FULLERTON SCHOOL DISTRICT

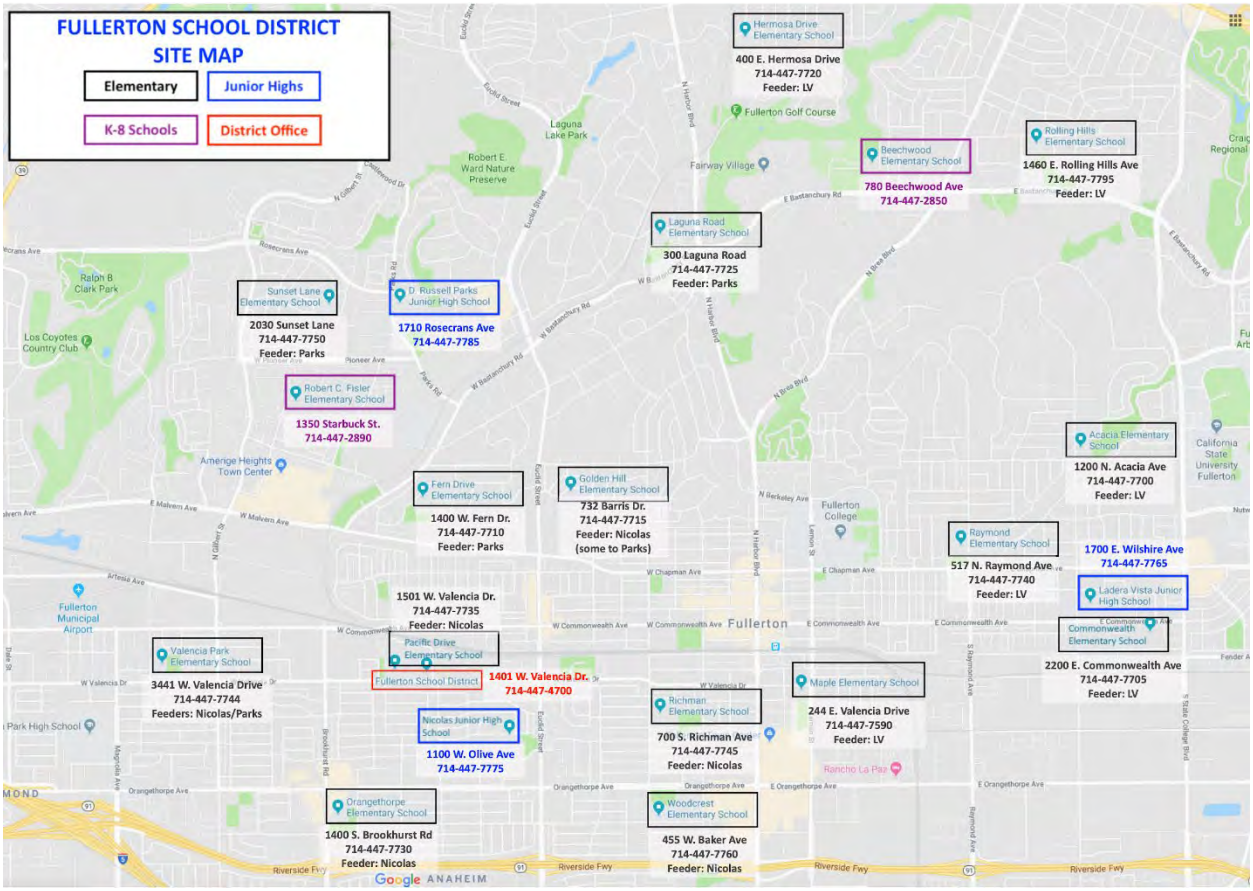
FACILITIES 2026 MASTER PLAN

FEBRUARY 25, 2026



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Boundary Map



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INTRODUCTION



The **Fullerton School District 5-Year Facilities 2026 Master Plan** has several goals including evaluating the current status of the existing physical facilities of the District, identify those issues requiring improvements as well as looking at projected needs. This **Facilities Master Plan** provides a definitive road map to maintain and develop your facilities in support of your educational goals for not only today but well into the future.

Fullerton School District has done an exemplary job of maintaining their aging facilities. Campuses constructed in the 1950's, 1960's and 1970's are still operating well and have had on-going Deferred Maintenance and upgrades throughout the years. Past Measures and State funding have significantly improved the District's abilities to maintain their facilities to a high quality.

A significant issue confronting School Districts today is the challenge of extending the useful life of their existing buildings, meeting the current and future needs of Students and Staff all the while keeping schools updated with the requirements of ever-changing building Codes. Updating existing buildings to meet current technology, structural, fire safety and accessibility requirements is in the best interest of the Students, Staff and Community. Planned expenditures guides Districts through phased implementation of facility maintenance and improvements as well as supports the best utilization of current and future funding.

A **5-Year Facilities 2026 Master Plan** is the combination of several important key activities that addresses the current, near future and long-term facilities needs of each school and support facility in a District. Our objective in this Needs Assessment is to provide the District with tools to make informed decisions concerning their facilities.

The tasks involved in creating a **5-Year Facilities 2026 Master Plan** begins with field surveying and investigating the existing schools, identify those issues requiring improvements as well as interviewing District Administration and School Staff to obtain their concerns, needs and desires.

Based on this extensive research and information gathering phase of the **5-Year Facilities 2026 Master Plan** process, this detailed and comprehensive report is created. This report describes the existing conditions, identified issues, lists desired improvements, provides cost estimates, and assigns a priority level to each item. The **Focuses** include **Improve Safety & Accessibility, Upgrade Classrooms & School Enhancements,** as well as **Technology Improvements.** Also included are drawings to graphically illustrate the findings for the District's review, consideration and implementation.

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  - District Administration Center
  - Nutritional Services
  - Innovation & Instructional Support



ACKNOWLEDGEMENTS

The contents of this **5-Year Faclities 2026 Master Plan** reflects the input and assistance of many individuals and is presented in behalf of Fullerton School District. We have enjoyed each and everyone we spoke with and wish to thank each person who provided information and insight in the pursuit of success in this activity.

Fullerton School District Board of Education
Ruthi Hanchett, President
James Cho, Vice President
Vanesa Estrella, Clerk
Beverly Berryman, Member
Miguel Alvarez, Member

Fullerton School District Administration
Robert Pletka, Ed.D., Superintendent
Robert Coghlan, Ph.D., Chief Business Officer
Adaina Brown, Ed.D., Assistant /Superintendent, Educational Services
Jeremy Davis, Assistant Superintendent Innovation & Instruction Support
Chad Hammitt, Ed.D., Deputy Superintendent, Human Resources
Joshua Holmes, Director of Networking, Information & Data Systems
Mike McAdam, Director of Purchasing
Victor Trejo, Director of Nutritional Services
Scott Schlabsz, Director of Bond, Facilities, Planning & Development
Eddie Carbajal, Director of Maintenance, Operations & Facilities Services

School Sites and Principals/Staff
Acacia Elementary School, Rachel McCormick
Commonwealth Elementary School, Jean Summy
Fern Drive Elementary School, Julie Lucas
Golden Hill Elementary School, Dr. Neil Anderson
Hermosa Drive Elementary School, Julianne Ettinger
Laguna Road Elementary School, Stephanie Guppy
Maple Elementary School, Dr. Amanda Sobremesana
Orangethorpe Elementary School, Deborah Bennett
Pacific Drive Elementary School, John Leonard
Raymond Elementary School, Cristina Centeno
Richman Elementary School, Devi Sok-Huynh
Rolling Hills Elementary School, Lindy McNutt
Sunset Lane Elementary School, Dr. Tracy Gyurina
Valencia Park Elementary School, Melanie Carmona
Woodcrest Elementary School, Soraya Ramos
Beechword K-8 School, Hannah Lim
Fisler K-8 School, Dr. Carloline Llewellyn
Ladera Vista Junior High School, Dr. Bill Lynch
Nicolas Junior High School, Jose Varela
Parks Junior High School, Jenne Breite

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Mark Gelsinger, Architect
Dan Hensiek, Director of Operations
Sean Gibson, Senior Manager
Nancy Pilkington, Office Director
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HISTORY



Photo **1927**: **Maple Elementary School** prior to the 1933 Long Beach Earthquake which destroyed the 2nd Floor.

The District traces its history back to the late 1800s when it was initially established as the **Fullerton Elementary School District**. Parts of the District were taken from the Orangethorpe, Placenta, and Anaheim School Districts that were then a part of Los Angeles County. The first school was opened in September 1888 in a small building on Commonwealth Avenue. The average daily attendance was about 40 Pupils. Prior to the opening of the first School, Children in the City of Fullerton attended Orangethorpe School (not the current School). The District has been officially known as the **Fullerton School District** since 1888 in the same year The City of Fullerton was created.

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MISSION STATEMENT



The mission of the **Fullerton School District** is to work collaboratively with the community to provide an innovative, high-quality educational program for all students in a safe learning environment. Our motto, "**Great Schools - Successful Kids**" exemplifies the belief that all students will achieve academic excellence, acquire interpersonal skills, and develop technological expertise to contribute as productive citizens in a democratic society.



"GREAT SCHOOLS - SUCCESSFUL KIDS"



Student Learning

- Develop and implement rigorous and innovative instructional programs within a safe and positive learning environment to help shape character, develop intellect, promote 21st Century learning skills, encourage collaboration, foster creativity, and provide for the joys of artistic expression.

Curriculum and Assessment

- Provide a standards-based academic program that focuses on utilizing research-based instructional strategies with effective and timely feedback that allows staff and parents to work together to make instructional decisions that promote success for all students.

Budget and Resources

- Maximize all existing funds and resources to enhance learning opportunities for all students while maintaining fiscal solvency and seeking new sources for revenue enhancement.

Staffing

- Actively recruit, retain and value highly qualified, well-trained staff members.

Parents and Community

- Promote service, partnerships and increased involvement among the District, schools, parents and the community of Fullerton to actively support our schools.

Staff Development

- Encourage and support growth by implementing research-based professional development to guide work and align training opportunities to District goals, site goals and student needs.

Technology

- Empower all students and staff to effectively integrate state-of-the-art technology in all facets of the instructional and operational programs of the District.

Leadership

- Sustain a professional cutting-edge leadership team that works together to promote collaboration and foster a positive learning and working environments for all students and staff.

Facilities

- Maintain and improve facilities to provide a safe, attractive, positive learning and working environments for all students and staff.

EXECUTIVE SUMMARY

The Fullerton School District has 15 Elementary Schools, two K-8 Schools and three Junior High Schools. The District has a rich history in Southern California. Established in 1888, the District has been an intrigal part of the City of Fullerton since its beginning. With 10,850 students, 750 Teachers/Certified Staff, and 802 Classified Support Staff, the District is not only a major employer in the Community but a leader in Educational Services for the State of California. Programs such as I-Personalize, All the Arts for All the Kids, Elementary Instumental Music Program, Multi-Age Program, International Baccalaureate Middle Years Program provide unique opportunities for their students. The District thrives in a nurturing environment of strong community ties and commitment to qualtiy public education.

The current condition of the school is a testiment to the dedication and planning of the Board of Education, District Administration, and the Maintenance & Facilities Department. Additonal investment in buildings and infrastructure will support present and future goals of the Community and Students. This report has been developed to form the basis for meeting the current and future needs and goals of the District as it pertains to facilites.

The scope of the **Facilities 2026 Master Plan** and **Educational Specifications** focuses on each of the 20 schools as well as Nutritional Services, Technology Department, and District Administration Center. Investigative research has included meetings with Staff and touring each school.



This **Master Plan** is intentionally broadbased, aimed at the large issues and major elements of District facilites. All meetings and discussions were documented and no request or issue discounted or eliminated. It's acknowledged that not all referenced items may be included in any future improvements but it was deemed important to document and price all items in order to give the Board of Education, District Staff and the Community the entire picture of their current facliites, needed as well as desired improvements. The information contained in this report is a guide to the future and provides a valuable resource to allow for informed decisions.

This study is specific to the current and future needs of the District's built school environment and does not include administrative or business decisions or issues, although many of the findings and recommendations will effect District management.

The goal of this **Faclities 2026 Master Plan** is to assemble reference materials and cost analysis for issues related to the future viabilty of Fullerton School District's physical faclities and infrastructure. The elements of this report are grouped in **Focuses** to upgrade Safety & Accessibility, Enhancements & Maintenance, and Technology to emphisize the importance and well being of all Student, Staff and Community.

FULLERTON SCHOOL DISTRICT

Date range: 08/11/25 09/05/25 **REPORT:** Month 1

K-6 SCHOOLS	24/25 CBEDS Oct-24	09/06/24 incl SDC Mo 1	25/26 TK	KNDGN	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	SDC	TOTAL	Prior yr +/- Mo 1	25/26 Mo 1 vs 24/25 CBEDS
Acacia	660	659	40	57	68	85	104	85	101	97	637	0	637	(22)	(23)
Beechwood	673	675	38	86	96	78	96	101	100	100	695	0	695	20	22
Commonwealth	269	274	19	30	28	28	23	31	29	42	230	37	267	(7)	(2)
Fern Drive	372	359	37	30	41	32	56	54	60	47	357	13	370	11	(2)
Fisler	688	685	20	80	84	89	96	100	101	107	677	0	677	(8)	(11)
Golden Hill	610	609	20	59	63	64	77	80	83	100	546	35	581	(28)	(29)
Hermosa Drive	302	305	38	31	32	32	45	35	51	38	302	0	302	(3)	0
Laguna Road	623	623	38	76	84	74	83	66	87	80	588	0	588	(35)	(35)
Maple	316	315	20	39	34	22	48	32	49	31	275	13	288	(27)	(28)
Orangethorpe	488	490	34	58	46	68	61	64	44	69	444	31	475	(15)	(13)
Pacific Drive	607	610	39	88	72	77	72	88	69	68	573	0	573	(37)	(34)
Raymond	598	592	40	80	89	73	79	77	84	83	605	0	605	13	7
Richman	470	464	20	30	46	50	60	58	60	57	381	48	429	(35)	(41)
Rolling Hills	554	549	36	55	74	66	77	58	64	76	506	41	547	(2)	(7)
Sunset Lane	700	698	40	67	90	81	104	102	95	94	673	18	691	(7)	(9)
Valencia Park	397	397	16	31	42	45	44	47	59	50	334	0	334	(63)	(63)
Woodcrest	299	301	19	22	29	38	34	32	44	38	256	29	285	(16)	(14)
MyConnect	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals K-6 Schools	8,626	8,605	**514**	**919**	**1,018**	**1,002**	**1,159**	**1,110**	**1,180**	**1,177**	**8,079**	**265**	**8,344**	(261)	(282)

JR. HIGH SCHOOLS	CBEDS Oct-24	09/06/24 incl SDC Mo 1		7TH	8TH	TOTAL	SDC	TOTAL	Prior yr +/- Mo 1	25/26 Mo 1 vs 24/25 CBEDS
Beechwood	185	185		93	107	200	0	200	15	15
Fisler	202	204		98	107	205	0	205	1	3
Ladera Vista	820	820		342	350	692	42	734	(86)	(86)
Nicolas	537	542		243	244	487	30	517	(25)	(20)
D. Russell Parks	853	854		360	425	785	8	793	(61)	(60)
MyConnect	14	13		10	7	17	0	17	4	3
Totals Junior High Schools	2,611	**2,618**		**1,146**	**1,240**	**2,386**	**80**	**2,466**	(152)	(145)

FULLERTON SCHOOL DISTRICT

Date range: 08/11/25 – 09/05/25 **REPORT:** Month 1

Non-Public School Special Ed	5	5		4	4	(1)	(1)

	CBEDS Oct-24	09/06/24 incl SDC Mo 1		Total	SDC	Grand Total	Prior yr +/- Mo 1	25/26 Mo 1 vs 24/25 CBEDS
GRAND TOTALS	**11,242**	**11,228**		**10,465**	**349**	**10,814**	**(414)**	**(428)**

Home and Hospital	7	7
Total from Monthly Attendance Report (Column F)	**356**	**10,821**

SDC Preschools	
Commonwealth	21
Maple	10
Richman	2
Valencia Park	12
Woodcrest	7
Total SDC Preschool	**52**

Distribution:

Adaina Brown	Emily McDougall	Joseph Hurwitz	Fullerton Public Library: Judy Booth
Bob Pletka	Julie Brandon	Damian Ibarra	Jacki Jang
Chad Hammitt	Mari Montgomery	Kathie Prewitt	Jason Chong
Helene Morris	Jeremy Davis	Jennifer Kwan	
Robert Coghlan	Scott Schlabsz	JoAnne Declaro	Pam Chow
Vickie Vasquez	Erlinda Soltero-Ruiz	Trish Behlings	

Revised Date:
Original Date: 09/17/25

Fullerton School District Predictive Enrollment Analytics

Projections (Fullrtn26Cnsv) (2026)

Acacia ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	23	23	23	40	39	39	39	39	38	38	37	37	36	35
K	99	78	72	58	66	65	65	65	64	63	62	61	60	59
1	81	96	84	69	58	67	66	65	65	64	63	62	61	60
2	95	83	100	85	68	58	66	65	65	65	64	63	62	61
3	95	98	86	106	87	70	59	67	66	66	66	65	64	63
4	102	97	101	85	105	86	70	58	67	65	65	65	64	63
5	97	94	100	101	88	108	88	72	59	68	67	66	66	65
6	125	98	94	99	102	89	108	89	72	59	68	67	66	66
Totals:	717	667	660	643	613	582	561	520	496	488	492	486	479	472
Pct Chg:	0%	-7%	-1%	-2.6%	-4.7%	-5.1%	-3.6%	-7.3%	-4.6%	-1.6%	0.8%	-1.2%	-1.4%	-1.5%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-717	-667	-660	-643	-613	-582	-561	-520	-496	-488	-492	-486	-479	-472

Beechwood School (K-8)

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	21	29	24	38	37	37	37	37	36	36	35	35	34	34
K	78	73	88	87	88	89	90	90	89	87	86	85	83	82
1	96	97	77	96	95	96	97	98	98	96	95	93	92	90
2	91	109	93	78	97	96	97	98	98	98	97	95	93	92
3	93	103	95	96	81	101	100	101	101	101	101	99	98	96
4	82	102	98	100	95	81	100	100	101	100	100	100	98	97
5	100	100	101	100	101	96	82	101	100	101	100	100	100	99
6	81	107	97	100	101	102	98	82	102	100	101	101	101	101
7	103	89	110	94	96	104	98	98	87	95	90	91	90	90
8	88	113	75	107	90	92	101	94	95	85	92	87	88	87
Totals:	833	922	858	896	881	894	900	899	907	899	897	886	877	868
Pct Chg:	0%	10.7%	-6.9%	4.4%	-1.7%	1.5%	0.7%	-0.1%	0.9%	-0.9%	-0.2%	-1.2%	-1%	-1%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-833	-922	-858	-896	-881	-894	-900	-899	-907	-899	-897	-886	-877	-868

Commonwealth ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	8	19	17	20	20	19	19	19	19	19	19	18	18	18
K	29	33	31	31	33	33	33	33	32	32	31	31	30	30
1	32	30	31	30	31	33	33	33	33	32	31	31	30	30
2	29	31	26	30	29	30	33	32	32	32	31	31	30	30
3	44	28	28	23	28	28	29	31	31	31	31	30	30	29
4	34	45	28	31	22	28	27	28	30	30	30	30	30	29
5	43	34	42	29	31	22	28	27	28	30	30	30	30	29
6	54	38	34	42	28	30	22	27	27	27	29	29	29	29
Subtotals:	273	258	237	236	222	223	224	230	232	233	232	230	227	224
Pct Chg:	0%	-5.5%	-8.1%	-0.4%	-5.9%	0.5%	0.4%	2.7%	0.9%	0.4%	-0.4%	-0.9%	-1.3%	-1.3%
SDC:	36	37	32	37	35	35	35	36	36	37	37	36	36	35
Totals:	309	295	269	273	257	258	259	266	268	270	269	266	263	259
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-309	-295	-269	-273	-257	-258	-259	-266	-268	-270	-269	-266	-263	-259

Fern Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	23	22	24	38	37	37	37	37	36	36	35	35	34	34
K	55	33	33	28	28	28	27	27	27	26	26	25	25	24

1	54	57	29	40	29	29	28	28	28	27	27	26	26	25
2	64	55	57	33	40	29	28	28	27	27	27	26	26	25
3	47	64	58	55	33	40	29	28	28	27	27	27	26	26
4	48	46	62	54	55	33	39	28	28	27	27	27	27	26
5	53	42	48	61	54	54	33	39	28	27	27	27	27	26
6	61	56	45	48	63	55	55	33	39	28	28	27	27	27
Subtotals:	405	375	356	357	339	305	276	248	241	225	224	220	218	213
Pct Chg:	0%	-7.4%	-5.1%	0.3%	-5%	-10%	-9.5%	-10.1%	-2.8%	-6.6%	-0.4%	-1.8%	-0.9%	-2.3%
SDC:	9	7	16	14	13	12	11	10	10	9	9	9	9	9
Totals:	414	382	372	371	352	317	287	258	251	234	233	229	227	222
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-414	-382	-372	-371	-352	-317	-287	-258	-251	-234	-233	-229	-227	-222

Golden Hill ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	24	24	20	20	19	19	19	19	19	19	18	18	18
K	67	53	59	59	57	57	56	56	55	54	53	52	51	51
1	56	75	65	63	61	59	58	58	58	57	56	55	54	53
2	70	63	78	62	64	62	60	59	58	58	57	56	55	54
3	93	80	70	79	61	64	60	59	58	58	58	57	56	55
4	90	94	81	77	77	60	62	59	58	57	57	57	56	55
5	91	98	101	84	77	78	60	62	59	58	57	57	57	56
6	98	89	95	99	84	76	77	60	62	59	58	57	57	57
Subtotals:	589	576	573	543	501	475	452	432	427	420	415	409	404	399
Pct Chg:	0%	-2.2%	-0.5%	-5.2%	-7.7%	-5.2%	-4.8%	-4.4%	-1.2%	-1.6%	-1.2%	-1.4%	-1.2%	-1.2%
SDC:	27	31	37	35	32	30	29	28	27	27	26	26	26	25
Totals:	616	607	610	578	533	505	481	460	454	447	441	435	430	424
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-616	-607	-610	-578	-533	-505	-481	-460	-454	-447	-441	-435	-430	-424

Hermosa Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	16	23	30	37	36	36	36	36	35	35	34	34	33	33
K	38	30	34	31	30	29	29	29	29	28	28	27	27	26
1	32	40	30	32	32	31	30	30	30	29	29	28	28	27
2	48	31	39	32	32	32	31	30	30	30	29	29	28	28
3	40	50	34	45	32	32	32	31	30	30	30	29	29	28
4	49	36	52	37	46	33	33	33	32	31	31	31	30	30
5	47	46	37	51	37	46	33	33	33	32	31	31	31	30
6	46	46	46	39	52	38	47	34	33	33	32	31	31	31
Totals:	316	302	302	304	297	277	271	256	252	248	244	240	237	233
Pct Chg:	0%	-4.4%	0%	0.7%	-2.3%	-6.7%	-2.2%	-5.5%	-1.6%	-1.6%	-1.6%	-1.6%	-1.2%	-1.7%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-316	-302	-302	-304	-297	-277	-271	-256	-252	-248	-244	-240	-237	-233

Laguna Road ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	24	24	40	39	39	39	39	38	38	37	37	36	35
K	81	73	85	76	77	78	79	79	79	79	79	78	77	77
1	62	93	79	85	81	81	81	81	82	82	82	82	80	80
2	95	70	92	74	88	82	82	82	82	84	83	83	82	81
3	87	99	74	84	77	89	83	82	83	84	85	84	83	82
4	88	85	95	68	87	78	90	83	83	84	84	86	84	83
5	87	93	83	88	71	88	78	90	84	84	85	85	86	85
6	78	85	91	80	90	71	88	79	91	85	85	85	85	86
Totals:	602	622	623	595	610	606	620	615	622	620	620	620	613	609

Pct Chg:	0%	3.3%	0.2%	-4.5%	2.5%	-0.7%	2.3%	-0.8%	1.1%	-0.3%	0%	0%	-1.1%	-0.7%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-602	-622	-623	-595	-610	-606	-620	-615	-622	-620	-620	-620	-613	-609

Maple ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	16	22	22	19	19	18	18	18	18	18	18	17	17	17
K	51	27	37	39	37	40	41	41	40	40	39	38	38	37
1	41	52	27	32	39	42	42	41	41	41	40	39	39	38
2	51	40	44	22	31	42	42	40	40	40	40	39	38	38
3	36	55	38	47	22	35	42	41	40	40	40	39	38	38
4	49	33	52	32	45	24	34	40	40	39	39	39	38	37
5	35	48	33	49	32	48	25	34	40	40	39	39	39	38
6	35	37	48	31	49	35	48	24	34	40	40	39	38	38
Subtotals:	314	314	301	271	274	284	292	279	293	298	295	289	285	281
Pct Chg:	0%	0%	-4.1%	-10%	1.1%	3.6%	2.8%	-4.5%	5%	1.7%	-1%	-2%	-1.4%	-1.4%
SDC:	0	10	14	13	13	13	14	13	14	14	14	13	13	13
Totals:	314	324	315	284	287	297	306	292	307	312	309	302	298	294
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-314	-324	-315	-284	-287	-297	-306	-292	-307	-312	-309	-302	-298	-294

Orangethorpe ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	27	20	24	34	33	33	33	33	32	32	32	31	31	30
K	51	73	39	58	60	59	58	58	57	56	55	55	54	53
1	64	51	62	46	56	58	57	57	57	56	55	54	53	52
2	41	72	58	67	47	57	59	58	57	57	56	55	54	53
3	68	44	63	62	65	45	56	58	57	56	56	55	54	53
4	62	73	39	63	60	64	44	55	57	56	55	55	54	53
5	62	63	78	45	63	61	64	44	55	57	56	55	55	55
6	75	68	61	69	44	61	59	62	43	53	55	55	54	54
Subtotals:	450	464	424	444	428	438	430	425	415	423	420	415	409	403
Pct Chg:	0%	3.1%	-8.6%	4.7%	-3.6%	2.3%	-1.8%	-1.2%	-2.4%	1.9%	-0.7%	-1.2%	-1.4%	-1.5%
SDC:	54	65	65	31	30	31	30	30	29	30	29	29	29	28
Totals:	504	529	489	475	458	469	460	455	444	453	449	444	438	431
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-504	-529	-489	-475	-458	-469	-460	-455	-444	-453	-449	-444	-438	-431

Pacific Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	46	42	48	40	39	39	39	39	38	38	37	37	36	35
K	83	96	80	88	85	84	83	83	82	80	79	77	76	75
1	99	72	85	72	85	83	81	81	81	79	78	76	75	74
2	82	92	74	77	72	85	82	81	80	80	79	77	76	75
3	81	80	91	72	76	70	84	81	80	79	79	78	76	75
4	79	74	73	86	70	74	69	82	79	78	78	78	76	75
5	48	76	72	69	85	69	74	68	81	79	78	77	77	76
6	63	48	74	68	68	83	68	73	68	80	78	77	76	76
Subtotals:	581	580	597	572	580	587	580	588	589	593	586	577	568	561
Pct Chg:	0%	-0.2%	2.9%	-4.2%	1.4%	1.2%	-1.2%	1.4%	0.2%	0.7%	-1.2%	-1.5%	-1.6%	-1.2%
SDC:	13	10	10	0	0	0	0	0	0	0	0	0	0	0
Totals:	594	590	607	572	580	587	580	588	589	593	586	577	568	561
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-594	-590	-607	-572	-580	-587	-580	-588	-589	-593	-586	-577	-568	-561

Raymond ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	31	24	40	39	39	39	39	38	38	37	37	36	35
K	83	82	88	78	81	79	78	78	76	75	74	73	72	70
1	79	82	80	88	78	81	78	77	77	76	75	74	72	71
2	87	79	81	74	87	77	80	77	77	77	75	74	73	72
3	88	86	83	79	75	89	78	81	78	77	77	76	75	74
4	81	84	82	77	78	74	88	77	80	78	77	77	76	74
5	85	83	82	84	78	80	75	89	78	81	78	78	78	76
6	90	84	78	84	83	78	79	74	89	78	81	78	77	77
Totals:	617	611	598	604	599	597	595	592	593	580	574	567	559	549
Pct Chg:	0%	-1%	-2.1%	1%	-0.8%	-0.3%	-0.3%	-0.5%	0.2%	-2.2%	-1%	-1.2%	-1.4%	-1.8%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-617	-611	-598	-604	-599	-597	-595	-592	-593	-580	-574	-567	-559	-549

Richman ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	20	24	20	20	19	19	19	19	19	19	18	18	18
K	56	54	43	30	30	29	29	29	28	28	27	26	26	25
1	59	58	52	46	31	31	30	29	29	29	28	28	27	27
2	60	62	61	50	45	30	30	29	29	29	28	28	27	27
3	50	64	58	61	47	43	29	29	28	28	28	27	27	26
4	58	49	59	60	61	47	43	29	29	28	28	28	27	27
5	65	60	56	59	62	63	49	44	29	29	29	28	28	28
6	67	65	63	58	61	64	64	50	45	30	30	29	29	29
Subtotals:	439	432	416	384	357	326	293	258	236	220	217	212	209	207
Pct Chg:	0%	-1.6%	-3.7%	-7.7%	-7%	-8.7%	-10.1%	-11.9%	-8.5%	-6.8%	-1.4%	-2.3%	-1.4%	-1%
SDC:	48	47	54	47	44	40	36	32	29	27	27	26	26	25
Totals:	487	479	470	431	401	366	329	290	265	247	244	238	235	232
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-487	-479	-470	-431	-401	-366	-329	-290	-265	-247	-244	-238	-235	-232

Robert C. Fisler School (K-8)

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	22	24	20	20	19	19	19	19	19	19	18	18	18
K	89	77	77	80	81	80	80	80	78	77	76	75	74	73
1	93	96	88	85	89	90	89	88	89	87	86	84	83	82
2	96	96	96	88	87	91	92	91	90	90	89	87	86	85
3	88	95	96	96	89	88	92	93	92	91	91	90	88	87
4	100	97	99	100	100	92	91	95	95	94	93	93	92	90
5	101	102	102	102	104	104	95	94	97	98	96	95	96	94
6	106	107	107	106	103	105	105	96	95	98	99	97	96	96
7	97	101	104	98	103	105	105	107	89	86	88	89	87	86
8	101	99	99	107	102	107	109	109	110	92	89	90	91	89
Totals:	895	892	892	882	878	881	877	872	854	832	826	818	811	800
Pct Chg:	0%	-0.3%	0%	-1.1%	-0.5%	0.3%	-0.5%	-0.6%	-2.1%	-2.6%	-0.7%	-1%	-0.9%	-1.4%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-895	-892	-892	-882	-878	-881	-877	-872	-854	-832	-826	-818	-811	-800

Rolling Hills ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	18	22	21	37	36	36	36	36	35	35	34	34	33	33
K	91	70	63	55	55	55	55	55	54	53	52	52	51	50
1	62	87	67	74	55	56	56	55	55	55	54	53	52	51
2	59	60	84	67	76	57	57	57	56	56	55	55	54	53
3	75	63	62	77	69	77	58	58	58	57	57	56	55	54

4	73	72	67	58	76	68	76	57	58	57	56	56	56	55
5	74	74	75	65	59	78	69	78	58	59	58	57	57	57
6	68	73	80	76	64	59	78	69	78	58	58	58	57	57
Subtotals:	520	521	519	509	490	486	485	465	452	430	424	421	415	410
Pct Chg:	0%	0.2%	-0.4%	-1.9%	-3.7%	-0.8%	-0.2%	-4.1%	-2.8%	-4.9%	-1.4%	-0.7%	-1.4%	-1.2%
SDC:	44	43	35	44	42	42	42	40	39	37	37	36	36	36
Totals:	564	564	554	553	532	528	527	505	491	467	461	457	451	446
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-564	-564	-554	-553	-532	-528	-527	-505	-491	-467	-461	-457	-451	-446

Sunset Lane ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	33	43	24	40	39	39	39	39	38	38	37	37	36	35
K	79	76	86	66	68	67	66	66	67	67	67	67	68	68
1	90	90	82	90	70	72	71	71	72	72	73	73	73	73
2	92	95	105	81	93	73	75	74	74	76	76	76	76	76
3	95	91	103	104	81	93	73	75	75	76	77	77	77	77
4	95	95	90	102	104	81	93	73	76	77	77	79	79	79
5	112	91	96	95	102	104	81	93	74	77	78	78	80	80
6	117	118	95	94	96	103	105	82	95	76	79	80	80	81
Subtotals:	713	699	681	672	653	632	603	573	571	559	564	567	569	569
Pct Chg:	0%	-2%	-2.6%	-1.3%	-2.8%	-3.2%	-4.6%	-5%	-0.3%	-2.1%	0.9%	0.5%	0.4%	0%
SDC:	19	18	19	20	19	19	18	17	17	16	17	17	17	17
Totals:	732	717	700	692	672	651	621	590	588	575	581	584	586	586
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-732	-717	-700	-692	-672	-651	-621	-590	-588	-575	-581	-584	-586	-586

Valencia Park ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	20	21	24	18	18	17	17	17	17	17	17	16	16	16
K	55	42	48	35	36	35	34	34	34	33	32	32	31	30
1	45	58	48	47	36	37	35	35	35	34	34	33	32	32
2	66	48	57	48	47	35	36	35	35	35	34	33	33	32
3	45	62	50	50	49	48	36	37	36	35	35	34	34	33
4	50	51	62	51	50	49	48	36	37	36	35	35	35	34
5	71	50	50	62	50	49	48	47	36	37	35	35	35	34
6	78	73	59	53	64	52	51	50	48	37	38	36	36	36
Totals:	430	405	398	364	350	322	305	291	278	264	260	254	252	247
Pct Chg:	0%	-5.8%	-1.7%	-8.5%	-3.8%	-8%	-5.3%	-4.6%	-4.5%	-5%	-1.5%	-2.3%	-0.8%	-2%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-430	-405	-398	-364	-350	-322	-305	-291	-278	-264	-260	-254	-252	-247

Woodcrest ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	15	13	14	20	20	19	19	19	19	19	19	18	18	18
K	38	38	28	21	26	25	24	24	24	23	23	23	22	22
1	31	34	42	29	21	26	24	24	24	24	23	23	22	22
2	46	29	38	38	28	20	25	24	23	23	23	23	22	22
3	40	48	32	36	37	28	20	24	23	23	23	23	22	22
4	43	37	43	32	34	35	26	19	23	22	22	22	22	21
5	44	42	37	43	32	35	36	27	19	23	23	22	22	22
6	49	45	41	37	41	31	33	34	26	18	23	22	22	22
Subtotals:	306	286	275	256	239	219	207	195	181	175	179	176	172	171
Pct Chg:	0%	-6.5%	-3.8%	-6.9%	-6.6%	-8.4%	-5.5%	-5.8%	-7.2%	-3.3%	2.3%	-1.7%	-2.3%	-0.6%
SDC:	24	26	28	27	25	23	22	21	19	19	19	19	18	18
Totals:	330	312	303	283	264	242	229	216	200	194	198	195	190	189

Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-330	-312	-303	-283	-264	-242	-229	-216	-200	-194	-198	-195	-190	-189

Ladera Vista JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	366	418	356	339	363	374	328	350	309	311	268	281	276	274
8	373	363	419	349	335	363	371	324	347	306	308	266	279	273
Subtotals:	739	781	775	688	698	737	699	674	656	617	576	547	555	547
Pct Chg:	0%	5.7%	-0.8%	-11.2%	1.5%	5.6%	-5.2%	-3.6%	-2.7%	-5.9%	-6.6%	-5%	1.5%	-1.4%
SDC:	36	42	45	43	44	46	44	42	41	39	36	34	35	34
Totals:	775	823	820	731	742	783	743	716	697	656	612	581	590	581
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-775	-823	-820	-731	-742	-783	-743	-716	-697	-656	-612	-581	-590	-581

Nicolas JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	303	276	235	243	228	216	221	218	199	176	166	169	166	164
8	295	304	275	241	240	227	215	219	216	197	175	165	168	165
Subtotals:	598	580	510	484	468	443	436	437	415	373	341	334	334	329
Pct Chg:	0%	-3%	-12.1%	-5.1%	-3.3%	-5.3%	-1.6%	0.2%	-5%	-10.1%	-8.6%	-2.1%	0%	-1.5%
SDC:	32	35	29	30	29	27	27	27	26	23	21	21	21	20
Totals:	630	615	539	514	497	470	463	464	441	396	362	355	355	349
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-630	-615	-539	-514	-497	-470	-463	-464	-441	-396	-362	-355	-355	-349

Parks JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	366	401	423	360	374	380	356	369	311	332	309	312	310	309
8	418	361	422	425	362	375	381	355	370	311	333	309	313	311
Subtotals:	784	762	845	785	736	755	737	724	681	643	642	621	623	620
Pct Chg:	0%	-2.8%	10.9%	-7.1%	-6.2%	2.6%	-2.4%	-1.8%	-5.9%	-5.6%	-0.2%	-3.3%	0.3%	-0.5%
SDC:	9	9	9	8	8	8	8	7	7	7	7	6	6	6
Totals:	793	771	854	793	744	763	745	731	688	650	649	627	629	626
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-793	-771	-854	-793	-744	-763	-745	-731	-688	-650	-649	-627	-629	-626

Totals

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	386	420	415	521	511	504	504	504	494	494	485	477	468	462
K	1123	1008	991	920	938	932	927	927	915	901	889	877	865	852
1	1076	1168	1028	1024	947	972	956	951	954	940	929	914	899	887
2	1172	1115	1183	1006	1031	956	975	960	953	957	943	930	915	904
3	1165	1210	1121	1172	1009	1040	960	976	964	959	961	946	932	918
4	1183	1170	1183	1113	1165	1007	1033	952	973	959	954	958	944	928
5	1215	1196	1193	1187	1126	1183	1018	1042	958	980	967	960	964	950
6	1291	1237	1208	1183	1193	1132	1185	1018	1047	959	982	968	961	963
7	1235	1285	1228	1134	1164	1179	1108	1142	995	1000	921	942	929	923
8	1275	1240	1290	1229	1129	1164	1177	1101	1138	991	997	917	939	925
Subtotals:	11121	11049	10840	10489	10213	10069	9843	9573	9391	9140	9028	8889	8816	8712
Pct Chg:	0%	-0.6%	-1.9%	-3.2%	-2.6%	-1.4%	-2.2%	-2.7%	-1.9%	-2.7%	-1.2%	-1.5%	-0.8%	-1.2%
SDC:	351	380	393	349	334	326	316	303	294	285	279	272	272	266
Totals:	11472	11429	11233	10838	10547	10395	10159	9876	9685	9425	9307	9161	9088	8978
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-11472	-11429	-11233	-10838	-10547	-10395	-10159	-9876	-9685	-9425	-9307	-9161	-9088	-8978

Fullerton School District Predictive Enrollment Analytics

Projections (Fullrtn26Mod) (2026)

Acacia ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	23	23	23	40	40	41	41	41	40	40	40	40	39	39
K	99	78	72	58	68	68	67	67	67	66	66	65	65	64
1	81	96	84	69	59	70	69	69	69	69	68	68	67	67
2	95	83	100	85	69	60	70	69	69	69	69	68	68	67
3	95	98	86	106	88	72	61	72	71	71	71	70	70	69
4	102	97	101	85	106	88	72	61	72	71	70	70	70	69
5	97	94	100	101	88	109	91	74	62	73	72	72	72	72
6	125	98	94	99	102	90	111	92	75	62	73	72	72	72
Totals:	717	667	660	643	620	598	582	545	525	521	529	525	523	519
Pct Chg:	0%	-7%	-1%	-2.6%	-3.6%	-3.5%	-2.7%	-6.4%	-3.7%	-0.8%	1.5%	-0.8%	-0.4%	-0.8%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-717	-667	-660	-643	-620	-598	-582	-545	-525	-521	-529	-525	-523	-519

Beechwood School (K-8)

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	21	29	24	38	38	39	38	38	38	38	38	38	37	37
K	78	73	88	87	89	91	93	93	92	92	91	90	89	89
1	96	97	77	96	96	100	102	102	103	102	101	100	99	98
2	91	109	93	78	97	98	102	103	103	103	102	101	101	100
3	93	103	95	96	82	103	105	107	107	107	107	106	105	104
4	82	102	98	100	96	83	104	104	107	106	107	107	106	105
5	100	100	101	100	101	98	84	104	104	107	107	107	107	106
6	81	107	97	100	104	105	102	86	107	107	110	109	110	110
7	103	89	110	94	97	109	103	103	93	101	96	99	99	99
8	88	113	75	107	90	94	106	99	100	91	98	94	96	96
Totals:	833	922	858	896	890	920	939	939	954	954	957	951	949	944
Pct Chg:	0%	10.7%	-6.9%	4.4%	-0.7%	3.4%	2.1%	0%	1.6%	0%	0.3%	-0.6%	-0.2%	-0.5%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-833	-922	-858	-896	-890	-920	-939	-939	-954	-954	-957	-951	-949	-944

Commonwealth ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	8	19	17	20	20	20	20	20	20	20	20	20	20	20
K	29	33	31	31	34	34	33	33	33	33	33	32	32	32
1	32	30	31	30	31	34	33	33	33	33	33	32	32	32
2	29	31	26	30	30	31	34	33	33	33	33	33	32	32
3	44	28	28	23	29	29	30	32	32	32	32	32	32	31
4	34	45	28	31	22	28	28	29	32	32	32	32	31	31
5	43	34	42	29	31	23	28	28	29	32	32	31	31	31
6	54	38	34	42	28	30	22	28	28	29	31	31	31	31
Subtotals:	273	258	237	236	225	229	228	236	240	244	246	243	241	240
Pct Chg:	0%	-5.5%	-8.1%	-0.4%	-4.7%	1.8%	-0.4%	3.5%	1.7%	1.7%	0.8%	-1.2%	-0.8%	-0.4%
SDC:	36	37	32	37	35	36	36	37	38	38	39	38	38	38
Totals:	309	295	269	273	260	265	264	273	278	282	285	281	279	278
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-309	-295	-269	-273	-260	-265	-264	-273	-278	-282	-285	-281	-279	-278

Fern Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	23	22	24	38	38	39	38	38	38	38	38	38	37	37
K	55	33	33	28	29	29	29	29	29	29	28	28	28	27

1	54	57	29	40	29	30	30	30	30	30	29	29	29	29
2	64	55	57	33	40	29	30	30	30	30	30	29	29	29
3	47	64	58	55	33	40	29	30	30	30	30	29	29	29
4	48	46	62	54	55	33	40	29	30	29	29	29	29	29
5	53	42	48	61	54	55	33	40	29	29	29	29	29	29
6	61	56	45	48	64	56	57	34	41	29	30	30	30	30
Subtotals:	405	375	356	357	342	311	286	260	257	244	243	241	240	239
Pct Chg:	0%	-7.4%	-5.1%	0.3%	-4.2%	-9.1%	-8%	-9.1%	-1.2%	-5.1%	-0.4%	-0.8%	-0.4%	-0.4%
SDC:	9	7	16	14	14	12	12	11	11	10	10	10	10	10
Totals:	414	382	372	371	356	323	298	271	268	254	253	251	250	249
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-414	-382	-372	-371	-356	-323	-298	-271	-268	-254	-253	-251	-250	-249

Golden Hill ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	24	24	20	20	20	20	20	20	20	20	20	20	20
K	67	53	59	59	60	60	60	60	60	59	59	58	58	57
1	56	75	65	63	61	62	63	63	63	62	62	61	61	60
2	70	63	78	62	65	63	64	64	64	64	64	63	62	62
3	93	80	70	79	62	65	62	63	64	63	63	63	62	62
4	90	94	81	77	78	61	64	61	62	63	63	63	62	61
5	91	98	101	84	78	78	61	64	61	62	63	63	63	62
6	98	89	95	99	84	77	78	61	64	61	63	63	63	63
Subtotals:	589	576	573	543	508	486	472	456	458	454	457	454	451	447
Pct Chg:	0%	-2.2%	-0.5%	-5.2%	-6.4%	-4.3%	-2.9%	-3.4%	0.4%	-0.9%	0.7%	-0.7%	-0.7%	-0.9%
SDC:	27	31	37	35	33	31	30	29	29	29	29	29	29	29
Totals:	616	607	610	578	541	517	502	485	487	483	486	483	480	476
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-616	-607	-610	-578	-541	-517	-502	-485	-487	-483	-486	-483	-480	-476

Hermosa Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	16	23	30	37	37	37	37	37	37	37	37	37	37	36
K	38	30	34	31	32	32	32	32	31	31	31	31	31	30
1	32	40	30	32	32	34	33	33	33	33	33	32	32	32
2	48	31	39	32	32	33	34	33	33	33	33	33	33	32
3	40	50	34	45	33	33	33	34	34	34	34	34	33	33
4	49	36	52	37	48	36	35	36	36	36	36	36	35	35
5	47	46	37	51	37	49	36	35	36	37	36	36	36	36
6	46	46	46	39	52	38	50	37	36	37	37	37	36	37
Totals:	316	302	302	304	303	292	290	277	276	278	277	276	273	271
Pct Chg:	0%	-4.4%	0%	0.7%	-0.3%	-3.6%	-0.7%	-4.5%	-0.4%	0.7%	-0.4%	-0.4%	-1.1%	-0.7%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-316	-302	-302	-304	-303	-292	-290	-277	-276	-278	-277	-276	-273	-271

Laguna Road ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	24	24	40	40	41	41	41	40	40	40	40	39	39
K	81	73	85	76	79	79	80	80	81	82	82	82	82	81
1	62	93	79	85	83	82	83	83	85	85	86	86	85	85
2	95	70	92	74	89	84	84	84	85	87	88	87	87	86
3	87	99	74	84	78	90	85	84	86	87	89	88	88	87
4	88	85	95	68	88	78	91	85	86	87	88	89	88	88
5	87	93	83	88	71	89	79	91	87	87	89	89	89	89
6	78	85	91	80	92	72	90	80	92	88	89	89	89	90
Totals:	602	622	623	595	620	615	633	628	642	643	651	650	647	645

Pct Chg:	0%	3.3%	0.2%	-4.5%	4.2%	-0.8%	2.9%	-0.8%	2.2%	0.2%	1.2%	-0.2%	-0.5%	-0.3%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-602	-622	-623	-595	-620	-615	-633	-628	-642	-643	-651	-650	-647	-645

Maple ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	16	22	22	19	19	19	19	19	19	19	19	19	19	19
K	51	27	37	39	40	44	44	44	44	43	43	43	42	42
1	41	52	27	32	40	46	45	45	45	45	44	44	44	43
2	51	40	44	22	31	44	45	44	44	44	44	44	43	43
3	36	55	38	47	22	36	43	44	44	44	44	43	43	43
4	49	33	52	32	46	25	35	42	44	43	43	43	43	42
5	35	48	33	49	32	50	25	35	43	44	43	43	43	43
6	35	37	48	31	49	36	50	25	35	43	44	43	43	43
Subtotals:	314	314	301	271	279	300	306	298	318	325	324	322	320	318
Pct Chg:	0%	0%	-4.1%	-10%	3%	7.5%	2%	-2.6%	6.7%	2.2%	-0.3%	-0.6%	-0.6%	-0.6%
SDC:	0	10	14	13	13	14	14	14	15	15	15	15	15	15
Totals:	314	324	315	284	292	314	320	312	333	340	339	337	335	333
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-314	-324	-315	-284	-292	-314	-320	-312	-333	-340	-339	-337	-335	-333

Orangethorpe ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	27	20	24	34	34	34	34	34	34	34	34	34	34	33
K	51	73	39	58	60	59	59	59	58	58	58	57	57	56
1	64	51	62	46	57	59	58	58	58	58	57	57	56	56
2	41	72	58	67	47	58	60	60	59	59	58	58	57	57
3	68	44	63	62	66	46	57	60	59	58	58	58	57	57
4	62	73	39	63	61	65	45	56	59	58	58	58	57	57
5	62	63	78	45	64	62	65	45	57	59	59	58	58	57
6	75	68	61	69	44	61	60	63	44	55	58	57	56	56
Subtotals:	450	464	424	444	433	444	438	435	428	439	440	437	432	429
Pct Chg:	0%	3.1%	-8.6%	4.7%	-2.5%	2.5%	-1.4%	-0.7%	-1.6%	2.6%	0.2%	-0.7%	-1.1%	-0.7%
SDC:	54	65	65	31	30	31	31	30	30	31	31	30	30	30
Totals:	504	529	489	475	463	475	469	465	458	470	471	467	462	459
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-504	-529	-489	-475	-463	-475	-469	-465	-458	-470	-471	-467	-462	-459

Pacific Drive ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	46	42	48	40	40	41	41	41	40	40	40	40	39	39
K	83	96	80	88	88	88	88	88	87	86	86	85	84	83
1	99	72	85	72	86	87	86	86	86	85	85	84	83	82
2	82	92	74	77	72	87	87	86	86	86	85	85	84	83
3	81	80	91	72	76	71	86	86	85	85	85	84	84	83
4	79	74	73	86	71	76	70	84	84	84	84	84	83	83
5	48	76	72	69	87	71	76	71	84	85	84	84	84	84
6	63	48	74	68	69	85	70	75	70	84	84	84	84	84
Subtotals:	581	580	597	572	589	606	604	617	622	635	633	630	625	621
Pct Chg:	0%	-0.2%	2.9%	-4.2%	3%	2.9%	-0.3%	2.2%	0.8%	2.1%	-0.3%	-0.5%	-0.8%	-0.6%
SDC:	13	10	10	0	0	0	0	0	0	0	0	0	0	0
Totals:	594	590	607	572	589	606	604	617	622	635	633	630	625	621
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-594	-590	-607	-572	-589	-606	-604	-617	-622	-635	-633	-630	-625	-621

Raymond ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	31	24	40	40	41	41	41	40	40	40	40	39	39
K	83	82	88	78	86	85	85	85	84	83	83	82	81	81
1	79	82	80	88	79	87	86	86	86	85	84	83	83	82
2	87	79	81	74	88	79	87	86	86	86	85	84	84	83
3	88	86	83	79	75	90	80	88	87	87	87	86	85	85
4	81	84	82	77	79	75	90	81	89	87	87	87	86	86
5	85	83	82	84	80	82	77	93	82	91	89	89	89	88
6	90	84	78	84	83	79	81	77	93	82	90	89	89	89
Totals:	617	611	598	604	610	618	627	637	647	641	645	640	636	633
Pct Chg:	0%	-1%	-2.1%	1%	1%	1.3%	1.5%	1.6%	1.6%	-0.9%	0.6%	-0.8%	-0.6%	-0.5%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-617	-611	-598	-604	-610	-618	-627	-637	-647	-641	-645	-640	-636	-633

Richman ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	20	24	20	20	20	20	20	20	20	20	20	20	20
K	56	54	43	30	32	32	32	32	32	31	31	31	30	30
1	59	58	52	46	31	34	33	33	33	33	32	32	32	31
2	60	62	61	50	46	31	33	33	33	33	32	32	32	31
3	50	64	58	61	48	44	30	32	32	32	32	31	31	31
4	58	49	59	60	61	48	44	30	32	32	32	32	31	31
5	65	60	56	59	62	64	50	46	30	33	33	33	33	32
6	67	65	63	58	61	65	66	51	47	31	34	34	33	33
Subtotals:	439	432	416	384	361	338	308	277	259	245	246	245	242	239
Pct Chg:	0%	-1.6%	-3.7%	-7.7%	-6%	-6.4%	-8.9%	-10.1%	-6.5%	-5.4%	0.4%	-0.4%	-1.2%	-1.2%
SDC:	48	47	54	47	44	41	38	34	32	30	30	30	30	30
Totals:	487	479	470	431	405	379	346	311	291	275	276	275	272	269
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-487	-479	-470	-431	-405	-379	-346	-311	-291	-275	-276	-275	-272	-269

Robert C. Fisler School (K-8)

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	24	22	24	20	20	20	20	20	20	20	20	20	20	20
K	89	77	77	80	82	81	80	80	80	80	79	79	78	78
1	93	96	88	85	90	92	90	90	90	90	89	89	88	87
2	96	96	96	88	88	93	95	93	92	93	92	92	91	90
3	88	95	96	96	89	89	94	96	95	94	94	93	93	92
4	100	97	99	100	101	93	93	98	99	98	97	97	96	96
5	101	102	102	102	105	106	97	97	101	102	101	100	100	99
6	106	107	107	106	103	107	107	99	98	102	104	102	101	101
7	97	101	104	98	104	106	107	110	92	90	92	93	92	91
8	101	99	99	107	104	110	112	113	115	96	94	96	97	95
Totals:	895	892	892	882	886	897	895	896	882	865	862	861	856	849
Pct Chg:	0%	-0.3%	0%	-1.1%	0.5%	1.2%	-0.2%	0.1%	-1.6%	-1.9%	-0.3%	-0.1%	-0.6%	-0.8%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-895	-892	-892	-882	-886	-897	-895	-896	-882	-865	-862	-861	-856	-849

Rolling Hills ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	18	22	21	37	37	37	37	37	37	37	37	37	37	36
K	91	70	63	55	57	57	58	58	57	57	56	56	55	55
1	62	87	67	74	56	59	59	59	59	59	58	58	57	57
2	59	60	84	67	77	58	61	61	61	61	60	60	59	59
3	75	63	62	77	70	79	60	63	63	62	62	62	61	61

4	73	72	67	58	77	69	79	60	62	62	62	62	61	61
5	74	74	75	65	60	79	71	80	61	63	63	63	63	63
6	68	73	80	76	65	60	79	71	80	61	63	63	63	63
Subtotals:	520	521	519	509	499	498	504	489	480	462	461	461	456	455
Pct Chg:	0%	0.2%	-0.4%	-1.9%	-2%	-0.2%	1.2%	-3%	-1.8%	-3.8%	-0.2%	0%	-1.1%	-0.2%
SDC:	44	43	35	44	43	43	44	42	42	40	40	40	40	39
Totals:	564	564	554	553	542	541	548	531	522	502	501	501	496	494
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-564	-564	-554	-553	-542	-541	-548	-531	-522	-502	-501	-501	-496	-494

Sunset Lane ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	33	43	24	40	40	41	41	41	40	40	40	40	39	39
K	79	76	86	66	68	67	67	67	68	70	71	72	73	74
1	90	90	82	90	71	73	72	72	74	75	76	78	79	80
2	92	95	105	81	95	75	77	76	77	79	80	81	82	83
3	95	91	103	104	82	95	75	78	79	79	81	83	84	85
4	95	95	90	102	104	82	95	75	79	81	81	83	84	85
5	112	91	96	95	103	105	82	96	77	81	82	83	85	86
6	117	118	95	94	98	106	109	85	100	81	85	86	86	88
Subtotals:	713	699	681	672	661	644	618	590	594	586	596	606	612	620
Pct Chg:	0%	-2%	-2.6%	-1.3%	-1.6%	-2.6%	-4%	-4.5%	0.7%	-1.3%	1.7%	1.7%	1%	1.3%
SDC:	19	18	19	20	20	19	18	17	18	17	18	18	18	18
Totals:	732	717	700	692	681	663	636	607	612	603	614	624	630	638
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-732	-717	-700	-692	-681	-663	-636	-607	-612	-603	-614	-624	-630	-638

