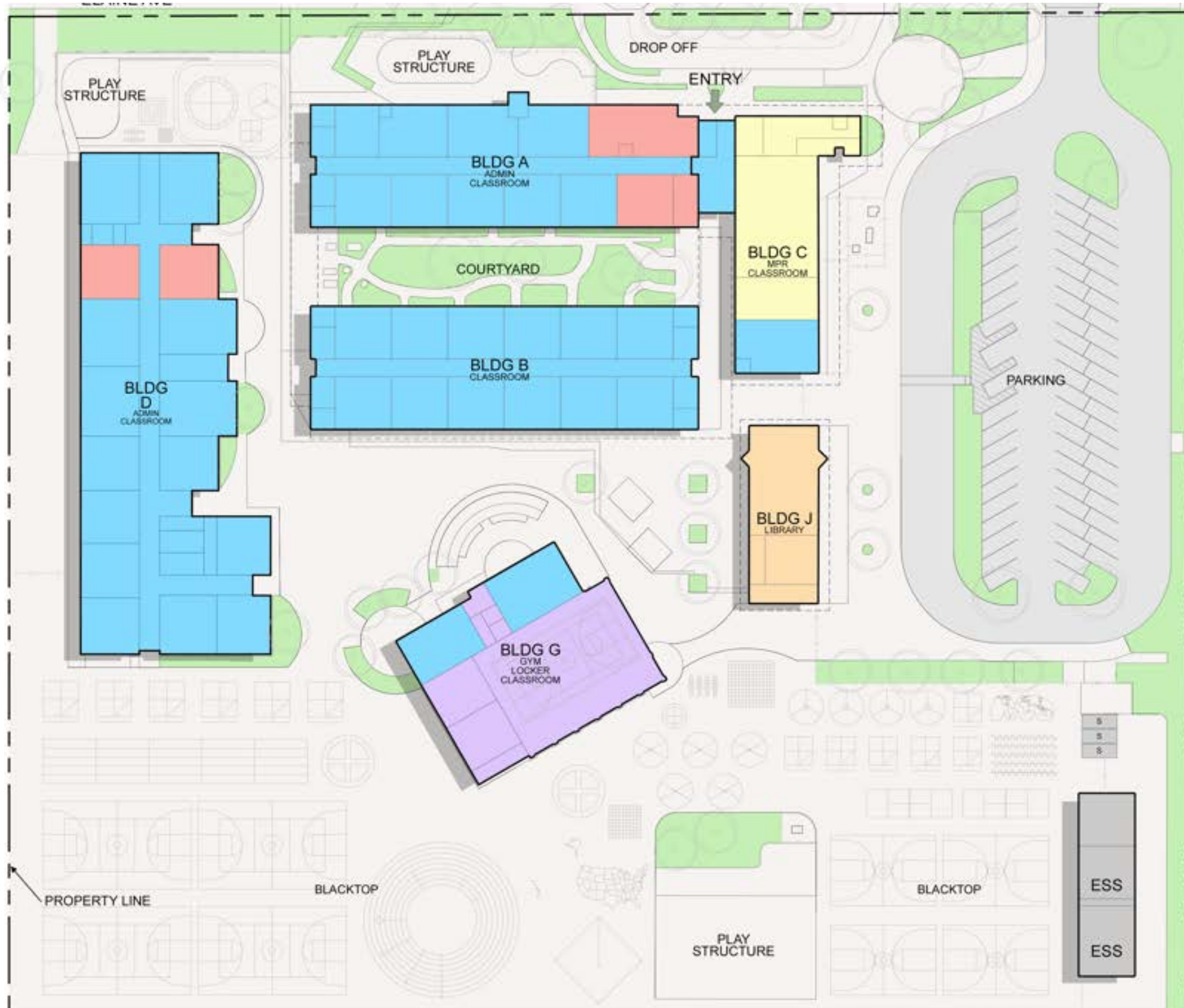
Site Context Plan



Site Observations

The 11.69 acre campus is currently undergoing a major rebuilding program identified as a signature project in the Measure J Bond program. When complete, the campus will consist of 6 buildings. The Administration/Classroom Building A, Classroom Building B and the MPR C are permanent structures, constructed in 1960. Library Building J was added to the campus in 2000. A number of portable classrooms were removed from the campus as of part of the Measure J bond program and are being replaced with a new Classroom Building D and the Gymnasium/Locker/Classroom Building G, currently under construction. A new quad area and expanded hardcourt are being developed under the current bond program and the large field is being upgraded. The parking lot and drop-off area located at the front and the east side of the campus is being reconfigured as a part of the bond improvements package and the ESS buildings are located at the end of the parking lot along the east side of the campus.

The Administration/Classroom Building A and Classroom Building B are typical District double loaded corridor buildings, were modernized in the early 2000's and are in good condition. They require minor modernization and roofing repair/replacement. MPR/Kitchen Building C is in fair condition and needs major modernization and remodel, including kitchen, stage and music room riser removal/replacement. The Library Building J is relatively new, is in good condition, and needs minor modernization and roofing repair/replacement. Buildings D and G are new and require no work. Much of the site was upgraded as a part of the bond project work, however the kindergarten play yard at the front of the campus and the landscaped courtyards between Building A and B need to be refreshed.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



The vision for the Michell campus is one of achieving the full site transformation already underway through Measure J project work. The master plan projects will complete the concept of blending new construction with original facilities, and the refreshing and rezoning of the campus. The master plan projects work will conclude the revitalization of the campus and strengthen placemaking for the K-8 student population. As envisioned in the master plan, existing buildings and adjacent site areas will be modernized, realizing the transformation of a worn and dated campus into a source of pride with a renewed identity for the school.

The master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
GYM / PE		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		
NON-DISTRICT / STORAGE		



Site Data & Observations

Data	
Acreage	11.69 acres
Program	K-8
Capacity Range	685-910
Current Enrollment	784
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The site entry and drop-off were upgraded under the Measure J Bond.
Campus quads/outdoor learning spaces/dining/school gardens	There is an existing courtyard between Buildings A and B with grass and mature trees. The rest of the site has been upgraded under the Measure J Bond.
Blacktop areas and Play Equipment	The blacktop was upgraded under the Measure J Bond.
Fields and track	The field and track were upgraded under the Measure J Bond.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/Classrooms	15,537	One of the original buildings on the campus, Building A was built in 1960 and renovated several times, most recently in 2005. The building is in good condition, with newer finishes and well designed spaces. The framing and roofing at the mechanical wells at the roof need repair.
Building B - Classrooms	15,560	One of the original buildings on the campus, Building B was built in 1960 and renovated several times, most recently in 2005. The building is in good condition, with newer finishes and well designed spaces. The framing and roofing at the mechanical wells at the roof need repair.
Building C - MPR/Classrooms	9,586	One of the original buildings on the campus, Building C was built in 1960 and renovated several times, most recently in 2005. The building is in fair condition, but has accessibility defects at the classroom and needs upgrading.
Building D - Classroom	24,735	The building was constructed under the Measure J Bond in 2020.
Building G - Gymnasium/Classroom	11,390	The building was constructed under the Measure J Bond in 2020.
Building J - Library	4,483	Building J is a newer modular building, constructed in 2000. The building itself is in fair condition, and a good space for the library. The ceiling and lighting layout make the room feel low. The roof and eaves are in need of repair or replacement.
Building - Non-District ESS		Not in scope.
Total	81,291	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	The infrastructure was upgraded under the Measure J Bond. At existing buildings, replace Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	The infrastructure was upgraded under the Measure J Bond.
Bio-swale areas	

Projects Completed Under Measure J Bond
Building D and Building G
Video and Voice
Data Infrastructure
Marquee Signs
MDF Roof Cooling
Security Cameras



This page left intentionally blank

JUNCTION AVENUE



This page left intentionally blank

Site Context

This 27.53 acre K-8 campus, located at 298 Junction Avenue, is bounded on 3 sides by multi-family residential and single-family homes. The school buildings, parking areas, play areas, and track and field occupy the majority of the site, however, large sections of the property have been developed for other uses including the Livermore Girls Softball Complex, a roller hockey arena, and the District Bus Barn accessed on Ladd Avenue and Doolan Park located at the corner of Junction and Ladd Avenues.

COMPLETED MEASURE J PROJECTS

- Playground Equipment
- Marquee Signs
- Roofing
- Upgrade to Voice, Video, Data, Fire Alarm, and Security Systems



Site Context Plan



JUNCTION AVENUE

Site Observations

The 27.53 acre campus is large and exceeds Department of Education recommendations for a K-8 campus. One of the first steps in the master planning process has been to identify the extent of the property that is currently being used by the school site, define additional site areas that are needed for both immediate and long-term needs by the school and those that are currently being used for non-school site purposes including the Livermore Girls Softball complex, a roller hockey arena, the District Bus Barn and Doolan Park. The campus itself is comprised of numerous permanent structures built in the 1950's and 1960's, arranged in finger wings. In addition, there are rows of relocatable classrooms located behind the permanent structures, encroaching on asphalt play areas, and blocking access to the track and field areas. An oversized asphalt play area with multiple basketball courts is located to the east of the Gym building, with limited access to the field at the north of the campus. There are two separate parking lots and drop-off areas located at either side of the site, separated by a lawn area at the front of the campus. The ESS classrooms are located behind the portables at the far west edge of the site next to the field.


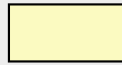




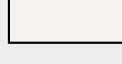
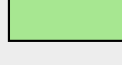
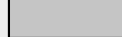
The permanent buildings, library, labs, and finger-wing classrooms have the advantage of good volume, ideal solar orientation and large window areas. They are in good condition, last modernized in the 1990's and will need only minor modernization upgrades to meet district standards. The administration space is located behind the iconic portico structure but is not visible from the main parking lot. The current spaces are poorly configured, undersized and need to be fully remodeled and expanded to improve functionality. The MPR is in fair condition with the main assembly area and stage being large and well-proportioned with a high volume and large windows. The building is well located at the front of the site, however, the kitchen itself, which serves as one of three District kitchens is inadequate, in poor condition and problematically located at the front of the site. It should be replaced in a preferred location. Toilet rooms and support spaces are original to the campus, undersized and need to be remodeled and upgraded to meet current code and standards. The portable classroom buildings located in two rows behind the permanent buildings are poorly sited, have served their useful life and should be removed and replaced.

The finger wing buildings create comfortable covered passageways and green buffers between classrooms and have been partially upgraded to include outdoor learning areas. There is a well-situated outdoor stage and lawn amphitheater behind the library that is well used by the school site however, the area is restricted by portable classrooms. The kindergarten play yard is at the front of the campus adjacent to kinder classrooms and has new play equipment. The elementary play area is very small and constricted due to the placement of portables and needs to be expanded, incorporating the new play equipment. A large asphalt play yard with numerous basketball courts serves the middle school students. The fields and track are in poor condition and need upgrading. The two parking lots are adequate for daily use although overflow event parking occurs on the blacktop areas. The ESS portables are located at the back of the campus without direct access to parking.

The campus is not well zoned for the current K-8 student population or for anticipated growth. Kindergarten and elementary classrooms are well located in permanent classrooms, while the densely stacked portable classrooms at the back of the campus locate middle school students far from other educational, science lab and support facilities. Access to field and play areas for all age groups are limited by portable placement. The administrative spaces are centrally located on the campus but are set back and barely visible from the main parking lot and Junction Avenue. The MPR is in a good location, however, the utilitarian kitchen and service yard at the front of the building creates an unwelcome face to the campus. The boxy structure also limits site lines and restricts access to the main campus entrance. The existing kitchen is in poor condition and is currently one of three cooking kitchens for the District. An eastern section of the campus which houses a large solar array is disjointed from the remainder of the campus and is underutilized. Remaining portions of the campus are used by other groups and are not currently needed by the site.

Existing Conditions



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



This page left intentionally blank

JUNCTION AVENUE

Vision for Transformation

The vision for the Junction Avenue campus is one that is fully transformational, blending new construction with original, refreshing and rezoning the entire campus, and allowing the excellence that is evident on the inside to be visibly expressed on the outside. This well-loved community centered school campus, with a current student population of approximately 975, could grow to as many as 1,200 + students and the master plan is designed to support and embrace that possibility.

As envisioned in the master plan, a new two-story classroom building will be located at the eastern side of the campus, providing an inspired, learning-centered facility that will anchor this edge of the campus for middle school students. The classroom building will front a large outdoor learning center to the south, activating the space below the existing solar array, the middle school asphalt play yard to the north and create a direct connection to the existing science, gym and other classroom buildings and walkways to the west. Iconic imagery, playful building features and indoor/outdoor connectivity will engender pride and a sense of place for this 6-8th grade student population.

With the construction of the new classroom building, the portable classrooms located at the back of the site can be removed and the lower grade level finger wings, library and amphitheater will have breathing room and connectivity to an expanded play yard, play equipment, track and field areas. The finger wing classrooms, lab and gymnasium are in good condition but will be refreshed with upgraded finishes, furnishings, and equipment to support innovative teaching.

The administrative spaces are cramped, poorly configured and lack visibility from the main parking lot. An expanded administrative space is envisioned to create a warm and welcoming reception/office area at the front of the campus, in front of the portico structure and adjacent to the MPR. Along, with the sculpted entry canopy, this new entry structure will welcome students, families, and community alike. Another important change to the campus will be the removal and reconstruction of a new kitchen at the end of the MPR. The placement of the new kitchen will activate the solar array as a place for students to dine and socialize. This will allow the modernized MPR to become a handsome edge of the campus and backdrop for colorful murals that will be designed to showcase students and community heritage. All the buildings will be painted to create a harmonious whole and new and refreshed landscaping throughout will tie the outdoor spaces together.

As envisioned, the master plan will be implemented in several phases, starting with construction of the new classroom building. This will allow for the campus to remain operational and minimize the need for interim housing. Once the new classroom building is occupied, portables can be used for interim housing during modernization projects. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			



JUNCTION AVENUE

Building Images





JUNCTION AVENUE

Building Images





JUNCTION AVENUE

Building Images



JUNCTION AVENUE

Building Images



JUNCTION AVENUE

Site Data & Observations

Data	
Acreage	27.53 acres
Program	K-8
Capacity Range	900-1,300
Current Enrollment	993
Anticipated/Possible Growth	1,300

Site Features	Observations
Site entry, drop-off and parking	The main entry to the site is a green courtyard space with mature redwoods with a circular sidewalk providing access to the Administration and MPRs. Access and site lines from the main parking lot on the west side of the campus are blocked by the kitchen addition at the front of the MPR. There are two parking lots and two drop-off areas, one at the east side of the campus adjacent to the MPR which includes two solar panel structures and the second at the far west edge the campus adjacent to kindergarten classrooms. The blacktop adjacent to the west parking lot is used as overflow parking. Drop-off lanes appear to be adequate for the current enrollment.
Campus quads/outdoor learning spaces/dining/school gardens	There is a dining canopy at the end of the MPR, disconnected from the rest of the campus and a large solar structure with tables and benches located at the edge of the asphalt play yard. There is a well-designed amphitheater at the center of the campus, between Building A and the portable classrooms. There are attractive landscape areas, some with seat walls between the classroom wings that could be enhanced for outdoor learning spaces.
Blacktop areas and play equipment	The existing asphalt area at the west edge of the gym is in poor condition and needs to be improved. It currently houses 10+ basketball courts, more than needed. The existing asphalt play area between the buildings and the field at the back of the site is mainly covered by portable classrooms and is in poor condition. There are 2 foos-ball courts which are very popular and well used. There is a new playground structure at the back of the site. It is behind portables, has poor site access and little adjoining play yard. There is a new playground structure at the front of the site adjacent to the kindergarten classrooms.
Field and track	The field area is in poor condition. There is a fence subdividing the field area from the softball fields. The location of the fence should be adjusted. The track is in poor condition.

