Superintendent's Facilities Advisory Committee

San Rafael Elementary School
Project Overview

February 25, 2026

WELCOME & REVIEW OF COMMITTEE NORMS

- Remember the committee serves in an advisory role to inform staff and Board recommendations.
- Listen respectfully and allow space for different perspectives.
- Focus on Districtwide needs rather than individual sites.
- Ask questions and raise concerns to help improve the work.
- Keep discussion constructive and solution-oriented.

SAN RAFAEL ELEMENTARY SCHOOL

Purpose of Today's Discussion

- Why San Rafael is Before This Group
- Review of Existing Campus & Needs
- Alignment to Educational Specifications
- Review of Capital Investment Options

Goal: Align on Long-Term Investment Direction

FEEDBACK FROM 2/18 SFAC BREAKOUT SESSION

Discussion Prompt:

Under what circumstances would major campus transformation — including potential rebuild — be justified?

Key Feedback From Groups:

- Health and safety concerns.
- Outdoor learning spaces.
- Welcoming Environments - creating a sense of belonging for students.
- Environmental conditions supportive of learning (lighting, ventilation, temperature).
- Electrical capacity for technology.
- Accessibility and equity.
- Instructional barriers to flexible learning.
- Inability to support specialized programs (arts, athletics, magnets).
- Growing enrollment may require expansion or rebuild.
- Facilities must align with future program distribution.

Participants emphasized:

- Preserving architectural identity
- Maintaining community pride (e.g., athletics legacy).
- Protecting culturally significant landmarks.
- Balancing preservation with Educational Specifications.

CAMPUS BACKGROUND



Site Developed: 1931 ***(Renovated 1998)***

- Building A: 1950
- Building B: 1950
- Building C: 1955
- Building D: 1955
- Building E: 1999
- Building F: 1999
- Building G: 1999

Site Acreage: 4.8 Acres

Permanent CRs: 16

Portables: 5

Total No. of CRs: 21

Capacity: 420

Current Enrollment: 427

No. of Parking Space: 0

The campus was designed under educational, accessibility, and infrastructure standards from the 1940s–1960s — long before today's safety codes, energy standards, and instructional models

