

FACILITIES MASTER PLAN JUNE 16, 2026

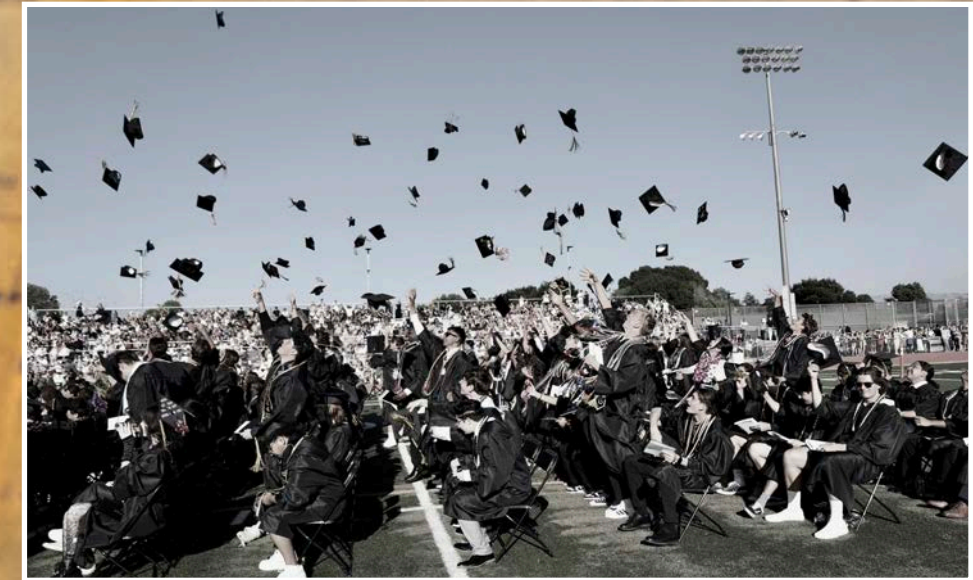


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INTRODUCTION

Longevity **Enhancing Learning Opportunities** **Clean**
Inspiring
Modern
Reimagined **Flexible**
Inclusive **Constructable**
Learner Centered
Intentional **Adaptable**
Permanent structures replace portables
Healthy
Engaging **Maintainable**
Connecting
Thoughtful **Value Driven**
Community
Future Forward **Safe** **Activated Outdoor Space**
Tools for 21st Century Instruction
Program Responsive **Source of pride**
Equitable **Transformational** **Student Support**

The Master Plan Visions documented in this report spring from the District's Core Values and our Shared Design Goals

INTRODUCTION & GOALS

In summer 2025, the Board directed an update to the Facilities Master Plan (FMP). The initial FMP was approved by the Board in 2021. There are several factors that drove the decision to update the FMP. The State of California Education Code requires a 5 year review of a District's plan in order to continue to participate in state facilities programs, including state bond funds. The District believes it is best practice to update facilities master plans approximately every three to five years to keep abreast of projects that have been completed in the District, to reassess the condition of existing buildings, and to review facility support for program goals. The District issued a Request for Proposals (RFP) for the process and HKIT Architects

was selected to lead the update of the Facilities Master Plan. Previous work from HED Architects, who provided focused attention on the larger, transformational projects at Livermore High School campus is included in this plan. Both firms have extensive experience with TK-12 master planning and a successful history working with LVJUSD. The team reviewed previous overall goals and objectives for the FMP and adjusted criteria for the evaluation of campus conditions and needs. Current campus conditions were compared to the site findings and data from the previous FMP and the evaluations and resulting design concepts were revised. Site Context maps, Site Observation plans and Design Visions were updated for each campus, supported

by narratives, and detailed Site Observation matrices. The work was reviewed with each school site principal, the Maintenance, Operations, and Facilities department, and District leadership for input. The District and HKIT also created a survey for teachers, students, parents, and community members to gather their thoughts on the conditions of our campuses. Cost estimates were performed by Cumming Group and include all the work scope defined in this report with anticipated project costs. The completed draft documents were presented to the Board in April 2026. The purpose of this FMP is to provide a long-term vision for the future. The campus plans set a direction for District facilities,

imagining thoughtful and transformative design that will propel the District through the next 50 years of this century. Our team's work springs from the District's core values for Teaching & Learning, Budget Development & Planning, and Facilities Planning. The resulting work is aspirational and forward thinking, reimagined learner centered campuses that are transformed with revitalized environments that will inspire students and staff, excite the community, and demonstrate District core values. The 2026 FMP is a stand-alone document and represents the current facility goals of the District.



Rancho Las Positas



Junction Avenue

OVERALL APPROACH AND FINDINGS

As the team assessed each campus and individual building conditions, several factors were taken into account in determining if buildings should be modernized or replaced. One factor was the age of the building(s), the shell and infrastructure. Many of the District's campuses were originally constructed in the 1950's and 1960's and are now 60 to 70 years old. Another factor that became apparent during the assessment is that District buildings and campuses are well maintained. This is beneficial for students and staff today but sometimes masks the age of the structure and less visible mechanical, plumbing, and electrical systems. The team also found that not every space fully supported current program needs in terms of size, amenities,

or relationships with other spaces. Current teaching methodologies, programs and technology were not imagined in the 1950's, 60's or 70's. Some spaces were determined to have the characteristics needed to serve the District for decades to come with minor modernization, others required major modernization and selective interior remodel, and some were deemed to have served their useful life and were slated for removal. Determination to remove a building was not made lightly, and extensive study was made into the condition of the building, and the work and cost involved in bringing it up to meet current building code standards and District program needs.

CHANGING REQUIREMENTS

Changing requirements have influenced the master plan, including changes to CDE requirements and building code. Transitional kindergarten (TK) classes, now required in every District, have caused campuses to use rooms for kindergarten and TK instruction that were not originally designed for that purpose. New spaces are needed to serve these youngest learners.

California Building Codes now require complete structural upgrades to buildings that are modified beyond 50% of their value or if modernization creates structural changes that affect more than 10% of a building's structural systems. The master plans create responses for these required changes. The District has also recently performed

an assessment of all the kitchen facilities across its school sites. All sites need updates to remain in compliance with ADA and Health Department requirements. There are also new California Green Building Code requirements that are moving facilities toward all-electric kitchens. Major modernization or new kitchen facilities are necessary District wide.

Buildings and systems have continued to age and so some buildings that were previously scheduled for minor modernization now need to be considered for major modernization work. These changing needs, along with the continued rising prices for materials and labor have increased the overall cost estimate for the total FMP goals.



GOALS FOR THE FMP

Goals developed for the FMP by the team spring from the District’s Core Values and are infused with good planning and design practices. One of the most compelling goals is to provide equity across the District and afford consistent program opportunities on each of the campuses. This goal means that each campus was evaluated based on its conditions and needs, rather than applying a cookie-cutter approach to design solutions. Another goal is planning for future growth, indicating locations for future classroom expansion on campuses, as well as sufficient classroom and student support spaces at all schools.

The inclusion of the Montevina site as a potential new school site and a complete rebuild of the existing Arroyo Mocho campus are intended to serve as cost examples for future reference only.

A design goal incorporated throughout the planning and visioning process is the inclusion of outdoor spaces. This includes removing poorly sited buildings and positioning new buildings to create flexible, directly accessible outdoor learning areas. These outdoor learning spaces are intended to extend classroom learning opportunities for students. Large outdoor gathering areas, courtyards and connected dining canopies were created at the high school campuses to support learning, dining and student life for these large student populations. Historically, the District has used portable classrooms as a way to provide classroom space and maintain eligibility for state bond funds. Many were economically and

efficiently placed at the edges of campuses, however, are remote from the academic core. These buildings have aged and have served their useful lives. The portables, along with older and outdated permanent structures, will be replaced with new, state-of-the-art facilities that are efficient, resource conscious, healthy and flexible in design. The layouts and features will create welcoming entries, highly visible and safe spaces throughout the campuses, and support and inspire student learning and teaching. The revitalized campuses will be a source of pride for the community and generations of students to come.

RESPONSE TO GOALS

In response to the goals for the District, the visionary master plans address the following issues. Infrastructure upgrades and replacement needs will be met and are included in the planning and cost estimating process. Within each campus, functional and spatial relationships have been enhanced, with modernization or new construction projects. On some campuses, improved parking, drop-off, and campus gateways have been included. Each design concept has focused on providing greater connectivity to and through the campus with an emphasis on providing highly useful, activated outdoor learning environments. The plans are cost efficient in design, constructible, energy resource conscious, durable and easily maintained, and are located on the sites with constructibility and campus function in mind. The team understands that work will need to take

place in phases, and campus layouts have been designed to be constructible over time with minimum program disruption and interim housing to maintain instructional programs and reduce costs.

APPROACH TO CAMPUS DESIGN

Three categories of work were established for the evaluation of existing conditions and creation of recommendations for improvements for all existing buildings and site features and are illustrated in the “Vision for Transformation” section for each campus. Those three categories of work are as follows:

Minor Modernization: For building and site features that are generally in good condition, supportive of program needs, and well located on the campus, minor modernization is recommended. This work includes selective finish upgrades, minor adjustments to equipment and casework, building system improvements, and minor site and landscape improvements.

Major Modernization: For building and site features that are generally in fair condition and are acceptably located, but are serving programs less effectively, major modernization and selective remodel are recommended. This work includes selected interior reconfiguring and structural upgrades, complete interior finish upgrades, new doors and windows, new equipment and casework, and building systems replacement on an as-need basis.

New Construction: For building and site features that are generally in poor condition, poorly located, programmatically outdated and have served their useful life, removal and replacement with new permanent construction is recommended. New one, two and three-story permanent buildings are envisioned, meeting the design criteria and goals identified in this FMP.

COST ESTIMATE OVERVIEW

A cost estimate was performed by Cumming that includes all the work defined by this FMP and the summary can be found at the end of this report. The cost estimate includes all anticipated Projects Costs including all estimated construction costs plus a design/ phasing contingency, project soft costs and interim housing.

PROPOSITION 2 REQUIREMENTS

Information required by Proposition 2 but not included on the FMP site plans will be located in appendices submitted along with the FMP to meet state submission requirements. These include:

- o Eligibility for State Funding
- o Facilities Inventory
- o Capacity Reports
- o Projected Enrollment
- o Capital Planning Budget (Cost Estimate)
- o Financing and Funding Sources
- o Assessed Property Values
- o Deferred Maintenance Plans
- o LCAP Alignment

CAMPUS MODERNIZATION MATRIX

This table can be used as a quick visual reference for the types of work recommended for each campus. More detailed breakdowns are found on the individual campus plans.

		Campus Acreage	Minor Modernization	Major Modernization	New Construction
Elementary Schools					
1	Altamont Creek	8.4	✓		
2	Arroyo Seco	8.14	✓	✓	✓
3	Emma C. Smith	9.98	✓	✓	
4	Jackson Avenue	9.23	✓	✓	✓
5	Lawrence	9.5	✓	✓	
6	Leo R. Croce	12.88	✓		✓
7	Marylin Avenue	11.1	✓	✓	
8	Rancho Las Positas	9.77	✓		✓
9	Sunset	9.98	✓	✓	
10	Montevina	12.44			✓
TK-8 Schools					
1	Joe Michell	11.69	✓	✓	
2	Junction Avenue	27.53	✓	✓	✓
Middle Schools					
1	Christensen	10.0	✓	✓	✓
2	East Avenue	10.35	✓	✓	✓
3	William Mendenhall	20.09	✓	✓	✓
High Schools					
1	Granada	43.75	✓	✓	✓
2	Livermore	31.0	✓	✓	✓
Aternative Schools					
1	Arroyo Mocho	8.83			✓
2	Del Valle	4.68			✓
3	Vineyard Alternative	9.75	✓	✓	✓



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ELEMENTARY SCHOOLS



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ALTAMONT CREEK



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ALTAMONT CREEK

Site Context

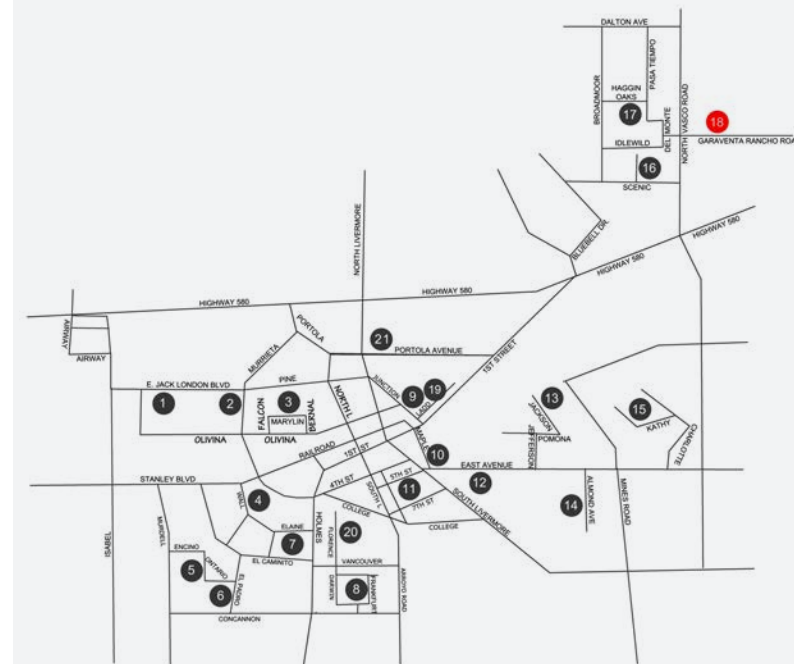
This 8.4 acre, TK-5 campus, located at 6500 Garaventa Ranch Road, is bounded by Garaventa Ranch Road and Hawk Street on the southwest and west sides, by Altamont Creek Park on the east and by undeveloped land to the north. The main site access, parking and drop-off is on Garaventa Ranch Road with a smaller, secondary entrance and drop-off accessed via the north end of Hawk Street.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2016)
- Exterior Paint (2017)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Playground Improvements & ADA Path of Travel (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Shade Structure (2022)
- Partial Roof Replacement (2024)
- Security Systems (2025)



Site Context Plan



Site Observations

The 8.4 acre campus is comprised of seven buildings; a permanent MPR and permanent modular classroom buildings, all constructed in 1999.

There is an outdoor courtyard located adjacent to the MPR, and one hardcourt area with two play structures located at the east side of the campus. There is a small lawn assembly area and deck at the north end of the campus and a fenced garden with raised beds near the front of the site. The full play field is not within the legal boundary of the District, but an adjacent play field is available through a joint use agreement. There is a large parking lot and drop-off area at the front of the site with a long array of solar panels. There is a secondary small drop-off and parking lot at the north side of the campus that also serves as a part of the emergency vehicle access (EVA) lane. The ESS classrooms are in portables next to the MPR and blacktop area.

All seven buildings are relatively new and in good condition. They have not been modernized since they were originally constructed and are showing signs of wear. The restrooms need updating. The six modular buildings have high central bays that provide natural light and a high-volume space at the middle of these classroom, library, and administration buildings. Classroom Building F houses TK and kindergarten classrooms but with the addition of TK to the site some of the rooms are undersized and not all have toilet rooms. The MPR is in very good condition, but the kitchen/serving line will require upgrades to meet health department and ADA requirements.

The quad area in front of the MPR is in good condition with a recently added shade structure for outdoor dining. The hardcourt area is in good condition although there is an awkward double fence at the kindergarten play area. Sections of classroom courtyards show signs of settlement and potential access/cross-slope issues. The parking and drop-off areas are in good condition.



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
KITCHEN	
RESTROOMS	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

ALTAMONT CREEK

Vision for Transformation

The vision for the Altamont Creek campus is one of responsiveness to specific program needs and minor modernization throughout with some select major modernization. The addition of a new TK/K building in the open field area at the south-east corner allows for adequately sized classrooms with integral toilet rooms for these students. This also allows the TK/K play yard and play structure to move with the new building and eliminates the small TK/K play structure and awkward fence line, giving the full area to the main hard court. Building F can then receive a major modernization for use as standard classrooms and will have extra classroom space for STEM or other program needs.

Corrective work will be performed at classroom courts to ensure ADA access. Restrooms receive a major modernization. The Kitchen receives a minor modernization and reconfiguration. Landscaping throughout the campus will be refreshed.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize program disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			

ALTAMONT CREEK

Site Data & Observations

Data		Year Cons.
Acreage	8.4 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features		Observations
Site entry, drop-off and parking		Large drop-off and parking area in good condition with a new solar structure
Campus quads/outdoor learning spaces/dining/school gardens		Classroom courtyard areas show signs of settlement with potential cross slope issues at the accessible path of travel
Blacktop areas and play equipment		Double layer of fencing is awkward at the kindergarten play yard. Play equipment is new.
Field area		Field not within legal boundary of District.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration	2,725	1999	In good condition.
Building B - Library/Science Classrooms	7,655	1999	In good condition.
Building C - Classrooms	8,490	1999	In good condition. Floor finishes are original.
Building D - Classrooms	8,490	1999	In good condition. Floor finishes are original.
Building E - Classrooms	8,490	1999	In good condition. Floor finishes are original.
Building F - Classrooms	9,354	1999	In good condition. Some of the kinder classrooms do not have dedicated toilet rooms.
Building G - MPR	8,035	1999	In good condition. Kitchen and serving line with exterior windows are well laid out, minor reconfiguration needed.
	53,239		
Building H & J - ESS Portable Classrooms			Non-District portables to remain, not in scope.
Storage Containers			To remain.

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ARROYO SECO



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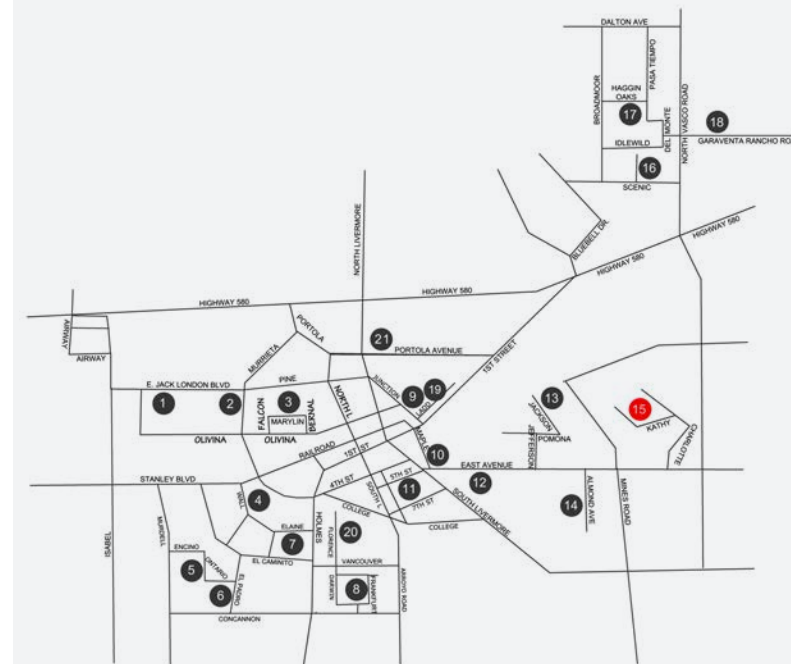
ARROYO SECO

Site Context

This 8.14 acre, TK-5 campus, located at 5280 Irene Way, is bounded by Big Trees Park on the southeast, Irene Way on the southwest edge and by residential properties on the west and north sides. The main site entrance and parking and drop-off is located on Irene Way. There is a pedestrian access pathway to Charlotte Way at the back of the site.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2017)
- Data Infrastructure (2018)
- Playground Improvements & ADA Path of Travel (2018/2019)
- Exterior Paint (2019)
- Video & Voice (2019)
- MDF Cooling System (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Shade Structure (2023)
- HVAC Replacement (2024)
- Security Systems (2025)



Site Context Plan

Site Observations

The 8.14 acre campus is comprised of eight buildings of varying age, typology and condition. The MPR/Administration is original to the campus, one of the District’s prototypical permanent MPR structures constructed in 1976. A library/maker space addition to the MPR was constructed in 1996.

Classroom Buildings B, D and T are modular construction, installed in 1976 and 2003. Buildings C, J, L, Q, Q1, and S are Portable Buildings, installed in the 1970’s, 1990’s and in 2003. There is a hardcourt area with a new play structure adjacent to the MPR and a small kindergarten play yard and play structure at the west edge of the campus. A small dining canopy is located at the edge of the hardcourt next to the MPR, an open classroom quad space is located at the end of Building T and between buildings Q, Q1, S, and T. A new shade structure was installed under Measure J next to the Library. There is a field located north of the hardcourt area. There is a landscaped entry plaza and landscaped areas at the front of the site adjacent to a large parking lot and curvilinear drop-off lane. The site is fenced along the edge of the parking lot which has two arrays of solar panels. The ESS classrooms are in portables at the east edge of the hardcourt area.

The existing MPR contains the administration offices, the library, a media classroom, and a small kitchen. This MPR design occurs throughout the District. A separate evaluation of these specific buildings was performed. The base plan for each site is the same but conditions including additions, interior alterations, and overall building conditions vary by site.

The main entry is poorly located and difficult to see from the parking lot. The campus has outgrown the administration offices, and the campus is using classrooms and storage spaces for administration functions. Storage has been displaced into open corners of the MPR, reducing available floor area. The kitchen is too small to accommodate the required equipment. The serving line and other child nutrition equipment and storage has been placed in the MPR, further reducing available space for MPR functions.

These MPR buildings no longer serve the program needs of the campuses where they are located. They will need major modernization.

Classroom Buildings B and D are in very poor condition and Building B has the added disadvantage of being located very close to the street with exterior classroom doors opening directly to the public. Both buildings should be removed and replaced. Classroom Buildings C and L are raised portable buildings and in poor condition. Building C accommodates the TKK students but was not designed for that use. Buildings C and L should be removed and replaced. Classroom Buildings J, Q, Q1, and S are portable buildings that are in good condition and require minor improvements. Building T, a permanent modular classroom building, is also in good condition needing minor modernization and updates at the restrooms.

The main hardcourt area is in fair condition and needs improvement. The kindergarten play area is narrow and constricted by Buildings C and D and can be expanded with the removal of these buildings.

The field is in poor condition and needs major modernization. The parking and drop-off areas are in good condition.



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
LIBRARY	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

Existing Conditions Plan



Vision for Transformation

The vision for the Arroyo Seco campus is one of integrating new structures on the campus with existing, redefining outdoor spaces and strengthening zoning and campus security. New classroom buildings are envisioned to replace Buildings B, C and D at the front of the campus. These programmatically appropriate TK/K classrooms will frame an expanded play yard that incorporates the existing kinder play structure, while forming an edge to front of campus further back from the front sidewalk. A new, comfortable landscape area will be developed at the front of the site to provide a gathering area for families arriving for student drop-off and pick-up. A new classroom building, located between Building T and the field will be comprised of standard, science and STEM classrooms. The building wing is envisioned as an anchor for Buildings Q, Q1, S and T, forming an edge and anchoring the student courtyard and instructional zone. Space for future classroom expansion is being held at the edge of the TK/K play yard.

The MPR / Administration building will receive major modernization, relocating the main entry, expanding administration and student support spaces, and relocating the kitchen with servery, making it larger to be able to meet campus needs. The MPR will not have to accommodate food service equipment, allowing for more usable area and storage. Systems and finishes will be replaced and windows will be added. The extent of the modernization is based on not triggering a mandatory seismic upgrade.

These improvements can be made in a way that will not require a seismic upgrade by building code. However, the total value of these improvements has to be weighed against the 50% replacement cost threshold as determined by the California Administrative Code. If it is determined during project planning that improvements exceed 50% of the replacement value, a mandatory seismic upgrade will be required which will be considerably more expensive.

The library will no longer be housed in the MPR. A new library will be located near the front of the campus.

All other existing buildings will receive minor modernization , with the exception of the restrooms which will receive a major modernizations. The site is in fair condition and improvements are needed. The field will be reconstructed to improve access for safe play and PE programs. Landscaping throughout the campus will be refreshed.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			
FUTURE			



Site Data & Observations

Data		
Acreage	8.14	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			Large drop-off and parking area in good condition with fencing, mature landscaping, and new solar structures.
Campus quads/outdoor learning spaces/dining/school gardens			Landscaped entry plaza in good condition. Existing campus landscape is in need of refreshing.
Blacktop areas and play equipment		2018/2023	New play structures. Blacktop is in good condition (2023).
Field area			Large field area bisected by walking path, bordered by large eucalyptus trees. Field in poor condition.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Admin/MPR/Library	11,249	1976	Administration wing is in fair condition, with ample faculty work room. Administration area is poorly laid out and outdated. Library is in good condition, with media center that may be repurposed. Kitchen is undersized, with interior speed line service in the MPR. Roofing in poor condition
Building B - Classrooms	7,279	1971	In poor condition, floors bounce, toilet rooms are not ADA compliant. Building is close to the street with doors that open directly to the front of the campus.
Building C - Portable Kinder Classrooms	2,020	1971	In poor condition, floors bounce. Location divides the kinder play area.
Building D - Kinder Classrooms	4,400		In poor condition, floors bounce, toilet rooms are not ADA compliant.
Building J - Portable Classrooms	2,020	1994	In fair condition.
Building L - Portable Science Class-rooms	1,920		In poor condition, older portables. Undersized for science lab use.
Building Q - Permanent Portable Classrooms	3,840	1997	In good condition.
Building Q1 - Permanent Portable Classrooms	1,920	1999	In good condition.
Building S - Permanent Portable Classrooms	1,920	2005	In good condition.
Building T - Classrooms	8,640	2004	In good condition, with natural light from light wells that could be better utilized.
	45,208		
Building N - ESS	-		Not in scope.
Building O - ESS	-		Not in scope.
Storage Containers			To remain

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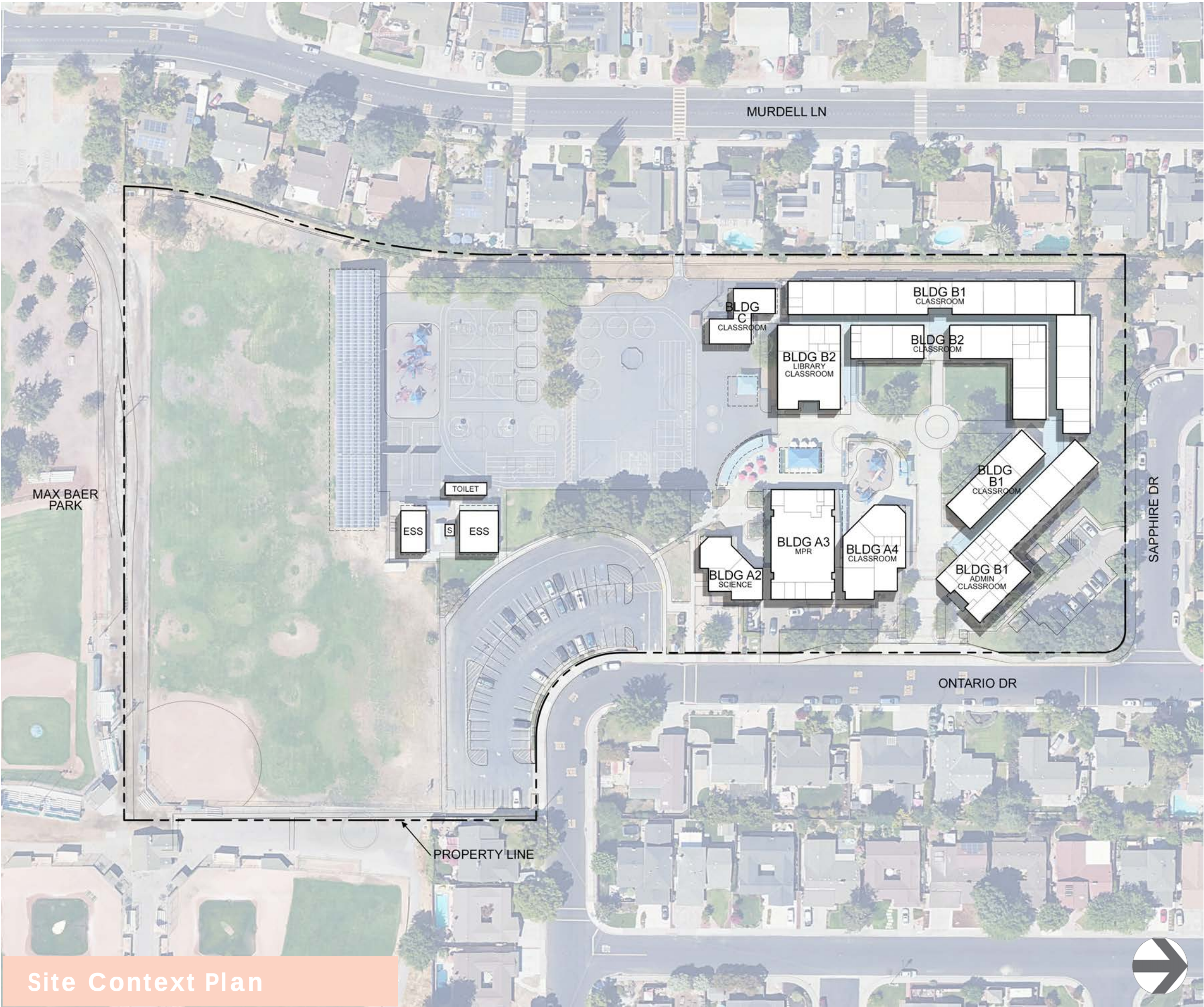
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Site Context

This 9.98 acre, TK-5 campus, located at 391 Ontario Drive is bounded by Ontario Avenue on the east, Sapphire Drive on the north and residential properties on the west side of the property. The field area at the south edge of the property is adjacent to Max Baer Park ball fields and play areas. The main site entrance, parking lot and drop-off are located on Ontario Drive. A smaller secondary parking lot is accessed via Sapphire Drive.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2016)
- MDF Cooling System (2019)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Playground Improvements & ADA Path of Travel (2019)
- Shade Structure (2021)
- Asphalt Repair & Blacktop Striping (2022)
- Security Systems (2025)



Site Context Plan



Site Observations

The 9.98 acre campus is comprised of several buildings of varying age, typology and condition. Classrooms and MPR A2, A3 and A4 are original to the campus, permanent structures constructed in 1969. Administrative, Classroom and Library Buildings B1 and B2 are permanent modular buildings constructed in 2003. Classroom Building C is made up of portable classrooms.

The large rectangular hardcourt area is located at the south edge of the campus, adjacent to the main parking lot and field. A long array of solar panels is located over the field at the edge of the hardcourt. There is an undersized kindergarten play yard with a play structure at the center of the campus and campus quad. The quad has a small, covered dining canopy and semi-circular covered seating area forming one edge of the quad. There is an additional dining canopy near the library. There are lawn areas along the edges of the interior courtyard formed by Building B. Mature trees and landscaping ring the front of the campus. The main parking and drop-off area is located at the southeast corner of the campus. There is a second small parking lot at the north corner of the site. ESS portables are located at the end of the main parking lot.

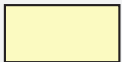
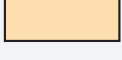
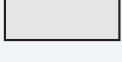
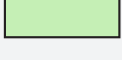
The permanent Classroom Buildings A2 and A4 were originally constructed in 1969 and fully remodeled and repurposed in 2003. They are unique in design and generally in good condition. Building A2 houses science labs and A4 houses TK/K classrooms in appropriate spaces. However, there are not enough classrooms for all of the TK and kinder students.

MPR A3 was constructed in 1969 and is in poor condition. It is worn, has no natural light and is in need of major modernization. The kitchen will also need major modernization and expansion. Administration, Classroom, and Library Buildings B1 and B2 are relatively new and in good condition, needing minor modernization. Classroom Building C, consisting of two portable classrooms should be removed. A portable toilet room building, located next to the ESS classrooms, is in poor condition and should be removed. Other restrooms on campus are in need of major modernization.

The campus is landscaped with lawn areas and mature trees but in need of a refresh. The hardcourt area is in good condition however it is lacking shade. It should be upgraded and expanded to the extent possible. The field is in fair condition; the section under the solar panels is a dirt/ mud patch that needs improvement. The adjoining park areas are separated by fencing and gates that do not provide adequate security and need attention. The parking lots are in good condition; however, more parking is desired.

Existing Conditions



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
KITCHEN	
RESTROOMS	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Vision for Transformation

The vision for the Emma C. Smith campus is one of refreshing and making specific improvements to this blended campus.

The worn MPR will be fully renovated with a major modernization. The kitchen will be updated based on the kitchen assessment report performed by the District and will receive a major modernization and expansion. Most classroom buildings will be refreshed and receive minor modernization upgrades, while Classroom Building A4 will receive a minor modernization. All restrooms will receive major modernization and ADA upgrades. The existing science lab building A2 will receive a major modernization and be converted into additional TK/K classrooms and restrooms to replace the portable restroom building. The adjacent landscape area will become a new TK/K play yard with larger play structure to accommodate all the students. Science classrooms will be relocated to rooms previously being used for kindergarten in building B1. Those spaces will receive major modernization.

Upgrades will be made to the quad and landscape areas, the hardcourt, field, and perimeter fencing. New hardscape will extend the blacktop area under the solar panels. Landscaping areas will be refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.

Vision for Transformation



Master Plan

LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			
FUTURE			

Site Data & Observations

Data		
Acreage	9.98 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			Most of the campus was constructed or remodeled in 2003. There are two parking lots. The large drop-off and parking area located at the south side of the campus is in good condition. A smaller parking lot, at the northeast corner of the site is newer and is intended for use by campus visitors. It is newer and appears to be in good condition.
Campus quads/outdoor learning spaces/dining/school gardens			The campus has a large landscaped central courtyard in good condition. There is currently a fabric dining canopy near the MPR and a metal shade structure at the edge of the central court.
Blacktop areas and play equipment			Blacktop play area is in good condition but has limited shade.
Field			Fence between campus and adjacent park, maintenance road and parking lot does not provide the level of security or privacy desired by campus. Adjacent base-ball field is shared with community baseball. Solar panels in the field have created an area of dead grass and mud that students must walk through to access the field.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A3 - MPR	6,300	1969	Renovated in 2003, building is in good condition. The kitchen is original and undersized. MPR is in fair condition and needs major modernization.
Building A2/A4 - Science and Kindergarten Classrooms	6,530	1969	Renovated in 2003.Classrooms are in good condition.
Building B1 - Administration/Classrooms	23,971	2003	Generally in good condition, roof failing.
Building B2 - Library/Classroom	11,115	2003	Generally in good condition, roof failing.
Building C - Portable Classrooms	1,920	2003	
Toilet Building - Portable	480	2005	In good condition.
Total	50,316		
2 ESS Portables	-		Not in Scope
Storage Containers			To remain

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JACKSON AVENUE



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JACKSON AVENUE

Site Context

This 9.23 acre, TK-5 campus, located at 554 Jackson Avenue, is bounded by Jackson Avenue on the west, by residential properties on the north side of the property and by residential properties and Lee Ann Circle to the east, and east sides of the property. The campus is bordered by Robert Livermore Park to the south. The main site entrance, parking lot and small drop-off are located on Jackson Avenue and there is a secondary half-circle small drop-off on Loyola Way, adjacent to the school garden and pedestrian access from Lee Ann Circle. A large portion of the play fields have been developed for softball.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2017)
- Playground Improvements & ADA Path of Travel (2018/2019)
- Field Renovation (2019)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Security Systems (2025)
- Roofing at Library (2025)



Site Context Plan

Site Observations

The 9.23 acre campus is comprised of eight buildings of varying age, typology and condition. Classrooms and MPR A, B and C are original to the campus, permanent buildings constructed in the 1960's. Library Building F is a modular building constructed in 2002, a prototype found on several District campuses. Classroom Buildings N1, N2 and O are also modular buildings constructed in 2006. Classroom Building G are portable classrooms, installed in the 1990's.

The hard court located at the back of the site is separated from the field by two large play structures. Part of the hardcourt is covered by a large array of solar panels. The field is restricted in size by softball fields. There is a small kindergarten play yard with a play structure at the front of the site, and the Stingray Garden is located on a small peninsula of the property at the north of the site that connects to Loyola Way. At the center of the campus, there are landscaped areas between finger wing classroom buildings and mature trees and landscaping at the front of the site. There is an open dining area adjacent to the MPR. There is a parking lot and drop-off lane at the southwest corner of the site with solar panel array. The drop-off is awkwardly configured and too short for the amount of traffic.

The main entry and administration office is located at the opposite side of the site from parking and drop-off and is not visible from the parking lot. The ESS classrooms are in portables adjacent to the parking lot/ drop-off. The program has outdoor play and garden space.

The permanent Classroom Buildings A and B are typical double-loaded corridor buildings and are generally in good condition and require minor modernization. However, the addition of TK to the campus has pushed kinder classrooms into spaces not intended for that use, and so the TK/K classroom spaces in buildings A and O will require major modernization to increase their size and provide restrooms for each.

MPR C, a high-volume building, is in fair condition and needs major modernization. The kitchen is undersized and will require major updates per the kitchen assessment performed by the district. Library Building F is in good condition and needs minor modernization. The modular Classroom Buildings N1, N2 and O are in fair condition and need minor modernization. Building G consists of 3 portable classroom buildings in poor condition. They should be removed and replaced in a location that minimizes impact on the hardcourt. Restrooms need an update.

