# 2023-24

## LONG RANGE FACILITIES MASTER PLAN

ARCADIA UNIFIED SCHOOL DISTRICT

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# SECTION ONE

## INTRODUCTION & PROCESS

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA ARCADIA Unified School District

“The district strives to challenge and inspire students to make a positive and profound impact on their world.”

~David Vannasdall, Superintendent

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01

INTRODUCTION & PROCESS

# FORWARD

Hello Arcadia USD community,

In keeping with our purpose *to challenge and inspire students to make a positive and profound impact on their world*, and to build upon our continuing efforts to innovate, it was time to produce a new Long Range Facilities Master Plan. The previous plan created in 2006, which lead to the passage of Measure I, served us well. But our work is not done and we recognize that now is the time to again look forward to the next 15-plus years. We are excited about this new strategic roadmap that will guide us to make well-informed decisions for both maintaining our aging facilities and continuing in our work to transform our campuses.

The development of this Long Range Facilities Master Plan has been a collaborative effort involving input from various stakeholders within our campus communities. Through visioning workshops, town halls and focus group dialogues, students, parents, staff and community members have contributed their valuable insights.

This inclusive process has helped shape a comprehensive plan for the future of district facilities, a future in which the physical learning environments support our vision for all students to learn and be empowered to achieve their unique potential.

In addition to stakeholder voices, we have used data to craft the plan. Our team used enrollment projections from demographics studies, existing conditions reviews and cost estimates based on conceptual site diagrams and deferred maintenance information.

Our vision for the future is guided by the Long Range Facilities Master Plan, aligning with our Mission, Purpose, Values, Vision and LCAP (Local Control and Accountability Plan) objectives, prioritizing projects to achieve parity district-wide.

Welcome to the future of education in the Arcadia Unified School District. Together, we will help every student thrive in a rapidly changing world.

Please join us on this exciting journey! We thank you for your trust and support.

David Vannasdall, Ed. D.

Superintendent
Arcadia Unified School District

# EXECUTIVE SUMMARY

The Arcadia Unified School District's (AUSD) Long Range Facilities Master Plan (LRFMP) is a comprehensive and forward-thinking document designed to strategically address both present and future needs of the district's educational infrastructure. This plan represents a collaborative effort involving key stakeholders, educational leaders, and community members to ensure the effective utilization and enhancement of AUSD facilities.

Outlined in this Facilities Master Plan is a strategic roadmap for the development, renovation, and maintenance of AUSD's educational facilities for the next decade. It takes into consideration the district's enrollment patterns, educational program needs, and the need for modernized, safe, and sustainable learning environments to support the next generation learners.

## Key Objectives

1. Capacity Planning: Addressing the District's changing demographics, the FMP focuses on optimizing capacity but also addressing deficiencies in programmatic needs.
2. Educational Program Shifts: Identify the biggest educational shifts in the last 10 years and the implications for facility needs including re-imagining existing spaces or construction of new spaces to better support programs for years to come.
3. Modernization and Upgrades: Prioritizing the modernization of existing facilities and systems that are near or at the end of their life cycle, the plan identifies key areas for improvement.
4. Community Engagement: The LRFMP places a strong emphasis on community involvement, listening and capturing input from stakeholders from the broader community to ensure that the plan aligns with their collective aspirations and priorities.

In June 2023, AUSD embarked on a year-long inclusive planning process to develop a facilities road map that will guide the District for the next ten to fifteen years. This is the first step to re-envision the future, assess the needs for facilities, and leverage our strengths to enhance educational effectiveness. This collaborative year-long planning initiative engaged leadership, teachers, staff, students, parents and community members to provide valuable input and a shared vision. In May 2024, the Board of Education will adopt the Long Range Facilities Master Plan.

# GUIDING PRINCIPLES

## Long Range FMP Guiding Principles

At Arcadia Unified School District (AUSD), we advocate for the evolution of the education ecosystem in an open, accessible manner, fostering genuine engagement and ongoing improvement through innovation. As we continue to upkeep and transform our facilities, our vision shall provide facilities that encompass the following:

**Educational Excellence through Imagination, Inquiry, and Inspiration:** The LRFMP is grounded in the principles of fostering critical thinking and collaboration skills by encouraging students to imagine, inquire, and be inspired. The facilities should support access to high-quality education, innovative teaching methods, and a rigorous curriculum to prepare students for success in an ever-evolving world.

**Fiscal Responsibility and Sustainability:** The LRFMP emphasizes responsible financial management, maximizing resources, and sustainable practices to maintain the long-term financial stability of the district and provide a strong foundation for student success.

**Community Engagement and Collaboration:** We prioritize active engagement with our community, including parents, students, teachers, and Community Partners, to ensure their input is considered in decision-making, fostering a sense of ownership and shared responsibility for the success of our schools.

**Adaptability and Innovation:** In an ever-changing educational landscape, we embrace adaptability and innovation, promoting a culture of continuous improvement, embracing emerging technologies, and staying abreast of educational research and best practices to prepare students for an evolving world.

**Student Safety, Health, and Well-being:** The LRFMP places the utmost importance on ensuring the safety, health, and overall well-being of our students, providing a secure and nurturing environment where they can thrive academically and personally.

These facility goals align with AUSD's mission, purpose and values:

## Arcadia USD Mission

To champion students and staff to Imagine, Inquire, and Inspire.

*Imagine . Inquire . Inspire*

## Arcadia USD Purpose

To challenge and inspire students to make a positive and profound impact to their world.

## Arcadia USD Values

Collaborate. Think Critically. Be Creative. Offer Empathy. Learn from Failure.

# BACKGROUND

## What is a Long Range Facilities Master Plan?

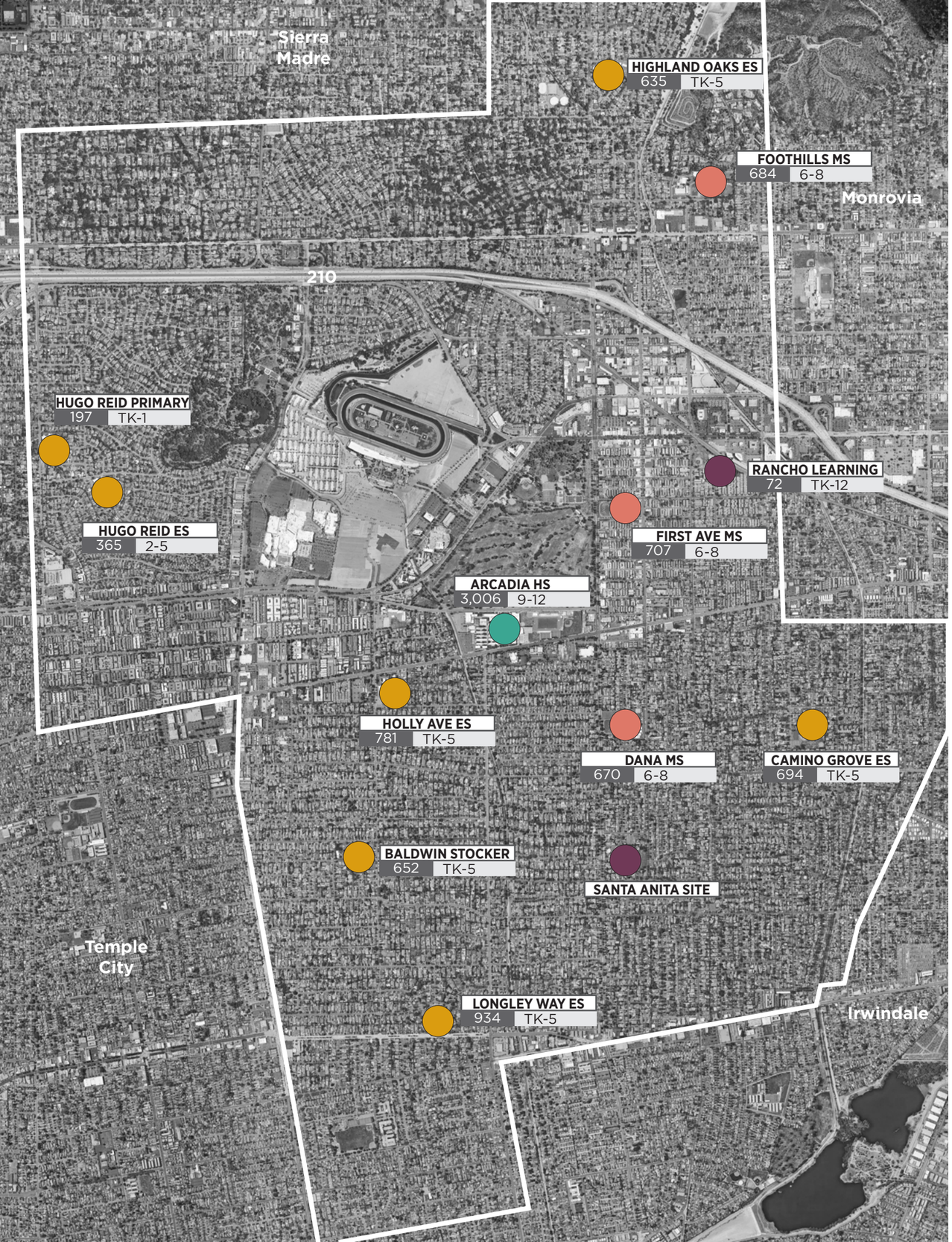
The Arcadia Unified School District's Long Range Facilities Master Plan (LRFMP) serves as a strategic guide outlining the facilities needs and the educational vision for the next 10 to 15 years. This road map will aide in decision-making by ensuring that improvements to school facilities align with a collective and coordinated vision.

The campus facilities master plans provide a graphic representation of this vision for each site. It is important to note that the master plan is not a design but rather a plan for the future improvement of the District's facilities infrastructure in support of the educational program goals.

While the plan outlines a general path towards a goal, it does not offer specific design solutions. Instead, it presents long-term improvement recommendations and serves as a tool in establishing estimated budgets for the LRFMP. The accompanying budget spreadsheet allows the District to plan and phase programs, compare scenarios and adjust as funding becomes available.

As projects move forward, a design team of architects and engineers will plan the specific aspects of the project outlined in the LRFMP. During this implementation and schematic design phase, a School Site Design Committee should be assembled to collaborate with the design team, providing input on design and elements of the plan. The resulting plans may differ from these initial concepts but should reflect the program elements identified during the LRFMP process.

The LRFMP is designed to provide flexibility, enabling sites to adapt to changes in enrollment and programs. Over time, as projects unfold, the plan should be periodically revisited and updated to align with the evolving needs of the district. The California Department of Education (CDE) recommends updating the facilities master plan every 3 to 5 years to ensure continued relevance.




# BACKGROUND

## Our Community

Ranked in the top 1% of school districts in America by Niche, the Arcadia Unified School District is a nationally renowned public school district that proudly educates more than 9,000 students throughout 11 award-winning schools. Nestled in the San Gabriel Valley in Southern California, all schools are located in Arcadia, California. Business Week named Arcadia as the "best place to raise your kids" in the entire state of California on two separate occasions.

The District, which is a proud member of the prestigious League of Innovative Schools, consists of 11 schools: six elementary schools, three middle schools, one high school, and one alternative school and outreach program. In addition to numerous National Blue Ribbon and California Distinguished schools throughout the district, Arcadia High School has been named a U.S. News and World Report Gold Medal School three times, named to Newsweek's Top Public High Schools in America list, and ranked among the top two percent of high schools in California according to Niche. 2017 marked the second straight year that Arcadia High's graduating class had at least one student accepted into every Ivy League University in the country, and Arcadia High School graduates continue to matriculate to Ivy League schools and top universities across the country.

Our student population is approximately 67% Asian, 17% Hispanic/Latino, 10% Caucasian, 2% Black or African American, 1% American Indian and 3% Others.

*https://www.ausd.net/*

TAG LEGEND

Student Capacity

**ELEMENTARY SCHOOL**
## Grade Level

**MIDDLE SCHOOL**
## Grade Level

**HIGH SCHOOL**
## Grade Level

**OTHER**

# PLANNING PROCESS

The FMP process comprised of the following main components of Data Collection, Facilities Conditions Assessments, Educational Specifications and Design Guidelines, Community Outreach, Costs Analysis and Prioritization.

