







REDWOOD CITY
SCHOOL DISTRICT

EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

FACILITIES MASTER PLAN

VERSION 1.3

BOARD APPROVED
6/20/2025

VPCS
VAN PELT

QUATTROCCHI KWOK
ARCHITECTS

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EXECUTIVE SUMMARY

The Executive Summary offers a quick overview of the Facilities Master Plan (FMP) document including the process for developing it and the recommendations it contains.

The FMP was developed by Quattrocchi Kwok Architects (QKA) in collaboration with the leadership of Redwood City School District (RCSD) over the course of 2024-2025.

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FACILITIES MASTER PLAN SCHEDULE (UPDATED)

QUICK START PROJECTS

July - October 2024		
Information gathering Development of Needs Assessment	Review of Demographics and other data Site Assessments Site Committee Meeting #1: Input on Needs
November and December 2024		
Planning and Design	Analyze input and information Develop Draft Site Plans Review preliminary plan with Site Committee
January - March 2025		
Review and Finalize	Community Meetings Cost Estimating and Project Prioritization Board of Education Review and Input Development of Final Facility Planning Documents
FINAL COMPLETION: MARCH/APRIL 2025		

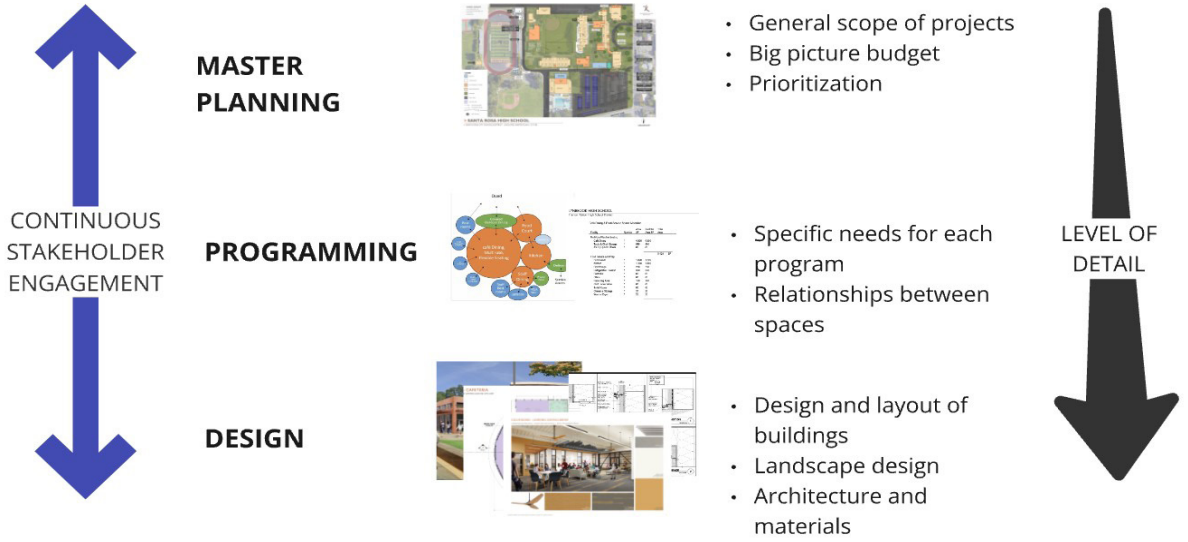
The FMP was developed using an inclusive process that focused on transparency, inclusivity and equity as key goals. There were multiple opportunities, both in-person and virtual, for community engagement on many levels including School Site Committees, Community Forums, Board Presentations and meetings with associated groups. All together nearly 30 engagement meetings were held and the input from those who participated guided every aspect of the development of the FMP. Further opportunities for input were provided through a District-wide community survey gathering input from across the community on needs and project priorities for the current bond funds.

DEVELOPMENT PROCESS AND SUMMARY OF ESTIMATES

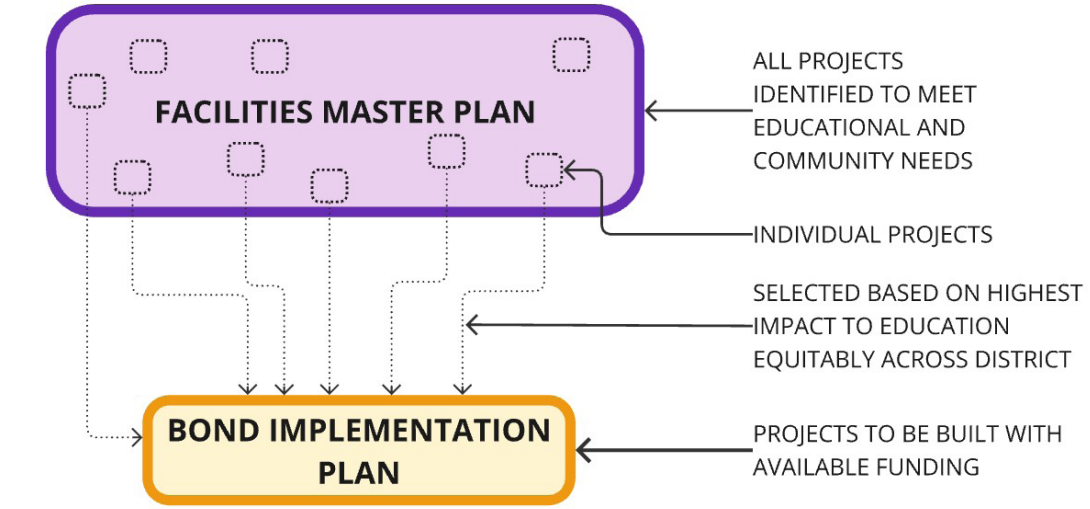
The FMP identified more than $819 million in needed improvements across the District. These improvements address a wide variety of needs ranging from providing covered outdoor lunch structures, reconfiguring offices to provide needed student services, modernizing and repurposing existing permanent buildings, and improving outdoor spaces.

The development of the FMP is the first step in the life of a facilities project. The FMP establishes the long term vision for each campus and the District as a whole. The reality is that achieving this vision is beyond the means of any one bond measure or source of funding. However, it is important to establish this vision so that each project moves closer to that goal and we can prioritize projects to identify those that will have the greatest impact. The next step in the process will be to develop an Implementation Plan for Measure S which will identify what projects or parts of projects from the FMP will be funded. Once a project is selected and funded by the Board it will move into the Programming and Design phases where there will be additional input from school and community stakeholders on the project to help shape the design in increasing levels of detail.

PROJECT DEVELOPMENT PROCESS



PROJECT SELECTION



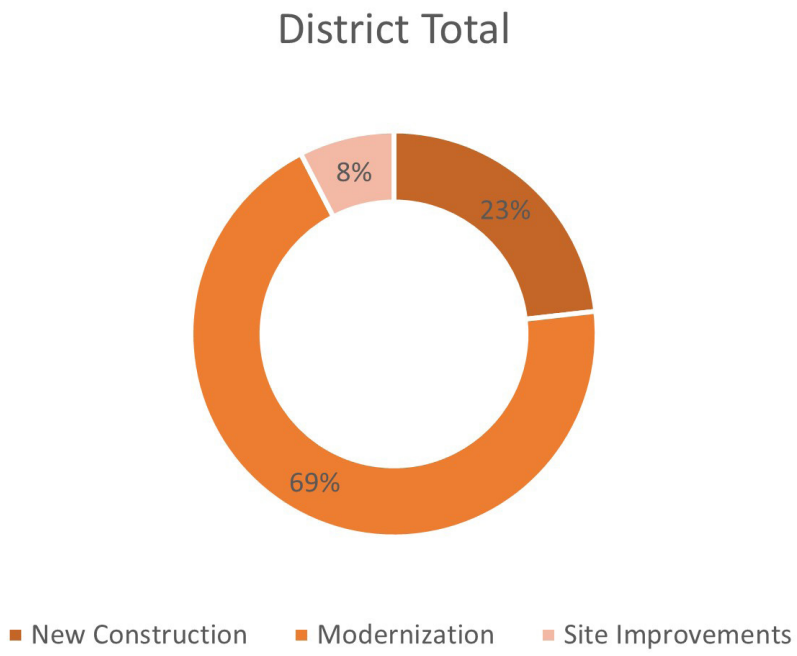
Below is a summary of the total cost of identified projects by school:

CAMPUS	CODE	ESTIMATED COST
ADELANTE SELBY SPANISH IMMERSION SCHOOL	ASSI	$43,913,073.00
CLIFFORD SCHOOL	CES	$55,515,258.00
GARFIELD SCHOOL	GCS	$48,436,099.00
HENRY FORD SCHOOL	HFES	$44,123,317.00
HOOVER SCHOOL	HCS	$84,945,000.00
KENNEDY MIDDLE SCHOOL	KMS	$78,656,476.00
MCKINLEY INSTITUTE OF TECHNOLOGY	MIT	$117,027,758.00
NORTH STAR ACADEMY	NSA	$47,756,476.00
ORION ALTERNATIVE SCHOOL	OAS	$31,884,219.00
ROOSEVELT ELEMENTARY SCHOOL	RES	$55,442,949.00
ROY CLOUD SCHOOL	RCES	$68,304,848.00
TAFT SCHOOL	TF	$48,632,142.00
KIPP / CONNECT	FOES	$31,395,848.00
ROCKETSHIP CHARTER	HCS	$21,655,731.00
CREATIVE LEARNING CENTER - CLC	CLC	$11,737,667.00
DISTRICT FACILITIES	RCDO	$30,171,413.00
	MOTW	
GRAND TOTAL		**$819,598,274.00**

IDENTIFICATION OF NEEDS

The proposed projects have been categorized as New Construction, Modernization and Site Improvements. There are significant needs in all categories, but the majority of facilities needs are in the modernization of existing buildings.

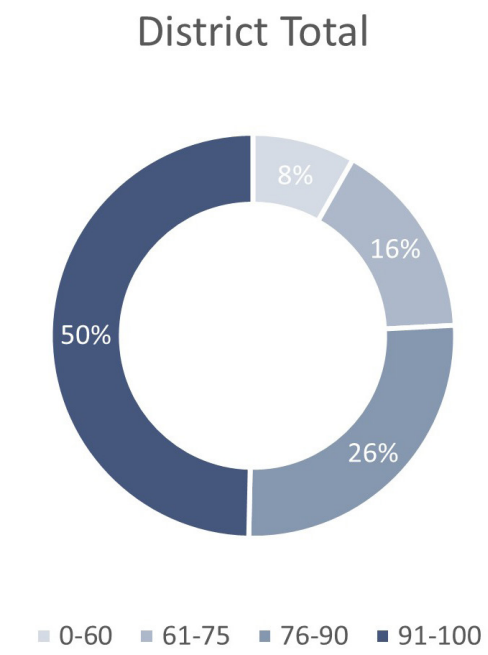
Site	New Construction	Modernization	Site Improvements
ADELANTE SELBY	-	$40,090,795	$3,822,278
CLIFFORD SCHOOL	$16,245,609	$34,929,603	$4,340,046
GARFIELD SCHOOL	-	$44,982,860	$3,453,239
HENRY FORD SCHOOL	$12,463,133	$28,619,517	$3,040,667
HOOVER SCHOOL	$26,292,052	$53,074,905	$5,578,043
KENNEDY MIDDLE SCHOOL	$9,071,595	$65,739,050	$3,845,831
MCKINLEY INSTITUTE OF TECHNOLOGY	$49,860,174	$62,337,730	$4,829,854
NORTH STAR ACADEMY	$34,158,443	$13,305,533	$292,500
ORION ALTERNATIVE SCHOOL	-	$28,805,400	$3,078,819
ROOSEVELT ELEMENTARY SCHOOL	$6,846,431	$44,800,893	$3,795,625
ROY CLOUD SCHOOL	$27,156,948	$32,978,092	$8,169,808
TAFT SCHOOL	-	$44,870,541	$3,761,601
KIPP / CONNECT	-	$25,328,615	$6,067,233
ROCKETSHIP CHARTER	-	$14,201,428	$7,454,303
CREATIVE LEARNING CENTER - CLC	-	$11,011,878	$725,789
DISTRICT FACILITIES	$8,190,000	$21,981,413	-
GRAND TOTAL	**$190,284,385**	**$567,058,253**	**$62,255,636**
$819,598,274			



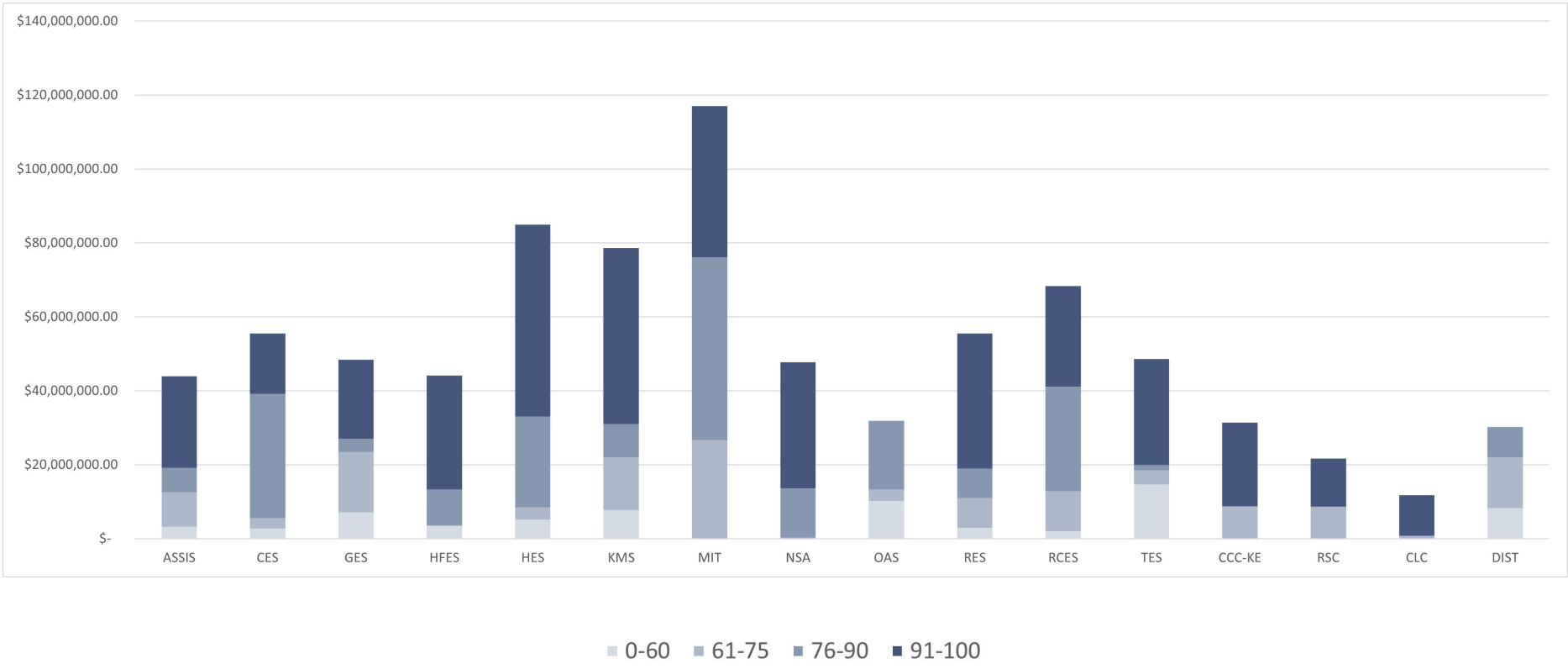
INDICATOR OF QUALTIY (IOQ) RANGE ACROSS DISTRICT

The level of need for facilities improvement exceeds the Districts current limited facilities funding and potential funding from any one source. The intent of the FMP is to guide the District in making decisions about how to best invest facilities funding as it becomes available to have the greatest impact on students and teachers. To help with this prioritization, the FMP evaluates each proposed project in six categories called Indicators of Quality (IoQ). Each category is weighted to reflect its importance and each project is given a score out of a total of **100** points. From the graph and table below one can see that the bulk of the facilities needs are in the highest two ranges of IoQ scores with about a quarter of the need at a lower level. The distribution of those scores at each campus gives an indication of how the level of need varies by school.

Site	0-60	61-75	76-90	91-100
ADELANTE SELBY	$3,190,460.00	$9,386,678.00	$6,551,840.00	$24,784,095.00
CLIFFORD SCHOOL	$2,749,728.00	$2,784,210.00	$33,591,180.00	$16,390,140.00
GARFIELD SCHOOL	$7,088,250.00	$16,355,885.00	$3,604,169.00	$21,387,795.00
HENRY FORD SCHOOL	$3,354,715.00	$243,750.00	$9,693,141.00	$30,831,711.00
HOOVER SCHOOL	$5,106,660.00	$3,380,959.00	$24,542,934.00	$51,914,447.00
KENNEDY MIDDLE SCHOOL	$7,723,365.00	$14,204,686.00	$9,071,595.00	$47,656,830.00
MCKINLEY INSTITUTE OF TECHNOLOGY	-	$26,624,159.00	$49,458,240.00	$40,945,359.00
NORTH STAR ACADEMY	-	$292,500.00	$13,305,533.00	$34,158,443.00
ORION ALTERNATIVE SCHOOL	$10,240,815.00	$3,078,819.00	$18,564,585.00	-
ROOSEVELT ELEMENTARY SCHOOL	$2,889,150.00	$8,056,848.00	$8,046,431.00	$36,450,520.00
ROY CLOUD SCHOOL	$2,003,820.00	$10,839,878.00	$28,304,202.00	$27,156,948.00
TAFT SCHOOL	$14,662,668.00	$3,761,601.00	$1,457,040.00	$28,750,833.00
KIPP / CONNECT	-	$8,786,021.00	-	$22,609,827.00
ROCKETSHIP CHARTER	-	$8,611,043.00	-	$13,044,688.00
CREATIVE LEARNING CENTER - CLC	-	$725,789.00	-	$11,011,878.00
DISTRICT FACILITIES	$8,265,192.00	$13,716,221.00	$8,190,000.00	-
GRAND TOTAL	**$67,274,823.00**	**$130,849,047.00**	**$214,380,890.00**	**$407,093,514.00**
$819,598,274				



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INTRODUCTION

In May 2024 Quattrocchi Kwok Architects (QKA) was selected by Redwood City School District (RCSD) to develop a comprehensive Facilities Master Plan (FMP) to identify and prioritize needed facility improvements through an inclusive community focused process. During the past 8 months QKA has worked hand in hand with District staff to develop and implement a facilities planning process that is aligned with the District's goals and which includes representation from all members of the Redwood City School District community. This process has included nearly 30 meetings with committees representing the community of each school in the District and including teachers, staff, students, parents, administrators and community members. The FMP is the result of their time, effort and viewpoints.

The FMP establishes a long term vision for improving the facilities of Redwood City School District and continuing the transformation of each school into a place that provides a high quality learning environment that is supportive of 21st century education and its surrounding community. The FMP identifies the projects needed to realize this vision.

QUATTROCCHI KWOK
ARCHITECTS

Mission

Identify, plan and prioritize improvements needed at all school sites to meet the educational needs of the school and equitably support student achievement and well being.

Goals

- PROVIDE APPROPRIATE TK/K CLASSROOMS AND OUTDOOR PLAY AREAS
- IMPROVE CLASSROOM INTERIOR ENVIRONMENTS
- IMPROVE OVERALL SAFETY AND SECURITY
- PROVIDE FAMILY CENTERS AND IMPROVED STUDENT SERVICES
- ENHANCE OVERALL SAFETY AND SECURITY
- ENSURE LONG-TERM MAINTENANCE AND OPERATIONS

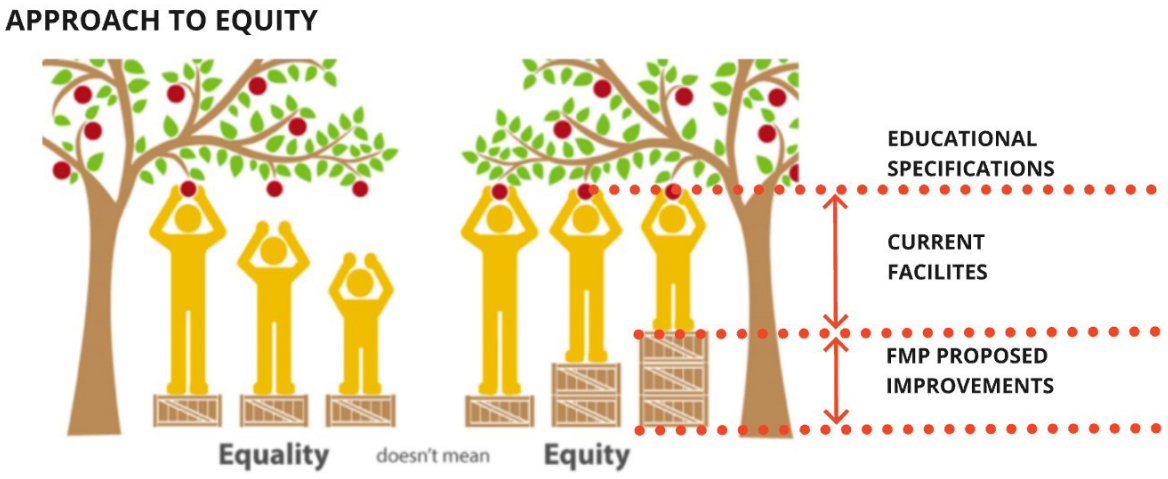
Facilities needs in Redwood City School District, like many school districts in California, are much greater than the amount of funding that was approved through the Measure S Bond Program. For this reason we developed and updated the Indicators of Quality (IoQ) as a tool for comparing different facilities projects and evaluating those that have the greatest impact on student achievement.

The FMP is intended to be a living document. To the best that we can we have endeavored to evaluate facilities needs far into the future. We have sized facilities in accordance with the District's demographic projections for 2034 and planned for flexible facilities that can adapt to change in educational needs. However, no plan can anticipate the future of education. It is recommended that the FMP be updated periodically to reflect changes in the conditions of the facilities, due to age and improvement projects, and to changes in facilities needs stemming from changes to the educational programs or the demographics within the District.

FACILITIES PLANNING PROCESS

This Facilities Master Plan was prepared through a comprehensive process to provide a long term vision for all facilities needs at each of the schools within Redwood City School District. In order to respond to District goals and achieve success, the facilities planning process was designed around the following guiding principles:

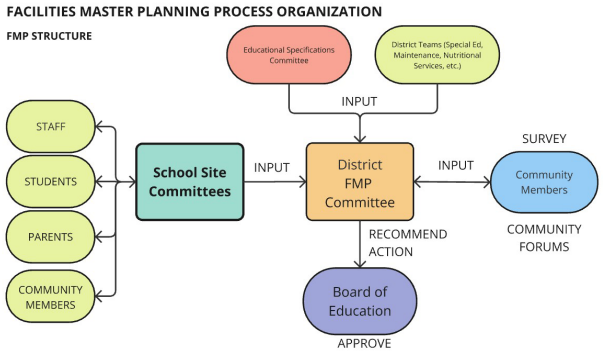
- Transparency: The process, communication, and decision making was made available to all participants.
- Inclusive and Thorough: The process encouraged anyone interested in the process to participate at the appropriate level and included representatives throughout all parts of the District. Meetings were conducted in-person or virtually as determined by each school. Meetings were conducted bi-lingually when requested to ensure all could participate.
- Equity: The same standards, approaches and practices were used at each school site so that each school's facilities are evaluated in the same way and planned to the same standards.



FACILITIES PLANNING PROCESS

Organization

This planning process aims to be inclusive, transparent, and thorough. School Site Committees were created to ensure that a consistent level of attention was applied to each grade level, each school, and each community. A diagram of the organizational plan is as follows:



The following Committees were established to carry out the plan:

FMP Executive Committee: The Executive Committee, working directly under the School Board, lead the Facility Planning efforts. The Committee included District leadership (Chief Business Official, Director of Facilities, Maintenance and Operations, the District's construction management team, and the FMP Architect (QKA) The Executive Committee was responsible for:

- Ensuring that the process and final plans are supportive of the District's overall goals and standards.
- Developing and implementing the facilities planning process.
- Establishing and facilitating Site Committee Meetings
- Coordinating outreach to school communities and communications with the Board
- Reviewing and approving all documents prior to presenting to the Board for review, comment and approval.

School Site Committees: Each school had its own site committee, established by each school's Principal. Each Site Committee was recommended to include administrators, teachers, parents, staff , students, and community members to represent the entire school community. The Site Committees were responsible for:

- Providing feedback and identifying site shortcomings that impact the school's ability to support their educational programs.
- Representing the school community in the development of the FMP
- Review and comment upon FMP for their school site
- Encouraging participation from students, teachers, parents, and community members.

Community Engagement

School Site Committee Meetings: Two meetings were held with each school site. The meetings were led by QKA and the Executive Committee. The focus of the first meeting was to introduce the committee to the FMP process and to gather information from the committee on the facilities improvements that are needed at their school site. The information gathered was used in the development of the facilities master plan drawings and documents. The focus of the second meeting was the presentation of a preliminary facilities master plan and the solicitation of feedback on that plan and input on which projects would have the greatest impact on education. The feedback will be used to refine the final plan documents as well as to help prioritize the improvements at each site.

Community Meetings: Upon completion of the draft FMP an additional series of Community meetings were held to present the Draft Facilities Plans and receive feedback that can be used to refine the plans prior to final completion. Three Community Meetings were held in late March and early April in person and on-line. At each meeting, the draft FMP was presented to the Community. The community was requested to ask questions and provide input on which projects would be most impactful at the schools they are familiar with through interactive polling and live question and answer sessions. The meetings were held in person and via zoom for those that could not attend in person. The School Site Committees and Principals led the effort to encourage participation in these Community Meetings.

Community Survey: The District conducted a community wide survey of all stakeholders to gather input from a broad group of stakeholders. The District received 700 responses from a wide range of community stakeholders. Respondents were asked to provide input on facilities needs across the District and the perceived impact of various potential improvement projects. A summary of these results is provided as an Appendix to the FMP.

Facility Assessments

At the start of the Facilities Planning process in summer 2024, the QKA team toured each school site with the RCSD Facilities and Maintenance team and reviewed existing conditions and long-term maintenance needs. The current facilities conditions are reflected in the updated Facilities Conditions Assessments at the beginning of each school's FMP section. Addressing these long term maintenance needs became a critical goal of the FMP process.

Cost Estimating

The importance of reliable project costs is of equal value to the identification of needed facilities improvements. An estimated construction cost, as of 2025, has been provided for each proposed facility improvement by TBD Consultants in coordination with QKA. These estimated costs are based upon the following assumptions:

- All the improvements agreed to by the District are included.
- All costs are based on conceptual descriptions of facility improvements. Detailed plans and specifications have not been developed at this time.
- The construction will be completed using one of three methods common in CA school construction: Design-Bid-Build, Lease-leaseback or Design-build. In all cases the District team and their Program and Construction Managers will work to ensure a competitive selection process for General and Sub-contractors and a high degree of quality control.
- Costs are based upon a separate contractor for each campus
- All costs are based upon prevailing wages as of 2025
- Temporary/Interim Housing costs are not included unless specifically indicated.
- Project costs were developed using a dollar per square foot methodology. QKA provided the square footage of each proposed project, new construction, site work or modernization. TBD developed per square foot costs for a variety of project types, including multiple types of new buildings, based on their ongoing cost estimating work with school districts and other public works projects across Northern California and beyond. These costs are based on actual costs for projects under construction or recently completed and are the most accurate way to estimate project costs at a Facilities Master Planning stage.

Project Cost Inclusions: The Facilities Master Plan identifies proposed construction projects, which are the basis for the construction cost estimates. To provide for those additional items that will be identified during programming and design services, a design contingency has been added to the base estimates. In addition to the construction costs, other necessary costs have been included to determine accurate project costs. These include a construction contingency, design fees, construction management costs, Division of the State Architect (DSA) and California Department of Education (CDE) fees, hazardous materials abatement, and inspection fees as well as testing laboratory, bidding and other attendant costs. The Project Cost indicated for each project identified in the FMP includes all of these costs to account for the total cost to the District for the project.

Public School Construction Costs: Inherent in public school construction costs are issues that are not encountered in private and most commercial construction projects. Essential facilities code requirements and prevailing wage laws are directly responsible for the significantly higher costs associated with public school new construction and modernization. Due to the importance of their occupants, school buildings are designated as "Essential Facilities" by law and require a greater level of structural safety and engineering, as well as code review, enforcement and inspection, which results in additional cost. Prevailing wage law also increases the cost of public school construction as compared to private sector work. The Prevailing Wage law increases the hourly wage rate of workers as compared to non-union wages. The combination of these issues increases public school construction costs by 25 to 30% or more relative to general commercial construction.

SPECIAL CONSIDERATIONS

FMP Timeline

The FMP was developed over the second half of 2024 with the following timeline of milestone dates:

QUICK START PROJECTS

July - October 2024	
Information gathering Development of Needs Assessment	Review of Demographics and other data Site Assessments Site Committee Meeting #1: Input on Needs
November and December 2024	
Planning and Design	Analyze input and information Develop Draft Site Plans Review preliminary plan with Site Committee
January - March 2025	
Review and Finalize	Community Meetings Cost Estimating and Project Prioritization Board of Education Review and Input Development of Final Facility Planning Documents
FINAL COMPLETION: MARCH/APRIL 2025	

Throughout the course of the development of the Facilities Master Plan (FMP) there are a few topics that required special consideration and evaluation. They are summarized here and applied to all schools within the District.

Right Sizing School Facilities

An important goal for the FMP was to make sure each school was appropriately sized to meet the needs of it's projected enrollment. Enrollment and demographics have changed significantly in Redwood City School District since most of the schools were originally planned and designed. We discussed these issues and the approach described below in our second Site Committee Meeting with each school. The goals of this effort are:

- Concentrate funding where it is needed most and will have the greatest impact
- Plan each school site to provide spaces needed to support future enrollment and programs
- Replace portables and modernize the buildings that we need based on future enrollment
- Make sure that we are not building more new classrooms than necessary because this will take funding away from other much needed improvements

There were three major steps to right sizing the schools in the FMP:

- Demographic Analysis and Projections: The District's consultant Woolpert Inc. analyzed demographics to guide the planning process in 2023. The report (summarized below) provided year by year enrollment projections for each school through the 2033-34 school year. It incorporated factors such as overall birth rate, historic transfer rates between schools and districts, as well as current and planned residential development. There are three major takeaways from this analysis that informed the FMP:
  - Birth rates have declined across California and San Mateo County since a high in 2006. Rates have stabilized and showed slight growth in 2022, but are approximately ~25% lower than in 2007
  - At the same time Residential development in the District offsets some of this decline
  - Overall enrollment is projected to decline by 16% between now and 2033-34 school year
  - Trends vary across the District in relationship with residential development and projections are provided for each school.
- Capacity Analysis: The QKA team calculated the capacity for each campus using a standard methodology used by planners and state agencies. This methodology is intended to determine the number of students a campus could reasonably serve at full capacity based on the number of classrooms and how they are used. It accommodates spaces for special programs such as Elementary School Physical Education and Music as well as for teacher prep periods in the classroom at Middle School campuses.
- Incorporate into Facilities Master Planning: The demographics and capacity information were used in the development of the FMP to determine the appropriate number of classrooms on each campus and which classrooms might be able to be repurposed for other uses. One of the primary goals of this effort was to eliminate portable classrooms and replace only those classrooms that are needed to support the future enrollment. It is always the goal to have the capacity be larger than the projected enrollment to allow for unforeseen growth. However, we want to avoid building additional

classrooms where they are not needed and will take funding away from other improvements that would have a bigger impact on education.

Partner Programs

One consideration, voiced throughout the stakeholder engagements, regards the partner programs that utilize school facilities to serve the local community. By utilizing unassigned spaces, their services have provided a richness to the school communities by supporting students and community members beyond the standard school hours, becoming an integral part of the campus community. One way to maintain this beneficial and successful partnership is to continue to offer them spaces for their programs to operate. This was factored into the recommendations regarding right sizing school facilities.

School Safety and Security

This is a significant issue for schools across California and the US and one that we looked at carefully as part of the FMP and discussed in all of our meetings. In recent years, the District has made great strides to improve the safety and security at all campuses. This was acheived primarily with the addition of perimeter fencing and gates. Few sites still have challenges with natural surveillance and supervision due to existing building locations and interior layout, particularly in administrative spaces.

Throughout this process we maintained a holistic approach to safety and security that considered the social and emotional health and wellbeing of students, staff and teachers along with their physical safety. We also considered and discussed safety in a variety of situations and contexts including, but not limited to, lockdown scenarios.



There were a few major areas of focus in our approach to school site safety and security:

- Physical Environment: To analyze the physical infrastructure of the school we used a protocol called Crime Prevention through Environmental Design (RCSD) that was originally created in 1971 and is the industry standard approach for analyzing the security of schools and other facilities. RCSD has three main principles:
- Access Control: This is the most important principle for schools and establishes the primary goal of creating campuses where during school hours the only way to enter the school is through a secured and monitored main office.
- Natural Surveillance: The goal here is to have visibility between spaces on a campus so that there is always passive adult supervision of all areas of the campus. For example, windows between classrooms and a courtyard or hallway make sure that activity in those areas can be monitored and supervised.
- Territoriality: By creating a strong sense of identity and entry to the school and by improving and maintaining the exterior it is clear to everyone that schools are places of importance to the community
- Wellness: It is also important to support student physical and emotional well being and health in schools. In facilities this can be done by creating welcoming and convenient spaces for student support services and counseling, supporting additional programs such as restorative justice and by creating and supporting community wellness partnerships on school campuses.
- Calming Environments: We can also support safety and security when we design new spaces or renovate older ones by doing our best to create learning environments that are calming

and supportive by providing balanced light, views to nature, ample ventilation, and well designed outdoor spaces. All of these can reduce stress and support learning.

Project Development Process:

To understand the FMP and how it is used, it is helpful to understand the overall process for developing a school facilities project and how the FMP fits into that process. Development of the FMP is the first step in the completion of a school facilities project. Engagement of staff, students, parents and other community members is a critical part of the development of the FMP and it will continue to be a critical part of the process of designing and developing projects that are approved for construction. There are three major stages of the design and development of a facilities project: Facilities Master Planning, Programming, and Design.

Facilities Master Planning: The FMP is a high level overview of the facilities needs, proposed improvement projects to meet those needs, and their estimated costs. Using the process described below, the FMP team worked to engage the community to identify those needs, develop conceptual projects to meet them and prioritize those projects. At this stage it is not necessary to work out all of the details of the design or how the project is executed. We need to understand and quantify the general scope of the proposed project, an estimated construction cost, and the impact it will have on education through the Indicator of Quality (IoQ) score. This will provide us with the necessary information to create the FMP and to develop an Implementation Plan, and to decide which projects will be constructed with the available funding.

Example: An elementary school has inadequate facilities for Transitional Kindergarten and has aging portable classrooms that need to be replaced. The FMP identifies four new TK Classrooms and indicates that they need to be approximately 1,300-1,400 sf and include a dedicated restroom connected to the classroom. It also identifies a location on the site adjacent to a play area and existing Kindergarten Classrooms

Programming: Once a project is approved for planning and design, additional detail on more specific facilities needs and requirements will be developed through a programming process. This is done through additional meetings with the specific members of the school community who can best provide that information and can help provide input on the design throughout the project. Typically a project design committee would be formed including the teachers directly involved, school site leadership and potentially students and parents depending on the project. In the Programming phase this group works with the design team to identify the specific needs for the project and confirm they align with the project budget and schedule. This will include areas of spaces, technical requirements (such as technology infrastructure, storage, etc.) and design goals (such as how the building relates to the site, architectural style, etc.). This information allows us to have a clear understanding of the design problem and confirm that it aligns with the project budget and schedule before we get too far into the project design process.

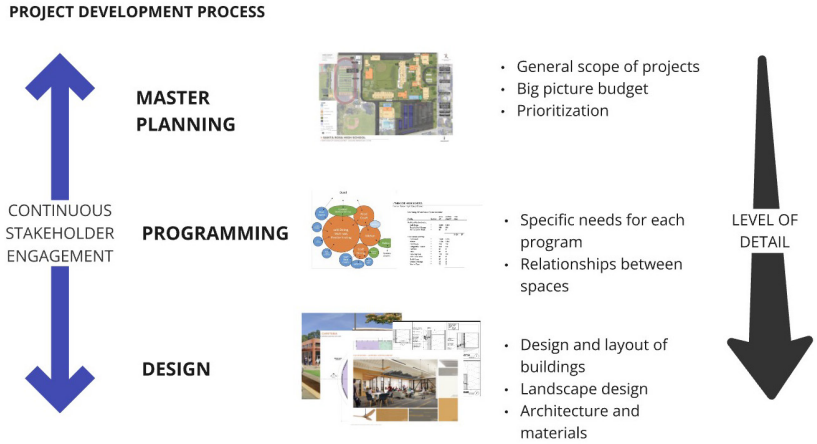
Example: After the TK building is selected for construction a design committee is formed including two of the TK teachers, one Kindergarten Teacher, the Principal, and a parent from the School's ELAC that has small children. They meet with the design team and District Facilities team and develop more detailed requirements for the classroom including the size of the restrooms and classrooms, storage cabinetry required, desire for windows that look out onto the TK/K play area and a clear connection to the parking and drop-off area. The District Facilities team confirms that these requirements align with the project budget and schedule.

Design: Once the Program is approved for the project it moves into the design phase. During the design phases the design committee continues to work with the Architect and design team to provide feedback and input on the project design as it develops. This will include review of building drawings such as floor plans and elevations to provide input on layout and functionality, input on site and landscape plans, input on the outdoor spaces and review and input on renderings and color and material boards to guide what the buildings look like. This input is focused in the early stages of the project's design so it can be easily incorporated into the project.

Example: The design committee meets with the Architect and design team multiple times during

the development of the design to provide input on layout options presented, playground layout and equipment, interior finishes and other aspects of the project, ensuring the finished project meets the needs of the staff and students who will use it.

As the project moves into the construction phase the design committee will continue to get updates from the District and the design team on the project's development as well as the impact of construction on the campus and measures in place to maintain safety and minimize the impact on the school.



Indicators of Quality (IoQ)

A common issue faced by all School Districts when developing a Facility Master Plan is that the facilities improvement needs developed during the process far outweigh the funding that is currently available. Prioritization of projects within the Facilities Plan becomes a critical task. This prioritization must be done in a way that is objective, transparent and provides equity across the School District. The Executive Committee and QKA have developed the Indicators of Quality (IoQ) as a way to evaluate each project objectively in six separate categories to gauge the relative benefit of each proposed project. The development and use of the Indicators of Quality will provide an equitable and transparent way of evaluating the proposed improvements of different types and at different schools to determine those that provide the greatest benefit. The IoQ's are focused on identifying and prioritizing those improvements that have the highest long term impact on improving the educational environment for students. The IoQ's are intended to work together to create a holistic assessment of the relative importance of a proposed project. The IoQ's are all interrelated and it is intended that each proposed project have value in many if not all IoQ's. There will be very few projects that score a zero in an IoQ.

Indicators of Quality Definitions:

The Indicators of Quality were developed starting with the goals and priorities identified in the RCSD Local Control Accountability Plan (LCAP). They were also influenced by the views of RCSD Parents, Faculty, Staff and Students as expressed in the Educational Facilities Committee and each of the School Site Committees. Based on this input QKA recommends the following six Indicators of Quality:

IoQ 1. Supports Educational Programs: The facilities of a school should provide the technical, logistical and technological infrastructure necessary for faculty and staff to provide excellent instruction to all students. Appropriate facilities should be provided at each school site to provide an equity of educational experience and provide the spaces needed for students and teachers to successfully implement 21st Century educational programs. This IoQ will assess the degree to which a proposed project supports educational programs.

Examples of projects which would rate highly:

- Modernize existing building to provide additional Science Classrooms at a Middle School to meet the needs of Next Generation Science Standards
- Classrooms renovated to provide a variety of 21st Century Learning environments

IoQ 2. Community Support: Schools are community resources and School facilities should have appropriate features to allow safe and appropriate use by both formal and informal community functions. Examples include meeting spaces and offices for the Full Service Community Schools program, sports and play facilities with appropriate public access, multi-use rooms which can accommodate community groups, a clear entry and welcoming appearance to encourage community engagement, etc. This IoQ will assess the degree to which a proposed project supports community use and programs.

Examples of projects which would rate highly:

- Renovate fields and playgrounds for student and community use
- Construct new Elementary School Multi-Purpose Room to provide improved spaces for community performing arts and athletic activities

IoQ 3. Quality Learning Environment: The facilities of each school should provide learning spaces that are dry, well ventilated, well lit, and comfortable. Learning environments should also provide appropriate acoustics, technology and materials that are of appropriate quality and condition. Providing quality learning environments is important to reduce stress factors for students and teachers and support learning. This IoQ will assess the degree to which a proposed project improves the quality of the learning environment.

Examples of projects which would rate highly:

- Modernize existing building with additional windows to provide daylight and ventilation to classrooms
- Replace portable classrooms with permanent buildings that provide a better learning environment

IoQ 4. Maintenance and Operations: It is important that school facilities are in good condition and that they do not present a disproportionate financial or logistical burden on the District for maintenance or utility costs. It is important to address long term maintenance issues to protect the integrity of the buildings, prevent larger maintenance issues and reduce maintenance costs. It is also important to reduce operational costs through projects that reduce energy use. This IoQ will assess the degree to which a proposed project addresses long term maintenance issues and reduces future maintenance and operations costs.

Examples of projects which would rate highly:

- Replace worn out building floor wall and ceiling finishes
- Renovate aging restrooms that are worn and difficult to keep clean and functional. Repair damaged plumbing that backs up and requires frequent maintenance.

IoQ 5. Safety and Security: The school facilities should provide, as much as possible, a safe and secure environment for teachers and students. Teacher and student safety is important to protect and to provide a school environment that is conducive to learning. This IoQ will assess the degree to which a proposed project improves student and teacher safety and security.

Examples of projects which would rate highly:

- Install perimeter fencing and gates to create a secure perimeter to a school campus
- Install electronic locks at exterior doors

IoQ 6. Code Compliance: The school facilities should meet current building and health code requirements. This includes requirements for accessibility, structural safety, fire and life safety and food preparation safety. This IoQ will assess the degree to which a proposed project addresses code compliance issues.

Examples of projects which would rate highly:

- Modernize building to address accessibility issues at restrooms, entrances and classrooms
- Replace exterior paving and landscaping in a courtyard which does not provide an accessible path to existing buildings

Use of Indicators of Quality

Not all Indicators are of equal importance. Therefore a weighting factor, from 2-5, has been assigned for each Indicator to adjust its relative importance within the overall IoQ score. The weighting factors were assigned after the evaluation of input received through the Educational Facilities Committee and the School Site Committees. The weighting factors are intended to quantify what is most important to the students, staff, teachers, Board of Trustees and community of Redwood City School District. Each proposed project in the FMP is given a 0-10 score for each IoQ, which is multiplied by the weighting factor to calculate the total score in that IoQ. The individual IoQ's are totaled to calculate the total score for the proposed project, with 100 possible points.

The table below indicates the weighting for each IoQ and the total points possible:

INDICATORS OF QUALITY

- 100 total points available for each project

New table

	IoQ 1	IoQ 2	IoQ 3	IoQ 4	IoQ 5	IoQ 6
	Educational Programs	Community Support	Learning Environment Quality	Maintenance and Operations	Safety and Security	Code Compliance
Max Score	10	10	10	10	10	10
Weight	3	1	2	2	1	1
Total	30	10	20	20	10	10

SPECIAL CONSIDERATIONS

Indicators of Quality Scoring

Each project identified in the Facilities Master Plan was given an IoQ score by the QKA team based on the feedback received from a variety of sources throughout the development of the FMP. This score is intended to reflect the input we have received from a variety of sources and provide an overall evaluation of the impact of the project in these six areas, as described above. There were four major sources of input that we considered in this process:

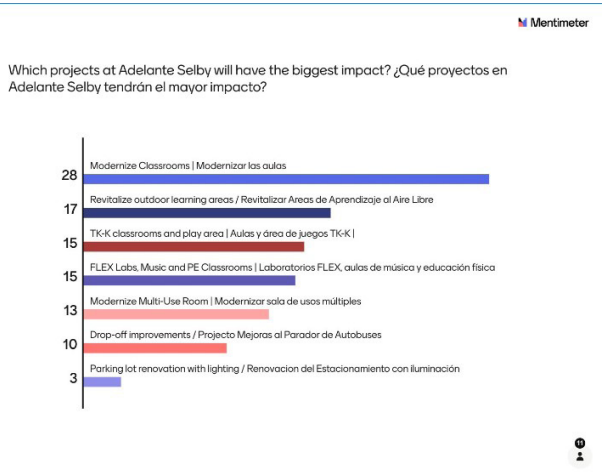
- Site Committee Meetings: We conducted two meetings with a committee at each school site with members representing the school community. In our second meeting we conducted a prioritization exercise where we ranked the relative impact of the different projects that were identified. This gave our team critical insight into what was most important for the school Community. Here is an example of one of the prioritization charts:

  From the site committees we saw consistent feedback that projects such as classroom modernizations, reconfiguring school offices and drop-off areas, and expanding student support services were seen as most impactful. Other improvements such as improving outdoor spaces and modernizing or replacing other buildings such as Libraries and, athletic facilities were important but not quite as impactful on education.

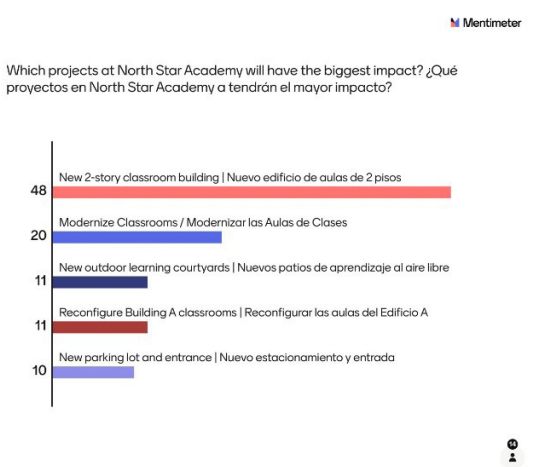


- Community Meetings: At the Community Meetings live polling data was collected for each school to gauge attendees feelings on which projects would make the largest impact on education. Although there were variations from school to school, this input consistently showed priorities similar to what we heard from the Site Committees. The projects rated most impactful were the modernization of classrooms, and covered eating areas.









SPECIAL CONSIDERATIONS

- Maintenance and Operations: Another important source of data for evaluating the projects was input from the District Maintenance and Operations (M&O) team. Their priorities were broadly to address long term deferred maintenance needs to allow limited M&O staff to more quickly respond to day-to-day issues. This includes the following:
- Modernization: Replacing worn out finishes and materials that are at the end of their useful life in buildings across the District including furniture
- Site Utilities: Replace aging underground utility lines to address ongoing maintenance issues
- Remove/Replace Portable Classrooms: Replace portables that are long past their useful life to reduce maintenance and operations costs
- Improve Exterior Environments: Upgrade playgrounds, fields, blacktop areas and courtyards to make them easier to maintain

All of these data sources were considered carefully as the team scored each project according to the Indicators of Quality rubric described above.

Community Survey

Community Survey: The input gathered from the Community Survey was also incorporated into the IoQ soring process as an additional data point. There is a more detailed summary of the survey data in the Appendix but broadly the input aligned with what we heard from other stakeholder input throughout the FMP process. Modernization of existing classrooms was identified as a high priority, with providing air conditioning in classrooms a particularly high priority. Upgrading school kitchens was also identified as a high priority.

Q17 **In your opinion, what is the most critical facility improvement or construction project needed at your campus, and how would this enhancement positively impact students, staff, and the broader school community? (Please include a specific improvement project and the school name.)**

Answered: 442
Not answered: 219



EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

EDUCATIONAL SPECIFICATIONS

QUATTROCCHI KWOK
ARCHITECTS

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INTRODUCTION

The Redwood City School District has selected Quattrocchi Kwok Architects to develop a comprehensive Facilities Master Plan for the District. One of the initial steps in this process is the creation of the Educational Facilities Guidelines, which serve to identify and standardize the necessary facilities to support the District's educational programs at each school type: Elementary Schools and TK-8 Schools.

While the specific needs of Middle Schools are not addressed in this document due to their unique requirements, these will be addressed directly in the Facilities Master Plan. The goal of the Educational Facilities Guidelines is not to prescribe exact facilities for each campus but to establish a set of facility standards that provide a benchmark for all schools. These guidelines will also ensure equity across campuses, offering a clear, consistent framework that applies to every school in the District.

The completed Educational Facilities Guidelines will be a crucial component of the overall Facilities Master Planning Process. As part of this process, a Site Committee at each school will be formed, representing key stakeholders within the school community. The committee will collaborate to develop a long-term Facilities Master Plan, determining how each school can meet or exceed these established standards.

PROCESS

The RCSD Educational Facilities Guidelines were developed through a collaborative process that involved a diverse group of stakeholders from across the District. This group included representatives from schools, teachers, administrators, classified staff, District leadership, and parents. The primary collaboration took place with the Educational Facilities Committee, which held multiple meetings in September, October, and November of 2024. Additional discussions were held with the District Food Service, Maintenance and Operations, and Special Services teams in early 2025 to gather input on the specific needs of their programs at each school.

The process began by referencing Section 2: Planning & Considerations from the 2015 FMP, prepared by LPA, to build upon past work. Throughout the meetings, QKA facilitated discussions, guiding the committee to develop a clear understanding of the educational programs across the District and identifying the facilities needed to support them.

Agendas and minutes for each meeting were compiled by the QKA team and shared with committee members to review and provide feedback. The first draft of this document was distributed to all members of the Educational Facilities Committee for review and comment in October 2024. After incorporating all feedback and final revisions, the final draft of the Educational Facilities Guidelines will be included in the Facilities Master Plan and submitted to the Board of Trustees for their review, comment, and approval.

APPLICABLE STANDARDS AND POLICIES

The Educational Facilities Guidelines were developed in the context of and with reference to a variety of existing standards, requirements, and policies. These include state regulatory agencies, District policies and programs. They also include the education industry guidelines developed by state or national organizations to guide school design and construction which are described below.

California Department of Education (CDE)

CDE and the California Education Code provide guidelines for the planning and development of Educational Facilities. These guidelines provide information to assist school districts and their communities in creating well-planned, TK-12 learning environments in safe, clean, and up-to date schools. Where applicable the committee referred to these standards in developing the Educational Facilities Guidelines. It is the intent of the Educational Facilities Guidelines for all schools to comply with CDE facility recommendations wherever possible. Information regarding CDE facilities guidelines is available here: http://www.cde.ca.gov/ls/fa/. Further details on classroom requirements for Transitional Kindergarten and Kindergarten can be found in the Elementary Schools section of this document.

Collaborative for High Performance Schools (CHPS)

CHPS is a non-profit, national organization focused on making schools a better place to learn by facilitating the design, construction, and operation of high performance schools. The committee recognized that creating high performance facilities was a benefit to the environment, the students and teachers that will use the facility, and to the financial well being of the District. The Collaborative for High Performance Schools (CHPS) Best Practices Manuals and Criteria provide a guideline for implementing high performance concepts in the design of school facilities. The CHPS guidelines encourage the design of schools to provide environments that are energy and resource efficient, provides an excellent educational environment, and link the physical environment to the educational mission of the building. The CHPS Best Practices Manuals and Criteria also provide the flexibility needed to adapt these concepts to the specific context of each school campus and each projects goals, scope of work, and budget. CHPS shall serve as a guideline for the development of Campus Master Plans and for the design of future facilities improvement projects. Additional information about CHPS can be found at www.chps.net.

Division of the State Architect (DSA)

Approval of project construction documents for all school renovations and additions are required from the Division of the State Architect. All requirements for code compliance, including compliance with the Americans with Disabilities Act (ADA) and requirements for emergency vehicle access will be addressed in the development of Campus Master Plans. All campuses should comply with the requirements of the current edition of the California Building Code as adopted by DSA.

RCSD Board Goals

The RCSD Board of Trustees has six stated goals for the District:

- Ensure all students are reading at or above grade level by the end of second grade.
- Support all students meeting and excelling in district benchmarks.
- Reduce the number of long-term English learners.
- Recognize, retain and recruit high quality staff.
- Expand and strengthen partnerships to increase access to preschool, before and after school summer programs.
- Manage bond construction projects on time and on budget.

These goals are reflected in the Educational Facilities Guidelines and in the Facilities Master Plan.

LCAP (Local Control Accountability Plan)

In 2013, California introduced the Local Control Funding Formula (LCFF), a new system for determining how school districts receive funding. The LCFF is designed to enhance learning outcomes for all students, with additional resources allocated specifically for English Language Learners (ELL), Low-Income (LI) students, and Foster Youth (FY).
Under this system, school districts have the flexibility to decide how to allocate their funds. However, they are required to gather input from the local community to guide these decisions. Additionally, districts must align their budgets with clear improvement goals by developing a Local Control and Accountability Plan (LCAP), ensuring that funding is directly tied to specific educational outcomes.
Redwood City School District LCAP has three goals in their LCAP plan for 2024-25 to 2027. Listed below each of the goals are the programs and initiatives tied to the goal..

Goal 1: Enhancing Social-Emotional Support:

By June 2027, RCSD aims to implement the Multi-Tiered Systems of Support (MTSS) framework district-wide, ensuring every student receives tailored social-emotional support. Specific targets include reducing chronic absenteeism across all student groups and enhancing overall attendance rates.

Goal 2: Academic Progress for English Learners:

To help English Learners (ELs) improve academically, RCSD aimed for 55% of EL students in grades 2-8 to advance at least one level on the English Language Proficiency Assessments for California (ELPAC) each year. The plan also focuses on increasing the number of EL students who achieve full English proficiency and reducing the number of Long Term English Learners (LTELs) who have been in the program for over five years without significant progress.

Goal 3: Improving Proficiency in ELA and Math:

RCSD aims for all students to achieve annual growth in English Language Arts (ELA) and Mathematics, with a focus on increasing proficiency levels among ELs on statewide assessments.

DISTRICT WIDE STANDARDS

The following topics apply throughout the District to all school campuses. Any requirements in these areas specific to one of the school types will be addressed in that section.

21st Century Learning Environments

One of the most critical questions discussed with the Educational Facilities Committee was how school facilities should evolve to support the significant changes in education over the past 25 years, and how they will continue to meet future needs. After a thorough discussion, four main design strategies were identified to guide the development of the Facilities Master Plan (FMP) for each school site. These strategies have shaped many of the guidelines in this document and are as follows:

1. Integrated Technology: Access to technology is a fundamental element of 21st-century education. Schools must be equipped with reliable internet, computers, and other educational technology to support dynamic and engaging learning experiences. This is further addressed in the Technology section below.

2. Variety of Learning Spaces: A key principle of 21st-century learning is recognizing that students have diverse learning styles and preferences. Education is shifting towards more personalized approaches, aiming to meet each student's needs through differentiated teaching methods. To support this, school facilities should offer a variety of learning spaces, including traditional classrooms, small-group instructional areas, individual study spaces, larger group learning environments, and outdoor classrooms. Each of these spaces should be designed to account for considerations such as supervision, acoustics, technology integration, and flexibility, ensuring they function as effective learning environments for all students.

3. Multi-Level Flexibility: Flexibility is a cornerstone of 21st-century school design. Education is continuously evolving, and our facilities must be adaptable to both current and future needs. Flexibility is achieved through several approaches:

- Designing spaces that can support various learning styles and activities using flexible furniture, adjustable lighting, and diverse material choices, allowing spaces to be repurposed for different functions.

- Providing multiple types of learning environments, as mentioned above, to cater to different teaching needs.

- Incorporating design features like operable partitions, transparent walls, and versatile doors to allow spaces to easily adapt throughout the day, week, or year.

- Planning for long-term adaptability by designing spaces with the ability to be reconfigured as educational needs change, such as using steel-framed buildings that allow walls to be moved without altering the structural integrity.

4. High-Performance Learning Environments: To maximize student success, school facilities must be designed to provide the best possible learning environment. Research has shown that the design of school facilities has a direct impact on academic performance. Key factors like lighting, comfort, air quality, acoustics, and the selection of materials should be carefully considered to ensure a healthy, stress-free environment that fosters student learning. The Collaborative for High Performance Schools (CHPS) Criteria, referenced earlier, offers a comprehensive, research-based set of best practices for designing schools that promote academic success. These guidelines will serve as a framework throughout the development of the FMP.

These four design strategies will guide the planning and development of facilities that meet the evolving needs of students and teachers while creating learning environments that foster success both now and in the future.

Technology

The goal of RCSD and the Educational Facilities Guidelines Committee is to strategically integrate technology into the educational environment, enhancing both teaching and learning experiences. Over the past few years, the District has made significant strides in upgrading its technology, including achieving a 1:1 computer-to-student ratio, installing wireless access points, and equipping classrooms with AV systems to ensure better access for students and teachers. However, these upgrades have been implemented incrementally and unevenly across buildings and campuses.

The Facilities Master Plan (FMP) will identify areas that have not been upgraded to current standards and will plan for necessary improvements as part of future modernization projects. The RCSD Technology Department will establish specific requirements for classroom technology and AV systems to guide the design of these modernization efforts.

In general, the following upgrades will be necessary to meet these standards and ensure equity across all campuses:

- VOIP (Voice Over Internet Phones): Currently, there is a mix of VOIP phone models across campuses. To standardize and improve functionality, all VOIP phones should be

upgraded to the latest model, with the ability for wall mounting. This will ensure consistency, with phones located in the same spot on each campus—mounted on the wall next to the classroom entry door.

• Wireless Access Points (WAP): While equipment is provided in each classroom, the mounting locations for WAPs are not always ideal, often not centered on the ceiling. Modernization projects will include relocating WAPs to the center of each classroom ceiling, ensuring optimal coverage. These WAPs will be connected with dedicated data cabling, concealed in the ceiling and/or walls where possible, to improve performance.

• MDF Air Conditioning: A critical infrastructure upgrade to be evaluated at each campus is the provision of dedicated air conditioning systems for all Main Distribution Frame (MDF) rooms. This will help protect IT equipment from overheating and ensure reliable operation of the District's technology infrastructure.

• Clock, Bell, and Speaker Systems (Mass Notifications): The District has upgraded its clock, bell, and speaker systems, which are functioning well. While different models have been used across campuses, the system is working effectively for mass notifications.

• Classroom AV Systems: Most classrooms are equipped with flat-panel TVs and wireless systems for teacher laptop connectivity. Additionally, these systems should be capable of receiving emergency notifications, which will be integrated into existing AV equipment for quick and seamless communication.

• Back-up Power: The District currently has generators installed at three Elementary School Multi-Use Buildings (MUBs), with the remaining MUBs having connections in place for the easy addition of portable generators if needed.

Campus Safety and Security

Student safety and security is a primary concern of RCSD and an important consideration in any facility planning decision. This topic has been an important part of all of the community engagement meetings conducted as part of the Facilities Master Planning process. These discussions all started with the acknowledgment that campus safety and security is not just about violence prevention, but a holistic approach to creating campuses that are welcoming, supportive, and safe and create places for students to thrive. This includes physical security measures below, but also approaches to support student wellness and social-emotional learning as well as calming physical environments that support these goals.

For our approach to the physical aspects of safety and security, we referred to a strategy called Crime Prevention Through Environmental Design (CPTED) which provides a balanced approach to safety and security. An overview of CPTED was provided to each committee member and is attached as Appendix A. These conversations touched on many aspects of security, including preventing unauthorized access to schools during the school day, preventing vandalism and theft and maintaining student safety on campus during the school day. There is a fundamental need to maintain the school as a safe space for students and this was the primary focus of our discussions. We also discussed the need for school campuses to feel open and inviting while maintaining this security. Maintaining connections between the campus, the community and between spaces on each campus is also an important part of maintaining security and supervision on a day-to-day basis. One of the main themes that we discussed was the need to strike an appropriate balance between this need for security and the need for openness and connection. As a result of this discussion, guided by CPTED, we identified the following principal security requirements for all schools:

• Secure Perimeter: Each campus should have a fenced and secure perimeter. The perimeter shall allow for only one point of entry, at the main office, during school hours. Wherever possible the campus buildings shall be used to create the secure perimeter to minimize the use of fencing and present a more inviting image to the community and to students. Fencing shall be a minimum of six feet tall and include lockable gates. Fencing at the front and main entries of the school shall be ornamental iron or other fencing designed to create an appealing and welcoming entry. Fencing design shall minimize the number of gates to make securing the school as easy as possible. The secure perimeter shall include field and asphalt play areas, where they are school property. RCSD has implemented many improvements in the past few years to improve access control. The FMP will identify any additional improvements required.

• Access to fields and playgrounds: Community access shall be provided to fields and playgrounds on a site by site basis. Gates shall be provided in the perimeter fencing and unlocked at the end of the school day to allow community access. A second line of fencing may be provided to separate the buildings, courtyards, and spaces around the buildings from the play area to prevent vandalism and theft at the buildings during non-school hours. However, this is a secondary concern and should be addressed at each campus.

• Video Surveillance: Each campus shall have an appropriate video surveillance system. Improvements required to these systems will be coordinated with the District Technology Department. (Video surveillance systems were installed under the previous bond program)

• Communications: Each campus shall have an effective and operational communications system. The communication system needs to provide the ability to broadcast announcements to all areas of the campus simultaneously, including all teaching spaces, offices

and outdoor areas. Ideally, the system could be accessed to make these announcements from anywhere on campus or via cellular phone. The system shall also provide the ability for District Office staff to notify school sites in an emergency. In addition, each campus shall be provided with radios for on-campus communications including boosters to increase their effectiveness. (Communications systems were installed under the previous bond program)

• Doors and Windows: Classroom doors should be provided with a window or sidelight to provide visibility of the outside of that door. All classroom doors should have hardware that allows the classroom to be locked from the inside with a key. (All existing classroom door hardware was upgraded under the previous bond program) All windows (including those in entry doors) shall have functioning blinds that can be closed easily to prevent visibility into classrooms from the outside.

• Visual Supervision: To the extent feasible, all areas of the campus should be visually supervised from adjacent classrooms or other spaces through windows. This passive supervision of the campus is an important component of daily safety and security. As noted above, all windows shall have blinds or other appropriate window treatments for security in the event of a lockdown situation.