The campus is well landscaped with mature trees but in need of a refresh. The hardcourt area is in fair condition. It should be upgraded and expanded to the extent possible. The field is in poor condition and needs improvement. Only a portion of the field and an informal track can be used by the site due to the location of the softball fields. The parking lot area functions poorly for drop-off and pick-up.

Existing Conditions



Existing Conditions Plan



JACKSON AVENUE

Vision for Transformation

The vision for the Jackson Avenue campus is one of revitalizing and unifying this traditional finger wing campus through selective campus-wide interior and outdoor upgrades.

Outdated portables will be replaced with a new Science/STEM building to support academic program, along with a new science garden. The new building will also house 4 standard classrooms to replace the classroom space renovated to TK/K in building A.

Buildings A and B mostly receive a minor modernization, with the area used by TK/K receiving a major modernization. Space will be held to the east of the new building for future growth. Relocating the ESS portables will allow for a new play structure to be placed to the east of the solar array. This will allow the hard court to expand and the existing solar array to be used for dining and shaded play area. The TK/K yard is expanded while other areas of the blacktop are upgraded.

The solid but worn MPR will receive a major modernization, and the kitchen will be upgraded and expanded per the kitchen assessment report performed by the district. Buildings N1, N2, and F receive a minor modernization. All the existing restrooms will receive major modernization.

The drop-off loop and parking lot will be updated to improve traffic flow and safety. A controlled pedestrian entry gate with access for visitors from the parking lot will be provided for better access to the main office. Upgrades to landscape areas, hardcourt and field will round out facility improvements to better serve the students. Landscaping will be refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			
FUTURE			



JACKSON AVENUE

Site Data & Observations

Data		
Acreage	9.23 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			Site has a large parking lot and drop-off along the south side of the campus with new solar structure and a small drop-off/parking area adjacent to the kindergarten classrooms. Parking is in good condition.
Campus quads/outdoor learning spaces/dining/school gardens			Site has landscaped areas between the finger wing buildings and an uncovered dining area outside the MPR. There is a “Stingray” garden adjacent to the kindergarten classrooms.
Blacktop areas and play equipment			There is a small kindergarten play yard at the front of the campus, a large play yard at the back of the campus with a solar structure and two new play structures.
Field area			Field is small and fenced off from adjoining ball fields, school does share access to ball fields.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/Classrooms	17,141	1960	Modernized several times, most recently in 2006. Building is in good condition with a well laid out administration area and newer finishes.
Building B - Classrooms	16,808	1961	Modernized several times, most recently in 2006. Building is in good condition with newer finishes.
Building C - MPR	6,269	1965	Renovated in 2006, the building is in fair condition, but is undersized for the student population and is worn.
Building F - Library	4,483	2002	In good condition.
Building G - Portable Classrooms	2,880		Standard sized portable units being used as science classrooms, undersized and in poor condition.
Building N1/N2- Classrooms	5,760	2006	In good condition.
Building O - Classrooms	2,400	2006	In good condition.
Total	55,741		
ESS & CAPE Portables			Not in scope
Storage Containers			To remain

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Site Context

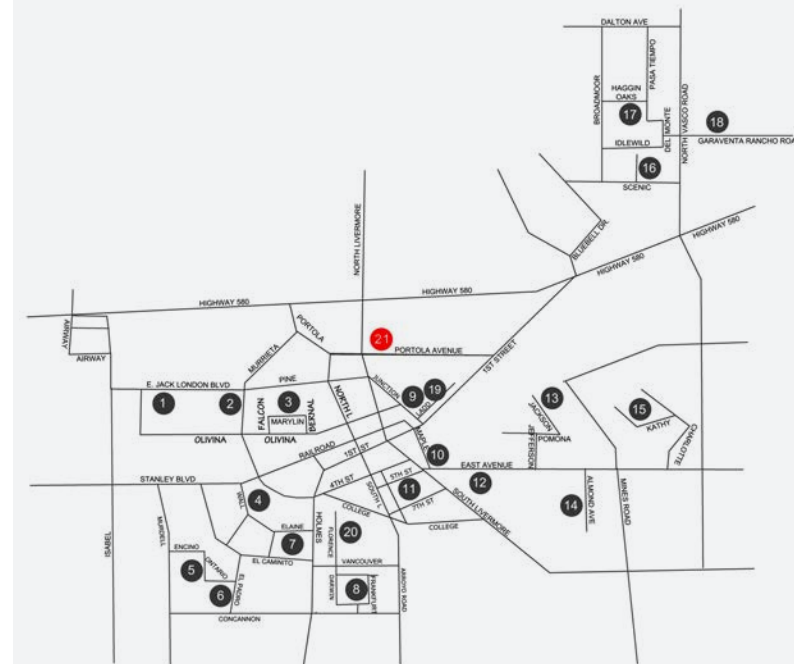
This 9.5 acre, TK-5 campus, located at 2451 Portola Avenue, is bounded by Portola Avenue on the north and by residential housing and St. Bartholomew's Church to the east. The southern and west sides of the property are multi-family residential properties. The main site entrance and secondary entrance and parking lots and drop-off areas are accessed on Portola Avenue. An L-shaped hardcourt and large play field is located at the southern edge of the site.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2018)
- Video & Voice (2019)
- Playground Improvements & ADA Path of Travel (2019)
- Exterior Paint (2021)
- Asphalt Repair & Blacktop Striping (2022)
- Security Systems (2025)



Site Context Plan



Site Observations

The 9.5 acre campus is comprised of seven buildings of varying age, typology and condition. Classroom Building A, constructed in 1961 and MPR B, constructed in 1966, are both permanent structures, original to the campus. Classroom Buildings C, D and E, pod style classroom buildings, are also permanent structures, constructed in 1966. Library Building J is a modular structure, added to the site in 2003 based on a district prototype. Classroom Building O is also a modular building, constructed in 2006.

An L-shaped hardcourt wraps the buildings on the east and west sides and has two play structures at opposite ends of the playground. The field is located beyond the hard court. A kindergarten play yard and play equipment is located along the front of the site, in front of Building A.

At the center of the campus, there is a landscaped quad with a lawn area and mature trees. There is a parking lot and short drop-off lane on the north side of the campus with a larger parking area behind it including solar panel arrays. A secondary parking lot and small drop-off circle at the northwest corner of the site provides access for District specialty programs. This lot is mainly used for Building O.

There are portables located at the far southwest corner of the site that house a non-district daycare program, accessed via a walkway from Junction Ave. The program has outdoor play space with shade canopies.

Permanent Classroom Building A is a typical District double-loaded corridor building. It is generally in good condition and requires only minor modernization. It currently houses the TK/K classrooms, but due to the addition of TK to the site kinder rooms have been moved to classrooms not intended for that use.

The two classrooms at the south side of the administration offices in Building A are in poor condition and require major modernization. Classroom Buildings C, D and E are in poor condition and all need major modernization. All restrooms need major modernization. Modular Classroom Buildings O is in good condition and needs only minor modernization, although it seems detached from the rest of the campus. It is currently used for non-district programs.

MPR Building B, a high-volume building, is in fair condition and needs major modernization. The kitchen is undersized and will require major updates per the kitchen assessment performed by the district. Library Building J is a newer modular structure and is in good condition and needs minor modernization.

The campus has pockets of landscaping with mature trees but needs refreshing. The large hardcourt area is in good condition. The field is in poor condition and needs improvement. The parking areas functions poorly for drop-off and pick-up, and the major roadway in front of the campus makes on-street drop-off uncomfortable.



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

Existing Conditions Plan



Vision for Transformation

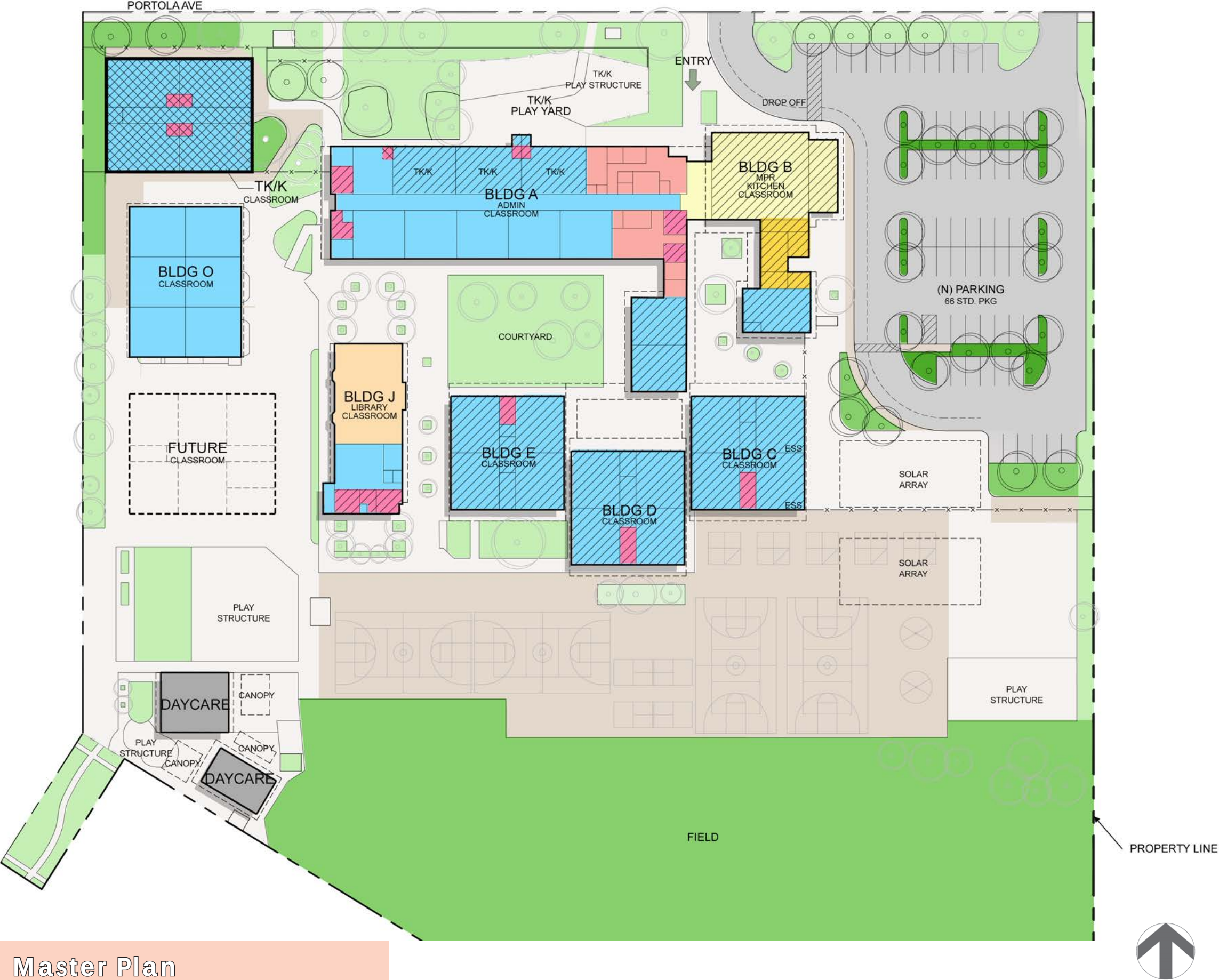
The vision for the Lawrence campus includes modernization and updating throughout to invigorate the campus. The older permanent buildings will be thoroughly modernized to transform tired spaces into inspirational learning and assembly areas.

Building A receives a minor modernization except for the TK/K classrooms which receive a major modernization to renovate them to be appropriate for this program. The MPR Building B will receive a major modernization, and the kitchen will be enlarged and upgraded per the assessment report performed by the District.

A new TK/K building will be added to the north of Building O to create additional needed TK classrooms that can connect to the existing TK/K play yard. Building O will be returned to the site and receive minor modernization to provide necessary classroom space. Classroom Buildings C, D, and E receive major modernization. All the existing restrooms will receive major modernization. Space is held for a future building to the south of Building O if there is need.

The drop-off loop and parking lot will be reorganized to extend the drop-off lane and better organize the parking lot. Outdoor spaces and landscaped areas that are worn and outdated will be refreshed and enhanced with improved courtyards and greater connectivity linking buildings across the site. Landscaping throughout the campus will be refreshed. The field will have major modernization.

As envisioned, the master plan may be implemented in several phases of modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



Master Plan

LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			

Site Data & Observations

Data		
Acreage	9.5 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			There is a large parking lot with a solar structure along the south end at the east side of the campus, and a small second lot on northwest corner of the site used for the Special Education program. Parking is in fair condition.
Campus quads/outdoor learning spaces/dining/school gardens			Site has a lawn courtyard at center of site with a covered walk-way systems. There is an internal courtyard between the permanent buildings with a grade change between the courtyard and Building O.
Blacktop areas and play equipment			There is a large, wrap-around play yard at the back and west sides of the campus with a new play structure in the corner and solar structures at the east side. The kindergarten play yard is located at the front of the site, adjacent to the kindergarten classrooms in Building A.
Field area			Poor condition.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/Classrooms	18,593		Modernized in 2006. Building is in good condition, with well laid out administration area. Not all of the kindergarten classrooms have accessible, dedicated toilet rooms.
Building B - MPR	7,038	1966	Modernized in 2006, the building is in fair condition. HVAC system has been upgraded.
Building C - Classrooms/ESS	5,150	1966	Modernized in 2006, the building is in fair condition.
Building D - Classrooms	5,150	1966	Modernized in 2006, the building is in fair condition.
Building E - Classrooms	5,150	1966	Modernized in 2006, the building is in fair condition.
Building J - Library/ Classrooms	4,034	2003	The library and maker space are a good size and in good condition.
Building O - Classrooms	5,760	2006	Building is in good condition.
Total	50,875		
2 Daycare Portables		Not in Scope	
Storage Containers			To remain

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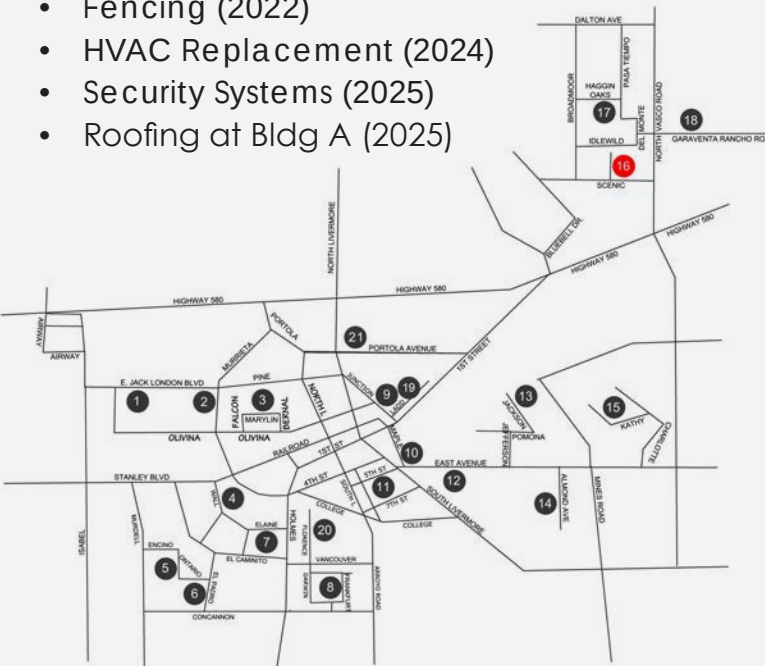
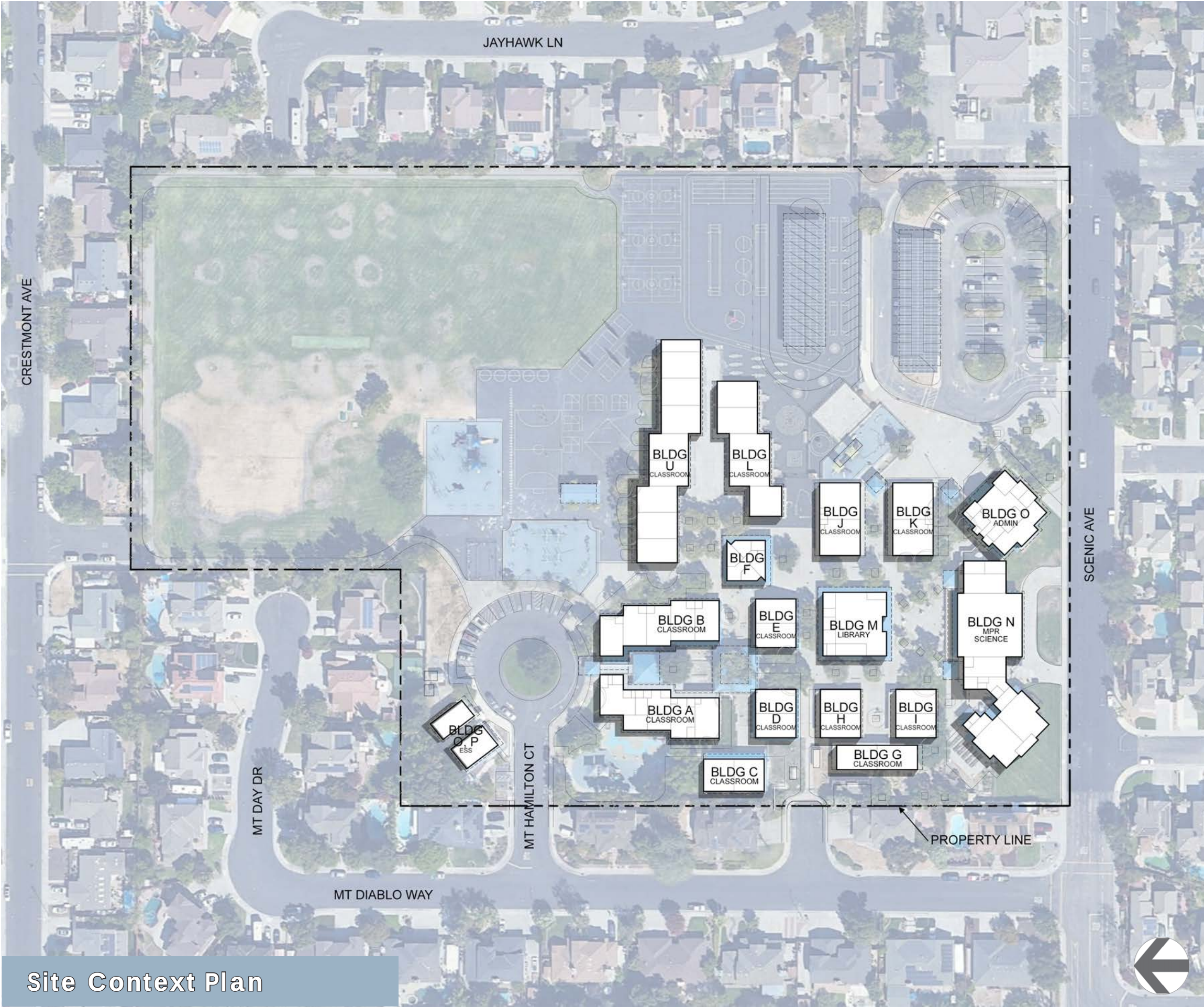
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Site Context

This 12.88 acre, TK-5 campus, located at 5650 Scenic Avenue, is bounded by Scenic Avenue on the south and by residential properties on the west, north and east sides of the property. The main site entrance and parking and drop-off is located on Scenic Avenue and there is a secondary access road, small drop-off and parking area accessed from Mt. Hamilton Court at the west side of the campus. The play field has access points from 3 neighboring streets.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2017)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Playground Improvements & ADA Path of Travel (2019)
- MDF Cooling System (2019)
- Fire Alarm (2020)
- Exterior Paint (2020)
- Asphalt Repair & Blacktop Striping (2022)
- Fencing (2022)
- HVAC Replacement (2024)
- Security Systems (2025)
- Roofing at Bldg A (2025)



Site Context Plan

Site Observations

The 12.88 acre campus is comprised of sixteen buildings of varying age, typology and condition. Buildings M, N, O and F which house the Library, MPR, Administration and Toilets are permanent buildings, constructed in the early 1990’s. Classroom Buildings G, H, I, J and K are modular buildings constructed in the early 1990’s. Classroom Buildings L and U are portable classrooms, installed in the 1990’s. Classroom Buildings A, B, C, D, and E are modular buildings constructed in the early 2000’s.

The hardcourt area is partially subdivided by the portable classroom buildings. There are two play structures adjacent to the hardcourt area and field and one small shade structure. The large field extends beyond the hardcourt and is surrounded by residential properties.

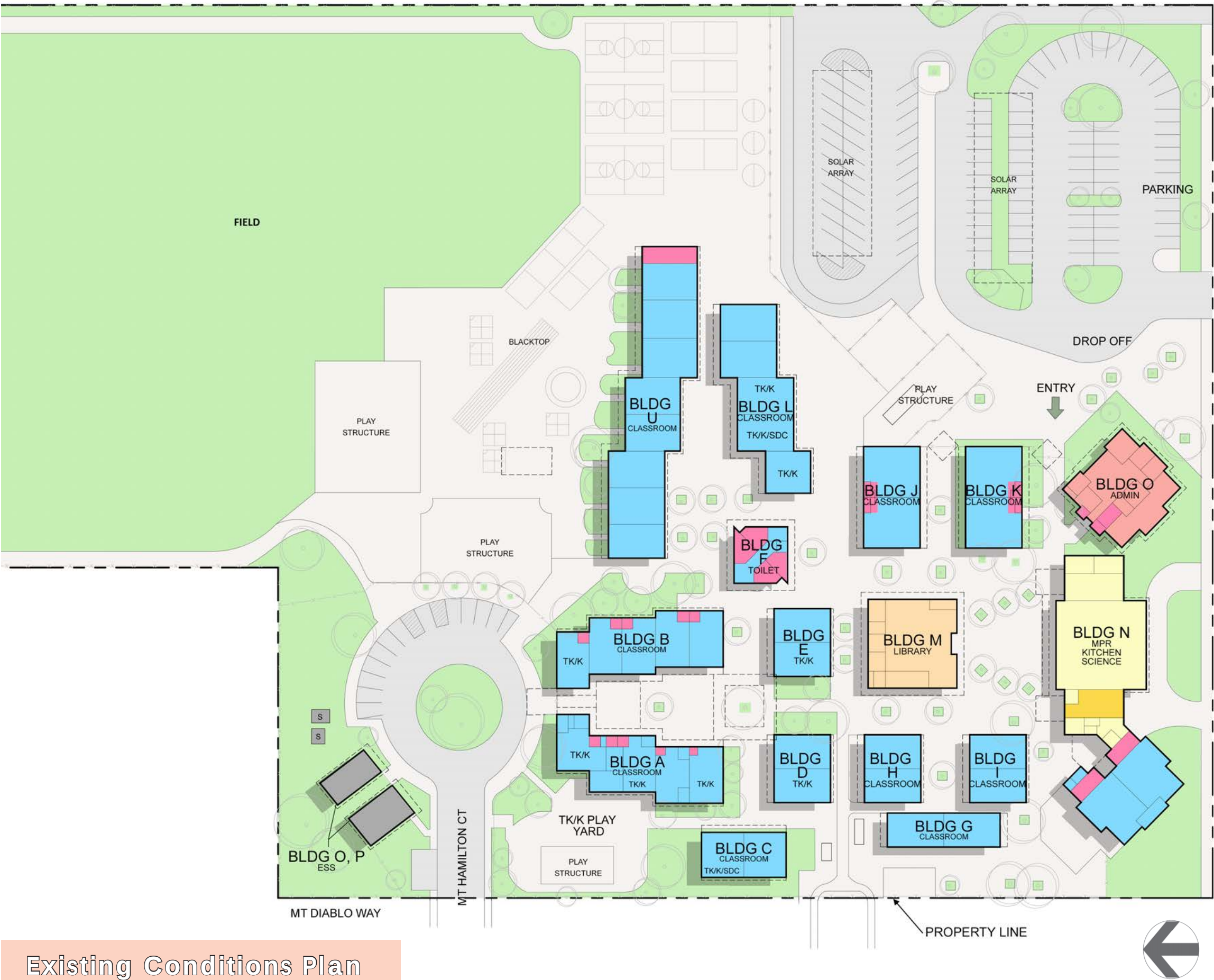
At the center of the campus, there are well defined quads and walkways with mature trees and landscaping. There is a large double parking lot and drop-off lanes at the southeast corner of the site. Each has solar panel arrays. There is a second access point and rotary drop-off and parking at the west edge of the campus. The ESS classrooms are in portables at the west edge of the campus, adjacent to the drop-off.

The permanent buildings, M, N, O and F are generally in good condition and MPR Building N and Library Building M have high-volume spaces. The buildings need minor modernization and upgrades. The MPR kitchen is outdated and needs major modernization as identified in the kitchen assessment report. The library could be remodeled to increase flexibility and use.

The modular Classroom Buildings A, B, C, D, E, G, H, I, J and K are in fair condition and need only minor modernization. All restrooms should receive major modernization. Buildings L and U are portable classroom buildings in fair condition. They are poorly located and many of the classrooms are no longer needed. They should be removed and replaced. There are many kinder and TK classrooms spread throughout the site in classrooms that do not meet CDE requirements for TK/K.

The hardcourt area is in good condition but is an awkward in shape. It should be upgraded and expanded to create a more contiguous and useful space that can be more easily supervised. The asphalt area lacks shade and shade structures, landscaping and trees should be added to the area. The field is in poor condition and needs major improvement. Only a portion of the field closest to the hardcourt area is used by the campus. The parking and drop-off areas are in good condition.

Existing Conditions



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

Existing Conditions Plan

Vision for Transformation

The vision for the Croce campus is one of integrating new structures on the campus with existing, expanding functionality of play spaces and redefining a classroom courtyard and outdoor learning area.

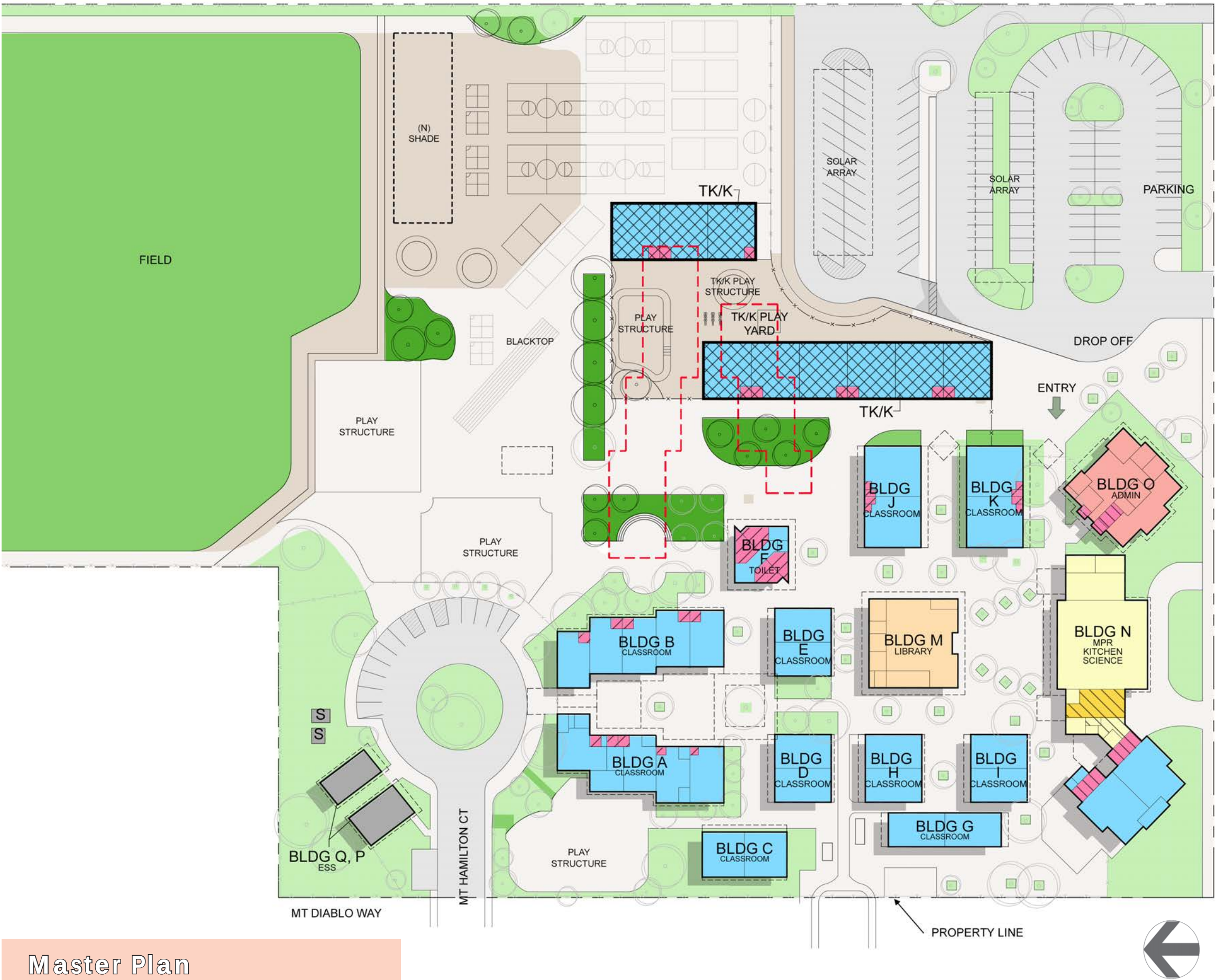
The campus has more classrooms than needed, and the master plan calls for the removal of portables that are either in poor condition or unused. New TK/K classrooms will be constructed to create a centralized location for these students close to drop-off, and a new expanded TK/K play yard will be created to accommodate students. This will allow the remaining existing buildings to be better organized for program needs and create an edge between educational and play zones.

All existing buildings will receive minor modernization and improvements addressing specific needs. The kitchen will receive modernization as identified in the kitchen assessment report and toilet rooms will receive major modernization.

The site is in fair condition and improvements are needed. With the removal of portables, the hardcourt will be expanded to accommodate the student body and improve supervision. Additional trees, landscaping and shade canopies will be added to provide much needed shade to the area. The field will be reconstructed to improve access for safe play and PE programs. Landscaping will be refreshed throughout the campus.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.

Vision for Transformation



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			
FUTURE			

Site Data & Observations

Data		
Acreage	12.88 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			The site has 2 parking lots, and 2 separate drop-off areas that are in good condition. The second drop off is located near the ESS classrooms, and works well at that location.
Campus quads/outdoor learning spaces/dining/school gardens			Quad and circulation spines are in good condition, have mature landscaping and large trees, although somewhat disjointed.
Blacktop areas and play equipment			The existing asphalt play area is awkwardly divided by a row of portable classrooms. There is very little shade.
Field area			The field area is very large, not fully utilized and in poor condition

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Classroom	5,184	2001	Fairly new modular building, in good condition.
Building B - Classrooms	6,179	2004	Fairly new modular building, in good condition.
Building C - Classrooms	2,058	2005	Fairly new modular building, in good condition.
Building D - Classrooms	1,920	2005	Fairly new modular building, in good condition.
Building E - Classrooms	1,920	2004	Fairly new modular building, in good condition.
Building F - Toilet	1,617	1991	In fair condition.
Building G - Classrooms	1,920	1992	Modular building In fair condition
Building H - Classrooms	1,920	1992	Modular building in fair condition
Building I - Classrooms	1,920	1992	Modular building in fair condition
Building J - Classrooms	3,120	1994	Modular building in fair condition
Building K - Classrooms	3,120	1994	Modular building in fair condition
Building L - Portable Classrooms	5,050	1994	Portable in fair condition. Location divides the asphalt play area.
Building M - Library	4,613	1994	Permanent building,generally in good condition, roof should be replaced.
Building N - MPR/Classrooms	11,121	1994	Permanent building generally in good condition, roof should be replaced.
Building O - Administration	4,163	1994	Permanent building generally in good condition, roof should be replaced.
Building U - Portable Classrooms	8,560	1998	Portable classrooms in fair condition. Location divides the asphalt play area.
Total	64,385		
Building P/Q - Non-District ESS	-		Not in scope
Storage Containers			To remain

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MARYLIN AVENUE



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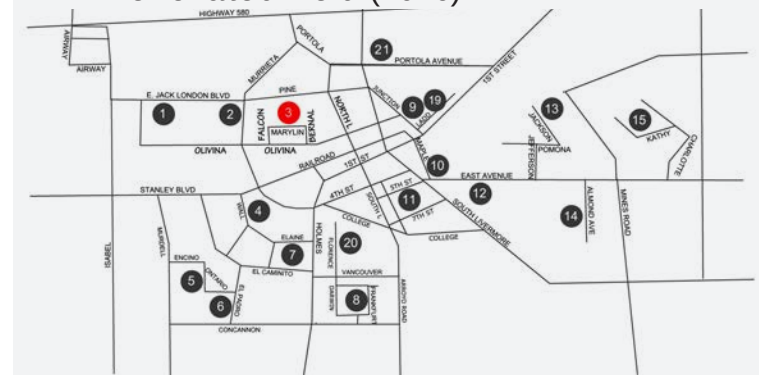
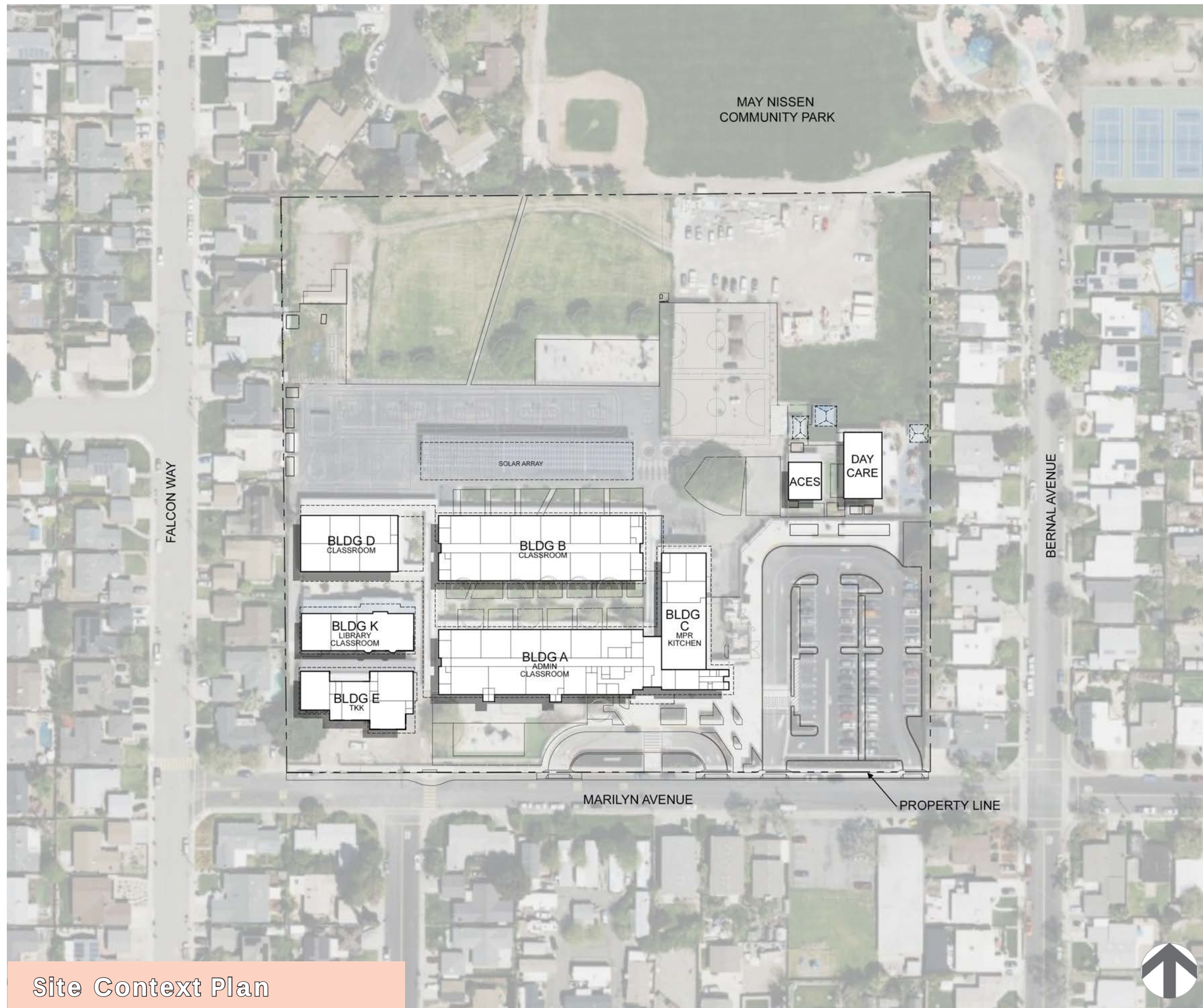
MARYLIN AVENUE

Site Context

This 11.1 acre, TK-5 campus, located at 800 Marilyn Avenue, is bounded by Marilyn Avenue on the south, residential properties on the east and west and by residential properties and the May Nissen Community Park to the north. The main site entrance, parking lot and drop-off and the secondary small drop-off are both located on Marilyn Avenue. There is a pedestrian access path through the fields to the park property.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2016)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Roofing (2020)
- Playground Improvements & ADA Path of Travel (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Security Systems (2025)
- Building E (TK Classrooms & Playground) - New Construction (2025)
- HVAC Modernized (2025)
- Fire Alarm Upgrade (2025)
- Exterior Paint (2025)
- Library Renovation & New Research Center (2025)
- EV Charging (2025)
- Futsal Court (2026)
- Renovated Field (2026)



Site Context Plan

Site Observations

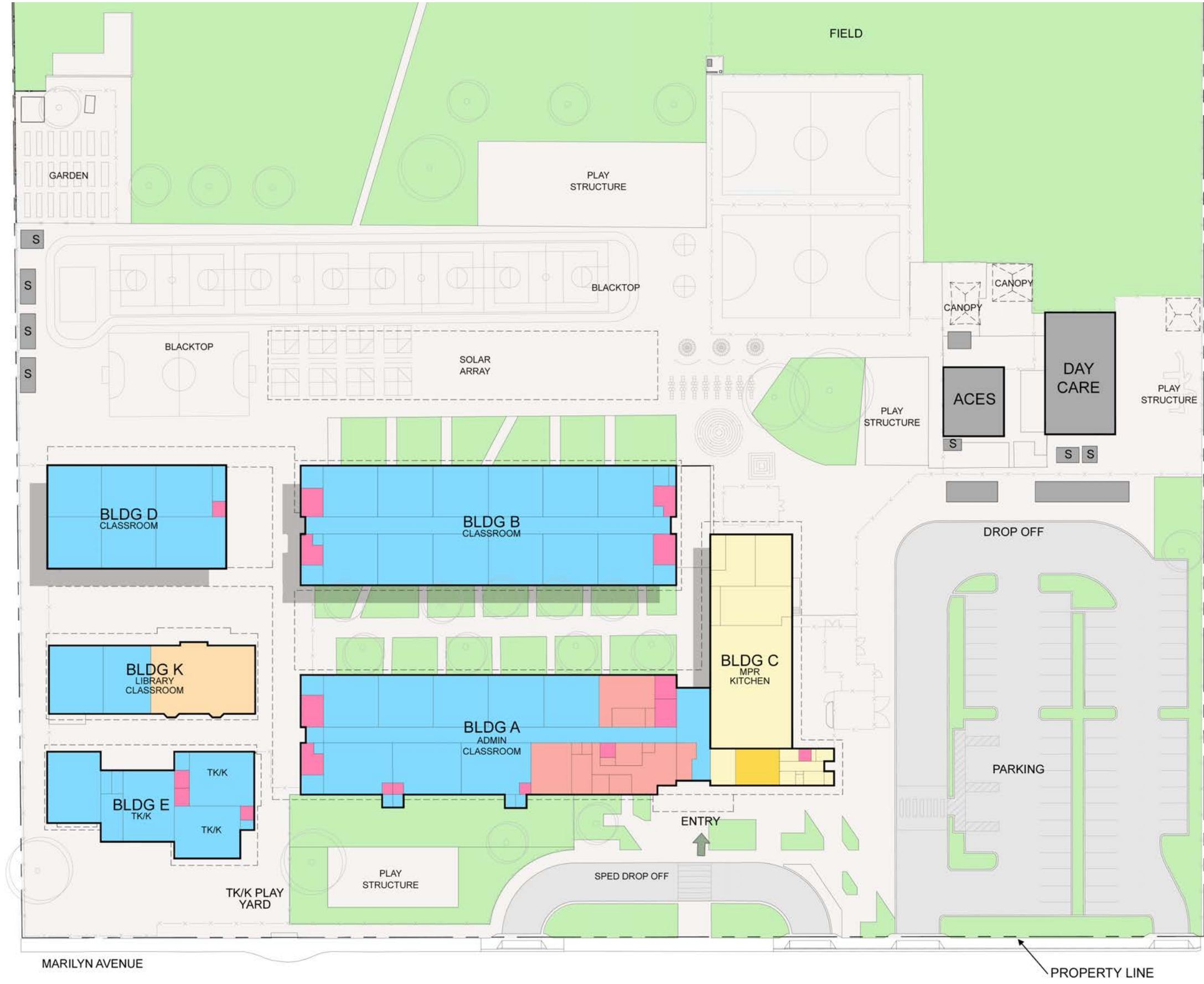
The 11.1 acre campus is comprised of six buildings of varying age, typology and condition. Classroom Buildings A, B and D and MPR C, are original to the campus, permanent buildings that were constructed in the late 1950’s. Library Building K is a modular building constructed in 2005 based on a District prototype and renovated in 2025. Building E is a new TK/K and STEAM classroom building constructed in 2025.