Valencia Park ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	20	21	24	18	18	18	18	18	18	18	18	18	18	18
K	55	42	48	35	37	37	37	37	36	36	35	35	35	34
1	45	58	48	47	36	38	38	37	37	37	37	36	36	36
2	66	48	57	48	47	36	38	38	37	37	37	37	36	36
3	45	62	50	50	49	48	37	39	38	38	38	38	37	37
4	50	51	62	51	51	50	49	38	40	39	39	39	38	38
5	71	50	50	62	50	50	49	48	37	39	39	38	38	38
6	78	73	59	53	65	53	52	52	50	39	41	40	40	40
Totals:	430	405	398	364	353	330	318	307	293	283	284	281	278	277
Pct Chg:	0%	-5.8%	-1.7%	-8.5%	-3%	-6.5%	-3.6%	-3.5%	-4.6%	-3.4%	0.4%	-1.1%	-1.1%	-0.4%
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-430	-405	-398	-364	-353	-330	-318	-307	-293	-283	-284	-281	-278	-277

Woodcrest ES

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	15	13	14	20	20	20	20	20	20	20	20	20	20	20
K	38	38	28	21	28	28	28	28	27	27	27	27	26	26
1	31	34	42	29	21	28	28	27	27	27	27	27	26	26
2	46	29	38	38	28	20	27	27	27	27	27	26	26	26
3	40	48	32	36	37	28	20	27	26	26	26	26	26	26
4	43	37	43	32	36	37	28	20	26	26	26	26	26	26
5	44	42	37	43	32	36	37	28	20	27	26	26	26	26
6	49	45	41	37	42	31	35	36	27	19	26	26	26	26
Subtotals:	306	286	275	256	244	228	223	213	200	199	205	204	202	202
Pct Chg:	0%	-6.5%	-3.8%	-6.9%	-4.7%	-6.6%	-2.2%	-4.5%	-6.1%	-0.5%	3%	-0.5%	-1%	0%
SDC:	24	26	28	27	26	24	24	23	21	21	22	22	22	21
Totals:	330	312	303	283	270	252	247	236	221	220	227	226	224	223

Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-330	-312	-303	-283	-270	-252	-247	-236	-221	-220	-227	-226	-224	-223

Ladera Vista JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	366	418	356	339	367	382	336	363	323	329	285	310	308	306
8	373	363	419	349	338	371	380	334	363	321	328	284	309	306
Subtotals:	739	781	775	688	705	753	716	697	686	650	613	594	617	612
Pct Chg:	0%	5.7%	-0.8%	-11.2%	2.5%	6.8%	-4.9%	-2.7%	-1.6%	-5.2%	-5.7%	-3.1%	3.9%	-0.8%
SDC:	36	42	45	43	44	47	45	44	43	41	38	37	39	38
Totals:	775	823	820	731	749	800	761	741	729	691	651	631	656	650
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-775	-823	-820	-731	-749	-800	-761	-741	-729	-691	-651	-631	-656	-650

Nicolas JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	303	276	235	243	229	219	225	224	206	183	174	184	182	181
8	295	304	275	241	243	230	219	225	224	205	184	174	184	183
Subtotals:	598	580	510	484	472	449	444	449	430	388	358	358	366	364
Pct Chg:	0%	-3%	-12.1%	-5.1%	-2.5%	-4.9%	-1.1%	1.1%	-4.2%	-9.8%	-7.7%	0%	2.2%	-0.5%
SDC:	32	35	29	30	29	28	28	28	27	24	22	22	23	23
Totals:	630	615	539	514	501	477	472	477	457	412	380	380	389	387
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-630	-615	-539	-514	-501	-477	-472	-477	-457	-412	-380	-380	-389	-387

Parks JH

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
7	366	401	423	360	379	389	367	383	324	349	326	337	337	338
8	418	361	422	425	367	384	394	370	387	327	353	329	340	340
Subtotals:	784	762	845	785	746	773	761	753	711	676	679	666	677	678
Pct Chg:	0%	-2.8%	10.9%	-7.1%	-5%	3.6%	-1.6%	-1.1%	-5.6%	-4.9%	0.4%	-1.9%	1.7%	0.1%
SDC:	9	9	9	8	8	8	8	8	7	7	7	7	7	7
Totals:	793	771	854	793	754	781	769	761	718	683	686	673	684	685
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-793	-771	-854	-793	-754	-781	-769	-761	-718	-683	-686	-673	-684	-685

Totals

Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TK	386	420	415	521	521	528	526	526	521	521	521	521	514	511
K	1123	1008	991	920	969	971	972	972	966	963	959	953	946	939
1	1076	1168	1028	1024	958	1015	1008	1006	1011	1008	1001	996	989	983
2	1172	1115	1183	1006	1041	979	1028	1020	1019	1024	1019	1013	1006	999
3	1165	1210	1121	1172	1019	1058	987	1035	1032	1029	1033	1026	1020	1015
4	1183	1170	1183	1113	1180	1027	1062	989	1039	1034	1034	1037	1026	1023
5	1215	1196	1193	1187	1135	1206	1041	1075	1000	1051	1047	1044	1046	1041
6	1291	1237	1208	1183	1205	1151	1219	1052	1087	1010	1062	1055	1052	1056
7	1235	1285	1228	1134	1176	1205	1138	1183	1038	1052	973	1023	1018	1015
8	1275	1240	1290	1229	1142	1189	1211	1141	1189	1040	1057	977	1026	1020
Subtotals:	11121	11049	10840	10489	10346	10329	10192	9999	9902	9732	9706	9645	9643	9602
Pct Chg:	0%	-0.6%	-1.9%	-3.2%	-1.4%	-0.2%	-1.3%	-1.9%	-1%	-1.7%	-0.3%	-0.6%	0%	-0.4%
SDC:	351	380	393	349	339	334	328	317	313	303	301	298	301	298
Totals:	11472	11429	11233	10838	10685	10663	10520	10316	10215	10035	10007	9943	9944	9900
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-11472	-11429	-11233	-10838	-10685	-10663	-10520	-10316	-10215	-10035	-10007	-9943	-9944	-9900

PERMANENT AND RELOCATABLE CLASSROOM ANALYSIS
FULLERTON ELEMENTARY SCHOOL DISTRICT 2025-26

SCHOOL LEVEL	SCHOOL SITE	CLASSROOM	CLASSROOMS	CLASSROOMS	EDUCATION	EDUCATION	GEN ED	CLASSROOM	CLASSROOMS
Elementary School	Acacia Elementary School	21	5	26	0	26	26	0	26
	Commonwealth Elementary Scho	13	2	15	5	10	15	0	15
	Fern Drive Elementary School	12	4	16	4	12	16	0	16
	Golden Hill Elementary School	19	11	30	4	26	30	0	30
	Hermosa Drive Elementary Scho	18	5	23	0	23	23	0	23
	Laguna Road Elementary School	18	8	26	0	26	26	0	26
	Maple Elementary School	16	0	16	3	13	16	11	27
	Orangethorpe Elementary School	30	11	41	2	39	41	0	41
	Pacific Drive Elementary School	20	6	26	0	26	26	10	36
	Raymond Elementary School	19	4	23	0	23	23	0	23
	Richman Elementary School	32	11	43	5	38	43	0	43
	Rolling Hills Elementary School	21	4	25	3	22	25	0	25
	Sunset Lane Elementary School	8	17	25	2	23	25	0	25
	Valencia Park Elementary School	26	12	38	1	37	38	1	39
	Woodcrest Elementary School	19	3	22	4	18	22	0	22
ELEMENTARY SCHOOL (K-6) TOTALS		**292**	**103**	**395**	**33**	**362**	**395**	**22**	**417**
K-8	Beechwood K-8 School	10	23	33	0	33	33	0	33
	Fisler K-8 School	31	4	35	0	35	35	0	35
K-8 SCHOOL TOTALS		**41**	**27**	**68**	**0**	**68**	**68**	**0**	**68**
Junior High	Ladera Vista Junior High School	31	7	38	6	32	38	0	38
	Nicolas Junior High School	23	7	30	2	28	30	0	30
	Parks Junior High School	29	8	37	3	34	37	0	37
JUNIOR HIGH (7-8) TOTALS		**83**	**22**	**105**	**11**	**94**	**105**	**0**	**105**
TOTAL		**416**	**152**	**568**	**44**	**524**	**568**	**22**	**590**

RELOCATABLE CLASSROOM INVENTORY

	1965	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Unknown	
Acacia				2									2																									1			**5**
Beechwood																9	2	4				4	3													1				**23**
Commonwealth														1				1																						**2**
District Office																																								**0**
Fern				1									2	1																										**4**
Fisler																							2													1			1	**4**
Golden Hill		1	1	1			1						1			1																		2				3	**11**
Hermosa Drive	1					1												1		1																			1	**5**
Ladera Vista																	4			1														2						**7**
Laguna Road				1	1	1							1																									2		2	**8**
Maple																																								**0**
Nicolas							1										1	3	1																				1	**7**
Nutrition Services																																								**0**
Orangethorpe			1	1										2		4	3																						**11**
Pacific Drive														1	1	1		1																				1	1	**6**
Parks				1	1															2	1	2																1	**8**
Raymond							1						1																									2			**4**
Richman			2				1				1		3	1		1																							2	**11**
Rolling Hills											1			1																									2	**4**
Sunset Lane					1	3		1				1				4	1																						6	**17**
Valencia Park					2							1	5			2																							2	**12**
Woodcrest														1		1		1																						**3**
	1	**1**	**4**	**7**	**5**	**5**	**4**	**1**	**0**	**0**	**2**	**2**	**15**	**8**	**1**	**23**	**11**	**11**	**1**	**4**	**1**	**6**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**4**	**3**	**1**	**22**	**152**
	1	**17**				**38**										**62**										**4**											**8**		**22**	

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
ACACIA														
Class	1	c	936.5	960	0.98		0.98							
Class	2	c	936.5	960	0.98		0.98							
Class	3	c	936.5	960	0.98		0.98							
Class	4	c	936.5	960	0.98		0.98							
Class	6	c	936.4	960	0.98		0.98							
Class	7	c	936.4	960	0.98		0.98							
Class	8	c	936.4	960	0.98		0.98							
Class	9	c	936.5	960	0.98		0.98							
Class	10	c	936.5	960	0.98		0.98							
Class	11	c	936.5	960	0.98		0.98							
Class	12	c	936.5	960	0.98		0.98							
Class	13	c	936.4	960	0.98		0.98							
Class	14	c	936.4	960	0.98		0.98							
Class	15	c	936.4	960	0.98		0.98							
Class	16	c	936.4	960	0.98		0.98							
Class	17	c	967.5	960	1.01		1.01							
Class	18	c	967.5	960	1.01		1.01							
Class	19	c	967.5	960	1.01		1.01							
Class	20	c	967.5	960	1.01		1.01							
The Lab	21		960	960	1.00		1.00							
The Lab	22		960	960	1.00		1.00							
RSP/ SLP / Mental Hx	23		960	960	1.00		1.00							
Workroom	28		480	960	0.50								0.50	
Lounge	29		480	960	0.50								0.50	
Music	32		936.4	960	0.98		0.98							
RTI	33		960	960	1.00		1.00							
	MEDIA		960	960	1.00	1.00								
Class	K-1	c	1154.5	960	1.20		1.20							
Class	K-2	c	1154.5	960	1.20		1.20							
	MPRa		249	960	0.26	0.26								
	MPR		6103	960	6.36	6.36								
ACACIA	**TOTALS**		33274.20		34.66	7.62	26.04	0	0	0	0	0	1	34.66
BEECHWOOD														
Class	1	c	970	960	1.01		1.01							
Class	2	c	970	960	1.01		1.01							
Class	3	c	970	960	1.01		1.01							
Class	4	c	970	960	1.01		1.01							
Class	5	c	970	960	1.01		1.01							
Class	6	c	970	960	1.01		1.01							
Class	7	c	970	960	1.01		1.01							
Class	8	c	960	960	1.00		1.00							
Class	9	c	960	960	1.00		1.00							
Class	10	c	960	960	1.00		1.00							
Class	11	c	960	960	1.00		1.00							
Class	12	c	960	960	1.00		1.00							
Class	13	c	960	960	1.00		1.00							
Class	14	c	960	960	1.00		1.00							
Class	15	c	960	960	1.00		1.00							
Class	16	c	960	960	1.00		1.00							
Class	17	c	960	960	1.00		1.00							
Class	18	c	960	960	1.00		1.00							
Class	19	c	960	960	1.00		1.00							
Class	20	c	960	960	1.00		1.00							
Class	21	c	960	960	1.00		1.00							
Class	22	c	960	960	1.00		1.00							
Class	23	c	960	960	1.00		1.00							
Class	24	c	960	960	1.00		1.00							
Class	25	c	960	960	1.00		1.00							
Class	26	c	960	960	1.00		1.00							
Class	27	c	960	960	1.00		1.00							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
Class	28	c	960	960	1.00		1.00							
Class	29	c	960	960	1.00		1.00							
Preschool	30	c	960	960	1.00							1.00		
Band / PE	31		960	960	1.00		1.00							
Class	K1	c	1160	960	1.21		1.21							
Class	K2	c	1153	960	1.20		1.20							
Workroom	KWRM		960	960	1.00								1.00	
RESTROOM	RR		480	960	0.50								0.50	
RSP / Pysch / RTI / Library	MEDIA		5073	960	5.28			5.28						
	MPR		3790	960	3.95	3.95								
KIDZONE			1440	960	1.50		1.50							
BEECHWOOD	**TOTALS**		43886.00		45.71	3.95	33.98	5.28	0.00	0.00	0.00	1.00	1.50	45.71
COMMONWEALTH														
Social Svs	1		936.5	960	0.98				0.98					
Class	2	c	936.5	960	0.98		0.98							
Class	3	c	937	960	0.98		0.98							
Steam Lab	4		936.3	960	0.98		0.98							
Class	5	c	936.5	960	0.98		0.98							
Class	6	c	936.5	960	0.98		0.98							
SDC	7	c	936.5	960	0.98					0.98				
Class	8	c	936.5	960	0.98		0.98							
Pysch / Speech	10		936.5	960	0.98			0.98						
Conf Room	11		936.3	960	0.98						0.98			
RSP	12		936.3	960	0.98			0.98						
Occup Therapy	14		936.5	960	0.98		0.98							
OT / Nurse	15		468.3	960	0.49		0.49							
class	16	c	936.5	960	0.98		0.98							
class	17	c	936.5	960	0.98		0.98							
Clay Lab	18		936	960	0.98		0.98							
class	19	c	936.5	960	0.98		0.98							
Encore	20		936.5	960	0.98		0.98							
Class	21	c	936.5	960	0.98		0.98							
PRESCHOOL	22		937	960	0.98							0.98		
PK	23		936.5	960	0.98							0.98		
SDC	24	c	936.5	960	0.98					0.98				
My Connect	25		936.5	960	0.98		0.98							
	MEDIA		1920	960	2.00	2.00								
	MPR		5457	960	5.68	5.68								
Class	K-1	c	1154.5	960	1.20		1.20							
Class	K-2	c	1154.5	960	1.20		1.20							
COMMONWEALTH	**TOTALS**		30757.20		32.04	7.68	16.55	1.96	0.98	1.95	0.98	1.95	0.00	32.04
FERN														
SDC	1	c	962	960	1.00					1.00				
Class	2	c	962	960	1.00		1.00							
Ata Art	3		962	960	1.00		1.00							
SDC	4		962	960	1.00					1.00				
RTI	5		965	960	1.01		1.01							
Class	6	c	965	960	1.01		1.01							
Class	7	c	962	960	1.00		1.00							
RTI	8		962	960	1.00		1.00							
Class	9	c	962	960	1.00		1.00							
Class	10	c	962	960	1.00		1.00							
RSP	11		962	960	1.00			1.00						
Class	12	c	962	960	1.00		1.00							
Class	13	c	965.5	960	1.01		1.01							
Class	14	c	965.5	960	1.01		1.01							
Class	15	c	964	960	1.00		1.00							
Class	16	c	964	960	1.00		1.00							
Speech	17		964	960	1.00		1.00							
SDC	18	c	964	960	1.00					1.00				

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
SDC	19	c	964	960	1.00					1.00				
Steam Lab	20		969	960	1.01		1.01							
Encore	21		960	960	1.00		1.00							
Encore	22		960	960	1.00		1.00							
Behavior Team	24		960	960	1.00			1.00						
Music	25		1440	960	1.50		1.50							
	MEDIA		1920	960	2.00	2.00								
	KILN		278	960	0.29		0.29							
Speech	Bldg A		258	960	0.27		0.27							
Psych	Bldg H		258	960	0.27				0.27					
RTI	Bldg I		258	960	0.27		0.27							
Class	K-1	c	1308	960	1.36		1.36							
Class	K-2		1305	960	1.36		1.36							
	MPR		6473	960	6.74	6.74								
FERN	**TOTALS**		35648.00		37.13	8.74	22.11	2.00	0.27	4.01	0.00	0.00	0.00	37.13
GOLDEN HILL														
Class	1	c	997.7	960	1.04		1.04							
Class	2	c	997.7	960	1.04		1.04							
Class	3	c	997.7	960	1.04		1.04							
Class	4	c	1017	960	1.06		1.06							
SDC	5	c	1006	960	1.05					1.05				
SDC	6	c	1004	960	1.05					1.05				
SDC	7	c	1005	960	1.05					1.05				
Class	8	c	1005	960	1.05		1.05							
Class	9	c	966	960	1.01		1.01							
Class	10	c	966	960	1.01		1.01							
Class	11	c	966	960	1.01		1.01							
Class	12	c	966	960	1.01		1.01							
Class	13	c	966	960	1.01		1.01							
Class	14	c	975	960	1.02		1.02							
Class	15	c	975	960	1.02		1.02							
Class	16	c	975	960	1.02		1.02							
Class	17	c	975	960	1.02		1.02							
Art / PE	18		960	960	1.00		1.00							
Class	19	c	960	960	1.00		1.00							
Sensory Room	B-1		960	960	1.00				1.00					
The Lab / OT / Conf Room	B-2		960	960	1.00								1.00	
Class	B-3	c	960	960	1.00		1.00							
AfterSchool Program	B-4		960	960	1.00								1.00	
Class	B-5	c	480	960	0.50		0.50							
DIS	B-5		480	960	0.50				0.50					
SDC	B-6	c	960	960	1.00					1.00				
RSP	B-7		960	960	1.00			1.00						
RTI	B-8		960	960	1.00		1.00							
Speech	B-9		1440	960	1.50			1.50						
Class	K-1	c	1313	960	1.37		1.37							
Class	K-2	c	1276	960	1.33		1.33							
Psych	Loft		997.7	960	1.04			1.04						
	MEDIA		1920	960	2.00	2.00								
	MPR		5034	960	5.24	5.24								
GOLDEN HILL	**TOTALS**		38340.80		39.94	7.24	21.51	3.54	1.50	4.14	0.00	0.00	2.00	39.94
HERMOSA														
Class	1	c	937	960	0.98		0.98							
Class	2	c	937	960	0.98		0.98							
Class	3	c	936.3	960	0.98		0.98							
Class	4	c	936.3	960	0.98		0.98							
Counselor / Conf Room	5		936.5	960	0.98								0.98	
Class	6	c	936.5	960	0.98		0.98							
Class	7	c	936.5	960	0.98		0.98							
Class	8	c	936.5	960	0.98		0.98							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
Psych	9		426	960	0.44			0.44						
Speech	10		936.5	960	0.98			0.98						
RTI	11		936.5	960	0.98		0.98							
The Lab	12		936.3	960	0.98								0.98	
RSP	13		936.5	960	0.98			0.98						
Class	14	c	936.5	960	0.98		0.98							
Class	15	c	936.5	960	0.98		0.98							
Class	16	c	936.5	960	0.98		0.98							
Class	17	c	960	960	1.00		1.00							
STEM	18		960	960	1.00		1.00							
The Lab Afterschool	19		960	960	1.00								1.00	
Class	K-1	c	1154.5	960	1.20		1.20							
Class	K-2	c	1154.5	960	1.20		1.20							
Media	20		1920	960	2.00	2.00								
Preschool	21		1920	960	2.00							2.00		
	MPR		5631	960	5.87	5.87								
HERMOSA	**TOTALS**		29133.90		30.35	7.87	15.14	2.39	0.00	0.00	0.00	2.00	2.95	30.35
LAGUNA ROAD														
Class	3	c	970	960	1.01		1.01							
Class	4	c	970	960	1.01		1.01							
Class	5	c	970	960	1.01		1.01							
Class	6	c	970	960	1.01		1.01							
Class	7	c	970	960	1.01		1.01							
Class	8	c	970	960	1.01		1.01							
Class	9	c	970	960	1.01		1.01							
Class	10	c	970	960	1.01		1.01							
Class	11	c	970	960	1.01		1.01							
Class	12	c	970	960	1.01		1.01							
Class	13	c	970	960	1.01		1.01							
Class	14	c	970	960	1.01		1.01							
Class	15	c	970	960	1.01		1.01							
Class	16	c	970	960	1.01		1.01							
Class	17	c	970	960	1.01		1.01							
Class	18	c	970	960	1.01		1.01							
Class	19	c	960	960	1.00		1.00							
RSP	20		960	960	1.00			1.00						
LAB	21		960	960	1.00		1.00							
Services	22		960	960	1.00								1.00	
Class	23	c	960	960	1.00		1.00							
LAB	24		960	960	1.00		1.00							
Student Store	25		960	960	1.00								1.00	
Class	26	c	960	960	1.00		1.00							
Class	27	c	960	960	1.00		1.00							
Class	K-1	c	1155	960	1.20		1.20							
Class	K-2	c	1155	960	1.20		1.20							
	MEDIA		5073	960	5.28	5.28								
	MPR		3790	960	3.95	3.95								
LAGUNA ROAD	**TOTALS**		35333.00		36.81	9.23	24.57	1.00	0.00	0.00	0.00	0.00	2.00	36.81
MAPLE														
Class	1	c	938	960	0.98		0.98							
Class	2	c	884	960	0.92		0.92							
Class	4	c	938	960	0.98		0.98							
Class	5	c	884	960	0.92		0.92							
Vacant	7		905	960	0.94						0.94			
Vacant	8		905	960	0.94						0.94			
Class	9	c	1816	960	1.89		1.89							
Class	10	c	965	960	1.01		1.01							
Class	11	c	965	960	1.01		1.01							
PRESCHOOL	12		965	960	1.01							1.01		
Vacant	13		960	960	1.00						1.00			

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
Class	14	c	960	960	1.00		1.00							
Class	15	c	965	960	1.01		1.01							
Vacant	16		960	960	1.00						1.00			
Vacant	17		960	960	1.00						1.00			
Vacant	18		960	960	1.00						1.00			
Class	19	c	960	960	1.00		1.00							
Speech	20		960	960	1.00		1.00							
RSP	21		960	960	1.00		1.00							
class	22	c	960	960	1.00		1.00							
SDC	23	c	960	960	1.00					1.00				
class	24	c	960	960	1.00		1.00							
class	25	c	960	960	1.00		1.00							
class	26	c	960	960	1.00		1.00							
class	27	c	960	960	1.00		1.00							
Vacant	28		960	960	1.00							1.00		
class	29	c	960	960	1.00		1.00							
	MEDIA		1920	960	2.00	2.00								
	MPR		3318	960	3.46	3.46								
MAPLE	**TOTALS**		31728.00		33.05	5.45625	18.70	0	0	1	5.885416667	2.005208333	0	33.05
ORANGETHORPE														
Lab	1		980	960	1.02		1.02							
Design Lab	2		977	960	1.02		1.02							
Robotics	3		977	960	1.02		1.02							
Media Center	4/5		1920	960	2.00	2.00								
Class	6	c	975	960	1.02		1.02							
Class	7	c	975	960	1.02		1.02							
Class	8	c	975	960	1.02		1.02							
IEP / Parent Meetings	9		975	960	1.02						1.02			
OT / Behavior	10		975	960	1.02				1.02					
RTI	11		975	960	1.02		1.02							
Class	12	c	975	960	1.02		1.02							
Class	13	c	975	960	1.02		1.02							
Class	14	c	975	960	1.02		1.02							
Class	15	c	975	960	1.02		1.02							
RTI	16		975	960	1.02		1.02							
Class	17	c	975	960	1.02		1.02							
SDC	18	c	975	960	1.02					1.02				
SDC Storage / test Room	19		975	960	1.02						1.02			
Class	20	c	975	960	1.02		1.02							
Class	21	c	975	960	1.02		1.02							
Class	22	c	975	960	1.02		1.02							
SDC	23	c	975	960	1.02		1.02							
Class	24	c	975	960	1.02		1.02							
Class	25	c	975	960	1.02		1.02							
SDC	26	c	960	960	1.00					1.00				
Music	27		960	960	1.00		1.00							
PTA	28		960	960	1.00						1.00			
PE / Band	29		960	960	1.00		1.00							
Class	30	c	720	960	0.75		0.75							
Class	31	c	720	960	0.75		0.75							
Speech	32		720	960	0.75		0.75							
Speech	33		720	960	0.75		0.75							
Encore	34		960	960	1.00								1.00	
Encore	35		960	960	1.00								1.00	
Encore	36		960	960	1.00								1.00	
Encore	37		960	960	1.00								1.00	
Art Lab	100		1104	960	1.15		1.15							
Class	KA	c	1132	960	1.18		1.18							
Class	KB	c	1132	960	1.18		1.18							
Class	KC	c	1132	960	1.18		1.18							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
Class	KD	c	1132	960	1.18		1.18							
	MPR		4882	960	5.09	5.09								
ORANGETHORPE	**TOTALS**		45428.00		47.32	7.09	30.17	0.00	1.02	2.02	3.03	0.00	4.00	47.32
PACIFIC DRIVE														
Class	1	c	936.5	960	0.98		0.98							
Class	2	c	936.5	960	0.98		0.98							
Class	3	c	936.5	960	0.98		0.98							
Class	4	c	936.5	960	0.98		0.98							
Class	5	c	936.5	960	0.98		0.98							
RTI	6		936.5	960	0.98		0.98							
Speech	7		936.5	960	0.98		0.98							
Class	8	c	936.5	960	0.98		0.98							
Lounge	10		936.5	960	0.98								0.98	
Counselor	11		936.5	960	0.98		0.98							
Speech	12		936.5	960	0.98		0.98							
SDC	13		936.5	960	0.98					0.98				
Student Store	14		936.5	960	0.98								0.98	
Afterschool	15		936.5	960	0.98								0.98	
Afterschool	16		936.5	960	0.98								0.98	
Class	17	c	968.8	960	1.01		1.01							
Class	18	c	968.8	960	1.01		1.01							
Class	19	c	968.8	960	1.01		1.01							
Class	20	c	968.8	960	1.01		1.01							
Class	21	c	968.8	960	1.01		1.01							
Class	22	c	968.8	960	1.01		1.01							
Elpac	23		480	960	0.50			0.50						
Vacant	24		960	960	1.00						1.00			
Class	25	c	1354.6	960	1.41		1.41							
Class	26	c	1354.6	960	1.41		1.41							
Class	27	c	1354.6	960	1.41		1.41							
Class	28	c	1354.6	960	1.41		1.41							
Class	29	c	960	960	1.00		1.00							
Psych / PE	29A / B		394.6	960	0.41			0.41						
Class	30	c	720	960	0.75		0.75							
Class	31	c	720	960	0.75		0.75							
Class	32	c	720	960	0.75		0.75							
Class	33	c	720	960	0.75		0.75							
PTA	34		960	960	1.00						1.00			
Band	35		960	960	1.00		1.00							
Class	K-1	c	1156	960	1.20		1.20							
Class	K-2	c	1156	960	1.20		1.20							
Class	K-3	c	1355	960	1.41		1.41							
	MEDIA		5217	960	5.43	5.43								
	MPR		3790	960	3.95	3.95								
PACIFIC DRIVE	**TOTALS**		45547.30		47.45	9.38	30.27	0.91	0.00	0.98	2.00	0.00	3.90	47.45
RAYMOND														
class	1	c	948	960	0.99		0.99							
class	2	c	948	960	0.99		0.99							
Lounge	3		948	960	0.99								0.99	
class	4	c	948	960	0.99		0.99							
class	5	c	965.5	960	1.01		1.01							
class	5A	c	960	960	1.00		1.00							
class	6	c	965.5	960	1.01		1.01							
class	7	c	962	960	1.00		1.00							
class	8	c	962	960	1.00		1.00							
class	9	c	962	960	1.00		1.00							
RTI / RSP / SPeech	10		960	960	1.00			1.00						
RTI / Encore / Nurse	11		963	960	1.00			1.00						
class	12	c	960	960	1.00		1.00							
class	14	c	962	960	1.00		1.00							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
class	15	c	969	960	1.01		1.01							
RTI	16		936	960	0.98		0.98							
class	17	c	936	960	0.98		0.98							
class	18	c	936	960	0.98		0.98							
class	19	c	936	960	0.98		0.98							
class	20	c	936	960	0.98		0.98							
class	21	c	936	960	0.98		0.98							
class	22	c	960	960	1.00		1.00							
class	23	c	960	960	1.00		1.00							
class	K-1	c	1305	960	1.36		1.36							
class	K-2	c	1305	960	1.36		1.36							
	MEDIA		1920	960	2.00	2.00								
	MPR		5101	960	5.31	5.31								
RAYMOND	**TOTALS**		31550.00		32.86	7.31	22.56	2.00	0.00	0.00	0.00	0.00	0.99	32.86
RICHMAN														
Encore	1		756.5	960	0.79								0.79	
Encore	2		756.5	960	0.79								0.79	
Class	3	c	936.5	960	0.98		0.98							
Encore / Ases	4		936.5	960	0.98								0.98	
class	5	c	936.5	960	0.98		0.98							
class	6	c	936.5	960	0.98		0.98							
class	7	c	936.5	960	0.98		0.98							
class	8	c	936.5	960	0.98		0.98							
SDC	9	c	936.5	960	0.98					0.98				
RSP	10		936.5	960	0.98			0.98						
class	11	c	936.5	960	0.98		0.98							
class	12	c	936.5	960	0.98		0.98							
class	13	c	936.5	960	0.98		0.98							
class	14	c	936.5	960	0.98		0.98							
Workroom	15		936	960	0.98						0.98			
class	16	c	936.7	960	0.98		0.98							
class	17	c	936.7	960	0.98		0.98							
SDC	18	c	936.7	960	0.98					0.98				
Encore	19		936	960	0.98								0.98	
class	20	c	936.3	960	0.98		0.98							
class	21	c	936.3	960	0.98		0.98							
Preschool	22		936	960	0.98							0.98		
Preschool	23		936	960	0.98							0.98		
PK SDC	24	c	936	960	0.98							0.98		
Encore	25A		960	960	1.00								1.00	
class	25	c	968	960	1.01		1.01							
class	26	c	968	960	1.01		1.01							
SDC	27	c	968	960	1.01					1.01				
RTI	28		967.5	960	1.01		1.01							
Library	29		967.5	960	1.01	1.01								
Library	30		968	960	1.01	1.01								
PAT	31		1440	960	1.50				1.50					
PE	33		720	960	0.75		0.75							
PAT	34		720	960	0.75				0.75					
Speech	35		960	960	1.00		1.00							
Psych	36		960	960	1.00		1.00							
Music	37		720	960	0.75		0.75							
Music	38		720	960	0.75		0.75							
Counselor	39		960	960	1.00		1.00							
Encore	40		960	960	1.00								1.00	
Encore	41		960	960	1.00								1.00	
Encore	42		960	960	1.00								1.00	
class	K1	c	1873	960	1.95		1.95							
SDC	K2	c	1744	960	1.82					1.82				
SDC	K3	c	1744	960	1.82					1.82				

			SQUARE FOOTAGE			CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
	MEDIA		5160	960	5.38	5.38								
	MPR		3790	960	3.95	3.95								
RICHMAN	**TOTALS**		53271.70		55.49	11.34	22.91	0.98	2.25	6.59	0.98	2.93	7.53	55.49
ROBERT FISLER														
class	L1	c	894.3	960	0.93		0.93							
class	L2	c	898	960	0.94		0.94							
class	L3	c	896.3	960	0.93		0.93							
class	L4	c	922.3	960	0.96		0.96							
class	L5	c	898.6	960	0.94		0.94							
class	L6	c	893.3	960	0.93		0.93							
class	L7	c	896.7	960	0.93		0.93							
class	L8	c	920.1	960	0.96		0.96							
PE Locker Room	L9		960	960	1.00		1.00							
class	C1	c	894.3	960	0.93		0.93							
class	C2	c	898	960	0.94		0.94							
class	C3	c	896.3	960	0.93		0.93							
class	C4	c	922.3	960	0.96		0.96							
class	C5	c	898.6	960	0.94		0.94							
class	C6	c	893.3	960	0.93		0.93							
class	C7	c	896.7	960	0.93		0.93							
class	C8	c	920.1	960	0.96		0.96							
class	N1	c	894.3	960	0.93		0.93							
class	N2	c	898	960	0.94		0.94							
class	N3	c	896.3	960	0.93		0.93							
class	N4	c	922.3	960	0.96		0.96							
class	N5	c	898.6	960	0.94		0.94							
class	N6	c	893.3	960	0.93		0.93							
class	N7	c	896.7	960	0.93		0.93							
class	N8	c	920.1	960	0.96		0.96							
class	G1	c	1253.6	960	1.31		1.31							
class	G2	c	1261.7	960	1.31		1.31							
class	G3	c	1258.1	960	1.31		1.31							
class	G4	c	1257.7	960	1.31		1.31							
class	G5	c	925.7	960	0.96		0.96							
class	G6	c	914.7	960	0.95		0.95							
Speech	G7		534.7	960	0.56		0.56							
RSP	G8		528.2	960	0.55			0.55						
Asst Principal	G9		192.6	960	0.20								0.20	
Encore	I1		960	960	1.00								1.00	
RTI	I2		960	960	1.00		1.00							
Tech / Library	I3		960	960	1.00	1.00								
	MPR		3772.9	960	3.93	3.93								
Science Lab / Class	E1	c	1001.7	960	1.04		1.04							
	Media		2654.7	960	2.77	2.77								
ROBERT FISLER	**TOTALS**		41055.10		42.77	7.70	33.32	0.55	0.00	0.00	0.00	0.00	1.20	42.77
ROLLING HILLS														
class	1	c	970	960	1.01		1.01							
class	2	c	970	960	1.01		1.01							
class	3	c	970	960	1.01		1.01							
class	4	c	970	960	1.01		1.01							
class	5	c	970	960	1.01		1.01							
class	6	c	970	960	1.01		1.01							
class	7	c	970	960	1.01		1.01							
class	8	c	970	960	1.01		1.01							
class	9	c	967.5	960	1.01		1.01							
class	10	c	967.5	960	1.01		1.01							
class	11	c	967.5	960	1.01		1.01							
class	12	c	967.5	960	1.01		1.01							
class	13	c	970	960	1.01		1.01							
SDC	14	c	970	960	1.01					1.01				

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
class	15	c	970	960	1.01		1.01							
class	16	c	970	960	1.01		1.01							
SDC	17		970	960	1.01					1.01				
class	18	c	970	960	1.01		1.01							
class	19	c	970	960	1.01		1.01							
class	20	c	970	960	1.01		1.01							
My Connect	21		960	960	1.00		1.00							
My Connect	22		960	960	1.00		1.00							
class	23	c	960	960	1.00		1.00							
The Lab	24		800	960	0.83		0.83							
The Lab	25		800	960	0.83		0.83							
class	K1	c	1155	960	1.20		1.20							
class	K2	c	1155	960	1.20		1.20							
Speech / Psych / RSP / Library	MEDIA		5073	960	5.28	5.28								
	MPR		3790	960	3.95	3.95								
ROLLING HILLS	**TOTALS**		35043.00		36.50	9.23	25.25	0.00	0.00	2.02	0.00	0.00	0.00	36.50
SUNSET LANE														
Cotsen	101		970	960	1.01								1.01	
Preschool	102		970	960	1.01							1.01		
class	103	c	970	960	1.01		1.01							
class	104	c	970	960	1.01		1.01							
class	105	c	970	960	1.01		1.01							
class	106	c	970	960	1.01		1.01							
class	107	c	970	960	1.01		1.01							
class	108	c	970	960	1.01		1.01							
class	109	c	960	960	1.00		1.00							
class	110	c	960	960	1.00		1.00							
class	112	c	960	960	1.00		1.00							
class	201	c	970	960	1.01		1.01							
class	202	c	970	960	1.01		1.01							
class	203	c	970	960	1.01		1.01							
class	204	c	970	960	1.01		1.01							
class	205	c	970	960	1.01		1.01							
class	206	c	970	960	1.01		1.01							
class	207	c	970	960	1.01		1.01							
class	208	c	970	960	1.01		1.01							
class	209	c	960	960	1.00		1.00							
class	210	c	960	960	1.00		1.00							
class	211	c	960	960	1.00		1.00							
class	212	c	960	960	1.00		1.00							
SDC	213	c	960	960	1.00					1.00				
class	214	c	960	960	1.00		1.00							
SDC	215	c	960	960	1.00					1.00				
RTI	216		960	960	1.00		1.00							
class	217	c	960	960	1.00		1.00							
RSP	218		960	960	1.00			1.00						
Speech	219		960	960	1.00		1.00							
class	221	c	960	960	1.00		1.00							
Psych / MHA	Media		5073	960	5.28	5.28								
	MPR		3790	960	3.95	3.95								
RESTROOM	RR		480	960	0.50								0.50	
SUNSET LANE	**TOTALS**		39263.00		40.90	9.23	26.15	1.00	0.00	2.00	0.00	1.01	1.51	40.90
VALENCIA PARK														
class	1	c	986.5	960	1.03		1.03							
class	2	c	986.5	960	1.03		1.03							
Preschool	3		986.5	960	1.03							1.03		
Preschool	4		986.5	960	1.03							1.03		
OC United	5		987	960	1.03								1.03	
class	6	c	986.5	960	1.03		1.03							
class	7	c	986.5	960	1.03		1.03							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
class	8	c	986.5	960	1.03		1.03							
Counselor	9		986.5	960	1.03		1.03							
Music	10		987	960	1.03		1.03							
Workroom	11		994	960	1.04						1.04			
RSP	12		986.5	960	1.03			1.03						
RTI	13		986.5	960	1.03		1.03							
RTI	14		986.5	960	1.03		1.03							
Vacant	15		986.5	960	1.03						1.03			
Lounge	16		1002	960	1.04								1.04	
class	17	c	977	960	1.02		1.02							
class	18	c	977	960	1.02		1.02							
class	19	c	973.2	960	1.01		1.01							
class	20	c	973.2	960	1.01		1.01							
class	21	c	973.2	960	1.01		1.01							
class	22	c	973.2	960	1.01		1.01							
Psych / Tech	23a/B		242	960	0.25		0.25							
Speech	23C		967.7	960	1.01		1.01							
LCRS	24		967.7	960	1.01								1.01	
OC United	25		967.7	960	1.01								1.01	
OC United	26		960	960	1.00								1.00	
ATA Lab	27		960	960	1.00		1.00							
Encore	28		1920	960	2.00		2.00							
Encore	29		960	960	1.00		1.00							
Ases	30		720	960	0.75		0.75							
Ases	31		720	960	0.75		0.75							
Backstock	32		960	960	1.00								1.00	
OC United	33		720	960	0.75								0.75	
OC United	34		720	960	0.75								0.75	
Library	35/36		1440	960	1.50	1.50								
ATA Clay Lab	37		960	960	1.00		1.00							
SDC	38	c	960	960	1.00					1.00				
class	K1	c	1235	960	1.29		1.29							
class	K2	c	1209	960	1.26		1.26							
The Hub	K3		960	960	1.00								1.00	
Backstock	K4		960	960	1.00								1.00	
RSP	K5		960	960	1.00			1.00						
	MPR		4854	960	5.06	5.06								
VALENCIA PARK	**TOTALS**		46977.90		48.94	6.56	25.65	2.03	0.00	1.00	2.06	2.06	9.59	48.94
WOODCREST														
SDC	1	c	550	960	0.57					0.57				
Storage	1A		1000	960	1.04						1.04			
SDC	2	c	550	960	0.57					0.57				
APE	0		1333	960	1.39				1.39					
SDC	3	c	960	960	1.00					1.00				
Speech	4		960	960	1.00		1.00							
Psych	4A		960	960	1.00		1.00							
Health Office	5		960	960	1.00		1.00							
COUNTY	CCS		1648	960	1.72				1.72					
class	6	c	960	960	1.00		1.00							
class	7	c	960	960	1.00		1.00							
class	8	c	960	960	1.00		1.00							
class	9	c	960	960	1.00		1.00							
RSP	10		960	960	1.00			1.00						
class	11	c	960	960	1.00		1.00							
Speech	12		480	960	0.50		0.50							
Encore	13		960	960	1.00		1.00							
class	14	c	960	960	1.00		1.00							
class	15	c	960	960	1.00		1.00							
class	16	c	960	960	1.00		1.00							
class	17	c	960	960	1.00		1.00							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
RTI	18		960	960	1.00		1.00							
PE / Storage	19	c	960	960	1.00		1.00							
class	20	c	960	960	1.00		1.00							
class	21	c	960	960	1.00		1.00							
Student Store	P1		720	960	0.75								0.75	
Conf Room	P2		720	960	0.75						0.75			
PreK	P3	c	960	960	1.00							1.00		
SDC PreK	P4	c	960	960	1.00							1.00		
class	K1	c	1816	960	1.89		1.89							
class	K2	c	1816	960	1.89		1.89							
Workroom	415		480	960	0.50						0.50			
MEDIA CENTER			4965	960	5.17	5.17								
	MPR		3790	960	3.95	3.95								
WOODCREST	**TOTALS**		40028.00		41.70	9.12	21.28	1.00	3.11	2.15	2.29	2.00	0.75	41.70
PARKS														
class	101	c	1302	960	1.36		1.36							
class	102	c	813.8	960	0.85		0.85							
class	103	c	813.8	960	0.85		0.85							
class	104	c	813.8	960	0.85		0.85							
class	105	c	813.8	960	0.85		0.85							
class	106	c	625	960	0.65		0.65							
class	107	c	625	960	0.65		0.65							
class	108	c	775	960	0.81		0.81							
class	109	c	775	960	0.81		0.81							
class	110	c	961	960	1.00		1.00							
class	111	c	775	960	0.81		0.81							
class	112	c	775	960	0.81		0.81							
class	113	c	1025	960	1.07		1.07							
class	114	c	1025	960	1.07		1.07							
class	201	c	375	960	0.39		0.39							
class	202	c	300	960	0.31		0.31							
class	203	c	750	960	0.78		0.78							
class	204	c	750	960	0.78		0.78							
class	205	c	1454.5	960	1.52		1.52							
Speech	206		1454.5	960	1.52			1.52						
class	207	c	1220	960	1.27		1.27							
class	208	c	1327.7	960	1.38		1.38							
Nurse	209		1327.7	960	1.38		1.38							
Conference	210		1327.7	960	1.38						1.38			
class	211	c	1291.5	960	1.35		1.35							
class	212	c	1291.5	960	1.35		1.35							
class	213	c	1231.5	960	1.28		1.28							
Lounge	214		1231.5	960	1.28								1.28	
Food Service	215		480	960	0.50		0.50							
class	301	c	960	960	1.00		1.00							
class	302	c	960	960	1.00		1.00							
Encore	303		960	960	1.00		1.00							
class	304	c	960	960	1.00		1.00							
class	305	c	960	960	1.00		1.00							
Delta Room	308		960	960	1.00		1.00							
class	401	c	960	960	1.00		1.00							
class	402	c	960	960	1.00		1.00							
class	403	c	960	960	1.00		1.00							
class	404	c	960	960	1.00		1.00							
class	406	c	960	960	1.00		1.00							
	MPR		4075	960	4.24	4.24								
PARKS	**TOTALS**		37758.10		44.13	4.24	35.71	1.52	0.00	0.00	1.38	0.00	1.28	44.13
LADERA VISTA														
class	1	c	1432	960	1.49		1.49							
class	2	c	1432	960	1.49		1.49							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
class	3	c	954.5	960	0.99		0.99							
class	4	c	1432	960	1.49		1.49							
class	5	c	1432	960	1.49		1.49							
class	6	c	954.5	960	0.99		0.99							
class	7	c	955	960	0.99		0.99							
class	8	c	955	960	0.99		0.99							
class	9	c	955	960	0.99		0.99							
class	10	c	955	960	0.99		0.99							
class	11	c	955	960	0.99		0.99							
class	12	c	955	960	0.99		0.99							
MEDIA CENTER	13		1910	960	1.99	1.99								
class	14	c	955	960	0.99		0.99							
class	15	c	955	960	0.99		0.99							
class	16	c	955	960	0.99		0.99							
class	17	c	1800	960	1.88		1.88							
class	18	c	955	960	0.99		0.99							
class	19	c	955	960	0.99		0.99							
class	20	c	955	960	0.99		0.99							
class	21	c	955	960	0.99		0.99							
class	22	c	955	960	0.99		0.99							
class	23	c	1432	960	1.49		1.49							
Counseling	23b		1432	960	1.49		1.49							
Pysch	23c		358	960	0.37		0.37							
class	24	c	960	960	1.00		1.00							
class	25	c	960	960	1.00		1.00							
class	26	c	960	960	1.00		1.00							
class	27	c	960	960	1.00		1.00							
RR	27b		460	960	0.48								0.48	
class	28	c	960	960	1.00		1.00							
class	29	c	960	960	1.00		1.00							
class	30	c	960	960	1.00		1.00							
class	31	c	960	960	1.00		1.00							
class	32	c	960	960	1.00		1.00							
class	33	c	960	960	1.00		1.00							
class	34	c	960	960	1.00		1.00							
class	35	c	960	960	1.00		1.00							
class	36	c	960	960	1.00		1.00							
Sensory Room	37		960	960	1.00				1.00					
class	38	c	960	960	1.00		1.00							
GYM			14344	960	14.94	14.94								
	MPR		4000	960	4.17	4.17								
LADERA VISTA	**TOTALS**		61143.00		63.69	21.10	41.11	0.00	1.00	0.00	0.00	0.00	0.48	63.69
NICOLAS														
Workroom	1		933	960	0.97						0.97			
class	2	c	933	960	0.97		0.97							
class	3	c	933	960	0.97		0.97							
class	4	c	933	960	0.97		0.97							
class	5	c	933	960	0.97		0.97							
Mentor / Safety	6		933	960	0.97								0.97	
DLA	7		933	960	0.97						0.97			
PTA	9		936.5	960	0.98						0.98			
ASES	10		936.5	960	0.98						0.98			
Conf Room	11		936.5	960	0.98								0.98	
OC United	12		936.5	960	0.98						0.98			
Spyder Lab	13		936.5	960	0.98		0.98							
Spyder Lab	14		936.5	960	0.98		0.98							
class	15	c	936.5	960	0.98		0.98							
class	16	c	936.5	960	0.98		0.98							
Lab	17		936.5	960	0.98		0.98							
Robotics	18		936.5	960	0.98		0.98							

		SQUARE FOOTAGE				CLASSROOM UNIT DISTRIBUTION BY CATEGORY								
SITE	ROOM #	Classroom	SQ FT.	DIVISOR	C.U.	MPR/ MEDIA	REG ED	RSP	DIS	SDC	EMPTY	PRE-SCHOOL	MISC	
Robotics	19		936.5	960	0.98		0.98							
class	20	c	936.5	960	0.98		0.98							
class	21	c	936.5	960	0.98		0.98							
class	22	c	936.5	960	0.98		0.98							
Storage	23		936.5	960	0.98						0.98			
class	24	c	936.5	960	0.98		0.98							
class	25	c	936.5	960	0.98		0.98							
class	26	c	936.5	960	0.98		0.98							
class	27	c	936.5	960	0.98		0.98							
class	28	c	936.5	960	0.98		0.98							
class	29	c	936.5	960	0.98		0.98							
Vacant	30		936.5	960	0.98						0.98			
class	31	c	936.5	960	0.98		0.98							
class	32	c	936.5	960	0.98		0.98							
class	33	c	1120	960	1.17		1.17							
class	34	c	1120	960	1.17		1.17							
class	35	c	960	960	1.00		1.00							
class	36	c	960	960	1.00		1.00							
class	37	c	960	960	1.00		1.00							
class	38	c	960	960	1.00		1.00							
class	39	c	960	960	1.00		1.00							
	Stem Lab		1338.5	960	1.39		1.39							
	FS		1338.5	960	1.39								1.39	
	WOOD		2196	960	2.29		2.29							
	MPR		800	960	0.83	0.83								
	MPR		1248	960	1.30	1.30								
	MPR		192	960	0.20	0.20								
	CAFETERIA		2360	960	2.46		2.46							
	MEDIA		1955	960	2.04	2.04								
	STAGE		1000	960	1.04	1.04								
	MUSIC		1800	960	1.88		1.88							
	COUNSEL		669	960	0.70		0.70							
ARC			10000	960	10.42	10.42								
Ni Comm Ctr			60944	960	63.48	63.48								
NICOLAS	**TOTALS**		121888.00		126.97	79.31	37.49	0.00	0.00	0.00	6.82	0.00	3.34	126.97
DISTRICT	**TOTALS**		**877054.20**		**918.40**	**239.40**	**530.48**	**26.16**	**10.12**	**27.85**	**25.43**	**14.95**	**44.02**	**918.41**

SCHOOL NAME	YEAR BUILT	ORIGINAL STUDENT CAPACITY	
Acacia Elementary School	1957	570	
Beechwood K-8 School	1966	330	
Commonwealth Elementary School	1956	810	
Fern Drive Elementary School	1954	690	
Fisler K-8 School	2004	1056	
Golden Hill Elementary School	1951	600	
Hermosa Drive Elementary School	1953	570	
Ladera Vista Junior High School	1960	790	
Laguna Road Elementary School	1961	570	
Maple Elementary School	1936	450	
Nicolas Junior High School	1956	1045	
Orangethorpe Elementary School	1951	930	
Pacific Drive Elementary School	1957	570	
Parks Junior High School	1972	765	
Raymond Elementary School	1953	690	
Richman Elementary School	1951	810	
Rolling Hills Elementary School	1962	570	
Sunset Lane Elementary School	1965	570	
Valencia Park Elementary School	1949	720	
Woodcrest Elementary School	1959	570	

Fullerton School District
Local Control Accountability Plan

2025-2026 LCAP Overview for Families

Fullerton School District Board of Trustees

Beverly Berryman, President

Ruthi Hanchett, Vice President

Aaruni Thakur, Clerk

James Cho, Member

Vanessa Estrella, Member

The mission of the Fullerton School District is to work collaboratively with the community to provide an innovative, high-quality educational program for all students in a safe learning environment. Our motto, "Great Schools - Successful Kids" exemplifies the belief that all students will achieve academic excellence, acquire interpersonal skills, and develop technological expertise to contribute as productive citizens in a democratic society.

1401 W. Valencia Drive, Fullerton, CA, 92833
714-447-7400
www.fullertonsd.org

What is the LCAP?

The Local Control Accountability Plan (LCAP) is a tool for FSD to set GOALS, plan ACTIONS, and leverage RESOURCES to improve STUDENT OUTCOMES over a 3 year period.
It includes:

- Budget Overview for Parents (BOP)
- Annual Updates and Expenditures
- Educational Partner Engagement
- Plan Summary/Narrative
- Goals, Actions, Services, and Increased Services
- Expenditure Tables
- LCAP Instructions

The LCAP and additional documentation can be found on the district website:
www.fullertonsd.org

District Overview

21 Schools
K-6: 15 sites
K-8: 2 sites
Junior Highs: 3 sites
MyConnect Academy (Homeschool): 1 site

11,439
Students (2024 CA Dashboard)

1,614
Employees

11
Gold Ribbon Schools

1:1
Student Devices

20
PBIS Platinum Schools
Positive Behavior Interventions & Supports

Student Groups	
Foster Youth	0.6%
Homeless Students	1%
Students with Disabilities	13%
Socioeconomically Disadvantaged	52.4%
English Learners	18.9%

Student Race/Ethnicity	
American Indian	0.3%
Asian	23.7%
Filipino	2.4%
Pacific Islander	0.2%
Hispanic	51.4%
Two or More Races	5.3%
White	15.4%
African American	1.3%

What are the goals for FSD's LCAP?

There are 4 goals in the 2025-2026 LCAP, along with actions and services:

Goal 1
Student Achievement

All students will demonstrate proficiency or growth toward proficiency in ELA and math.

- Professional Development
- High Quality Staff and Supports
- Advanced Coursework
- College and Career Readiness
- Art Programs
- Progress Monitoring
- Standards-Aligned Curriculum
- English Learner Support
- Academic Intervention
- Enrichment
- Strategic Use of Data
- Special Education Student Support
- Response to Intervention
- Gifted and Talented Education
- Preschool and Universal TK
- Dual Immersion Programs
- Culturally Responsive Instruction
- Expanded Learning

Metrics: District assessments, ELPAC, CAASPP results, CA Dashboard EL Progress Indicator, Williams Audit, LCAP survey, Preschool Early Development Index

Goal 2
Technology/Digital Literacy

FSD will provide access to high quality digital tools, infrastructure, resources, personalized learning technology and professional learning so that all students have opportunities to access engaging online instructional resources and can demonstrate digital and informational literacy skills required for college and career success.

- Infrastructure for Instructional Technology & Internet Access
- 1:1 iPad Program (Grades 3-8)
- Professional Development
- Parent and Student Training
- Student Agency Opportunities
- Strategic Support to Low-Income, Homeless, and Foster Youth
- Digital Wellness
- Technology, Library, & Media Assistants
- Project-Based Learning
- Digital Resources & Support

Metrics: Percentage of students with access to technology and digital resources, percentage of staff teaching informational literacy and Internet safety and receiving professional development, number of schools in which personnel have been trained in AI tech integration

Goal 3
Safe & Secure Environment

All FSD departments and school sites will work to provide a safe and secure environment that promotes the physical, social and emotional health and well-being of all staff and students.

- Security Personnel
- Safety Training & Preparedness
- Physical, Social, Emotional Health Supports
- Social Emotional Learning Curriculum
- Restorative Practices
- Bullying/Digital Citizenship Curriculum
- Attendance Roadmap and Site Teams
- Wrap-Around Services & Training
- Nurses & Health Assistants
- Mentoring and Check-ins
- Mental Health Counseling Support
- Foster Youth & Homeless Services
- Facility Upgrades
- Positive Climate Building School Events
- Provide Structured Play Time

Metrics: Williams facilities audits, attendance rates, chronic absenteeism rates, suspension rates, number of students identified at risk, engagement/climate surveys, teacher surveys

Goal 4
Parent & Community Engagement

Promote engagement of all families through open, effective communication and by providing families meaningful opportunities to support and celebrate student learning and cultures.

