

San Juan Unified School District

Draft Facilities Master Plan

*“We empower all in our
inclusive learning community
to contribute and thrive in a
radically evolving world”*

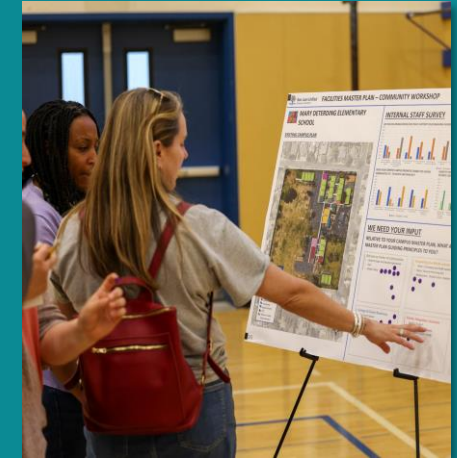
AECOM JKAE VM3



Where We Are Now | 2024 FMP Update

6 Step Approach

- ✓ **STEP 1** Capture the Big Picture VISION
- ✓ **STEP 2** Identify Educational Goals & Facility Opportunities
- ✓ **STEP 3** Assess Existing Conditions
- ✓ **STEP 4** Develop Campus Vision Plans
- ✓ **STEP 5** Document the Facilities Master Plan & Costs
- ★ **STEP 6** Finalize Database & Approve District-Wide FMP



Step 1 | Capture the Big Picture VISION

Mission

We empower all in our inclusive learning community to contribute and thrive in a radically evolving world.



Step 1 | Capture the Big Picture VISION

Superintendent Cabinet Outcomes

Relative to San Juan Unified Mission, Strategic Plan, LCAP, Shared Values, 8 Point Commitment, New Branding

What do you see as educational goals & trends that we need to consider relative to our facility master planning?

What do our facilities want to be known for?



Step 1 | Capture the Big Picture VISION

Superintendent Cabinet Outcomes



What San Juan Unified facilities want to be known for:

- Safe & Welcoming
- Equitable & Inclusive
- Student Centered
- High Quality
- Innovative & Adaptive
- Inspiring Campuses
- Sustainable Facilities

Step 1 | Capture the Big Picture VISION

Using the LCAP Goals to Create FMP Guiding Principles

	LCAP Goals	FMP Guiding Principles
01	Connected School Communities	Schools as Center of Community
02	Healthy Environments for Social and Emotional Growth	Supporting the Whole Learner
03	Engaging Academic Programs	Education for All Learners
04	Clear Pathways to Bright Futures	College & Career Readiness
05	Additional Targeted Support	Equity, Integration, Inclusion

Step 1 | Capture the Big Picture VISION

Identified Educational Goals & Facility Opportunities

FMP Guiding Principles

01

Schools as Center of Community



02

Supporting the Whole Learner



03

Education for All Learners



04

College & Career Readiness



05

Equity, Integration, Inclusion



Step 2 | Identify Educational Goals & Facility Opportunities

Internal Staff Surveys

1,184
Staff Engaged

Questions were related to the district LCAP goals

- **Goal 1:** Safe and Welcoming
- **Goal 2:** Healthy Environments for Social and Emotional Growth
- **Goal 3:** Engaging Academic Programs
- **Goal 4:** Clear Pathways to Bright Futures
- **Goal 5:** Additional Targeted Support

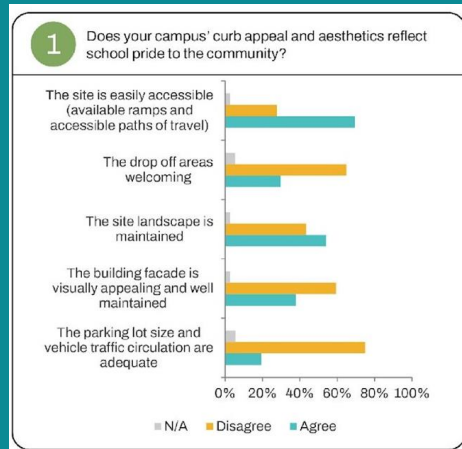
The screenshot shows the San Juan Unified School District logo at the top, featuring a stylized tree with colorful leaves above an open book. Below the logo, the text reads "San Juan Unified SCHOOL DISTRICT". The survey title is "SAN JUAN UNIFIED SCHOOL DISTRICT Internal Staff Survey". A thank you message follows: "Thank you for participating in the 2024 Facility Master Plan Update Internal Staff Survey. This is an in-depth survey meant to assist facility assessment teams in identifying key areas of focus for our on-going facility planning efforts. Your input is greatly appreciated and will serve as a starting point for developing the 2024 Facility Master Plan Update for San Juan Unified." The "Job Classification" section includes radio buttons for "Classified", "Certificated", "Management / Leadership", and "Other (please specify)", with a text input field below. The "Facility Grade Configuration" section asks to select one option for next menu options, with radio buttons for "Elementary School", "K-8 School", "Middle School", "High School", and "Alternative / Other Sites". A progress bar at the bottom shows 6% completion. A "Next" button is located below the progress bar. At the very bottom, it says "Powered by SurveyMonkey" and "See how easy it is to create a survey."

Step 2 | Identify Educational Goals & Facility Opportunities

Internal Staff Survey Results (Ex: Bella Vista High School)

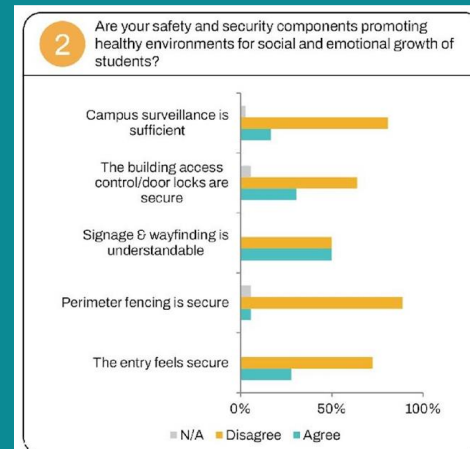
01

Schools as Center of Community



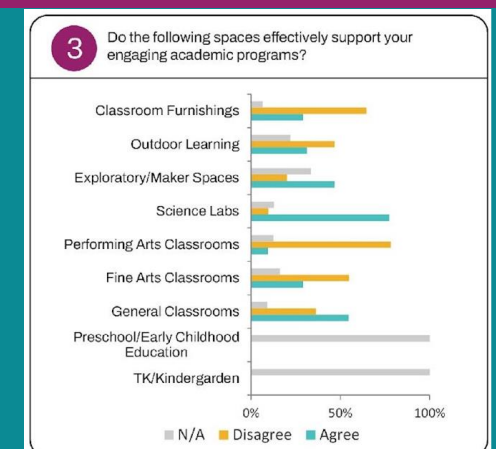
02

Supporting the Whole Learner



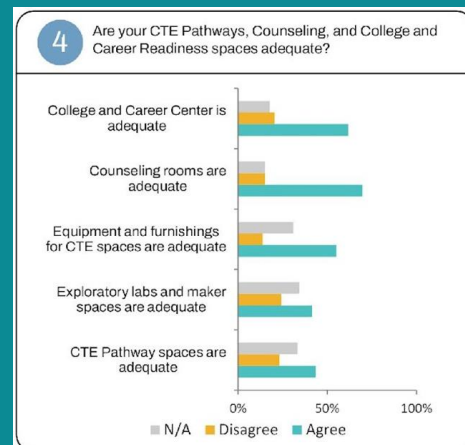
03

Education for All Learners



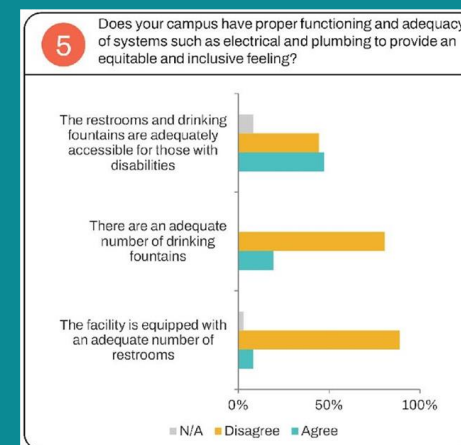
04

College & Career Readiness



05

Equity, Integration, Inclusion



Step 2 | Identify Educational Goals & Facility Opportunities

Community Surveys

Questions addressed a broad range of topics relative to each school site

- Importance of district programs
- Importance of facility projects identified in the 2014 FMP
- Ratings of existing facility conditions
- Prioritization of the various facility components of a school