• Intrusion Alarm: Each campus shall have a functional intrusion alarm system. Ideally all schools would be connected on the same District-wide system. (Intrusion Alarm systems were installed under the previous bond program) Additionally, each campus shall have secure areas or rooms for technology storage that include additional security measures to prevent theft.

• Fire Alarm System: All fire alarm systems shall be brought up to the current code as improvements are made (per DSA requirements). Wherever possible, a single system shall be created for each campus. Where multiple systems occur on a campus, efforts should be made to fully integrate the two systems. .

• Safe Routes to School: RCSD actively collaborates with the San Mateo County Office of Education and SamTrans through the Safe Routes to School program, promoting safer and more accessible transportation options for students. The Safe Routes to School program is a collaborative initiative dedicated to ensuring students have safe and accessible pathways to and from school. Through comprehensive evaluations of school campuses and surrounding routes, the program identifies safety concerns and works with partner agencies to develop and implement effective solutions. RCSD has partnered with the City of Redwood City on numerous Safe Routes to School projects and remains committed to actively addressing safety improvements across all school sites.

Classroom Loading Standards

A key component of a Facilities Master Plan is assessing the capacity and utilization of each campus to ensure facilities effectively support educational programs and that improvements are prioritized for maximum impact on students. A crucial step in this process is establishing clear Classroom Loading standards, which define the projected number of students each classroom can accommodate. These standards are then applied to the number of classrooms and other instructional spaces to determine the overall capacity of the school. The District has established the following loading factors for classrooms within the District:

CLASSROOM TYPE	State Loading Factor	RCSD Loading Factor	NOTES
Grade TK	20	20	
Grades K-2	25	25	Average class size, contract max 28
Grades 3 - 5	25	28	Average class size, contract max 31
Blended TK - 5	25	26	
Grades 6 - 8	27	29	35 students 5 out of 6 periods Max of 170 students/teacher, max 40 per classroom
Special Education	12	12	
Gymnasium	81	87	3 sections of PE per Period

Student Restrooms

Access to safe, comfortable, and clean restrooms is a critical part of any school facility. All restroom facilities should have updated finishes, fixtures, accessories, and partitions that are functional, clean, and easy to maintain. In addition, each school will be evaluated in the FMP to ensure that it meets code requirements for the number of restrooms available in accordance with the student populations.

Campus Visual Appearance (Curb Appeal)

The visual appearance of school campuses plays a vital role in shaping their connection with the community. A school's exterior creates a lasting first impression, influencing how the community perceives its value and importance. These impressions also affect students, shaping their sense of pride and how valued their education feels. A well-maintained, inviting campus fosters a welcoming atmosphere, encouraging community engagement and support. As part of the Site Master Planning process, each school should incorporate key elements to enhance its visual appeal and strengthen its ties to the community, including:

- Sense of Entry: Each school should have a single, main point of entry, as discussed under security above. The design of the school shall make that entry clear and inviting, leading people to that main entry point. This may include features of the building design or landscape design to make an inviting entry. Signage shall support the identification of the main entry for visitors and improve wayfinding.
- Marquee Signs: Each school should have a marquee sign with the school name and a method for displaying school events and announcements. Marquee sign size and quality should be equitable across the District.
- Finish Materials: Durable and attractive finish materials should be used so that the facility can be maintained and its appearance maintained over the long term. Surfaces such as painted stucco, brick veneer, and aluminum window systems are good examples of durable materials that can provide an attractive appearance for many years with a relatively low amount of maintenance.
- Landscaping and Grounds: The quality of a school's landscaping and grounds plays a crucial role in shaping its overall appearance and community perception. While the Facilities Master Plan (FMP) does not cover ongoing maintenance, it will identify key areas at each school where landscaping enhancements or replacements are needed to improve the visual appeal and create a more welcoming environment.

Special Education

The District provides a variety of Special Education spaces to support students with identified disabilities. While many of these students are integrated into mainstream classrooms with additional support from a Resource Specialist, several Special Education facilities are inadequate and, in some cases, do not meet state standards. As part of the Master Planning process, each Special Education program should be aligned with the most suitable facilities across the District to ensure students receive the best possible support. Currently, Special Education learning environments within the District fall into three main categories:

Special Day Classes (SDC): SDC classrooms and support spaces should be provided at each school site and are described in the Elementary Schools section below.

Extensive Support Needs

Programs for students with extensive support needs require specialized facilities and staff to ensure accessibility, safety, and efficiency. The District aims to strategically locate these classrooms across selected schools to provide equitable access while maintaining program effectiveness.

To best support these students, facilities should include:

- **Adequate Classroom Space:** A minimum of 960 square feet to comfortably accommodate students and necessary equipment.
- **Specialized Restroom Access:** Direct access to restrooms and changing facilities, designed for accessibility and student care.
- **Proximity to Drop-Off Areas:** Classrooms should be located near bus-accessible drop-off zones with a fully accessible path.
- **Support for Medically Fragile Students:** At least one classroom should be equipped with overhead lifts and a connected restroom featuring a full-size changing table. Ideally, the restroom should also include an overhead hoist or an adjustable height changing table for enhanced support. Currently, this program is housed at Hoover Elementary School and serves as a model for future facility planning.

CCS Program Classroom: One classroom should be designated for the California Children's Services (CCS) program, operated by an external agency in collaboration with the District at Hoover Elementary School. This program requires a standard classroom located adjacent to other Special Education classrooms on campus for seamless integration.

Therapeutic Learning Center (TLC) Classroom: One classroom should be dedicated to the Therapeutic Learning Center program, which requires:

- A standard classroom as the main learning space.

• An adjacent breakout space for small group instruction (4-6 students) with a visual connection to the main classroom, allowing students to engage in quiet activities as needed.

• A connected therapist office for one-on-one support and therapy sessions.

This program is currently housed at Taft Elementary School.

Specialized Sensory & Motor Skills Spaces: Roosevelt and Garfield Elementary Schools currently host Specialized Sensory and Motor Skills programs. These sites should include a classroom-sized space equipped to support Occupational Therapy (OT) and Adaptive Physical Education (APE) service providers. The space should be designed to accommodate specialized equipment and provide an optimal environment for sensory and motor skills development.

Special Education Preschool

These programs serve children under the age of 5 with special needs and require specialized facilities to provide appropriate support. The District's goal is to establish these programs at four school sites across the District to ensure both accessibility and operational efficiency.

At each school site hosting a **Special Education Preschool**, the following features should be provided:

• **Classroom Requirements:** Each preschool classroom must meet all the criteria outlined for Transitional Kindergarten (TK) classrooms, with the exception of a separate breakout or storage room.

• **Proximity to Child Development Centers:** The Special Education Preschool classrooms should be located adjacent to the Child Development Center classrooms, with shared access to a dedicated, age-appropriate playground designed for the developmental needs of young children.

• **Accessibility:** The preschool should be located near parent parking and bus drop-off areas, with a separate entry and exit from the main office entrance to ensure safe, efficient access for children, parents, and staff.

Currently, there are four Special Education Preschool programs located at Taft, Roosevelt, Garfield, and Adelante Elementary Schools.

Child Nutritional Services

The District has a robust and successful food service program that serves students throughout the District and in surrounding areas. The program currently produces a balance of meals with an emphasis on cooked from scratch food items. The number of meals has increased across the District to about 8,000 meals per day with the implementation of universal meals over the past few years. The existing facilities were not designed for that capacity. At the Elementary Schools all food is prepared at the school sites and served on-site. At the Middle Schools food is prepared on site and delivered as a combination of pre-packaged and served fresh items. The District is working to reduce the amount of processed and pre-packaged foods, but is limited by available labor and by inadequate and outdated facilities. Long term the District would like to develop a model where a Central Kitchen facility can do bulk scratch cooking with school site kitchens serving as finishing kitchens preparing fresh items and re-heating items prepared at the Central Kitchen prior to serving, with the goal of increasing efficiency, consistency and quality of food. This will require the construction of a new central kitchen facility and the renovation of existing school site kitchens, although it will not require the expansion of the school site facilities. Dining facilities are also in need of renovation, expansion and repair at most sites. However, improvements to serving areas and kitchens will have a greater impact, as many students prefer to eat outside. Specific facilities needs are noted below for each type of school.

Covered Walkways

Several schools within the District feature exterior circulation pathways connecting buildings. Covered walkways and overhangs are incorporated into many of these structures, offering protection from the elements for both staff and students as they move between buildings. These covered areas also serve as informal gathering and eating spaces, particularly during inclement weather. Whenever feasible, covered walkways and overhangs should be included between all major buildings to shield individuals from rain and sun, ensuring year-round comfort and convenience.

ELEMENTARY SCHOOLS

RCSD operates 9 Elementary and K-8 schools across the District. While there are notable differences in enrollment, educational programs, community involvement, and student demographics at each school, it is crucial to establish common facility benchmarks to ensure a fair and consistent evaluation and planning process across the District. The standards outlined below serve as guidelines for minimum facility requirements, intended to be discussed and tailored with each school community to address its specific needs while maintaining equity across campuses. This section focuses on standards for Elementary Schools serving students from Transitional Kindergarten (TK) through 5th grade, with additional requirements for TK-8 campuses detailed in the following section.

Parking and Drop-off

Elementary schools across the District feature a range of parking and drop-off configurations, each with unique conditions. However, the following key features should be provided where

possible to improve accessibility, safety, and traffic flow:

• On-Site Parking: Adequate parking should be available for all staff members, with an additional 10% capacity for visitors. Accessible parking spaces should be included at every school site.

• Clearly Marked Drop-Off Areas: Drop-off zones should be clearly designated, ideally located on the school campus rather than on the street. Where on-site drop-off is not feasible due to site constraints, a clearly marked drop-off area should be established along the street curb.

• Traffic Flow and Safety: Proper curb striping and signage should be used to direct traffic flow, ensuring a smooth and safe drop-off process. A designated, safe route for students from the drop-off area to the school entrance should be provided to minimize the need for students to cross vehicle traffic.

• Special Education Drop-Off: Where possible, a separate drop-off area for Special Education students should be designated. Accessible drop-off zones should be incorporated within this area to ensure ease of access for all students.

General Elementary Classrooms

Elementary schools should be designed with flexible learning environments that can adapt to evolving educational programs, policies, and student demographics. These spaces should include the following essential features:

• Classroom Size: The standard classroom size is 960 square feet, in line with District and State guidelines. Existing classrooms that are less than 850 square feet will be considered for expansion or repurposing to better meet educational needs.

• Technology and Audio-Visual Systems: All classrooms should be equipped with technology and audio-visual systems that meet current District standards, supporting dynamic teaching and learning.

• Writable Surfaces: Each classroom must have at least two 16-foot marker boards or equivalent writable wall space. Additionally, two walls should feature tackable surfaces to display student work, ensuring a balance with natural window areas.

• Electrical Infrastructure: Classrooms should have adequate electrical outlets, including a minimum of six functioning outlets to accommodate classroom technology and other needs.

• Sink and Drinking Fountain: Where possible, each classroom should have a sink with an integrated drinking fountain bubbler. Resilient flooring should be installed around the sink area for durability and safety.

• Storage: Adequate storage cabinetry should be provided, with careful consideration given to balance between functionality and maintaining classroom flexibility. Each classroom should include a minimum of:

-One 4-foot wide full-height teacher cabinet

-One 4-foot wide full-height storage cabinet

-Six to eight feet of base cabinetry with countertops (including sink) and upper cabinets.

-Additional flexible storage can be incorporated through versatile furniture.

• Acoustic Environment: Learning environments must meet the CHPS acoustics standards, ensuring appropriate background noise levels, acoustic isolation from adjacent spaces, and optimal reverberation for effective teaching.

• Mechanical Systems: Each classroom should be equipped with a mechanical system, including air conditioning, to maintain comfortable indoor temperatures and air quality, in compliance with CHPS standards.

• Natural Light and Views: Whenever possible, learning spaces should be designed to provide natural light and views of the outdoors through windows or skylights. These should be designed to minimize glare and heat gain, in line with CHPS standards.

• Flexible Furniture: Classrooms should be equipped with flexible, functional furniture that is easy to move and reconfigure. This allows for a variety of teaching styles and adaptable learning environments throughout the school day.

TK and Kindergarten Classroom Requirements:

• Classroom Size: In line with CDE Title 5 requirements, the minimum size for Kindergarten classrooms in permanent structures is 1,350 square feet, including restrooms, storage, teacher preparation areas, and wet and dry zones.

• Classroom Supervision: Classrooms should be designed to allow effective supervision of play yards (unless site conditions prohibit it) and all areas within the classroom.

• Play Yard Design: The play yard should offer a variety of activities that promote the development of large motor skills.

• Proximity to Drop-Off Areas: Classrooms should be located near parent drop-off and bus loading zones for convenience and ease of access.

• Storage and Learning Stations: Storage and casework should be functionally designed to support both free play and structured activities. Shelves should be deep and open to facilitate easy access to manipulative materials.

• Age-Appropriate Fixtures: Windows, marker boards, sinks, drinking fountains, and furniture should be appropriately scaled to suit the size and needs of kindergarten-age students.

• Restrooms: Restrooms should either be self-contained within the classroom or located within the kindergarten complex to ensure easy access.

Additional Campus and Classroom Design Considerations:

• Classroom Grouping: TK and Kindergarten classrooms should be grouped together, preferably near administration and the front of the school for convenience and security.

• Proximity to Parent Access: Wherever possible, classrooms should be located near visitor parking and pick-up/drop-off areas to facilitate easy parent access and supervision.

• Outdoor Access: Classrooms should offer easy access to outdoor play areas, including shaded spaces.

• Dedicated Play Area: A dedicated, age-appropriate playground should be provided for TK and Kindergarten students, with appropriate equipment and fencing to separate it from other playground areas.

• Fixtures and Furniture: Fixtures, cabinetry, and furniture should be designed and sized specifically for young children, ensuring comfort and functionality.

• Toilet Facilities: Each classroom should have access to at least two toilet rooms, which may be shared with an adjacent classroom. Ideally, these restrooms should be located directly within or near the classroom for easy access.

Enrollment and Classroom Planning:

• Each Elementary School should include a minimum of two TK classrooms and two Kindergarten classrooms, with the option for more if enrollment projections require it. Schools should plan for the number of TK students to match the number of Kindergarten students, ensuring sufficient space for both groups.

Flex Classrooms

Each elementary school should include a minimum of two Flex Classrooms designed to support special programs such as project-based learning, music, art, and science. These classrooms will not be assigned to a specific teacher or class, allowing them to remain available for a variety of activities across grade levels. They will also be excluded from the District's capacity calculation. The following features should be incorporated into the design of Flex Classrooms:

• Space and Size: The classroom should be large enough to accommodate more than 32 students, ideally between 1,200 and 1,600 square feet, allowing for flexibility in class size and usage.

• Sinks and Water Supply: Provide two or more sinks with hot and cold water where possible, including one large, free-standing project sink for washing materials and equipment.

• Storage: A minimum of 20 linear feet of full-height cabinetry (or equivalent storage in a dedicated room) for organizing materials, tools, and student projects.

• Durable, Water-Resistant Finishes: Surfaces should be designed to withstand messy and wet activities such as art projects and science experiments. Linoleum or polished concrete flooring is recommended for durability and ease of maintenance.

• Writable Wall Surfaces: Include large areas of writable wall space to facilitate student collaboration, brainstorming, and project work.

• Central Location and Outdoor Access: The classroom should be centrally located within the school and have access to outdoor workspaces, where possible, to extend learning beyond the classroom.

• Electrical Infrastructure: Additional electrical outlets, including overhead cord reel-type outlets, should be incorporated to support tools and equipment used during various activities.

• Classroom AV Systems: Equipped with audio-visual systems to facilitate teacher-led instruction and enhance student engagement during projects.

• Flexible Furniture: The classroom should include moveable, flexible, and durable furniture that can be reconfigured to support a variety of activities and age groups.

• Acoustic Isolation: To minimize disruption from activities such as music or other loud projects, the classroom should be acoustically isolated from adjacent spaces with STC 60 partitions or better.

Special Education Learning Environments

Special Education Classrooms and support spaces are intended to be integrated with the general education spaces to create as inclusive of an educational environment as possible. The Special Education spaces should be integrated into the campus so that they are a core part of the school and do not feel separate. Specialized facilities shall be provided for students with more acute needs and for Special Education Preschool programs at selected facilities across the District to best meet the needs of students and families. Requirements for these facilities are described in the Special Education section above. In addition to those needs the following spaces are required at each Elementary School:

• A minimum of one small classroom/office should be provided for the Resource Specialist of approximately 400-600 square feet to support working with small groups of students. It should be located in a central area of campus and easily accessible to all students, ideally part of the campus Administration area. Access should also be provided to adjacent or nearby restrooms, conference rooms for meetings and testing small private space for students in need of a calm environment.

• Each campus shall also have an appropriate number of Special Day Class (SDC) Classrooms for their student population. These classrooms shall have all the features of the General Education Classrooms described above. One Special Education Classroom shall meet the TK/K Classroom requirements.

Physical Education Classroom

Each elementary school should have one dedicated Physical Education (PE) Classroom to support both classroom instruction and physical activities during inclement weather. This space will not be included in capacity calculations. Additionally, the PE Classroom will serve the needs of Occupational Therapy and Adaptive PE programs at sites that do not have dedicated spaces for these services. The PE Classroom should include the following features:

- Size and Space: Approximately 2,000 square feet to accommodate physical activities for a full class of students, providing ample space for movement and exercises.
- Durable Flooring and Wall Surfaces: Resilient flooring and high-impact drywall to support the physical demands of the space and withstand wear from active use.
- Classroom Technology: Equipped with whiteboards and AV systems, similar to a typical classroom, to enhance instruction and interaction.
- Proximity to Playgrounds: Ideally located adjacent to the main playground area to facilitate easy transitions between indoor and outdoor activities.
- Storage: A minimum of 20 linear feet of full-height cabinetry or a dedicated storage room to organize and store physical education equipment.

Outdoor Learning Spaces

Each campus should feature functional and accessible outdoor spaces designed to foster exploration, discovery, and direct interaction with nature. These spaces should encourage hands-on learning while being visible for easy supervision from adjacent classrooms, yet designed to minimize disruption. A covered outdoor area should be provided, large enough to accommodate a full class, offering a versatile environment for a variety of activities. This area should be equipped with power and wireless internet access to support instructional needs and enhance learning opportunities outside the classroom.

Library / Resource Center

The role of the Library at an elementary school is evolving as we embrace the principles of 21st Century Learning. The 2015 Facilities Master Plan outlined a vision to transform elementary school libraries into Resource Centers designed for collaborative research, group instruction, technology, exploration, and quiet reading. These Resource Centers should not only serve as spaces for accessing information, but also as hubs for content creation. As a central gathering point on campus, these spaces may also host professional development sessions and community meetings. This vision was successfully implemented at Garfield and Taft Elementary Schools and will serve as a model for other campuses.

With this vision in mind, the following enhancements are recommended for each Elementary School Library:

- Repurposing Office Areas: Consider options for repurposing underused office areas to better support library functions and create stronger connections with the outdoors and adjacent campus areas.
- Proximity to Parking: The library should be located near the parking lot to facilitate access for community events.
- Optional Team Rooms: These rooms will provide spaces where students can explore technology, create media content, or engage in focused, distraction-free activities.
- Comfortable Seating and Technology Access: Include comfortable, soft seating areas with power outlets and wireless internet access for students' personal devices.
- Acoustic Treatment: Incorporate acoustically absorptive finishes (including ceilings, floors, and walls) to maintain a quiet environment while accommodating multiple group activities simultaneously.
- Whole-Class Instruction Area: Designate a space for whole-class instruction that includes associated classroom technology and flexible furniture to support various teaching methods.
- Media Lounge: A comfortable lounge area designed for individual study and focus, providing a quiet environment for students.
- Writable Wall Surfaces: Include writable wall surfaces in study rooms and the innovation lab to facilitate collaboration, brainstorming, and creative work.
- Encourage hallway libraries in classroom building hallways, corridors and common areas to provide easy access to books for all students.

Multi-Use Room

As their name suggests, Multi-Use Rooms are designed to support a broad range of programs and activities within each elementary school. These versatile spaces are integral to functions such as food service, after-school programs, physical education, large group learning, performances, and community gatherings. To effectively accommodate such a variety of uses, it is essential that these rooms are flexible, spacious, and equipped with the necessary amenities. Key features for Multi-Use Rooms include:

- Spacious and Flexible Design: A large, open area sized to comfortably accommodate 1/3 to 1/2 of the student body for lunch—typically around 4,000 to 4,500 square feet. This space should seat approximately 200-250 people with tables and chairs, or 350-400 with chairs alone.
- Adjacent Outdoor Eating Area: A covered outdoor eating area to offer additional seating during meals.
- Flexible, Safe Dining Furniture: Age-appropriate, safe, and movable dining tables

with a dedicated storage area. In-wall tables are not preferred due to their lack of flexibility and potential safety concerns as they age.

• Fully Equipped Kitchen: A finishing/warming kitchen with the necessary appliances and equipment to prepare fresh meals and reheat items from the District's central kitchen. Efficient serving areas should allow for the smooth, safe, and health-conscious distribution of food. The serving area should be integrated into the kitchen, minimizing the need for serving carts on the MPR floor. The kitchen should also provide clear, easy access for deliveries from the central kitchen. All food service equipment should be easily stored in the kitchen, and facilities must comply with current health department codes.

• Remote Serving Kiosk (for larger schools): In schools with over 600 students, a remote serving kiosk for grab-and-go items will help disperse food distribution and reduce line congestion.

• Stage or Portable Platform: A raised platform to serve as a stage for performances and presentations.

• Appropriately Designed Mechanical Systems: Efficient mechanical systems tailored to the room's intended uses.

• Advanced A/V System: An A/V system that supports large-format video presentations, audio amplification, playback, and simple stage lighting for performances and presentations.

• Acoustic Treatment: Soundproofing materials to ensure effective acoustics for performances and presentations. The materials must be durable enough to withstand physical education use but not designed for basketball or other ball sports.

• Durable Finishes: High-impact finishes, including gypsum board, corner guards, linoleum flooring, and cleanable wall panels, to ensure long-lasting durability.

• Community Accessibility: Easy access for community events with controlled entry to ensure that outside groups can use the facility without accessing the rest of the campus.

• Full-Sized Basketball Court (where possible): Sizing to accommodate a full-sized basketball court, with ceiling- or wall-mounted hoops and provisions for other sports use.

These features collectively ensure that Multi-Use Rooms can serve the diverse needs of students, staff, and the broader community while maintaining flexibility, safety, and efficiency.

Administration

The Administration Area of an elementary school plays a critical role in both the daily operations of the school and in shaping the experience of visitors. Serving as the main point of entry, it welcomes students, parents, and community members, provides the central hub for staff activity, and ensures campus security. Architecturally, the Administration area should be designed to make a strong first impression, clearly signaling the point of entry, as previously discussed under Campus Visual Appeal.

At the main entrance, the Administration area should feature a lobby or waiting area for parents and visitors, with a reception desk that also serves as the administrative staff workspace. To ensure security and supervision, the Administration area should be centrally located within the campus, providing clear visibility and easy access for students and staff. In addition to these general features, the Administration area should include the following specific elements:

• Principal's Office: Approximately 250 square feet, providing space for a desk and a small meeting table. The office should be conveniently located near the Reception Area, with easy access to a conference room, and designed with acoustic separation to preserve speech privacy.

• Office/Reception Area: Workstations for 2-3 staff members should be located at the main entry, with visual supervision of the main school entrance. The reception desk should face a waiting area with seating for visitors and students.

• Nurse's Office: Approximately 150-200 square feet, easily accessible from the main campus, with a sink, storage cabinetry for first aid supplies, and proximity to a restroom. It should be located away from the main entry and reception area for privacy.

• Conference Room: A space of 250 square feet, designed to accommodate 10-12 people for meetings such as IEPs. The room should be equipped with an AV system and a marker board for collaborative work.

• Private Offices for Itinerant Staff: Three offices, each approximately 120-150 square feet, for staff such as the psychologist, speech therapist, counselor, and other support personnel. These offices should be acoustically separated to ensure privacy for sensitive discussions.

• Lockable Storage Area: A secure area for storing confidential records.

• Teacher Collaboration Room: Approximately 700 square feet, centrally located on campus for easy access. The room should include a small kitchen area, storage cabinets, and open space for tables and chairs. It should also feature writable wall surfaces and a classroom AV system to facilitate collaborative meetings. Staff restrooms should be nearby.

• Teacher Work/Resource Room: Approximately 250-300 square feet, located near the Teacher Collaboration Room and easily accessible from the main campus. This room should include storage cabinets, counters for materials and equipment, and space for a large copier.

These design features will ensure that the Administration area is not only functional and secure, but also a welcoming and efficient hub for staff and visitors.

Family Support Center

Each Elementary School should have a Family Center to support ongoing District efforts to engage with families and communities and provide support services. The Family Center

should be located at or near the front of the school, ideally with a direct public entry that does not require visitors to go through the main office. It shall include the following spaces and requirements:

- Entry Lobby/Waiting room of approximately 300 square feet.
- Four offices for support staff of approximately 120 square feet with acoustical separation to preserve speech privacy.
- Two single occupancy toilet rooms
- Family Room with changing table.
- Community Room for meetings and parent education classes. Approximately 700-800 square feet to support meetings of up to 30 people. Flexible and movable furniture to support a variety of uses. Provide with Classroom AV System and writable wall surfaces and acoustical separation from adjacent spaces.
- Small Kitchenette connected to the Community Room to support coffee and refreshments for meetings.
- Conference Room of 250-300 square feet connected to a waiting room.
- Adjacent outdoor space with shade.

Administration and Family Support Center Space Summary

Space	Number	Area(SF)	Total	Notes
Admin				
Reception + Waiting	1	600	400	2-3 Staff and chairs for 4-6 waiting
Principal's Office	1	250	250	
Nurse's Office	1	200	200	
Restrooms	2	80	160	
Large Conference Room	1	250	250	Accommodates 10
Offices/Small Conference	4	150	600	For Speech, Counselor, Therapist, etc.
Resource Specialist	1	400	400	Office with space for 6-10 students
Record Storage	1	200	200	
Total			2800	Including 25% circulation
Family Support Center				
Lobby/Waiting	1	300	300	May be able to be shared with Admin
Offices	4	120	480	
Restrooms	3	100	300	One with changing table and shower
Community Room	1	800	800	
Kitchenette	1	200	200	Connected to Community Room
Large Conference Room	1	250	250	Accommodates 10. May be able to be shared with Admin
Total			2900	Including 25% circulation

Playgrounds

The playground areas, encompassing both landscape and hardscape (asphalt) spaces, are a vital component of every elementary school campus. These areas should be designed to be safe, accessible, visible for effective supervision, and fully usable by students. Whenever possible, play spaces should adhere to California Department of Education (CDE) guidelines, ensuring that they are appropriately sized for the student population.

Hardscape areas should be clearly striped for a variety of games and equipped with basketball hoops and other suitable play equipment. In field areas, trash cans and dog waste bag dispensers should be placed to encourage the community to maintain the school's environment. Accessible hydration stations with bottle-refilling capabilities should be available near playground areas to ensure students stay hydrated. Additionally, outdoor storage for physical education and recess equipment should be included and designed for safe and convenient student access.

A designated play area should be provided for Kindergarten and Preschool programs, ideally separated from the rest of the playground by buildings or a short fence to ensure safety and age-appropriate play.

Each school should be equipped with at least two play structures: one for younger students (PK-2) and another for older students (3-6). Each play structure should be surrounded by a resilient surface to ensure safety. While poured-in-place synthetic surfaces are preferred, synthetic tiles or wood chips are also acceptable and more cost-effective alternatives.

These features collectively create a dynamic, safe, and engaging outdoor environment that supports active play, learning, and community involvement.

TK-8 CAMPUSES

TK-8 Campuses will meet all of the facilities requirements established for Elementary Schools, with the addition of specific requirements to accommodate the needs of grade 6-8 students. These additional features include:

- Additional Flex Classroom: An additional Flex Classroom should be provided, bringing the total to three.
- Music/Band Classroom: A dedicated Music/Band Classroom should be included, separate from the Flex Classrooms. This space should be approximately 1,600 to 1,800 square feet, with an adjacent storage room of approximately 200 square feet for secure instrument storage. Storage cabinetry for instruments should be integrated along the perimeter of the room. Special attention must be given to the acoustic design of the space to ensure optimal sound quality and to isolate music sounds from adjacent classrooms.
- Additional Private Office: An additional Private Office should be included in the Administration area for staff or administrative use.

These enhancements will support the broader range of academic and extracurricular needs for middle school students while maintaining the flexibility and functionality required for TK-8 campuses.

MIDDLE SCHOOLS

Since the two Middle School Campuses in RCSD have different educational programs and enrollments, their specific educational needs will be discussed in their Site Committee Meetings



ADELANTE SELBY SPANISH IMMERSION SCHOOL

School Data

ADDRESS

170 Selby Lane
Atherton, CA 94027

Year Built	1951
Site Area	9.6 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	581
Building Area	≈ 64,033 sq. ft.
Permanent Classrooms	38
Portable Classrooms	2
Student Capacity	841

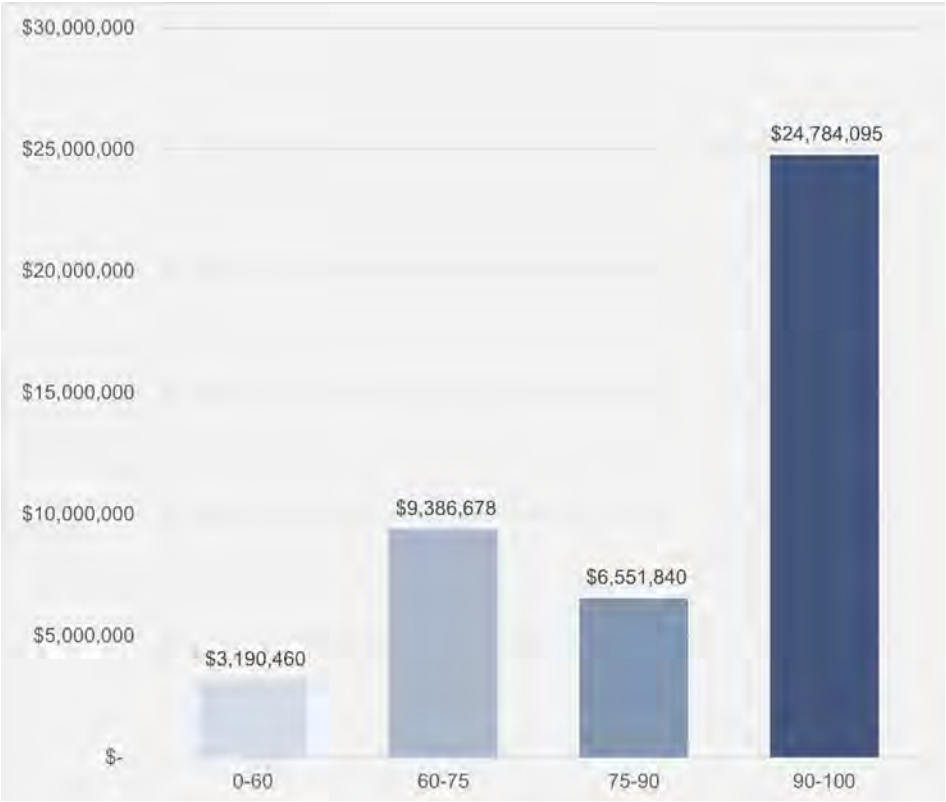
MASTER PLAN

Projected Students in 2029-30	516
Planned Classrooms	31
Planned Student Capacity	668

Summary

MAJOR FACILITY NEEDS

- Create new TK/K cluster by renovating existing classrooms
- Reconfigure and modernize existing classroom buildings
- Reconfigure existing classrooms to Flex Labs and PE Classroom
- Reconfigure Office and Staff spaces to include Meeting Rooms, Workroom, and Staff Lounge
- New Shade Structure and new Covered Walkway.
- Reconfigure Classroom Building to replace existing CDC portable classroom buildings



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$3,190,460
61-75	Medium	$9,386,678
76-90	High	$6,551,840
91-100	Highest	$24,784,095
Total Cost		**$43,913,073**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Reconfigure Classrooms for Special Ed	$1,750,000	92
Reconfigure Classroom Bldgs A, C, E for TK/K	$10,534,095	92
Modernize Classroom Buildings	$12,500,000	91
Modernization of Kitchen	$1,971,840	87
Reconfigure D, F, G for Music/STEAM/PE/ Flex	$4,580,000	83
Shade Structures and Canopies	$1,191,294	73
Modernization of Administration in Bldg B	$1,006,200	71
Reconfigure Classrooms in Bldg G to CDC	$2,200,000	71
Modernization of Existing Multi-Use	$2,358,200	70
Site Improvements	$2,630,984	69
Modernization of Library	$3,190,460	56

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ADELANTE SELBY SPANISH IMMERSION SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

A.2

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

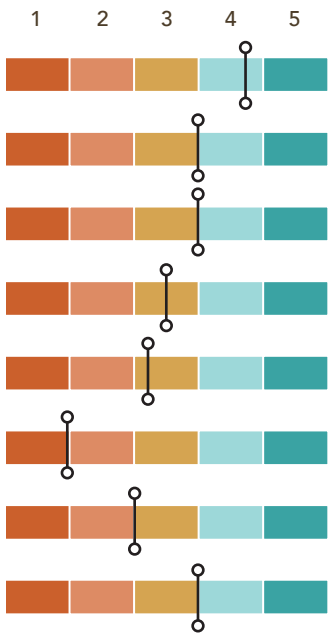
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Does not have enough shade structures / covered eating areas
- Lack of weather protection or rain canopies
- Not an adequate number of parking stalls

Opportunities

- New Shade Structure and Covered Walkway
- Remove existing CDC portables and extend parking
- Site lighting upgrades at parking



Main Parking



CDC Parking

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

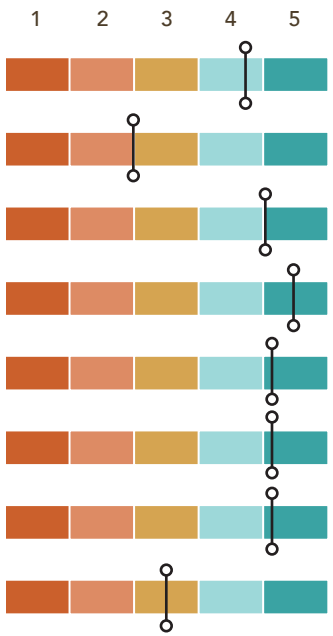
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Not enough space for staff
- No adequate spaces for meetings

Opportunities

- Reconfigure and expand Office and Staff



Office Exterior



Interior Finishes

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

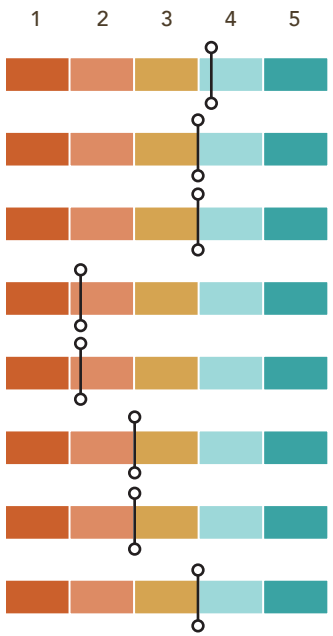
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for TK/K, or STEAM
- Outdated classroom buildings

Opportunities

- Reconfigure BLDG C and E to new TK/K campus
- Reconfigure existing classrooms to FLEX Lab and PE Classroom
- Reconfigure and modernize classrooms
- Reconfigure part of BLDG G to replace existing CDC portables, and add new paved walkway and fence to existing CDC playground

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

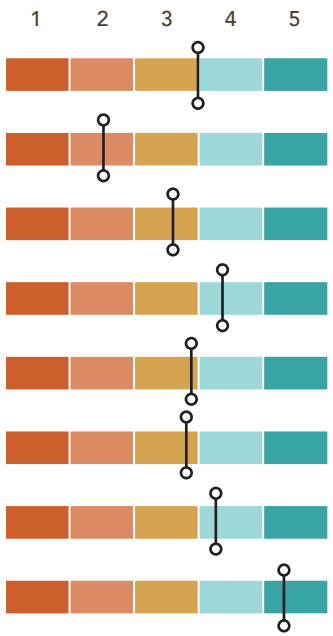
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

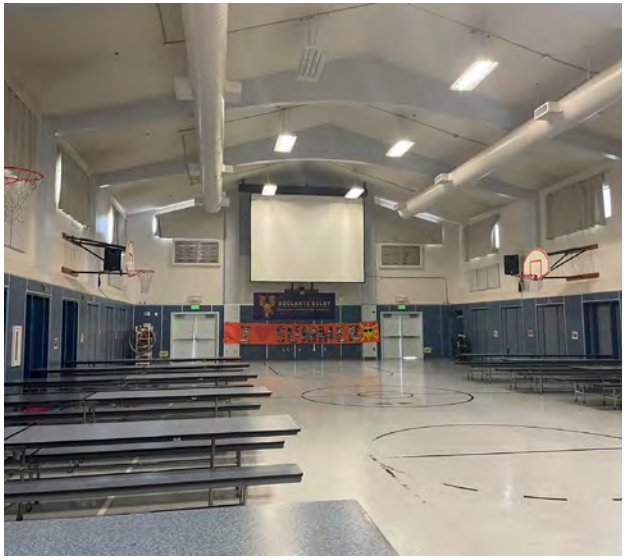
- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment
- Overlap of programs cause scheduling conflicts

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades



Kitchen Equipment



Interior Finishes

Existing Conditions Summary: LIBRARY BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

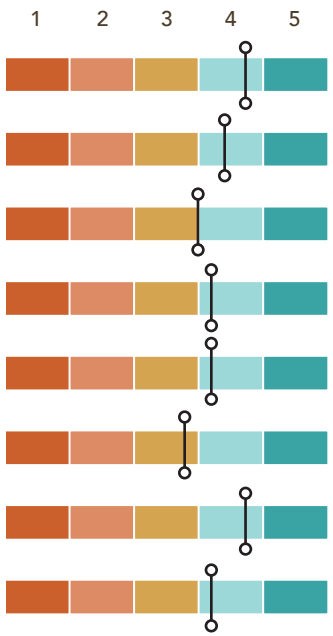
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

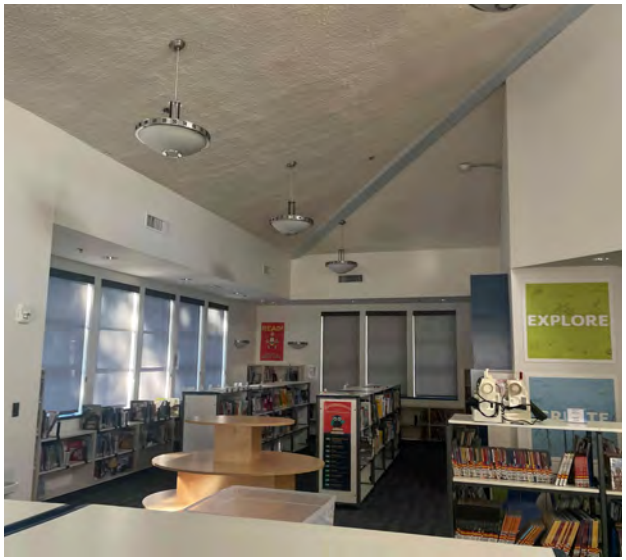


Challenges

- Dated finishes
- Outdated computer lab

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Consider computer lab location for Family Center or meeting room



Library Interior



Library Interior



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ADELANTE SELBY SPANISH IMMERSION SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100' NORTH

A.4

CAMPUS WIDE SITE IMPROVEMENT

$2,630,984

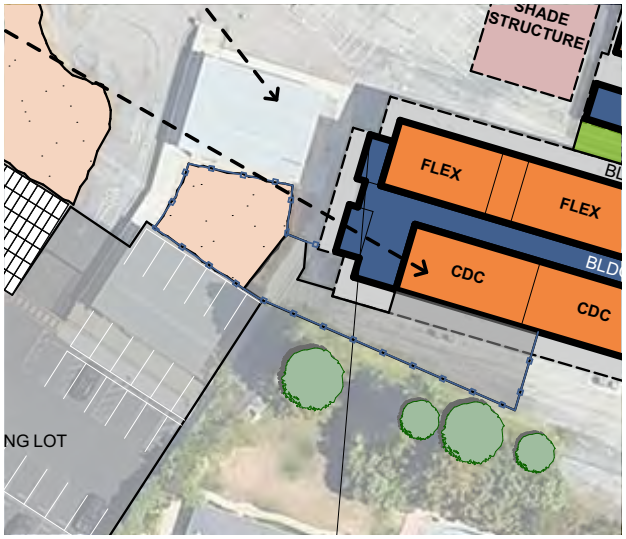
INDICATORS OF QUALITY	
Ed. Programs	18
Community	10
Learning Env.	16
Maintenance	10
Safety and Security	10
Code Comp.	5
Total	**69/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

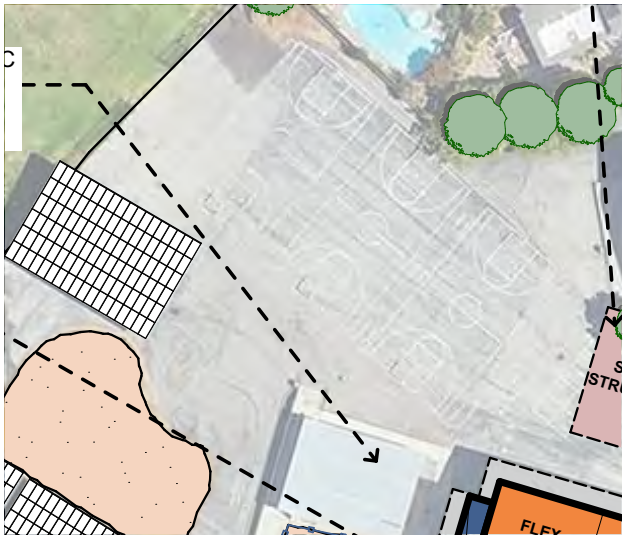
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Remove existing CDC portables Expand parking at removed portables
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape
- New ornamental fencing
- Replace and repair drinking fountains



Site lighting upgrades at parking



Expanded parking at CDC and new fenced access



Blacktop improvements



Outdoor learning spaces between classroom wings

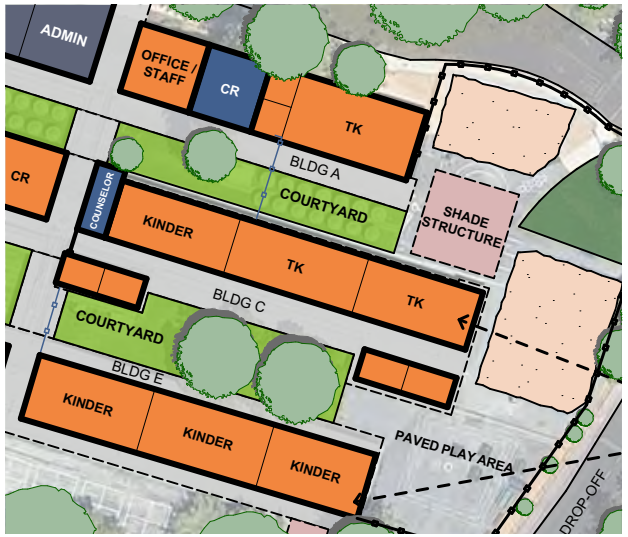
ADELANTE SELBY SPANISH IMMERSION SCHOOL

RECONFIGURE CLASSROOMS IN A,C,E FOR TK/K $10,534,095

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	5
Code Comp.	10
Total	**92/100**

NewTK/K campus on East side of campus. Reconfigure 12 existing standard classrooms in BLDG A, C, E into 7 TK/K classrooms. Reconfiguration may include:

- Appropriately sized TK/Kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for TK/K play equipment
- Additional outdoor restroom facilities



New TK/K Classroom Building

RECONFIGURE CLASSROOMS IN D,F,G TO MUSIC, PE, AND FLEX CLASSROOMS $4,580,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	8
Learning Env.	18
Maintenance	18
Safety and Security	5
Code Comp.	7
Total	**83/100**

Reconfigure existing 5 standard classroos and 1 science lab into 1 Music, 1 PE, and 2 FLEX classrooms in existing BLDG D, F, G. Reconfiguration may include:

- Appropriately sized Music, FLEX Labs and PE classroom with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for Music instruments and PE equipment supplies
- Covered sitting area in adjacent courtyard



Music, PE, FLEX classrooms

ADELANTE SELBY SPANISH IMMERSION SCHOOL

MODERNIZATION OF CLASSROOMS

$12,500,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	18
Code Comp.	9
Total	**91/100**

Modernize all existing classrooms in BLDG D and G to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary
- Improve acoustics at two story building (footfall)



Existing Classrooms

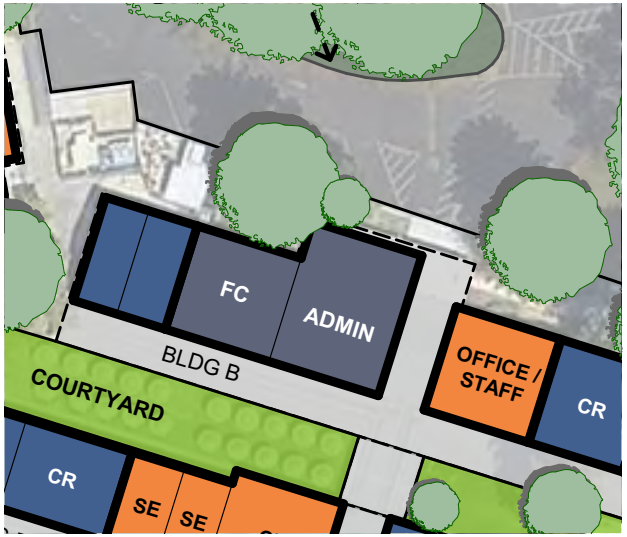
MODERNIZATION OF ADMIN / FC

$1,006,200

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	16
Maintenance	12
Safety and Security	8
Code Comp.	9
Total	**71/100**

Modernize existing BLDG B to better support students and staff. Modernization of these spaces may include:

- Provide meeting space for staff
- Provide meeting space for students and counselors
- Relocate staff lounge and workroom to BLDG A
- Provide sufficient storage for supplies
- Ensure ADA compliance



Administration and Office

ADELANTE SELBY SPANISH IMMERSION SCHOOL

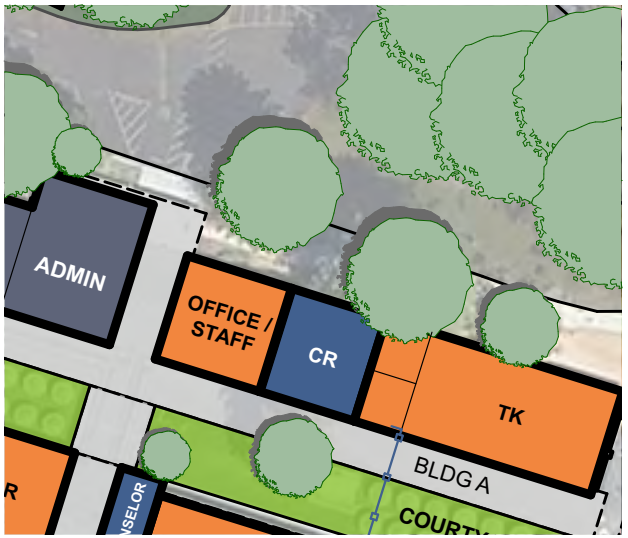
RECONFIGURE OFFICE/STAFF

Included Above

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	16
Maintenance	12
Safety and Security	8
Code Comp.	9
Total	**71/100**

Reconfigure 2 existing classrooms in BLDG A into 1 Office/Counselor space, and 1 Staff Lounge. Reconfiguration may include:

- Provide meeting space for staff
- Provide meeting space for students and counselors
- Relocate staff lounge and workroom to BLDG A
- Provide sufficient storage for supplies
- Ensure ADA compliance



Administration and Office

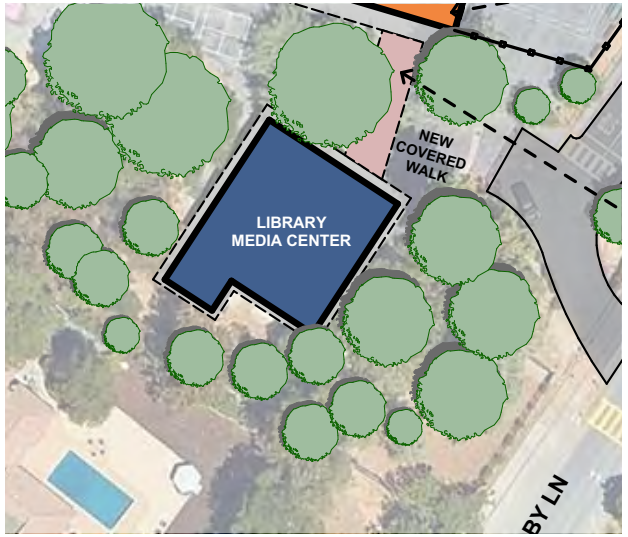
MODERNIZATION OF LIBRARY

$3,190,460

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	14
Maintenance	8
Safety and Security	5
Code Comp.	5
Total	**56/100**

Modernize all existing Library to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Library

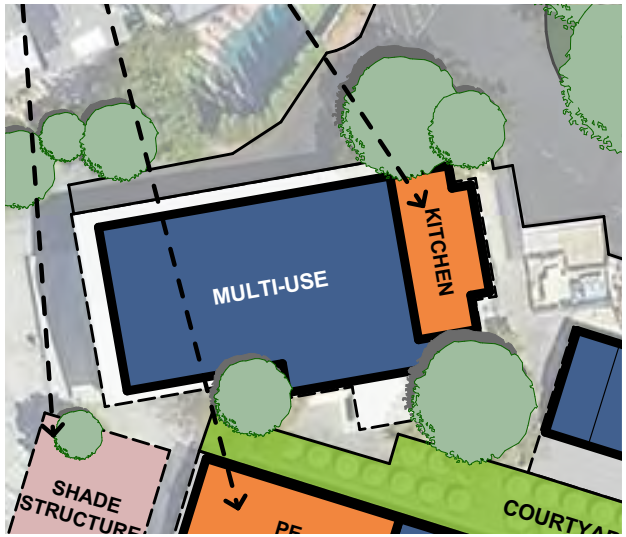
ADELANTE SELBY SPANISH IMMERSION SCHOOL

MODERNIZATION OF MULTI-USE BUILDING $2,358,200

INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	6
Total	**70/100**

Modernize existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Adjacent covered outdoor eating area
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



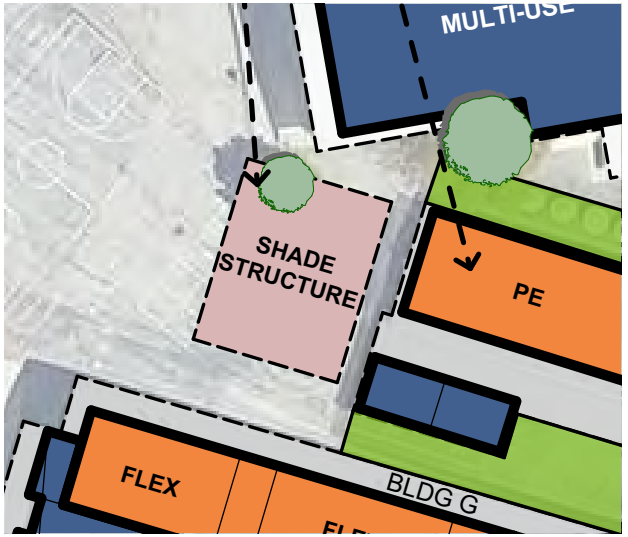
Existing Multi-Use Building

NEW SHADE STRUCTURES $1,191,294

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	14
Maintenance	20
Safety and Security	7
Code Comp.	7
Total	**73/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Adjacent to New TK/K campus
- Adjacent to MPR on the blacktop
- Between existing classroom buildings
- Adjacent to fields and blacktop areas



New shade structures throughout the campus

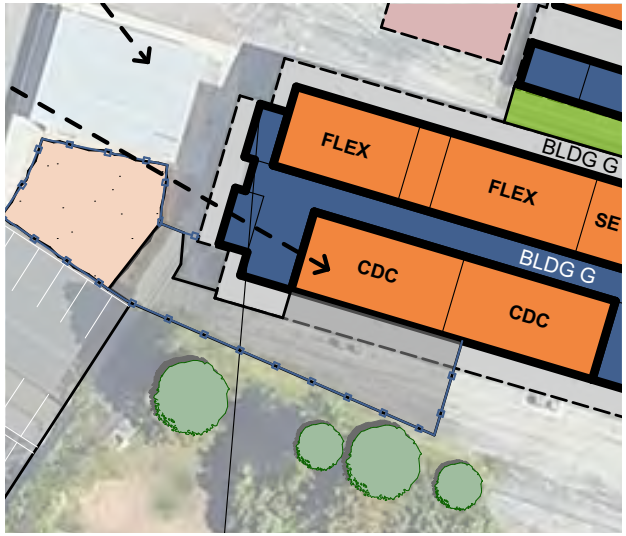
RECONFIGURE CLASSROOMS FOR CDC (CHILD DEVELOPMENT CENTER)

$2,200,000

INDICATORS OF QUALITY	
Ed. Programs	21
Community	8
Learning Env.	9
Maintenance	2
Safety and Security	5
Code Comp.	7
Total	**71/100**

Relocate CDC classrooms to BLDG G. Reconfiguration may include:

- Remove 2 existing CDC portables
- Convert 3 existing classrooms to appropriately sized CDC classrooms with interi or restrooms
- Sufficient natural daylight in the classrooms
- Provide exterior fenced access to CDC classrooms
- New paved and fenced access to existing CDC playground



CDC Classrooms

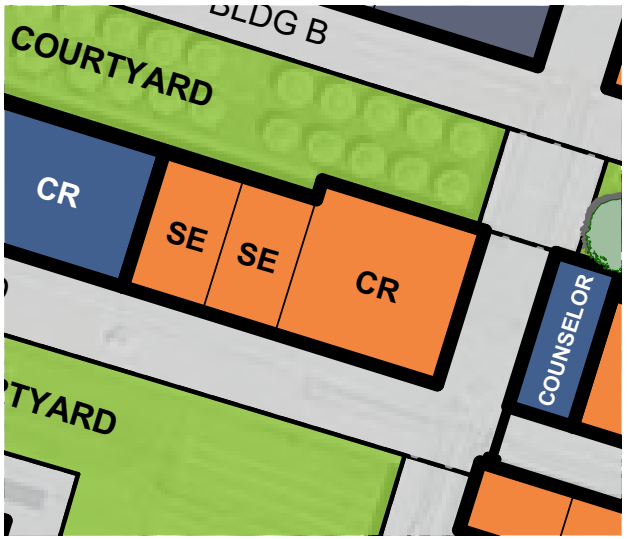
RECONFIGURE CLASSROOMS FOR SPECIAL ED

$1,750,000

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	5
Code Comp.	9
Total	**92/100**

Reconfigure 1 existing classrooms into 2 half size classrooms. Reconfiguration may include:

- Provide meeting space for Special Ed
- Provide meeting space for students and counselors
- Flexible furniture including movable worktables
- Provide sufficient storage for supplies
- Ensure ADA compliance



Administration and Office

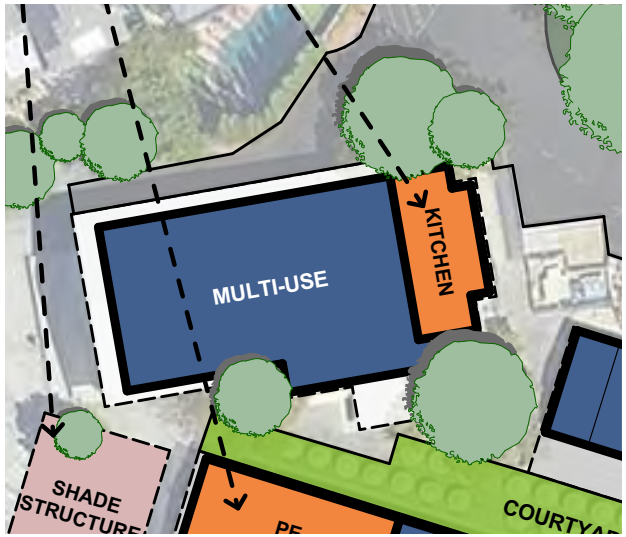
MODERNIZATION OF KITCHEN

$1,971,840

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building



CLIFFORD SCHOOL

School Data

ADDRESS

225 Clifford Ave
Redwood City, CA 94062

Year Built	1968
Site Area	9.3 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	694
Building Area	≈ 70,712 sq. ft.
Permanent Classrooms	38
Portable Classrooms	0
Student Capacity	863

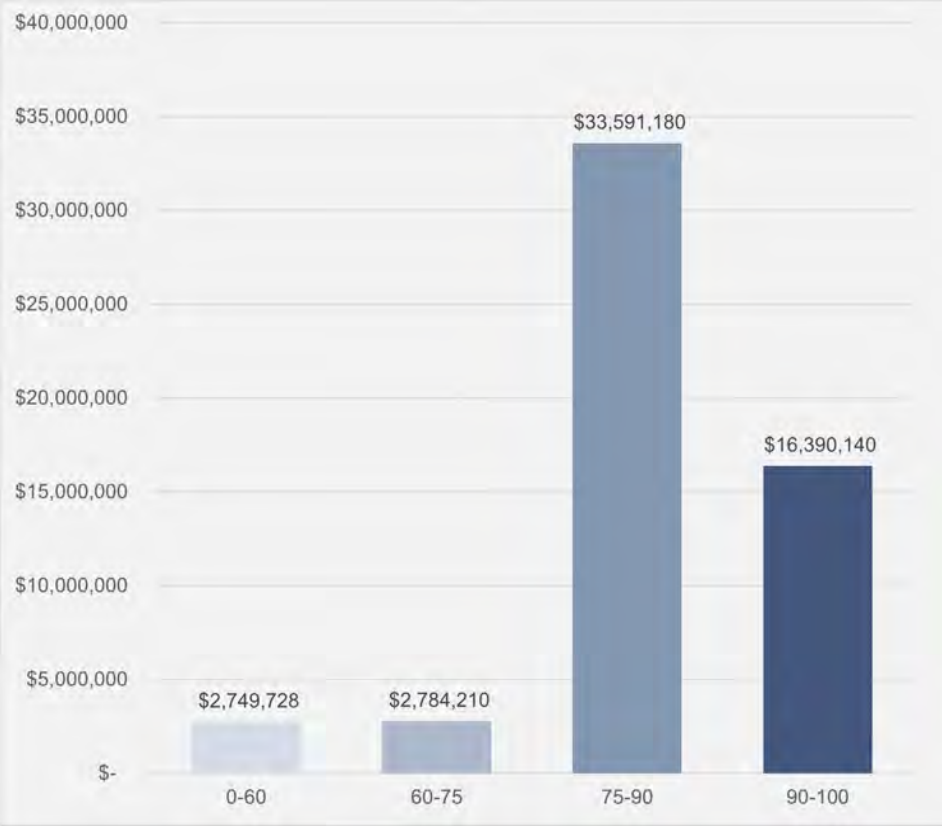
MASTER PLAN

Projected Students in 2029-30	643
Planned Classrooms	34
Planned Student Capacity	793

Summary

MAJOR FACILITY NEEDS

- New Drop-off lane and parking
- Reconfigure and modernize restrooms
- Reconfigure existing classrooms to TK/K Classrooms
- Reconfigure and modernize existing classroom buildings
- New Admin, PE, and Classroom building
- New Lunch Structure.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$2,749,728
61-75	Medium	$2,784,210
76-90	High	$33,591,180
91-100	Highest	$16,390,140
Total Cost		**$55,515,258**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Building A (TK/K)	$7,776,535	95
Modernize Building B	$8,613,605	93
Classroom Building D Modernization	$19,729,060	90
New Admin PE and CR Building	$8,469,074	89
Modernization of Kitchen	$1,248,000	87
Site Improvements	$4,145,046	83
Shade Structures and Canopies	$195,000	73
Modernize Multi-Use Building	$2,589,210	70
Modernize Library	$2,749,728	56

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> CLIFFORD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.5

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

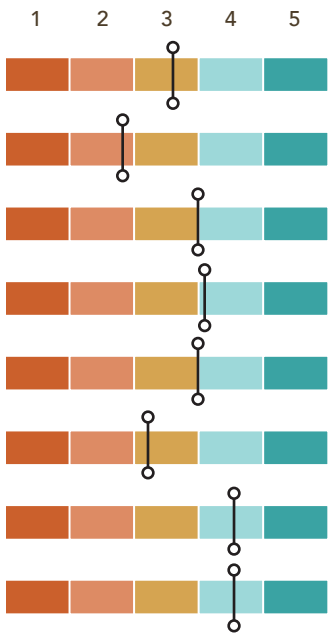
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Does not have enough shade structures / covered eating areas
- No adequate drop off and parking at front of school
- Outdated playground at back of school
- Grass playfield is over utilized and has no time to recover
- Access to upper parking lot

Opportunities

- New Shade Structure
- New drop off lane and parking at front of school
- New shade canopies between 1-story classrooms
- Synthetic turf at field
- Overall site improvement including plumbing



Classroom Exterior



Exterior Courtyard

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

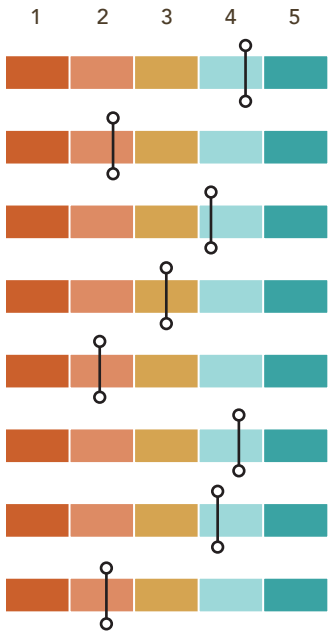
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Office Exterior