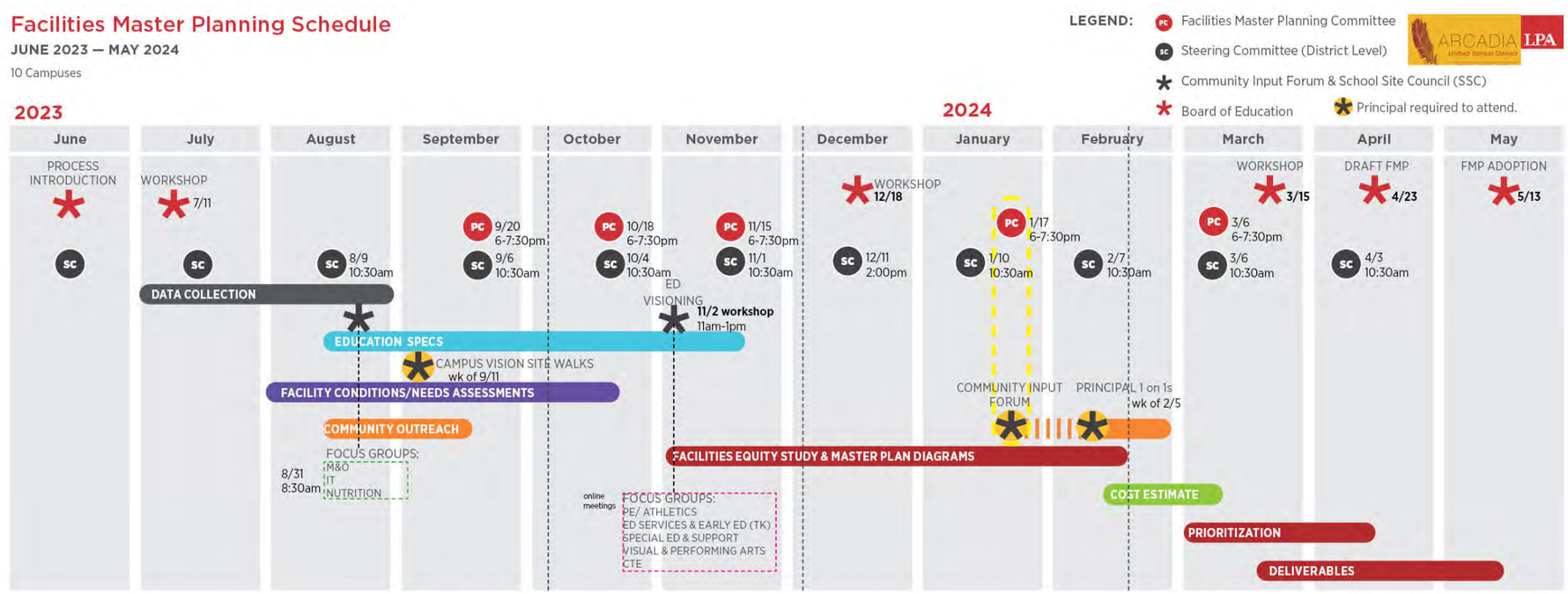
## An Inclusive Planning Approach

Throughout the process, the vision reflective of Arcadia USD's Long Range Facilities Master Plan was shaped through collaborative efforts with District leadership, Campus Vision School Site Committees, the Facility Master Plan Committee, the Educational Visioning Committee, interviewees from the focus group, and the broader community. These groups provided input at various stages of the process, identifying both district-wide and site-specific needs, defining educational program goals, and providing guidance on the Long Range Facilities Master Plan objectives. The culmination of this collaborative input resulted in the formulation of a comprehensive set of final recommendations, which were presented to the Board of Education for their review, comments, and approval.

## What engagement methods were used?

There were approximately 3,000 participants who gave input via the following methods of engagement:

8 Monthly Steering Committee Meetings
1 Community Survey that resulted in 1,400 responses
1 Student Survey that resulted in 1,432 responses
5 Facilities Master Plan Committee Workshops
1 Community Forum
11+1 Campus Visioning Workshops and Conditions Site Walks (1 per site and 1 Site Walk at Santa Anita Site)
11 Principal Follow Up Meetings (1 per site)
1 Existing Conditions Workshop with Maintenance & Operations, Technology and Nutrition Services
3 Focused Topic Discussions with Physical Ed & Athletics, Special Education, and CTE Career Technical and Specialized Programs
1 Educational Visioning Workshops
5 Board of Education Meetings (with 1 Workshop)



# PLANNING PROCESS

## Facilities Needs and Conditions Review

A workshop with the Facilities and Operational Services Team was lead by LPA Planning Team to review the existing facility conditions site by site. Attendees were experts in each of their trades including HVAC, plumbing, electrical, irrigation, locks, etc. Existing documents and maintenance reports were also reviewed. This provided a basis for life cycle of the various systems on campus. LPA Planning Team then conducted a workshop with each Campus Visioning Committee to gather feedback of what is their vision and what are the facility needs for their school site. Custodial staff also attended the workshops or provided input to the school site Principal in advance of the meeting. The team along with school staff then walked each site, made visual observations and noted general condition assessments. This analysis was used as the basis for each site's proposed master plan and estimated project budgets.

## Educational Vision

Derived from a co-creative process with a community of educators, along with students and district leadership. Several workshops, along with focused topic discussions were conducted to understand current and future learning shifts that influence how space is a resource to support AUSD's learning goals. The Design Guidelines, also known as Educational Specifications document the educational vision for the District. To gather diverse perspectives, two of the five Facility Master Plan Committee meetings incorporated workshop activities and group discussion aimed at articulating the values to inform the Design Guidelines.

## Long Range Facilities Master Plan Development

Members of the Committee included a cross section of school site Principals, staff, teachers, parent leaders, student leaders and community representatives. This group provided key input on the development of the Facilities Master Plans. The focus of this phase was to arrive at potential solutions and improvement strategies for each school facility in the District based on the condition needs as well as programmatic needs. Recommended master plan solutions for each school site were developed by overlaying the educational program goals and facilities needs assessment findings onto each campus.

## Campus Vision & School Site Engagement

The Principal of each campus formed a Campus Vision School Site Committees consisting of members that included representative teachers, site administrators, staff, parents, students and custodial. Stakeholders were engaged in an on site, workshop as well as the Community Forum. Committee members were tasked with engaging local community stakeholders as they best saw fit to get as much input as they could. This group helped provide information on specific site needs, helped establish the master plan vision for their school, and reviewed and provided feedback that informed the final master plans. In addition, online survey was conducted to expand the FMP engagement reach and allow for more members of the school community to provide input on what are the major needs and learning shifts.

## Prioritization and Final Recommendations

The FMP is a road map for future projects, with implementation phased as funding becomes available. As we zoom out to see the comprehensive need we are continually assessing what is the immediate and prioritized need. Throughout the process, at key milestones, stakeholders were asked to provide input on their top priorities. After finalizing the draft master plans, the Campus Vision School Site Committees provided their top priorities. These were presented to the FMP Committee at the Community Townhall held in January 2024 who then had their opportunity to vote on their top priorities. The results of the prioritization activities from the Campus Vision School Site Committees, online survey, polling survey (by District's consultant FM3) , Community Forum and Board Workshop are summarized in Section 02.

At a Board workshop in March 2024, the LPA Planning Team presented to the Board of Education all of the various data points that culminated from the engagement process. The Board reviewed the draft facilities master plans, costs and stakeholder prioritization results. From this data, the Board made their final prioritization recommendations as summarized in this LRFMP document. The LRFMP final adoption is in May 2024.

## Acknowledgments

The Long Range Facilities Master Plan was a year-long planning process beginning in June 2023 and culminating in May 2024. This document reflects the contributions of numerous individuals from the Arcadia USD community and consultants to develop this collective vision for the next 10-15 years.

# ACKNOWLEDGMENTS

### BOARD OF EDUCATION

| | |
|---|---|
| Shirley Yee | President |
| Raymond Cheung | Vice President |
| Kay Kinsler | Clerk |
| Leigh Chavez | Member |
| Fenton Eng | Member |

### STEERING COMMITTEE

| | |
|---|---|
| David Vannasdall | Superintendent |
| Dierk Esseln | Ass't Superintendent, Business Services |
| Tony Barrios | Director of Facilities & Operational Svcs. |
| Melinda Williams | Facilities Coordinator |

### DISTRICT-WIDE SERVICES

| | |
|---|---|
| Brent Forsee | Ass't Superintendent, Educational Services |
| Daniel Hacking | Dir. Curriculum, Instruction, Assessment |
| Patti Mattera | Dir. Curriculum, Instruction, Assessment |
| John Tung | Alt. Edu. Principal & Ed Svcs. Coordinator |
| Scott Bramley | Chief Technology Officer |
| Brian Anderson | Ass't Director, Technology & Information Services |
| Katherine Mahoney | Director of Special Education |
| Kathleen Ashworth | Director of Nutrition Services |

### FACILITIES & OPERATIONS

| | |
|---|---|
| Tony Barrios | Director of Facilities & Operational Services |
| Gabriel Santos | Manager, Facilities & Operational Services |
| Melinda Williams | Facilities Coordinator |
| Rudy Vergara | Maintenance Supervisor |
| Mario Agundez | Advanced Maintenance Mechanic (HVAC) |
| Justin Gray | Advanced Maintenance Mechanic (Carpenter) |
| Anthony Hernandez | Advanced Maintenance Mechanic (Plumber) |
| Matt McClure | Advanced Maintenance Mechanic (Electrician) |
| Angel Morales | Advanced Maintenance Mechanic (Irrigation) |
| Hector Torres | Advanced Maintenance Mechanic (HVAC) |
| Francisco "Frank" Valdez | Advanced Maintenance Mechanic (Electrician) |
| Matthew Westad | Advanced Maintenance Mechanic (Locksmith) |
| Miguel Arreola | General Maintenance Mechanic |
| Jesus Chavez | General Maintenance Mechanic |
| Mike Glickstein | General Maintenance Mechanic |
| Ignacio "Nacho" Jasso | General Maintenance Mechanic |
| Martin Sanchez | General Maintenance Mechanic |
| Justin Sepulveda | General Maintenance Mechanic |

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# ACKNOWLEDGMENTS

## FACILITIES MASTER PLAN COMMITTEE

| | |
|---|---|
| AFD Chief Chen Suen | City Representative |
| Angela Dillman | School Site Administrator |
| APD Captain Dan Crowther | City Representative |
| Ash Rizk | Real-estate Organizations Rep |
| Brent Forsee | Ass't Superintendent, Educational Services |
| Christian Esperias | Engaged Parent |
| Christina Siriani | School Site Administrator |
| David Lee | Community Leader |
| David Vannasdall | Superintendent |
| Dierk Esseln | Ass't Superintendent, Business Services |
| Don Young | Athletics Coach/ AD |
| Emily Buchanan | City Parks and Recreation |
| Evelyn Tsoi | Student Representative |
| J. Nicole Reed Brooks | Certificated/Classified Employee Rep |
| Jason Kruckeberg | City Representative |
| Jim Romo | Civic/ Non-Profit Groups Representative |
| Jim Larsh | Parent Clubs Representative |
| Joann Steinmeier | Community Leader |
| John Tung | Alt. Edu. Principal & Ed Svcs. Coordinator |
| Joy Cheng | Parent Clubs Representative |
| Joyce Lee | Student Representative |
| Joyce Platt | Senior Community Representative |
| Karina Portocarrero | Parent Clubs Representative |
| Keith DeLuca | Engaged Parent |
| Kevin Fox | Certificated/Classified Employee Rep |
| Kim Garber | Certificated/Classified Employee Rep |
| Lori Phillipi | Community Leader |
| Megan Forbes | Certificated/Classified Employee Rep |
| Melinda Williams | Facilities Coordinator |
| Michelle Fan | Student Representative |
| Milica Protic | Athletics Coaches/ AD |
| Nicole Rizzo | Parent Clubs Representative |
| Pearl Cheung | Parent Clubs Representative |
| Ray Mynster | Engaged Parent |
| Raymond Cheung | Board of Education Member |
| Renee Costarella | School Site Administrator |
| Ringo Suen | Engaged Parent |
| Ronnie Rudolph | Parent Clubs Representative |
| Ryan Foran | Chief Communications Officer |
| Sarah Torres | Certificated/Classified Employee Rep |
| Scott Bramley | Chief Technology Officer |
| Selam Wong | Civic/ Non-Profit Groups Representative |
| Shelly Romo | Civic/ Non-Profit Groups Representative |
| Shirley Yee | Board of Education Member |
| Sue Cook | Real-estate Organizations Rep |
| Tiffany Loong | Engaged Parent |
| Tony Barrios | Director of Facilities & Operational Services |

## EDUCATIONAL VISION

| | |
|---|---|
| David Vannasdall | Superintendent |
| Dierk Esseln | Ass't Superintendent, Business Services |
| Brent Forsee | Ass't Superintendent, Educational Services |
| Daniel Hacking | Dir. Curriculum, Instruction, Assessment |
| Patti Mattera | Dir. Curriculum, Instruction, Assessment |
| Alex Worozaken | Instructional Coach |
| Andrea Mendoza | Coordinator |
| Breanne Orlowsky | Career Technical Education CTE Director |
| Emily Blake Fischer | Instructional Coach |
| Jason Franz | PE Chair |
| Jessica Green | Instructional Coach |
| John Tung | Alt. Edu. Principal & Ed Svcs. Coordinator |
| Jorge Munoz | Assistant Principal CTE AHS |
| Jim Anderson | Coordinator, Child Welfare & Attendance |
| Katherine Mahoney | Director of Special Education |
| Keith Kerney | Assistant Principal Athletics AHS |
| Lucretia Anton | Innovation Coach |
| Milica Protic | Athletic Director |
| Scott Bramley | Chief Technology Officer |

## Acknowledgments

The Long Range Facilities Master Plan was a year-long planning process beginning in June 2023 and culminating in May 2024. This document reflects the contributions of numerous individuals from the Arcadia USD community and consultants to develop this collective vision for the next 10-15 years.