- Public Information Officer
- Culture of Inclusion
- Parent Engagement in Student Success
- Champions of Learning/PTA
- Parent Trainings: SEL, PBIS, MTSS
- Parent Advisory Groups
- Multilingual Taskforce
- Cultural Connectedness & Belonging Taskforce
- FSD Foundations
- Wellness Coordinator
- Pre-K/TK/Kinder Parent Orientation
- Community Partnerships
- Student Showcase Celebrations
- School Personnel Support
- Translation Support

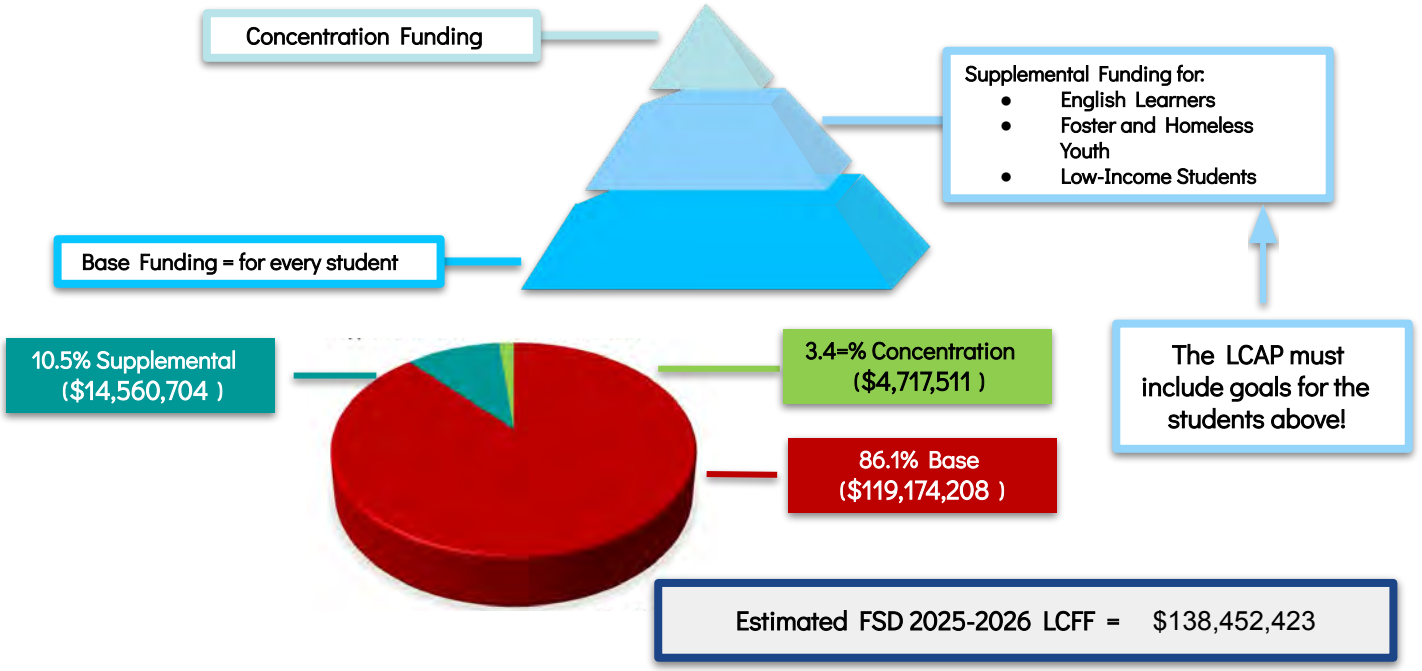
Metrics: Positive ratings on district and school parent engagement and school climate surveys, number of workshops and trainings offered, attendance at Champions for Children Conference, number of parents taking the LCAP survey

How does FSD involve educational partners?

Every year, the District convenes the LCAP Advisory Committee to actively involve all educational partners in the development of the LCAP. Representatives from parent advisory groups (DELAC, PTA), Fullerton Elementary School Management Association, employee bargaining units (FETA, CSEA), educational foundations (the Fullerton Educational Foundation, the All the Arts Foundation), and district staff give insights about instructional programs in relation to FSD Board goals and California's eight state priorities.

The committee meets four times throughout the year to review district metrics and progress towards each goal and makes recommendations for the following school year.

How is each school district in California funded?



The LCAP must also meet the 8 required state priorities below:

Conditions of Learning

Student access to credential teachers, standards-aligned curriculum, and safe facilities.

Effective implementation of the CA State Standards for all students.

Student access to a broad course of study.

Pupil Outcomes

Improve student academic achievement, English proficiency, and college/career preparedness.

Measure other student outcomes related to required areas of study.

Engagement

Efforts to seek parent and community involvement in the decision-making process and educational programs.

Efforts to increase attendance rates and reduce chronic absenteeism and suspensions.

Highlight school climate and safety.

FULLERTON

School District

Great Schools, Successful Kids

EDUCATIONAL SPECIFICATION

Facilities 2026 Master Plan

Architecture 9

EDUCATIONAL SPECIFICATION

Educational Specifications detail the facilities requirements to deliver a District's educational program. The **California Department of Education (CDE)** document Educational Specification: **Linking Design of School Facilities *to Educational Program*** states "Educational Specifications" are interrelated statements that communicate (or specify) to the architect, the public, and other interested parties what educators believe is required of a proposed educational facility to support a specific educational program."



Educational Specifications can also be used to evaluate a District's existing facilities to determine what changes need to be made to facilitate the delivery of the changing educational program. The educational program can be reviewed on a site-by-site basis in conjunction with the Educational Specifications to determine what modifications can be made.

In developing these specifications A9 used the following **California Department of Education** publications:

- **Title 5 Regulations.**
- **Guide to School Site Analysis and Development, 2000 Edition.**
- **Linking Design of School Facilities to Educational Program.**

In the preparation of the specifications all school facilities at each level were reviewed. This section is divided into two topics:

Site Standards indicate the recommended overall size of a site for the given grade level and standard population. This section details the recommended area required for playfields, hard court, parking and other site amenities.

Building Standards indicate the types of spaces required, e.g. classrooms, offices, restrooms, etc., the recommended size of those spaces and the quantity of spaces necessary. The Building Standards also detail the types of fixtures, furnishings and equipment needed to maintain a fully operational facility.

Based on the District's enrollment projections for the next ten years, there will be very few new school facilities during this time frame. The projections indicate that the total District enrollment will decline over that period. In addition, the District has excess capacity and could provide space for any unforeseen increases in enrollment. The primary focus of these specifications will be to review the existing facilities to determine the adequacy for delivering the District's educational program.



SITE STANDARDS

The **CDE** sets recommended standards for site size in the document **Guide to School Site Analysis and Development.** This document was revised in 2000 to consider the additional space in both classrooms and site amenities required to accommodate class size reduction. Class size reduction has been mandated for grades K-3 in the new **Local Control Funding Formula (LCFF).** The information in the table below indicates site size for class size reduction in grades K-3.

The site sizes indicated in the table are based on a District standard school average population of 511 for **Elementary Schools** and 800 for **Junior High Schools**. The District should refer to the publication for site requirements for schools with differing populations. These site sizes are further broken down in the CDE recommendations to areas for field activities, hard court activities and apparatus areas as well as areas for buildings, grounds, parking and roads. These recommendations are listed in the tables below. For recommendations on specific field types and hardcourt activities included in the areas see the CDE Guide.

CDE RECOMMENDED SITE SIZE BASED ON STUDENT POPULATION

Grade Level	Student Population	Usable Acres
Elementary TK-6	511	11.6[1]
Junior High Schools 7-8	800	18.1

[1] Based on Class Size Reduction in grades Kindergarten through three.

ELEMENTARY SCHOOL SITE FOCUS

Elementary Schools should have a fenced Kindergarten play area directly adjacent to the Kindergarten classrooms. For the FSD standard school size, there should be 3 Kindergarten classrooms and play space as indicated in the table below. This area should have space for age-appropriate play apparatus, a small hardcourt area and a small grass area.

The Elementary Schools should have general purpose field areas for soccer, football and other field games. There should be hard court areas for activities such as basketball, 4 square, tether ball, running and relays.

There should be an area for age-appropriate play apparatus for grades 1-3 and an area for Grades 4-5.

Storage space shall be provided for outdoor play equipment such as balls.

There should be sufficient space on the site for an After School Program portable classroom. This is a program run by an outside agency who supplies the portable, however, space and hookups for electrical, water and sewer should be provided. An area for parking should also be provided.

CDE RECOMMENDED ELEMENTARY SCHOOL SITE REQUIREMENTS

Kindergarten[2]	
Turfed Area	0.358 acres
Paved Area	0.275 acres
Apparatus Area	0.110 acres
Buildings and Grounds	0.209 acres
Grades 1-6	
Total Field Area	3.818 acres
Total Hardcourt Area	1.490 acres
Total Apparatus Area	0.566 acres
Building and Grounds Area	3.000 acres
Parking and Roads Area	0.700 acres
Add for Class Size Reduction	1.100 acres
Total	11.626 acres

[1]Based on a standard capacity of 720 students with even distribution across grades; Class Size Reduction loading of 25:1 for Kindergarten through Grade 3.
[2]Based on 5 Kindergarten classrooms per master plan site.

FSD ELEMENTARY SCHOOL SITE FOCUS

Total Field Area	2.275 acres
Total Hardcourt Area	1.315 acres
Total Apparatus Area	0.231 acres
Building and Grounds Area	3.285 acres
Parking and Roads Area	1.482 acres
Retention Basin	0.293 acres
Total	9.180 acres

There shall be a vegetable garden for growing fresh vegetables for consumption at the site. (See Food Service).

There should be sufficient parking spaces for teachers, staff and aides plus 6 additional parking spaces for visitors. The car park should be arranged so that the student drop off does not conflict with vehicular traffic flow. There should be a separate drop-off area for the Kindergarten students close to the Kindergarten classrooms.

Security

There shall be security cameras installed on the campuses to monitor all areas of each site. The building section of the sites shall be fenced to direct visitor traffic to the main office.

The hardcourt area should have visual markings for students to locate areas for assembly in case of emergencies.



JUNIOR HIGH SCHOOL SITE FOCUS

The following are the **Fullerton School District (FSD)** focusstandards for Junior High School sites:

Each site shall have a natural turf football field and track. No bleachers are required.

Each site shall have a baseball diamond with skinned infield and a fenced enclosure for team benches on each side. The fields will also be used for community use. The baseball fields shall be of natural turf. No bleachers are required. Fields should be located close to public parking and designed for public use without allowing access to the campus buildings. Restrooms for public use may be provided if access to those restrooms does not allow access to other buildings on campus outside standard school hours.



CDE RECOMMENDED JUNIOR SCHOOL SITE REQUIREMENTS[1]

Total Field Area	8.216 acres
Total Hardcourt Area	2.376 acres
Total Apparatus Area	0.106 acres
Building and Grounds Area	6.600 acres
Parking and Roads Area	0.800 acres
Total	18.098 acres

[1]Based on standard capacity of 1,200 6-8 Grade students without football field and track.

FSD JUNIOR HIGH SCHOOL SITE FOCUS[1]

Total Field Area	8.810 acres
Total Hardcourt Area	1.164 acres
Total Apparatus Area	0.000 acres
Building and Grounds Area	5.924 acres
Parking and Roads Area	3.091 acres
Total	18.989 acres

Each **Junior High School** site should have a softball diamond with skinned infield and a fenced enclosure for team benches on each side. The fields will also be used for community use. The softball fields shall be natural turf. No bleachers are required.

The overlapping outfield area of the baseball and softball fields shall be used as a multi-purpose practice field.

Each site should have exterior hardcourt areas sufficient for 8 - 42 ft. x 74 ft. basketball courts with fixed standards and 6 tennis courts with fixed nets and ball fencing around the perimeter.

Each site should have staff parking for 138 vehicles and visitor parking for 20 vehicles.

Traffic flow should allow for ease of student drop-off and for deliveries without conflicts between pedestrian and vehicular traffic. There should be easy access to the streets from the parking and drop-off areas.

- For visitors, the visitor car park will be near the front entrance to the campus.

The flow of bus traffic sites should be designed so that there is no conflict with cars or pedestrian traffic.



Security: Measures should be taken to secure the inner campus areas around the buildings. All visitors to the campuses should be required to enter the campus at only the designated areas and that access should be monitored. Each school should have adequate fencing to secure the inner campus area where there is a concentration of students and staff. Security cameras are a good method to monitor access. However, a security camera system, intended to limit access to sites, requires monitoring during times when students and staff are present. If a camera system is used, there should be sufficient resolution to the cameras to determine facial features.

Garden areas should be set up to grow crops as a part of the food and nutrition program and the science program.



FULLERTON SCHOOL DISTRICT BUILDING FOCUS

The focus that follows in this section are derived in part from the information identified by staff and community, by **California Department of Education** standards, and by an examination of the existing school facilities. At the District's direction, the model used for the development of these specifications was Raymond Elementary School and Ladera Vista Junior High Schools. These schools are established schools at each level and reflect the current educational needs for the facilities.

The following assumptions apply to these building standards. The designs for new schools and for modifications to existing schools will meet the following minimum standards:

- Adherence to the **Collaborative for High Performance Schools (CHPS)** standards to the highest level economically feasible.
- Compliance with **Title 24, the California Building Code**.
- Compliance with the **Americans with Disabilities Act (ADA)** for disabled access to buildings.
- Compliance with **Title 5, California Department of Education** facilities standards.
- Appropriate acoustic treatment, designed to meet the needs of individual spaces.
- LED Lighting systems matched the intended use and meets the highest efficiency standards.
- Compliance with the **District Technology Plan** including power distribution.
- Compliance with **Title 24, CALGreen Building Code**.
- Restrooms, both student and adult, placed in appropriate locations and in appropriate quantities.

FSD ELEMENTARY SCHOOL BUILDING FOCUS

School Capacity:	690 students
Grades Served:	TK-6
District Loading:	
Transitional Kindergarten/Kindergarten	24 students/per classroom[1]
Grades 1-3	24 students/per classroom[1]
Grades 4-6	30 students/per classroom
SDC	15 students/per classroom
SH	9 students/per classroom
Teaching Stations[2]:	
Transitional Kindergarten/Kindergarten	4
Grades 1-3	14
Grades 4-6	8
SDC	1
RSP[3]	1

[1] Loading required by Local Control Funding Formula (LCFF).
[2] Based on an even distribution of students across grades. Actual students/grades will vary from year to year.

Teaching Stations

Transitional Kindergarten/ Kindergarten

Kindergarten classrooms shall be approximately 1,200 square feet. Typically, each school will include 4 Kindergarten classrooms with adjoining work rooms. However, this number may need to be revised due to the need for Transitional Kindergarten spaces and due to **Class Size Reductions** requirements in the **Local Control Finance Formula**.

There shall be one workroom serving each pair of Kindergarten classrooms. The workroom should include storage cabinetry, work counter space, a sink, a refrigerator and a microwave oven. The Kindergarten classrooms shall be designed with a self-contained outdoor play area with play structure, paved area and turfed area. See the playground area listed in the Site Standards section of this document. The design for each room shall include:

- One sink
- Two Toilets
- 25 Cubbies
- Vinyl Composition Tile (VCT) flooring in front of the sink area. Carpeting elsewhere
- Windows
- Storage Cabinetry
- Work Counter
- Tackable Wall Surface for display of student work
- iPad Charging Station.
- Whiteboard

Grades 1-3

Primary classrooms shall be approximately 960 square feet. The design shall include:

- One sink
- 25 Cubbies
- Vinyl Composition Tile (VCT) flooring in front of the sink area and carpeting elsewhere.
- Windows
- Storage cabinets
- Work Counter
- Tackable Wall Surface for display of student work
- iPad Charging Station
- Whiteboard
- Large TV Monitor

Grades 4-6

Upper grade classrooms shall be approximately 960 square feet. The design shall include:

- One sink
- 30 Cubbies
- Vinyl Composition Tile (VCT) flooring in front of the sink area and carpeting elsewhere
- Windows
- Storage cabinets
- Work Counter
- iPad charging station
- Whiteboard
- Large TV Monitor



Special Education

3 Special Day Classrooms (SDC) should be included on each Elementary School site. The **SDCs** should be equipped the same as the Grade 4-6 class- rooms.

1 Resource Specialist Program (RSP) classroom should be included on each campus.

1 Speech Therapy station should be included at each campus.



Administration

The administrative spaces for each school shall include the following spaces:

Reception area with 2 clerical workstations. The area shall include seating for up to 4 people waiting outside the clerical area. There shall be a service counter separating the clerical area from the waiting area.

Clerical Workroom should be directly adjacent to the clerical work area and include counter space with base cabinet storage below and wall hung cabinets above. The counter space shall include a sink. Space shall be included for large hung cabinets above. The counter space shall include a sink.

Conference Room should be accessible from the reception area. It should be adjacent to the Principal's Office. A projection screen or TV monitor is needed along with a coffee cabinet with a small amount of storage.

The **Principal's Office** should be near the clerical/reception area and include a separate, private exit directly to the exterior of the building and out of view of the reception area. The office should be adjacent to the Conference Room. The Principal's Office shall be of sufficient size to accommodate a small conference table with 4 chairs.

The **Vice Principal's Office** shall be near the Principal's Office and the clerical/reception area.

A **Storage Room** should be near the clerical work area for the storage of materials and supplies for the entire campus.

Health Office should include an area for 2 cots and seating for 3. There should be visual access from the clerical stations to the cot area. The Health Office shall include a single accommodation toilet. There shall be a lockable cabinet for student medications.

School Secretary should have a separate work- station directly adjacent to the clerical work- stations and near the Principal's office.

Space should be included near the administrative spaces for the computer server and the network equipment. Space should also be included for the telephone service, security and fire alarm annunciator panels.

Library Media Center

Elementary Schools should be equipped with a Library/Media Center of approximately 2,000 square feet. If present, the school computer lab shall be adjacent to and accessible from the Library. The Library shall include:

- Open space with tables and chairs sufficient for a full upper grade class.
- Control desk positioned for maximum student supervision.



Multi-Purpose Building

The **Multi-Purpose Building** should consist of the Multipurpose Room (MPR), the Kitchen, serving speed lines and a permanent stage off the MPR.

The **MPR** should be used primarily for eating, assembly and for physical education activities (excluding volleyball).

There should be a **Stage** directly off the MPR with a raised platform and under stage storage for folding tables and chairs. The stage shall be equipped with an accessible lift in an enclosure.

The **Kitchen** should be for warming of prepared meals only and shall not have walk-in refrigerator or freezer units. There shall be two serving "speed lines" directly adjacent to the kitchen with a check with computer network and power connections.

Included in the kitchen area shall be a **Locker/Changing Room** for cooks, a single accommodation restroom complete with hot water connection as required by code. Also included in the kitchen area shall be an **Office** for the cook and a **Dry Storage Room** for food storage.

FSD JUNIOR HIGH SCHOOL BUILDING FOCUS

School Capacity:	1,317 students
Grades Served:	7-8
District Loading:	
Grades 7-8	26 students per classroom
SDC	15 students per classroom
SH	9 students per classroom
Teaching Stations[1]:	
Grades 7	16
Grades 8	16
SDC	4
RSP[2]	1

[1] Based on an even distribution of students across grades. Actual students/grade will vary from year to year.
[2] Pull out station; not loaded as a classroom.

Teaching Stations

All **Teaching Stations** should be equipped with a standard teaching wall. The cabinetry on this wall will consist of the following:

- A 7'-0" tall Teacher's Wardrobe Cabinet with hanging space and shelves.
- A 7'-0" tall storage cabinet with shelving.
- 16 linear feet of base cabinet with countertop. The base cabinet shall include three 2-door units with shelves and a 4-file drawer unit.
- Above the counter there shall be three sliding marker boards with shelves behind two units and the interactive whiteboard behind the center unit.

Based on the most current District Technology standards at the time of implementation, the large TV monitor should be interconnected to the teacher's computer.

Academic Classrooms

Each **Junior High School** should have 38 **Academic Classrooms** for subjects such as history, math, language arts, and foreign languages. The academic classrooms should be approximately 960 square feet and have the standard teaching wall as described above. The finishes and furnishings shall include:

- Vinyl Composition Tile (VCT) flooring throughout.
- Windows opposite the teaching wall.
- Wherever possible, the walls should be covered with tackable wall covering for display of student work.
- No sink or drinking fountain shall be included in the academic classrooms.

Science Classrooms

Each **Junior High School** should include 6 Science Classrooms. These spaces shall have the following finishes, fixtures and equipment:

- Standard teaching wall.
- 13 build-in workstations around the perimeter of the space with a cabinet next to each station.
- VCT flooring.
- High windows allow daylight in without causing glare on the work surfaces.

Each pair of science classrooms shall share a workroom of approximately 250 square feet. Each workroom shall be furnished with a minimum of 16 linear feet of base cabinet with plastic laminate countertop and wall hung cabinets above. These cabinets shall be lockable for the storage of chemicals and other supplies.



Computer Stations

There should be one **Computer Labs** of approximately 1,150 sq ft. at each **Junior High School** campus. These labs should have 20 computer stations at the perimeter of the space with data and power connections for each computer. There should be a standard teaching wall in space. There should be a location for a printer/scanner/copier with power and data connections. Windows in the space should be high on the wall to avoid glaring on and behind the computer screens.

Performing Arts Classrooms

Two **Classrooms** of approximately 960 square feet shall be near the Multipurpose Room and the Stage (See Multi-Purpose later in this section). These classrooms will be used for drama and choral instruction.

Stage

The **Stage** should be furnished and equipped simi- lar to the academic classrooms. The Stage will include open shelving for instrument storage and a deep sink for cleaning instruments.

The **Stage** will be raised from the Multi-Purpose Room floor and shall be equipped with an enclosed accessible lift. The Stage shall be provided with under stage storage for rolling table and chair racks.

Media Lab

The Media Lab should be near the Library and the Computer Lab. There should be a **Work Room** and a **Storage Room** directly accessible from this space. The Media Lab shall be approximately 1,250 square feet and shall be equipped as follows:

- Standard teaching wall.
- 12 perimeter computer stations with power and network connections.
- A location for a printer/copier/scanner.
- VCT flooring.
- High windows to avoid computer screen glare.

Special Education

There should be four **Special Day Class (SDC)** rooms at each **Junior High School**. The SDC classrooms should be equipped like the Academic Classrooms. The SDC classrooms should have the additional requirement of having a sink included in the room.

There should be one **Resource Specialist Program** (RSP) room at each **Junior High School**. This room should be approximately 480 sq ft. and have space for small groups of 8 to 12 students and teachers to work.

Administration

The Administration spaces shall include the following:

- A **Lobby** space with a main school entrance close to the visitor parking area. This space should have seating for up to 4 adults and the seating area should be in visual contact with the clerical staff.
- The **Clerical** area should include workstations for 4 clerical staff with service counters surrounding the area. Space shall be provided for under counter filing cabinets. The Clerical area shall have visual supervision over the flow of people entering the school.
- The **Attendance** area should include 3 workstations and a service window to the outside for students reporting. The Attendance area should be directly adjacent to the Clerical area so that staff members can perform both functions.
- A **Nurses** station should include a space for 2 cots for students that are ill. A workstation and a lockable cabinet for student medications is needed.

  The area where the cots are places should be visually accessible to the clerical staff at times when the nurse is not in attendance. There shall be a single accommodation restroom with direct access from the Nurses' station.

- The **Principal's Office** should be directly accessible from the Principal's Secretary. The Principal's Secretary shall have control of access to the Principal's Office. The Principal's Office shall be directly adjacent to and directly accessible to the main Conference Room. There shall be an outside entrance to the Principal's Office out of visual contact with the parking area and the main entrance to the Administration spaces. The Principal's Office shall be large enough for a conference table and 4 chairs. This space shall be acoustically isolated from surrounding spaces.
- The **Principal's Secretary** should have a workstation directly adjacent to the Principal's Office and should control access to that office. The Principal's Secretary shall be near the Clerical work area.
- The **Conference Room** should be near the Lobby and have direct access from the Principal's Office. The Conference Room shall be equipped with an interactive whiteboard connected to the site network for presentations and video conferencing. The space shall be equipped with a fixed credenza with a sink.
- There should be 2 **Assistant Principal's Offices** with a shared Assistant Principal's Secretary. One of the responsibilities of the Assistant Principals is discipline and there shall be a Student Waiting Area with visual supervision from the Assistant Principal's Secretary. The Assistant Principals Offices shall be acoustically isolated from surrounding spaces.
- There should be 3 **Counselors' Offices** near the student entrance to the Administrative offices.
- The **Workroom** should be centrally located within the administrative spaces and be directly accessible from the Clerical area. This space shall have approximately 40 linear feet of base cabinet with countertop and wall hung cabinets above. It should be equipped with a sink. There should be sufficient floor space for a copier/printer/ scanner. There shall be counter space for a FAX machine. There should be sufficient floor space for several tables for project layout and assembly.
- There should be 1 general purpose **Office.**
- One single accommodation **Toilet** shall be provided for men and one for women. These facilities should be centrally located within the administrative spaces.
- Space should be provided for the computer server and main distribution frame. Also, space shall be provided for the telephone/ VOIP equipment. Space shall be provided for the fire and security alarm annunciator panels within visual access from the clerical area.
- A space should be provided for teacher and staff mailboxes near the Clerical Workroom.



Library Media Center

The **Library** should include an area for 470 linear feet of bookshelves 5 foot in height. There should be an open reading area of approximately 1,200 square feet with space for movable tables and chairs. There should be a circulation desk with visual supervision over the stacks and reading area. The circulation desk should be directly adjacent to the entrance/ exit. The Library should have or near the following spaces:

- There should be 2 **Conference Rooms** directly accessible from the main Library room with visual supervision by the Circulation Desk.
- The Library should include or near multiple accommodate toilets for Boys and Girls.
- A **Teachers' Center** should be provided with 20 perimeter counter workstations separated by filing cabinets. There should also be a counter space for microwave ovens, a space for a refrigerator and a sink. This space shall be centrally located on the campus and not necessarily with the Library.
- There should be direct access from the main **Library** space to the **Computer Lab** and to the **Media Lab**. There should be visual supervision of access to these spaces by the Circulation Desk.



Multi-Purpose

The **Multi-Purpose Building** should include a Multi-Purpose Room (MPR), Kitchen, Stage, Music Classroom, and Drama Classroom. The Multipurpose Building shall also incorporate the Teachers' Lounge and the Student Store. See the section on teaching stations for information on the classrooms and the stage.

The **MPR** will be used primarily for eating during lunch periods and for presentations and assemblies. The MPR shall be approximately 5,000 square feet and be directly adjacent to the Kitchen and the Stage. There should be roll-up service doors between the MPR and the Kitchen for serving meals and connections for electronic cash registers on the MPR near the service windows. There shall be a storage room directly adjacent to the MPR for storage of equipment used in the space and there shall be under-stage rolling storage for chairs and tables.

The **Kitchen** should be directly accessible to the MPR and shall consist of the following spaces:

- The **Kitchen** should be a full preparation kitchen capable of preparing meals from scratch and packaging meals to be served at other locations.
- There should be a walk-in **Refrigerator** and a walk-in **Freezer** for storage of cold goods. The entrance to the Refrigerator/Freezer shall be directly adjacent to the food preparation area and should allow for the passage of rolling carts.
- There should be an area for **Dry Storage** of goods directly adjacent to the food preparation area and should allow for the passage of rolling carts.
- There should be an **Office** for the head cook with a workstation, power, telephone and network connections.

- A **Staff Locker Room** should be near the cook's entrance to the Kitchen and be directly adjacent to the Men's Toilet and the Women's Toilet, respectively.
- There should be serving areas for interior **MPR** serving and service counters for exterior ser- vice. The MPR service shall be at two service counters and have warming pans for hot food.
- A loading area should be provided with direct access to the **Kitchen**. This area should have direct truck access to the street and provide an area in which trucks can easily go back into the loading area.
- There should be an enclosed area outside the **Kitchen** for trash containers. This area should have direct truck access to the street and provide an area in which trucks can easily turn around.
- There should be area outside and directly adjacent to the **Trash Enclosure** for washing trash cans. This area should be equipped with hot and cold running water and a drain system. There shall be a Serving area with 5 exterior service windows and queuing areas outside for each service window. The queuing areas shall be protected by covered roof. The outside service area shall be directly adjacent to an outdoor covered eating area. The service counters should be equipped with power and network connections for electronic cash registers.
- A **Teachers' Lounge** should be directly adjacent to the Kitchen and include a serving area for hot foods. Entrance to this area should be out of visual contact with the student activities areas of the building. This area should have open space for movable tables and chairs and seating for 30 people at one time. There shall be a sink and an area for a microwave oven and a refrigerator.
- The **Student Store** should be near the outdoor serving and eating areas. This space shall be approximately 480 square feet and have adjustable shelving for display and sale of materials.
- Directly adjacent to the Stage there shall be an Office with workstations for the music and drama directors.

Gymnasium

The **Gymnasium** Building should be near the main parking area and near the hardcourt and play fields. This building shall include the following spaces:

- The **Gymnasium** should enclose a main Basketball court of 84' x 50' and two cross courts. There should be sufficient space, ceiling height and striping for a standard Volleyball court. There should be bleachers on one side-only with seating for 500 people. There should be a Storage room off the Main Gym for the storage of athletic equipment. The Gymnasium shall be equipped with a scoreboard and a sound system.



The **Boys' Locker Room** should include dressing lockers for 60 students and storage lockers for 450 students. The Locker Room shall be directly adjacent to and have visual super- vision from the Staff Office. There shall be direct access to the Boys' Shower and the Storage Room.

- The **Staff Office (Boys)** should have workstations for 2 male instructors and a window for visual supervision of the Boys' Locker Room. There should be direct access to a Staff Locker/Shower/Toilet which shall be a single accommodation facility.
- The **Boys' Showers** shall be equipped with shower heads for 30 boys at one time.
- The **Storage Room** shall be equipped with a washer and dryer.

The **Girls' Locker Room, Staff Office, Staff Locker/Shower/ Restroom, Girls' Showers and the Storage Room** shall be equipped and be in the same area as the above-described Boys' spaces.

There should be multiple accommodation public **Toilets** with sufficient fixtures to service large events in the Gymnasium. The Restrooms shall be directly accessible from the Main Gymnasium.



END

2026 IIS Tech Facilities Plan

IIS:

- **Building / Location:**
  - Data Center building with offices/cubicles attached to generator outside of Ed Services
  - Restrooms or running water in IIS building
  - New building for IIS - 3 story with Boardroom and training center
  - Bring Ed Tech to IIS
  - Replace aging security cameras
  - Larger shop area for staging devices
  - A dedicated office or desk for each person who works for IIS

- **Safety, Security and Operational Resilience:**
  - Modernized Network Bell and Public Address (PA) System
  - Improve FSD security and safety. Access Control - Phase 1: Main Entrance and Exists.
  - VOIP phone replacement every 7 years
  - Full network refresh through bond and e-rate every 5 years (WAP, Edge, Core)
  - Implement Safety teams tools to enhance and support FSD Online safety initiative (e.g. LightsSpeed Alert)
  - Educate FSD staff on cybersecurity measures using a program that has reportable features. (e.g. Cybernut)
  - Implement AI-Driven Email Threat Prevention to Proactively Stop Phishing Attacks (e.g. Darktrace Email)
  - Districtwide Data Dashboard & Early Warning System
  - Network Visibility & Rogue Device Detection
  - Intelligent Camera Analytics Expansion (e.g. Eagle Eyes)
  - Google Workspace Security Hardening (Education Plus Optimization)
  - Implement a districtwide Edtech analytics platform to evaluate digital tool usage, improve instructional impact and ensure data-driven application investments (e.g. LightSpeed Insight)
  - Implement a cloud backup and recovery solution to protect critical district data within Google Workspace and other cloud platforms (e.g. Backupify/Datto)
  - Implement AI programs district wide.

2026 IIS Tech Facilities Plan

School Sites:

- Rooms
    - TVs for all rooms - 65” replacements
    - Apple TV refresh
    - Refresh RedCat audio amplification (~$2500/year on batteries, eventual $600,000 replacement)
    - Arm for iPad document camera
- Site Wide
    - MPR A/V upgrades with new projectors
    - Singlewire or other solution to replace all bells/paging/clocks
    - Replace Security Cameras as they age out
    - External Wi-Fi for certain outdoor instructional areas
    - Outdoor portable audio systems refreshed for all sites
    - Backup power for critical network infrastructure
- Student + Staff Tech
    - iPad replacement 33% every 2 years including 5% breakage
    - Staff Laptop Refresh every 5 years including 5% breakage

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FOCUSES

The **Fullerton School District Facilities 2026 Master Plan** has been categorized based on **Focuses.** The level of focuses range from code compliance to desired improvements**.** All items are important to the continued success of the District. The **Focuses** include:

Focus No. 1 = Upgrade Safety & Accessibility
Focus No. 2 = Enhancements & Maintenance
Focus No. 3 = Technology

The safety of all who attend, work, or visit a District facility as well as full accessibility has always been and always will be the **No. 1 Focus** of the District. The following is a summary of each **Focus**:

SAFETY & ACCESSIBILITY:



Focus No. 1 includes the health, safety and welfare of all Students, Staff, and Community to not only meet Code, but to address life safety issues, and to achieve full access compliance as required by Law. Items include additional exterior lighting, replacement of asphalt paving and concrete sidewalks that are damaged or do not meet accessibility Code to note a few.

ENHANCEMENTS & MAINTENANCE:



Focus No. 2 is the enhancement and maintenance of all school facilities. Enhancement is categorized not only as desired improvements, but in many cases, additions needed to schools to improve the ability of a school to provide an enhanced education for all Students. It includes modernization of all classrooms, replacement of relocatable buildings with new permanent buildings at several schools, as well as new Gymnasiums at two Elementary Schools. Another critical task for the District is Deferred Maintenance, which addresses roofs, HVAC, plumbing and electrical. Annual replacement of these buildings systems is important to the longevity of school structures.

TECHNOLOGY:



Focus No. 3 is the upgrade of technology throughout the District. To maintain the best education for their Student, up-to-date technology plays an essential role. Items include updated Libraries, new STEM Labs, sound amplification systems, and improved internet band width.

COST ESTIMATE SUMMARY

DATE: February 2026

	SCHOOL SITE	GRAND TOTAL PROJECT COSTS	FOCUS 1	FOCUS 2	FOCUS 3	CONTINGENCY/ SOFT COST
1.	**Acacia Elementary School**	$ 20,644,686	$ 2,605,050	$ 10,870,390	$ 287,684	$ 6,881,562
2.	**Beechwood K-8 School**	$ 67,242,504	$ 2,349,920	$ 42,165,240	$ 313,176	$ 22,414,168
3.	**Commonwealth Elementary School**	$ 21,505,118	$ 1,699,775	$ 12,354,618	$ 282,352	$ 7,168,373
4.	**Fern Drive Elementary School**	$ 24,164,659	$ 2,284,793	$ 13,499,840	$ 325,140	$ 8,054,886
5.	**Fisler K-8 School**	$ 35,851,046	$ 630,300	$ 20,914,940	$ 364,880	$ 13,940,926
6.	**Golden Hill Elementary School**	$ 30,974,372	$ 1,556,265	$ 18,830,260	$ 263,056	$ 10,324,791
7.	**Hermosa Drive Elementary School**	$ 22,086,616	$ 1,144,028	$ 13,271,335	$ 309,048	$ 7,362,205
8.	**Ladera Vista Junior High School**	$ 34,993,760	$ 2,927,825	$ 19,895,000	$ 506,348	$ 11,664,587
9.	**Laguana Road Elementary School**	$ 23,723,055	$ 1,559,750	$ 13,976,720	$ 278,900	$ 7,907,685
10.	**Maple Elementary School**	$ 16,756,925	$ 1,461,785	$ 9,472,950	$ 236,548	$ 5,585,642
11.	**Nicolas Junior High School**	$ 40,520,775	$ 2,549,950	$ 23,987,300	$ 476,600	$ 13,506,925
12.	**Orangethorpe Elementary School**	$ 35,544,030	$ 2,130,050	$ 21,134,630	$ 431,340	$ 11,848,010
13.	**Pacific Drive Elementary School**	$ 24,974,403	$ 2,037,340	$ 14,189,454	$ 422,808	$ 8,324,801
14.	**Parks Junior High School**	$ 34,439,352	$ 2,284,600	$ 23,688,625	$ 1,629,000	$ 6,837,127
15.	**Raymond Elementary School**	$ 26,421,786	$ 1,813,430	$ 15,445,290	$ 355,804	$ 8,807,262
16.	**Richman Elementary School**	$ 35,684,050	$ 2,138,638	$ 21,189,473	$ 461,256	$ 11,894,683
17.	**Rolling Hills Elementary School**	$ 29,849,560	$ 1,834,918	$ 17,744,629	$ 320,160	$ 9,949,853
18.	**Sunset Lane Elementary School**	$ 41,382,803	$ 2,449,935	$ 24,782,048	$ 356,552	$ 13,794,268
19.	**Valencia Park Elementary School**	$ 36,095,957	$ 2,597,535	$ 21,093,580	$ 372,856	$ 12,031,986
20.	**Woodcrest Elementary School**	$ 23,960,096	$ 2,216,755	$ 13,360,530	$ 396,112	$ 7,986,699
21.	**District Administrative Center**	$ 42,239,625	$ -	$ 28,159,750		$ 14,079,875
22.	**Nutritional Services**	$ 24,388,275	$ -	$ 16,258,850		$ 8,129,425
	Total	**$ 693,443,449**	**$ 40,272,640**	**$ 416,285,452**	**$ 8,389,620**	**$ 228,495,737**

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GRAND TOTAL PROJECT COSTS

DATE: February 2026

SCHOOL SITE	GRAND TOTAL PROJECT COSTS
1. Acacia Elementary School	$ 20,644,686
2. Beechwood K-8 School	$ 67,242,504
3. Commonwealth Elementary School	$ 21,505,118
4. Fern Drive Elementary School	$ 24,164,659
5. Fisler K-8 School	$ 35,851,046
6. Golden Hill Elementary School	$ 30,974,372
7. Hermosa Drive Elementary School	$ 22,086,616
8. Ladera Vista Junior High School	$ 34,993,760
9. Laguna Road Elementary School	$ 23,723,055
10. Maple Elementary School	$ 16,756,925
11. Nicolas Junior High School	$ 40,520,775
12. Orangethorpe Elementary School	$ 35,544,030
13. Pacific Drive Elementary School	$ 24,974,403
14. Parks Junior High School	$ 34,439,352
15. Raymond Elementary School	$ 26,421,786
16. Richman Elementary School	$ 35,684,050
17. Rolling Hills Elementary School	$ 29,849,560
18. Sunset Lane Elementary School	$ 41,382,803
19. Valencia Park Elementary School	$ 36,095,957
20. Woodcrest Elementary School	$ 23,960,096
21. District Administrative Center	$ 42,239,625
22. Nutritional Services	$ 24,388,275
Total	**$ 693,443,449**

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FOCUS 1: UPGRADE SAFETY & ACCESSIBILITY

DATE: February 2026

	SCHOOL SITE	FOCUS 1
1.	Acacia Elementary School	$ 2,605,050
2.	Beechwood K-8 School	$ 2,349,920
3.	Commonwealth Elementary School	$ 1,699,775
4.	Fern Drive Elementary School	$ 2,284,793
5.	Fisler K-8 School	$ 630,300
6.	Golden Hill Elementary School	$ 1,556,265
7.	Hermosa Drive Elementary School	$ 1,144,028
8.	Ladera Vista Junior High School	$ 2,927,825
9.	Laguna Road Elementary School	$ 1,559,750
10.	Maple Elementary School	$ 1,461,785
11.	Nicolas Junior High School	$ 2,549,950
12.	Orangethorpe Elementary School	$ 2,130,050
13.	Pacific Drive Elementary School	$ 2,037,340
14.	Parks Junior High School	$ 2,284,600
15.	Raymond Elementary School	$ 1,813,430
16.	Richman Elementary School	$ 2,138,638
17.	Rolling Hills Elementary School	$ 1,834,918
18.	Sunset Lane Elementary School	$ 2,449,935
19.	Valencia Park Elementary School	$ 2,597,535
20.	Woodcrest Elementary School	$ 2,216,755
21.	District Administrative Center	$ -
22.	Nutritional Services	$ -
	Total	**$ 40,272,640**

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FOCUS 2: ENHANCEMENTS & MAINTANANCE

DATE: February 2026

	SCHOOL SITE		FOCUS 2
1.	Acacia Elementary School	$	10,870,390
2.	Beechwood K-8 School	$	42,165,240
3.	Commonwealth Elementary School	$	12,354,618
4.	Fern Drive Elementary School	$	13,499,840
5.	Fisler K-8 School	$	20,914,940
6.	Golden Hill Elementary School	$	18,830,260
7.	Hermosa Drive Elementary School	$	13,271,335
8.	Ladera Vista Junior High School	$	19,895,000
9.	Laguna Road Elementary School	$	13,976,720
10.	Maple Elementary School	$	9,472,950
11.	Nicolas Junior High School	$	23,987,300
12.	Orangethorpe Elementary School	$	21,134,630
13.	Pacific Drive Elementary School	$	14,189,454
14.	Parks Junior High School	$	23,688,625
15.	Raymond Elementary School	$	15,445,290
16.	Richman Elementary School	$	21,189,473
17.	Rolling Hills Elementary School	$	17,744,629
18.	Sunset Lane Elementary School	$	24,782,048
19.	Valencia Park Elementary School	$	21,093,580
20.	Woodcrest Elementary School	$	13,360,530
21.	District Administrative Center	$	28,159,750
22.	Nutritional Services	$	16,258,850
	Total	**$**	**416,285,452**

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FOCUS 3: ENHANCEMENTS & MAINTANANCE

DATE: February 2026

	SCHOOL SITE		FOCUS 3
1.	Acacia Elementary School	$	287,684
2.	Beechwood K-8 School	$	313,176
3.	Commonwealth Elementary School	$	282,352
4.	Fern Drive Elementary School	$	325,140
5.	Fisler K-8 School	$	364,880
6.	Golden Hill Elementary School	$	263,056
7.	Hermosa Drive Elementary School	$	309,048
8.	Ladera Vista Junior High School	$	506,348
9.	Laguna Road Elementary School	$	278,900
10.	Maple Elementary School	$	236,548
11.	Nicolas Junior High School	$	476,600
12.	Orangethorpe Elementary School	$	431,340
13.	Pacific Drive Elementary School	$	422,808
14.	Parks Junior High School	$	1,629,000
15.	Raymond Elementary School	$	355,804
16.	Richman Elementary School	$	461,256
17.	Rolling Hills Elementary School	$	320,160
18.	Sunset Lane Elementary School	$	356,552
19.	Valencia Park Elementary School	$	372,856
20.	Woodcrest Elementary School	$	396,112
21.	District Adminstration Center		
22.	Nutritional Services		
	Total	**$**	**8,389,620**

Fullerton School District

1. Acacia Elementary School
2. Beechwood K-8 School
3. Commonwealth Elementary School
4. Fern Drive Elementary School
5. Fisler K-8 School
6. Golden Hill Elementary School
7. Hermosa Drive Elementary School
8. Ladera Vista Junior High School
9. Laguna Road Elementary School
10. Maple Elementary School
11. Nicolas Junior High School
12. Orangethorpe Elementary School
13. Pacific Drive Elementary School
14. Parks Junior High School
15. Raymond Elementary School
16. Richman Elementary School
17. Rolling Hills Elementary School
18. Sunset Lane Elementary School
19. Valencia Park Elementary School
20. Woodcrest Elementary School
21. District Administration Center
22. Nutritional Services
23. Technology

Acacia Elementary School



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SITE ANALYSIS

Date: January 29, 2026

Purpose: Facilities 2026 Master Plan - **Acacia Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1200 North Acacia 92831
B. Acreage: 9.1
C. Permanent Building Square Feet: 36,791
D. Grade Levels: TK-6
E. Student Enrollment: 638
F. Teachers & Certificated Staff: 33
G. Total Staff: 68
H. Buses: 0
I. Mascot: Panda
J. School Colors: Hunter Green, Black and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable.
C. Exterior Speakers: Needs to be evaluated.
D. Student Toilets: Building A – The Student Toilets are difficult to observe and adjacent to an exterior fence. It is desirable to convert Toilets into Food Service, which would place it adjacent to the Lunch Shelter. Add additional Toilet Building is needed.
E. Communication System: Excellent.
F. Play Equipment: Excellent.
G. Playground Surface: The existing asphalt needs replaced.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board. An added door between classrooms is desirable.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. A new short-town, high output projector is desirable.
   3. Smartboards are not very popular anymore, due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. There is a 1-to-1 ratio Kindergarten through 6th Grade.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. A new electronic marquee sign was recently installed.

4. Classrooms:

A. Permanent Classrooms: 15

B. Modular Classrooms (Building D): 4

C. Relocatable Buildings: 5
   1. 24' x 40': RSP
   2. 24' x 40': 2 Kid zone
   3. 24' x 40': 1 Classroom
   4. 48' x 40': Library/Media Center

D. Special Education:
   1. RSP: 1
   2. SDC: 0

E. The classrooms received one new door and resin countertops in the last Bond.

F. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology)
   2. Replace carpeting.
   3. Add entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets.
   8. Add window blinds.
   9. Replace second door and hardware.
   10. Add energy efficient lighting.
   11. Add electrical outlets including in-floor.
   12. The high ceilings are preferred over new lay-in ceilings.
   13. Replace all cracked and/or plastic windows.
   14. Replace furniture.

G. The Learning Space (Special Education) is in Relocatable Classroom 23, which also has RSP and Speech. It is desirable to have a larger space for this function.

5. Computer Stations:

A. Located in the Library. The desktop computers are to be replaced with laptops soon.

6. Library/Media Center:

A. Located in a 48' x 40' Modular Building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:

A. There is 4th/5th/ 6th Grades Band, which meets in Multi-Purpose Building.

8. Art:

A. Art is taught in the individual classrooms.

9. Science:

A. Science is taught in the individual classrooms and there is a S.T.E.A.M. Lab adjacent to the Library. Improvements to this room would be desirable.

10. Office/Administration:

A. Principal: Rachel McCormick
B. Assistant Principal: No
C. Counselor: Part-time
D. Psychologist: Part-time
E. Speech: 1 Part-time
F. Nurse: Part-time
G. Administrative Assistance: 2
H. Conference Room: No, but is desirable.
I. Teachers' Lounge is nice.
J. Teachers' Workroom is nice.
K. Office is small but meets the needs of the staff.

11. Multi-Purpose Building:

A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. Last Bond Issue added a portable stage and curtain which was welcomed. A permanent stage is desirable.
D. Improve stage lighting and sound system.
E. Update Toilets.

12. Kitchen:

A. Located in the Multi-Purpose Building which is not ideal. Students must travel a long distance to get to the Lunch Shelter and playground. Relocation to the south end of Building A is desirable.
B. Food is pre-packaged and not prepared in the Kitchen.
C. The Food Service Director needs consulted.

13. Toilets:

A. Both Student and Staff Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.

B. Building A - Student Toilets need to be relocated (refer to Item 2., Upgrade Safety and Accessibility above).

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Locations for additional parking is limited.
   2. The existing asphalt paving is in good condition.
   3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court: Asphalt paving needs to be replaced, (refer to Item 2., Safety and Accessibility above).

C. Lunch Shelter:
   1. Additional metal Lunch Shelter.
   2. Add rain guttering to existing shelter.

D. Playground Equipment:
   1. Excellent.
   2. Additional CMU ball walls are desirable.

E. Play Field: Adequate.

F. Cargo Containers:
   1. All need painted.

G. Flagpole: Excellent.

H. Miscellaneous:
   1. Add Plaza in the front of the school with benches for parent waiting.
   2. Add metal shade structure in Kindergarten playground.
   3. Add an outdoor stage.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings need to be painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

ACACIA ELEMENTARY SCHOOL



REPLACE ASPHALT PAVING



MODERNIZE ALL CLASSROOM



UPGRADE MULTI-PURPOSE BUILDING



REPLACE NON-ADA DRINKING FOUNTAINS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. UPGRADE ASPHALT PAVING
4. REPLACE NON-ADA DRINKING FOUNTAINS

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD 2nd LUNCH SHELTER
7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. UPGRADE MULTI-PURPOSE

MAINTENANCE

10. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

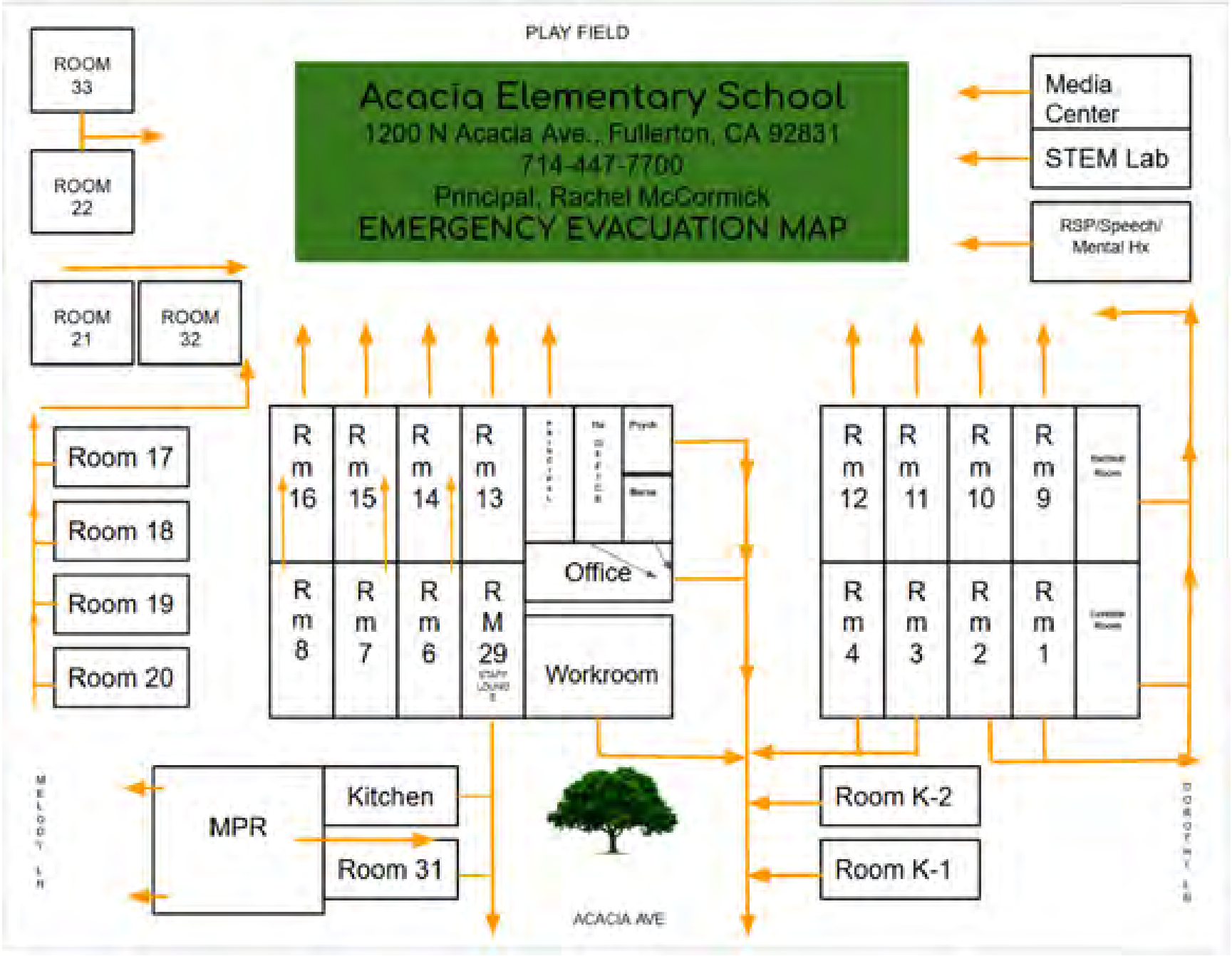
ACACIA ELEMENTARY SCHOOL

N

ACACIA PANDAS ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids


PLAY FIELD
ROOM 33
ROOM 22
Acacia Elementary School
1200 N Acacia Ave., Fullerton, CA 92831
714-447-7700
Principal, Rachel McCormick
EMERGENCY EVACUATION MAP
Media Center
STEM Lab
RSP/Speech/ Mental Hx
ROOM 21
ROOM 32
Room 17
Room 18
Room 19
Room 20
Rm 16
Rm 15
Rm 14
Rm 13
Rm 8
Rm 7
Rm 6
RM 29
Office
Workroom
Rm 12
Rm 11
Rm 10
Rm 9
Rm 4
Rm 3
Rm 2
Rm 1
MPR
Kitchen
Room 31
Room K-2
Room K-1
ACACIA AVE

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **ACACIA ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	55,000	$ 10.00	sqft	$ 550,000.00
C. Student Toilet Building	1	$ 800,000.00	ea	$ 800,000.00
D. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
E. Add Window Covering	6,300	$ 18.50	sqft	$ 116,550.00
F. Campus-wide ADA upgrade	50,000	$ 7.25	sqft	$ 362,500.00
G. Miscellaneous Sidewalk Repair	6,600	$ 10.00	sqft	$ 66,000.00
H. **Subtotal**				**$ 2,605,050.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	17	$ 100,000.00	ea	$ 1,700,000.00
B. Upgrade Modular Classrooms	10	$ 75,000.00	ea	$ 750,000.00
C. Modernize Restrooms	7	$ 60,000.00	ea	$ 420,000.00
D. Carpet 6 Classrooms	1	$ 145,000.00	ea	$ 145,000.00
E. **Subtotal**				**$ 3,015,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Office/Administration:				
A. Update/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
4. Multi-Purpose Building:				
A. Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Upgrade Sound System	1	$ 85,000.00	allowance	$ 85,000.00
D. Modernize Restrooms	2	$ 60,000.00	allowance	$ 120,000.00
E. **Subtotal**				**$ 435,000.00**
5. Site:				
A. Replace Parking Lot Asphalt Paving	22,175	$ 10.00	sqft	$ 221,750.00
B. Additional Parking (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. Add Lunch Shelter	1	$ 175,000.00	ea	$ 175,000.00
D. Add CMU Ball Wall	1	$ 45,000.00	ea	$ 45,000.00
E. **Subtotal**				**$ 513,000.00**
6. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Paint All Buildings	1 #	$ 250,000.00	allowance	$ 250,000.00
D. Roof Replacements	48,596	$ 25.00	sqft	$ 1,214,900.00
E. Window Replacements	6,300	$ 165.00	sqft	$ 1,039,500.00
F. HVAC Replacement Program	48,596	$ 65.00	sqft	$ 3,158,740.00
G. **Subtotal**				**$ 6,513,140.00**

SCHOOL: **ACACIA ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
7. Miscellaneous:					
A. Parent Waiting Plaza	1	$ 25,000.00	allowance	$ 25,000.00	
B. New Benches	5	$ 850.00	ea	$ 4,250.00	
C. Kindergarten Shade Structure	1	$ 90,000.00	allowance	$ 90,000.00	
D. **Subtotal**				**$ 119,250.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	23	$ 2,100.00	ea	$ 48,300.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	48,596	$ 4.00	sqft	$ 194,384.00	
D. **Subtotal**				**$ 287,684.00**	
8. Subtotal:					**$ 13,763,124.00**
9. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			**$ 2,752,624.80**
10. Project Construction Total:					**$ 16,515,748.80**
11. Soft Costs:					
A. Architectural, Engineering, and Inspector of Record, Testing, DSA		25%			$ 4,128,937.20
12. GRAND TOTAL PROJECT COSTS:					**$ 20,644,686.00**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,605,050.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 10,870,390.00**
TECHNOLOGY	**FOCUS 3**	**$ 287,684.00**
	CONTINGENCY	**$ 2,752,624.80**
	SOFT COSTS	**$ 4,128,937.20**
	GRAND TOTAL	**$ 20,644,686.00**

Beechwood Elementary School



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SITE ANALYSIS

Date: January 14, 2026

Purpose: Facilities 2026 Master Plan – **Beechwood TK-8 School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 780 Beechwood Avenue 92835
B. Acreage: 10
C. Permanent Building Square Feet: 21,324
D. Grade Levels: TK-8
E. Student Enrollment: 891
F. Teachers &Certificated Staff: 47
G. Total Staff: 94
H. Buses: 1 large
I. Mascot: Bobcats
J. School Colors: Green and White
K. International Baccalaureate Program

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Needs to be improved.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Play Equipment: Excellent.
F. Playground Surface: The existing asphalt needs replaced.
G. Security Cameras: Adequate.
H. Lock-Down Capabilities: All classrooms need window blinds, which would also improve visibility with the projector screen.
I. Hazardous Material: Removal of all asbestos and/or lead paint in locations renovation improvements occur.
J. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
K. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. A new short throw, high output projector is desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

C. TK/Kindergarten through 6th grades to have 1-to-1 ratio.
D. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.
E. Marquee Sign: A new large Free-standing electronic marquee sign is desirable.