Existing Building and Structures	Square Footage	Observations
Building A - Library/Classroom	12,848	Originally constructed in 1954 Expanded in 1958 Renovated in 1976 Fair condition
Building B - Classrooms	7,545	Originally constructed in 1954 Renovated in 1996 Fair condition
Building C - MPR	11,081	Originally constructed in 1950 Expanded in 1954 Kitchen addition and renovation in 2001 Fair condition Kitchen addition blocks view to entry from main parking lot
Building D - Classrooms	11,943	Originally constructed in 1950 Renovated in 1996 Fair condition
Building D1 - Administration/Kinder Classrooms	11,197	Originally constructed in 1954 Expanded in 1958 Renovated in 1976 Fair condition

Building E - Classrooms	5,188	Originally constructed in 1954 Renovated in 1976 and again in 1996 Fair condition
Building F - Gymnasium	12,262	Originally constructed in 1965 Renovated in 1976 and again in 1993 Fair condition
Building G - Portable Classroom Pre-K	963	Installed in 1964, in fair condition.
Building H - Portable Classrooms	12,960	Installed 1994 and 2010, in poor condition.
Building I - Portable Classrooms	9,120	Installed 1998 and 2013, in poor condition.
Total	95,107	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Gas main valves aged out, Lift station aged out.
Underground Utilities	
Water, fire, storm, sewer	Drainage issue in kinder area.
Bio-swale areas	

New Buildings and Additions	Square Footage
Classroom Building	35,000
Building C - Kitchen Addition	2,000
Building D1 - Admin Addition	3,800
Total	40,800

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Marquee Signs
Roofing
Playground Equipment
Fire Alarm
Security Cameras



This page left intentionally blank



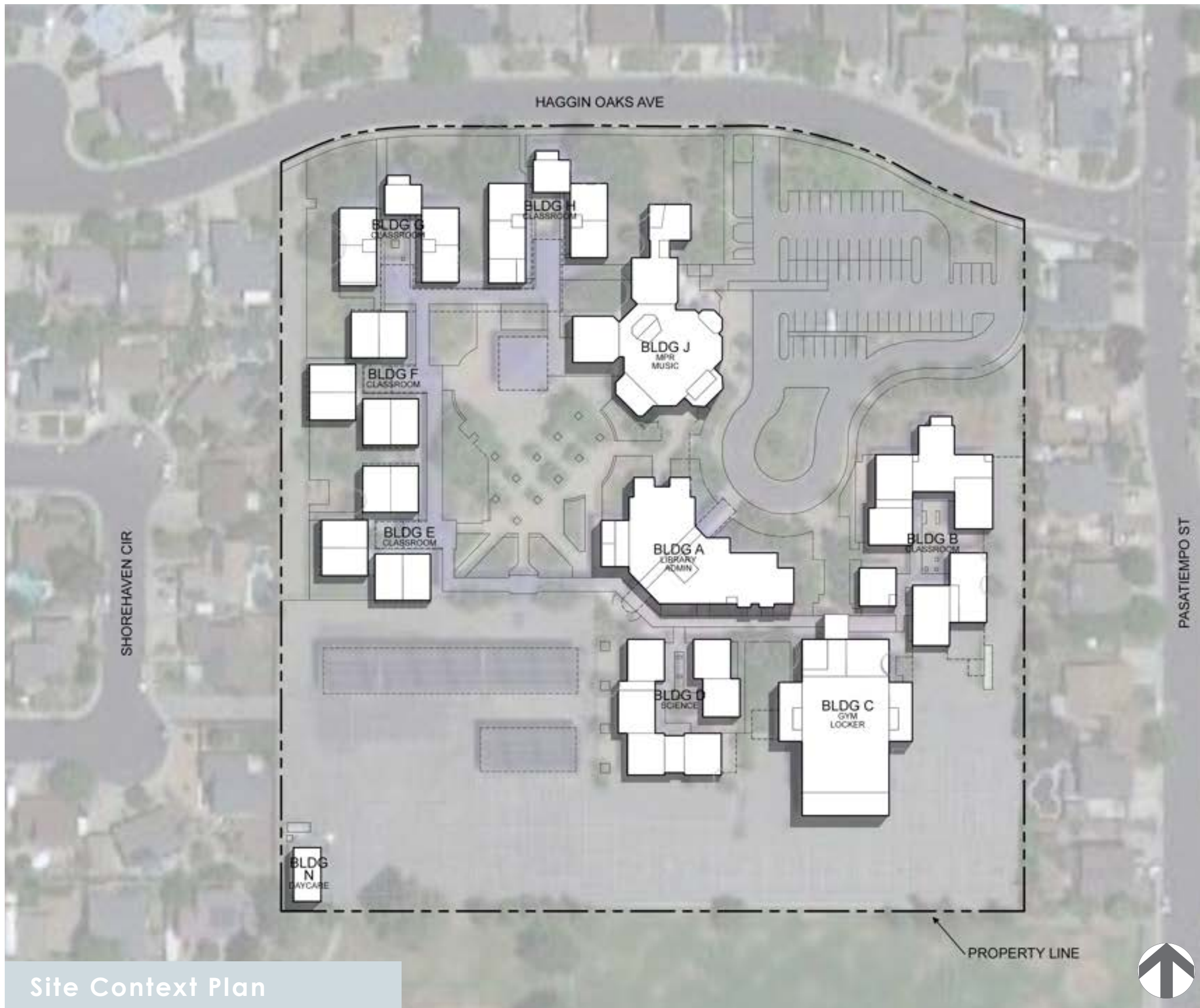
This page left intentionally blank

Site Context

This 11.69 acre, 6-8 campus, located at 5757 Haggin Oaks Avenue, is bounded by residential properties on the east and west sides of the campus and by Christensen Park on the south. The main site access, parking and drop-off is accessed via Haggin Oaks Avenue on the north side of the campus and there is a secondary access point to the campus hardcourt from Shorehaven Circle.

COMPLETED MEASURE J PROJECTS

- Exterior paint
- Dryrot repair
- Video, voice, data and security systems



Site Context Plan

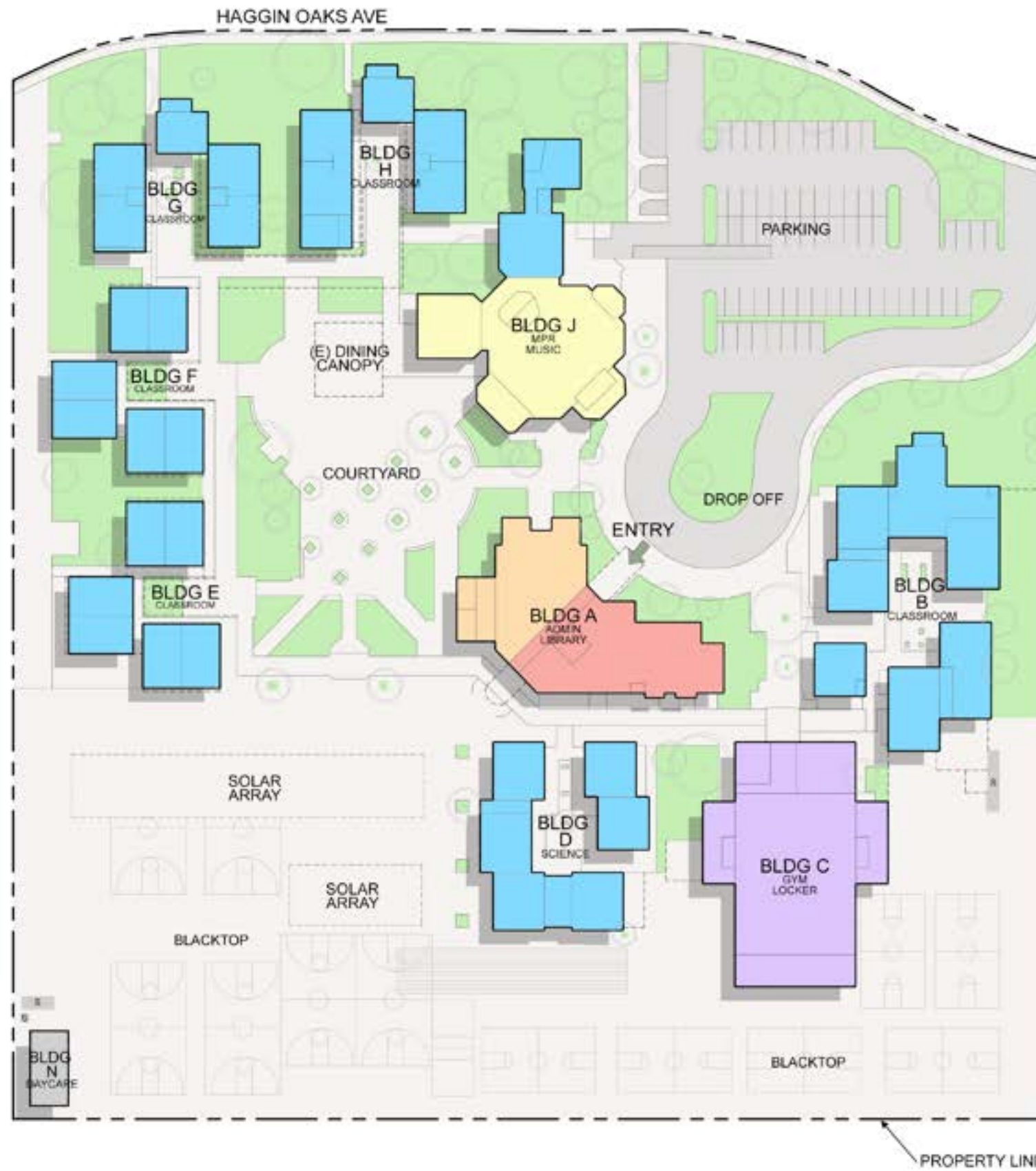


The 11.69 acre campus is comprised of nine permanent, permanent modular, and portable buildings. Administration Building A and Gymnasium/Locker Building C are permanent structures, Classroom Buildings B, D, G, and H, are modular buildings and Classroom Buildings E and F are portable buildings. These buildings were all constructed in 1992. MPR J is one of the District's prototypical MPRs and was constructed in 1976. There is a large landscaped central courtyard in the middle of the site with a permanent dining canopy adjacent to the MPR. The campus has a hardcourt area that wraps the corner of the gym; it is partially covered by two large solar panel arrays. The playfield is not within the legal boundary of the District, but an adjacent playfield is available through a joint use agreement. There is a secondary access point to the blacktop from Shorehaven Drive and the ESS classrooms, located at the south west corner of the site are accessed via street parking and a footpath from Bridgeport Circle.

Two of the permanent buildings, A and C, are relatively new and in very good condition. The gymnasium is a large, well equipped space. The adjoining locker rooms are too small, do not function well, and should be expanded or replaced with larger spaces. The remainder of the two buildings require minor modernization. The four modular classroom buildings B, D, G, and H are in good condition and need only minor modernization. Portable Classroom F is in fair condition and needs minor modernization and portable Classroom E is in poor condition and should be removed and replaced to accommodate specialty programs. Permanent Building J is older but is in good condition. The band and choir programs currently located within the former office spaces do not fit well and require major remodel or relocation.

The quad area at the center of the campus is in good condition with a large canopy and shade trees. There are areas of settlement within the concrete paved areas requiring leveling to meet current ADA access requirements. The hardcourt area and the parking and drop-off areas are in good condition.

Existing Conditions



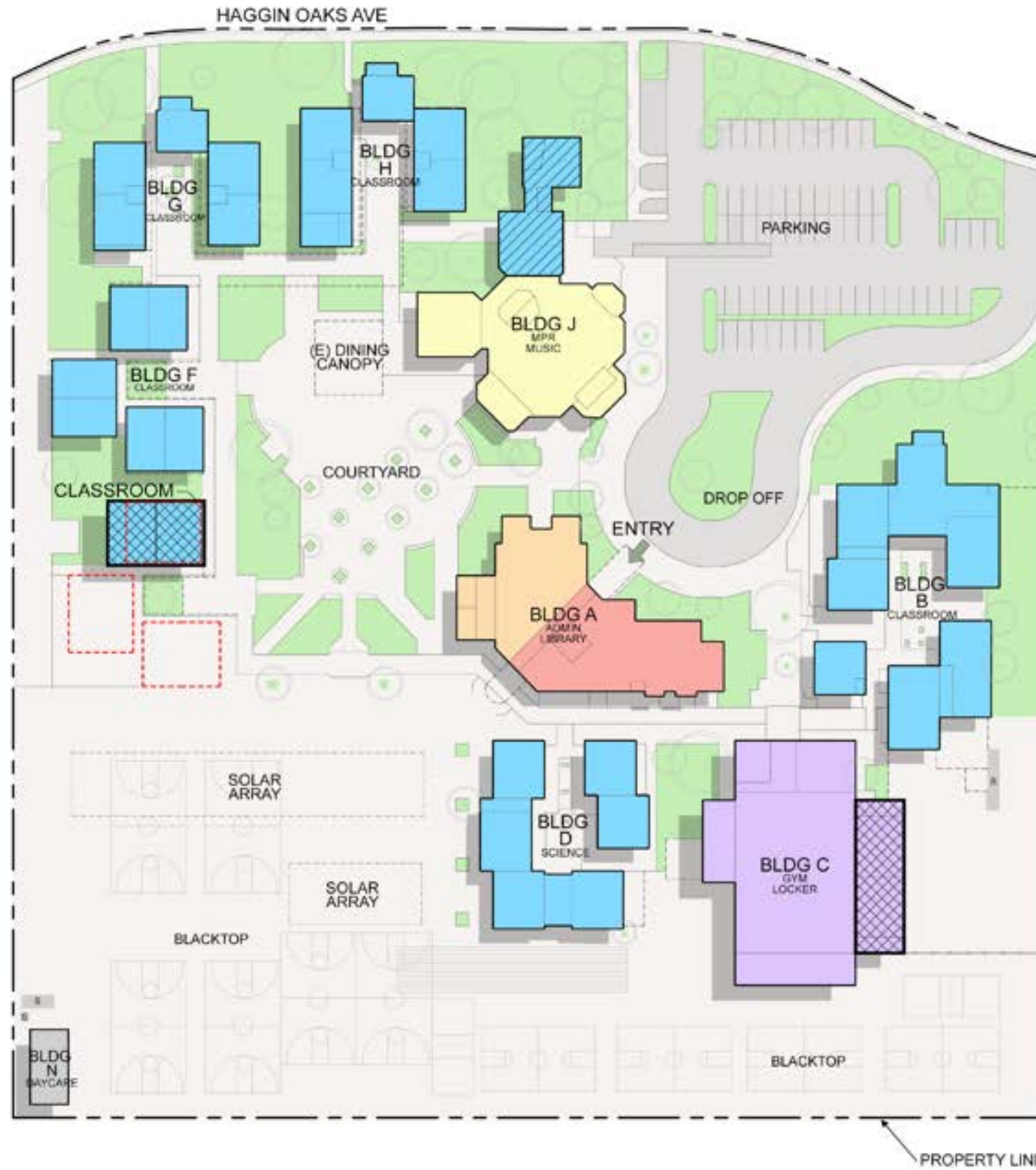
LEGEND	EXIST / MINOR MOD.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan



The vision for the Christensen campus is one of responsiveness to program needs and minor modernization throughout to enhance this already well laid out and functional site. The plan calls for the removal of Building E and replacement in the same location with a new specialty classroom to support a maker space and/or the music program. A portion of Building J will be remodeled to better support one of those programs. At the gymnasium, a larger boys and girls locker room addition is planned to provide adequate lockers for students. Other improvements will include minor building modernization, corrective work at outdoor courtyards and refreshed landscaping throughout the campus.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			



Site Data & Observations

Data	
Acreage	11.69 acres
Program	6-8
Capacity Range	680-993
Current Enrollment	692
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	Good condition.
Campus quads/outdoor learning spaces/dining/school gardens	The site structures have been recently painted and the campus has well developed covered walkways, landscaped quads and outdoor seating areas with a large shade structure/dining canopy at the center of the site.
Blacktop areas	In good condition.
Fields and track	Field not within legal boundry of District.

Existing Building and Structures	Square Footage	Observations
Building A - Admin/Library	11,588	Originally built in 1992. Generally in good condition. Toilet rooms need ADA upgrades.
Building B - Classrooms	11,833	Originally built in 1992. Classrooms in fair condition.
Building C - Gymnasium	13,743	Originally built in 1992. Gymnasium is in very good condition and well sized for the campus. The locker rooms are too small to accommodate a standard class size and are dark, crowded and poorly ventilated.
Building D - Classrooms	8,034	Originally built in 1992. Buildings in good condition.
Building E - Portable Classroom	5,760	Older portables, originally installed in 1992. Buildings in poor condition, with evidence of settling at foundations.
Building F - Portable Classrooms	5,760	Older portables, originally installed in 1992. Buildings in fair condition.
Building G - Classrooms	6,075	Originally built in 1992. Buildings in good condition.
Building H - Classrooms	9,686	Originally built in 1992. Buildings in good condition.
Building J - MPR/ Classrooms	12,674	Originally built in 1992, and renovated in 2000, MPR space is in good condition, but attached wing used for music program is poorly configured for the use and has inadequate storage.
Building N - Daycare		Not in scope.
Total	85,153	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Old Water Tower not in use. Fire alarm system failing. Replace Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	Drainage issues at Quad, SW end of lawn area.
Bio-swale areas	

New Structures	Square Footage	Observations
Maker Space Classroom	2,400	
Locker Room Addition	3,000	
Total	5,400	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
Dryrot Repair
Security Cameras



This page left intentionally blank

EAST AVENUE



This page left intentionally blank

Site Context

This 10.35 acre 6-8 campus, located at 3951 East Avenue, is bounded by residential properties to the east and the St. Michael Cemetery and Funeral Center to the west. The Arroyo Bike Trail and Park is located to the south of the campus and the school entrance and parking and drop-off areas are accessed via East Avenue to the north.

COMPLETED MEASURE J PROJECTS

- Major modernization of Buildings A and B
- Construction of Exercise Building P
- Construction of Classroom Building O
- Removal of 3 classroom buildings, new student quad and expansion of hardcourt
- New site utilities and upgraded site infrastructure
- Parking lot upgrades
- Video and voice, data and security systems



MEASURE J BOND PROJECTS

LEGEND	EXIST.
NEW BUILDINGS	
MEASURE J MODERNIZATION	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
MEASURE J	



The 10.35 acre campus is relatively narrow and deep with the field taking up nearly half of the back of the campus. The site is currently undergoing a major rebuilding program and is comprised of numerous permanent structures built in the 1950's and 1970's and one new structure, Classroom Building O is recently completed. Administration Building A and Classroom Building B are permanent structures, built in 1955. Building G, the MPR/Kitchen was constructed in 1956. Classroom Building F was constructed in 1956 and the Locker Building H was constructed in 1968. The large permanent Library/Music/Classroom Building K and Gymnasium Building J were both added to the campus in 1976. Modular exercise Building was installed in 2019. Three classroom buildings will be removed as a part of the Measure J bond program and a new quad and expanded hardcourt are being constructed in their place. The large field, track and baseball infield are located at the back of the campus and the parking lot, drop-off areas are located at the front of the campus with a smaller parking lot along the eastern edge of the site.