Staff Room

Challenges

- Not enough space for staff
- Safety concern for the location and the layout of Admin
- Plumbing issue
- No adequate spaces for 1 to 1 meetings

Opportunities

- New 1-story Admin, classroom building
- Modernize existing counselor offices in BLDG B
- Reconfigure existing admin office into Family Center

Existing Conditions Summary: 1 STORY CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

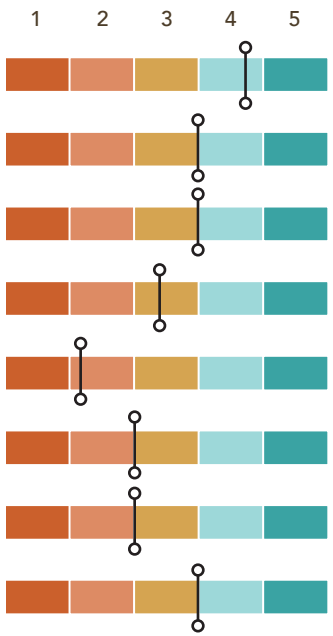
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Old buildings with outdated finishes
- Not enough space for TK/K classrooms

Opportunities

- Reconfigure BLDG A to new TK/K campus
- New 1-story Admin / classroom building with Special Ed and PE classroom
- Reconfigure and modernize existing restrooms
- Reconfigure and modernize classrooms
- Reconfigure part of BLDG B to Flex lab



Classroom Interior



Interior Finishes

Existing Conditions Summary: 2 STORY CLASSROOM BUILDINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

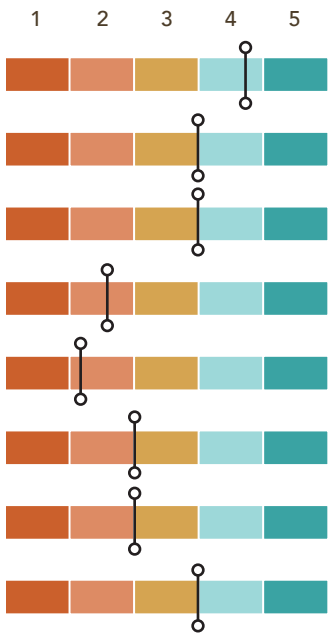
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Plumbing issue
- Outdated classroom interiors

Opportunities

- Modernize classroom building D



Classroom Interior



Interior Finishes

Existing Conditions Summary: LIBRARY AND MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

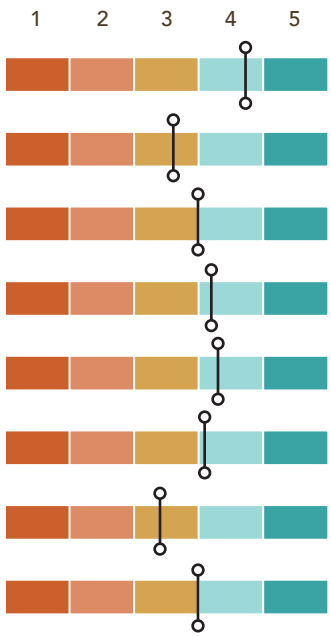
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

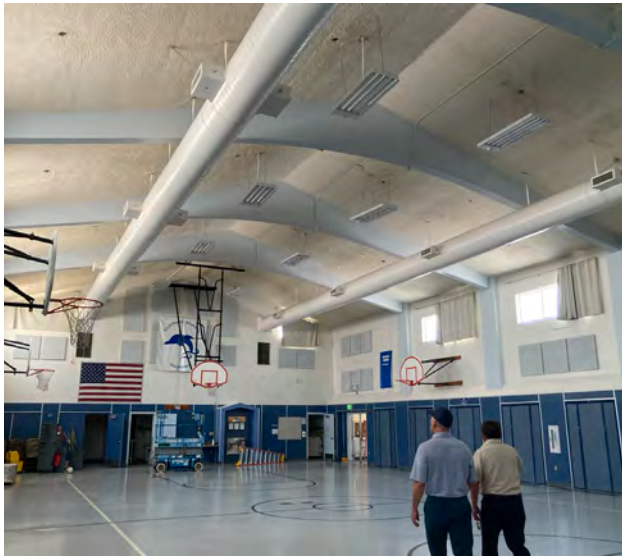
Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Multi-use Building Interior

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment
- Overlap of programs cause scheduling conflicts
- Outdated computer lab

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Reconfigure existing computer lab into Flex lab
- Kitchen Equipment upgrades



LEGEND

- NEW FACILITY / NUEVO EDIFICIO
- HEAVY MODERNIZATION / REMODEL — GRANDES CAMBIOS DE REMODELAGE
- GENERAL MODERNIZATION / — MODERNIZACION GENERAL
- NEW SHADE STRUCTURE / COVERED AREA / — NUEVA ESTRUCTURA DE SOMBRA
- COVERED WALKWAY / — CAMINO CUBIERTO
- SITE IMPROVEMENT / — MEJORIA DE SITIO
- PLAYGROUND / — JARDIN DE NIÑOS
- ASPHALT PAVING / — ASFALTO PAVIMENTADO
- SOLAR PANEL ARRAY / — CUBIERTA CON PANELES SOLARES (EXISTING / NEW)
- EXISTING ORNAMENTAL FENCING / — CERCA ORNAMENTAL EXISTENTE
- EXISTING CHAIN LINK FENCING / — CERCA CON MAYADE ALAMBRE EXISTENTE
- NEW ORNAMENTAL FENCING / — NUEVA CERCA ORNAMENTAL
- NEW CHAIN LINK FENCING / — NUEVA CERCA CON MAYADE ALAMBRE
- TREE / VEGETATION — ARBOLES Y VEGETACION

QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> CLIFFORD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100' NORTH

A.7

CAMPUS WIDE SITE IMPROVEMENT

$4,145,046

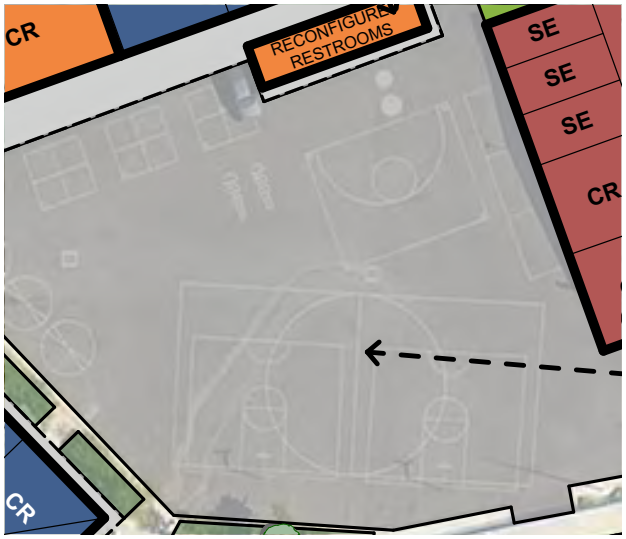
INDICATORS OF QUALITY	
Ed. Programs	24
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	9
Code Comp.	10
Total	**83/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

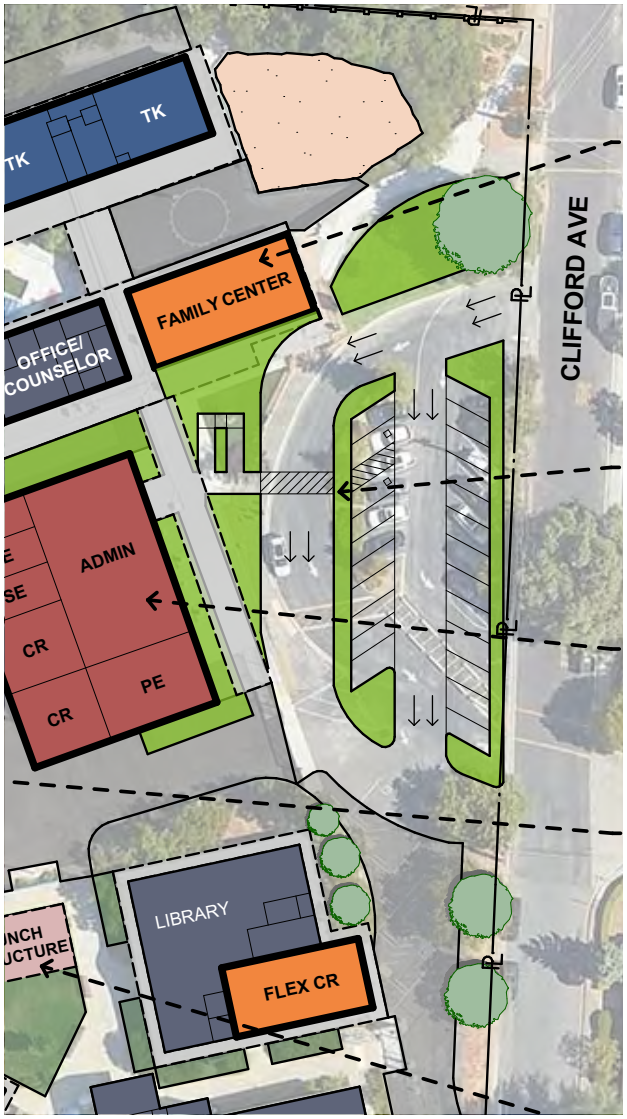
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- New Parking and Drop-off at front of school
- Incorporate outdoor learning areas between classroom wings (shade canopies)
- Resurface and restriping of black-top areas
- Renovate field landscape (synthetic turf)



Field Imporvements



Playground Imporvements



New Parking and Drop-off

NEW ADMIN / PE / CLASSROOM BUILDING $8,469,074

INDICATORS OF QUALITY	
Ed. Programs	24
Community	8
Learning Env.	20
Maintenance	18
Safety and Security	9
Code Comp.	10
Total	**89/100**

Provide a new 7,200 sq. ft. 1-story admin / classroom building on East side of campus. new construction may include:

- Admin and staff room
- 1 appropriately sized PE classroom.
- 2 appropriately sized standard classrooms.
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard



New TK/K Classroom Building

RECONFIGURE AND MODERNIZE BLDG A (TK/K) $7,776,535

INDICATORS OF QUALITY	
Ed. Programs	30
Community	8
Learning Env.	20
Maintenance	18
Safety and Security	9
Code Comp.	10
Total	**95/100**

Reconfigure and modernize standard classrooms in existing BLDG A to include 3 K classrooms, 2 TK classrooms, and 2 standard classrooms. Reconfiguration may include:

- Appropriately sized kindergarten classrooms with interior restrooms
- Modernize existing TK, and standard classrooms
- Reconfigure existing restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and shade structures



Classroom Building A

RECONFIGURE AND MODERNIZE BLDG B

$8,613,605

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	20
Safety and Security	5
Code Comp.	9
Total	**93/100**

Reconfigure and modernize standard classrooms in existing BLDG B to include 1 Family center, 1 flex lab, new restrooms, counselor offices and meeting spaces, and 4 standard classrooms. Reconfiguration may include:

- Modernize existing classrooms
- Reconfigure existing restrooms
- Reconfigure 2 existing standard classrooms to 1 Flex Lab
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Reconfigure existing Admin office in BLDG B into Family Center
- Modernize counselor offices and meeting spaces
- Adjacent play yard and shade structures



Classroom Building B

MODERNIZATION OF LIBRARY

$2,749,728

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	14
Maintenance	8
Safety and Security	5
Code Comp.	5
Total	**56/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Library

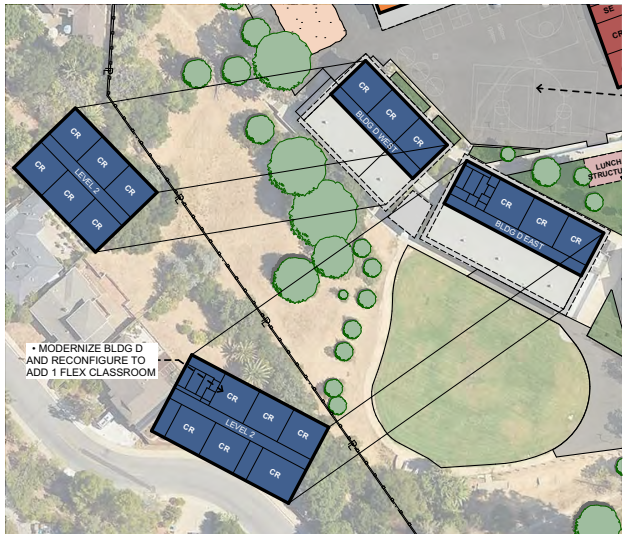
CLIFFORD SCHOOL

MODERNIZATION OF CLASSROOM BLDG D $19,729,060

INDICATORS OF QUALITY	
Ed. Programs	27
Community	9
Learning Env.	20
Maintenance	20
Safety and Security	5
Code Comp.	9
Total	**90/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



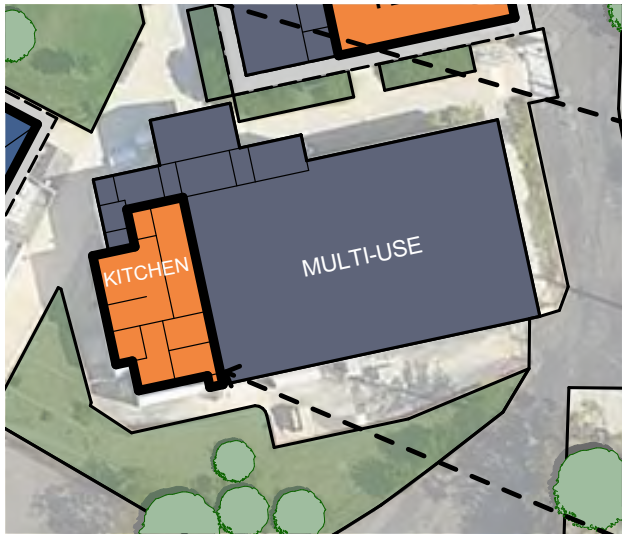
Existing Classrooms

LIGHT MODERNIZATION OF MULTI-USE BUILDING $2,589,210

INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	6
Total	**70/100**

Modernize existing Multi-Use Building. Modernization may include:

- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space
- Repair/replace plumbing systems as necessary



Existing Multi-Use Building

CLIFFORD SCHOOL

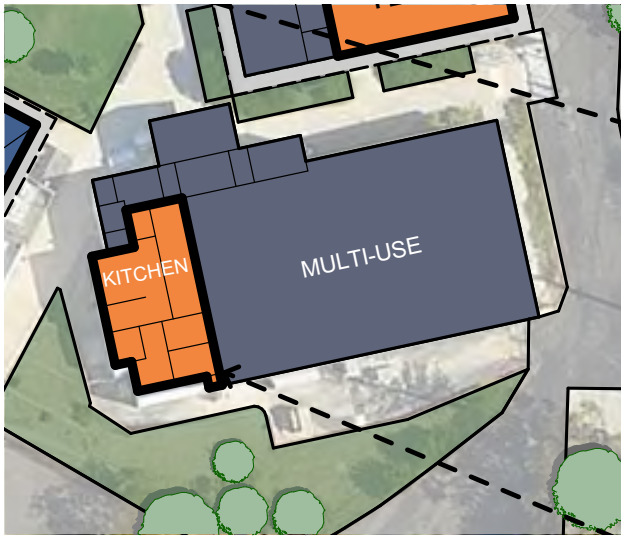
MODERNIZATION OF KITCHEN

$1,248,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building

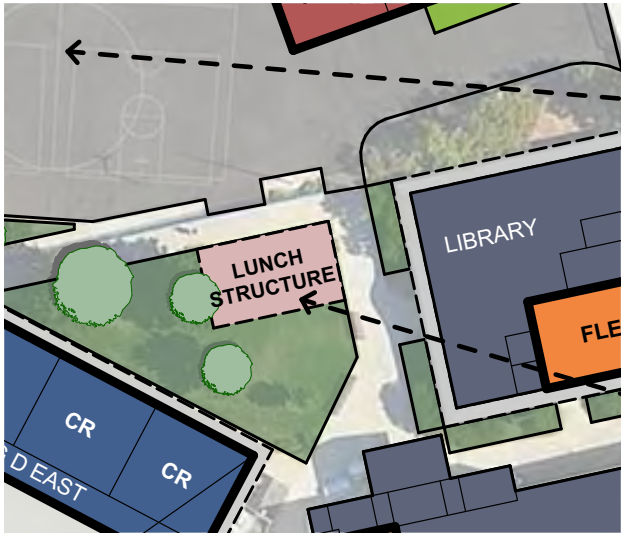
NEW SHADE STRUCTURE

$195,000

INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**73/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Adjacent to MPR and Library



New Shade Structure



GARFIELD SCHOOL

School Data

ADDRESS

3600 Middlefield Road
Redwood City, CA 94025

Year Built.....1926

Site Area ..... 9.1 acres

CURRENT CONDITIONS

Students in 2024-25 School Year.....282

Building Area..... ≈ 477,175 sq. ft.

Permanent Classrooms.....33

Portable Classrooms.....3

Student Capacity.....771

MASTER PLAN

Projected Students in 2029-30.....276

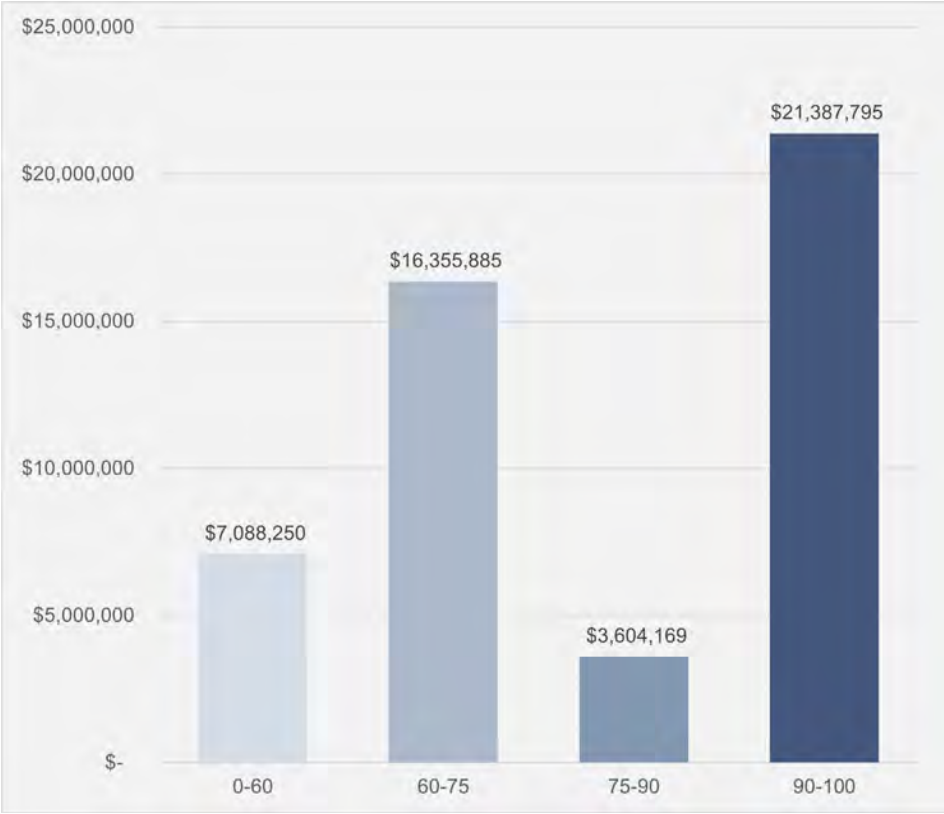
Planned Classrooms 25

Planned Student Capacity.....512

Summary

MAJOR FACILITY NEEDS

- New Drop-off lane and parking
- Remove portables and relocate CDC
- Reconfigure existing classrooms to TK/K Classrooms
- Reconfigure and modernize existing classroom buildings
- New Admin, PE, and Classroom
- New Shade Structure.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$7,088,250
61-75	Medium	$16,355,885
76-90	High	$3,604,169
91-100	Highest	$21,387,795
Total Cost		**$48,436,099**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Classroom Buildings B, D, E	$14,233,265	95
Reconfigure TK/K Classrooms	$7,154,531	95
Modernization of Kitchen	$1,759,680	87
Site Improvements	$1,844,489	83
Reconfigure Bldg B for CDC Classrooms	$5,033,665	74
Modernization of Multi-Use Building	$2,056,080	73
Modernization of Admin Bldg	$7,657,390	71
Shade Structures and Canopies	$1,608,750	71
Modernization of Building G	$7,088,250	39

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> GARFIELD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

NORTH

0 20' 50' 100'

A.8

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

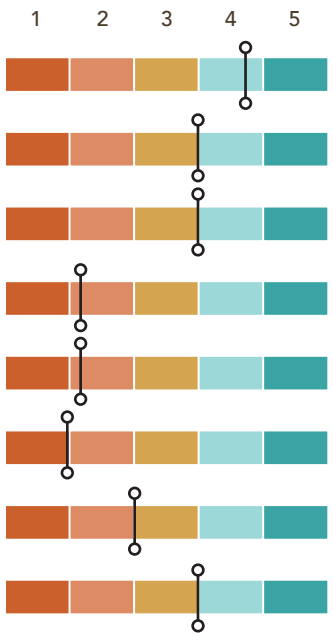
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Drop-off

Challenges

- Does not have enough human scale protection for covered eating activity areas
- Drop-off and parking layout in front of school is confusing

Opportunities

- New Shade Structure
- Parking expansion at existing portables. New parking layout.
- Overall site improvement



Landscape



Playground

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

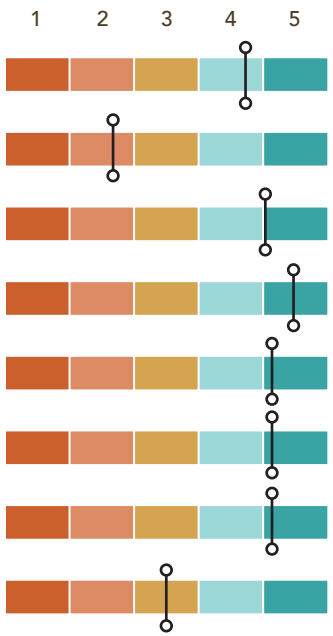
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

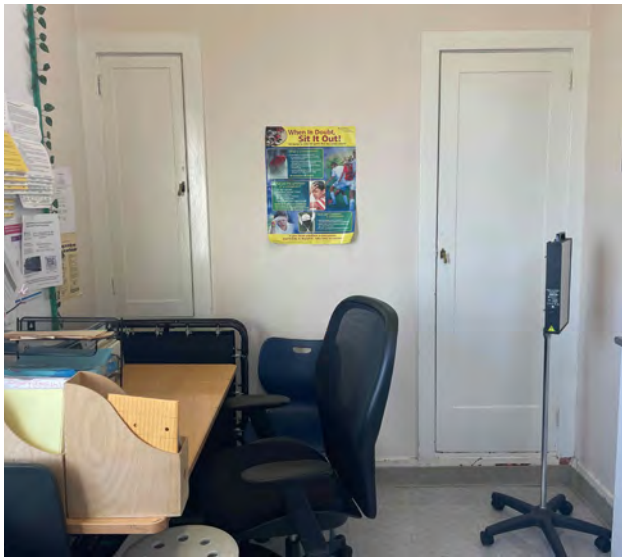


Challenges

- Aging building in need of modernization
- Nurse's office is too small
- No clear indication for delivery

Opportunities

- Modernize existing Admin building
- Reconfigure existing admin offices
- New signage for delivery trucks at front of school



Office Exterior



Staff Room

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

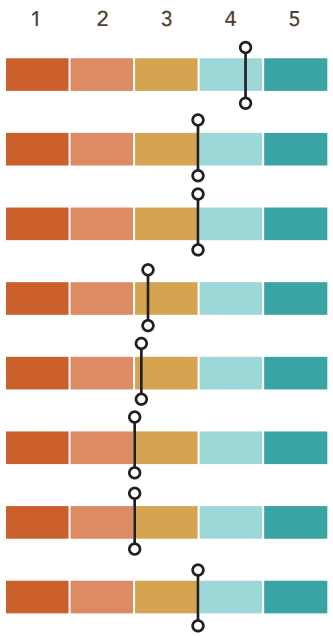
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for TK/K
- Outdated classroom buildings

Opportunities

- Reconfigure and modernize Building B, D and E

Existing Conditions Summary: LIBRARY / NEW CLASSROOMS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

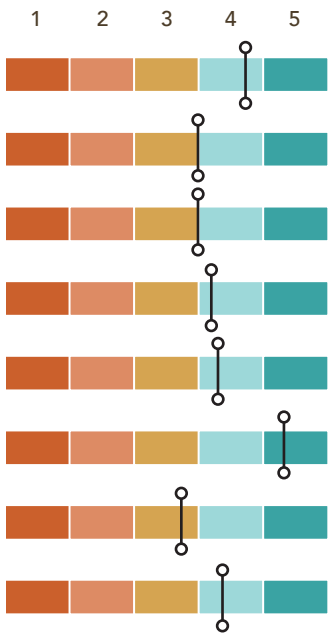
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library / Classroom Building Interior



Library / Classroom Building Exterior

Challenges

- Minor damaged finishes

Opportunities

- Light modernization for Library / New Classrooms

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

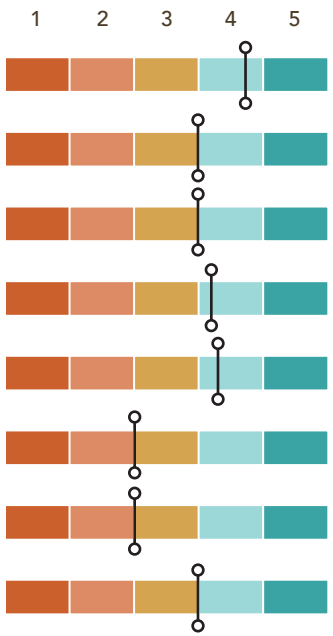
Building Finish Materials

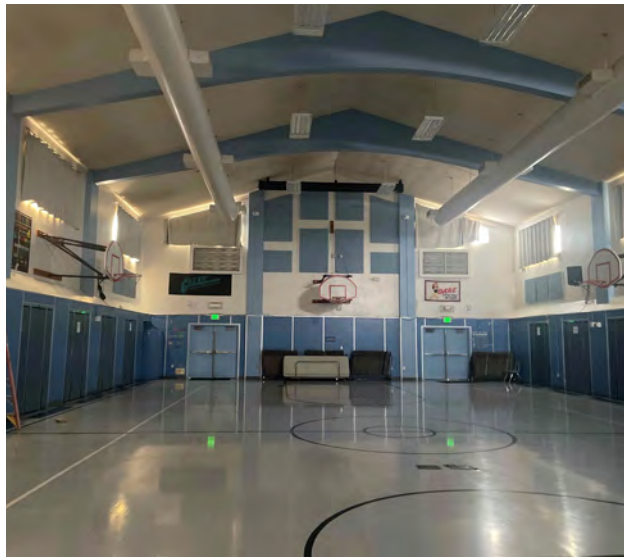
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library / Classroom Building Interior



Multi-use Building Interior

Challenges

- Multi-Use room furniture is difficult to operate
- Kitchen needs upgrades

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the Multi-use building



LEGEND

- NEW FACILITY / NUEVO EDIFICIO
- HEAVY MODERNIZATION / REMODEL / GRANDES CAMBIOS DE REMODELAGE
- GENERAL MODERNIZATION / MODERNIZACION GENERAL
- NEW SHADE STRUCTURE / COVERED AREA / NUEVA ESTRUCTURA DE SOMBRA
- COVERED WALKWAY / CAMINO CUBIERTO
- SITE IMPROVEMENT / MEJORIA DE SITIO
- PLAYGROUND / JARDIN DE NIÑOS
- ASPHALT PAVING / ASFALTO PAVIMENTADO
- SOLAR PANEL ARRAY / CUBIERTA CON PANELES SOLARES (EXISTING / NEW)
- EXISTING ORNAMENTAL FENCING / CERCA ORNAMENTAL EXISTENTE
- EXISTING CHAIN LINK FENCING / CERCA CON MAYADE ALAMBRE EXISTENTE
- NEW ORNAMENTAL FENCING / NUEVA CERCA ORNAMENTAL
- NEW CHAIN LINK FENCING / NUEVA CERCA CON MAYADE ALAMBRE
- TREE / VEGETATION / ARBOLES Y VEGETACION

QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> GARFIELD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.9

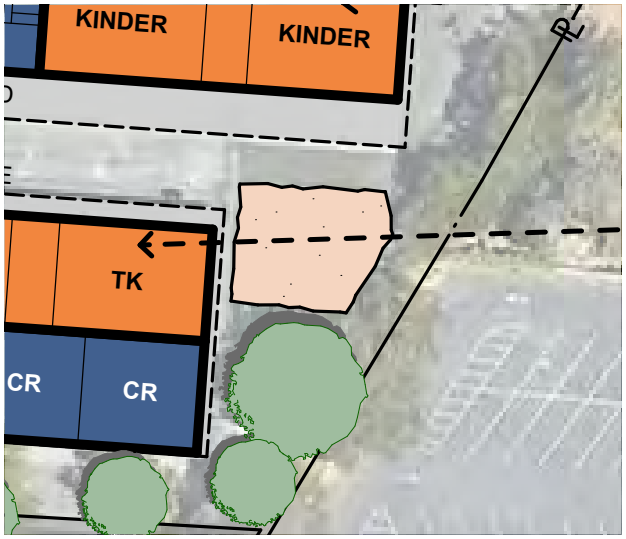
CAMPUS WIDE SITE IMPROVEMENTS

$1,844,489

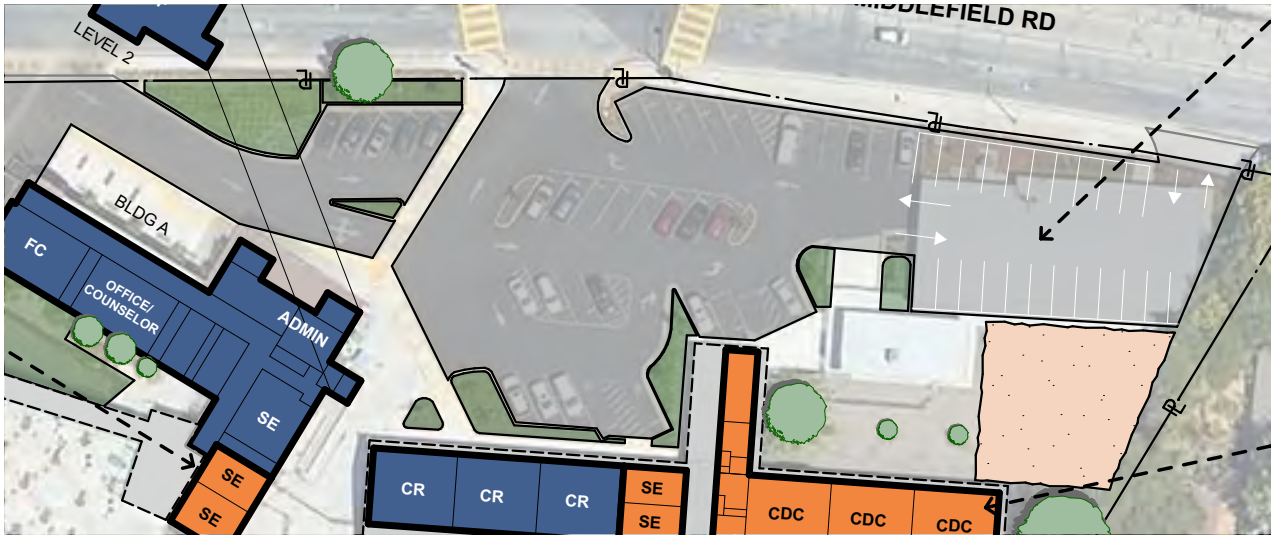
INDICATORS OF QUALITY	
Ed. Programs	24
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	9
Code Comp.	10
Total	**83/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- Remove existing CDC portables
- Expand parking at removed portables
- New drop-off and parking layout
- Resurface and restriping of black-top areas
- Improve CDC playground
- Improve TK / K PLAYGROUND
- Renovate field landscape



TK / K Playground



New parking and Drop-off layout

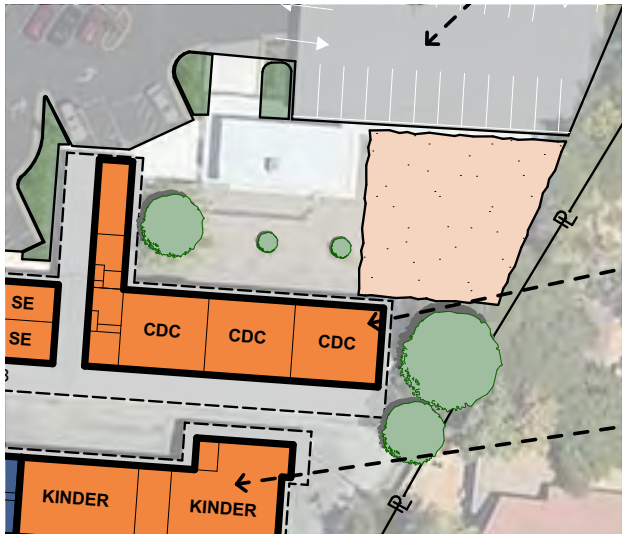
RECONFIGURE CDC CLASSROOMS

$5,033,665

INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	16
Maintenance	18
Safety and Security	5
Code Comp.	7
Total	**74/100**

Reconfigure CDC campus In existing East portion of BLDG B. Reconfiguration may include:

- Appropriately sized 3 CDC classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for CDC play equipment
- Additional restroom facilities



Reconfigured CDC Campus

RECONFIGURE AND MODERNIZE CLASSROOMS

$14,233,265

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	**95/100**

Reconfigure and modernize standard classrooms in existing building B, D, and E. Reconfiguration and modernization may include:

- 1 Appropriately sized PE classroom
- 2 half size classrooms for special ed
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Modernize existing restroom facilities



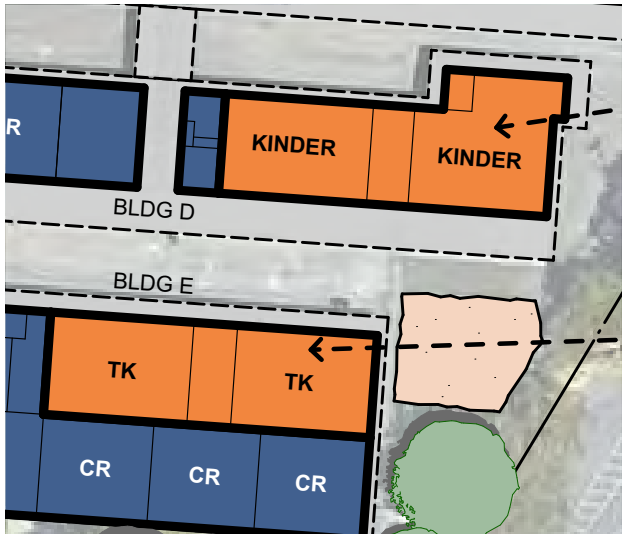
Reconfigure and modernize classrooms

RECONFIGURE TK/KINDERGARTEN CLASSROOMS $7,154,531

INDICATORS OF QUALITY	
Ed. Programs	30
Community	8
Learning Env.	20
Maintenance	20
Safety and Security	8
Code Comp.	9
Total	**95/100**

Reconfigure and modernize part of existing building D and E. Reconfiguration and modernization may include:

- Appropriately sized 2 Kindergarten and 2 TK classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and shade structures

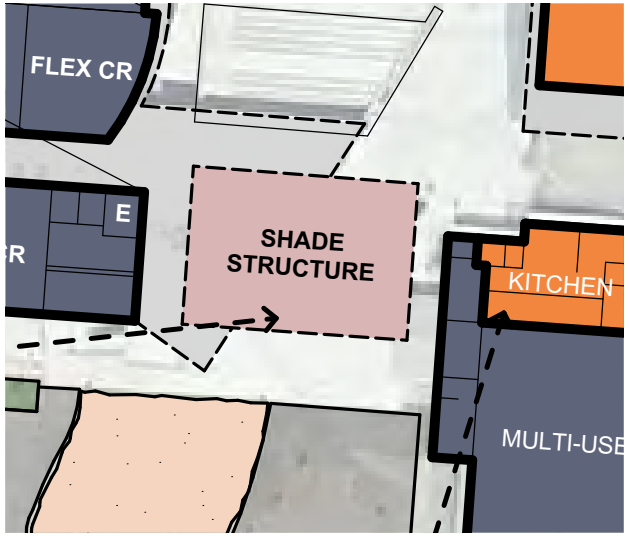


Reconfigured CDC Campus

NEW SHADE STRUCTURES $1,608,750

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Provide new shade structure at eating area



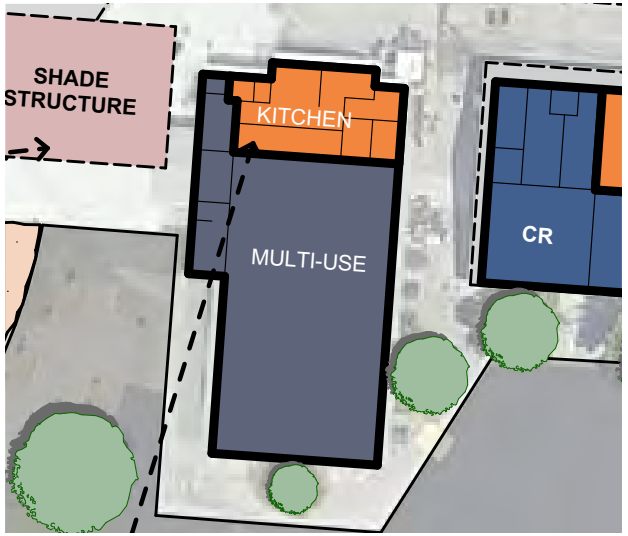
New Shade Structure

MODERNIZATION OF MULTI-USE BUILDING $2,056,080

INDICATORS OF QUALITY	
Ed. Programs	21
Community	6
Learning Env.	14
Maintenance	20
Safety and Security	6
Code Comp.	6
Total	**73/100**

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



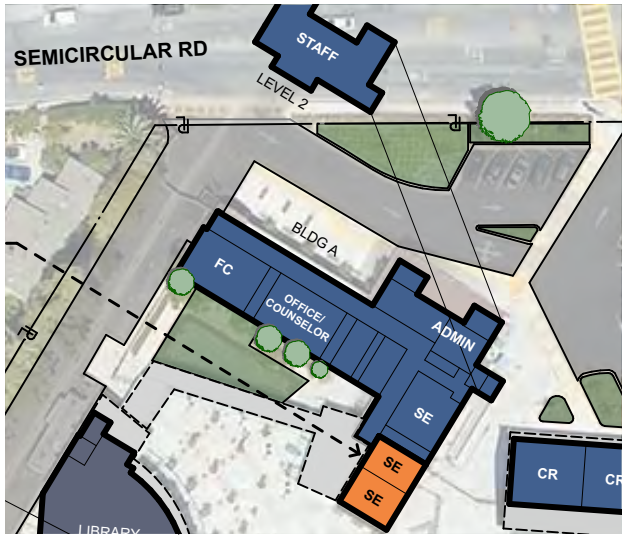
Existing Multi-Use Building

MODERNIZATION OF ADMIN BUILDING A $7,657,390

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	16
Maintenance	12
Safety and Security	8
Code Comp.	9
Total	**71/100**

Modernize existing Admin Building. Modernization of Building may include:

- Admin and staff room
- Offices and meeting spaces for counselor
- 1 appropriately sized special ed classroom
- Reconfigure 1 existing classroom to 2 half size special ed rooms
- Modernize existing Family Center
- Office and meeting space for counselor
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies



Admin

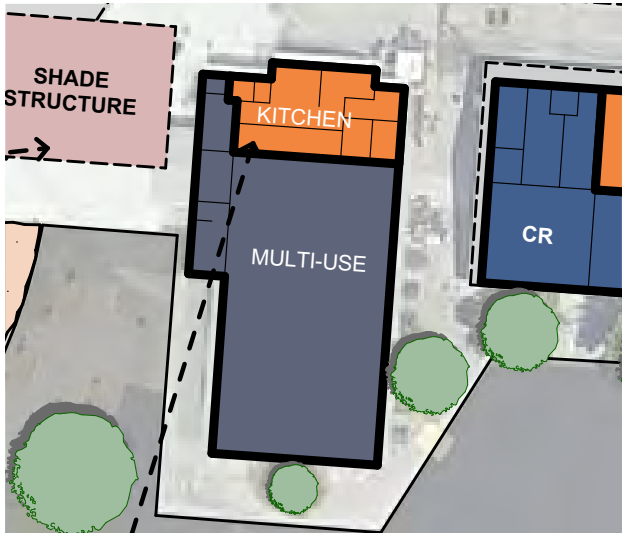
MODERNIZATION OF KITCHEN

$1,759,680

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building

LIGHT MODERNIZATION OF NEW BUILDING G

$7,088,250

INDICATORS OF QUALITY	
Ed. Programs	15
Community	4
Learning Env.	12
Maintenance	4
Safety and Security	2
Code Comp.	2
Total	**39/100**

Light modernization of existing Building G. Modernization of Building may include:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Provide cooling to rooms that don't have it
- Replace damaged casework
- Regular maintenance items



Existing BLDG G



HENRY FORD SCHOOL

School Data

ADDRESS

2498 Massachusetts Ave
Redwood City, CA 94061

Year Built	1954
Site Area	7.2 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	447
Building Area	≈ 42,555 sq. ft.
Permanent Classrooms	27
Portable Classrooms	1
Student Capacity	670

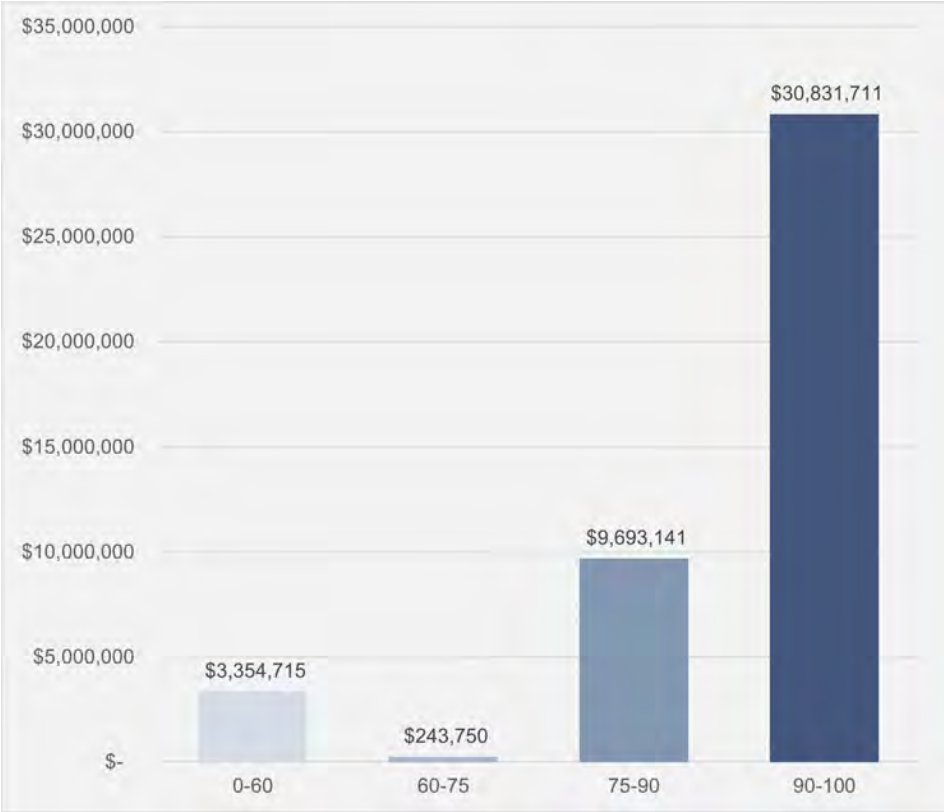
MASTER PLAN

Projected Students in 2029-30	405
Planned Classrooms	24
Planned Student Capacity	483

Summary

MAJOR FACILITY NEEDS

- New TK/K Campus
- Reconfigure and modernize existing classroom buildings
- New Admin / Office
- Reconfigure Office and Staff spaces to include Meeting Rooms, Workroom, and Staff Lounge
- New Shade Structure.
- Replace existing CDC portable classroom building.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$3,354,715
61-75	Medium	$243,750
76-90	High	$9,693,141
91-100	Highest	$30,831,711
Total Cost		**$44,123,317**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New TK/ K Campus	$12,463,133	94
Modernization of Buildings B and C	$11,087,213	94
Modernization of Building A	$7,281,365	92
Modernization of Kitchen	$2,032,680	87
Site Improvements	$2,796,917	79
Reconfiguration of Building F	$4,863,544	78
Shade Structures and Canopies	$243,750	71
Modernize Library	$1,984,645	56
Modernization of Multi-Use Bldg	$1,370,070	54

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> HENRY FORD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

A.10

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

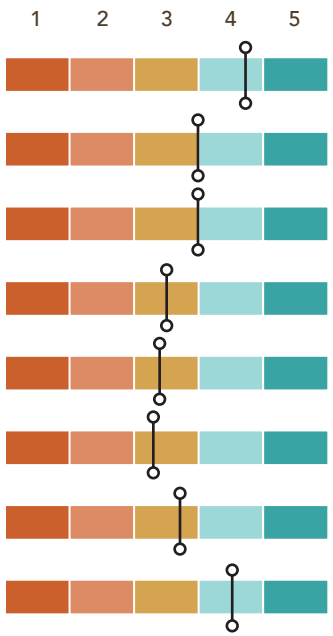
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Does not have enough shade structures / covered eating areas
- Not enough parking
- No long enough drop-off lane
- Unclear where the school entrance is

Opportunities

- New Shade Structure
- New entry plaza and signage
- New landscaped drop-off area and extended bus drop-off lane
- New courtyards between classroom wings



Entrance and Parking



Interior Finishes

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

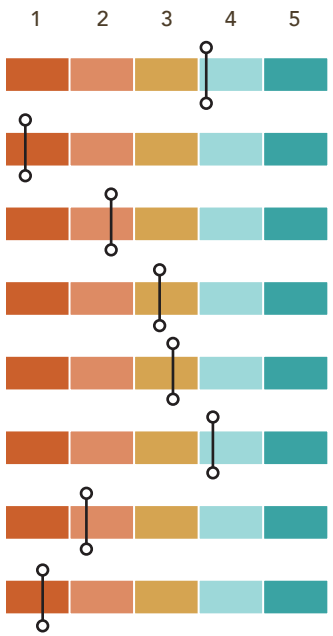
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Office Exterior



Interior Finishes

Challenges

- Current admin doesn't have visual connection to the outside.
- Current Admin building is inadequate and blocks the front entrance
- Unclear where the school entrance is
- Not enough space for staff
- No adequate spaces for meetings

Opportunities

- Demolish the existing Admin building
- Reconfigure part of BLDG C for Admin and Staff
- Reconfigure part of BLDG B for Office

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

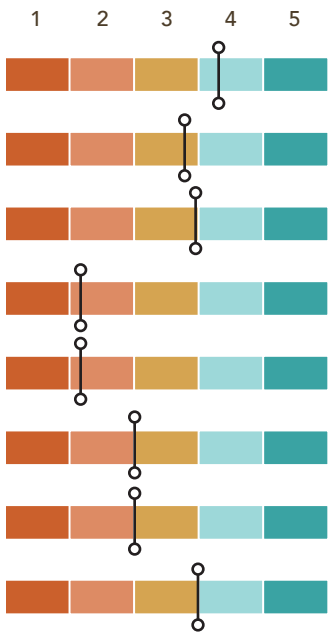
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for TK/K, SLC, or STEAM
- Outdated classroom buildings
- No dedicated art or music classroom.

Opportunities

- New TK/K campus
- Reconfigure existing classrooms to FLEX Lab and PE Classroom
- Reconfigure and modernize classrooms
- Replace CDC portables

Existing Conditions Summary: LIBRARY AND MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

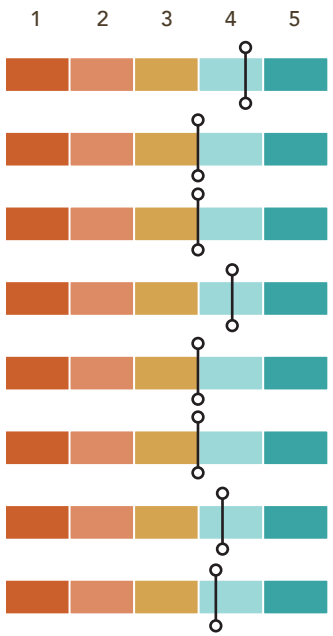
Building Finish Materials

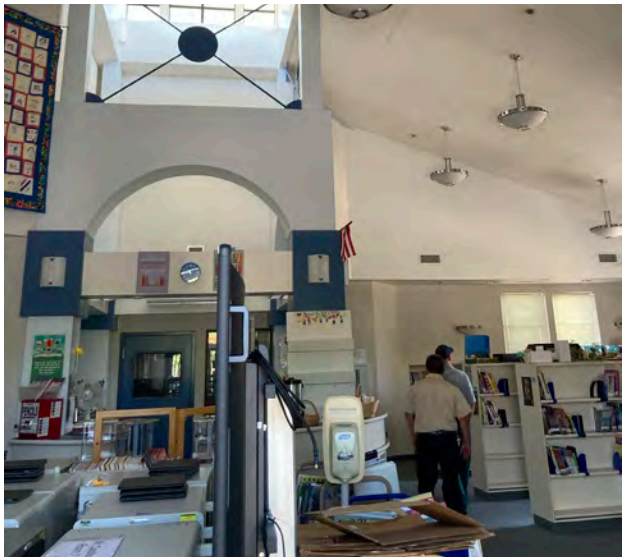
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library



Multi-use Building

Challenges

- Dated finishes
- Outdated computer lab

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Consider computer lab location for Family Center or meeting room



> HENRY FORD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.12

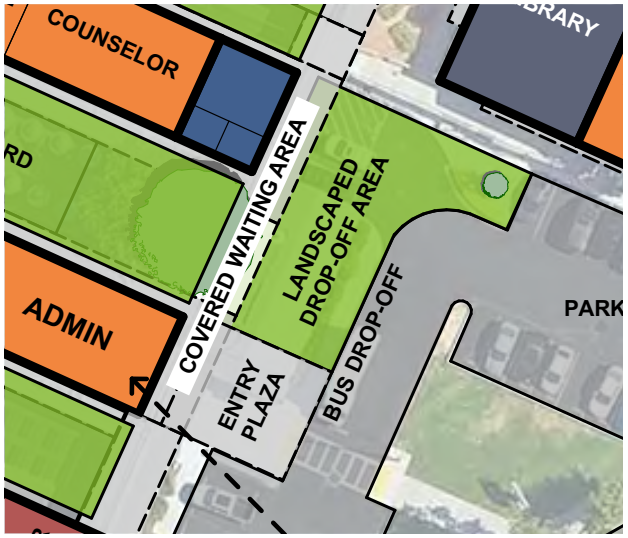
CAMPUS WIDE SITE IMPROVEMENTS

$2,796,917

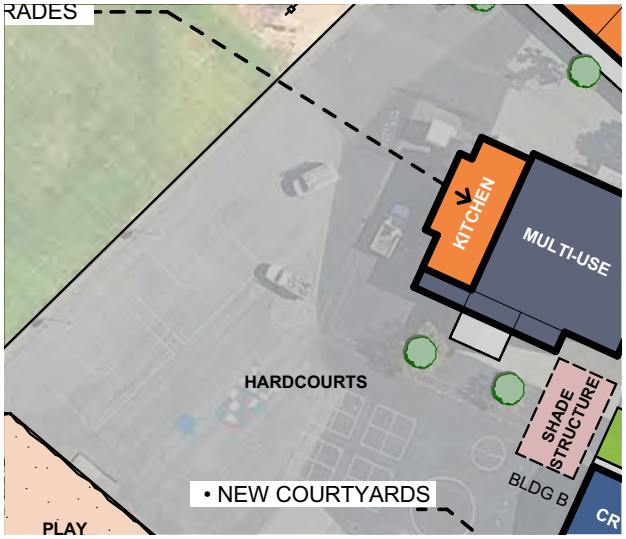
INDICATORS OF QUALITY	
Ed. Programs	24
Community	10
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**79/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

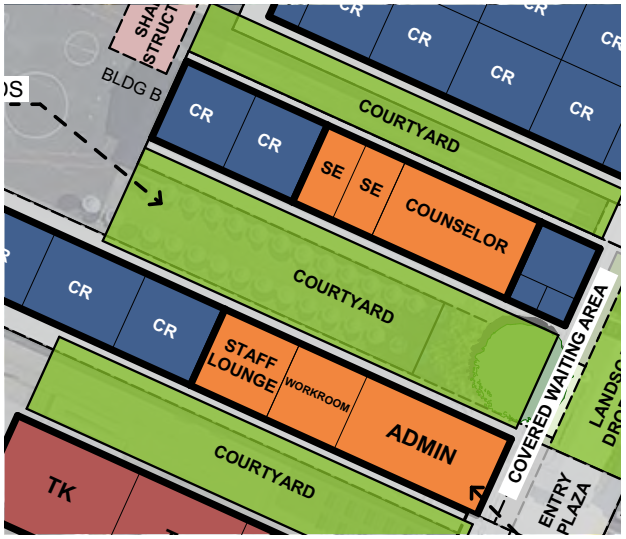
- Remove existing CDC portables
- Demolish Existing office BLDG E
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Expand parking at removed portables
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape



New Entry and Drop-off



Blacktop improvements



New Courtyards

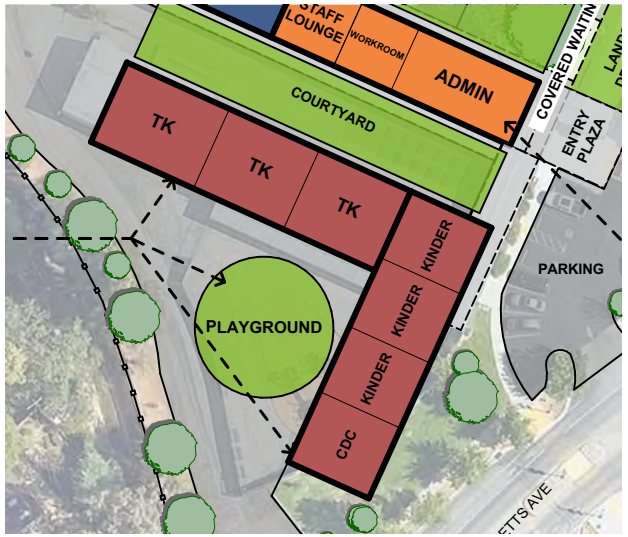
NEW TK/K CAMPUS

$12,463,133

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	10
Total	**94/100**

Provide a new 11,300 sq. ft. TK/K building on East side of campus. Reconfiguration may include:

- Remove existing CDC portable
- 3 Appropriately sized kindergarten classrooms, 3 TK classrooms, and 1 CDC room, all with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and play structures



New TK/K Classroom Building

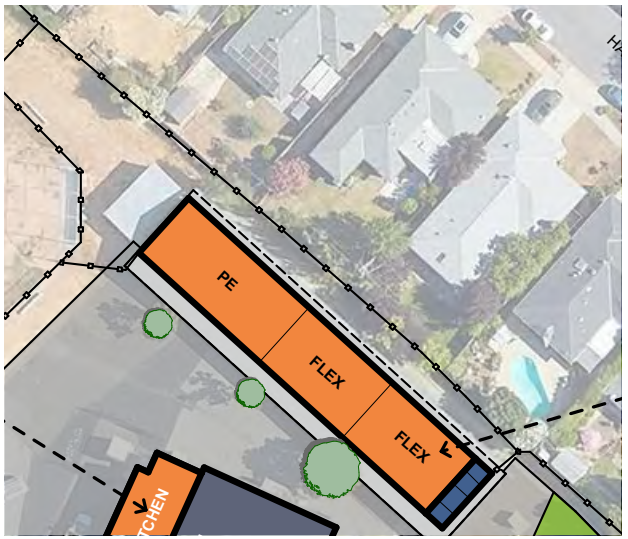
RECONFIGURE CLASSROOM BLDG F

$4,863,544

INDICATORS OF QUALITY	
Ed. Programs	24
Community	7
Learning Env.	16
Maintenance	18
Safety and Security	7
Code Comp.	6
Total	**78/100**

Reconfigure 8 existing standard classrooms in BLDG B and F into 1 PE, 2 FLEX Labs, Counselor offices, and 2 half size Special Ed classrooms. Reconfiguration may include:

- Appropriately sized Music, FLEX Labs and PE classroom with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Offices and meeting space for Coounselor and Special Ed
- Flexible furniture
- Sufficient storage for equipment supplies
- Covered sitting area in adjacent courtyard



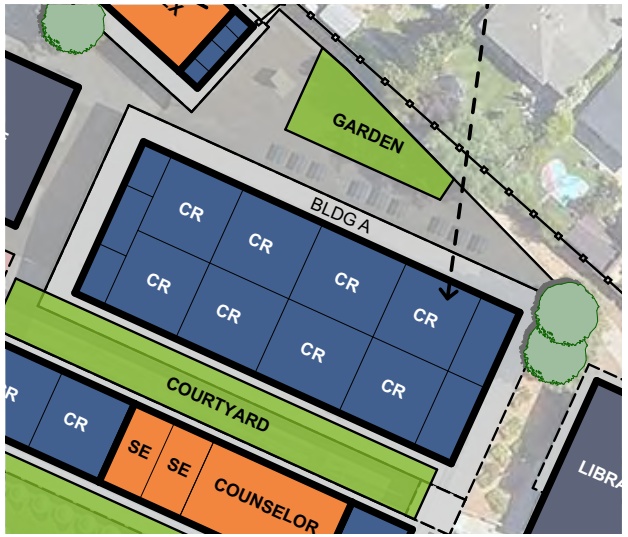
Music, PE, FLEX classrooms

MODERNIZATION OF CLASSROOM BLDG A — $7,281,365

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	**92/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



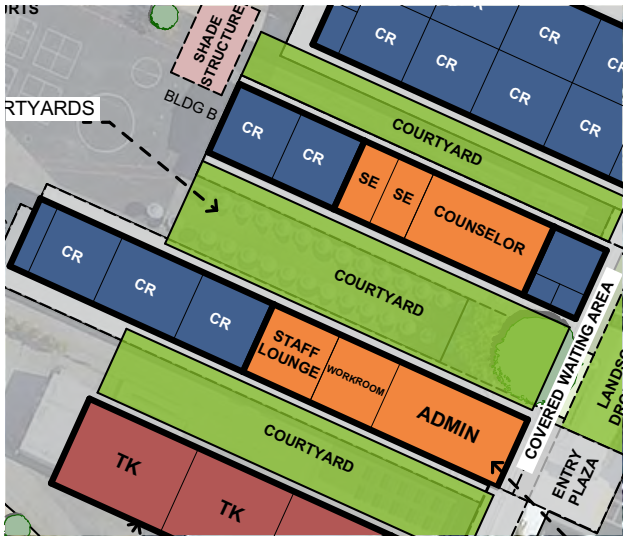
Existing Classroom BLDG A

RECONFIGURE / MODERNIZE BLDG B AND C — $11,087,213

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	**94/100**

Reconfigure 3 standard classrooms and 3 small rooms in BLDG C into new Admin, Workroom, and Staff Lounge. Modernize existing standard classrooms. Reconfiguration and modernization may include:

- Provide meeting space for staff
- Provide meeting space for students and counselors
- Relocate staff lounge and workroom to BLDG A
- Provide sufficient storage for supplies
- Ensure ADA compliance
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



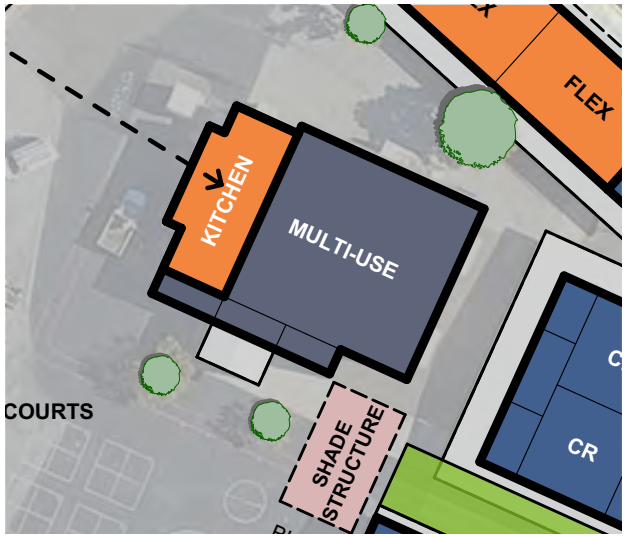
BLDG B, C

MODERNIZATION OF MULTI-USE BUILDING $1,370,070

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	10
Maintenance	6
Safety and Security	6
Code Comp.	6
Total	**54/100**

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



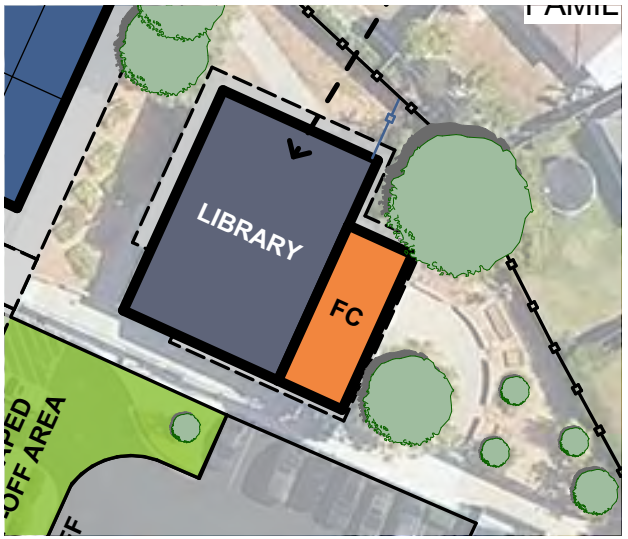
Existing Multi-Use Building

RECONFIGURE AND MODERNIZE LIBRARY BUILDING $1,984,645

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	14
Maintenance	8
Safety and Security	5
Code Comp.	5
Total	**56/100**