4. Classrooms:

A. Permanent Classrooms: 11
B. Relocatable Classrooms: 23
   1. 24' x 40': 18 Classroom
   2. 24' x 40': Kindergarten
   3. 24' x 40': 2 Locker Rooms
   4. 24' x 40': Pre-School
   5. 32' x 38': After School Program "The Lab"
C. A classroom for only After-School Programs is desirable.
D. Special Education:
   1. RSP: One Instructor without a classroom.
   2. SDC: 0
E. A new 2-Story Building is needed to replace all of the relocatable classrooms. It would have a minimum of the following:
   1. 18 Classrooms
   2. 2 Science Labs
   3. 2 Kindergartens
   4. 2 Locker Rooms
   5. 1 Production Classroom
   6. Toilets
F. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology above).
   2. New carpeting.
   3. New entry mat.
   4. New paint
   5. New window blinds.
   6. Add sound insulation between classrooms.
   7. Add floor electrical outlet(s) to eliminate extension cords.
   8. Replace all cracked and/or plastic windows.
   9. New furniture.

5. Computer Lab:

A. There is a Computer Stations in the Library/Media Center but not a separate classroom.

6. Library/Media Center:

A. This building was built in 1971 and includes "The Pit", which has been infilled and converted into a S.T.E.M. Lab.
B. Staffed 10 hours a week, additional hours are desirable. Volunteers supplement the rest of the time.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers.

7. Music:

A. Music is conducted in the Multi-Purpose Room and after-school programs.

8. Art:

A. Art is done in the individual classrooms and Classrooms 15 and 21.
B. The school has a Cultural Connection, Art and Spanish program.

9. Science:

A. Science is done in the individual classrooms for Elementary students and in Classroom 12 for 6th, 7th and 8th Grades.
B. There is an existing S.T.E.M. Lab in "The Pit".

10. Office/Administration:

A. Principal: Hannah Lim
B. Assistant Principal: No
C. Counselor: Intern
D. Psychologist: 2 Part-time
E. Speech: Full-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but is desirable.
I. Teachers' Lounge is nice.
J. Teachers' Workroom is nice.
K. Office was expanded and remodeled in 2009.
L. The Reception/Waiting Area is nice.

11. Multi-Purpose Building:

A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved stage lighting and sound system is desirable.

12. Kitchen:

A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:

A. Additional Student and Staff Toilets are needed. The permanent Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable.
   2. There is not a separate bus lane.
   3. The existing asphalt paving needs replaced.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
   1. Adequate in size.
   2. Needs replaced (refer to Item 2., Safety and Accessibility above).
   3. The 2 wood ball walls need replaced with new CMU.

C. Lunch Shelters: The existing concrete shade structures should be removed and replaced.

D. Play Field: Shared with the City of Fullerton the bare spots need seeding and the irrigation system reviewed.

E. Cargo Containers:
   1. All needs to be painted.

F. Flagpole: A new flagpole is desirable.

G. Miscellaneous:
   1. To improve curb appeal, adding mechanical screens to Building E (Library) is desirable.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings need to be painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

A. The school was Fullerton High School District's administration offices until 1999 when it was returned to an elementary school.

B. A Gymnasium would be desirable.

C. The school is to receive a new Modular Toilet in 2026.

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PHOTOGRAPHS

EXISTING CONDITIONS

BEECHWOOD K-8 SCHOOL



ADD FREE-STANDING MARQUEE SIGN AT PARKING LOT



REPLACE ALL RELOCATABLES WITH A PERMANENT BUILDING



REPLACE CONCRETE LUNCH SHELTERS



MODERNIZE ALL CLASSROOMS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. UPGRADE KINDERGARTEN TOILETS
4. UPGRADE ASPHALT PAVING
5. REPLACE LUNCH SHELTER

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERINGS
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD ELECTRONIC MARQUEE SIGN
8. ADD STEM/STEAM LAB
9. IMPROVE LIBRARY
10. NEW 2-STORY BUILDING TO REPLACE ALL 22 RELOCATABLE CLASSROOMS

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



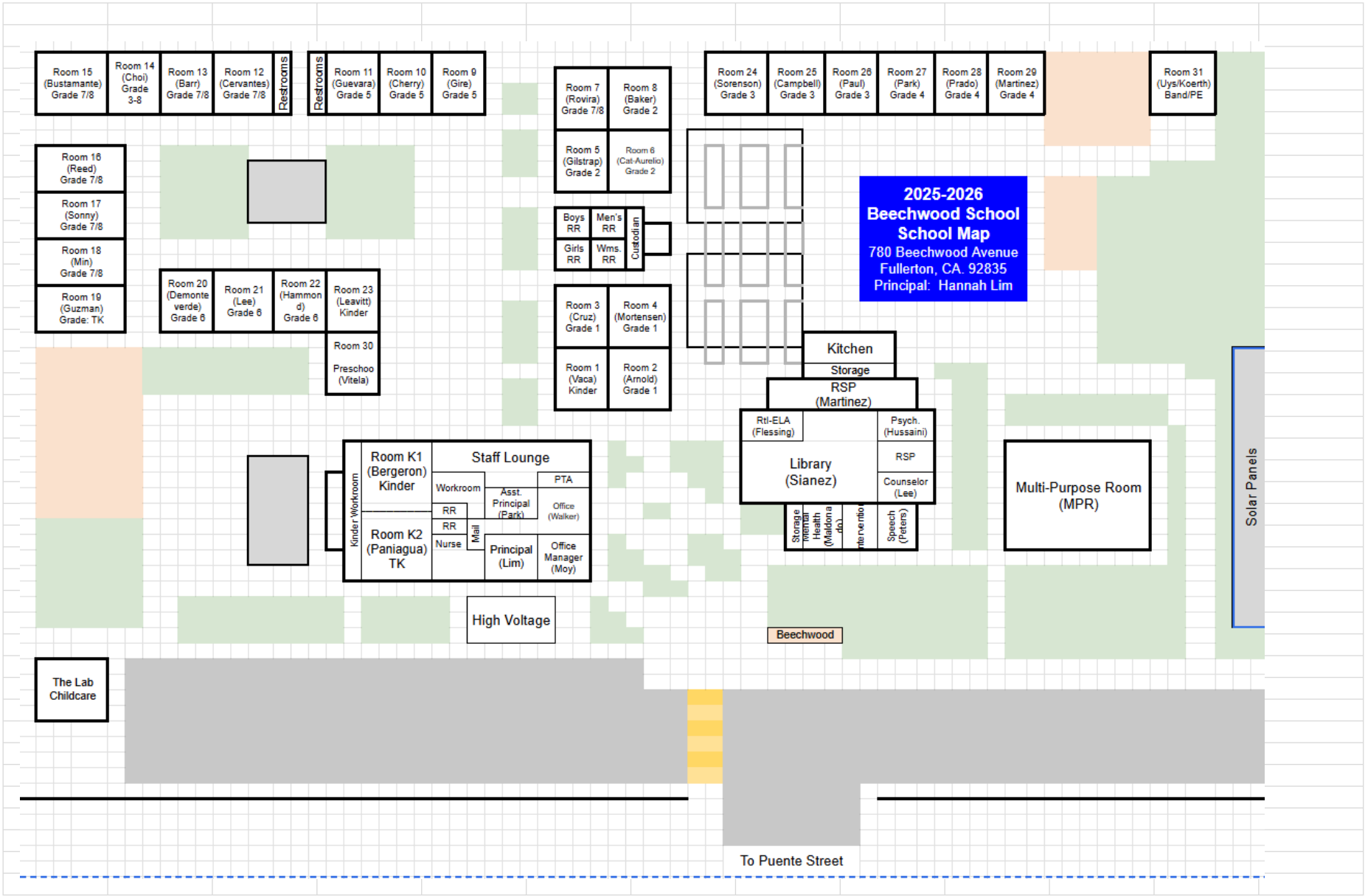
IMPROVEMENTS SITE PLAN

N

BEECHWOOD ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids


2025-2026
Beechwood School
School Map
780 Beechwood Avenue
Fullerton, CA. 92835
Principal: Hannah Lim
Room 15 (Bustamante) Grade 7/8
Room 14 (Choi) Grade 3-8
Room 13 (Barr) Grade 7/8
Room 12 (Cervantes) Grade 7/8
Restrooms
Restrooms
Room 11 (Guevara) Grade 5
Room 10 (Cherry) Grade 5
Room 9 (Gire) Grade 5
Room 7 (Rovira) Grade 7/8
Room 8 (Baker) Grade 2
Room 5 (Gilstrap) Grade 2
Room 6 (Cat-Aurelio) Grade 2
Room 24 (Sorenson) Grade 3
Room 25 (Campbell) Grade 3
Room 26 (Paul) Grade 3
Room 27 (Park) Grade 4
Room 28 (Prado) Grade 4
Room 29 (Martinez) Grade 4
Room 31 (Uys/Koerth) Band/PE
Room 16 (Reed) Grade 7/8
Room 17 (Sonny) Grade 7/8
Room 18 (Min) Grade 7/8
Room 19 (Guzman) Grade: TK
Boys RR
Men's RR
Girls RR
Wms. RR
Custodian
Room 20 (Demonte verde) Grade 6
Room 21 (Lee) Grade 6
Room 22 (Hammon d) Grade 6
Room 23 (Leavitt) Kinder
Room 30
Preschoo (Vitela)
Room 3 (Cruz) Grade 1
Room 4 (Mortensen) Grade 1
Room 1 (Vaca) Kinder
Room 2 (Arnold) Grade 1
Kitchen
Storage
RSP (Martinez)
Rtl-ELA (Flessing)
Psych. (Hussaini)
Library (Sianez)
RSP
Counselor (Lee)
Storage
Mental Health (Maldona do)
Intervntio
Speech (Peters)
Multi-Purpose Room (MPR)
Solar Panels
Kinder Workroom
Room K1 (Bergeron) Kinder
Staff Lounge
Workroom
PTA
Asst. Principal (Park)
Office (Walker)
RR
RR
Mail
Nurse
Principal (Lim)
Office Manager (Moy)
Room K2 (Paniagua) TK
High Voltage
Beechwood
The Lab Childcare
To Puente Street

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **BEECHWOOD SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Add C.L. Fence at Hardcourt	220	$ 125.00	lft	$ 27,500.00
B. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
C. Replace Playground Asphalt	99,632	$ 10.00	sqft	$ 996,320.00
D. Add Window Covering	7,000	$ 18.50	sqft	$ 129,500.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Campus-wide ADA Upgrade	60,000	$ 7.25	sqft	$ 435,000.00
G. Miscellaneous Sidewalk Repair	5,160	$ 10.00	sqft	$ 51,600.00
H. **Subtotal**				**$ 2,349,920.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	10	$ 100,000.00	ea	$ 1,000,000.00
B. New Building (Replace 24 Relocatables)	1	$ 19,800,000.00	allowance	$ 19,800,000.00
C. Interim Housing	1	$ 1,900,000.00	allowance	$ 1,900,000.00
D. Modernize Restrooms	4	$ 60,000.00	allowance	$ 240,000.00
E. New Modular Restroom	1	$ 800,000.00	allowance	$ 800,000.00
F. Add Window Tinting	7,000	$ 3.75	sqft	$ 26,250.00
G. **Subtotal**				**$ 23,766,250.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Office/Administration:				
A. Add Conference Room	1	$ 125,000.00	allowance	**$ 125,000.00**
4. Multi-Purpose Building:				
A. Upgrade Sound System	1	$ 85,000.00	allowance	**$ 85,000.00**
5. Site:				
A. Replace Parking Lot Asphalt Paving	43,028	$ 10.00	sqft	$ 430,280.00
B. Additional Parking Stalls (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. Replace Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
D. New CMU Ball Walls	2	$ 45,000.00	ea	$ 90,000.00
E. New Lunch Shelter	1	$ 215,000.00	ea	$ 215,000.00
F. Mechanical Screens Building E	1	$ 4,500.00	ea	$ 4,500.00
G. **Subtotal**				**$ 819,030.00**
6. Maintenance:				
A. Paint All Buildings	1	$ 300,000.00	allowance	$ 300,000.00
B. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
C. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
D. Roof Replacements	37,944	$ 25.00	sqft	$ 948,600.00
E. Window Replacement	7,000	$ 165.00	sqft	$ 1,155,000.00
F. HVAC Replacement Program	37,944	$ 65.00	sqft	$ 2,466,360.00
G. **Subtotal**				**$ 5,719,960.00**
7. Miscellaneous:				
A. New Gymnasium	1	$11,500,000	ea	**$ 11,500,000.00**

SCHOOL: **BEECHWOOD SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY						
A. Replace Sound Amplification System	34	$	2,100.00	ea	$ 71,400.00	
B. Add Cameras	1	$	45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	37,944	$	4.00	sqft	$ 151,776.00	
D. Add Electronic Marquee Sign	1	$	45,000.00	ea	$ 45,000.00	
E. **Subtotal**					**$ 313,176.00**	
8. Subtotal:						**$ 44,828,336**
9. Contingency:						
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation			20%			**$ 8,965,667**
10. Project Construction Total:						**$ 53,794,003**
11. Soft Costs:						
A. Architectural, Engineering, and Inspector of Record, Testing and DSA			25%			**$ 13,448,501**
12. GRAND TOTAL PROJECT COSTS:						**$ 67,242,504**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,349,920.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 42,165,240.00**
TECHNOLOGY	**FOCUS 3**	**$ 313,176.00**
	CONTINGENCY	**$ 8,965,667.20**
	SOFT COSTS	**$ 13,448,500.80**
	GRAND TOTAL	**$ 67,242,504.00**

Commonwealth Elem. School



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Architecture 9 PLLLP

SITE ANALYSIS

Date: January 29, 2026

Purpose: Facilities 2026 Master Plan - **Commonwealth Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 2200 Commonwealth Avenue 92831
B. Acreage: 10
C. Permanent Building Square Feet: 40,886
D. Grade Levels: TK-6
E. Student Enrollment: 277
F. Teachers & Certificated Staff: 23
G. Total Staff: 57
H. Buses: 4 small
I. Mascot: Tigers
J. School Colors: Red and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Play Equipment: Excellent.
F. Playground Surface: The existing asphalt needs replaced.
G. Security Cameras: Adequate.
H. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board.
I. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
J. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
K. Accessibility: Update all path-of-travel and buildings to meet current Code.
L. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. Window blinds are desirable.

3. Smartboards are not very popular anymore due to the iPad.
4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
1. There is a 1-to-1 ratio Kindergarten through 6th Grade.

C. Wireless:
1. The existing wireless system is throughout the entire school.
2. The addition of wireless for outside is desirable.

D. Marquee Sign:
1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 15

B. Relocatable Buildings: 2
1. 48' x 40': Library/Media Center
2. 36' x 40': Classroom used by outside organization

C. Special Education: 25 Boys/Girls
1. RSP: 1
2. SDC: 5
   a. 2 Mild/Moderate
   b. 3 Moderate/Severe Autism
3. State Program: 1

D. The District Occupational Clinic is located at the school. There is three Therapists and one Assistant.

E. The classrooms received one new door and resin countertops in the last Bond.

F. The following upgrades would be desirable:
1. Upgraded technology (refer to Item 3., Technology above.)
2. Replace carpeting.
3. Add entry mat.
4. Addition of vinyl covered tack board on all walls.
5. New paint.
6. Replace existing casework that meets the current storage needs.
7. Replace sink and faucets.
8. Add window blinds.
9. Replace second door and hardware.
10. Add energy efficient lighting.
11. Add electrical outlets including in-floor.
12. The high ceilings are preferred over new lay-in ceilings.
13. Replace all cracked and/or plastic windows.
14. Replace furniture.

G. The Special Education classrooms need a toilet for the 26 students of which only two are toilet trained.

5. Computer Lab:
- A. Not a separate room but computers are located in the Library. The desktop computers are to be replaced with laptops soon.

6. Library/Media Center:
- A. Located in a 48'x 40' Modular Building.
- B. Staffed 10 hours a week, additional hours are desirable.
- C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:
- A. Music is conducted in the individual classroom by a traveling instructor.

8. Art:
- A. Art is taught in individual classrooms. There is a kiln in the Electrical Room.

9. Science:
- A. Science is taught in individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:
- A. Principal: Jean Summy
- B. Assistant Principal: No
- C. Counselor: Part-time
- D. Psychologist: 1
- E. Speech: 22
- F. Nurse: Part-time
- G. Administrative Assistance: 2
- H. Conference Room: No, but it is desirable for the 100 IEP meetings a year.
- I. Teachers' Lounge is nice.
- J. Teachers' Workroom is nice.
- K. Office is small but meets the needs of the staff.
- L. A Professional Development Center and Parent Room is desirable.

11. Multi-Purpose Building:
- A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
- B. Interior finishes need updated.
- C. Last Bond added a portable stage and curtain, which was welcomed. A permanent stage is desirable over the existing demountable.
- D. Improve stage lighting and sound system.
- E. Update Toilets.

12. Kitchen:
- A. Located in the Multi-Purpose Building.
- B. Food is pre-packaged and not prepared in the Kitchen.
- C. The Food Service Director needs consulted.
- D. A covered walkway between Kindergarten/Office and the Multi-Purpose Building is desirable. This walkway is where students line up to go through the food service line.

13. Toilets:

A. Both Student and Staff Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Locations for additional parking is limited.
   2. The existing asphalt paving in the parking lot needs replaced.
   3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court: Asphalt paving needs to be replaced, (refer to Item 2., Safety and Accessibility above).

C. Lunch Shelter: Additional Metal Lunch Shelter is desirable.

D. Playground Equipment:
   1. Excellent.
   2. Additional CMU ball wall is desirable.

E. Play Field: Adequate.

F. Cargo Containers:
   1. All needs painted.

G. Flagpole: A new flagpole is desirable.

H. Miscellaneous:
   1. Add Plaza in the front of the school with benches for parents waiting.
   2. Add Metal Shade Structure in Kindergarten playground.
   3. Add an outdoor Stage.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all building needs painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

COMMONWEALTH ELEMENTARY SCHOOL



MODERNIZE ALL CLASSROOMS



REPLACE ASPHALT PAVING



REPLACE BALL WALL WITH CMU



UPGRADE MULTI-PURPOSE BUILDING

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. UPGRADE ASPHALT PAVING
4. REPLACE ALL NON-ADA DRINKING FOUNTAINS

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD STEM/STEAM LAB
7. IMPROVE LIBRARY
8. UPGRADE MULTI-PURPOSE
9. UPGRADE SDC CLASSROOMS

MAINTENANCE

10. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

COMMONWEALTH ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Commonwealth Elementary School

Walnut Ave.



Emergency Supplies



Sensory Garden

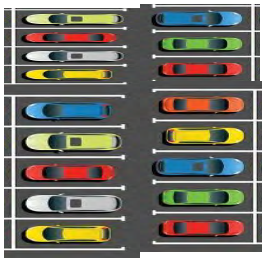
B/G RR	Boys RR
Room 25	Room 21
Room 24	Room 20
Room 23	Room 19
Room 22	Room 18

Girls RR	Boys RR
Room 17	Room 8
Room 16	Room 7
Rm 15A / Rm 15	Room 6
Room 14	Room 5

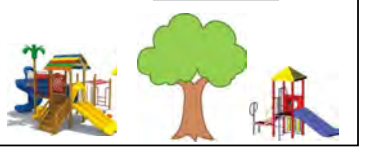
Library & Media Center

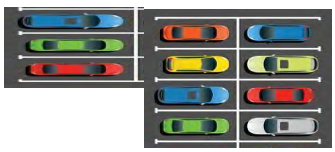
Boys RR	Girls RR
Rm 12A / Rm 12	Room 4
Rm 11A / Rm 11	Room 3
Rm 10A / Rm 10	Room 2
Lounge	Room 1
Restrooms	Office
Workroom	

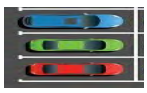




K-2	K-1
B/G RR	







MPR
Multi-Purpose Room

Kitchen



Boys & Girls Club

Campus Map 2025/2026

Room K-1 – Ms. Zoellner: Gr. K
Room K-2 – Ms. Kitley: Gr. TK
Room 1 – Ms. Trujillo: Social Service Assistant
Room 2 – Mrs. Christenson: Gr. 4
Room 3 – Mrs. Fernandez: Gr. 5
Room 4 – STEAM Lab / Mrs. Hernandez
Room 5 – Ms. Ibrahim: Gr. 5 & 6
Room 6 – Mrs. Zaucha: Gr. 6
Room 7 – Ms. Ross: Gr. 4, 5, 6
Room 8 – Mr. Vargas: Gr. 1, 2, 3
Room 9 – Lounge
Room 10 – Mrs. Arceo: Psychologist
Room 10A – Ms. Chon & Ms. Alfakhri: Speech Pathologist
Room 11 – IEP Conference Room
Room 11A – Ms. Kim: RtI Literacy Coach
Room 12 – Mrs. Chavez: RSP
Room 12A – Mrs. George: RtI Math Coach
Room 14 – Occupational Therapy Clinic
Room 15 – Occup. Therapists' Office
Room 15A – Mental Health Therapist & Nurse Savage & Mr. Ellis: Behavior Specialist
Room 16 – Mrs. Dellalonga: Gr. 1
Room 17 – Mrs. Khan: Gr. 2
Room 18 – Clay Lab / Mrs. Anderson
Room 19 – Mrs. Ascari: Gr. 3
Room 20 – ENCORE / Mr. Arellanes
Room 21 – Ms. Sutherlin: Gr. TK & K
Room 22 – Mrs. Martinez: State Preschool
Room 23 – Mrs. Stanley: PK / Co-Teach
Room 24 – Ms. Pendleton: Preschool
Room 25 – Mr. Iorio: MyConnect
MPR – Mr. Iorio: P.E. Ms. Castillo IA
Library – Mrs. Robinson
Office – Mrs. Arias Eyre: Office Mgr., Mr. Evaristo: Clerk, Ms. Castro: Health Clerk
Principal – Mrs. Summy
Custodians – Mr. Mendoza & Mr. Gurrola



Revised: 01/05/2026

2200 E. Commonwealth Ave. Fullerton CA, 92831

Commonwealth Elementary School

Architecture 9 PLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **Commonwealth Elementary School**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY					
A. Increase Exterior Lighting	1	$	10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	45,345	$	10.00	sqft	$ 453,450.00
C. Add Window Covering	7,350	$	18.50	sqft	$ 135,975.00
D. Campus-wide ADA Upgrade	51,000	$	7.25	sqft	$ 369,750.00
E. Food service/conversion	1	$	700,000.00	allowance	$ 700,000.00
F. Misc. Sidewalk Repair	3,060	$	10.00	sqft	$ 30,600.00
G. **Subtotal**					**$ 1,699,775.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE					
1. Classrooms and Restrooms:					
A. Modernization Permanent Classrooms	23	$	100,000.00	ea	$ 2,300,000.00
B. Upgrade Modular Classrooms	2 #	$	75,000.00	ea	$ 150,000.00
C Upgrade Restrooms	6	$	60,000.00	ea	$ 360,000.00
D. **Subtotal**					**$ 2,810,000.00**
2. Library:					
A. Upgrade Library	1	$	150,000.00	allowance	**$ 150,000.00**
3. Science:					
A. Add S.T.E.A.M Laboratory	1	$	250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:					
A. Upgrade	1	$	125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:					
A. Upgrade Audio/Visual	1	$	85,000.00	allowance	$ 85,000.00
B. Upgrade Finishes	1	$	175,000.00	allowance	$ 175,000.00
C. Upgrade Stage	1	$	55,000.00	allowance	$ 55,000.00
D. Modernization Restroom	2	$	60,000.00	ea	$ 120,000.00
E. **Subtotal**					**$ 435,000.00**
6. Kitchen:					
A. Covered Walkway	1,200	$	350.00	sqft	$ 420,000.00
B. **Subtotal**					**$ 420,000.00**
7. Site:					
A. Add Lunch Shelter	1	$	175,000.00	sqft	$ 175,000.00
B. Replace Flag Pole	1	$	8,000.00	ea	$ 8,000.00
C. Shade Structure @ Kinder Area	1	$	90,000.00	allowance	$ 90,000.00
D. Add CMU Ball Walls	2	$	45,000.00	ea	$ 90,000.00
E. New Field/Irrigation	207,362	$	4.00	sqft	$ 829,448.00
F. Add Parent Plaza	1	$	25,000.00	allowance	$ 25,000.00
G. Add Outdoor Stage	1	$	50,000.00	allowance	$ 50,000.00
H. **Subtotal**					**$ 1,267,448.00**

SCHOOL: **Commonwealth Elementary School**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
8. Maintenance:					
A. Electrical Service Upgrade	1	$ 500,000.00	ea	$ 500,000.00	
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00	
C. Window Replacement	7,350	$ 165.00	sqft	$ 1,212,750.00	
D. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00	
E. Roof Replacements	50,938	$ 25.00	sqft	$ 1,273,450.00	
F. HVAC Replacement Program	50,938	$ 65.00	sqft	$ 3,310,970.00	
G. **Subtotal**				**$ 6,897,170.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	16	$ 2,100.00	ea	$ 33,600.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	50,938	$ 4.00	sqft	$ 203,752.00	
D. **Subtotal**				**$ 282,352.00**	
9. Subtotal:					**$ 14,336,745**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 2,867,349
11. Project Construction Total:					**$ 17,204,094**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,301,024
13. GRAND TOTAL PROJECT COSTS:					**$ 21,505,118**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,699,775**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 12,354,618**
TECHNOLOGY	**FOCUS 3**	**$ 282,352**
	CONTINGENCY	**$ 2,867,349**
	SOFT COSTS	**$ 4,301,024**
	GRAND TOTAL	**$ 21,505,118**

Fern Drive Elementary School



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SITE ANALYSIS

Date: January 13, 2026

Project: Facilities 2026 Master Plan - **Fern Drive Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1400 West Fern Drive 92833
B. Acreage: 10
C. Permanent Building Square Feet:39,987
D. Grade Levels: TK-6
E. Student Enrollment: 373
F. Teachers & Certificated Staff: 26
G. Total Staff: 61
H. Buses: 4 large
I. Mascot: Falcon
J School Colors: Green and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent
B. The existing chain link fence needs raised at the Special Education Relocatable Classrooms 25 and 26.
C. Exterior Lighting: Additional parking lot and building lighting is desirable.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Play Equipment: All play equipment needs to be replaced with rubber cushioned pour-in-place surface.
G. Playground Surface: The existing asphalt needs replaced.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering, which would also assist students with viewing the projector screen/board.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. Miscellaneous: A new concrete sidewalk, stairs and ramp from the "The Lab" Daycare (Relocatable Classroom 22) to Fern Drive is desirable.
L. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
M. Accessibility: Update all path-of-travel and buildings to meet current Code.
N. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. A new short throw, high output projector is desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the entire school but spotty. Additional band width is needed and especially once all students, teachers and staff have a wireless devices.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. A new electronic marquee sign was recently installed.

4. Classrooms:

A. Permanent Classrooms: 22

B. Relocatable Classrooms: 4
   1. 24' x 40': 2 (SDC)
   2. 24 x 40': 2 Daycares (The Lab)

C. Special Education:
   1. RSP: 1
   2. SDC: 2 (total 10 students) Moderate/Severe.
   3. The existing chain link fencing around the building needs to be raised to prevent students from leaving the school.
   4. Another classroom may be needed, if program is expanded.

D. All classrooms received one new door and resin countertops in the last Bond.

E. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. New carpeting.
   3. New entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.

7. New sink and faucets.
8. New window blinds.
9. New second door and hardware (where occurs).
10. Replace sliding glass doors (where occurs).
11. New energy efficient lighting.
12. The high ceilings are preferred over new lay-in ceilings.
13. Add floor electrical outlet(s) to eliminate extension cords.
14. Replace all cracked and/or plastic windows.
15. New furniture.

F. The water pressure in Buildings E1 and E2 is not very good. The south facing windows need tinting due to the excessive heat gain in the warmer months.

5. Computer Lab:

A. There is currently not a Computer Lab.

6. Library/Media Center:

A. Located in a 24' x 60' Modular Building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:

A. Music is conducted in the individual classrooms and after-school programs.

8. Art:

Art is taught in individual classrooms.

9. Science:

Science is taught in the individual classrooms but a S.T.E.A.M. Lab in Classroom 20 completed in 2016 is used throughout the day.

10. Office/Administration:

A. Office is small but meets the needs of the Staff.
B. Principal: Julie Lucas
C. Assistant Principal: No
D. Counselor: Part-time
E. Psychologist: Part-time
F. Speech: Part-time
G. Nurse: Part-time
H. Conference Room: No, but is desirable.
I. Teachers' Lounge needs to be updated.
J. Teachers' Workroom is adequate.

11. Multi-Purpose Building:

A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. A permanent stage is desirable over the existing demountable.
D. Improve stage lighting is desirable.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs consulted.

13. Toilets:

A. Both the Student and Staff Toilets are adequate. The Restrooms were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable but possible locations is limited. Possible angle the parking to get a few more stalls since it is a one-way lane.
   2. There is not a separate bus lane which is desirable, both cars and buses travel down a narrow lane.
   3. The existing asphalt paving needs replaced.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
   1. Adequate in size but will need replaced (refer to Item 2., Safety and Accessibility above).

C. Lunch Shelter: Adequate.
D. Play Field: Adequate but is shared with a City Park. Add grass seed at bare spots and check irrigation system.
E. Cargo Containers:
   1. All need to be painted.
F. Flagpole: Original to school and needs replaced.
G. Play Apparatus: All equipment needs replaced and rubber surface added or replaced.
H. Miscellaneous:
   1. A new entry courtyard with benches is desirable.
   2. Removal of the existing round sandbox south of the SDC relocatable is desirable.
   3. The ceramic tile backsplash at all drinking fountains need replaced.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings need to be painted.

C. All roofs, HVAC, plumbing and electrical service need to be evaluated and replaced as needed.

16. Miscellaneous:

A. The school has the District-Wide Creativity Center in Classroom 3 which could use enhancements to improve the environment and support the displays. This is a space where students and/or groups can display art and other creations. Student from across the District will have field days to visit the Center.

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PHOTOGRAPHS

EXISTING CONDITIONS

FERN DRIVE ELEMENTARY SCHOOL



REPLACE EQUIPMENT & ADD RUBBER SURFACE



REPLACE ASPHALT PAVING



ADD METAL LUNCH SHELTER



UPGRADE MULTI-PURPOSE BUILDING

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. NEW RUBBER SURFACE & PLAY EQUIPMENT
3. UPGRADE ASPHALT PAVING
4. REPAIR CONCRETE SIDEWALK

UPGRADE ALL CLASSROOMS

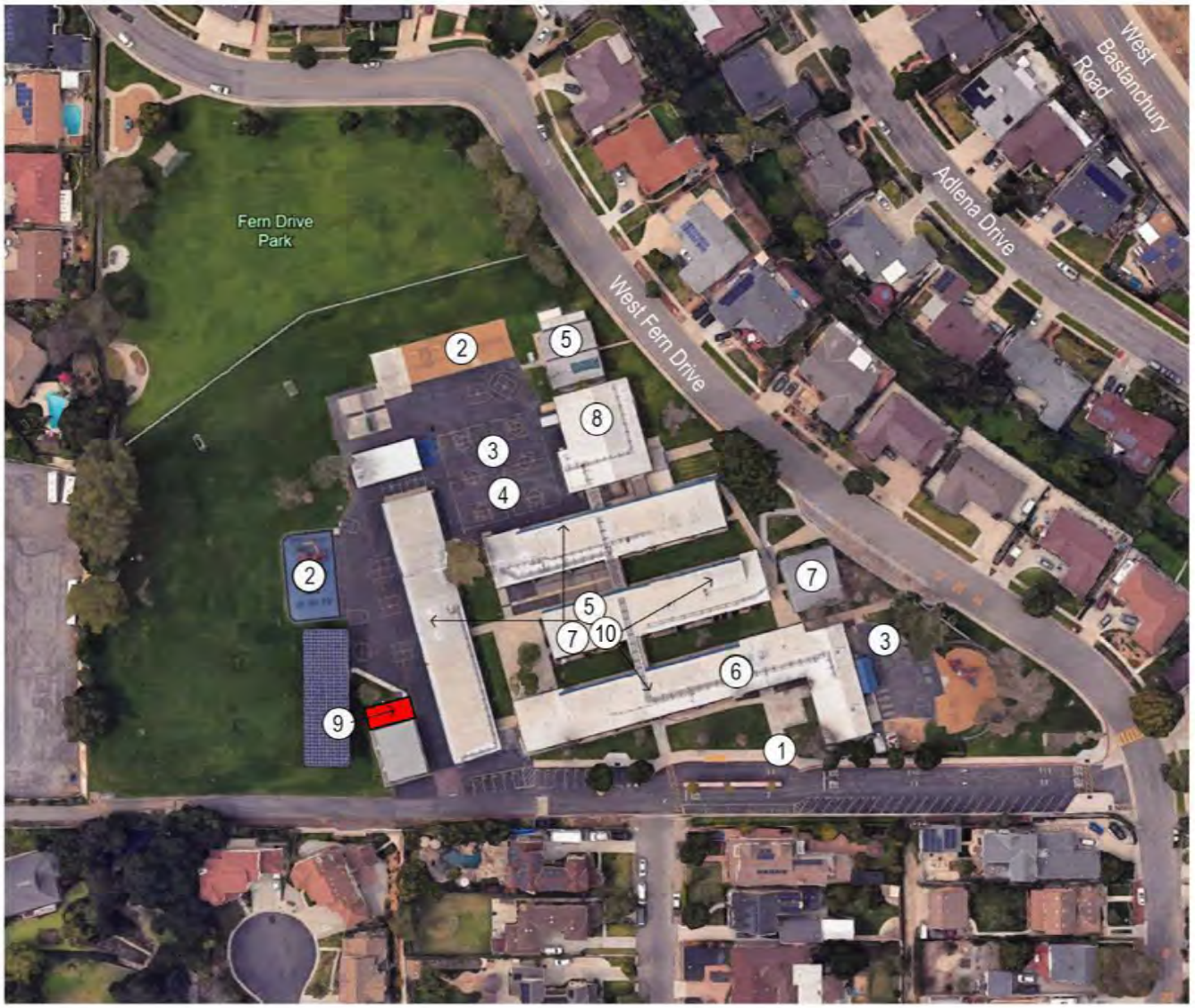
5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD ROOF SCREENS
7. IMPROVE LIBRARY
8. UPGRADE MULTI-PURPOSE
9. ADD SPECIAL EDUCATION RELOCATABLES

MAINTENANCE

10. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

FERN DRIVE ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE. FERN DRIVE.

2025-2026

FERN DRIVE ELEMENTARY

Principal
Mrs. Julie Lucas
714-447-7710

MEDIA CENTER
Jeannette Quinonez

BUILDING B

K1	K2
Taylor TK	Valenzuela K

BUILDING G

Custodian Office / Storeroom
9 Drew TK
8 Sanchez R.T.I.-Math
7 Conti 6th
6 White 2nd
5 Kim R.T.I.-ELA

Electric Shut off

BUILDING A

Mrs. Lucas, Principal & Main Office
OFFICE Health Office
4 Morales SDC / 1st-3rd
3 ATA - Creativity Center
2 Campos 1st
1 Doan SDC/TK-K
RR-BOYS / RR-GIRLS — Escanuelas MHA

BUILDING D

22	21	KITCHEN
ENCORE ASP	ENCORE ASP	MPR RR

BUILDING H

14 Price 4th
13 Tavera 5th
12 Holbrook 4th/5th
11 Paiz RSP
10 Rabenston 5th/6th
RR-BOYS / RR-GIRLS — Mann Psych.

PARKING LOT

Water Shut Off

Gas Shut Off

STAFF PARKING LOT

Zone 1
Zone 2
Zone 3

EOC
Emergency Ops Cntr

PARK & UPPER GRADE FIELD AREA

Reunification Gate

BLACKTOP / UPPER GRADE PLAYGROUND

Restrooms

Ball Wall

Command Center

20	19	18	RR-BOYS RR-GIRLS
STEAM Lab	Hernandez SDC/K-3rd	Gambrell SDC/4th-6th	MHA Krog

BUILDING I

17	16	15
Ruiz Speech	Mitchell 3rd	Stewart 3rd
	Morgue	
First Aid Station	25 Vo & Hernandez Music	24 Behavior Team

PRIMARY PLAYGROUND & FIELD AREA

SUPERVISION

STUDENT/STAFF EVACUATION AREA

CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE. CARHART AVE.

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **FERN DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. New Playground Equipment	2	$ 105,000.00	ea	$ 210,000.00
C. Add Rubber Play Surface	8,020	$ 40.00	sqft	$ 320,800.00
D. Replace Playground Asphalt	39,128	$ 10.00	sqft	$ 391,280.00
E. Add Window Covering	11,025	$ 18.50	sqft	$ 203,962.50
F. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
G. Campus-wide ADA Upgrade	55,000	$ 7.25	sqft	$ 398,750.00
H. Miscellaneous Sidewalk Repair	5,000	$ 10.00	sqft	$ 50,000.00
I. **Subtotal**				**$ 2,284,792.50**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
B. Modernization Permanent Classrooms	22	$ 100,000.00	ea	$ 2,200,000.00
C. Upgrade Modular Classrooms	4	$ 75,000.00	ea	$ 300,000.00
D. Add Window Tinting Building E	2,500	$ 3.75	sqft	$ 9,375.00
E. Modernize Restrooms	7	$ 60,000.00	ea	$ 420,000.00
F. Carpet 22 Classrooms & Office Area	1	$ 475,000.00	allowance	$ 475,000.00
G. **Subtotal**				**$ 3,404,375.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Add Conference Room	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Modernization Restrooms	2	$ 60,000.00	ea	$ 120,000.00
D. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
E. **Subtotal**				**$ 435,000.00**
6. Site:				
A. Replace Parking Lot Asphalt Paving	41,247	$ 10.00	sqft	$ 412,470.00
B. Replace Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
C. New Field/Irrigation	166,430	$ 4.00	sqft	$ 665,720.00
D. **Subtotal**				**$ 1,086,190.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
D. Roof Replacements	55,335	$ 25.00	sqft	$ 1,383,375.00
E. Window Replacement	11,025	$ 165.00	sqft	$ 1,819,125.00
F. HVAC Replacement Program	55,335	$ 65.00	sqft	$ 3,596,775.00
G. **Subtotal**				**$ 7,899,275.00**

SCHOOL: **FERN DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
8. Miscellaneous:					
A. Upgrade Creativity Center	1	$ 150,000.00	allowance	**$ 150,000.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	28	$ 2,100.00	ea	$ 58,800.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	55,335	$ 4.00	sqft	$ 221,340.00	
D. **Subtotal**				**$ 325,140.00**	
9. Subtotal:					**$ 16,109,772.50**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 3,221,954.50
11. Project Construction Total:					**$ 19,331,727.00**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,832,931.75
13. GRAND TOTAL PROJECT COSTS:					**$ 24,164,658.75**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,284,792.50**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 13,499,840.00**
TECHNOLOGY	**FOCUS 3**	**$ 325,140.00**
	CONTINGENCY	**$ 3,221,954.50**
	SOFT COSTS	**$ 4,832,931.75**
	GRAND TOTAL	**$ 24,164,658.75**

Robert C. Fisler K-8 School



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SITE ANALYSIS

Date: January 13, 2026

Purpose: Facilities 2026 Master Plan - **Robert C. Fisler K-8 School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1350 Starbuck Street 92833
B. Acreage: 10
C. School Built: 2004
D. Permanent Building Square Feet: 45,321
E. Grade Levels: TK-8
F. Student Enrollment: 884
G. Teachers & Certificated Staff: 47
H. Total Staff: 81
I. Buses: 0
J. Mascot: Bulldog
K. School Colors: Blue and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Interior Fence: A chain link fence is needed on the north side of the Library across the fire lane to prevent balls from rolling into the parking lot.
C. Exterior Lighting: Adequate but the parking lot bulbs need to be replaced. A work order has been placed.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Play Equipment: Excellent.
G. Security Cameras: Adequate.
H. Lock-Down Capabilities: Adequate.
I. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
J. Fire Alarm System: Adequate.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Smartboards are not very popular anymore due to laptops and iPad.
   3. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. TK/Kindergarten through 6th Grades have 1-to-1 ratio.
   2. The school is an Apple Distinguished School.
C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.
D. Marquee Sign:
   1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 30
B. Modular Classrooms: 3
   1. 24' x 40': Classroom
   2. 48' x 40': Library

C. Relocatable Classroom: 1
   1. 24' x 40': Physical Education Locker Room
D. A classroom for only After-School Programs is desirable.
E. Special Education:
   1. RSP: 1
   2. SDC: 0
F. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3; Technology above).
   2. New carpet.
   3. New paint.
   4. New energy efficient light bulbs.
G. All 33 of the upside-down pyramid skylights should be replaced with flat panel skylights.
H. Water added to the two relocatable Classrooms 11 and 12 is desirable.
I. An additional relocatable building for a Physical Education Locker Room is desirable.
J. Storage of backpacks is an issue. Addition of wall-mounted hooks is desirable but with the stone exterior face may be a challenge.
K. Classroom Loading:
   1. TK/Kindergarten: 33
   2. 1st -3rd Grades: 32
   3. 4th-8th Grades: 34

5. Computer Lab:

A. There are Computer Stations in the Library/Media Center but not a separate classroom.

6. Library/Media Center:

A. This building was built at the same time as the rest of the school.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:

A. Music is conducted in the Multi-Purpose Building and after-school programs.

8. Art:

A. Art is taught in individual classrooms.

9. Science:

A. Science is taught in individual classrooms, but a S.T.E.A.M. Lab is desirable. There are currently two empty classrooms, one of which is a modular building and the other a permanent classroom which could be remodeled into a S.T.E.A.M. Lab.

10. Office/Administration:

A. Principal: Dr. Caroline Llewellyn
B. Assistant Principal: Linda Beecher
C. Counselor: Two Part-time
D. Psychologist: Part-time
E. Speech: Part-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but it is desirable.
I. Teachers' Lounge is too small.
J. Teachers' Workroom works well.
K. Office works well.
L. The Reception/Waiting Area works well.

11. Multi-Purpose Building:

A. Built at the same time as the rest of the school and works well.

12. Kitchen:

A. Located at the south end of the Administration Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:

A. Both Student and Staff Toilets are adequate.

14. Site:

A. Parking Lot:
   1. The parking lot is adequate for the number of teachers, staff, and visitors.
   2. The lot needs to be seal coated and re-stripped.
   3. There is no separate bus lane.
B. Hard Court:
   1. Adequate in size and needs to be seal coated and re-stripped.
   2. The two wood ball walls need replaced with new CMU.

C. Lunch Shelters: Adequate in size but needs guttering added to north side.
D. Play Field: Adequate.
E. Cargo Containers:
   1. All need to be painted.
F. Flagpole: Existing is acceptable.
G. Play Apparatus: Excellent.
H. A new Gymnasium is desirable.
I. Miscellaneous:
   1. Remove and replace all the liquid amber trees.

15. Maintenance:

A. All current general maintenance issues should be submitted to the Maintenance Department immediately.
B. The exterior of all the buildings needs to be painted.
C. All roofs, HVAC, plumbing, and electrical service need to be evaluated and replaced, as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

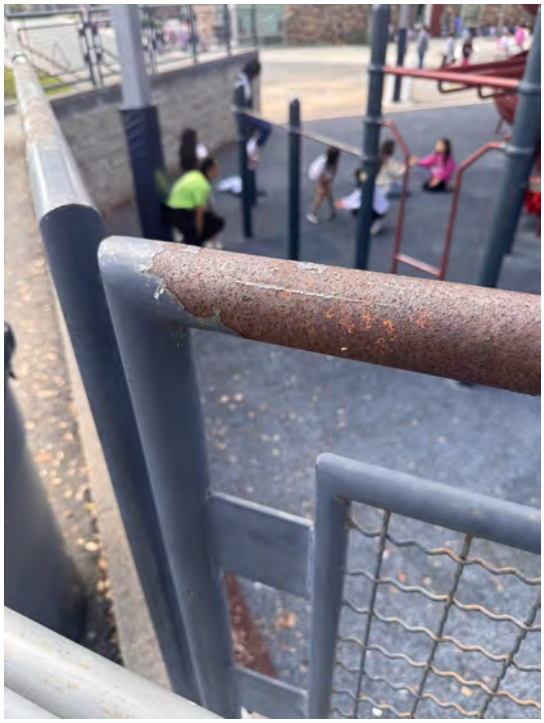
ROBERT C. FISLER K-8 SCHOOL



ADDRESS BACKPACK STORAGE



REPLACE ASPHALT PAVING



PAINT ALL RAILINGS



REPLACE BALL WALLS WITH CMU

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. SEAL COAT ASPHALT PAVING

UPGRADE ALL CLASSROOMS

4. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

5. ADD STEM/STEAM LAB
6. NEW GYMNASIUM
7. NEW CMU BALL WALLS
8. REPLACE ALL SKYLIGHTS

MAINTENANCE

9. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



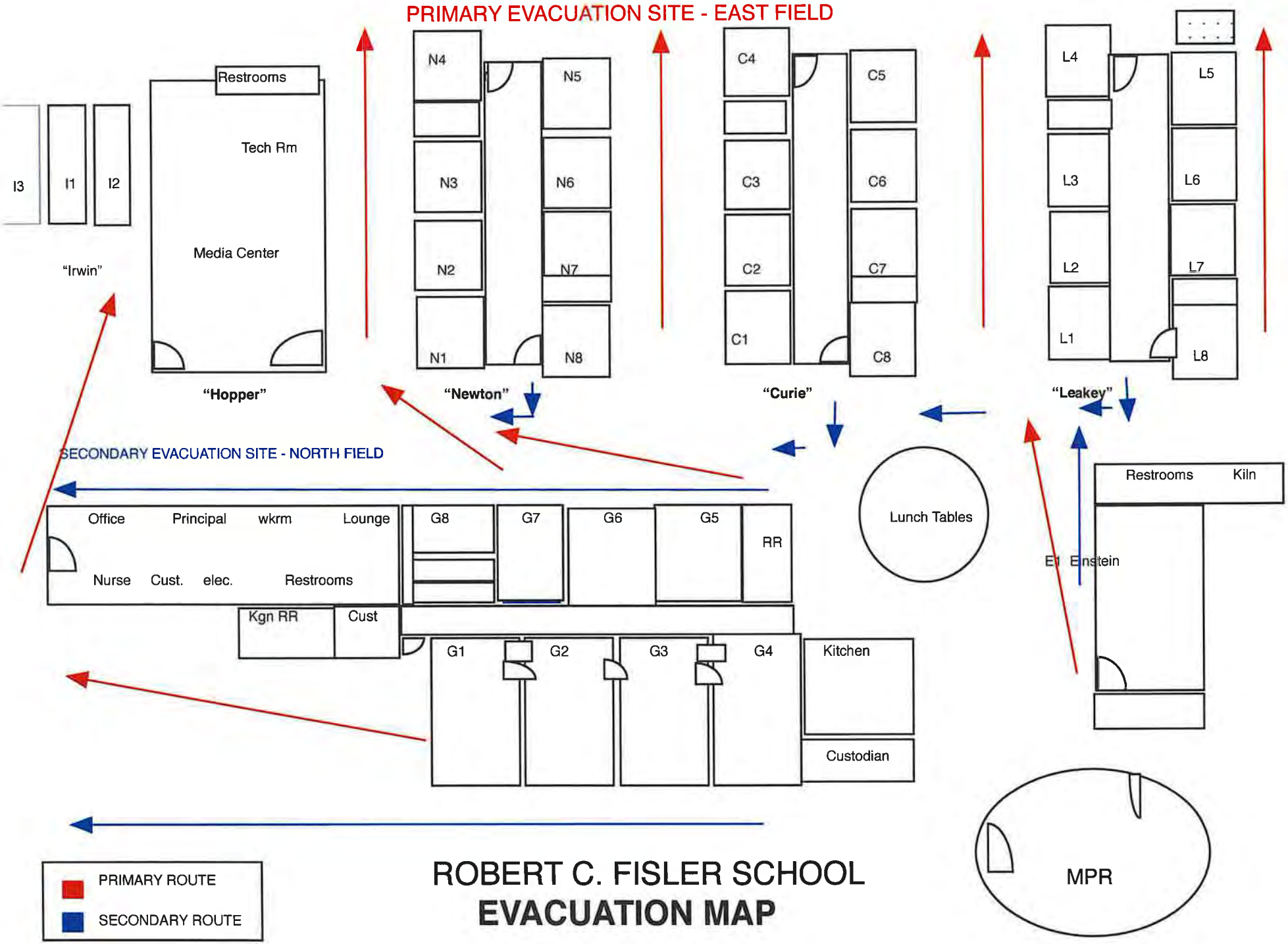
IMPROVEMENTS SITE PLAN

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ROBERT C. FISLER K-8 SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids



ROBERT C. FISLER SCHOOL
EVACUATION MAP

Updated 9/2020

1350 Starbuck St., Fullerton, Ca 92833 Kimberly Benaraw, Principal

Architecture 9 PLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **FISLER K-8 SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY					
A. Sealcoat Playground Asphalt	53,400	$	3.25	sqft	$ 173,550.00
B. Campus-wide ADA Upgrade	63,000	$	7.25	sqft	$ 456,750.00
C. **Subtotal**					**$ 630,300.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE					
1. Classrooms and Restrooms:					
A. Modernization Permanent Classrooms	30	$	100,000.00	ea	$ 3,000,000.00
B. Upgrade Modular Classrooms	3	$	75,000.00	ea	$ 225,000.00
C. Skylight Replacement	36	$	7,500.00	ea	$ 270,000.00
D. Food service/conversion	1	$	700,000.00	allowance	$ 700,000.00
E. Replace Physical Ed. Modulars	2	$	650,000.00	ea	$ 1,300,000.00
F. Upgrade Audio/Visual in MPR	1	$	85,000.00	allowance	$ 85,000.00
G. **Subtotal**					**$ 5,580,000.00**
2. Gymnasium:					
A. New Gymnasium	1	$	10,500,000.00	allowance	**$ 10,500,000.00**
3. Science:					
A. Add S.T.E.A.M Laboratory	1	$	250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:					
A. Update	1	$	50,000.00	allowance	**$ 50,000.00**
5. Site:					
A. Sealcoat Parking Lot Asphalt Paving	45,513	$	3.25	sqft	$ 147,917.25
B. New CMU Ball Walls	2	$	45,000.00	ea	$ 90,000.00
C. **Subtotal**					**$ 237,917.25**
6. Maintenance:					
A. Paint All Buildings	1	$	300,000.00	allowance	$ 300,000.00
B. Plumbing Service Upgrade	1	$	350,000.00	allowance	$ 350,000.00
C. Roof Replacements	62,640	$	25.00	sqft	$ 1,566,000.00
D. HVAC Replacement Program	62,640	$	65.00	sqft	$ 4,071,600.00
E. **Subtotal**					**$ 6,287,600.00**
FOCUS 3: UPGRADE SAFETY AND ACCESSIBILITY					
A. Replace Sound Amplification System	33	$	2,100.00	ea	$ 69,300.00
B. Add Cameras	1	$	45,000.00	allowance	$ 45,000.00
C. Replace Bells and Paging System	62,645	$	4.00	sqft	$ 250,580.00
D. **Subtotal**					**$ 364,880.00**
7. Subtotal:					**$ 23,900,697**

SCHOOL: **FISLER K-8 SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST	TOTAL COST
8. Contingency:			
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%	$ 4,780,139
9. Project Construction Total:			**$ 28,680,837**
10. Soft Costs:			
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%	$ 7,170,209
11. GRAND TOTAL PROJECT COSTS:			**$ 35,851,046**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 630,300.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 22,905,517.25**
TECHNOLOGY	**FOCUS 3**	**$ 364,880.00**
	CONTINGENCY	**$ 4,780,139.45**
	SOFT COSTS	**$ 7,170,209.18**
	GRAND TOTAL	**$ 35,851,045.88**

Golden Hill Elementary School



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SITE ANALYSIS

Date: January 14, 2026

Purpose: Facilities 2026 Master Plan – **Golden Hill Elementary School**

The purpose of this Site Analysis is to review existing conditions and the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 732 Barris Drive 92832
B. Acreage: 10.3
C. Permanent Building Square Feet: 35,432
D. Grade Levels: TK-6
E. Student Enrollment: 580
F. Teachers & Certificated Staff: 35
G. Total Staff: 82
H. Buses: 4 small
I. Mascot: Gators
J. School Colors: Green and Yellow

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Adequate.
C. Parking Lot: Relocatable classrooms were placed on the south end of the parking lot several years ago. This area floods often and shipping pallets are used to cross drainage swales. Ideally, these buildings would be removed and the parking lot restored.
D. Exterior Speakers: Need to be evaluated.
E. Communication System: Excellent.
F. Play Equipment: Excellent.
G. Playground Surface: The existing asphalt needs replaced.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: Adequate.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs Updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.

2. Most rooms do not have window blinds and students have difficulty reading the screen. Window blinds are desirable.
3. Smartboards are not very popular anymore due to the iPad.
4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
1. TK/Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
1. The existing wireless system is throughout the entire school.
2. The addition of wireless for outside is desirable.

D. Marquee Sign:
1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 19

B. Relocatable Classrooms: 11
1. 24' x 40': Intervention
2. 24' x 40': 5 Classrooms
3. 24' x 40': RSP/Speech
4. 30' x 40': SDC
5. 24' x 40': 2 SDC
6. 48' x 40': Library

C. A new permanent classroom building to replace all relocatables including the Library is desirable.

D. Special Education:
1. RSP: 1
2. SDC: 3 Autism.

E. The classrooms received one new door and resin countertops in the last Bond.

F. All permanent classrooms have sliding glass doors on the north side. These sliders have been replaced with new sliders in Building D. Buildings A, B and C classrooms still need to be replaced.

G. The following upgrades would be desirable:
1. Upgraded technology (refer to Item 3., Technology).
2. New carpeting.
3. New entry mat.
4. Addition of vinyl covered tack board on all walls.
5. New paint.
6. Replace existing casework that meets the current storage needs.
7. New sink and faucets.
8. New window blinds.
9. New second door and hardware (where occurs).
10. Replace sliding glass doors (where occurs).

11. New energy efficient lighting.
12. Add sound insulation between classrooms.
13. The high ceilings are preferred over new lay-in ceilings.
14. Add floor electrical outlet(s) to eliminate extension cords.
15. Replace all cracked and/or plastic windows.
16. New furniture.

5. Computer Lab:

A. There is a Computer Lab with 21 computers in Building C, Room K2.

6. Library/Media Center:

A. Located in a large relocatable building in the front of the school.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers that can be removed to accommodate additional books or other functions.
E. A mural added to the outside of the building is desirable.

7. Music:

A. Music is conducted in the classroom and after-school programs.

8. Art:

A. The school is known for its Art program.
B. Art is taught in individual classrooms.
C. An Art Bus visits the school for one week each year.

9. Science:

A. Science is taught in individual classrooms.

10. Office/Administration:

A. Principal: Dr. Neil Anderson
B. Assistant Principal: No
C. Counselor: No
D. Psychologist: Part-time
E. Speech: 2 Part-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but it is desirable.
I. Teachers' Lounge needs updated.
J. Teachers' Workroom is adequate.
K. Office is small and needs reconfigure or relocated to work better.
L. The Reception/Waiting Area is too small and needs expansion.

11. Multi-Purpose Building:

A. Built in 1950. It is small but meets the needs of the school.
B. Interior finishes need updating.
C. There is a permanent stage that needs refinished.
D. Improved stage lighting and a sound system is desirable.
E. The Toilets need to be updated.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. The plastic window glazing needs replaced.
D. Works well but Food Service Director needs to be consulted.