943

Community Members
Engaged

Facilities Master Planning Survey


Survey Results

Mira Loma High School

San Juan Unified School District
April 1 - May 19, 2024



Facilities, Construction
and Modernization

K12 Insight 

Step 2 | Identify Educational Goals & Facility Opportunities

Community Workshops

~200
Participants

Dates & Locations @ 6:00pm - 7:30pm

El Camino HS: Thursday 4/11

Casa Roble HS: Tuesday 4/16

Del Campo HS: Wednesday 4/17

San Juan HS: Thursday 4/18

Mesa Verde HS: Wednesday 4/24

Bella Vista HS: Wednesday 5/1

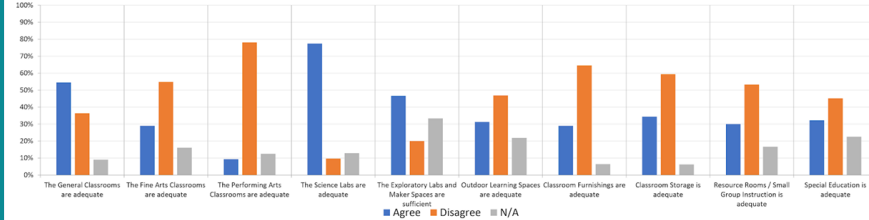
Encina HS: Thursday 5/2

Rio Americano HS: Wednesday 5/8

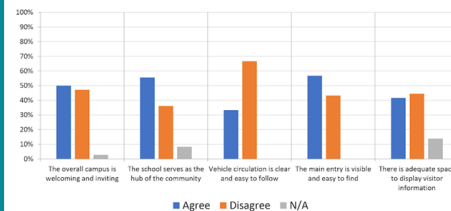
Mira Loma HS: Wednesday 5/15

INTERNAL STAFF SURVEY

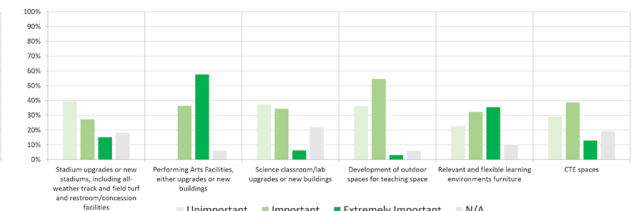
DO THE FOLLOWING SPACES EFFECTIVELY SUPPORT YOUR ENGAGING ACADEMIC PROGRAMS?



DOES YOUR CURRENT CAMPUS PROMOTE CONNECTED SCHOOL COMMUNITIES TO STUDENTS AND FAMILIES?



IDENTIFY HOW IMPORTANT THE PRIORITIES ARE IN SUPPORTING THE PLANNING EFFORTS LOOKING AHEAD



Pasadena ①
COMMUNITY COMMENT CARD
Your feedback is appreciated!
Date: May 15, 2024
We need a Security gate. Our play-ground is uneven & unsafe. Shade structure over our big toy. TK & Kinder playground

③
COMMUNITY COMMENT CARD
Your feedback is appreciated!
Date: 4/18/24
Please please consider the many needs of Defending and the awesome commitment of the staff.

Step 3 | Assess Existing Conditions

Sample School Site



MIRA LOMA HIGH SCHOOL (MIRA LOMA) Facility Condition Assessment Summary



Representative Existing Facility Condition Images



High Value Deficiencies:

Campus-wide

- Upgrade site utility infrastructure including the water, sewer, and electrical systems.
- Replace main irrigation and controllers.
- Repair drainage on all covered walkway roofs.

Building A

- Replace exterior windows.
- Replace interior floor finish.
- Replace the electrical distribution system.
- Replace sanitary waste piping.
- Replace the wet pipe sprinkler system.

Building C

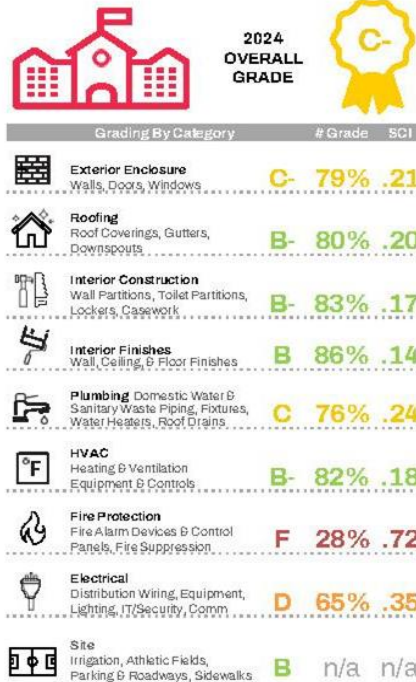
- Replace the exterior wall panels.

Building F

- Replace the wet pipe sprinkler system.

Building G

- Replace the roof covering.
- Replace the lockers in the locker rooms.



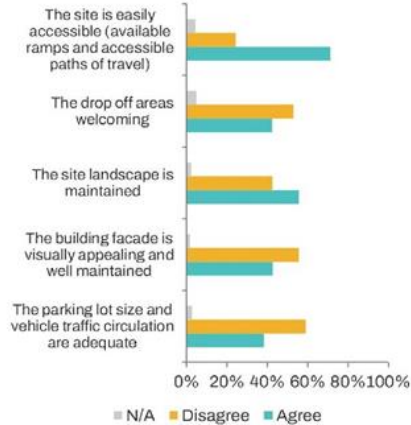
Systems assessed:

- Building Envelope
- Interior Construction & Finishes
- Heating, Ventilation and HVAC
- Electrical & Electrical Distribution
- Conveying
- Plumbing Systems
- Fire Alarm & Suppression
- Site Improvements

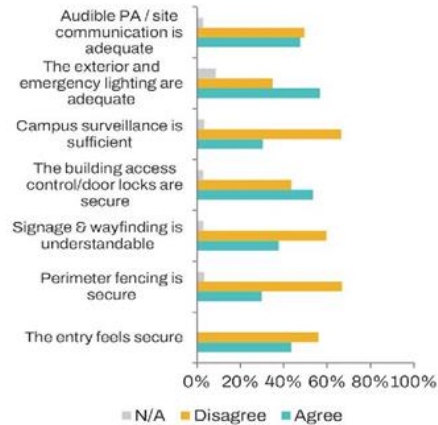
Step 4 | Develop Campus Vision Plans

Overall Themes: High School

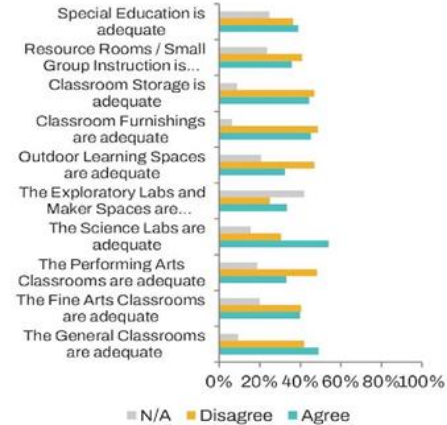
1 Does your campus's curb appeal and aesthetics reflect school pride to the community?



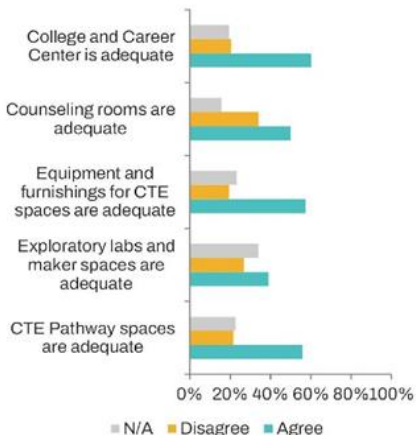
2 Are your safety and security components promoting healthy environments for social and emotional growth of students?