Modernize all existing Library to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary
- Reconfigure existing computer lab into Family Center



Library and Family Center

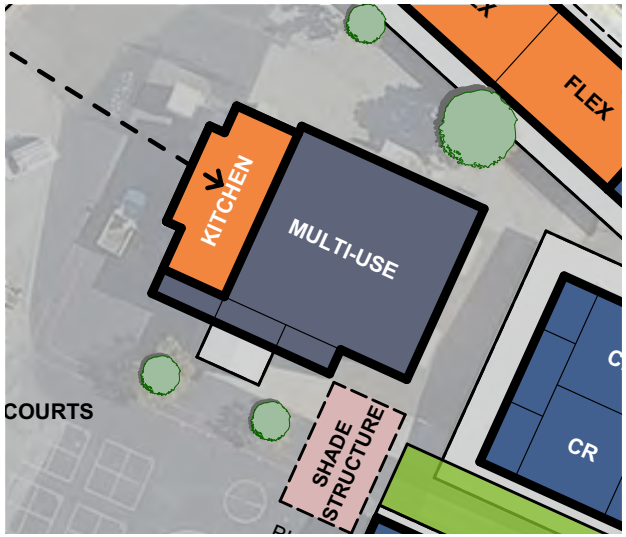
MODERNIZATION OF KITCHEN

$2,032,680

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



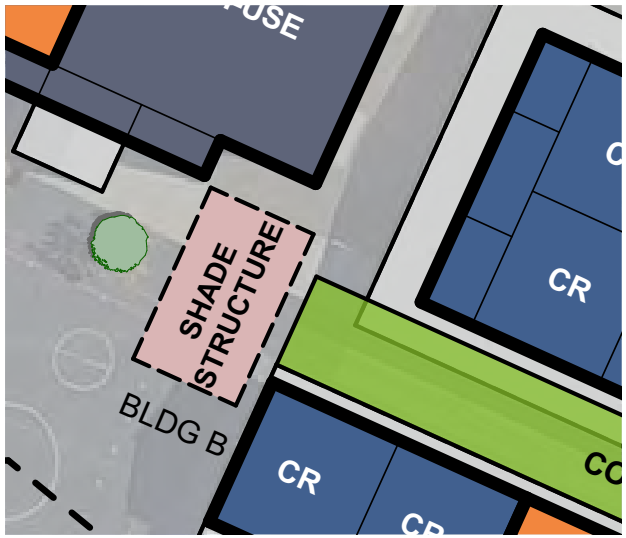
Existing Kitchen in Multi-use Building

NEW SHADE STRUCTURES

$243,750

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Provide new shade structure near Multi-use building



New Shade Structure



HOOVER SCHOOL

School Data

ADDRESS

701 Charter Street
Redwood City, CA 94063

Year Built	1949
Site Area	8.6 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	686
Building Area	97484 sq. ft.
Permanent Classrooms	48
Portable Classrooms	4
Student Capacity	1027

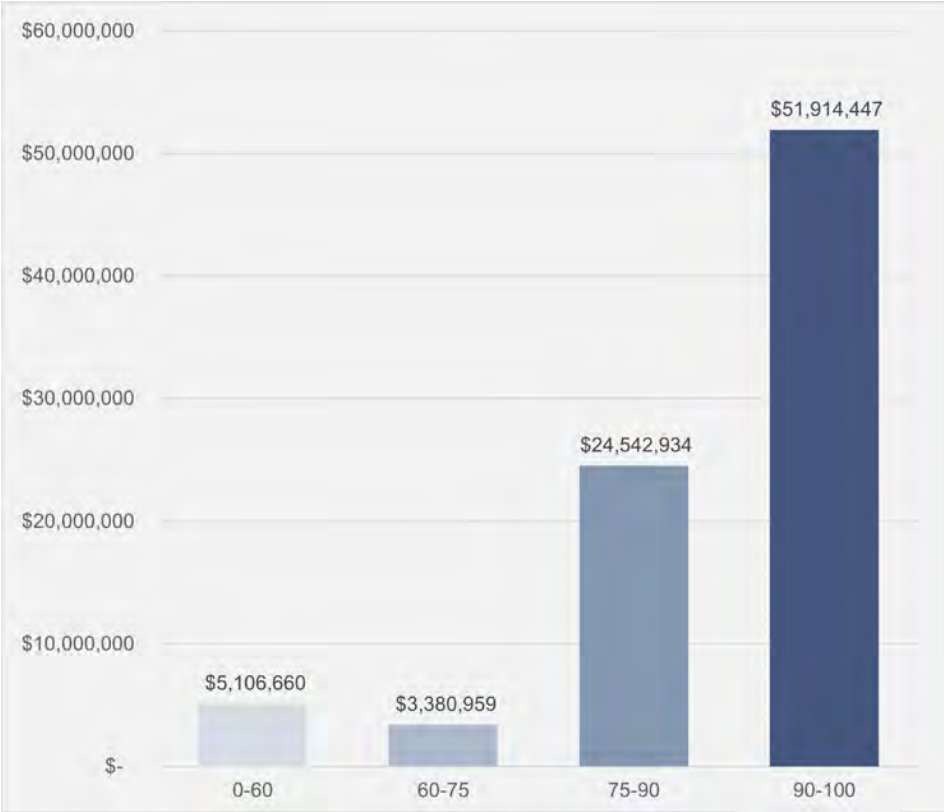
MASTER PLAN

Projected Students in 2029-30	642
Planned Classrooms	44
Planned Student Capacity	879

Summary

MAJOR FACILITY NEEDS

- New TK/K Campus
- Reconfigure and modernize existing classroom buildings
- New Admin, Family Center, and Library
- Reconfigure Office and Staff spaces
- Demolish old building I and open up playground
- Rplace CDC portable classroom buildings



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$5,106,660
61-75	Medium	$3,380,959
76-90	High	$24,542,934
91-100	Highest	$51,914,447
Total Cost		**$84,945,000**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New TK/K Campus	$9,174,542	96
Modernize Bldgs B, C, D, J	$25,618,320	93
Modernize Bldgs F, G, H	$17,121,585	93
Modernization of Kitchen	$2,121,600	87
New Admin/Family Center/Library	$10,575,747	85
New CDC Campus	$6,541,763	81
Site Improvements	$5,303,824	78
Shade Structures and Canopies	$274,219	71
Modernization of Multi-Use Bldg	$3,106,740	63
Modernization of Gymnasium	$5,106,660	33

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> HOOVER SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

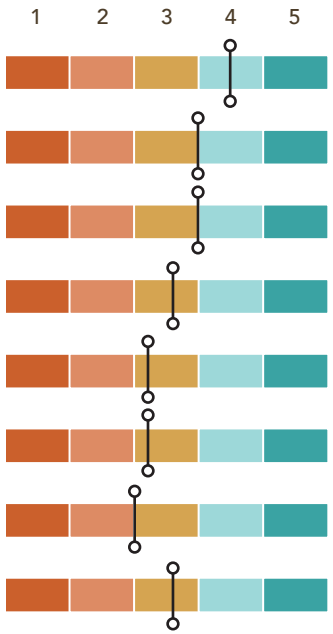
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Does not have enough shade structures / covered eating areas
- Front of school is closed off
- Not an adequate Drop-off
- Blacktop playground is broken up by two old buildings that created supervision issue

Opportunities

- New Shade Structure
- New entry plaza and drop-off lane
- Demolish old classroom building I to open up playground



Main Parking



Playground

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

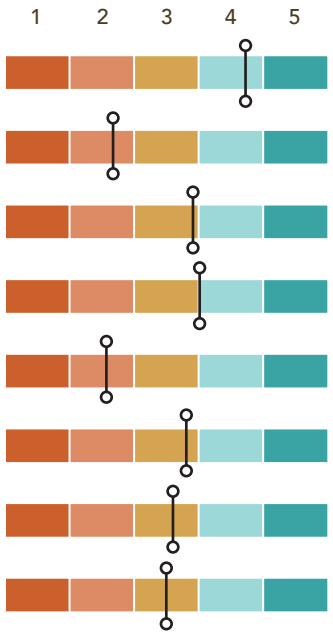
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Not enough space for staff
- No adequate spaces for meetings
- Front of school is not welcoming
- No real library

Opportunities

- Modernize BLDG B Office and Staff Room
- New 1-story Admin, Family Center, Library building



Admin Exterior



Interior Finishes

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

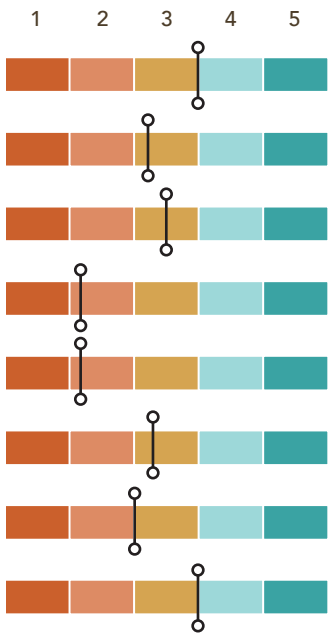
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for TK/K, or STEAM
- Outdated classroom buildings

Opportunities

- Reconfigure BLDG A to new Kinder classrooms
- New 1-Story TK building
- Reconfigure existing classrooms to FLEX Lab and PE Classroom
- Reconfigure and modernize classrooms
- Replace existing CDC portables with new 1 story building
- Demolish old classroom building I

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

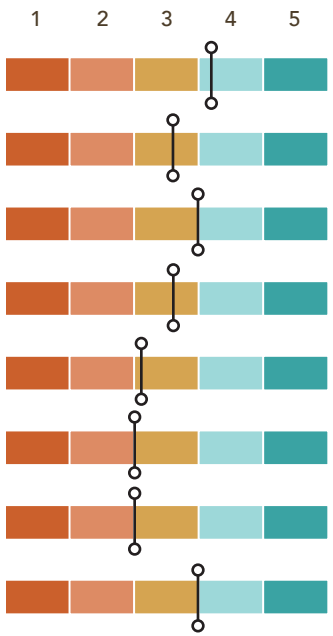
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Multi-use Room Interior



Kitchen Equipment

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades
- Reconfigure the two classrooms to Flex Labs

Existing Conditions Summary: NEW GYMNASIUM

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

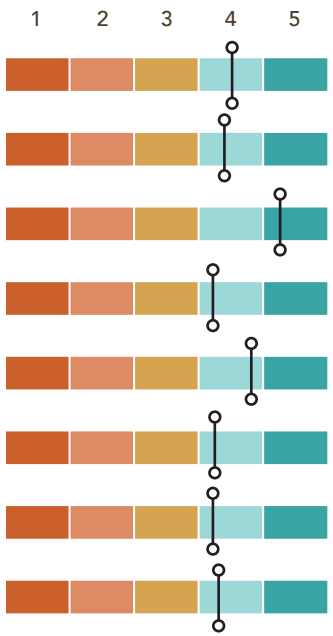
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

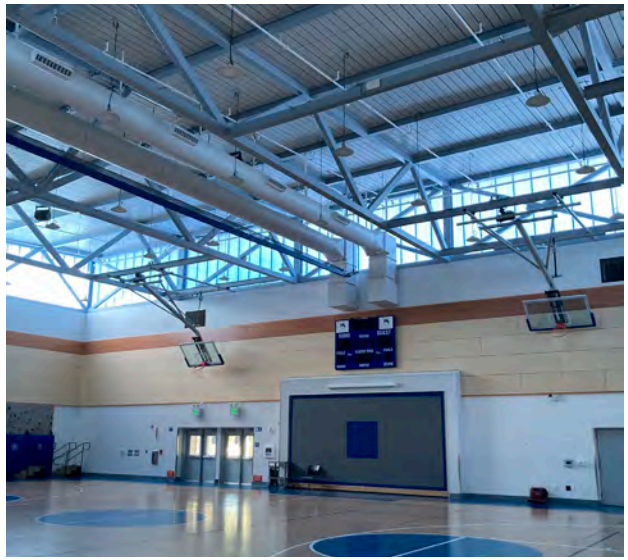
Safety and Security



Challenges

Opportunities

- Minor repairs



New Gym Interior



New Gym Interior



> HOOVER SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 60' 120' NORTH

A.14

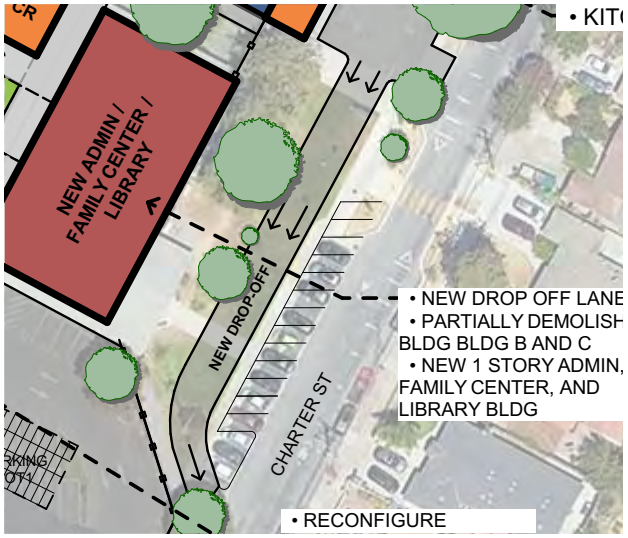
CAMPUS WIDE SITE IMPROVEMENT

$5,303,824

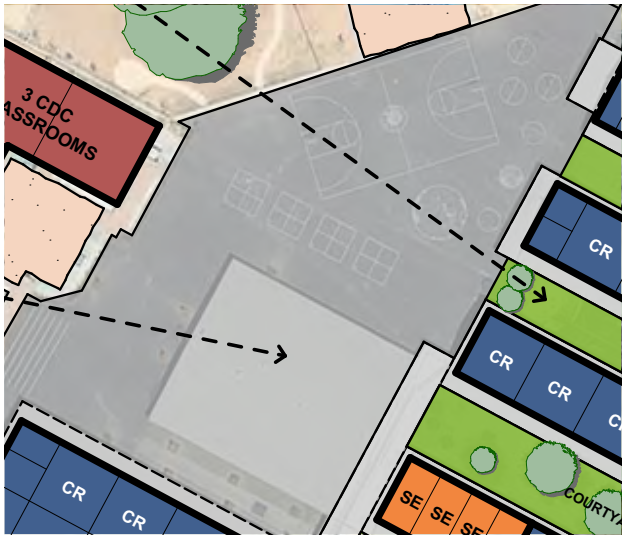
INDICATORS OF QUALITY	
Ed. Programs	24
Community	9
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**78/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

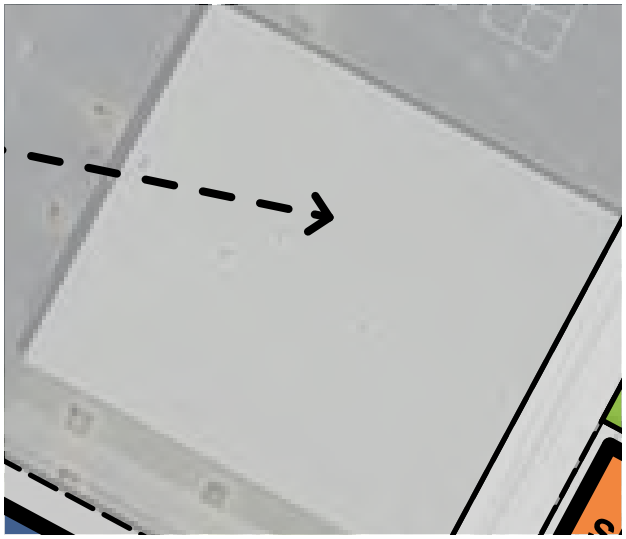
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Demolish existing BLDG I to expand blacktop
- Expand parking at removed portables
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape



New Entry and Drop-off



Expanded Blacktop



Demolish Existing BLDG I



Outdoor learning spaces between classroom wings

NEW TK/K CAMPUS

$9,174,542

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	8
Code Comp.	8
Total	**96/100**

Provide a new TK building with 2 TK classrooms, and reconfigure BLDG A into 3 Kinder classrooms on South side of campus. New construction and reconfiguration may include:

- Appropriately sized TK and Kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and structures
- Outdoor storage for TK/K play equipment



New TK/K Classroom Building

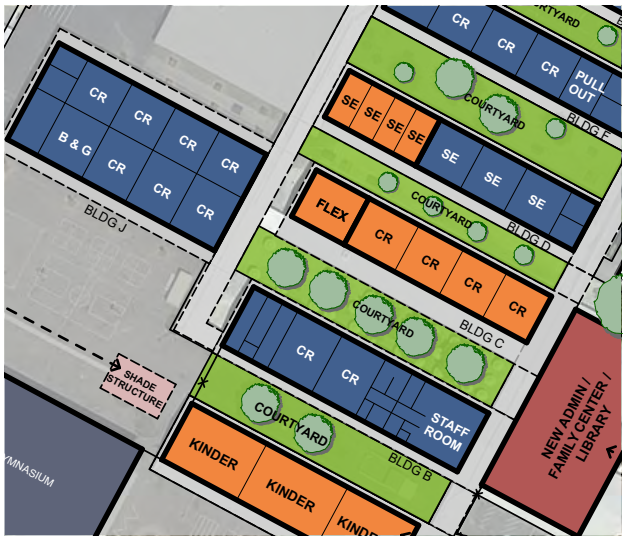
RECONFIGURE / MODERNIZE BLDG B, C, D, J

$25,618,320

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	7
Total	**93/100**

Reconfigure BLDG B into 4 standard classrooms and 1 Flex Lab. Reconfigure 2 classrooms in the multi-use building E into 2 Flex Labs. Reconfiguration and modernization may include:

- Appropriately sized Standard Classrooms, and FLEX Labs with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Covered sitting area in adjacent courtyard
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Music, PE, FLEX classrooms

RECONFIGURE / MODERNIZE BLDG F, G, H — $17,121,585

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	7
Total	**93/100**

Modernize all existing classrooms to better support students and staff. Reconfigure part of BLDG H into Music Room. Modernization and reconfiguration of these spaces may include:

- Appropriately sized Music classroom with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for Music instruments
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



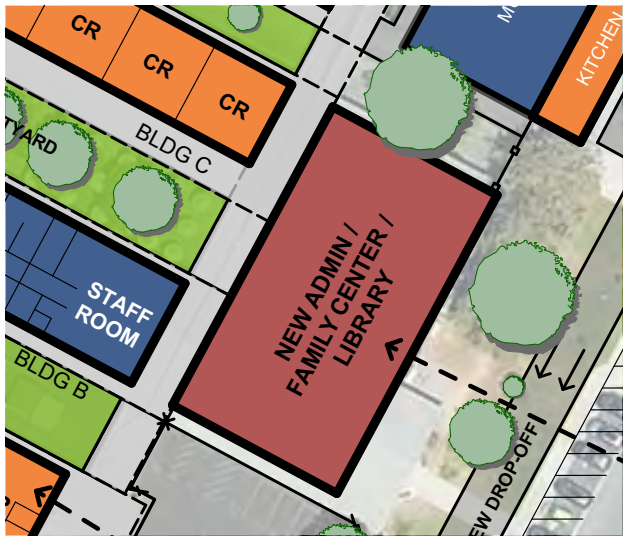
Existing Classrooms

NEW ADMIN/FAMILY CENTER/LIBRARY — $10,575,747

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	14
Maintenance	16
Safety and Security	10
Code Comp.	8
Total	**85/100**

New Admin, Family Center, Library building. New Construction may include:

- Demolish existing office building
- Appropriately sized Admin, Family Center, and Library
- Provide meeting space for staff
- Provide meeting space for students and counselors
- Provide sufficient storage for supplies



Administration and Office

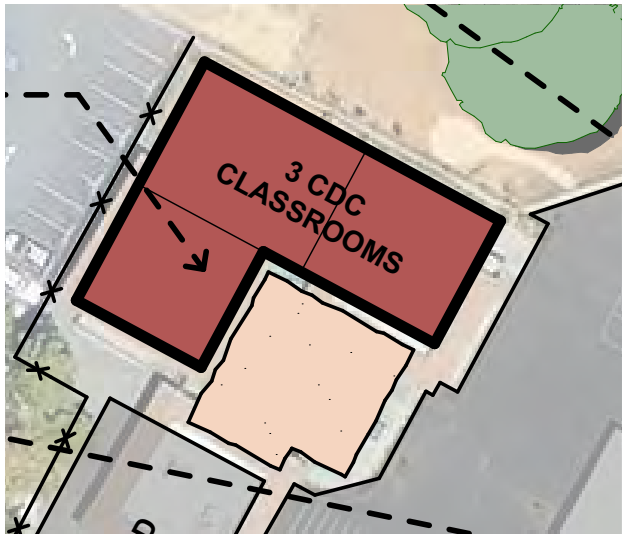
NEW CDC CAMPUS

$6,541,763

INDICATORS OF QUALITY	
Ed. Programs	21
Community	8
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	8
Total	**81/100**

Remove existing CDC portables and replace with new 1-story CDC building with 3 CDC classrooms. New construction may include:

- Remove existing CDC portables
- Appropriately sized CDC classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for CDC play equipment



Existing Multi-Use Building

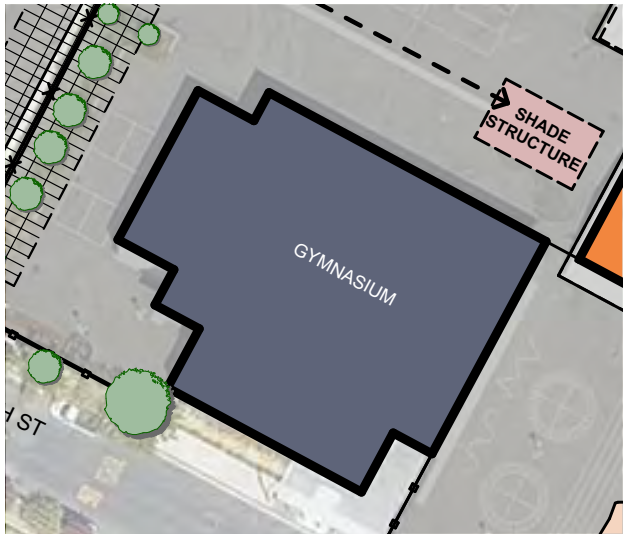
LIGHT MODERNIZATION OF GYMNASIUM

$5,106,660

INDICATORS OF QUALITY	
Ed. Programs	15
Community	2
Learning Env.	10
Maintenance	4
Safety and Security	1
Code Comp.	1
Total	**33/100**

Light modernize existing Gymnasium Building K. Modernization may include:

- Minor repair existing wall, floor, and ceiling finishes



Existing Gymnasium Building

MODERNIZATION OF MULTI-USE BUILDING $3,106,740

INDICATORS OF QUALITY	
Ed. Programs	18
Community	8
Learning Env.	10
Maintenance	14
Safety and Security	6
Code Comp.	7
Total	**63/100**

Modernize existing Multi-Use Building. Reconfigure 2 existing large classrooms to 2 Flex labs. Modernization of Multi-Use Building may include:

- Appropriately sized FLEX Labs
- Sufficient natural daylight in the classrooms
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



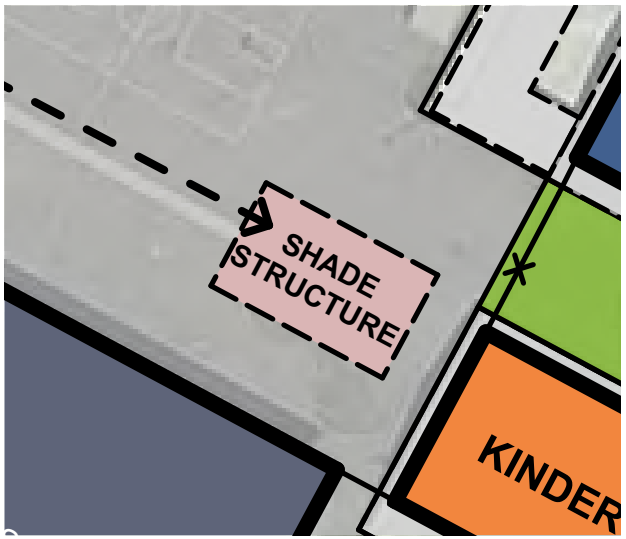
Existing Multi-Use Building

NEW SHADE STRUCTURES $274,219

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Improvements of outdoor areas for students, parents, and staff include shade structure with covered seating. Proposed location may include:

- Adjacent to Gymnasium on the blacktop



New shade structure

MODERNIZATION OF KITCHEN

$2,121,600

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building



KENNEDY MIDDLE SCHOOL

School Data

ADDRESS

2521 Goodwin Avenue
Redwood City, CA 94061

Year Built.....1952
Site Area ..... 12.5 acres

CURRENT CONDITIONS

Students in 2024-25 School Year.....809
Building Area..... ≈ 93,958 sq. ft.
Permanent Classrooms.....49
Portable Classrooms.....7
Student Capacity.....1343

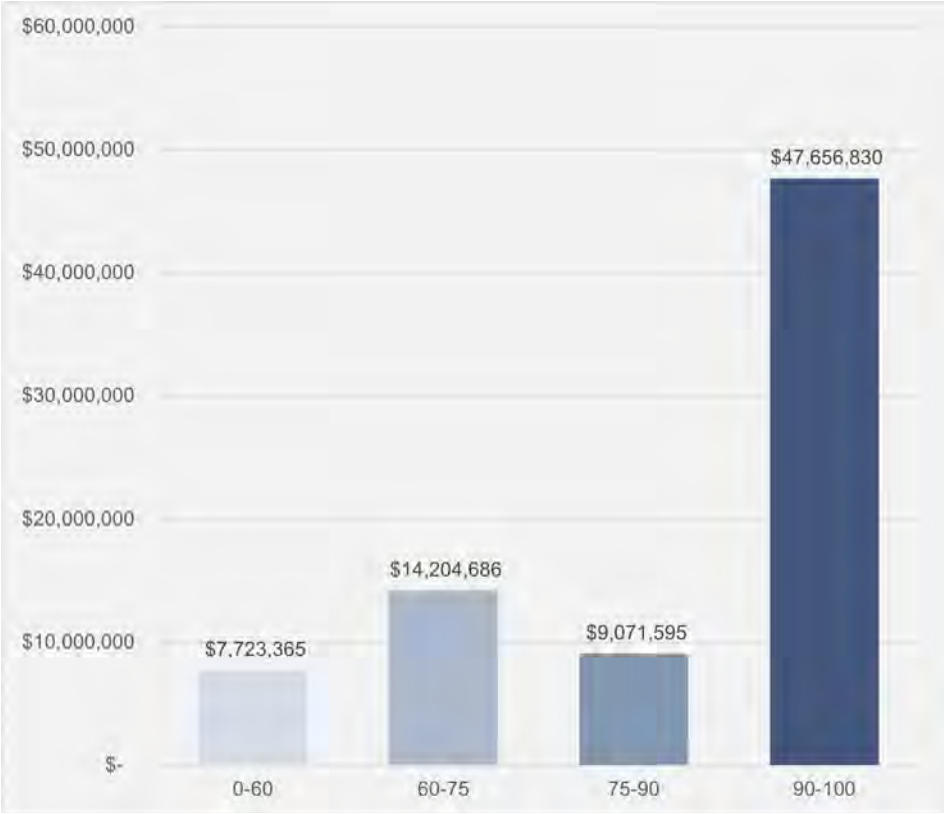
MASTER PLAN

Projected Students in 2029-30.....771
Planned Classrooms 43
Planned Student Capacity.....1034

Summary

MAJOR FACILITY NEEDS

- Reconfigure Family Center separated from Admin
- Reconfigure and modernize classrooms
- Remove portables
- Reconfigure and modernize existing classroom buildings
- PE Classrooms
- New Shade Structure.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$7,723,365
61-75	Medium	$14,204,686
76-90	High	$9,071,595
91-100	Highest	$47,656,830
Total Cost		**$78,656,476**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernization of Bldg A and K	$18,277,870	91
Modernization of Bldg C, D and E	$14,206,985	91
Modernization of Bldg G, H and I	$15,171,975	91
Mod and Expansion of Kitchen	$9,071,595	88
Shade Structure	$621,563	71
Modernization of Multi-Use Bldg	$5,636,150	69
Site Improvements	$3,224,268	62
Reconfiguration of Bldg B Staff/Office	$4,722,705	61
Modernization of Library and Admin	$7,723,365	51

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> KENNEDY MIDDLE SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

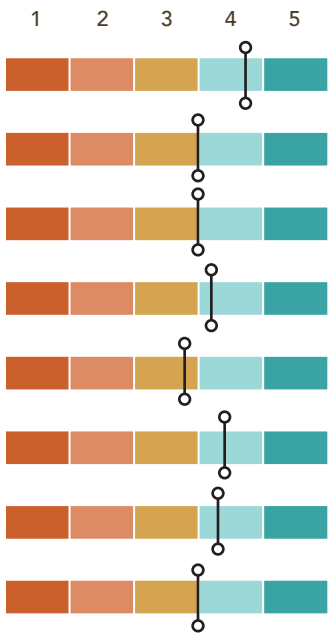
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Exterior



Exterior Courtyard

Challenges

- Does not have enough shade structures / covered eating areas
- Outdated portables at back of school
- Shortage of paved PE play courts
- Lack of landscaping between classroom wings

Opportunities

- New Shade Structures
- Expand outdoor dining area / student quad
- Create outdoor classrooms / teaching areas between classroom wings
- Expand paved play area

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

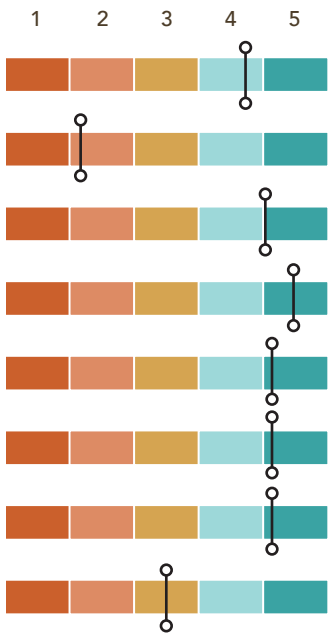
Building Finish Materials

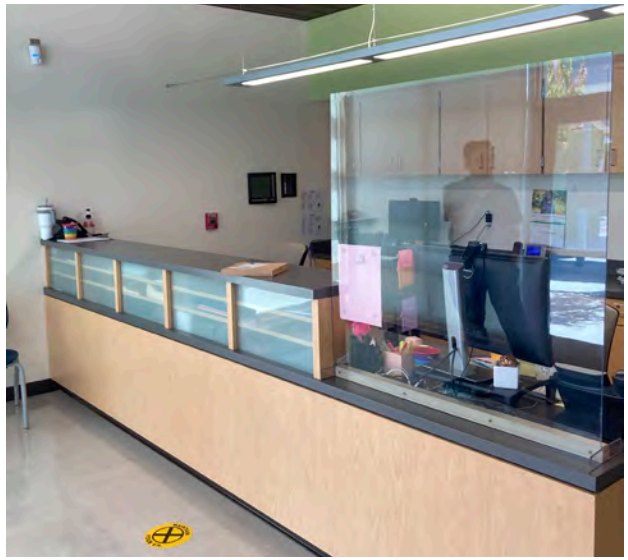
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Admin



Office

Challenges

- Not enough space for staff
- Safety concern for the location and the layout of Admin
- Students, parents, are in staff spaces
- No adequate spaces for Family Center
- No adequate spaces for Meetings
- Ongoing plumbing related issues

Opportunities

- Reconfigure classroooms to be a separate Family Center
- Modernize existing counselor offices in BLDG B
- Reconfigure existing admin office

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

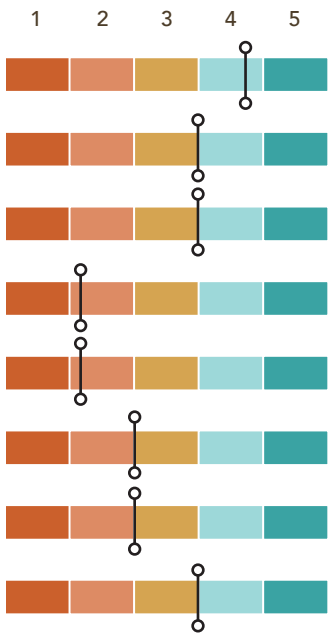
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- Old buildings with outdated finishes
- Not enough adequate specialty spaces

Opportunities

- Modernize existing classrooms

Existing Conditions Summary: PORTABLES

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

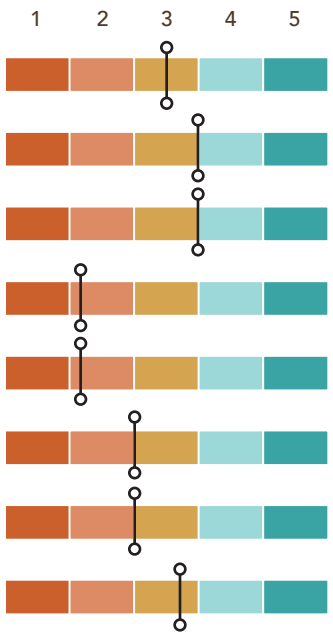
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

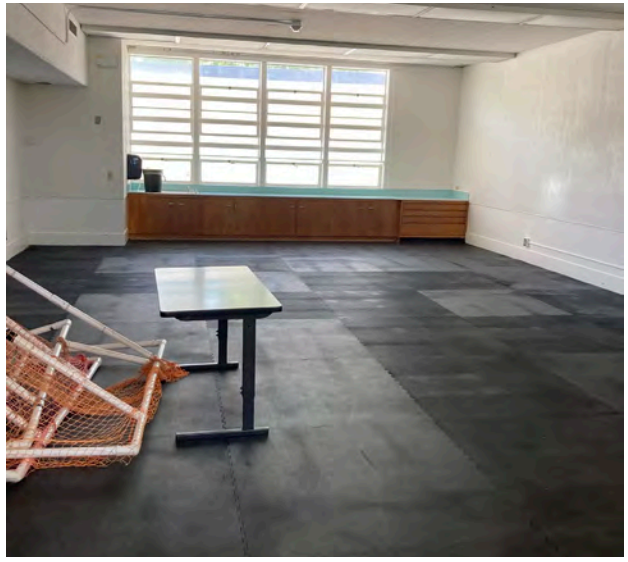
Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- Old portables
- Existing PE program uses most the space

Opportunities

- Remove old portables
- New PE building

Existing Conditions Summary: LIBRARY

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

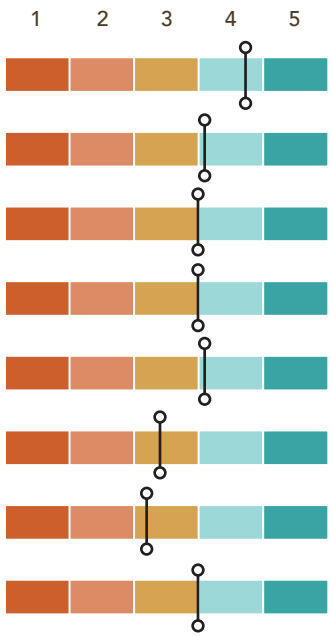
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Outdated interior

Opportunities

- Reconsider furniture options in Library
- General modernization of the building



Library Interior



Multi-use Building Interior

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

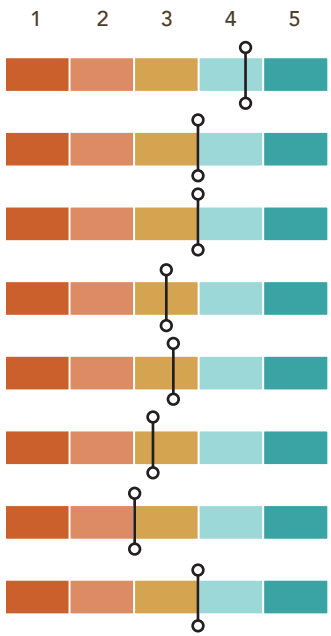
Building Finish Materials

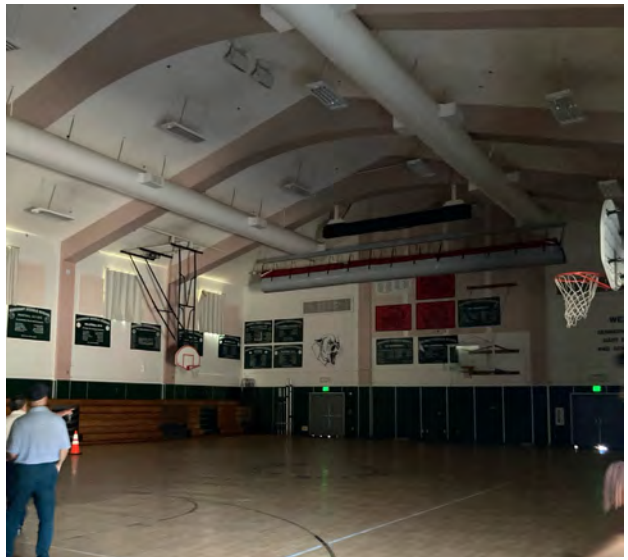
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Multi-use Building Interior

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment
- Overlap of programs cause scheduling conflicts

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Separate PE classrooms
- Kitchen Equipment upgrades



> KENNEDY MIDDLE SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100' NORTH

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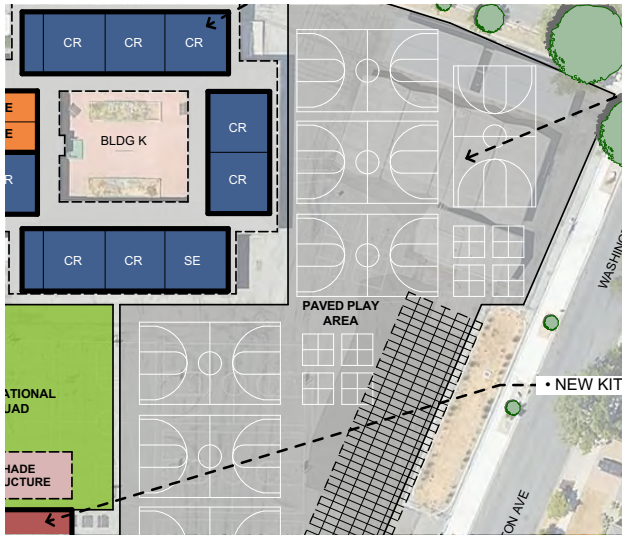
CAMPUS WIDE SITE IMPROVEMENTS

$3,224,268

INDICATORS OF QUALITY	
Ed. Programs	18
Community	4
Learning Env.	10
Maintenance	16
Safety and Security	7
Code Comp.	7
Total	**62/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

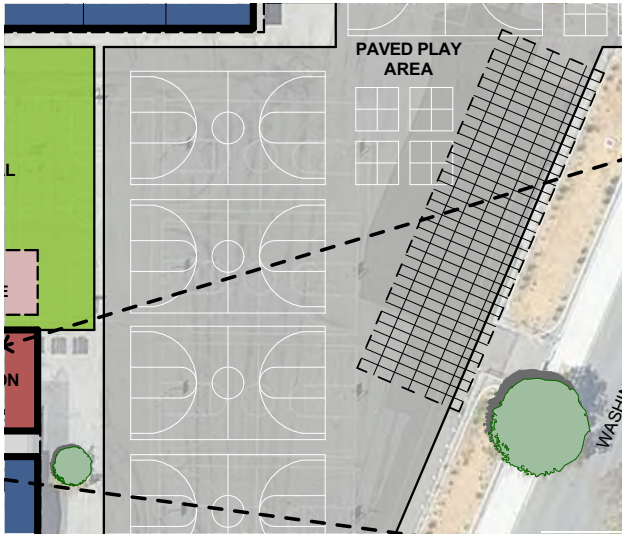
- Remove existing portables
- New Educational Quad
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- New courtyards and Educational Quad
- Incorporate outdoor learning areas between classroom wings (shade canopies)
- Resurface and restriping of black-top areas



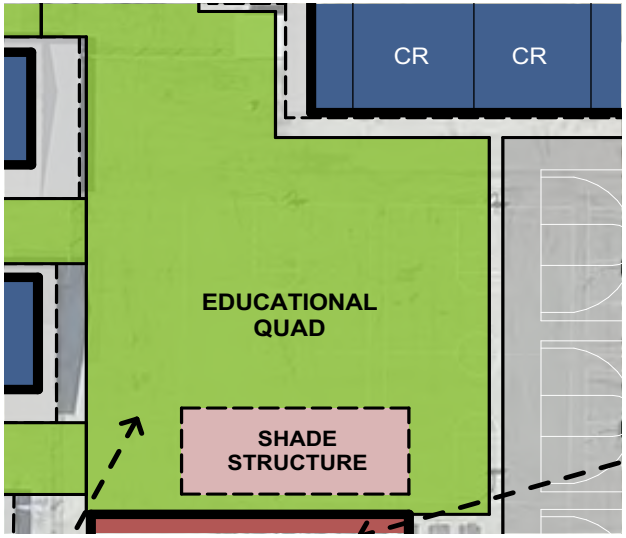
Remove Existing Portables and New Extended Paved Play Area



Outdoor Learning Spaces Between Classroom Wings



Black-top Imporvements



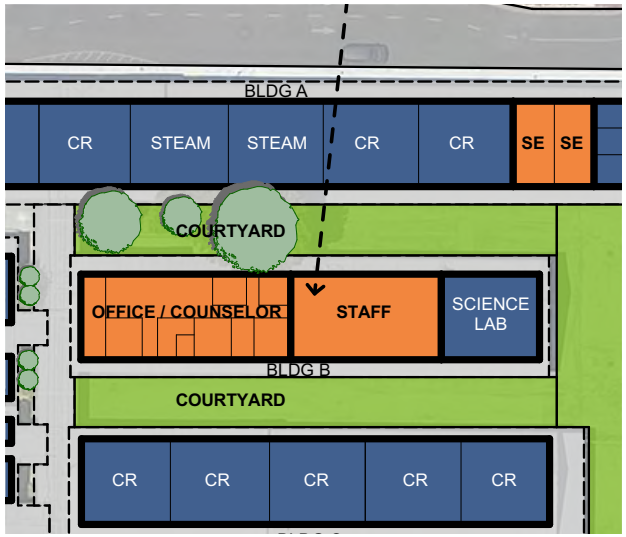
New Educational Quad

RECONFIGURE STAFF / OFFICE BLDG B $4,722,705

INDICATORS OF QUALITY	
Ed. Programs	18
Community	4
Learning Env.	12
Maintenance	16
Safety and Security	6
Code Comp.	5
Total	**61/100**

Reconfigure existing space in BLDG B into Staff Room and Counselor offices. Reconfugure existing Admin building. Reconfiguration may include:

- Appropriately sized Admin, offices and staff room
- Flexible furniture
- Sufficient storage for supplies
- Large and small meeting rooms



Existing Classroom Building B

RECONFIGURE AND MODERNIZE CLASSROOM BLDG A, K $18,277,870

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**91/100**

Reconfigure 2 standard classrooms to 4 half size classrooms for Special Ed. Modernize existing classrooms. Reconfiguration and modernization may include:

- Appropriately sized standard and STEAM classrooms
- 4 half size Special Ed rooms
- Sufficient natural daylight in the classrooms
- Sufficient storage for supplies
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



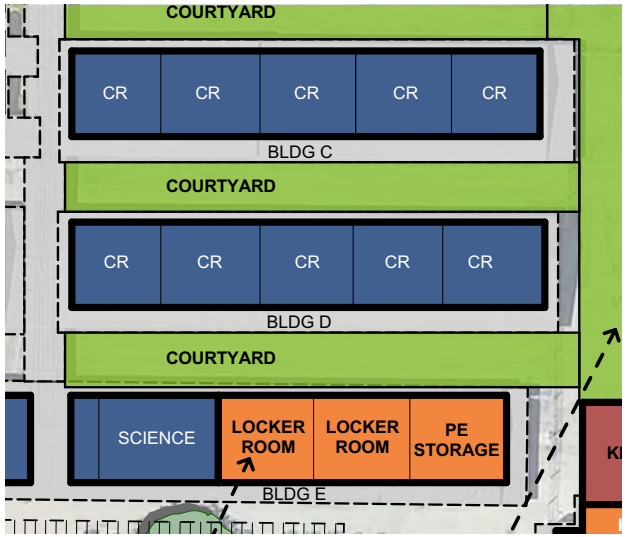
Existing Classroom Building A, K

RECONFIGURE AND MODERNIZE CLASSROOM BLDG C, D, E $14,206,985

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**91/100**

Reconfigure 2 standard classrooms to 1 Flex Lab. Reconfigure 3 standard classrooms to 3 PE rooms. Modernize existing classrooms. Reconfiguration and modernization may include:

- Appropriately sized PE and Flex classrooms
- Sufficient natural daylight in the classrooms
- Sufficient storage for supplies
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



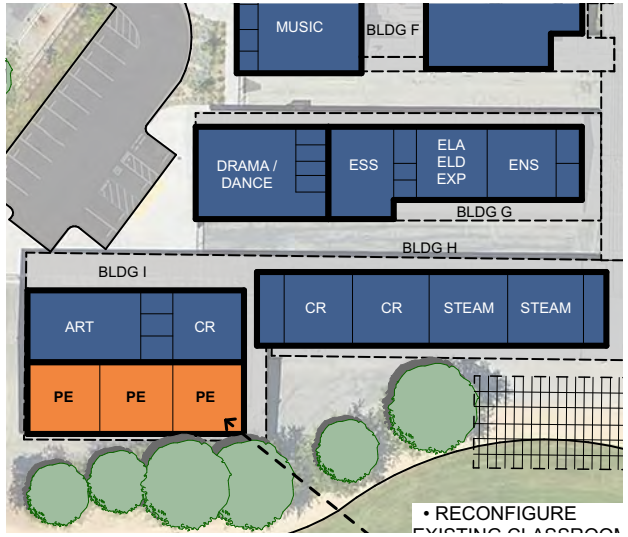
Existing Classroom Building C, D, E

RECONFIGURE AND MODERNIZE CLASSROOM BLDG G, H, I $15,171,975

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**91/100**

Reconfigure 3 standard classrooms to 3 PE rooms. Modernize existing classrooms. Reconfiguration and modernization may include:

- Appropriately sized PE classrooms
- Sufficient natural daylight in the classrooms
- Sufficient storage for supplies
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classroom Building G, H, I

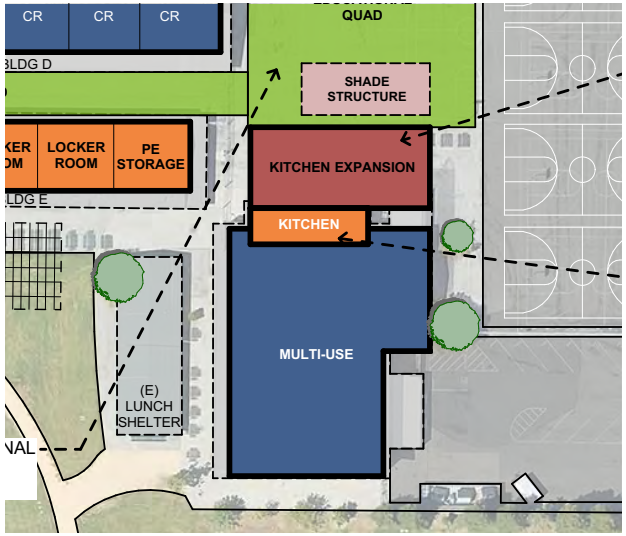
KENNEDY MIDDLE SCHOOL

MODERNIZATION OF MULTI-USE BUILDING $5,636,150

INDICATORS OF QUALITY	
Ed. Programs	21
Community	5
Learning Env.	12
Maintenance	16
Safety and Security	7
Code Comp.	8
Total	**69/100**

Modernize existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



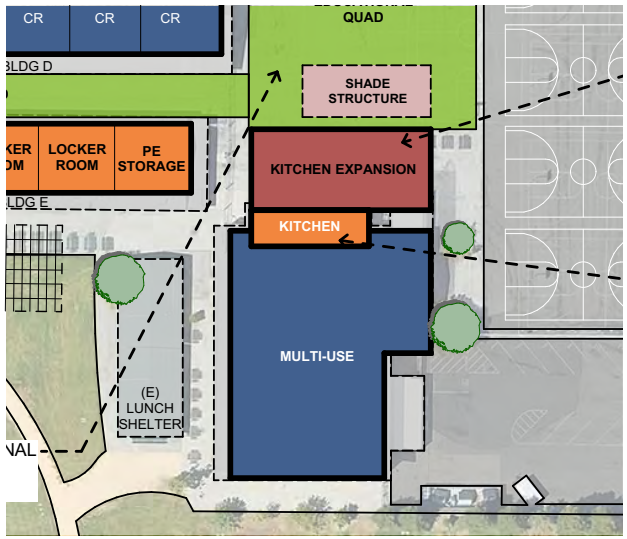
Existing Multi-use Building

MODERNIZATION AND EXPANSION OF KITCHEN $9,071,595

INDICATORS OF QUALITY	
Ed. Programs	24
Community	10
Learning Env.	14
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**88/100**

Modernize existing Multi-Use Building and Library.
Reconfigure existing computer lab into flex lab.
Modernization may include:

- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space
- Reconfigure existing computer lab into flex lab
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Replace damaged casework
- Repair/replace plumbing systems as necessary
- Reconfiguration and new equipment to support scratch cooking



New Kitchen Expansion

KENNEDY MIDDLE SCHOOL

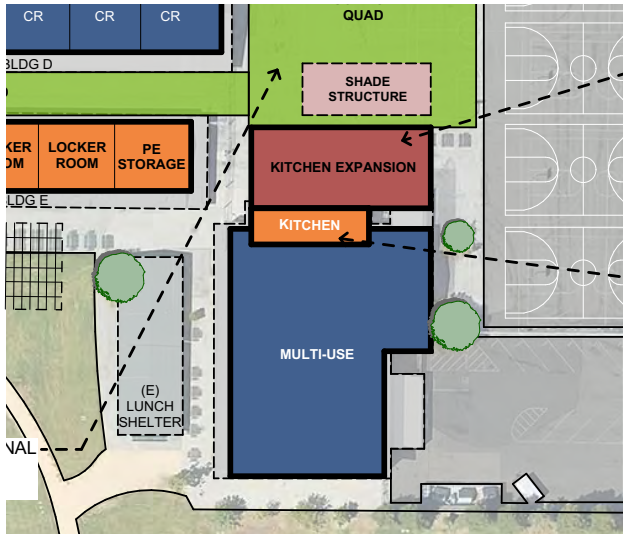
NEW SHADE STRUCTURE

$621,563

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Adjacent to new kitchen expansion



New Shade Structure

MODERNIZATION OF LIBRARY AND ADMIN

$7,723,365

INDICATORS OF QUALITY	
Ed. Programs	21
Community	5
Learning Env.	14
Maintenance	6
Safety and Security	3
Code Comp.	2
Total	**51/100**

Modernize existing Admin, Family Center, and Library. Reconfigure existing computer lab into flex lab. Modernization may include:

- Upgrade AV and lighting for performances
- Dedicated storage space
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Library and Admin



MCKINLEY INSTITUTE OF TECHNOLOGY

School Data

ADDRESS

400 duane street
Redwood City, CA 94062

Year Built.....1949
Site Area ..... 9.5 acres

CURRENT CONDITIONS

Students in 2024-25 School Year.....481
Building Area..... ≈ 88,093 sq. ft.
Permanent Classrooms.....32
Portable Classrooms.....0
Student Capacity.....616

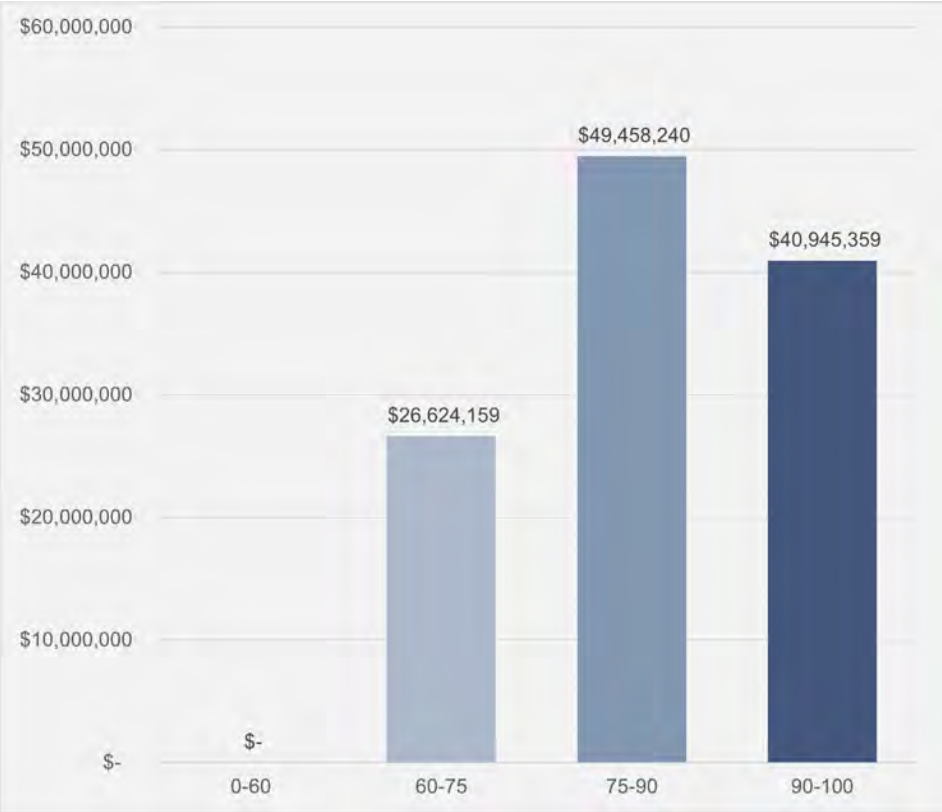
MASTER PLAN

Projected Students in 2029-30.....436
Planned Classrooms 25
Planned Student Capacity.....580

Summary

MAJOR FACILITY NEEDS

- New Entry and Science Building
- Reconfigure and modernize existing classroom buildings
- New PE and Music building
- Site improvement



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	-
61-75	Medium	$26,624,159
76-90	High	$49,458,240
91-100	Highest	$40,945,359
Total Cost		**$117,027,758**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New Admin & Classroom Building	$40,945,359	94
Modernization of Bldg A	$34,591,050	90
New PE and Music Building	$8,914,815	88
Modernization of Cafeteria Bldg E	$5,952,375	87
Modernization of Auditorium	$9,392,500	72
Site Improvements	$4,829,854	68
Mod and Expansion of Multi-use Bldg H	$12,401,805	63

Aerial View



Existing Site Conditions



> MCKINLEY INSTITUTE OF TECHNOLOGY

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

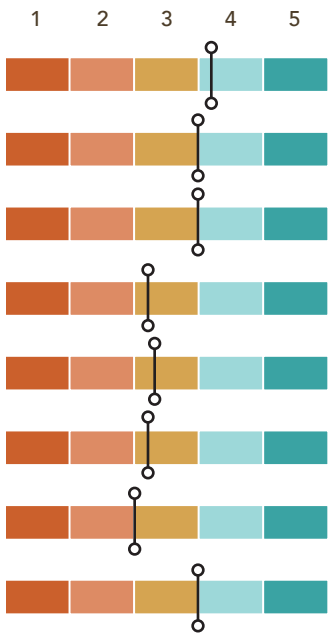
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Sharing campus with North Star
- Overlap of programs causes scheduling conflicts
- Not enough shaded and grenn area on campus
- Not an adequate number of parking stalls
- School entrance is not clear to visitors

Opportunities

- New school entrance and new promenade
- New parking and drop off
- New student quads and outdoor classrooms



Site Accessibility



Blacktop Playground

Existing Conditions Summary: CLASSROOM BLDG A

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

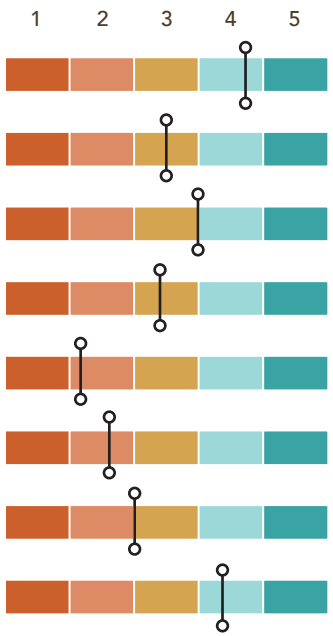
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Not enough spaces for ART, Science, or STEAM
- Outdated interior finishes and casework
- Acoustics between floors are bad

Opportunities

- Modernize classrooms



Classroom Interior



Staff Room

Existing Conditions Summary: CLASSROOM BLDG A AREA 3

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

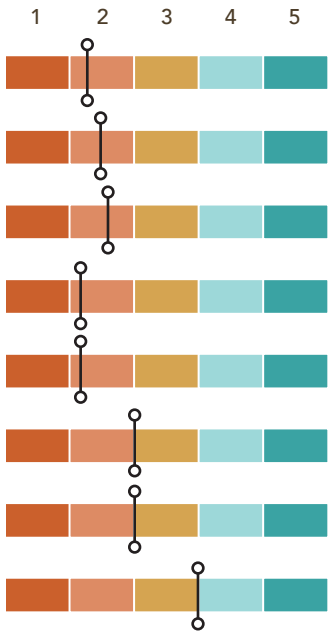
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

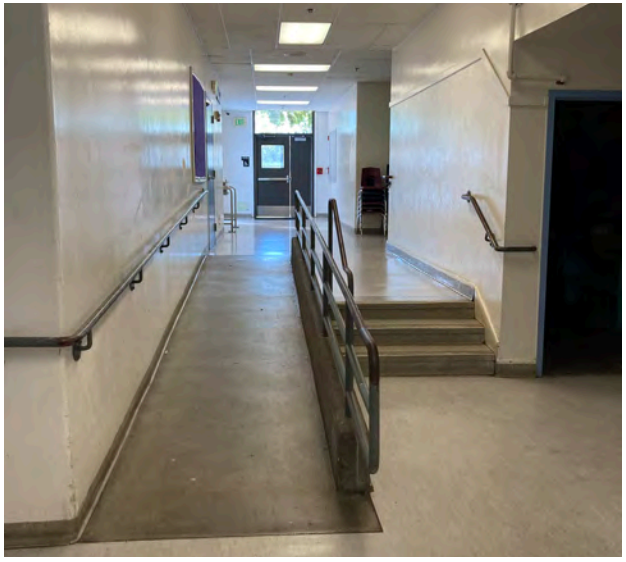
Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Accessibility

Challenges

- Outdated interior finishes and casework
- Acoustics between floors are bad
- Accessibility issue
- Lots of wasted space in corridor

Opportunities

- Demolish part of BLDG A for new building

Existing Conditions Summary: 1-STORY CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

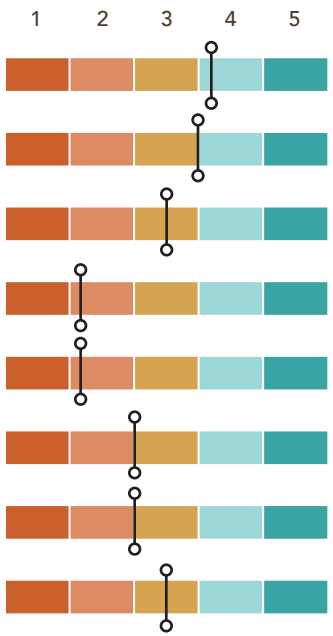
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Outdated classroom buildings

Opportunities

- Demolish for new buildings



Classroom Exterior



Interior Finishes

Existing Conditions Summary: MULTI-USE BLDGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

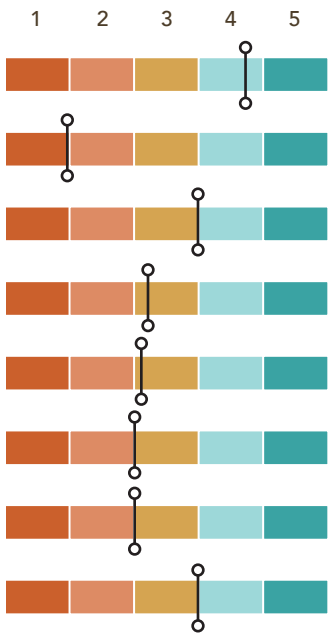
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





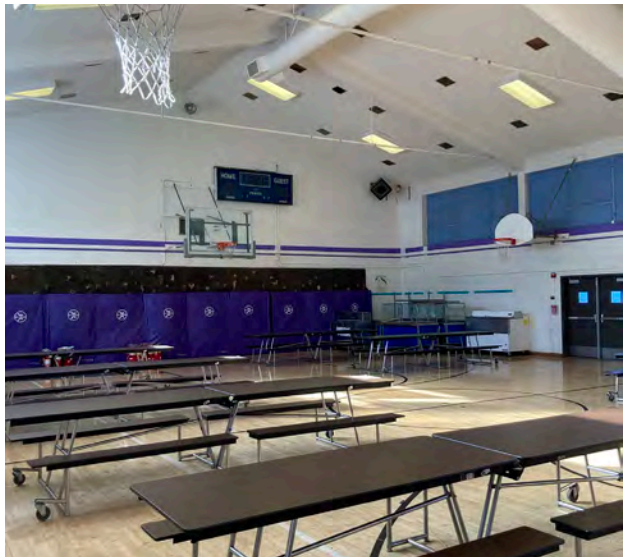
Kitchen Equipment

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment
- Overlap of programs cause scheduling conflicts
- Shared between two schools
- Not enough space for all the students

Opportunities

- General modernization of the building
- Kitchen Equipment upgrades
- New expansion to BLDG H



BLDG E



BLDG H

Existing Conditions Summary: LIBRARY

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

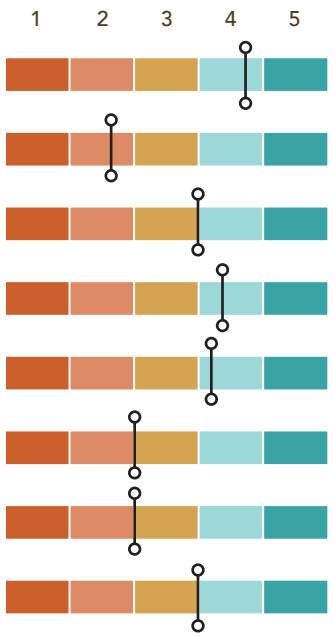
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Interior Finishes

