Superintendent's Facilities Advisory Committee

San Rafael Elementary School

March 4, 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
- Committee's Advisory Role
- Educational Alignment Considerations
- Review of Capital Investment Options

Goal: Align on Long-Term Investment Direction

EDUCATIONAL ALIGNMENT CONSIDERATIONS



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

EDUCATIONAL ALIGNMENT CONSIDERATIONS





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

EXISTING CONDITIONS CONTINUED



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

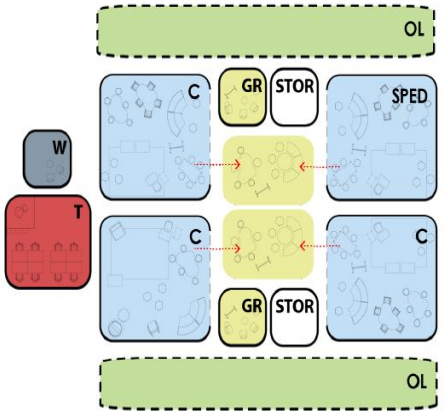
EDUCATIONAL ALIGNMENT CONSIDERATIONS

Typical ES Space Program at 500 Students Capacity

	Class Size	Area (Net Sq. Ft.)	Qty	Capacity	Total (Net Sq. Ft.)
General Academics					
ECE Learning Community					
TK/PreK/K Classrooms	25	1350	3	75	4050
ECSE Classroom	25	1350	1	25	1350
ECE Restrooms		125	2		250
Collaboration Space		640	1		640
Small Group Room		160	1		160
Wellness		160	1		160
Teacher Planning/Wellness		360	1		360
Community Storage		120	1		120
Learning Communities (1-5)					
Classroom	25	960	15	375	14400
SPED/Flex Classroom (Mild-Mod)	13	960	5	65	4800
Collaboration Space		640	5		3200
Maker Storage		120	5		
Small Group Room		160	10		1600
Wellness		160	5		800
Teacher Planning/Wellness		480	3		1440
Community Storage		120	5		600

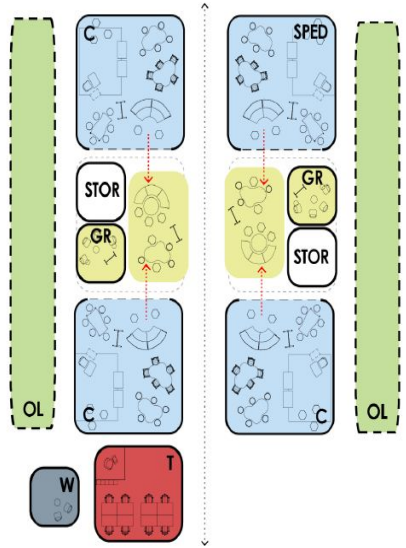
EARLY CHILDHOOD & ELEMENTARY SCHOOL

Adjacency Diagram - Optimal:



NOTE: Diagrams are for demonstration purposes only. Location of operable partitions and specific adjacencies may vary by campus.

Adjacency Diagram - Renovation:



NOTE: Diagrams are for demonstration purposes only. Location of operable partitions and specific adjacencies may vary by campus.

RECAP OF SAN RAFAEL INVESTMENT OPTIONS

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

OPTION A (MODERNIZATION + PORTABLE REPLACEMENT)	OPTION B (MODERNIZATION ONLY)	OPTION C (FULL REBUILD)
~$78M	~$70M	~$116M
Solves: Modernization + 4 CRs Replacement	Solves: Modernization of Existing Campus Only	Solves: Full Ed Spec Alignment + Capacity + Parking

2/25 BREAKOUT GROUP FEEDBACK

Discussion Prompt:

Given the realities presented, which investment approach positions San Rafael for long-term success over the next 30-50 years?

Common Themes Across Groups:

- Strong interest in preserving architectural character.
- Concern about full demolition of the historic building.
- Recognition that seismic retrofit is a safety priority.
- Questions about enrollment trends and TK impact.
- Concern about budget impact on other District sites.
- Interest in parking solutions, particularly for staff & visitors.
- Desire to evaluate historic investment equity across campuses.

Divergent Perspectives

- Some members leaned towards Option C due to full Ed Spec alignment and long-term viability.
- Others favored a middle-ground modernization approach, preserving key buildings while upgrading infrastructure.
- Others raised concern about optics, cost, and community impact of a full rebuild.

CONSTRUCTION TIMELINE & OPERATIONAL IMPACTS

PASADENA UNIFIED SCHOOL DISTRICT

SAMPLE PROJECT TIMELINE

#	ACTIVITY NAME	DURATION (Cal. Days)	START	FINISH
1				
2	SAN RAFAEL ELEMENTARY SCHOOL			
3	Site Analysis/Programming	60	1/2/2026	3/2/2026
4	Design Phase (SD/DD/CD)	275	3/2/2026	12/1/2026
5	Entitlements	120	9/1/2026	12/29/2026
6	DSA Review & Approval	182	12/1/2026	5/31/2027
7	Bid & Award	88	3/1/2027	5/27/2027
8	Construction	733	6/14/2027	6/15/2029
9	FF&E and Move Management	30	6/18/2029	7/17/2029
10	Closeout	60	6/18/2029	8/16/2029

- Potential relocation to Allendale ES as swing space.

SFAC DISCUSSION

- Reflections following campus tour.
- Additional questions or requests?

LOOKING AHEAD

- **Energy Master Plan Overview**

QUESTIONS