3 Do the following spaces effectively support your engaging academic programs?



4 Are your CTE Pathways, Counseling, and College and Career Readiness spaces adequate?



Overall Themes

1 Schools as Center of Community

2014	2024	
X	X	Stadium upgrades
	X	Improve drop off areas
	X	Maintenance building facade
	X	Improve parking lot size & vehicle circulation

2 Supporting the Whole Learner

2014	2024	
X	X	Performing arts facilities
X		HVAC for gyms
	X	Safety and security, including fencing, surveillance, signage, communication
	X	Counseling

3 Education for All Learners

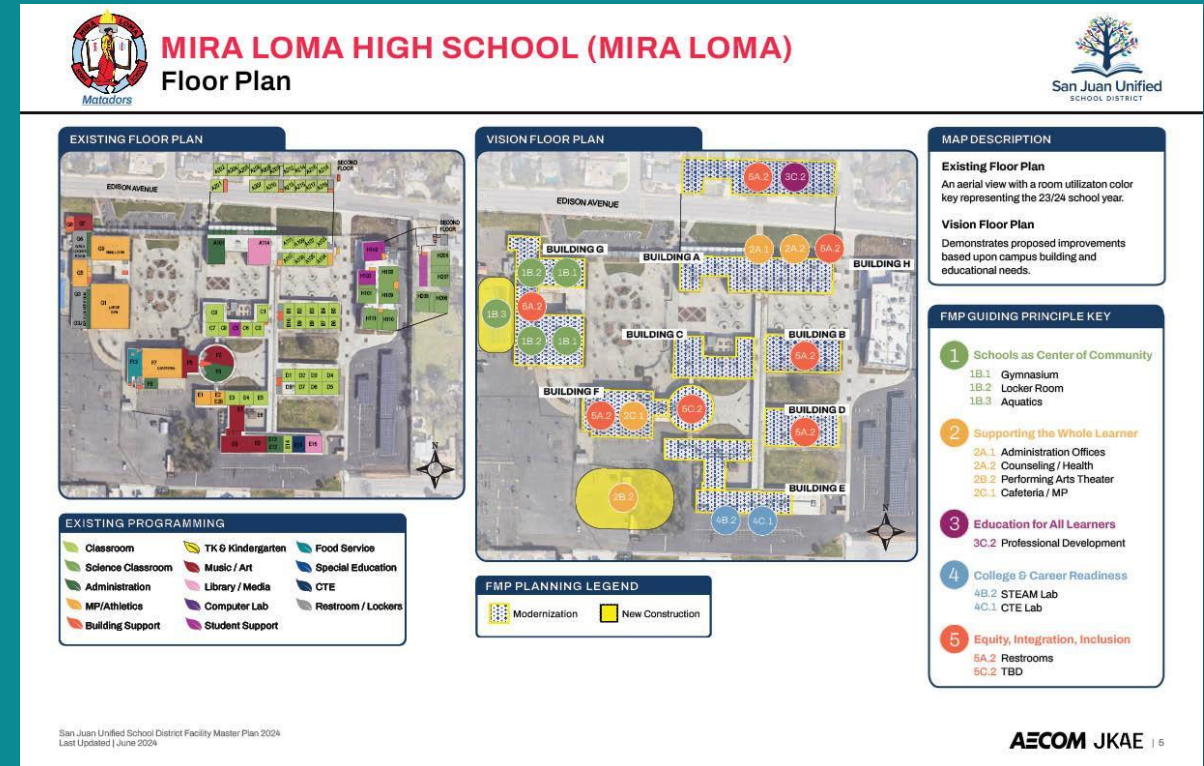
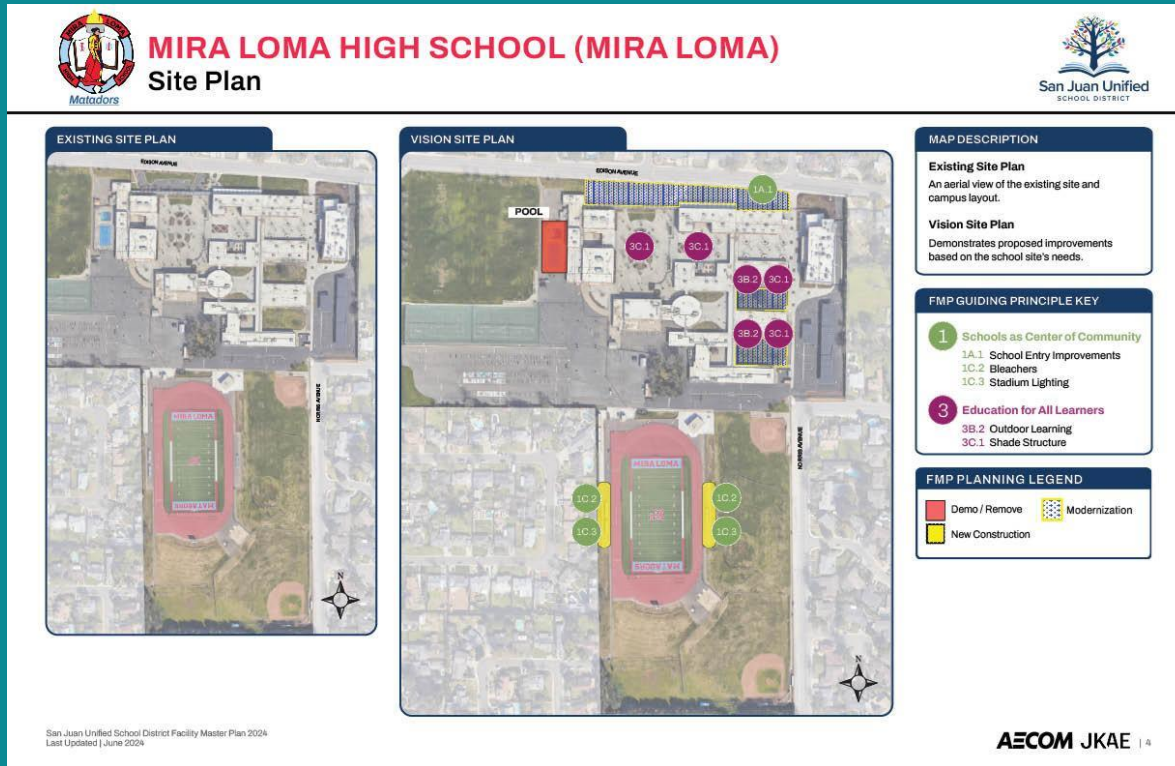
2014	2024	
X		Upgrade science classrooms
X		Library expansion/upgrade
	X	Performing arts classrooms
	X	Classroom furnishings

4 College & Career Readiness

2014	2024	
X	X	Science labs
X	X	Flexible 21st-century learning environments
	X	CTE pathways

Step 4 | Develop Campus Vision Plans

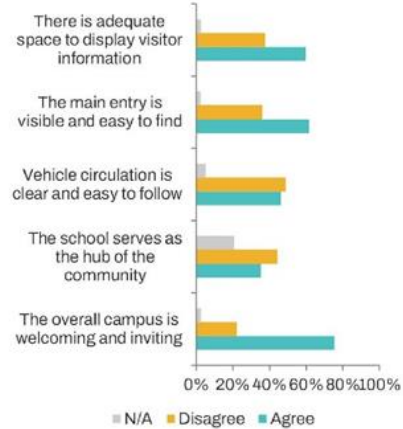
Sample School Site: Mira Loma High School



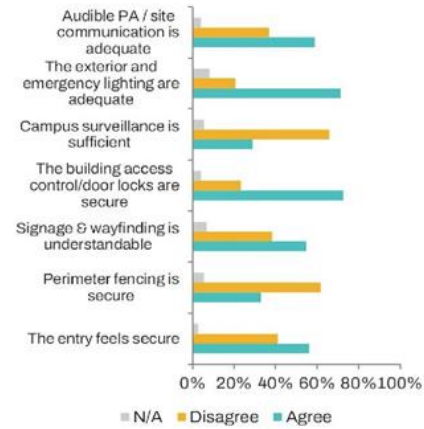
Step 4 | Develop Campus Vision Plans

Overall Themes: Middle School

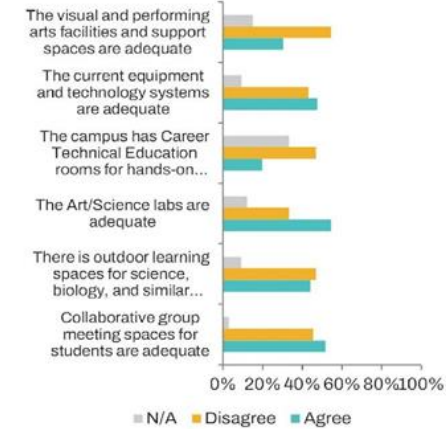
1 Does your current campus promote connected school communities to students and families?



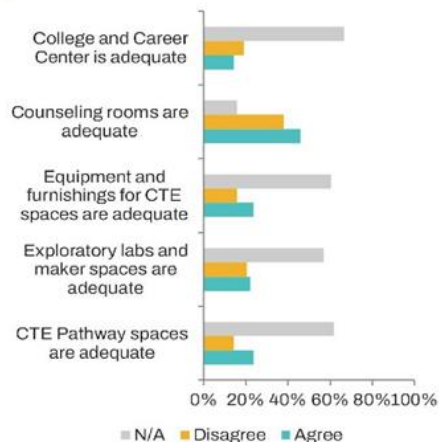
2 Are your safety and security components promoting healthy environments for social and emotional growth of students?



3 Do academic spaces engage programs that build skills, knowledge, and experiences to prepare for critical thinkers who communicate effectively?