The permanent Administration Building A and Classroom Building B are being modernized under the Measure J bond. Science Classroom Building F is in fair condition needing major modernization and remodel of the science labs. MPR/Kitchen Building G is in fair condition and needs major modernization and remodel, including the removal of an unused stage and original music room risers. The kitchen is undersized and needs to be replaced with a new kitchen in a new location adjacent to the student quad. The Locker Room Building H is in fair condition and requires major modernization. The Gymnasium Building J is in poor condition, is too small and the toilet rooms at the end of the building are poorly located. The building should be replaced. Building K is a large building with good volume, housing a spacious library, large music classroom and standard classrooms. The building is in fair condition and requires a major modernization. Constructed under Measure J, Buildings O and N are new and the quad and hardcourt are being upgraded and expanded as part of the bond measure. The field and track are in poor condition and need to be upgraded. The front of the campus, parking, drop-off, and campus entry have been upgraded as a part of the bond measure.



LEGEND	EXIST / MINOR MOD.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	

Existing Conditions Plan



The vision for the East Avenue campus is one that will complete the full site transformation already underway through Measure J project work. The master plan will continue the concept of blending new construction with old, the creation of an organizing central quad and the refreshing and rezoning of the entire campus. This work will create a unified campus where original buildings are consistent with new construction.

As envisioned in the master plan, existing buildings will be modernized to create revitalized dining facilities with an emphasis on indoor/outdoor connections. Classroom and student support buildings will be modernized and remodeled to create state-of-the-art, 21st century classrooms and labs. The outdated and structurally deficient gymnasium will be replaced with a right-sized building and storage/support spaces. Lastly, the field and track will be reconstructed to support PE programs. The completion of the master plan projects will complete the vision of transforming a worn and dated campus into a source of pride and new identity for the school.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			



EAST AVENUE

Site Data & Observations

Data	
Acreage	10.35 acres
Program	6-8
Capacity Range	900-1,300
Current Enrollment	993
Anticipated/Possible Growth	1,300

Site Features	Observations
Site entry, drop-off and parking	Site is being upgraded under the Measure J Bond.
Campus quads/outdoor learning spaces/dining/school gardens	Campus outdoor quads and learning areas are being upgraded under the Measure J Bond.
Blacktop areas	Blacktop area is being upgraded under the Measure J Bond.
Fields and track	In poor condition.

Existing Building and Structures	Square Footage	Observations
Building A - Administration	9,667	Originally constructed in 1955, the building is being upgraded under the Measure J Bond in 2020.
Building B - Classrooms	5,754	Originally constructed in 1955, the building is being upgraded under the Measure J Bond in 2020.
Building F - Science classrooms	7,500	Originally constructed in 1956, and renovated most recently in 1999, the building is in fair condition. Outdated science classrooms require full remodel.
Building G - MPR	8,046	Originally constructed in 1956, and renovated in 2008, the building is in fair condition and requires full remodel including removal of the stage and the relocation of the kitchen.
Building H - Lockers	3,390	Originally constructed in 1968, and partially renovated in 1996, the building is in fair condition.
Building J - Gymnasium	7,091	Originally constructed in 1976, the building is in poor condition and is too small.
Building K - Library/Administration/ Classroom	14,509	Originally constructed in 1976, and renovated in 2008, the building is in fair condition.
Building O - Classrooms	25,092	New building was constructed under the Measure J Bond in 2020.
Building P - Exercise	1,920	New building was constructed under the Measure J Bond in 2020.
Total	82,969	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	The site infrastructure was upgraded under the Measure J Bond.
Underground Utilities	
Water, fire, storm, sewer	The site infrastructure was upgraded under the Measure J Bond.

New Structures	Square Footage	Observations
New Gymnasium	8,100	

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Security Cameras



This page left intentionally blank

WILLIAM MENDENHALL



This page left intentionally blank

Site Context

This 20.09 acre, 6-8 campus, located at 1701 El Padro Drive. The L-shaped campus is bounded by El Padro Park on the north, El Padro Drive on the east and by residential properties on the south. The western portion of the property includes the field and track and four of the baseball fields that are a portion of the larger Max Baer Park which extends to the west. The main site access, parking and drop-off is accessed via El Padro Drive and located along the southern edge of the property.

COMPLETED MEASURE J PROJECTS

- Exterior paint
- Video, voice, data and security systems



Site Context Plan



The 20.09 acre campus is comprised of sixteen buildings of various typology and age, constructed between 1965 and 2002. Classroom Buildings A, B and F are permanent pod-style buildings, constructed in 1965. Administration/Library Building C, MPR D and Locker Room Building E are permanent building, constructed in 1965. Music Classroom Building G, Classroom Building H, Shop Building I, Exercise Building J are all permanent structures added to the campus in 1971. The Gymnasium Building K was constructed in 1987 and Classroom Building N was constructed in 2002. The remaining classroom buildings are portables; Building O was installed in 1995, Building P in 1999 and Buildings Q and R in 2002.

The campus is composed mainly of pod-type permanent structures with open landscape buffers or paved courts between the buildings. The front of the campus has expansive lawn areas with a park-like feel. The center of the campus is paved with large expanses of concrete and asphalt quads and passageways. A dining canopy is located on the north side of the MPR. The linear hardcourt area is located behind the gym and shops building; solar panels are located on the edge of the hardcourt, on park property. The field and track are located on the western edge of the campus, sandwiched between classroom buildings and developed baseball fields which are not used by the campus. The parking lot and drop-off are located at the southern edge of the campus, accessed by a single drive on El Padro Drive.


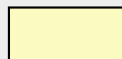

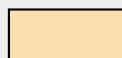


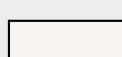

Classroom Buildings A, B and F are permanent pod-style buildings, constructed in 1965 and renovated in 2003. They are in good condition and require minor modernization. Administration/Library Building C is also in good condition, with a high volume library space, and requires only minor modernization. MPR D is an iconic structure with character, well located on the site. However, the building is undersized as currently configured with a stage and variety of support spaces. The building should be fully renovated including the updating of the kitchen and replacement of the HVAC system. With the removal of the unused stage and support spaces, the seating area can be expanded to increase dining capacity. New openings should be

added to the north side of the building to create stronger connection to the outdoor dining plaza and a new, larger dining canopy should be added to an expanded plaza.

The Locker Room Building E is in fair condition. New lockers should be installed, and minor modernization is needed. Music Classroom Building G and Classroom Building H, located next to the track, are in fair condition and minor modernization is needed. Shop Building I is in poor condition and major modernization is needed. The shop space should be upgraded to meet current and future program requirements. Two of the existing classrooms will be removed to make way for a larger building addition. The Exercise Building J is in good condition, and needs minor modernization including additional ventilation. The Gymnasium Building K is in fair condition, needs major modernization including a new heating and ventilation system. Classroom Building N is relatively new, is in good condition and needs only minor modernization. Classroom Buildings O, P, Q and R, are all in poor condition and should be removed and replaced with the proposed new classroom building.

The lawn areas and mature landscaping at the front of the campus are in good condition and need a refresh while the quad areas at the center of the campus are in fair to poor condition and need to be modified to correct settlement and slope issues to comply with ADA code. The landscape needs a refresh and new planting areas can be employed to address grade changes. The hardcourt area is in good condition and can be adjusted with the removal of classroom buildings while the track and field are in poor condition and need to be fully upgraded. The parking and drop-off areas are in good condition and will require a minor refresh.



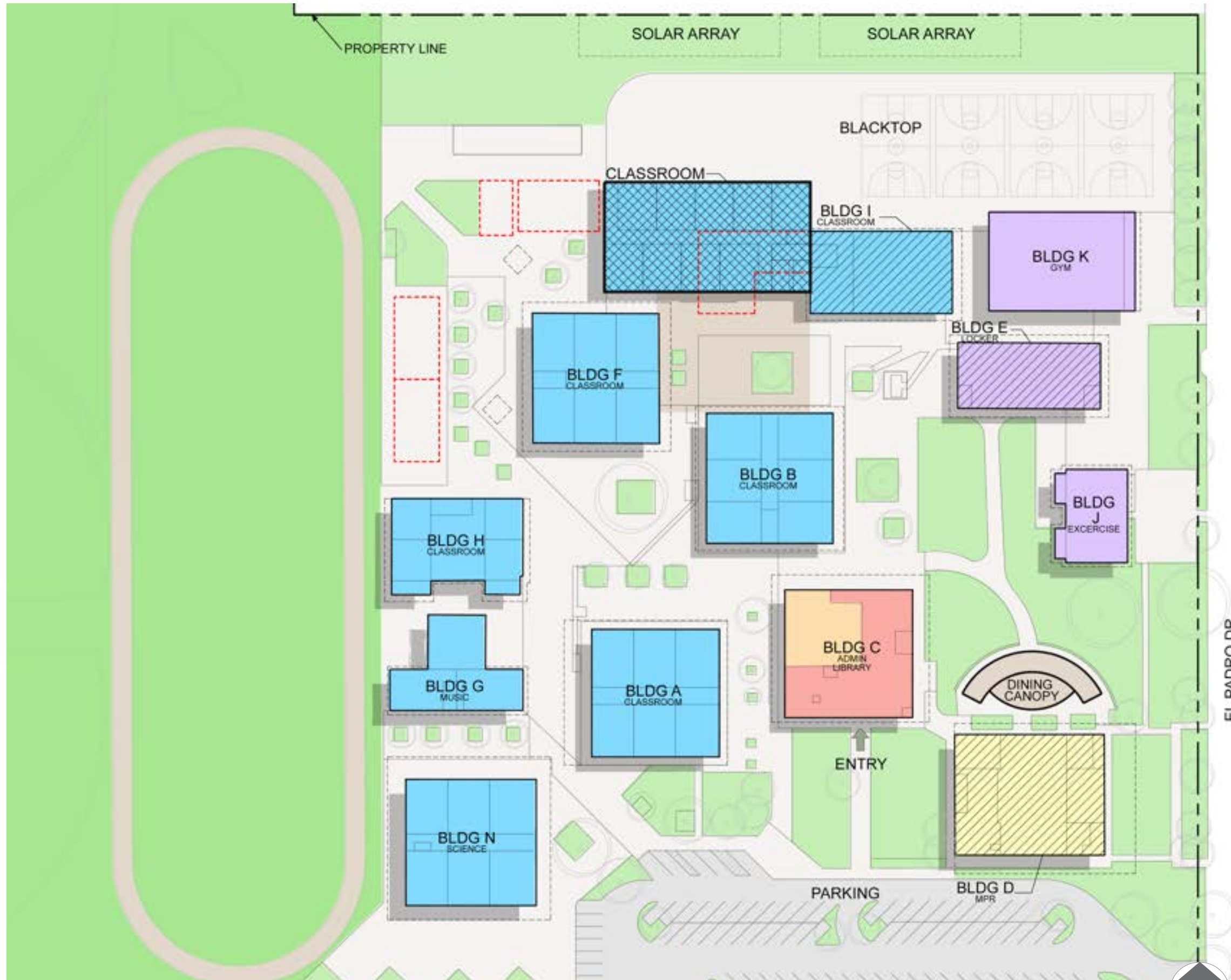
LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	

The vision for the Mendenhall campus is one of strengthening the iconic pod style campus by retaining most of the structures and quads while being responsive to program needs. The MPR will be fully remodeled and modernized while retaining the architectural character of this high volume space. To meet dining capacity needs, both the indoor and outdoor dining facilities will be expanded. Administrative, Library and Classroom buildings will be modernized, and adjoining quads refreshed and relandscaped to make them more usable throughout the seasons. The poorly located portables, that are also in poor condition will be removed and replaced with a classroom addition to Building I, bringing them into the core of the campus and linking them to a quad. Outdoor PE areas will be upgraded including a complete renewal of the field and track.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.

WILLIAM MENDENHALL

Vision for Transformation



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			



WILLIAM MENDENHALL

Site Data & Observations

Data	
Acreage	20.09
Program	6-8
Capacity Range	945-1,188
Current Enrollment	962
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	Site entry and parking are in generally good condition. Drop off is well located, and parking is sufficient for site. Entry plaza is a large grassy space with mature trees and a park-like feel. Existing mechanical units for the MPR are in front of the school.
Campus quads/outdoor learning spaces/dining/school gardens	The interior of campus consists of a series of green courtyard spaces with mature trees connecting the pod buildings towards the front of the campus, transitioning to a large area of asphalt paving at the back. The MPR lacks a covered area for outdoor dining. There are path of travel issues throughout the site, notably in front of Building I.
Blacktop areas	Limited blacktop area used for basketball courts at the north edge of the campus.
Fields and track	Track and field are in poor condition and have limited connectivity to the site. Adjacent ball fields are used by the city for softball and baseball. District solar panels are installed along the edge of the adjacent park, which is open to the site.

Existing Building and Structures	Square Footage	Observations
Building A - Classrooms	8,309	Originally built in 1965, most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building B - Classrooms	8,309	Originally built in 1965, most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building C - Admin/Library	8,309	Originally built in 1965, and modernized in 1971. The building is in good condition, but in need of a refresh.
Building D - MPR	9,160	Originally built in 1965, building is in fair condition but it is undersized for the student population and outdated. The stage is not used for performance, assemblies take place in the Gymnasium.
Building E - Locker Rooms	4,827	Originally built in 1965, the locker rooms are in poor condition and undersized for the student population.
Building F - Classrooms	8,309	Originally built in 1965, most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building G - Music Classrooms	4,469	Built in 1971, the building is in fair condition.
Building H - Classrooms	5,969	Built in 1971, the building is in fair condition.
Building I - Classrooms	8,998	Built in 1971, the building is in fair condition. Traditional Woodshop program occupies large space, needs ventilation upgrades to support the equipment. Space could transition to incorporate maker space or other 3-d art program.
Building J - Exercise Room	3,313	Built in 1971, the building is in fair condition. Needs improved air circulation.
Building K - Gymnasium	7,416	Originally built in 1987, and most recently renovated in 2013. Building is in fair condition but needs a refresh.
Building N - Science Classrooms	8,500	The newest building on campus, built in 2002. Building is in good condition.
Building O - Portable Classrooms	2,160	Originally installed at the site in 1995, building is in poor condition and is not well placed on the site.
Building P - Portable Classroom	960	Originally installed at the site in 1999, building is in poor condition and is not well placed on the site.
Building Q - Art Classroom	1,920	Originally installed at the site in 2002, building is in poor condition. The floors are springy and the location blocks access and site lines to the track and field.
Building R - Portable Classroom	1,920	Originally installed at the site in 2002, building is in poor condition. The floors are springy and the location blocks access and site lines to the track and field.
Total	92,848	
Storage Containers		

Site Infrastructure		Observations
Major services		
Electrical Service, Gas, Low Voltage		Replace Johnson Controls.
Underground Utilities		
Water, fire, storm, sewer		
Bio-swale areas		

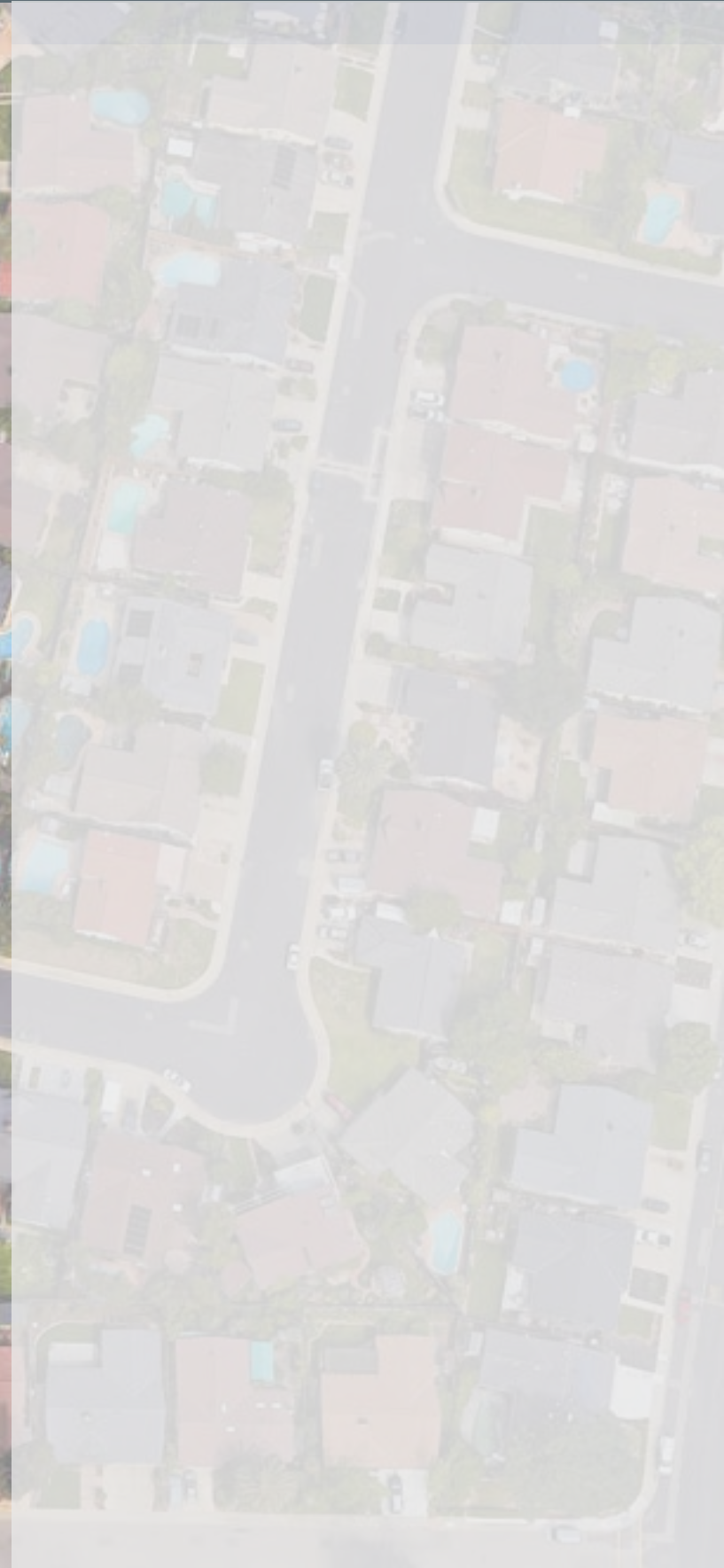
New Structures	Square Footage
Classroom Addition to Building I	12,000

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Exterior Paint
Security Cameras



This page left intentionally blank

ARROYO MOCHO



This page left intentionally blank

Site Context

This 8.92 acre campus, located at 1040 Florence Road, is bounded by Florence Road on the west, Sunset Park on the north and east sides and by residential properties on south. The main site entrance, drop-off lanes and parking lots are accessed from Florence Road. located on Irene Way. There is a pedestrian access pathway to Charlotte Way at the back of the site.