13. Toilet:

A. Both Student and Staff Toilets are adequate. The Toilets were modernized as part of the last Bond.
B. A relocatable Toilet added in the area of the relocatable classrooms is desirable.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the number of teachers, staff, and visitors. Additional parking is desirable. There are four relocatable classrooms in the south half of the parking lot, which if removed could provide additional parking.
   2. There is not a separate bus lane, and it does not seem feasible due to the slope at the front of the school.
   3. The existing asphalt paving received an over-lay in 2013 but would need additional work if the relocatables were removed.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
   5. An existing chain link fence at the entry driveway should be removed.
B. Hard Court:
   1. Adequate in size but will need replaced (refer to Item 2., Safety and Accessibility above).
C. Lunch Shelter: Adequate.
D. Play Field: Adequate in size. Add grass seeds at bare spots and check the irrigation system.
E. The existing concrete platform built by parents needs to be upgraded.
F. Cargo Containers:
   1. All needs to be painted.
G. Flagpole: A new flagpole is desirable.
H. Play Apparatus: Excellent.

15. Maintenance:

A. All current general maintenance issues should be submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

A. Add fabric shades at the patios outside each classroom is desirable.

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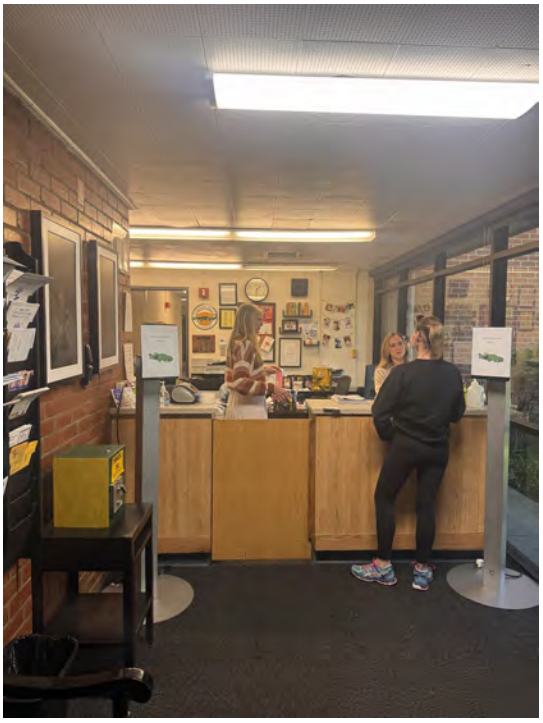
PHOTOGRAPHS

EXISTING CONDITIONS

GOLDEN HILL ELEMENTARY SCHOOL



REPLACE CHAIN LINK FENCING



ENLARGE OFFICE CLERICAL



MODERNIZE ALL CLASSROOMS



REPLACE ASPHALT PAVING

Architecture PLLP

FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. UPGRADE ASPHALT PAVING
3. IMPROVE ADA ACCESSIBLITY FROM STREET

UPGRADE ALL CLASSROOMS

4. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

5. ADD STEM/STEAM LAB
6. RELOCATE LIBRARY TO NEW BUILDING
7. UPGRADE MULTI-PURPOSE
8. REMOVE EXISTING RELOCATABLE BUILDINGS AND CONSTRUCT NEW CLASSROOM BUILDING
9. ENLARGE OFFICE CLERICAL
10. ENLARGE PARKING LOT

MAINTENANCE

11. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



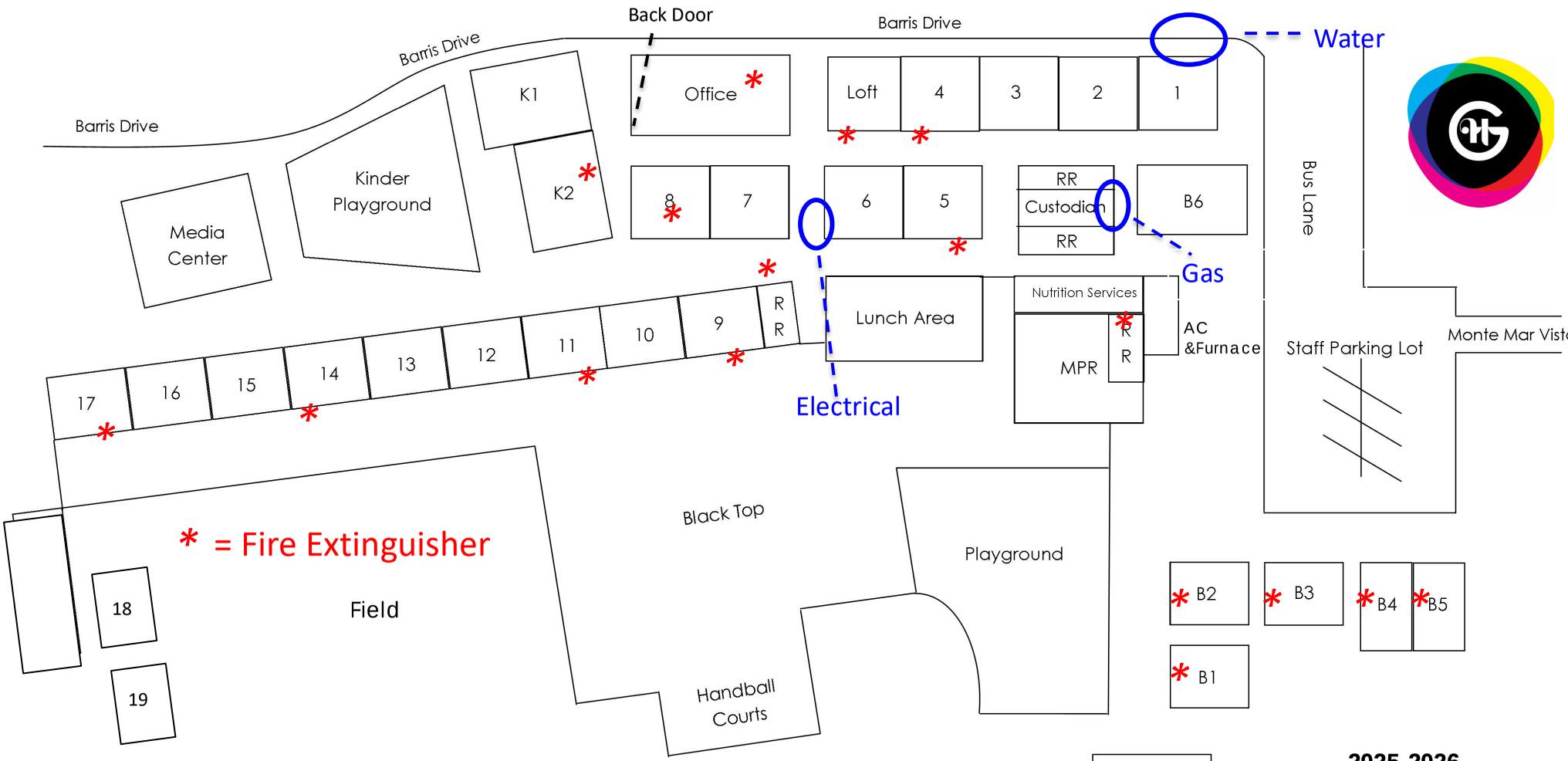
IMPROVEMENTS SITE PLAN

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GOLDEN HILL ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids



K1 – Murray (K)
K2 – Sfakianakis (K)
1 – Klein (1)
2 – Kysoth (1)
3 – Howell (2)
4 – Carthew (2)
5 – Richelieu (SDC 2-3)
6 – Gonzalez (SDC 3-4)
7 – Ramos (SDC K-1)
8 – Poirier (TK)
9 – Lau (3/4)
10 – Brookman (5)
11 – Mankiewicz, A (4)
12 – Fiola (6)
13 – Esquivel (6)
14 – Waisanen (4 GATE)
15 – Ramirez (5)
16 – Mankiewicz, M (5/6 GATE)
17 – Mominee (5/6 GATE)
18 – Art Studio/PE (Rizzi)
19 – Performing Arts (Johnston)
B1 – Sensory Room
B2 –The LAB/OT/Conference Room
B3 – Rivera (3)
B4 – The LAB Afterschool Program
B5 – Wong-Weisel (3 GATE)
B6 – Penner (SDC 5-6)
B7 – Kelterborn/Chavez (RSP)
B8 – Villalobos (RtI ELA)
B9 – Case & Kim (Speech)
Loft –Duquette (Psych)
Media Center – Lejano (TLMA)
Office – Admin & Support Staff

2025-2026
Golden Hill Elementary School for Creative & Performing Arts
732 Barris Drive
Fullerton, CA 92832
(714) 447-7715

DRIVE SAFE

In front of the school on Barris Drive, there is a NO PARKING ZONE from 7:30am-9:30am and from 12:30pm-3:30pm each school day. Monte Mar Vista is a one-way street only, leading out of the staff parking lot. The parking lot is for busses, staff, and handicapped parking only.
Help us keep kids safe by driving slowly & carefully around the school.

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **GOLDEN HILL ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	40,414	$ 10.00	sqft	$ 404,140.00
C. Add Window Covering	5,250	$ 18.50	sqft	$ 97,125.00
D. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
E. Campus-wide ADA Upgrade	40,000	$ 7.25	sqft	$ 290,000.00
F. Misc. Sidewalk Repair	5,500	$ 10.00	sqft	$ 55,000.00
G. **Subtotal**				**$ 1,556,265.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	19	$ 100,000.00	ea	$ 1,900,000.00
B. New Building (Replace 9 Relocatables)	1	$ 7,425,000.00	ea	$ 7,425,000.00
C. Interim Housing	1	$ 1,200,000.00	allowance	$ 1,200,000.00
D. Modernize Restrooms	6	$ 60,000.00	ea	$ 360,000.00
E. **Subtotal**				**$ 10,885,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Enlarge/Update/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Modernization Toilets	2	$ 60,000.00	ea	$ 120,000.00
D. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
E. **Subtotal**				**$ 435,000.00**
6. Toilet Building				
A. Student Toilet Building	1	$ 800,000.00	ea	**$ 800,000.00**
7. Site:				
A. Replace Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
B. New Field/Irrigation	145,000	$ 4.00	sqft	$ 580,000.00
C. **Subtotal**				**$ 588,000.00**
8. Maintenance:				
A. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
B. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
C. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
D. Roof Replacements	39,289	$ 25.00	sqft	$ 982,225.00
E. Window Replacement	5,250	$ 165.00		$ 866,250.00
F. HVAC Replacement Program	39,289	$ 65.00	sqft	$ 2,553,785.00
G. **Subtotal**				**$ 5,502,260.00**
9. Miscellaneous:				
A. Add Fabric Awnings at Classrooms	19	$ 5,000.00	ea	**$ 95,000.00**

SCHOOL: **GOLDEN HILL ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	29	$ 2,100.00	ea	$ 60,900.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	39,289	$ 4.00	sqft	$ 157,156.00	
D. **Subtotal**				**$ 263,056.00**	
10. Subtotal:					**$ 20,649,581**
11. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 4,129,916
12. Project Construction Total:					**$ 24,779,497**
13. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 6,194,874
14. GRAND TOTAL PROJECT COSTS:					**$ 30,974,372**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,556,265.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 18,830,260.00**
TECHNOLOGY	**FOCUS 3**	**$ 263,056.00**
	CONTINGENCY	**$ 4,129,916.20**
	SOFT COSTS	**$ 6,194,874.30**
	GRAND TOTAL	**$ 30,974,371.50**

Hermosa Drive Elem. School



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SITE ANALYSIS

Date: January 12, 2026

Purpose: Facilities 2026 Master Plan – **Hermosa Drive Elementary School**

The purpose of Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 400 East Hermosa Drive 92835
B. Acreage: 10
C. Permanent Building Square Feet: 33,044
D. Grade Levels: TK-6
E. Student Enrollment: 303
F. Teachers: 24
G. Total Staff: 52
H. Buses: 2 small, 2 large
I. Mascot: Hawks
J. School Colors: Red and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Some lighting was added 8 years ago, but additional parking lot and building lighting is desirable.
C. Exterior Speakers: Needs to be evaluated and updated with a Communication System.
D. Communication System: Excellent.
E. Play Equipment: Excellent.
F. Playground Surface: The existing asphalt was recently seal coated and looks great but will need replacement at some point-in-time.
G. Security Cameras: Adequate.
H. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering, which would also assist students with viewing the projector screen/board.
I. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
J. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
K. Accessibility: Update all path-of-travel and buildings to meet current Code.
L. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. Window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The existing marquee sign is lighted and works well.

4. Classrooms:

A. Permanent Classrooms: 17

B. Relocatable Classrooms: 5
   1. 24' x 40': Kindergarten
   2. 24' x 40': Classroom
   3. 24' x 40': RSP
   4. 48' x 40': Library
   5. 48' x 40': 1 Daycares (Kid zone)

C. A new permanent classroom building to replace relocatable is desirable.

D. Special Education:
   1. RSP: 1
   2. SDC: 3 Mild/Moderate.
   3. The existing chain link fencing around the building needs to be raised to prevent students from leaving the school.

E. The classrooms received one new door and resin countertops in the last Bond.

F. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3; Technology above).
   2. New carpet.
   3. New entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. New sink and faucets.
   8. New window blinds.
   9. New second door and hardware (where it occurs).
   10. Replace sliding glass doors (where occurs).
   11. New energy efficient lighting.
   12. Add sound insulation between classrooms.

13. The high ceilings are preferred over new lay-in ceilings.
14. Add floor electrical outlet(s) to eliminate extension cords.
15. Replace all cracked and/or plastic windows.
16. New furniture.

G. The folding partition between Classrooms 2 and 3 in Building A needs to be removed and replaced with a solid wall with sound insulation.

5. Computer Lab:

A. There are not currently Computer Lab, and it is not desired.

6. Library/Media Center:

A. Located in a large, relocatable building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:

A. Music is conducted in the individual classroom and after-school programs.

8. Art:

A. Art is taught in individual classrooms.

9. Science:

A. Science is taught in individual classrooms.

10. Office/Administration:

A. Principal: Julianne Ettinger
B. Assistant Principal: No
C. Counselor: Part-time
D. Psychologist: Part-time
E. Speech: Part-time
F. Nurse: Part-time
G. Conference Room: No, but is desirable.
H. Teachers' Lounge needs to be updated.
I. Teachers' Workroom is adequate.
J. The school does not have a Conference Room which is desirable.
K. Office is small but meets the needs of the staff.
L. The washer/dryer hook-up can be removed.
M. A return added to the Reception desk is desirable.
N. The Teachers' Workroom works well, but the Lounge is small and needs updated.
O. Mail slots can be removed.

11. Multi-Purpose Building:

A. Built in 1956 at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need to be updated.
C. A permanent stage is desirable over the existing demountable.
D. Improved stage lighting and a sound system is desirable.
E. The Toilets need to be updated.
F. Air-conditioning needs to be added to the Office.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs consulted.

13. Toilet:

A. Both Student and Staff Toilets are adequate. The Toilets were modernized as part of the last Bond.
B. Privacy at the urinal in the Boys Toilet in Building A is an issue.
C. A relocatable Toilet added next to the relocatable Kindergarten is desirable.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the number of teachers, staff, and visitors. Additional parking is desirable. Possible additional parking can be added to the grass area adjacent to the bus drop-off.
   2. There is a separate bus lane which is desirable.
   3. The existing asphalt paving needs to be replaced, especially west of Building D.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court:
   1. Adequate in size but will need replaced (refer to Item 2., Upgrade Safety above).
C. Lunch Shelter: Adequate but concrete paving needs to be added.
D. Play Field: Adequate but is shared with a City Park. Add grass seeds at bare spots and check the irrigation system.
E. Cargo Containers:
   1. The units next to the Multi-Purpose Building need to be replaced.
   2. The emergency unit next to the Kindergarten should be moved to the playfield to be closer to where it would be needed.
   3. All needs to be painted.
F. Flagpole: Replaced in 2014.
G. Play Apparatus: Excellent.

H. Miscellaneous:
   1. The trash dumpsters should be relocated and placed in a new enclosure.
   2. A bicycle rake is needed mostly for Junior High School students that are picked up at the school to be bused.
   3. The planter at the Kindergarten, Building C, needs to be removed and benches added.

15. Maintenance:

A. All current general maintenance issues should be submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

A. The school has the District-Wide Creativity Center in Classroom 3 which could use enhancements to improve the environment and support the displays. This is a space where students and/or groups can display art and other creations. Student from across the District will have field days to visit the Center.

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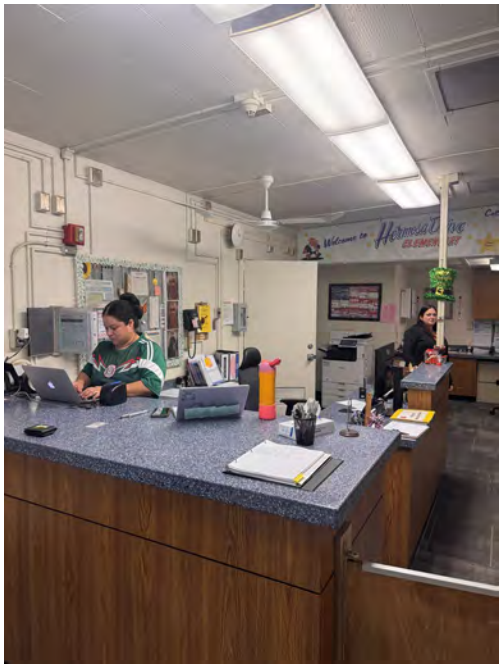
PHOTOGRAPHS

EXISTING CONDITIONS

HERMOSA DRIVE ELEMENTARY SCHOOL



ADD ADA DROP-OFF ZONE



UPGRADE OFFICE



REPLACE ASPHALT PAVING



MODERNIZE ALL CLASSROOMS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALKS
3. UPGRADE ASPHALT PAVING
4. REPLACE ALL NON-ADA DRINKING FOUNTAINS

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD ELECTRONIC MARQUEE SIGN
7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. UPGRADE MULTI-PURPOSE
10. RECONFIGURE OFFICE
11. NEW BUILDING TO REPLACE 5 RELOCATABLE BUILDINGS

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

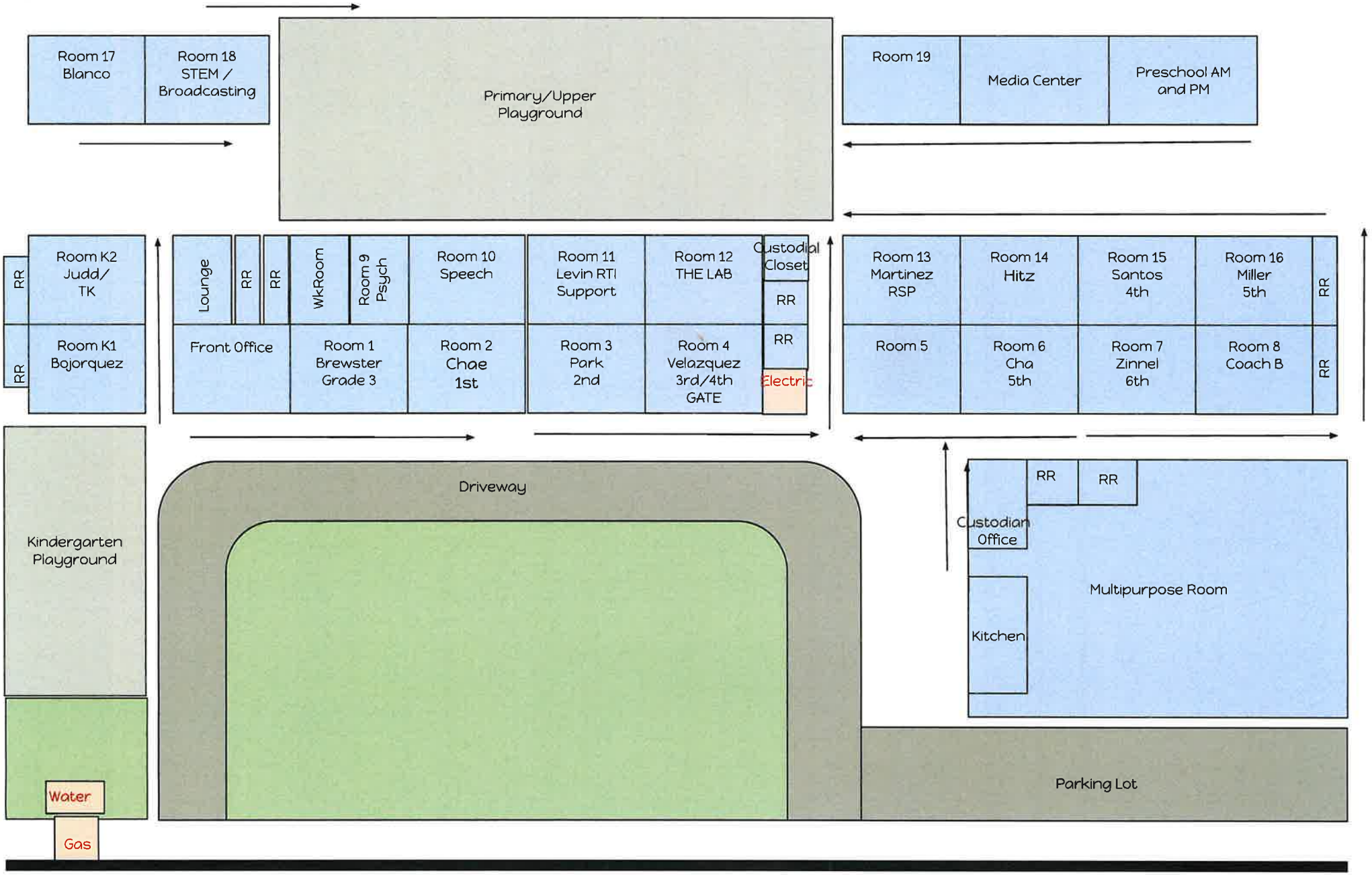
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HERMOSA DRIVE ELEMENTARY SCHOOL

HERMOSA DRIVE ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids



FULLERTON SCHOOL DISTRICT

Hermosa Drive ELEMENTARY SCHOOL

School Map 2025-2026

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **HERMOSA DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Add Window Covering	5,215	$ 18.50	sqft	$ 96,477.50
C. Campus-wide ADA Upgrade	43,000	$ 7.25	sqft	$ 311,750.00
D. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
E. Miscellaneous Sidewalk Repair	2,580	$ 10.00	sqft	$ 25,800.00
F. **Subtotal**				**$ 1,144,027.50**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	17	$ 100,000.00	ea	$ 1,700,000.00
B. Replace 5 Relocatables	5	$ 650,000.00	ea	$ 3,250,000.00
C. Modernize Restrooms	5	$ 60,000.00	ea	$ 300,000.00
D. **Subtotal**				**$ 5,250,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Update/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
D. Modernization Toilets	2	$ 60,000.00	ea	$ 120,000.00
E. **Subtotal**				**$ 435,000.00**
6. Toilet Building:				
A. Add Modular Toilet Building	1	$ 800,000.00	ea	**$ 800,000.00**
7. Site:				
A. Replace Parking Lot Asphalt Paving	20,608	$ 10.00	sqft	$ 206,080.00
B. Additional Parking (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. New Trash Enclosure	1	$ 12,000.00	ea	$ 12,000.00
D. New Bike Rack	1	$ 3,000.00	allowance	$ 3,000.00
E. New Benches	5	$ 850.00	ea	$ 4,250.00
F. **Subtotal**				**$ 296,580.00**
8. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	ea	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
D. Roof Replacements	43,212	$ 25.00	sqft	$ 1,080,300.00
E. Window Replacement	5,215	$ 165.00	sqft	$ 860,475.00
F. HVAC Replacement Program	43,212	$ 65.00	sqft	$ 2,808,780.00
G. **Subtotal**				**$ 5,849,555.00**

SCHOOL: **HERMOSA DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST	
9. Miscellaneous:						
A. Upgrade Creativity Center	1	$	115,200.00	ea	**$ 115,200.00**	
FOCUS 3: TECHNOLOGY						
A. Replace Sound Amplification System	22	$	2,100.00	ea	$ 46,200.00	
B. Add Cameras	1	$	45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	43,212	$	4.00	sqft	$ 172,848.00	
D. Add Electronic Marquee Sign	1	$	45,000.00	ea	$ 45,000.00	
E. **Subtotal**					**$ 309,048.00**	
10. Subtotal:						**$ 14,724,411**
11. Contingency:						
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation			20%			$ 2,944,882
12. Project Construction Total:						**$ 17,669,293**
13. Soft Costs:						
A. Architectural, Engineering, Inspector of Record, Testing and DSA			25%			$ 4,417,323
14. GRAND TOTAL PROJECT COSTS:						**$ 22,086,616**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,144,027.50**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 13,271,335.00**
TECHNOLOGY	**FOCUS 3**	**$ 309,048.00**
	CONTINGENCY	**$ 2,944,882.10**
	SOFT COSTS	**$ 4,417,323.15**
	GRAND TOTAL	**$ 22,086,615.75**

Ladera Vista Junior High School



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SITE ANALYSIS

Date: January 28, 2026

Purpose: Facilities 2026 Master Plan - **Ladera Vista Junior High School**

The purpose of Site Analysis is to review the current as well projected as needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1700 East Wilshire Avenue 92831
B. Acreage: 19.3
C. Permanent Building Square Feet: 79,773
D. Grade Levels: 7-8
E. Student Enrollment: 717
F. Teachers & Certificated: 41
G. Total Staff: 99
H. Buses: 2 small, 2 large
I. Mascot: Spartan
J. School Colors: Blue and White
K. The school is known as School for the Arts
L. Electives: 32
M. Class Periods: 7

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable, especially behind the Gymnasium.
C. Exterior Speakers: Needs to be evaluated.
D. Asphalt Paving: The existing asphalt was seal coated but 50% will need replaced or 1" overlay at some point-in-time to address cracks.
E. Communication System: Adequate.
F. Security Cameras: Adequate.
G. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board.
H. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
I. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
J. Accessibility: Update all path-of-travel and buildings to meet current Code.
K. Fire Alarm System: Needs to be evaluated and updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted LCD projector (Epson 965, 4,600 lumens), Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. A new short-town, high output projector is desirable.
   3. Smartboards are not very popular anymore due to the iPad.

B. iPad:
   1. This is a 1-to-1 school.

C. Wireless:
   1. The existing wireless system is throughout the entire school except for the Locker Rooms which needs to be added.
   2. The addition of wireless for outside is desirable.

D. Art: Art is tending to be more and more technology based. Additional server space is needed to support the upcoming programs.

E. Marquee Sign:
   1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 31

B. Relocatable Buildings: 7
   1. 24' x 40': RSP
   2. 24' x 40': Flex Classroom
   3. 24' x 40': 5 Classrooms

C. Special Education:
   1. RSP: 1
   2. SDC: 2 (Mild/Moderate and Moderate/Severe)

D. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpeting and/or vinyl composition tile.
   3. Add entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets.
   8. Add/replace window blinds.
   9. Replace second door and hardware (where it occurs).
   10. Replace sliding glass doors (where occurs).
   11. Add energy efficient lighting.
   12. Add electrical outlets.
   13. The high ceilings are preferred over new lay-in ceilings.
   14. Add floor electrical outlet(s) to eliminate extension cords.
   15. Replace all windows.
   16. Replace all furniture.

E. A new building, possible 2-stories, may be appropriate to replace the relocatable classroom buildings. This building would require 6 classrooms minimum.
F. A new Television Studio is desirable. The school has a green screen and camera.
G. A door needs to be added from the Building H, SDC classroom into the adjacent Toilet.

5. Computer Station:
A. The Computer Stations will need additional server space to accommodate animation.

6. Library/Media Center:
A. There is not currently a staff member.
B. The Library is underutilized and needs to be enhanced to meet current needs.
C. A Barnes & Noble or Starbucks type of environment is desirable.
D. An area for collaborative workspace and flexible furniture is needed.

7. Music:
A. There is a Band Room in Building B, which needs updated.
B. Band includes Beginning Band, Intermediate Band and Jazz Band.
C. Choir is also offered at the school.

8. Art:
A. The school has Ceramic, Glass Mosaic, Art Production, Art 1 and Art 2 as well as 3D Art.
B. Two of the Art Classrooms in Building E were updated in Summer 2015.
C. A new Art Gallery is desirable, possibly locate in a new building on Commonwealth Street.

9. Science:
A. There is one Science Lab and two Science Classrooms. All needs to be updated.
B. A S.T.E.A.M. Lab similar to the one installed in the Summer 2014 at Nicolas Junior High School is desirable.

10. Culinary Arts:
A. The classroom is original to the school and needs updated to meet current needs.

11. Dance:
A. The Dance Studio is currently located in Building D, adjacent to the Vice Principal and Conference Room, which is not ideal.
B. A better location for the studio would place the room closer to the Performing Arts Center/Gymnasium. The new space should have wood floor, mirrors and sound system.

12. Office/Administration:

A. The remodel of Building A has been drawn and approved by DSA as well as bid in the Winter 2014. This project is currently on-hold.
B. Principal: Dr. William Lynch
C. Assistant Principal: Lauren Comini
D. Counselor: 1 Full-time
E. Psychologist: Part-time
F. Speech: 1 Full-time
G. Nurse: Part-time
H. Administrative Assistance: 2
I. Conference Room: Not in the Administration Building but it is desirable.
J. Teachers' Lounge needs updated.
K. Teachers' Workroom needs updated.
L. Building A (Administration) modernization was bid Winter 2014 and is currently on-hold.
M. New carpeting is desirable.
N. Update Principal's casework is desirable.

13. Multi-Purpose Building:

A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. Last Bond added a portable stage and curtain which was welcomed. A permanent stage is desirable over the existing demountable.
D. Improved stage lighting and a sound system is needed.

14. Performing Arts Center/Gymnasium:

A. Built recently, it meets the needs of the school.
B. A Green Room and connection between the Dressing Rooms and Stage without going outside is desirable.

15. Locker Rooms:

A. The Locker Rooms need upgraded.
B. All lockers need to be replaced and have pad locks.
C. The quantity of showers can be greatly reduced.
D. Add mirrors to both Locker Rooms.

16. Kitchen:

A. Located adjacent to the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. An exterior grille would be desirable.

17. Toilets:

A. Student Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.
B. Staff Toilets in Building A need to be updated.
C. A third of the teachers are male.

18. Site:

A. Parking Lot:
   1. The parking lot is adequate for the quantity of teachers, staff and visitors.
   2. There is a separate bus lane, which is desirable.
   3. Additional lighting is needed (refer to Item 2., Upgrade Safety above).

B. Hard Court: The existing asphalt was recently seal coated but 50% will need replaced or 1" overlay at some point-in-time to address cracks (refer to Item 2., Upgrade Safety above).

C. Tennis Court: Needs to be resurfaced and the chain link fencing replaced.

D. Lunch Shelter: An Additional Metal Lunch Shelter is desirable.

E. Play Field:
   1. Adequate in size.
   2. Shared with City of Fullerton.
   3. Add grass seeds at bare spots and check irrigation system.
   4. Replace chain link fence on Commonwealth Avenue with new 8" H. fence.

F. Cargo Containers:
   1. All needs to be painted.

G. Flagpole: A new flagpole is desirable.

H. Miscellaneous:
   1. An all-weather synthetic running track is desirable.
   2. The front of the Office needs improved signage.
   3. Add screen around water meters on Acacia Avenue.

19. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings needs to be painted.

C. The school recently received all new electrical services for all buildings.

D. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

E. Plumbing is an issue throughout the school.

20. Miscellaneous:

A. The Weight Room in Building H needs to be upgraded.

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PHOTOGRAPHS

EXISTING CONDITIONS

LADERA VISTA JUNIOR HIGH SCHOOL



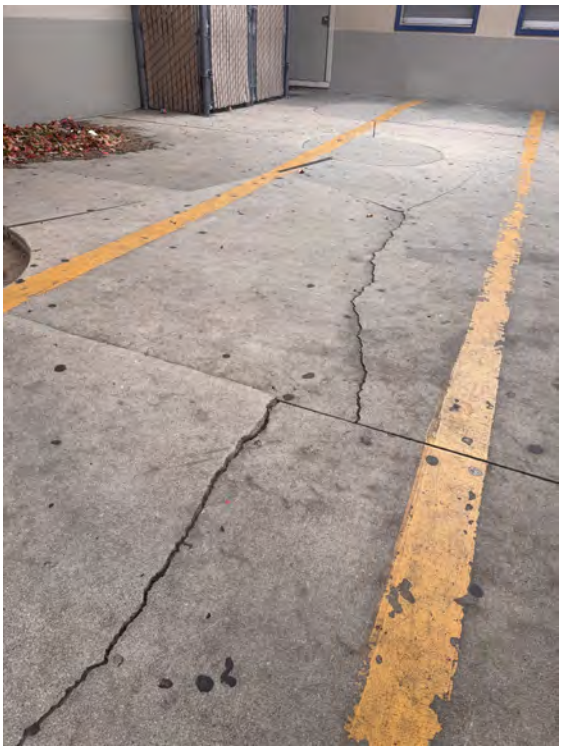
REPLACE CHAIN LINK FENCING



ADD LUNCH SHELTER



MODERNIZE ALL CLASSROOMS



REPLACE CONCRETE PAVING

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. UPGRADE ASPHALT PAVING
4. REPLACE ALL NON-ADA DRINKING FOUNTAINS

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD TV STUDIO
7. IMPROVE LIBRARY
8. ENHANCE PERFORMING ARTS / GYM
9. UPDATE LOCKER ROOMS
10. NEW BUILDING TO REPLACE 5 RELOCATABLES AND ADD ART GALLERY

MAINTENANCE

11. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

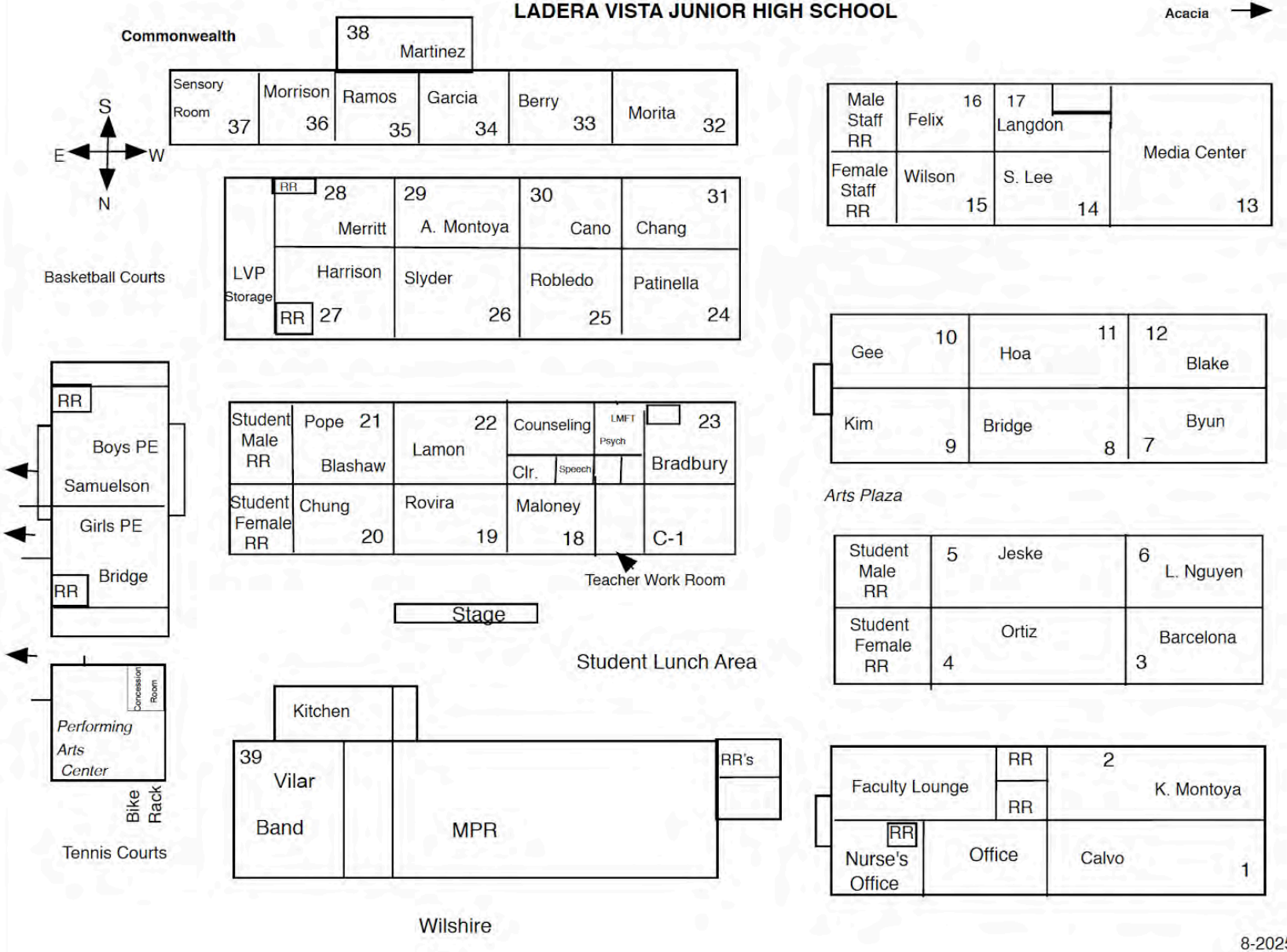
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LADERA VISTA JUNIOR HIGH SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

LADERA VISTA JUNIOR HIGH SCHOOL



8-2025

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **LADERA VISTA JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY					
A. Increase Exterior Lighting	1	$	10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	116,490	$	10.00	sqft	$ 1,164,900.00
C. Add Window Covering	3,900	$	18.50	sqft	$ 72,150.00
D. Food service/conversion	1	$	900,000.00	allowance	$ 900,000.00
E. Campus-wide ADA Upgrade	89,000	$	7.25	ea	$ 645,250.00
F. Misc. Sidewalk Replacement	10,425	$	13.00	sqft	$ 135,525.00
G. **Subtotal**					**$ 2,927,825.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE					
1. Classrooms and Restrooms:					
A. Modernization Permanent Classrooms	31	$	100,000.00	ea	$ 3,100,000.00
B. Upgrade Modular Classrooms	6	$	75,000.00	ea	$ 450,000.00
C. Modernize Restrooms	14	$	60,000.00		$ 840,000.00
D. **Subtotal**					**$ 4,390,000.00**
2. Computer Lab:					
A. Update Computer Lab Server Room	100	$	150.00	sqft	**$ 15,000.00**
3. Library:					
A. Upgrade Library	1	$	150,000.00	allowance	**$ 150,000.00**
4. Science:					
A. Add S.T.E.A.M Laboratory	1	$	250,000.00	allowance	**$ 250,000.00**
5 Art:					
A. New Art Gallery Building	1	$	650,000.00	ea	**$ 650,000.00**
6. Office/Administration:					
A. Upgrade/Reconfigure	1	$	125,000.00	allowance	**$ 125,000.00**
7. Multi-Purpose Building:					
A Upgrade Audio/Visual	1	$	85,000.00	allowance	$ 85,000.00
B. Upgrade Finishes	1	$	175,000.00	allowance	$ 175,000.00
C. Modernization Toilets	2	$	60,000.00	ea	$ 120,000.00
D. Upgrade Stage	1	$	55,000.00	allowance	$ 55,000.00
E. **Subtotal**					**$ 435,000.00**
8. Performing Arts:					
A. Interior Connection to Green Room, etc.	150	$	150.00	sqft	**$ 22,500.00**
9. Locker Rooms:					
A. Upgrade	3,000	$	225.00	sqft	**$ 675,000.00**
10. Kitchen:					
A. Add Exterior Grille and Plaza	1	$	5,500.00	ea	**$ 5,500.00**
11. Toilets:					
A. Upgrade Staff Lounge Restrooms	1	$	20,000.00	allowance	**$ 20,000.00**
12. Site:					
A. Tennis Court Resurface and Fencing	28,875	$	22.00	sqft	$ 635,250.00
B. New 30' x 120' Lunch shelter	1	$	200,000.00	allowance	$ 200,000.00
C. New Flag pole	1	$	8,000.00	ea	$ 8,000.00
D. New Field/Irrigation	360,730	$	4.00	sqft	$ 1,442,920.00
E. Field Restroom	1	$	173,000.00		$ 173,000.00
F. Parking Lot Lights	1	$	105,000.00	allowance	$ 105,000.00
G. **Subtotal**					**$ 2,564,170.00**

SCHOOL: **LADERA VISTA JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST	
13. Maintenance:						
A. Electrical Service Upgrade	1	$	500,000.00	allowance	$ 500,000.00	
B. Plumbing Service Upgrade	1	$	350,000.00	allowance	$ 350,000.00	
C. Window Replacement	3,900	$	165.00	sqft	$ 643,500.00	
D. Paint All Buildings	1	$	300,000.00	allowance	$ 300,000.00	
E. Roof Replacements	96,437	$	25.00	sqft	$ 2,410,925.00	
F. HVAC Replacement Program	96,437	$	65.00	sqft	$ 6,268,405.00	
G. **Subtotal**					**$ 10,472,830.00**	
14. Building H:						
A. Weight Room Upgrade	960	$	125.00	sqft	**$ 120,000.00**	
FOCUS 3: TECHNOLOGY						
A. Replace Sound Amplification System	36	$	2,100.00	ea	$ 75,600.00	
B. Add Cameras	1	$	45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	96,437	$	4.00	sqft	$ 385,748.00	
D. **Subtotal**					**$ 506,348.00**	
15. Subtotal:						**$ 23,329,173**
16. Contingency:						
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation			20%			$ 4,665,835
17. Project Construction Total:						**$ 27,995,008**
18. Soft Costs:						
A. Architectural, Engineering, Inspector of Record, Testing and DSA			25%			$ 6,998,752
19. GRAND TOTAL PROJECT COSTS:						**$ 34,993,760**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,927,825.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 19,895,000.00**
TECHNOLOGY	**FOCUS 3**	**$ 506,348.00**
	CONTINGENCY	**$ 4,665,834.60**
	SOFT COSTS	**$ 6,998,751.90**
	GRAND TOTAL	**$ 34,993,759.50**

Laguna Road Elementary School



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SITE ANALYSIS

Date: January 29, 2026

Purpose: Facilities 2026 Master Plan – **Laguna Road Elementary School**

The purpose of Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 300 Laguna Road, 92835
B. Acreage: 10
C. Permanent Building Square Feet: 36,331
D. Grade Levels: TK-6
E. Student Enrollment: 591
F. Teachers & Certificated Staff: 36
G. Total Staff: 71
H. Buses: 1 large
I. Mascot: Roadrunners
J. School Colors: Blue and Yellow

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Sidewalk: A concrete sidewalk and stairs need to be added from Laguna Road to the front of the school.
C. Exterior Lighting: Needs to be improved.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Good.
F. Play Equipment Surface: Excellent.
G. Play Apparatus: Excellent.
H. Lunch Shelter: Needs to be replaced.
I. Playground Surface: The existing asphalt needs replaced.
J. Security Cameras: Adequate.
K. Fire Alarms System: Needs to be updated.
L. Lock-Down Capabilities: All classrooms need window blinds, which would also improve visibility with the projector screen.
M. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
N. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
O. Accessibility: Update all path-of-travel and buildings to meet current Code.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Most rooms have high windows and do not have window blinds. Some students have difficulty reading the projector screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. Several of the classrooms have a sound amplification system. It is desirable to have one in all classrooms. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. TK/Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The school has an existing electronic marquee sign.

4. Classrooms:

A. Permanent Classrooms: 18

B. Relocatables Classrooms: 8
   1. 24' x 40': RSP
   2. 24' x 40': Kid zone
   3. 24' x 40': Technology Lab
   4. 24' x 40': 5 Classrooms

C. Special Education:
   1. RSP: 1
   2. SDC: 0

D. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology above).
   2. New carpet.
   3. New entry mat.
   4. New paint.
   5. Replace existing casework that meets the current storage needs.
   6. New sink and faucets.
   7. New window blinds.
   8. New second door and hardware (where it occurs).
   9. Replace sliding glass doors (where occurs).
   10. New energy efficient lighting.
   11. Add sound insulation between classrooms.
   12. The high ceilings are preferred over new lay-in ceilings.
   13. Add floor electrical outlet(s) to eliminate extension cords.
   14. Replace all cracked and/or plastic windows.
   15. New furniture.

E. It is desirable to have water added to all relocatable classrooms.

5. Computer Lab:

A. There is a Technology/Computer stations in relocatable Classroom 22. The room is only 960 SF and small for its function. A larger classroom is desirable.

6. Library/Media Center:

A. This building was built in 1971 and includes "The Pit" which has been infilled.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers.

7. Music:

A. Music is conducted in the Multi-Purpose Room one day a week and after-school Programs.
B. The school is known for its Performing Arts. The Pit adjacent to the Library is used as a Performing Arts Center.
C. The school has a Choir.

8. Art:

A. Art is taught in individual classrooms.

9. Science:

A. Science is taught in individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: Stephanie Guppy
B. Assistant Principal: No
C. Counselor: Part-time
D. Psychologist: 2 Part-time
E. Speech: Full-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but it is desirable.
I. Teachers' Lounge needs to be updated.
J. Teachers' Workroom is small and needs updated.
K. Office is small and needs reconfigure to work better.
L. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:

A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved staged lighting and sound system is desirable.

12. Kitchen:

A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.
D. Students have to go down steps after picking up their food, which is not ideal.

13. Toilet:

A. Both Student and Staff Toilets are adequate. The Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the number of teachers, staff, and visitors. Additional parking is desirable.
   2. There is not a separate bus lane.
   3. The existing asphalt paving needs to be replaced.

B. Hard Court:
   1. Adequate in size.
   2. Asphalt needs replaced (refer to Item 2., Safety and Accessibility above).
   3. The two wood ball walls need replaced with new CMU.

C. Lunch Shelters: Adequate in size but wood and need replaced.

D. Play Field: Adequate in size. Need bare spots seeded and irrigation system evaluated.

E. Replacement of a removed old obstacle course is desirable.

F. Cargo Containers:
   1. All needs to be painted.

G. Flagpole: A new flagpole is desirable.

H. Play Apparatus: Excellent.

I. Miscellaneous:
   1. Additional covered walkways including at front parking lot student pick-up is desirable.
   2. Add benches outside of Library and "The Pit".

15. Maintenance:

A. All current general maintenance issues should be submitted to the Maintenance Department immediately.

B. The exterior of all buildings needs to be painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

A. The school has two Foundations. A 24' x 40' relocatable for parents is desirable since all classrooms are occupied.

B. The Office needs a better exterior sign.

C. Add filter water for students and staff.

D. Add awnings to all classrooms.

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PHOTOGRAPHS

EXISTING CONDITIONS

LAGUNA ROAD ELEMENTARY SCHOOL



REPLACE CONCRETE PAVING



REPLACE LUNCH SHELTERS



MODERNIZE ALL CLASSROOMS



ADD PRE-SCHOOL LUNCH SHELTER

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. REPLACE NON-ADA DRINKING FOUNTAINS
2. INCREASE EXTERIOR LIGHTING
3. REPAIR CONCRETE SIDEWALK
4. UPGRADE ASPHALT PAVING
5. REPLACE LUNCH SHELTER

UPGRADE ALL CLASSROOMS

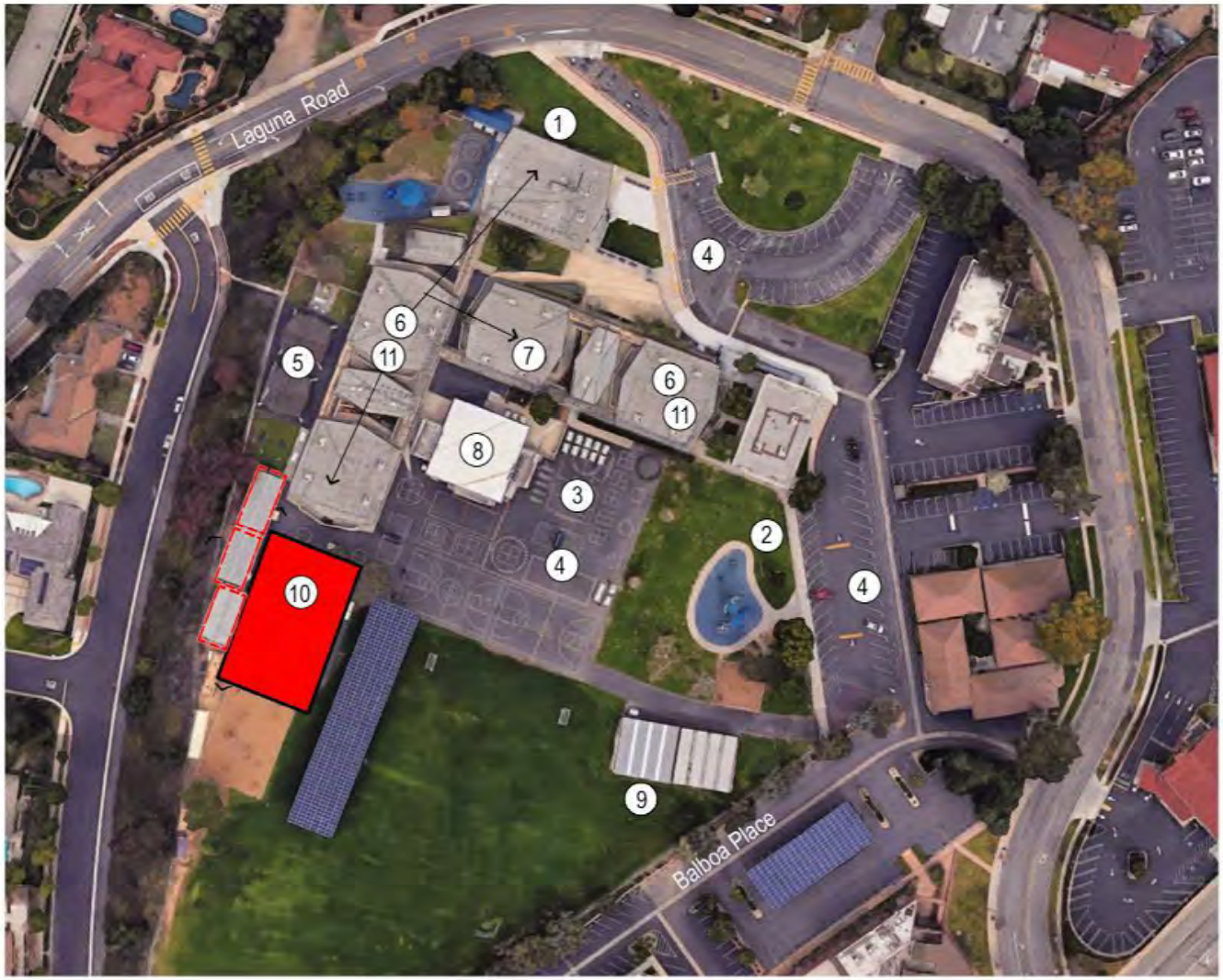
6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. ADD PARKING LOT
10. NEW BUILDING TO REPLACE 5 RELOCATABLES CLASSROOMS

MAINTENANCE

11. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



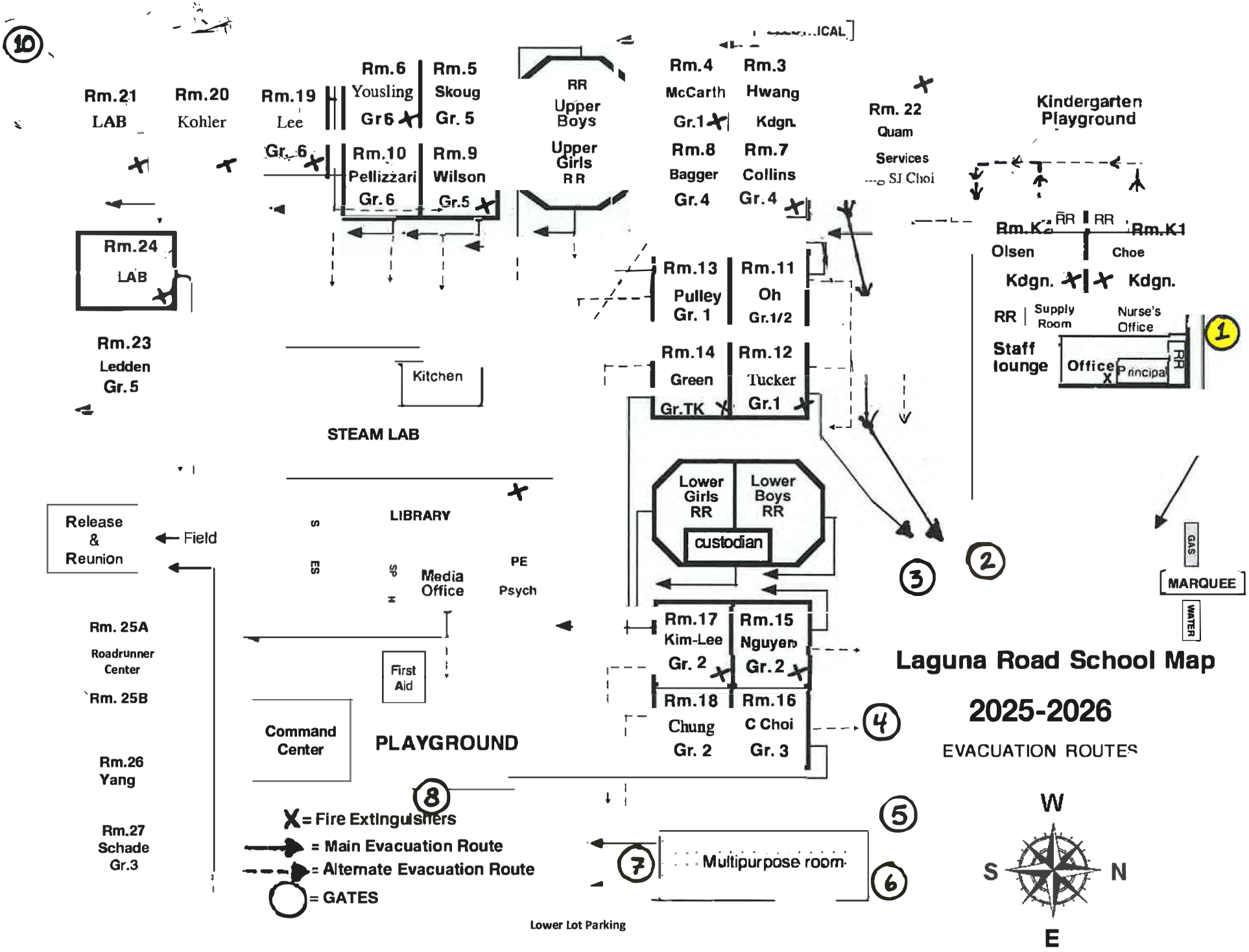
IMPROVEMENTS SITE PLAN

N

LAGUNA ROAD ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids


10
Rm.21
LAB
Rm.20
Kohler
Rm.19
Lee
Gr. 6
Rm.6
Yousling
Gr6
Rm.5
Skoug
Gr. 5
Rm.10
Pellizzari
Gr. 6
Rm.9
Wilson
Gr.5
RR
Upper Boys
Upper Girls
RR
Rm.4
McCarth
Gr.1
Rm.3
Hwang
Kdgn.
Rm.8
Bagger
Gr.4
Rm.7
Collins
Gr.4
Rm. 22
Quam
Services
SJ Choi
Kindergarten Playground
Rm.K2
Olsen
Kdgn.
RR
RR
Rm.K1
Choe
Kdgn.
Rm.24
LAB
Rm.23
Ledden
Gr.5
Rm.13
Pulley
Gr. 1
Rm.11
Oh
Gr.1/2
Rm.14
Green
Gr.TK
Rm.12
Tucker
Gr.1
Kitchen
STEAM LAB
RR
Supply Room
Nurse's Office
Staff lounge
Office
Principal
RR
1
Release & Reunion
Field
LIBRARY
ES
MS
Media Office
PE
Psych
Lower Girls RR
Lower Boys RR
custodian
2
3
GAS
MARQUEE
WATER
Rm. 25A
Roadrunner Center
Rm. 25B
Rm.26
Yang
Rm.27
Schade
Gr.3
First Aid
Command Center
PLAYGROUND
Rm.17
Kim-Lee
Gr. 2
Rm.15
Nguyen
Gr.2
Rm.18
Chung
Gr. 2
Rm.16
C Choi
Gr. 3
4
Laguna Road School Map
2025-2026
EVACUATION ROUTES
8
X = Fire Extinguishers
= Main Evacuation Route
= Alternate Evacuation Route
= GATES
7
Multipurpose room
5
6
W
S
N
E
Lower Lot Parking

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **LAGUNA ROAD ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY					
A. Increase Exterior Lighting	1	$	10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	39,100	$	10.00	sqft	$ 391,000.00
C. Add Window Covering	4,200	$	18.50	sqft	$ 77,700.00
D. Campus-wide ADA Upgrade	46,000	$	7.25	sqft	$ 333,500.00
E. Food service/conversion	1	$	700,000.00	allowance	$ 700,000.00
F. Miscellaneous Sidewalk Repair	4,755	$	10.00	sqft	$ 47,550.00
G. **Subtotal**					**$ 1,559,750.00**
FOCUS 2: ENHANCEMENTS					
1. Classrooms and Restrooms:					
A. Modernization Permanent Classrooms	18	$	100,000.00	ea	$ 1,800,000.00
B. Replace 6 Relocatables	6	$	650,000.00	ea	$ 3,900,000.00
C. Add water and Sinks to Modulars	6	$	15,000.00	ea	$ 90,000.00
D. Modernize Restrooms	5	$	60,000.00	ea	$ 300,000.00
E. **Subtotal**					**$ 6,090,000.00**
2. Library:					
A. Upgrade Library	1	$	150,000.00	allowance	**$ 150,000.00**
3. Science:					
A. Add S.T.E.A.M Laboratory	1	$	250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:					
A. Update/Reconfiguration	1	$	125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:					
A. Upgrade Audio/Visual	1	$	85,000.00	allowance	**$ 85,000.00**
6. Site:					
A. Replace Parking Lot Asphalt Paving	40,415	$	10.00	sqft	$ 404,150.00
B. Additional Parking Spaces (14)	4,750	$	15.00	sqft	$ 71,250.00
C. (2) New CMU Ball Walls	2	$	45,000.00	ea	$ 90,000.00
D. Replace Flag Pole	1	$	8,000.00	ea	$ 8,000.00
E. New Field/Irrigation	118,990	$	4.00	sqft	$ 475,960.00
F. New Lunch Shelter	1	$	500,000.00	allowance	$ 500,000.00
G. New Shade Structure at Office	1	$	65,000.00	allowance	$ 65,000.00
H. New Benches	5	$	850.00	ea	$ 4,250.00
I. **Subtotal**					**$ 1,618,610.00**
7. Maintenance:					
A. Paint All Buildings	1	$	250,000.00	allowance	$ 250,000.00
B. Plumbing Service Upgrade	1	$	350,000.00	allowance	$ 350,000.00
C. Electrical Service Upgrade	1	$	500,000.00	allowance	$ 500,000.00
D. Roof Replacements	45,875	$	25.00	sqft	$ 1,146,875.00
E. Window Replacement	4,200	$	80.80	sqft	$ 339,360.00
F. HVAC Replacement Program	45,875	$	65.00	sqft	$ 2,981,875.00
G. **Subtotal**					**$ 5,568,110.00**
8. Miscellaneous:					
A. New Classroom Awnings	18	$	5,000.00	ea	$ 90,000.00
B. **Subtotal**					**$ 90,000.00**

SCHOOL: **LAGUNA ROAD ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	24	$ 2,100.00	ea	$ 50,400.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	45,875	$ 4.00	allowance	$ 183,500.00	
D. **Subtotal**				**$ 278,900.00**	
9. Subtotal:					**$ 15,815,370**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 3,163,074
11. Project Construction Total:					**$ 18,978,444**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,744,611
13. GRAND TOTAL PROJECT COSTS:					**$ 23,723,055**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,559,750.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 13,976,720.00**
TECHNOLOGY	**FOCUS 3**	**$ 278,900.00**
	CONTINGENCY	**$ 3,163,074.00**
	SOFT COSTS	**$ 4,744,611.00**
	GRAND TOTAL	**$ 23,723,055.00**

Maple Elementary School



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SITE ANALYSIS

Date: January 28, 2026

Purpose: Facilities 2026 Master Plan - **Maple Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 244 East Valencia Drive 92832
B. Acreage: 5.1
C. Permanent Building Square Feet: 46,551
D. Grade Levels: TK-6
E. Student Enrollment: 298
F. Teachers & Certificated Staff: 24
G. Total Staff: 54
H. Buses: 3 small
I. Mascot: Mustangs
J. School Colors: Red, White and Blue
K. Title 1 School
L. School was built in 1924 and closed for 25 years and re-opened in 2000.
M. Orange County GRIP Program (Gang Reduction Intervention Program).