# ACKNOWLEDGMENTS

## CAMPUS VISION COMMITTEES

**Baldwin Stocker Elementary**

| | |
|---|---|
| Kelsey Brown | Principal |
| Chelsea Pelletier | PTA President |
| Frances Sambilay | Counselor |
| Grace Lee-Navarrete | Teacher |
| Jennifer Aoki | Teacher |
| Jenny Tran-Fuerte | Teacher |
| Laura Powell | Teacher |
| Michelle Saraiya | School Officer Supervisor |
| Wendi Kruger | Teacher |
| Vanessa Monge | Teacher |

**Camino Grove Elementary**

| | |
|---|---|
| Renee Costarella | Principal |
| Brandy Torres | Parent |
| Brian Wang | Student |
| Everly Wu | Student |
| Jennifer Tran | Counselor |
| Julia Franceschini | Teacher |
| Katie Bengford | Teacher |
| Krisi Heltsley | Office Supervisor |
| Manuel Hernandez | Custodian |
| MaryAnn Geis | Teacher |

**Highland Oaks Elementary**

| | |
|---|---|
| Debbie Champion | Principal |
| Ethan Chang | Student |
| Gabriel Valdez Jimenez | Lead Custodian |
| Phillip Gonzalez | PTA Representative |
| Rebecca Martin | School Counselor |
| Tammy Chaney | Teacher |
| Tiffany Mejia | Teacher |

**Holly Avenue Elementary**

| | |
|---|---|
| Teresa Oakland | Principal |
| Caleb Rojas | Student |
| Derek Wang | Student |
| Jennee Baugham | Teacher |
| Maita Frame | School Officer Supervisor |
| Melissa Hada | Teacher |
| Tangie Horejsi | Parent |

**Hugo Reid Primary & Elementary**

| | |
|---|---|
| Kimberly Lauxen | Principal |
| Alexis Moore | Teacher |
| Dianna Malak-Lopez | PTA Representative |
| Emily Weimer | Counselor |
| Jenn Mora | Teacher |
| JR Miranda | Lead Custodian |
| Nolan Lopez | PTA Representative |
| Patricia Garcini | Teacher |
| Sonny Kennedy | PTA Representative |
| Stephanie Harvey | School Office Supervisor |

**Longley Way Elementary**

| | |
|---|---|
| Lorie Felippa | Principal |
| Dana Caro | Teacher |
| Gabriela Martinez | Lead Custodian |
| Lisa Huff | PTA Representative |
| Natalie Faris | Counselor |
| Sandy Burch | Teacher |
| Sherry Sanders | PTA Representative |

**Dana Middle School**

| | |
|---|---|
| Travis Long | Principal |
| Brad Smith | Assistant Principal |
| Jennifer Vargo | PTSA Representative |
| Rania Ibrahim | Teacher |
| Sarah LaReau | Teacher |

**First Avenue Middle School**

| | |
|---|---|
| Semeen Issa | Principal |
| Michael DeGrazia | Assistant Principal |
| Connie Mimura | Teacher |
| German Anguiano | Lead Custodian |
| Kristen Mora | Teacher |
| Lan Nguyen | PTSA Representative |
| Michael Graves | Teacher |
| Nancy Martin | Counselor |
| Seth Murphy | Teacher |
| Tiffany Loong | PTSA Representative |
| Tiffany Young | Teacher |

**Foothills Middle School**

| | |
|---|---|
| Benjamin Acker | Principal |
| Christina Siriani | Assistant Principal |
| Allison Chen | Student |
| Coral Guerrero | School Office Supervisor |
| Devan Truong | Student |
| Don Young | Teacher |
| Esther Oh | School Counselor |
| Karl Morton | Teacher |
| Mitzi Franco | Teacher |

**Arcadia High School**

| | |
|---|---|
| Angela Dillman | Principal |
| Jorge Munoz | Assistant Principal |
| Karen DuBerke | Assistant Principal |
| Keith Kerney | Assistant Principal |
| Michele Lew | Assistant Principal |
| Samantha Jung | Assistant Principal |
| Brent Reiske | Careers & Technology Dept. Chair |
| Breanne Orlowsky | Classified Representative |
| Cheryl Lopez | World Language Chair |
| Christopher Schultz | ELA Dept. Chair/Track Coach |
| Dave Silah | Math Dept. Chair |
| Gerry Wang | Social Science Dept. Chair |
| Jason Franz | Physical Education Dept. Chair |
| Jennie Doezie | Visual Arts Dept. Chair |
| Kevin Sherrill | Performing Arts Dept. Chair |
| Ling-Yun Ji | Parent Representative |
| Merjan Khwajazada | Student Representative |
| Mia Tsou | Student Representative |
| Michelle Fan | Student Representative |
| Milica Protic | Athletic Director |
| Nancy Lin | PTSA Representative |
| Peter Vo | Activities Director |
| Ryan Press | Independent Study/ Intervention |
| Shari Rudolph | School Office Supervisor |
| Stefani Spitz | Special Ed Dept. Chair |
| Winnie Chin | Counselor |
| Yumiko Goto | Teacher |

**Rancho Learning Center**

| | |
|---|---|
| John Tung | Principal |

02

# SECTION TWO

## PLANNING THEMES & PRIORITIES

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA ARCADIA Unified School District

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PLANNING THEMES
& PRIORITIES

# STRATEGIC APPROACH & ASSUMPTIONS

## Strategic Approach

In our thorough and comprehensive approach, the development of the strategic roadmap is based on the foundation of a holistic analysis of various data points including the facilities condition assessments, visioning workshops, focus group workshop and interviews, and community engagement.

## Assumptions

To implement our planning strategies, the Long Range Facilities Master Plan (LRFMP) used the following assumptions.

### Planning Enrollment

It was determined by the District leadership that the current 2023 enrollment from latest CBEDS was to be used at all of the school sites. Current enrollment has remained steady.

### Loading Standards

Loading standards were established in order to best determine the current and target capacity at each school site. The following District loading standards (per classroom) were used for planning purposes:

| | |
|---|---|
| Transitional Kindergarten (TK) | 24* |
| Kindergarten | 26 |
| 1st - 3rd Grade | 26 |
| 4th - 5th Grade | 30 |
| 6 - 8th Grade | 28 |
| 9 - 12th Grade | 30 |
| Special Day Class | 12 |

*Current State requirement of 12:1 assumed. May reduce to 10:1 student/ adult ratio.

### Planning Enrollment

| | Planning Enrollment |
|---|---|
| Baldwin Stocker ES | 652 |
| Camino Grove ES | 694 |
| Highland ES | 635 |
| Holly Avenue ES | 781 |
| Hugo Reid ES | 562 |
| Longley Way ES | 516 |
| Dana MS | 670 |
| First Avenue MS | 707 |
| Foothills MS | 684 |
| Arcadia HS | 3,006 |

# PLANNING THEMES

## 01

### Transitional Kindergarten (TK) & Kindergarten Classrooms

With the State initiative to provide early childhood education to students, by 2025-26 all children who turn 4 by September 1st will be able to enroll in a Transitional Kindergarten program. Essentially TK will become another grade level at the Elementary Schools. Currently, most school sites do not have enough TK/ Kindergarten Classrooms with the proper facilities as recommended by the California Department of Education (CDE) with larger sized Classroom with direct access to age appropriate restrooms. Additionally, most TK/K playgrounds were designed only to accommodate 2-3 classes and now need to be expanded to accommodate more. The LRFMP addresses these deficiencies and is showing new construction to be able to accommodate these facility needs.

## 02

### Support Health, Wellness & Wellbeing

The District is committed to providing safe learning environments that support the holistic wellbeing of students and staff. Recognizing the importance and growing need for student support services, the LRFMP provides dedicated space, for speech pathologist, counselor(s), and psychologist and specialists. This space, otherwise known as the Learning Lab will provide intentional space for student support. Outdoor areas can also integrate areas for respite and restoration. Previous modernizations have provided some space, but with the growth in demand for services, this space needs to be expanded at most school sites. In addition to support services, providing facilities to support physical fitness and encourage movement so that students develop healthy lifestyles. Providing shaded outdoor play areas, gymnasiums at the middle schools that do not have it, synthetic track and field upgrades, locker room upgrades, athletic support spaces including team rooms at the high school.

## 03

### Modernize Older Learning Environments

The LRFMP recognizes that a lot of great work has been done at the school sites. However there are still facilities that have only had minimal upgrades completed in the last round of work. There are also specific, larger upgrades needed for systems at the end of their life cycle that are no longer considered small repairs that can be patched. The LRFMP identifies modernization of older learning environments as well as system and upgrade work that needs to be addressed in the upcoming 10 years.

## 04

### Augment Strong Programs with Appropriate Facilities

Add dedicated, shared program space for STEAM, Science, Art and Music programs at Elementary School sites. Music and STEAM are strong, award winning programs at the District. This allows some of these activities to be offload from the Multipurpose Room (MPR) so that it can be used mainly for Food Services, large events and performances. Also allows for teaching materials and resources to be centralized and shared for multiple classes rather than storing everything within the typical Classrooms. Computer/ Media labs adjacent to Library spaces shall be re-imagined to Innovation Labs where schools can support maker activities and video broadcasting. The space can also be used for staff collaboration and training, as well as larger group meetings.

## 05

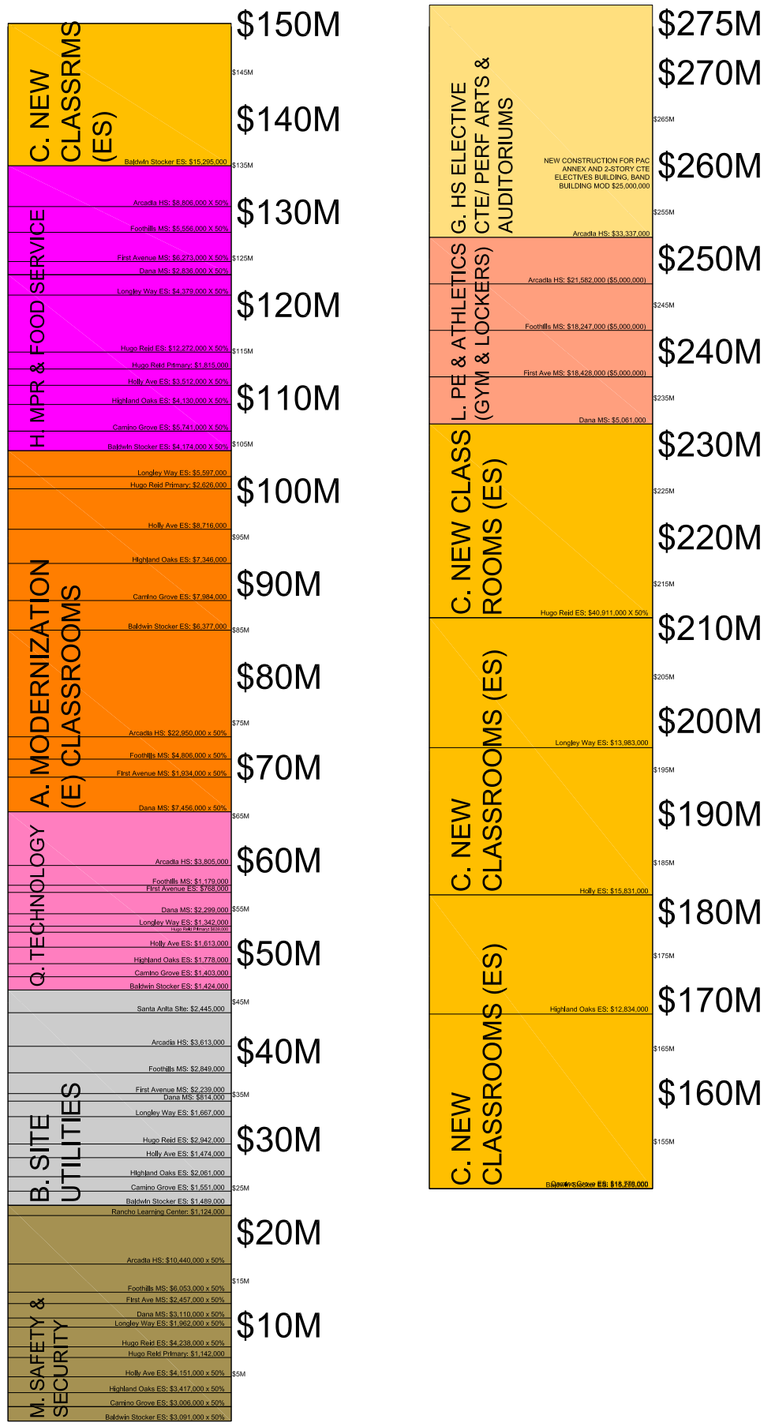
### Enhance Outdoor Learning Environments

Taking advantage of the mild, Southern California climates, an outdoor Learning Court adjacent to Classrooms with access and supervision from Classrooms allow learning activities to extend from the indoor space to the outdoors. Most classrooms are adjacent to an outdoor area in which teachers are already utilizing. These can be enhanced with seating, tables and most importantly shade to better support learning activities. Shade at all outdoor areas including quad, hardcourts and playgrounds, student dining was a big need across all school sites.

## 06

### Multipurpose Room and Food Service Improvements

The Multipurpose Rooms at many school sites are used for a variety of functions from food serving to music classes, physical education and performances. At times there are multiple activities occurring in the MPR at the same time as food serving which is distracting and not ideal for learning. With the increase in meal serving needs the existing kitchens do not have enough storage space. Food storage have taken over storage rooms and freezers have been installed outside, which is not ideal. Kitchens need expansions to be able to accommodate the lunch serving needs.




TIER 1

TIER 2

# BOARD PRIORITIZED SCOPES OF WORK

After reviewing all the data points, AUSD's Board of Education prioritized as follows with Tier 1 scopes of work being top priority and if additional funding were to become available, Tier 2 scopes of work could be considered. Reference description of scope categories on page 12.

**Tier 1**

- **M** Safety and Security (Scope at 50% focus on electronic door locks and fire alarm)
- **B** Site Utilities
- **Q** Technology and Equipment
- **A** Repair, Modernize, Reconfigure Existing Classrooms and Restrooms
- **H** Multipurpose Room (MPR) and Food Service (Scope at 50%)
- **C** New Construction of ES Classrooms (Replace Portables and Build TK)
- **L** Physical Education and Athletics (Gyms and Lockers)
- **G** HS Electives / CTE Spaces, Performing Arts & Auditoriums (New PAC Annex and CTE Building at Arcadia HS)

**Tier 2**

- **I** Library and Innovation Labs
- **F** ES STEAM Lab and Music Classrooms
- **J** Student Support and Counseling
- **O** Exterior Play Spaces, Playfields & Hardcourts
- **G** MS Electives Spaces, Performing Arts and Auditoriums

# AUSD COMMUNITY INPUT

To expand the community engagement outreach two online survey were conducted. One survey was sent to the school community which included administrators, teachers, management, parents and community members that are connected with AUSD. One survey was sent to students fourth grade and above. There were a total of 1,400 community responses and 1,432 student responses. The following were some highlights of the survey results.