Challenges

- Shared with North Star
- Security concern
- Outdated interior finishes

Opportunities

- Demolish building for new 2-story building



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> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

NORTH

0 20' 50' 100'

A.19

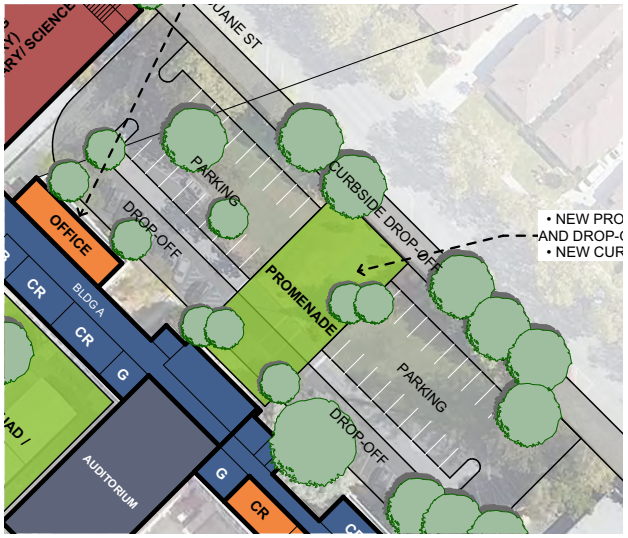
CAMPUS WIDE SITE IMPROVEMENTS

$4,829,854

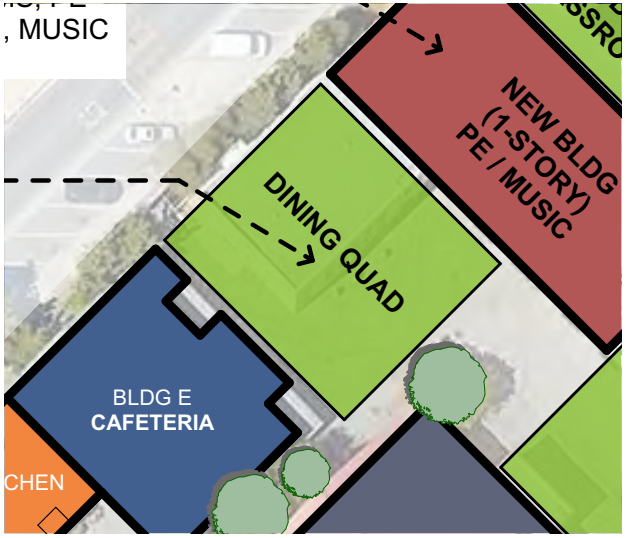
INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	12
Maintenance	16
Safety and Security	6
Code Comp.	9
Total	**68/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

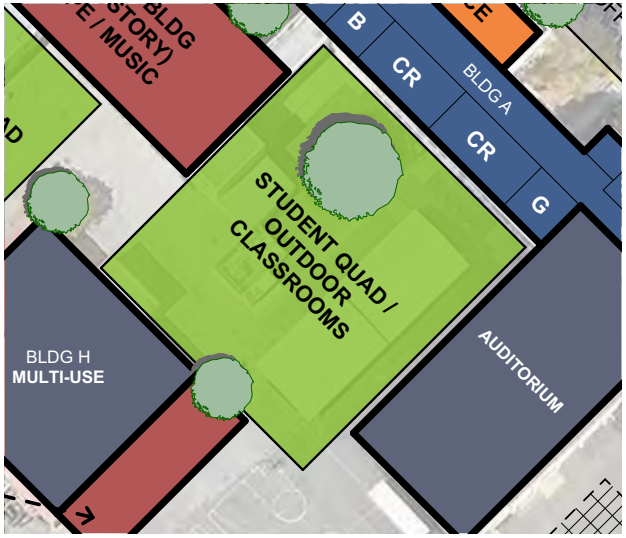
- New entry Promenade
- Incorporate outdoor learning areas between classrooms
- Resurface and restriping of black-top areas
- New parking and drop-off
- New curbside drop-off
- New Student Quad
- New Dining Quad



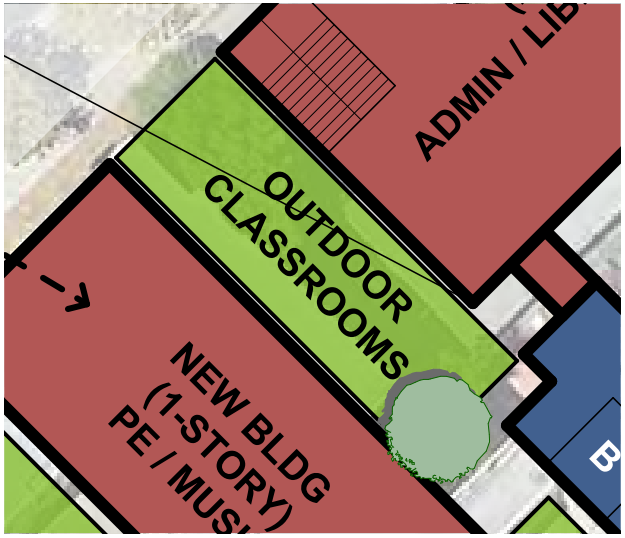
New Parking and Drop-off



Dining Quad



Student Quad / Outdoor Classrooms



Outdoor learning spaces between classroom wings

MODERNIZATION OF CLASSROOMS IN BLDG A — $34,591,050

INDICATORS OF QUALITY	
Ed. Programs	27
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**90/100**

Reconfigure existing classrooms 113 and 115 into new front entry for the school. Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Reconfigure existing classrooms 113 and 115 into appropriately sized entry and front office
- New signage for school
- Repair/replace existing wall, floor, and ceiling finishes
- Reconfigure existing office and staff room 107 into standard classrooms
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

MODERNIZATION OF AUDITORIUM — $9,392,500

INDICATORS OF QUALITY	
Ed. Programs	21
Community	10
Learning Env.	12
Maintenance	14
Safety and Security	7
Code Comp.	8
Total	**72/100**

Modernize existing auditorium to better support students and staff. Modernization may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Upgrade of lighting and sound systems
- Replacement of seating
- ADA upgrades



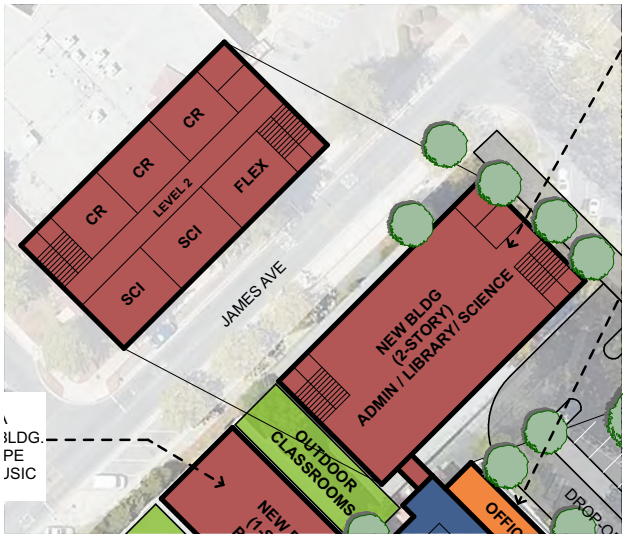
Existing Auditorium

NEW 2-STORY ADMIN AND CLASSROOM BUILDING $40,945,359

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**94/100**

New 2-story building with Admin, Library, B&G club, and Family Center on floor 1 and 3 standard classrooms and 3 Science / Flex classrooms on floor 2. New construction may include:

- Demolish Existing BLDG B, C, D
- Appropriately sized Standard classrooms, FLEX Labs and science classrooms with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for equipment and supplies



New 2-story building

NEW 1-STORY PE AND MUSIC BUILDING $8,914,815

INDICATORS OF QUALITY	
Ed. Programs	27
Community	9
Learning Env.	18
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**88/100**

New 1-story PE / Music Building. New construction may include:

- Partially demolish BLDG A
- Appropriately sized Locker Room, Music, and PE classroom with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for Music instruments and PE equipment supplies



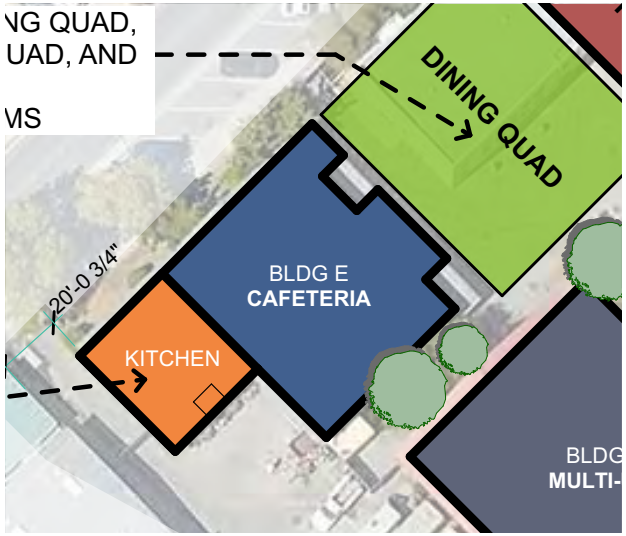
New 1-story building

MODERNIZATION OF CAFETERIA BUILDING E $5,952,375

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	16
Maintenance	18
Safety and Security	8
Code Comp.	8
Total	**87/100**

Modernize existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space
- Upgrade kitchen to support more scratch cooking



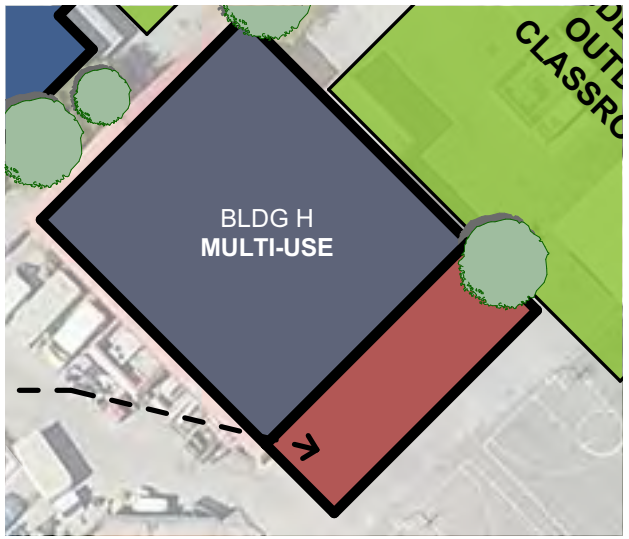
Multi-use BLDG E

MODERNIZATION AND EXPANSION TO BLDG H $12,401,805

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	12
Maintenance	14
Safety and Security	6
Code Comp.	6
Total	**63/100**

Modernize and expand existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Adjacent covered outdoor eating area
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space
- New 1-story expansion to the Multi-use Building



Expansion to BLDG H



NORTH STAR ACADEMY

School Data

ADDRESS

400 duane street
Redwood City, CA 94062

Year Built	1949
Site Area	9.5 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	529
Building Area	≈ 29306 sq. ft.
Permanent Classrooms	22
Portable Classrooms	0
Student Capacity	565

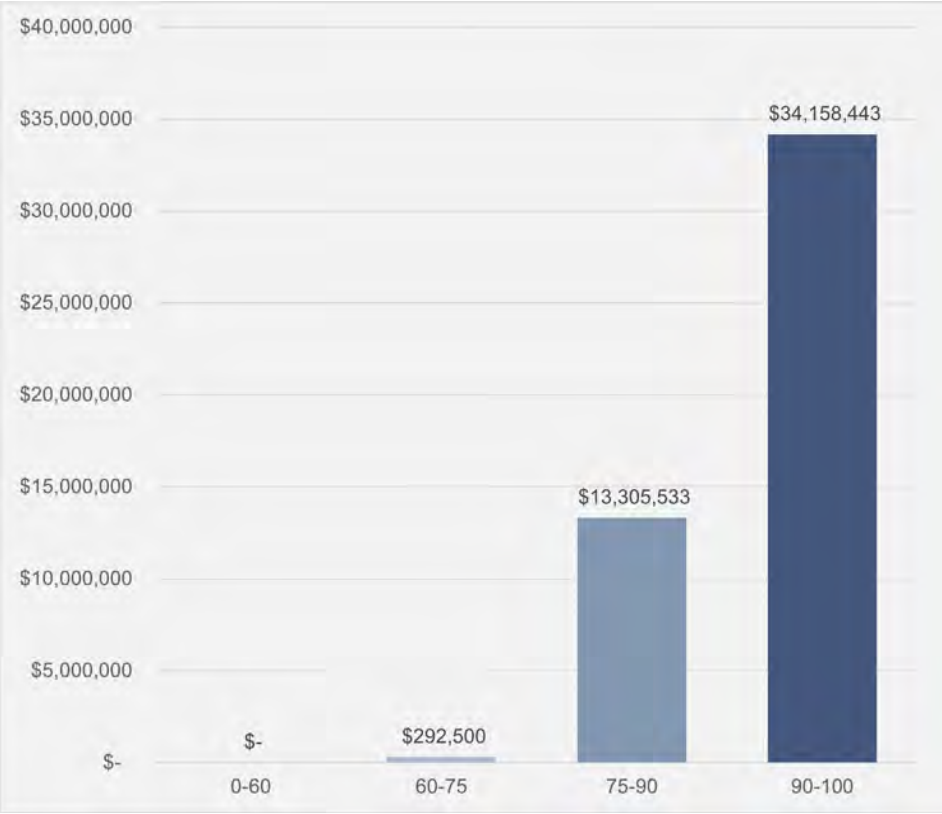
MASTER PLAN

Projected Students in 2029-30	530
Planned Classrooms	25
Planned Student Capacity	633

Summary

MAJOR FACILITY NEEDS

- New 2-story building
- Reconfigure and modernize existing classroom buildings
- More Gymnasium and Multi-Use space
- Site improvements



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	-
61-75	Medium	$292,500
76-90	High	$13,305,533
91-100	Highest	$34,158,443
Total Cost		**$47,756,476**

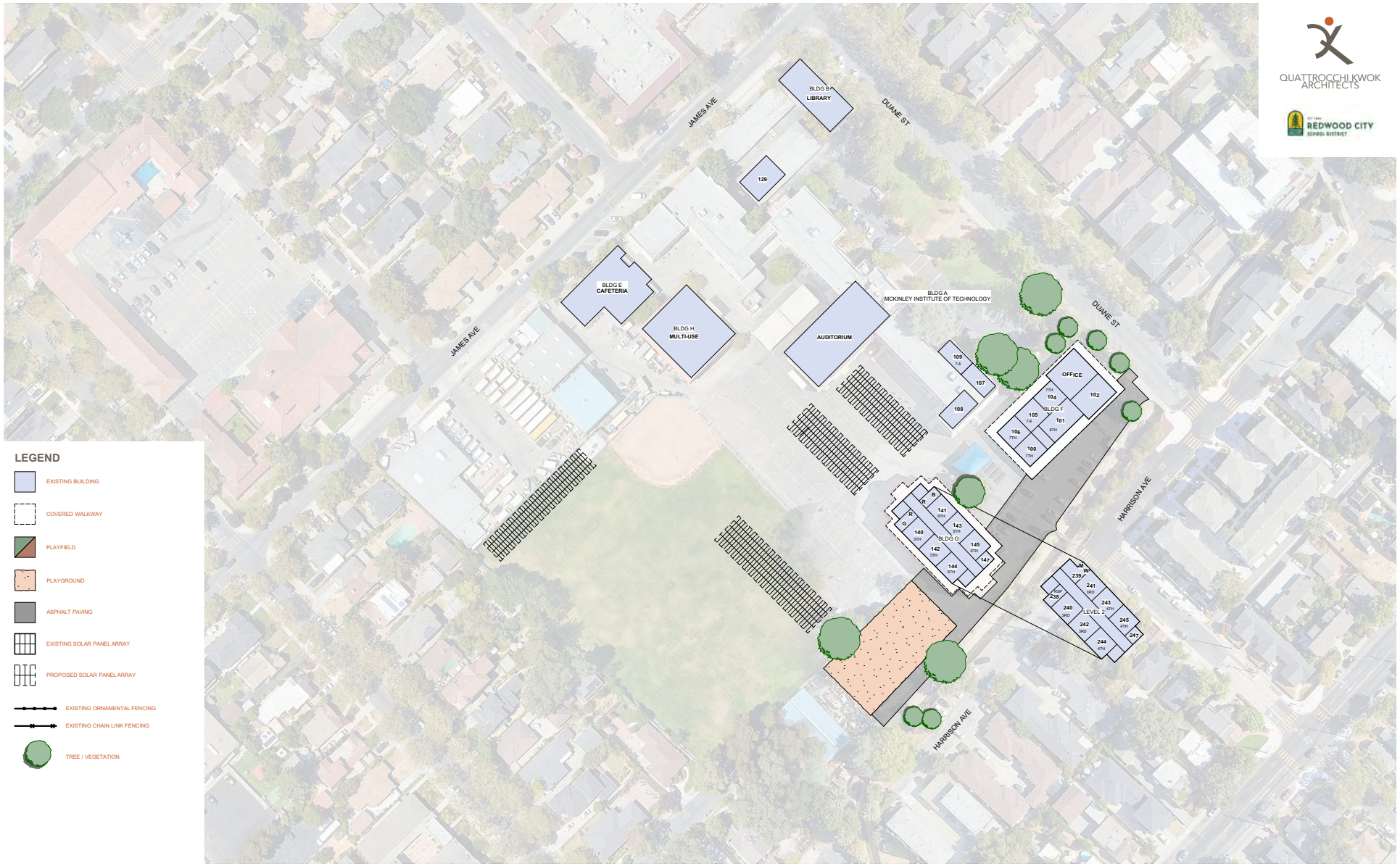
PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New Admin Classroom Bldg	$34,158,443	96
Modernization of Classroom Bldg G	$13,305,533	87
New Shade Structure	$292,500	71

*** Improvements to shared use spaces shown in McKinley Institute of Technology**

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> NORTH STAR ACADEMY

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

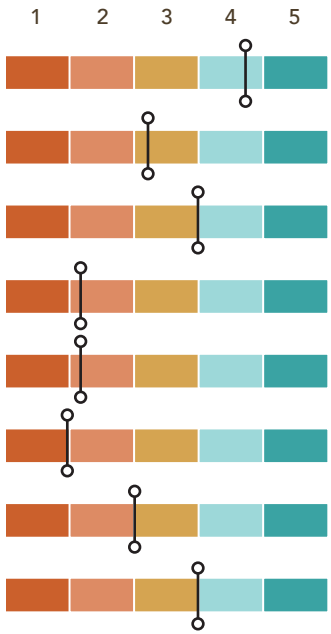
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Sharing campus with MIT
- Overlap of programs causes scheduling conflicts
- Not enough shaded and grenn area on campus
- Not an adequate number of parking stalls
- School entrance is not clear to visitors

Opportunities

- New school entrance and new promenade
- New parking and drop off
- New outdoor learning space



Site Accessibility



Blacktop Playground

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

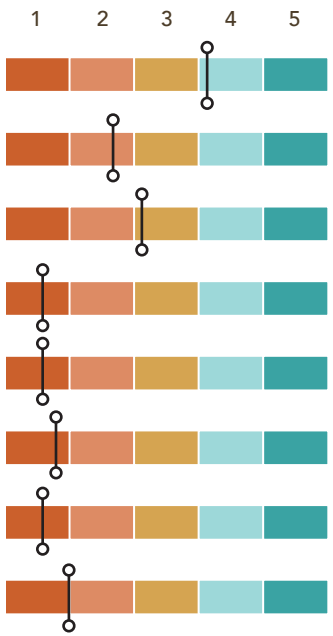
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Office Exterior

Challenges

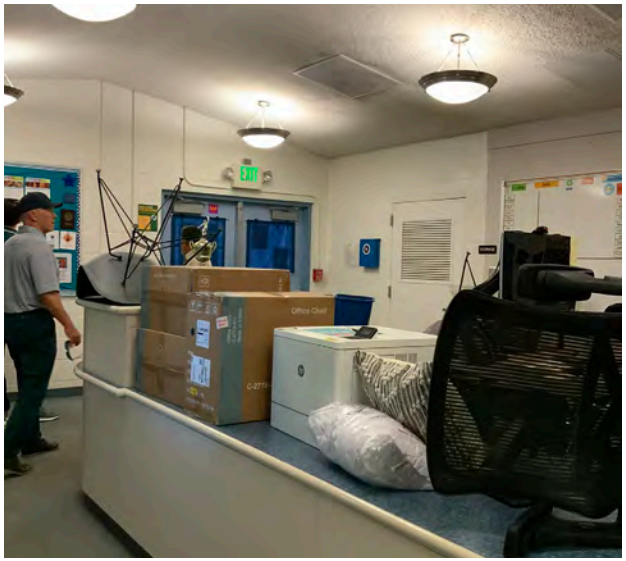
- Not enough space for staff and student support
- No adequate spaces for meetings
- Current Admin layout does not provide adequate access control for campus security

Opportunities

- New 2-story building



Nurse



Interior Finishes

Existing Conditions Summary: CLASSROOM BLDG F

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

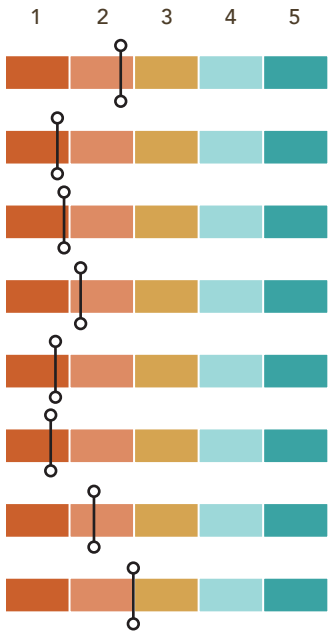
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Staff Room

Challenges

- Not adequate for current school program
- Not enough spaces for ART, Science, or STEAM
- Outdated interior finishes and casework
- Inadequate restroom facilities

Opportunities

- New 2-story building

Existing Conditions Summary: CLASSROOM BLDG G

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

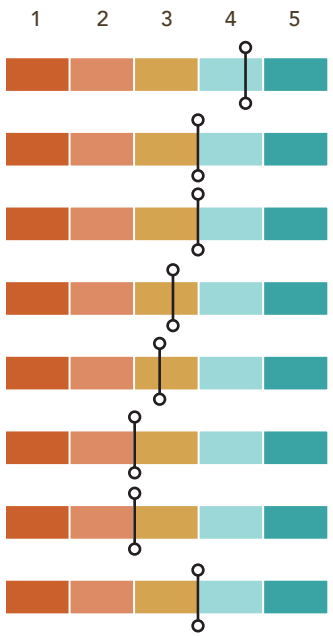
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Staff Room

Challenges

- Not enough spaces for ART, Science, or STEAM
- Outdated interior finishes and casework
- Acoustics between floors are bad

Opportunities

- Modernize classrooms



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> NORTH STAR ACADEMY

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

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CAMPUS WIDE SITE IMPROVEMENTS

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	12
Maintenance	16
Safety and Security	6
Code Comp.	9
Total	**68/100**

INCLUDED IN MIT

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- New entry Promenade
- Incorporate outdoor learning areas between classrooms
- Resurface and restriping of black-top areas
- New parking and drop-off
- New curbside drop-off
- Relocate shade structure



New Parking and Drop-off



Outdoor learning spaces between classroom wings

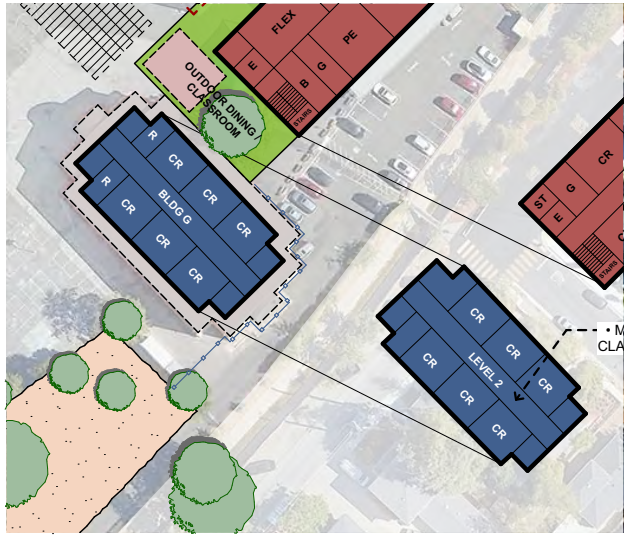
MODERNIZATION OF CLASSROOMS

$13,305,533

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	18
Maintenance	16
Safety and Security	7
Code Comp.	7
Total	**87/100**

Modernize all existing classrooms in BLDG G to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Reconfigure existing office and staff room 107 into standard classrooms
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

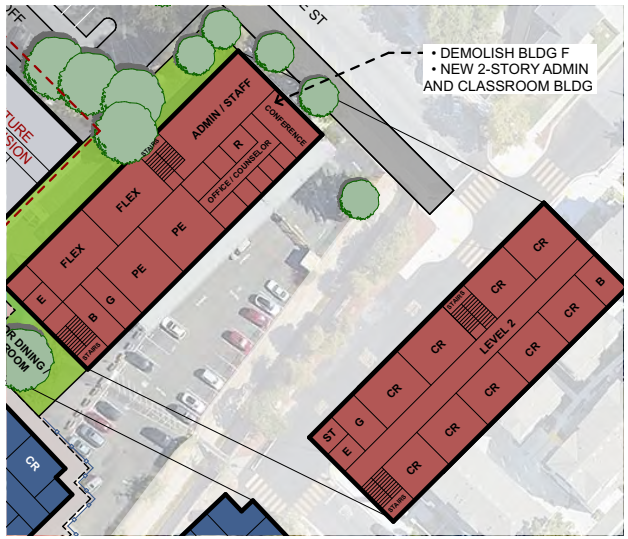
NEW 2-STORY BUILDING

$34,158,443

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	9
Code Comp.	9
Total	**96/100**

New 2-story building with Admin, Offices, Restrooms, Flex classrooms, and PE classrooms on floor 1 and 9 standard classrooms on floor 2. New construction may include:

- Demolish existing BLDG F
- Appropriately sized Standard classrooms, FLEX Labs and PE classrooms with acoustic treatment for program separation
- Appropriately sized Admin and Offices
- 1 conference room
- Restrooms on both floors
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for equipment and supplies



New 2-story building

NEW SHADE STRUCTURE

$292,500

INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	12
Maintenance	16
Safety and Security	6
Code Comp.	9
Total	**71/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Outdoor area between buildings



New Shade Structure



ORION ALTERNATIVE SCHOOL

School Data

ADDRESS

555 Avenue del Ora
Redwood City, CA 94062

Year Built	1927
Site Area	7.4 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	515
Building Area	≈ 47,642 sq. ft.
Permanent Classrooms	26
Portable Classrooms	4
Student Capacity	603

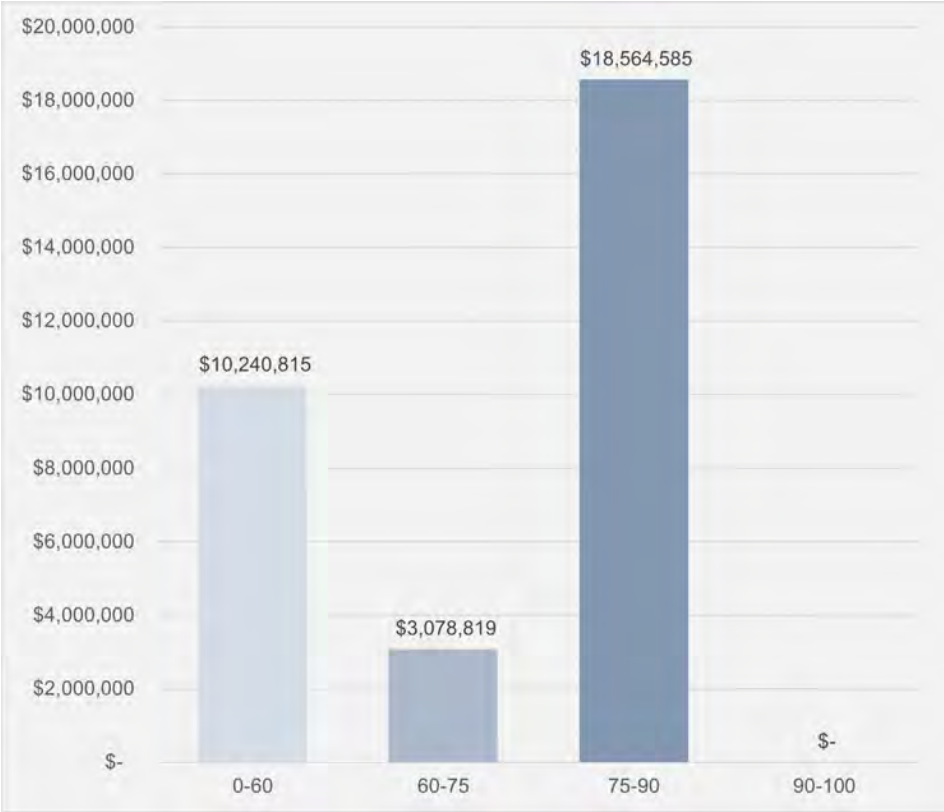
MASTER PLAN

Projected Students in 2029-30	515
Planned Classrooms	26
Planned Student Capacity	540

Summary

MAJOR FACILITY NEEDS

- New crossing at Drop-off
- New covered walkways
- Reconfigure and modernize restrooms
- Reconfigure and modernize existing classroom buildings



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$10,240,815
61-75	Medium	$3,078,819
76-90	High	$18,564,585
91-100	Highest	-
Total Cost		**$31,884,219**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Reconfigure and Mod Classroom Bldgs	$11,637,405	88
Modernization of Kitchen	$1,755,000	87
Reconfigure and Modernize Main Bldg	$5,172,180	86
Site Improvements	$2,566,944	73
New Covered Walkway	$511,875	67
Modernization of Admin CR Bldg	$7,614,945	37
Modernization of Library	$1,242,930	33
Modernization of Multi-Use Bldg	$1,382,940	31

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ORION ALTERNATIVE SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.24

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

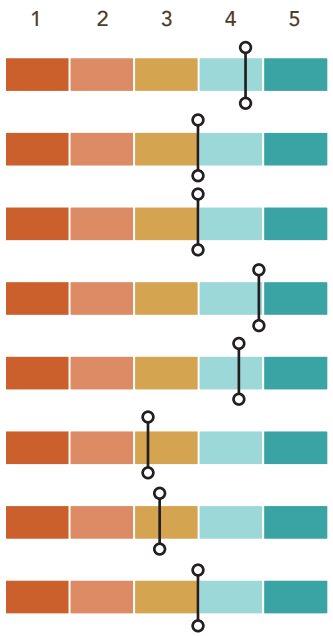
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Exterior



Exterior Courtyard

Challenges

- Does not have enough shade structures / covered eating areas
- No adequate amount of parking
- Drop-off at front of school is not safe for pedestrian

Opportunities

- New Shade Structure to cover stairs at new two-story building
- Rework drop off lane and add pedestriancrossing
- New shade canopies between new building and historical building

Existing Conditions Summary: 2 STORY CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

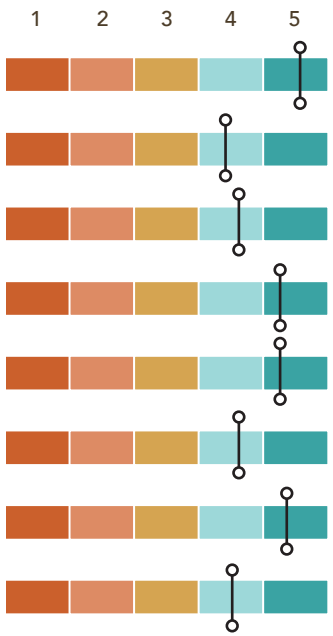
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Exterior Finishes

Challenges

- Some broken fixtures and doors
- Drinking fountain at TK playground

Opportunities

- Light modernization

Existing Conditions Summary: MAIN BUILDING

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

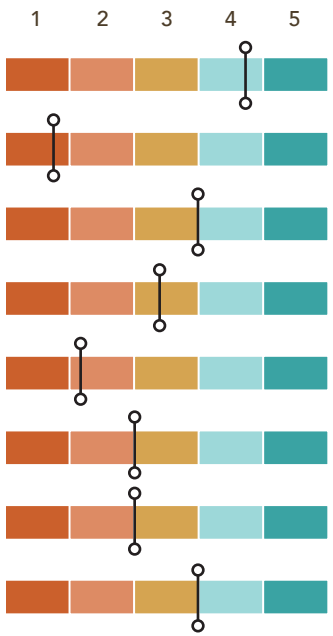
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Old buildings with outdated finishes
- Lower level is not suitable for educational programs

Opportunities

- Reconfigure and modernize building



Classroom Interior



Interior Finishes

Existing Conditions Summary: 1 STORY CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

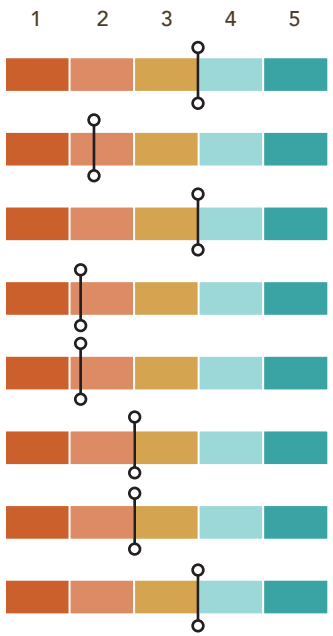
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Exterior Finishes

Challenges

- Old buildings with outdated finishes
- Not enough restrooms

Opportunities

- Reconfigure and modernize classrooms
- Reconfigure restrooms

Existing Conditions Summary: LIBRARY AND MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

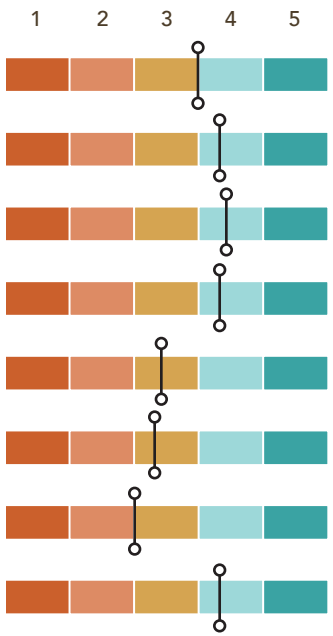
Building Finish Materials

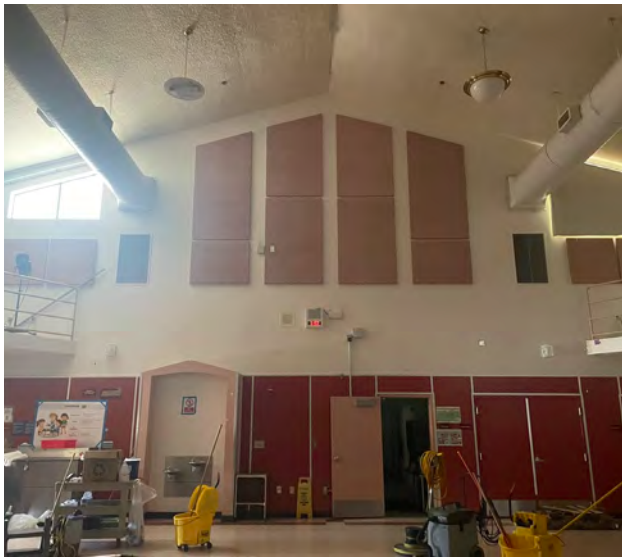
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Multi-use Building Interior

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment
- Overlap of programs cause scheduling conflicts
- Outdated computer lab

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the buildings
- Reconfigure existing computer lab into Family Center
- Kitchen Equipment upgrades



Library Interior



Multi-use Building Interior



> ORION ALTERNATIVE SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.25

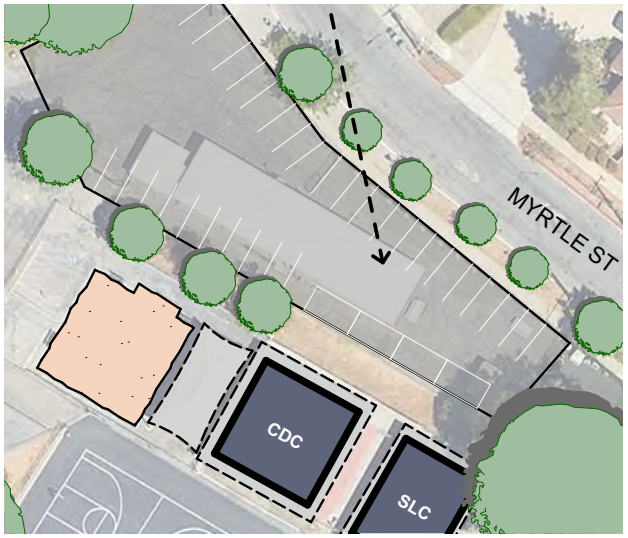
CAMPUS WIDE SITE IMPROVEMENT

$2,566,944

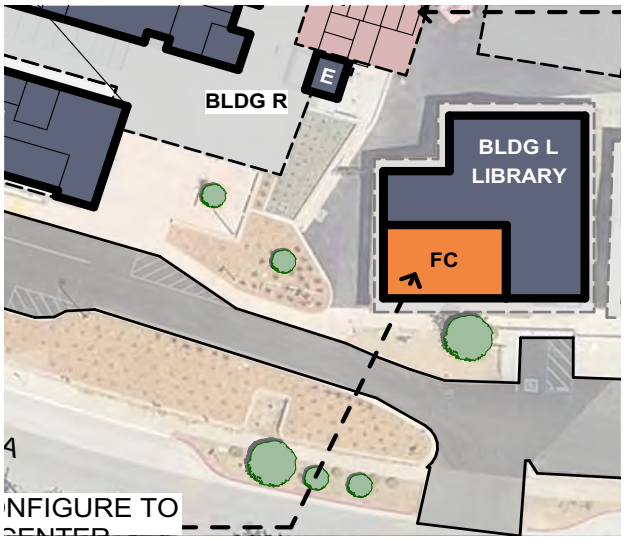
INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	18
Maintenance	14
Safety and Security	7
Code Comp.	7
Total	**73/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- New pedestrian crossing at drop-off
- Remove portables and add New parking lot at back of school
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field



New Parking



Pedestrian Crossing

ORION ALTERNATIVE SCHOOL

RECONFIGURE AND MODERNIZE MAIN BLDG $5,172,180

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	18
Maintenance	16
Safety and Security	8
Code Comp.	7
Total	**86/100**

Reconfigure and modernize all existing classrooms in 2-story main building to better support students and staff. Modernization of these spaces may include:

- Appropriately sized 2 Flex classrooms and 1 PE classroom
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



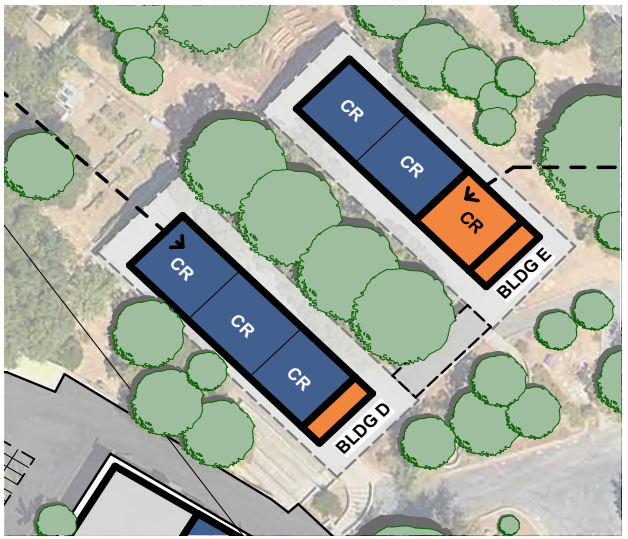
PE, FLEX classrooms

RECONFIGURE AND MODERNIZE CLASSROOM WINGS $11,637,405

INDICATORS OF QUALITY	
Ed. Programs	27
Community	8
Learning Env.	20
Maintenance	18
Safety and Security	8
Code Comp.	7
Total	**88/100**

Reconfigure and modernize existing 1 story classroom wings. Reconfiguration and modernization may include:

- Reconfigure 1 standard classroom to house program from the removed portables
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

ORION ALTERNATIVE SCHOOL

LIGHT MODERNIZATION OF NEW CLASSROOM AND ADMIN BUILDING

$7,614,945

INDICATORS OF QUALITY	
Ed. Programs	15
Community	3
Learning Env.	8
Maintenance	6
Safety and Security	3
Code Comp.	2
Total	**37/100**

Modernize all existing classrooms in 2-story new building to better support students and staff. Light modernization of these spaces may include:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

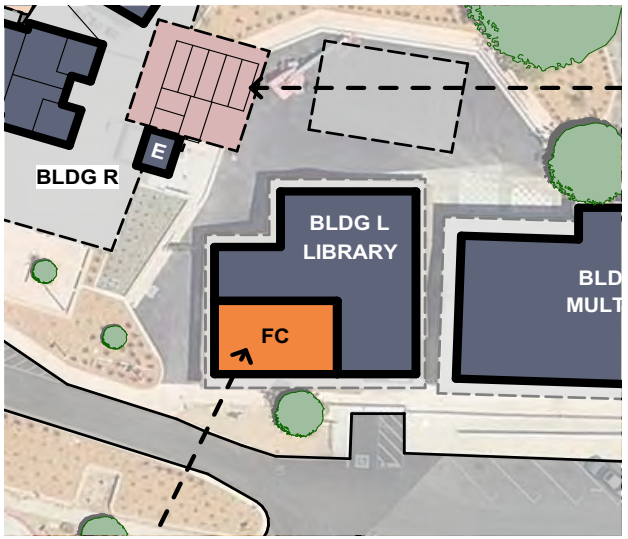
MODERNIZATION OF LIBRARY

$1,242,930

INDICATORS OF QUALITY	
Ed. Programs	12
Community	2
Learning Env.	8
Maintenance	6
Safety and Security	3
Code Comp.	2
Total	**33/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Reconfigure existing computer lab to Family Center
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Library

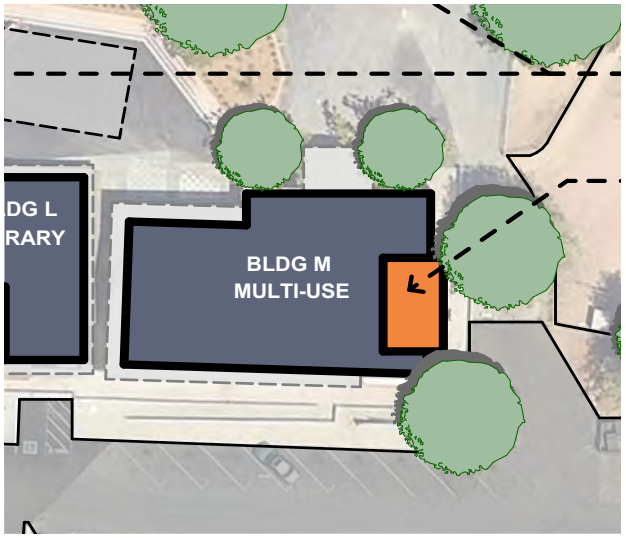
ORION ALTERNATIVE SCHOOL

MODERNIZATION OF MULTI-USE BUILDING $1,382,940

INDICATORS OF QUALITY	
Ed. Programs	9
Community	5
Learning Env.	6
Maintenance	6
Safety and Security	3
Code Comp.	2
Total	**31/100**

Modernize existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Adjacent covered outdoor eating area
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



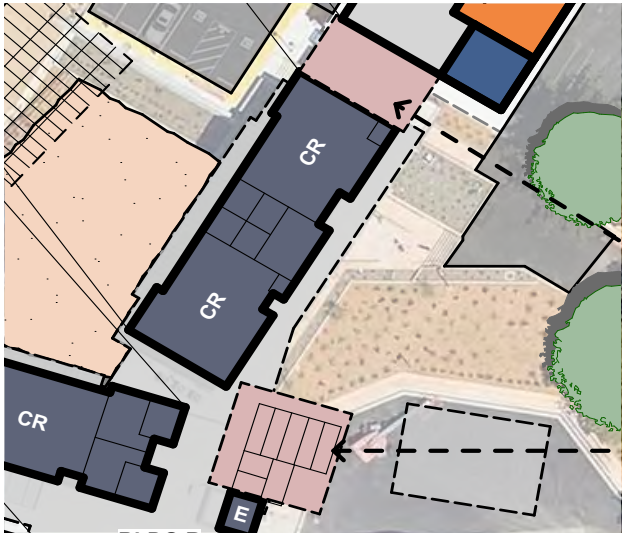
Existing Multi-use Building

NEW COVERED WALKWAY $511,875

INDICATORS OF QUALITY	
Ed. Programs	15
Community	6
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**67/100**

Provide new covered walkway. Proposed locations may include:

- Existing new building stairs
- Between old and new building



New Covered Walkways

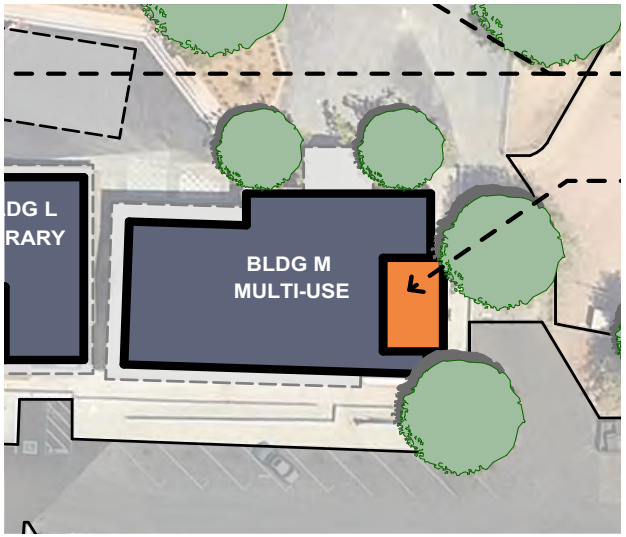
MODERNIZATION OF KITCHEN

$1,755,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building



ROOSEVELT ELEMENTARY SCHOOL

School Data

ADDRESS

2223 Vera Avenue
Redwood City, CA 94061

Year Built.....1950
Site Area ..... 9.6 acres

CURRENT CONDITIONS

Students in 2024-25 School Year.....389
Building Area..... ≈ 59,796 sq. ft.
Permanent Classrooms.....34
Portable Classrooms.....4
Student Capacity.....676

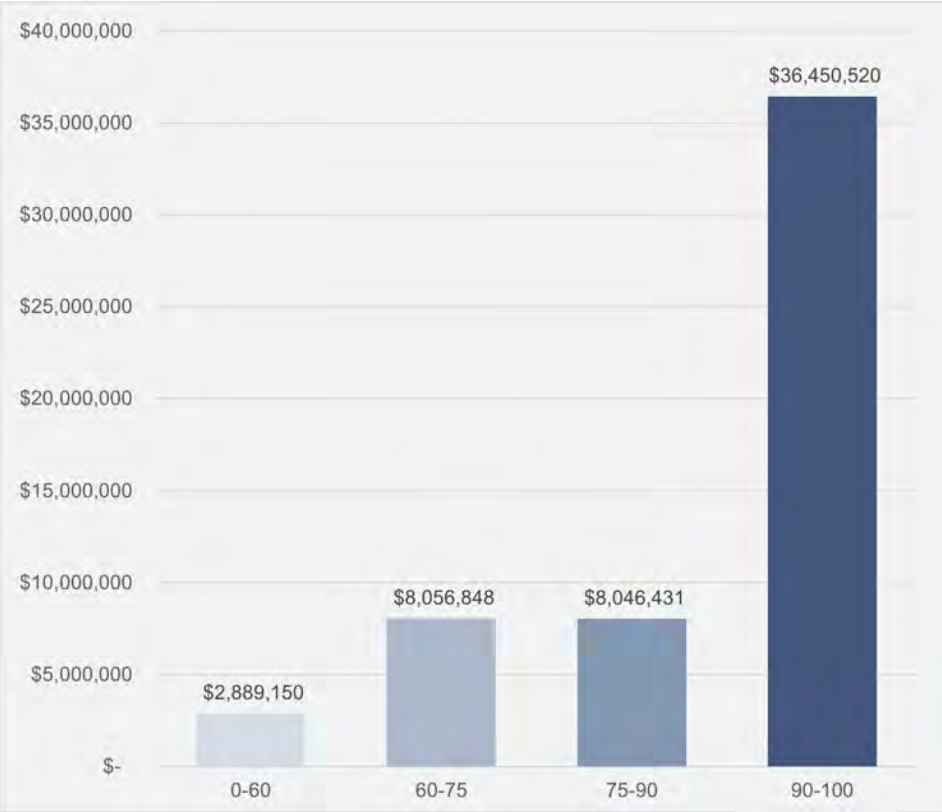
MASTER PLAN

Projected Students in 2029-30.....361
Planned Classrooms 26
Planned Student Capacity.....511

Summary

MAJOR FACILITY NEEDS

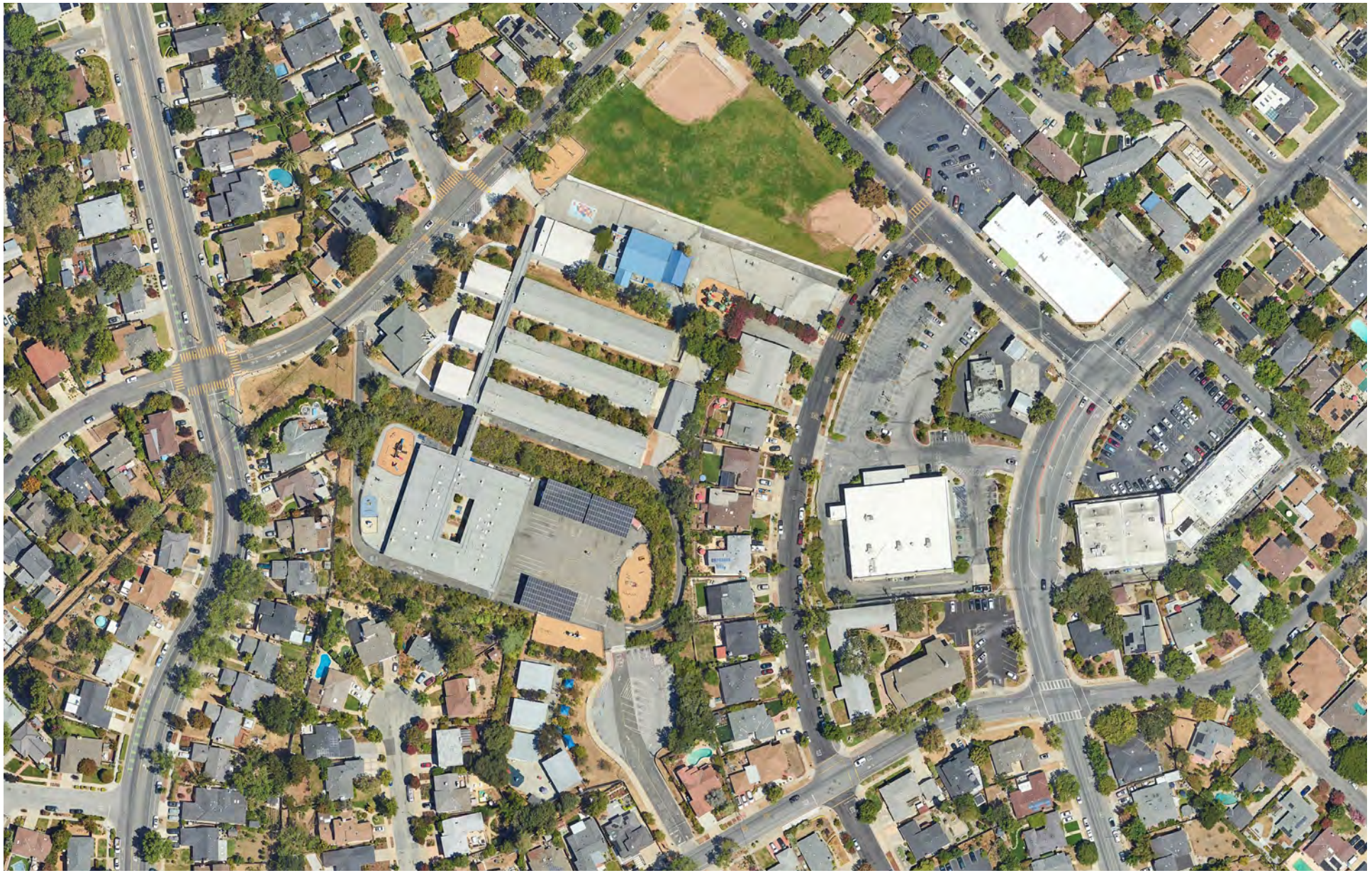
- New Drop-off lane and parking
- Reconfigure and modernize restrooms
- New locations for Library and Family Center
- Reconfigure existing classrooms to TK/K Classrooms
- Reconfigure and modernize existing classroom buildings
- New Admin, PE, and Classroom building
- New Lunch Structure.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$2,889,150
61-75	Medium	$8,056,848
76-90	High	$8,046,431
91-100	Highest	$36,450,520
Total Cost		**$55,442,949**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Lower Campus CR Bldg B, C , D, F	$22,524,580	95
Modernize Upper Campus CR Bldg E	$13,225,940	92
Replace Elevator	$700,000	92
Modernization of Kitchen	$1,200,000	87
New CDC Campus	$6,846,431	81
Site Improvements	$3,095,625	74
Reconfigure Family Center Bldg G	$2,491,060	72
Reconfigure Bldg A PE Classrooms	$2,470,163	70
Modernization of Multi-Use Bldg	$2,889,150	41

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ROOSEVELT SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

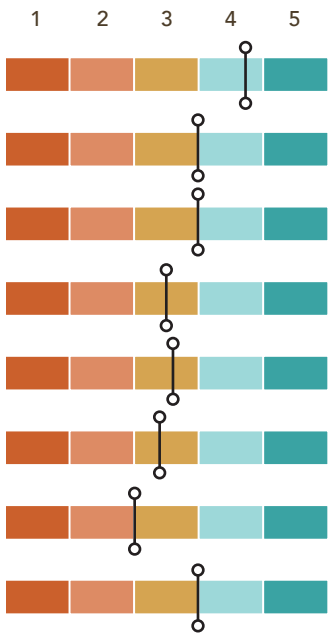
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Exterior



Exterior Courtyard

Challenges

- Does not have enough shade structures / covered eating areas
- No adequate drop off and parking at front of school
- Outdated playground at back of school
- Lots of hidden space in the playground.
- Lack of site lighting
- Multiple entrances and gates create confusion

Opportunities

- Create a new entrance plaza for clear indication
- New drop off lane and parking at front of school
- New educational quad
- Site lighting improvement

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

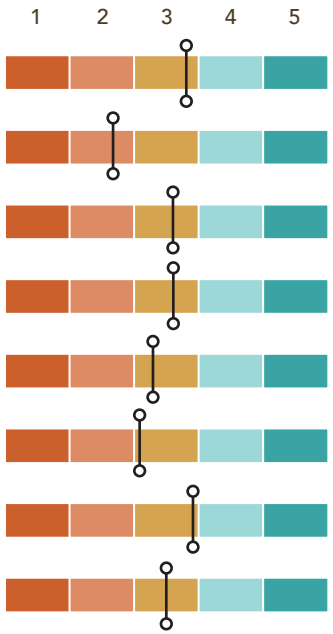
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

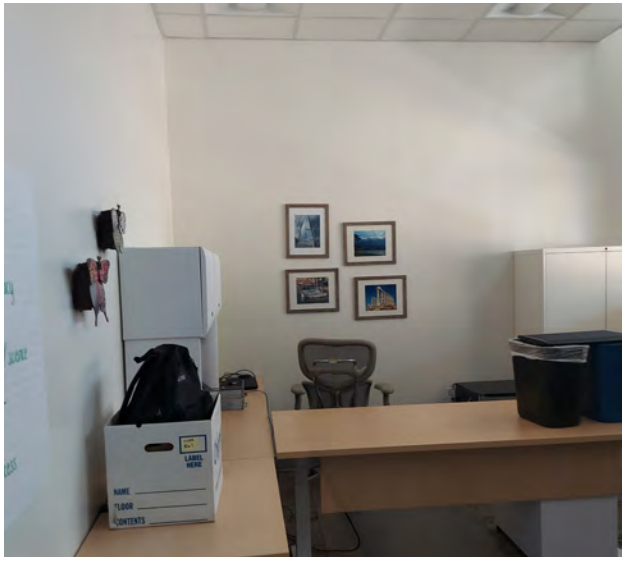
- Not enough space for staff
- Safety concern for the location and the layout of Admin
- School entrance and admin location is not clear
- No adequate meeting space

Opportunities

- More office and staff space
- Modernize existing admin building
- Reconfigure existing staff room to large and small meeting spaces



Office Exterior



Staff Room

Existing Conditions Summary: CLASSROOMS ON LOWER CAMPUS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

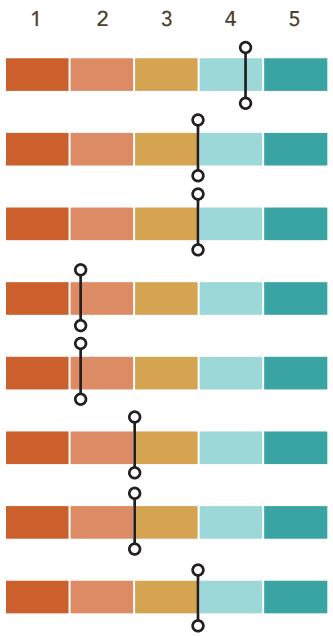
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- Old buildings with outdated finishes
- Not enough adequate specialty classrooms

Opportunities

- Modernize existing classrooms
- Reconfigure classrooms into Office, Staff Room, Flex Labs, Counselor Meeting Rooms, and Library

Existing Conditions Summary: CLASSROOMS ON UPPER CAMPUS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

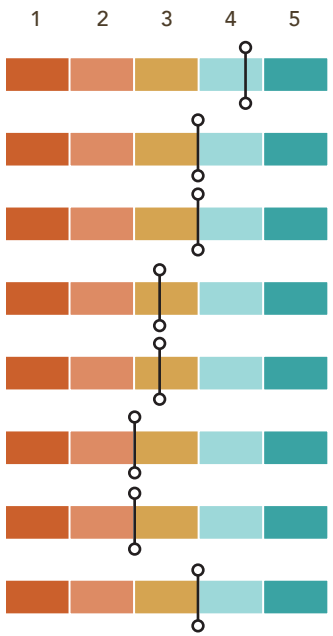
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Exterior Courtyard



Interior Finishes

Challenges

- Old buildings with outdated finishes

Opportunities

- Modernize existing classrooms

Existing Conditions Summary: LIBRARY AND MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

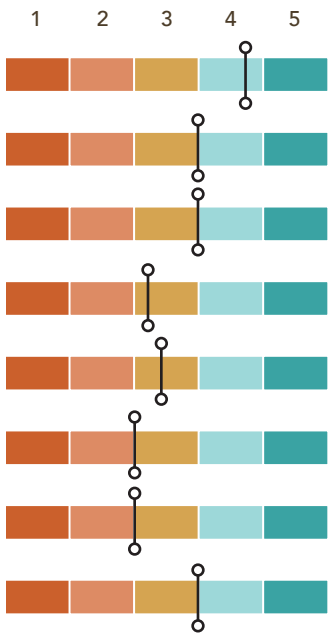
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Library is located at the corner of the campus

Opportunities

- Reconfigure existing library into Family Center and Meeting Room
- General modernization of the Multi-use building



Library Interior



Multi-use Building Interior

Existing Conditions Summary: MULTI-USE BLDG A

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

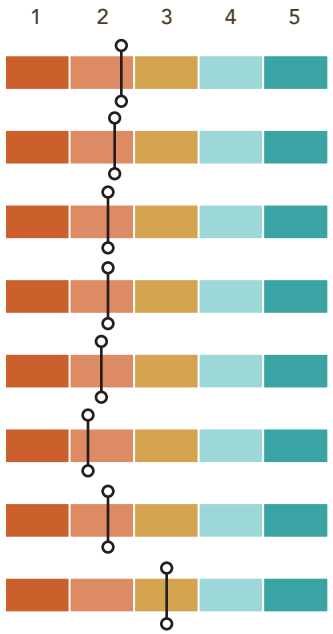
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security