The rectangular hardcourt located at the back of the site bounded by the school garden, “Mas Garden”, a renovated field and a newer play structure to the north. A large section of the hardcourt is covered by an array of solar panels. To the east of the hardcourt is a private daycare facility consisting of relocatable buildings and outdoor play areas.

There is a recently updated and expanded kindergarten play yard with a play structure at the front of the site shared by the TK/K spaces in Buildings A and E. At the center of the campus, there are landscaped areas between finger wings and at the back of the campus as well as mature trees and landscaping at the front of the site. There is an uncovered dining area adjacent to the MPR. The main parking lot is located at the east corner of the campus and there is a separate special education (SPED) drop-off lane along the front of the site. Both have been recently upgraded.

The permanent Classroom Buildings A and B are typical double-loaded corridor buildings and are generally in good condition and require only minor modernization. MPR C, a high-volume building, is in fair condition and needs major modernization. One classroom in Building D and Library Building K are in very good condition and have been recently updated. Classroom Building E includes TK/K and STEAM classrooms and was recently constructed. Restrooms in the original buildings are in need of major modernization.

The campus is landscaped with mature trees but in need of a refresh. The solar structure serves as a dining canopy for outdoor dining. The hardcourt area is in good condition and has been upgraded and expanded. The field is in good condition and has had recent major modernization. The driveways and drop-off are new and in good condition.



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

Existing Conditions Plan

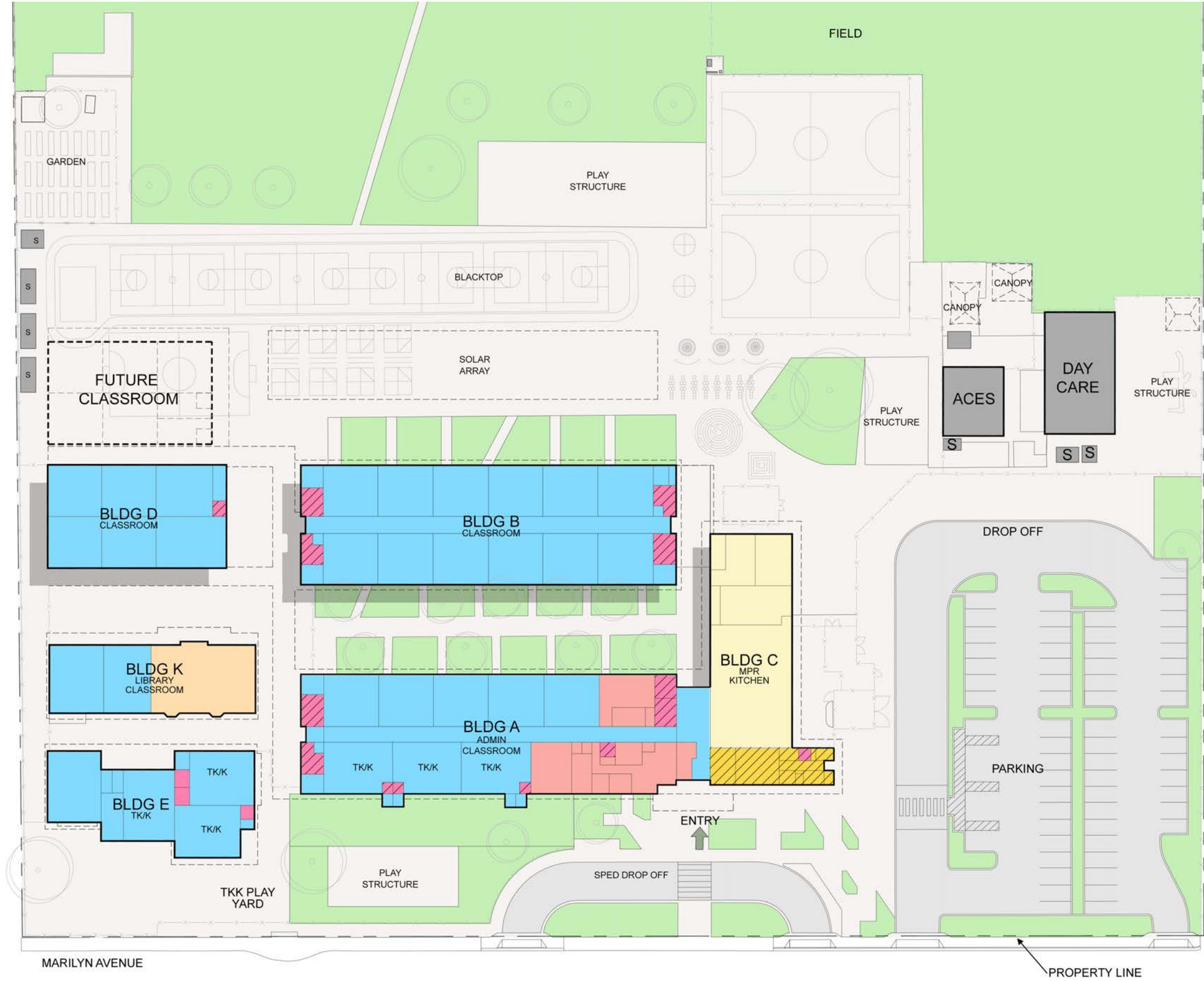
MARYLIN AVENUE

Vision for Transformation

The vision for the Marylin Avenue campus has largely been accomplished. What remains is revitalizing and uplifting the quality of the traditional finger-wing classroom buildings on campus.

Classroom buildings A, B, and D will be refreshed and receive minor modernization to address specific needs. Restrooms throughout the campus not previously upgraded received a major modernization. The solid but worn MPR will receive a minor modernization, and the kitchen will be upgraded and expanded per the kitchen assessment report performed by the District. Upgrades will be made to landscape areas to better serve the students. If needed, space is held for a future Classroom building behind Building D.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS	<div></div>		
MPR	<div></div>		
KITCHEN		<div></div>	
ADMIN	<div></div>		
LIBRARY	<div></div>		
RESTROOM	<div></div>	<div></div>	
PARKING	<div></div>	<div></div>	
HARDSCAPE / PLAYGROUND	<div></div>		
LANDSCAPE	<div></div>		
NON-DISTRICT / STORAGE	<div></div>		
FUTURE			<div></div>



MARYLIN AVENUE

Site Data & Observations

Data		
Acreage	11.1	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			There is a large drop-off and parking area along the front and east side of the site that was expanded and reconfigured in 2024. There is a small renovated drop-off for special education at the front of the site.
Campus quads/outdoor learning spaces/dining/school gardens			The site has a nicely landscaped new front entry area adjacent to drop-off and a central paved and landscaped spine between classroom buildings. Landscape at edges of play yard is old, dated. There is a newly renovated garden at the edge of the play yard and an outdoor, tree-covered dining area at the back of MPR.
Blacktop areas and play equipment			There is a large asphalt play yard at the back of the campus with a long solar structure. The asphalt was renovated in 2022. The Play Equipment is new and a large futsal court area was added in 2025.
Field area			There is a large field with a diagonal path beyond the asphalt play yard. The play areas, both hardcourt and field areas are well connected The field was renovated in 2025.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Admin/Classroom	16,178	1957	Renovated in 2004 and again in 2024. The building is in good condition with a well designed administration area and entry vestibule. Recent improvements focused on new HVAC, fire alarm, and exterior paint,
Building B - Classrooms	17,021	1957	Renovated in 2003 and again in 2024. The building is in good condition with newer finishes. Recent improvements focused on new HVAC, fire alarm, and exterior paint,
Building C - MPR/Classrooms	9,663	1957	Most recently renovated in 2004. The building is in good condition with newer HVAC but there are accessibility issues at the music classrooms. Roof should be re-placed.
Building D - Classrooms	7,397	1958	Most recently renovated in 2004. The building is in fair condition. The classrooms are large and comfortable, but dim, with windows on only 1 wall and no clerestory. Roof was replaced in 2024. Renovated 1 STEAM classroom in 2025.
Building E - TK/K	5,700	2025	New construction under Measure J
Building K - Library/ Classrooms and Research Center	4,820	2005	The library was renovated in 2025 and is in very good condition. It includes a STEAM classroom and library-adjacent research room. Modernized under Measure J.
Total	60,779		
Daycare - Portable	1,440		Not in Scope
Daycare - Portable	2,880		Not in Scope
Storage Containers			To remain

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RANCHO LAS POSITAS



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Site Context

This 9.77 acre, TK-5 campus, located at 401 East Jack London Blvd., is bounded by residential properties on the east, south and west sides. The main site entrance and parking and drop-off is located on East Jack London Blvd. There is a pedestrian access pathway to Tanager Road at the south west corner of the site.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2017)
- MDF Cooling Systems (2018)
- Video & Voice (2019)
- Data Infrastructure (2019)
- Playground Improvements & ADA Path of Travel (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Exterior Paint (2022)
- HVAC Replacement (2024)
- Security Systems (2025)
- Roofing at Bldg P (2025)



Site Context Plan

Site Observations

The 9.77 acre campus is comprised of several buildings of varying age, typology and condition. The MPR/Administration building A is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. Classroom Buildings E, G, K, L and M are portable buildings, installed in 1991 thru 2003. Building F consists of portable science classrooms, installed in 2008. Classroom Building N is a modular building, installed in 2001 and Classroom Building P is a portable kindergarten classroom installed in 2003. Building O is a special education (SPED) portable classroom installed in 2018.

There is a main hardcourt area located between the MPR and the classroom buildings at the east side of the campus, and a separate smaller hardcourt area with a play surface at the back of the campus adjacent to the field. A fenced kindergarten play yard and new play structure is located adjacent to Building P. The field is located beyond the hardcourt area and behind Building N. The main new play structure is located adjacent the field. A large solar array is located at the northern end of the field, and there is an informal running loop within the field. An irregular quad area is located along the edge of the MPR.

The site is relatively narrow and deep. The developed campus site areas and buildings are set back from East Jack London Blvd. and are separated from the street by a portion of District property occupied by ESS classrooms, a non-District operated daycare center and their related outdoor areas. A circular drive rings that portion of the site, providing access and drop-off to the school about ¼ of the way into the site. There are parking areas on both sides of the site and in front of the MPR and kindergarten building.

The existing MPR contains the administration offices, the library, a media classroom, and a small kitchen. This MPR design occurs throughout the District. A separate evaluation of these specific buildings was performed. The base plan for each site is the same but conditions including additions, interior alterations, and overall building conditions vary by site.

The MPR is poorly located and the entry is difficult to see from the parking lot. The campus has outgrown the administration offices, and the campus is using classrooms and storage spaces for administration functions. Storage has been displaced into open corners of the MPR, reducing available floor area. The kitchen is too small to accommodate the required equipment. The serving line and other child nutrition equipment and storage has been placed in the MPR, further reducing available space for MPR functions.

The MPR building no longer serves the program needs of the campus and it should be removed and replaced. Classroom Buildings E, G, K, L, and M are portable buildings that are in poor condition, located either close to the property line on the east side of the campus, or next to the main driveway. They have served their useful life and should be replaced with a permanent structure to better support the instructional program.

Building F is a portable classroom building in fair condition and Building N is a modular classroom building in good condition. Both require major modernization if they are to serve the campus going forward. Classroom Building P is a modular kindergarten classroom in good condition and requires minor modernization including roofing repair. The addition of TK to the campus means the existing TK/K spaces are no longer large enough to serve all TK/K students. Classroom Building O is a new single portable building in fair condition but poorly placed away from the rest of the campus.

There is minimal quad area and no dining canopy adjacent to the MPR. The site needs outdoor dining space and a shade canopy for student dining. The larger quad area is disruptive to adjacent classroom spaces, and the main hardcourt area is surrounded by classrooms and MPR, disconnected from the field. It is in fair condition and should be relocated. A smaller hardcourt area adjacent to the field and solar panels is in poor condition. The kindergarten play area is in good condition, well located adjacent to Building P.

The field is in poor condition and needs major improvement including the development of the area under the solar structures. The area should be paved and furnished to support outdoor learning. The primary site deficiency is the location of the ESS and non-District Pre-K Center at the entrance of the site. The Pre-K Center will not remain on the campus, and the ESS program should be relocated to address access issues to the site.

Existing Conditions



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
KITCHEN	
RESTROOMS	
LIBRARY	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

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Removal Plan



LEGEND	EXIST .
CLASSROOMS	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>
REMOVAL	<div></div>

Vision for Transformation

The vision for the Rancho Las Positas campus is one that is fully transformational, rezoning and reimaging large portions of the campus to give it presence on East Jack London Blvd, with more visibility to the community. Through the rebuilding, relocation and expansion of their facilities, this well-loved family-oriented school campus will proudly express their school spirit to the community and have the right-sized facilities to be poised for future students.

As envisioned, the master plan will be implemented in several phases. This will allow for the campus to remain operational and minimize the need for Interim Housing. All new drive aisles, drop-off and parking will be located at the front of the campus with direct connection to the new entry gateway. The face of the campus will be composed of a new MPR on the west and Administration/Library Building to the east, with the space between forming a welcoming and secure campus entry.

The MPR will have a tall volume with north facing clerestory windows providing daylighting during the day and act as a beacon for the campus for evening activities. The space will have a kitchen, toilet rooms, stage, and much needed shaded outdoor dining. The straight-forward massing of the Administrative Building and Library/Maker Space form will provide highly functional, efficient interior spaces with plenty of daylighting and flexible space to support a variety of educational activities.

The L-shaped building will create a defined outdoor courtyard, easily accessed by library and maker space or STEAM users, as well as students from the adjacent new 2-story classroom building. The courtyard will be directly visible from the administration building and connected to the larger student quad.

New two-story classroom buildings will be located beyond the new courtyard, at the eastern side of the campus. These new structures will provide an inspired, modern student-centered learning environment that will anchor the edge of the new quad and blacktop areas while no longer crowding the neighboring properties and replacing the portable classrooms. A new TK building will be added adjacent to Building P to provide additional classrooms and will create a defined edge for the enlarged TK/K play yard. This will allow for the removal of portable Building O. The new ESS building will be located near the front of the campus for easy access to drop-off and parking. In the second phase another two-story classroom building will be constructed to replace Building F and allow for future growth if needed.

Building N will be replaced with a new STEAM building housing up-to-date science classrooms at the edge of the field, with space for an expanded science garden that better defines the campus edge and improves site lines. Thoughtful siting of new buildings and enhanced indoor/outdoor connectivity to quads and shaded areas throughout the campus will increase the usefulness of the site creating more supervisable and available space for the TK-5th grade student population and better access to the field and play structures.

The field will undergo major modernization including enhanced learning areas under the solar panels and a newly reconfigured blacktop with new play structure will round out the improvements to the site. Using memorable building forms and colors, attractive landscaping, signage and welcoming features will create the next era for the campus.

Projects will be sequenced to minimize disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			







Data		
Acreage	9.77 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			The site is long and narrow, and the campus is set far back from the street, having no visibility from the street or street presence. The drop off loop runs around portable buildings occupied by ESS (Extended Student Services) and New Horizons, a private preschool/daycare center and connects 3 separate parking areas. There are pedestrian access points at the back of campus.
Campus quads/outdoor learning spaces/dining/school gardens			Site is mainly asphalt paving with raised concrete walks at the row of portable buildings.
Blacktop areas and play equipment			The site has 2 new play structures. Multiple hard court areas and play yards are subdivided by buildings.
Field area			Large field area, in poor condition. A large solar panel covers the area at the north edge of the field. This is the main access to the field and is often muddy, with no grass.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/MPR/Library/Classroom	11,249	1976	In fair condition. Undersized for student population Administration area is cramped and poorly laid out, speed line plus some kitchen storage is placed in the MPR limits use of space, kitchen is undersized. Computer Lab is no longer part of the program, space has been converted into media center and support offices.
Building E - Portable Classrooms	2,880	1989, 1991	In poor condition, installed on wood sleeper foundation with concrete ramps for access.
Building F - Portable Classrooms	6,240	2008	In fair condition with concrete walks and ramps for access and garden space at west end
Building G - Portable Classrooms	1,920	1994	In poor condition, installed on wood sleeper foundation with concrete ramps for access.
Building K - Portable Classrooms	3,840	1997	In poor condition, installed on wood sleeper foundation with concrete ramps for access.
Building L - Portable Classrooms	1,920	1998	In poor condition, installed on wood sleeper foundation with concrete ramps for access.
Building M - Classrooms	2,525	2003	In fair condition
Building N - Classrooms	8,580	2001	Modular building, generally in good condition, roof failing.
Building O - Modular Classroom	960	2018	Newer classroom portable.
Building P - Classrooms	3,840	2003	Kindergarten rooms are well equipped with accessible toilet rooms. Floor finish is beginning to show wear Generally in good condition, roof failing.
Total	43,954		
Building H - Head Start			Not in scope.
Building J- ESS			Not in scope.
Storage Containers			To remain



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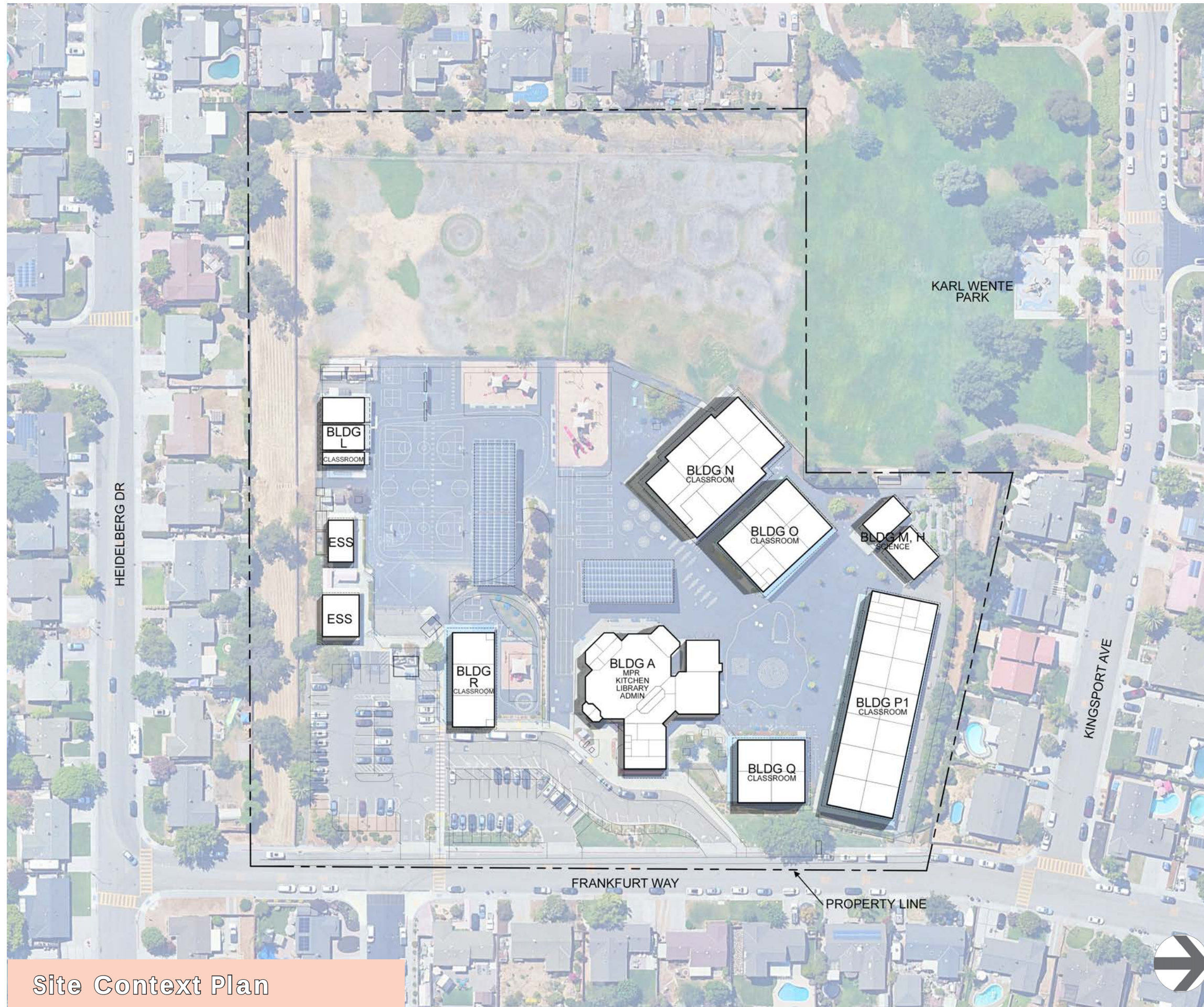
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Site Context

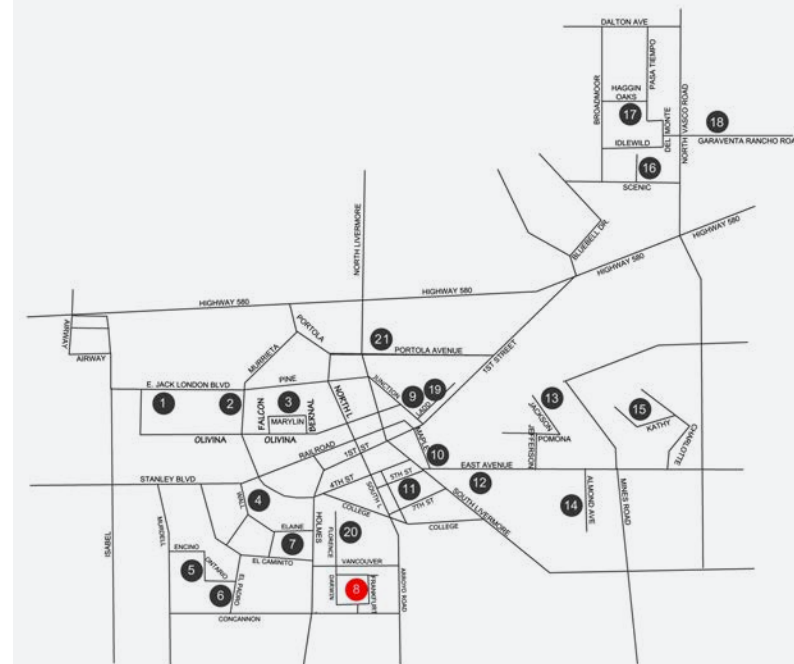
This 9.98 acre, TK-5 campus, located at 1671 Frankfurt Way, is bounded by Frankfurt Way on the east and residential properties on the north, south and west sides. Karl Winter (Wente) Park is located at the northwest corner of the site, adjacent to the field. The main site entrance, parking and drop-off are located on Frankfurt Way. Students access the campus via the park and field.

COMPLETED MEASURE J PROJECTS

- Data Infrastructure (2018)
- MDF Cooling System (2019)
- Video & Voice (2019)
- Playground Improvements & ADA Path of Travel Upgrades (2019)
- Asphalt Repair & Blacktop Striping (2022)
- Security Systems (2025)



Site Context Plan



Site Observations

The 9.98 acre campus is comprised of nine buildings of varying age, typology and condition. The MPR/Administration is original to the campus, one of the District's prototypical permanent MPR structures constructed in 1976. The Media Classroom was added in 1996. Classroom Buildings N, O, P1, Q and R are modular construction, installed in 2005 and are in good condition needing minor improvements. TK and K grades are unevenly accommodated on the campus.

Building L and the attached restroom building as well as Science Classrooms H and M are portable buildings that are poorly placed on the site and are in need of replacement. There is a hardcourt area with two play structures located at the edge of the field. The field is located beyond the hardcourt area and adjoins the adjacent park property. The play yard has a level change with a landscape buffer and large solar array. A separate kindergarten play yard and play structure are located near the drop-off lane.

A large open asphalt courtyard area is defined by the classroom buildings and the MPR, having one solar canopy structure and minimal landscaping. There is a science garden located behind the Science Classrooms. There is a curvilinear combined drop-off and parking lot located at the front of the site and a larger parking lot at the south edge of the drop-off area. There is modest landscaping at the front of the campus. The ESS classrooms are in portables at the southern edge of the campus.

The existing MPR contains the administration offices, the library, a media classroom, and a small kitchen. This MPR design occurs throughout the District. A separate evaluation of these specific buildings was performed. The base plan for each site is the same but conditions including additions, interior alterations, and overall building conditions vary by site.

The main entry is poorly located and difficult to see from the parking lot. The campus has outgrown the administration offices, and the campus is using classrooms and storage spaces for administration functions. Storage has been displaced into open corners of the MPR, reducing available floor area. The kitchen is too small to accommodate the required equipment. The serving line and other child nutrition equipment and storage has been placed in the MPR, further reducing available space for MPR functions. These MPR buildings no longer serve the program needs of the campuses where they are located. They will need major modernization.

The main hardcourt area is in fair condition although disjointed due to the level change and location of play equipment and portables. Improvements and a needed expansion can take place with the removal of Building L. The field is in poor condition and needs major improvement. The student courtyard area is in poor condition and underutilized; the landscaping is in poor condition and planting areas have been replaced with astro-turf. The area needs to be fully upgraded with the addition of outdoor learning areas.

The front entry plaza is unattractive and filled with utilities. The adjoining parking lot and drop-off areas are very awkward and poorly configured with driveways limiting access to the campus and bisecting student walkways. The parking lot and drop-off need to be reconfigured with improved pedestrian walkways and an expanded campus entry area with more visible wayfinding.



Existing Conditions Plan

Vision for Transformation

The vision for the Sunset campus is one of renewal and improved campus gateway with safer pedestrian walkways, new drop-off and parking areas and a more welcoming campus entrance as well as improved outdoor areas throughout.

The MPR / Administration building will receive major modernization, relocating the main entry, expanding administration and student support spaces, and relocating the kitchen with servery, making it larger to be able to meet campus needs. The MPR will not have to accommodate food service equipment, allowing for more usable area and storage. Systems and finishes will be replaced and windows will be added. The extent of the modernization is based on not triggering a mandatory seismic upgrade.

These improvements can be made in a way that will not require a seismic upgrade by building code. However, the total value of these improvements has to be weighed against the 50% replacement cost threshold as determined by the California Administrative Code. If it is determined during project planning that improvements exceed 50% of the replacement value, a mandatory seismic upgrade will be required which will be considerably more expensive.

Buildings H and M will be removed, and a new STEM building will be constructed to house up-to-date science labs and a modern library media center. The play structure in this location will be moved to the corner of the hardcourt to improve supervision and function of the play area.

Building R currently houses TKK but with the addition of TK to the site, more classrooms are required for these students. A new 3-classroom building will be constructed adjacent to Building R and the TKK play yard will be expanded and connected to the main campus with a ramp for ease of access.

All other existing buildings will receive minor modernization addressing specific needs. Building L will be removed, allowing for hardcourt expansion and the new play area. The site paving and landscape is in fair condition and improvements are needed. Student courtyards will be upgraded with shade canopies, landscaping and furnishings to create comfortable outdoor learning areas adjacent to classrooms, and the field will be reconstructed to improve play and PE usage.

Landscaping will be refreshed throughout the campus. The location where Buildings H and M are removed will be reserved for a future classroom building, noting that there are already utilities in this area that can serve a future building if needed.

As envisioned, the master plan may be implemented in several phases of new construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption and interim housing, and to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			
FUTURE			



SUNSET

Site Data & Observations

Data		
Acreage	9.98 acres	
Program	TK-5	
Capacity Range	500-700	

Site Features			Observations
Site entry, drop-off and parking			The site has a long drop-off lane and large parking areas at the south of the site. The drop off lane cuts off the parking lot from the entry to the campus and bisects the parking areas to exit the site. The entry plaza is not obvious from the parking lot and prominently houses site utilities. The building facade is unsightly, covered with conduit.
Campus quads/outdoor learning spaces/dining/school gardens			The campus has large asphalt areas between the classroom buildings that are underutilized. The landscape is in poor condition, with many of the trees dying. There are patches of astro-turf located in planter beds outside of classroom buildings. The science garden has a nice seating area and is in good condition.
Blacktop areas and play equipment			The site has two new play structures and two new solar panel structures on the blacktop play area. The basketball courts are newer and in good condition. The location of the ball wall blocks supervision at that end of the play yard.
Field			Field is in poor condition.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates & Observations
Building A - Administration/MPR/Li-brary/Classroom	11,278	1976	Renovated in 1995 and in 2005. The building is in fair condition but has been outgrown and no longer serves the campus needs. Kitchen is undersized. The library is in good condition, the former Media Center is being used as a Maker Space and is in good condition.
Building H - Portable Classrooms	1,360	2005	In fair condition, poorly located on site.
Building L - Portable Classrooms	2,583	2015	In fair condition. Not currently used by the campus. Located at the far corner of the campus, it is cut off by the play yard and basketball courts.
Building M - Portable Classrooms	1,010	2005	In fair condition, poorly located on site.
Building N - Classrooms	8,512	2001	In fair condition.
Building O - Classrooms	5,760	2005	In good condition.
Building P1 - Classrooms	13,440	2005	In good condition.
Building Q - Classrooms	3,840	2005	In good condition.
Building R - Classrooms	3,600	2005	In good condition.
Total	51,383		
2 ESS Portables			Not in Scope
Storage Containers			To remain

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MONTEVINA



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MONTEVINA

Site Context

This 12.44 acre campus, located on Constitution Drive is an undeveloped piece of property located on the east side of Constitution Drive, north of N. Canyons Parkway. It is bounded by office developments on the east and west sides and open agricultural property to the north.

COMPLETED MEASURE J PROJECTS

- None.



Site Context Plan



Site Observations

The 12.44 acre property is undeveloped property except for a sidewalk system and extensive parking areas and drive aisles along the western edge property. The site is sloped significantly from the north to the south and mass grading and site benching was done for a previous charter school project. There is one paved roadway crossing the site. There are no buildings or other developments on the site.



LEGEND	EXIST .
PARKING	
LANDSCAPE	

Existing Conditions Plan



Vision for Transformation

The vision for the Montevina campus is an all new, TK-5 school campus to house future North Livermore students.

As included in this report, the campus is designed as a TK-5 school, but the actual program will be determined based on demographics needs in the future. The concept envisions buildings nestled within the sloped site, student-centered educational and support facilities that engage with outdoor activity areas.

Special attention will be given to the site geography and agricultural buffer areas. Like the transformative work proposed for existing campuses, a new identity will be forged by the creation of memorable Administrative/Library and MPR structures and a welcoming gateway to the campus.

The classroom buildings and a TK/K complex are envisioned, each supported by outdoor courtyards, quads, hardcourt areas and a field. Work will include all new site utilities and infrastructure. Existing parking will be utilized to the extent possible with the addition of drop-off lanes, service and emergency vehicle access.

As envisioned, the master plan could be implemented as one phase of construction or multiple phases to meet student population requirements. The project will be sequenced to support future growth as it occurs and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			<div></div>
MPR			<div></div>
KITCHEN			<div></div>
ADMIN			<div></div>
LIBRARY			<div></div>
RESTROOMS			<div></div>
PARKING	<div></div>		
HARDSCAPE / PLAYGROUND			<div></div>
LANDSCAPE			<div></div>



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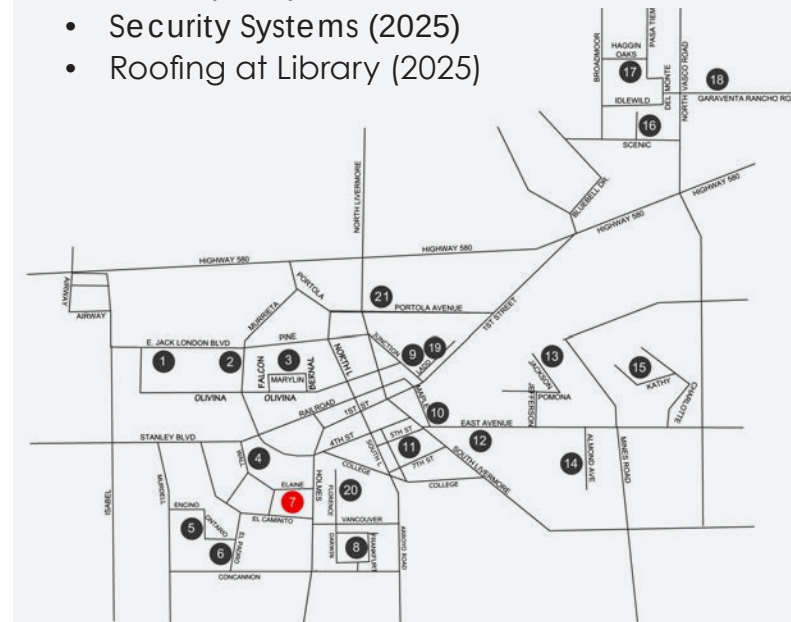
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Site Context

This 11.69 acre TK-8 campus, located at 1001 Elaine Avenue, is bounded by residential properties on the east, south and west sides. The campus is accessed via Elaine Avenue on the north side of the campus. There are pedestrian access points off El Dorado Drive and Wagoner Drive.