COMPLETED MEASURE J PROJECTS

- None



Site Context Plan



Site Observations

The 8.92 acre campus is comprised of seven buildings of varying age, typology and condition. The MPR is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. Modular Classroom Building B was installed in 1971 and Modular Building C was installed in the 1997. Portable Classroom Buildings F, G, H and J were installed in 2000. There is a hardcourt area adjacent to the MPR and Building B. There is a linear quad area between Buildings F and G a separate play yard next to Buildings H and J.

There is a small structure at the edge of the hardcourt next to the MPR and an entry plaza adjacent to Administration Building C. A long curvilinear drop-off lane is located at the front of the campus and with two associated parking lots and a large parking lot at the southern edge of the campus.

The campus is not being used by the District other than for storage. The site is currently being utilized by several outside service providers, daycare providers and a faith based community.

The MPR A is in fair condition and has a remodeled kitchen. Unlike similar buildings, it does not have administrative or library wings. Modular Building B is in fair condition and Administrative Building C is in good condition. The rest of the buildings are portable classrooms, in fair condition. The outdoor areas, blacktop, quads and parking areas are in fair to poor condition. The site is not well laid out and the plan is incohesive. If the campus were to be reconstituted as an elementary school, the recommendation is that all buildings and site improvements be removed and replaced.

Existing Conditions

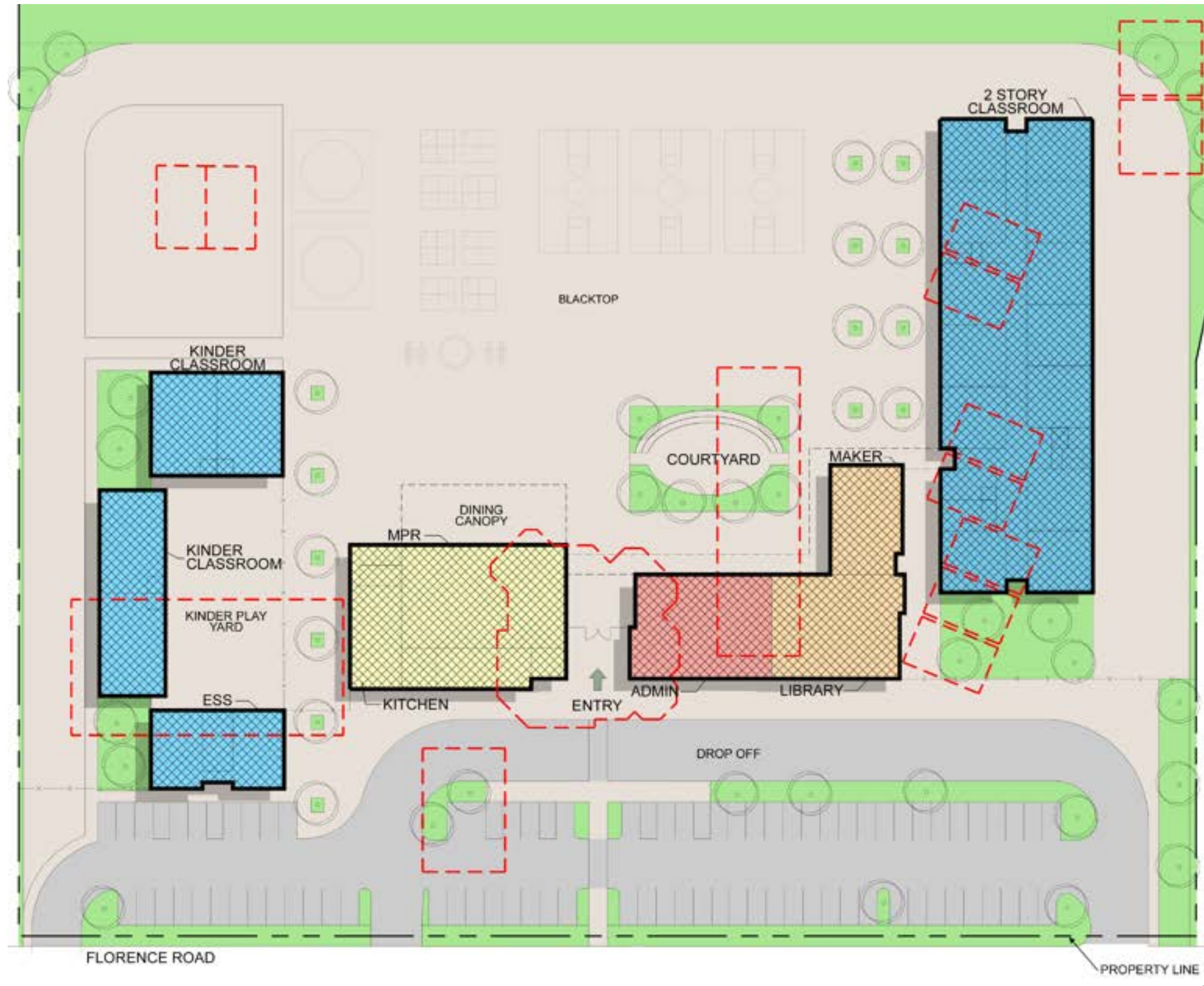


LEGEND	EXIST
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

The vision for the Arroyo Mocho is one of total replacement and renewal if the campus were to be used as an elementary school again. Like the transformative work proposed for Rancho Las Positas, the campus would be given a new identity with iconic Administrative/Library and MPR structures located at the front of the campus, forming a welcoming gateway to a rebuilt campus. Student-centered classroom buildings, including a two story structure and a one-story kindergarten complex are envisioned, each supported by outdoor courtyards, quads, hardcourt areas and an upgraded field. New work would include all new site utilities and infrastructure, parking, and drop-off.

As envisioned, the master plan could be implemented as one phase of construction or multiple phases to meet student population requirements. The project will be sequenced to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
REMOVAL OF BUILDING			



ARROYO MOCHO

Site Data and Observations

Data	
Acreage	8.92 acres
Program	non-District use
Capacity Range	n/a
Current Enrollment	n/a
Anticipated/Possible Growth	n/a

Site Features	Square Footage	Observations
Site entry, drop-off and parking		There are multiple parking areas connected by an awkward, curvilinear drop-off. In fair condition.
Campus quads/outdoor learning spaces/dining/school gardens		Small outdoor spaces are located across the site, in poor condition with no accessible path of travel. Minimal shade structures.
Blacktop areas and Play Equipment		In poor condition, in need of repair and path of travel upgrades.
Fields area		Field in poor condition.

Existing Building and Structures	Square Footage	Observations
Building A - MPR	7,200	Constructed in 1976 and renovated in 2000. Currently leased to a religious organization, in fair condition.
Building B - Modular Classrooms	8,450	Constructed in 1971 and renovated in 2000. Currently used for District offices, in poor condition.
Building C - Modular Administration	2,400	Constructed in 1997. Currently used for office space, in good condition.
Building F - Portable Classrooms	5,760	Installed in 1997. Currently used by a pre-school program, in poor condition
Building G - Portable Classrooms	5,760	Installed in 1998. Currently used for church offices and District band storage, in poor condition.
Building H - Portable Classrooms	2,304	Installed in 1998. Currently used by a pre-school program, in poor condition
Building J - Portable Classrooms	2,880	Installed in 2000. Currently used by a pre-school program, in poor condition
Total	34,754	
Storage Containers		

Site Infrastructure		
Major Services		
Electrical Service, Gas, Low Voltage		
Underground utilities		
Water, fire, storm, sewer		
Bio-swale areas		

Proposed Building and Structures	Square Footage
Administration	3,500
MPR	7,300
Library/Maker Space	5,000
Classroom	35,000
Kinder 1	3,200
Kinder 2	3,200
ESS	2,500
Total	59,700

Proposed Site Improvements	Square Footage
Site entry, drop-off and parking	51000 +/-
Campus quads/outdoor learning spaces/dining/school gardens	27,500 +/-
Blacktop areas and play equipment	93000 +/-
Field area	126,000 +/-



This page left intentionally blank

DEL VALLE



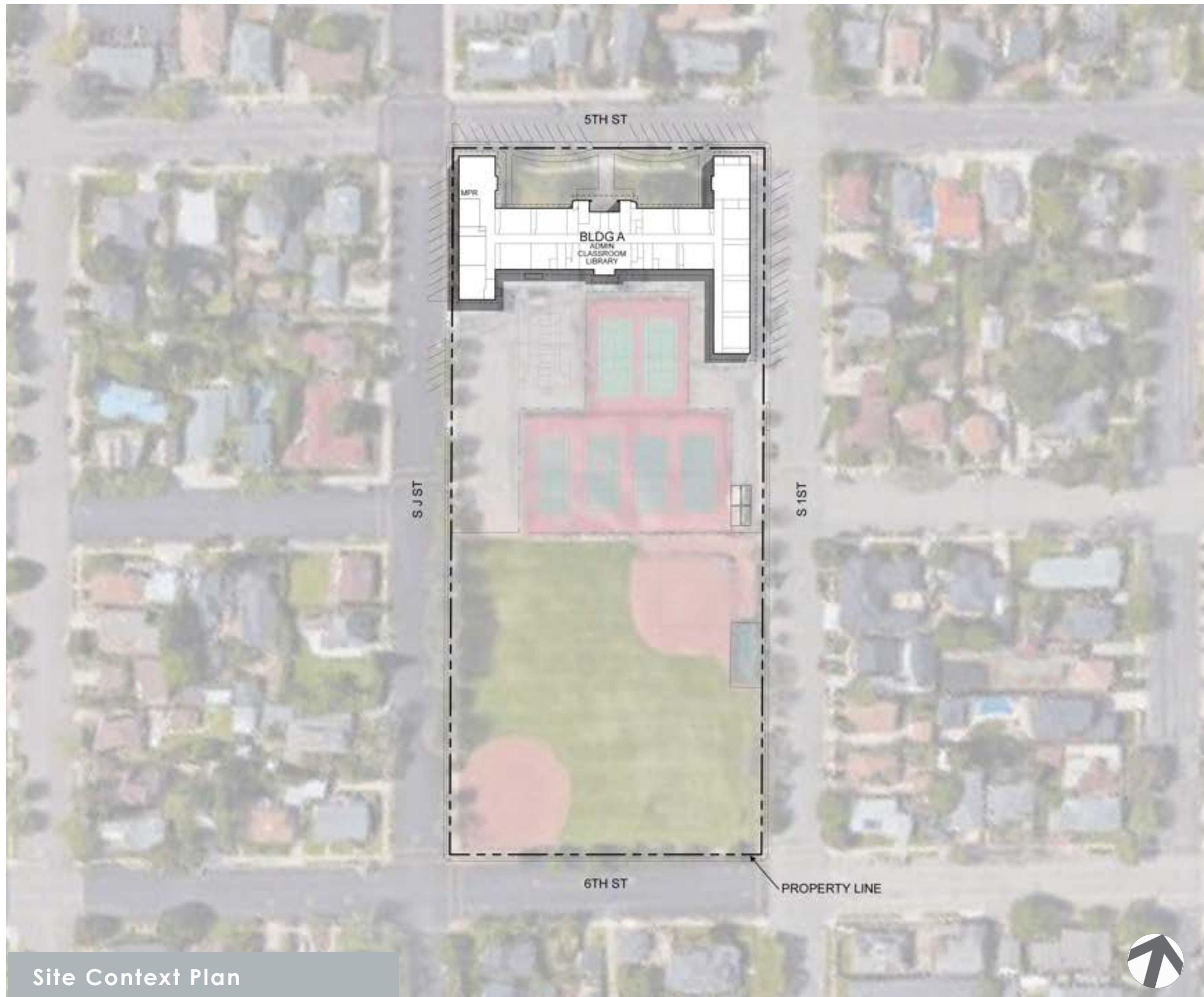
This page left intentionally blank

Site Context

This 4.68 acre, Continuation High School campus, located at 2253 5th Street, is bounded by 5th Street on the north, South I Street on the east, 7th Street on the south and South J Street on the west. The main site entrance is located on 5th Street. There is no on-site parking or drop-off although there is street parking along the front and two sides of the campus, closest to the building.

COMPLETED MEASURE J PROJECTS

- Roofing
- Video and voice, data infrastructure



Site Context Plan

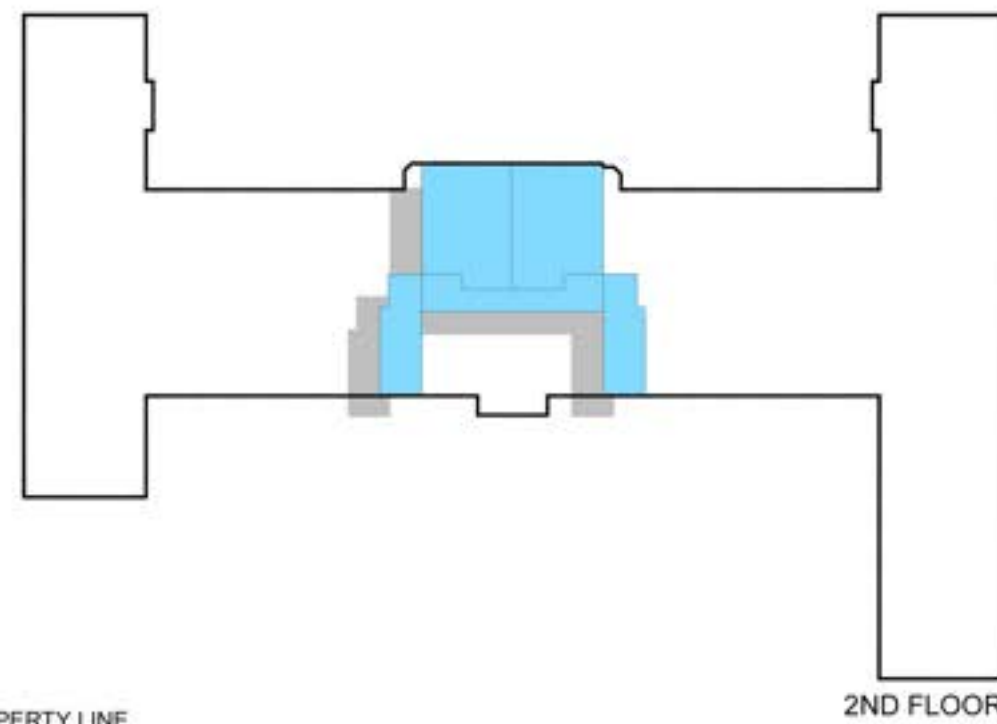


Site Observations

The 4.68 acre campus is comprised of one building constructed in 1922 and renovated in 1944. The building is on the historic register. The structure is essentially a one story building, raised above grade, although it has a partial attic space with two large classrooms and a partial basement, housing mechanical and electrical utilities. The main entrance is accessed via a main set of entrance stairs. A ramp is located at the side of the main building, leading to the interior corridor, however, it does not serve the main entrance. Once inside the building, the main floor is accessible but the toilet rooms, rear yard, second floor and basement are non-accessible. The main student toilets are located at a lower level than the main floor, on grade with the rear site area. The building has retained much of the original woodwork, wood flooring and detailing.

The front of the campus consists of a large lawn area with mature trees and secondary entries on either side of the C-shaped building. The back of the campus includes an underdeveloped hardcourt with one basketball court for use by the Del Valle Students. There are no other developed outdoor areas for student use or landscaping other than street trees. There are 6 tennis courts, and two softball fields at the far end of the site, both used by Livermore High School. The adjacent 6th Street is interrupted by the site and there may be an easement through the site.

The Building is in fair condition. It has been upgraded over the years but is worn and shows its age. Administrative areas need updating and while the classrooms and MPR spaces have high ceilings, large windows, wood detailing and much character, they need full modernization. The building is non-accessible and requires accessibility upgrades including the addition of a multi-stop elevator and accessible entryways to the front and rear of the building, and access to the toilet rooms. Because the building is historic, care will be needed to preserve architectural features when renovated. The roofing is also in need of replacement. The building has more classrooms than are needed and is underutilized for current program needs. The outdoor PE/athletic areas need upgrading if they are to remain.