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable.
C. Exterior Speakers: Needs to be evaluated.
D. Sidewalk: The public sidewalk in front of the school needs to be replaced.
E. Communication Excellent.
F. Fire Alarm System: Excellent.
G. Play Equipment: Excellent.
H. Playground Surface: Asphalt paving needs to be repaired.
I. Security Cameras: Adequate.
J. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board.
K. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
L. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
M. Accessibility: Update all path-of-travel and buildings to meet current Code.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. There is a 1-to-1 ratio Kindergarten through 6th Grades (VIP Program).

C. Wireless:
   1. The existing wireless system is throughout the entire school but is spotty in some locations.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. There is an existing small electronic marquee sign.

4. Classrooms:

A. Permanent Classrooms: 13
B. 2-Story Modular Classrooms: 12
C. Relocatable Buildings: 0
D. Special Education:
   1. RSP: 1
   2. SDC: 4 Mild/Moderate
E. The classrooms received one new door and resin countertops in the last Bond.
F. The following upgrades would be desirable in the older Buildings A1, A2, B and C:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpeting.
   3. Add entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets.
   8. Add window blinds.
   9. Replace second door and hardware.
   10. Add energy efficient lighting.
   11. The high ceilings are preferred over new lay-in ceilings.
   12. Add floor electrical outlet(s) to eliminate extension cords.
   13. Replace all cracked and/or plastic windows.
   14. Replace furniture.

G. The following upgrades would be desirable in the 2-Story Building classrooms:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpeting.
   3. Add entry mat.

H. The main hallway in Building B echoes. Sound reduction panels are needed.

5. Computer Lab:

A. Located in Room 24.

6. Library/Media Center:

A. Located in the 2-Story Building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. The school has a Library Committee that makes book purchases recommendations.

7. Music:

A. There is a Piano Lab in Room 25. The 300 students meet twice a week.

8. Art:

A. Art is taught in individual classrooms.

9. Science:

A. Science is taught in individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: Dr. Amanda Sobremesana
B. Assistant Principal: No
C. Counselor: No
D. Psychologist: Part-time
E. Speech: Full time
F. Nurse: Part-time
G. Administrative Assistance: 2
H. RTI Coach: Part-time
I. Conference Room: No, but is desirable.
J. Teachers' Lounge is nice but could be updated.
K. Teachers' Workroom is nice but could be updated.
L. Office is small but meets the needs of the staff.

11. Multi-Purpose Building:

A. Built at the same time as the 2-Story Buildings. The building is modular construction. It is small but meets the needs of the school.
B. Need to complete back of Stage and add steps to the front.
C. Improved stage lighting and a sound system is desirable.
D. A church uses the building on Sundays.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. There is a stove with fire suppression system. 2,300 meals are served at Thanksgiving.
D. The Food Service Director needs consultation.

13. Toilets:

A. Both Student and Staff Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Locations for additional parking is limited.
   2. The existing asphalt paving in the parking lot needs to be replaced.
   3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court: Asphalt paving need replaced, (refer to Item 2., Safety and Accessibility above).
C. Lunch Shelter: The existing solar panels are acceptable.
D. Kindergarten tricycle storage is needed.
E. Playground Equipment:
   1. Play Apparatus: Excellent.
   2. CMU ball walls are desirable.
   3. Backstops need replaced.
F. Play Field:
   1. The play fields are shared with the City of Fullerton.
   2. Adequate in size. Add grass seeds at bare spots and check irrigation system.
   3. Wood bleachers need to be replaced with metal.
G. Cargo Containers:
   1. All needs to be painted.
H. Flagpole: A new flagpole is desirable.
I. Miscellaneous:
   1. The school has a Community Garden that includes fruit trees. This area could use some improvements.
   2. A covered walkway connecting the 2-Story Building and Multi-Purpose Building to the rest of the school is desirable.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

MAPLE ELEMENTARY SCHOOL



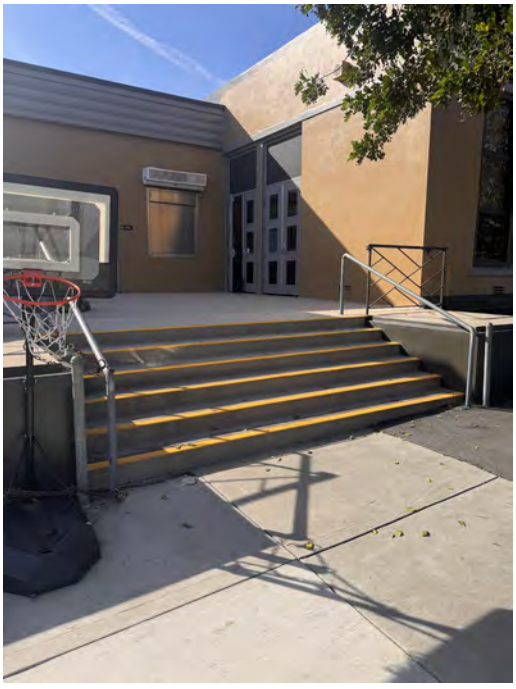
REPLACE ASPHALT PAVING



REPLACE BALL WALL WITH CMU



MODERNIZE ALL CLASSROOMS



ADD ADA RAMP

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE ADDITIONAL PERIMETER FENCING
2. INCREASE EXTERIOR LIGHTING
3. ADD ADA RAMP
4. UPGRADE ASPHALT PAVING
5. REPAIR CONCRETE SIDEWALKS

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. UPGRADE MULTI-PURPOSE
10. ADD BENCHES FOR PARENTS
11. ADD KINDERGARTEN SHADE STRUCTURES

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

MAPLE ELEMENTARY SCHOOL

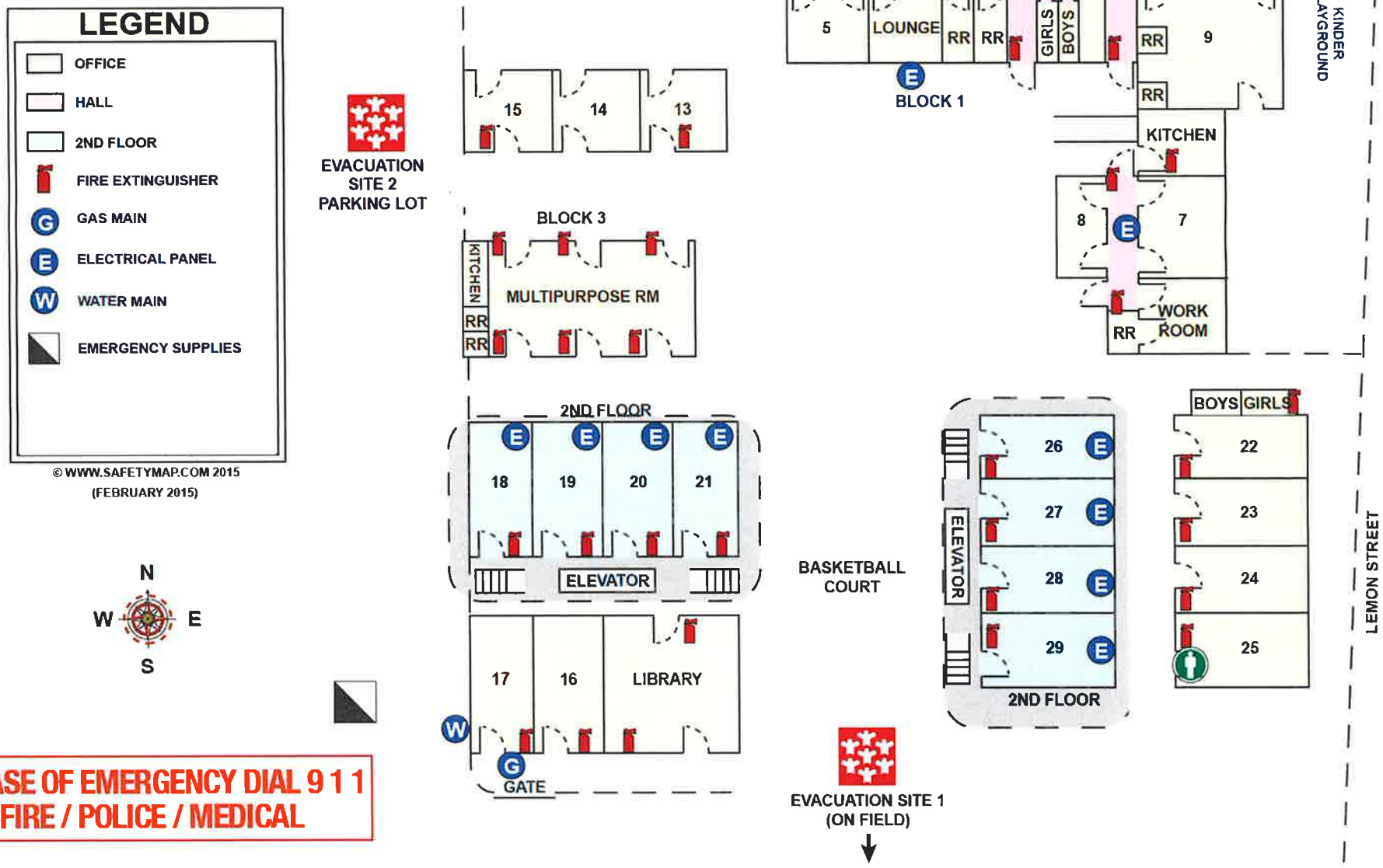
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FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

EVACUATION PLAN
MAPLE SCHOOL

1401 W. VALENCIA, FULLERTON, CA 92831
714 447-7590



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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **MAPLE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Raise Kindergarten C.L. Fence	240	$ 275.00	lft	$ 66,000.00
B. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
C. Replace Playground Asphalt	31,211	$ 10.00	sqft	$ 312,110.00
D. Add Window Covering	4,550	$ 18.50	sqft	$ 84,175.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Campus-wide ADA Upgrade	35,000	$ 7.25	sqft	$ 253,750.00
G. Sidewalk Repair Front of School	2,750	$ 13.00	sqft	$ 35,750.00
H. **Subtotal**				**$ 1,461,785.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	13	$ 100,000.00	ea	$ 1,300,000.00
B. Upgrade Modular Classrooms	12	$ 75,000.00	ea	$ 900,000.00
C. Modernize Restrooms	5	$ 60,000.00	ea	$ 300,000.00
D. **Subtotal**				**$ 2,500,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M. Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Update/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
B. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
Modernize Restrooms	2	$ 60,000.00	ea	$ 120,000.00
C. **Subtotal**				**$ 435,000.00**
6. Toilets:				
A. Upgrade Building A Kindergarten Toilets	2	$ 60,000.00	ea	**$ 120,000.00**
7. Site:				
A. Replace Parking Lot Asphalt Paving	19,785	$ 10.00	sqft	$ 197,850.00
B. Additional Parking (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. Kindergarten Lunch Shelter	1	$ 95,000.00	ea	$ 95,000.00
D. New Kindergarten Tricycle Storage	1	$ 4,500.00	ea	$ 4,500.00
E. Backstop Replacement	1	$ 95,000.00	ea	$ 95,000.00
F. New Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
New Field/Irrigation	92,155	$ 4.00	sqft	$ 368,620.00
G. Bleacher Seat Replacement	80	$ 355.00	lft	$ 28,400.00
H. Add Covered Walkway 2 Story to Multi.	1	$ 250,000.00	sqft	$ 250,000.00
I. New CMU Ball Wall	1	$ 45,000.00	ea	$ 45,000.00
J. **Subtotal**				**$ 1,163,620.00**
8. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Roof Replacements	34,762	$ 25.00	sqft	$ 869,050.00
D. Window Replacement	4,550	$ 165.00	sqft	$ 750,750.00

SCHOOL: **MAPLE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
E. HVAC Replacement Program	34,762	$ 65.00	sqft	$ 2,259,530.00	
F. **Subtotal**				**$ 4,729,330.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	25	$ 2,100.00	ea	$ 52,500.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	34,762	$ 4.00	ea	$ 139,048.00	
D. **Subtotal**				**$ 236,548.00**	
9. Subtotal:					**$ 11,171,283**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 2,234,257
11. Project Construction Total:					**$ 13,405,540**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 3,351,385
13. GRAND TOTAL PROJECT COSTS:					**$ 16,756,925**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,461,785.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 9,472,950.00**
TECHNOLOGY	**FOCUS 3**	**$ 236,548.00**
	CONTINGENCY	**$ 2,234,256.60**
	SOFT COSTS	**$ 3,351,384.90**
	GRAND TOTAL	**$ 16,756,924.50**

Nicolas Jr. High School



Architecture 9 PLLLP

Architecture 9 PLLLP

SITE ANALYSIS

Date: January 15, 2026

Purpose: Facilities 2026 Master Plan - **Nicolas Junior High School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1100 West Olive Street 92833
B. Acreage: 18
C. Permanent Building Square Feet: 73,478
D. Grade Levels: 7-8
E. Student Enrollment: 515
F. Teachers & Certificated Staff: 43
G. Total Staff: 91
H. Buses: 3 small, 1 large
I. Mascot: Knights
J. School Colors: Red and Black
K. Electives: 32
L. Class Periods: 7

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable especially at the back of the school.
C. Exterior Speakers: Needs to be evaluated.
D. Asphalt Paving: The existing asphalt was recently seal coated but 50% will need replaced or 1" overlay at some point in time to address cracks.
E. Security Cameras: Adequate.
F. Lock-Down Capabilities: Lock-down could be improved with the addition of a door between classrooms.
G. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
H. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
I. Accessibility: Update all path-of-travel and buildings to meet current Code.
J. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have wall-mounted LCD projectors, Apple TV and document cameras.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPad.

B. iPad:
   1. This is a 1-to-1 school.
C. Wireless:
   1. The existing wireless system is throughout the entire school except for the Locker Rooms, which needs to be added.
   2. The addition of wireless for outside is desirable.
D. Marquee Sign:
   1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 39
B. Relocatable Buildings: 7
   1. 24' x 40': Flex Classroom
   2. 24' x 40': 6 Classrooms
C. Special Education
   1. RSP: 0
   2. SDC: 3 (Mild/Moderate Autism and Severe)
D. The Toilet adjacent to Building B, SDC, Room 4 needs to be reconfigured, and electrical outlets added to better accommodate the students.
E. The Building B, SDC, Room 4 needs a small Kitchen to teach life skills and vinyl composition tile floor instead of carpeting.
F. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3.)
   2. Replace carpeting and/or vinyl composition tile.
   3. Add entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets (where occurs).
   8. The addition of window blinds is not desirable in order to maintain security.
   9. Replace second door and hardware (where it occurs).
   10. Replace sliding glass doors (where occurs).
   11. Add energy efficient lighting.
   12. Add electrical outlets.
   13. Add floor electrical outlet(s) to eliminate extension cords.
   14. Replace all furniture.

5. Computer Lab:

A. There is not a Computer Lab; all work is done on iPads.

6. Library/Media Center:
- A. There is currently 10 hours a week staff member.
- B. The Library is underutilized and needs to be enhanced to meet current needs.
- C. A Barnes & Noble or Starbucks type of environment is desirable.
- D. The addition of a projector and screen as well as an area for collaborative workspace and flexible furniture is needed.

7. Music:
- A. There is a Band Room in Building D which needs updated.
- B. Choir is also offered at the school and is in Building D.

8. Art:
- A. The Art Classroom is in Building G and needs to be updated. It does not have a kiln, and one is not needed.

9. Science:
- A. There is one Science Lab in Building C, Room 17 but it is not used and two Science Classrooms. All need to be updated.
- B. A S.T.E.A.M. Lab was completed the of Summer 2014.

10. Culinary Arts:
- A. The classroom located in Building E2 is very popular with students and is original to the school, it needs updated to meet current needs.

11. Woodshop:
- A. The Woodshop is in good condition but is no longer used except for Saturday School.

12. Dance:
- A. The Dance Studio located in Building E2 needs to be updated.

13. Office/Administration:
- A. The remodel of Building A has been drawn and approved by DSA as well as bid in the Winter 2014. This project is currently on-hold.
- B. Principal: Jose Varela
- C. Assistant Principal: Maria Garcia
- D. Counselor: 1 Full-time
- E. Psychologist: 1 Part-time
- F. Speech: 1 Part-time
- G. Nurse: 1 Part-time
- H. Administrative Assistance: 3
- I. Conference Room: Not in the Administration Building but it is desirable.
- J. Teachers' Lounge needs updated.
- K. Teachers' Workroom needs updated.
- L. New carpeting is desirable.

14. Multi-Purpose Building:

A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. Improve stage lighting and sound system.
D. A new shade structure added between Buildings C and E2 is desirable.

15. Gymnasium:

A. A new Gymnasium was completed in 2025.

16. Locker Rooms:

A. The Locker Rooms are in good condition.
B. The quantity of showers can be greatly reduced.

17. Kitchen:

A. Located adjacent to the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. A larger awning is needed.
D. The Food Service Director needs consulted.

18. Toilets:

A. Staff and Student Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.

19. Site:

A. Parking Lot:
   1. The parking lot is adequate for the quantity of teachers, staff and visitors.
   2. The car pick-up lane is at the back of the school.
   3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court: The existing asphalt was recently seal coated but 50% will need replaced or 1" overlay at some point-in-time to address cracks (refer to Item 2., Safety and accessibility above).
C. Lunch Shelter: The school recently received a large Metal Lunch Shelter but since there is only one period, an additional Metal Lunch Shelter is desirable.
D. Play Field:
   1. Adequate in size.
   2. Shared with City of Fullerton.
   3. Add grass seeds at bare spots and check irrigation system.
E. Cargo Containers:
   1. All need to be painted.
F. Flagpole: A new flagpole is desirable.

G. Miscellaneous:
   1. An all-weather synthetic running track is desirable.
   2. Several of the existing raised concrete planters need to be replaced.
   3. Two raised planters need to be added in the courtyard between Buildings C and E2.
   4. The addition of handball courts is desirable.

20. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

NICOLAS JUNIOR HIGH SCHOOL



RECONFIGURE OFFICE



REPAIR ALL PLANTERS



REPLACE ASPHALT PAVING



MODERNIZE ALL CLASSROOMS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPLACE NON-ADA DRINKING FOUNTAINS
3. REPAIR CONCRETE SIDEWALKS
4. UPGRADE ASPHALT PAVING

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. REPAIR CONCRETE BENCH
7. NEW GYMNASIUM COMPLETED 2025
8. UPGRADE BAND ROOM
9. IMPROVE LIBRARY
10. UPGRADE MULTI-PURPOSE
11. RECONFIGURE OFFICE

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

NICOLAS JUNIOR HIGH SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Nicolas Jr. High School

1100 West Olive St.
Fullerton, CA 92833
Office: (714) 447-7775

Student Restroom	**12** OC United	**11** Conf. Room	**10** ASES	**9** Parent Center
	13 – 14 Spyder Lab		**15** Gomez	**16** Snyder

Principal **Main Office** Health Office AP: Garcia,M	**8** Staff Lounge	**7** Vacant	**6** Mentor/ Safety	**5** Trujillo MS	Student Restrooms
	1 WorkRoom	**2** Vargas MM	**3** Estrada	**4** Trujillo MS	

Staff Restrooms	
28 Yamamoto	**29** Ortega
27 Gustin Soriano	**30** Vacant
26 Park	**31** Duarte MM
25 Jones	**32** Frisz
Student Restrooms	

35 Recinos RtI
36 Gaer
37 Sandoval
38 Ray
39 Frausto

20 Silva	**19 – 18** Robotics Karaya		**17** Lab/ Gomez	Student Restrooms
21 Donnelly	**22** Mangino	**23** Storage	**24** Art	

34 Desai	**33** Candelaria

Counseling: Torres,T
Psych: Lacroix, J
AP: Cantos, S

Library

Mental Health

MPR

Band
Rodas

Kitchen

STEM Lab Chilver	**Woodshop** Vidales	**Dance Studio** Kim. A
Weight Room		

Girls PE Romero
Boys PE Myers

Nicolas Community Center

Updated 8/1/24 EL

Architecture 9 PLLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **NICOLAS JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST			TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY						
A. Increase Exterior Lighting	1	$	10,000.00	allowance	$	10,000.00
B. Replace Playground Asphalt	81,420	$	10.00	sqft	$	814,200.00
C. Campus-wide ADA Upgrade	84,000	$	7.25	sqft	$	609,000.00
D. Food service/conversion	1	$	900,000.00	allowance	$	900,000.00
E. Add Window Covering	10,500	$	18.50	sqft	$	194,250.00
F. Misc. Sidewalk Repair	2,250	$	10.00	sqft	$	22,500.00
G. **Subtotal**					**$**	**2,549,950.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE						
1. Classrooms and Restrooms:						
A. Modernization Permanent Classrooms	37	$	100,000.00	ea	$	3,700,000.00
B. Replace 8 Relocatables	8	$	650,000.00	ea	$	5,200,000.00
C. Modernize Restrooms	8	$	60,000.00	ea	$	480,000.00
D. **Subtotal**					**$**	**9,380,000.00**
2. Library:						
A. Upgrade Library	1	$	150,000.00	allowance	**$**	**150,000.00**
3. Woodshop						
A. Upgrade Woodshop	1,200	$	550.00	sqft	**$**	**660,000.00**
4. Office/Administration:						
A. Upgrade/Reconfigure	1	$	150,000.00	allowance	**$**	**150,000.00**
5. Multi-Purpose Building:						
A Upgrade Audio/Visual	1	$	85,000.00	allowance	$	85,000.00
B. Upgrade Finishes	1	$	175,000.00	allowance	$	175,000.00
C. Modernize Restrooms	2	$	60,000.00	ea	$	120,000.00
D. **Subtotal**					**$**	**380,000.00**
6. Locker Rooms:						
A. Upgrade	5,100	$	75.00	sqft	**$**	**382,500.00**
7. Kitchen:						
A. Add Exterior Awning	1	$	5,000.00	ea	**$**	**5,000.00**
8. Site:						
A. New 30' x 120' Lunch Shelter	1	$	200,000.00	allowance	$	200,000.00
B. New Flagpole	1	$	8,000.00	ea	$	8,000.00
C. New Field/Irrigation	270,075	$	4.00	sqft	$	1,080,300.00
D. Field Restroom	1	$	175,000.00	ea	$	175,000.00
E. New Field Backstops/Infields	1	$	285,000.00	allowance	$	285,000.00
F. Shade over outdoor benches	1	$	175,000.00	ea	$	175,000.00
G. Misc. (Replace/Add Raised Planters)	1	$	15,000.00	allowance	$	15,000.00
H. **Subtotal**					**$**	**1,938,300.00**
9. Maintenance:						
A. Electrical Service Upgrade	1	$	500,000.00	allowance	$	500,000.00
B. Plumbing Service Upgrade	1	$	350,000.00	allowance	$	350,000.00
C. Window Replacement	10,500	$	165.00	sqft	$	1,732,500.00
D. Paint All Buildings	1	$	300,000.00	allowance	$	300,000.00
E. Roof Replacements	83,225	$	25.00	sqft	$	2,080,625.00
F. Plumbing Service Upgrade	1	$	350,000.00	allowance	$	350,000.00
G. HVAC Replacement Program	83,225	$	65.00	sqft	$	5,409,625.00
H. **Subtotal**					**$**	**10,722,750.00**

SCHOOL: **NICOLAS JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
10. Building H:					
A. Weight Room Upgrade	1,750	$ 125.00	sqft	**$ 218,750.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	47	$ 2,100.00	ea	$ 98,700.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	83,225	$ 4.00	sqft	$ 332,900.00	
D. **Subtotal**				**$ 476,600.00**	
11. Subtotal:					**$ 27,013,850**
12. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 5,402,770
13. Project Construction Total:					**$ 32,416,620**
14. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 8,104,155
15. GRAND TOTAL PROJECT COSTS:					**$ 40,520,775**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,549,950.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 23,987,300.00**
TECHNOLOGY	**FOCUS 3**	**$ 476,600.00**
	CONTINGENCY	**$ 5,402,770.00**
	SOFT COSTS	**$ 8,104,155.00**
	GRAND TOTAL	**$ 40,520,775.00**

Orangethorpe Elementary School



Architecture 9 PLLLP

Architecture 9 PLLLP

SITE ANALYSIS

Date: January 26, 2026

Purpose: Facilities 2026 Master Plan – **Orangethorpe Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1400 South Brookhurst Street 92833
B. Acreage: 11.3
C. Permanent Building Square Feet: 49,000
D. Grade Levels: TK-6
E. Student Enrollment: 466
F. Title 1 School
G. Teachers & Certificated Staff: 41
H. Total Staff: 95
I. Buses: 7 small
J. Mascot: Orca Whale
K. School Colors: Blue and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Interior Fence: The addition of a decorative metal fence on the east end of the permanent buildings is desirable.
C. Exterior Lighting: Additional lighting is needed in the back of the school.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Parking Lot: Relocatable classrooms were placed on the north end of the parking lot several years ago. Cars must back out of portion of the parking lot, which is not desirable. Ideally these buildings would be removed.
G. Play Equipment Excellent.
H. Playground Surface: The existing asphalt needs replaced.
I. Security Camera: Adequate.
J. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board.
K. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
L. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
M. Accessibility: Update all path-of-travel and buildings to meet current Code.
N. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Several existing classrooms have wall-mounted projectors but most are on carts, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. New windows are desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten and 6th Grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the school but spotty.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The existing electronic marquee sign is small and hard to see. A new large free-standing electronic marquee sign is desirable.

4. Classrooms:

A. Permanent Classrooms: 21

B. Relocatable Classrooms: 11
   1. 24' x 40': Speech
   2. 24' x 40': 5 Classrooms
   3. 24' x 40': Parent Room
   4. 24' x 40': Pre-School
   5. 24' x 40': Flex Classroom
   6. 30' x 40': Staff Development
   7. 30' x 40': Classroom

C. Special Education:
   1. SDC: 3 Mild/Moderate

D. The SDC Classroom in Unit A, Classroom 100 is next to the Kitchen is loud, sound insulation in the wall and above the ceiling is needed.

E. The school has four Multi-Age Classrooms.

F. The classrooms received one new door, resin countertops, new casework, dropped ceilings, pinboard and new windows on the north side in the last Bond.

G. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. New carpeting.
   3. New entry mat.
   4. New paint.
   5. New sink and faucets.
   6. New window blinds.
   7. New second door and hardware (where it occurs).

8. Add floor electrical outlet(s) to eliminate extension cords.
9. Replace all cracked and/or plastic windows.
10. New furniture.

5. Computer Lab:

A. There is a Computer Lab with 33 computers in Unit A, Room 3. It is located adjacent to the Library/Media Center in Rooms 4 and 5.

6. Library/Media Center:

A. Located in Unit A, Rooms 4 and 5.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers that can be removed to accommodate additional books or other functions.
E. A new mural added to the outside of the building is desirable.

7. Music:

A. Music is conducted in the individual classroom and after-school programs.

8. Art:

A. Art is taught in the individual classrooms.

9. Science:

A. Science is taught in individual classrooms.

10. Office/Administration:

A. Principal: Deborah Bennett
B. Assistant Principal: Christine Stolo
C. Counselor: Part-time
D. Psychologist: Part-time
E. Speech: 2 Part-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: Yes
I. Teachers' Lounge needs updated.
J. Teachers' Workroom is adequate and needs updated.
K. Office is small but adequate.

11. Multi-Purpose Building:

A. Built in 1963. It is small but meets the needs of the school.
B. A new portable stage is desirable.
C. Improved stage lighting and sound system is desirable.
D. The Toilets need to be updated.
E. The existing floor tile needs to be replaced and the wall finishes upgraded.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:

A. Both Student and Staff Toilets are adequate. Most Toilets were modernized as part of the last Bond.
B. Girls' Toilets need new sinks and the Boys' urinals lack privacy.
C. Drains need to be added back in the Kindergarten Toilets.
D. The Staff Toilet in Unit B is shared sinks Men's/Women's Facility. Ideally, they would be separated.

14. Site:

A. Parking Lot:
   1. The parking lot is shared with a City Park. It is not adequate for the quantity of teachers, staff, and visitors. Additional parking is desirable. There are four relocatable classrooms on the north end of the parking lot, which if removed could provide additional parking and improve the curb appeal.
   2. There is a separate bus lane on the north side of the school, accessed from South Pacific Drive.
   3. The existing asphalt paving needs to be seal coated.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court:
   1. Adequate in size but will need replaced (refer to Item 2., Safety and Accessibility above).
   2. Replace one wood ball wall with CMU.
C. Lunch Shelter: Adequate.
D. Play Field: Adequate in size. Add grass seeds at bare spots and check irrigation system.
E. Cargo Containers:
   1. All needs to be painted.
F. Flagpole: A new flagpole was installed in 2014.
G. Play Apparatus: Excellent.
H. Miscellaneous:
   1. A new shade structure located in the Kindergarten play area and the main hardcourt is desirable.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

ORANGETHORPE ELEMENTARY SCHOOL



ADD LARGER FREE-STANDING MARQUEE SIGN



UPGRADE ALL RESTROOMS



MODERNIZE ALL CLASSROOMS



UPGRADE MULTI-PURPOSE BUILDING

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALK
3. UPGRADE ASPHALT PAVING
4. REPLACE ALL NON-ADA DRINKING FOUNTAINS
5. REPLACE STAIRS WITH RAMPS

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD ELECTRONIC MARQUEE SIGN
8. ADD STEM/STEAM LAB
9. IMPROVE LIBRARY
10. UPGRADE MULTI-PURPOSE
11. NEW CLASSROOM BUILDING TO REPLACE 9 RELOCATABLES

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

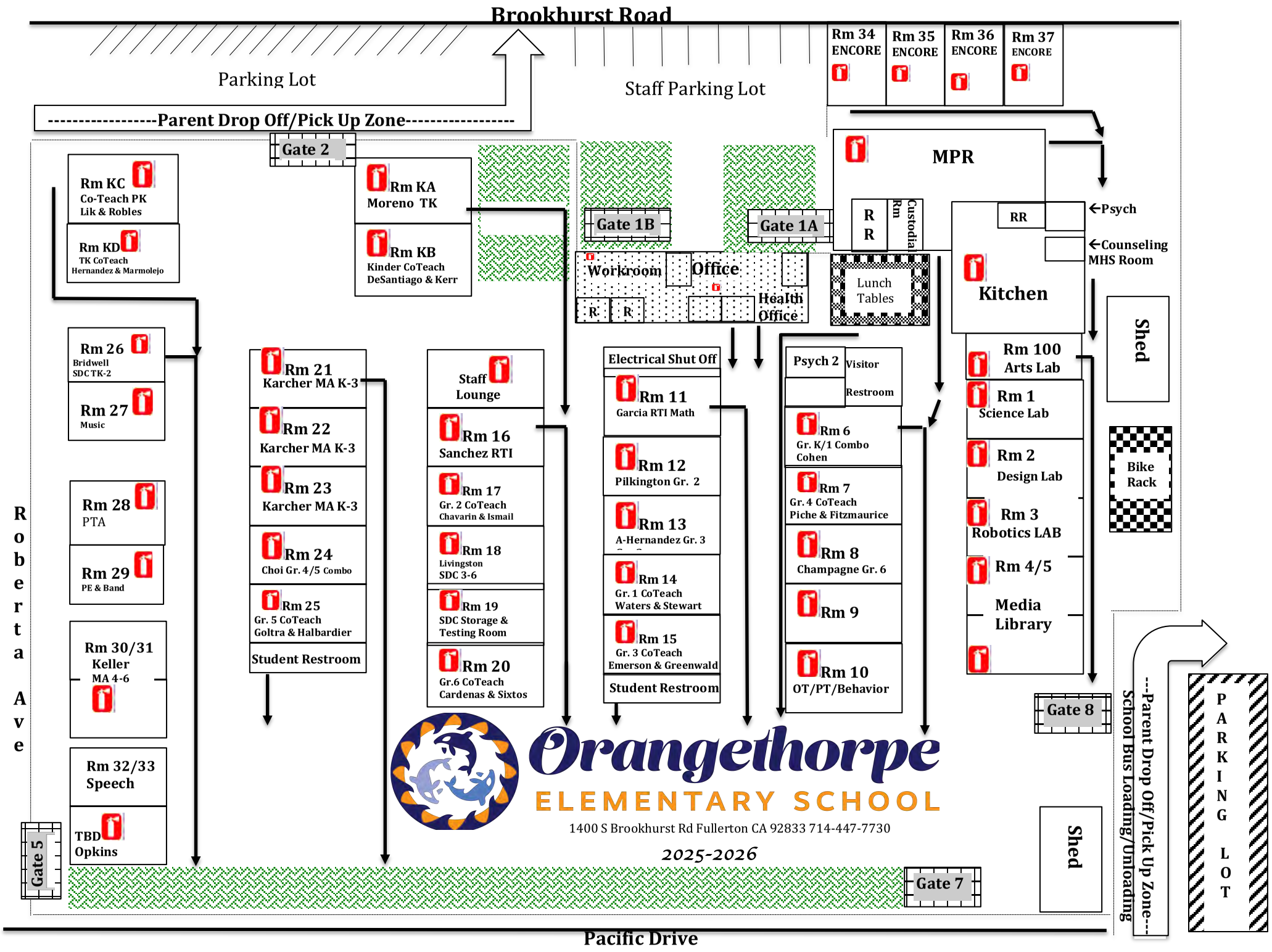
N

ORANGETHORPE ELEMENTARY SCHOOL

Orangethorpe Elementary School

Fullerton School District

Great Schools Successful Kids


Brookhurst Road
Parking Lot
Staff Parking Lot
----------Parent Drop Off/Pick Up Zone----------
Gate 2
Rm 34 ENCORE
Rm 35 ENCORE
Rm 36 ENCORE
Rm 37 ENCORE
MPR
Rm KC
Co-Teach PK
Lik & Robles
Rm KD
TK CoTeach
Hernandez & Marmolejo
Rm KA
Moreno TK
Rm KB
Kinder CoTeach
DeSantiago & Kerr
Gate 1B
Gate 1A
Workroom
Office
Health Office
R
R
R
R
Custodia Rm
Lunch Tables
RR
←Psych
←Counseling
MHS Room
Kitchen
Shed
Rm 26
Bridwell
SDC TK-2
Rm 27
Music
Rm 21
Karcher MA K-3
Rm 22
Karcher MA K-3
Rm 23
Karcher MA K-3
Rm 24
Choi Gr. 4/5 Combo
Rm 25
Gr. 5 CoTeach
Goltra & Halbardier
Student Restroom
Staff Lounge
Rm 16
Sanchez RTI
Rm 17
Gr. 2 CoTeach
Chavarin & Ismail
Rm 18
Livingston
SDC 3-6
Rm 19
SDC Storage & Testing Room
Rm 20
Gr.6 CoTeach
Cardenas & Sixtos
Electrical Shut Off
Rm 11
Garcia RTI Math
Rm 12
Pilkington Gr. 2
Rm 13
A-Hernandez Gr. 3
Rm 14
Gr. 1 CoTeach
Waters & Stewart
Rm 15
Gr. 3 CoTeach
Emerson & Greenwald
Student Restroom
Psych 2
Visitor Restroom
Rm 6
Gr. K/1 Combo
Cohen
Rm 7
Gr. 4 CoTeach
Piche & Fitzmaurice
Rm 8
Champagne Gr. 6
Rm 9
Rm 10
OT/PT/Behavior
Rm 100
Arts Lab
Rm 1
Science Lab
Rm 2
Design Lab
Rm 3
Robotics LAB
Rm 4/5
Media Library
Bike Rack
Rm 28
PTA
Rm 29
PE & Band
Rm 30/31
Keller
MA 4-6
Rm 32/33
Speech
TBD
Opkins
Roberta Ave
Gate 5
Gate 8
Gate 7
Shed
Orangethorpe
ELEMENTARY SCHOOL
1400 S Brookhurst Rd Fullerton CA 92833 714-447-7730
2025-2026
---Parent Drop Off/Pick Up Zone---
School Bus Loading/Unloading
PARKING LOT
Pacific Drive

Architecture 9 P.L.L.P

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **ORANGETHORPE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST			TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY						
A. Replace Playground Asphalt	57,000	$	10.00	sqft	$	570,000.00
B. Increase Exterior Lighting	1	$	10,000.00	allowance	$	10,000.00
C. Add Window Covering	12,100	$	18.50	sqft	$	223,850.00
D. Food service/conversion	1	$	700,000.00	allowance	$	700,000.00
E. Campus-wide ADA Upgrade	70,000	$	7.25	sqft	$	507,500.00
F. Miscellaneous Sidewalk Repair	11,870	$	10.00	sqft	$	118,700.00
G. **Subtotal**					**$**	**2,130,050.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE						
1. Classrooms and Restrooms:						
A. Modernization Permanent Classrooms	30	$	100,000.00	ea	$	3,000,000.00
B. Replace 10 Relocatables	10	$	650,000.00	ea	$	6,500,000.00
C. Modernize Restrooms	8	$	60,000.00	ea	$	480,000.00
D. **Subtotal**					**$**	**9,980,000.00**
2. Library:						
A. Upgrade Library	1	$	150,000.00	allowance	**$**	**150,000.00**
3. Science:						
A. Add S.T.E.A.M Laboratory	1	$	250,000.00	allowance	**$**	**250,000.00**
4. Office/Administration:						
A. Update/Reconfigure	1	$	125,000.00	allowance	**$**	**125,000.00**
5. Multi-Purpose Building:						
A. Upgrade Finishes	1	$	175,000.00	allowance	$	175,000.00
B. Upgrade Stage	1	$	55,000.00	allowance	$	55,000.00
C. Upgrade Audio/Visual	1	$	85,000.00	allowance	$	85,000.00
D. Modernization Toilets	2	$	60,000.00	ea	$	120,000.00
E. **Subtotal**					**$**	**435,000.00**
6. Site:						
A. Additional Parking (14)	4,750	$	10.00	sqft	$	47,500.00
B. New Kindergarten Shade Structure	1	$	90,000.00	ea	$	90,000.00
C. New Field/Irrigation	163,245	$	4.00	sqft	$	652,980.00
D. New CMU Ball Wall	1	$	45,000.00	ea	$	45,000.00
E. **Subtotal**					**$**	**835,480.00**
7. Maintenance:						
A. Electrical Service Upgrade	1	$	500,000.00	allowance	$	500,000.00
B. Plumbing Service Upgrade	1	$	350,000.00	allowance	$	350,000.00
C. Paint All Buildings	1	$	250,000.00	allowance	$	250,000.00
D. Roof Replacements	69,585	$	25.00	sqft	$	1,739,625.00
E. Widnow Replacement	12,100	$	165.00	sqft	$	1,996,500.00
F. HVAC Replacement Program	69,585	$	65.00	sqft	$	4,523,025.00
G. **Subtotal**					**$**	**9,359,150.00**

SCHOOL: **ORANGETHORPE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	30	$ 2,100.00	ea	$ 63,000.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	69,585	$ 4.00	sqft	$ 278,340.00	
D. Add Larger Electronic Marquee Sign	1	$ 45,000.00	ea	$ 45,000.00	
E. **Subtotal**				**$ 431,340.00**	
8. Subtotal:					**$ 23,696,020**
9. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 4,739,204
10. Project Construction Total:					**$ 28,435,224**
11. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 7,108,806
12. GRAND TOTAL PROJECT COSTS:					**$ 35,544,030**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,130,050.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 21,134,630.00**
TECHNOLOGY	**FOCUS 3**	**$ 431,340.00**
	CONTINGENCY	**$ 4,739,204.00**
	SOFT COSTS	**$ 7,108,806.00**
	GRAND TOTAL	**$ 35,544,030.00**

Pacific Drive Elementary School



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SITE ANALYSIS

Date: January 15, 2026

Purpose: Facilities 2026 Master Plan – **Pacific Drive Elementary School**

The purpose of this site analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1501 West Valencia Drive 92833
B. Acreage: 13.5
C. Permanent Building Square Feet: 49,645
D. Grade Levels: TK-6
E. Student Enrollment: 572
F. Teachers: 42
G. Total Staff: 93
H. Buses: 3 small
I. Mascot: Dolphins
J. School Colors: Blue and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent
B. Interior Fence: A chain link fence is needed on the east side of the hardcourt to separate the play fields used by the public and the school buildings.
C. Exterior Lighting: Needs to be improved.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Parking Lot: The existing Bus/Car Lane has been recently widened to improve circulation and safety.
G. Play Equipment: Excellent.
H. Playground Surface: The existing asphalt needs replaced.
I. Security Cameras: Adequate.
J. Lock-Down Capabilities: All classrooms need window blinds, which would improve visibility to the projector screen.
K. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
L. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
M. Accessibility: Update all path-of-travel and buildings to meet current Code.
N. Fire Alarm System: Needs to be replaced.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The existing wood marquee sign on the street is not lit but original to school.
   2. An electronic marquee sign is mounted on the Kindergarten south wall and adequate.

4. Classrooms:

A. Permanent Classrooms: 24

B. Relocatable Classrooms: 6
   1. 36' x 40': 2 Pre-K
   2. 36' x 40': TK
   3. 24’ x 40: 3 Classrooms

C. Modular Classrooms: 5
   1. 30’ x 32’ Classrooms (Building E)

D. A classroom for After-School Programs is desirable.

E. Special Education:
   1. RSP: 1
   2. SDC: 3 Mild/Moderate

F. The classrooms received 1 new door and resin countertops in the last Bond.

G. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. New carpeting.
   3. New entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. New sink and faucets.
   8. New window blinds.
   9. New second door and hardware (where it occurs).
   10. Replace sliding glass doors (where occurs).
   11. New energy efficient lighting.
   12. Add sound insulation between classrooms.

13. The high ceilings are preferred over new lay-in ceilings.
14. Add floor electrical outlet(s) to eliminate extension cords.
15. Replace all cracked and/or plastic windows.
16. New furniture.

5. Computer Lab:

B. There is a Computer station in the Library/Media Center.

6. Library/Media Center:

A. This building was built in 1971 and includes "The Pit" which has been infilled.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers.

7. Music:

A. Music is conducted in the individual classroom and after-school programs.

8. Art:

A. Art is taught in the individual classrooms and in "The Pit".

9. Science:

A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: John Leonard
B. Assistant Principal: No
C. Counselor: Part-time
D. Psychologist: 2 Part-time
E. Speech: Full-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but is desirable.
I. Teachers' Lounge needs updated.
J. Teachers' Workroom is small and needs updated.
K. Office is small and needs reconfigure to work better.
L. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:

A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved stage lighting and sound system are desirable.

12. Kitchen:

A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.
D. Students must go down steps after picking up their food, which is not ideal.

13. Toilet:

A. Both Student and Staff Toilets are adequate. The Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable.
   2. There is a separate bus pull off stall which works well.
   3. The existing asphalt paving is in good condition.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
   1. Adequate in size.
   2. Receive a slurry seal in 2014 but will need replaced (refer to Item 2., Safety and Accessibility above).
   3. The two wood ball walls need replaced with new CMU.

C. Lunch Shelters: Provided under 2 solar panels and acceptable.
D. Play Field: Adequate in size and renovation in 2014. Shared with the City of Fullerton.
E. The existing concrete platform built by parents needs upgraded including electricity, add cover and install lighting.
F. Cargo Containers:
   1. All need to be painted.
G. Flagpole: A new flagpole is desirable.
H. Play Apparatus: Excellent.
I. Miscellaneous:
   1. The recycling bin needs to be relocated to improve curb appeal and add an additional parking stall.
   2. The existing trash enclosure which faces the street needs to be relocated to improve curb appeal and create 2 additional parking stalls.
   3. To improve curb appeal, several of the permanent buildings have large, exposed HVAC units and ductwork that require roof screens.
   4. The existing school name sign on Valencia Drive can be removed or relocated to improve curb appeal.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.
D. The existing plastic pane windows are being replaced (nine per month).
E. A Modular Toilet was added adjacent to the IEEEP Classroom in 2021.

16. District Administration:

A. The school is located adjacent to the District Administration Center.
B. The CELDT Program is in Building F, Room 23. There are four staff members.
C. The Pre-K Program Assessment Center is in Building A, Room 8, Building B, Room 11, Building E, Room 25 and relocatable Classroom 24. There are nine staff members.

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PHOTOGRAPHS

EXISTING CONDITIONS

PACIFIC DRIVE ELEMENTARY SCHOOL



ADD MECHANICAL SCREENS



MODERNIZE ALL CLASSROOMS



REPLACE RELOCATABLE SIDING



REPLACE ASPHALT PAVING

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE NORTH PERIMETER FENCE
2. INCREASE EXTERIOR LIGHTING
3. REPAIR CONCRETE SIDEWALK
4. UPGRADE ASPHALT PAVING

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. UPGRADE RESTROOMS
7. IMPROVE LIBRARY
8. REMOVE AND REPLACE ROOFTOP HVAC

MAINTENANCE

9. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

PACIFIC DRIVE ELEMENTARY SCHOOL

PACIFIC DRIVE DOLPHINS ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

PACIFIC DRIVE ELEMENTARY SCHOOL

2025/2026 SCHOOL YEAR



Park

32/33
PRE- K
ETSUKO/
MANDUJANO

30/31
AMBRIZ

29 B - PE

29 A - PSY

29
MELENDEZ

28
MANCILLA/
WILSON

27
WU/MCGANN

26
HALLORAN

25
NOLDER

24

MPR

22
JACOBO

21
SMITH/
CARDENAS

20
JUAREZ

19
HERDINA/
PEREZ-MAYO

18
ROBINSON/
WILLIAMSON

17
BAKER

Play Structures

Kitchen

Media Ctr

8
SANCHEZ

7
Speech

6
RTI
Math

5
MICHEL

4
OCHOA

3
VACA

2
FLYNN/AYON

1
ORWAT

OFFICE

16
ASES

15
ASES

14
DOLPHIN
MARKET

13
WISE
RTI

12
SPEECH

11
School
Counselor
/MHA

10
LOUNGE

9
WORKROOM

K-1
SONG/HUFF

K-2
SYLVESTER/
LARSEN

23
ELPAC

K-3
MENDOZA

Kinder
Yard

Bus Lane

Parking Lot

35
BAND

34
PTA/Parent
Room

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **PACIFIC DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Replace North C.L. Fence	680	$ 275.00	lft	$ 187,000.00
B. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
C. Replace Playground Asphalt	38,881	$ 10.00	sqft	$ 388,810.00
D. Add Window Covering	9,360	$ 18.50	sqft	$ 173,160.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Campus-wide ADA Upgrade	65,000	$ 7.25	sqft	$ 471,250.00
G. Misc. Sidewalk Repair	8,240	$ 13.00	sqft	$ 107,120.00
H. **Subtotal**				**$ 2,037,340.00**
FOCUS 2: ENHANCEMENTS				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	29	$ 100,000.00	ea	$ 2,900,000.00
B. Upgrade Modular Classrooms	7	$ 75,000.00	ea	$ 525,000.00
C. Modernize Restrooms	6	$ 60,000.00	ea	$ 360,000.00
D. **Subtotal**				**$ 3,785,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Upgrade/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A Upgrade Audio/Visual	1	$ 85,000.00	allowance	**$ 85,000.00**
6. Site:				
A. Replace Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
B. Add Shade Structure @ Parents Area	1	$ 90,000.00	ea	$ 90,000.00
C. New Field/Irrigation	212,906	$ 4.00	sqft	$ 851,624.00
D. Field Restroom	1	$ 201,000.00	allowance	$ 201,000.00
E. New CMU Ball Walls	2	$ 45,000.00	ea	$ 90,000.00
F. New Roof Mech. Screens	1	$ 75,000.00	allowance	$ 75,000.00
G. **Subtotal**				**$ 1,315,624.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Window Replacement	9,360	$ 165.00	sqft	$ 1,544,400.00
D. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
E. Roof Replacements	64,827	$ 25.00	sqft	$ 1,620,675.00
F. HVAC Replacement Program	64,827	$ 65.00	sqft	$ 4,213,755.00
G. **Subtotal**				**$ 8,478,830.00**

SCHOOL: **PACIFIC DRIVE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	35	$ 2,100.00	ea	$ 73,500.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	64,827	$ 4.00	sqft	$ 259,308.00	
D. Add Larger Electronic Marquee Sign	1	$ 45,000.00	ea	$ 45,000.00	
E. **Subtotal**				**$ 422,808.00**	
9. Subtotal:					**$ 16,649,602**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 3,329,920
11. Project Construction Total:					**$ 19,979,522**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,994,881
13. GRANDTOTAL PROJECT COSTS:					**$ 24,974,403**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,037,340.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 14,189,454.00**
TECHNOLOGY	**FOCUS 3**	**$ 422,808.00**
	CONTINGENCY	**$ 3,329,920.40**
	SOFT COSTS	**$ 4,994,880.60**
	GRAND TOTAL	**$ 24,974,403.00**

Parks Jr. High School



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SITE ANALYSIS

Date: January 12, 2026

Purpose: Facilities 2026 Master Plan - **Parks Junior High School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1710 Rosecrans Avenue 92833
B. Acreage: 19.5
C. Permanent Building Square Feet: 59,215
D. Grade Levels: 7-8
E. Student Enrollment: 799
F. Teachers: 48
G. Total Staff: 93
H. Buses: 1 small, 1 large
I. Mascot: Panthers
J. School Colors: Yellow, Black and Brown
K. Class Periods: 7
L. It is not a traditional school design, it is mostly housed in a single building that has interior corridors, open concept with very few doors and folding partitions between classrooms.

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Building Entry: It is desirable to add an entry vestibule that requires visitors to pass through the Office prior to entering the rest of the school/building.
C. Exterior Lighting: Additional parking lot and building lighting is desirable.
D. Exterior Speakers: Needs to be evaluated.
E. Asphalt Paving: The existing asphalt was recently seal coated but 75% will need to be replaced or 1" overlay at some point in time to address cracks.
F. Security Cameras: Adequate.
G. Lock-Down Capabilities: Acceptable.
H. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
I. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
J. Accessibility: Update all path-of-travel and buildings to meet current Code.
K. Fire Alarm System: Acceptable.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted LCD projector, Apple TV and document camera.
   2. Smartboards are not very popular anymore due to the iPads.

B. iPad:
   1. This is a 1-to-1 school.
C. Wireless:
   1. The existing wireless system is throughout the entire school except for the Locker Rooms and Classroom 135 (relocatable) which needs to be added.
   2. The addition of wireless for outside is desirable.
D. Marquee Sign:
   1. The existing marquee sign is small and mounted to the building. A new large free-standing electronic marquee sign is desirable.