CURRENT ENROLLMENT

San Rafael Elementary School

02/24/2026
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2025-2026

Enrollment by Grade and Teacher

Page 1

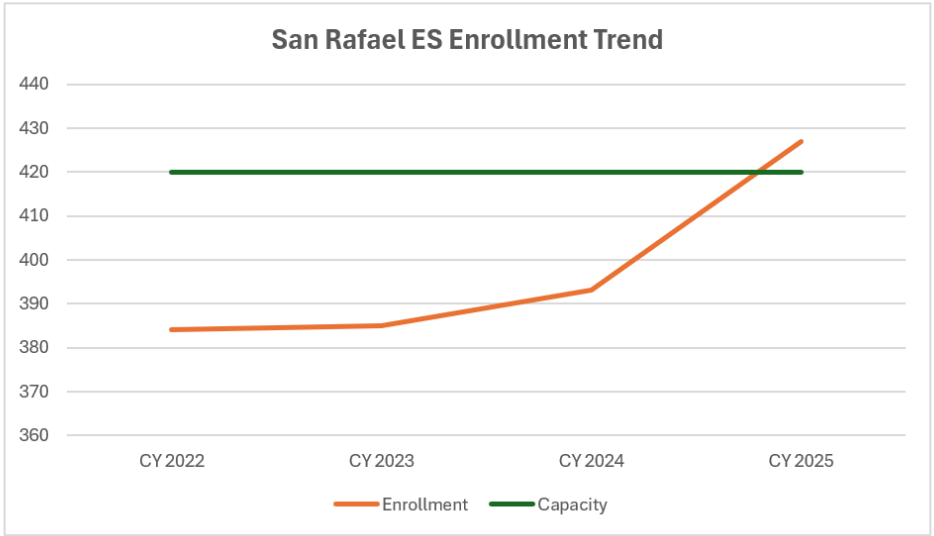
Teacher	TK			K			1			2			3			4			5			ALL		
	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total
878 Ceja, Luz 9	7	17	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	17	24
010 Cruz, Kassandra	-	-	-	15	9	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	9	24
130 De Jarnett, Elva 12	-	-	-	14	11	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	11	25
007 Isasa, Fabiana 11	-	-	-	15	10	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	10	25
005 Kaul, Stephanie 1	-	-	-	-	-	-	11	13	24	-	-	-	-	-	-	-	-	-	-	-	-	11	13	24
006 Marquez, Diana 3	-	-	-	-	-	-	13	10	23	-	-	-	-	-	-	-	-	-	-	-	-	13	10	23
947 Parra, Veronica 2	-	-	-	-	-	-	10	13	23	-	-	-	-	-	-	-	-	-	-	-	-	10	13	23
961 Gonzalez (Linares), Iri	-	-	-	-	-	-	-	-	-	8	15	23	-	-	-	-	-	-	-	-	-	8	15	23
965 Maldonado, Sonia 18	-	-	-	-	-	-	-	-	-	9	14	23	-	-	-	-	-	-	-	-	-	9	14	23
960 Stuart, Anne 15	-	-	-	-	-	-	-	-	-	9	13	22	-	-	-	-	-	-	-	-	-	9	13	22
009 Martinez, Veronica B4	-	-	-	-	-	-	-	-	-	-	-	-	10	14	24	-	-	-	-	-	-	10	14	24
013 Soriano, Maite B2	-	-	-	-	-	-	-	-	-	-	-	-	11	12	23	-	-	-	-	-	-	11	12	23
012 Torres, Sylvia 16	-	-	-	-	-	-	-	-	-	-	-	-	10	14	24	-	-	-	-	-	-	10	14	24
949 Landaverde, Carla 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	15	31	-	-	-	16	15	31
001 Orozco, Juana 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	13	33	-	-	-	20	13	33
011 Arellano, Cristina B5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	18	28	10	18	28
004 Rodriguez, Lizet 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	17	28	11	17	28
School Total:	7	17	24	44	30	74	34	36	70	26	42	68	31	40	71	36	28	64	21	35	56	199	228	427

ENROLLMENT TRENDS VS. CAPACITY

	Gross Classroom Capacity	20% Reduction for Specialized Teaching Spaces	Net Classroom Capacity
Current	525	105	420
Master Plan	625	125	500

Year	Enrollment	Capacity
CY 2022	384	420
CY 2023	385	420
CY 2024	393	420
CY 2025	427	420

+11% Growth in 3 Years



Are we planning to stabilize the campus at current size, or position it for continued growth?

LATEST ENROLLMENT PROJECTIONS

San Rafael (Sample with 3 TK classrooms)								CAPACITY: 420
2025-2026	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	24	74	70	68	71	64	56	427
2026-2027	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	24	74	72	70	68	69	62	439
2027-2028	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	24	74	72	70	68	66	68	442
2028-2029	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	70	70	70	70	68	66	65	479
2028-2029	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	70	70	70	70	68	66	65	**479**
2028-2029	**TK**	**K**	**1**	**2**	**3**	**4**	**5**	
	70	70	70	68	68	66	64	476
	3	3	3	3	3	2	2	19 classrooms

Strategic question becomes how we appropriately size and configure this campus to accommodate sustained enrollment.

EXISTING CONDITIONS

Buildings reflect the standards of their era:

- Reinforced Concrete or Masonry Buildings *(often poured-in-place)*
- Limited Structural Flexibility
- Minimal Insulation
- Original Single-Pane Windows
- Aging Electrical Panels
- No Integrated HVAC
- No Parking