COMPLETED MEASURE J PROJECTS

- Marquee Sign (2017)
- Data Infrastructure (2019)
- Video & Voice (2020)
- Exterior Paint (2021)
- Construction of Classroom D (2022)
- Construction of Gym/Locker/Classroom Bldg G (2022)
- Quad and Field Upgrades (2022)
- Parking Lot & Drop-Off Upgrade (2022)
- Relocation of the ESS program (2022)
- New Site Utilities & Upgraded Site Infrastructure (2022)
- Fire Alarm Update (2023)
- Asphalt Repair & Blacktop Striping (2022)
- Playground Improvements & ADA Path of Travel (2022)
- Security Systems (2025)
- Roofing at Library (2025)



Site Context Plan

Site Observations

The 11.69 acre campus underwent a major modernization with new classrooms and gym construction. Identified as a signature project in the Measure J Bond program.

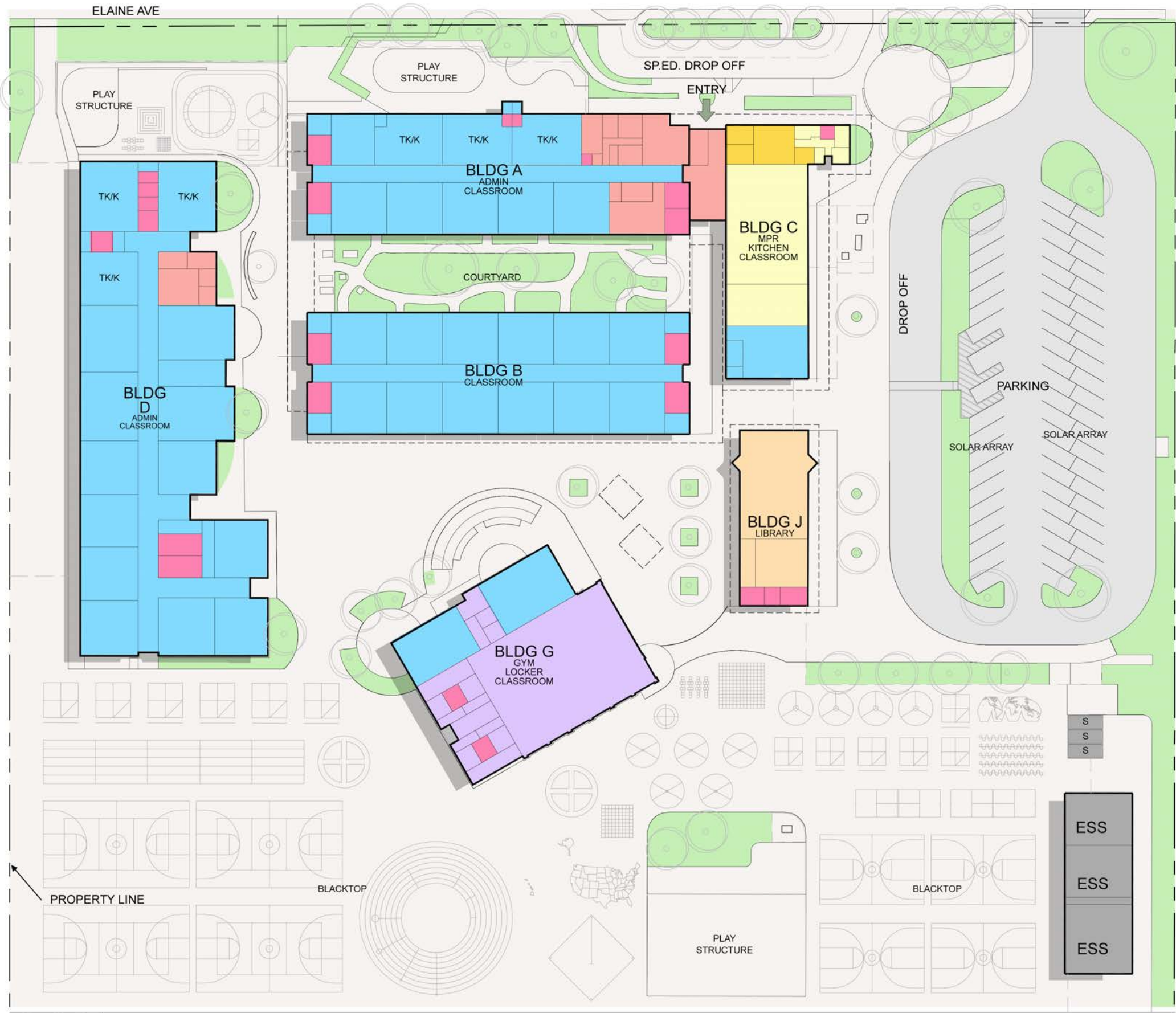
The campus now consists of 6 buildings: The Administration/Classroom Building A, Classroom Building B and the MPR C are permanent structures, constructed in 1960. Library Building J was added to the campus in 2000. A number of portable classrooms were removed from the campus as of part of the Measure J Bond Program and were replaced with a new Classroom Building D. A new Gymnasium/Locker/Classroom Building G was also constructed.

A new quad area and expanded hardcourt were developed under the bond program and the large field was modernized. The parking lot and drop-off area located at the front and the east side of the campus was expanded as a part of the bond improvements package and the ESS buildings are located at the end of the parking lot along the east side of the campus.

The Administration/Classroom Building A and Classroom Building B are typical District double loaded corridor buildings, were modernized in the early 2000's and are in good condition. They require minor modernization and roofing repair/replacement. MPR/Kitchen Building C is in fair condition and needs major modernization and remodel. The kitchen needs major modernization work and ADA upgrades. The restrooms in Buildings A, B, and C need major modernization. The Library Building J is relatively new, is in good condition, and needs minor modernization and roofing repair/replacement as well as restroom upgrades. Buildings D and G are new and require no work.

Much of the site was upgraded as a part of the bond project work, however the kindergarten play yard at the front of the campus and the landscaped courtyards between Building A and B need to be refreshed.

Existing Conditions



Existing Conditions Plan

Vision for Transformation

The vision for the Michell campus is one of achieving the full site transformation already underway through Measure J project work.

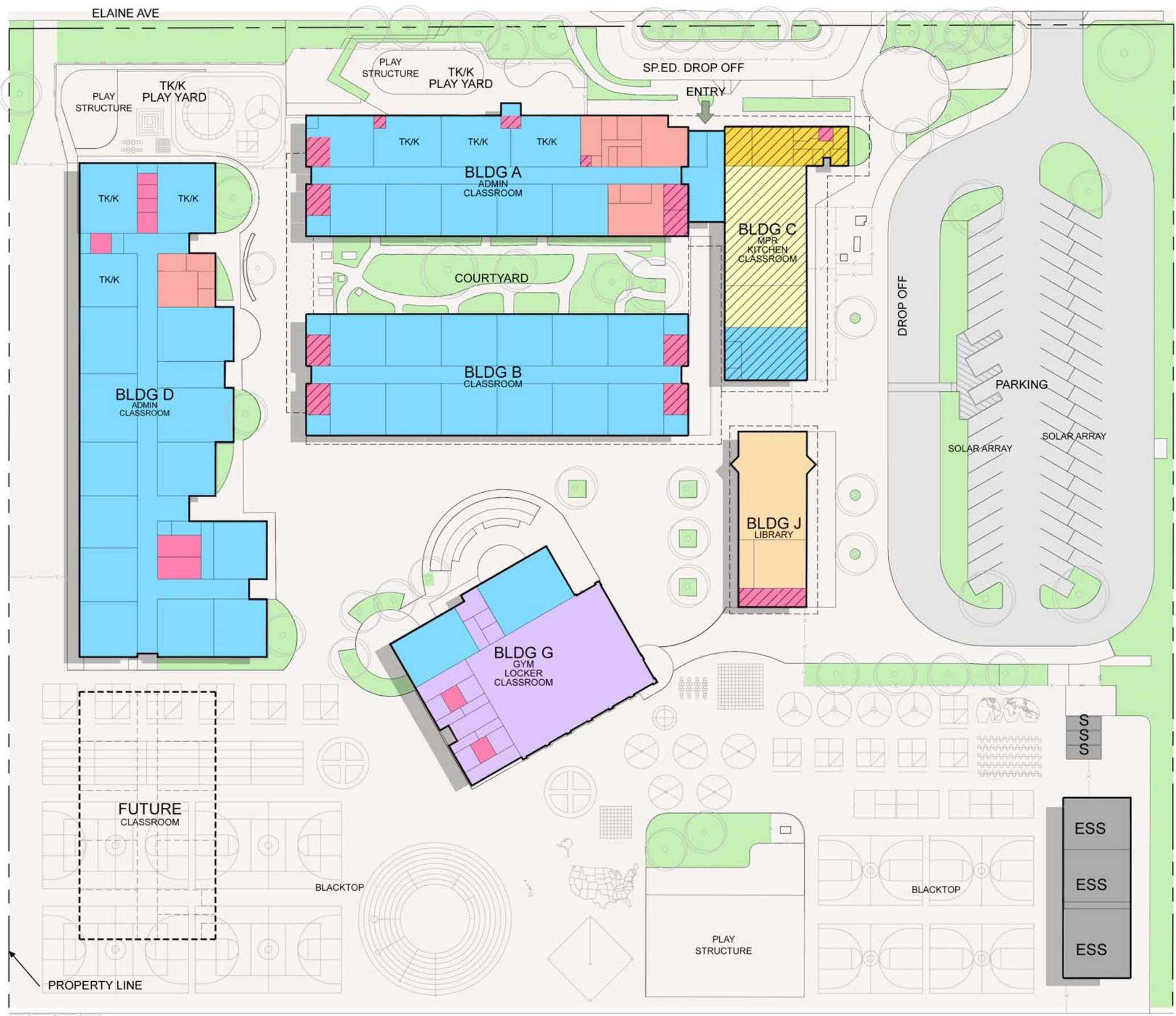
The MPR building will receive major modernization including the kitchen per the kitchen assessment report performed by the District. All of the toilet rooms in the older buildings will also receive major modernization and ADA upgrades.

The master plan projects will complete the concept of blending new construction with original facilities, and the refreshing and rezoning of the campus. This includes locating a space for future expansion south of Building D should the need arise. The master plan projects work will conclude the revitalization of the campus and strengthen place making for the TK-8 student population.

As envisioned in the master plan, existing buildings and adjacent site areas will be modernized, realizing the transformation of a worn and dated portions of campus into a source of pride with a renewed identity for the school.

The master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.

Vision for Transformation



Master Plan

LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			

Site Data & Observations

Data		
Acreage	11.69 acres	
Program	TK-8	
Capacity Range	800-1,100	

Site Features			Observations
Site entry, drop-off and parking			The site entry and drop-off were upgraded under the Measure J Bond.
Campus quads/outdoor learning spaces/dining/school gardens			There is an existing courtyard between Buildings A and B with grass and mature trees in fair condition. The rest of the site has been upgraded under the Measure J Bond.
Blacktop areas and Play Equipment			The blacktop was upgraded under the Measure J Bond.
Fields and track			The field and track were upgraded under the Measure J Bond.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/Classrooms	15,537	1960	One of the original buildings on the campus, Building A was renovated several times, most recently in 2005. The building is in good condition, with newer finishes and well designed spaces. The framing and roofing at the mechanical wells at the roof need repair.
Building B - Classrooms	15,560	1960	One of the original buildings on the campus, Building B was renovated several times, most recently in 2005. The building is in good condition, with newer finishes and well designed spaces. The framing and roofing at the mechanical wells at the roof need repair.
Building C - MPR/Classrooms	9,586	1960	One of the original buildings on the campus, Building C was renovated several times, most recently in 2005. The building is in fair condition, but has accessibility defects at the classroom and needs major modernization. The kitchen is in poor condition and needs major modernization.
Building D - Classroom	24,735	2022	The building was constructed under the Measure J Bond. Completed 2022.
Building G - Gymnasium/Classroom	11,390	2022	The building was constructed under the Measure J Bond. Completed 2022.
Building J - Library	4,483	2000	Building J is a newer modular building. The building itself is in fair condition, and a good space for the library. The ceiling and lighting layout make the room feel low. The roof and eaves are in need of repair or replacement.
Total	81,291		
Building - Non-District ESS Building x2			Not in scope.
Storage Containers			To remain

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JUNCTION AVENUE



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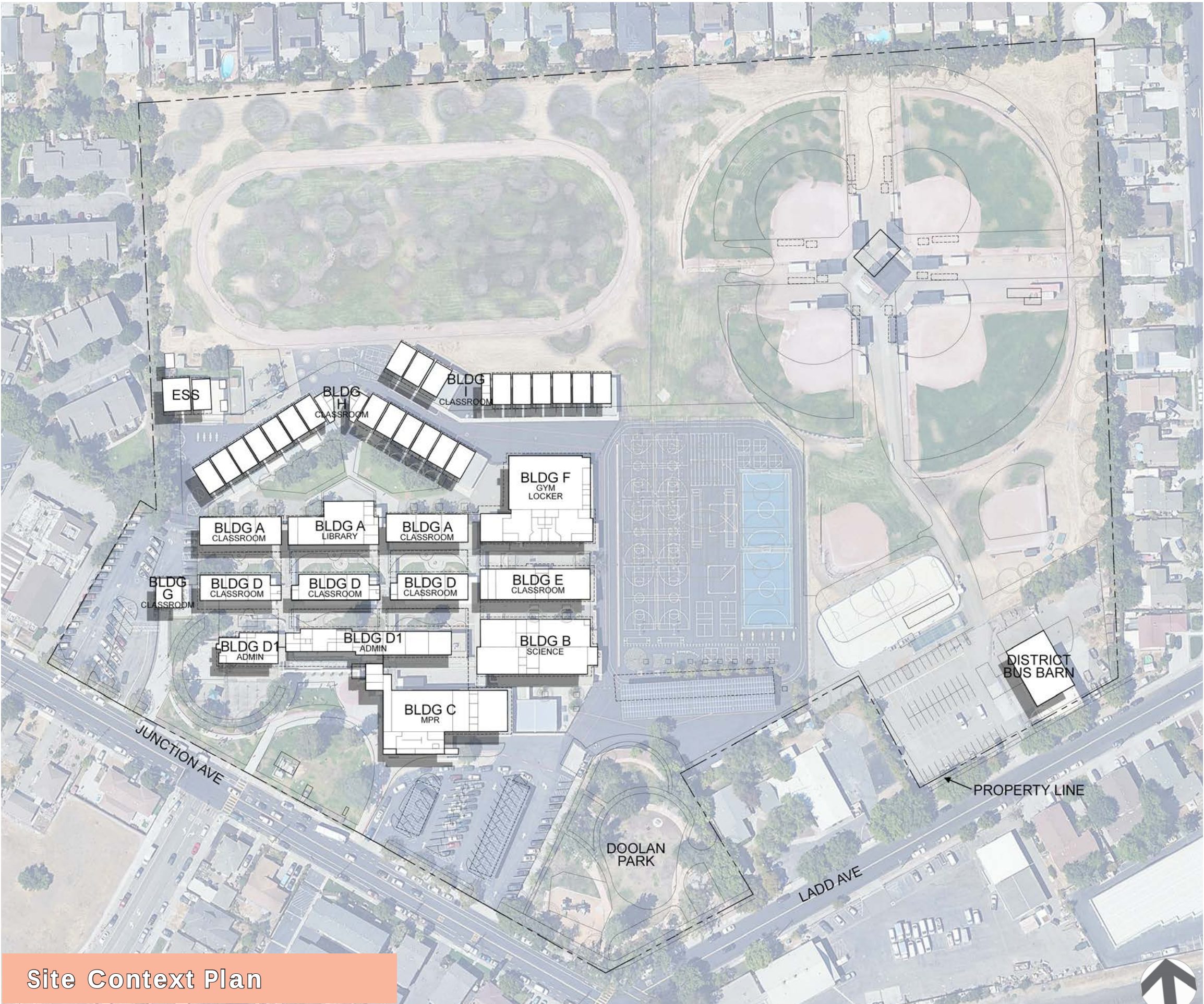
JUNCTION AVENUE

Site Context

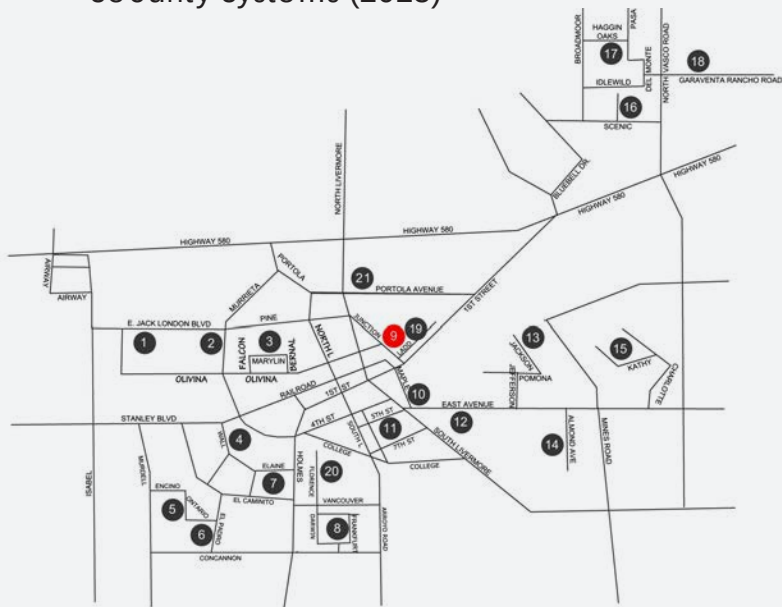
This 27.53 acre TK-8 campus, located at 298 Junction Avenue, is bounded on 3 sides by multi-family residential and single-family homes. The school buildings, parking areas, play areas, and track and field occupy the majority of the site, however, large sections of the property have been developed for other uses including the Livermore Girls Softball Complex, a roller hockey arena, and the District Bus Barn accessed on Ladd Avenue and Doolan Park located at the corner of Junction and Ladd Avenues.

COMPLETED MEASURE J PROJECTS

- Marquee Signs (2018)
- Playground Improvements & ADA Path of Travel Upgrades (2019)
- Data Infrastructure (2019)
- Video & Voice (2020)
- Fire Alarm Upgrades (2022)
- Roofing (2023)
- Asphalt Repair & Blacktop Striping (2023)
- HVAC Replacement at Bldgs. C & D1 (2024)
- Security Systems (2025)



Site Context Plan



Site Observations

The 27.53 acre campus is large and exceeds Department of Education recommendations for a TK-8 campus. One of the first steps in the master planning process has been to identify the extent of the property that is currently being used by the school site, define additional site areas that are needed for both immediate and long-term needs by the school and those that are currently being used for non-school site purposes including the Livermore Girls Softball complex, a roller hockey arena, and Doolan Park.

The campus itself is comprised of numerous permanent structures built in the 1950’s and 1960’s, arranged in finger wings. In addition, there are rows of relocatable classrooms located behind the permanent structures, encroaching on asphalt play areas, and blocking access to the track and field areas. An oversized asphalt play area with multiple basketball courts is located to the east of the Gym building, with limited access to the field at the north of the campus.

There are two separate parking lots and drop-off areas located at either side of the site, separated by a lawn area at the front of the campus. Additional more efficient drop off area is needed. The ESS classrooms are located behind the portables at the far west edge of the site next to the field, which is not ideal for access, drop-off, or parking.

The administration space is centrally located behind the iconic portico structure but is not visible from the main parking lot or the street. The current spaces are poorly configured, undersized and need to be fully remodeled and expanded to improve functionality. The permanent buildings, library, labs, and finger-wing classrooms have the advantage of good volume, ideal solar orientation and large window areas. These buildings will need major modernization including to replace windows and doors and update interior spaces.

The MPR is in fair condition, with the main assembly area and stage being large and well-proportioned with a high volume and large windows. The building is well located at the front of the site. The kitchen itself, which serves as one of the District prep kitchens, is in good condition. See the District kitchen assessment for a complete review. Toilet rooms and support spaces are original to the campus, undersized and need to be remodeled and upgraded to meet current code and standards. The portable classroom buildings located in two rows behind the permanent buildings are poorly sited, have served their useful life and should be removed and replaced.

The finger wing buildings create comfortable covered passageways and green buffers between classrooms and have been partially upgraded to include outdoor learning areas. There is a well-situated outdoor stage and lawn amphitheater behind the library that is well used by the school site however, the area is restricted by portable classrooms. Buildings D and D1 house TK students, but additional classrooms are needed to adequately house the new TK students and to provide integral restrooms for those classes. The kindergarten play yard at the front of the campus, adjacent to kinder classrooms, has new play equipment but is undersized with the addition of TK.

The elementary play area is very small and constricted due to the placement of portables and needs to be expanded, incorporating new play equipment. A large asphalt play yard with numerous basketball courts serves the middle school students. The fields and track are in poor condition and need upgrading. The two parking lots are adequate for daily use although overflow event parking occurs on the blacktop areas. Vehicle circulation including drop-off can be improved.

The campus is not well zoned for the current TK-8 student population or for future growth. Kindergarten and elementary classrooms are well located in permanent classrooms, however, the addition of TK has resulted in some of the kinder spaces being relocated to classrooms not intended for that use.

Elementary classrooms are well located in permanent classrooms, while the densely stacked portable classrooms at the back of the campus locate middle school students far from other educational, science lab and support facilities. Access to field and play areas for all age groups are limited by portable placement. An eastern section of the campus which houses a large solar array is disjointed from the remainder of the campus and is underutilized. Remaining portions of the campus are used by other groups and are not currently needed by the site.



Existing Conditions Plan

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LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
GYM / PE	<div></div>
RESTROOM	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>
REMOVAL OF BUILDING	<div></div>

JUNCTION AVENUE

Vision for Transformation

The vision for the Junction Avenue campus is one that is fully transformational, blending new and original construction, refreshing and rezoning the entire campus, and allowing the excellence that is evident on the inside to be visibly expressed on the outside. This well-loved community centered school campus could possibly grow to house as many as 1,100 students, and the master plan is designed to support and embrace that possibility.

As envisioned in the master plan, a new two-story classroom building will be located at the eastern side of the campus, providing an inspired, learning-centered facility that will anchor this edge of the campus for middle school students. There is space for classrooms to be added if needed for future growth. The new classroom building will front a large outdoor learning center to the south, activating the space below the existing solar array and create a direct connection to the existing science, gym and other classroom buildings and walkways to the west. Iconic imagery, playful building features and indoor/outdoor connectivity will engender pride and a sense of place for this 6-8th grade student population.

The science labs and gymnasium are in good condition but will be refreshed with upgraded finishes, furnishings, and equipment to support teaching and learning.

With the construction of the new classroom building, the portable classrooms located at the back of the site can be removed and the lower grade level finger wings, library and amphitheater will have breathing room and connectivity to an expanded elementary play yard and play equipment. The track and field areas will be readily available for all age groups.

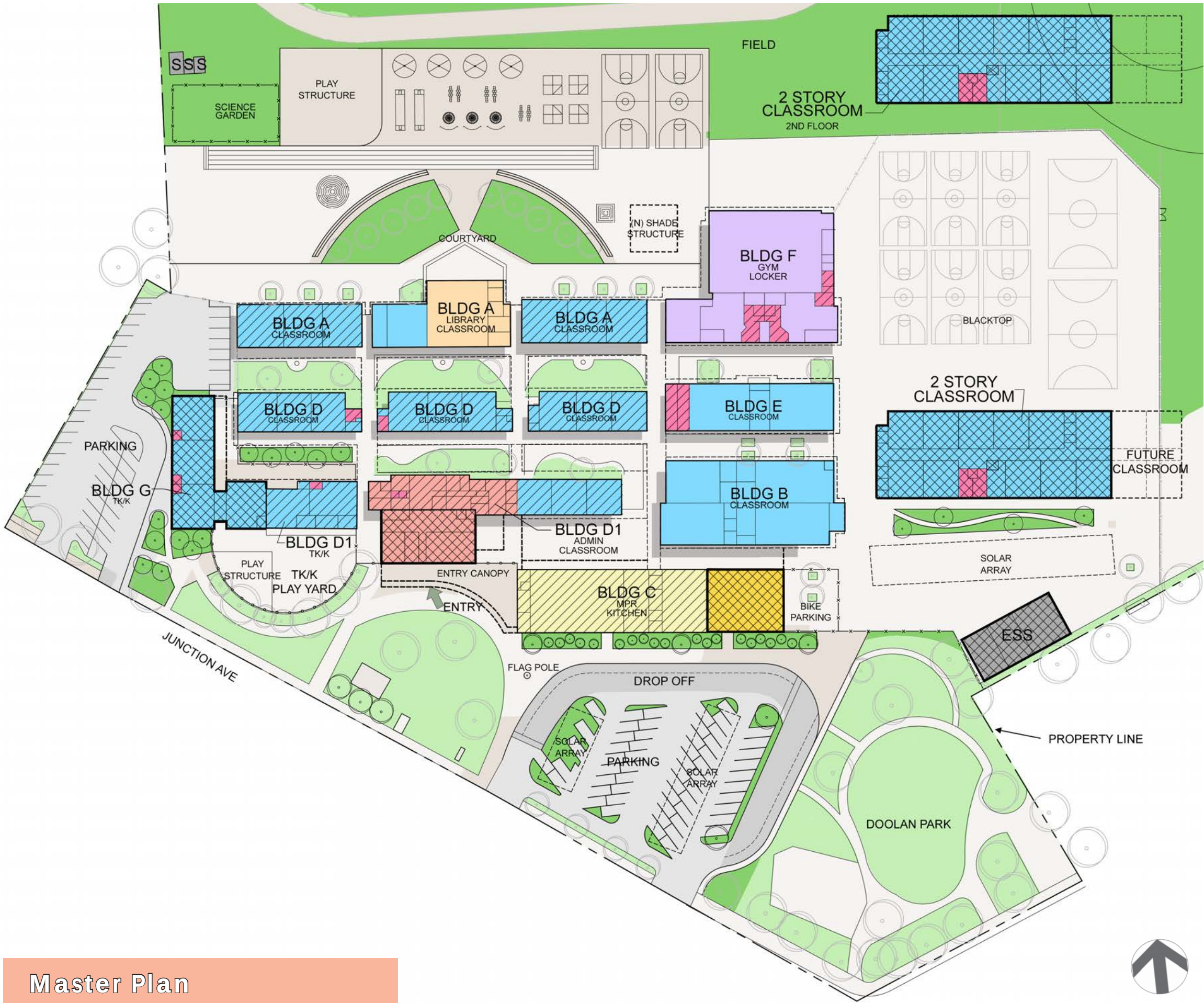
The existing kinder classroom building will be expanded to house TK and K grade level students in appropriately sized rooms. The finger wing classrooms, lab and gymnasium will be refreshed with upgraded systems, finishes, furnishings, and equipment to support innovative teaching. The kinder play yard will be expanded into the existing bike storage that is currently at the front of campus, and bike storage will be moved nearer the 6-8 core for better access for older students.

An expanded administrative space is envisioned to create a warm and welcoming reception/office area at the front of the campus, in front of the portico structure and adjacent to the MPR. Along, with the sculpted entry canopy, this new entry structure will be more visible, welcoming students, families, and community alike.

The drop-off lane will be expanded for better access at the front of the site, and the ESS buildings will be relocated to the east side of campus, near the park, for better access and supervision.

Another important change to the campus will be the expansion of the kitchen at the end of the MPR. This expansion will activate the solar array as a place for students to dine and socialize. This will allow the modernized MPR to become a handsome edge of the campus and backdrop for colorful murals that will be designed to showcase students and community. All the buildings will be painted to create a harmonious whole and new and refreshed landscaping throughout will tie the outdoor spaces together.

As envisioned, the master plan will be implemented in several phases, starting with construction of the new classroom building. This will allow for the campus to remain operational and minimize the need for interim housing. Once the new classroom building is occupied, portables can be used for interim housing during modernization projects. Projects will be sequenced to minimize disruption, be cost effective, and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			

JUNCTION AVENUE

Building Images







Data		
Acreage	27.53 acres	
Program	TK-8	
Capacity Range	800-1,100	

Site Features			Observations
Site entry, drop-off and parking			The main entry to the site is a green courtyard space with mature redwoods with a circular sidewalk providing access to the Administration and MPRs. Access and site lines from the main parking lot on the west side of the campus are blocked by the kitchen addition at the front of the MPR. There are two parking lots and two drop-off areas, one at the east side of the campus adjacent to the MPR which includes two solar panel structures and the second at the far west edge the campus adjacent to kindergarten classrooms. The blacktop adjacent to the east parking lot is used as overflow parking.
Campus quads/outdoor learning spaces/dining/school gardens			There is a dining canopy at the end of the MPR, disconnected from the rest of the campus and a large solar structure with tables and benches located at the edge of the asphalt play yard. There is a well-designed amphitheater at the center of the campus, between Building A and the portable classrooms. There are attractive landscape areas, some with seat walls between the classroom wings that could be enhanced for outdoor learning spaces.
Blacktop areas and play equipment			The existing asphalt area at the west edge of the gym is in good condition. The existing asphalt play area between the buildings and the field at the back of the site is mainly covered by portable classrooms and is in poor condition. There are 2 futsal courts which are very popular and well used. There is a new playground structure at the back of the site. It is behind portables, has poor site access and little adjoining play yard. There is a new playground structure at the front of the site adjacent to the kindergarten classrooms.
Field and track			The field area is in poor condition. There is a fence subdividing the field area from the softball fields. The location of the fence should be adjusted to separate community access from school functions. The track is in poor condition.

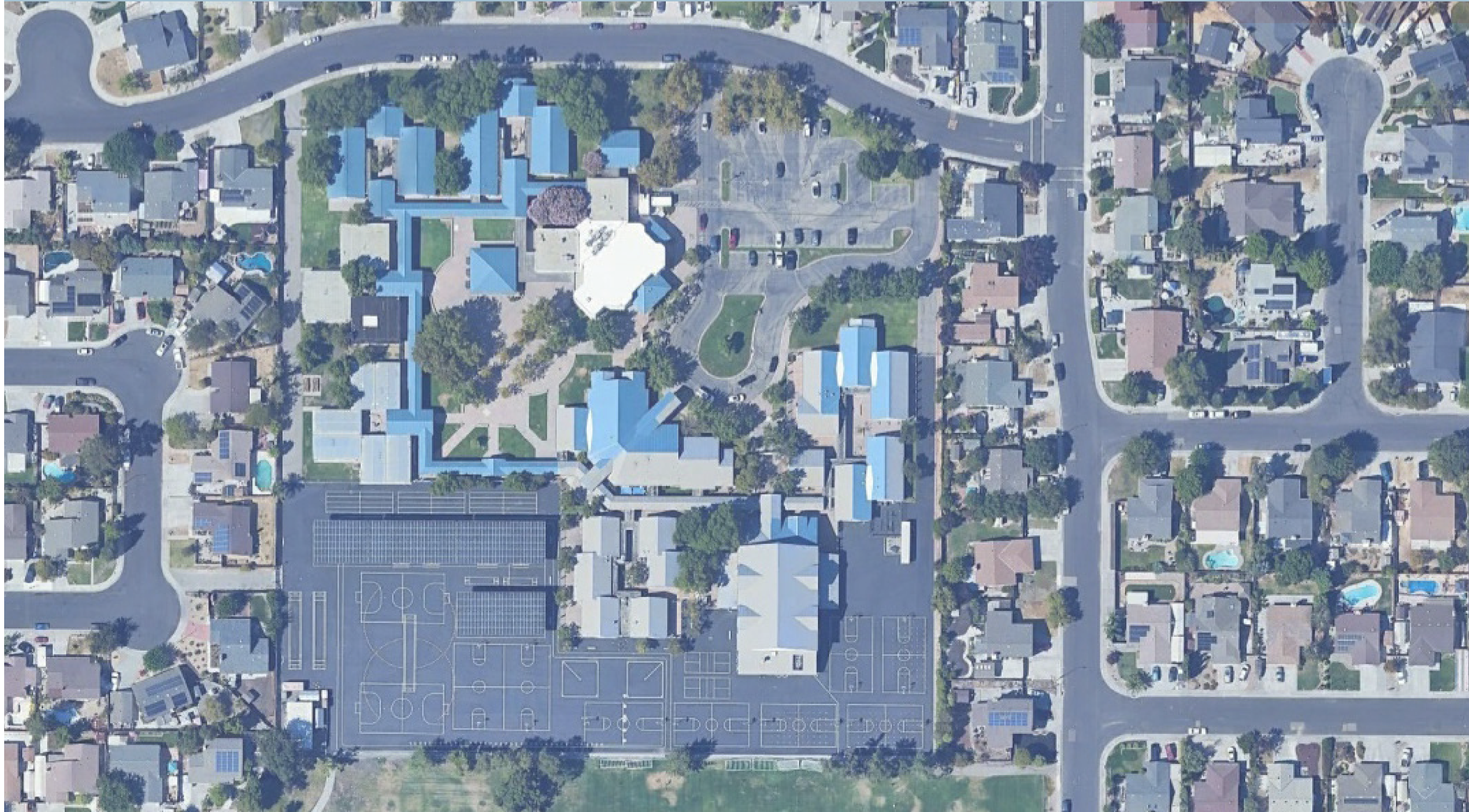
Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Library/Classroom	12,848	1954	Expanded in 1958. Renovated in 1976 Fair condition
Building B - Classrooms	7,545	1954	Renovated in 1996. Fair condition
Building C - MPR	11,081	1950	Expanded in 1954, in fair condition Kitchen addition and renovation in 2001, blocks view to entry from main parking lot HVAC and Fire Alarm replacement 2022
Building D - Classrooms	11,943	1950	Renovated in 1996. Fair condition
Building D1 - Administration/Kinder Classrooms	11,197	1954	Expanded in 1958 Renovated in 1976 Fair condition HVAC and Fire Alarm replacement 2022
Building E - Classrooms	5,188	1954	Renovated in 1976 and again in 1996. Fair condition
Building F - Gymnasium	12,262	1965	Renovated in 1976 and again in 1993. Fair condition
Building G - Portable Classroom Pre-K	963	1964	In fair condition.
Building H - Portable Classrooms	12,960	1994, 2010	In poor condition.
Building I - Portable Classrooms	9,120	1998, 2013	In poor condition.
Total	95,107		
2 ESS Portables			Not in scope
Storage Containers			To remain



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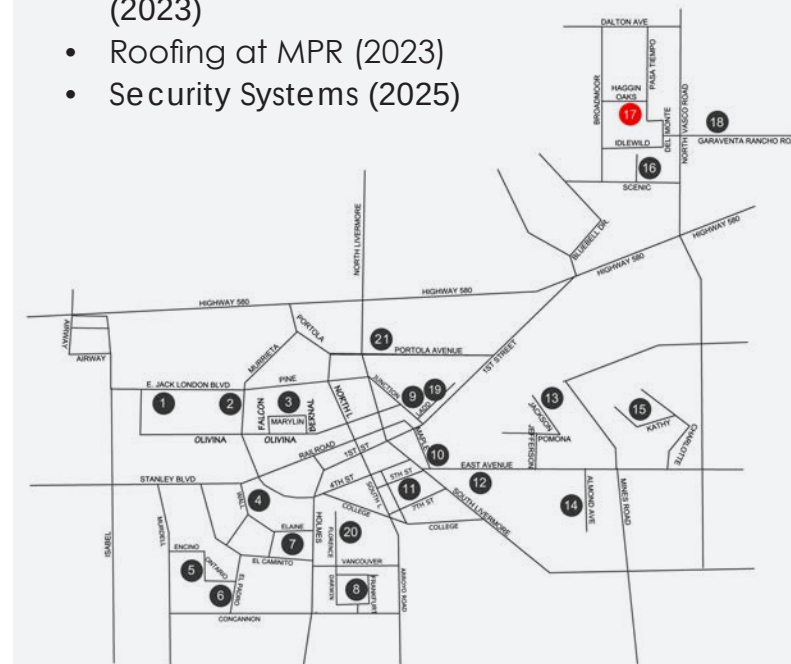
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Site Context

This 10.0 acre, 6-8 campus, located at 5757 Haggin Oaks Avenue, is bounded by residential properties on the east and west sides of the campus and by Christensen Park on the south. The main site access, parking and drop-off is accessed via Haggin Oaks Avenue on the north side of the campus and there is a secondary access point to the campus hardcourt from Shorehaven Circle. The adjoining fields are held in a joint use agreement with LARPD.

COMPLETED MEASURE J PROJECTS

- Data Infrastructure (2019)
- Playground Improvements & ADA Path of Travel (2019)
- Exterior Paint (2020)
- Dry Rot Repair (2020)
- Video & Voice (2020)
- HVAC Replacement (2023)
- Fire Alarm Upgrades (2023)
- Asphalt Repair & Blacktop Striping (2023)
- Roofing at MPR (2023)
- Security Systems (2025)



Site Context Plan

Site Observations

The 10 acre campus is comprised of nine permanent, permanent modular, and portable buildings. Administration Building A and Gymnasium/Locker Building C are permanent structures, Classroom Buildings B, D, G, and H, are modular buildings and Classroom Buildings E and F are portable buildings. These buildings were all constructed in 1992. The oldest building on campus, MPR J, is one of the District’s prototypical MPRs and was originally constructed in 1976.

There is a large landscaped central courtyard in the middle of the site with a permanent dining canopy adjacent to the MPR. The campus has a hardcourt area that wraps the corner of the gym; it is partially covered by two large solar panel arrays. The play field is not within the legal boundary of the District, but the adjacent play field is available through a joint use agreement. There is a secondary access point to the blacktop from Shorehaven Drive and the ESS classrooms, located at the southwest corner of the site, are accessed via street parking and a footpath from Bridgeport Circle.