## Staff, Teachers, Parents and AUSD Community Members said...

**The top 3 ES spaces that require the greatest amount of improvement in your school:**

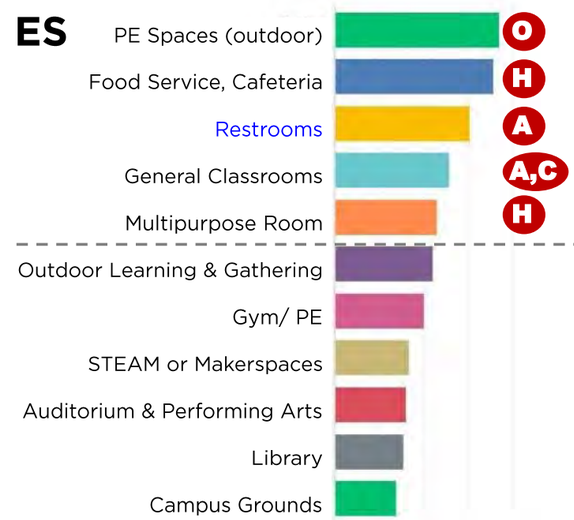
1. Physical Education (PE) Spaces (outdoor)
2. Food Service, Cafeteria
3. Restrooms
4. General Classrooms
5. Multipurpose Room

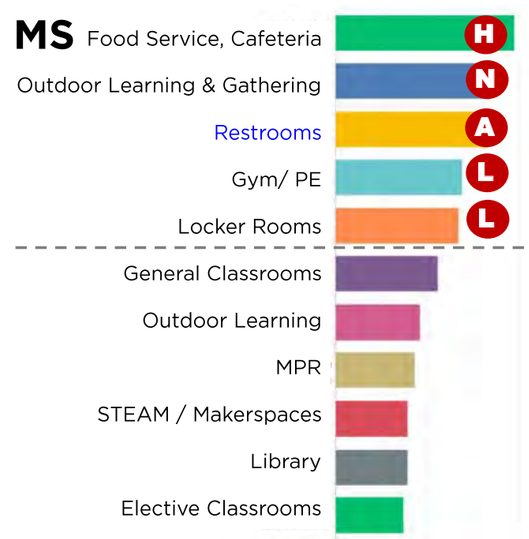
**The top 3 MS spaces that require the greatest amount of improvement in your school:**

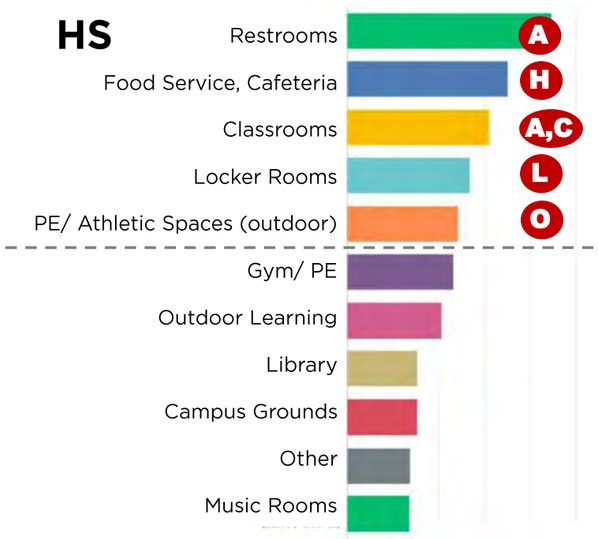
1. Food Service, Cafeteria
2. Outdoor Learning & Gathering
3. Restrooms
4. Gym/ PE
5. Locker Rooms

**The top 3 HS spaces that require the greatest amount of improvement in your school:**

1. Restrooms
2. Food Service, Cafeteria
3. Classrooms
4. Locker Rooms
5. PE/ Athletic Space (outdoor)




**1,400+**

**community respondents**

*Online survey conducted via Survey Monkey.

PLANNING THEMES & PRIORITIES

# AUSD STUDENT INPUT

## Students said...

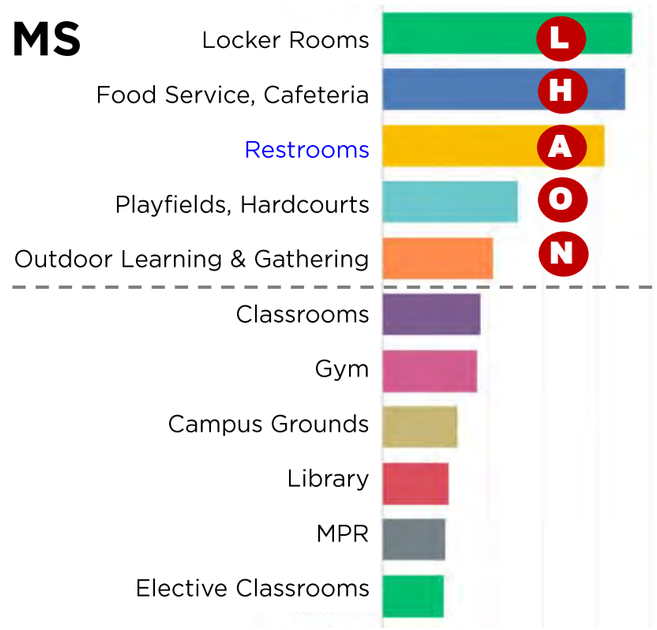
**The top 3 MS spaces that require the greatest amount of improvement in your school:**

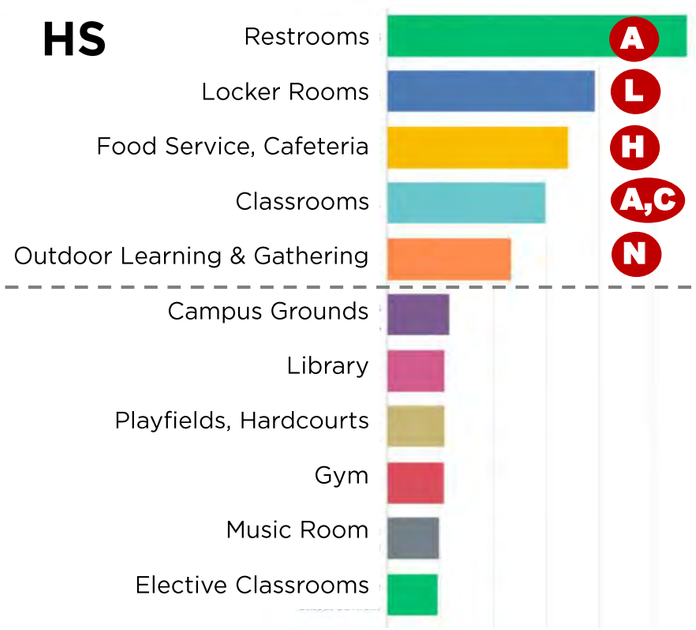
1. Locker Rooms
2. Food Service, Cafeteria
3. Restrooms
4. Playfields, Hardcourts
5. Outdoor Learning & Gathering

**The top 3 HS spaces that require the greatest amount of improvement in your school:**

1. Restrooms
2. Locker Rooms
3. Food Service, Cafeteria
4. Classrooms
5. Outdoor Learning & Gathering

**1,432+**
**student respondents**
*Online survey conducted via Survey Monkey.



# CAMPUS VISION SCHOOL SITE COMMITTEE PRIORITIES

Each of the school site committees were asked to provide what they felt were their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

### Baldwin Stocker Elementary School

1. (C) Replace portables with new permanent construction
2. (F) Space for STEAM Lab & Music
3. (M,N) Outdoor commons enhancements, new parking and reconfiguration of food services to improve flow.

### Camino Grove Elementary School

1. (H) Larger Lunch Shelter
2. (I) New Library that is inspiring for students
3. (J) Additional dedicated space for Intervention/ Student Support and SELPA SDC Support Spaces

### Highland Oaks Elementary School

1. (J) Dedicated space for student support services and new spaces for STEAM Lab & Music
2. (C) New TK/ Kinder Classrooms; replace portables
3. (M) Drop-off extension and new fence at front of school to improve safety

### Holly Avenue Elementary School

1. (H) Reconfiguration of MPR/ Cafeteria to expand space
2. (C) New classrooms for TK/ K and Play Yard
3. (N) Outdoor sensory/ wellness/ community garden with new Quad

### Hugo Reid Elementary School

1. (C) Combining the Primary School with the Elementary School onto one campus
2. (F, K, J) Collaborative spaces including outdoor learning areas, Makerspace/ Craft space, Staff Workrooms, Collaboration spaces near Classrooms
3. (M) Front entry and single point of entry – safety enhancements

### Longley Way Elementary School

1. (C, F) Replace portables with new permanent construction and new TK/K classrooms, new dedicated space for STEAM Lab and Music
2. (J) Learning Lab – additional space for student support services
3. (O) Reconfiguration of outdoor play space

### Dana Middle School

1. (L) Locker Room modernization and PE Classroom addition
2. (G) New classrooms for STEM and Art programs
3. (N) Outdoor commons to extend usage of learning space

### First Avenue Middle School

1. (L) New gym and locker room building
2. (D) New Classrooms to replace portables
3. (O) Synthetic track and field
4. (A) Modernization of classroom buildings

### Foothills Middle School

1. (L) New gym and locker room building
2. (G) Reconfiguration of old locker room building into Dance and Music classrooms
3. (N) Outdoor learning area enhancements

### Arcadia High School

1. (L) New weight room and reconfiguration of east team room
2. (G) H Row Classrooms and new Performing Arts annex building
3. (O) Baseball, Softball playfield upgrades and repairs
4. (A, N) Modernization of existing Classroom buildings and outdoor common enhancements
5. (N) Upgrades to outdoor Raleigh Court (Quad)

### Rancho Learning Center

1. (O) Outdoor play space
2. (A) Re-balance and adjustment of HVAC especially at the Administration office area
3. (M) Addition of parking spaces in parking lot

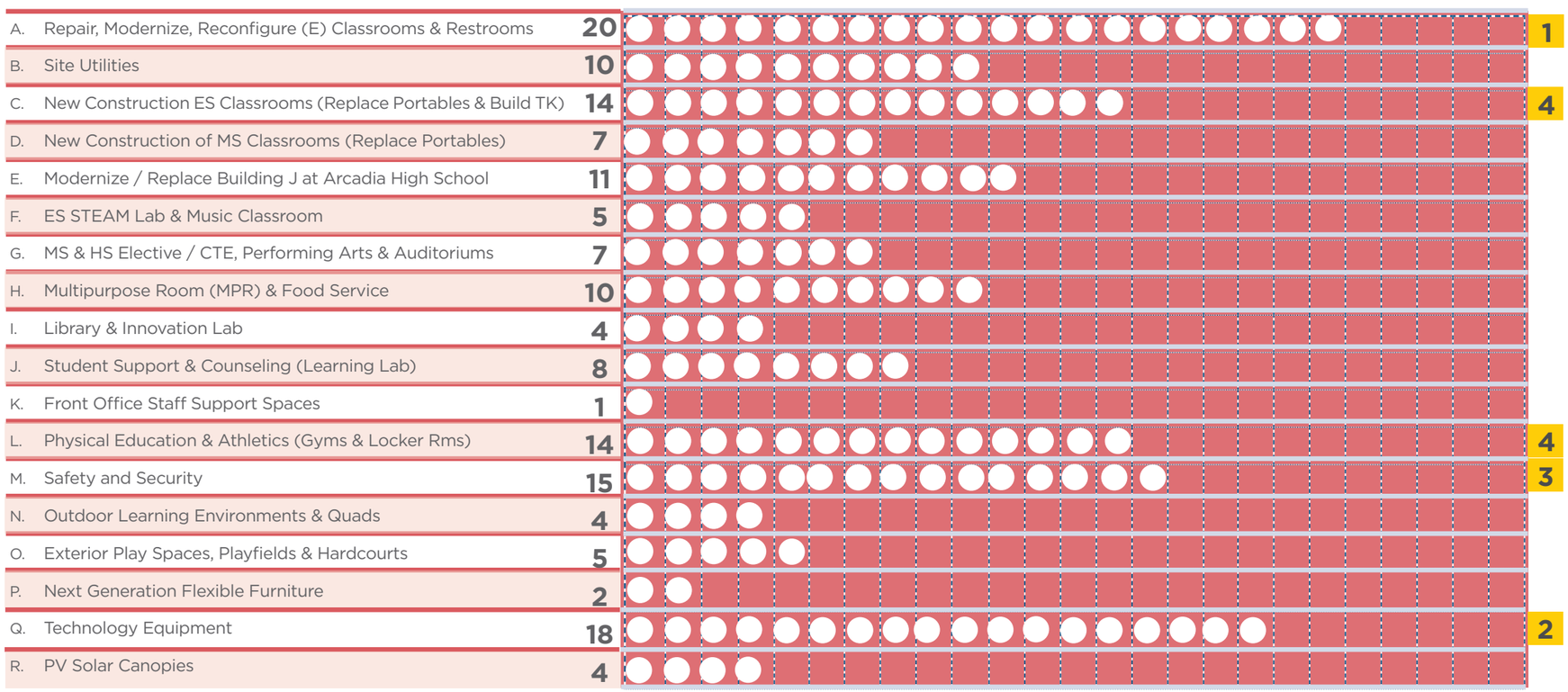
# FMP COMMITTEE PRIORITIES

## Priorities by Scope of Work Categories

At the final FMP Committee meeting, the attendees were provided a summary of all of the information that was gathered in the planning process as well as presented the priorities by various stakeholder groups along the way. The committee was then asked to provide their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