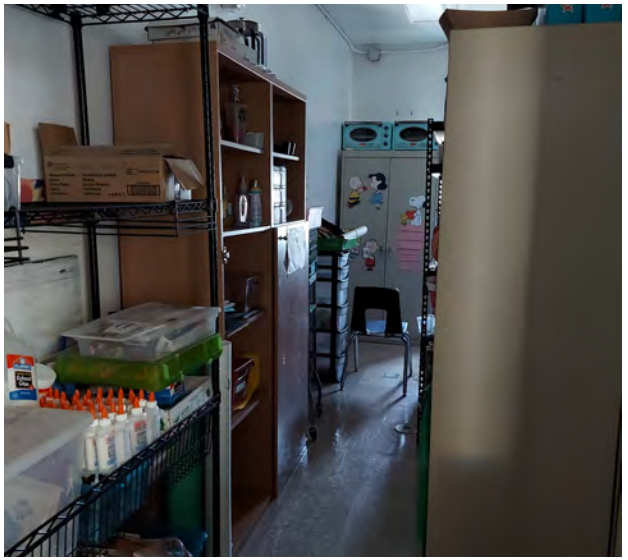


Challenges

- Old buildings with outdated finishes

Opportunities

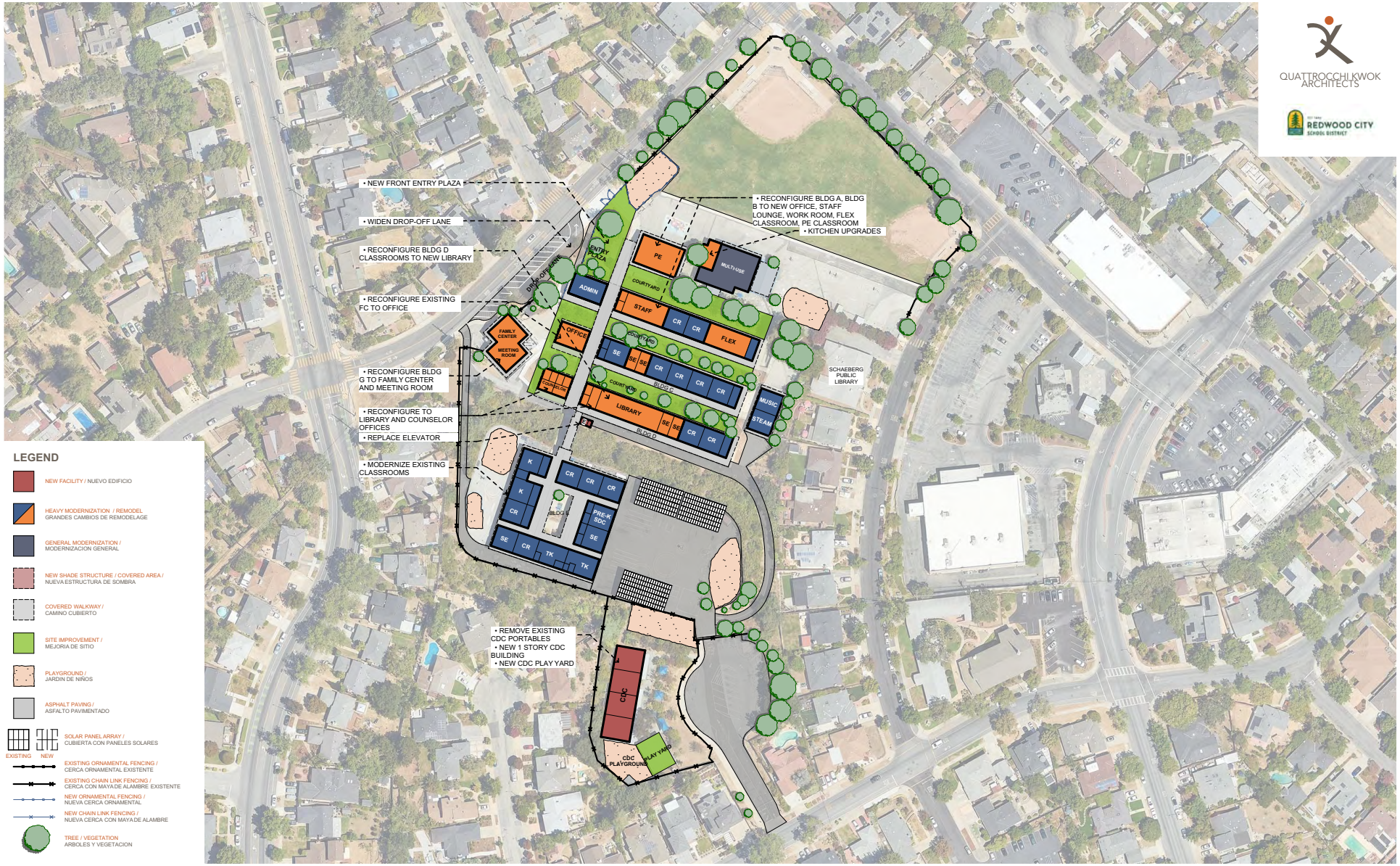
- Reconfigure existing Multi-use Building A into two PE classrooms



Library Interior



Multi-use Building Interior



> ROOSEVELT SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 60' 120' NORTH

A.28

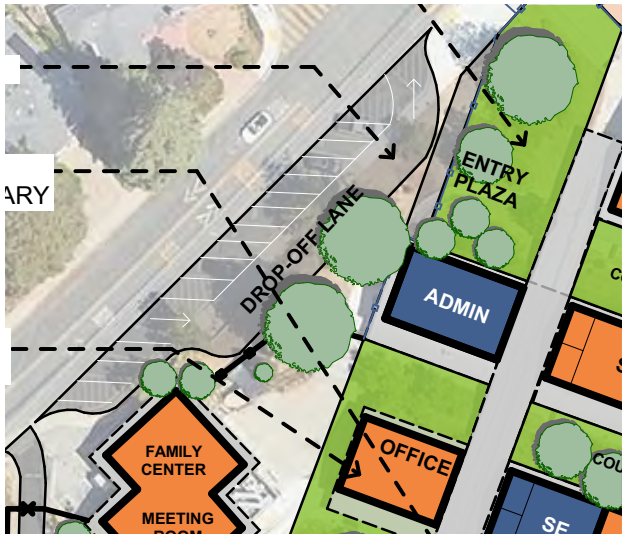
CAMPUS WIDE SITE IMPROVEMENT

$3,095,625

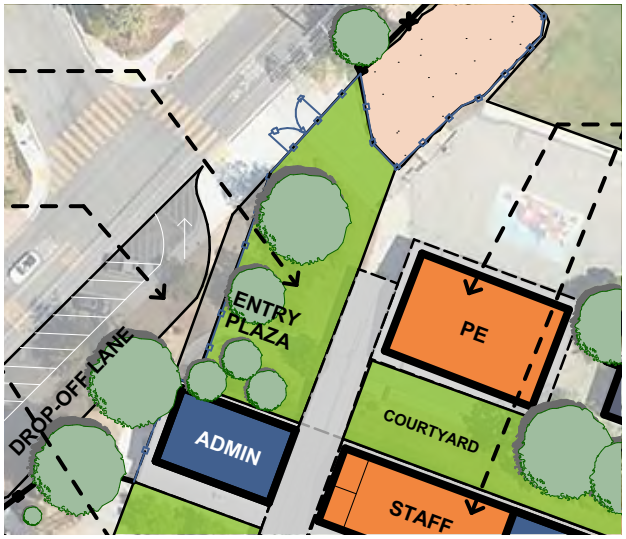
INDICATORS OF QUALITY	
Ed. Programs	21
Community	8
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**74/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

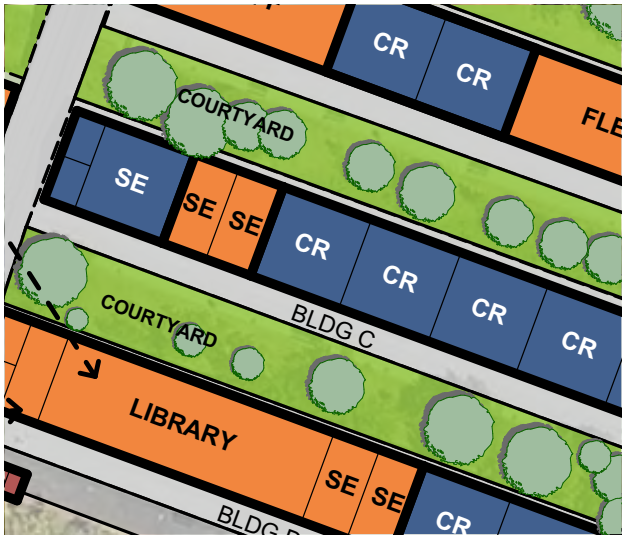
- Improve exterior lighting throughout campus
- New Entrance Plaza
- New Parking and Drop-off at front of school
- Incorporate outdoor learning areas between classroom wings (shade canopies)
- New Educational Quad



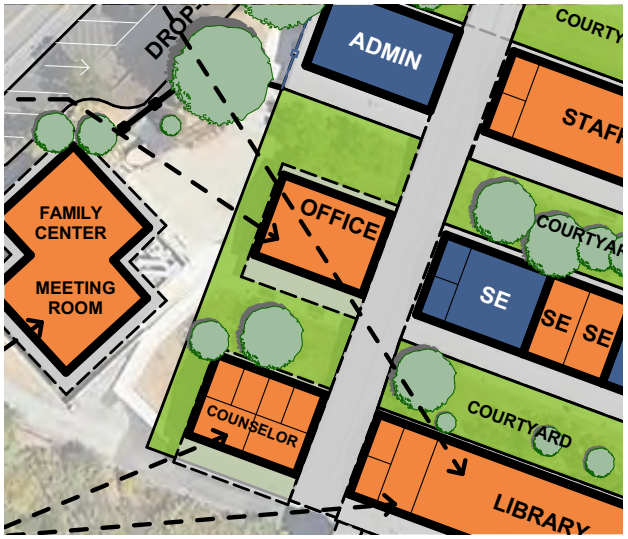
New Parking and Drop-off



New Entry Plaza



New Courtyards



New Educational Quad

ROOSEVELT ELEMENTARY SCHOOL

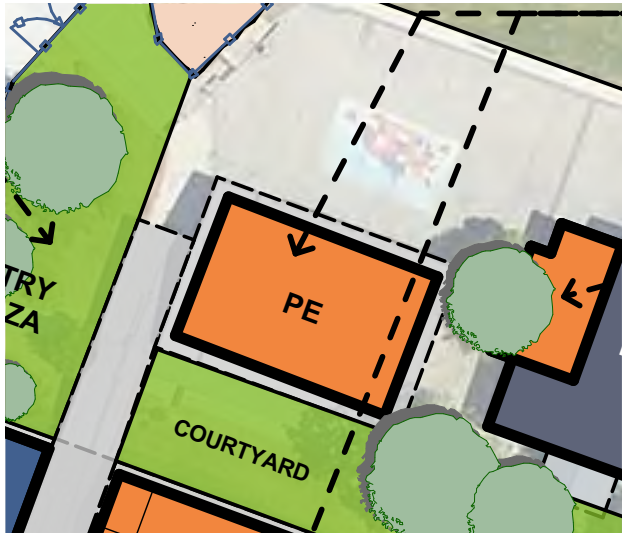
RECONFIGURE PE CLASSROOM

$2,470,163

INDICATORS OF QUALITY	
Ed. Programs	21
Community	6
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	7
Total	**70/100**

Reconfigure existing Multi-use building A into PE classroom. Reconfiguration may include:

- Appropriately sized PE classroom.
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies



PE Classroom

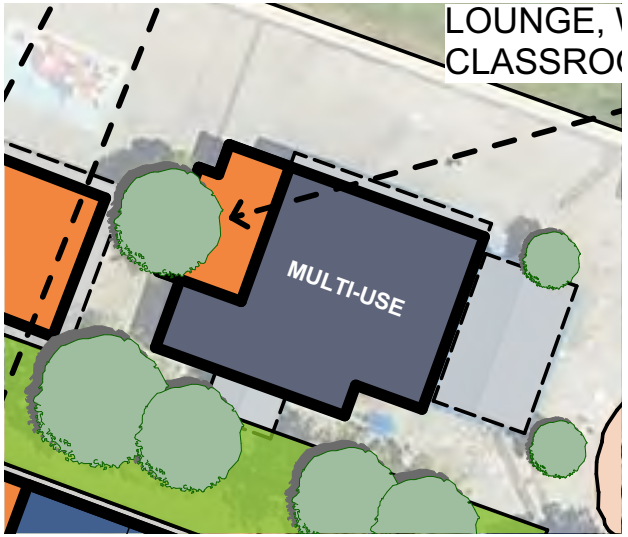
MODERNIZATION OF MULTI-USE BUILDING

$2,889,150

INDICATORS OF QUALITY	
Ed. Programs	18
Community	3
Learning Env.	10
Maintenance	6
Safety and Security	2
Code Comp.	2
Total	**41/100**

Modernize existing Multi-Use Building Modernization may include:

- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space
- Repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Multi-Use Building

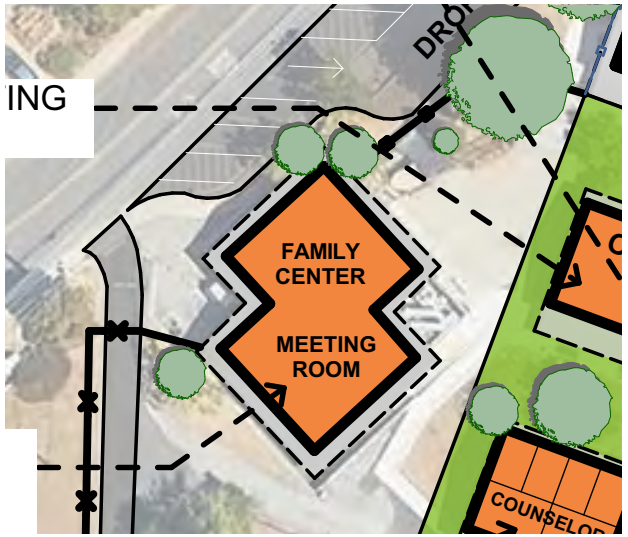
RECONFIGURE FAMILY CENTER

$2,491,060

INDICATORS OF QUALITY	
Ed. Programs	21
Community	8
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	7
Total	**72/100**

Reconfigure existing Library building into Family Center and Meeting Room. Reconfiguration may include:

- 1 appropriately sized Family Center.
- 1 large Meeting Room.
- Flexible furniture
- Sufficient storage for supplies



Existing Library

RECONFIGURE AND MODERNIZE CLASSROOMS AT LOWER CAMPUS

$22,524,580

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	**95/100**

Reconfigure and modernize existing standard classrooms in BLDG B,C,D and F to include, new restrooms, counselor offices and meeting spaces, Staff Lounge and Workroom, and Library. Reconfiguration may include:

- 2 Appropriately sized Flex Lab
- Reconfigure existing Family Center to Office
- 4 small meeting room and 2 medium Counselor Meeting Rooms
- 1 Staff Workroom and 1 Staff Lounge in BLDG B
- 1 Appropriately sized Library in BLDG D
- Reconfigure existing restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies



Existing classrooms

ROOSEVELT ELEMENTARY SCHOOL

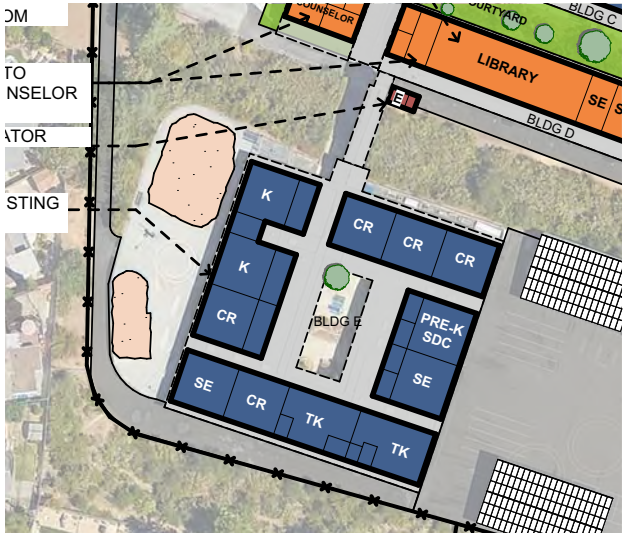
MODERNIZE CLASSROOMS IN BLDG E

$13,225,940

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	9
Total	**92/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

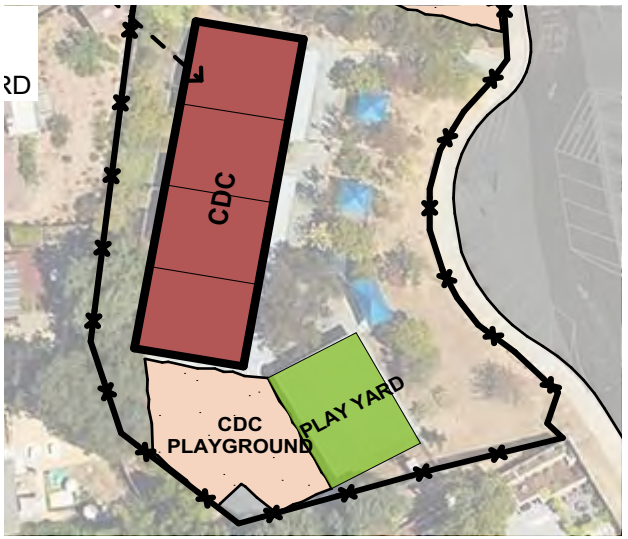
NEW CDC BUILDING

$6,846,431

INDICATORS OF QUALITY	
Ed. Programs	21
Community	8
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	8
Total	**81/100**

Remove existing CDC portables and replace with 1-story new CDC building. New construction may include:

- Removal of existing CDC portables
- 4 Appropriately sized CDC classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Adjacent play yard and shade structures



New CDC Campus

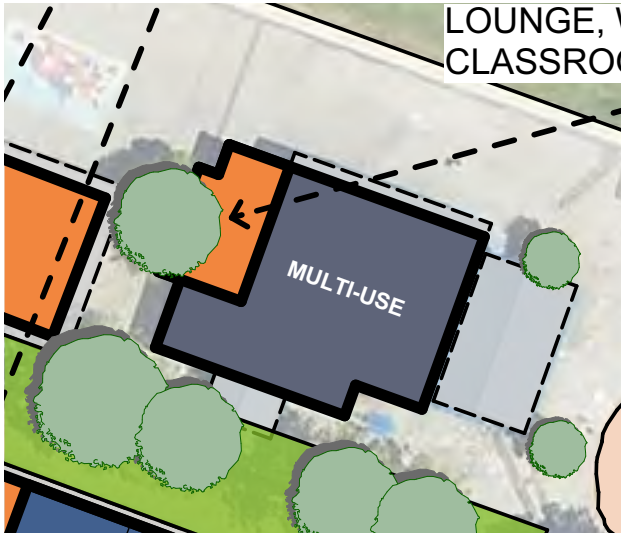
MODERNIZATION OF KITCHEN

$1,200,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building



ROY CLOUD SCHOOL

School Data

ADDRESS

3790 Red Oak Way
Redwood City, CA 94061

Year Built	1957
Site Area	6.4 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	635
Building Area	≈ 88,093 sq. ft.
Permanent Classrooms	32
Portable Classrooms	3
Student Capacity	839

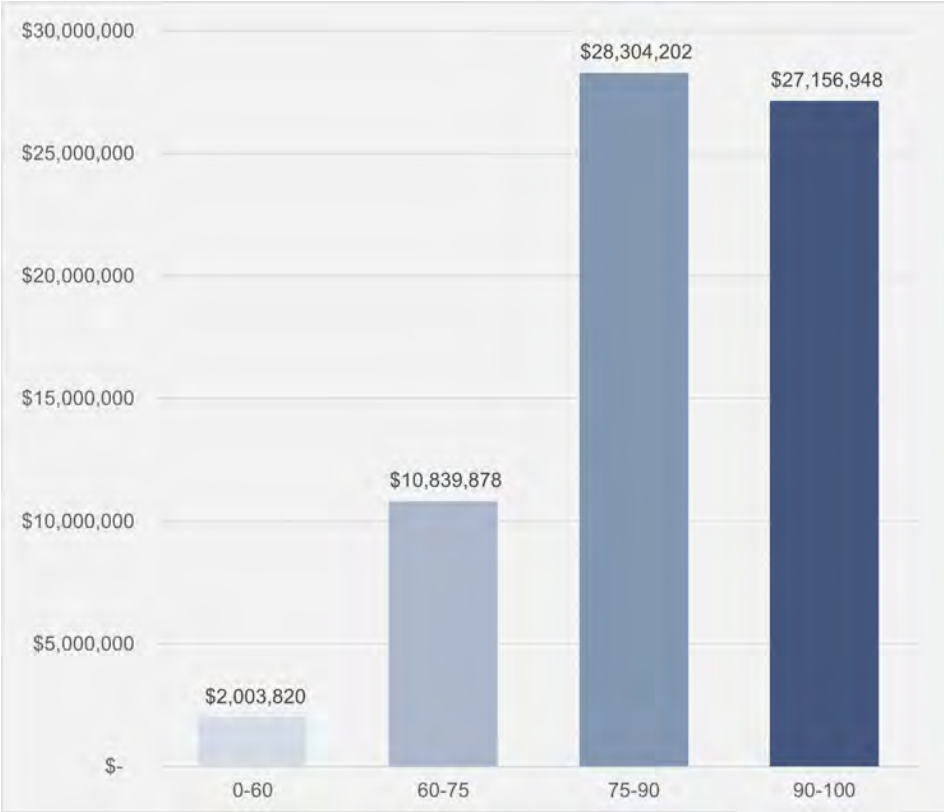
MASTER PLAN

Projected Students in 2029-30	646
Planned Classrooms	33
Planned Student Capacity	781

Summary

MAJOR FACILITY NEEDS

- New TK/K Campus
- Reconfigure and modernize existing classroom buildings
- New Admin, Family Center, and Entry
- Reconfigure Office and Staff spaces
- Rplace CDC portable classroom buildings



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$2,003,820
61-75	Medium	$10,839,878
76-90	High	$28,304,202
91-100	Highest	$27,156,948
Total Cost		**$68,304,848**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New TK/K Campus	$8,722,350	93
New 2-story Admin and CR Bldg	$18,434,598	93
Modernize Classroom Bldgs B and C	$16,119,237	90
Modernize 2-Story CR Bldg D	$10,429,965	89
Modernization of Kitchen	$1,755,000	87
Site Improvements	$7,042,463	75
Shade Structures and Canopies	$1,127,345	71
Modernization of Library	$2,670,070	61
Modernization of Multi-Use Bldg	$2,003,820	41

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ROY CLOUD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.29

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

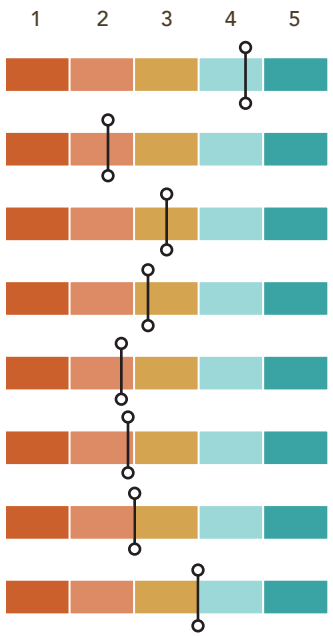
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Playground



Courtyard

Challenges

- Does not have enough shade
- Front of school is closed off
- Not an adequate Drop-off
- Field access and supervision is blocked by old portables

Opportunities

- New Shade Structure
- New entry plaza and drop-off lane
- Remove old portables to open up playground and access to field

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

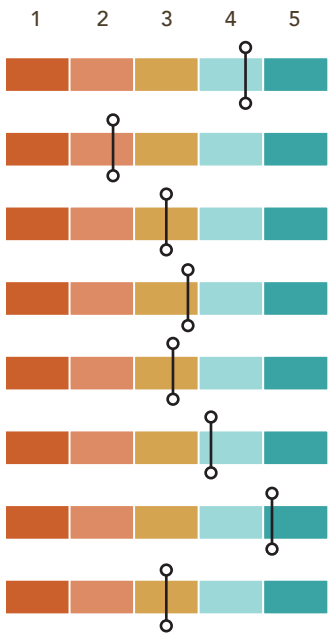
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

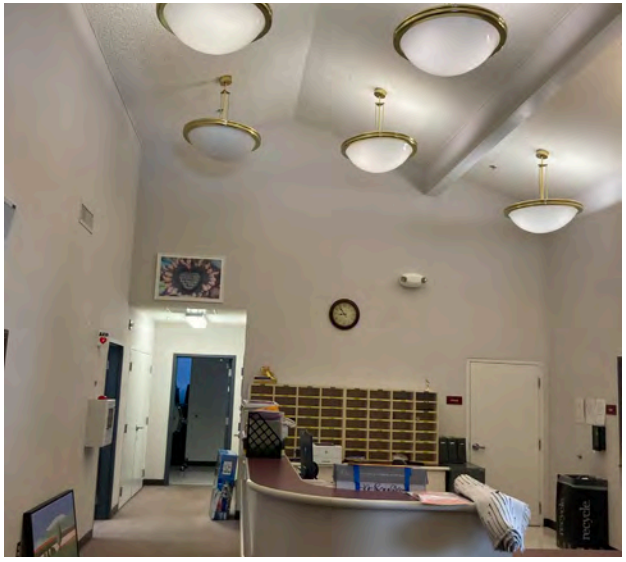
Environmental Quality (Indoor & Outdoor)

Safety and Security





Admin Exterior



Interior Finishes

Challenges

- Not enough space for staff
- No adequate spaces for meetings
- Front of school is not welcoming
- Two entry points create confusion and difficulty for supervision

Opportunities

- Move admin into new 2-story building
- Reconfigure existing office to Music room

Existing Conditions Summary: 1-STORY CLASSROOM BUILDINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

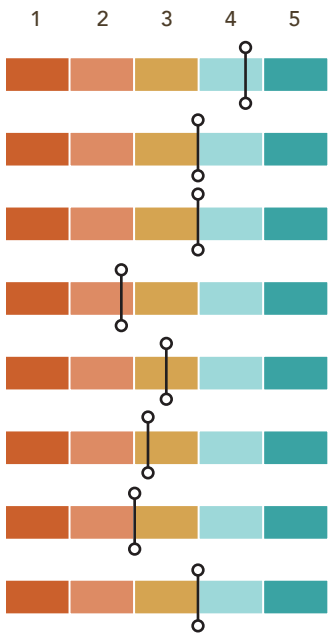
Building Finish Materials

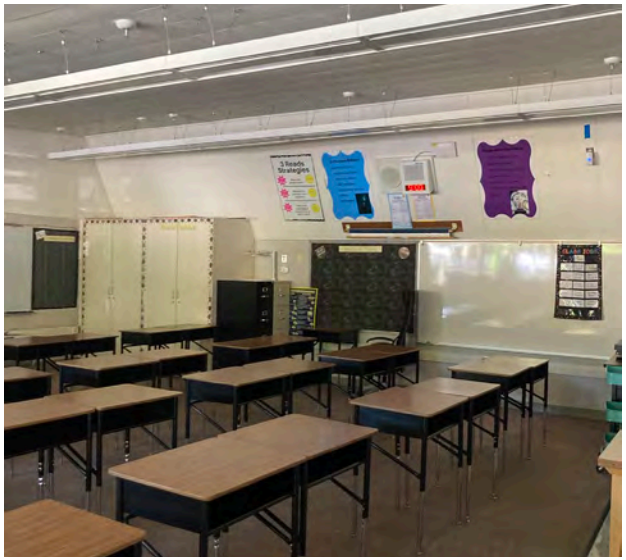
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for PE , MUSIC, ART
- Outdated classroom buildings
- No meeting spaces for SPED, OT, Speech
- Not enough restrooms for staff

Opportunities

- Demolish BLDG A for new 2-story building
- modernize and reconfigure existing classrooms
- Courtyard space between classroom buildings for outdoor learning

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

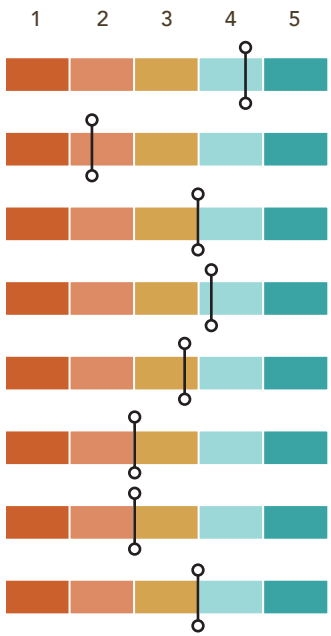
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Inadequate Kitchen Equipment
- The colors don't represent the school colors
- Dated finishes

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades



Kitchen Equipment



Interior Finishes

Existing Conditions Summary: LIBRARY BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

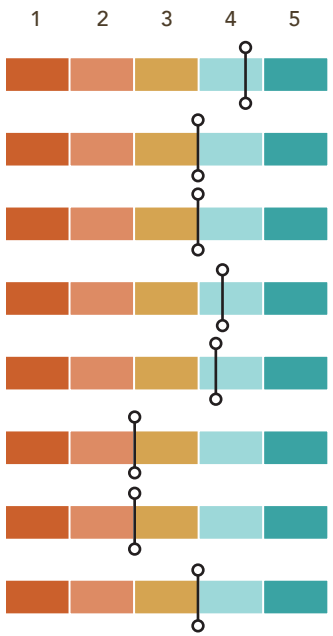
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Dated finishes
- Outdated computer lab

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Consider computer lab location for Family Center or meeting room



Library Interior



Computer Lab



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> ROY CLOUD SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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NORTH

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CAMPUS WIDE SITE IMPROVEMENT

$7,042,463

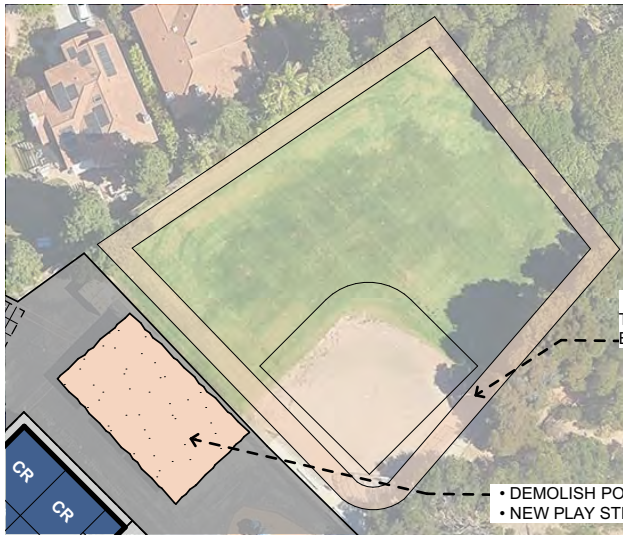
INDICATORS OF QUALITY	
Ed. Programs	21
Community	9
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**75/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- Remove existing portables
- New front entry plaza and drop-off lane
- Improvement in courtyard spaces for outdoor learning
- Remove existing portables and relocate play structure
- Resurface and restriping of black-top areas
- Renovate field landscape, move ball field and new running track around the ballfield



New Entry and Drop-off



Blacktop and field improvement



Outdoor learning spaces between classroom wings

ROY CLOUD SCHOOL

NEW TK/K CAMPUS

$8,722,350

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	16
Safety and Security	8
Code Comp.	9
Total	**93/100**

Provide a new 1-story TK/K building with 2 TK classrooms, and 3 Kinder classrooms on West side of campus. New construction may include:

- Appropriately sized kindergarten classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent play yard and shade structures
- Outdoor storage for TK/K play equipment
- Covered walkway to Multi-use building



New TK/K Classroom Building

RECONFIGURE AND MODERNIZE 2-STORY CLASSROOMS

$10,429,965

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	6
Code Comp.	8
Total	**89/100**

Reconfigure existing classrooms into Flex lab, PE classroom, and Music Room. Reconfiguration may include:

- 1 Appropriately sized Music room with acoustic treatment for program separation
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for Music instruments



Music, PE, FLEX classrooms

ROY CLOUD SCHOOL

RECONFIGURE AND MODERNIZE CLASSROOM BUILDINGS B, C

$16,119,237

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	18
Maintenance	18
Safety and Security	7
Code Comp.	7
Total	**90/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Reconfigure 2 existing standard classrooms to 1 Flex lab
- Reconfigure 2 existing standard classrooms to 1 PE classroom
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms

NEW 2-STORY ADMIN AND CLASSROOM BUILDING

$18,434,598

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	20
Maintenance	18
Safety and Security	9
Code Comp.	9
Total	**93/100**

New Admin, Family Center, Classroom building. New Construction may include:

- Demolish existing BLDG A
- Appropriately sized Admin, Meeting rooms, Family Center, Workroom, and Staff Lounge
- 1 Flex lab on floor 1
- 4 standard classrooms on floor 2
- Restrooms
- Provide meeting space for staff
- Provide meeting space for students and counselors
- Provide sufficient storage for supplies
- Sufficient natural daylight in the classrooms
- Flexible furniture



New 2-story Building

ROY CLOUD SCHOOL

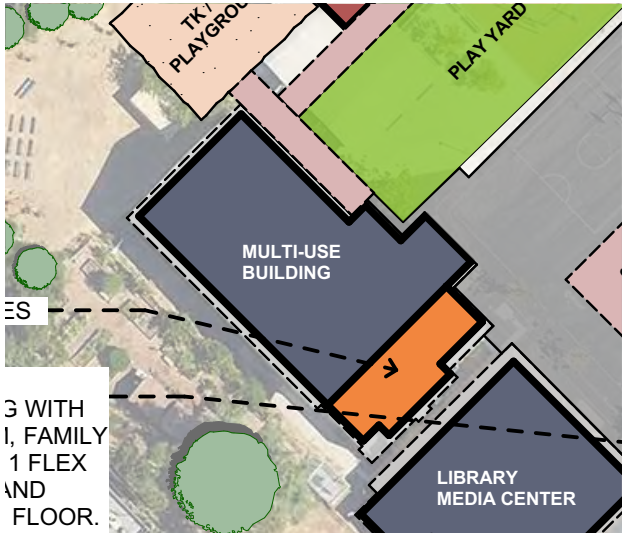
MODERNIZE MULTI-USE BUILDING

$2,003,820

INDICATORS OF QUALITY	
Ed. Programs	18
Community	3
Learning Env.	10
Maintenance	6
Safety and Security	2
Code Comp.	2
Total	**41/100**

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Adjacent covered outdoor eating area
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



Existing Multi-Use Building

MODERNIZE LIBRARY

$2,670,070

INDICATORS OF QUALITY	
Ed. Programs	21
Community	6
Learning Env.	14
Maintenance	10
Safety and Security	4
Code Comp.	6
Total	**61/100**

Modernize all existing classrooms to better support students and staff. Modernization of these spaces may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Multi-Use Building

ROY CLOUD SCHOOL

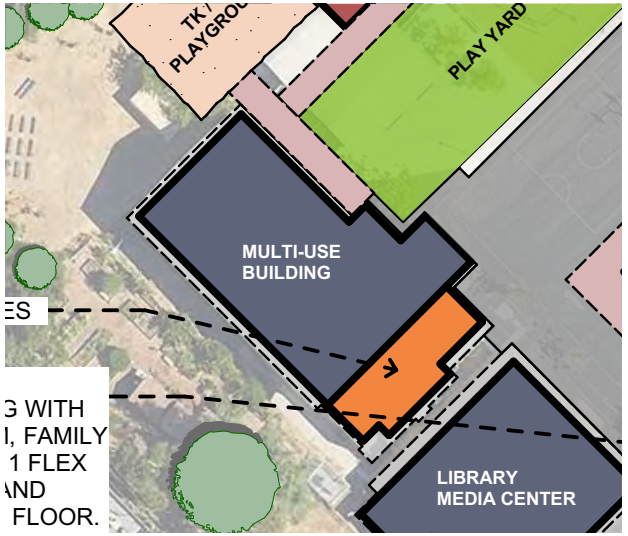
MODERNIZATION OF KITCHEN

$1,755,000

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building

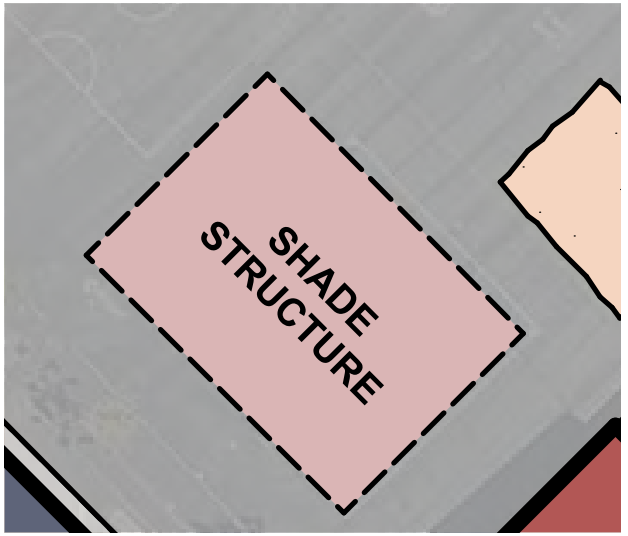
NEW SHADE STRUCTURE

$1,127,345

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Adjacent to MPR on the blacktop



New Shade Structure



TAFT SCHOOL

School Data

ADDRESS

903 10th Avenue
Redwood City, CA 94063

Year Built	1951
Site Area	7.5 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	356
Building Area	≈ 67,184 sq. ft.
Permanent Classrooms	34
Portable Classrooms	2
Student Capacity	719

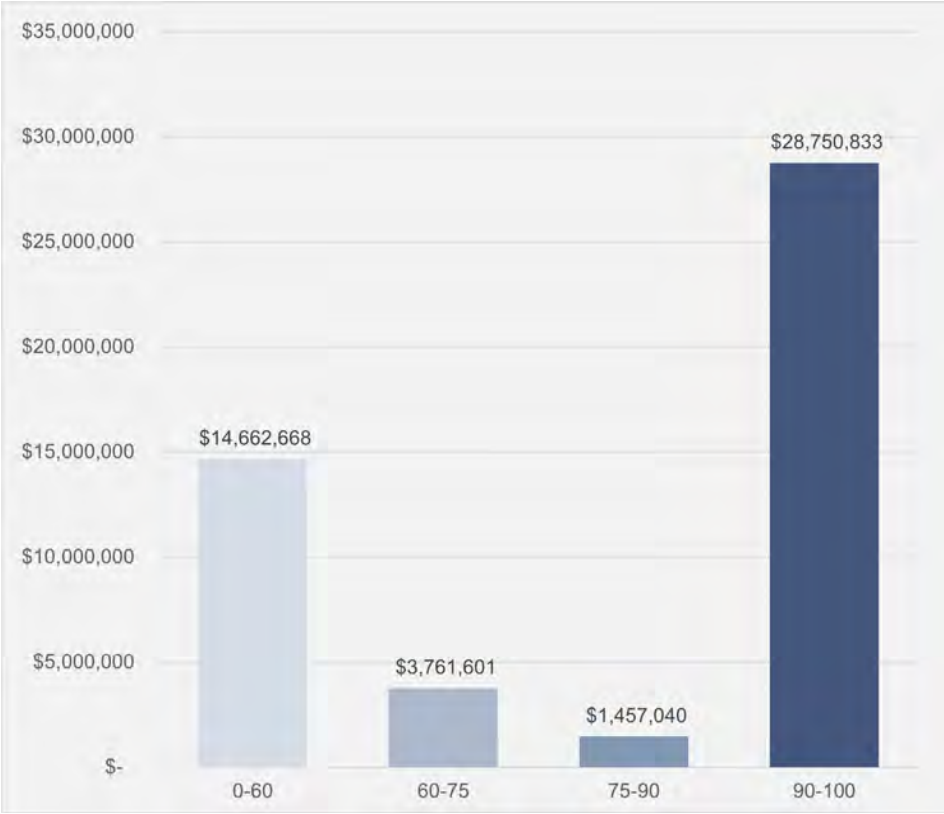
MASTER PLAN

Projected Students in 2029-30	349
Planned Classrooms	28
Planned Student Capacity	508

Summary

MAJOR FACILITY NEEDS

- New Drop-off lane and parking
- Reconfigure and modernize restrooms
- Reconfigure existing classrooms to TK/K Classrooms
- Reconfigure and modernize existing classroom buildings
- New Admin, PE, and Classroom building
- New Lunch Structure.



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$14,662,668
61-75	Medium	$3,761,601
76-90	High	$1,457,040
91-100	Highest	$28,750,833
Total Cost		**$48,632,142**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Buildings E and G for TK/CDC	$10,381,248	95
Modernize Classroom Bldgs B and C	$10,698,480	94
ModernizeClassroom Building A	$7,671,105	92
Modernization of Kitchen	$1,457,040	87
Site Improvements	$3,761,601	72
Modernization of Multi-Use Bldg	$2,539,290	41
Modernize Building D (2-Story)	$12,123,378	39

Aerial View



Existing Site Conditions



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> TAFT SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.32

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

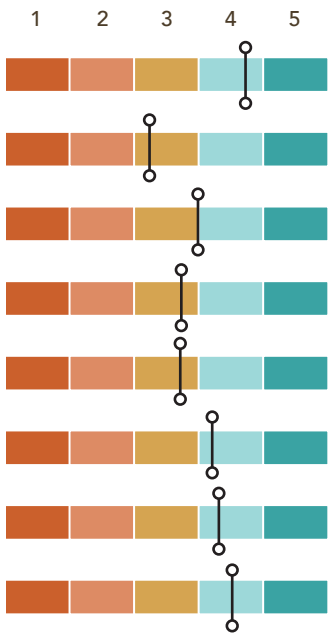
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Security issue on campus during weekend
- Work done to the spaces between classrooms are inconsistent
- Open unutilized space
- Flooding around Building A
- Not enough parking

Opportunities

- Remove portables for new parking lot
- Relocate TK/K playground



Drop-off



Exterior Courtyard

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

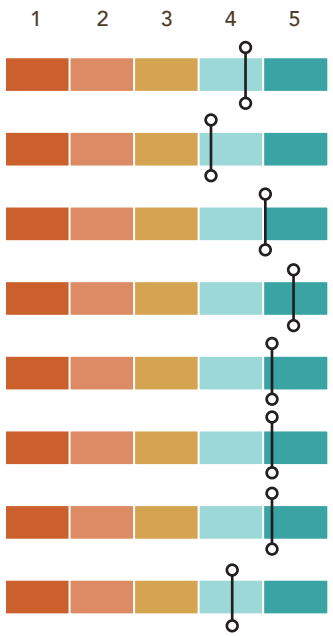
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Maximizing flexibility at new admin building to help organize programs and staff

Opportunities

- Space planning exercise to understand opportunities and visualize other organizational methods.



Interior Finishes



Interior Finishes

Existing Conditions Summary: CLASSROOMS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

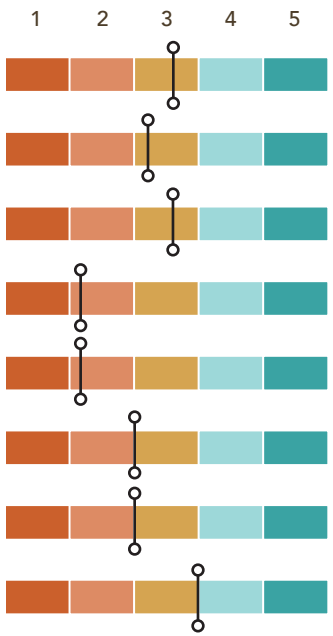
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Classroom Exterior

Challenges

- Old buildings with outdated finishes
- Not enough space for TK/K classrooms

Opportunities

- Reconfigure BLDG G to new TK/K campus
- Reconfigure and modernize existing restrooms
- Reconfigure and modernize existing classrooms to include CDC and PE classrooms



> TAFT SCHOOL

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

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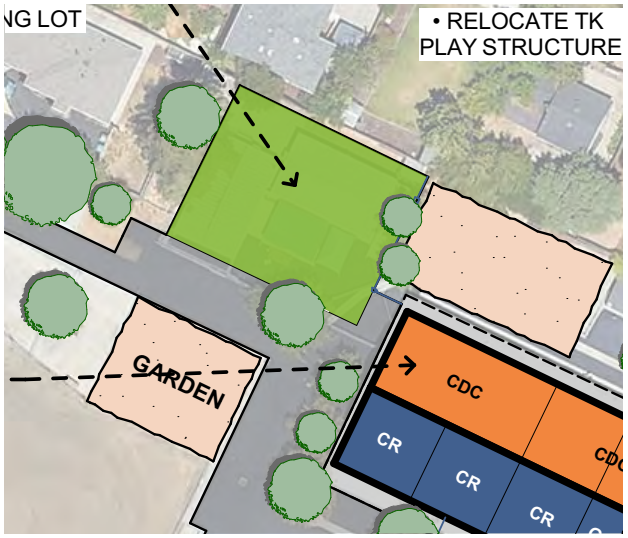
CAMPUS WIDE SITE IMPROVEMENT

$3,761,601

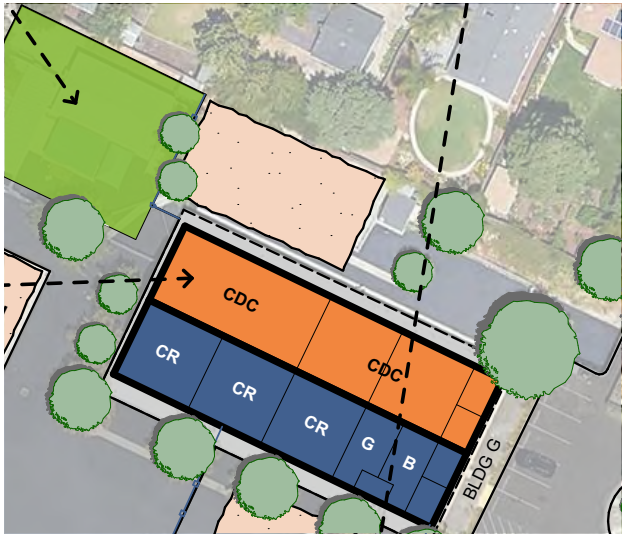
INDICATORS OF QUALITY	
Ed. Programs	18
Community	9
Learning Env.	14
Maintenance	16
Safety and Security	8
Code Comp.	7
Total	**72/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

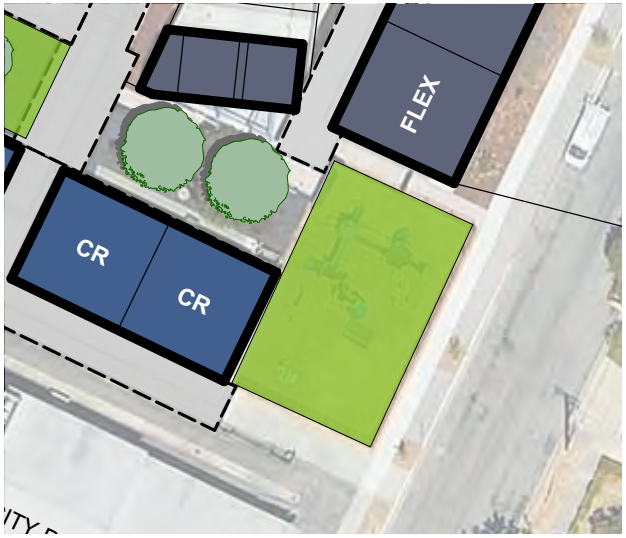
- Remove existing CDC portables
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Incorporate outdoor learning areas between classroom wings (shade canopies)
- Resurface and restriping of black-top areas



Remove CDC portables



New CDC playground



Relocate Existing playground



Outdoor learning spaces between classroom wings

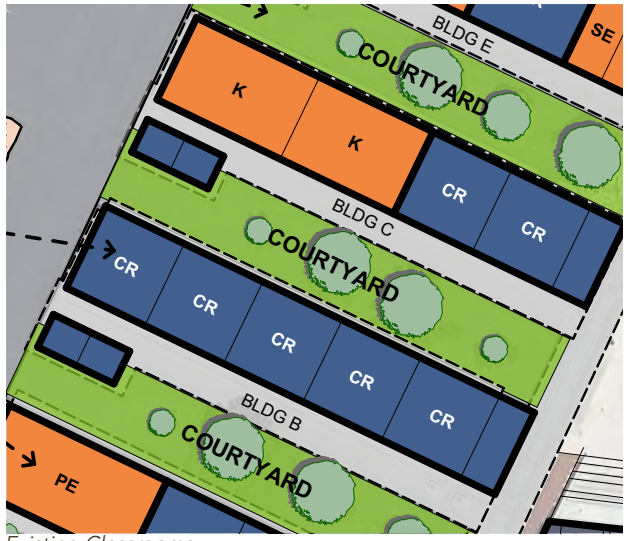
TAFT SCHOOL

RECONFIGURE AND MODERNIZE CLASSROOM WINGS B, C $10,698,480

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	20
Maintenance	20
Safety and Security	6
Code Comp.	8
Total	**94/100**

Modernize all existing classroom wings A, B, C, and E to better support students and staff. Modernization of these spaces may include:

- 2 appropriately sized TK/K classrooms with interior restrooms
- Repair/replace existing wall, floor, and ceiling finishes
- Flexible furniture including movable worktables
- Increase classroom storage
- Replace damaged casework
- Repair/replace plumbing systems as necessary



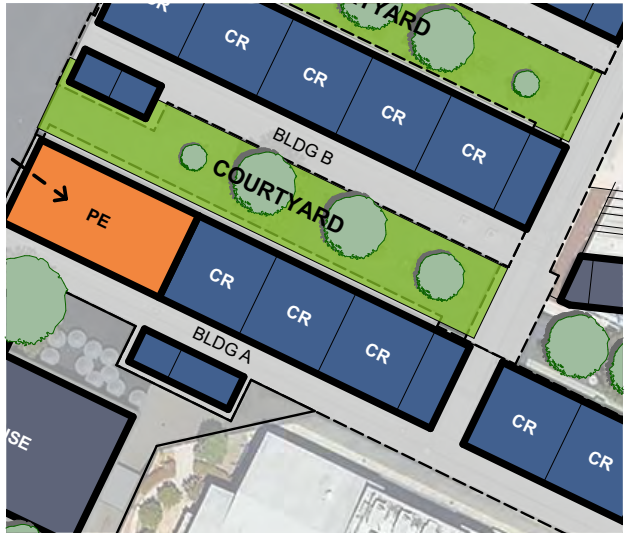
Existing Classrooms

RECONFIGURE AND MODERNIZE CLASSROOM BLDG A $7,671,105

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	6
Code Comp.	8
Total	**92/100**

Reconfigure and modernize existing BLDG A to include 1 PE classroom. Reconfiguration and modernization may include:

- Appropriately sized PE classroom
- Reconfigure existing restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies



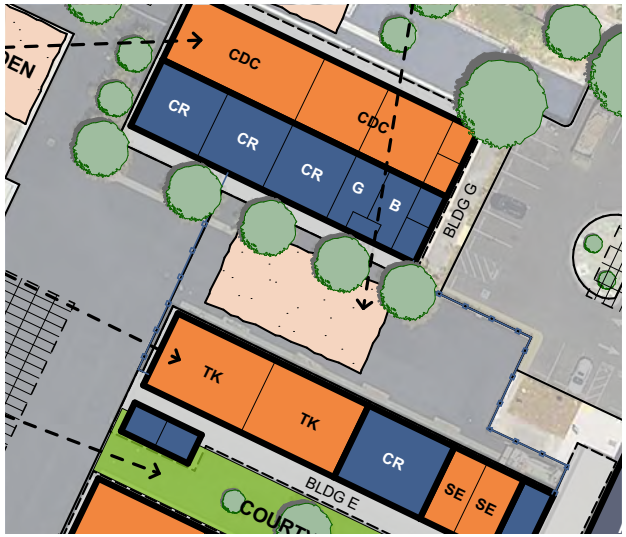
Existing BLDG A

RECONFIGURE AND MODERNIZE CLASSROOM BLDG E, G $10,381,248

INDICATORS OF QUALITY	
Ed. Programs	30
Community	10
Learning Env.	18
Maintenance	20
Safety and Security	8
Code Comp.	9
Total	**95/100**

Reconfigure existing classroom Building G into 2 CDC classrooms. Reconfigure existing classroom Building E to 2 TK classrooms. Reconfiguration may include:

- 2 appropriately sized CDC classrooms with interior restrooms
- 2 appropriately sized TK/K classrooms with interior restrooms
- Sufficient natural daylight in the classrooms
- Flexible furniture
- Sufficient storage for supplies
- Covered sitting area in the dedicated courtyard
- Adjacent playground
- Outdoor storage for TK/K play equipment



New TK/K Campus

MODERNIZATION OF MULTI-USE BUILDING $2,539,290

INDICATORS OF QUALITY	
Ed. Programs	18
Community	3
Learning Env.	10
Maintenance	6
Safety and Security	2
Code Comp.	2
Total	**41/100**

Modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Repair/replace existing wall, floor, and ceiling finishes
- Flexible dining tables with dedicated storage
- Upgrade AV and lighting for performances
- Dedicated storage space



Existing Multi-Use Building

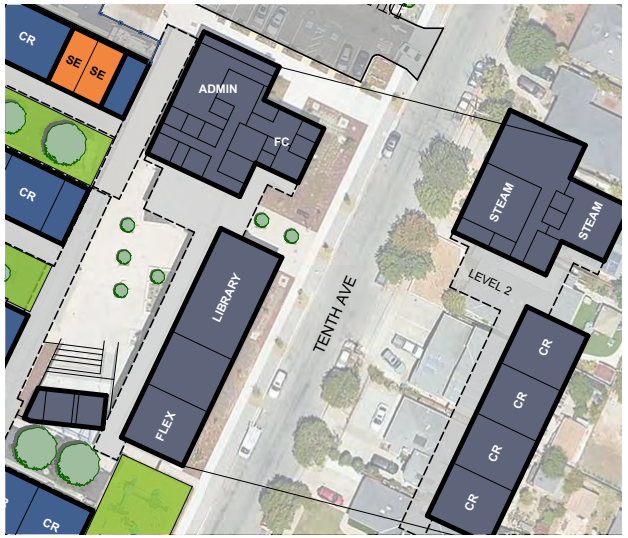
TAFT SCHOOL

LIGHT MODERNIZATION OF NEW BUILDING D $12,123,378

INDICATORS OF QUALITY	
Ed. Programs	15
Community	4
Learning Env.	12
Maintenance	4
Safety and Security	2
Code Comp.	2
Total	**39/100**

Modernize existing new building:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing New Building

MODERNIZATION OF KITCHEN $1,457,040

INDICATORS OF QUALITY	
Ed. Programs	27
Community	10
Learning Env.	10
Maintenance	20
Safety and Security	10
Code Comp.	10
Total	**87/100**

Upgrade kitchen in existing Multi-Use Building.

- Reconfiguration and new equipment to support scratch cooking



Existing Kitchen in Multi-use Building



KIPP EXCELENCIA / CONNECT COMMUNITY CHARTER

School Data

ADDRESS

2950 Fair Oaks Ave
Redwood City, CA 94061

Year Built	1953
Site Area	7.3 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	856
Building Area	≈ 51,337 sq. ft.
Permanent Classrooms	31
Portable Classrooms	5
Student Capacity	875

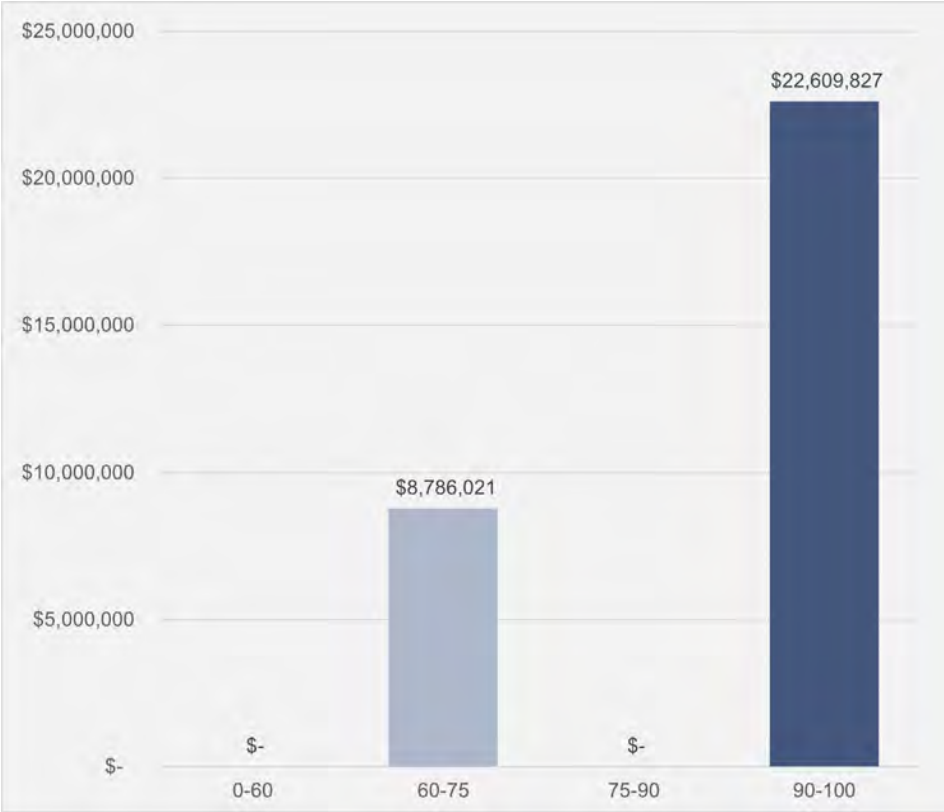
MASTER PLAN

Projected Students in 2029-30	856
Planned Classrooms	36
Planned Student Capacity	875

Summary

MAJOR FACILITY NEEDS

- **Plumbing upgrades**
- **HVAC modernization**
- **Site fencing and security upgrades (Intercom / PA system upgrade)**
- **Modernize classroom interior**
- **Exterior and interior painting**
- **Shade canopy for dining**



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	-
61-75	Medium	$8,786,021
76-90	High	-
91-100	Highest	$22,609,827
Total Cost		**$31,395,848**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Classroom Buildings	$22,609,827	92
Site Improvements	$5,774,733	73
Shade Structures and Canopies	$292,500	71
Modernization of Multi-Use Bldg	$2,718,788	67

Aerial View





QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> 2950 FAIR OAKS AVE - KIPP EXCELENCIA / CONNECT COMMUNITY CHARTER

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.36

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

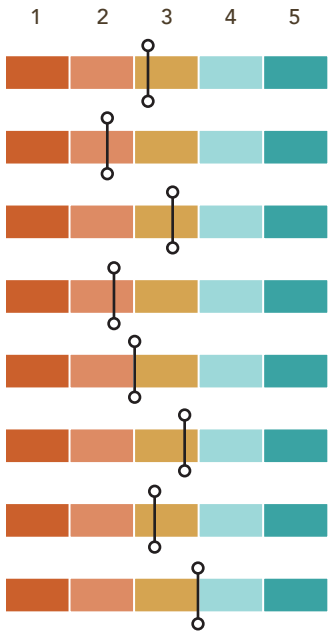
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Site is shared by 2 programs
- Does not have enough shade structures / covered eating areas
- Site fencing and security issue
- Not an adequate Drop-off
- Blacktop playgroundoccupied by portables and cars

Opportunities

- Site safety and security upgrades
- playground upgrades



Playground



Playground

Existing Conditions Summary: ADMIN

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

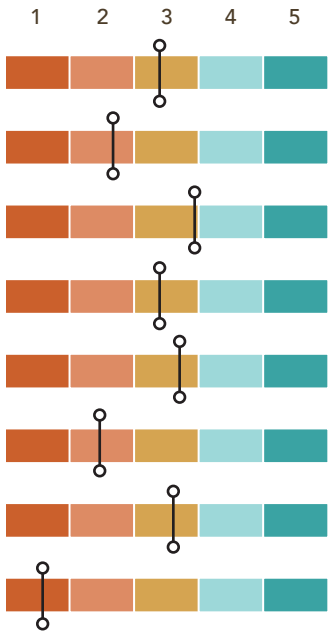
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Admin Exterior



Interior Finishes

Challenges

- Not enough space for staff
- No adequate spaces for meetings
- Two classrooms are outside of admin and gate

Opportunities

- Modernize Admin building (relocate)
- Reconfigure classrooms and admin spaces.