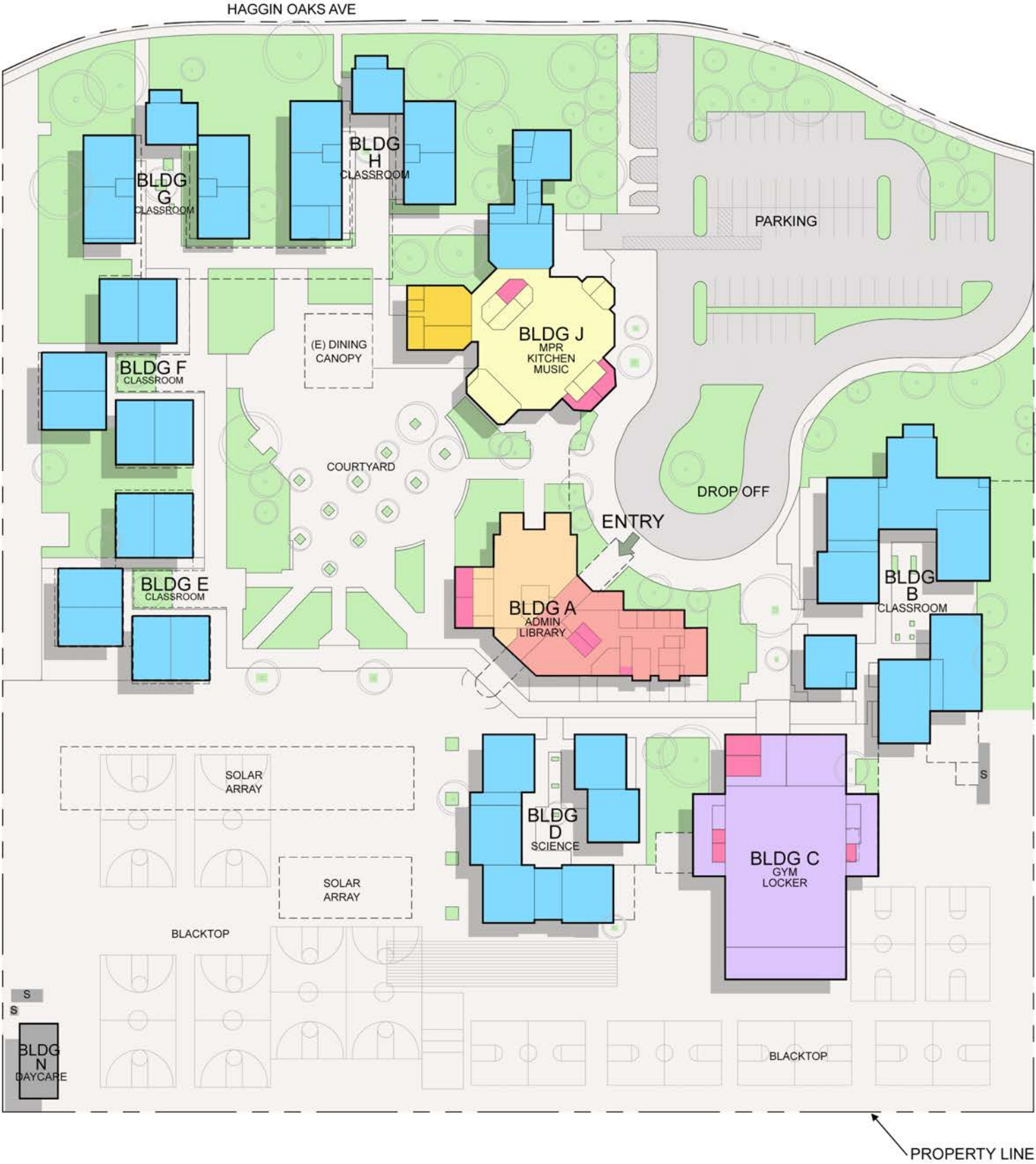
Two of the permanent buildings, A and C, are relatively new and in good condition. They will need minor modernization. The gymnasium is a large, well-equipped space. The adjoining locker rooms are too small, do not function well, and should be expanded or replaced with larger spaces.

The remainder of these buildings require minor modernization. The four modular classroom buildings B, D, G, and H are in good condition and need only minor modernization. Portable Classroom F is in fair condition and needs minor modernization and portable Classroom E is in poor condition and should be removed and replaced to accommodate specialty programs.

MPR Building J is older and needs major modernization. The main MPR space still faces many of the same challenges as it does at other sites, including outdated systems, worn finishes, a lack of natural light, need for accessibility upgrades. The kitchen, which serves as one of three District prep kitchens, is inadequate, in poor condition and problematically located for deliveries It should be replaced or undergo major modernization. The band and choir programs currently located within the former office spaces do not fit well and require major modernization or relocation.

The quad area at the center of the campus is in good condition with a large canopy and shade trees. There are areas of settlement and uneven concrete within the paved areas due to tree roots that will requiring leveling to meet current ADA access requirements. The hardcourt area and the parking and drop-off areas are in good condition.

Existing Conditions



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
KITCHEN	
RESTROOMS	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

Vision for Transformation

The vision for the Christensen campus is one of responsiveness to program needs and minor modernization throughout to enhance this already well laid out and functional site.

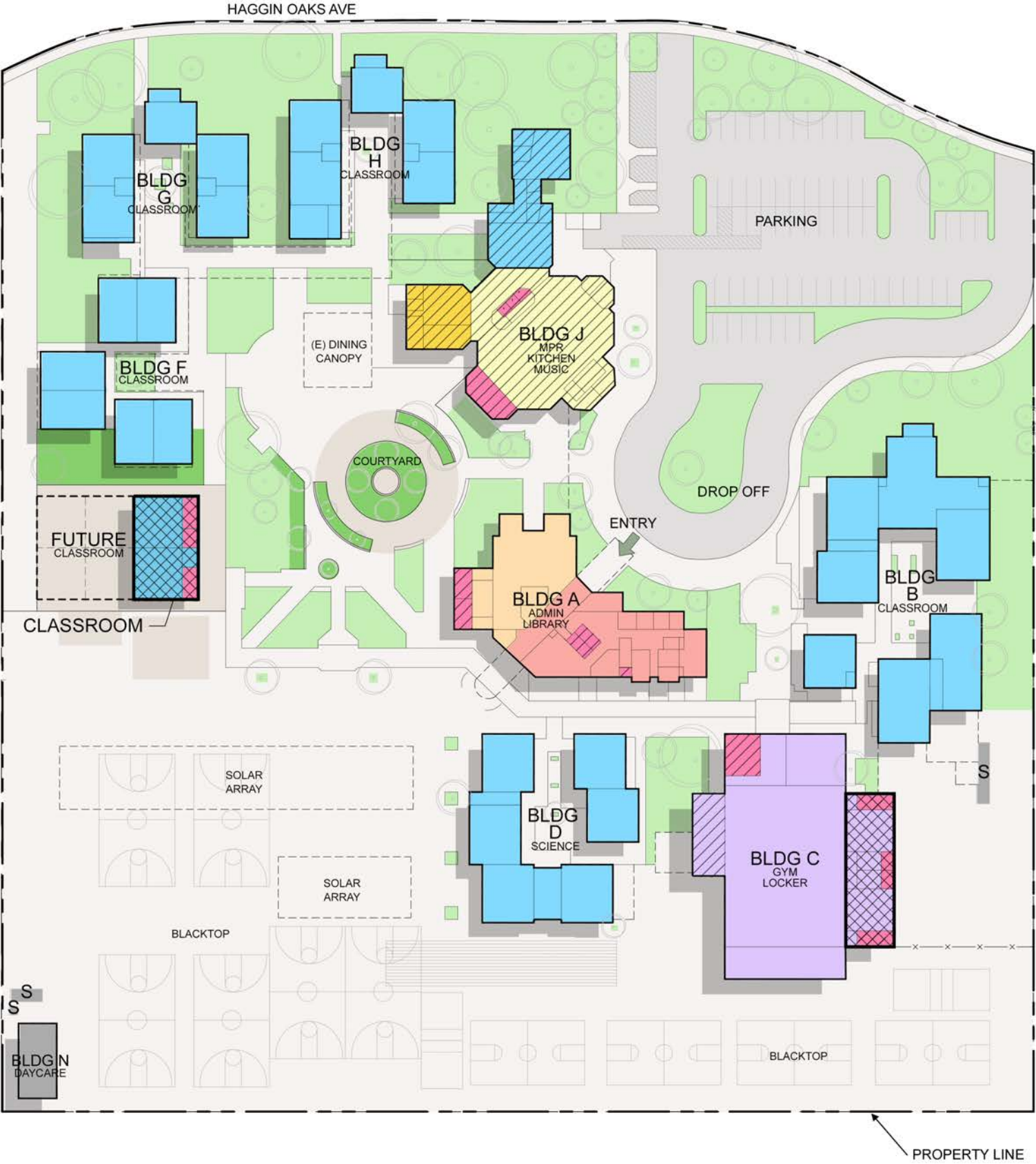
The plan calls for the removal of Building E and replacement in the same location with a new specialty classroom to support a maker space and/or the music program. The MPR Building J will receive a major modernization including new systems, new finishes, accessibility upgrades, new openings for more daylight, and other general improvements. The extent of the modernization is based on not triggering a mandatory seismic upgrade, however cost at the time of construction could still trigger seismic work. A major modernization of the kitchen, including some new components is needed.

At the gymnasium a new, larger boys’ and girls’ locker room addition is planned to provide adequate lockers for students. The current locker room on the west side will receive major modernization for other uses.

Other improvements will include minor modernization for the remaining buildings, corrective work at outdoor courtyards, refreshed landscaping throughout the campus, and major modernization of restrooms.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.

Vision for Transformation



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			



Site Data & Observations

Data		
Acreage	10.0 acres	
Program	6-8	
Capacity Range	800-1000	

Site Features			Observations
Site entry, drop-off and parking			Good condition.
Campus quads/outdoor learning spaces/dining/school gardens			The site structures have been recently painted and the campus has well developed covered walkways, landscaped quads and outdoor seating areas with a large shade structure/dining canopy at the center of the site.
Blacktop areas			In good condition.
Fields and track			Field not within legal boundary of District.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Admin/Library	11,588	1992	Generally in good condition. Toilet rooms need ADA upgrades.
Building B - Classrooms	11,833	1992	Classrooms in fair condition.
Building C - Gymnasium	13,743	1992	Gymnasium is in good condition and well sized for the campus. The locker rooms are too small to accommodate a standard class size and are dark, crowded and poorly ventilated.
Building D - Classrooms	8,034	1992	Buildings in good condition.
Building E - Portable Classroom	5,760	1992	Older portables, originally installed in 1992. Buildings in poor condition, with evidence of settling at foundations.
Building F - Portable Classrooms	5,760	1992	Older portables, originally installed in 1992. Buildings in fair condition.
Building G - Classrooms	6,075	1992	Buildings in good condition.
Building H - Classrooms	9,686	1992	Buildings in good condition.
Building J - MPR/ Classrooms	12,674	1992	Renovated in 2000, MPR space is in good condition, but attached wing used for music program is poorly configured for the use and has inadequate storage. Kitchen is a District prep kitchen and is undersized.
Total	85,153	1976	
Building N - Daycare			Not in scope.
Storage Containers			To remain

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EAST AVENUE

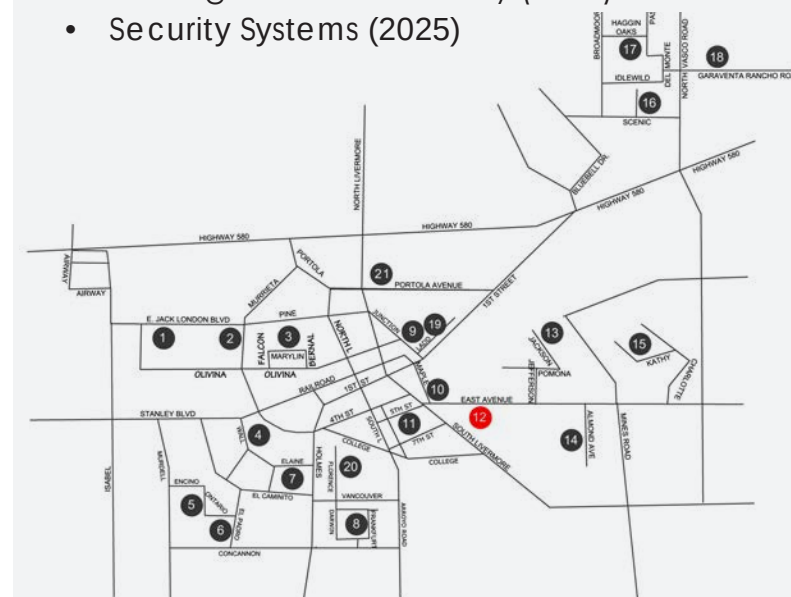


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Site Context

COMPLETED MEASURE J PROJECTS

- Data Infrastructure (2019)
- Video & Voice (2020)
- Major modernization of Buildings A & B (2023)
- Construction of Exercise Building P (2023)
- Construction of Classroom Building O (2023)
- Removal of 3 Portable Classroom Buildings (2023)
- New Student Quad & Expansion of Hardcourt (2023)
- New Site Utilities & Upgraded Site Infrastructure (2023)
- Parking Lot & Drop-Off Upgrades (2023)
- Roofing at Music & Library (2023)
- Security Systems (2025)



Site Context Plan

Site Observations

The 10.35 acre campus is relatively narrow and deep with the field taking up nearly half of the back of the campus. The site has undergone a major rebuilding program and is comprised of numerous permanent structures built in the 1950’s and 1970’s and one new structure - Classroom Building O completed in 2021. Administration Building A and Classroom Building B are permanent structures, built in 1955 with major modernization in 2023. Building G, the MPR/ Kitchen was constructed in 1956. Classroom Building F was constructed in 1956, and the Locker Building H was constructed in 1968. The large permanent Library/Music/ Classroom Building K and Gymnasium Building J were both added to the campus in 1976. Modular exercise Building was installed in 2019.

Three classroom buildings were removed as a part of the Measure J bond program, and a new quad and expanded hardcourt were constructed in their place. The large field and track located at the back of the campus, and the parking lot and drop-off areas located at the front of the campus were renovated in 2023. There is a smaller parking lot along the eastern edge of the site.

The permanent Administration Building A and Classroom Building B were modernized under the Measure J bond. Science Classroom Building F is in poor condition and should be replaced. MPR/Kitchen Building G is in poor condition and needs major modernization, including the removal of an unused stage and original music room risers. The kitchen is undersized and needs to be replaced with a new kitchen in a new location adjacent to the student quad.

The Locker Room Building H is in fair condition but is poorly placed in relationship to the new academic quad and gymnasium. The Gymnasium Building J is in poor condition and is too small, with toilet rooms at the end of the building that are poorly located. Building P is behind the gym and has two underused portable classrooms attached that block access from the Gym to the field. Buildings H, J, and P should be replaced within a single structure that is better placed to support the instructional program.

Building K is a large building with good volume, housing a spacious library, large music classroom and standard classrooms. The building is in fair condition and requires a major modernization. Constructed under Measure J, Buildings O is new. The project included an expanded hardcourt and a new student quad in the center of campus.



Existing Conditions Plan

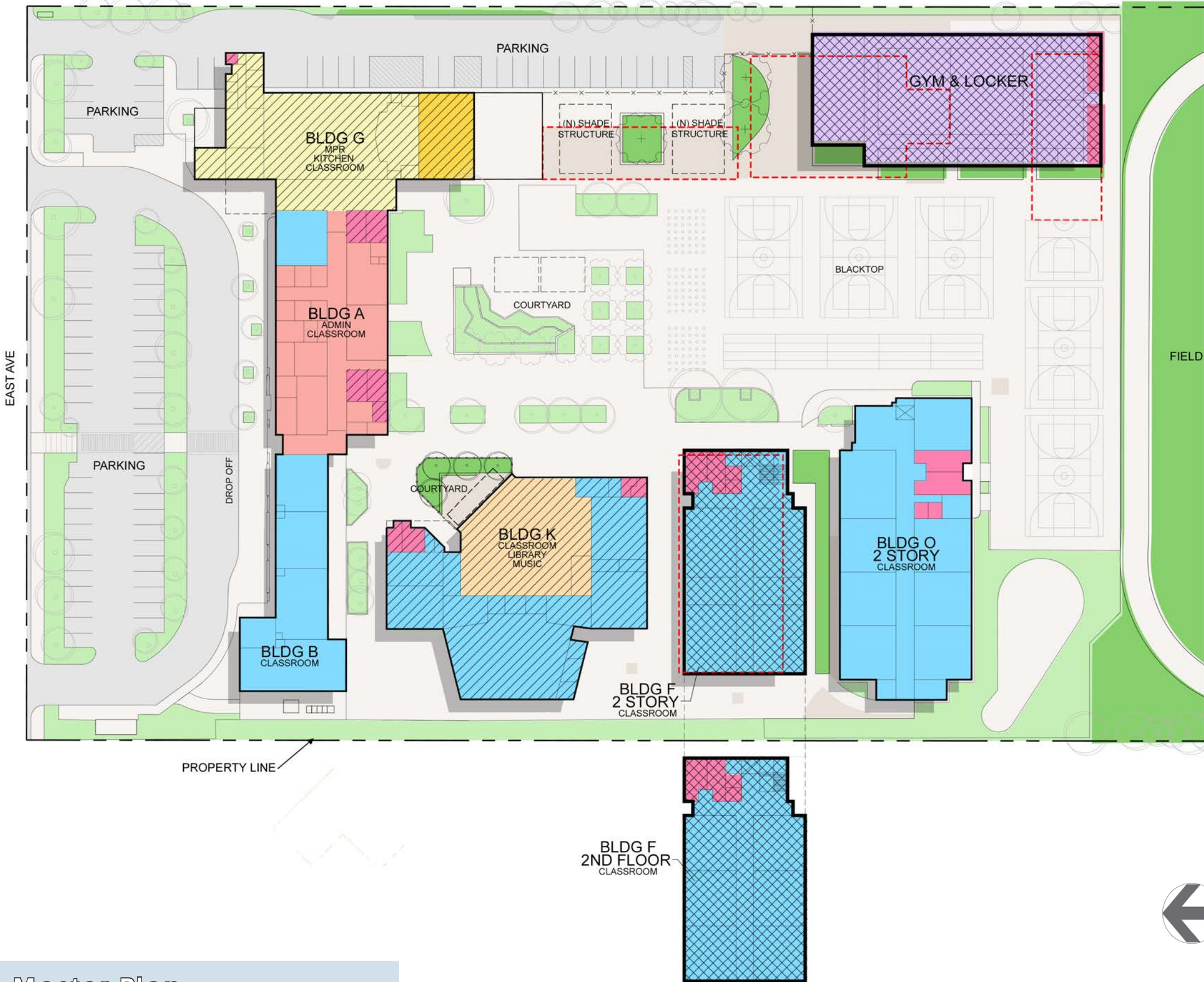
Vision for Transformation

The vision for the East Avenue campus is one that will complete the full site transformation following the initial Measure J project work. The master plan will continue the concept of blending new construction with old, centered on the organizing central quad and the refreshing and rezoning of the entire campus. This work will create a unified campus where original buildings are consistent with new construction.

As envisioned in the master plan, existing buildings will be modernized to create revitalized dining facilities with an emphasis on indoor/outdoor connections. A new state-of-the art science lab and classroom building will replace the outdated building F and the remaining portable buildings on site, as well as accommodate future expansion if necessary.

The outdated, undersized gymnasium and locker room buildings and exercise portables will be replaced with a right-sized building including storage and support spaces located adjacent to the field and sports court areas, maximizing space at the central quad. Lastly, the field and track will be reconstructed to support PE programs. The completion of the master plan projects will accomplish the vision of transforming a worn and dated campus into a source of pride and new identity for the school.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			

EAST AVENUE

Site Data & Observations

Data		
Acreage	10.35 acres	
Program	6-8	
Capacity Range	800-1,000	

Site Features			Observations
Site entry, drop-off and parking			Site has been upgraded under the Measure J Bond.
Campus quads/outdoor learning spaces/dining/school gardens			Campus outdoor quads and learning areas have been upgraded under the Measure J Bond.
Blacktop areas			Blacktop area has been upgraded under the Measure J Bond completed in 2023
Fields and track			In poor condition.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration	9,667	1955	The building was updated under the Measure J Bond completed in 2023.
Building B - Classrooms	5,754	1955	The building was updated under the Measure J Bond completed in 2023.
Building F - Science classrooms	7,500	1956	Renovated most recently in 1999, the building is in fair condition. Outdated science classrooms.
Building G - MPR	8,046	1956	Renovated in 2008, the building is in fair condition and requires major modernization including removal of the stage and the relocation of the kitchen.
Building H - Lockers	3,390	1968	Partially renovated in 1996, the building is in fair condition.
Building J - Gymnasium	7,091	1976	The building is in poor condition and is undersized.
Building K - Library/Administration/ Classroom	14,509	1976	Renovated in 2008, the building is in fair condition.
Building O - Classrooms	25,092	2021	New building was constructed under the Measure J Bond.
Building P - Exercise and Portable Classrooms	2,976	2021	New building was constructed under the Measure J Bond.
Total	84,025		
Storage Containers			To remain

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WILLIAM MENDENHALL



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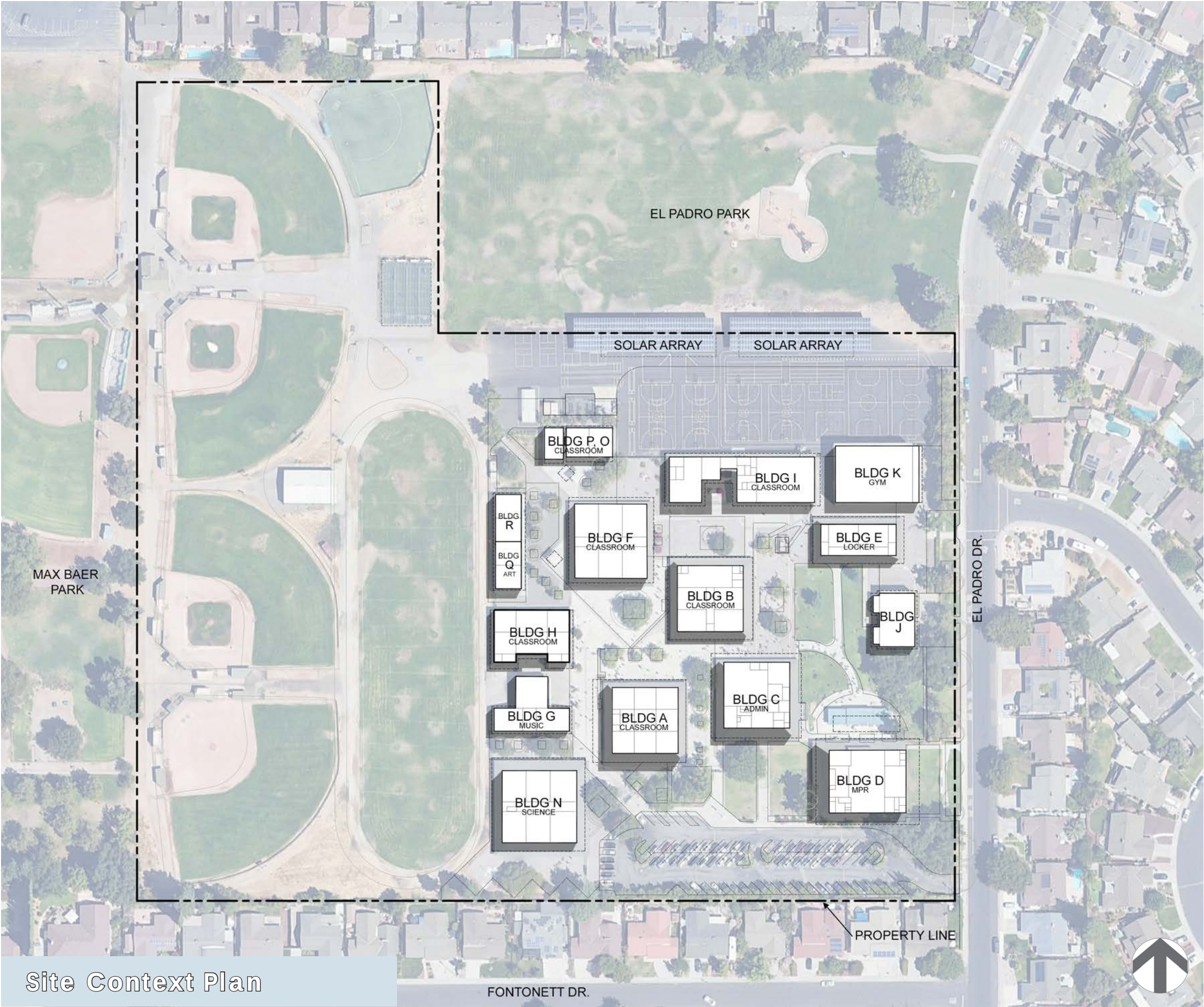
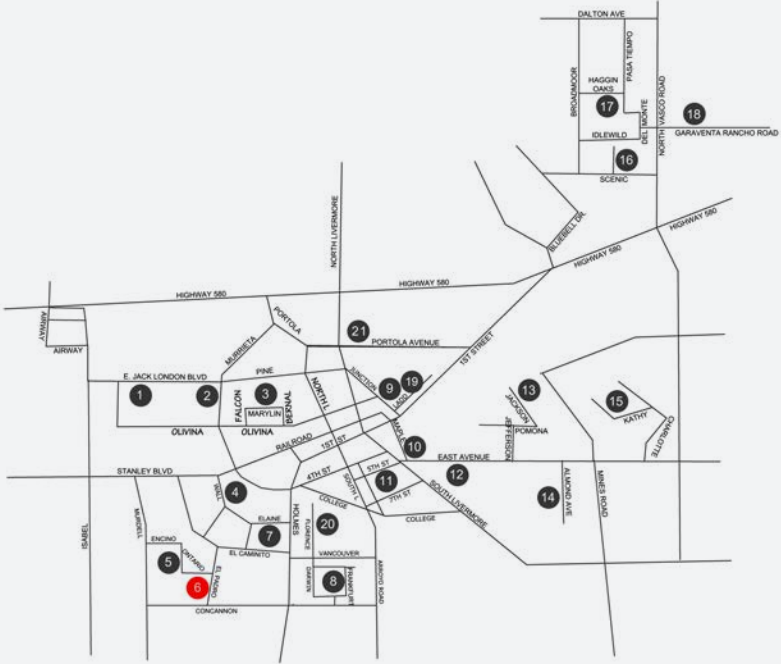
WILLIAM MENDENHALL

Site Context

This 20.09 acre, 6-8 campus, located at 1701 El Padro Drive. The L-shaped campus is bounded by El Padro Park on the north, El Padro Drive on the east and by residential properties on the south. The western portion of the property includes the field and track and four of the baseball fields that are a portion of the larger Max Baer Park and are not used by the district. The main site access, parking and drop-off is accessed via El Padro Drive and located along the southern edge of the property.

COMPLETED MEASURE J PROJECTS

- Exterior paint (2019)
- MDF Cooling System (2019)
- Data Infrastructure (2019)
- Video & Voice (2020)
- Asphalt Repair & Blacktop Striping (2023)
- Security Systems (2025)



Site Context Plan

Site Observations

The 20.09 acre campus is comprised of sixteen buildings of various typology and age, constructed between 1965 and 2002. Classroom Buildings A, B and F are permanent pod-style buildings, constructed in 1965. Administration/Library Building C, MPR D and Locker Room Building E are permanent building, constructed in 1965. Music Classroom Building G, Classroom Building H, Shop Building I, Exercise Building J are all permanent structures added to the campus in 1971. The Gymnasium Building K was constructed in 1987, and Classroom Building N was constructed in the early 2000s. The remaining classroom buildings are portables; Building O was installed in 1995, Building P in 1999 and Buildings Q and R in 2002.

The campus is composed mainly of pod-type permanent structures with open landscape buffers or paved courts between the buildings. The front of the campus has expansive lawn areas with a park-like feel. The center of the campus is paved with large expanses of concrete and asphalt quads and passageways. An undersized dining canopy is located on the north side of the MPR. The linear hardcourt area is located behind the gym and shops building; solar panels are located on the edge of the hardcourt. The field and track are located on the western edge of the campus, between classroom buildings and developed baseball fields which are not used by the campus.

The parking lot and drop-off are located at the southern edge of the campus, accessed by a single drive on El Padro Drive. This parking area is designated for staff only and not used for student drop-off. The admin entry to the site is located off this parking lot, in the center of the campus.

Classroom Buildings A, B and F are permanent pod-style buildings, constructed in 1965 and renovated in 2003. They are in good condition but require minor modernization. Administration/Library Building C is also in good condition, with a high-volume library space, however it needs major modernization to update building systems. In order to create a direct entry to the site that faces the street, the Administration offices will require major remodeling to reorganize the layout. MPR Building D is an iconic structure with character, well located on the site. The building is undersized as currently configured with a stage and variety of support spaces. The kitchen is outdated. The building should receive major modernization including the updating of the kitchen.

The Locker Room Building E is in fair condition. New lockers should be installed, and minor modernization is needed. Music Classroom Building G and Classroom Building H, located next to the track, are in fair condition but are due for an upgrade – a major modernization is needed. Shop Building I is in poor condition and major modernization is needed. The shop space should be upgraded to meet current and future program requirements.

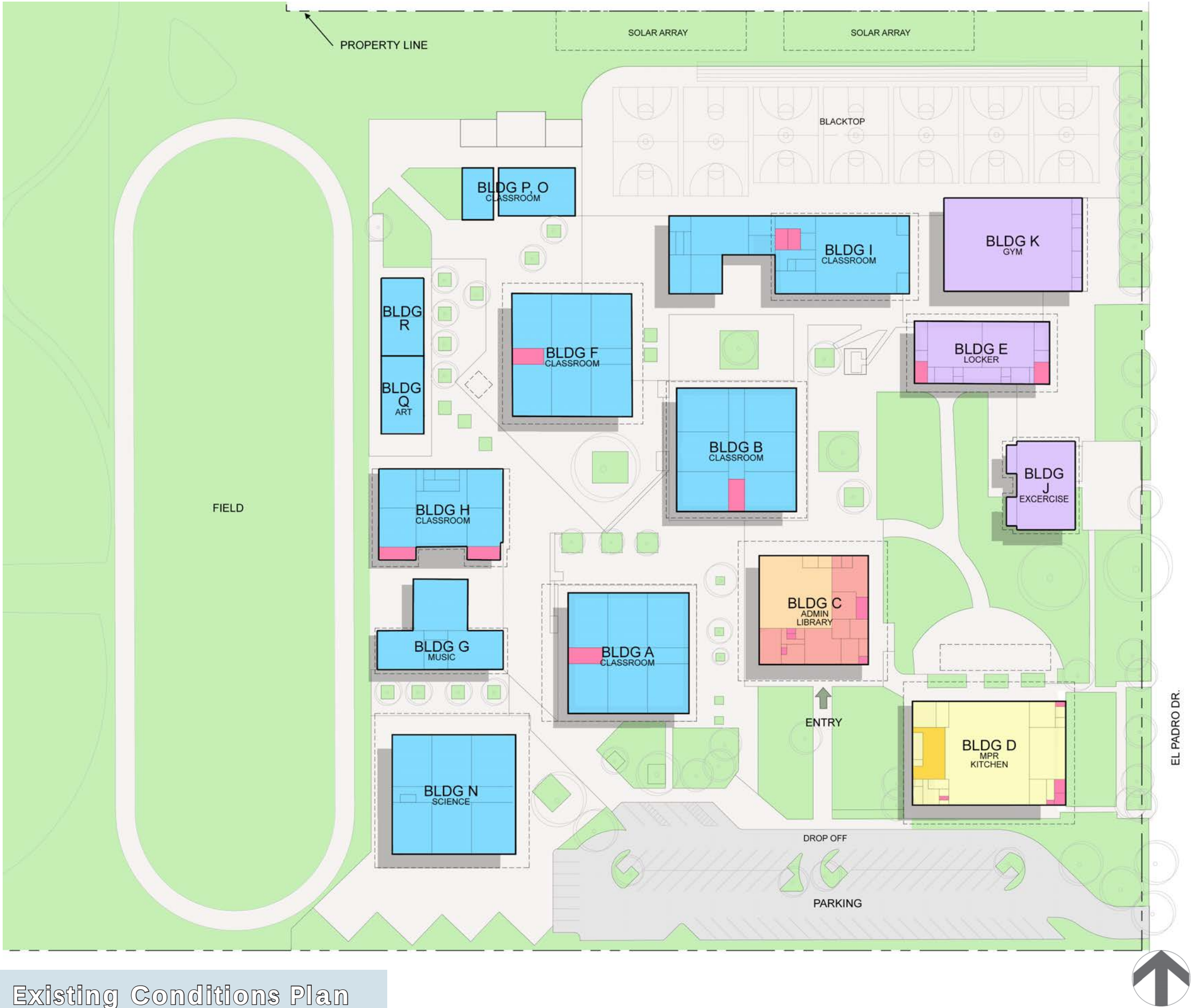
The west portion of Building I is poorly configured and should be removed to allow for better connection to the site.

Exercise Building J is in fair condition and has no heat or ventilation. This building should be removed and replaced to better access the Gym and hardcourt areas. Gymnasium Building K is in fair condition, needs major modernization. Classroom Building N is newer, in good condition, and needs minor modernization. Classroom Buildings O, P, Q and R, are all in poor condition and should be removed and replaced with a permanent new classroom building.

The lawn areas and mature landscaping at the front of the campus are in good condition and need a refresh to allow access directly to the main office from the new student drop-off area and street. The quad areas at the center of the campus are in fair to poor condition and need to be modified to correct settlement and slope issues to comply with ADA code. The landscape needs a refresh and new planting areas can be employed to address grade changes. The hardcourt area is in good condition and can be adjusted with the removal of classroom buildings while the track and field are in poor condition and need major modernization. The parking area is in good condition but the single driveway creates a traffic flow issue.

WILLIAM
MENDENHALL

Existing Conditions



Existing Conditions Plan

Vision for Transformation

The vision for the Mendenhall campus is one of strengthening the iconic pod style campus by retaining most of the structures and quads while being responsive to program needs.

The MPR will receive major modernization while retaining the architectural character of this high-volume space. With the removal of the unused stage and support spaces, the seating area can be expanded to increase dining capacity. New openings should be added to the north side of the building to create a stronger connection to the outdoor dining plaza, and a new, larger dining canopy should be added to an expanded plaza.

Library and Classroom buildings will receive major modernization including updating building systems and creating better connections to the site. Adjoining quads will be refreshed and re-landscaped to make them more usable. In order to create a direct entry to the site that faces the street and student drop-off area, the Administration offices will receive major modernization to reorganize the layout and orient the main entry towards the street and new visitor parking. Portable buildings P, O, R, and Q are in poor condition and are poorly located. They will be removed and replaced with a new 2-story permanent classroom building at the core of the campus, linking them to a quad. This building will allow for future expansion if needed.

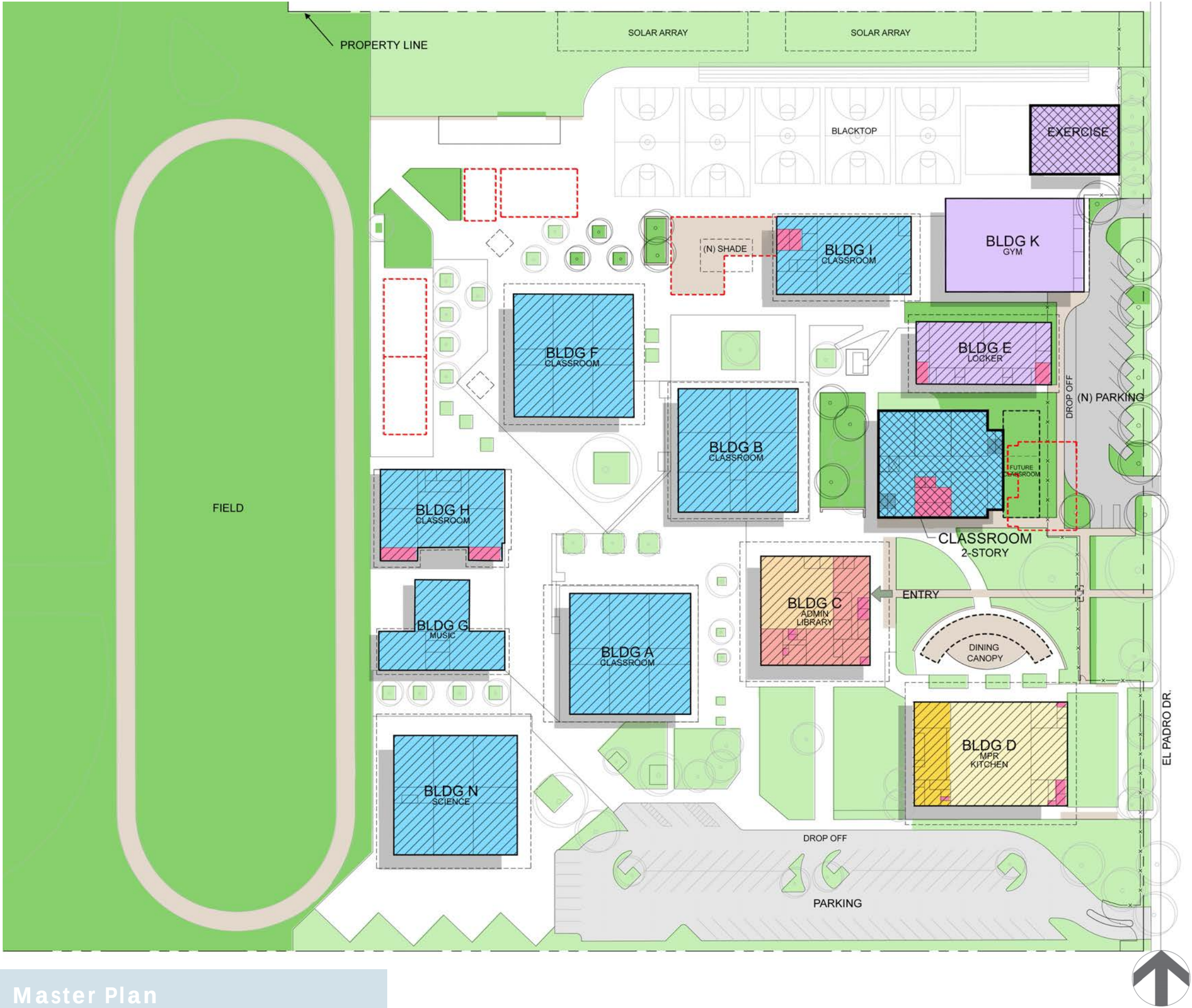
A new, updated Exercise building will be placed at the east end of the hardcourt, which will provide a stronger campus edge and better access to the Gym and hardcourt area. The Locker Room Building E will receive major modernization. Outdoor PE areas will be upgraded including a complete renewal of the field and track.