4 Are your CTE Pathways, Counseling, and College and Career Readiness spaces adequate?



Overall Themes

1 Schools as Center of Community

2014 2024

X	X
	X
	X

Playfield upgrades
Improve parking lot size and vehicle circulation
Make campus more of a central hub for community

2 Supporting the Whole Learner

2014 2024

X	X
X	
	X
	X

Addition of gym & locker facilities
Expansion of cafeterias
Upgrade performing arts facilities
Better campus surveillance & perimeter fencing

3 Education for All Learners

2014 2024

X	X
	X

Outdoor learning spaces
Flexible classroom furniture

4 College & Career Readiness

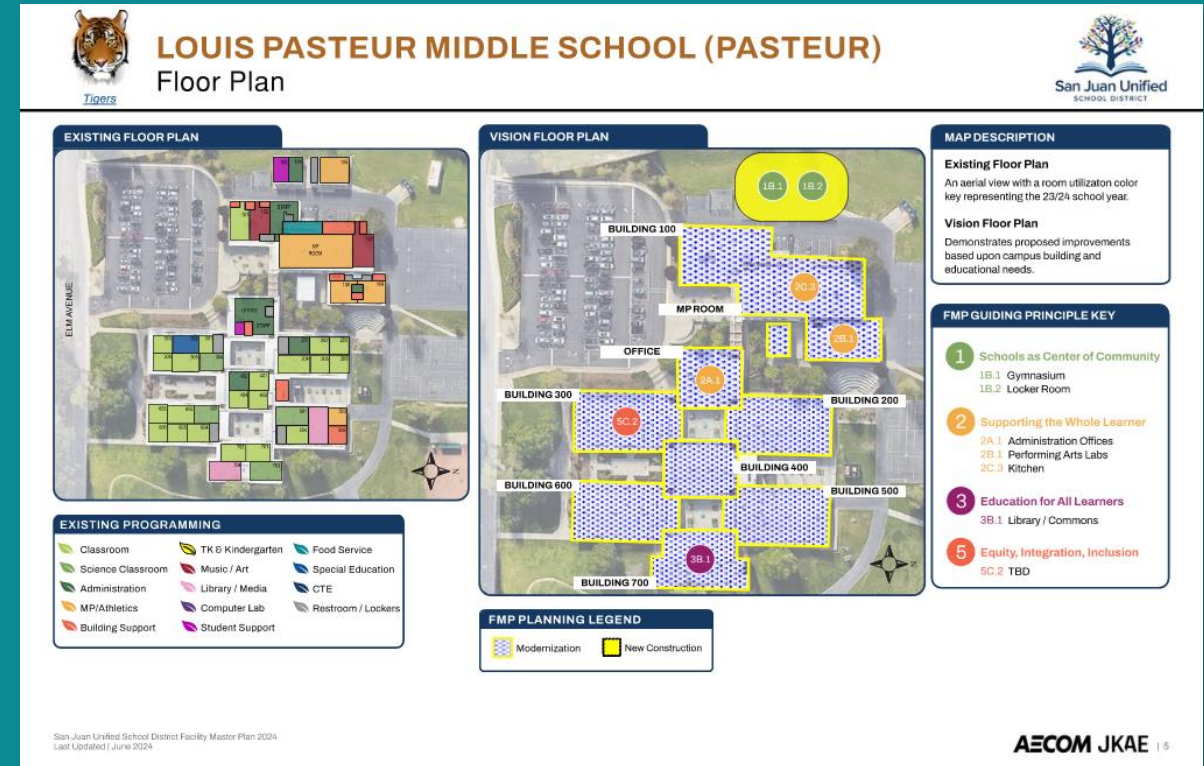
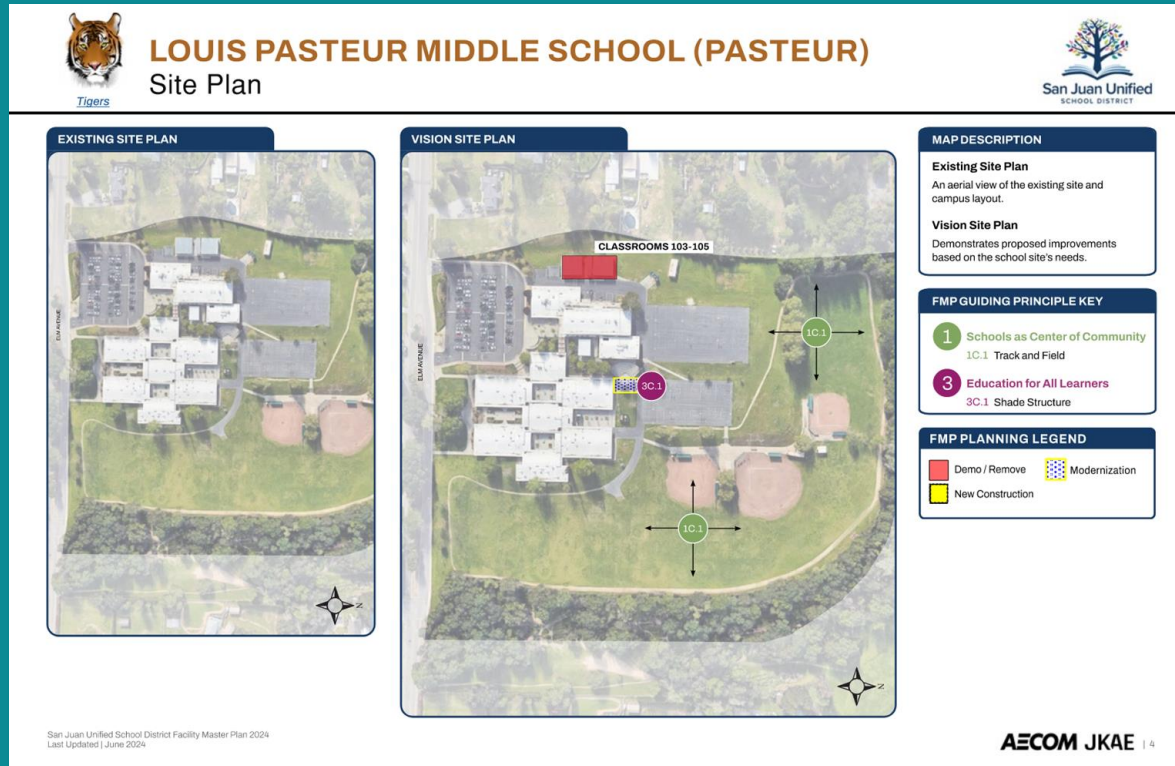
2014 2024

X	X
	X

Science labs
Exploratory & Maker Spaces labs

Step 4 | Develop Campus Vision Plans

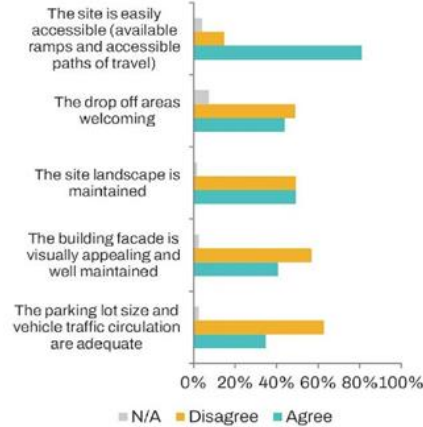
Sample School Site: Louis Pasteur Middle School



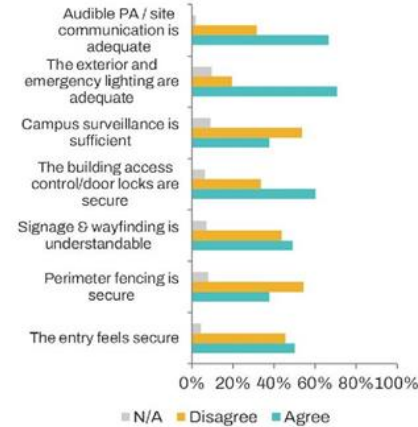
Step 4 | Develop Campus Vision Plans

Overall Themes: K8 School

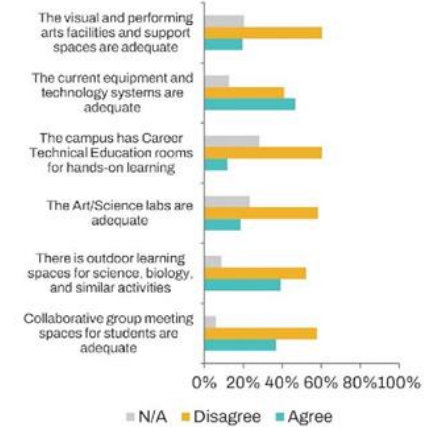
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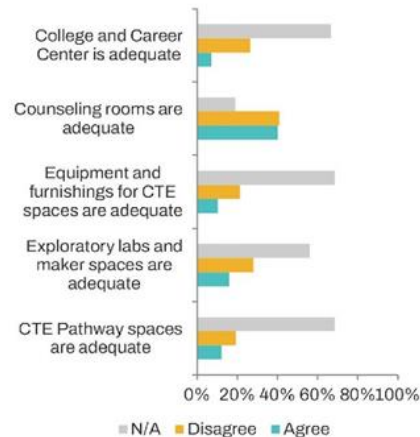
2 Are your safety and security components promoting healthy environments for social and emotional growth of students?