2ND FLOOR

LEGEND	EXISTING
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	

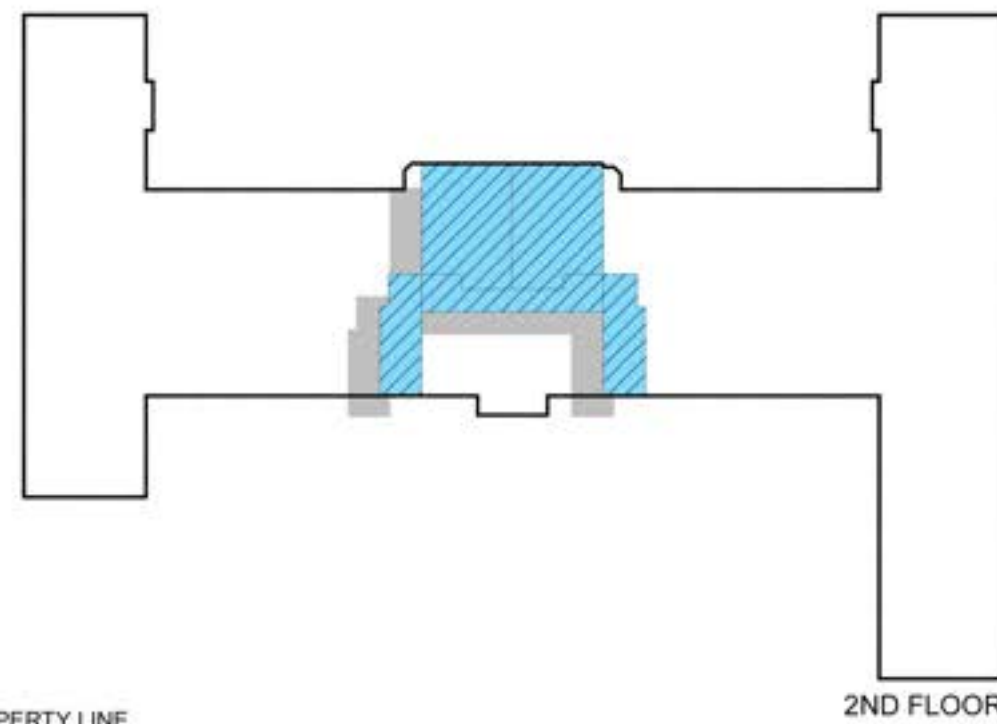
Existing Conditions Plan



Vision for Transformation

The vision for the Del Valle campus is one of a full renovation and revitalization of this beautiful but worn structure and campus. The campus and all levels of the building need to be made fully accessible, including the addition of an elevator, and the interior spaces need to be modernized and equipped to meet District standards. Care will need to be taken to retain the character of the interior and exterior of the historic building while bringing this building fully into the 21st century with finishes, furnishing and building systems appropriate to support staff, students, and specialty programs at this campus. The site area will be revitalized and repurposed with the addition of outdoor learning and social activity areas, new landscape, and furnishings. If the tennis courts and softball field are to remain on site serving Livermore High School, they will be upgraded. If they are removed, expanded hardcourt and field areas will be developed for Del Valle student use.

As envisioned, the master plan may be implemented in one or more phases of construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption, interim housing and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD
CLASSROOMS		
MPR		
ADMIN		
LIBRARY		
PARKING		
HARDSCAPE / PLAYGROUND		
LANDSCAPE		



Site Data & Observations

Data	
Acreage	4.68
Program	Continuation High School
Capacity Range	150-234
Current Enrollment	136
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	Site entry is a large lawn area that faces 5th street. Building is raised above grade. There is limited street parking along the front of the campus. There is no drop-off on the campus. There is ample street parking across the street and along both sides of the campus.
Blacktop areas	The area at the back of the building is asphalt paving with 6 tennis courts and a basketball court. These facilities are used by Livermore High School. There is a possible easement along the 6th Street spine through the campus. Asphalt area looks neglected.
Fields and tracks	The field is located behind the blacktop area, and covers roughly half the site. It houses 2 softball fields. Fields look neglected. These facilities are used by Livermore High School.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/ Library/ Classroom	24,852	Originally constructed in 1922 and renovated in 1944. Building is on the historic register. Building consists of a full first floor with a partial second floor and partial basement that are accessed by stairs only. The building has maintained much of the original woodwork, wood flooring and detailing. The toilet rooms are not on an accessible path of travel from the main floor and have not been recently updated.
Total	24,852	
Storage Containers		

Site Infrastructure	Observations
Major Services	
Electrical Service, Gas, Low Voltage	Replace the Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	
Bio-Swale areas	

Projects Completed Under Measure J Bond	
Video & Voice	
Data Infrastructure	
Roofing	

This page left intentionally blank



This page left intentionally blank

VINEYARD



This page left intentionally blank

VINEYARD

Site Context

This 9.75 acre campus is located at 1401 Almond Avenue. The square site is bounded by Almond Avenue Neighborhood Park on the South and the Arroyo Bike Trail and residential properties on the west and north sides. The main site access, parking and drop-off is accessed via Almond Avenue located along the eastern side of the campus.

COMPLETED MEASURE J PROJECTS

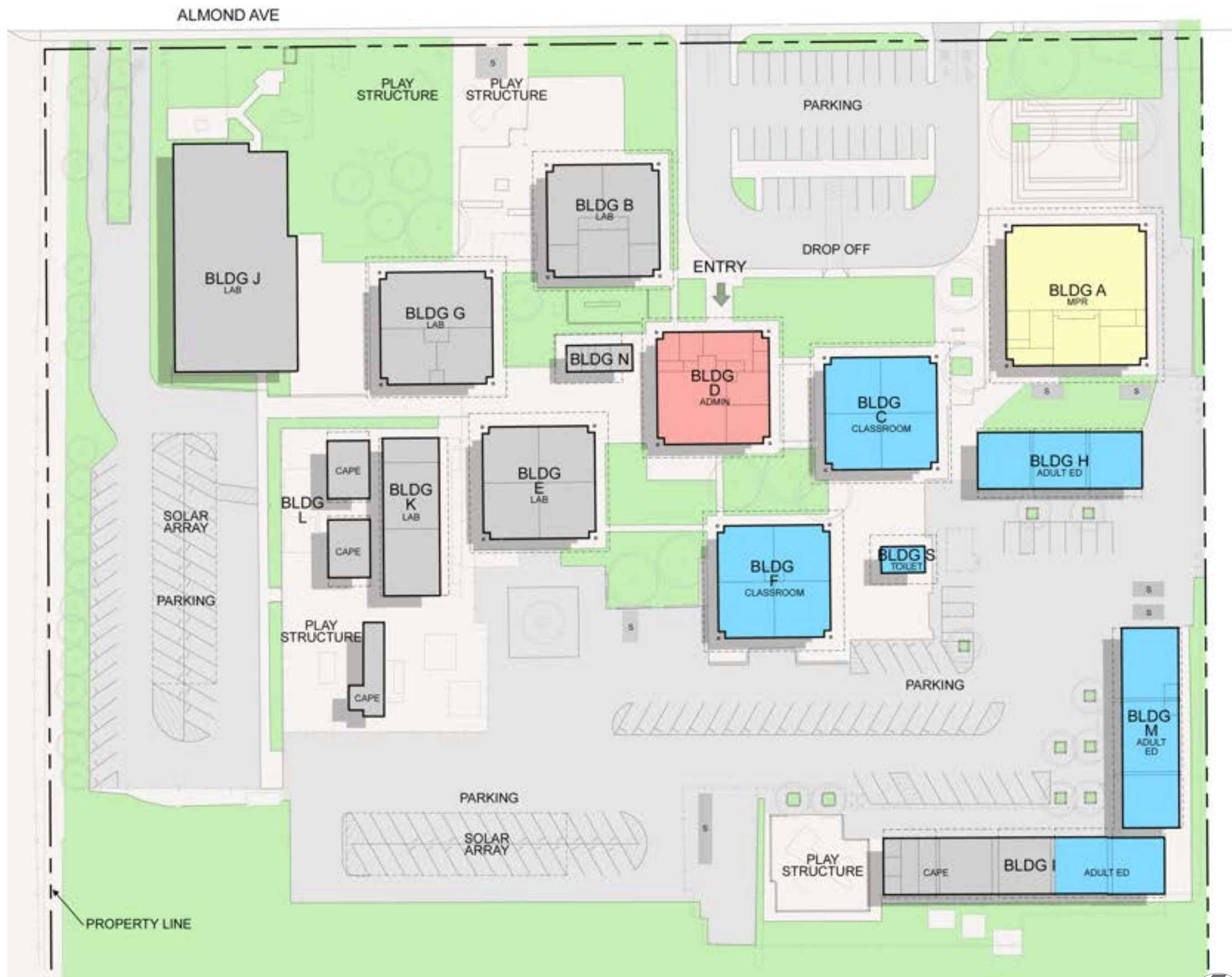
- Video, voice and data systems


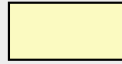






The 9.75 acre campus is comprised of fifteen buildings of various typology and age, constructed between 1964 and the late 1990's. The MPR A, Administration Building D and Classroom Buildings B, C, E, F, and G, are permanent pod-style buildings, constructed in 1964. Classroom Buildings H, I, K, L, and M are portable structures installed in the 1990's. Building J is a modular structure owned by LLNL. Buildings N and S are toilet room structures.

The original campus was composed mainly of pod-type permanent structures with open landscape buffers or paved courts between the buildings. Portable classroom buildings and a modular building have been added across all sides of the campus, ringing the original permanent pod buildings. The front of the campus has lawn areas and a centrally located parking lot and drop-off area in front of the Administration Building D. There is a concrete amphitheater in front of Building A, and the courtyard area formed by Buildings B, G and J along Almond Avenue have been fenced and developed as a daycare play yard used by LLNL. Large parking lots and drop-off areas have been added to the north side and rear of the campus. There is a variety of fencing with gates, defining separate user groups on the campus. At the western edge of the campus, there is a long narrow lawn area.

The campus is subdivided and fenced into separate sections and buildings and defined outdoor areas are used by several District and non-District user groups. Only the southern portion of the campus and 7 of the permanent and portable buildings are currently being used by the District. MPR A is an iconic, high volume structure, in fair condition. It is underutilized by the District and would require major renovation if it were to be retained. The master plan calls for the removal of the building and replacement with a new classroom building if another program were to move to the site. Classroom Buildings C and F are pod-style buildings, housing the District Vineyard School. They are in good and fair condition, requiring minor modernization. Administration Building D is a pod-style building, supporting the Vineyard School and other District programs. The building is in good condition, requiring minor modernization. Building H is a portable building, used as District Office space. It is in fair condition and could be modernized or removed based on program needs and relocation. Building M is composed of row of portable classrooms, used by the District Adult Education program. The classrooms are in good condition and require minor modernization. Building S is a toilet room building used by district programs. The building is in fair condition but requires modernization and access upgrades. The remainder of the buildings and adjacent site areas are used by LLNL and CAPE daycare programs.



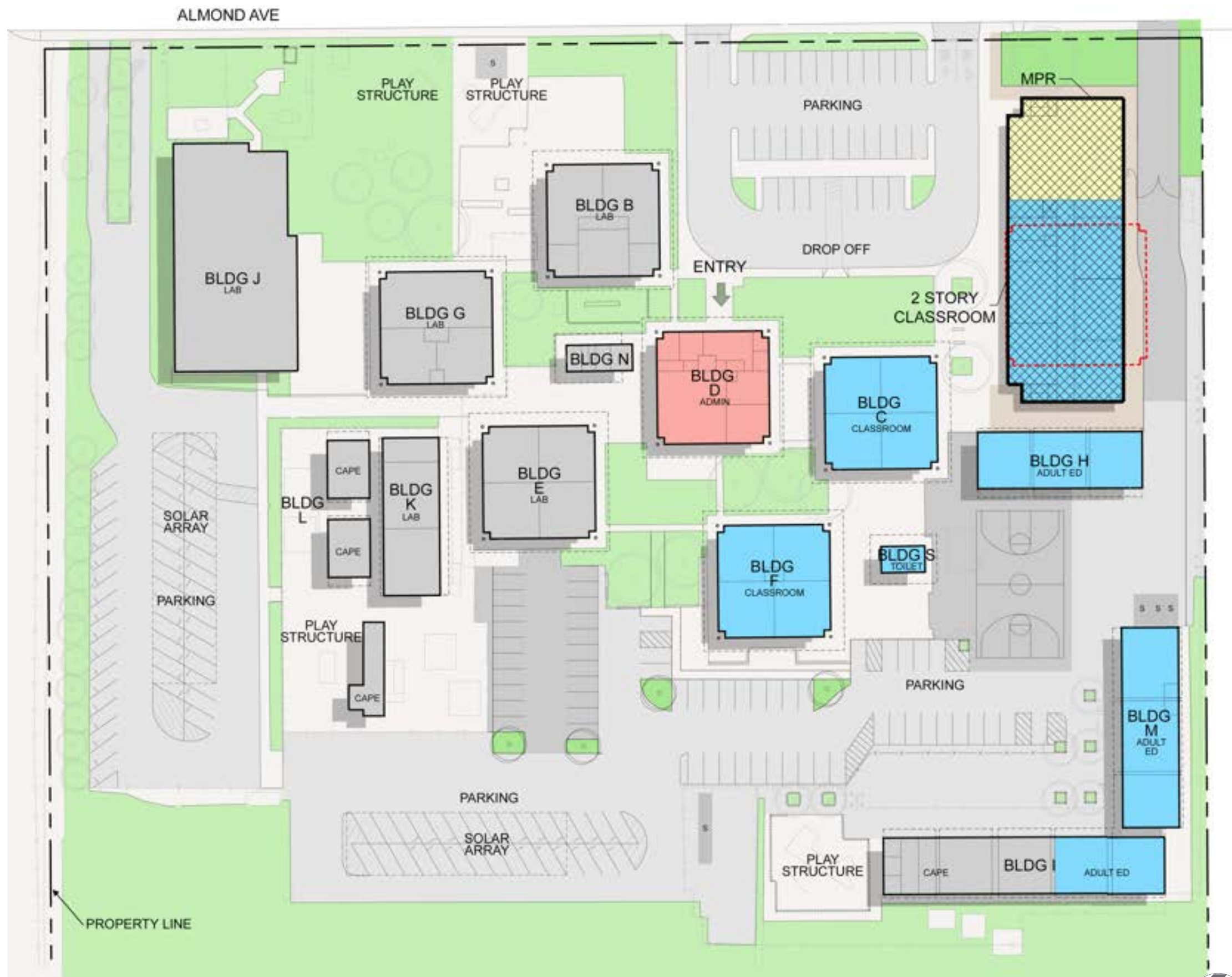
LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	

Existing Conditions Plan

The vision for the Vineyard campus is one of renewal and repurposing to allow for additional District user groups while maintaining the important LLNL and CAPE day care programs at the site. The implementation of the master plan as envisioned, will be predicated on another District program relocating to this site. If it does, the plan identifies the removal of the underutilized MPR and unused amphitheater at the front of the site, and the inclusion of a new, state-of-the-art two story classroom/MPR in its place. Other program related improvements will include the repurposing of an unnecessary parking areas into an outdoor hardcourt area for the students.

Classroom Buildings C and F, and Administration Building D, utilized by the Vineyard School and other District programs will be modernized, and Portable Building M used by the District Adult Education program will be modernized. Portable Building H, composed of 3 portable classrooms may remain, or may be removed depending on overall District needs. Toilet Room Building S will be modernized and upgraded to meet ADA requirements. Throughout the District occupied portions of the campus, parking and lawn areas, quads and pedestrian ways will be refreshed and relandscaped to allow for greater outdoor learning with attention given to access compliance.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			



VINEYARD

Site Data & Observations

Data	
Acreage	9.75 acres
Program	Vineyard School & Adult Education
Capacity Range	100-385
Current Enrollment	109
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The main entry to the site is a green lawn space with mature trees. There is a large parking and drop-off area and an original amphitheater. The side and rear of the campus includes expansive parking and drop-off areas that serve multiple District and non-District programs.
Campus quads/outdoor learning spaces/dining/school gardens	The interior of the campus serves many programs and has been subdivided with fencing between the buildings. This gives the campus a less welcoming feel.
Blacktop areas	The blacktop area has been converted to parking, and houses portable classrooms. The parking layout is inefficient. There is a newer solar panel at the north west corner of the rear parking lot. The paving is in poor condition.
Field	There is a long narrow field area at the back of the site, beyond the parking lot. It is currently open to the neighborhood with walking paths crossing the middle and sides of the field. It is in fair condition.

Existing Building and Structures	Square Footage	Observations
Building A - MPR	7,045	Originally constructed in 1964, renovated in 1994 and 2000. Used by the District for music programs and small site assemblies. The building is in fair condition and is currently underutilized.
Building B - LLNL Daycare		Non-District use.
Building C - Classrooms	4,588	Originally constructed in 1964 Renovated in 1997 and 2000 Used by the District Vineyard School. Building is in good condition.
Building D - Administration	4,588	Originally constructed in 1964 Renovated in 1997 and 2000 Used as the administration office for the Vineyard School and other District programs on the campus. Building is in good condition.
Building E - LLNL Daycare		Non-District use.
Building F - Classrooms	4,588	Originally constructed in 1964 Renovated in 1997 and 2000 Used by the District Vineyard School. Building is in fair condition with many accessibility issues.
Building G - LLNL Daycare		Non-District use.
Building H - Portable Classrooms	3,030	Originally installed in 1994 Renovated in 2000. Used by the District for office space. Fair condition.
Building I - CAPE Daycare		Non-District use.