A new parking area for visitors will be located along El Padro. This will give access to the new entry, improve campus drop-off, and allow the main parking lot to be closed during the day for better campus security. All existing buildings on the site require replacement of HVAC systems and major modernization of the existing toilet rooms.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.

WILLIAM
MENDENHALL

Vision for Transformation



Master Plan

LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
REMOVAL OF BUILDING			
FUTURE			

WILLIAM MENDENHALL

Site Data & Observations

Data		
Acreage	20.09	
Program	6-8	
Capacity Range	800-1,000	

Site Features			Observations
Site entry, drop-off and parking			Site entry and parking are in generally good condition. Drop off is not used because of the constrained driveway, and parking is sufficient for site staff. Entry plaza is a large grassy space with mature trees and a park-like feel. Existing mechanical units for the MPR are in front of the school.
Campus quads/outdoor learning spaces/dining/school gardens			The interior of campus consists of a series of green courtyard spaces with mature trees connecting the pod buildings towards the front of the campus, transitioning to a large area of asphalt paving at the back. The MPR lacks a covered area large enough for outdoor dining. There are path of travel issues throughout the site, notably in front of Building I.
Blacktop areas			Limited blacktop area used for basketball courts at the north edge of the campus.
Fields and track			Track and field are in poor condition and have limited connectivity to the site. Adjacent ball fields are used by the city for softball and baseball. District solar panels are installed along the edge of the adjacent park, which is open to the site.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Classrooms	8,309	1965	Most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building B - Classrooms	8,309	1965	Most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building C - Admin/Library	8,309	1965	Modernized in 1971. The building is in good condition, but in need of a refresh.
Building D - MPR	9,160	1965	Building is in fair condition but it is undersized for the student population and outdated. The stage is not used for performance, assemblies take place in the Gymnasium.
Building E - Locker Rooms	4,827	1965	The locker rooms are in poor condition and undersized for the student population.
Building F - Classrooms	8,309	1965	Most recently modernized in 2003. Building is in good condition. Classroom ceilings are low at exterior walls.
Building G - Music Classrooms	4,469	1971	The building is in fair condition.
Building H - Classrooms	5,969	1971	The building is in fair condition.
Building I - Classrooms	8,998	1971	The building is in fair condition. Traditional Wood shop program occupies large space, needs ventilation upgrades to support the equipment. Space could transition to incorporate maker space or other 3-D art program.
Building J - Exercise Room	3,313	1971	The building is in fair condition. Needs improved air circulation.
Building K - Gymnasium	7,416	1987	Most recently renovated in 2013. Building is in fair condition but needs a refresh.
Building N - Science Classrooms	8,500	2002	The newest building on campus. Building is in good condition.
Building O - Portable Classrooms	2,160	1995	Building is in poor condition and is not well placed on the site.
Building P - Portable Classroom	960	1999	Building is in poor condition and is not well placed on the site.
Building Q - Portable Art Classroom	1,920	2002	Building is in poor condition. The floors are springy and the location blocks access and site lines to the track and field.
Building R - Portable Classroom	1,920	2002	Building is in poor condition. The floors are springy and the location blocks access and site lines to the track and field.
Total	92,848		
Storage Containers			To remain

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SPECIALTY CAMPUSES



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ARROYO MOCHO



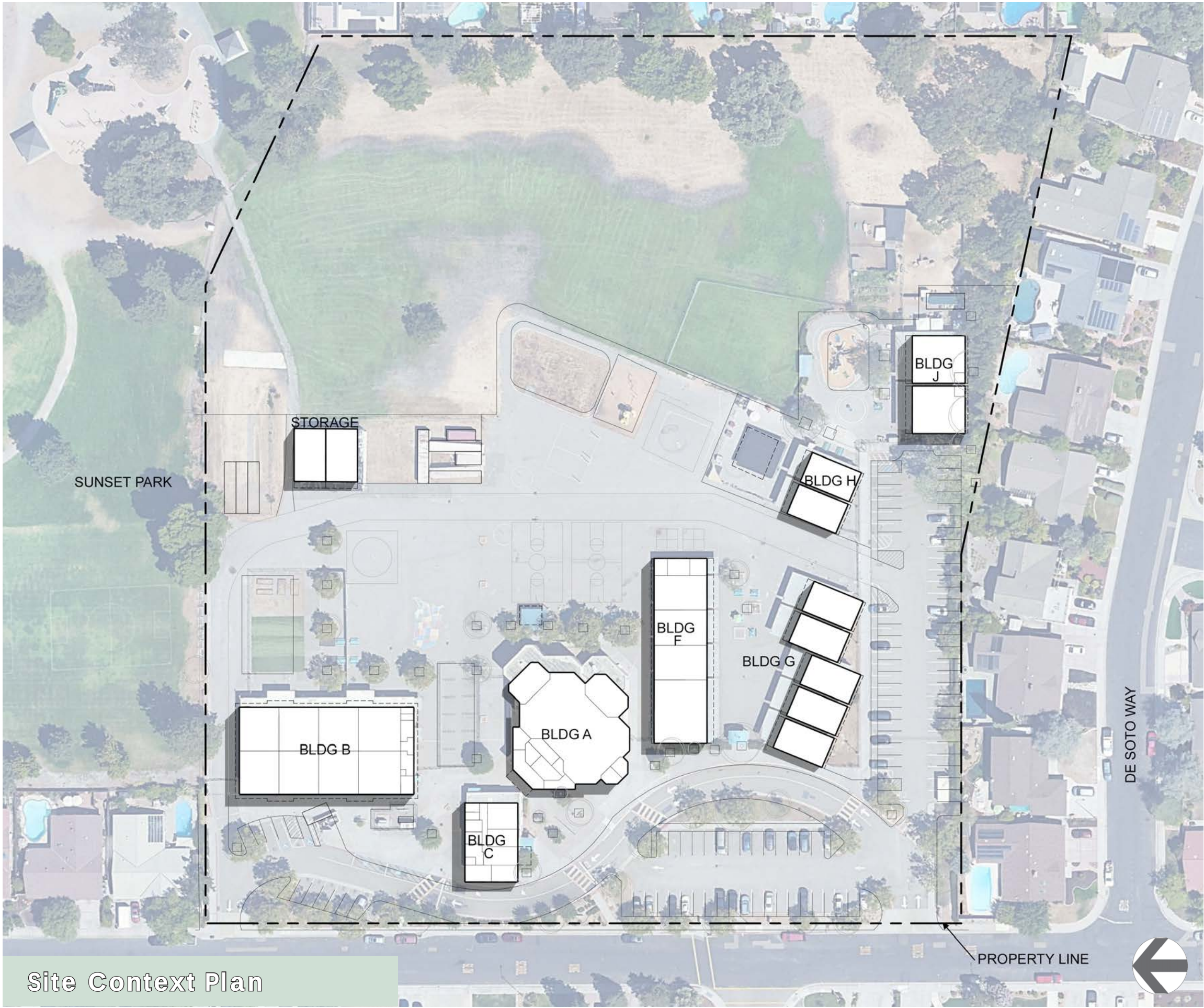
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Site Context

This 8.83 acre campus, located at 1040 Florence Road, is bounded by Florence Road on the west, Sunset Park on the north, and by residential properties on south and east. The main site entrance, drop-off lanes and parking lots are accessed from Florence Road. There is a pedestrian access pathway to Sunset Park at the back of the site.

COMPLETED MEASURE J PROJECTS

- None



Site Context Plan



Site Observations

The 8.83 acre campus is comprised of seven buildings of varying age, typology and condition. The MPR is original to the campus, one of the District’s prototypical permanent MPR structures constructed in 1976. Modular Classroom Building B was installed in 1971 and Modular Building C was installed in 1997. Portable Classroom Buildings F, G, H and J were installed in 2000.

There is a hardcourt area adjacent to the MPR and Building B. There is a linear quad area between Buildings F and G a separate kindergarten play yard next to Buildings H and J. There is a small shade structure at the edge of the hardcourt next to the MPR and an entry plaza adjacent to Administration Building C.

A long curvilinear drop-off lane is located at the front of the campus and with two associated parking lots and a large parking lot at the southern edge of the campus.

The campus is not being used for classroom instruction by the District, but has limited use for District programs and storage. The site is currently being utilized by outside service providers, specifically a private daycare.

The MPR A is in poor condition including the kitchen area. Unlike similar buildings, it does not have administrative or library wings. These functions are provided in Building C, which is in good condition. Modular Building B is in poor condition.

The rest of the buildings are portable classrooms, in poor condition. The outdoor areas, blacktop, quads and parking areas are in fair to poor condition. The site is not well laid out and the plan is not cohesive. If the campus were to be reopened as an elementary school, the recommendation is that all buildings and site improvements be removed and replaced.

Existing Conditions



Existing Conditions Plan

ARROYO MOCHO

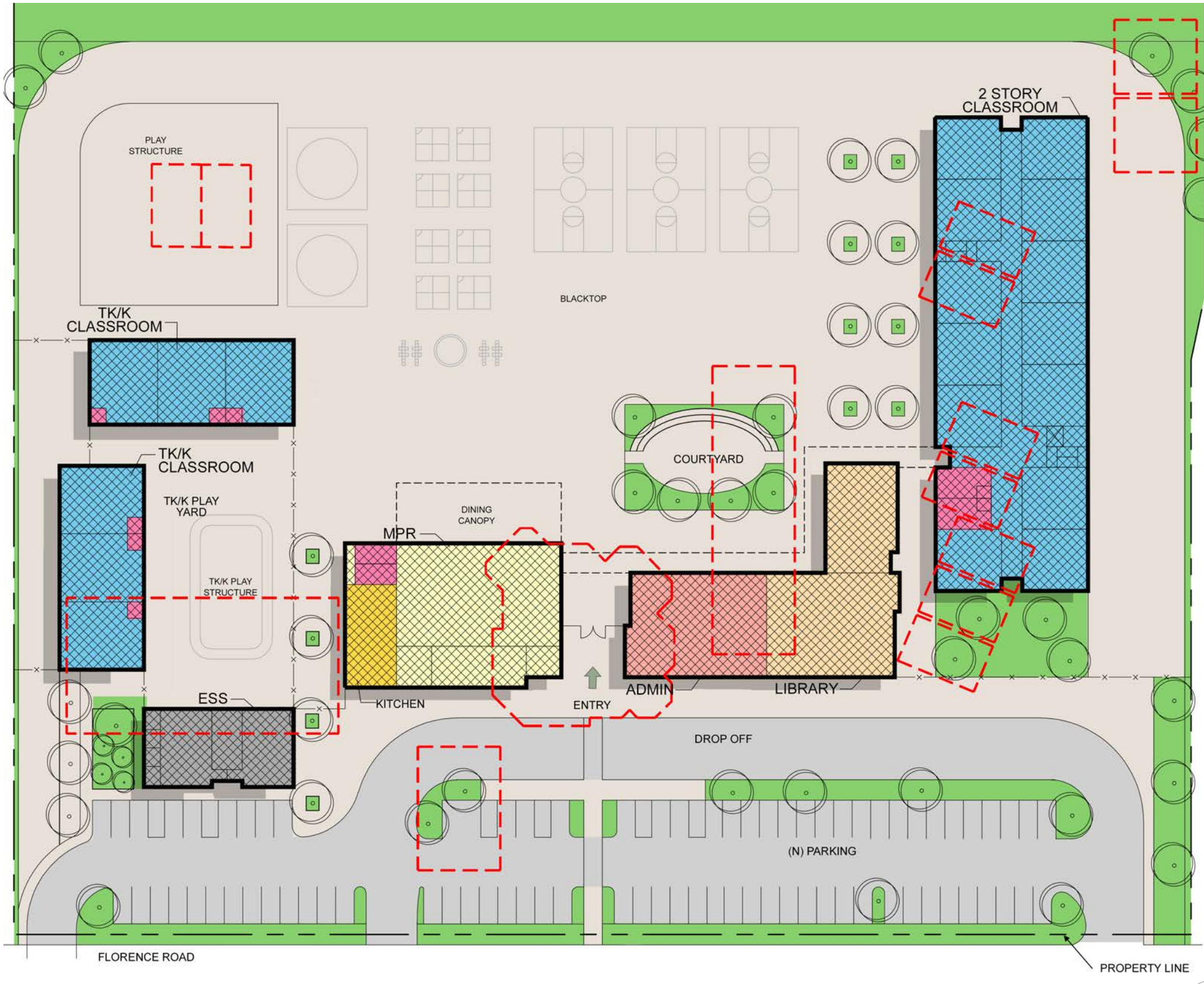
Vision for Transformation

The vision for the Arroyo Mocho is one of total replacement and renewal if the campus were to be used as an elementary school again.

Like the transformative work proposed for Rancho Las Positas, the campus would be given new Administrative/Library and MPR structures located at the front of the campus, forming a welcoming gateway to a rebuilt campus. Student-centered classroom buildings, including a two-story structure and a one-story TK/K complex are envisioned, each supported by outdoor courtyards, quads, hardcourt areas and an upgraded field.

New work would include upgrading all site utilities and infrastructure. Parking and drop-off would be refreshed.

As envisioned, the master plan could be implemented as one phase of construction or multiple phases to meet student population requirements. The project will be sequenced to align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
KITCHEN			
RESTROOMS			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
REMOVAL OF BUILDING			

ARROYO MOCHO

Site Data and Observations

Data		
Acreage	8.92 acres	
Program	Non-District classroom use	

Site Features	Square Footage		Observations
Site entry, drop-off and parking			There are multiple parking areas connected by an awkward, curvilinear drop-off. In fair condition.
Campus quads/outdoor learning spaces/dining/school gardens			Small outdoor spaces are located across the site, in poor condition with no accessible path of travel. Minimal shade structures.
Blacktop areas and Play Equipment			In poor condition, in need of repair and path of travel upgrades.
Fields area			Field in poor condition.

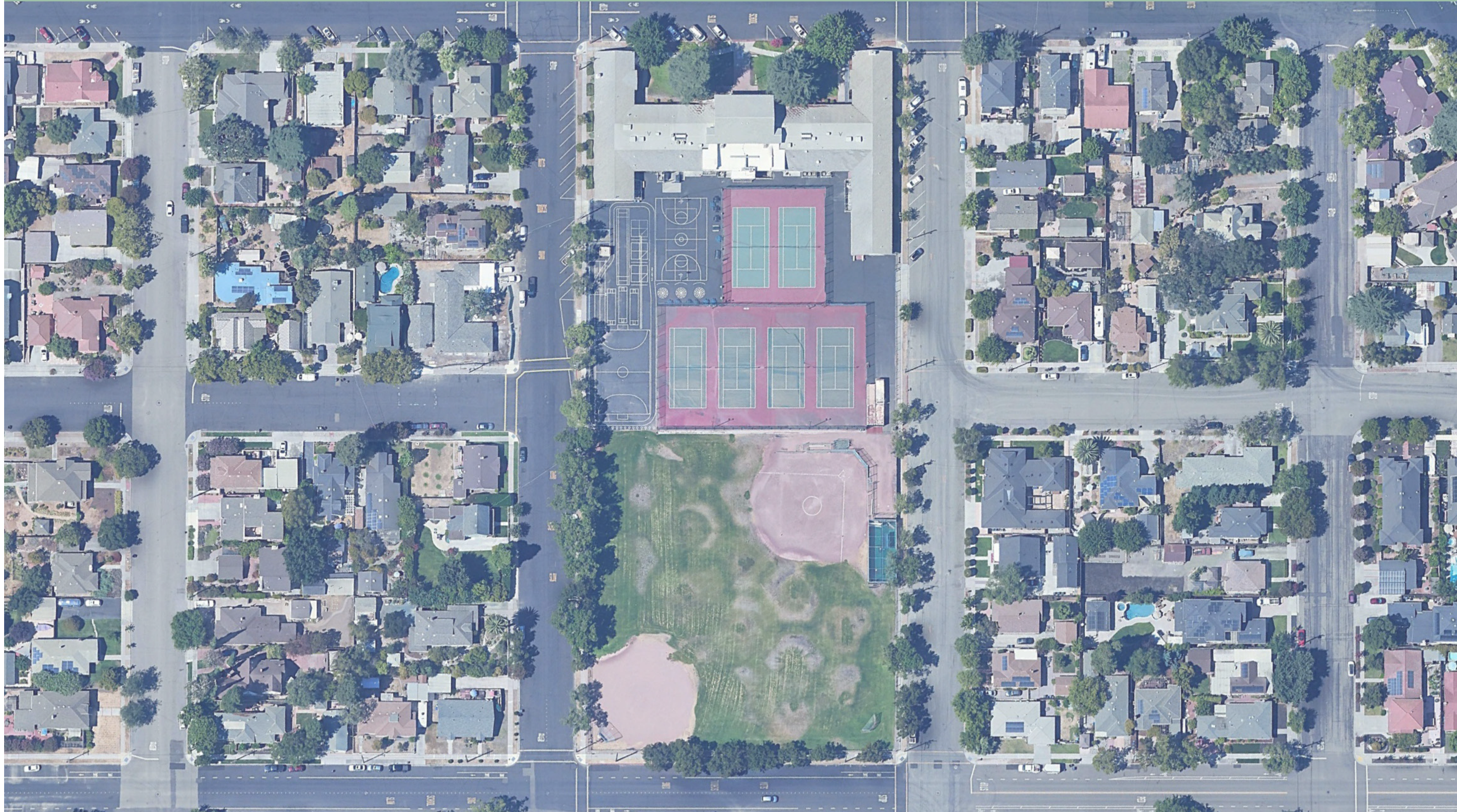
Existing Building and Structures	Square Footage	Year Constructed	Modernization and Observations
Building A - MPR	7,200	1976	Renovated in 2000. Currently unusable, in poor condition.
Building B - Modular Classrooms	8,450	1971	Renovated in 2000. Currently used for District offices, in poor condition.
Building C - Modular Administration	2,400	1997	District support programs
Building F - Portable Classrooms	5,760	1997	Non-district program
Building G - Portable Classrooms	5,760	1998	Non-district program
Building H - Portable Classrooms	2,304	1998	Non-district program
Building J - Portable Classrooms	2,880	2000	Non-district program
Total	34,754		
Storage Containers			To remain.

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DEL VALLE



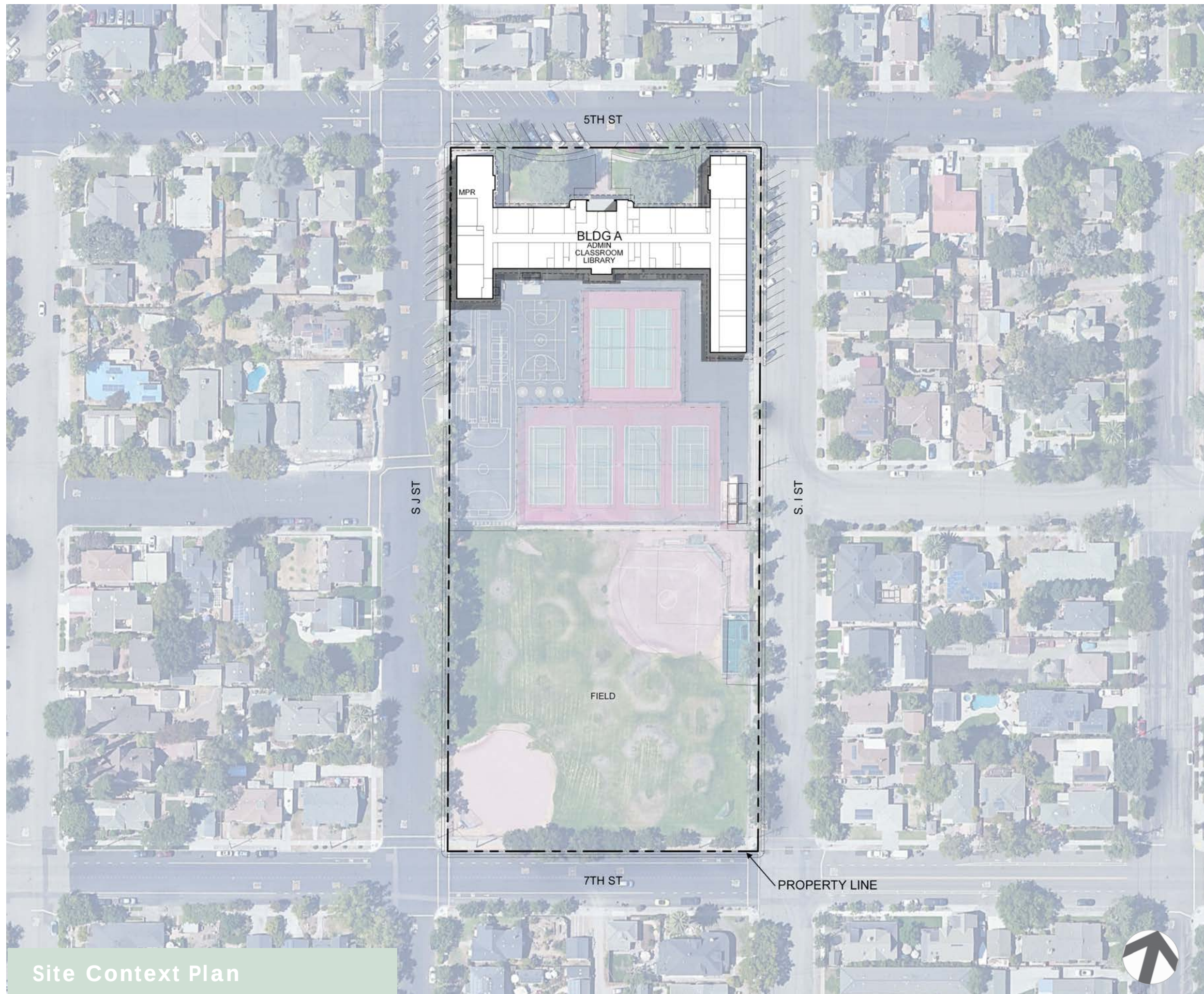
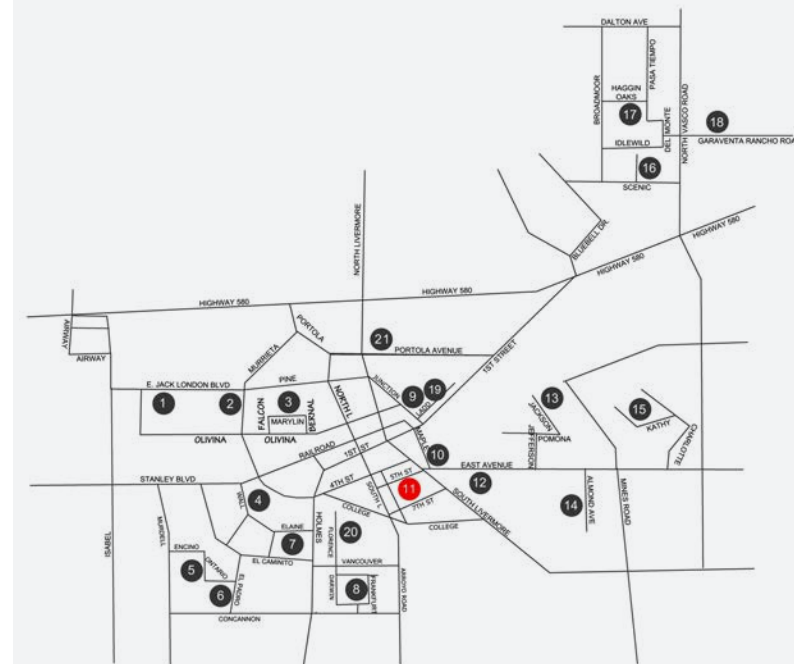
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Site Context

This 4.68 acre, Continuation & Alternative Education High School campus, located at 2253 5th Street, is bounded by 5th Street on the north, South I Street on the east, 7th Street on the south and South J Street on the west. The main site entrance is located on 5th Street. There is no on-site parking or drop-off although there is street parking along the front and two sides of the campus, closest to the building.

COMPLETED MEASURE J PROJECTS

- Roofing (2019)
- Data Infrastructure (2019)
- Video & Voice, (2020)
- Asphalt Repair & Blacktop Striping (2022)



Site Context Plan

Site Observations

The 4.68 acre campus is comprised of one building constructed in 1922 and renovated in 1944. The building is on the historic register. The structure is essentially a one-story building, raised above grade, although it has a partial attic space with two large classrooms and a partial basement, housing mechanical and electrical utilities.

The main entrance is accessed via a main set of entrance stairs. A ramp is located at the side of the main building, leading to the interior corridor, however, it does not serve the main entrance. Once inside the building, the main floor is accessible but the toilet rooms, rear yard, second floor and basement are non-accessible. The main student toilets are located at a lower level than the main floor, on grade with the rear site area. The building has retained much of the original woodwork, wood flooring and detailing.

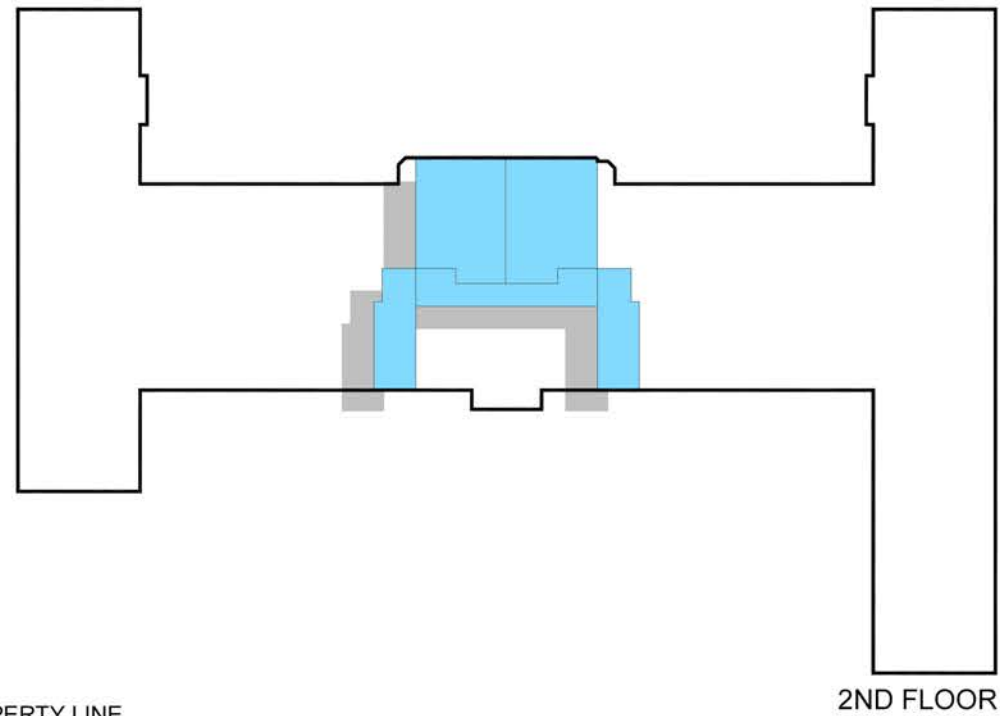
The front of the campus consists of a large lawn area with mature trees and secondary entries on either side of the C-shaped building. The back of the campus includes an underdeveloped hard court with one basketball court for use by the students. There are no other developed outdoor areas for student use or landscaping other than street trees. There are 6 tennis courts, and two softball fields at the far end of the site, both used by Livermore High School. The adjacent 6th Street is interrupted by the site and there may be an easement through the site.

The building is in poor condition. It accommodates programs for which it was not designed. It has been upgraded over the years but is worn and shows its age. The building is on the historic register and care will be needed to preserve architectural features if it is renovated.

Administrative areas need updating. While the classrooms and MPR spaces have high ceilings, large windows, wood detailing and much character they were not designed for their current use. Classrooms are undersized for the programs they serve. The building needs full major modernization to accommodate program. If the building is to continue to serve as a school, seismic and structural upgrades will be necessary also.

The building is not accessible and requires accessibility upgrades including the addition of a multi-stop elevator and accessible entryways to the front and rear of the building, and access to the toilet rooms. The roofing is also in need of replacement. The outdoor PE/athletic areas need upgrading.

Existing Conditions



LEGEND	EXIST .
CLASSROOMS	
MPR	
ADMIN	
LIBRARY	
GYM / PE	
RESTROOMS	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
NON-DISTRICT / STORAGE	

Existing Conditions Plan

Vision for Transformation

The vision for the Del Valle campus is a new, fully accessible, multi-story building that will provide spaces that fully support the program. The classroom, MPR, library and support spaces will be included in the new building. It will be located on the campus in another location on site.

The existing historic building could then be renovated and revitalized for another purpose and maintain the beautiful structure and details. Care will need to be taken to retain the character of the interior and exterior of the historic building while converting this building into a new use. The site area will be revitalized and repurposed with the addition of outdoor learning and social activity areas, new landscape, and furnishings.

As envisioned, the master plan may be implemented in one or more phases of construction and modernization based on project type and prioritization. Projects will be sequenced to minimize program disruption, interim housing and to align with available funding.

Data		
Acreage	4.68	
Program	Continuation & Alternative Education High School	
Capacity Range	-	

Site Features			Observations
Site entry, drop-off and parking			Site entry is a large lawn area that faces 5th street. Building is raised above grade. There is limited street parking along the front of the campus. There is no drop-off on the campus. There is ample street parking across the street and along both sides of the campus.
Blacktop areas			The area at the back of the building is asphalt paving with 6 tennis courts and a basketball court is in poor condition. There is a possible easement along the 6th Street spine through the campus. Asphalt is in need of replacement in many areas.
Fields and tracks			The field is located behind the blacktop area, and covers roughly half the site. It houses 2 softball fields. Fields look neglected.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/ Library/ Classroom	24,852	1922	Renovated in 1944. Building is on the historic register. Building consists of a full first floor with a partial second floor and partial basement that are accessed by stairs only. The building has maintained much of the original woodwork, wood flooring and detailing. The toilet rooms are not on an accessible path of travel from the main floor and have not been recently updated.
Total	24,852		
Storage Containers			To remain



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VINEYARD



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VINEYARD

Site Context

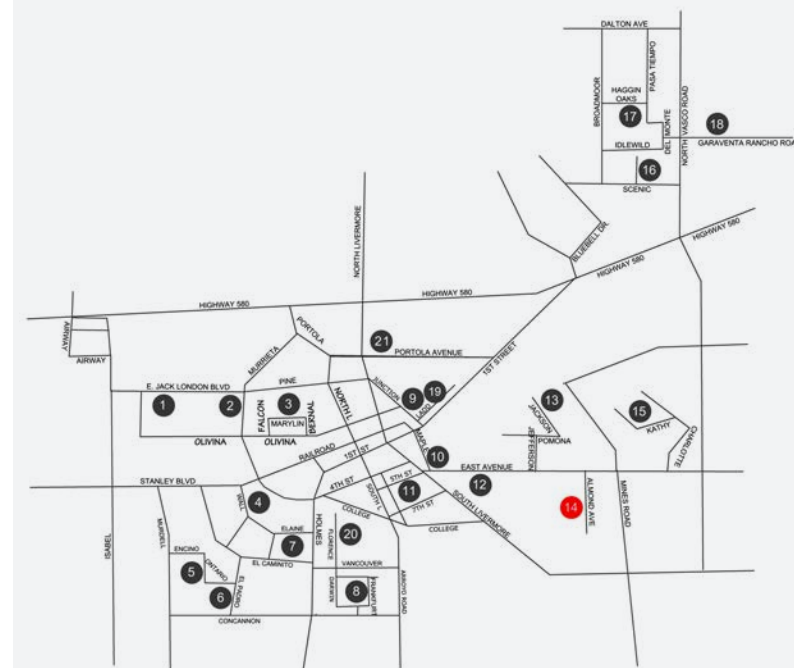
This 9.75 acre campus is located at 1401 Almond Avenue. The square site is bounded by Almond Avenue Neighborhood Park on the south and the Arroyo Bike Trail and residential properties on the west and north sides. The main site access, parking and drop-off is accessed via Almond Avenue located along the eastern side of the campus.

COMPLETED MEASURE J PROJECTS

- Data Infrastructure (2019)
- Video & Voice (2020)
- Exterior Paint (2021)
- Asphalt Repair & Blacktop Striping (2023)



Site Context Plan



Site Observations

The 9.75 acre campus is comprised of various buildings of various typology and age, constructed between 1964 and the late 1990's.* The MPR A, Administration Building D and Classroom Buildings B, C, E, F, and G, are permanent pod-style buildings, constructed in 1964. Classroom Buildings H, I, K, L, and M are portable structures installed in the 1990's. Building J is a modular structure owned by LLNL. Buildings N and S are toilet room structures.

The original campus was composed mainly of pod-type permanent structures with open landscape buffers or paved courts between the buildings. Portable classroom buildings and a modular building have been added across all sides of the campus, ringing the original permanent pod buildings. The front of the campus has lawn areas and a centrally located parking lot and drop-off area in front of the Administration Building D. There is an underused concrete amphitheater in front of Building A, and the courtyard area formed by Buildings B, G and J along Almond Avenue have been fenced and developed as a daycare play yard used by LLNL.

Large parking lots and drop-off areas have been added to the north side and rear of the campus. There is a variety of fencing with gates, defining separate user groups on the campus.

At the western edge of the campus, there is a long narrow lawn area, the northern portion of which has a basin.

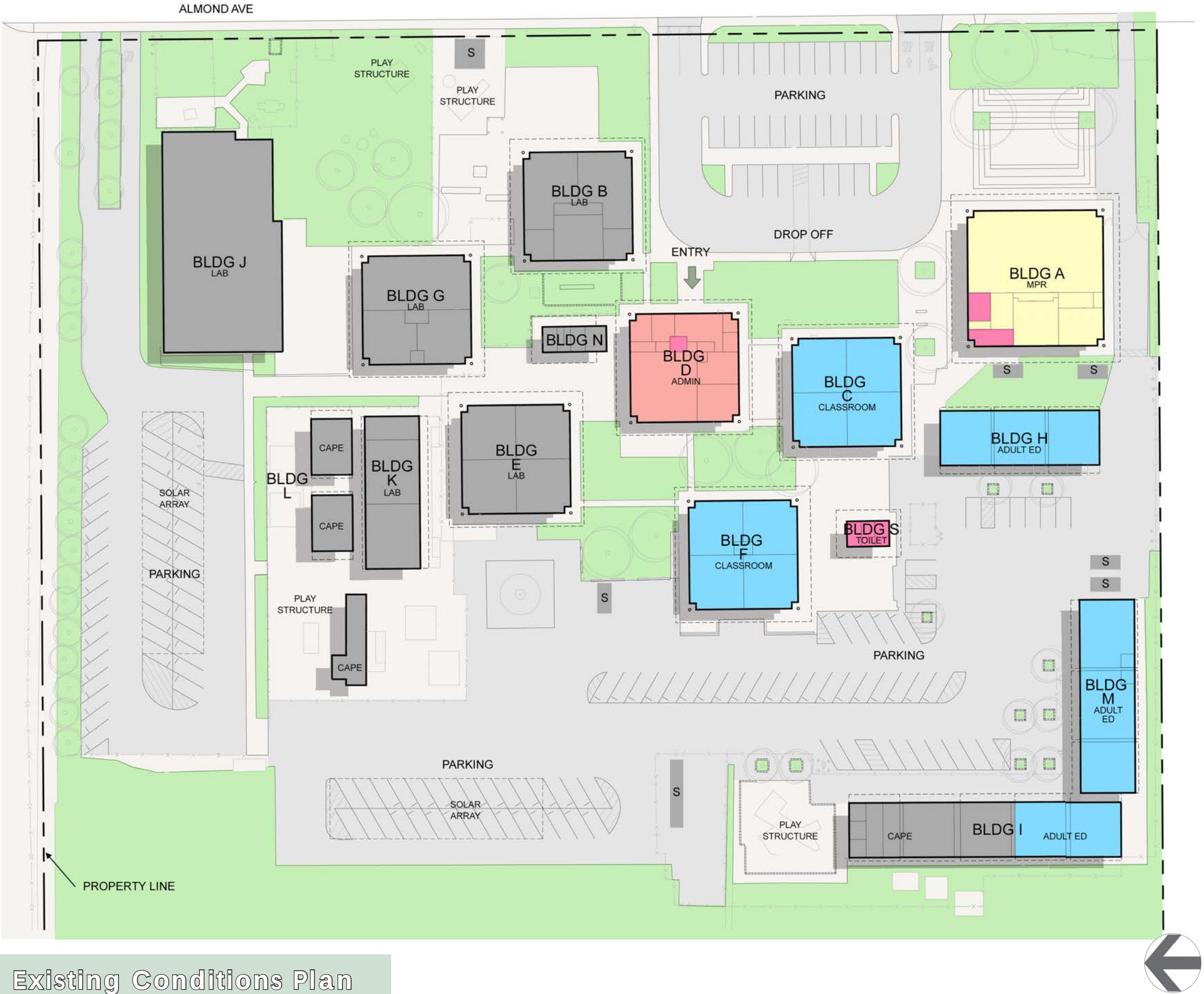
The campus is subdivided and fenced into separate sections and buildings and defined outdoor areas are used by several District and non-District user groups.