4. Classrooms:

A. Permanent Classrooms: 27
B. Relocatable Buildings: 8
   1. 24' x 40': Flex Classroom
   2. 24' x 40': 7 Classrooms
C. Special Education:
   1. RSP: 2
   2. SDC: 1 (Mild/Moderate)
D. Classroom 127 is in a high traffic area and very open. Modifications are required to make it a functional teaching station.
E. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology above).
   2. Replace carpeting and/or vinyl composition tile.
   3. Addition of vinyl covered tack board on all walls.
   4. New paint.
   5. Replace existing casework that meets the current storage needs.
   6. Replace sink and faucets (where occurs).
   7. Add energy efficient lighting.
   8. Add electrical outlets.
   9. Add floor electrical outlet(s) to eliminate extension cords.
   10. Replace all furniture.
   11. Consideration should be given to adding doors to all classrooms and replacing the folding partitions between classrooms with solid walls.

5. Computer Lab:

A. There is not a Computer Lab, all work is done on iPads.

6. Library/Media Center:

A. There is currently 10 hours a week staff member.
B. The Library is open and in a high traffic area. It is underutilized and needs to be enhanced to meet current needs.
C. A Barnes & Noble or Starbucks type of environment is desirable.

7. Music:

A. There is a shared Band/Choir Room that needs updated.
B. The stage attached to the Band Room needs to be refinished.

8. Art:
- A. The Art Classroom typically does mostly sketching and needs to be updated.
- B. Additional computers and technology are desirable for additional programs and to support the yearbook.
- C. The school has two sections of Knitting, which is very popular.

9. Science:
- A. There is not a Science Lab only Science Classrooms that need to be updated.
- B. A S.T.E.A.M. Lab would be desirable. Currently, there is a Robotics Program.

10. Culinary Arts:
- A. The classroom is original to the school; it needs updated to meet current needs.

11. Office/Administration:
- A. Principal: Jenne Breite
- B. Assistant Principal: Laily Jefferson
- C. Counselor: 1 Full-time
- D. Psychologist: 1 Part-time
- E. Speech: 1 Part-time
- F. Nurse: 1 Part-time
- G. Administrative Assistance: 3
- H. Conference Room: No, but it is desirable.
- I. Teachers' Lounge needs updated.
- J. Teachers' Workroom needs updated.
- K. New carpeting is desirable.

12. Multi-Purpose Building:
- A. There is not a Multi-Purpose Building or Cafeteria. Students' performances and lunch are done outdoors.
- B. A Multi-Purpose Building or Cafeteria is desirable.

13. Gymnasium:
- A. A new Gymnasium is to be completed in 2026.

14. Locker Rooms:
- A. The Locker Rooms need upgraded.
- B. All lockers need to be replaced and have pad locks. Additional lockers will be needed if more students are added to the school.
- C. The number of showers can be greatly reduced.
- D. Sports are an important function at the school. There is a Team Room adjacent to the Locker Rooms and the school has traveling teams.

15. Kitchen:
- A. Located on the south side of Building A.
- B. Food is pre-packaged and not prepared in the Kitchen.

C. Reconfiguration of the lunch line for better flow and decrease time is needed. Possibly a second line can be added.
D. The Food Service Director needs to be consulted.

16. Toilets:

A. Staff and Student Toilets are adequate. Most Student Toilets were modernized as part of the last Bond.
B. A modular Toilet used by the relocatable classrooms needs to be replaced or if the new Gymnasium is located near, exterior accessible toilet needs to be incorporated into this building.

17. Site:

A. Parking Lot:
    1. The parking lot is adequate for the quantity of teachers, staff and visitors.
    2. There is only one lane for both cars and buses. A traffic study has been done by the City of Fullerton, but no changes have occurred to improve the flow of traffic, which is desirable.
    3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court: Acceptable.
C. Lunch Shelter: Meets the needs of the students except on rainy days.
D. Amphi-Theater: The school receives Phase 2 as soon as Phase 1 is closed-out with DSA.
E. Play Field:
    1. Adequate in size.
    2. Shared with City of Fullerton.
    3. Add grass seeds at bare spots and check irrigation system.
    4. There is a track in good condition but could use an all-weather surface.
    5. Additional grass volleyball courts are needed.
F. Cargo Containers:
    1. All need to be painted.
G. Flagpole: A new flagpole is desirable.
H. Miscellaneous:
    1. The existing Relocatable Toilet Building by Locker Room Building is to be replaced in 2026.
    2. Two new Relocatable Classrooms are to be added in 2026.

18. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.
D. New air conditioning is needed; there are currently only two zones.
E. The Eucalyptus trees need trimmed.

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PHOTOGRAPHS

EXISTING CONDITIONS

PARKS JUNIOR HIGH SCHOOL



REPLACE ASPHALT PAVING



UPGRADE FOOD SERVICE





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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE BUILDING ENTRY
2. INCREASE EXTERIOR LIGHTING
3. REPAIR CONCRETE SIDEWALK
4. UPGRADE ASPHALT PAVING

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - MODERNIZE ALL CLASSROOMS
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - UPGRADE FINISHES AND FURNITURE
6. ADD CLASSROOM DOORS

ENHANCEMENTS

7. ADD ELECTRONIC MARQUEE SIGN ON ROSECRANS AVENUE
8. ADD PHASE 2 SHADE STRUCTURE AT THEATER
9. IMPROVE LIBRARY
10. NEW GYM UNDER CONSTRUCTION
11. UPGRADE LOCKER ROOMS
12. ADD ALL-WEATHER SURFACE TO TRACK

MAINTENANCE

13. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

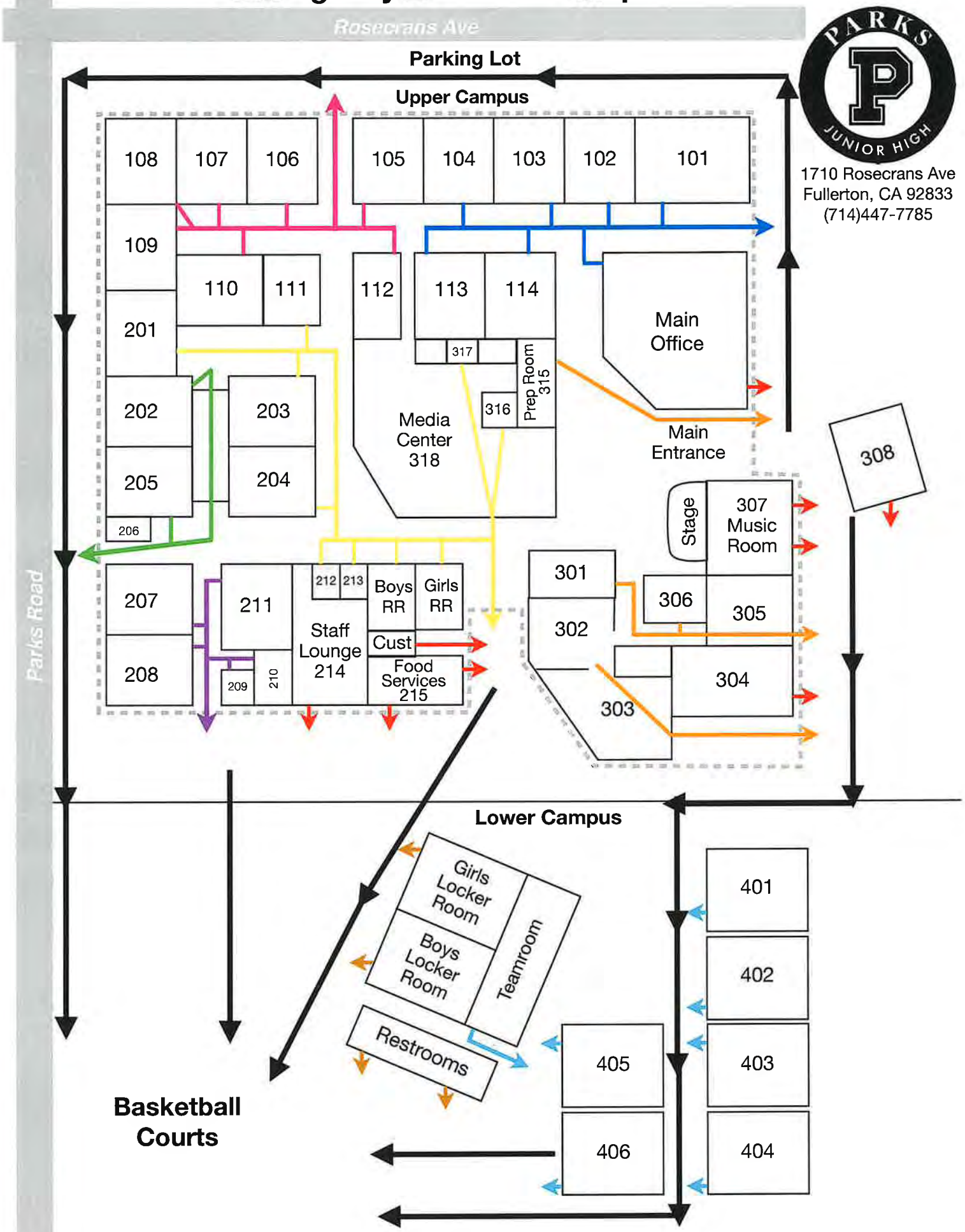
PARKS JUNIOR HIGH SCHOOL

PARKS JUNIOR HIGH

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Emergency Evacuation Map



PARKS JUNIOR HIGH

1710 Rosecrans Ave
Fullerton, CA 92833
(714)447-7785

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **PARKS JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBLITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	51,560	$ 10.00	sqft	$ 515,600.00
C. Campus-wide ADA Upgrade	72,000	$ 7.25	sqft	$ 522,000.00
D. Food service/conversion	1	$ 900,000.00	allowance	$ 900,000.00
E. Add Window Covering	2,000	$ 18.50	sqft	$ 37,000.00
F. Misc. Sidewalk Repair	30,000	$ 10.00	sqft	$ 300,000.00
G. **Subtotal**				**$ 2,284,600.00**
FOCUS 2: ENHANCEMENTS				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	27	$ 100,000.00	ea	$ 2,700,000.00
B. Upgrade Relocatables	7	$ 75,000.00	ea	$ 525,000.00
C. Modernize Restrooms	4	$ 60,000.00	ea	$ 240,000.00
D. New Modular Restroom	1	$ 880,000.00	ea	$ 880,000.00
E. New Modular Clasrooms	2	$ 1,500,000.00	ea	$ 3,000,000.00
F. Convert 2 Classrooms to Dance Studio	1	$ 160,000.00	ea	$ 160,000.00
G. **Subtotal**				**$ 7,505,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Culinary Arts:				
A. Culinary Room Upgrade	1,200	$ 275.00	sqft	**$ 330,000.00**
4 Science:				
A. Add S.T.E.A.M. Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
5. Music:				
A. Stage Upgrade	1	$ 150,000.00	allowance	**$ 150,000.00**
4. Office/Administration:				
A. Upgrade/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Locker Rooms:				
A. Upgrade	3,500	$ 175.00	sqft	**$ 612,500.00**
6. Site:				
A. Add Amphitheater Shelter Phase 2	1	$ 275,000.00	allowance	$ 275,000.00
B. New Flag pole	1	$ 8,000.00	ea	$ 8,000.00
C. Add All Weather Surface to Track	1	$ 1,500,000.00	allowance	$ 1,500,000.00
D. New Field/Irrigation	274,068	$ 4.00	sqft	$ 1,096,272.00
E. New Parent Waiting Courtyard	1	$ 150,000.00	ea	$ 150,000.00
F. **Subtotal**				**$ 3,029,272.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Window Replacement	2,000	$ 165.00	sqft	$ 330,000.00
D. Paint All Buildings	1	$ 300,000.00	allowance	$ 300,000.00
E. Roof Replacements	71,934	$ 25.00	sqft	$ 1,798,350.00
F. HVAC Replacement Program	71,934	$ 65.00	sqft	$ 4,675,710.00
G. **Subtotal**				**$ 7,954,060.00**

SCHOOL: **PARKS JUNIOR HIGH SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
8. Building H:					
A. Weight Room Upgrade	960	$ 125.00	sqft	**$ 120,000.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	34	$ 2,100.00	ea	$ 71,400.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	71,934	$ 4.00	sqft	$ 287,736.00	
D. Add Larger Electronic Marquee Sign	1	$ 45,000.00	ea	$ 45,000.00	
E. **Subtotal**				**$ 449,136.00**	
9. Subtotal:					**$ 22,959,568**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 4,591,914
11. Project Construction Total:					**$ 27,551,482**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 6,887,870
13. GRAND TOTAL PROJECT COSTS:					**$ 34,439,352**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,284,600.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 20,225,832.00**
TECHNOLOGY	**FOCUS 3**	**$ 449,136.00**
	CONTINGENCY	**$ 4,591,913.60**
	SOFT COSTS	**$ 6,887,870.40**
	GRAND TOTAL	**$ 34,439,352.00**

Raymond Elementary School



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Architecture 9 PLLLP

SITE ANALYSIS

Date: January 26, 2026

Purpose: Facilities 2026 Master Plan – **Raymond Elementary School**

The purpose of this site analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 51 North Raymond Avenue 92831
B. Acreage: 10
C. Permanent Building Square Feet: 38,851
D. Grade Levels: TK-6
E. Student Enrollment: 605
F. Teachers: 37
G. Total Staff: 79
H. Buses: 1 small
I. Mascot: Raccoons
J. School Colors: Blue and Gold

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Additional parking lot and building lighting is desirable.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Play Equipment: Excellent.
F. Playground Surface: Asphalt paving needs replaced.
G. Security Cameras: Adequate.
H. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board.
I. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
J. Miscellaneous: Air quality needs to be checked and if needed, corrected in all classrooms.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. New window blinds are desirable.

3. Smartboards are not very popular anymore due to the iPads.
4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad: This is a 1-to-1 school.
C. Wireless:
1. The existing wireless system is throughout the entire school.
2. The addition of wireless for outside is desirable.
D. Marquee Sign:
1. The existing marquee sign is not lit and has hand installed letters. A new electronic marquee sign is desirable.

4. Classrooms:

A. Permanent Classrooms: 22
B. Relocatable Classrooms: 4
1. 24' x 40': 2 After School Program
2. 48' x 40': Library/Media Center
3. 24’ x 40': Classroom
C. Special Education
1. RSP: 1
2. SDC: 0
D. The classrooms received one new door and resin countertops in the last Bond.
E. The following upgrades would be desirable:
1. Upgraded technology (refer to Item 3., Technology).
2. Replace carpeting.
3. Add entry mat.
4. Addition of vinyl covered tack board on all walls.
5. New paint.
6. Replace existing casework that meets the current storage needs.
7. Replace sink and faucets.
8. Replace window blinds.
9. Replace second door and hardware (where it occurs).
10. Replace sliding glass doors (where occurs).
11. Add energy efficient lighting.
12. Add electrical outlets.
13. The high ceilings are preferred over new lay-in ceilings.
14. Add floor electrical outlet(s) to eliminate extension cords.
15. Replace all cracked and/or plastic windows.
16. Replace furniture.
F. Ceilings are not to be lowered.

5. Computer Lab:

A. There is not a Computer Lab at the school, there was a small one in the Library but it has been removed.

6. Library/Media Center:

A. Located in a 48' x 40' Relocatable Building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs. The school has been working to improve the space by adding a lounge and story-telling area.

7. Music:

A. There is not a Music Program.

8. Art:

A. Art is taught in the individual classrooms and after-school in the Multi-Purpose Building.

9. Science:

A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: Cristina Centeno
B. Assistant Principal: No
C. Counselor: No
D. Psychologist: Part-time
E. Speech: 1 Full-time
F. Nurse: Part-time
G. Administrative Assistance:3
H. Conference Room: Adjacent classroom is used.
I. Teachers' Lounge needs updated and not in an ideal location.
J. Teachers' Workroom is adequate.
K. Office needs to be reconfigured to work better. The Nurse Office is used as a pass-through to the rest of the school, which is not ideal. Improved vision from the Office Manager into the Nurse Office is needed to improve security. Expansion into the adjacent classroom is an option. Principal's Office needs to be larger, and the sliding glass window removed.

11. Multi-Purpose Building:

A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. Last Bond added a portable stage and curtain which was welcomed. A permanent stage is desirable over the existing demountable.
D. Improved stage lighting, sound system and the addition of dropped microphones is desirable.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. The area where students through the line is too small. Possible reduce the size of the Kitchen to increase circulation. The Food Service Director needs to be consulted.

13. Toilets:

A. Both Student and Staff Toilets are adequate. The Student Toilets were modernized as part of the last Bond.
B. All Staff Toilets need to be updated.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable but possible locations are limited.
   2. There is not a separate bus lane which is desirable, both cars and buses travel down a narrow lane.
   3. The existing asphalt paving needs to be replaced but will be seal coated in 2026.
   4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court:
   1. Adequate in size but the asphalt will need replaced (refer to Item 2., Upgrade Safety above).
C. Lunch Shelter: An Additional Metal Lunch Shelter is desirable.
D. Playground Apparatus: Excellent.
E. Play Field: Adequate.
F. Cargo Containers:
   1. All need repainted.
G. Flagpole: Excellent.
H. Miscellaneous:
   1. The courtyard between Buildings A and B needs upgraded.
   2. Add Kindergarten Shade Structure.
   3. Add artificial turf below tree in Kindergarten playground.
   4. Add bike path in Kindergarten playground is desirable.
   5. The school is to receive a Modular Toilet and 3 additional Relocatable Buildings in 2026.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

A. It is desirable to have the brick wing walls on the south side of Building D removed to increase the circulation area and visibility.

B. Curb appeal needs to be improved. The design of this school is similar to Fern Drive Elementary School. The sloped roofs expose all mechanical and piping which is not desirable.

C. The school has a Field Day Track Meet every year, improvements to the Facilities including an all-weather track are desirable.

D. The school is to receive a Relocatable Toilet and 3 additional Relocatable Classrooms in 2026.

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PHOTOGRAPHS

EXISTING CONDITIONS

RAYMOND ELEMENTARY SCHOOL



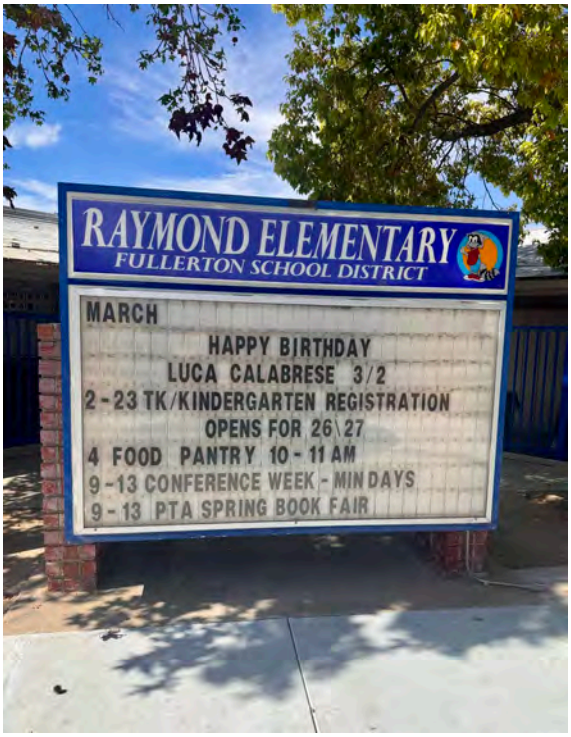
REPLACE ASPHALT PAVING



MODERNIZE ALL CLASSROOMS



IMPROVE ALL RESTROOMS FOR ADA



ADD ELECTRONIC MARQUEE SIGN

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPAIR CONCRETE SIDEWALKS
3. UPGRADE ASPHALT PAVING
4. REPLACE NON-ADA DRINKING FOUNTAINS

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD ELECTRONIC MARQUEE SIGN
7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. UPGRADE MULTI-PURPOSE
10. ADD KINDERGARTEN SHADE STRUCTURE

MAINTENANCE

11. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

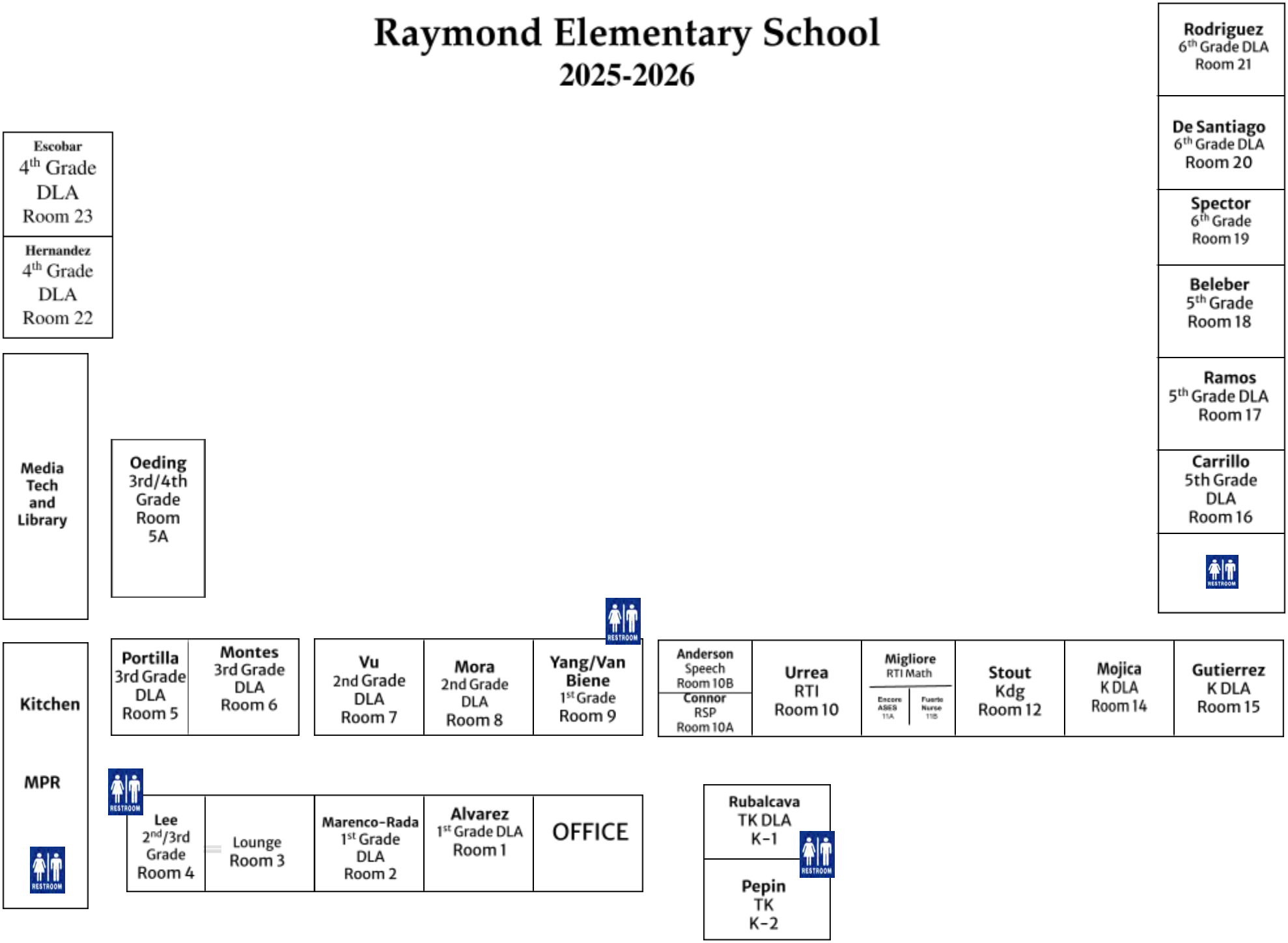
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RAYMOND ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Raymond Elementary School
2025-2026



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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **RAYMOND ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	45,475	$10.00	sqft	$ 454,750.00
C. Add Window Covering	10,780	$ 18.50	sqft	$ 199,430.00
D. Campus-wide ADA Upgrade	54,000	$ 7.25	sqft	$ 391,500.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Miscellaneous Sidewalk Repair	5,775	$ 10.00	sqft	$ 57,750.00
G. **Subtotal**				**$ 1,813,430.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	22	$ 100,000.00	ea	$ 2,200,000.00
B. Upgrade Modular Classrooms	2	$ 75,000.00	ea	$ 150,000.00
C. Modernize Restrooms	8	$ 60,000.00	ea	$ 480,000.00
D. New Modular Classroom	2	$ 800,000.00	ea	$ 1,600,000.00
E. New Modular Restroom	1	$ 1,100,000.00	ea	$ 1,100,000.00
F. New Modular ELOP Building	1	$ 1,000,000.00	ea	$ 1,000,000.00
G. **Subtotal**				**$ 6,530,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Upgrade Office	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Finishes	1	$ 150,000.00	ea	$ 150,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
D. Modernize Restrooms	2	$ 60,000.00	ea	$ 120,000.00
E. **Subtotal**				**$ 410,000.00**
6. Site:				
A. Replace Parking Lot Asphalt Paving	13,000	$10.00	sqft	$ 130,000.00
B. Add Kindergarten Shade Structure	1	$ 90,000.00	allowance	$ 90,000.00
C. **Subtotal**				**$ 220,000.00**
7. Maintenance:				
A. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
B. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
C. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
D. Roof Replacements	53,851	$ 25.00	sqft	$ 1,346,275.00
E. Window Replacement	10,780	$ 165.00	sqft	$ 1,778,700.00
F. HVAC Replacement Program	53,851	$ 65.00	sqft	$ 3,500,315.00
G. **Subtotal**				**$ 7,725,290.00**

SCHOOL: **RAYMOND ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST	
8. Miscellaneous:						
A. New Roof Screens	1	$	35,000.00	allowance	**$ 35,000.00**	
FOCUS 3: TECHNOLOGY						
A. Replace Sound Amplification System	24	$	2,100.00	ea	$ 50,400.00	
B. Add Cameras	1	$	45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	53,851	$	4.00	sqft	$ 215,404.00	
D. Add Electronic Marquee Sign	1	$	45,000.00	ea	$ 45,000.00	
E. **Subtotal**					**$ 355,804.00**	
9. Subtotal:						**$ 17,614,524**
10. Contingency:						
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation			20%			$ 3,522,905
11. Project Construction Total:						**$ 21,137,429**
12. Soft Costs:						
A. Architectural, Engineering, Inspector of Record, Testing and DSA			25%			$ 5,284,357
13. GRAND TOTAL PROJECT COSTS:						**$ 26,421,786**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,813,430.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 15,445,290.00**
TECHNOLOGY	**FOCUS 3**	**$ 355,804.00**
	CONTINGENCY	**$ 3,522,904.80**
	SOFT COSTS	**$ 5,284,357.20**
	GRAND TOTAL	**$ 26,421,786.00**

Richman Elementary School



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SITE ANALYSIS

Date: January 15, 2026

Purpose: Facilities 2026 Master Plan – **Richman Elementary School**

The purpose of this site analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 700 South Richman Avenue 92832
B. Acreage: 16
C. Permanent Building Square Feet: 56,954
D. Grade Levels: TK-6
E. Student Enrollment: 427
F. Teachers & Certificated Staff: 38
G. Total Staff: 81
H. Buses: 5 small
I. Mascot: Racer Rabbit
J. School Colors: Navy and Gold

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Needs to be improved.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Play Equipment: Excellent.
F. Playground Surface: The existing asphalt needs replaced.
G. Fire Lane: Additional asphalt paving in front of Relocatable Classrooms 33 and 34 is needed.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: All classrooms need window blinds, which would also improve visibility of the projector screen.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Smartboard, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.
C. Wireless:
   1. The existing wireless system is throughout most of the school works well.
   2. The addition of wireless for outside is desirable.
D. Marquee Sign:
   1. The existing marque sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 24
B. Permanent State PK (Atelier)Classrooms: 4
C. Modular Classrooms (Building G): 7
D. Relocatable Classrooms: 11
   1. 24' x 40': Physical Education
   2. 24' x 40': 6 Classrooms
   3. 30' x 30': Parent
   4. 36' x 40': 3 Classrooms
E. Special Education
   1. RSP: 1
   2. SDC: 5 Mild/Moderate
F. The classrooms received one new door and resin countertops in the last Bond.
G. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpeting.
   3. Add entry mat.
   4. New paint.
   5. Replace existing casework that meets the current storage needs.
   6. Replace sink and faucets.
   7. Replace/add window blinds.
   8. Replace second door and hardware (where occurs).
   9. Add energy efficient lighting.
   10. The high ceilings are preferred over new lay-in ceilings.
   11. Add floor electrical outlet(s) to eliminate extension cords.
   12. Replace all cracked and/or plastic windows.
   13. Replace furniture.
H. Building G and the adjacent Room 25A (ASP Office) are old modular construction and should be removed along with Relocatable Classrooms 40, 41 and 42. A new 2-Story Building (8 Classrooms) is needed to replace the removed buildings.

5. Computer Lab:

A. There is a Computer station in the Library/Media Center and Classroom 25.

6. Library/Media Center:

A. This building was built in 1971 and includes "The Pit" which has been infilled.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and should be moved next door to The Pit and this room converted into a S.T.E.A.M. Lab. This work is to occur in 2015.

7. Music:

A. Music is conducted in the individual classroom and after-school programs.

8. Art:

A. Art is taught in individual classrooms and after-school program.

9. Science:

A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: Dr. Devi Sok-Huynh
B. Assistant Principal: Yes
C. Counselor: Part-time
D. Psychologist: Part-time
E. Speech: Part-time
F. Nurse: Part-time.
G. Administrative Assistants: 2
H. Conference Room: No, but is desirable.
I. Teacher's Lounge needs updated.
J. Teacher's Workroom needs updated.
K. Office is small but meets the needs of the school.
L. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:

A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved stage lighting and a sound system is desirable.

12. Kitchen:

A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.
D. Additional concrete paving is needed at the serving line and a foul odor in this area needs to be addressed as well.

13. Toilet:

A. Both Student and Staff Toilets are adequate.
B. Most Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors.
   2. Additional parking is desirable in the front of the school adjacent to existing parking in the bus lane.
   3. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
   1. Adequate in size.
   2. Asphalt needs replaced (refer to Item 2., Safety and Accessibility above).
   3. The two wood ball walls need replaced with new CMU.

C. Lunch Shelters: The existing wood shelters have been removed. New Lunch Shelters are needed east of Building C, next to the playground.

D. Play Field: Adequate in size.

E. Cargo Containers:
   1. All need painted.

F. Play Apparatus: Excellent.

G. Flagpole: Excellent.

H. Miscellaneous:
   1. A sidewalk added to the south side of the parking lot next to the drainage channel is desirable.
   2. Additional benches added to the front Plaza are desirable.
   3. The north side of the Multi-Purpose Building has ponding water when it rains and sandbags are used to prevent water from entering the building. This condition needs to be addressed.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings needs to be painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

D. The exterior stucco on the east end of Buildings C and D need repaired.

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PHOTOGRAPHS

EXISTING CONDITIONS

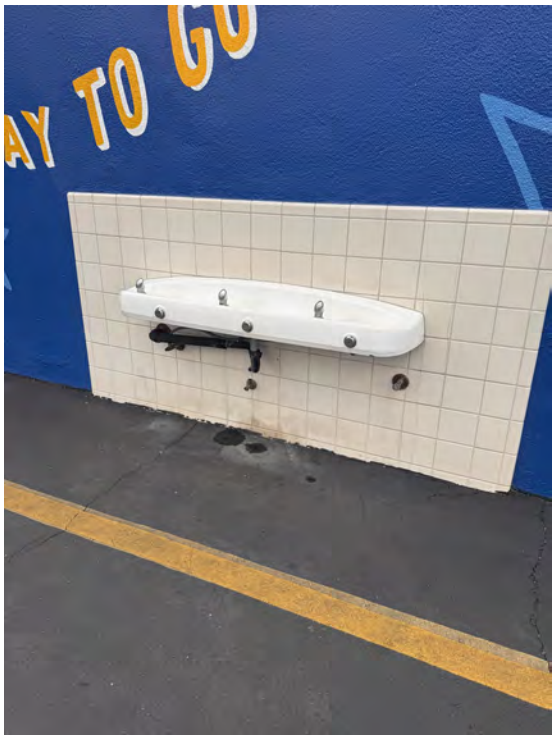
RICHMOND ELEMENTARY SCHOOL



REPLACE ASPHALT PAVING



MODERNIZE ALL CLASSROOMS



REPLACE ALL NON-ADA DRINKING FOUNTAINS



REPAIR RAILINGS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. ADD FIRE LANE
2. INCREASE EXTERIOR LIGHTING
3. REPAIR CONCRETE PAVING
4. UPGRADE ASPHALT PAVING

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK TO SUPPORT INSTRUCTION
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. PAINT ENTIRE SCHOOL
7. IMPROVE LIBRARY
8. ENHANCE MULTI-PURPOSE
9. NEW CLASSROOM BUILDING TO REPLACE 12 RELOCATABLE BUILDINGS

MAINTENANCE

10. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

RICHMAN ELEMENTARY SCHOOL

RICHMAN ELEMENTARY SCHOOL

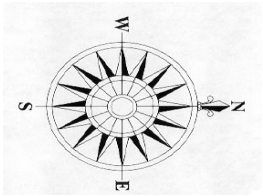
FULLERTON SCHOOL DISTRICT

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Ford Avenue

Richman Elementary School Map

700 S. Richman Ave
Fullerton, CA 92832
714-447-7745
Principal Devi Sok-Huynh



Rm 34 PAT Team

Rm 33 P.E. Shaffer

Rm 31 PAT Team

Red	Yellow	Blue	Green	Orange	White	Brown	Black
DeSalvo Ninofranco Rios	Grismer Diaz Slope	Arreola Maehr Kusnadi	Ramirez Cooper	DeLaPuente Soto Licona	Vrsalovich	Bacher Yolla Nolder	Ramos Glaudini

Rm 40

Rm 30 Library

Rm 29 Library

Rm 41

Rm 28 RTI ELA Partida

Rm 27 De Salvo 5/6th SDC

Rm 42

Rm 26 Rios 6th

Rm 25 Ninofranco 6th Gate

Field
Evacuation Site for Primary and Secondary

Rm 39 Counselor Kerr

Rm 36 Psych Sartor

Rm 37/38 Music Band

Rm 35 Speech Arnold

Steam/ Dream Lab

Cafeteria

Kitchen

Rm 25A Encore/Ases Hernandez

Lunch Area

Girls RR	Boys RR
Rm 5 Grismer 1st/2nd	Rm 8 Slope K
Rm 4 Encore ASES	Rm 7 Slope K
Rm 3 Diaz 4th	Rm 6 RTI Math Ahn

Rm 11 Maehr 2nd	Rm 14 Licona 3rd Gate
Rm 10 Horvath Resource	Rm 13 DLP 4th Gate
Rm 9 Kusnadi 1/2 SDC	Rm 12 Soto 3rd
Racer Store / W/M RR / Custodial	

Girls RR	Boys RR
Rm 16 Nissen SLP	Rm 18 Vrsalovich 3/4 SDC
Rm 15 Workroom	Rm 17
Staff Lounge	Office

Rm 21 Yolla 5th	Rm 24 PK SDC Glaudini
Rm 20 Bacher 5th Gate	Rm 23 State Pk Ramos
Rm 19	Rm 22 State Pk Ramos
Rm 19A PTA Room / Boys /Girls PK/RR / Rm 22A SSA	

Rm 2 Encore ASES

Rm 1 Encore ASES

Rm K1 Arreola TK

Rm K3 Ramirez TK/K SDC

Rm K2 Cooper K

Multipurpose Room

Staff Parking Lot

Loading Zone

Water Shut - Off

Gas Shut-off

Water Shut off

Richman Ave

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COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **RICHMAN ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	59,855	$10.00	sqft	$ 598,550.00
C. Add Window Covering	9,275	$ 18.50	sqft	$ 171,587.50
D. Campus-wide ADA Upgrade	81,000	$ 7.25	sqft	$ 587,250.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Misc. Sidewalk Repair	7,125	$ 10.00	sqft	$ 71,250.00
G. **Subtotal**				**$ 2,138,637.50**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	32	$ 100,000.00	ea	$ 3,200,000.00
B. Upgrade Modular Classrooms	5	$ 75,000.00	ea	$ 375,000.00
C. Replace 7 Relocatables	7	$ 650,000.00	ea	$ 4,550,000.00
D. Modernize Restrooms	8	$ 60,000.00	ea	$ 480,000.00
E. New Site Flooring/Carpeting	1	$ 550,000.00	allowance	$ 550,000.00
F. **Subtotal**				**$ 9,155,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Update/Reconfiguration	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Audio/Visual	1	$ 85,000.00	allowance	**$ 85,000.00**
6. Site:				
A. Replace Parking Lot Asphalt Paving	37,400	$10.00	sqft	$ 374,000.00
B. Additional Parking Lot	4,750	$ 15.00	sqft	$ 71,250.00
C. New Field/Irrigation	120,522	$ 4.00	sqft	$ 482,088.00
D. Sewer Upgrades	1	$ 400,000.00	allowance	$ 400,000.00
E. New CMU Ball Walls	2	$ 45,000.00	ea	$ 90,000.00
F. New Kindergarten Lunch Shelter	1	$ 90,000.00	allowance	$ 90,000.00
G. **Subtotal**				**$ 1,507,338.00**
7. Maintenance:				
A. Paint All Buildings	1	$ 250,000.00	sqft	$ 250,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
D. Roof Replacements	80,964	$ 25.00	sqft	$ 2,024,100.00
E. HVAC Replacement Program	80,964	$ 65.00	sqft	$ 5,262,660.00
F. Window Replacement	9,275	$ 165.00	sqft	$ 1,530,375.00
G. **Subtotal**				**$ 9,917,135.00**
FOCUS 3: TECHNOLOGY				
A. Replace Sound Amplification System	44	$ 2,100.00	ea	$ 92,400.00
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00
C. Replace Bells and Paging System	80,964	$ 4.00	sqft	$ 323,856.00
D. **Subtotal**				**$ 461,256.00**
8. Subtotal:				**$ 23,789,367**

SCHOOL: **RICHMAN ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST	TOTAL COST
9. Contingency:			
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%	$ 4,757,873
10. Project Construction Total:			**$ 28,547,240**
11. Soft Costs:			
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%	$ 7,136,810
12. GRAND TOTAL PROJECT COSTS:			**$ 35,684,050**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,138,637.50**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 21,189,473.00**
TECHNOLOGY	**FOCUS 3**	**$ 461,256.00**
	CONTINGENCY	**$ 4,757,873.30**
	SOFT COSTS	**$ 7,136,809.95**
	GRAND TOTAL	**$ 35,684,049.75**

Rolling Hills Elementary School



Architecture 9 PLLLP

Architecture 9 PLLLP

SITE ANALYSIS

Date: January 28, 2026

PURPOSE: Facilities 2026 Master Plan – **Rolling Hills Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 1460 East Rolling Hills 92835
B. Acreage: 9.5
C. Permanent Building Square Feet: 43,995
D. Grade Levels: TK-6
E. Student Enrollment: 549
F. Teachers & Certificated Staff: 34
G. Total Staff: 83
H. Buses: 3 small and 1 large
I. Mascot: Roadrunners
J. School Colors: Blue and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Parking Lot: Asphalt paving needs replaced.
C. Exterior Lighting: Needs to be improved including the parking lot.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Play Equipment: Excellent.
G. Playground Surface: The existing asphalt needs replaced.
H. Security Cameras: Adequate.
I. Fire Alarm System: Needs to be updated.
J. Lock-Down Capabilities: All classrooms need window blinds which would also improve visibility with the projector screen.
K. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
L. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
M. Accessibility: Update all path-of-travel and buildings to meet current Code.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Most rooms do not have window blinds. Some students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. A sound amplification system in all classrooms is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. TK/Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The school has an existing electronic marquee sign.

4. Classrooms:

A. Permanent Classrooms: 16

B. Relocatable Classrooms: 4
   1. 24' x 40': 3 Classrooms
   2. 24' x 40': Remote Learning

C. Modular Classrooms: 4
   1. 32' x 30': Classrooms (Building E)

D. Special Education:
   1. RSP: 0
   2. SDC: 2 Autistic

E. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. New carpeting.
   3. New entry mat.
   4. New paint.
   5. Replace existing casework that meets the current storage needs.
   6. New sink and faucets.
   7. New window blinds.
   8. New second door and hardware (where occurs).
   9. Replace sliding glass doors (where occurs).
   10. New energy efficient lighting.
   11. Add sound insulation between classrooms.
   12. The high ceilings are preferred over new lay-in ceilings.
   13. Add floor electrical outlet(s) to eliminate extension cords.
   14. Replace all cracked and/or plastic windows.
   15. New furniture.

F. Classrooms 9, 10, 11 and 12 are in an old modular building that needs to be replaced. Relocatable Classrooms 24/25 needs replaced as well. A new 2-Story permanent 7 Classrooms Building with Toilets is desirable.

G. The school has 10 multi-age classrooms which includes a Parent Service Commitment. Each classroom has students from three different grade levels.

H. The school will be adding a Digital Arts Program soon.
I. Most of the buildings have several murals.

5. Computer Lab:
A. Computer stations are in the Library/Media Center.

6. Library/Media Center:
A. This building was built in 1971 and includes "The Pit" which has been infilled.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is a small area for computers.
E. "The Pit" should be reconfigured to include 2-3 Conference Rooms, Staff Center and an area for RTI.

7. Music:
A. Music is conducted in the Multi-Purpose Room and "The Pit" and includes string instruments.

8. Art:
A. Art is taught in individual classrooms.

9. Science:
A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:
A. Principal: Lindy McNutt
B. Assistant Principal: Yes (2014-2015 only)
C. Counselor: No
D. Psychologist: 2 Part-time
E. Speech: Full-time
F. Nurse: Part-time
G. Administrative Assistants: 2
H. Conference Room: No, but is desirable for IEP.
I. Teachers' Lounge needs updated.
J. Teachers' Workroom is small and needs updated.
K. Office is small and needs reconfigure to work better.
L. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:
A. Built in 2008.
B. There is a permanent stage.
C. Improved stage lighting and a sound system is desirable.
D. The school has five performances a year.
E. Additional prop storage is desirable.
F. A new Green Room is needed behind the stage.
G. A new exterior stage/platform is desirable.

12. Kitchen:

A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:

A. Both Student and Staff Toilets are adequate. The Toilets were modernized as part of the last Bond.

14. Site:

A. Parking Lot:
   1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable. Consideration should be given to removing the City Park at the northeast corner of the school to provide additional parking.
   2. There is a separate bus lane, but students must walk through the parking lot, which is not ideal.
   3. The existing asphalt paving needs replaced.
   4. The school uses a valet parking system that includes 6 parking stalls.
B. Hard Court:
   1. Adequate in size.
   2. Asphalt needs replaced (refer to Item 2., Safety and Accessibility above).
   3. The two wood ball walls need replaced with new CMU.
C. Lunch Shelters: Existing solar panels work well.
D. Play Field: Adequate in size. Need bare spots seeded and irrigation system evaluated.
E. Play Apparatus: Excellent
F. Cargo Containers:
   1. All needs to be painted.
G. Flagpole: A new flagpole is desirable.
H. Miscellaneous:
   1. A new Plaza at the front of the school for parents to wait for their child is desirable.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

16. Miscellaneous:

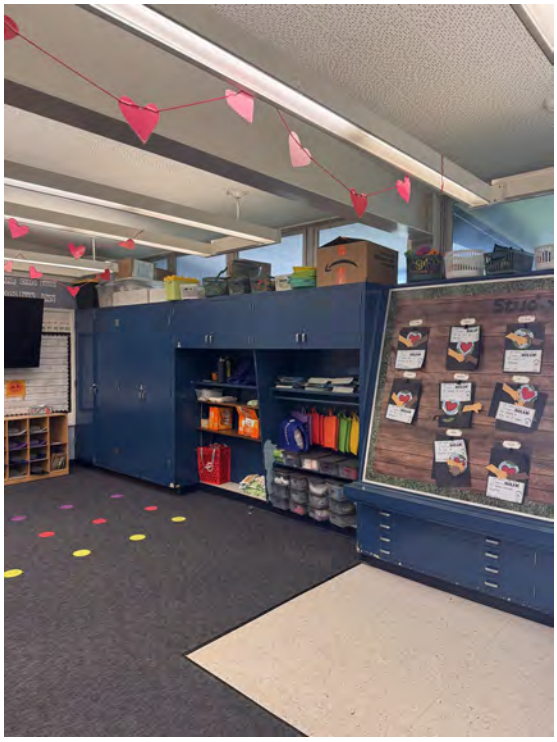
A. Add a covered walkway between Classrooms 4 and 9.
B. Increase height and add fabric screening to Kindergarten chain link fence at the front of the school to improve the curb appeal and increase safety.

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PHOTOGRAPHS

EXISTING CONDITIONS

ROLLING HILLS ELEMENTARY SCHOOL



MODERNIZE ALL CLASSROOMS



REPLACE ASPHALT PAVING



REPLACE EQUIPMENT & RUBBER SURFACE



REPLACE ALL SLIDING GLASS DOORS

UPGRADE SAFETY & ACCESSIBLITY

1. INCREASE EXTERIOR LIGHTING
2. REPLACE RUBBER SURFACE & PLAY EQUIPMENT
3. UPGRADE ASPHALT PAVING
4. REPLACE ALL NON-ADA DRINKING FOUNTAINS
5. ADD ADA RAMP & STAIRS

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD ELECTRONIC MARQUEE SIGN
8. ADD STEM/STEAM LAB
9. IMPROVE LIBRARY
10. RECONFIGURE OFFICE
11. NEW CLASSROOM BUILDING TO REPLACE 8 MODULAR AND RELOCATABLE CLASSROOMS

MAINTENANCE

12. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

N

ROLLING HILLS ELEMENTARY SCHOOL

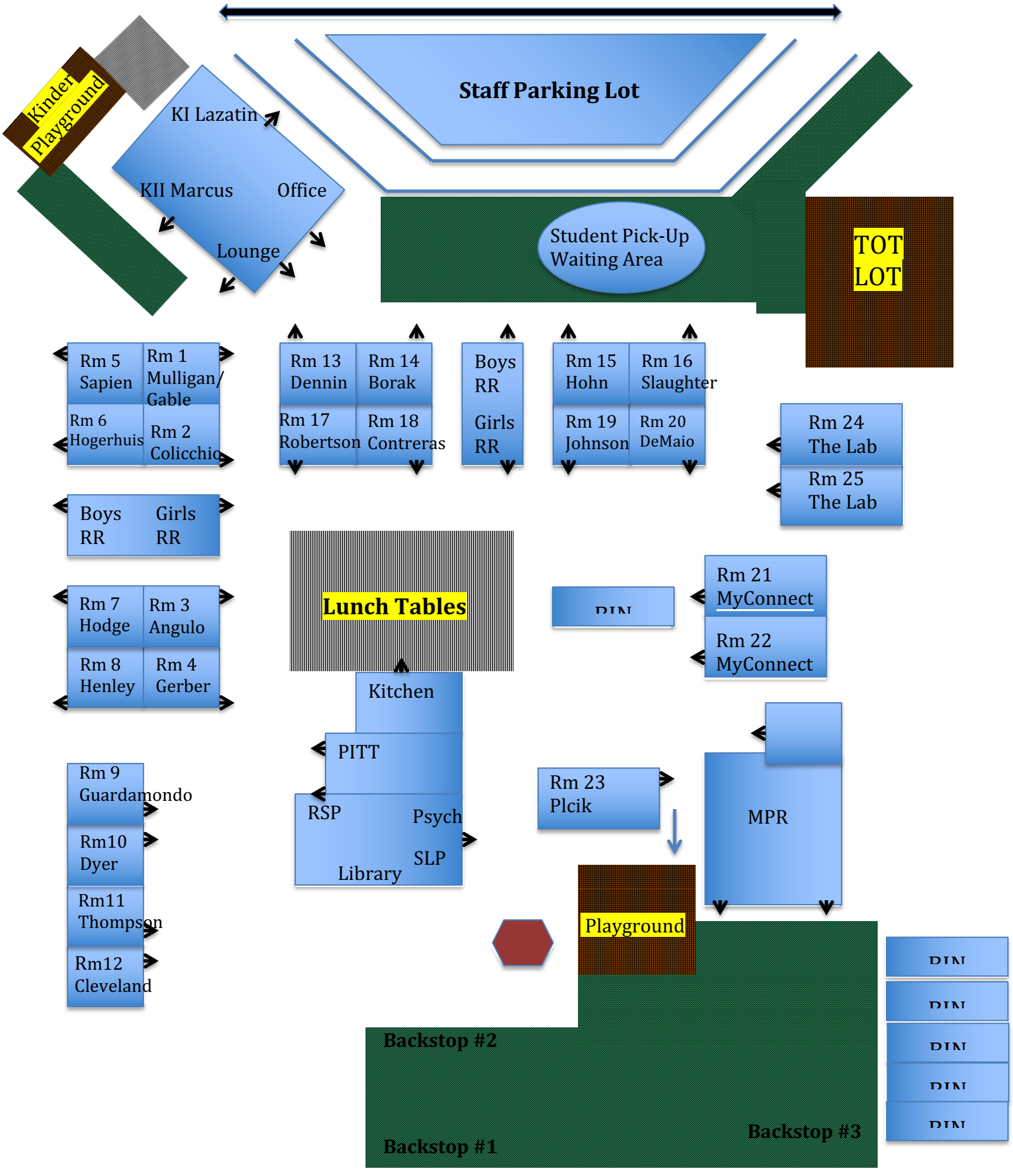
FACILITIES 2026 MASTER PLAN

Architecture PLLP

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Rolling Hills
2025/2026 School Year



Architecture 9 PLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **ROLLING HILLS ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playground Asphalt	52,823	$10.00	sqft	$ 528,230.00
C. Add Window Covering	7,875	$ 18.50	sqft	$ 145,687.50
D. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
E. Campus-wide ADA Upgrade	56,000	$ 7.25	sqft	$ 406,000.00
F. Misc. Sidewalk Repair	4,500	$ 10.00	sqft	$ 45,000.00
G. **Subtotal**				**$ 1,834,917.50**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	22	$ 100,000.00	ea	$ 2,200,000.00
B. Upgrade Modular Classrooms	2	$ 75,000.00	ea	$ 150,000.00
C. Replace 7 Modular Bldgs.	7	$ 650,000.00	ea	$ 4,550,000.00
D. Modernize Restrooms	5	$ 60,000.00	ea	$ 300,000.00
E. **Subtotal**				**$ 7,200,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Update/Reconfiguration	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. New Green Room/Storage Addition	1,000	$ 225.00	sqft	$ 225,000.00
B. New Exterior Platform	600	$ 125.00	sqft	$ 75,000.00
C. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
D. **Subtotal**				**$ 385,000.00**
6. Site:				
A. Replace Parking Lot Asphalt Paving	26,000	$10.00	sqft	$ 260,000.00
B. Additional Parking lot	# 4,750	$ 15.00	sqft	$ 71,250.00
C. Replace Flag Pole	1	$ 8,000.00	ea	$ 8,000.00
D. New Field/Irrigation & Artifical Turf	87,166	$ 19.00	sqft	$ 1,656,154.00
E. New Entry Courtyard	1	$ 90,000.00	allowance	$ 90,000.00
F. New CMU Ball Walls	2	$ 45,000.00	ea	$ 90,000.00
G. **Subtotal**				**$ 2,175,404.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
D. Roof Replacements	55,665	$ 25.00	sqft	$ 1,391,625.00
E. HVAC Replacement Program	55,665	$ 65.00	sqft	$ 3,618,225.00
F. Replace Windows	7,875	$ 165.00	sqft	$ 1,299,375.00
G. **Subtotal**				**$ 7,409,225.00**
8. Miscellaneous:				
A. Add Covered Walkway Bldgs. 4 & 9	1	$ 50,000.00	allowance	$ 50,000.00
B. **Subtotal**				**$ 50,000.00**

SCHOOL: **ROLLING HILLS ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	25	$ 2,100.00	ea	$ 52,500.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	55,665	$ 4.00	sqft	$ 222,660.00	
D. **Subtotal**				**$ 320,160.00**	
9. Subtotal:					**$ 19,899,707**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 3,979,941
11. Project Construction Total:					**$ 23,879,648**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 5,969,912
13. GRAND TOTAL PROJECT COSTS:					**$ 29,849,560**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 1,834,917.50**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 17,744,629.00**
TECHNOLOGY	**FOCUS 3**	**$ 320,160.00**
	CONTINGENCY	**$ 3,979,941.30**
	SOFT COSTS	**$ 5,969,911.95**
	GRAND TOTAL	**$ 29,849,559.75**

Sunset Lane Elementary School



Architecture
9
PLLLP

Architecture 9 PLLLP

SITE ANALYSIS

Date: January 14, 2026

Purpose: Facilities 2026 Master Plan – **Sunset Lane Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 2030 Sunset Lane 92833
B. Acreage: 9.5
C. Permanent Building Square Feet: 40,054
D. Grade Levels: TK-6
E. Student Enrollment: 694
F. Teachers & Certificated Staff: 39
G. Total Staff: 84
H. Buses: 1 small
I. Mascot: Sea Hawk
J. School Colors: Blue and White

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Needs to be improved.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Parking Lot: Student drop-off/pick-up needs to be evaluated to see if there is opportunity to improve if possible.
F. Play Equipment: Excellent.
G. Playground Surface: The existing asphalt needs replaced.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: All classrooms need window blinds, which would also improve visibility to the projector screen.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs to be updated.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Smartboard, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPads.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout most of the school but needs additional band width.
   2. Wireless needs to be added to the Lab Relocatable.
   3. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. A new electronic marquee sign was recently installed.

4. Classrooms:

A. Permanent Classrooms: 18

B. Relocatable Classrooms: 17
   1. 24' x 40': Pre-School
   2. 24' x 40': 2 TK
   3. 24' x 40': 2 SDC
   4. 24' x 40': 8 Classrooms
   5. 24' x 40': Art
   6. 24' x 40': PE/ Speech
   7. 24' x 40': RSP
   8. 36' x 40': The Lab

C. Special Education:
   1. RSP: 1
   2. SDC: 2 Autism (pull-out program for 16 students)

D. The classrooms received one new door and resin countertops in the last Bond.

E. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpeting.
   3. Add entry mat.
   4. Add vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.

7. Replace sink and faucets.
8. Replace/add window blinds.
9. Replace second door and hardware (where it occurs).
10. Replace sliding glass doors (where occurs).
11. Add energy efficient lighting.
12. Add sound insulation between classrooms.
13. The high ceilings are preferred over new lay-in ceilings.
14. Add floor electrical outlet(s) to eliminate extension cords.
15. Replace all cracked and/or plastic windows.
16. Replace furniture.

F. All relocatable buildings (except for The Lab) need to be removed and replaced with a new Permanent 2-Story 16 Classroom Building with Toilets.

G. If a new building is not constructed it would be desirable to add a relocatable Toilet adjacent to the TK Classrooms 110 and 112.

H. Classroom Loading:
TK/Kindergarten = 32 Students
1st through 3rd = 33 Students
4th through 6th = 34 Students

5. Computer Lab:

A. There is a Computer station in the Library/Media Center.

6. Library/Media Center:

A. This building was built in 1971 and includes "The Pit" which has been infilled.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.
D. There is an area for computers.

7. Music:

A. Music is conducted in the individual classroom and after-school programs.

8. Art:

A. Art is taught in the individual classrooms and after-school program in Classroom 221.

9. Science:

A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:

A. Principal: Dr. Tracy Gyurina
B. Assistant Principal: No
C. Counselor: No
D. Psychologist: Part-time
E. Speech: Part-time
F. Nurse: Part-time. The Office needs reconfigured and shelving added.
G. Administrative Assistants: 2
H. Conference Room: No, but it is desirable.