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

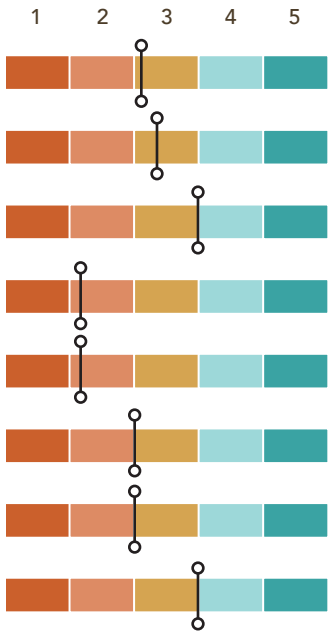
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- AC is inconsistent throughout campus
- Outdated old classroom buildings
- Plumbing issue

Opportunities

- Modernize buildings
- Demolish old Family Center Building



Classroom Interior



Interior Finishes

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

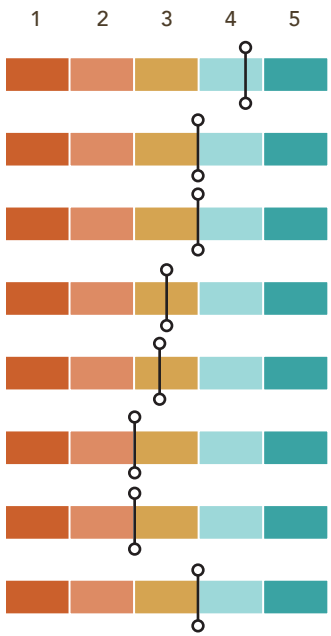
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Multi-use Room Interior

Challenges

- Shared between programs

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades



Kitchen Equipment

Existing Conditions Summary: LIBRARY

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

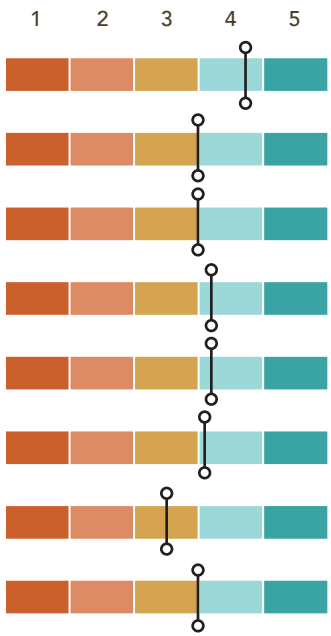
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Interior Finishes

Challenges

- Not fully utilized
- Outdated interior finishes

Opportunities

- General modernization
- Reconfigure old computer lab



QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> 2950 FAIR OAKS AVE - KIPP EXCELENCIA / CONNECT COMMUNITY CHARTER

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100' NORTH

A.42

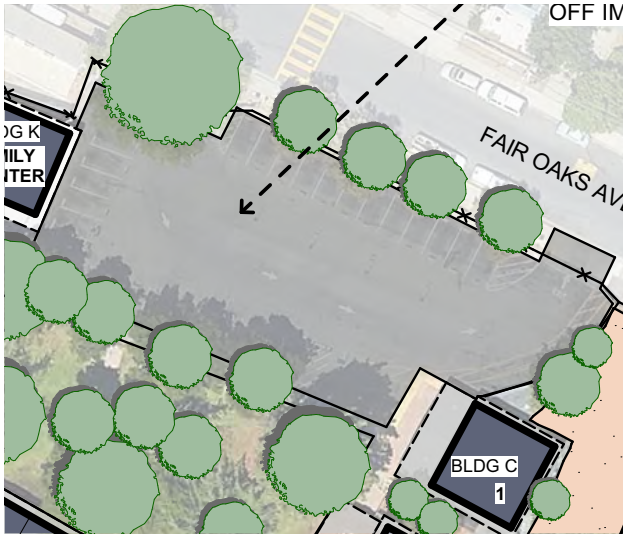
CAMPUS WIDE SITE IMPROVEMENTS

$5,774,733

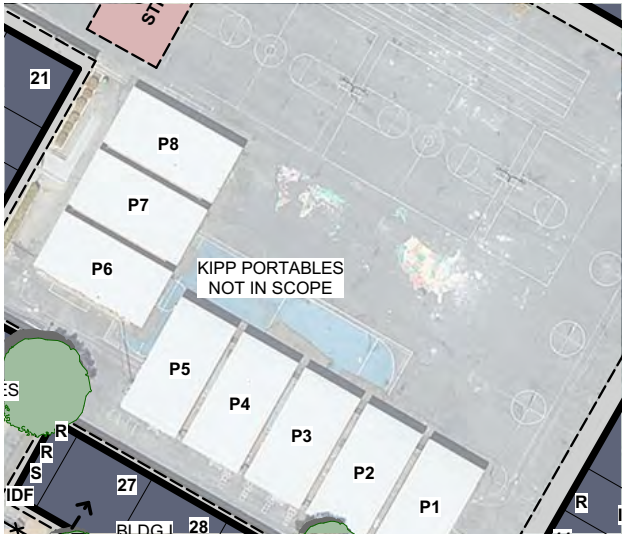
INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**73/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

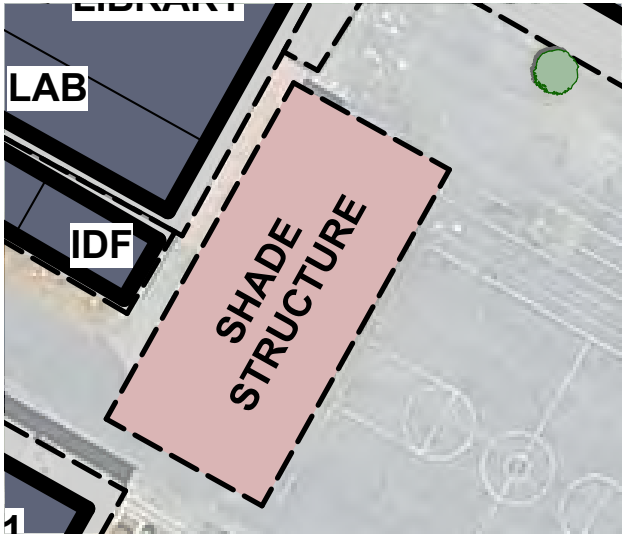
- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape



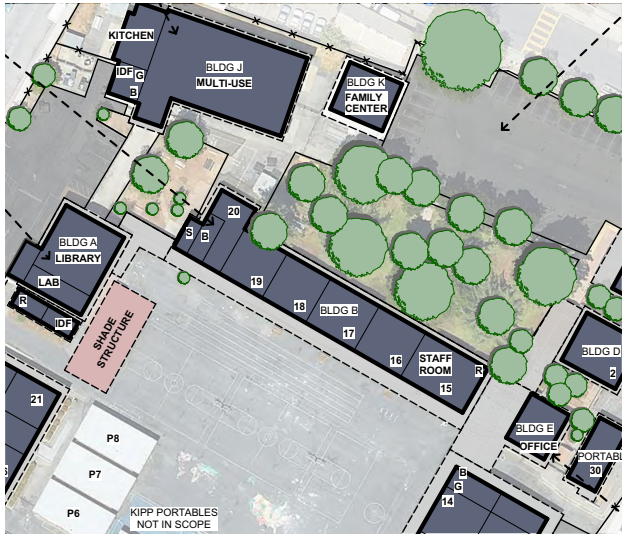
New Entry and Drop-off



Expanded Blacktop



New Shade Structure



Outdoor learning spaces between classrooms

KIPP EXCELENCIA / CONNECT COMMUNITY CHARTER

MODERNIZATION OF EXISTING CLASSROOMS $22,609,827

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	6
Code Comp.	9
Total	**92/100**

Modernize existing buildings:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary
- Replace HVAC equipment and provide air conditioning



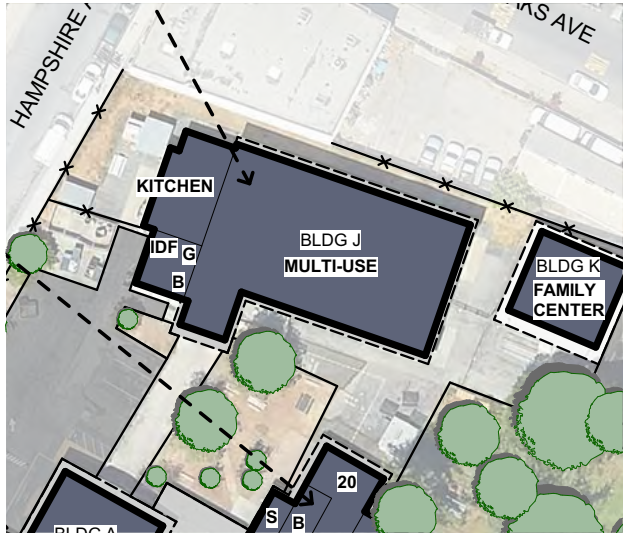
Existing Classrooms

MODERNIZATION OF MULTI-USE BUILDING $2,718,788

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	7
Total	**67/100**

Light modernize existing Multi-Use Building.
Modernization of Multi-Use Building may include:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Multi-use

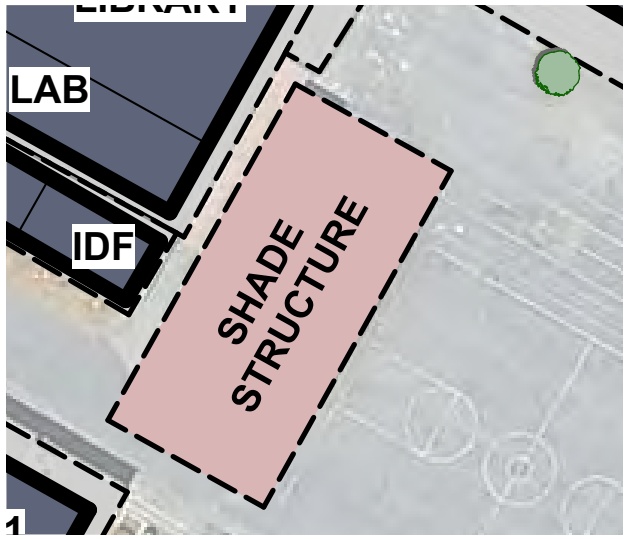
NEW SHADE STRUCTURES

$292,500

INDICATORS OF QUALITY	
Ed. Programs	18
Community	7
Learning Env.	16
Maintenance	20
Safety and Security	6
Code Comp.	4
Total	**71/100**

Improvements of outdoor areas for students, parents, and staff include shade structures with covered seating. Proposed locations may include:

- Adjacent to classroom building on the blacktop



New Shade Structure



ROCKETSHIP SCHOOL

School Data

ADDRESS

909 Roosevelt Ave
Redwood City, CA 94061

Year Built	1949
Site Area	5.8 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	275
Building Area	≈ 28,037 sq. ft.
Permanent Classrooms	21
Portable Classrooms	0
Student Capacity	525

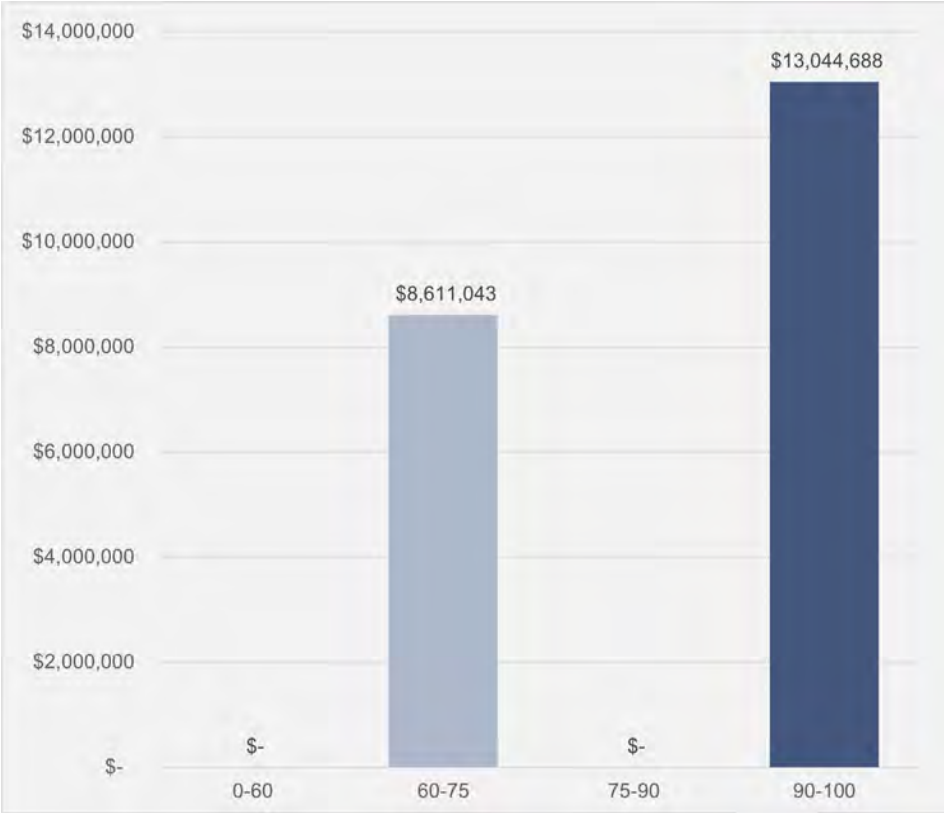
MASTER PLAN

Projected Students in 2029-30	275
Planned Classrooms	21
Planned Student Capacity	525

Summary

MAJOR FACILITY NEEDS

- 4 programs are sharing one campus
- Site security issue with current open campus
- Need district help to upgrade infrastructure (electrical panel, plumbing)
- Outdated classrooms and finishes
- Parking and drop-off issue



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-70	Low	-
71-85	Medium	$8,611,043
86-100	High	-
101-120	Highest	$13,044,688
Total Cost		**$21,655,731**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Classroom Buildings	$13,044,688	92
Site Improvements	$7,454,303	73
Modernization of Multi-Use Bldg	$1,156,740	67

Aerial View





QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> 909 ROOSEVELT AVE - ROCKETSHIP CHARTER

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.37

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

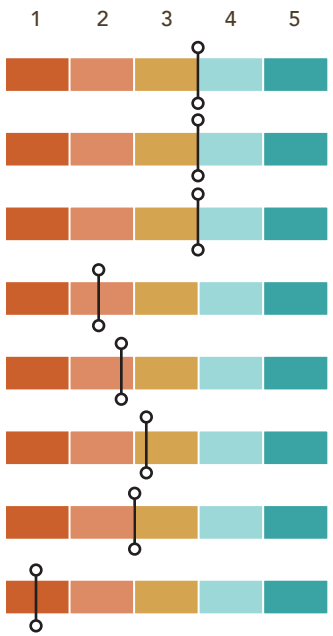
Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Parking



Playground

Challenges

- The site is shared by 4 different programs
- Site security is not strong. Graffiti and trash issue
- Messy parking and drop off. Parents park in fire lane
- Outdated playground and play structure with no shade

Opportunities

- Different exterior paint colors for different programs
- A closed campus for security
- Playground upgrade
- Parking and Drop-off upgrade
- Potential different entrances for different programs
- Remove site shipping containers

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

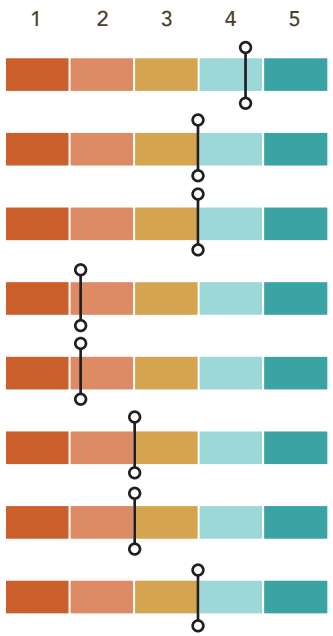
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- Outdated interior finishes
- No AC, and need district approval for electrical panel updates
- Plumbing issue and broken toilets
- No access to alarm system

Opportunities

- Modernize old buildings
- New alarm system
- District support for infrastructure upgrades

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

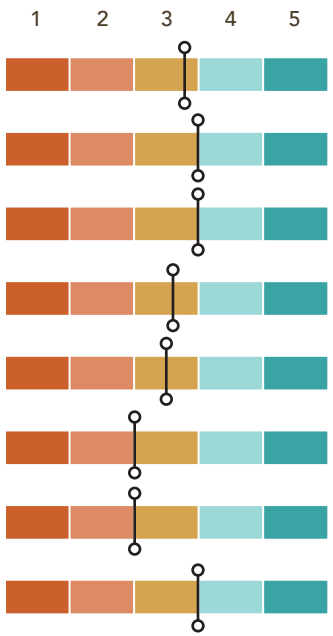
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Outdated interior finishes
- Shared among different programs

Opportunities

- Modernize interior space



Multi-use Room Interior



Multi-use Room Interior

Existing Conditions Summary: LIBRARY

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

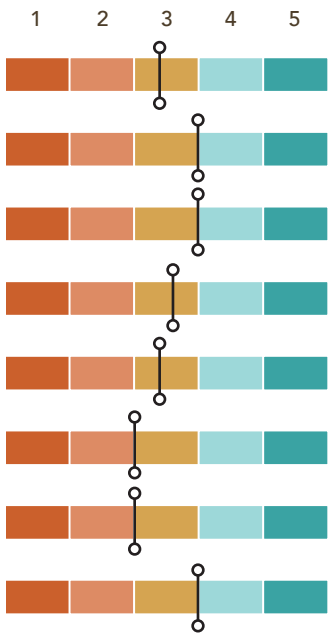
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Interior Finishes

Challenges

- Oudated interior finishes

Opportunities

- Modernize interior space



> 909 ROOSEVELT AVE - ROCKETSHIP CHARTER

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 20' 50' 100'

NORTH

A.43

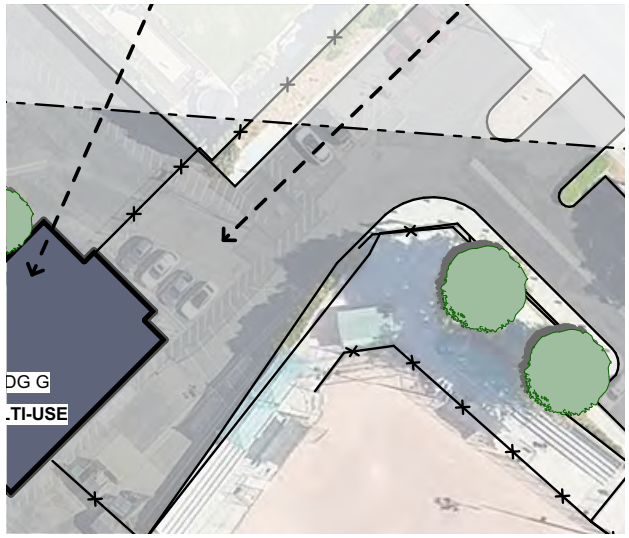
CAMPUS WIDE SITE IMPROVEMENTS

$7,454,303

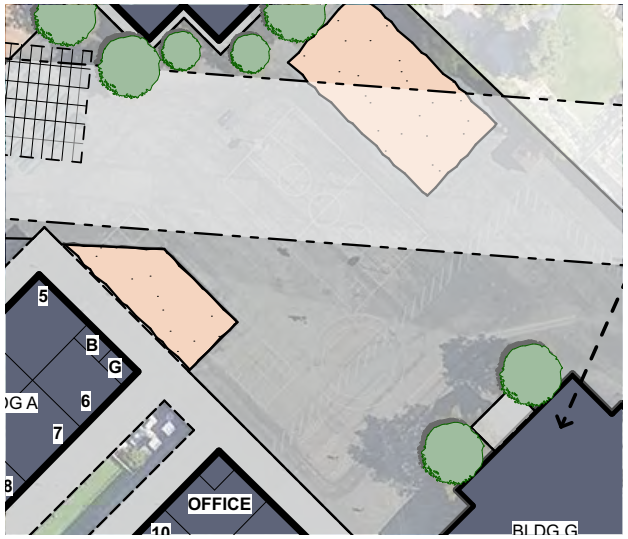
INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**73/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape



New Entry and Drop-off



Blacktop Improvements



Outdoor learning spaces between classrooms

MODERNIZATION OF EXISTING CLASSROOMS $13,044,688

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	6
Code Comp.	9
Total	**92/100**

Modernize existing buildings:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary
- Replace HVAC equipment and provide air conditioning



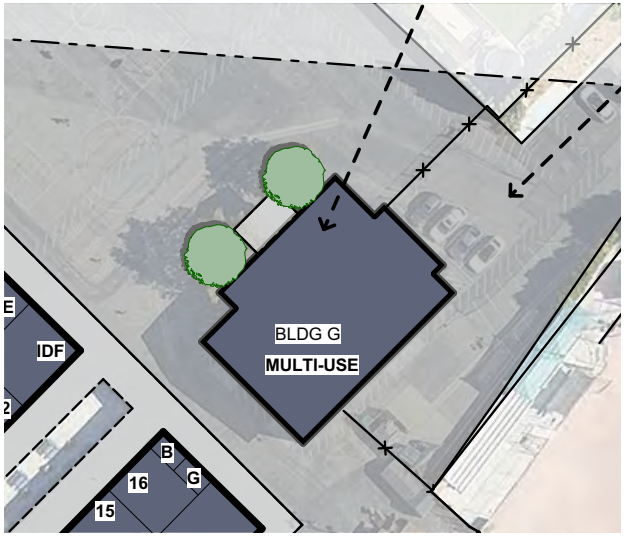
Existing Classrooms

MODERNIZATION OF MULTI-USE BUILDING $1,156,740

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	14
Maintenance	16
Safety and Security	6
Code Comp.	7
Total	**67/100**

Light modernize existing Multi-Use Building. Modernization of Multi-Use Building may include:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Multi-use



CREATIVE LEARNING CENTER (CLC)

School Data

ADDRESS

815 Allerton St
Redwood City, CA 94063

Year Built.....1970
Site Area ..... 1.7 acres

CURRENT CONDITIONS

Building Area..... ≈ 18,783 sq. ft.
Permanent Classrooms.....6
Portable Classrooms.....4
Student Capacity.....250

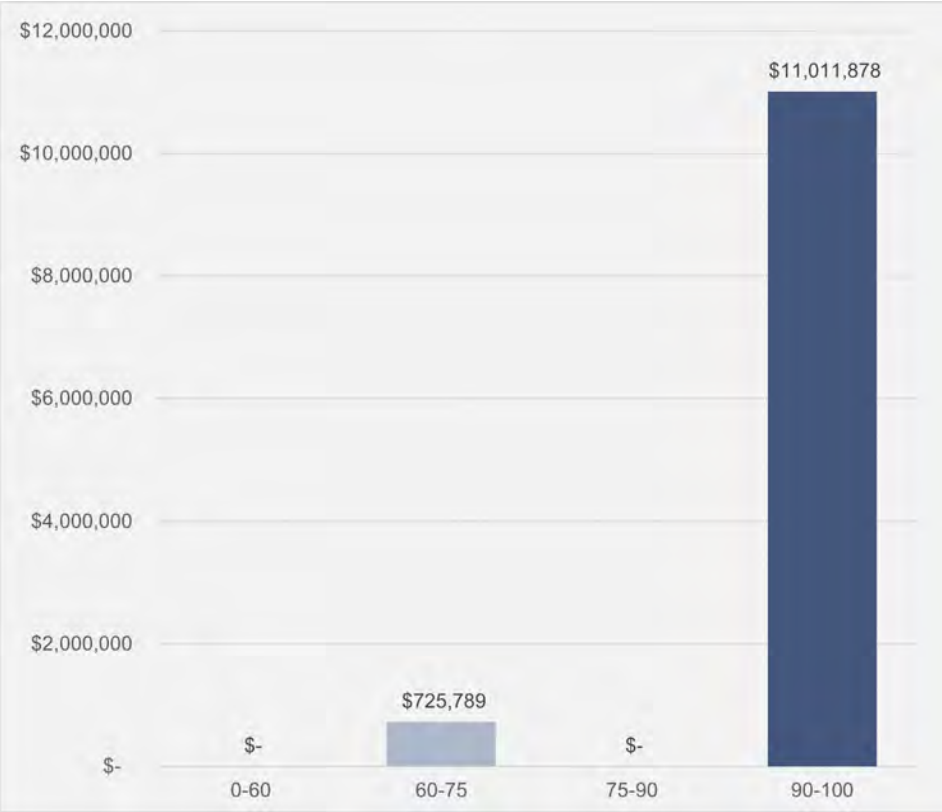
MASTER PLAN

Planned Classrooms 10
Planned Student Capacity.....250

Summary

MAJOR FACILITY NEEDS

- Modernizing existing buildings
- Blacktop improvements



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	-
61-75	Medium	$725,789
76-90	High	-
91-100	Highest	$11,011,878
Total Cost		**$11,737,667**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
Modernize Classroom Buildings	$11,011,878	91
Site Improvements	$725,789	73

Aerial View





> 815 ALLERTON ST - CREATIVE LEARNING CENTER (CLC)

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40' NORTH

A.38

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

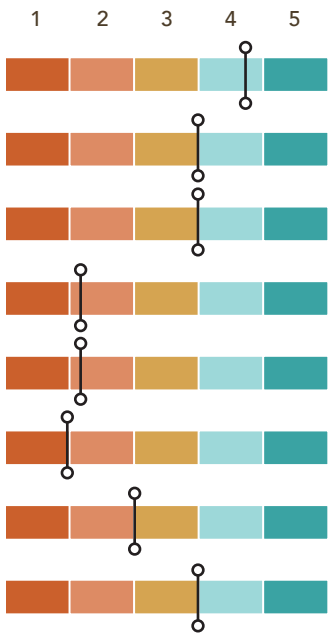
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Does not have enough shade structures / covered eating areas
- Front of school is closed off
- Not an adequate Drop-off
- Blacktop playground is broken up by two old buildings that created supervision issue

Opportunities

- New Shade Structure
- New entry plaza and drop-off lane
- Demolish old classroom building I to open up playground



Playground



Playground

Existing Conditions Summary: CLASSROOM WINGS

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

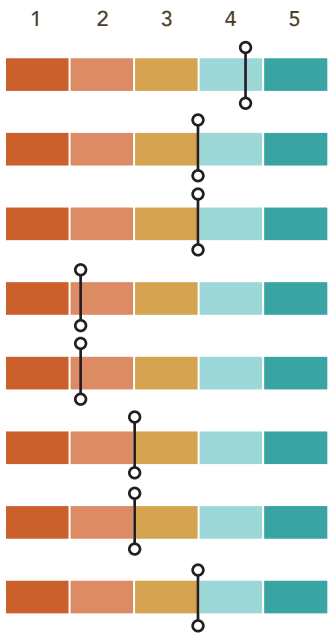
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Classroom Interior



Interior Finishes

Challenges

- No adequate spaces for TK/K, or STEAM
- Outdated classroom buildings

Opportunities

- Reconfigure BLDG A to new Kinder classrooms
- New 1-Story TK building
- Reconfigure existing classrooms to FLEX Lab and PE Classroom
- Reconfigure and modernize classrooms
- Replace existing CDC portables with new 1 story building
- Demolish old classroom building I

Existing Conditions Summary: MULTI-USE BLDG

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

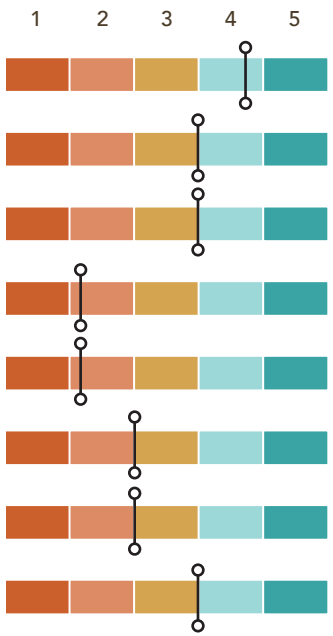
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades
- Reconfigure the two classrooms to Flex Labs



Multi-use Room Interior



Kitchen Equipment

Existing Conditions Summary: LIBRARY

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

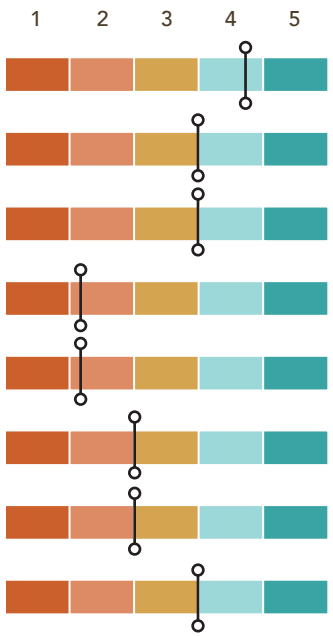
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Library Interior



Interior Finishes

Challenges

- Multi-Use room furniture is difficult to operate
- Inadequate Kitchen Equipment

Opportunities

- Reconsider furniture options in Multi-Use room
- General modernization of the building
- Kitchen Equipment upgrades
- Reconfigure the two classrooms to Flex Labs



> 815 ALLERTON ST - CREATIVE LEARNING CENTER (CLC)

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40' NORTH

A.44

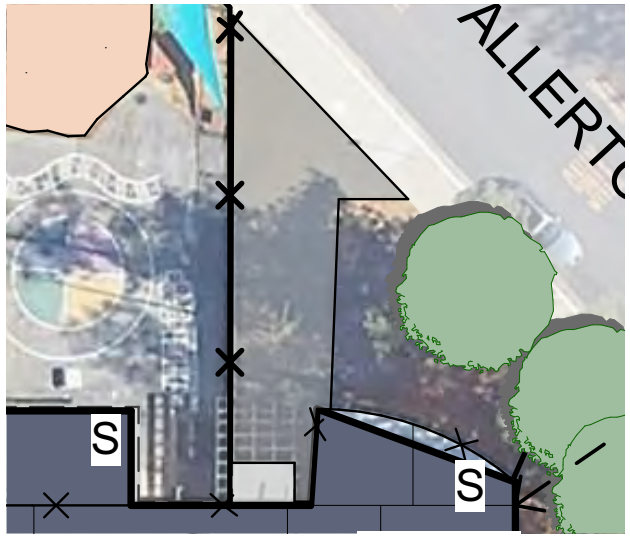
CAMPUS WIDE SITE IMPROVEMENTS

$725,789

INDICATORS OF QUALITY	
Ed. Programs	21
Community	7
Learning Env.	10
Maintenance	16
Safety and Security	9
Code Comp.	10
Total	**73/100**

Improvements across the campus site include but not limited to site and landscaping revitalization and redevelopment. Improvements may include:

- Improve exterior lighting throughout core of campus
- Addressing drainage issues throughout campus and field
- Incorporate outdoor learning areas between classroom wings
- Resurface and restriping of black-top areas
- Renovate field landscape



New Entry and Drop-off



Blacktop Improvements

MODERNIZATION OF EXISTING CLASSROOMS $11,011,878

INDICATORS OF QUALITY	
Ed. Programs	30
Community	9
Learning Env.	20
Maintenance	18
Safety and Security	6
Code Comp.	8
Total	**91/100**

Modernize existing building:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Classrooms



REDWOOD CITY SCHOOL DISTRICT OFFICE

School Data

ADDRESS

750 Bradford Street
Redwood City, CA 94063

Year Built	1999
Site Area	0.8 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	N/A
Building Area	≈ 15,071 sq. ft.
Permanent Classrooms	N/A
Portable Classrooms	N/A
Student Capacity	N/A

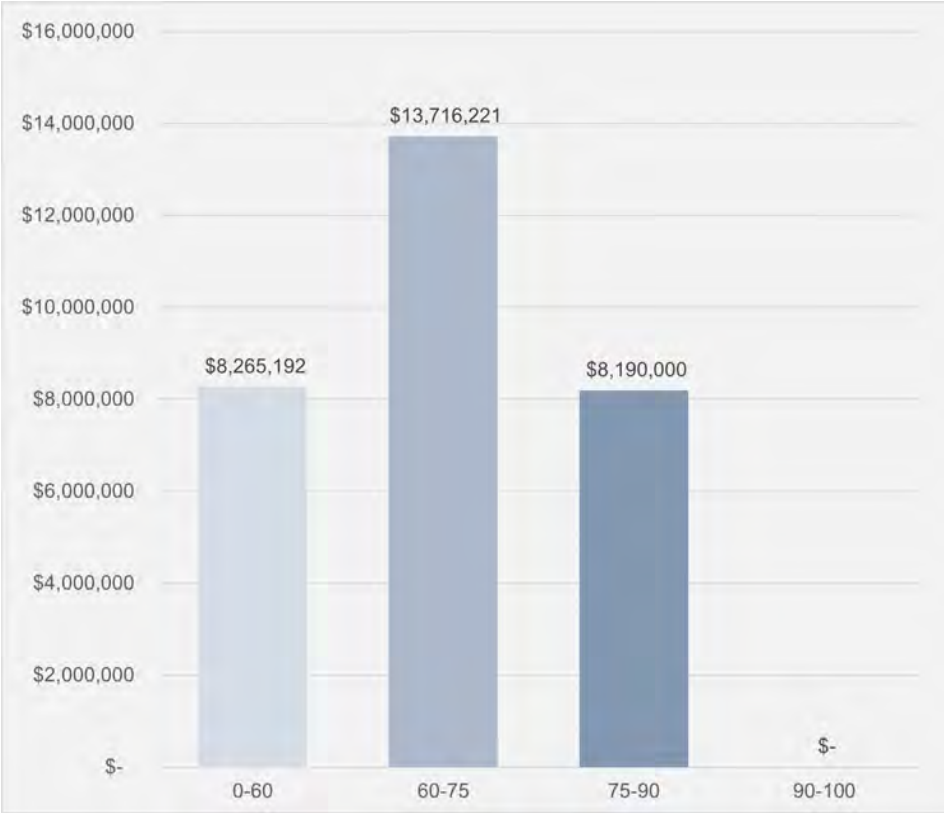
MASTER PLAN

Projected Students in 2029-30	N/A
Planned Classrooms	N/A
Planned Student Capacity	N/A

Summary

DISTRICT FACILITY NEEDS

- Modernize existing district office building

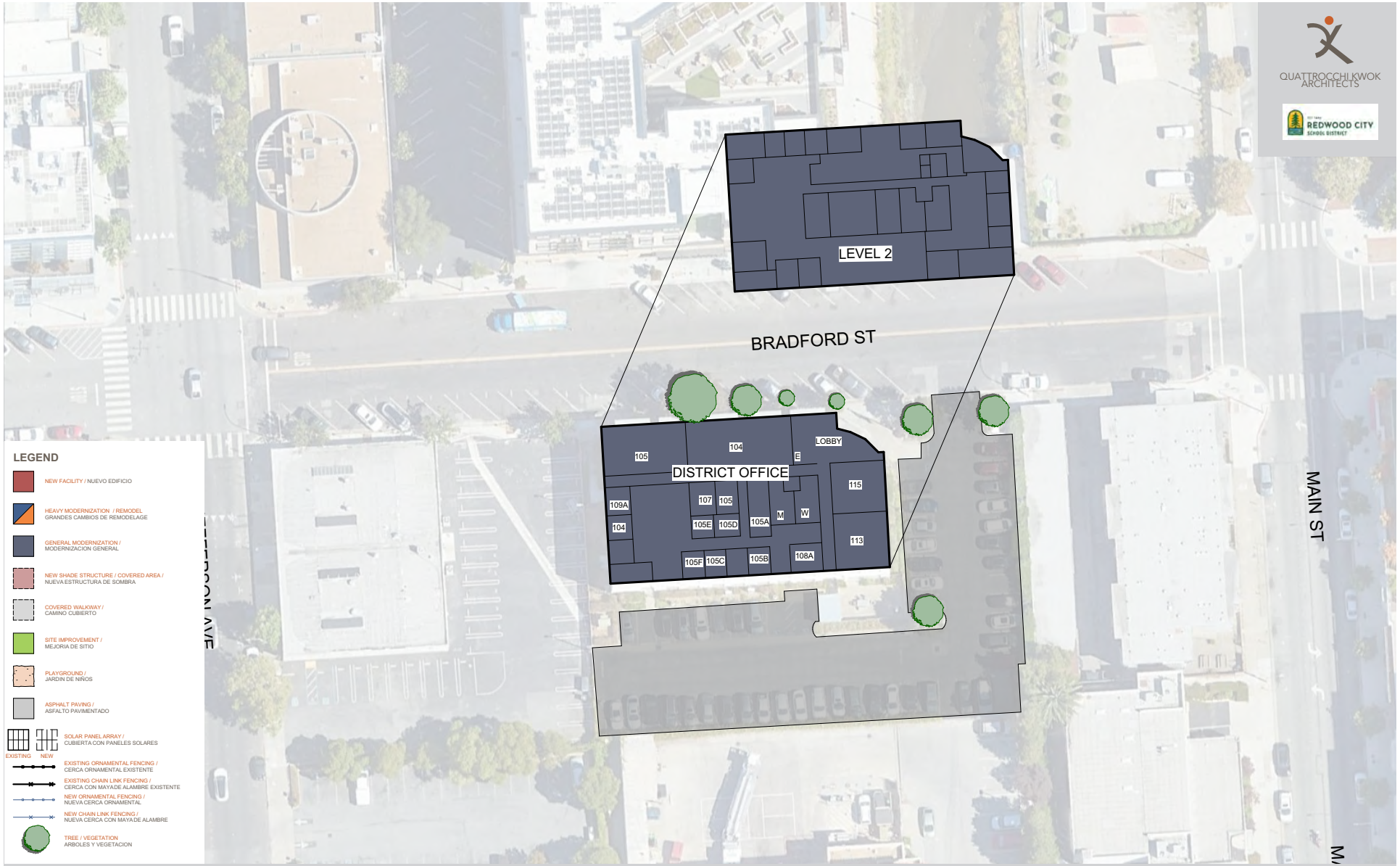


IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-60	Low	$8,265,192
61-75	Medium	$13,716,221
76-90	High	$8,190,000
91-100	Highest	-
Total Cost		**$30,171,413**

PROPOSED PROJECT	TOTAL PROJECT COST	IOQ SCORE
New Central Kitchen	$8,190,000	83
Facilities and Maintenance Modernization	$13,716,221	65
District Office Modernization	$8,265,192	52

Aerial View





QUATTROCCHI KWOK ARCHITECTS

REDWOOD CITY SCHOOL DISTRICT

> DISTRICT OFFICE

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40'

NORTH

A.45

Existing Conditions Summary

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

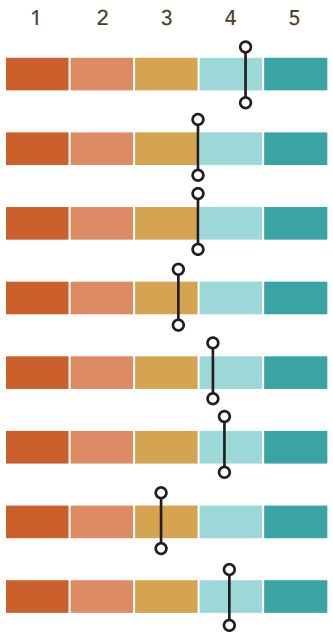
Building Finish Materials

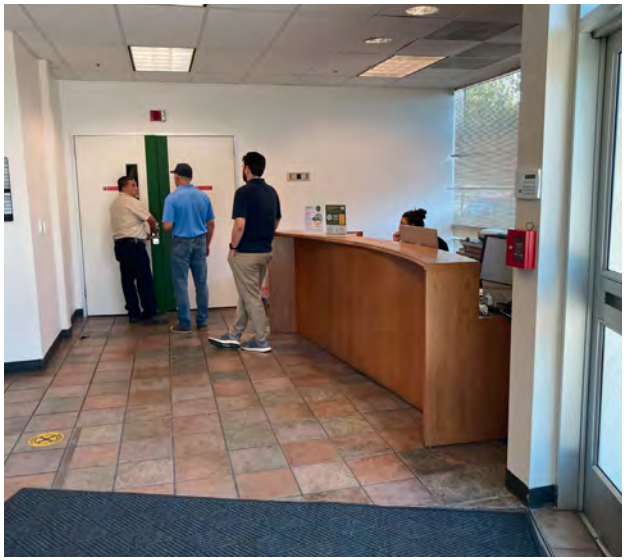
Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Admin

Challenges

- Aging building showing wear and tear

Opportunities

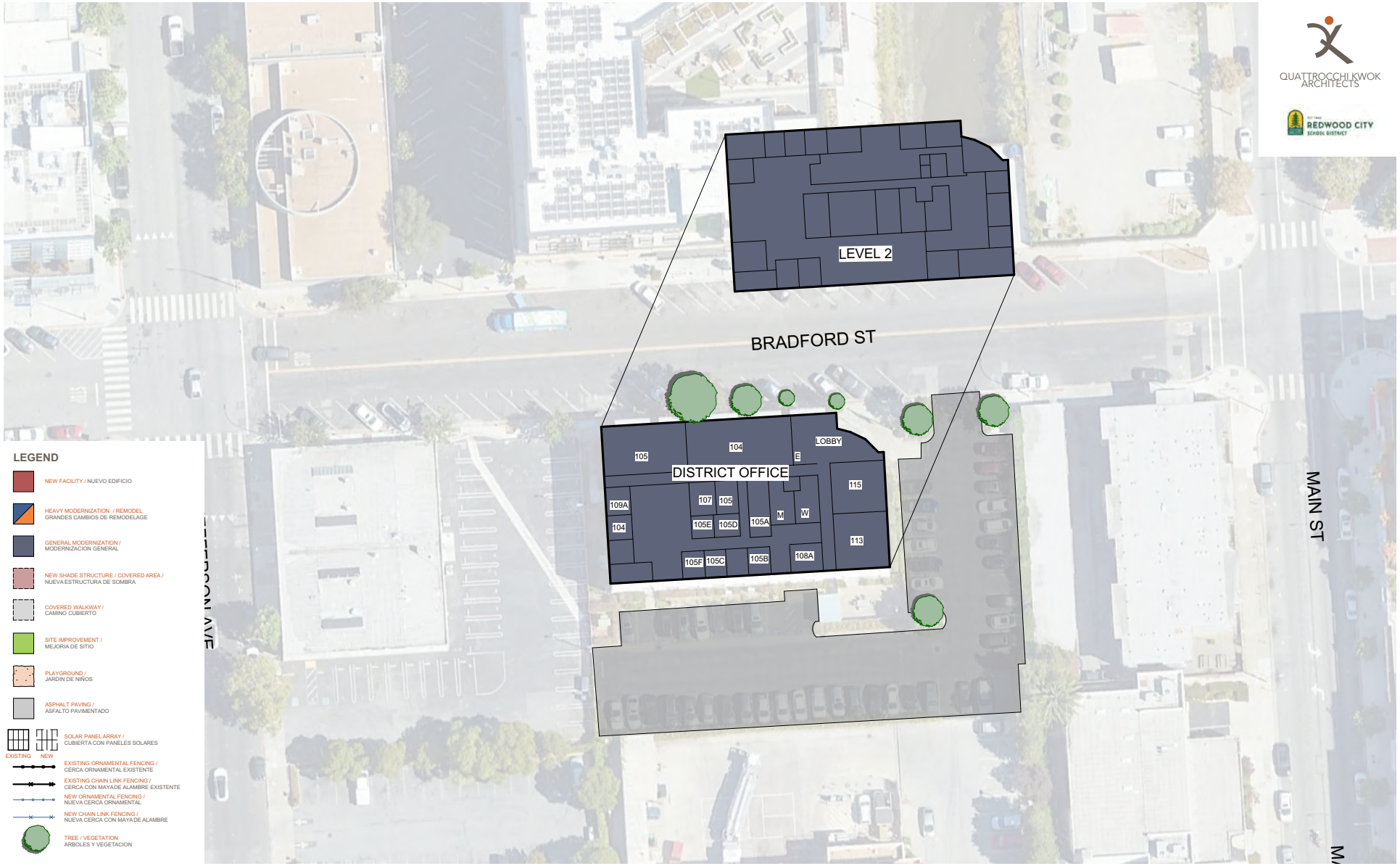
- Modernize existing offices



Conference Room



Office



> DISTRICT OFFICE

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40' NORTH

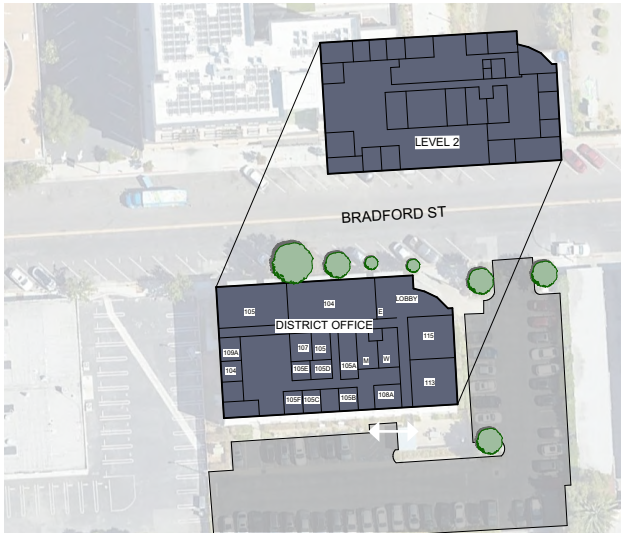
A.45

MODERNIZATION OF EXISTING BUILDING $8,265,192

INDICATORS OF QUALITY	
Ed. Programs	15
Community	5
Learning Env.	10
Maintenance	12
Safety and Security	5
Code Comp.	5
Total	**25/100**

Modernize existing district office building:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



Existing Offices



FACILITIES OPERATIONS TRASPORTATION

School Data

ADDRESS

501 James Avenue
Redwood City, CA 94061

Year Built	1949
Site Area	1.05 acres

CURRENT CONDITIONS

Students in 2024-25 School Year	N/A
Building Area	≈ 15,071 sq. ft.
Permanent Classrooms	N/A
Portable Classrooms	N/A
Student Capacity	N/A

MASTER PLAN

Projected Students in 2029-30	N/A
Planned Classrooms	N/A
Planned Student Capacity	N/A

Aerial View





> FACILITIES, OPERATIONS, TRANSPORTATION

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40' NORTH

A.46

Existing Conditions Summary: SITE

Conditions Ratings

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

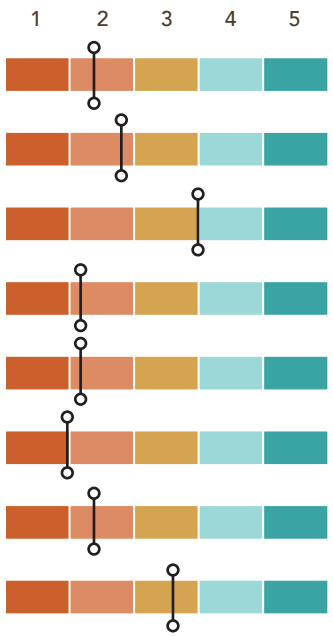
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security





Warehouse

Challenges

- Not enough space for the current program
- Aging facilities
- Not enough parking spaces

Opportunities

- New Shade Structure
- Reconfigure and modernize existing buildings
- Reconfigure existing parking lot



EV Charging Stations



Maintenance Shop



> FACILITIES, OPERATIONS, TRANSPORTATION

> REDWOOD CITY SCHOOL DISTRICT | MASTER PLANNING | 2364.00

0 10' 20' 40' NORTH

A.46

MODERNIZATION OF EXISTING BUILDING $13,716,221

INDICATORS OF QUALITY	
Ed. Programs	18
Community	6
Learning Env.	10
Maintenance	18
Safety and Security	6
Code Comp.	7
Total	**65/100**

Modernize buildings:

- Minor repair/replace existing wall, floor, and ceiling finishes
- Replace damaged casework
- Repair/replace plumbing systems as necessary



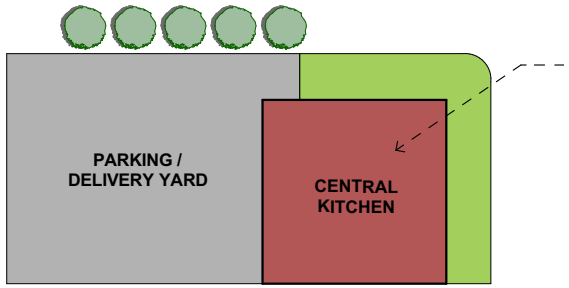
Existing Buildings

CENTRAL KITCHEN (LOCATION TBD)

$8,190,000
(NOT INCLUDING LAND)

INDICATORS OF QUALITY	
Ed. Programs	24
Community	10
Learning Env.	18
Maintenance	16
Safety and Security	7
Code Comp.	8
Total	**83/100**

New 5,500 sqft Central Kitchen with parking / delivery yard.



New Central Kitchen

EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

APPENDIX 1: COMMUNITY SURVEY RESULTS

QUATTROCCHI KWOK
ARCHITECTS

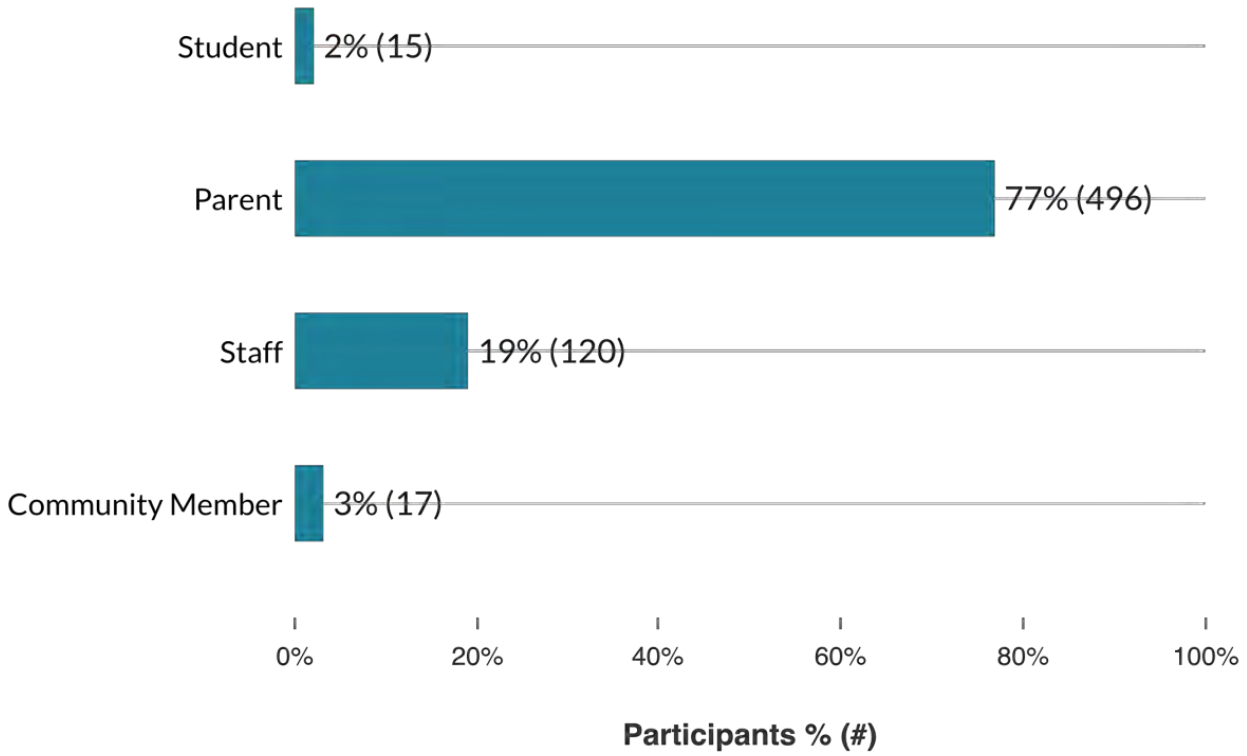
Engagement Summary

RCSD Communications and Engagement, Redwood City Elementary School District
March 27, 2025

Redwood City School District: Facilities Master Plan Community Survey

PARTICIPATION
Breakdown of Participation

District Affiliation?



PARTICIPATION
Breakdown of Participation

What school site(s) do you work at or does your child(ren) attend or are you most connected to?



628
Responses

%		Answer *(Multiple select)*
8%	(49)	Adelante Selby
11%	(71)	Clifford
4%	(23)	Garfield
6%	(39)	Henry Ford
9%	(59)	Hoover
9%	(56)	Kennedy
6%	(37)	McKinley Institute of Technology
20%	(127)	North Star Academy
21%	(129)	Orion Alternative
7%	(44)	Roosevelt
13%	(83)	Roy Cloud
5%	(33)	Taft
4%	(23)	District Office/ Oficina del Distrito
0%	(1)	Connect Community Charter School

PARTICIPATION
Breakdown of Participation

What is the 5-digit Zip Code where you live?

%		Answer
3%	(20)	94025
0%	(1)	94027
40%	(250)	94061
24%	(147)	94062
22%	(139)	94063
1%	(9)	94070
9%	(59)	other/otro

PARTICIPATION
Breakdown of Participation

How would you rate the general level of need for facilities improvements at local RCSD schools? (1-10 Scale with 10 as highest priority)

%		Answer
0%	(2)	1 - Lowest Priority
0%	(3)	2
3%	(16)	3
2%	(12)	4
9%	(57)	5
10%	(59)	6
16%	(98)	7
21%	(126)	8
10%	(59)	9
28%	(169)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank the level of need for the following potential school facilities projects? (Rank the following options, in your priority order with the top one as the highest priority).

Ranking	Average ranking	Answer	Top choice count
#1	3.89	Improve and upgrade facilities for arts, music, and performing arts	63
#2	4.00	Replace outdated plumbing (e.g., bathrooms, water fountain stations)	85
#3	4.11	Improve and repair athletic fields and playgrounds	47
#4	4.31	Improve food service and cafeteria spaces to provide better meals	104
#5	4.38	Improve campus security	121
#6	4.44	Improve covered outdoor eating & learning spaces	29
#7	4.82	Replace deteriorating portable classrooms	56

PARTICIPATION
Breakdown of Participation

How would you rank the impact on education of upgrading Inclusive/accessible playgrounds/ facilities (e.g., ramps, elevators, and terrain improvements for mobility accessibility, auditory environments for Hard of Hearing, and Visual color enhancements)? (1-10 Scale with 10 as highest priority)

%		Answer
3%	(17)	1 - Lowest Priority
3%	(15)	2
5%	(26)	3
6%	(32)	4
14%	(76)	5
10%	(55)	6
15%	(80)	7
16%	(87)	8
8%	(45)	9
19%	(101)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank updating and expanding Transitional Kindergarten classrooms. (1-10 Scale with 10 as highest priority)

%		Answer
6%	(32)	1 - Lowest Priority
4%	(21)	2
7%	(35)	3
5%	(29)	4
13%	(68)	5
12%	(64)	6
11%	(58)	7
14%	(76)	8
10%	(52)	9
18%	(94)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank enhancing and expanding facilities for student support services (e.g., counseling, family support, and other community school resources on school campuses). (1-10 Scale with 10 as highest priority).

%		Answer
2%	(12)	1 - Lowest Priority
2%	(12)	2
5%	(24)	3
4%	(19)	4
12%	(62)	5
11%	(58)	6
16%	(86)	7
14%	(75)	8
9%	(50)	9
24%	(129)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank updating and modernizing classrooms and equipment (including furniture). (1-10 Scale with 10 as highest priority).

%		Answer
0%	(1)	1 - Lowest Priority
1%	(4)	2
2%	(9)	3
1%	(7)	4
6%	(34)	5
8%	(42)	6
12%	(61)	7
18%	(97)	8
14%	(74)	9
37%	(196)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank updating and modernizing science lab classrooms and equipment. (1-10 Scale with 10 as highest priority).

%		Answer
1%	(5)	1 - Lowest Priority
1%	(3)	2
1%	(7)	3
1%	(3)	4
5%	(26)	5
10%	(51)	6
14%	(73)	7
20%	(104)	8
15%	(79)	9
33%	(173)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank updating and modernizing school libraries? (1-10 Scale with 10 as highest priority).

%		Answer
0%	(2)	1 - Lowest Priority
2%	(9)	2
3%	(14)	3
3%	(15)	4
10%	(50)	5
13%	(68)	6
16%	(84)	7
18%	(95)	8
11%	(57)	9
25%	(128)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank improving school parking and drop-off? (1-10 Scale with 10 as highest priority).

%		Answer
6%	(29)	1 - Lowest Priority
4%	(21)	2
8%	(42)	3
4%	(22)	4
11%	(55)	5
12%	(60)	6
13%	(66)	7
13%	(69)	8
9%	(46)	9
21%	(111)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank upgrading school playgrounds, fields, and play structures? (1-10 Scale with 10 as highest priority).

%		Answer
1%	(3)	1 - Lowest Priority
0%	(2)	2
4%	(19)	3
4%	(21)	4
11%	(55)	5
12%	(62)	6
18%	(93)	7
20%	(103)	8
10%	(54)	9
20%	(106)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank updating and modernizing school kitchens, serving areas, and food service facilities? (1-10 Scale with 10 as highest priority).

%		Answer
0%	(2)	1 - Lowest Priority
1%	(5)	2
2%	(11)	3
2%	(12)	4
8%	(40)	5
10%	(53)	6
18%	(94)	7
15%	(79)	8
9%	(47)	9
34%	(174)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank upgrading school multi-purpose rooms for events, athletics, and community programs? (1-10 Scale with 10 as highest priority).

%		Answer
1%	(3)	1 - Lowest Priority
1%	(4)	2
3%	(13)	3
4%	(22)	4
9%	(46)	5
12%	(60)	6
18%	(92)	7
21%	(110)	8
10%	(52)	9
22%	(111)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation

How would you rank providing air conditioning to classrooms that do not have it? (1-10 Scale with 10 as highest priority).

%		Answer
0%	(0)	1 - Lowest Priority
1%	(3)	2
0%	(2)	3
1%	(7)	4
2%	(11)	5
4%	(20)	6
9%	(44)	7
12%	(63)	8
16%	(84)	9
54%	(279)	10 - Highest Priority

PARTICIPATION
Breakdown of Participation



EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

APPENDIX 2: COMMUNITY MEETING SURVEY RESULTS

QUATTROCCHI KWOK
ARCHITECTS

Mentimeter

Redwood City SD Community Meeting #1

Mentimeter

What School are you here for? ¿Para qué escuela está aquí?



2
Adelante Selby



1
Clifford

0
Garfield



2
Henry Ford



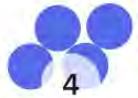
1
Hoover



4
Kennedy MS



2
McKinley IT



4
North Star



3
Orion Alt

0
Roosevelt



1
Roy Cloud

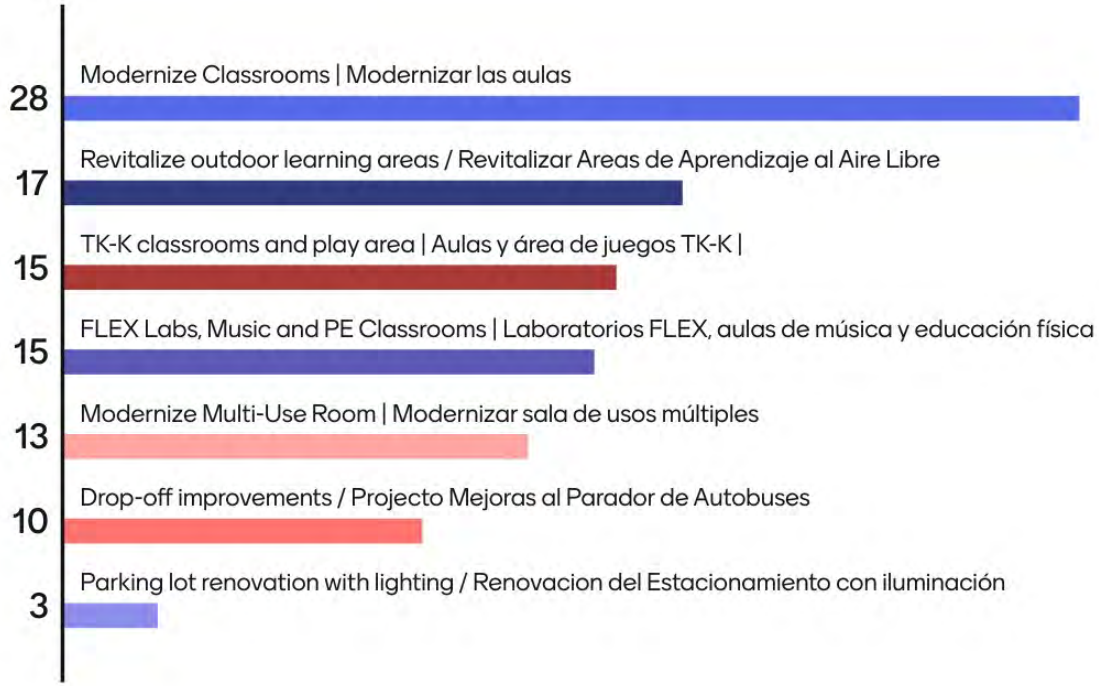
0
Taft

13



Mentimeter

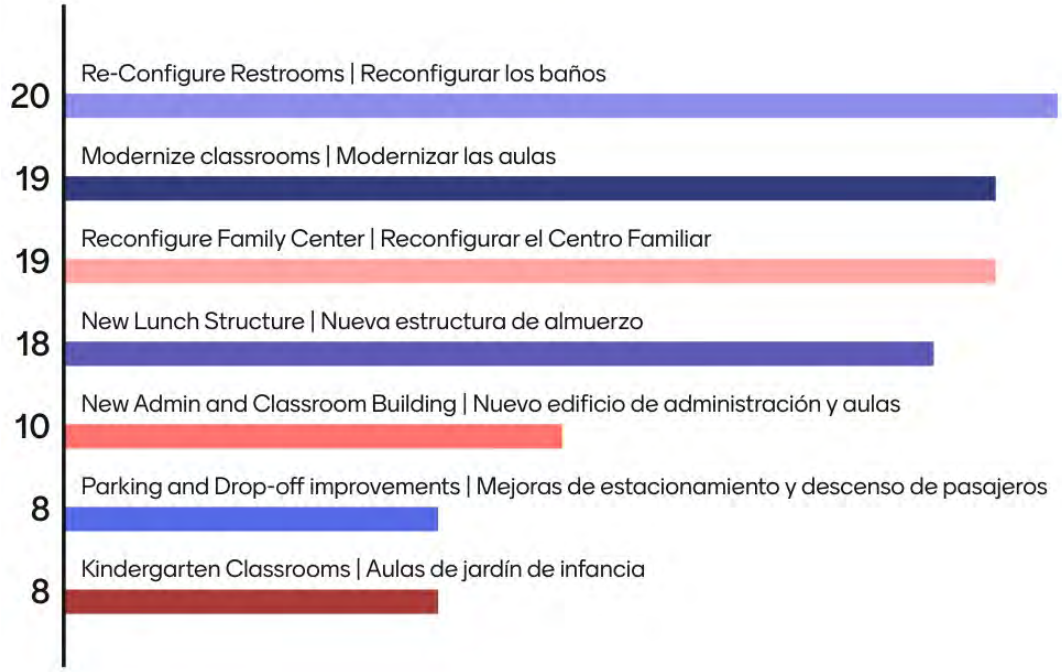
Which projects at Adelante Selby will have the biggest impact? ¿Qué proyectos en Adelante Selby tendrán el mayor impacto?





Mentimeter

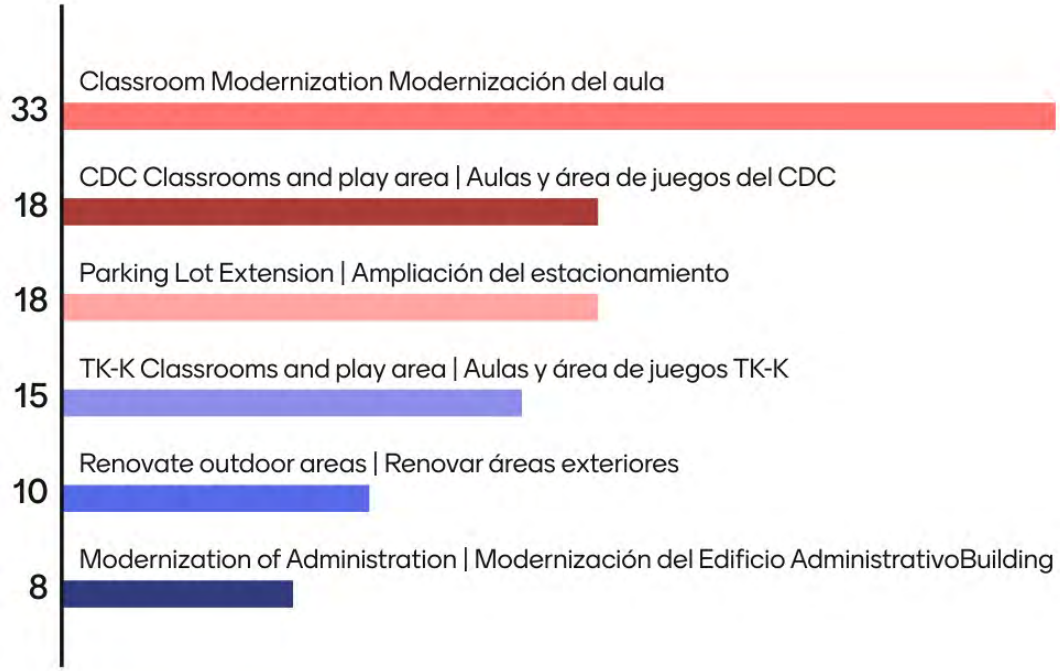
Which projects at Clifford ES will have the biggest impact? ¿Qué proyectos en Clifford ES tendrán el mayor impacto?