On the southern portion of the campus, both permanent and portable buildings are currently being used by the District. MPR A is an iconic, high-volume structure, in poor condition. It is underutilized by the District and would require major modernization if it were to be retained. Classroom Buildings C and F are pod-style buildings, in good and fair conditions, requiring minor modernization. Administration Building D is a pod-style building, supporting Adult Education and other District programs. The building is in fair condition, requiring minor modernization. Building H is a portable building, used as District Office space. It is in fair condition and could be modernized or removed based on program needs.

Building M is composed of a row of portable classrooms, used by the District Adult Education program. The classrooms are in good condition and require minor modernization. Building S is a toilet room building used by district programs. Building S needs to be updated and requires major modernization and access upgrades. The remainder of the buildings and adjacent site areas are used by LLNL and CAPE daycare programs.

*Not every building on this site is owned or installed by the District.

Existing Conditions



Existing Conditions Plan

Vision for Transformation

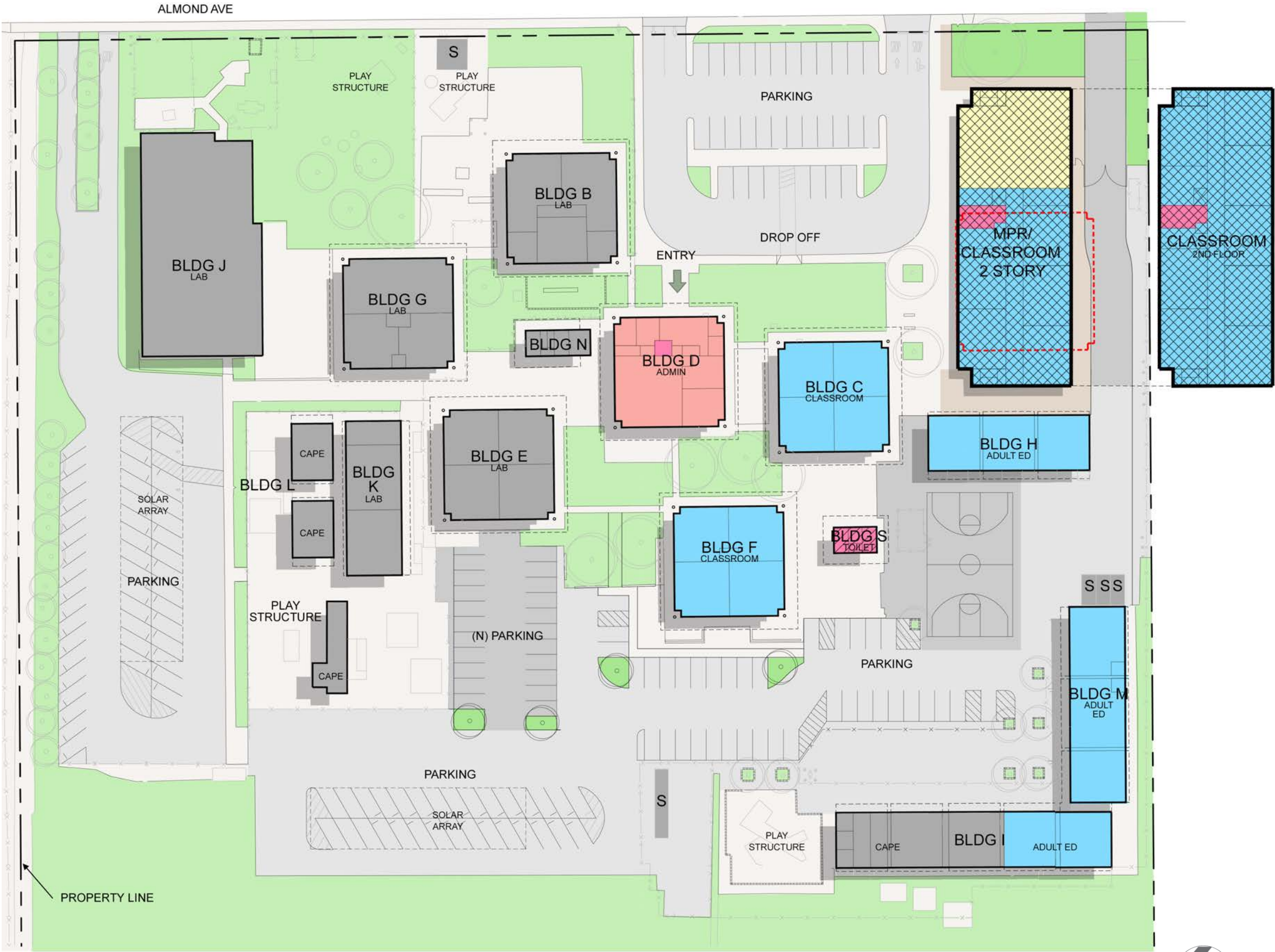
The vision for the Vineyard campus is one of renewal and repurposing to allow for additional District user groups while maintaining the important LLNL and CAPE day care programs at the site. The implementation of the master plan as envisioned, will be predicated on another District program relocating to this site. If it does, the plan identifies the removal of the underutilized MPR and amphitheater at the front of the site, and the inclusion of a new, state-of-the-art two-story classroom/MPR in its place.

Other program related improvements will include the repurposing of unnecessary parking areas into an outdoor hardcourt area for students.

Classroom Buildings C and F, and Administration Building D, utilized by the Vineyard School and other District programs, and Portable Building M used by the District Adult Education program, will receive minor modernization, Portable Building H, composed of 3 portable classrooms may remain, or may be removed depending on overall District needs. Toilet Room Building S and other restroom spaces will receive major modernization including upgrades to meet ADA requirements.

Throughout the District occupied portions of the campus, parking and lawn areas, quads and pedestrian ways will be refreshed and re-landscaped to allow for greater outdoor learning with attention given to access compliance.

As envisioned, the master plan may be implemented in several phases based on project type and prioritization. Projects will be sequenced to minimize disruption and align with available funding.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
RESTROOM			
ADMIN			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
REMOVAL OF BUILDING			

VINEYARD

Site Data & Observations

Data		
Acreage	9.75 acres	
Program	Adult Education & other District Support	
Capacity Range	-	

Site Features			Observations
Site entry, drop-off and parking			The main entry to the site is a green lawn space with mature trees. There is a parking and drop-off area and an original amphitheater. The side and rear of the campus includes expansive parking and drop-off areas that serve multiple District and non-District programs.
Campus quads/outdoor learning spaces/dining/school gardens			The interior of the campus serves many programs and has been subdivided with fencing between the buildings. This gives the campus a less welcoming feel.
Blacktop areas			The blacktop area has been converted to parking, and houses portable classrooms. The parking layout is inefficient. There is a newer solar panel at the north west corner of the rear parking lot. The paving in front of the campus is new with paving at the north and west edges in fair condition.
Field			There is a long narrow field area at the back of the site, beyond the parking lot. It is currently open to the neighborhood with walking paths crossing the middle and sides of the field. It is in fair condition with a basin area at its southern edge.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - MPR	7,045	1964	Renovated in 1994 and 2000. Used by the District for music programs and small site assemblies. The building is in poor condition and is currently underutilized.
Building B - LLNL Daycare			Non-District use.
Building C - Classrooms	4,588	1964	Renovated in 1997 and 2000 Building is in fair condition.
Building D - Administration	4,588	1964	Renovated in 1997 and 2000 Used as the administration office for District programs on the campus, in fair condition.
Building E - LLNL Daycare			Non-District use.
Building F - Classrooms	4,588	1964	Renovated in 1997 and 2000 Used for District programs, in fair condition.
Building G - LLNL Daycare			Non-District use.
Building H - Portable Classrooms	3,030	1994	Renovated in 2000. Used by the District for office space, in good condition.
Building I - CAPE Daycare			Non-District use.
Building J - LLNL Daycare			Non-District use.
Building K - LLNL Daycare			Non-District use.
Building L - LLNA and CAPE Daycare			Non-District use.
Building M - Portable Classrooms	3,282	1996	Renovated in 2000. Used by the District programs, in fair condition.
Building N - LLNL toiler rooms			Non-District use.
Building S - Restroom	503	1964	Renovated in 1994 and 2000 Used by District programs, in fair condition with many accessibility issues.
Total	27,624		
Storage Containers			To remain

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GRANADA



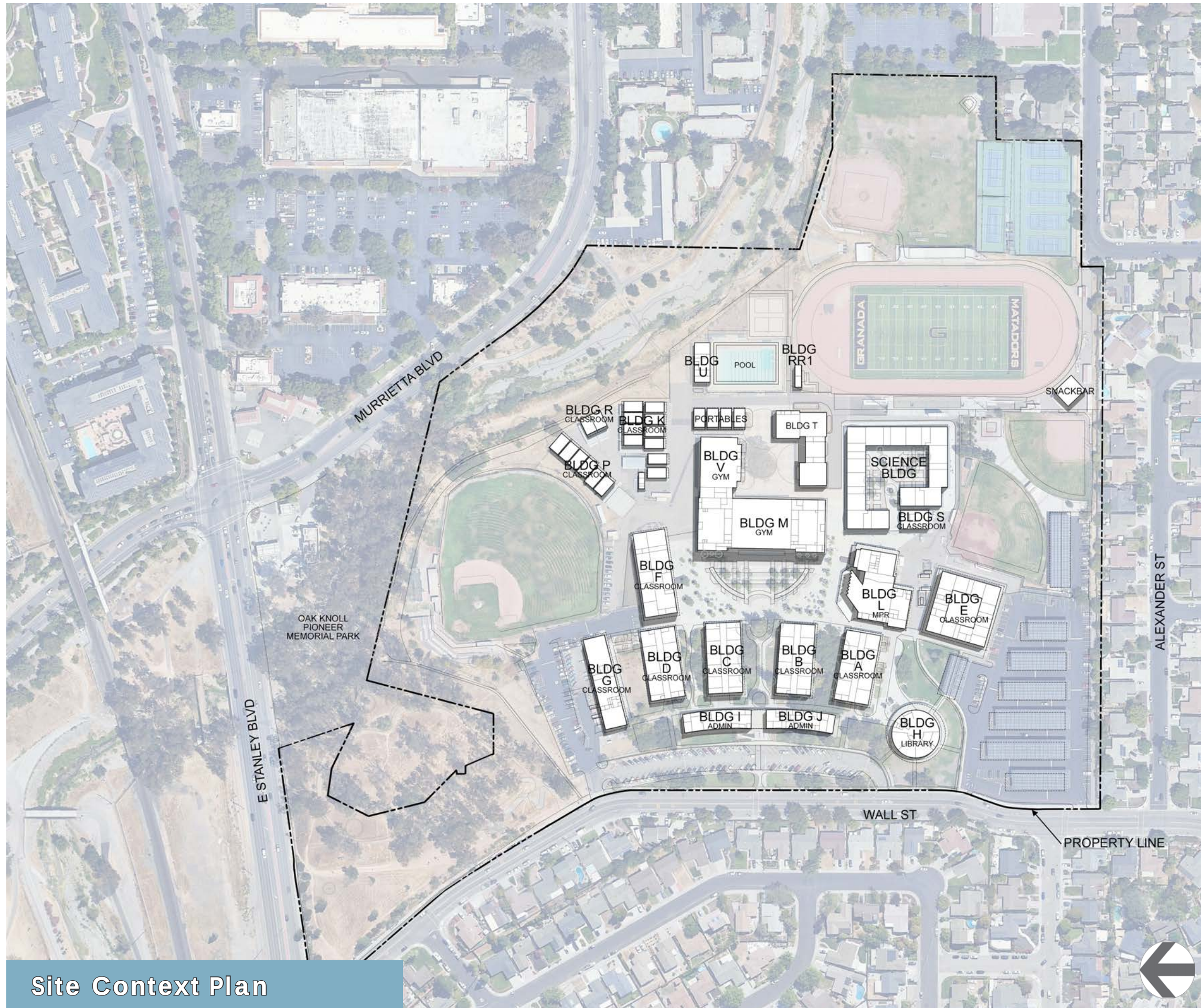
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Site Context

The 43.75 acre campus located at 400 Wall Street is roughly rectangular in shape, with extensions at the northwest and southeast corners. The campus is bounded by Wall Street on the west and residential properties along the south edge. Oak Knoll Pioneer Memorial Park is located at the northern edges of the property and the Arroyo Creek and Arroyo Bike Trail form most of the eastern edge of the property with a church parking lot and single family residence located at the far southeast property line. The three site parking lots and drop-off zones are accessed from Wall Street. The three site parking lots and drop-off zones are accessed from Wall Street.

COMPLETED MEASURE J PROJECTS

- Track Upgrades (2017)
- Marquee Signs (2018)
- Stadium Renovation (2019)
- Data Infrastructure (2019)
- Video & Voice (2020)
- Building T (Weight Room, Mat Room, PE Classroom & Dance/Exercise Room) - New Construction (2020)
- New Pool and Pool Building (2021)
- Asphalt Repair & Blacktop Striping (2023)
- Softball Field Renovation (2024)
- HVAC Replacement (2024)
- Security Systems (2025)



Site Context Plan

Site Observations

The 43.75 acre campus is comprised of many buildings of varying ages and typology. The buildings are located at the center of the campus, with the original permanent structures constructed on axis with the main entrance on Wall Street, between Buildings I and J. These two buildings were constructed in 1962 and 1966 and are currently used as Administrative spaces. Library Building H, originally a science classroom building, was constructed in 1963. Classroom Buildings A, B, C, and D were constructed in 1962 and 1967 and are designed in a subtle fan shape centered on the main axis. The Shops Building G, located beyond Building D, was constructed in 1962 and 1971 and Classroom Building F was constructed in 1967. The Student Union/Music Building was constructed in 1962 and 1967. The Main Gym located on axis with the campus entrance was constructed in 1964 and the Small Gym Building V was added in 1999. The Theater/Classroom Building E was built in 1971. Portable Classroom Buildings K, P and R, located at the back of the campus were installed in 2002, 2006 and 2011. The modular Science Classroom Building and Classroom Building S were constructed in 2007 and 2011. New Classroom Buildings T, and U and the new pool and stadium, track and field improvements were completed in 2021 under Measure J.

The main student quad is located at the center of the campus, framed by the Main Gym, Student Union Building and Classroom Building F. A pedestrian walkway borders the back side of the administrative buildings and provides access to five classroom buildings and the library. A second pedestrian way borders the quad and provides access to the same five classrooms plus Building F, Building E, and the student parking lot. Building E houses a ‘black box’ style theater. There is no well-defined entry for the theater. There are multiple large site utilities located between Buildings E and L. Less formal walkways connect the Science Building, Stadium and fields and the portables.

There is a separate academic quad formed by the Science Building and a poorly defined open space created by the portable buildings. The areas between classrooms A, B, C, D, and G are well landscaped with lawn areas and mature trees. Similar landscaping and lawn areas are located at the front of the campus and around Library Building H.

The stadium, track and field are located east of the science building and 3 discreet field areas located at the north, east and south sides of the campus contain Varsity and JV Baseball fields and Softball fields. The pool is located near the Gym and tennis courts are located east of the stadium. The campus does not have outdoor basketball courts. There are three parking lots on the campus. The large student lot is located at the southwest corner containing solar arrays. The main drop-off lane and parking is located at the front of the campus. The street also aides drop off. A third staff parking lot is located adjacent to Buildings G and F.

The central opening between Administrative Buildings I and J, forms the major entryway into the campus on Wall Street and creates the central axis of the campus. This important campus feature separates the two buildings, effectively splitting administrative functions into two separate spaces. In addition, the narrow footprint of both buildings creates disjointed, awkward open spaces and offices along the long circulation spine within the buildings. The buildings have been remodeled over time but no longer meet the programmatic needs of this large campus and expanded student body. The buildings should be removed and replaced with a new, contiguous, and highly functional administrative and student services center.

Library Building H, also at the front edge of the campus is in good condition and requires only minor upgrades while it continues to serve as a library. However, the use of former science classroom spaces for library functions is limiting and the location is not ideal for student access and use. A new library would better serve the student population. Building H could be removed or repurposed as a resource for other programs.

The one-story Classroom Buildings A, B and C are in fair condition but have outlived their useful lives and take up a significant portion of the center of the campus. The buildings will be removed and replaced with state-of-the art classrooms. Classroom Building D is in fair condition, but is in a good location and currently meets program goals. Building D requires major modernization. The Auto Shop/Metal Shop and Art Shops Building G, and Classroom Building F are in fair condition and will require major modernization to support specific shop program and CTE program needs, including updated equipment requirements.

The Student Union/Music Building is undersized, in poor condition. Sections of the building have accessibility challenges. The building will be removed and replaced. The Main Gym, Building M, is in good condition and requires minor upgrades, however, it is lacking a foyer, and users enter directly onto the gym floor. The Small Gym Building V is in good condition and requires minor modernization. Building RR1, adjacent to the track, is in poor condition and will receive major modernization along with all other remaining toilet rooms on the campus.

The Theater/Classroom Building E includes both classrooms and a black-box style theater at the center of the building. The building is in fair condition and requires major modernization. Portable classrooms, K, P and R, are in poor condition, are located at the back of the campus, separate from the academic hub, and will be removed and replaced. The modular Science Classroom Building and Classroom Building S are relatively new and require minor modernization. The science classrooms create their own central court, however the entrance to the court is not connected to or visible from the main campus. Classroom Buildings T, and U and the new pool and stadium, track and field improvements were completed under Measure J in 2021 and will not require upgrading.

The center of the campus has a formal courtyard space in front of the Gymnasium. It has been updated but is undersized to support the student population and has an austere and uninviting atmosphere for students. Adjacent to the courtyard, towards the front of the campus, are landscaped green pockets located between classrooms acting mainly as circulation paths and buffers between buildings. To the north of the two gyms, the portable village has a random layout in an unwelcoming sea of asphalt. The campus athletic areas are generally in very good condition, and although the venues are separated by the main campus core, they will require only minor modernization. When portables are removed, the area should be repurposed for outdoor PE usage, perhaps restoring outdoor basketball space.

The campus has 3 parking lots along Wall Street. The student parking lot is large, in good condition and has solar panel arrays. Minor modernization will be needed to provide improved access to a new Student Union/Kitchen. The front parking lot will be reconfigured in the same location to accommodate the new Academic/Classroom Building. The north parking lot is mainly used by staff, and it provides access for the Auto/Shop program and for SDC student drop-off at Building D as well as serving as part of the site emergency vehicle access. Currently, cars are parking on the campus adjacent to Building F which is a safety concern. That portion of parking will be eliminated, and new gates added to control site entry.



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
GYM / PE	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

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LEGEND	EXIST.
CLASSROOMS	
LIBRARY	
GYM / PE	
RESTROOMS	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
REMOVAL OF BUILDING	



Vision for Transformation

The vision for the Granada High School campus is one that is fully transformational, replacing aging and inefficient administrative buildings, classroom buildings and portables with a contemporary, state-of-the-art three-story educational and student support facility at the front of the campus as well as new and modernized structures within the campus.

A new 3-story structure at the front of the site will form an expressive and welcoming entrance to the campus while framing a vibrant, central student quad beyond. The expanded quad will be the organizing feature for the entire campus, strengthening connections to the existing CTE classroom buildings at the northern edge of the quad, and providing visual connections to the Science Complex and the Theater/ Classroom Building. The new Student Union/ Kitchen and Library Buildings will form the southern edge of the quad, creating functional indoor/outdoor connections along their edges. A new Gymnasium Foyer will complete the edge of quad to the east.

A contemporary 3-story classroom building is envisioned for the Wall Street location, housing administrative services on one half of the ground level and standard and specialty classrooms over the three floors. By tapping into the original campus plan, the central axis with symmetrical elements, and bowed geometry, the new building will pay homage to the original campus form while creating a facility with a high level of educational functionality.

Features of this building include classrooms windows designed to optimize natural daylighting and ventilation and an open corridor/ circulation system to maximize building health and minimize energy consumption. The open circulation system will provide breaks in the building façade, create ample circulation at each floor level, and multiple links to the courtyard. The building will have both symmetrical and asymmetrical elements with the vertical entry feature apt to become an icon of this school's excellence, and playful geometries at the ends of the building, forming adaptable, future-ready specialty labs.

The building is designed to be built in two phases. New administration offices and classrooms to be constructed in the north wing first, while the existing buildings A, B, C and I continue to operate. The south wing can be constructed later, greatly reducing the need for any interim housing and reducing cost.

The original axial geometry of the campus will be retained and strengthened with the expansion of the central quad and additions of new Student Union/Music Building and Library Buildings. The re-imagined quad will maintain existing on grade pedestrian ways, capitalize on exiting landscaping and mature trees and repurposed former building pads to create usable hardscape areas. The quad will be enlivened and observed by the surrounding new and existing buildings.

The Student Union/Kitchen/Building will open onto the quad, with a large outdoor dining canopy. The kitchen located at the back of the building will have service access for deliveries. The Music Classrooms will be accessed along the major pedestrian way that leads to the theater. An entry portico is planned along the pedestrian way to create a foyer and recognizable entry point for the theater.

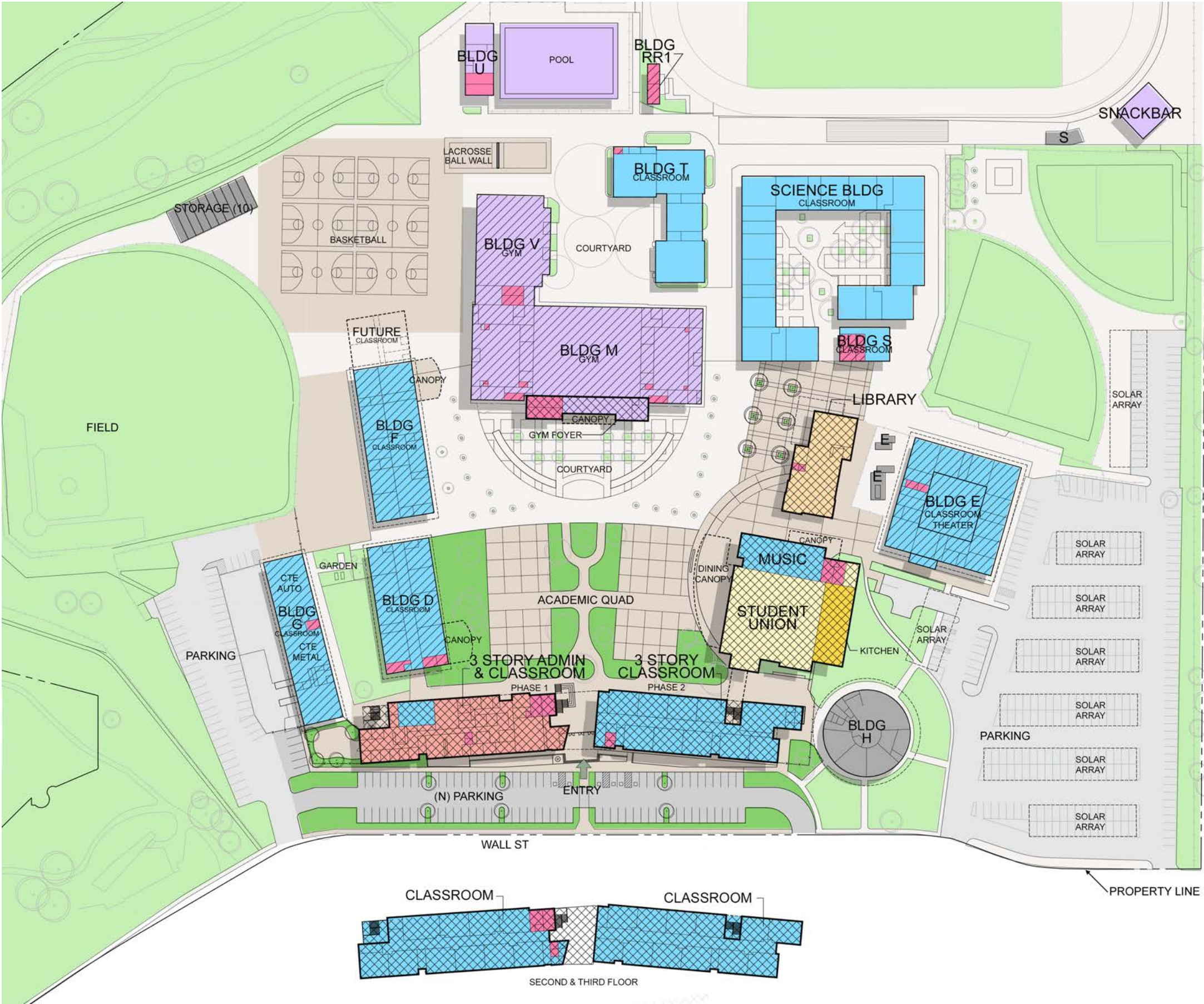
Four existing classroom buildings will remain as an integral feature in this master plan. Each will receive major modernized, and adjacent outdoor areas will be improved to support program as well. The addition of defined outdoor classroom and storage enhancements will be included in the modernization plans to support a range of specific program needs.

The new Library will be located next to the Student Union with direct access to the quad, creating opportunities for indoor/ outdoor spaces. The configuration of these two buildings opens the site, creating a direct visual link to the Science Building. The addition of a foyer to the Main Gym will provide much needed functionality, while serving to strengthen school pride. The plan includes a new foyer/vestibule addition at the front of the building including toilet rooms, storage, and concession spaces.

To complete the plan, outdoor PE areas adjacent to the gyms will be developed into new sports courts and the existing courts and fields will receive minor modernization.

The transformation of the Granada campus will create a fully blended campus of outstanding new and old facilities, supporting the range of academic, CTE, arts, athletic programs and excellence that define Granada. By building vertically and consolidating classroom and student support facilities, a recognizable academic core and student-centered quad will be formed. The addition of new, engaging Student Union and Library Buildings and the modernization of existing structures centered around the quad create greater connectivity, vibrancy, and student engagement.

As envisioned, the master plan can be implemented in phases to minimize the need for interim housing. It is anticipated that portables will remain on campus during construction and may be used for this purpose. Each project will be sequenced to minimize program disruption and interim housing, aligning with available funding while allowing the school site to remain fully operational.



LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
ADMIN			
LIBRARY			
KITCHEN			
GYM / PE			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			











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Site Data & Observations

Data		
Acreage	43.75 acres	
Program	9-12	
Capacity Range	1,900-2,300	

Site Features			Observations
Site entry, drop-off and parking			The main entrance to the campus is located in the center of the main parking lot on Wall St. at the east edge of the campus with the main drop-off area. The entry is elevated from the parking, but is accessible by a ramp. There are also two supporting lots including a large student lot at the south edge of campus with solar panels. A staff parking lot is located along the north side of the campus and extends well into the site. The area also supports the Auto Shop program.
Campus quads/outdoor learning spaces/dining/school gardens			There is one central quad space on axis with the main campus entrance and numerous hardscape and landscaped areas spread throughout the campus. At the front half of the campus there are extensive lawn and landscaped areas and a wide variety of mature trees between buildings, creating pockets of space that are difficult to supervise. The back half of the campus has less landscaping and there are large expanses of concrete and asphalt. The back perimeter of the campus abuts the creek area and is separated by a tall fence.
Blacktop areas			Blacktop area is underdeveloped, and there are no outdoor basketball courts at the site.
Fields and tracks			The pool building, track, field and stadium were renovated or constructed under Measure J. They are located behind the Gymnasium and adjacent to the sports fields. Four baseball and softball fields are located on 3 separate sides of the campus. Tennis courts are located at the far end of the campus and are in poor condition.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Classroom	11,173	1962	One of the original buildings, most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building B - Classrooms	11,173	1962	One of the original buildings, most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building C - Classrooms	11,174	1967	One of the original buildings, most recently modernized in 2006. The building is in fair condition, but the classrooms are generally undersized.
Building D - Classrooms	11,144	1967	One of the original buildings,most recently modernized in 2006. The building is in fair condition, although some classrooms are undersized.
Building E - Theater	17,315	1971	Small black-box style theater with surrounding classrooms was renovated in 1995. It is in a good location on the campus, close to parking. There are undersized class-rooms at the perimeter of the theater space. The building is in fair condition, but there are significant access and egress issues.
Building F - CTE Classrooms	12,810	1967	With an addition in 1971, and modernized in 1997, the building is in fair condition and requires major modernization to meet program requirements.
Building G - Auto Shop/Metal Shop/ Art	9,402	1962	With an addition in 1971, and modernized in 1995, the building is in fair condition and requires major modernization to meet program requirements.
Building H - Library	9,621	1963	Originally the Science Building, this was converted to a library in 2008. The building is in good condition, however it is disconnected from the remainder of the campus.
Building I - Administration	5,944	1962	One of 2 buildings that fronts Wall Street and creates an entrance to the campus, enlarged in 1966. In 2005 the building was modernized. It is undersized for the needs of the campus.
Building J - Administration	6,289	1966	The building fronts Wall Street and creates the major entrance to the campus. The building was modernized in 2005. It is undersized and poorly configured for the needs of the campus.
Building K - Portable Classrooms	7,680	2002	Portable classrooms, installed in 2002, in poor condition.
Building L - Student Union/Music	17,145	1962	One of the original buildings, expanded in 1967, and again in 1994 to add music classrooms. The undersized student dining facility is in need of significant renovation, an expansion and major kitchen upgrades. The two music classrooms have access issues.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building M - Large Gymnasium	29,161	1964	Modernized in 2001, the large gym is in good condition.
Building P - Portable Classrooms	5,760	2002,2011	Portable classrooms, installed in 2002 and 2011, in poor condition.
Building R - Portable Classrooms	1,920	2006	Portable classrooms, installed in 2006, in poor condition.
Building RR1	678	Unknown	Portable restroom building in poor condition needs major modernization or replacement.
Building S - Staff Workroom	480	2011	This building is in good condition.
Building U - Pool Building & Athletics	2,820	2021	New Building under Measure J. Completed 2021.
Building V - Small Gymnasium	10,893	1999	The small gym is in good condition.
Science Building	27,600	2007	The building is in good condition.
Total	210,182		
Storage Containers			To remain



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LIVERMORE



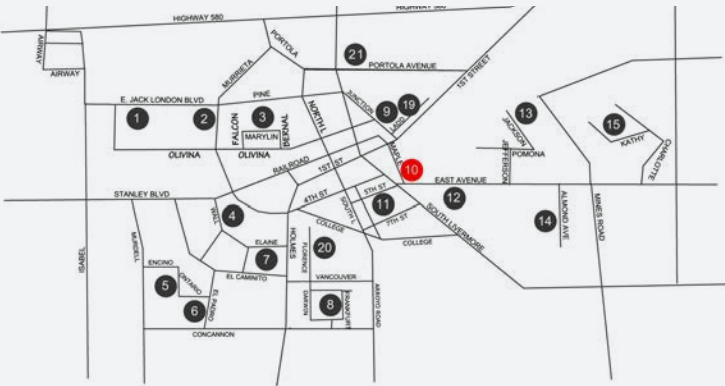
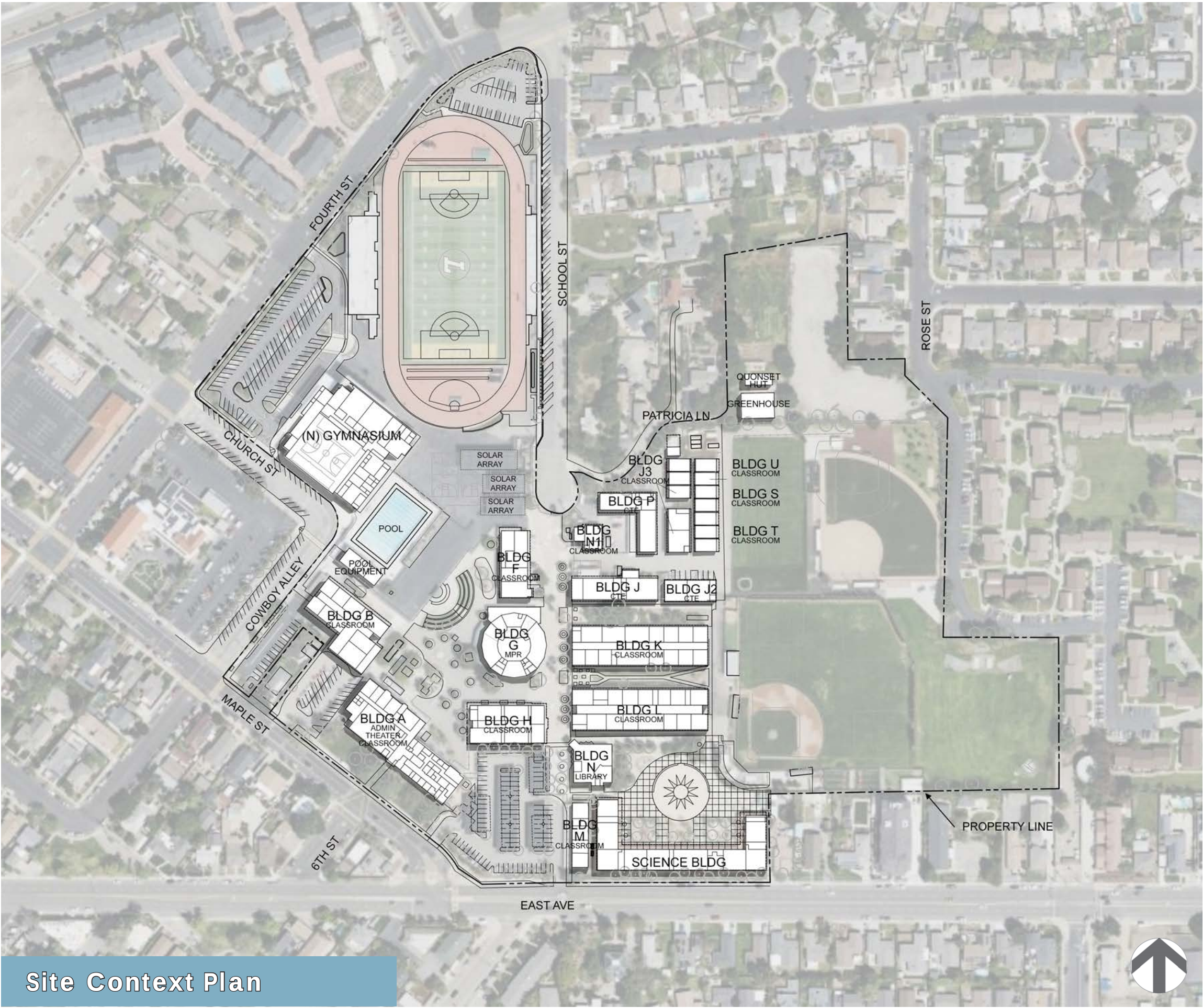
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Site Context

The 31 acre Livermore High School campus located at 600 Maple Street is the District's oldest campus and is irregular in shape as parcels have been added over time. It is bounded by East Avenue and Maple Streets to the south, 5th Street, Cowboy Alley and Fourth Streets on the western edges. School Street terminates at the campus, bordered by the stadium, track and field to the west, and continues as an easement through the campus to East Avenue. The north eastern edge of the campus is bordered by Patricia Lane and residential properties. The remainder of the north and western edges of the campus edges are bordered by single-family homes and multi-family residences.

COMPLETED MEASURE J PROJECTS

- Marquee Signs (2017)
- Data Infrastructure (2019)
- Stadium & Track (2019)
- Video & Voice (2020)
- Electrical Upgrades (2021)
- Fire Alarm Update (2022)
- Exterior Paint (2022)
- New Gymnasium (2022)
- Roofing (2023)
- New Aquatic Complex (2023)
- HVAC Replacement (2024)
- Security Systems (2025)
- Softball Field (2025)



Site Context Plan

Site Observations

The 31 acre campus is made up of multiple parcels including a major easement at the site of the abandoned School Street, running north/south through the campus. The campus, which is significantly smaller than the acreage currently recommended for a high school, has an irregular geometry with angled street edges and parcel cut-outs, creating odd-shaped and angled spaces throughout the campus. Buildings are placed at varying geometries, often relating to the nearest street or property line.