I. Teachers' Lounge needs updated.
J. Teachers' Workroom needs updated.
K. Office is small and needs reconfigured to improve flow.
L. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:
A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved stage lighting and a sound system is desirable.

12. Kitchen:
A. Located in the Library/Media Center Building.
B. Food is pre-packages and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:
A. Both Student and Staff Toilets are adequate.
B. Most Toilets were modernized as part of the last Bond but the Women's toilets in the Administration area need updated.

14. Site:
A. Parking Lot:
1. The parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable but limited space available.
2. Parking was removed in the south end of the lot adjacent to the SDC Classrooms for easier drop-off and pick-up.
3. The driveway is the bus lane. Car pick-up is on the street which is not ideal. Student pick-up at the back of the school is an option.
4. The City of Fullerton has done a study of traffic, but no changes have been made.
5. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
1. Adequate in size.
2. Asphalt needs replaced (refer to Item 2., Safety and Accessibility above).
3. The two wood ball walls need replaced with new CMU.

C. Lunch Shelters: The existing solar panels work well.
D. Play Field: Adequate in size but does not drain well.
E. Cargo Containers:
1. All need to be painted.

F. Flagpole: A new flagpole is desirable.
G. Play Apparatus: Excellent.
H. Miscellaneous:
1. The trash enclosure needs to be replaced.
2. The school has a lot of ceramic art placed on the exterior of the buildings that are falling apart and need addressed.

3. Add a new shade structure to the Kindergarten playground.
4. Crosswalk needs concrete paving added.
5. The existing outdoor plaza between Buildings A and B3 needs upgrades.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings needs paint.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.
D. The existing plastic pane windows are being replaced (9 per month).

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PHOTOGRAPHS

EXISTING CONDITIONS

SUNSET LANE ELEMENTARY SCHOOL



REPLACE ASPHALT PAVING



REPLACE ALL RELOCATABLES WITH PERMANENT BUILDING



MODERNIZE ALL CLASSROOMS



ADD METAL SHADE STRUCTURE

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE PARKING LOT
2. INCREASE EXTERIOR LIGHTING
3. REPAIR CONCRETE SIDEWALK
4. UPGRADE ASPHALT PAVING

UPGRADE ALL CLASSROOMS

5. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

6. ADD STAFF PARKING LOT
7. ADD STEM/STEAM LAB
8. IMPROVE LIBRARY
9. ADD SHADE STRUCTURE
10. NEW 2 STORY CLASSROOM BUILDING TO REPLACE ALL RELOCATABLE BUILDINGS

MAINTENANCE

11. REPLACE ROOFING/HVAC/ PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

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SUNSET LANE ELEMENTARY SCHOOL

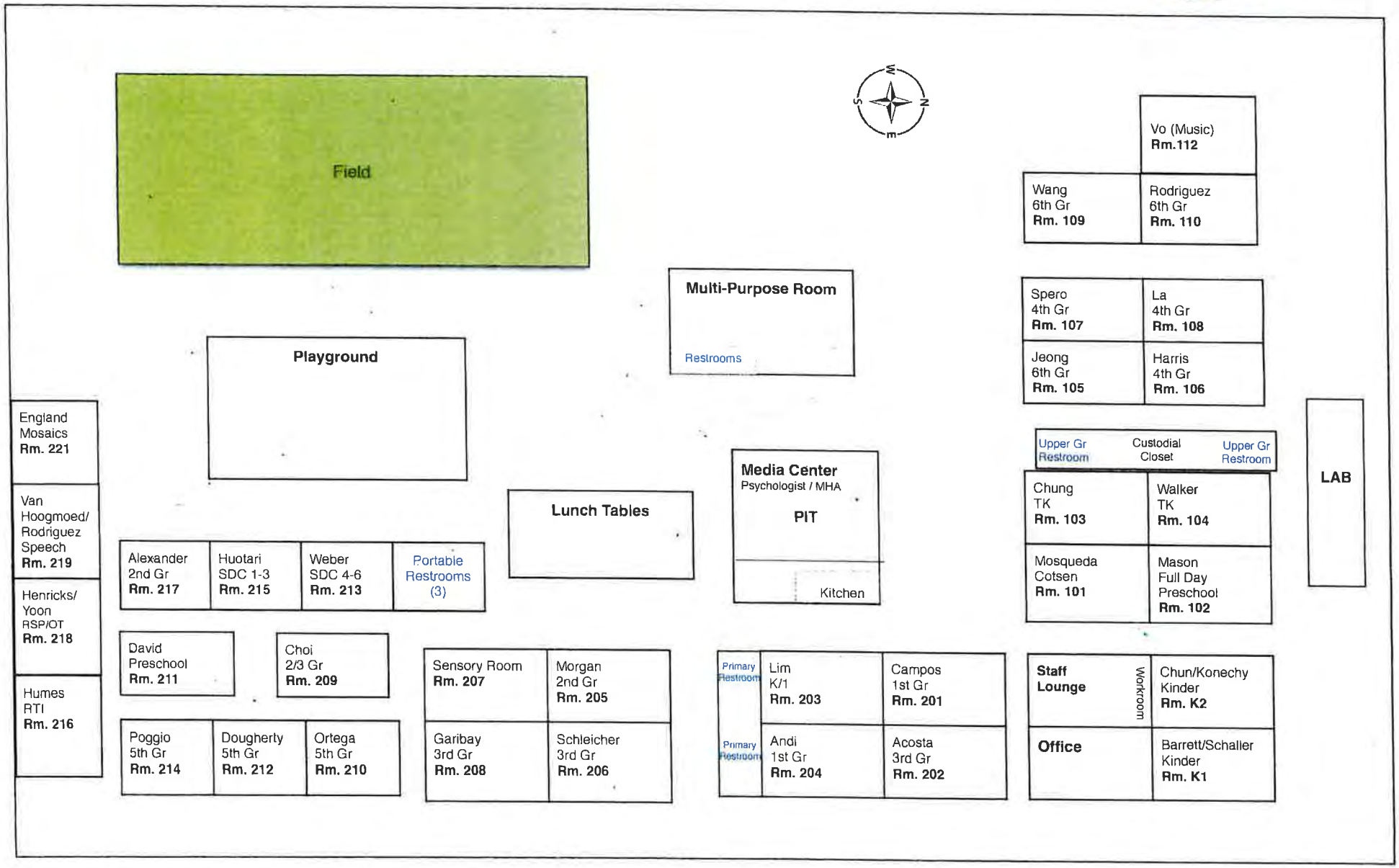
SUNSET LANE ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Welcome to Sunset Lane!

Sunset Lane Elementary
2025/2026 School Map
2030 Sunset Lane Fullerton, CA 92833
(714) 447-7750



COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **SUNSET LANE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Playfield C.L. Fence	1,000	$ 275.00	lft	$ 275,000.00
C Replace Playground Asphalt	83,550	$10.00	sqft	$ 835,500.00
D. Add Window Covering	7,210	$ 18.50	sqft	$ 133,385.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Campus-wide ADA Upgrade	60,000	$ 7.25	sqft	$ 435,000.00
G. Miscellaneous Sidewalk Repair	6,105	$ 10.00	sqft	$ 61,050.00
H. **Subtotal**				**$ 2,449,935.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	18	$ 100,000.00	ea	$ 1,800,000.00
B. New Building (Replace 16 Relocatables)	1	$ 13,200,000.00	ea	$ 13,200,000.00
C. Modernize Restrooms	7	$ 60,000.00	ea	$ 420,000.00
D. **Subtotal**				**$ 15,420,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Reconfiguration	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A. Upgrade Audio/Visual	1	$ 85,000.00	allowance	**$ 85,000.00**
6. Site:				
A. Replace Parking Lot Asphalt Paving	31,600	$10.00	sqft	$ 316,000.00
B. Additional Parking Spaces (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. New CMU Ball Walls	2	$ 45,000.00	allowance	$ 90,000.00
D. New Flag Pole	1	$ 8,000.00	allowance	$ 8,000.00
E. New Field/Irrigation	120,932	$ 4.00	sqft	$ 483,728.00
F. Kindergarten Shade Structure	1	$ 90,000.00	ea	$ 90,000.00
G. **Subtotal**				**$ 1,058,978.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
D. Roof Replacements	60,038	$ 25.00	sqft	1,500,950.00
E. Window Replacement	7,210	$ 165.00	sqft	1,189,650.00
F. HVAC Replacement Program	60,038	$ 65.00	sqft	3,902,470.00
G. **Subtotal**				**$ 7,693,070.00**

SCHOOL: **SUNSET LANE ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	34	$ 2,100.00	ea	$ 71,400.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	60,038	$ 4.00	sqft	$ 240,152.00	
D. **Subtotal**				**$ 356,552.00**	
8. Subtotal:					**$ 27,588,535**
9. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 5,517,707
10. Project Construction Total:					**$ 33,106,242**
11. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 8,276,561
12. GRAND TOTAL PROJECT COSTS:					**$ 41,382,803**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,449,935.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 24,782,048.00**
TECHNOLOGY	**FOCUS 3**	**$ 356,552.00**
	CONTINGENCY	**$ 5,517,707.00**
	SOFT COSTS	**$ 8,276,560.50**
	GRAND TOTAL	**$ 41,382,802.50**

Valencia Park Elementary School



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SITE ANALYSIS

Date: January 15, 2026

Purpose: Facilities 2026 Master Plan – **Valencia Park Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 3441 West Valencia Drive 92833
B. Acreage: 7
C. Permanent Building Square Feet: 47,111
D. Grade Levels: TK-6
E. Student Enrollment: 362
F. Teachers & Certificated Staff: 26
G. Total Staff: 53
H. Buses: 1 small
I. Mascot: Lion
J. School Colors: Orange and Navy
K. Title 1 School

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Fire Alarm System: Needs to be updated.
C. Exterior Lighting: Additional parking lot and building lighting is desirable.
D. Exterior Speakers: Needs to be evaluated.
E. Communication System: Excellent.
F. Play Equipment: Excellent.
G. Playground Surface: The existing asphalt needs replaced.
H. Parking Lot: Add a vehicle gate to the north parking lot.
I. Crosswalk: Add red (no parking) paint to curb at Pritchard Street crosswalk to prevent cars from parking in crosswalk.
J. Security Cameras: Adequate.
K. Lock-Down Capabilities: Lock-down could be improved with the addition of window covering which would also assist students with viewing the projector screen/board. An improved Communication System is desirable. Add a door between classrooms.
L. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
M. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
N. Accessibility: Update all path-of-travel and buildings to meet current Code.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Apple TV and document camera.
   2. Due to most rooms not having window blinds, students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. This is a 1-to-1 school and an Apple Distinguished School.

C. Wireless:
   1. The existing wireless system is throughout the entire school.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The existing marquee sign is electronic and works well.

4. Classrooms:

A. Permanent Classrooms: 27

B. Relocatable Buildings: 12
   1. 24' x 40': 2 Kindergartens
   2. 24' x 40': RTI
   3. 24' x 40': 2 ASP
   4. 24' x 40': 4 Classrooms
   5. 24' x 40': PLC/PD
   6. 48' x 40': RSP/Speech
   7. 48' x 40': Library/Media Center

C. Special Education:
   1. RSP: 1
   2. SDC: 0

D. The classrooms received one new door and resin countertops in the last Bond.

E. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology above).
   2. Replace carpeting.
   3. Add entry mat.
   4. Addition of vinyl covered tack board on all walls.
   5. New paint.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets.
   8. Add window blinds.
   9. Replace second door and hardware (where occurs).
   10. Replace sliding glass doors (where occurs).
   11. Add energy efficient lighting.
   12. The high ceilings are preferred over new lay-in ceilings.
   13. Add floor electrical outlet(s) to eliminate extension cords.
   14. Replace all cracked and/or plastic windows.
   15. Replace furniture.

F. The Kindergartens are full day.
G. Due to the high number of modular buildings at the school, a new 2-Story Building may be appropriate to replace all these buildings.

5. Computer Lab:
A. Computer stations are located in the Library.

6. Library/Media Center:
A. Located in a 48' x 40' Relocatable Building.
B. Staffed 10 hours a week, additional hours are desirable.
C. The Library is underutilized and needs to be enhanced to meet current needs.

7. Music:
A. There is a 4th/5th Grade Band which meets one day a week.

8. Art:
A. Art is taught in individual classrooms.

9. Science:
A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:
A. Principal: Melanie Carmona
B. Counselor: No
C. Psychologist: Part-time
D. Speech: 1 Full-time
E. Nurse: Part-time
F. Administrative Assistance: 2
G. Social Services: 1
H. Conference Room: No, but it is desirable.
I. Teachers' Lounge needs updated.
J. Teachers' Workroom is very nice.
K. Office needs to be reconfigured to work better. A larger waiting area and the mail slots relocated is desirable.
L. New carpeting is desirable.
M. Update Principal's casework is desirable.

11. Multi-Purpose Building:
A. Built at the same time as the rest of the school. It is small but meets the needs of the school.
B. Interior finishes need updated.
C. Last Bond added a portable stage and curtain which was welcomed. A permanent stage is desirable over the existing demountable.
D. Improved stage lighting and a sound system are needed.

12. Kitchen:

A. Located in the Multi-Purpose Building.
B. Food is pre-packages and not prepared in the Kitchen.
C. The student flow needs to be improved, currently students have to line up outside of the perimeter fence and it is hard to supervise. Relocation of serving window may be required. The Food Service Director needs to be consulted.

13. Toilets:

A. Both Student and Staff Toilets are adequate. Most Student Toilets were modernized as part of the last Bond but the Kindergarten Toilets were not and need totally redone.
B. Adding a Relocatable Toilet Building next to the Kindergarten Relocatable Classrooms is desirable.
C. Replace lighting in large Women's Toilet to increase light level.
D. Replace ceramic tile in Nurse's Office Toilet.

14. Site:

A. Parking Lot:
   1. The parking lot is adequate for the quantity of teachers, staff and visitors.
   2. Additional parking can be created on the north side of the school by expanding an existing parking lot by moving a chain link fence.
   3. There is not a separate bus lane which is desirable, both cars and buses travel down the same lane.
   4. The existing asphalt paving in the front parking lot needs seal coated.
   5. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).
B. Hard Court:
   1. Is probably too large in size and will need replaced (refer to Item 2., Safety and Accessibility above).
C. Lunch Shelter: Additional Metal Lunch Shelter is desirable.
D. Playground Equipment: Excellent.
E. Play Field: Adequate in size. Shared with City of Fullerton. Add grass seeds at bare spots and check irrigation system.
F. Cargo Containers:
   1. All needs to be painted.
G. Flagpole: A new flagpole is desirable.
H. Miscellaneous:
   1. The front Plaza west of the Multi-Purpose Building needs to be upgraded.
   2. Add Kindergarten shade structure.
   3. Remove all liquid amber trees due to the small balls they produce.
   4. Level the ground to eliminate puddles between Modular Classrooms K3 and K4.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.
C. Repair all exterior drinking fountains and replace the old ones with new stainless-steel versions.
D. Replace all Kindergarten toilets due to slow refill of existing fixtures.

16. Miscellaneous:

A. Curb appeal needs to be improved. The HVAC units on the Kindergarten Building should be hidden by new mechanical screens.

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PHOTOGRAPHS

EXISTING CONDITIONS

VALENCIA PARK ELEMENTARY SCHOOL



MODERNIZE ALL CLASSROOMS



REPLACE ALL NON-ADA DRINKING FOUNTAINS



UPGRADE MULTI-PURPOSE BUILDING



UPGRADE ALL RESTROOMS

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE NORTH PERIMETER FENCING
2. INCREASE EXTERIOR LIGHTING
3. UPGRADE ALL RESTROOMS
4. UPGRADE ASPHALT PAVING
5. REPAIR CONCRETE SIDEWALK

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD STEM/STEAM LAB
8. NEW CLASSROOM / LIBRARY BUILDING TO REPLACE 8 RELOCATABLES
9. UPGRADE MULTI-PURPOSE
10. NEW KINDERGARTEN BUILDING TO REPLACE 2 RELOCATABLES

MAINTENANCE

11. REPLACE ROOFING/ HVAC / PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

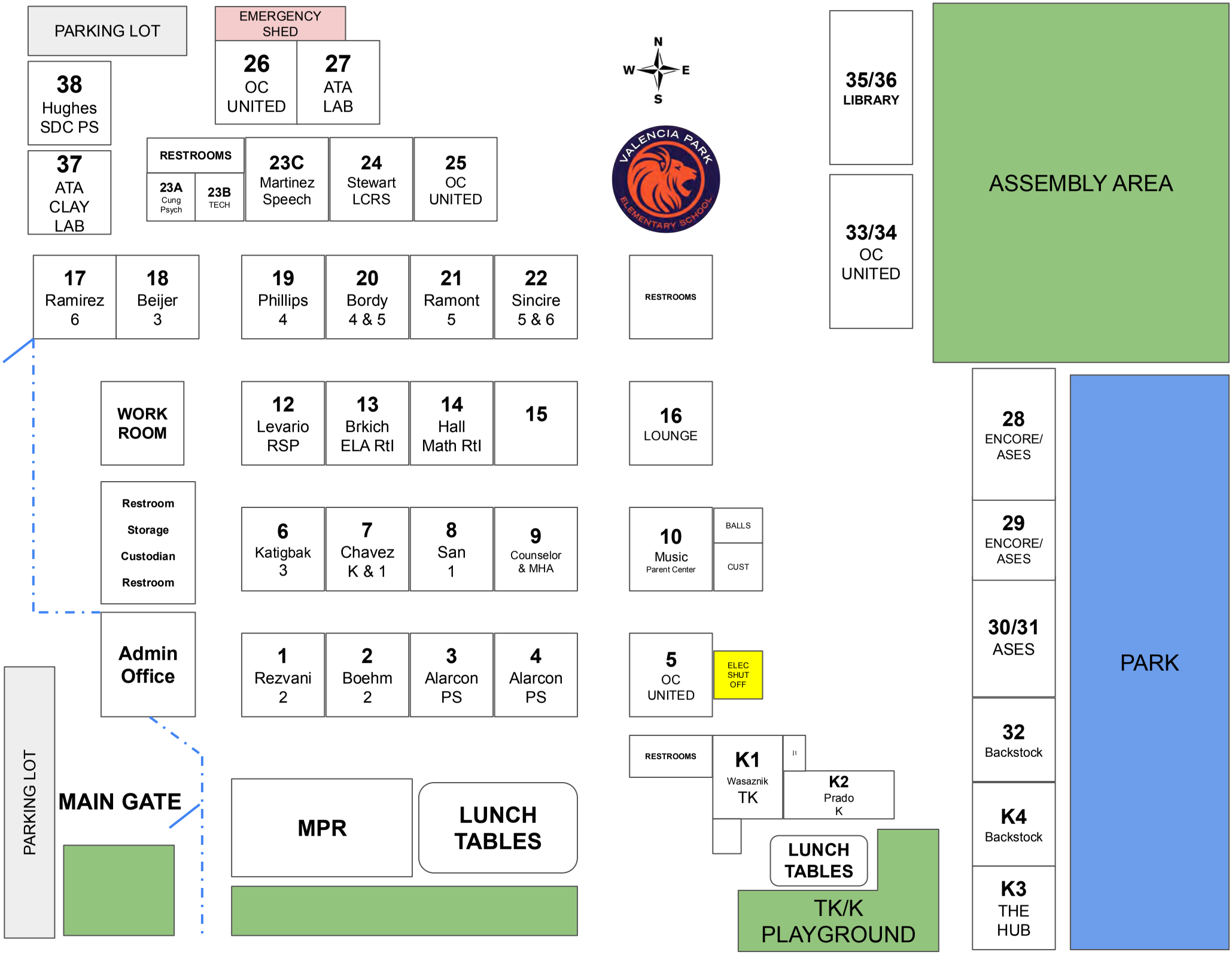
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VALENCIA PARK ELEMENTARY SCHOOL

VALENCIA PARK ELEMENTARY SCHOOL

FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids


PARKING LOT
EMERGENCY SHED
26 OC UNITED
27 ATA LAB
38 Hughes SDC PS
37 ATA CLAY LAB
RESTROOMS
23A Cung Psych
23B TECH
23C Martinez Speech
24 Stewart LCRS
25 OC UNITED
N
W
E
S
VALENCIA PARK ELEMENTARY SCHOOL
35/36 LIBRARY
33/34 OC UNITED
ASSEMBLY AREA
17 Ramirez 6
18 Beijer 3
19 Phillips 4
20 Bordy 4 & 5
21 Ramont 5
22 Sincire 5 & 6
RESTROOMS
WORK ROOM
12 Levario RSP
13 Brkich ELA RtI
14 Hall Math RtI
15
16 LOUNGE
28 ENCORE/ ASES
29 ENCORE/ ASES
Restroom
Storage
Custodian
Restroom
6 Katigbak 3
7 Chavez K & 1
8 San 1
9 Counselor & MHA
10 Music Parent Center
BALLS
CUST
30/31 ASES
PARK
Admin Office
1 Rezvani 2
2 Boehm 2
3 Alarcon PS
4 Alarcon PS
5 OC UNITED
ELEC SHUT OFF
32 Backstock
RESTROOMS
K1 Wasaznik TK
K2 Prado K
K4 Backstock
PARKING LOT
MAIN GATE
MPR
LUNCH TABLES
LUNCH TABLES
TK/K PLAYGROUND
K3 THE HUB

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **VALENCIA PARK ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBILITY				
A. Replace C.L. Fence Various Locations	1,512	$ 275.00	lft	$ 415,800.00
B. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
C. Replace Playground Asphalt	56,100	$10.00	sqft	$ 561,000.00
D. Add Window Covering	13,510	$ 18.50	sqft	$ 249,935.00
E. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
F. Campus-wide ADA Upgrade	64,000	$ 7.20	sqft	$ 460,800.00
G. Misc. Sidewalk Repair	20,000	$ 10.00	sqft	$ 200,000.00
H. **Subtotal**				**$ 2,597,535.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	28	$ 100,000.00	ea	$ 2,800,000.00
B. Replace 8 Relocatable	8	$ 650,000.00	ea	$ 5,200,000.00
C Interim Housing	1	$ 1,350,000.00	allowance	$ 1,350,000.00
D. Modernize Restrooms	10	$ 60,000.00	ea	$ 600,000.00
E. **Subtotal**				**$ 9,950,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	**$ 150,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Upgrade/Reconfigure	1	$ 125,000.00	allowance	$ 125,000.00
B. Upgrade Nurse Office	1	$ 75,000.00	allowance	$ 75,000.00
C. **Subtotal**				**$ 200,000.00**
5. Multi-Purpose Building:				
A Upgrade Finishes	1	$ 175,000.00	allowance	$ 175,000.00
B. Upgrade Stage	1	$ 55,000.00	allowance	$ 55,000.00
C. Modernization Toilets	2	$ 60,000.00	ea	$ 120,000.00
D. Upgrade Audio/Visual	1	$ 85,000.00	allowance	$ 85,000.00
E. **Subtotal**				**$ 435,000.00**
7. Toilets:				
A. New Modular Toilet Building @ Kindergarten	1	$ 800,000.00	ea	**$ 800,000.00**
8. Site:				
A. Misc. Parking Asphalt Paving Repair	22,742	$10.00	sqft	$ 227,420.00
B. Replace Flagpole	1	$ 8,000.00	ea	$ 8,000.00
C. Preschool Playground Upgrade	1	$ 265,000.00	allowance	$ 265,000.00
D. **Subtotal**				**$ 500,420.00**
9. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Window Replacement	13,510	$ 165.00	sqft	$ 2,229,150.00
D. Roof Replacements	63,589	$ 25.00	sqft	$ 1,589,725.00
E. HVAC Replacement Program	63,589	$ 65.00	sqft	$ 4,133,285.00
F. **Subtotal**				**$ 8,802,160.00**

SCHOOL: **VALENCIA PARK ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
10. Miscellaneous:					
A. Add Mechanical Screens	1	$ 6,000.00	allowance	**$ 6,000.00**	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	35	$ 2,100.00	ea	$ 73,500.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	63,589	$ 4.00	sqft	$ 254,356.00	
D. **Subtotal**				**$ 372,856.00**	
11. Subtotal:					**$ 24,063,971**
12. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 4,812,794
13. Project Construction Total:					**$ 28,876,765**
14. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 7,219,191
15. GRAND TOTAL PROJECT COSTS:					**$ 36,095,957**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,597,535.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 21,093,580.00**
TECHNOLOGY	**FOCUS 3**	**$ 372,856.00**
	CONTINGENCY	**$ 4,812,794.20**
	SOFT COSTS	**$ 7,219,191.30**
	GRAND TOTAL	**$ 36,095,956.50**

Woodcrest Elementary School



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Architecture 9 PLLLP

SITE ANALYSIS

Date: January 14, 2026

Purpose: Facilities 2026 Master Plan – **Woodcrest Elementary School**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. School Analysis:

A. Address: 455 West Baker Avenue 92832
B. Acreage: 13.5
C. Permanent Building Square Feet: 50,901
D. Grade Levels: TK- 6
E. Student Enrollment: 282
F. Teachers & Certificated Staff: 26
G. Total Staff: 53
H. Buses: 4 small
I. Mascot: Wildcats
J. School Colors: Royal Blue and Golden Yellow

2. Safety & Accessibility:

A. Perimeter Fence: Excellent.
B. Exterior Lighting: Needs to be improved.
C. Exterior Speakers: Needs to be evaluated.
D. Communication System: Excellent.
E. Play Equipment: All wood fiber under play equipment is to be replaced with rubber cushioned pour-in-place surface.
F. Playground Surface: The existing asphalt needs replaced.
G. Windows: Classrooms on the east side of Building D facing the adjacent apartment complex should have polycarbonate window glazing and exterior doors with view windows added.
H. Security Cameras: Adequate.
I. Lock-Down Capabilities: All classrooms need window blinds, which would also improve visibility of the projector screen. Improved Communication System is desirable.
J. Hazardous Material: Removal of all asbestos and/or lead paint in locations where renovation improvements occur.
K. All current safety issues that can be addressed by the Maintenance Department should have a work order submitted immediately.
L. Accessibility: Update all path-of-travel and buildings to meet current Code.
M. Fire Alarm System: Needs to be updated.
N. Parking Lot: West accessibly parking stalls do not meet Code and need to be replaced.

3. Technology:

A. Classroom:
   1. Most existing classrooms have a wall-mounted projector, Smartboard, Apple TV and document camera.
   2. Most rooms do not have window blinds and students have difficulty reading the screen. New window blinds are desirable.
   3. Smartboards are not very popular anymore due to the iPad.
   4. A sound amplification system is desirable. It needs to include wireless ceiling-mounted speakers.

B. iPad:
   1. Kindergarten through 6th grades have 1-to-1 ratio.

C. Wireless:
   1. The existing wireless system is throughout most of the school works well.
   2. The addition of wireless for outside is desirable.

D. Marquee Sign:
   1. The existing electronic marquee sign mounted to MPR is small and a new larger electronic marquee sign located adjacent to the street is desirable.

4. Classrooms:

A. Permanent Classrooms: 22
B. Permanent State Classrooms: 5
C. Relocatable Classrooms: 3
   1. 24' x 40': IEEEP
   2. 24' x 40': IEEEP
   3. 36' x 40': Classroom

D. Special Education:
   1. RSP: 1
   2. SDC: 5 Moderate/Severe. There are 50 (K-Age 11) students, many in wheelchairs.

E. The school is known for Digital Communication and their Space theme.
F. The classrooms received one new door and resin countertops in the last Bond.
G. Building E has a central interior corridor. This corridor needs updated and window added in the exterior doors. State Occupational Services (Therapy) are located on the west side of the building; it is not associated with the school. The east side of the building has five SDC Classrooms with access to Toilets from all rooms.
H. All SDC Classrooms need updated.

I. The following upgrades would be desirable:
   1. Upgraded technology (refer to Item 3., Technology).
   2. Replace carpet.
   3. Add entry mat.
   4. New paint.
   5. Add tack board/ pin board to all walls.
   6. Replace existing casework that meets the current storage needs.
   7. Replace sink and faucets.
   8. Add hot water.
   9. Replace/add window blinds.
   10. Replace second door and hardware (where it occurs).
   11. Add energy efficient lighting.
   12. The high ceilings are preferred over new lay-in ceilings.
   13. Add floor electrical outlet(s) to eliminate extension cords.
   14. Replace all cracked and/or plastic windows.
   15. Replace furniture.

5. Computer Lab:
   A. There is not a Computer Lab, only computers in the Library/Media Center.

6. Library/Media Center:
   A. This building was built in 1971 and includes "The Pit" which has been infilled.
   B. Staffed 10 hours a week, additional hours are desirable.
   C. The Library was painted this last year and is looking very good.
   D. Although attractive, the Library is underutilized and can be improved to meet the needs of today students.
   E. The courtyard walls on the east side if the building need removed due to local gang activities.
   F. The "Pit" which is a multi-use space next to the Library needs to be converted into a Sound Room with stage and close-circuit television.

7. Music:
   A. Music is conducted in the "Pit", adjacent to the Library and after-school programs.

8. Art:
   A. Art is taught in the "Pit", adjacent to the Library and in the individual classrooms.

9. Science:
   A. Science is taught in the individual classrooms, but a S.T.E.A.M. Lab is desirable.

10. Office/Administration:
   A. Interim Principal: Soraya Ramas
   B. Assistant Principal: No
   C. Counselor: No
   D. Psychologist: Part-time
   E. Speech: 2

G. Nurse: Part-time.
H. Administrative Assistants: 2
I. Conference Room: No, but it is desirable.
J. Teachers' Lounge needs a garbage disposal and dishwasher.
K. Teachers' Workroom needs updated.
L. Office is small but meets the needs of the school.
M. The Reception/Waiting Area is small but adequate.

11. Multi-Purpose Building:
A. Built in 2008. It is small but meets the needs of the school.
B. There is a permanent stage.
C. Improved stage lighting and sound system is desirable.

12. Kitchen:
A. Located in the Library/Media Center Building.
B. Food is pre-packaged and not prepared in the Kitchen.
C. Works well but Food Service Director needs to be consulted.

13. Toilet:
A. Both Student and Staff Toilets are adequate.
B. Most Toilets were modernized as part of the last Bond.

14. Site:
A. Parking Lot:
1. The west parking lot adjacent to Building E is only used by the State.
2. The south parking lot is not adequate for the quantity of teachers, staff and visitors. Additional parking is desirable in the front of the school but there is limited space.
3. The asphalt paving needs repaired.
4. Additional lighting is needed (refer to Item 2., Safety and Accessibility above).

B. Hard Court:
1. Adequate in size.
2. Asphalt needs replaced, seal coat and re-stripped.
3. Need two new CMU ball walls.

C. Lunch Shelters: The existing wood shelters need replaced. Replacement is the number one priority for parents.

D. Play Equipment:
1. The apparatus located north of Building E is not used and can be removed.
2. All apparatus needs to be replaced with rubber pour-in-place surface.

E. Play Field:
1. Shared with the City of Fullerton and is adequate in size.
2. Irrigation around trees needs to be improved.

G. Cargo Containers:
   1. All needs to be painted.
   2. Existing container north of Building E needs to be replaced and placed on a concrete pad.
   3. A new metal building or additional cargo containers on concrete pads are needed for storage.

H. Flagpole: A new flagpole is not needed; a new pole was added as part of the 2008 Multi-Purpose Building.

I. Miscellaneous:
   1. A covered walkway is needed connecting Buildings C and D as well as from Building B to the Multi-Purpose Building.
   2. The Kindergarten playground needs a new Metal Shade Structure.
   3. Additional drinking fountains are needed with filtered water and covers.

15. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.

B. The exterior of all buildings needs to be painted.

C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

D. There are plumbing issues throughout the entire school. Water pipes run above in the soffits.

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PHOTOGRAPHS

EXISTING CONDITIONS

WOODCREST ELEMENTARY SCHOOL



REPLACE ASPHALT & CONCRETE



REPLACE LUNCH SHELTERS



MODERNIZE ALL CLASSROOMS



ADD LARGER FREE-STANDING MARQUEE SIGN

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FACILITIES 2026 MASTER PLAN

UPGRADE SAFETY & ACCESSIBLITY

1. UPGRADE PERIMETER FENCING
2. INCREASE EXTERIOR LIGHTING
3. NEW RUBBER SURFACE & PLAY EQUIPMENT
4. UPGRADE ASPHALT PAVING
5. REPLACE SHADE STRUCTURE

UPGRADE ALL CLASSROOMS

6. IMPROVEMENTS
   - ADD SOUND AMPLICATION SYSTEM
   - IMPROVE LIGHTING
   - REPLACE CASEWORK
   - REPLACE/ADD WINDOW COVERING
   - UPGRADE FINISHES AND FURNITURE

ENHANCEMENTS

7. ADD FREE STANDING ELECTRONIC MARQUEE SIGN
8. ADD STEM/STEAM LAB
9. IMPROVE LIBRARY
10. ADD SHADE STRUCTURE

MAINTENANCE

11. REPLACE ROOFING/ HVAC / PLUMBING AS NEEDED



IMPROVEMENTS SITE PLAN

WOODCREST ELEMENTARY SCHOOL

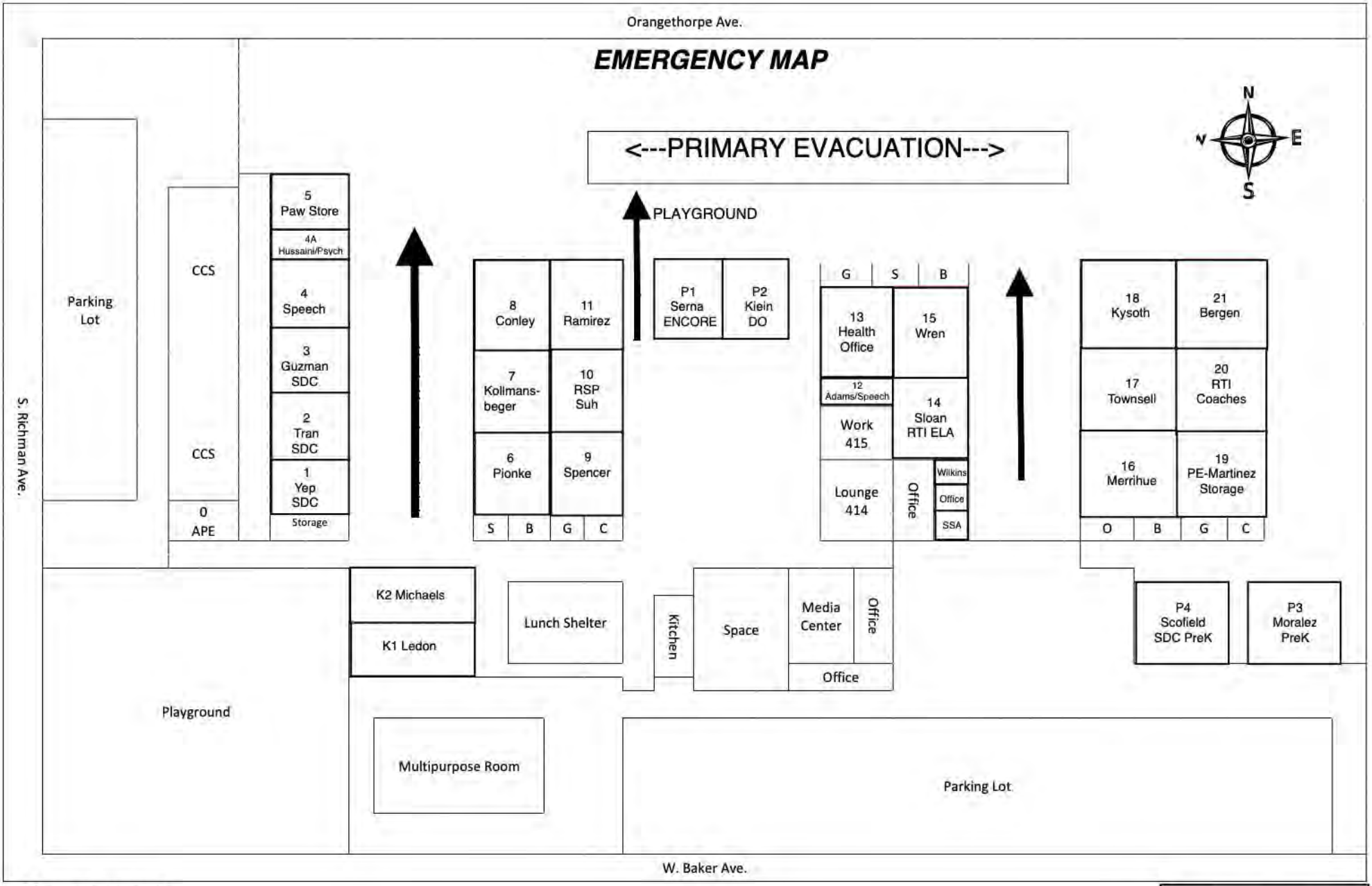
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FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

Woodcrest Elementary School

455 W. Baker Ave. Fullerton, CA 92832
(714) 447-7760
Christopher Wilkins, Principal



Map not to scale

Updated: 4-17-2024

Architecture 9 PLLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **WOODCREST ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST
FOCUS 1: UPGRADE SAFETY AND ACCESSIBLITY				
A. Increase Exterior Lighting	1	$ 10,000.00	allowance	$ 10,000.00
B. Replace Play Equipment	2	$ 105,000.00	ea	$ 210,000.00
C. Add/Replace Rubber Play Surface	4,366	$ 40.00	sqft	$ 174,640.00
D. Replace Playground Asphalt	40,875	$10.00	sqft	$ 408,750.00
E. Add Window Covering	7,490	$ 18.50	sqft	$ 138,565.00
F. Food service/conversion	1	$ 700,000.00	allowance	$ 700,000.00
G. Campus-wide ADA Upgrade	61,000	$ 7.20	sqft	$ 439,200.00
H. Misc. Sidewalk Replacement	13,560	$ 10.00	sqft	$ 135,600.00
I. **Subtotal**				**$ 2,216,755.00**
FOCUS 2: ENHANCEMENTS AND MAINTENANCE				
1. Classrooms and Restrooms:				
A. Modernization Permanent Classrooms	24	$ 100,000.00	ea	$ 2,400,000.00
B. Upgrade Modular Classrooms	6	$ 75,000.00	ea	$ 450,000.00
C. Modernize Restrooms	6	$ 60,000.00	ea	$ 360,000.00
D. New Site Flooring/Carpet	1	$ 415,000.00	allowance	$ 415,000.00
E. **Subtotal**				**$ 3,625,000.00**
2. Library:				
A. Upgrade Library	1	$ 150,000.00	allowance	$ 150,000.00
B. Conversion of "Pit" to sound/television	1,200	$ 150.00	sqft	$ 180,000.00
C. **Subtotal**				**$ 330,000.00**
3. Science:				
A. Add S.T.E.A.M Laboratory	1	$ 250,000.00	allowance	**$ 250,000.00**
4. Office/Administration:				
A. Upgrade/Reconfigure	1	$ 125,000.00	allowance	**$ 125,000.00**
5. Multi-Purpose Building:				
A Upgrade Audio/Visual	1	$ 85,000.00	allowance	**$ 85,000.00**
6. Site:				
A. Misc. Parking Asphalt Paving Repair	33,841	$10.00	sqft	$ 338,410.00
B. Additional Parking (14)	4,750	$ 15.00	sqft	$ 71,250.00
C. New Lunch Shelter	1	$ 215,000.00	ea	$ 215,000.00
D. New CMU Ball Walls	2	$ 45,000.00	ea	$ 90,000.00
E. Parent Plaza	1	$ 25,000.00	ea	$ 25,000.00
F. Add Covered Walkway @ Bldg, C, D, Multi-Purp.	3,200	$ 125.00	sqft	$ 400,000.00
G. **Subtotal**				**$ 1,139,660.00**
7. Maintenance:				
A. Electrical Service Upgrade	1	$ 500,000.00	allowance	$ 500,000.00
B. Plumbing Service Upgrade	1	$ 350,000.00	allowance	$ 350,000.00
C. Window Replacement	7,490	$ 165.00	sqft	$ 1,235,850.00
D. Paint All Buildings	1	$ 250,000.00	allowance	$ 250,000.00
E. Roof Replacements	60,778	$ 25.00	sqft	$ 1,519,450.00
F. HVAC Replacement Program	60,778	$ 65.00	sqft	$ 3,950,570.00
G. **Subtotal**				**$ 7,805,870.00**

SCHOOL: **WOODCREST ELEMENTARY SCHOOL**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 3: TECHNOLOGY					
A. Replace Sound Amplification System	30	$ 2,100.00	ea	$ 63,000.00	
B. Add Cameras	1	$ 45,000.00	allowance	$ 45,000.00	
C. Replace Bells and Paging System	60,778	$ 4.00	sqft	$ 243,112.00	
D. Add Free Standing Electronic Marquee Sign	1	$ 45,000.00	ea	$ 45,000.00	
E. **Subtotal**				**$ 396,112.00**	
9. Subtotal:					**$ 15,973,397**
10. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation		20%			$ 3,194,679
11. Project Construction Total:					**$ 19,168,076**
12. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,792,019
13. GRAND TOTAL PROJECT COSTS:					**$ 23,960,096**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ 2,216,755.00**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 13,360,530.00**
TECHNOLOGY	**FOCUS 3**	**$ 396,112.00**
	CONTINGENCY	**$ 3,194,679.40**
	SOFT COSTS	**$ 4,792,019.10**
	GRAND TOTAL	**$ 23,960,095.50**

District Administration Center

BUSINESS ADMINISTRATION



Architecture 9 PLLLP

Architecture 9 PLLLP

SITE ANALYSIS



Date: February 16, 2026

Purpose: Facilities 2026 Master Plan - **District Administration Center**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. Site Analysis:

A. Address: 1401 West Valencia Drive 92833

B. Acreage: 7.2

C. Existing Buildings Square Footage:

1.	Child Development Services	1,750
2.	Education Leadership Center	2,800
3.	Main Office	13,646
4.	Maintenance and Operations	13,660
5.	Instructional Material	1,920
6.	Pay Roll/ Bus Pass	1,368
7.	Print Shop	1,200
8.	Purchasing	1,500
9.	Student Support Services	3,250
10.	Teacher Center	2,800
11.	Technology & Media Services	3,000
12.	Transportation	5,200
13.	Warehouse	10,000
14.	Modular Building Storage	960
15.	Total	63,054*

*does not include cargo containers

2. Observations:

A. The parking lot is not large enough especially when meetings and/or conferences are occurring in the Educational Learning Center or Teacher Center.

B. The Main Office Building works well with only minor issues.

C. The complex has several old modular and permanent buildings for administration and support that do meet the current needs of staff and needs to be replaced. Architecture 9 recommends consolidating (Buildings 1, 2, 6, 8, 9, 10 and 11 above) all into a single new one-story building.

This would restore the existing parking that has been occupied by various buildings over the years, create a larger central courtyard and consolidate a large majority of administrative and support functions. The original building on the site currently used by Student Support Services would remain, possibly becoming Central Registration.

E. A majority of all offices need updated.
F. A central location for parents to come for admissions, bus pass, meal plan, etc. is desirable.
G. An emergency generator for the Main Office Building and additional Technology offices is desirable.
H. Accessibility: Update all path-of-travel and buildings to meet current Code.

3. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department immediately.
B. The exterior of all buildings need to be painted.
C. All roofs, HVAC, plumbing and electrical service to be evaluated and replaced as needed.

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PHOTOGRAPHS

EXISTING CONDITIONS

DISTRICT ADMINISTRATION CENTER

BUSINESS ADMINISTRATION



REPLACE ASPHALT & CONCRETE PAVING



REPLACE ELC WITH PERMENANT BUILDING & RESTORE PARKING LOT



MODERNIZE HISTORIC OFFICES



REPLACE TECH & PAYROLL BLDGS. WITH PERMANENT BUILDING

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FACILITIES 2026 MASTER PLAN

UPGRADES

1. NEW BUILDING
2. EXISTING MODULAR OR NON-FUNCTIONING BUILDINGS REMOVED AND REPLACED WITH NEW BUILDING
3. EXPAND CENTRAL COURTYARD
4. EXISTING HISTORIC STRUCTURE TO BE MODERNIZED
5. MODERNIZE EXISTING BUILDING
6. UPGRADE PARKING LOT



IMPROVEMENTS SITE PLAN

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DISTRICT ADMINISTRATION CENTER



FULLERTON SCHOOL DISTRICT

Great Schools Successful Kids

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **DISTRICT ADMINISTRATION CENTER**

	WORK DESCRIPTION	QUANTITY		UNIT COST		TOTAL COST	
FOCUS 2: ENHANCEMENTS AND MAINTENANCE							
1.	**Building Replacement:**						
	A. New Building (Replace Bldg. 1, 2, 6, 8, 9)	28,000	$	750.00 sqft		$ 21,000,000.00	
	B. **Subtotal**					**$ 21,000,000.00**	
2.	**Building Modernizations: (including ADA)**						
	A. Building 3 - Main Office	15,000	$	300.00 sqft		$ 4,500,000.00	
	B. Building 4 - Maintenance/Office	2,200	$	200.00 sqft		$ 440,000.00	
	C. **Subtotal**					**$ 4,940,000.00**	
3.	**Site:**						
	A. Parking Lot Replacement/Reconfigure	73,475	$	10.00 sqft		$ 734,750.00	
	B. District Office Electric Upgrade	1	$	460,000.00 allowance		$ 460,000.00	
	C. Purchase Generator	1	$	325,000.00 ea		$ 325,000.00	
	D New Secure Server Room and Offices	1	$	700,000.00 allowance		$ 700,000.00	
	E. **Subtotal**					**$ 2,219,750.00**	
4.	**Project Construction Total:**						**$ 28,159,750**
5.	**Contingency:**						
	A. General Conditions, Overhead, Bonds, Insurance, Owner Contingency, and Escalation			20%			**$ 5,631,950**
6.	**Project Construction Total:**						**$ 33,791,700**
7.	**Soft Costs:**						
	A. Architectural, Engineering, Inspector of Record, Testing and DSA			25%			$ 8,447,925
8.	**GRAND TOTAL PROJECT COSTS:**						**$ 42,239,625**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 28,159,750.00**
TECHNOLOGY	**FOCUS 3**	**$ -**
	CONTINGENCY	**$ 5,631,950.00**
	SOFT COSTS	**$ 8,447,925.00**
	GRAND TOTAL	**$ 42,239,625.00**

Nutritional Services





Architecture 9 PLLLP

Architecture 9 PLLLP

SITE ANALYSIS



Date: February 19, 2026

Purpose: Facilities 2026 Master Plan - **Nutritional Services**

The purpose of this Site Analysis is to review the current as well as projected needs and issues at the school. The following items were observed:

1. Site Analysis:

A. Address: 389 West Truslow Avenue 92833
B. Acreage: 69
C. Administration Building: 2, 100 s.f.
Food Production/Storage: 13,412 s.f.
15,572 s.f.
D. Student Meals: 7,500 daily
E. Free & Reduced Meals: 48%
F. Total Staff: 38

2. Staff:

A. Director: Victor Trejo
B. Assistant Director: Claudia Martinez
C. Supervisor: 1
D. Food Coordinator: 1
E. Food Service Specialist: 1
F. Manager: 1
G. Secretary: 1
H. Account Clerk: 2
I. Staff: 31

3. Administration:

A. A majority of the Administrative staff is in the 24' x 40' Relocatable Building located in the parking lot.
B. The Administrative Office space needs to be larger for the staff and visitors.
C. The Office has parents, vendors and employment applicants' visitors. The Lobby is too small, and entry door is not handicap accessible. The Lobby also needs an area to accommodate individuals filling out applications for food service positions.
D. Safety of staff needs to be incorporated into all upgrades. A protective window is needed between the Lobby and Receptionist/Secretary.

4. Kitchen, Packaging and Warehouse:

A. Additional space is needed for all functions within the Kitchen including Warming Cart Storage, Food Packaging, Refrigerator, Freezer and Warehouse. A new facility on a larger site is desirable.
B. Additional Receiving and Shipping Docks are needed.
C. All plumbing needs to be updated.
D. A Blast Chiller is needed but there is currently not enough space to accommodate.
E. There is a slip issue, and a heat shield needs to be added to the Dock Freezer.
F. A handicap Toilet is needed on-site.
G. The existing Men's Toilet needs another stall.

5. Site:

A. The parking lot is in good condition but not adequate for the quantity of staff, trucks and visitors.
B. The property, which is less than one acre, is at capacity.
C. The trash enclosure should be relocated.

6. Maintenance:

A. All current general maintenance issues should have a work order submitted to the Maintenance Department.
B. Both Administration Buildings have roof leaks.
C. It is too hot outside the Packaging Freezer. Roof insulation needs to be added.

7. School Kitchens:

A. All schools need wireless internet to be able to submit reports. The schools currently have Ethernet only.
B. Point-of-sale wireless is not needed.
C. New paint and updated flooring is desirable.

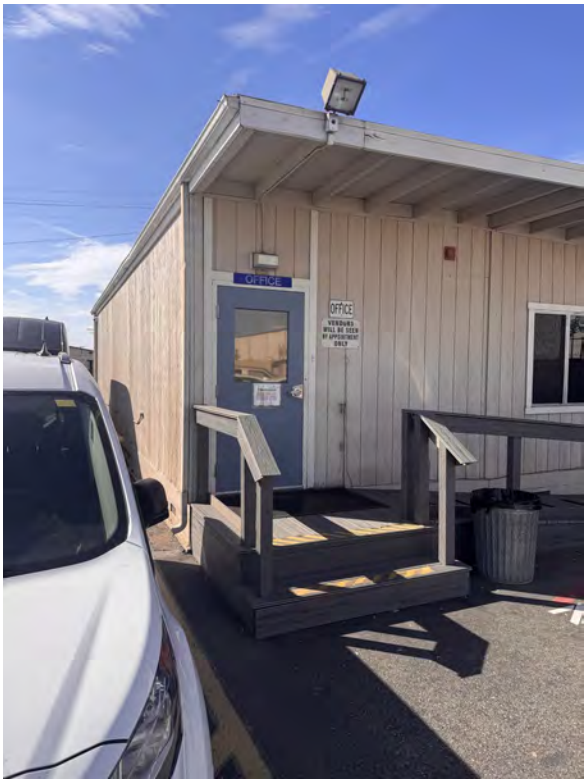
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PHOTOGRAPHS

EXISTING CONDITIONS

NUTRITIONAL SERVICES





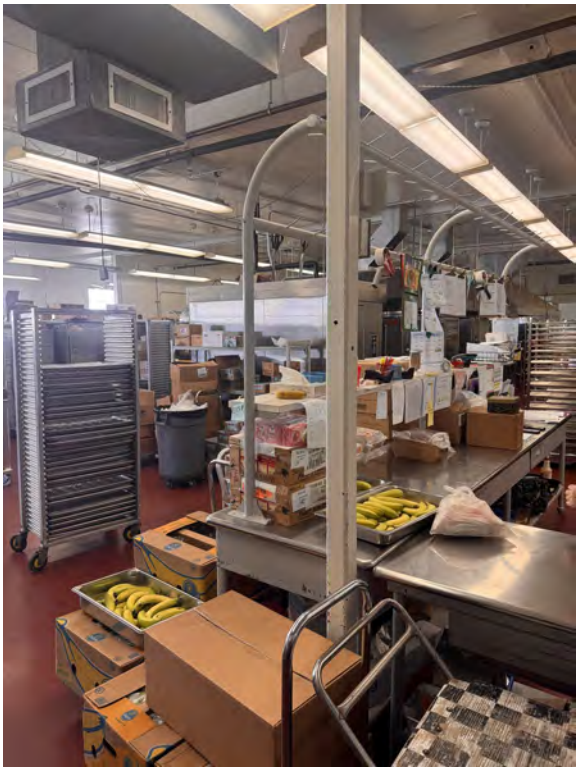
REPLACE OFFICE



ENLARGE WAREHOUSE



UPGRADE RESTROOM



MODERNIZE KITCHEN

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FACILITIES 2026 MASTER PLAN

NUTRITIONAL SERVICES

1. ADMINISTRATION
2. FOOD PREPARATION
3. WAREHOUSE
4. FREEZER / REFRIGERATION

* **RECOMMEND REPLACING ENTIRE FACILITY WITHNEW 22,000 SQ. FT. FACILITY IN A NEW LOCATION**



IMPROVEMENTS SITE PLAN

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NUTRITIONAL SERVICES

Great Food Healthy Kids
FSD Nutrition Services

Fullerton School District
Great Schools Successful Kids

Architecture 9 PLLLP

COST ESTIMATE

DATE: February 18, 2026

SCHOOL: **NUTRITIONAL SERVICES**

WORK DESCRIPTION	QUANTITY	UNIT COST		TOTAL COST	
FOCUS 2: ENHANCEMENTS AND MAINTENANCE					
1. Building & Site Upgrade:					
A. Building Upgrade	1	$ 8,000,000.00	allowance	$ 8,000,000.00	
B. Kitchen Equipment Upgrade	1	$ 8,000,000.00	allowance	$ 8,000,000.00	
C. Fencing	442	$ 275.00	lf	$ 121,550.00	
D. Parking Lot Replacement	13,730	$ 10.00	sqft	$ 137,300.00	
E. **Subtotal**				**$ 16,258,850.00**	
2. Subtotal:					**$ 16,258,850**
3. Contingency:					
A. General Conditions, Overhead, Bonds, Insurance and Owner Contingency		20%			**$ 3,251,770**
4. Project Construction Total:					**$ 19,510,620**
5. Soft Costs:					
A. Architectural, Engineering, Inspector of Record, Testing and DSA		25%			$ 4,877,655
6. GRAND TOTAL PROJECT COSTS: W/O Land					**$ 24,388,275**
7. GRAND TOTAL PROJECT COSTS:					**$ 24,388,275.00**

SAFETY AND ACCESSIBILITY	**FOCUS 1**	**$ -**
ENHANCEMENTS AND MAINTENANCE	**FOCUS 2**	**$ 16,258,850.00**
TECHNOLOGY	**FOCUS 3**	**$ -**
	CONTINGENCY	**$ 3,251,770.00**
	SOFT COSTS	**$ 4,877,655.00**
	GRAND TOTAL	**$ 24,388,275.00**

Architecture 9 PLLLP

PROGRAM ANALYSIS



Date: February 19, 2026

Purpose: Facilities 2026 Master Plan – **Innovation and Instructional Support**

The purpose of this Program Analysis is to review the current as well as projected needs and issues in the District concerning Technology. The following items were observed:

1. **Schools:**
   - A. Smart Board popularity has faded with the iPad except in TK/Kindergarten and 1st Grade, where they still are highly used and desirable.
   - B. A Lite Speed sound enhancement system is desirable in most elementary classrooms.
   - C. The District had a very aggressive program to provide iPads to their students. Currently, the program has the following status:
     1. All students have iPads.
     2. 3-year replacement.
     3. $950 each.
     4. 1% replacement and/or repair.
     5. 30 repaired a week.
   - D. In an ideal situation, all classrooms would be a mini–STEM Lab.
   - E. The Extron Pole Vault media control system is not needed; all devices can be controlled by a handheld device.
   - F. Currently, all schools have 1 GIG backbone to each classroom, ideally this is increased to 10 GIG. It is estimated it will cost a total of $700,000 ($35,000 per school). Work to include external wireless access points so the entire school (lunch shelters, parking lot, and playground) is covered. An additional $20,000 is needed per Junior High School for a pole to mount the access point.

2. **District Administration Center:**
   - A. The Technology Department needs to be larger to accommodate a staging area and 3 additional Offices. There can be up to 14,000 iPads in the building at one time. Additional repair space for technicians is needed.
   - B. The Server Room needs to be three times larger.
   - C. All Administration Offices need to improve sight and sound systems. They should have capacity to do video conference calling with Wi-Fi connection up to 7 feet.