Mentimeter

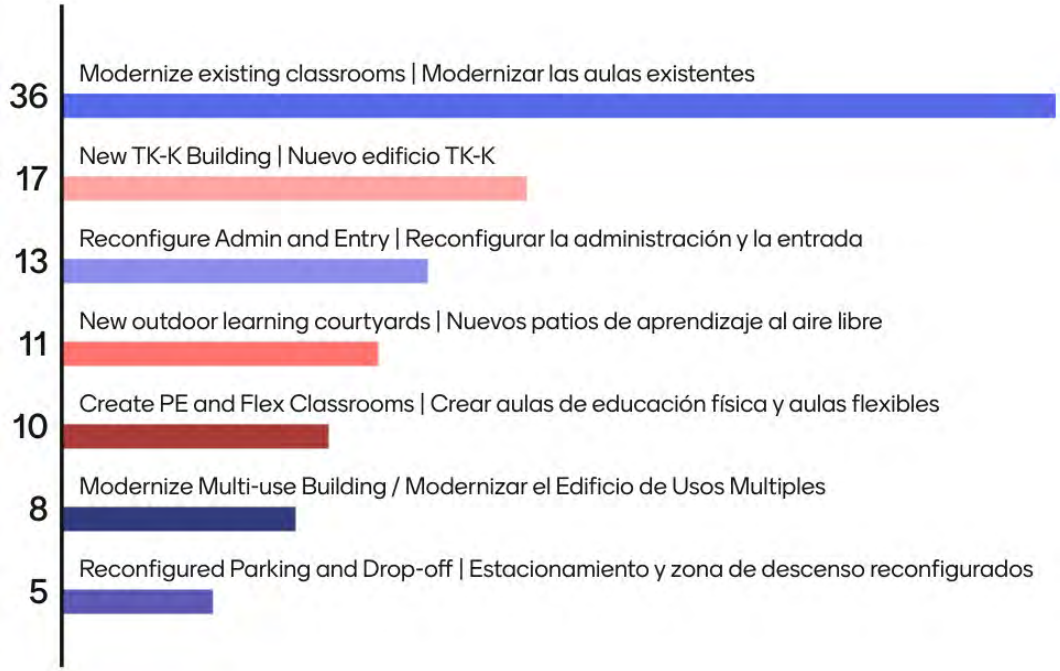
Which projects at Garfield School will have the biggest impact? ¿Qué proyectos en Garfield School tendrán el mayor impacto?





Mentimeter

Which projects at Henry Ford ES will have the biggest impact? ¿Qué proyectos en Henry Ford ES a tendrán el mayor impacto?

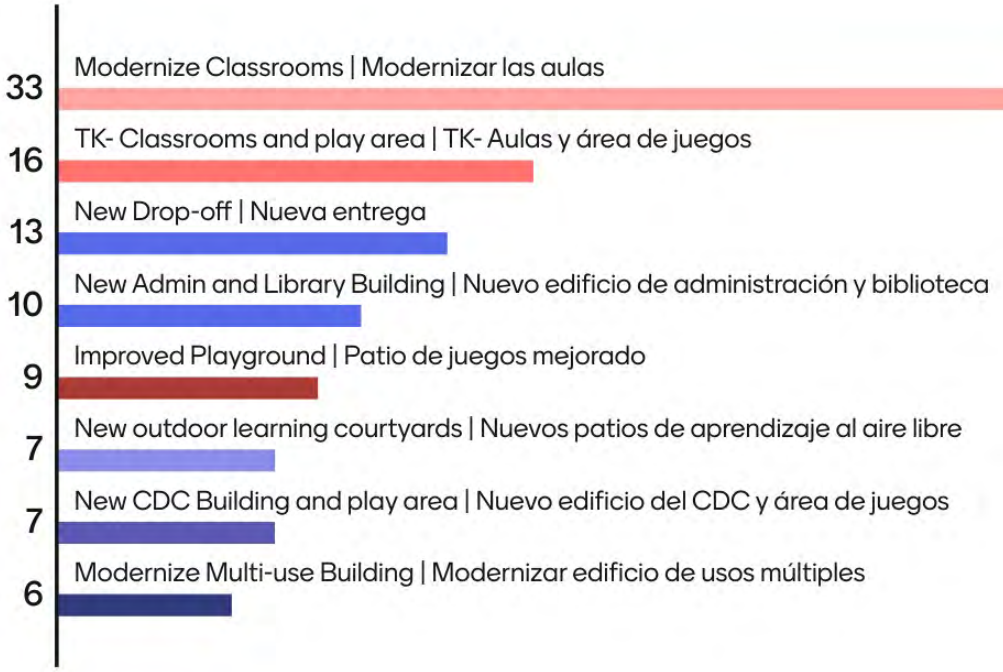


11



Mentimeter

Which projects at Hoover ES will have the biggest impact? ¿Qué proyectos en Hoover ES a tendrán el mayor impacto?

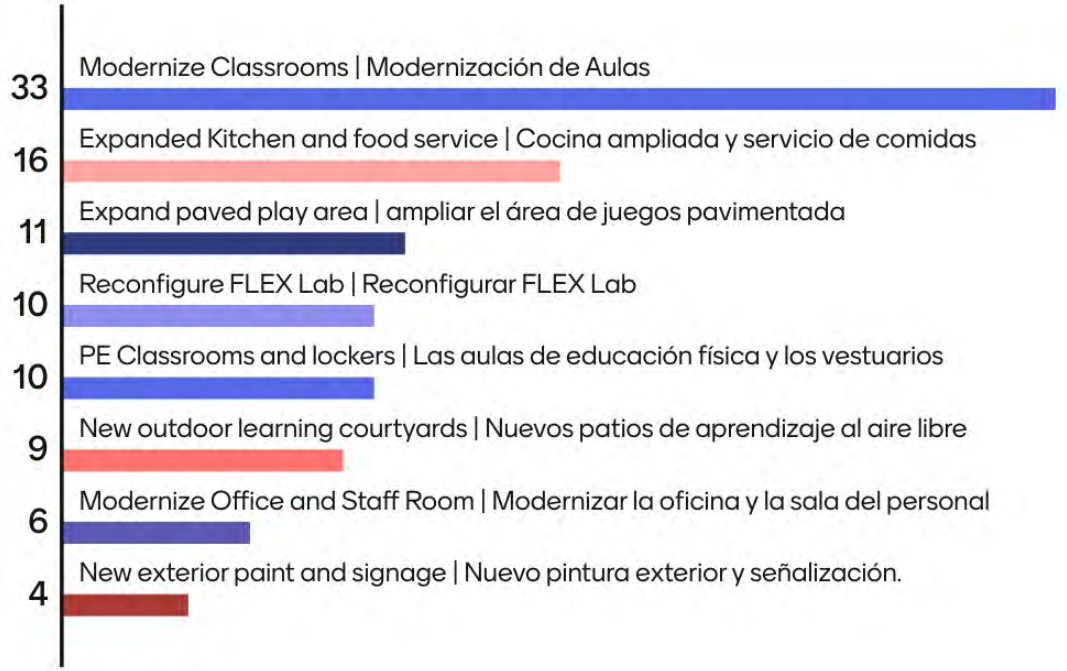


7



Mentimeter

Which projects at Kennedy MS will have the biggest impact? ¿Qué proyectos en Kennedy MS a tendrán el mayor impacto?

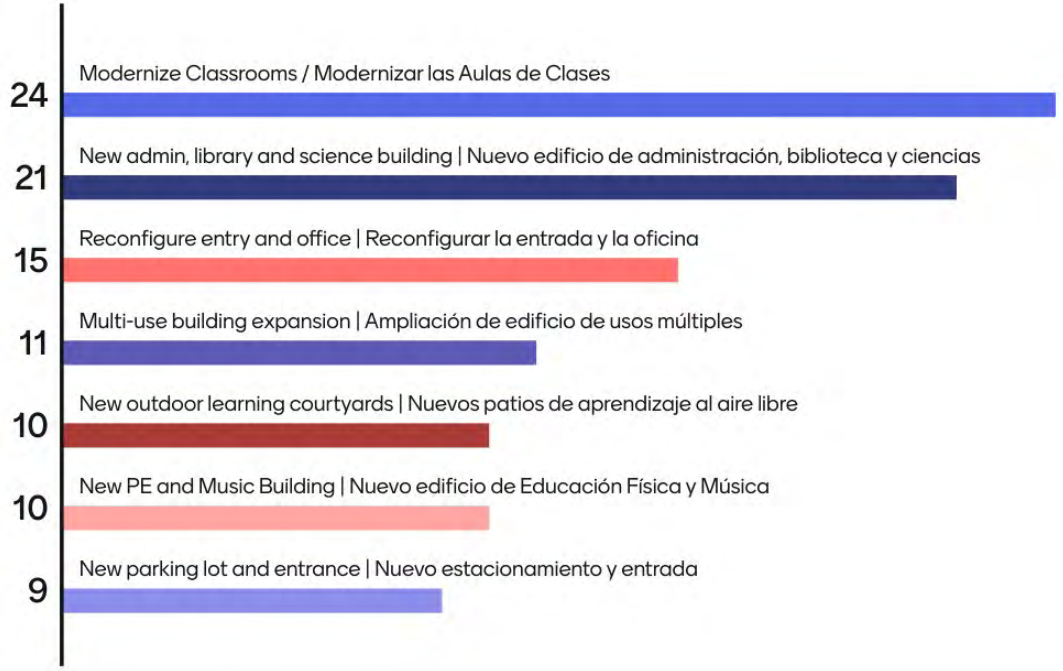


10



Mentimeter

Which projects at McKinley Institute of Tech will have the biggest impact? ¿Qué proyectos en McKinley Institute of Tech a tendrán el mayor impacto?

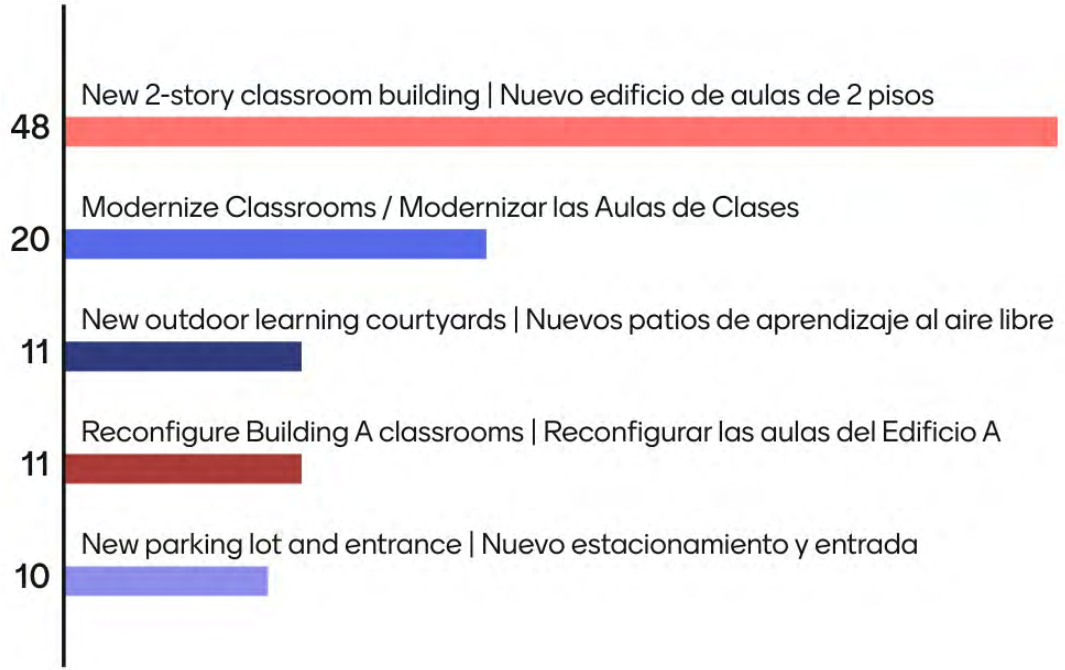


10



Mentimeter

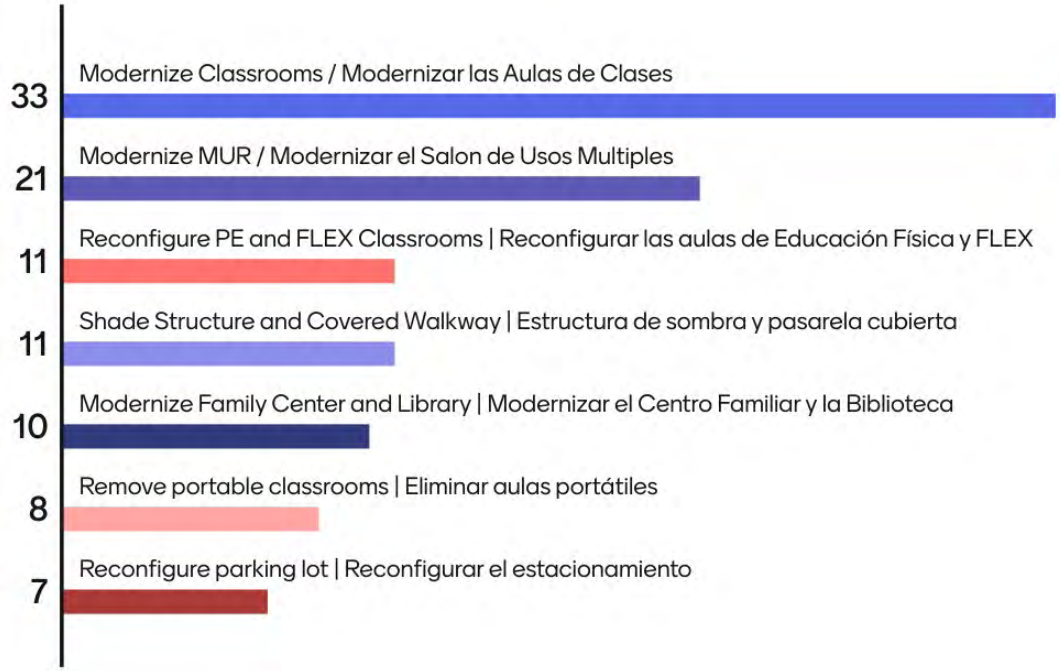
Which projects at North Star Academy will have the biggest impact? ¿Qué proyectos en North Star Academy a tendrán el mayor impacto?





Mentimeter

Which projects at Orion Alternative School will have the biggest impact? ¿Qué proyectos en Orion Alternative School a tendrán el mayor impacto?

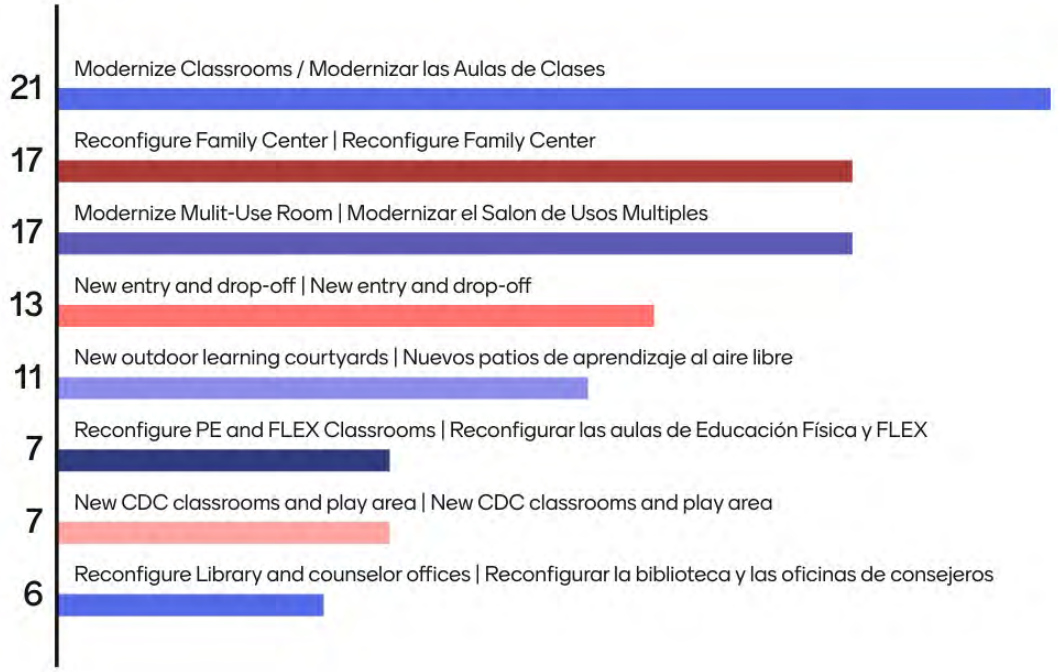


12



Mentimeter

Which projects at Roosevelt ES will have the biggest impact? ¿Qué proyectos en Roosevelt ES a tendrán el mayor impacto?

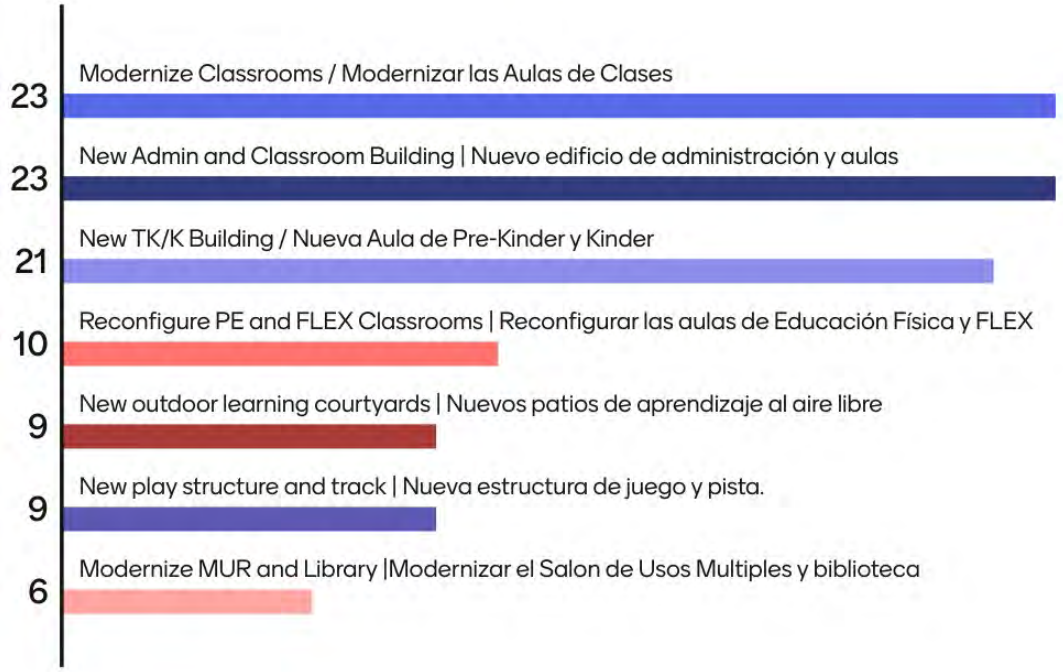


7



Mentimeter

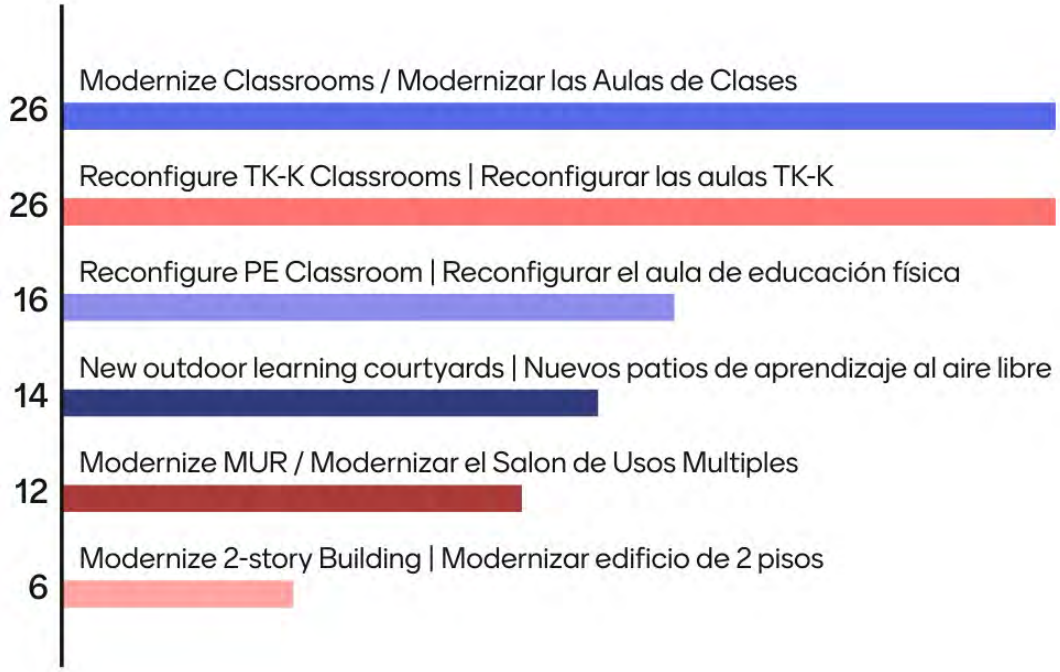
Which projects at Roy Cloud School will have the biggest impact? ¿Qué proyectos en Roy Cloud School a tendrán el mayor impacto?





Mentimeter

Which projects at Taft School will have the biggest impact? ¿Qué proyectos en Taft School a tendrán el mayor impacto?



5

Mentimeter

Redwood City SD Community Meeting #2

Mentimeter

What School are you here for? ¿Para qué escuela está aquí?

0
Adelante Selby

0
Clifford

0
Garfield

0
Henry Ford


2
Hoover

0
Kennedy MS

0
McKinley IT

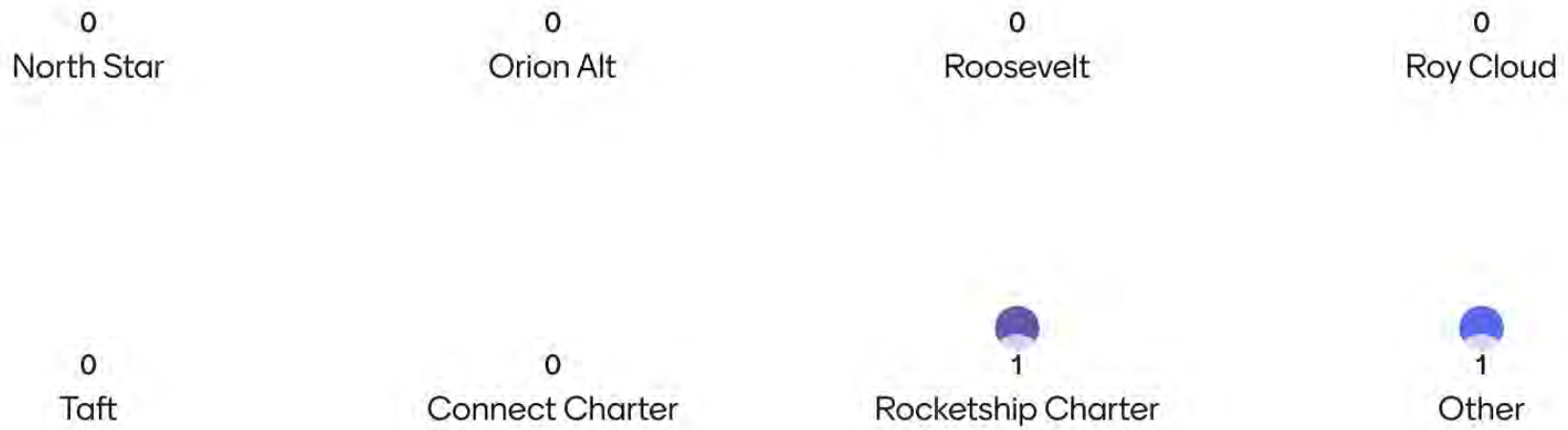

12
KIPP Charter


1
Skip

15

Mentimeter

What School are you here for? ¿Para qué escuela está aquí?

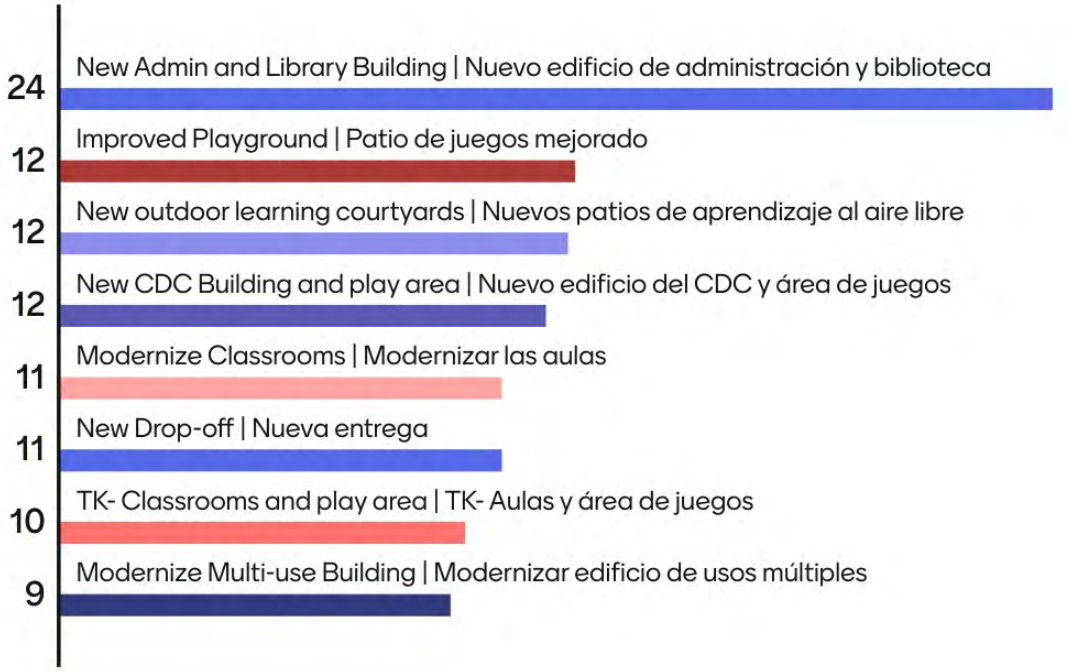


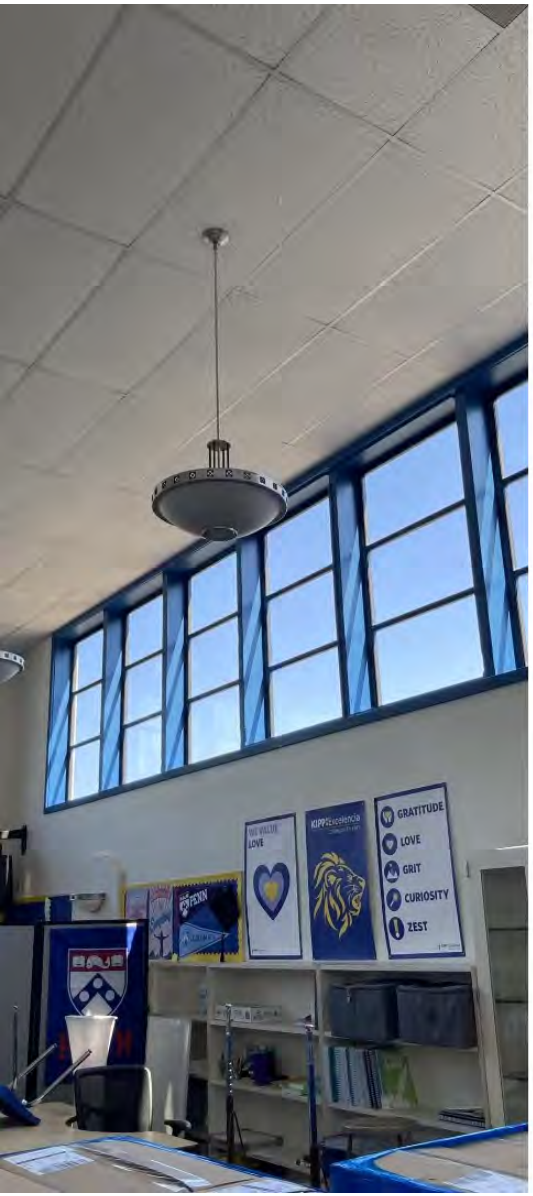
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Mentimeter

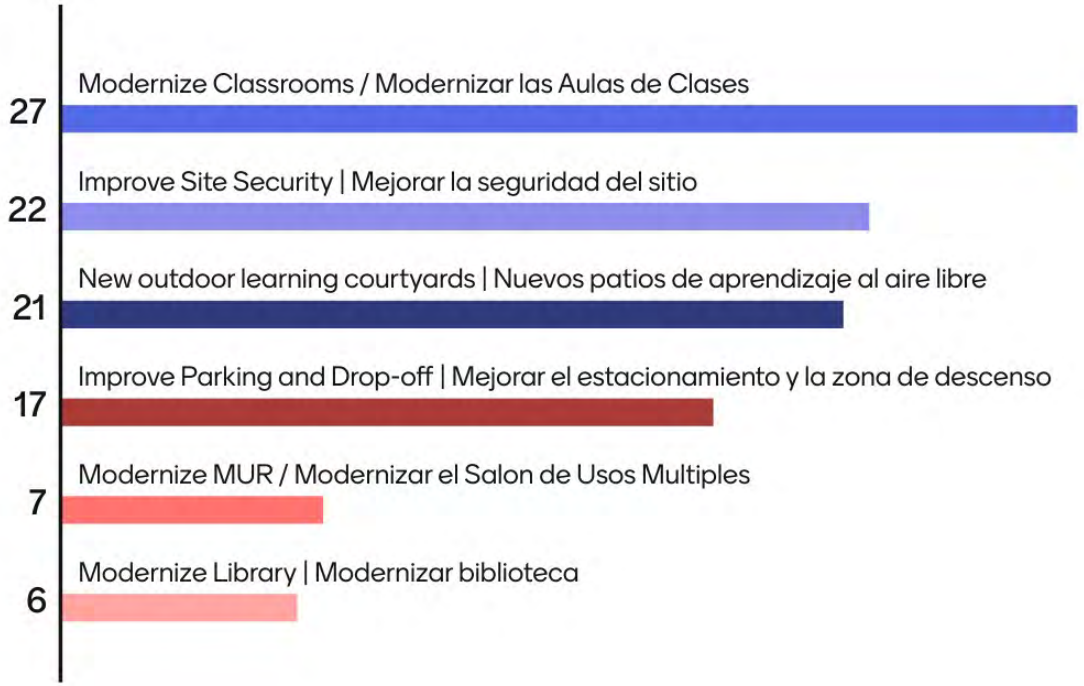
Which projects at Hoover ES will have the biggest impact? ¿Qué proyectos en Hoover ES a tendrán el mayor impacto?





Mentimeter

Which projects at KIPP/Connect will have the biggest impact? ¿Qué proyectos en KIPP/Connect tendrán el mayor impacto?



EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

APPENDIX 3:
PREVIOUS MASTER PLAN IMPLEMENTATION PLAN ANALYSIS

QUATTROCCHI KWOK
ARCHITECTS

SCHOOL SITE	MASTER PLAN COST
1. Adelante Spanish Immersion School (K-5)	$ 25,196,000
2. Fair Oaks Community School (K-5)	$ 30,247,000
3. Hawes Community School (K-5)	$ 17,305,000
4. Henry Ford School (K-5)	$ 24,627,000
5. John Gill School (K-5)	$ 25,484,000
6. Orion School (K-5)	$ 14,204,000
7. Clifford School (K-8)	$ 18,466,000
8. Garfield Community School (K-8)	$ 28,929,000
9. Hoover Community School (K-8)	$ 26,307,000
10. North Star Academy (3-8)	$ 15,763,000
11. Roosevelt School (K-8)	$ 19,661,000
12. Roy Cloud School (K-8)	$ 21,256,000
13. Selby Lane School (K-8)	$ 27,172,000
14. Taft Community School (K-8)	$ 29,934,000
15. Kennedy Middle School (6-8)	$ 25,449,000
16. McKinley Institute of Technology (6-8)	$ 21,161,000
17. District Wide Shared Theater (MIT Site)	$ 4,393,000
18. MOT/Warehouse	$ 15,537,000
19. District Office	$ 197,000
Total Construction / Project Cost (2014$)	**$ 391,288,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2014$)

SCOPE CATEGORY	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 24,401,000
2. Existing Building Systems & Toilets	$ 17,069,000
3. Site Utilities	$ 7,376,000
4a. New Construction - Kindergarten	$ 23,179,000
4b. New Construction - Classrooms	$ 90,920,000
4c. New Construction - CDC Program	$ 2,203,000
5. Creativity Labs, Science & Elective Programs	$ 60,645,000
6. Performing Arts Improvements	$ 4,393,000
7. Multi-Use Building & Food Service Improvements	$ 15,198,000
8. Physical Education Improvements	$ 14,888,000
9. Administration & Staff Support	$ 36,480,000
10a. Student Collaboration & Student Support Spaces	$ 32,496,000
10f. Family Centers	$ 2,536,000
11. Safety & Security	$ 25,526,000
12. Outdoor Learning Courts & Quads	$ 5,715,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 14,774,000
14. 21st Century Learning Classroom Flexibility	$ 4,910,000
15. Technology Infrastructure	$ 8,579,000
Total Construction / Project Cost (2014$)	**$ 391,288,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2014$)

Scope Category	School Site						
	Adelante Spanish Immersion School	Fair Oaks Community School	Hawes Community School	Henry Ford School	John Gill School	Orion School	Clifford School
1. Modernize & Reconfigure: Kindergarten & Classrooms	--	947,000	923,000	821,000	1,193,000	693,000	1,406,000
2. Existing Building Systems & Toilets	358,000	1,120,000	1,060,000	501,000	1,109,000	391,000	1,188,000
3. Site Utilities	458,000	305,000	629,000	305,000	552,000	305,000	407,000
4a. New Construction - Kindergarten	3,502,000	3,568,000	2,625,000	6,230,000	2,625,000	--	--
4b. New Construction - Classrooms	12,888,000	11,223,000	3,193,000	8,108,000	9,584,000	8,153,000	743,000
4c. New Construction - CDC Program	--	865,000	--	67,000	1,105,000	--	--
5. Creativity Labs, Science & Elective Programs	1,633,000	1,404,000	285,000	303,00	277,000	1,404,000	5,664,000
6. Performing Arts Improvements	--	--	--	--	--	--	--
7. Multi-Use Building & Food Service Improvements	450,000	462,000	730,000	730,000	735,000	404,000	462,000
8. Physical Education Improvements	303,000	1,216,000	1,216,000	152,000	1,216,000	--	798,000
9. Administration & Staff Support	1,749,000	1,911,000	1,819,000	1,639,000	1,843,000	207,000	2,780,000
10a. Student Collaboration & Student Support Spaces	729,000	2,304,000	1,649,000	2,153,000	622,000	1,523,000	1,789,000
10f. Family Center	--	509,000	--	--	865,000	--	--
11. Safety & Security	1,395,000	2,116,000	1,333,000	1,200,000	1,954,000	362,000	1,704,000
12. Outdoor Learning Courts & Quads	366,000	278,000	165,000	810,000	390,000	--	267,000
13. Exterior Play Spaces, Playfields & Hardcourts	894,000	1,108,000	962,000	1,154,000	935,000	509,000	672,000
14. 21st Century Learning Classroom Flexibility	260,000	300,000	210,000	250,000	260,000	140,000	330,000
15. Technology Infrastructure	211,000	611,000	506,000	204,000	219,000	113,000	256,000
Total Project Cost (2014$)	**$25,196,000**	**$30,247,000**	**$17,305,000**	**$24,627,000**	**$25,484,000**	**$14,204,000**	**$18,466,000**

Scope Category	School Site						
	Garfield Community School	Hoover Community School	North Star Academy	Roosevelt School	Roy Cloud School	Selby Lane School	Taft Community School
1. Modernize & Reconfigure: Kindergarten & Classrooms	1,889,000	4,293,000	--	2,409,000	1,975,000	1,064,000	1,980,000
2. Existing Building Systems & Toilets	1,287,000	2,152,000	214,000	1,056,000	1,605,000	863,000	902,000
3. Site Utilities	305,000	153,000	153,000	430,000	629,000	656,000	575,000
4a. New Construction - Kindergarten	--	2,004,000	-	-	-	2,625,000	--
4b. New Construction - Classrooms	7,222,000	--	4,917,000	1,611,000	4,752,000	9,504,000	8,753,000
4c. New Construction - CDC Program	166,000	--	--	--	--	--	--
5. Creativity Labs, Science & Elective Programs	5,989,000	2,769,000	5,144,000	3,715,000	7,161,000	4,606,000	6,020,000
6. Performing Arts Improvements	--	--	--	--	--	--	--
7. Multi-Use Building & Food Service Improvements	741,000	5,803,000	281,000	450,000	741,000	741,000	460,000
8. Physical Education Improvements	2,636,000	1,116,000	48,000	1,535,000	517,000	657,000	309,000
9. Administration & Staff Support	1,103,000	734,000	2,413,000	303,000	146,000	923,000	1,842,000
10a. Student Collaboration & Student Support Spaces	3,937,000	2,265,000	967,000	1,001,000	729,000	1,185,000	4,953,000
10f. Family Center	297,000	--	--	865,000	--	--	--
11. Safety & Security	1,095,000	1,980,000	886,000	2,141,000	1,302,000	1,883,000	1,611,000
12. Outdoor Learning Courts & Quads	519,000	439,000	247,000	48,000	262,000	317,000	596,000
13. Exterior Play Spaces, Playfields & Hardcourts	767,000	1,024,000	117,000	2,863,000	818,000	762,000	817,000
14. 21st Century Learning Classroom Flexibility	330,000	420,000	210,000	330,000	340,000	440,000	360,000
15. Technology Infrastructure	646,000	1,155,000	166,000	904,000	279,000	946,000	756,000
Total Project Cost (2014$)	**$28,929,000**	**$26,307,000**	**$15,763,000**	**$19,661,000**	**$21,256,000**	**$27,172,000**	**$29,934,000**

Scope Category	School Site					
	Kennedy Middle School	McKinley Institute of Technology	District Wide Shared Theater	MOT/ Warehouse	District Office	Total Cost
1. Modernize & Reconfigure: Kindergarten & Classrooms	3,322,000	1,486,000	--	--	--	**24,401,000**
2. Existing Building Systems & Toilets	2,297,000	966,000	--	--	--	**17,069,000**
3. Site Utilities	725,000	484,000	--	305,000	--	**7,376,000**
4a. New Construction - Kindergarten	--	--	--	--	--	**23,179,000**
4b. New Construction - Classrooms	269,000	--	--	--	--	**90,920,000**
4c. New Construction - CDC Program	--	--	--	--	--	**2,203,000**
5. Creativity Labs, Science & Elective Programs	4,659,000	9,612,000	--	--	--	**60,645,000**
6. Performing Arts Improvements	--	--	4,393,000	--	--	**4,393,000**
7. Multi-Use Building & Food Service Improvements	1,315,000	693,000	--	--	--	**15,198,000**
8. Physical Education Improvements	2,766,000	403,000	--	--	--	**14,888,000**
9. Administration & Staff Support	2,197,000	539,000	--	14,332,000	--	**36,480,000**
10a. Student Collaboration & Student Support Spaces	2,857,000	3,833,000	--	--	--	**32,496,000**
10f. Family Center	--	--	--	--	--	**2,536,000**
11. Safety & Security	2,410,000	1,254,000	--	900,000	--	**25,526,000**
12. Outdoor Learning Courts & Quads	911,000	100,000	--	--	--	**5,715,000**
13. Exterior Play Spaces, Playfields & Hardcourts	868,000	504,000	--	--	--	**14,774,000**
14. 21st Century Learning Classroom Flexibility	460,000	270,000	--	--	--	**4,910,000**
15. Technology Infrastructure	393,000	1,017,000	--	--	197,00	**8,579,000**
Total Project Cost (2014$)	**$25,449,000**	**$21,161,000**	**$4,393,000**	**$15,537,000**	**$197,000**	**$391,288,000**

SCHOOL SITE	PHASE 1 COST
1. Adelante Spanish Immersion School (K-5)	$ 1,384,000
2. Fair Oaks Community School (K-5)	$ 5,055,000
3. Hawes Community School (K-5)	$ 3,584,000
4. Henry Ford School (K-5)	$ 2,792,000
5. John Gill School (K-5)	$ 19,182,000
6. Orion School (K-5)	$ 1,813,000
7. Clifford School (K-8)	$ 4,784000
8. Garfield Community School (K-8)	$ 23,226,000
9. Hoover Community School (K-8)	$ 14,951,000
10. North Star Academy (3-8)	$ 1,193,000
11. Roosevelt School (K-8)	$ 7,027,000
12. Roy Cloud School (K-8)	$ 5,721,000
13. Selby Lane School (K-8)	$ 5,503,000
14. Taft Community School (K-8)	$ 24,662,000
15. Kennedy Middle School (6-8)	$ 15,875,000
16. McKinley Institute of Technology (6-8)	$ 4,089,000
17. District Wide Shared Theater (MIT Site)	--
18. MOT/Warehouse	--
19. District Office	$ 197,000
Total Construction / Project Cost (2014$)	**$ 141,038,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2014$)

SCOPE CATEGORY	PHASE 1 COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 24,401,000
2. Existing Building Systems & Toilets	$ 17,069,000
3. Site Utilities	$ 3,440,000
4a. New Construction - Kindergarten	$ 2,625,000
4b. New Construction - Classrooms	$ 26,161,000
4c. New Construction - CDC Program	$ 466,000
5. Creativity Labs, Science & Elective Programs	$ 13,738,000
6. Performing Arts Improvements	--
7. Multi-Use Building & Food Service Improvements	$ 8,751,000
8. Physical Education Improvements	--
9. Administration & Staff Support	$ 6,985,000
10a. Student Collaboration & Student Support Spaces	$ 7,823,000
10f. Family Centers	$ 297,000
11. Safety & Security	$ 18,966,000
12. Outdoor Learning Courts & Quads	--
13. Exterior Play Spaces, Playfields, & Hardcourts	--
14. 21st Century Learning Classroom Flexibility	$ 2,455,000
15. Technology Infrastructure	$ 7,861,000
Total Construction / Project Cost (2014$)	**$ 141,038,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2014$)

Scope Category	School Site						
	Adelante Spanish Immersion School	Fair Oaks Community School	Hawes Community School	Henry Ford School	John Gill School	Orion School	Clifford School
1. Modernize & Reconfigure: Kindergarten & Classrooms	--	947,000	923,000	821,000	1,193,000	693,000	1,406,000
2. Existing Building Systems & Toilets	358,000	1,120,000	1,060,000	501,000	1,109,000	391,000	1,188,000
3. Site Utilities	--	--	201,000	--	552,000	--	254,000
4a. New Construction - Kindergarten	--	--	--	--	2,625,000	--	--
4b. New Construction - Classrooms	--	333,000	--	--	9,584,000	--	--
4c. New Construction - CDC Program	--	--	--	--	133,000	--	--
5. Creativity Labs, Science & Elective Programs	--	--	--	--	277,000	--	--
6. Performing Arts Improvements	--	--	--	--	--	--	--
7. Multi-Use Building & Food Service Improvements	230,000	230,000	230,000	230,000	273,000	198,000	230,000
8. Physical Education Improvements	--	--	--	--	--	--	--
9. Administration & Staff Support	--	--	--		1,843,000	--	--
10a. Student Collaboration & Student Support Spaces	--	--	--	--	--	--	--
10f. Family Center	--	--	--	--	--	--	--
11. Safety & Security	455,000	1,664,000	559,000	911,000	1,244,000	348,000	1,285,000
12. Outdoor Learning Courts & Quads	--	--	--	--	--	--	--
13. Exterior Play Spaces, Playfields & Hardcourts	--	--	--	--	--	--	--
14. 21st Century Learning Classroom Flexibility	130,000	150,000	105,000	125,000	130,000	70,000	165,000
15. Technology Infrastructure	211,000	611,000	506,000	204,000	219,000	113,000	256,000
Total Project Cost (2014$)	**$1,384,000**	**$5,055,000**	**$3,584 ,000**	**$2,792,000**	**$19,182,000**	**$1,813,000**	**$4,784,000**

Scope Category	School Site						
	Garfield Community School	Hoover Community School	North Star Academy	Roosevelt School	Roy Cloud School	Selby Lane School	Taft Community School
1. Modernize & Reconfigure: Kindergarten & Classrooms	1,889,000	4,293,000	--	2,409,000	1,975,000	1,064,000	1,980,000
2. Existing Building Systems & Toilets	1,287,000	2,152,000	214,000	1,056,000	1,605,000	863,000	902,000
3. Site Utilities	305,000	--	--	277,000	173,000	351,000	575,000
4a. New Construction - Kindergarten	--	--	--	--	--	--	--
4b. New Construction - Classrooms	7,222,000	--	--	--	--	--	8,753,000
4c. New Construction - CDC Program	333,000	--	--	--	--	--	--
5. Creativity Labs, Science & Elective Programs	4,771,000	--	--	--	--	--	4,966,000
6. Performing Arts Improvements	--	--	--	--	--	--	--
7. Multi-Use Building & Food Service Improvements	230,000	5,340,000	98,000	230,000	230,000	230,000	230,000
8. Physical Education Improvements	--	--	--	--	--	--	--
9. Administration & Staff Support	1,103,000	--	--	--	--	--	1,842,000
10a. Student Collaboration & Student Support Spaces	3,937,000	--	--	--	--	--	3,294,000
10f. Family Center	297,000	--	--	--	--	--	--
11. Safety & Security	1,041,000	1,801,000	610,000	1,986,000	1,289,000	1,829,000	1,184,000
12. Outdoor Learning Courts & Quads	--	--	--	--	--	--	--
13. Exterior Play Spaces, Playfields & Hardcourts	--	--	--	--	--	--	--
14. 21st Century Learning Classroom Flexibility	165,000	210,000	105,000	165,000	170,000	220,000	180,000
15. Technology Infrastructure	646,000	1,155,000	166,000	904,000	279,000	946,000	756,000
Total Project Cost (2014$)	**$23,226,000**	**$14,951,000**	**$1,193,000**	**$7,027,000**	**$5,721,000**	**$5,503,000**	**$24,662,000**

Scope Category	School Site					
	Kennedy Middle School	McKinley Institute of Technology	District Wide Shared Theater	MOT/ Warehouse	District Office	Total Cost
1. Modernize & Reconfigure: Kindergarten & Classrooms	3,322,000	1,486,000	--	--	--	**24,401,000**
2. Existing Building Systems & Toilets	2,297,000	966,000	--	--	--	**17,069,000**
3. Site Utilities	572,000	180,000	--	--	--	**3,440,000**
4a. New Construction - Kindergarten	--	--	--	--	--	**2,625,000**
4b. New Construction - Classrooms	269,000	--	--	--	--	**26,161,000**
4c. New Construction - CDC Program	--	--	--	--	--	**466,000**
5. Creativity Labs, Science & Elective Programs	3,724,000	--	--	--	--	**13,738,000**
6. Performing Arts Improvements	--	--	--	--	--	**--**
7. Multi-Use Building & Food Service Improvements	329,000	213,000	--	--	--	**8,751,000**
8. Physical Education Improvements	--	--	--	--	--	**--**
9. Administration & Staff Support	2,197,000	--	--	--	--	**6,985,000**
10a. Student Collaboration & Student Support Spaces	592,000	--	--	--	--	**7,823,000**
10f. Family Center	--	--	--	--	--	**297,000**
11. Safety & Security	1,950,000	810,000	--	--	--	**18,966,000**
12. Outdoor Learning Courts & Quads	--	--	--	--	--	**--**
13. Exterior Play Spaces, Playfields & Hardcourts	--	--	--	--	--	**--**
14. 21st Century Learning Classroom Flexibility	230,000	135,000	--	--	--	**2,455,000**
15. Technology Infrastructure	393,000	299,000	--	--	197,000	**7,861,000**
Total Project Cost (2014$)	**$15,875,000**	**$4,089,000**	**$0**	**$0**	**$197,000**	**$141,038,000**

Measure T Expenditures

CAMPUS	MEASURE T EXPENDITURES	PROJECTS
ADELANTE SELBY SPANISH IMMERSION SCHOOL	$ 9,070,288.00	New Construction, Modernization, HVAC
CLIFFORD SCHOOL	$ 5,593,145.00	Modernization, HVAC
GARFIELD SCHOOL	$ 34,442,581.00	New Construction
HENRY FORD SCHOOL	$ 4,347,382.00	Modernization
HOOVER SCHOOL	$ 18,575,183.00	New Construction
KENNEDY MIDDLE SCHOOL	$ 14,304,978.00	New Construction, Lunch Shelter
MCKINLEY INSTITUTE OF TECHNOLOGY	$ 4,536,962.00	Modernization, Lunch Shelter
NORTH STAR ACADEMY	$ 1,402,097.00	Modernization, Lunch Shelter
ORION ALTERNATIVE SCHOOL	$ 31,186,227.00	New Construction, Modernization, Lunch Shelter
ROOSEVELT ELEMENTARY SCHOOL	$ 7,376,218.00	Modernization
ROY CLOUD SCHOOL	$ 4,878,457.00	Modernization, HVAC, Lunch Shelter
TAFT SCHOOL	$ 27,675,051.00	New Construction, Lunch Shelter
KIPP / CONNECT	$ 3,101,199.00	Modernization, Lunch Shelter
ROCKETSHIP CHARTER	$ 1,843,727.00	Modernization
CREATIVE LEARNING CENTER - CLC	-	-
DISTRICT WIDE	$ 37,782,622.00	IT and DO Projects, Backup Generator, Energy and Security, Solar Phase 2, Touchless Plumbing Fixtures, Interim Housing
PROGRAM ADMINISTRATION	$ 22,719,325.00	
BOARD'S RESERVE	$ 4,118.00	
TOTAL	**$ 228,839,560.00**	

Projects Completed From the Previous Master Plan

CAMPUS	CODE	PROJECTS
ADELANTE SELBY SPANISH IMMERSION SCHOOL	ASSI	-Selby STEAM classroom -Selby TK/K play structure -Selby portable removal and asphalt -Selby new storage container -Security fencing around campus -Intrusion System -Camera security system
CLIFFORD SCHOOL	CES	-Clifford TK/K play structure -Clifford covered walkway -MUB backup generators -Clifford campus asphalt replacement -Clifford modernization -Security fencing around campus -Intrusion System -Camera security system
GARFIELD SCHOOL	GCS	-Garfield rear parking lot -Garfield field restorations -Garfield new classroom building and modernization -Garfield EV chargers -Interim housing portables removal and restoration -Security fencing around campus -Intrusion System -Camera security system
HENRY FORD SCHOOL	HFES	-Henry Ford outdoor classroom -Henry Ford STEAM classroom -Henry Ford MUB folding tables and benches -Henry Ford tree planting with CityTrees and irrigation upgrades -Interim housing portables removal and restoration -Security fencing around campus -Intrusion System -Camera security system
HOOVER SCHOOL	HCS	-Hoover outdoor classroom -Hoover additional exterior speakers -Hoover CDC security fencing upgrades -Hoover kitchen upgrades -Hoover food storage backup generator -Hoover asphalt replacement and path of travel upgrades -Security fencing around campus -Intrusion System -Camera security system
KENNEDY MIDDLE SCHOOL	KMS	-Kennedy STEAM classrooms -Kennedy outdoor classroom (garden) -Interim housing portables removal and restoration -Kennedy staff parking lot -Kennedy modernization -Security fencing around campus -Intrusion System -Camera security system
MCKINLEY INSTITUTE OF TECHNOLOGY	MIT	-McKinley theater new projection screen -McKinley theater new curtains -Security fencing around campus -Intrusion System -Camera security system
NORTH STAR ACADEMY	NSA	-Security fencing around campus -Intrusion System -Camera security system
ORION ALTERNATIVE SCHOOL	OAS	-Orion Alternative lunch shelter -Orion Alternative EV chargers -Orion Alternative new classroom building and modernization -Interim housing portables removal and restoration -Security fencing around campus -Intrusion System -Camera security system
ROOSEVELT ELEMENTARY SCHOOL	RES	-Roosevelt upper campus roller shades -Roosevelt slope stabilization -Interim housing portables removal and restoration -Roosevelt modernization -Security fencing around campus -Intrusion System -Camera security system
ROY CLOUD SCHOOL	RCES	-MUB backup generators -Security fencing around campus -Intrusion System -Camera security system
TAFT SCHOOL	TF	-Taft outdoor classroom -Taft field restorations -Taft new classroom building and modernization -Taft EV chargers -Taft tree planting and irrigation upgrades -Security fencing around campus -Intrusion System -Camera security system
KIPP / CONNECT	FOES	-Fair Oaks modernization -Security fencing around campus -Intrusion System -Camera security system
ROCKETSHIP CHARTER	HCS	-Security fencing around campus -Intrusion System -Camera security system
CREATIVE LEARNING CENTER - CLC	CLC	-Security fencing around campus -Intrusion System -Camera security system
DISTRICT FACILITIES	RCDO	-Districtwide EMS upgrade -Districtwide new security camera system -Districtwide new intrusion system -MUB transfer switches at all sites (for portable emergency generator ease of connection and switch over) -Districtwide fiber upgrades -Touchless plumbing fixture replacements at all sites
	MOTW	-MOT EV bus chargers

EST. 1895
REDWOOD CITY
SCHOOL DISTRICT

APPENDIX 4: COMPLETE PROJECT LIST BY IOQ SCORE

QUATTROCCHI KWOK
ARCHITECTS

Campus	Proposed Project	Total Project Cost	IoQ Score	
HES	New TK/K Campus	$ 9,174,542	96	
NSA	New Admin Classroom Bldg	$ 34,158,443	96	
CES	Modernize Building A (TK/K)	$ 7,776,535	95	
GES	Modernize Classroom Buildings B, D, E	$ 14,233,265	95	
GES	Reconfigure TK/K Classrooms	$ 7,154,531	95	
RES	Modernize Lower Campus CR Bldg B, C , D, F	$ 22,524,580	95	
TES	Modernize Buildings E and G for TK/CDC	$ 10,381,248	95	
HFES	New TK/ K Campus	$ 12,463,133	94	
HFES	Modernization of Buildings B and C	$ 11,087,213	94	
MIT	New Admin & Classroom Building	$ 40,945,359	94	
TES	Modernize Classroom Bldgs B and C	$ 10,698,480	94	
CES	Modernize Building B	$ 8,613,605	93	
HES	Modernize Bldgs B, C, D, J	$ 25,618,320	93	
HES	Modernize Bldgs F, G, H	$ 17,121,585	93	
RCES	New TK/K Campus	$ 8,722,350	93	
RCES	New 2-story Admin and CR Bldg	$ 18,434,598	93	
ALES	Reconfigure Classrooms for Special Ed	$ 1,750,000	92	
ALES	Reconfigure Classroom Bldgs A, C, E for TK/K	$ 10,534,095	92	
CCC-KE	Modernize Classroom Buildings	$ 22,609,827	92	
RSC	Modernize Classroom Buildings	$ 13,044,688	92	
HFES	Modernization of Building A	$ 7,281,365	92	
RES	Modernize Upper Campus CR Bldg E	$ 13,225,940	92	
RES	Replace Elevator	$ 700,000	92	
TES	ModernizeClassroom Building A	$ 7,671,105	92	
ALES	Modernize Classroom Buildings	$ 12,500,000	91	
CLC	Modernize Classroom Buildings	$ 11,011,878	91	
KMS	Modernization of Bldg A and K	$ 18,277,870	91	
KMS	Modernization of Bldg C, D and E	$ 14,206,985	91	
KMS	Modernization of Bldg G, H and I	$ 15,171,975	91	
	Sub-total IoQ 91-100			$ 407,093,514

Campus	Proposed Project	Total Project Cost	IoQ Score	
CES	Classroom Building D Modernization	$ 19,729,060	90	
MIT	Modernization of Bldg A	$ 34,591,050	90	
RCES	Modernize Classroom Bldgs B and C	$ 16,119,237	90	
CES	New Admin PE and CR Building	$ 8,469,074	89	
RCES	Modernize 2-Story CR Bldg D	$ 10,429,965	89	
KMS	Mod and Expansion of Kitchen	$ 9,071,595	88	
MIT	New PE and Music Building	$ 8,914,815	88	
OAS	Reconfigure and Mod Classroom Bldgs	$ 11,637,405	88	
ALES	Modernization of Kitchen	$ 1,971,840	87	
CES	Modernization of Kitchen	$ 1,248,000	87	
GES	Modernization of Kitchen	$ 1,759,680	87	
HES	Modernization of Kitchen	$ 2,121,600	87	
HFES	Modernization of Kitchen	$ 2,032,680	87	
MIT	Modernization of Cafeteria Bldg E	$ 5,952,375	87	
NSA	Modernization of Classroom Bldg G	$ 13,305,533	87	
OAS	Modernization of Kitchen	$ 1,755,000	87	
RCES	Modernization of Kitchen	$ 1,755,000	87	
RES	Modernization of Kitchen	$ 1,200,000	87	
TES	Modernization of Kitchen	$ 1,457,040	87	
OAS	Reconfigure and Modernize Main Bldg	$ 5,172,180	86	
HES	New Admin/Family Center/Library	$ 10,575,747	85	
ALES	Reconfigure D, F, G for Music/STEAM/PE/Flex	$ 4,580,000	83	
CES	Site Improvements	$ 4,145,046	83	
DIST	New Central Kitchen	$ 8,190,000	83	
GES	Site Improvements	$ 1,844,489	83	
HES	New CDC Campus	$ 6,541,763	81	
RES	New CDC Campus	$ 6,846,431	81	
HFES	Site Improvements	$ 2,796,917	79	
HES	Site Improvements	$ 5,303,824	78	
HFES	Reconfiguration of Building F	$ 4,863,544	78	
	Subtotal IoQ 76-90			$ 214,380,890

Campus	Proposed Project	Total Project Cost	IoQ Score	
RCES	Site Improvements	$ 7,042,463	75	
GES	Reconfigure Bldg B for CDC Classrooms	$ 5,033,665	74	
RES	Site Improvements	$ 3,095,625	74	
ALES	Shade Structures and Canopies	$ 1,191,294	73	
CCC-KE	Site Improvements	$ 5,774,733	73	
CES	Shade Structures and Canopies	$ 195,000	73	
CLC	Site Improvements	$ 725,789	73	
GES	Modernization of Multi-Use Building	$ 2,056,080	73	
OAS	Site Improvements	$ 2,566,944	73	
RSC	Site Improvements	$ 7,454,303	73	
MIT	Modernization of Auditorium	$ 9,392,500	72	
RES	Reconfigure Family Center Bldg G	$ 2,491,060	72	
TES	Site Improvements	$ 3,761,601	72	
ALES	Modernization of Administration in Bldg B	$ 1,006,200	71	
ALES	Reconfigure Classrooms in Bldg G to CDC	$ 2,200,000	71	
CCC-KE	Shade Structures and Canopies	$ 292,500	71	
GES	Modernization of Admin Bldg	$ 7,657,390	71	
GES	Shade Structures and Canopies	$ 1,608,750	71	
HES	Shade Structures and Canopies	$ 274,219	71	
HFES	Shade Structures and Canopies	$ 243,750	71	
NSA	New Shade Structure	$ 292,500	71	
KMS	Shade Structure	$ 621,563	71	
RCES	Shade Structures and Canopies	$ 1,127,345	71	
ALES	Modernization of Existing Multi-Use	$ 2,358,200	70	
CES	Modernize Multi-Use Building	$ 2,589,210	70	
RES	Reconfigure Bldg A PE Classrooms	$ 2,470,163	70	
ALES	Site Improvements	$ 2,630,984	69	
KMS	Modernization of Multi-Use Bldg	$ 5,636,150	69	
MIT	Site Improvements	$ 4,829,854	68	
CCC-KE	Modernization of Multi-Use Bldg	$ 2,718,788	67	
OAS	New Covered Walkway	$ 511,875	67	
RSC	Modernization of Multi-Use Bldg	$ 1,156,740	67	
DIST	Facilities and Maintenance Modernization	$ 13,716,221	65	
HES	Modernization of Multi-Use Bldg	$ 3,106,740	63	
MIT	Mod and Expansion of Multi-use Bldg H	$ 12,401,805	63	
KMS	Site Improvements	$ 3,224,268	62	
KMS	Reconfiguration of Bldg B Staff/Office	$ 4,722,705	61	
RCES	Modernization of Library	$ 2,670,070	61	
	Subtotal IoQ 61-75			$ 130,849,047

Campus	Proposed Project	Total Project Cost	IoQ Score	
ALES	Modernization of Library	$ 3,190,460	56	
CES	Modernize Library	$ 2,749,728	56	
HFES	Modernize Library	$ 1,984,645	56	
HFES	Modernization of Multi-Use Bldg	$ 1,370,070	54	
DIST	District Office Modernization	$ 8,265,192	52	
KMS	Modernization of Library and Admin	$ 7,723,365	51	
RCES	Modernization of Multi-Use Bldg	$ 2,003,820	41	
RES	Modernization of Multi-Use Bldg	$ 2,889,150	41	
TES	Modernization of Multi-Use Bldg	$ 2,539,290	41	
GES	Modernization of Building G	$ 7,088,250	39	
TES	Modernize Building D (2-Story)	$ 12,123,378	39	
OAS	Modernization of Admin CR Bldg	$ 7,614,945	37	
HES	Modernization of Gymnasium	$ 5,106,660	33	
OAS	Modernization of Library	$ 1,242,930	33	
OAS	Modernization of Multi-Use Bldg	$ 1,382,940	31	
	Subtotal IoQ 0-60			$ 67,274,823
	Grand Totals	$ 819,598,274		$ 819,598,274