EXISTING CONDITIONS CONTINUED



Building B: Room B-04 (First Grade)
Existing: 960 sf
Ed Specs: 960 sf



EXISTING CONDITIONS CONTINUED





Building A: Room A-109 (Kinder Classroom)
Existing: 790 sf
Ed Specs: 1350 sf

EXISTING CONDITIONS CONTINUED



Building A: Room A-214 (3rd Grade Classroom)
Existing: 790 sf
Ed Specs: 960 sf

EXISTING CONDITIONS CONTINUED



Portable P-2(3rd Grade Classroom)
Existing: 660 sf
Ed Specs: 960 sf

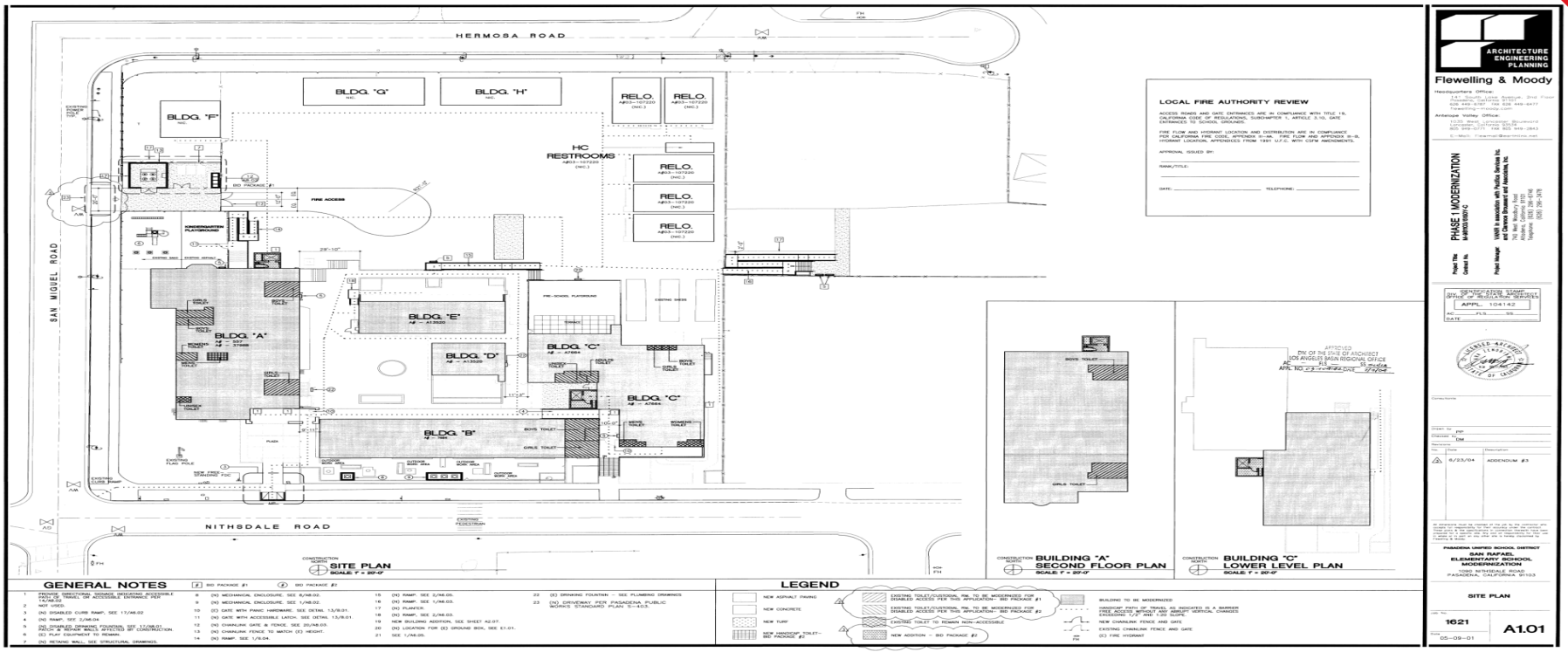
2022 FACILITY CONDITION INDEX

Building Name ▲	Facility Condition Index Score
Building A (1950)	3.70%
Building B (1950)	10.30%
Building C (1955)	5.90%
Building D (1955)	12.50%
Building E (1999)	11.30%
Building F (1999)	30.00%
Building G (1999)	17.70%
Total	13.06%



An FCI approaching or exceeding 30% begins to trigger major reinvestment discussions

2001 MODERNIZATION PLANS



2022 FACILITIES MASTER PLAN PRIORITIES

- Original FMP assumptions under the $516 million Measure O Bond – ***focused on infrastructure upgrades.***
- Passage of Measure R $900 million Bond changes the context.