**TOP PRIORITIES**

1. A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
2. Q Technology & Equipment
3. M Safety and Security
4. C New Construction ES Classrooms (Replace Portables & Build TK)
5. L Physical Education & Athletics (Gyms & Locker Rms)



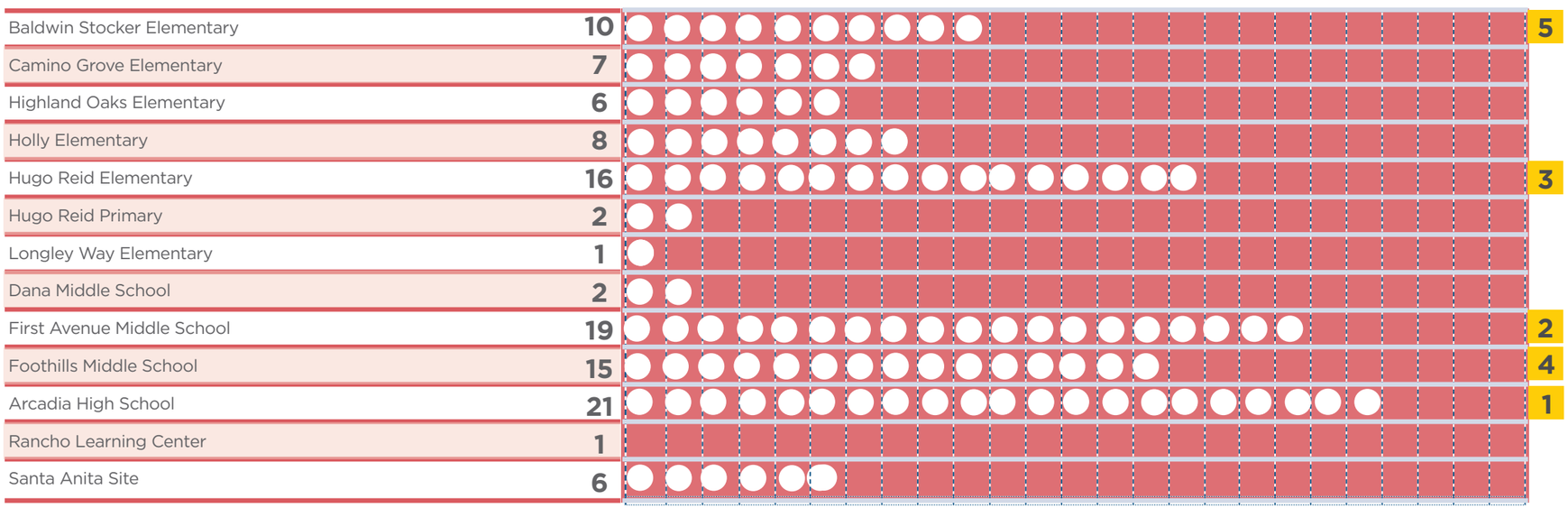
# FMP COMMITTEE PRIORITIES

## Priorities by School Sites

At the final FMP Committee meeting, the attendees were provided a summary of all of the information that was gathered in the planning process as well as presented the priorities by various stakeholder groups along the way. The committee was then asked to provide their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

**TOP PRIORITIES**

1. Arcadia High School
2. First Avenue Middle School
3. Hugo Reid Elementary School
4. Foothills Middle School
5. Baldwin Stocker Elementary School



# FMP COMMITTEE PRIORITIES vs. SCHOOL SITE PRIORITIES

## Summary of Priorities by School Site (Elementary)

Cross analysis of the data comparing top priorities of all elementary school sites as prioritized by the FMP Committee versus top priorities as prioritized by Campus Vision School Site Committees.

## **Priorities** FMP Committee vs. Site Committee

### Summary of Priorities by Site (Elementary)

| | FMP Committee | Site Committee |
|---|---|---|
| A. | Repair, Modernize, Reconfigure (E) Classrooms & Restrooms | Repair, Modernize, Reconfigure (E) Classrooms & Restrooms |
| B. | Site Utilities | Site Utilities |
| C. | New Construction ES Classrooms (Replace Portables & Build TK) | New Construction ES Classrooms (Replace Portables & Build TK) |
| D. | New Construction of MS Classrooms (Replace Portables) | New Construction of MS Classrooms (Replace Portables) |
| E. | Modernize / Replace Building J at Arcadia High School | Modernize / Replace Building J at Arcadia High School |
| F. | ES STEAM Lab & Music Classroom | ES STEAM Lab & Music Classroom |
| G. | MS & HS Elective / CTE, Performing Arts & Auditoriums | MS & HS Elective / CTE, Performing Arts & Auditoriums |
| H. | Multipurpose Room (MPR) & Food Service | Multipurpose Room (MPR) & Food Service |
| I. | Library & Innovation Lab | Library & Innovation Lab |
| J. | Student Support & Counseling (Learning Lab) | Student Support & Counseling (Learning Lab) |
| K. | Front Office Staff Support Spaces | Front Office Staff Support Spaces |
| L. | Physical Education & Athletics (Gyms & Locker Rms) | Physical Education & Athletics (Gyms & Locker Rms) |
| M. | Safety and Security | Safety and Security |
| N. | Outdoor Learning Environments & Quads | Outdoor Learning Environments & Quads |
| O. | Exterior Play Spaces, Playfields & Hardcourts | Exterior Play Spaces, Playfields & Hardcourts |
| P. | Next Generation Flexible Furniture | Next Generation Flexible Furniture |
| Q. | Technology Equipment | Technology Equipment |
| R. | PV Solar Canopies | PV Solar Canopies |

# FMP COMMITTEE PRIORITIES vs. SCHOOL SITE PRIORITIES

## Summary of Priorities by School Site (MS & HS)

Cross analysis of the data comparing top priorities of all middle school sites and high school site as prioritized by the FMP Committee versus top priorities as prioritized by Campus Vision School Site Committees.

## **Priorities** FMP Committee vs. Site Committee

### Summary of Priorities by Site (MS & HS)

| | |
|---|---|
| A. | Repair, Modernize, Reconfigure (E) Classrooms & Restrooms |
| B. | Site Utilities |
| C. | New Construction ES Classrooms (Replace Portables & Build TK) |
| D. | New Construction of MS Classrooms (Replace Portables) |
| E. | Modernize / Replace Building J at Arcadia High School |
| F. | ES STEAM Lab & Music Classroom |
| G. | MS & HS Elective / CTE, Performing Arts & Auditoriums |
| H. | Multipurpose Room (MPR) & Food Service |
| I. | Library & Innovation Lab |
| J. | Student Support & Counseling (Learning Lab) |
| K. | Front Office Staff Support Spaces |
| L. | Physical Education & Athletics (Gyms & Locker Rms) |
| M. | Safety and Security |
| N. | Outdoor Learning Environments & Quads |
| O. | Exterior Play Spaces, Playfields & Hardcourts |
| P. | Next Generation Flexible Furniture |
| Q. | Technology Equipment |
| R. | PV Solar Canopies |

| | |
|---|---|
| A. | Repair, Modernize, Reconfigure (E) Classrooms & Restrooms |
| B. | Site Utilities |
| C. | New Construction ES Classrooms (Replace Portables & Build TK) |
| D. | New Construction of MS Classrooms (Replace Portables) |
| E. | Modernize / Replace Building J at Arcadia High School |
| F. | ES STEAM Lab & Music Classroom |
| G. | MS & HS Elective / CTE, Performing Arts & Auditoriums |
| H. | Multipurpose Room (MPR) & Food Service |
| I. | Library & Innovation Lab |
| J. | Student Support & Counseling (Learning Lab) |
| K. | Front Office Staff Support Spaces |
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| M. | Safety and Security |
| N. | Outdoor Learning Environments & Quads |
| O. | Exterior Play Spaces, Playfields & Hardcourts |
| P. | Next Generation Flexible Furniture |
| Q. | Technology Equipment |
| R. | PV Solar Canopies |

# FM3 COMMUNITY SURVEY PRIORITIES

Separate from the Facilities Master Plan Process, the District also had FM3 Research consultants perform a community wide survey. The survey reached members of the greater community beyond the AUSD community.

## TOP PRIORITIES

- Accountability features and "requiring" and "continuing" safety/cleanliness and excellence top the list of priorities for the measure.
- Features related to "improving" safety/quality are also top priorities, but generate slightly less importance.

## SECOND TIER PRIORITIES

- Other "upgrades" and "improvements" are second tier priorities.
- Items focused on upgrading curricular instruction are also second tier priorities.

## LOWER PRIORITIES

- Repairs/upgrades less directly related to safety, as well as more major infrastructure projects are lower priorities.
- Similarly, infrastructure improvements, such as replacing portables and building gyms, are among the lower priorities.

## LOWEST PRIORITIES

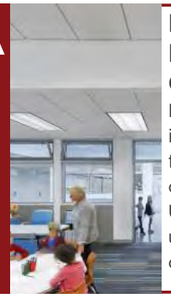
- The lowest priorities also include turf replacement, upgrading school kitchens, solar panels, and improving outdoor learning spaces.

## MOST RESONANT

- Educational statements about the measure benefiting all schools, improving STEM, making urgent repairs, upgrading safety, and providing accountability are the most resonant.

FM3 RESEARCH

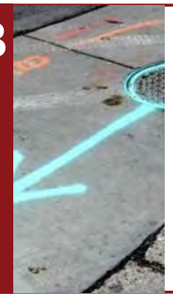
**A**



### Repair, Modernize, Reconfigure Existing Classrooms & Restrooms

Modernization of existing classrooms includes the replacement of interior finishes, windows, doors, repair ceilings, casework, and roofing. Upgrades or replacement of old HVAC units, upgrades to electrical panels/ outlets, and plumbing.

**B**



### Site Utilities

Upgrades to existing utilities and underground connections for natural gas, sanitary sewer, domestic fire water, and storm drain services. Also included are electrical mains, distribution, and capacity upgrades.

**C**

### New Construction of ES Classrooms (Replace Portables and Build TK)

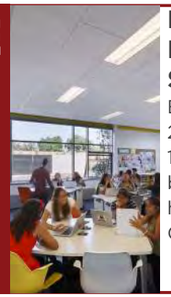
Addition of new classrooms to provide appropriate program space and appropriate TK spaces. Replace existing portables with classrooms to support general education and Special Education classrooms.

**D**

### New Construction of MS Classrooms (Replace Portables)

Addition of new classrooms to provide appropriate program space and/or to replace existing portables/classrooms. This category includes classrooms to support general education for all grades and Special Education classrooms.

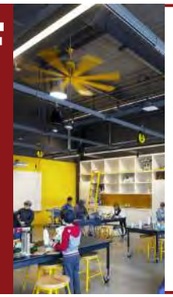
**E**



### Modernize/ Replace Building J at Arcadia High School

Building J at the High School was a 2-story modular construction built in 1994 with 20 Classroom spaces. It has been reported that the building has had many maintenance issues and the Classroom environments are dark.

**F**



### ES STEAM Lab & Music Classroom

Reconfigure existing or new construction of a dedicated Classroom space to support STEAM and Music programs at the elementary schools. These spaces will help offload the multitude of activities in the MPR to allow for improvements to food servicing and allow for that space to

**G**

### MS & HS Elective/ CTE Spaces, Performing Arts & Auditoriums

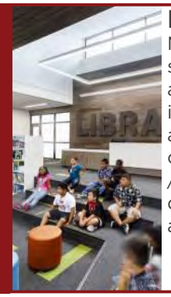
Modernization, reconfiguration, and new construction of Elective spaces at the Middle and High Schools. These include but are not limited to Visual/ Performing Arts, Career Technical (CTE) programs, Art, Music, Culinary.

**H**

### Multipurpose Room (MPR) & Food Service

Modernization, reconfiguration, and new construction of Multipurpose Rooms and Food Service (Kitchen and Serving Areas), and trash enclosures as applicable. Kitchen expansion for food storage (refrigerator/freezer and dry storage) at each of the sites to be able to meet the increased meal service demands.

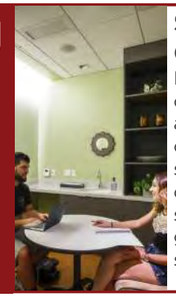
**I**



### Library & Innovation Lab

Minor modernization, repair and systems upgrade scope of work at existing Library spaces. Re-image existing computer labs into a flexible Innovation Lab where collaborative, hands on / makerspace / video broadcasting / professional development can occur. This category also includes new Libraries.

**J**



### Student Support & Counseling (Learning Lab)

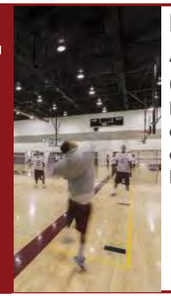
Includes reconfiguration or new construction of space to create a Learning Lab center at each campus that will house additional student support staff (psychologist, counselors, intervention, education specialists), conference, shared small group work space, wellness/ calming space and OT space as applicable.

**K**

### Front Office Staff Support Spaces

Includes modernization work (ie air conditioning and roof patching), or new construction of front office staff support spaces; spaces including workrooms, staff lounge, conference rooms, and any identified main entry safety improvements.

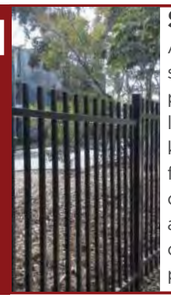
**L**



### Physical Education & Athletics Improvements (Gyms and Locker Rooms)

Modernization of existing and new construction of Gyms, reconfiguration of existing and new construction Locker Rooms and PE Classrooms.