The campus is composed of many buildings of varying ages and typology, the oldest being the Administrative/Theater/Classroom Building A constructed in 1929 and the newest being the Athletic Complex and Aquatic Center, completed in 2023/24. Many of the buildings are small, one-story structures, inefficiently using valuable land area. The older buildings are permanent construction; Classroom Building B was constructed in 1952, the Arts Classroom Building F, in 1948 and Classrooms Buildings H, K and L, constructed in 1956, 1950 and 1960. The Shops Building J was constructed in 1956, the Ag Building N1, in 1975 and the Auto Shop Building P, in 1975. Portable Classroom Buildings J2, J3, S, T and U were installed in the 1990's. Modular Classroom Building M was added in 1997 and the modular Science Building Complex was constructed in 2007. The Student Union and District Cooking Kitchen Building G, at the center of the campus was constructed in 1971 and the Library Building N was constructed in 1995. North of the portables and field is the agricultural program area and demonstration vineyard and orchard with a greenhouse structure and Quonset Hut used for storage.

Outdoor areas and student quads consist of three main spaces. The main student quad is adjacent to the Student Union and has an amphitheater located on one edge. The school street easement acts as a major circulation spine for the campus although it divides, rather than unifies the campus.

A separate, large quad is framed by the Science Building at the southeast edge of the campus but is disconnected and feels isolated from the main campus. The PE and athletic programs are disconnected, located on opposite sides of the campus. The stadium, track and field, fill the northern corner of the campus and the new Gymnasium and Aquatic Center along Cowboy Alley with a student parking lot complete the northern edge of campus. The Varsity baseball, softball, and practice fields are located on an L-shaped parcel, on the eastern side of the campus. The agricultural program, buildings and vineyard are located to the north of the softball field.

The campus is accessed by pedestrians from multiple points including East Avenue, Maple Street, 5th Street/Cowboy Alley, and Fourth Street. Cowboy Alley is the major entry point for students, close to a large student parking lot on Fourth Street. School Street serves as both a pedestrian way, parking area and service road into the site. There are numerous parking lots ringing the edges of the campus. The largest lot is located on Fourth Street and contains solar structures. The parking lot adjacent to Building A at Maple and East Avenue is currently designated for staff.

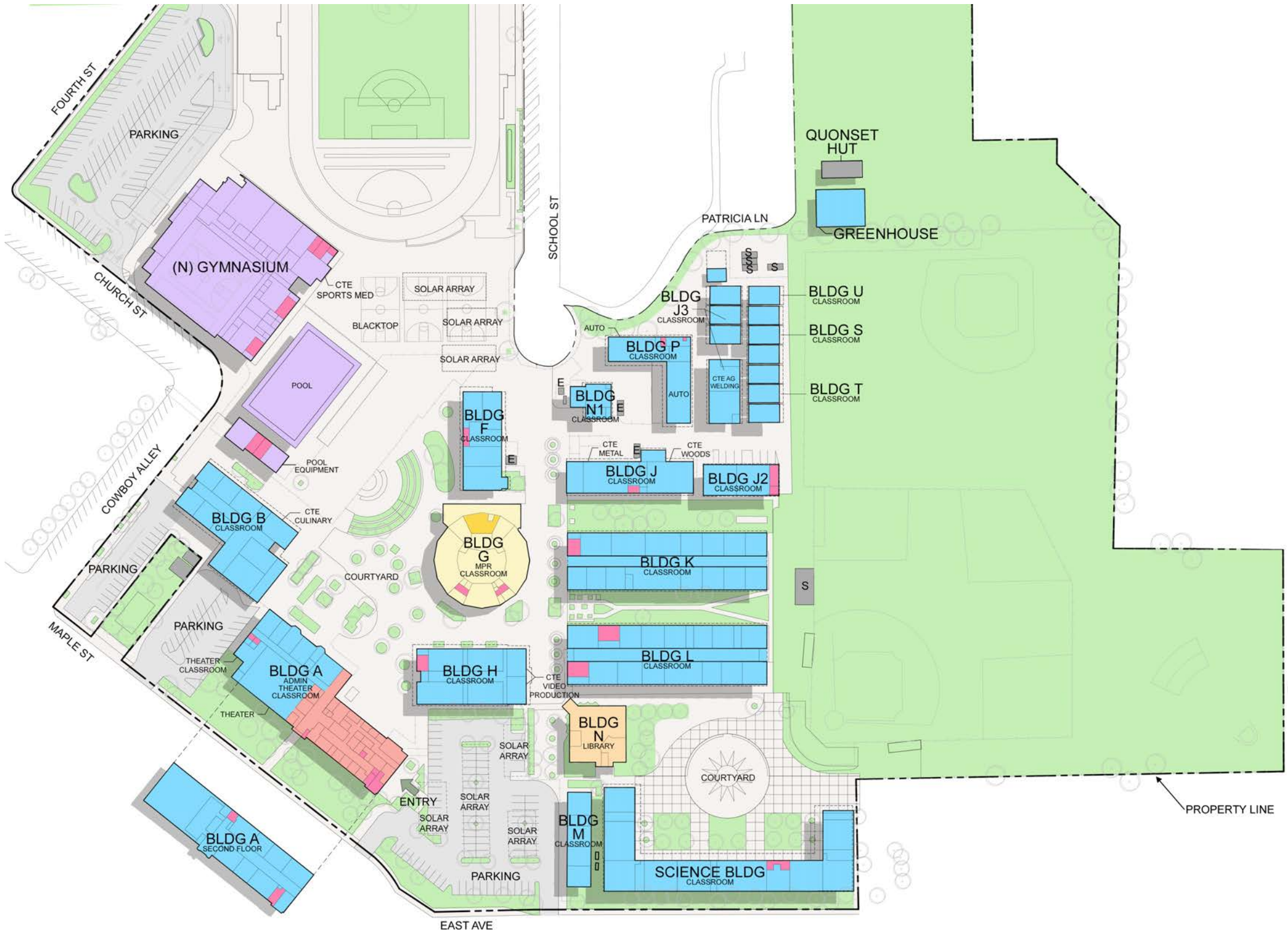
The “front door” of the campus is in the historic 1929 Administration/Theater Building, located on Maple Street. The building is a significant feature of the campus and will remain, although the original entry on Maple Street no longer serves as the main campus entry. The building, which houses administrative services, the theater and classrooms is in fair condition and needs major modernization including new roofing. Classroom Building B, home to music, culinary arts and special education classrooms has some high-volume spaces and is in fair condition. It is well located for the programs it contains but is structurally deficient and not able to be renovated to serve those programs fully. It should be replaced with new construction.

The Arts Classroom Building F, located along the School Street easement is one of the older classroom buildings, isolated, and in poor condition and should be removed and replaced with new construction. Classroom Buildings H, K and L, have served their useful lives, are in poor condition and will be replaced with new construction. The permanent Shops Building J, Ag Building N1, and Shop Building P, located behind Building K are in poor condition and will be removed and replaced with new construction. Portable Classroom Buildings J2, J3, S, T and U, located beyond Buildings J and P are crowded together and in poor condition and will be removed and replaced with new construction. The agricultural program is well located at the northeast corner of the site, accessed by a small vehicular and pedestrian way beyond the field areas. The greenhouse structure and Quonset hut will remain, and it is expected that the vineyards and other agricultural plantings will be expanded.

At the south edge of the campus, modular Classroom Building M is poorly located, sandwiched between the parking lot and the Science Building, and will be removed and replaced with new construction. The modular Science Building Complex is newer, in good condition and will remain, with only minor modernization needed. The Student Union and Central District Cooking Kitchen Building G located at the center of the campus is undersized for the student population and is in fair condition. Located close to the center of the campus, service vehicles use the pedestrian way on the School Street easement. The Library Building N is in fair condition but is undersized for the current student population and poorly located. It will be removed and replaced with new construction. The new Athletic Complex and Aquatic Center was constructed under the Measure J Bond and no work is anticipated for these new facilities.

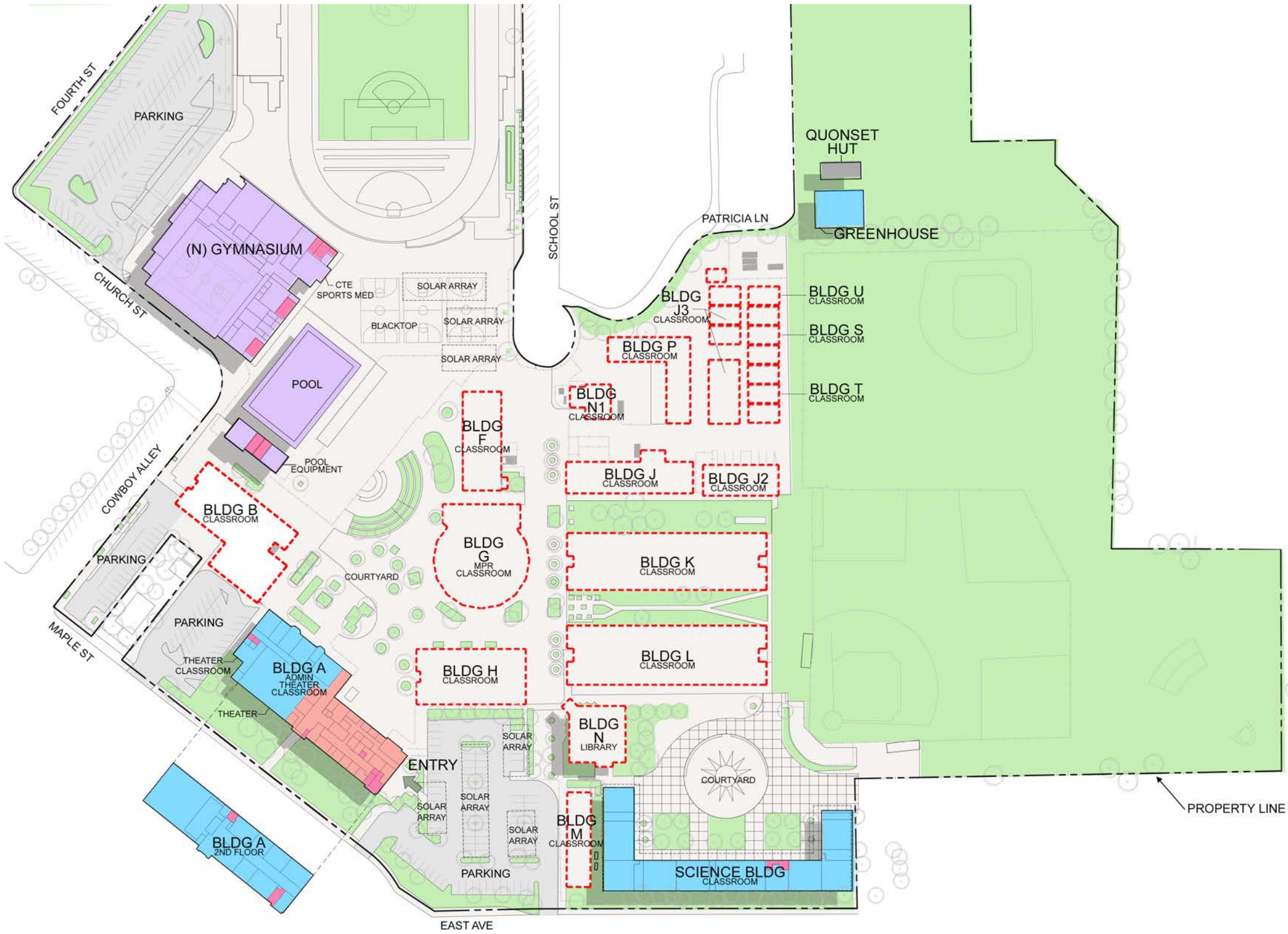
The School Street easement essentially bifurcates the site and although landscaped, acts as a dividing, rather than a unifying feature of the site. The lack of a central organizing feature, and resulting layout creates a series of disjointed quads and pockets of outdoor spaces spread throughout the campus, many underutilized. Site lines are limited making way-finding and supervision more challenging. Outdoor spaces are not inviting or maximized for student use. The main quad, adjacent to the Student Union is worn, with outdated landscaping and limited furnishings. The adjacent amphitheater is underutilized. The quad is pinched off from the School Street corridor by the Student Union and Building H with a passageway linking the two outdoor spaces. The School Street easement has some well-designed landscape and hardscape features but serves mainly as an outdoor circulation spine and access way to classroom buildings and the library. The large science quad is disjointed, cut off from the rest of the campus. While it has several design features, it is underused. The small, landscape courtyard adjacent to the library is at a separate grade level than the science quad and is undersized and disconnected.

The campus athletic areas are split into two quadrants on opposite sides of the campus. The stadium, track and field are located at the northwest corner of the site, adjacent to the new Athletic Complex and Aquatic Center. The Varsity baseball and softball fields and practice fields are located at the southeast corner of the campus with minimal visual or physical connection to the other PE/Athletic facilities. The campus does not have tennis courts and are using courts located off-site. The campus is ringed by several streets and there are multiple parking lots along the edges of the campus as well as street parking. The parking areas are adequate and generally in good condition.



LEGEND	EXIST .
CLASSROOMS	<div></div>
MPR	<div></div>
ADMIN	<div></div>
LIBRARY	<div></div>
GYM / PE	<div></div>
KITCHEN	<div></div>
RESTROOMS	<div></div>
PARKING	<div></div>
HARDSCAPE / PLAYGROUND	<div></div>
LANDSCAPE	<div></div>
NON-DISTRICT / STORAGE	<div></div>

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LEGEND	EXIST.
CLASSROOMS	
ADMIN	
LIBRARY	
GYM / PE	
PARKING	
HARDSCAPE / PLAYGROUND	
LANDSCAPE	
REMOVAL OF BUILDING	



Vision for Transformation

The vision for the Livermore High School campus is one that is fully transformational, replacing outdated and worn structures with contemporary, state-of-the-art educational and student support facilities while honoring the cultural significance of the campus within the community and preserving the iconic 1929 Administration and Theater Building.

As observed in the field and noted in this report, most of the classroom buildings are old and in poor condition. Some are undersized or poorly located, and facilities include an array of modular and portable buildings, limiting access where the two halves of the campus meet. New multi-story classroom buildings are imagined, supporting the large student body and broad range of academic, arts, CTE and agricultural programs.

A single story STEAM building is planned along Maple Street adjacent to the Theater at the site of an existing parking lot. The new structure will be designed to support the arts and CTE programs in adjacent buildings and is envisioned as incorporating architectural features reflecting the character of the historic Building A. Building B will be replaced with a new 2-story classroom building to serve CTE and arts programs and create an outdoor courtyard shared with the STEAM building, providing an opportunity for events and shared learning spaces between the buildings.

Within the campus, new contemporary 3-story buildings are envisioned. The first will be located adjacent to the new Aquatic Center, and a planned Student Union, framing one edge of the new student quad. This classroom building will include both standard, adult transition, and CTE classrooms and will also create an exciting new gateway element for the existing Cowboy Alley student campus entrance. The second 3-story classroom building is envisioned for the eastern side of the campus. This large, L-shaped building will include standard classrooms, CTE classrooms and the library, forming an academic student quad. Features of this building include rooftop elements and a cascading stair/amphitheater linking to and activating the existing science quad to these classrooms. Both buildings will feature windows designed to optimize natural daylighting and ventilation and the open corridor/ circulation system will maximize building health and minimize energy consumption.

The historic Administration/Theater Building will fully be modernized to provide necessary student support spaces and better access from the parking lot and quad. The Science Building will receive minor modernization as needed. The Agricultural program areas will be improved and expanded with minor modernization at their current location, and a defined circulation path will connect them to the main campus.

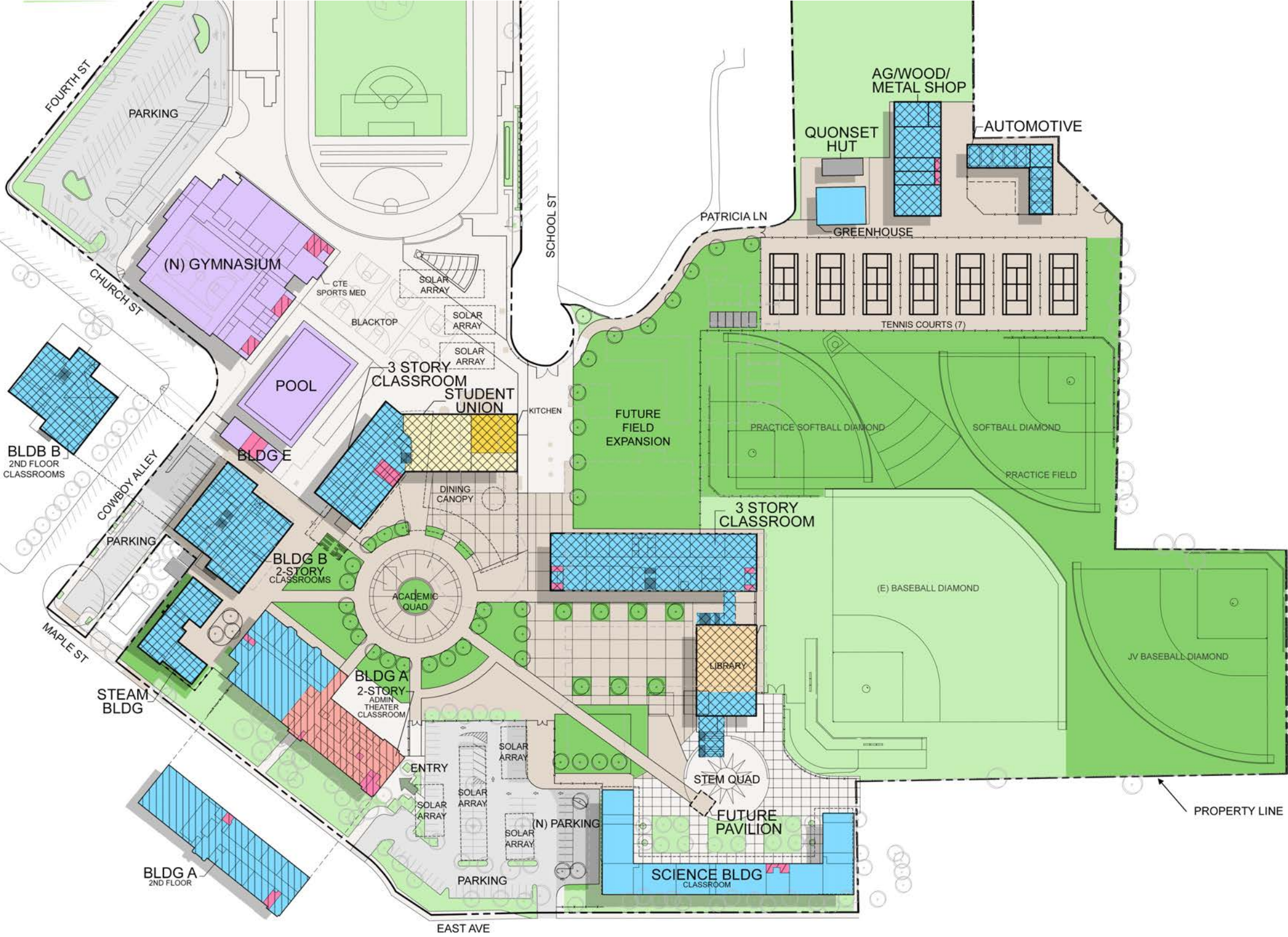
The new Student Union/Cooking Kitchen is planned for the north edge of a new quad, providing expanded indoor and outdoor dining and a well-located Central Kitchen with direct access to School Street for deliveries. The location of the building and covered canopies provides a direct pedestrian link to the Gymnasium/ Aquatic Complex and Stadium to the north. The facility and a large covered outdoor dining area will provide an anchor and lively edge for the reconfigured main quad.

The expanded formal student quad will act as the unifying element for the entire site, with a circular central feature and spokes linking the site with pedestrian walkways to building entrances and adjacent quads while incorporating the School Street easement. The quad areas will be fully landscaped and furnished to support outdoor learning and promote student activities. This central feature will open the campus, create strong sight lines and connectivity throughout the campus and improve way-finding and safety.

By building vertically and consolidating classroom and student support facilities, land area can be repurposed for PE and sports. This master plan vision allows for the addition of fields and tennis courts to the campus, plus improved track and field event spaces. Consolidated facilities also allow for a reconnection of athletic and PE areas at the junction of School Street and the campus.

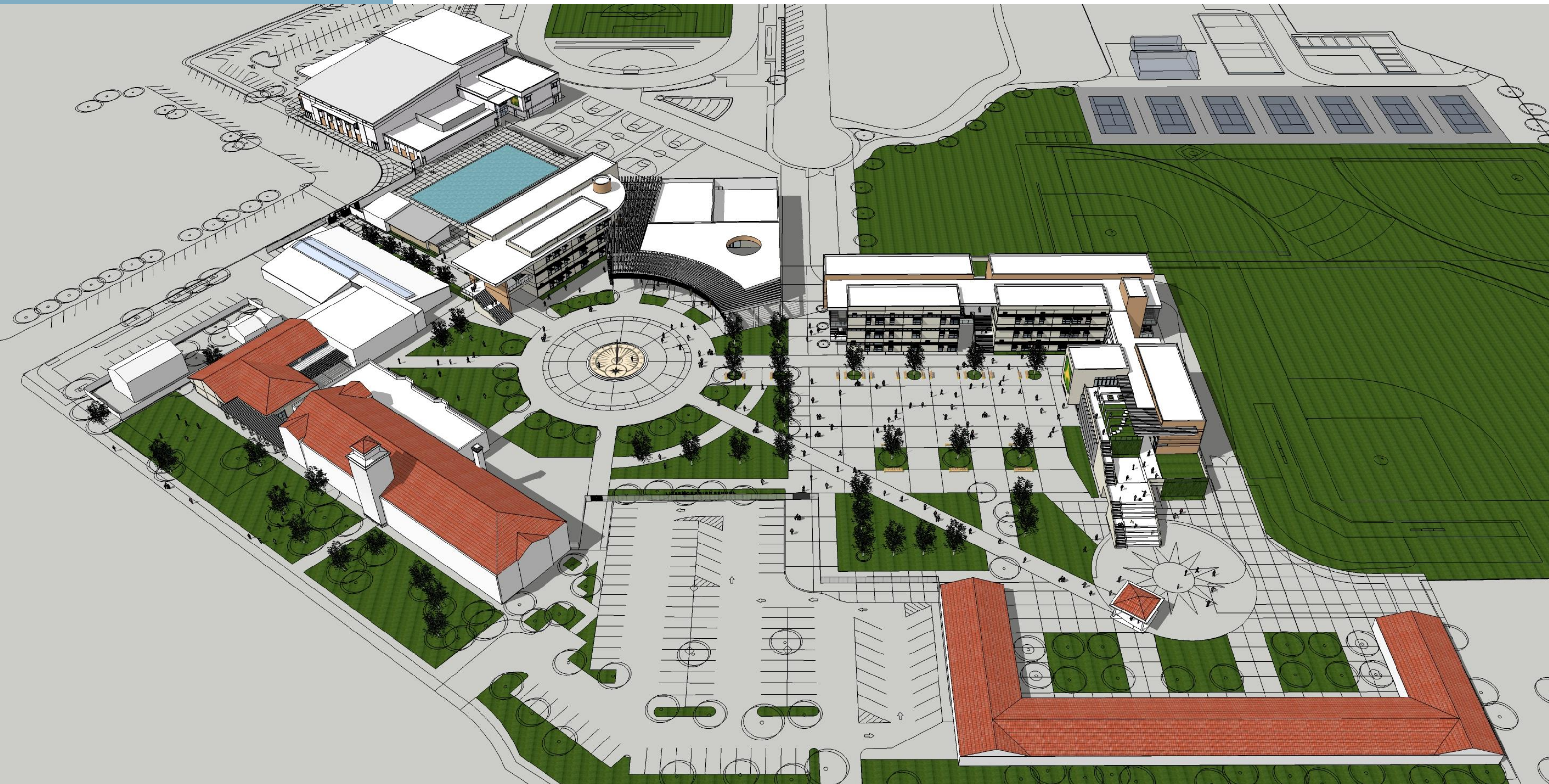
The transformation of the Livermore campus will provide a full spectrum of outstanding facilities that will support the diverse range of education programs that are ingrained in the culture of LHS. It will also revitalize this older campus, creating new iconic buildings, strengthening outdoor student gathering spaces with memorable quads, providing additional PE facilities while honoring the past.

As envisioned, the master plan can be implemented in many phases, reducing the need for interim housing, based on project prioritization. It is anticipated that portables will remain on campus during construction and may be used for interim housing. Each project will be sequenced to minimize program disruption and interim housing, align with available funding while allowing for the school site to remain fully operational.



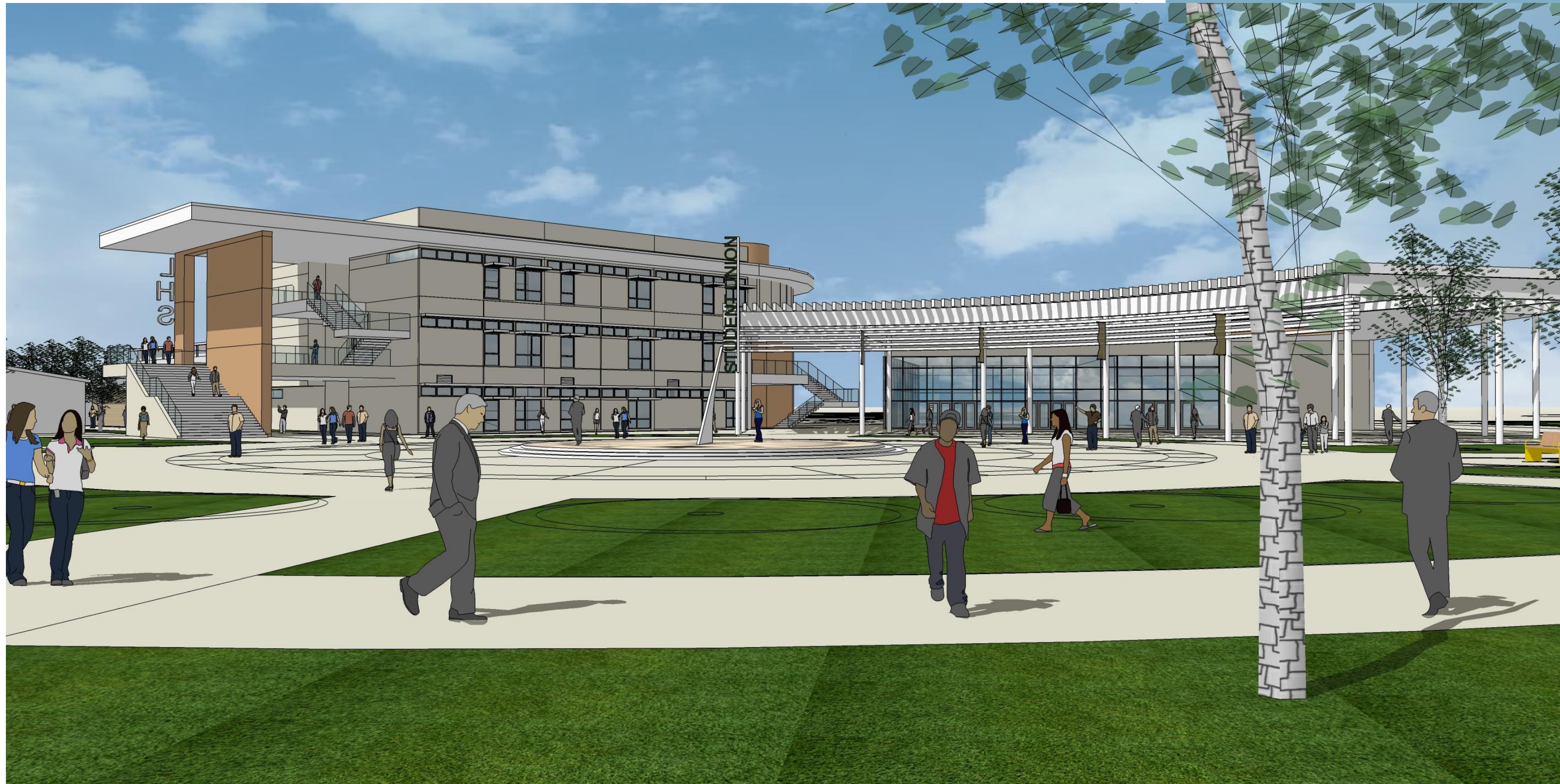
LEGEND	EXIST / MINOR MOD.	MAJOR MOD.	NEW CONS.
CLASSROOMS			
MPR			
KITCHEN			
ADMIN			
GYM / PE			
LIBRARY			
RESTROOM			
PARKING			
HARDSCAPE / PLAYGROUND			
LANDSCAPE			
NON-DISTRICT / STORAGE			
FUTURE			

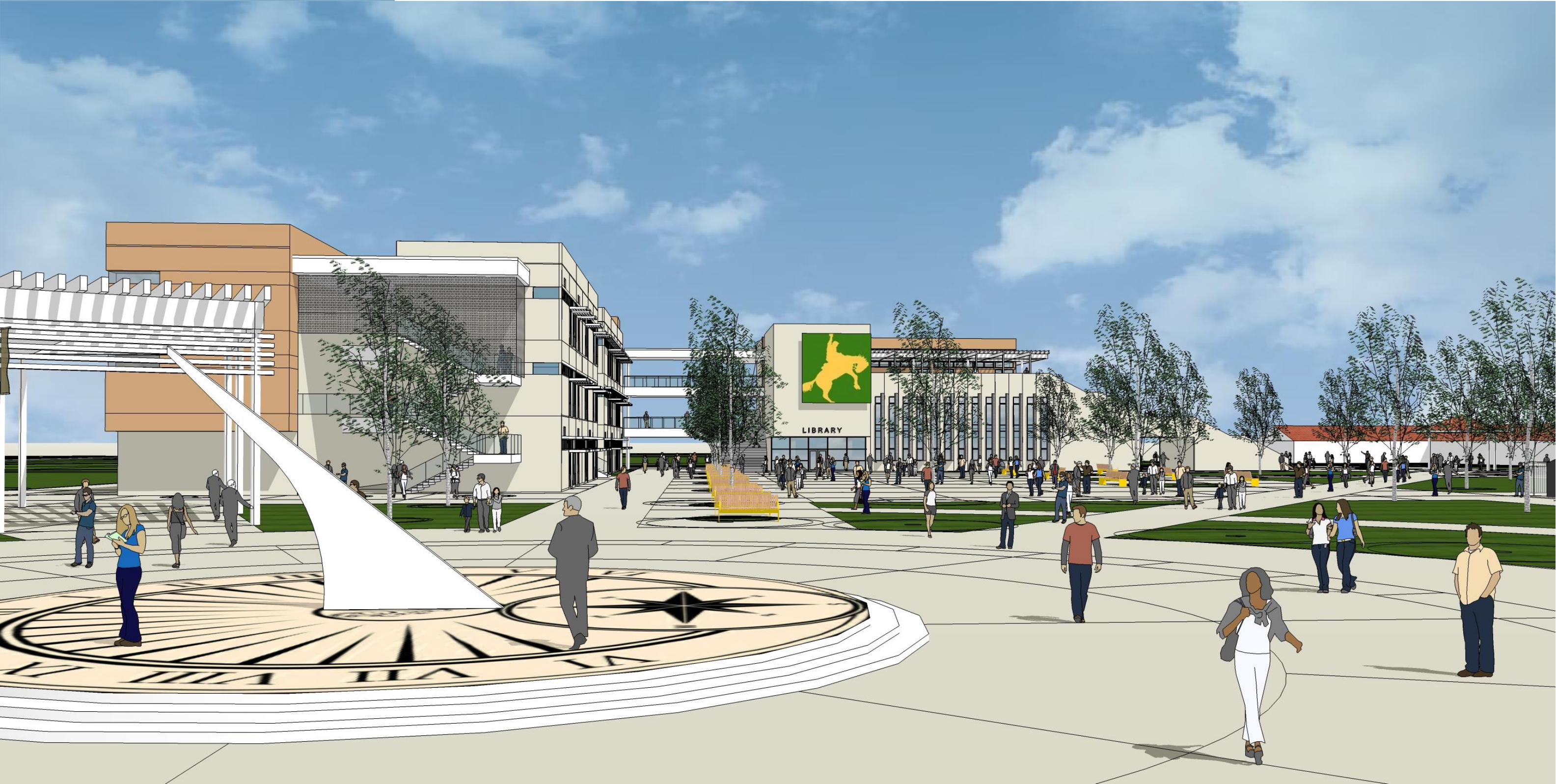












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Site Data & Observations

Data		
Acreage	31 acres	
Program	9-12	
Capacity Range	1,900-2,300	

Site Features		Observations
Site entry, drop-off and parking		The original entry to the campus is at the front of Building A along Maple Street. There is an accessible ramp, but the entry is not connected to any of the parking lots and is mainly used as a ceremonial entrance. The main entry for the public is at the east side of Building A from the parking lot at the corner of Maple St. and East Ave. This entrance is not readily apparent from the parking lot. The parking lot on East Avenue has solar array carport covers at all the parking spaces. The drop-off for students is along Cowboy Alley and the sports complex frontage with the main student entry located along the Cowboy Alley. Other parking lots are located around the west side of the campus, including a new parking lot installed with the Measure J Bond work for the new Gymnasium and Athletic facilities. In general, the parking is in acceptable condition and has accessible spaces provided. Further investigation is required on path of travel from the accessible parking to the site. The site has electronic billboard signage in the main parking lot on East Avenue. The campus is completely fenced with a combination of steel picket and chain link that appears to be in good condition with minor exceptions.
Campus quads/outdoor learning spaces/dining/school gardens		There are a variety of quad spaces, a small amphitheater, gathering and seating areas. School Street creates a spine that divides the campus, and is a utility easement, so it cannot be built on. The spaces include a wide variety of site furnishings, trees and landscaping. The larger spaces are not well used and students tend to congregate along School Street. The parking lot on East Ave and the easement along School Street divide the campus, and the quad in front of the Science building is disorganized and under utilized. While School Street is the access point for many of the buildings, it also has a “back-of- house” feel at Buildings F and E.
Blacktop areas		Blacktop areas at the west side of the site are new under Measure J and include 3 outdoor basketball courts with solar panels.
Fields and tracks		The new athletic complex, track, and stadium are on the western side of the campus, The new softball fields are on the northeastern side of the campus. The existing Varsity baseball field is in good condition, but the outfield is shorter than regulation size. The field areas will be expanded and reconfigured to include additional fields and tennis courts. The layout will provide greater connectivity between the two sides of the campus.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building A - Administration/ Theater/ Classroom	33,860	1929	This is a 2-story historic building, it has had several modernizations over the years, most recently in 1998.
Building B - Music/Home Ec/ Special Ed	17,491	1952	The last modernization project occurred in 1997. The classrooms are in fair condition. The music classroom has a high volume and good acoustics. The Special Ed class-rooms are in a good location near the drop-off area.
Gymnasium & Pool	34,470	2022/23	New construction under Measure J.
Building F - Art	8,030	1948	The last modernization project occurred in 1995. The building is in poor condition and has reached its useful lifespan.
Building G - Student Union	11,319	1971	This building is undersized for the school population, and is in poor condition. See Kitchen Assessment for details.
Building H - Classrooms	10,639	1956	This building is in poor condition and has reached its useful lifespan.
Building J - Wood and Metal Shops	10,026	1956	Existing equipment and mezzanine spaces are not accessible. The building is in fair condition and have reached their useful lifespan.

Existing Building and Structures	Square Footage	Year Constructed	Modernization Dates and Observations
Building J2 - Classrooms	3,200	1995	These portables are in poor condition and have reached their useful lifespan.
Building J3 - Classrooms	6,240	1995	These portables are in poor condition and have reached their useful lifespan.
Building K - Classrooms	18,609	1950	Modernized in 1998, this building is in poor condition with undersized classrooms.
Building L - Classrooms	19,398	1960	Modernized in 1998, this building is in poor condition with undersized classrooms.
Building M - Classrooms	4,994	1977	Modular construction, modernized in 2007. This building is in poor condition and in a poor location on the site.
Building N - Library	5,380	1995	This building is in fair condition, but undersized for the school population.
Science Building	18,720	2007	This building is in good condition.
Building N1 - Agriculture Classroom	1,936	1975	This building is in poor condition.
Building P - Auto Shop	5,952	1975	This building is in poor condition.
Building S - Classrooms	2,800	1995	These portables are in poor condition and have reached their useful lifespan.
Building T- Classroom	2,800	1995	These portables are in poor condition and have reached their useful lifespan.
Building U- Classroom	960	1999	These portables are in poor condition and have reached their useful lifespan.
Total	216,824		
Storage Containers			To remain



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COST ESTIMATE



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SUMMARY	
Element	Total
Elementary Schools	\$648,191,700
TK-8 Schools	\$193,748,250
Middle Schools	\$264,004,125
Specialty Schools	\$231,237,075
High Schools	\$732,712,154
Additional Project Costs	
Interim Housing, allow 18 Campuses at \$1M Each	\$18,000,000
Total Estimated Project Cost	\$2,087,893,304
Escalation	Excluded
Total Estimated Project Cost	\$2,087,893,304
total estimate cost provided in 2026 dollars, without escalation	



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