Building J - LLNL Daycare		Non-District use.
Building K - LLNL Daycare		Non-District use.
Building L - LLNA and CAPE Daycare		Non-District use.
Building M - Portable Classrooms	3,282	Originally installed in 1996, renovated in 2000. Used by the District Adult Education program. Buildings are in fair condition.
Building N - LLNL toiler rooms		Non-District use.
Building S - Restroom	503	Originally constructed in 1964 Renovated in 1994 and 2000 Used by the District Vineyard School and Adult Education program. Building is in fair condition with many accessibility issues.
Total	27,624	
Storage Containers		

Site Infrastructure	Observations
Major Services	
Electrical Service, Gas, Low Voltage	
Underground Utilities	
Water, fire, storm, sewer	
Bio-swale areas	

New Buildings and Structures	Square Footage
MPR/Classroom Building	22,500

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure



This page left intentionally blank

GRANADA



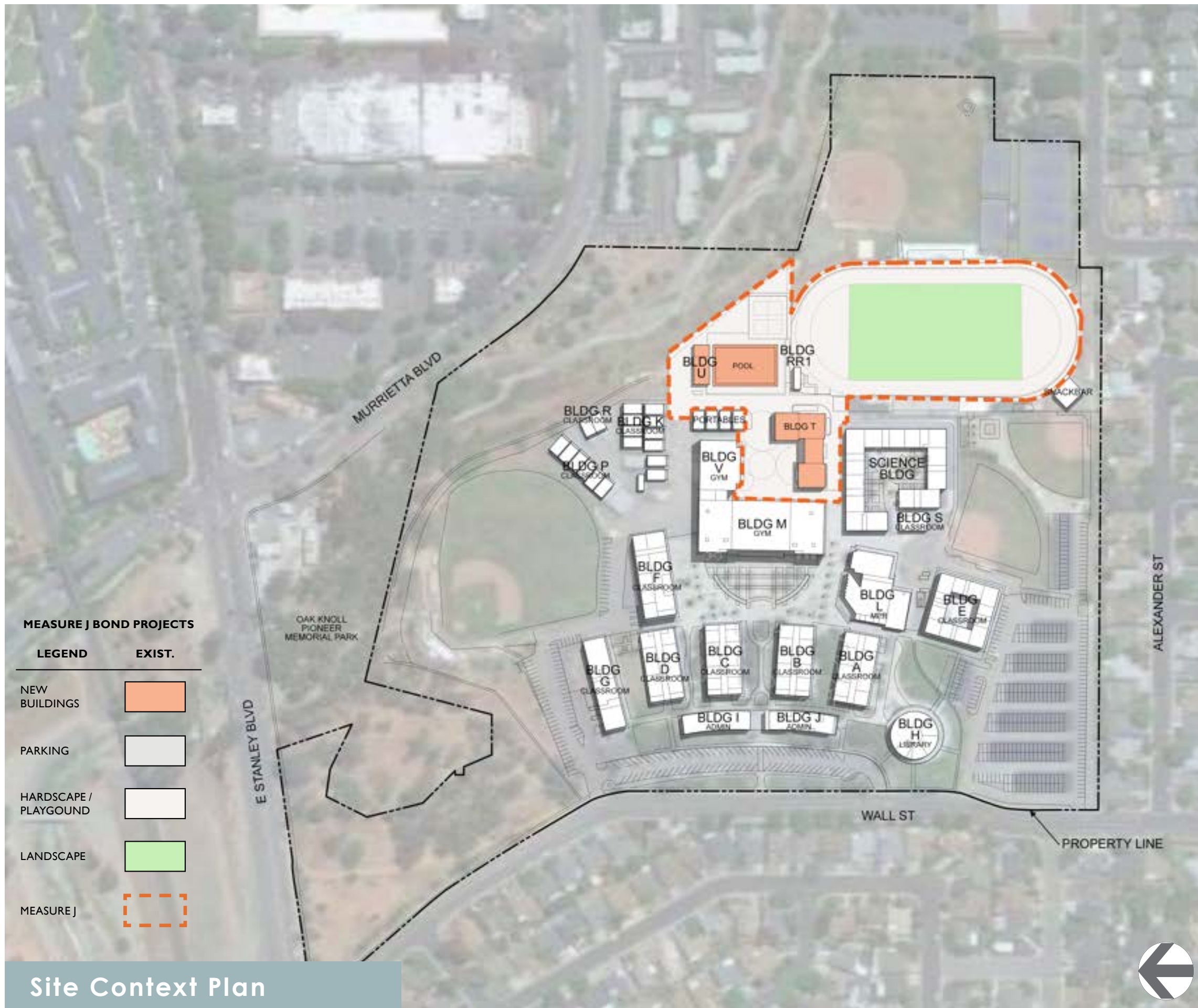
This page left intentionally blank

Site Context

The 43.75 acre campus located at 400 Wall Street is roughly rectangular in shape, with extensions at the northwest and southeast corners. The campus is bounded by Wall Street on the west and residential properties along the south edge. Oak Knoll Pioneer Memorial Park is located at the northern edges of the property and the Arroyo Creek and Arroyo Bike Trail form most of the eastern edge of the property with a church parking lot and single family residence located at the far southeast property line. The three site parking lots and drop-off zones are accessed from Wall Street.

COMPLETED MEASURE J PROJECTS

- New Classroom Building T
- New Pool and Pool Building
- Stadium and track with synthetic turf in-field
- Marquee Signs
- Video and voice, data infrastructure, security cameras



Site Observations

The 43.75 acre campus is comprised of many buildings of varying ages and typology. The buildings are located at the center of the campus, with the original permanent structures constructed on axis with the main entrance on Wall Street, between Buildings I and J. These two buildings were constructed in 1962 and 1966 and are currently used as Administrative spaces. Library Building H, originally a science classroom building was constructed in 1963. Classroom Buildings A, B, C, and D were constructed in 1962 and 1967 and are designed in a subtle fan shape centered on the main axis. The Shops Building G, located beyond Building D, was constructed in 1962 and 1971 and Classroom Building F was constructed in 1967. The Student Union/Music Building was constructed in 1962 and 1967. The Main Gym located on axis with the campus entrance was constructed in 1964 and the Small Gym Building V was constructed in 1999. The Theater/Classroom Building E was built in 1971. Portable Classroom Buildings K, P and R, located at the back of the campus were installed in 2002, 2006 and 2011. The modular Science Classroom Building and Classroom Building S were constructed in 2007 and 2011. New Classroom Buildings T, and U and the new pool and stadium, track and field improvements were completed under Measure J.

The main student quad is located at the center of the campus, framed by the Main Gym, Student Union Building and Classroom Building F. One slightly arched pedestrian walkway borders the administrative buildings and provides access to five classroom buildings, the administration building and the library. A second pedestrian way borders the quad and provides access to the same five classrooms plus Building F, Building E, and the student parking lot. Less formal walkways connect the Science Building, Stadium and fields and the portables. There is a separate academic quad formed by the Science Building and a poorly defined open space created by the portable buildings. The areas between classrooms A, B, C, D, and G are well landscaped with lawn areas and mature trees. Similar landscaping and lawn areas are located at the front of the campus and around Library Building N.

The stadium, track and field are located beyond the science building and 3 discreet field areas located at the north, east and south sides of the campus contain Varsity and JV Baseball fields and Softball fields. The pool is located near the Gym and tennis courts are located beyond the stadium. The campus does not have outdoor basketball courts. There are three parking lots on the campus. The large student lot is located at the south west corner and contains solar arrays. The main drop-off lane and parking is located at the front of the campus. A third lot is located adjacent to Buildings G and F.

The central opening between Administrative Buildings I and J, form the major entryway into the campus on Wall Street and create the central axis of the campus. This important campus feature that separates the two buildings, effectively splits administrative functions into two separate spaces. In addition, the narrow footprint of both buildings creates disjointed, awkward open spaces and offices along the long circulation spine within the buildings. The buildings have been remodeled over time but no longer meet the programmatic needs of this large campus and expanded student body. The buildings should be removed and replaced with a new, contiguous, and highly functional administrative and student services center. Library Building H, also at the front edge of the campus is in good condition and requires only minor upgrades while it continue to serve as a library. However, the location is not ideal for student access and use and the master plan includes the construction of a new library at the center of the campus. When the new building is completed, Building H could be removed or repurposed as a resource site for the District.

The one-story Classroom Buildings A, B and C are in fair condition, but have outlived their useful lives and take up a significant portion of the center of the campus. The buildings will be removed and replaced with state-of-the art classrooms. Classroom Building D is in fair condition also but is in a good location. The facility houses SDC students and there is an adjoining fenced-in outdoor learning/garden space for the students and an adjacent drop-off area. The building will be fully modernized, and shade structures will be added to the outdoor areas. The Auto Shop/Metal Shop and Art Shops Building G, and Classroom Building F are both in fair condition and will be fully modernized to support specific shop program and CTE program needs, including

updated equipment requirements. Adjacent outdoor areas will be improved to support program as well. The addition of defined outdoor classroom and storage enhancements will be included in the modernization plans to support a range of specific program needs.

The Student Union/Music Building is undersized, in poor condition and sections of the building have accessibility challenges. The plan is to remove the building and replace it with a new larger Student Union/Kitchen and Music Building Complex to serve the large student population. The Main Gym, Building M is in good condition and requires minor upgrades, however, it is lacking a foyer and users enter directly into the gym. The plan includes a new foyer/vestibule addition at the front of the building including a meeting space, toilet rooms, storage, and concession spaces. The Small Gym Building V is in good condition and requires minor upgrades. Building RR1, adjacent to the track is in poor condition and should be removed and replaced.

The Theater/Classroom Building E includes both classrooms and a black-box style theater at the center of the building. The building is in fair condition and major remodel and modernization are planned to support program requirements. An entry portico is also planned along the pedestrian way to create a foyer and recognizable entry point for the theater. Portable classrooms, K, P and R, are in poor condition, are located at the back of the campus, separate from the academic hub, and will be removed and replaced. The modular Science Classroom Building and Classroom Building S are relatively new and require minor upgrades. The building layout creates a quad with an entry point, not visible from the main campus. Classroom Buildings T, and U and the new pool and stadium, track and field improvements were completed under Measure J and will not require upgrading.

The center of the campus has a formal courtyard space in front of the Gymnasium. It has been updated but is undersized to support the student population. Adjacent to the courtyard, towards the front of the campus, are landscaped green-pockets located between classrooms acting mainly as circulation paths and buffers between buildings. Beyond the main courtyard and Gym to the south, the science classroom creates its own central court, however the entrance to the court is not connected to or visible from the main campus. To the north of the two gyms, the portable village has a random layout in an unwelcoming sea of asphalt. The area is disconnected from the academic quad and should be rezoned for PE.

The campus athletic areas are generally in very good condition, and although the venues are separated by the main campus core, they will require only minor improvements. When portables are removed, the area should be repurposed for outdoor PE usage. The campus has 3 parking lots along Wall Street. The student parking lot is large, in good condition and has solar panel arrays. Minor modifications will be needed to provide improved access to a new Student Union/Kitchen. The front parking lot will be reconfigured in the same location to accommodate the new Academic/Classroom Building. The north parking lot is mainly used by staff and it provides access for the Auto/Shop program and for SDC student drop-off at Building D. Currently, cars are parking in the campus adjacent to Building F which is a safety concern. That portion of parking will be eliminated, and new gates added to control site entry.

This page left intentionally blank

The vision for the Granada High School campus is one that is fully transformational, replacing aging and inefficient administrative buildings, classroom buildings and portables with a contemporary, state-of-the-art three-story educational and student support facility at the front of the campus as well as new and modernized structures within the campus. The new 3-story structure will form an expressive and welcoming entrance to the campus while framing a vibrant, central student quad beyond. The expanded quad will be the organizing feature for the entire campus, strengthening connections to the existing CTE classroom buildings at the northern edge of the quad, and providing visual connections to the Science Complex and the Theater/Classroom Building. The new Student Union/Kitchen and Library Buildings will form the southern edge of the quad, creating functional indoor/outdoor connections along their edges. An expressive new Gymnasium Foyer will complete the edge of quad to the east.

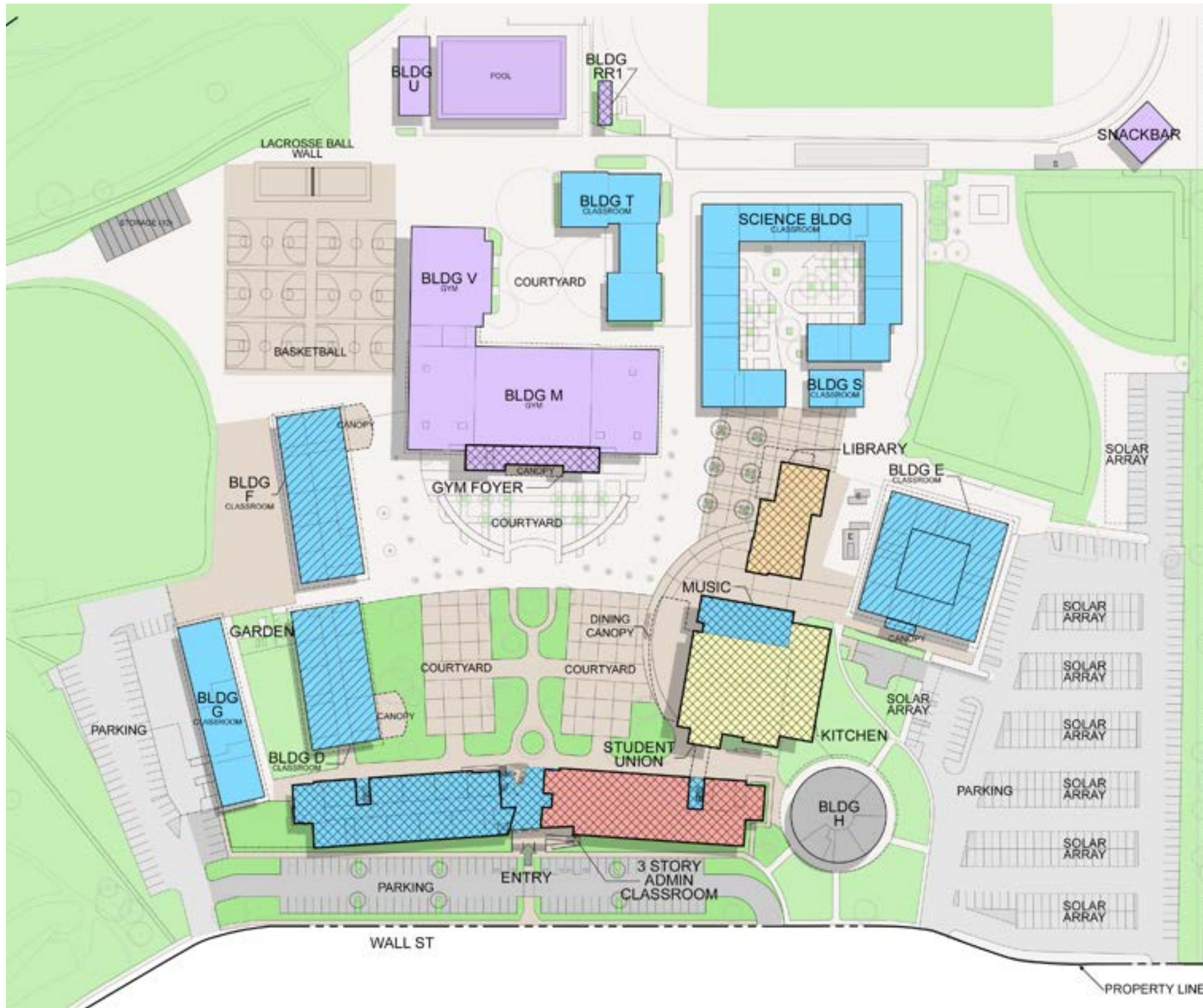
A contemporary 3-story building is envisioned for the Wall Street location, housing administrative services on the ground level and standard and specialty classrooms over the three floors. By tapping into the original campus plan, the central axis with symmetrical elements, and bowed geometry, the new building will pay homage to the original campus form while creating a facility with a high level of educational design. Features of this building include classrooms windows designed to optimize natural daylighting and ventilation and an open corridor/ circulation system to maximize building health and minimize energy consumption. The open circulation system will provide breaks in the building façade, create ample circulation at each floor level, and multiple links to the courtyard. The building will have both symmetrical and asymmetrical elements with the vertical entry feature apt to become an icon of this school's excellence, and playful geometries at the ends of the building, forming adaptable, future ready specialty labs.

The original axial geometry of the campus will be retained and strengthened with the expansion of the central quad and additions of new Student Union/Music Building and Library Buildings. The reimagined quad will maintain existing on grade pedestrian ways, capitalize on exiting landscaping and mature trees and repurposed former building pads to create generous hardscape areas. The quad will be enlivened by the surrounding new and existing buildings. The Student Union/Kitchen/Building will open onto the quad, with a large outdoor dining canopy. The kitchen located at the back of the building will have service access to the student parking lot. The Music Classrooms will be accessed along the major pedestrian way. The new Library will be located next to the Student Union, with direct access to the quad. The configuration of these two buildings, opens the site, creating a direct visual link to the Science Building. The addition of a foyer to the Main Gym will provide much needed functionality, while serving to strengthen school pride.

Four important existing classroom buildings will remain as an integral feature in this master plan. Each will be fully modernized, and indoor/outdoor connections strengthened to enhance educational opportunities. To complete the plan outdoor PE areas adjacent to the gyms will be developed and Building RR1 will be replaced.

The transformation of the Granada campus will create a fully blended campus of outstanding new and old facilities, supporting the range of academic, CTE, arts, athletic programs and excellence that define Granada. By building vertically and consolidating classroom and student support facilities, a recognizable academic core and student-centered quad will be formed. With the addition of new, engaging Student Union and Library Buildings and the reinvigoration of existing structures centered around the quad, greater connectivity, vibrancy, and a vision of future possibilities will be realized.