3 Do academic spaces engage programs that build skills, knowledge, and experiences to prepare for critical thinkers who communicate effectively?



4 Are your CTE Pathways, Counseling, and College and Career Readiness spaces adequate?



Overall Themes

1 Schools as Center of Community

2014	2024	
X	X	Play field upgrades
	X	Improve parking lot size and vehicle circulation
	X	Maintenance drop off areas
	X	Site landscaping improvements
	X	Building facade improvements

2 Supporting the Whole Learner

2014	2024	
X	X	Addition of gym & locker facilities
	X	Better campus surveillance & perimeter fencing
	X	Counseling spaces not adequate

3 Education for All Learners

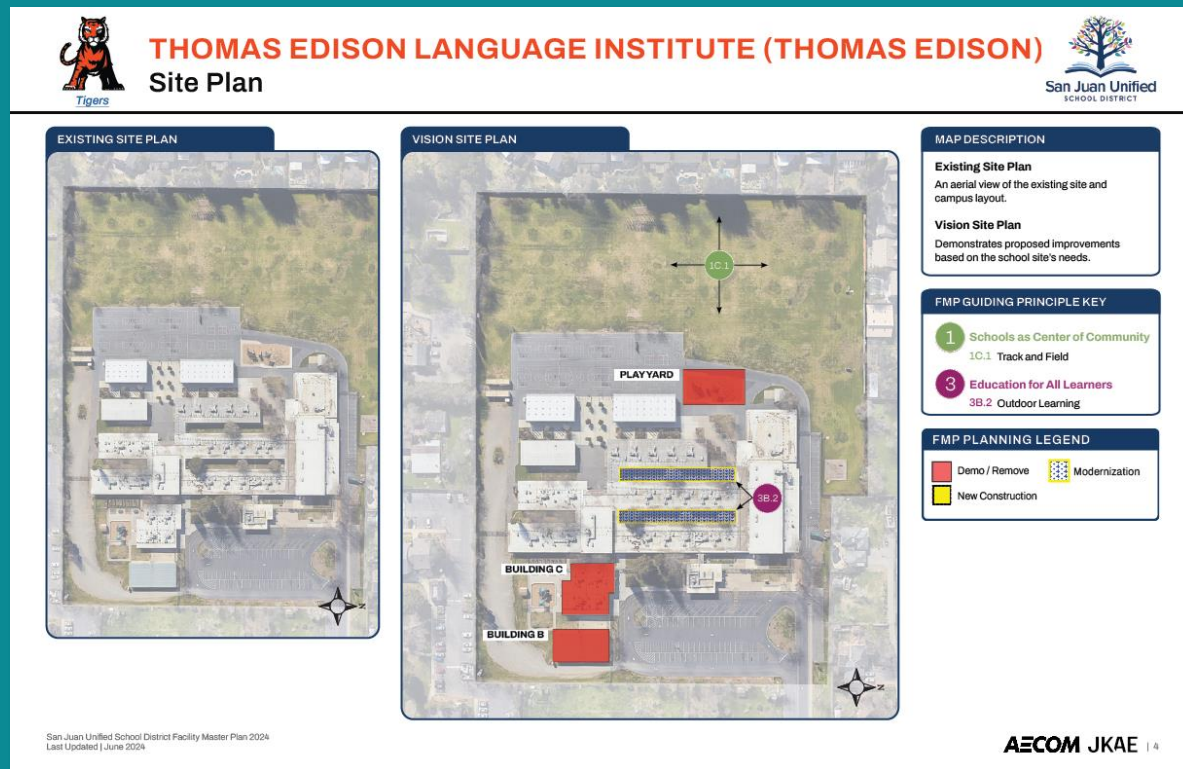
2014	2024	
X	X	Outdoor spaces
	X	Expansion of conference and work rooms
	X	Upgrade to relevant and flexible learning environments

4 College & Career Readiness

2014	2024	
X	X	Classrooms wings for 7/8 grade only
X		Addition of art classrooms
	X	Replacement of portables with permanent buildings
	X	TK/K classrooms

Step 4 | Develop Campus Vision Plans

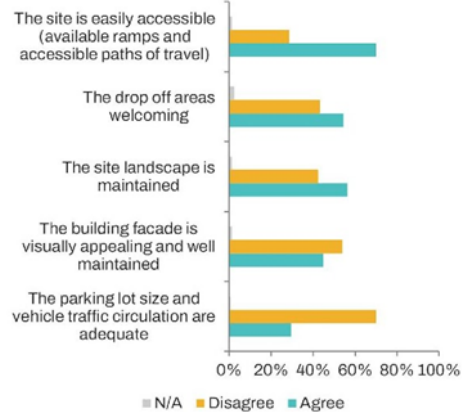
Sample School Site: Thomas Edison Language Institute



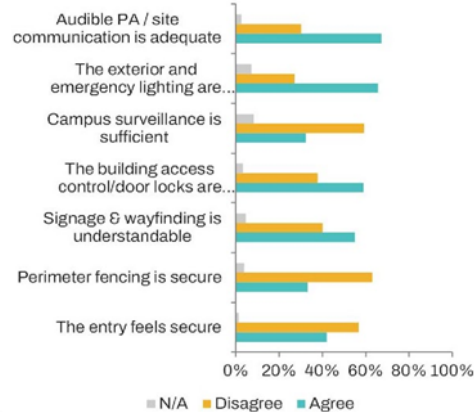
Step 4 | Develop Campus Vision Plans

Overall Themes: Elementary School

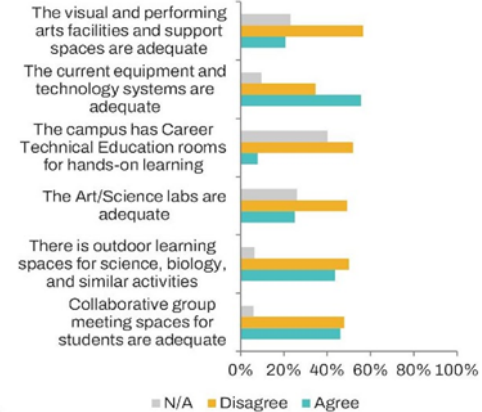
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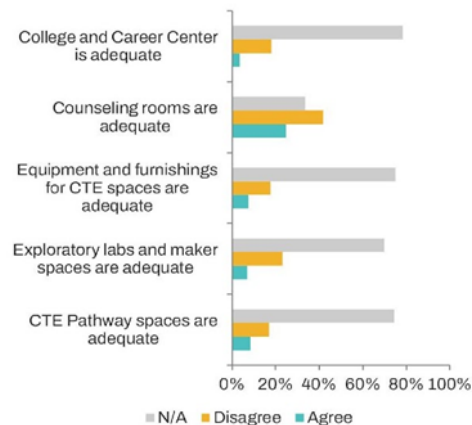
2 Are your safety and security components promoting healthy environments for social and emotional growth of students?



3 Do academic spaces engage programs that build skills, knowledge, and experiences to prepare for critical thinkers who communicate effectively?



4 Are your CTE Pathways, Counseling, and College and Career Readiness spaces adequate?



Overall Themes

1 Schools as Center of Community

2014	2024	
X	X	Parking & drop off improvements
	X	Maintenance of building facade
	X	Parking lot size & vehicle circulation

2 Supporting the Whole Learner

2014	2024	
X		Multipurpose buildings
X	X	Security & fencing improvements
	X	Better campus surveillance
	X	Counseling rooms are not adequate