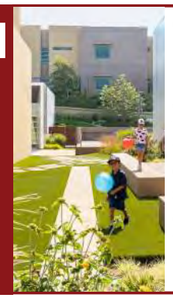
**M**



### Safety and Security

Addition and/or improvements to safety, including ADA accessibility pathways, concrete walkways, exterior lighting, fencing, signage, safety locks/ key-less entry on classroom doors, fire alarm, public address/emergency communication systems, intrusion alarms, & security systems and cameras. Parking lot repairs and new parking & drop-off.

**N**



### Outdoor Learning Environments & Quads

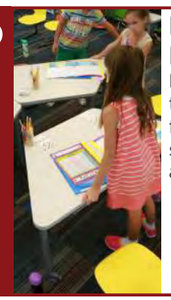
Enhancing exterior spaces that serve as an extension of the classroom, typically in between classroom wings. These areas promote the use of outdoor environments as learning space. This could include seat walls, amphitheater, outdoor furnishings, writeable surfaces, shade.

**O**

### Exterior Play Spaces, Playfields & Hardcourts

Improvements, repair of existing and new TK/Kinder play yards, playfields and hardcourts.

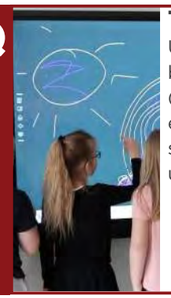
**P**



### Next Generation Flexible Furniture

Provides an allowance for new furniture that is easily move-able to support flexibility in easy reconfiguration of spaces to better support learning activities.

**Q**



### Technology Equipment

Upgrades to classroom technology backbone, wireless access points (WiFi) and fiber, classroom technology equipment and audio system, Includes switches and any MDF/IDF data room upgrades.

**R**

### PV Solar Canopies

The District currently has in place interconnection agreements that have a 2 year time line to install solar canopies at each of the school sites. Solar PV canopies can provide shade as well energy savings. PV panels will be required by code for any new construction.

# PRIORITIZATION SCOPE CATEGORIES

In order to break down the costs and prioritization into smaller chunks for ease of prioritization, the total LRFMP costs were broken up into the following (18) project scope categories. Final prioritization is also organized in these categories. All scopes of work identified within the proposed master plan diagrams fall into these categories.

# FMP COSTS SUMMARY & POTENTIAL FUNDING

## Cost Summary

Project budgets have been developed for each site based on program and campus needs as depicted in the Facilities Master Plans. Each budget contains a breakdown based on the (18) scope categories, with associated areas, unit costs, construction costs and soft costs which result in a total project cost for each campus. The detailed costs breakdown can be referenced in the Appendix.

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs outlined in the Facilities Master Plan are in 2024 dollars. Upon inception of each project the cost for each scope of work should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified.

## Exclusions

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA and our cost estimating consultant HLCM Inc. at this time. The following costs are not included:

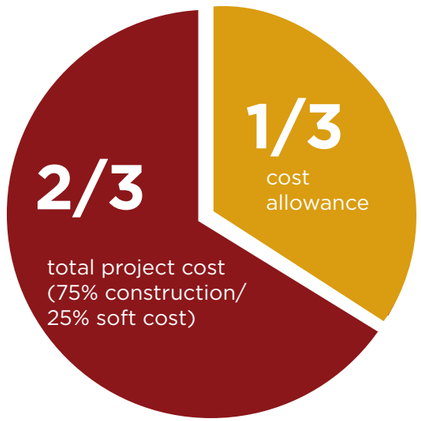
- Escalation is not included. As funding becomes available the District should develop an implementation plan where phasing and order of projects will be decided. The timing of when projects start will affect the cost and should be calculated at that time.
- Interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.
- No land purchase costs have been included in these budgets, and should be considered separately. All proposed master plans in this FMP do not propose any land acquisition.
- Utility and City Connection Fees, off-site improvements, are not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys or removal of contaminated or unsuitable soils on existing or new sites.

## Cost Summary

The Long Range Facilities Master Plan (LRFMP) identifies all programmatic and maintenance needs. Needs identified are comprehensive in nature and are above the District's current ability to fund in their entirety. The LRFMP is a roadmap and this can be seen as the first step or phase one of the overall vision. In the future, the District will need to engage their funding consultant to develop a funding scenario. When looking at all local, State and voter approved options the District has currently identified an estimated amount of approximately $409 million that could be available to fund the program. These dollars would need to be spread across the entire ten to fifteen year duration of the program implementation. As a rule of thumb, LPA suggested that no more than two-thirds of the funding should be allocated to proposed projects in 2024 dollars. The remaining one-third would be set aside for escalation, interim housing, unknown off-site costs and as a contingency for the facilities improvement program. This results in a total of approximately $274 million available to the District to prioritize.

As funding becomes available, the District will be able to reference and utilize the data within this Facilities Master Plan to align the total program costs with the available dollars and create a list of projects based on the priorities determined from the stakeholders in this process. At this future date, an implementation plan will be developed.

| | |
|---|---|
| **Total FMP Need (2024$)** | **$662,760,000** |
| **Developer Fees (Fund 25)**<br>(average collections per year x 10 years) | $10,000,000 |
| **General Funds/ Deferred Maintenance Set Aside**<br>(set aside for maintenance and operations per year x 10 years) | $9,000,000 |
| **Fund 21 Balance**<br>(Capital Facilities Fund - Balance encumbered for existing projects) | $0 |
| **State School Facilities Program**<br>(dollar value of current applications submitted to OPSC)<br>(remaining State eligibility) | $60,000,000<br>$0 |
| **Future General Obligation Bond**<br>(District bonding capacity range) | $330,000,000 |
| **TOTAL POTENTIAL FUNDING** | **$409,000,000** |
| **FUNDING AVAILABLE FOR PROJECTS (2024$)** | $409,000,000 x0.67 = **$274,030,000** |



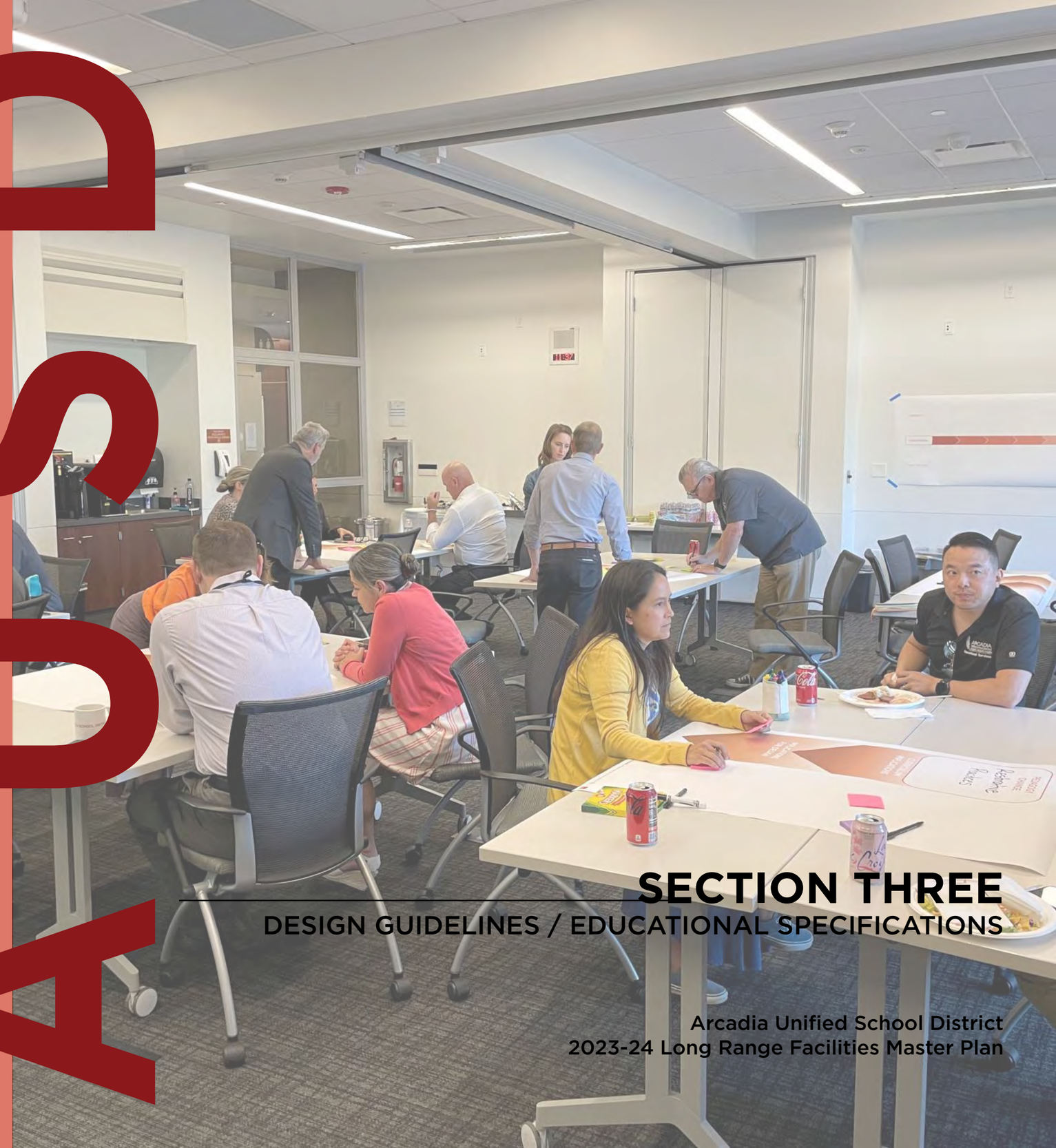

*Note: 2/3 of the program budget allocated to projects in (2024$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.*

# FMP COSTS SUMMARY

| SCOPE CATEGORIES | SCHOOL SITES | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | BALDWIN STOCKER ES | CAMINO GROVE ES | HIGHLAND OAKS ES | HOLLY AVENUE ES | HUGO REID PRIMARY | HUGO REID ES | LONGLEY WAY ES | DANA MS | FIRST AVENUE MS | FOOTHILLS MS | ARCADIA HS | RANCHO LEARNING CENTER | SANTA ANITA SITE | TOTAL PROJECT COST (2024$) |
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $6,377,000 | $7,984,000 | $7,346,000 | $8,716,000 | $2,626,000 | $- | $5,597,000 | $7,456,000 | $1,934,000 | $4,806,000 | $22,950,000 | $- | $- | **$75,792,000** |
| B. Site Utilities | $1,489,000 | $1,551,000 | $2,061,000 | $1,474,000 | $- | $2,942,000 | $1,667,000 | $814,000 | $2,239,000 | $2,849,000 | $3,613,000 | $- | | **$23,144,000** |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $15,295,000 | $18,779,000 | $12,834,000 | $15,831,000 | $- | $40,911,000 | $13,983,000 | $- | $- | $- | $- | $- | $2,445,000 | **$117,633,000** |
| D. New Construction of MS Classrooms (Replace Portables) | $- | $- | $- | $- | $- | $- | $- | $- | $5,089,000 | $- | $- | $- | $- | **$5,089,000** |
| E. Modernize/ Replace Building J at Arcadia High School | $- | $- | $- | $- | $- | $- | $- | $- | $- | $- | $5,270,000 | $- | $- | **$5,270,000** |
| F. ES STEAM Lab & Music Classroom | $1,299,000 | $2,691,000 | $1,463,000 | $696,000 | $- | $6,092,000 | $4,029,000 | $- | $- | $- | $- | $- | $- | **$16,270,000** |
| G. MS & HS Electives / CTE Spaces, Performing Arts & Auditoriums | $- | $- | $- | $2,083,000 | $- | $- | $- | $5,822,000 | $8,782,000 | $4,284,000 | $33,337,000 | $- | $- | **$54,308,000** |
| H. Multipurpose Room (MPR) and Food Service | $4,174,000 | $5,741,000 | $4,130,000 | $3,512,000 | $1,815,000 | $12,272,000 | $4,379,000 | $2,836,000 | $6,273,000 | $5,556,000 | $8,806,000 | $- | $- | **$59,494,000** |
| I. Library & Innovation Lab | $709,000 | $5,085,000 | $495,000 | $- | $622,000 | $5,109,000 | $627,000 | $578,000 | $727,000 | $638,000 | $1,200,000 | $- | $- | **$15,790,000** |
| J. Student Support & Counseling (Learning Lab) | $981,000 | $963,000 | $1,389,000 | $791,000 | $- | $2,324,000 | $1,083,000 | $1,264,000 | $- | $458,000 | $677,000 | $- | $- | **$9,930,000** |
| K. Front Office Staff Support Spaces | $995,000 | $438,000 | $489,000 | $1,131,000 | $732,000 | $5,247,000 | $2,180,000 | $677,000 | $1,252,000 | $377,000 | $164,000 | $27,000 | $- | **$13,709,000** |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $- | $- | $- | $- | $- | $- | $- | $5,061,000 | $18,428,000 | $18,247,000 | $21,582,000 | $- | $- | **$63,318,000** |
| M. Safety and Security | $3,091,000 | $3,006,000 | $3,417,000 | $4,151,000 | $1,142,000 | $4,238,000 | $1,962,000 | $3,110,000 | $2,457,000 | $6,053,000 | $10,440,000 | $1,124,000 | $- | **$50,085,000** |
| N. Outdoor Learning Environments & Quads | $1,188,000 | $833,000 | $495,000 | $3,635,000 | $34,000 | $654,000 | $510,000 | $1,082,000 | $1,333,000 | $426,000 | $6,000,000 | $567,000 | $- | **$16,757,000** |
| O. Exterior Play Spaces, Playfields & Hardcourts | $2,751,000 | $4,065,000 | $3,595,000 | $4,965,000 | $358,000 | $5,242,000 | $4,420,000 | $8,474,000 | $6,317,000 | $5,696,000 | $13,439,000 | $304,000 | | **$82,126,000** |
| P. Next Generation Flexible Furniture | $798,000 | $907,000 | $1,179,000 | $823,000 | $332,000 | $- | $967,000 | $1,264,000 | $798,000 | $1,179,000 | $3,805,000 | $- | $- | **$12,052,000** |
| Q. Technology and Equipment | $1,424,000 | $1,403,000 | $1,778,000 | $1,613,000 | $639,000 | $- | $1,342,000 | $2,299,000 | $768,000 | $2,128,000 | $5,775,000 | $- | $- | **$19,169,000** |
| R. Photovoltaic (PV) Solar Canopies | $2,808,000 | $2,324,000 | $1,331,000 | $1,622,000 | $- | $1,791,000 | $1,210,000 | $2,759,000 | $2,759,000 | $1,743,000 | $4,477,000 | $- | $- | **$22,824,000** |
| **TOTAL PROJECT COST (2024$)** | **$43,379,000** | **$55,770,000** | **$42,002,000** | **$51,043,000** | **$8,300,000** | **$87,004,000** | **$43,956,000** | **$43,496,000** | **$59,156,000** | **$54,440,000** | **$141,535,000** | **$2,022,000** | **$30,657,000** | **$662,760,000** |