As envisioned, the master plan can be implemented in phases to minimize the need for interim housing. It is anticipated that portables will remain on campus during construction and may be used for this purpose. Each project will be sequenced to minimize program disruption and interim housing, align with available funding while allowing for the school site to remain fully operational.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			

















This page left intentionally blank

Site Data & Observations

Data	
Acreage	43.75 acres
Program	9-12
Capacity Range	2,100 - 2,800
Current Enrollment	2,299
Anticipated/Possible Growth	-

Site Features	Observations
Site entry, drop-off and parking	The main entrance to the campus is located in the center of the main parking lot at the south edge of the campus. The entry is elevated from the parking, but is accessible by a ramp. There are also two supporting lots including a large student lot at the south edge of campus with solar panels and a drop-off lane Wall Street. A staff parking lot is located along the north side of the campus and extends well into the site. The area also supports the Auto Shop program.
Campus quads/outdoor learning spaces/dining/school gardens	There is one central quad space on axis with the main campus entrance and numerous hardscape and landscaped areas spread throughout the campus. At the front half of the campus there are extensive lawn and landscaped areas and a wide variety of mature trees between buildings, creating pockets of space that are difficult to supervise. The back half of the campus has less landscaping and there are large expanses of asphalt. The back perimeter of the campus abuts the creek area and is separated by a tall fence.
Blacktop areas	Blacktop area is underdeveloped, and there are no outdoor basketball courts at the site.
Fields and tracks	The pool building, track, field and stadium were renovated under Measure J. They are located behind the Gymnasium and adjacent to the sports fields. Four baseball and softball fields are located on 3 separate sides of the campus. Tennis courts are located at the far end of the campus and are fair condition due to failing retaining walls.

Existing Building and Structures	Square Footage	Observations
Building A - Classroom	11,173	One of the original buildings, constructed in 1962 and most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building B - Classrooms	11,173	One of the original buildings, constructed in 1962 and most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building C - Classrooms	11,174	Originally constructed in 1967 and most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building D - Classrooms	11,144	Originally constructed in 1967 and most recently modernized in 2006. The building is in fair condition, although some classrooms are undersized. Houses SDC students. It is a good location near a drop-off and has a fenced, outdoor garden.
Building E - Theater	17,315	Small black-box style theater with surrounding classrooms was built in 1971 and renovated in 1995. It is in a good location on the campus, close to parking. There are undersized classrooms at the perimeter of the theater space. The building is in fair condition, but there are significant access and egress issues.
Building F - CTE Classrooms	12,810	Originally constructed in 1967, with an addition in 1971, and modernized in 1997, the building is in fair condition.
Building G - Auto Shop/Metal Shop/Art	9,402	Originally constructed in 1962, with an addition in 1971, and modernized in 1995, the building is in fair condition.
Building H - Library	9,621	Constructed in 1963 as a Science Building, this was converted to a library in 2008. The building is in good condition, however it is disconnected from the remainder of the campus.
Building I - Administration	5,944	One of 2 buildings that fronts Wall Street and creates an entrance to the campus, it was constructed in 1962 and enlarged in 1966. In 2005 the building was modernized. It is undersized for the needs of the campus.
Building J - Administration	6,289	The building fronts Wall Street and creates the major entrance to the campus. It was constructed in 1966 and the building was modernized in 2005. It is undersized and poorly configured for the needs of the campus.
Building K - Portable Classrooms	7,680	Portable classrooms, installed in 2002, in poor condition.
Building L - Student Union/Music	17,145	One of the original buildings, constructed in 1962 and expanded in 1967, and again in 1994 to add music classrooms. The undersized student dining facility is in need of significant renovation, an expansion and major kitchen upgrades. The two music classrooms have access issues.
Building M - Large Gymnasium	29,161	Built in 1964 and modernized in 2001, the large gym is in good condition.

Building P - Portable Classrooms	5,760	Portable classrooms, installed in 2002 and 2011, in poor condition.
Building R - Portable Classrooms	1,920	Portable classrooms, installed in 2006, in poor condition.
Building RR1	1,250	Portable toilet building in poor condition.
Building S - Staff Lounge	480	Built in 2011, this building is in good condition.
Building U - Pool Building	-	New Building under Measure J
Building V - Small Gymnasium	10,893	Built in 1999, the small gym is in good condition.
Science Building	27,600	Built in 2007, the building is in good condition.
Total	207,934	
Storage Containers		

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Remove Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	
Bio-swale areas	

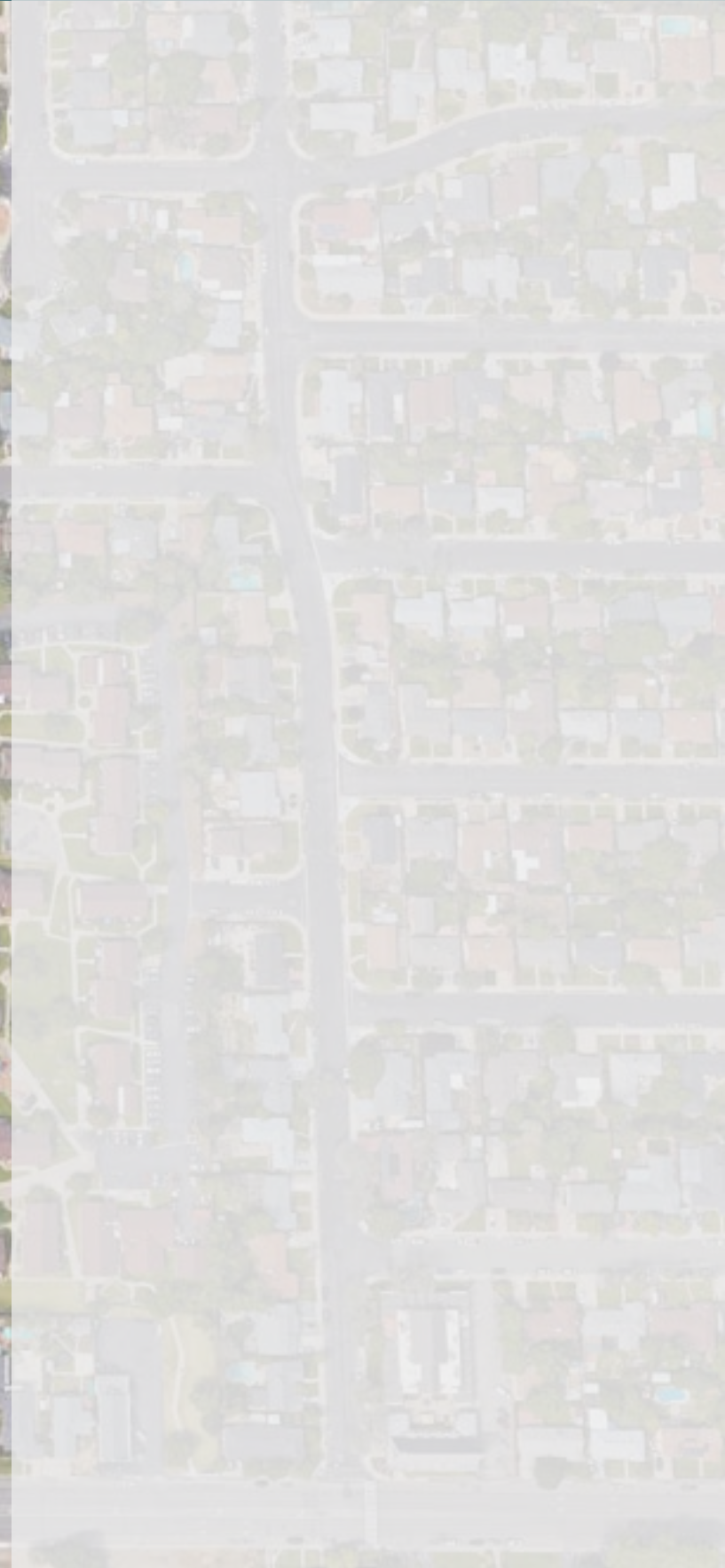
New Building and Structures	Square Footage
Administration/Classroom	96,000
Student Union/Music	20,000
Library	7,400
Gymnasium Addition	4,500
Toilet Rooms	1,250
Total	129,150

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Marquee Signs
Security Cameras



This page left intentionally blank

LIVERMORE



This page left intentionally blank

Site Context

The 29.6 acre Livermore High School campus located at 600 Maple Street is one of the District's oldest campuses and is highly irregular in shape as parcels have been added over time. It is bounded by East Avenue and Maple Streets to the south, 5th Street, Cowboy Alley and Fourth Streets on the western edges. School Street terminates at the campus, bordered by the stadium, track and field to the west, and continues as an easement through the campus to East Avenue. The north eastern edge of the campus is bordered by Patricia Lane and residential properties. The remainder of the north and western edges of the campus edges are bordered by residential properties and single-family homes and multi-family residences.

COMPLETED MEASURE J PROJECTS

- New Gymnasium and Aquatic Complex
- Stadium and track with synthetic turf infield
- Marquee Signs
- Video and voice, data infrastructure, security cameras



Site Observations

The 29.6 acre campus is made up of 20 parcels +/- including a major easement at the site of the abandoned School Street, running north/south through the campus. The campus, which is significantly smaller than the acreage currently recommended for a high school, has an irregular geometry with angled street edges and parcel cut-outs, creating odd-shaped and angled spaces throughout the campus. Buildings are placed at varying geometries, often relating to the nearest street or property line.

The campus is composed of many buildings of varying ages and typology, the oldest being the Administrative/Theater/Classroom Building A constructed in 1929 and the newest being the Athletic Complex and Aquatic Center, under construction at the time of this report. Many of the buildings are small, one-story structures, inefficiently using valuable land area. The older buildings are permanent construction; Classroom Building B was constructed in 1952, the Arts Classroom Building F, in 1948 and Classrooms Buildings H, K and L, constructed in 1956, 1950 and 1960. The Shops Building J was constructed in 1956, the Ag Building N1, in 1975 and the Shop Building P, in 1975. Portable Classroom Buildings J2, J3, S, T and U were installed in the late 1990's. Modular Classroom Building M was added in 1997 and the modular Science Building Complex was constructed in 2007. The Student Union and District Cooking Kitchen Building G, at the center of the campus was constructed in 1971 and the Library Building N was constructed in 1995. North of the portables and field is the agricultural program, field area and demonstration vineyard and orchard with a greenhouse structure and Quonset Hut.

Outdoor areas and student quads consist of three main spaces. The main student quad is adjacent to the Student Union and has an amphitheater located on one edge. The school street easement acts as a major circulation spine for the campus although it divides, rather than unifies the campus. A separate,

large quad is framed by the Science Building at the southeast edge of the campus but is disconnected and feels isolated from the main campus. The PE and athletic programs are disconnected, located on opposite sides of the campus. The stadium, track and field, fill the northern corner of the campus and the new Gymnasium and Aquatic Center is being constructed along Cowboy Alley at the western side of the campus. The Varsity and JV Baseball fields and practice fields are located on an L-shaped parcel, on the eastern side of the campus. The agricultural program, buildings and vineyard are located to the north of the JV field.

The campus is accessed by pedestrians from multiple points including East Avenue, Maple Street, 5th Avenue, Cowboy Alley, and Fourth Street. Cowboy Alley is the major entry point for students, close to a large student parking lot on Fourth Street. School Street serves as both a pedestrian way, parking area and service road into the site. There are numerous parking lots ringing the edges of the campus. The largest lot is located on Fourth Street and the parking lot adjacent to Building A at Maple and East Avenue contains solar structures.

The "front door" of the campus is in the historic 1929 Administration/Theater Building, located on Maple Street. The building is a significant feature of the campus and will remain, although the original entry on Maple Street no longer serves as the main campus entry. The building, which houses administrative services, the theater and classrooms is in fair condition and needs major modernization including new roofing. Classroom Building B, home to music, culinary arts and special education classrooms has some high-volume spaces and is in fair condition. It is well located for the programs it serves and will be fully modernized. The Arts Classroom Building F, located along the school street easement is one of the older classroom buildings, is isolated and in poor condition and will be removed and replaced. Classroom Buildings H, K and L, have served their useful lives, are in poor

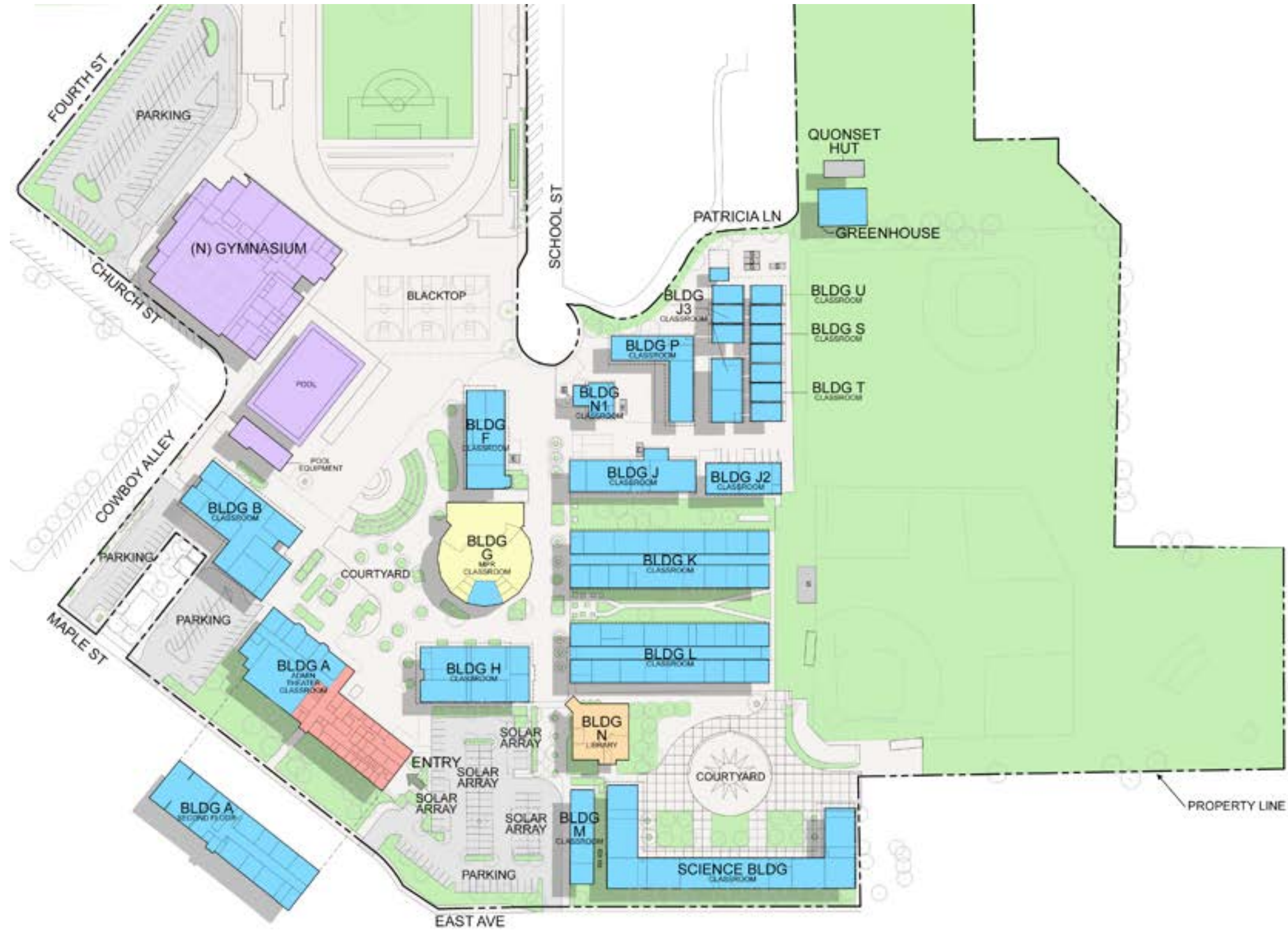
condition and will be removed. The permanent Shops Building J, Ag Building N1, and Shop Building P, located behind Building K are in poor condition and will be removed. Portable Classroom Buildings J2, J3, S, T and U, located beyond Buildings J and P are crowded together and in poor condition and will be removed. The agricultural program is well located at the northeast corner of the site, accessed by a small vehicular and pedestrian way beyond the field areas. The greenhouse structure and Quonset hut will remain, and it is expected that the vineyards and other agricultural plantings will be expanded.


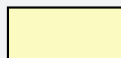

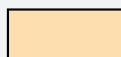
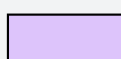

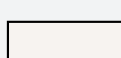
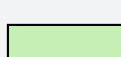
At the south edge of the campus, modular Classroom Building M is poorly located, sandwiched between the parking lot and the Science Building, and will be removed. The modular Science Building Complex is newer, in good condition and will remain, with only minor modernization needed. The Student Union and Central District Cooking Kitchen Building G located at the center of the campus is undersized for the student population and is in fair condition. Located close to the center of the campus, service vehicles are forced onto the pedestrian way on the School Street easement. The building will be removed and replaced with a new Student Union, located to the north of the current building, making the kitchen directly accessible to School Street. The Library Building N is in fair condition but is undersized for the current student population and poorly located. It will be removed and replaced. The new Athletic Complex and Aquatic Center is being constructed under the Measure J bond and no work is anticipated for these new facilities.