3 Education for All Learners

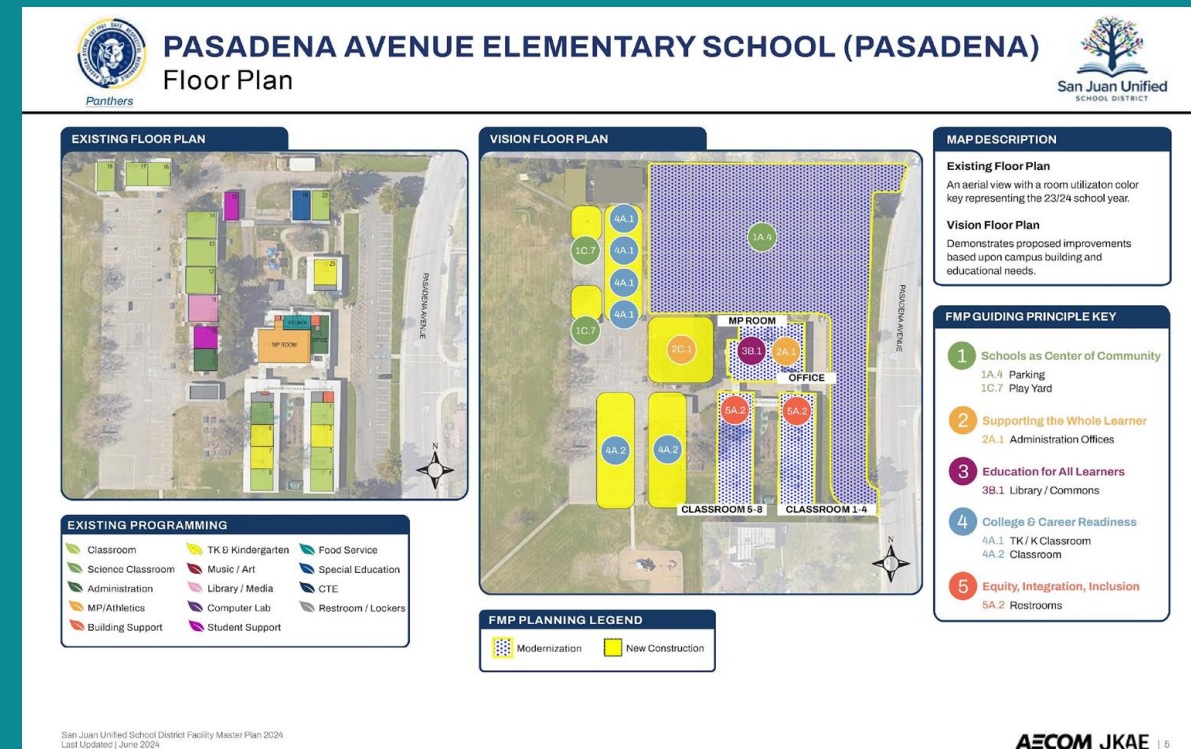
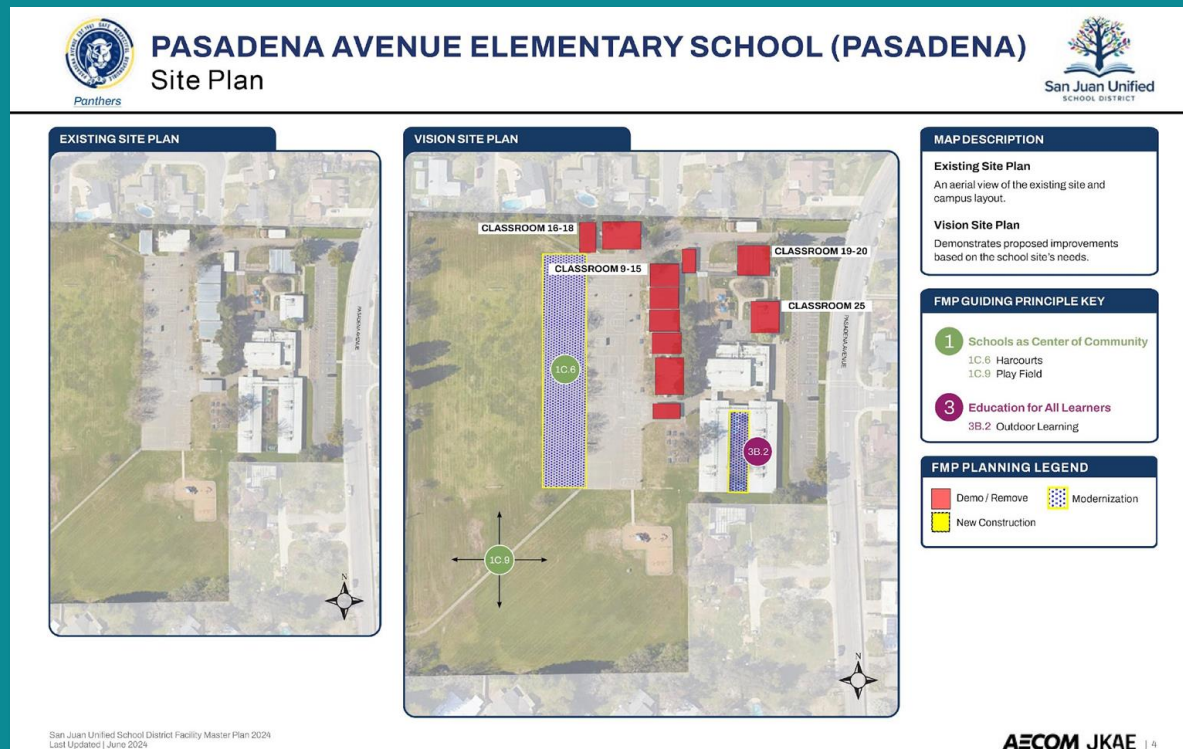
2014	2024	
X		Library upgrades
	X	Classroom updates
	X	Outdoor learning space additions

4 College & Career Readiness

2014	2024	
X	X	Replacement of portables with permanent buildings
	X	Exploratory labs and Maker Spaces updates
	X	TK/K classroom additions