*NOTE: The following items are excluded from this budget: Utility hook-up fees & City connection fees, off-site work and traffic signals, land acquisition costs (if applicable), temporary classrooms, hazardous material surveys, abatement and disposal, escalation (costs are in 2024$)*

03



# SECTION THREE

## DESIGN GUIDELINES / EDUCATIONAL SPECIFICATIONS

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA

ARCADIA Unified School District

## Acknowledgments

Arcadia Unified School District commissioned LPA Design Studios to conduct a Long Range Facilities Master Plan process beginning in June 2023 and culminating in May 2024. This Design Guidelines booklet is a vital component to the overall plan of which numerous individuals from the AUSD community and consultants have contributed to a collective vision for the next ten years of school facility improvements 2024-2034. We wish to thank AUSD Superintendent, Assistant Superintendent of Educational Services, AUSD Board of Education, the Facilities Master Plan Committee, the Educational Vision Committee, the Steering Committee, and all Campus Visioning School Site Workshop participants.

Cover photo credit: **LPA Design Studios**



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03

DESIGN GUIDELINES

# VISION FOR THE FUTURE

"Every educator, staff member, and administrator on our team is dedicated to creating learner-centered environments, where positive educational outcomes can be a reality for every single one of our students..." ~Dr. David Vannasdall, Arcadia Unified Superintendent



# DESIGN GUIDELINES BACKGROUND

## Background

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included are requirements for the submittal of educational specifications (Facility Standards / Design Guidelines) – see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101 (c) and California Code of Regulations, Title 5, Section 14030 (a). Specific School design standards are contained in the California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Educational Specifications (Facility Standards/ Design Guidelines) were required to be approved by the District's governing Board and submitted to CDE as part of any application for funding. The term "educational specifications" may be confusing for many people outside of the architectural industry, therefore the District has decided to call them Design Guidelines.

Our campus transformations will be guided by these Design Guidelines. Our values-based Design Guidelines for the future are one of the key drivers of the site plan diagrams along with demographic enrollment projections. Board-approved guidelines are required by the California Department of Education (CDE) and must be submitted to the CDE as part of any application for funding.

Even though this document represents a district-wide guideline, it is important that when these guidelines are implemented, the administrators, faculty, students and community at each site are allowed to validate their site-specific program needs. This document will be used by future design teams and will provide consistency and equity district-wide. It contains guidelines at the site planning level down to the details of interior and outdoor environments to ensure AUSD's learning environments are places where all students learn and are empowered to achieve their unique potential.

Please note:

1. This document uses photographs of campuses that are not from Arcadia USD, but are included to serve as inspiration images to illustrate planning principles.
2. Operational costs are associated with any capital improvement projects and should be factored into decision-making during a project's design phases. For example, installation of outdoor learning areas can be done as a capital improvement project which then requires ongoing maintenance of landscaping and other elements.

## Foreword

**At Arcadia Unified School District, we advocate for the evolution of the education ecosystem in an open, accessible manner, fostering genuine engagement and ongoing improvement through innovation.**

The process of creating AUSD's Design Guidelines began with a kick off workshop in November 2023 with AUSD's educational leadership, facilitators from the Learner-Centered Collaborative and LPA Planners, followed by 5 focus groups with educators. Educators were asked several questions related to informed planning, prompting them to think about what all learners (including themselves) would need or not need compared to what they currently have, ten years from now.

- What do you want your students to know, do and be?
- How will you support the innate motivation to learn?
- What are the teaching and learning activities?
- How do we align activities to physical spaces?

After sharing research related to the importance of intrinsic motivation, identity formation, cultural context and adolescent development, more prompts were given to facilitate the discussion:
What are AUSD's instructional shifts?

How can the Long Range Facilities Master Plan address AUSD's teaching and learning goals?

- What programs are strong as they are?
- What programs are evolving in the future?
- What programs is AUSD considering sunsetting?
- What Space Types are in the greatest need to evolve?
- What Space Types are most critical for transformation?
- What learning environment improvements will advance learner outcomes?

A key insight was that in 2023, the AUSD learning model has potential to become even more student-led starting in elementary school if our indoor and outdoor learning environments could be re-imagined to be more flexible. Our curriculum is shifting to more interdisciplinary instruction, competency-based learning with multiple modes of delivery engaging community experts. The role of the teacher will be more of a facilitator, a "guide on the side" with teachers working as a team with a larger group of students instead of working in the traditional model which has teachers working in silos with one smaller group.

Working in small groups, the Facilities Master Plan Committee created Guiding Principles that are factored into the Design Guidelines as the path to take steps towards the vision. For more information of these see Section 1.0.

- **Educational Excellence through Imagination, Inquiry, and Inspiration**
- **Fiscal Responsibility and Sustainability**
- **Community Engagement and Collaboration**
- **Adaptability and Innovation**
- **Student Safety, Health, and Well-being**

## Arcadia USD LCAP Goals Highlights

### Values-based Design Guidelines

- Eight values to serve as the basis for the Design Guidelines were derived from a co-creative process with the community of educators including students engaged at workshops and through on-line surveys. A kick off visioning session with the LPA planning team, educational leadership and Devin Vodicka, CEO and Jesse Ross, Director of the Learner-Centered Collaborative set the foundation for the outcome. This provided a lens from educational leaders to develop these guidelines. The purpose was to understand current and future learning shifts that influence how space is a resource to support AUSD's learning goals. Jesse and Devin provided diverse perspectives that broaden the conversation to include project based, inclusive and community based learning initiatives. Jesse and Devin provided diverse perspectives that broadened the conversation to include project based, inclusive and community based learning initiatives.

- Six focus groups with staff on the topics of Nutrition Services, Technology, Special Education, Career Technical Education (CTE), Technology, and Maintenance and Operations helped the planning team get more details needed. For diversity of thought, two of the five Facility Master Plan Committee meetings included workshop activities and group discussion to articulate the values to inform the Design Guidelines. The outcomes of these workshops were shared with each site at the campus visioning workshops as well as at the Town Hall with the broader community to check alignment and to calibrate them.

- A values-based approach to learning space design enables deep alignment to Arcadia USD's academic vision, LCAP goals, Better Together AUSD Healthy Culture and Climate Research Project with UC San Diego and the Imagine magazine publication driven by student-told stories that give insight into the heart of what makes AUSD a national leader in public education. AUSD's Purpose, Values and Tagline served as the north star for creating the values.

**Tagline:** Imagine. Inquire. Inspire.

**Purpose:** To challenge and inspire students to make a positive and profound impact on their world.

**Values:** Collaborate, Think Critically, Be Creative, Offer Empathy, Learn from Failure

Below are examples of the ways the built environment can support AUSD's Tagline, Purpose and Values, working from outdoors to indoors:

- Outdoor areas optimized with shade for play and movement
- Outdoor areas for specialists programs, small group work, interactive gardens, performances and community events
- Integrating wellness to outdoor spaces; areas for respite, quiet reflection, sensory garden
- Transforming playgrounds to be more inclusive
- Intentional collaborative spaces indoors and outdoors including libraries, Innovation lab, STEAM labs, maker & art spaces, staff workrooms and multipurpose rooms
- Quiet spaces indoors and outdoors for reflection
- Student social spaces (more areas to eat, student lounge & recreation rooms)
- Intentional space for support staff spaces. Learning Labs centrally located for academic and social emotional student support
- A variety of state-of-the-art facilities for electives and applied learning to expose kids to careers so they can start to discover their potential future selves with boundless opportunities.
- Flexible furniture to offer students choices and support facilitation of multiple learning models

## Arcadia USD LCAP Goals Highlights

Goal 1 is specifically directed toward student outcomes and student-driven learning.

Goal 2 focuses on engagement and empowerment in a safe and healthy climate. Educational partners want us to keep front of mind how important these critical factors are in an educational institution and to hold ourselves accountable for maintaining the highest standards for ourselves as a learning community.

Goal 3 defines the framework for which all instruction and support will be provided. It focuses on world-class instruction in Multi-Tiered Systems of Support. It outlines some critical components of world-class instruction with specificity on relationships, use of data, State standards, engaging instruction, the use of the principles and practices of Universal Design for Learning (UDL), support for students, and understanding each individual student to assist them in setting personal learning goals.

Goals 4 and 5 are about ensuring fiscal integrity so we have a solid organizational foundation and the best staff who are provided meaningful and relevant professional development to grow as employees.

Goal 4 broadens AUSD's focus on professional development for teachers and all staff. We respect all district staff and value them as professionals. It is critical to provide the right training and information so they have opportunities, like our students, to learn and grow as professionals.

Goal 5 stresses the importance of managing funds responsibly and fighting for increased funding for education in California.

Goal 6 includes specific actions about supplemental funded services. There is an action for supplemental services in Goal 1 which is a more generic action that will be included in all School Plans for Student Achievement (SPSA). Funding is reported in the specific actions of goal 6.

AUSD continues to be recognized as a top district to attend and work. Teachers have been trained in Cognitive Guided Instruction, and a leadership team has been developed to support schools with Multi-Tiered Instruction.

Our data continues to demonstrate positive student outcomes with small percentages of increases or declines. Our Better Together data around culture is maintained or improved. Our parent engagement increased.

Most importantly, one of our biggest key features is the collaboration that exists among all educational partners. Opportunities are provided to share ideas to continue to learn, grow and make decisions around students' needs and interests.



# STRATEGIC DIRECTIONS

**GOAL 1:** All students will become high-performing expert learners, who set goals, monitor their progress, and persist throughout their academic experience, career, and life. The measures used in this goal will help us monitor progress and evaluate data related to the actions when reviewing various indicators for student achievement.

**GOAL 2:** All students and families will be engaged, connected, and empowered to be active participants in our community of learners in a safe and healthy school climate. The measures used in this goal will help us evaluate the effectiveness of community engagement and the conditions that are allowing our schools to be safe and healthy.

**GOAL 3:** Through the implementation of Multi-Tiered Systems of Support (MTSS), meet the unique learning, cultural, and social-emotional needs of all students through world-class instruction and support. The measures in this goal focus on our implementation and evaluation of instruction using the MTSS framework.

**GOAL 4:** Recruit, develop and retain highly effective staff committed to all students. The measures in this goal allow us to monitor our progress in recruiting, retaining, and developing staff.

**GOAL 5:** Maintain fiscal integrity by strategically aligning resources to ensure student success. The measures in this goal will allow us to stay on track in maintaining fiscal integrity

**GOAL 6:** Meet State and County legal requirements. The measures in this goal will allow us to stay on track to provide necessary services for students.

# PROFILES IN EXCELLENCE

One reason Arcadia USD has been so successful is the value placed on staff which has lead to high retention rates. Arcadia Unified's Profiles in Excellence was created to recognize and celebrate its employees who go above and beyond in serving Arcadia Unified in various capacities. The program recognizes 12 certificated staff (teachers, counselors, psychologists, and any position that requires a specialized certification) staff, and 12 classified staff (school office personnel, bus drivers, custodial staff, etc.), from across the school district's 11 sites and offices. The recipients not only reflect the district's tagline through the daily work they do—Imagine, Inspire and Inquire— but also go above and beyond in helping the students, teachers, families, and the entire district.

The program's selection process is rather unique. Instead of being selected by the Board of Education or school district administrators, the 12 classified and 12 certified recipients are nominated by their colleagues. The selection process begins with open nominations from anyone in the district, with the only limiting criteria being that a nominee must have worked for at least three years in Arcadia Unified. Afterwards, the previous school year's Profiles in Excellence recipients go through all the nomination paperwork and make the difficult decision on who the 24 new Profiles in Excellence recipients will be.

The major filter nomination considerations are put through is how much the individual carries out the district's purpose of "challenging and inspiring students to make a positive and profound impact on their world.

The annual Profiles in Excellence ceremony is not only a time to highlight and celebrate individuals for the meaningful work they do as public servants in public education, but it gives the Arcadia Unified community the opportunity to reflect on the ways the efforts of each individual employee are so vital to ensuring the entire school district operates at the level of excellence it has built its reputation on.

"We are looking for people who really embody our work towards a healthy culture and those that are in alignment with our district values."
~Dr. Hryciw, Assistant Superintendent of Human Resource Services

AUSD

# 3.1 SECTION ONE
## LEARNING SPACE DESIGN FRAMEWORK

DESIGN GUIDELINES

# INTENTIONAL COLLABORATION FRAMEWORK

Arcadia Unified School District (AUSD) serves close to 10,000 diverse Pre-K to Grade 12 students. AUSD has a long history of supporting educational initiatives by working with schools to improve learning outcomes of students. The District is a proud member of the prestigious League of Innovative Schools.