Create outdoor learning classrooms and gardens for individual, small group, or large group instruction including shading elements.	19
Improve and expand food service and food storage, to better accommodate student population.	5
Improve and expand health office to better address concerns highlighted by the COVID-19 Pandemic such as quarantine rooms and a separate exit to outdoor space.	
Improve athletic facilities (aquatic centers, stadiums, competition fields, support facilities) at our secondary schools.	9
Improve campus security - single point of entry, secure perimeter fencing, lighting, surveillance, and visual barriers between play areas from public streets.	22
Improve libraries and Media Centers to be more technology centered, with direct connection to outdoor learning opportunities.	12
Improve pick-up and drop-off areas, staff, and public parking, to enhance safety and efficiency.	7
Preserve and protect the historically significant buildings within the district.	1
Provide appropriately sized and equipped instructional spaces for specialized programs such as STEM, Music, Visual and Performing Arts, and Career Technical Education (CTE) pathways.	14
Provide flexible/movable furniture to support the different learning styles of next generation students.	5
Provide shade structures over existing playground structures.	25
Provide technology infrastructure upgrades to maximize seamless integration of current instructional devices into learning environments.	7
Repair and modernize existing permanent school facilities to accommodate more flexible learning environment options.	23
Replace aging utility services for water, sewer, gas, electrical, and low voltage at our campuses.	20
Replace and maintain landscapes throughout campuses.	7
Replace relocatable buildings with permanent facilities	4

2022 FACILITIES MASTER PLAN ASSUMPTIONS

Cohort	Hard Cost	Soft Costs	Escalation	Contingency	Probable Cost
San Rafael Elementary					
Demolition					
Demolish Relocatable Classrooms	$66,195	$20,825	$8,182	$9,520	$104,722
Total	**$66,195**	**$20,825**	**$8,182**	**$9,520**	**$104,722**
Electrical Service					
Upgrade Electrical Service - ES	$418,176	$131,562	$51,687	$60,142	$661,566
Total	**$418,176**	**$131,562**	**$51,687**	**$60,142**	**$661,566**
Modernization					
Modernize Classrooms	$14,950,000	$4,703,390	$1,847,820	$2,150,121	$23,651,331
Modernize Relocatables	$1,323,900	$416,510	$163,634	$190,404	$2,094,448
Total	**$16,273,900**	**$5,119,899**	**$2,011,454**	**$2,340,525**	**$25,745,778**
New Building					
New single-story building (4) CR's	$2,544,750	$800,599	$314,531	$365,988	$4,025,868
Total	**$2,544,750**	**$800,599**	**$314,531**	**$365,988**	**$4,025,868**
Site Utilities					
Replace site utilities (sewer + storm drain + domestic and fire water) - ES	$313,632	$98,671	$38,765	$45,107	$496,175
Total	**$313,632**	**$98,671**	**$38,765**	**$45,107**	**$496,175**
Site Work					
New asphalt playground with heat-reflecting coating + new striping + graphics and equipment	$728,080	$229,060	$89,991	$104,713	$1,151,844
New Environmental Education Zone	$153,000	$48,135	$18,911	$22,005	$242,050
New Perimeter Fencing	$23,809	$7,491	$2,943	$3,424	$37,667
New play equipment + safety matting + fabric shade structure	$450,000	$141,574	$55,620	$64,719	$711,913
New turf field + replace irrigation + new field striping	$347,760	$109,408	$42,983	$50,015	$550,166
Total	**$1,702,649**	**$535,667**	**$210,447**	**$244,876**	**$2,693,640**
Total	**$21,319,302**	**$6,707,223**	**$2,635,066**	**$3,066,159**	**$33,727,750**

Replace Infrastructure and Enhance all hardscape, landscape & playgrounds:

$7,318,080.00

Seismic Retrofit *(inevitably triggered by 50% rule):*

$7,805,000

TODAY'S CONSTRUCTION COST:

$58,280,303

TODAY'S TOTAL PROJECT COST:

$77,512,802.00

2022 FACILITIES MASTER PLAN - OPTION A

View Site Plan

Option A | Option B

View Site Plan

Floor 1 | Floor 2



- DEMOLISH
- NEW BUILDING
- MODERNIZED BUILDING
- MODERNIZED RESTROOM
- RENOVATED BUILDING
- PROPERTY FENCE
- OUTDOOR LEARNING
- ENVIRONMENTAL ZONE
- CONCRETE
- ASPHALT: PARKING/DROP OFF
- HARDSCAPE: PLAY AREAS
- LANDSCAPE: FIELDS
- RUBBERIZED SURFACE
- RUBBERIZED SURFACE: KINDER
- ALL WEATHER TRACK

PROGRAM

1. Adminstration
2. TK, Pre-K & K
3. 1 - 6th Grade
4. 7 -8th Grade
5. 9 - 12th Grade
6. Specialty Classroom
7. MPR/Auditorium
8. Media Center
9. Food Service
10. Student Support Space
11. Collaboration Zone
12. Lunch Shelter
13. Shade Structure
14. Lockers
15. MPYD Program
16. Library
17. Teacher's Lounge
18. Restrooms

2022 FACILITIES MASTER PLAN - OPTION B

View Site Plan

Option A | Option B

View Site Plan

Floor 1 | Floor 2



- DEMOLISH
- NEW BUILDING
- MODERNIZED BUILDING
- MODERNIZED RESTROOM
- RENOVATED BUILDING
- PROPERTY FENCE
- OUTDOOR LEARNING
- ENVIRONMENTAL ZONE
- CONCRETE
- ASPHALT: PARKING/DROP OFF
- HARDSCAPE: PLAY AREAS
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PROGRAM

1. Adminstration
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15. MPYD Program
16. Library
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18. Restrooms

OPTION C: FULL CAMPUS RECONFIGURATION *(NEW CONSTRUCTION)*

- **Potential Benefits & Considerations:**
  - Addresses Ed Specs Alignment
  - Addresses Aging Infrastructure
  - Addresses Fire/Life/Health/Safety/Accessibility
  - Provides Adequately Sized Classrooms
  - Provides State-of-the-Art Facilities with Optimum Flexibility
  - Increases Capacity to Address Growth
  - Relieves Neighborhood Congestion – Add Underground Parking
  - Longer Construction Timeline
  - Highest Upfront Cost
  - Requires Swing Space

COMPARATIVE EVALUATION - OPTIONS A / B / C ESTIMATED COSTS

PLANNING LEVEL ESTIMATES (COSTS/SF) NOT BASED ON DETAILED DESIGN

OPTION A (MOD + NEW ADDITION)	OPTION B (MODERNIZATION)	OPTION C (TEAR DOWN & REBUILD)
$77,512,802.00	$69,750,420.00	$116,008,007.00
Solves: Infrastructure + 4 CRs	Solves: Modernization of Existing Campus Only	Solves: Full Ed Spec Alignment + Capacity + Parking

Strategic question for SFAC becomes what level of investment most responsibly addresses the campus's long-term instructional, capacity, and infrastructure needs

COMPARATIVE EVALUATION MATRIX

CRITERIA	OPTION A	OPTION B	OPTION C
Ed Specs Alignment	Partial	Partial	Full
Classroom Size Compliance	Limited	Limited	Full
Infrastructure Replacement	Partial	Partial	Full
ADA & Code Upgrades	Triggered	Triggered	Integrated
Parking Solution	No	No	Yes
Long-Term Capacity	Limited	Moderate	Expanded
30–50 Year Viability	Moderate	Moderate	High

LONG-TERM INVESTMENT STRATEGY FOR SAN RAFAEL

(15-Minute Breakout Session)

Given the realities presented, what investment approach is most fiscally and strategically responsible for the District over the next 30-50 years?

Discussion Prompt:

Which investment approach best positions San Rafael for long-term success?

Discuss in your Breakout Groups:

1. What criteria should guide San Rafael's long-term investment decision?
2. What conditions are essential for long-term campus viability?

Be prepared to share:

1. Three (3) top "Must Solve" Priorities at San Rafael.
2. Which option best aligns with those priorities and the Ed Specs.

LOOKING AHEAD

- Energy Master Plan Discussion

QUESTIONS