The School Street easement essentially bifurcates the site and although landscaped, acts as a dividing, rather than a unifying feature of the site. The lack of a central organizing feature, and resulting layout creates a series of disjointed quads and pockets of outdoor spaces spread throughout the campus, many underutilized. Site lines are limited making way-finding and supervision more challenging. Outdoor spaces

are not inviting or maximized for student use. The main quad, adjacent to the Student Union is worn, with outdated landscaping and limited furnishings. The adjacent amphitheater is underutilized. The quad is pinched off from the school street corridor by the Student Union and Building H with a passageway linking the two outdoor spaces. The School Street easement has some well-designed landscape and hardscape features but serves mainly as an outdoor circulation spine and access way to classroom buildings and the library. The large science quad is disjointed, cut off from the rest of the campus. While it has several design features, it is underused. The small, landscape courtyard adjacent to the library is at a separate grade level than the science quad and is undersized and disconnected.

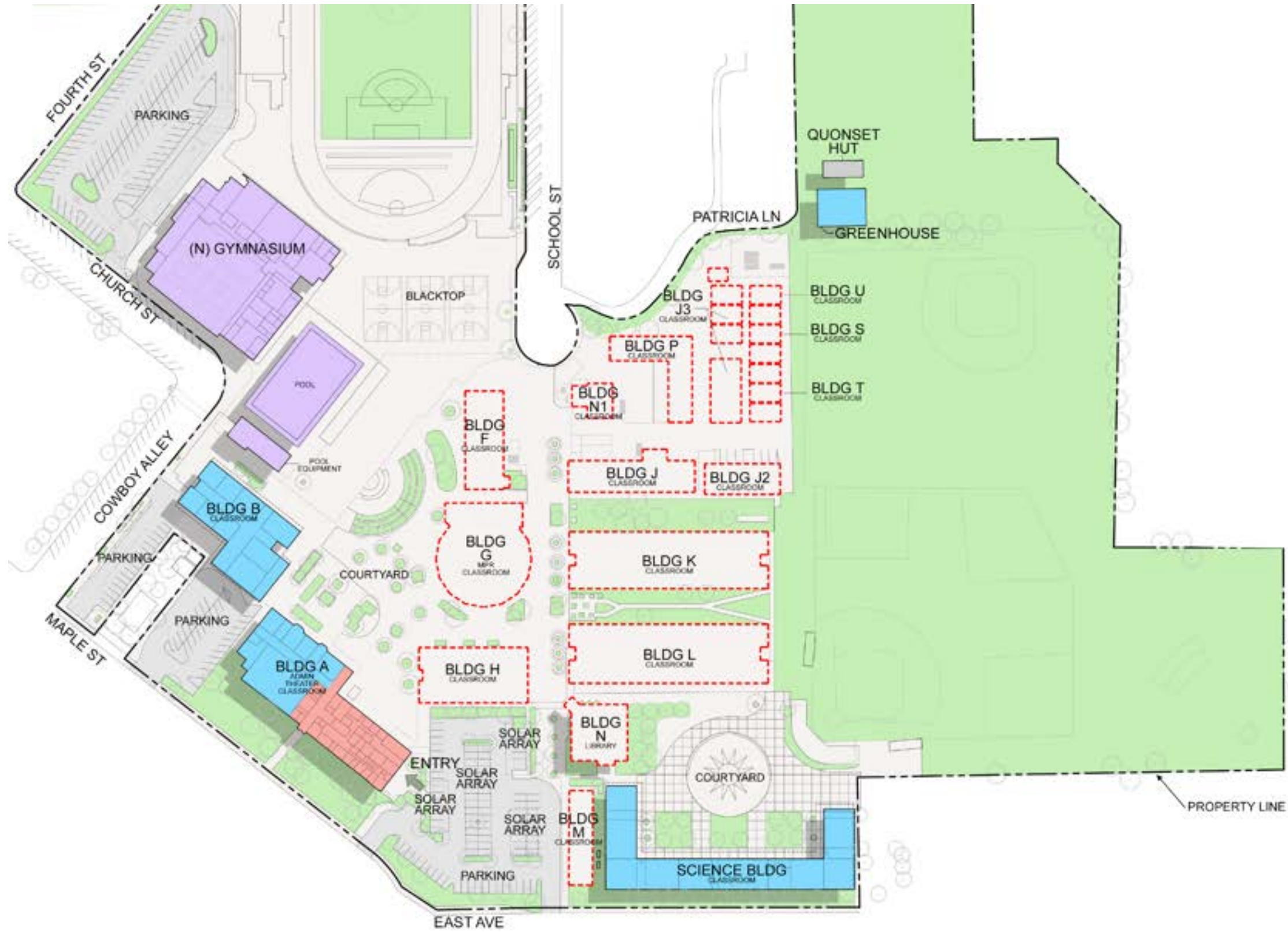
The campus athletic areas are split into two quadrants on opposite sides of the campus. The stadium, track and field are located at the northwest corner of the site, adjacent to the new Athletic Complex and Aquatic Center, currently under construction. Outdoor basketball courts are included in the plan. The Varsity and JV baseball fields and practice fields are located at the southeast corner of the campus with minimal visual or physical connection to the other PE/Athletic facilities. The campus does not have softball fields or tennis courts which are currently located off-site at the Del Valle Campus. The campus is ringed by several streets and there are multiple parking lots along the edges of the campus as well as street parking. The parking areas are adequate and generally in good condition.



LEGEND	EXIST.
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	



This page left intentionally blank



LEGEND	EXIST.
CLASSROOMS	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
REMOVAL OF BUILDING	



The vision for the Livermore High School campus is one that is fully transformational, replacing outdated and worn structures with contemporary, state-of-the-art educational and student support facilities while honoring the cultural significance of the campus within the community and preserving the iconic 1929 Administration and Theater Building.

As observed in the field and noted in this report, most of the classroom buildings are old and in poor condition. Some are undersized or poorly located, and facilities include an array of modular and portable buildings, crowded at the middle of the campus and limiting access where the two halves of the campus meet. Three new multi-story classroom buildings are imagined, supporting the large student body and broad range of academic, arts, CTE and agricultural programs. One classroom building is planned along Maple Street adjacent to the Theater at the site of an existing parking lot. The new structure will be designed to support the arts program in adjacent buildings and is envisioned as incorporating architectural features reflecting the character of the historic Building A. Within the campus, two new contemporary 3-story buildings are envisioned. The first will be located adjacent to Building B, the new Aquatic Center, and a planned Student Union, framing one edge of the new student quad. This classroom buildings will include both standard and specialty classrooms and will also create an exciting new gateway element for the existing Cowboy Alley campus entrance.

The second 3-story classroom building is envisioned for the eastern side of the campus. This large, L-shaped building will include standard classrooms, CTE classrooms and the library, forming an educational student quad. Features of this building include rooftop elements and a cascading stair/amphitheater linking to and activating the existing science quad to these classrooms. Both buildings will feature windows designed to optimize natural daylighting and ventilation and the open corridor/ circulation system will maximize building health and minimize energy consumption.

Buildings that remain, including the Administration/Theater Building and Classroom Building B will fully be modernized and the Science Building will be updated as needed. The Agricultural program areas will be improved and expanded at their current location.

The new Student Union/Cooking Kitchen is planned for the north edge of a new quad, providing expanded indoor and outdoor dining and a well located Central Kitchen with direct access to School Street. The location of the building and covered canopies provides a direct pedestrian link to the Gymnasium/ Aquatic Complex and Stadium to the north. The facility and a large covered outdoor dining area will provide an anchor and lively edge for the reconfigured main quad. The expanded formal student quad will act as the unifying element for the entire site, with a circular central feature and spokes linking the site with pedestrian walkways to building entrances and adjacent quads while incorporating the School Street easement. The quad areas will be fully landscaped and furnished to support outdoor learning and promote student activities. This central feature will open the campus, create strong sight lines and connectivity throughout the campus and improve wayfinding and safety. By building vertically and consolidating classroom and student support facilities, land area can be repurposed for PE and sports. This master plan vision allows for the addition of two softball fields and tennis courts to the campus, currently housed at the Del Valle Campus, plus improved track and field events. Consolidated facilities also allow for a reconnection of athletic and PE areas at the junction of School Street and the campus.

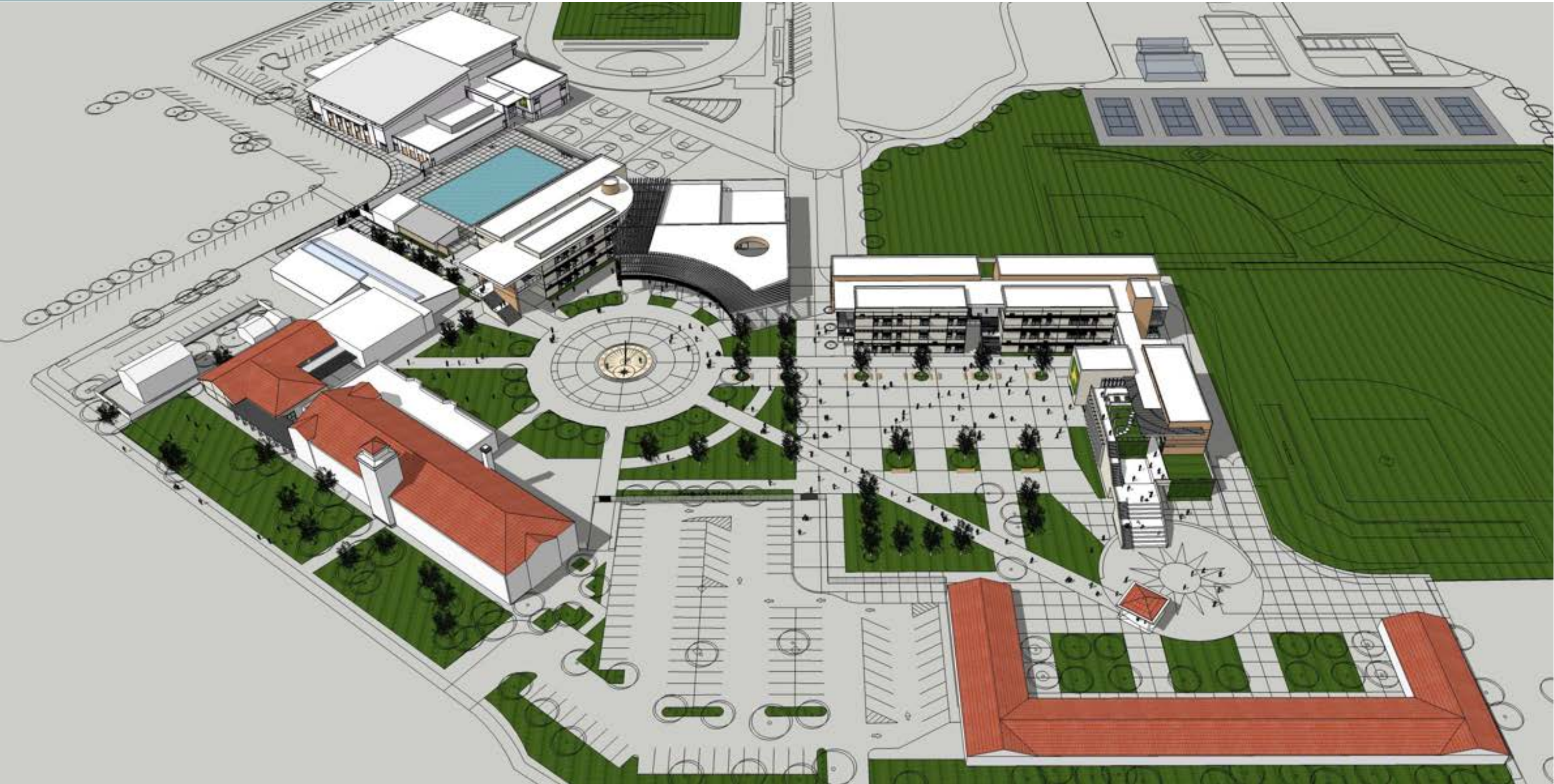
The transformation of the Livermore campus will provide a full spectrum of outstanding facilities that will support the diverse range of education programs that are engrained in the culture of LHS. It will also revitalize this older campus, creating new iconic buildings, strengthening outdoor student gathering spaces with memorable quads, providing additional PE facilities while honoring the past.

As envisioned, the master plan can be implemented in many phases, reducing the need for interim housing, based on project prioritization. It is anticipated that portables will remain on campus during construction and may be used for interim housing. Each project will be sequenced to minimize program disruption and interim housing, align with available funding while allowing for the school site to remain fully operational.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
GYM / PE			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			

















This page left intentionally blank

Site Data & Observations

Data	
Acreage	29.6 acres
Program	9-12
Capacity Range	1,800-2,500
Current Enrollment	1,857
Anticipated/Possible Growth	2,459

Site Features	Observations
Site entry, drop-off and parking	The original entry to the campus is at the front of Building A along Maple Street. There is an accessible ramp, but the entry is not connected to any of the parking lots and is mainly used as a ceremonial entrance. The main entry for the public is at the east side of Building A from the parking lot at the corner of Maple St. and East Ave. This entrance is not readily apparent from the parking lot. The parking lot on East Avenue has solar array carport covers at all the parking spaces. The drop-off for students is along Church and 5th Streets and the main student entry is located along the side of Building B. Other parking lots are located around the west side of the campus, including a new parking lot installed with the Measure J Bond work for the new Gymnasium and Athletic facilities. In general, the parking is in acceptable condition and has accessible spaces provided. Further investigation is required on path of travel from the accessible parking to the site. The site has electronic billboard signage in the main parking lot on East Avenue. The campus is completely fenced with a combination of steel picket and chain link that appears to be in good condition. Exceptions are noted.
Campus quads/outdoor learning spaces/dining/school gardens	There are a variety of quad spaces, an amphitheater, gathering and seating areas. School Street creates a spine that divides the campus, and is a utility easement, so it cannot be built on. The spaces include a wide variety of site furnishings, trees and landscaping. The larger spaces are not well used and students tend to congregate along School Street. The parking lot on East Ave and the easement along School Street divide the campus, and the quad in front of the Science building is oversized and under utilized. While School Street is the access point for many of the buildings, it also has a "back-of-house" feel at Buildings F and E.
Blacktop areas	Blacktop areas at the west side of the site are new under Measure J and include 3 outdoor basketball courts.
Fields and tracks	The new athletic complex, track, and stadium are on the western side of the campus, opposite side from the baseball fields. The existing Varsity baseball field is in good condition, but the outfield is shorter than regulation size. The field areas will be expanded and reconfigured to include 4 fields and tennis courts. The layout will provide greater connectivity between the two sides of the campus.

Existing Building and Structures	Square Footage	Observations
Building A - Administration/ Theater/ Classroom	33,860	This is a 2-story historic building, originally constructed in 1929. It has had several modernizations over the years, most recently in 1998.
Building B - Music/Home Ec/ Special Ed	17,491	The building was constructed in 1952. The last modernization project occurred in 1997. The classrooms are in fair condition. The Music classroom has a high volume and good acoustics. The Special Ed classrooms are in a good location near the drop-off.
Gymnasium	34,470	New construction under Measure J in 2020.
Building F - Art	8,030	The building was constructed in 1948. The last modernization project occurred in 1995. The building is in poor condition and has reached its useful lifespan.
Building G - Student Union	11,319	Originally built in 1971, this building is undersized for the school population, and is in poor condition.
Building H - Classrooms	10,639	Originally constructed in 1956, this building is in poor condition and has reached its useful life span.
Building J - Wood and Metal Shops	10,026	Constructed in 1956, the building serves 2 very popular programs. Existing equipment and mezzanine spaces may not be accessible. The building is in fair condition.
Building J2 - Classrooms	3,200	Portable buildings installed in 1995. These portables are in poor condition.
Building J3 - Classrooms	6,240	Portable buildings installed in 1995. These portables are in poor condition.
Building K - Classrooms	18,609	Constructed in 1950, and modernized in 1998, this building is in poor condition with undersized classrooms.
Building L - Classrooms	19,398	Constructed in 1960, and modernized in 1998, this building is in poor condition with undersized classrooms.

Building M - Classrooms	4,994	Modular construction, originally built 1977, and modernized in 2007. This building is in poor condition and in a poor location on the site.
Building N - Library	5,380	Constructed in 1995, this building is in fair condition, but undersized for the school population.
Science Building	18,720	Constructed in 2007, this building is in good condition.
Building N1 - Agriculture Classroom	1,936	Constructed in 1975, this building is in poor condition.
Building P - Auto Shop	5,952	Constructed in 1975, this building is in poor condition.
Building S - Classrooms	2,800	Portable buildings installed in 1995. These portables are in poor condition.
Building T- Classroom	2,800	Portable buildings installed in 1995. These portables are in poor condition.
Building U- Classroom	960	Portable buildings installed in 1999. These portables are in poor condition.
Total	216,824	
Storage Containers	10	

Site Infrastructure	Observations
Major services	
Electrical Service, Gas, Low Voltage	Replace Johnson Controls.
Underground Utilities	
Water, fire, storm, sewer	
Bio-swale areas	

New Building and Structures	Square Footage
Classroom/Student Union	37,000
Classroom/CTE/Library	90,000
Visual Arts	7,500
Ag/Wood/Metal Shop	9,000
Automotive	5,500
Total	149,000

Projects Completed Under Measure J Bond
Video and Voice
Data Infrastructure
Marquee Signs
Security Cameras



This page left intentionally blank

SUMMARY

Element		Total
Elementary Schools		\$359,177,100
K-8 Schools		\$116,079,147
Middle Schools		\$130,754,700
Specialty Schools		\$152,751,450
High Schools		\$513,125,550
Additional Project Costs		
Interim Housing, allow 18 Campuses at \$1M Each		\$18,000,000
Total Estimated Project Cost		\$1,289,887,947
Escalation to 2027 (Allow 4% YOY, compounded)	30.96%	399,355,995
Total Estimated Project Cost, Escalated		\$1,689,243,943