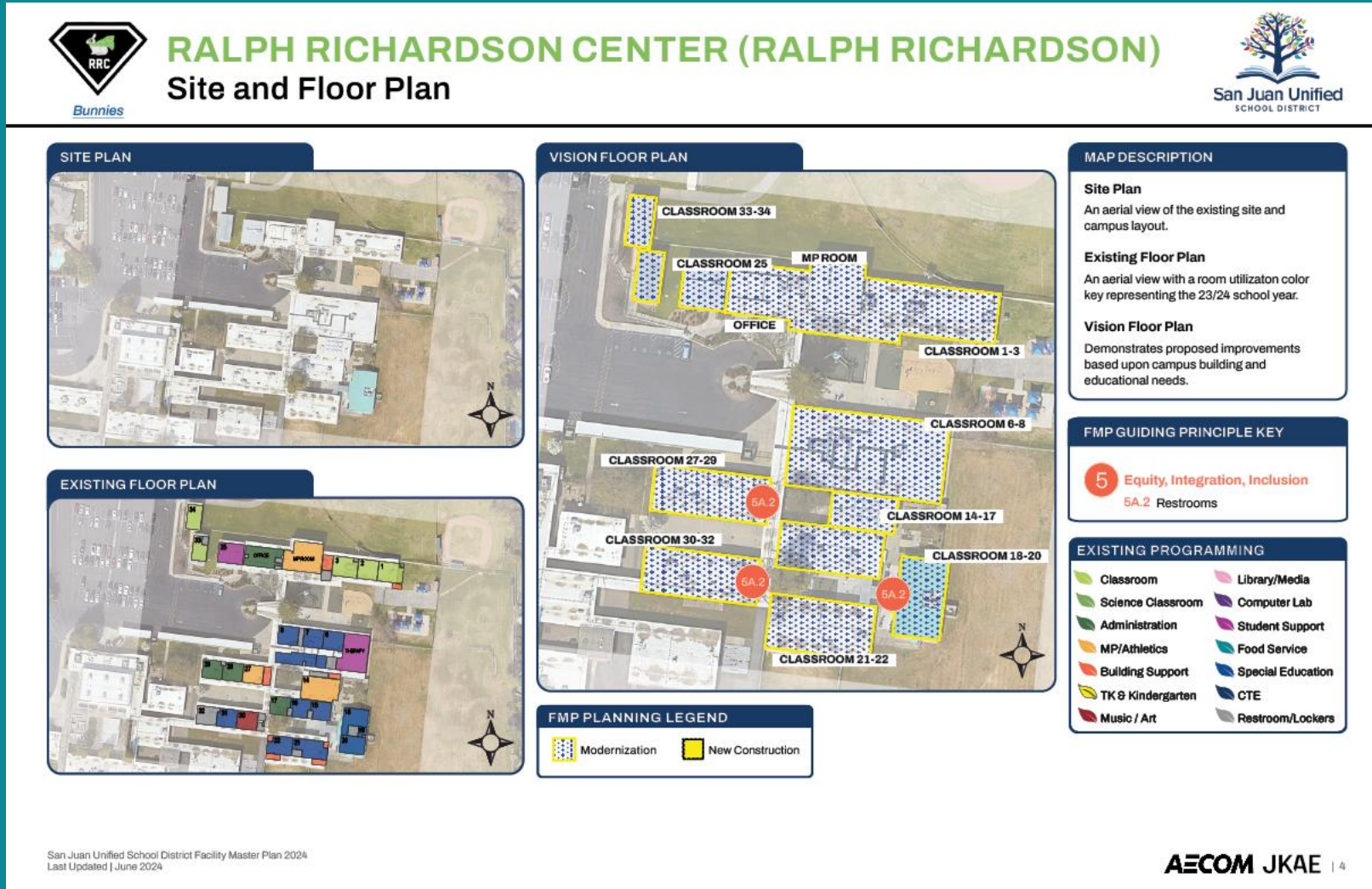
Step 4 | Develop Campus Vision Plans

Sample School Site: Pasadena Avenue Elementary School



Step 4 | Develop Campus Vision Plans

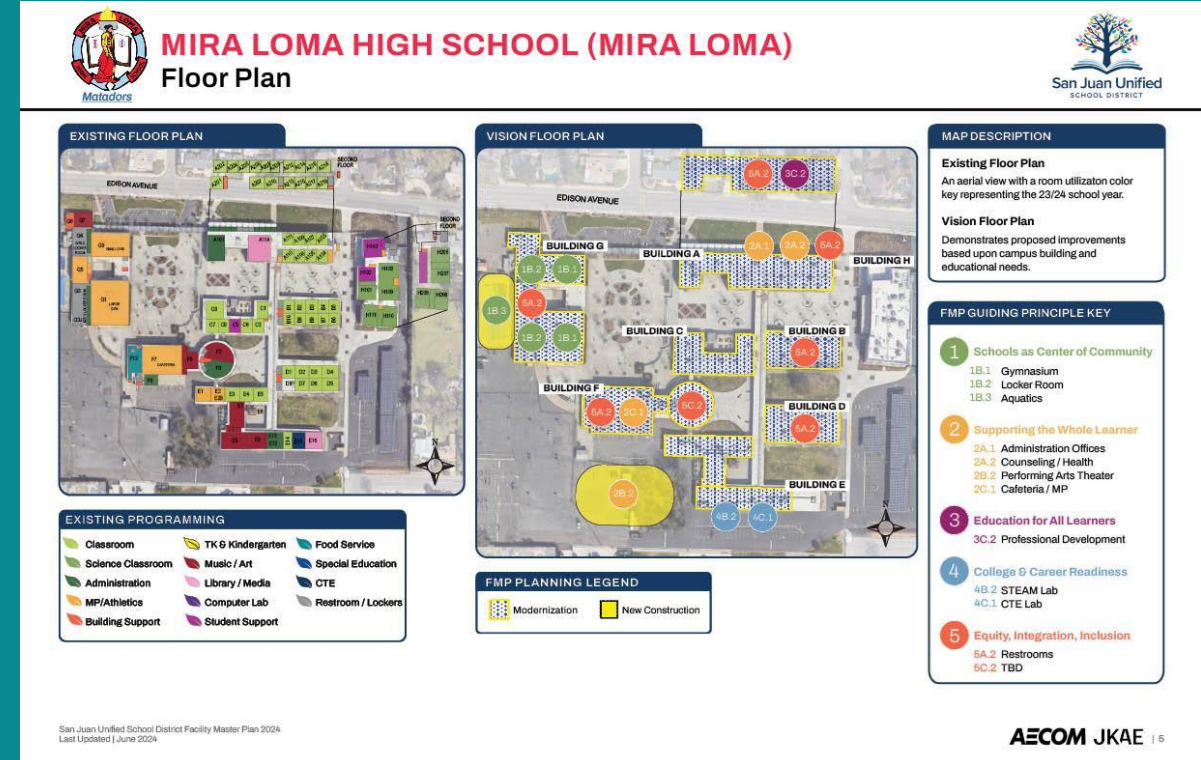
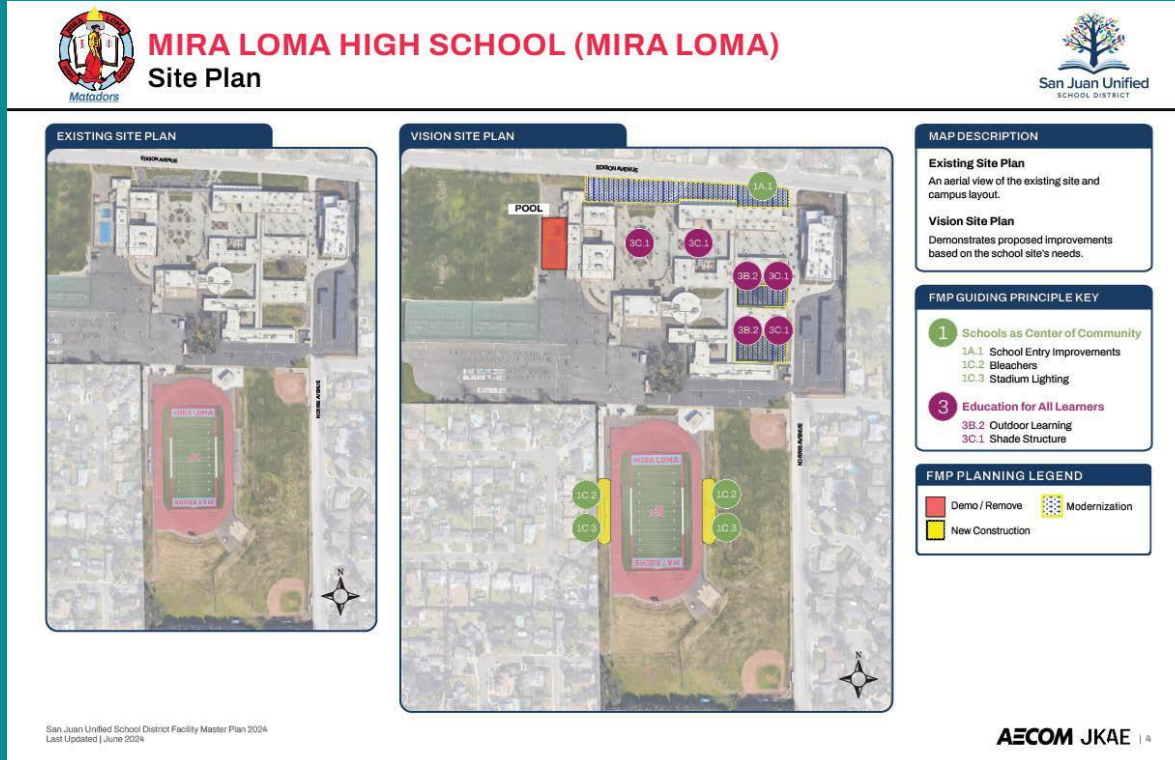
Sample School Site: Ralph Richardson Center



Campus Vision Plan Review & Feedback

Campus Staff: October - November 2024

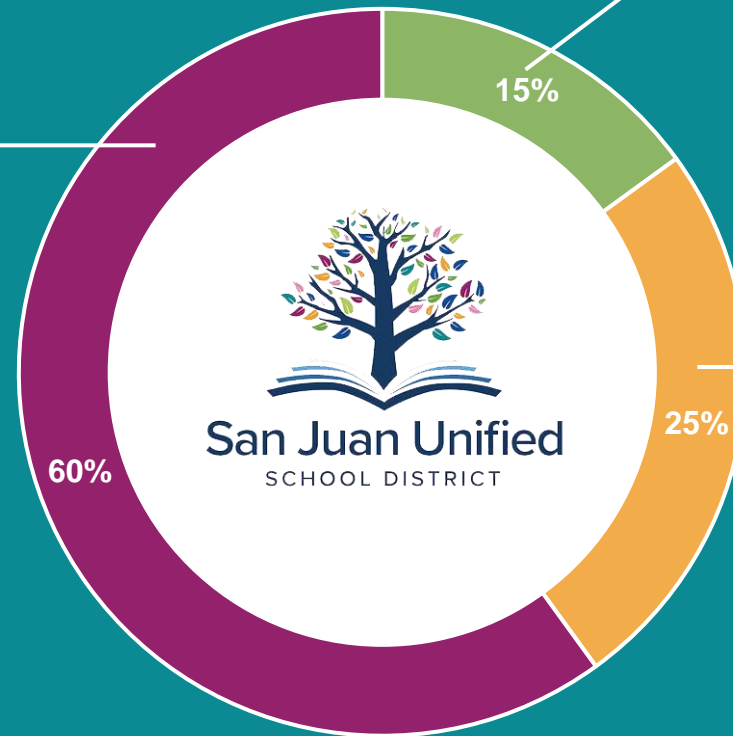
Facilities Sub Committee: December – January 2025



Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 1: Overall Campus Facility Condition

The age and condition of the building is evaluated, which establishes a measurement for the cost of the facility's modernization, versus the cost of building a brand-new facility.



Category 2: Funding Eligibility












Includes funding available based on a school's eligibility through the State's School Facilities Program (SFP).

Category 3: Student / Educational Items

(3A) Campus Enrollment and Projections,
(3B) Facility Deficiencies,
(3C) Socio-Economic Factors.

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 1: Overall Campus Facility Condition (Value: 60 points)

		2024 OVERALL GRADE		
Grading By Category		#	Grade	SCI
	Exterior Enclosure Walls, Doors, Windows	C-	79%	.21
	Roofing Roof Coverings, Gutters, Downspouts	B-	80%	.20
	Interior Construction Wall Partitions, Toilet Partitions, Lockers, Casework	B-	83%	.17
	Interior Finishes Wall, Ceiling, & Floor Finishes	B	86%	.14
	Plumbing Domestic Water & Sanitary Waste Piping, Fixtures, Water Heaters, Roof Drains	C	76%	.24
	HVAC Heating & Ventilation Equipment & Controls	B-	82%	.18
	Fire Protection Fire Alarm Devices & Control Panels, Fire Suppression	F	28%	.72
	Electrical Distribution Wiring, Equipment, Lighting, IT/Security, Comm	D	65%	.35
	Site Irrigation, Athletic Fields, Parking & Roadways, Sidewalks	B	n/a	n/a

Campus FCI Grading Scale



A following point system is identified for each campus letter grade:

A	0 points	C	25 points
B+	5 points	C-	30 points
B	10 points	D+	40 points
B-	15 points	D	50 points
C+	20 points	D-	60 points

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 2: Funding Eligibility (Value: 15 points)

State Modernization Funding Eligibility

- Through the State's School Facilities Program (SFP), eligible for State matching funds:
 - ✓ Permanent construction > 25 years
 - ✓ Portables > 20 years
- A point system was developed to eligible campuses within each grade configuration
- The top funded campuses receives maximum points, every other campus receives a point value based on the percentage of funding eligibility compared to the most eligible campus

Eligibility Data

School Site	Grant Estimates Based on 2024 Pupil Grants		Facility Information	
	Minimum		Date (Addtl) Permanent Eligibility May Be Generated	Date (Addtl) Portable Eligibility May Be Generated
	Total State Match @ 60%	District Match @ 40%		
High School #2	\$8,371,749	\$5,581,166	2027	N/A

Example:

High School Campus #1: \$18,000,000 = 15 points

High School Campus #2: \$8,371,749 = 7 points

High School Campus #3: \$3,000,000 = 2.5 points

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 3A: Student / Educational Items (Value: 10 points)

Campus Enrollment / Utilization

- 3-year enrollment projections were analyzed for each campus
- Projected enrollments were compared with campus capacity and the District's desired campus loading per grade configuration

Enrollment Data

Grade	Projected Enrollments		
	23/24	24/25	25/26
	Current Enrollment	Future Enrollment	Future Enrollment
Grade 9	405	467	485
Grade 10	392	398	454
Grade 11	402	367	372
Grade 12	417	394	373
SPED	32	32	32
TOTAL	1648	1658	1716
% Change	---	0.61%	3.50%

	Low		Average		High	
	Student Enrollment Range	Point Value	Student Enrollment Range	Point Value	Student Enrollment Range	Point Value
TK-5	< 350	0	351 - 549	5	550 >	10
TK-6	< 400	0	401 - 599	5	600 >	10
TK-8	< 500	0	501 - 749	5	750 >	10
MS: 6-8	< 500	0	501 - 799	5	800 >	10
HS: 9-12	< 1000	0	1001 - 1499	5	1500 >	10

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 3B: Student / Educational Items (Value: 10 points)

Facility Deficiencies

- Looks at whether a campus has adequate facilities to support the district's LCAP goals
- Includes programs that are deficient because of inadequate facilities
- Includes programs that want to be expanded/established but lacks required facilities to support
- A deficiency in any single program within a category results in the maximum possible points for that category

LCAP 1 - Connected School Communities

Multipurpose / Gym / Theatre Buildings – 3 points

LCAP 2 - Healthy School Environments

Administrative and Counseling – 2 points

LCAP 3 - Engaging Academic Programs

TK/K, STEAM, Portable to Permanent Classrooms – 2 points

LCAP 4 - Pathways for College and Career

Maker Spaces and CTE – 2 points

LCAP 5 - Additional Targeted Support

Special Education and Other – 1 point

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Category 3C: Student / Educational Items (Value: 5 points)

Socio-Economic Factors (Unduplicated Pupils)

A school often requires additional support spaces if they house the following programs:

- English Learners
- Students in need of free or reduced-price meals
- Foster youth

A school gains points depending on the percentage of students who fall within this category, using the Local Control Funding Formula (LCFF).

Points Range for Socio-Economic Factors

High percentage (90%+) | 5 points

Moderate-high percentage (70-90%) | 4 points

Moderate percentage (40-70%) | 3 points

Low-moderate percentage (20-40%) | 2 points

Low percentage (less than 20%) | 1 point

Title 1 Data

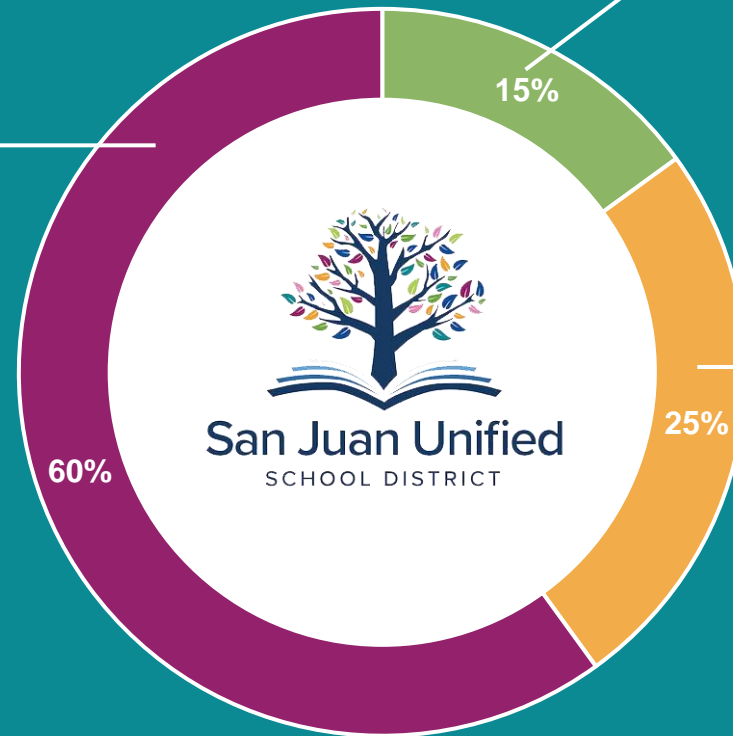
School Site	School Year	% LCFF
School Example	2024-2025	63.9%

Step 5 | DRAFT Facilities Master Plan Scoring Rubric

Questions?

Category 1: Overall Campus Facility Condition

The age and condition of the building is evaluated, which establishes a measurement for the cost of the facility's modernization, versus the cost of building a brand-new facility.



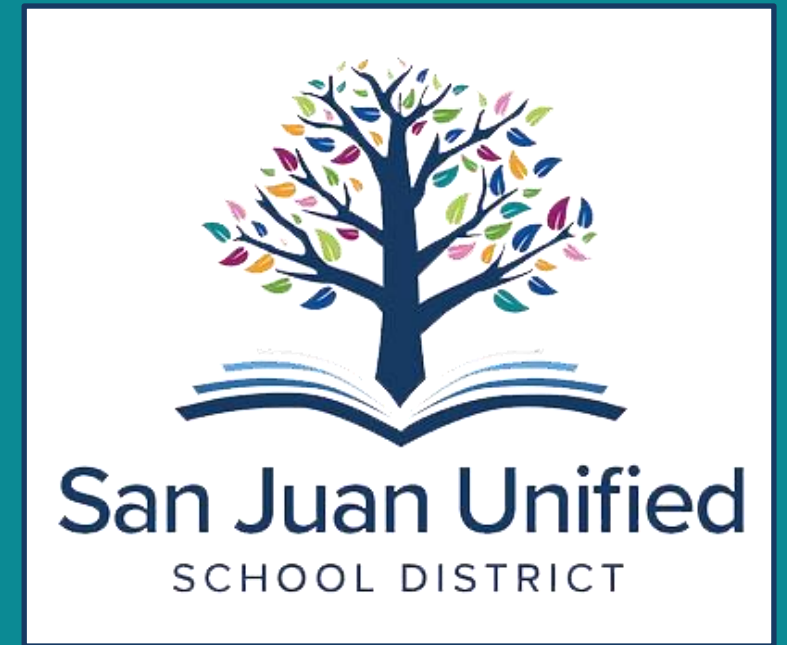
Category 2: Funding Eligibility

Includes funding available based on a school's eligibility through the State's School Facilities Program (SFP).

Category 3: Student / Educational Items

(3A) Campus Enrollment and Projections, (3B) Program Deficiencies, (3C) Socio-Economic Factors.

Questions or comments?



THANK YOU!



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