Ranked in the top 1% of school districts in America by Niche, the Arcadia Unified School District is a nationally renowned public school district that proudly educates more than 9,000 students throughout 11 award-winning schools. Nestled in the San Gabriel Valley in Southern California, all schools are located in Arcadia, California. Business Week named Arcadia as the "best place to raise your kids" in the entire state of California on two separate occasions.

In addition to numerous National Blue Ribbon and California Distinguished schools throughout the district, Arcadia High School has been named a U.S. News and World Report Gold Medal School three times, named to Newsweek's Top Public High Schools in America list, and ranked among the top two percent of high schools in California.

## LEARNING SHIFTS

Teaching has become more collaborative with teachers no longer the owners of knowledge. Instead of being the "sage on the stage", they are the "guide on the side". In the future there will be more interdisciplinary and competency-based instruction with multiple modes of delivery. The emphasis is on facilitating cross curricular, peer-to-peer learning and long term learning projects because it is interdisciplinary and there are multiple facilitators for learning, so this give students the opportunity to work on long term projects. Really stretching the vision, AUSD teachers asked "What if a classroom is one larger space and there are four different teachers coming in from different locations and they are facilitating the learning working in a team teaching model? This would change the mindset from "my classroom, my students" to "our space, our students".

## INTENTIONAL COLLABORATION

As a district, AUSD is focusing on learning models such as Cognitively Guided Instruction (CGI), Next Generation Science Standards (NGSS) three-dimensional learning, reading in small groups and civic learning which supports the development of cognitive skills, participatory skills, and dispositions which support civic engagement. Training teachers to be more collaborative relates to the success of these learning shifts.

CGI is a research-based framework of children's thinking in addition, subtraction, multiplication, and thinking in addition, subtraction, multiplication, and division with single and multi-digit numbers, fractional thinking, and arithmetic and algebra. It is a way to engage learners that instill a love of learning as opposed to rote memorization techniques used in the past.

NGSS is based on the National Research Council's (NRC) Framework which describes a vision of what it means to be proficient in science; it rests on a view of science as both a body of knowledge and an evidence-based, model and theory building enterprise that continually extends, refines, and revises knowledge. It presents three dimensions that are combined to form each standard:

**Practices** which describe behaviors that scientists engage in as they investigate and build models and theories about the natural world and the key set of engineering practices that engineers use as they design and build models and systems.

**Crosscutting Concepts** which have application across all domains of science. As such, they are a way of linking the different domains of science (i.e. Patterns, similarity, and diversity; Cause and effect).

**Disciplinary Core Ideas** help focus students on the most important aspects of science such as ideas that relate to the interests and life experiences of students or are connected to societal or personal concerns that require scientific or technological knowledge.



## REFLECTIVE AND RESTORATIVE PRACTICES

If students have increased competency in relating to others and contributing and participating, the values of the new approaches such as CGI and the NGSS curriculum's three dimensions will become more of a reality. To achieve this educators need learning environments that will support their efforts to allow students to think, practice, develop opinions and, above all, care about these values themselves.

Being reflective, using teacher and student community circles for example, is a big piece of where Arcadia USD is today in its evolution of teaching and learning practices.

Promoting higher collaboration between teachers to ensure students learn basic skills to be effective and collaborative can be supported with data analysis. This approach will not only help teachers to be in control of their practices but also share it with students and make it appropriate for them to understand what that means for them.

For restorative practices, AUSD is working on putting an emphasis on creating balance. Being intentional about how technology is used after having shifted to a 1:1 technology with each student owning a device is important. This entails knowing when to use it and when not to so it does not get in the way of collaboration. Technology can be used for the purpose of amplifying the student voice. Restorative practices will give teachers feedback on their students and help teachers build into our students' needs and support as well as checking in with them behaviorally.

To expand the tiers of instruction in our classrooms we need the learning environment to support higher collaboration. One recent example is at First Ave Middle School's Makerspace evolved over time housed in a library. Once they hung the doors and put up the sign, it became intentional- that solidified the intentional piece of a collaborative environment. Click the link below to learn more about the process and the outcomes in this video AUSD students made which includes their testimonials:

https://www.youtube.com/watch?v=r4UM5bXVBvM

Flexibility with placement of mobile furniture is essential for an intentional collaborative environment that supports restorative and reflective practices. Affordances such as mobile storage, and mobile screens to change the space quickly using the same space shared by teachers would support the vision. These spaces should be planned for community experts to have what they need when they come in as guest teachers. Teacher training is critical for how to optimize using state-of-the-art equipment and mobile furniture in a collaborative setting.

Spaces need to give students a sense of meaning, a mindset, and a focus when they are walking into it so they feel it is their safe space to communicate and collaborate with their peers and be vulnerable. These should be places that inspire students when they walk in and fit their natural environment, their community, and reflect who they are as a school site. Restorative practice spaces need to be flexible, minimal time for set up with mobile furniture or an outdoor space where we can sit in a circle and see everyone. These spaces should be interwoven throughout the campuses to make them easily accessible to teachers to use with students. There should not be a waiting list to use these spaces.

## PLACEMAKING:
## A PATTERN LANGUAGE

FOSTERING INNOVATIVE LEARNING ENVIRONMENTS

**Collaboration and teamwork are important skills for all learners to develop. The environment can support this by providing:**

Flexibility with lightweight mobile furniture allows learners to change the space themselves.

A range of zones that are smaller to larger scale for different purposes. Referencing David Thornburg, a popular author and educator proposes "primordial learning metaphors" defined as the Campfire, the Watering Hole, the Cave and Life. Campfires are for gatherings as a place to learn from experts and each other; Watering Holes help you learn from peers (i.e. social emotional learning at lunch time); Caves are places to learn from yourself by reflecting on new knowledge; and Life is where it all comes together with applied learning out in the real world.

Variety allows learners to change the quality of their space simply by moving from one zone to another, such as from an active learning space to an amphitheater.

**Critical thinking is a key skill to prepare students to thrive in a rapidly changing world and become expert learners:**

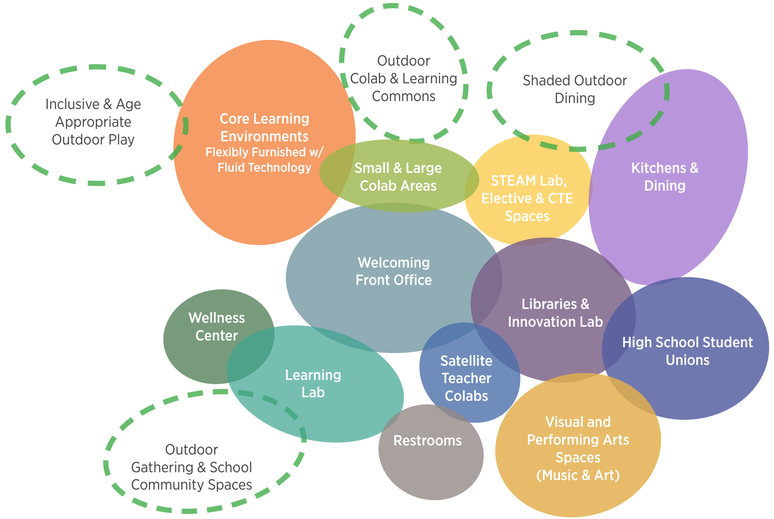
Places to support the inquiry-based learning cycle must meet these principles by supporting them with space for:

1. student centeredness
2. the development of student learning skills
3. the teacher as facilitator of learning
4. emphasis on conceptual learning

STEAM Labs will support these principles, but they can also be supported simply by having learning environments connected to purposeful outdoor learning space or smaller spaces that can be used to research, focus, generate ideas and engage in hands-on learning.



## ANATOMY OF AN INTENTIONAL COLLABORATIVE ENVIRONMENT




# 01 FRAMEWORK FOR LEARNING SPACE

**Tagline:** Imagine. Inquire. Inspire.

**Purpose:** To challenge and inspire students to make a positive and profound impact on their world.

**Values:** Collaborate, Think Critically, Be Creative, Offer Empathy, Learn from Failure

- **Flexibility:** for future evolution of pedagogy and support intentional collaboration
- **Various Experiences:** space to support all learners and help them connect to each other and staff
- **Child Development Together:** space to learn together, but support specific needs of each child's Independent Education Program
- **Nature-Based Design:** outdoor space to play, eat and learn plus views of nature for physical and mental health
- **Place Based Home-like Experience:** Schools that reflect their community to allow students to feel at home-like instead of institutional
- **Colab:** for project-based learning and connections to each other
- **Wellness Centers:** to support mind, body and spirit
- **Learning Labs:** to house programs for special needs, academic support, counseling and mental health
- **Inclusive Dining Experience:** kitchens that provide healthy nutrition meals for diverse cultures and ample space to support community gatherings and collaboration when the space is used for other learning activities.

# LEARNING SPACE DESIGN FRAMEWORK

## Core Values

Values that were articulated by participants in the Design Guidelines process are listed below. These values were used to focus on eight Core Values to serve as building blocks - planning strategies that reflect our community values and provide solutions to our challenges.

Promote intentional collaboration for all via teaching practices and space.

Increase competency in relating to others and contributing and participating, for higher collaboration.

Train teachers to be more collaborative in their practices and eventually engaging in cross disciplinary team teaching.

Place an emphasis on teachers becoming facilitators of learning rather than owners of knowledge.

Engage students and teachers in reflective practices.

Use restorative practices with an emphasis on creating balance.

Create spaces that give students a sense of meaning and focus.

Help students feel safe to communicate, collaborate and be vulnerable.

Create inspiring spaces to engage students.

Empower teachers and students to interact with their environment more and be able to change it quickly.

Create ore support spaces for students distributed throughout the campuses.

**Core Value One: Intentional Collaboration**

Plan spaces to give all students opportunities to learn how to collaborate and be part of a team, while providing space for them to also reflect and work independently.

**Core Value Two: Nurture Critical Thinkers**

Providing indoor and outdoor spaces to support the inquiry-based learning cycle and supporting more student-centered learning.

**Core Value Three: Develop Creative Contributors**

Strengthen and expand AUSD's play and creativity spaces so that all students have opportunities to be creative, and can provide innovative solutions to improve societal outcomes.

**Core Value Four: Support Neurodiversity**

Acknowledge all learners have different needs that can be supported in the learning environments, playgrounds, dining experience that offer high-energy or calm reflection spaces. Support Student Centered Learning by providing flexible and diversity of spaces that make it easier for teachers to facilitate multiple ways of learning simultaneously in a flexible environment that includes the outdoors.

**Core Value Five: Applied and Experiential Learning**

Strengthening our community partnerships with businesses to expose our students to potential local careers and applied learning experiences.

**Core Value Six: Nature and the Outdoors**

Using nature as an ally in our learning environments while conserving and protecting our natural resources.

**Core Value Seven: Mental and Physical Wellness**

Elevating healthy eating and healthy food, building upon and expanding on the nutrition services program, providing spaces for movement, socializing and student support services.

**Core Value Eight: Innovative Teaching Methods**

Cross disciplinary team teaching to break down traditional silos while using restorative and reflective practices to allow students to think, practice, develop opinions and, care about these values themselves.

AUSD

3.2

# SECTION TWO

## LEARNING SPACE DESIGN GUIDELINES

DESIGN GUIDELINES

# LEARNING SPACE DESIGN GUIDELINES

Identifying and defining different types of learning spaces is a key element of co-design and planning. Spaces can be usefully defined as zones of activity, some crossing over to be widely shared spaces, and others more distinct and singularly focused for specific needs. In this section, we bring together types of spaces and the interrelationships of space and use them to generate myriad insights into AUSD's identity and aspirations.



01

## CORE LEARNING ENVIRONMENTS

Classrooms
Colab (Small Break-out Spaces)
Learning Lab

02

## SPECIALIZED LEARNING ENVIRONMENTS

STEAM Lab
Performing Arts
Dance
Visual Arts
Career Tech Education Spaces and Workshops

03

## SHARED COMMUNITY RESOURCES

Front Office Staff Support
Library

04

## FOOD SERVICE AND DINING EXPERIENCES

Multi-Purpose Room
Commons

05

## HEALTH AND WELLNESS ENVIRONMENTS

Wellness Center
Annex
Gymnasium
Locker Room

# CORE LEARNING ENVIRONMENTS

AUSD's learning environments will support students' educational growth and development. They will be empowered with the opportunity to try different ways of learning to discover how they learn best. The core learning environments are where students spend the majority of their day, and are of critical importance to the campus learning environment.

1.1

## CLASSROOMS

Pre-K Classrooms
TK and Kindergarten Classrooms
Elementary Grades 1-5
Secondary Grades 6-12
Special Education Classroom
Special Education Classroom w/ additional supports

1.2

## COLABS [BREAK OUT SPACES]

Colabs (Break Out Spaces)

1.3

## LEARNING LAB

Learning Lab

# CLASSROOMS

**Pre-K Classrooms.** Early childhood education space should be soft, comfortable, and welcoming; a home away from home especially since some children in this district don't have a home of their own. Calming colors and natural materials should fill the space and be used in the furniture. Provide small and cozy zones in classrooms and shared learning spaces to help with energetic regulation and interpersonal connections. Learning in these spaces should not be technologically based but rather play and kinesthetic based. Play should be inclusive of all students and abilities, sized for small children and allow for easy supervision.

## PLANNING PRINCIPLES

Provide direct access from Pre-K classrooms to a secured, outdoor space dedicated to play, dining, and outdoor exploration. Locate with safe and convenient access to parent parking, so that parents can park and walk their child to class. Provide large amounts of storage for student items and classroom manipulatives, and voice amplification system for classrooms.

## LEARNING ACTIVITIES

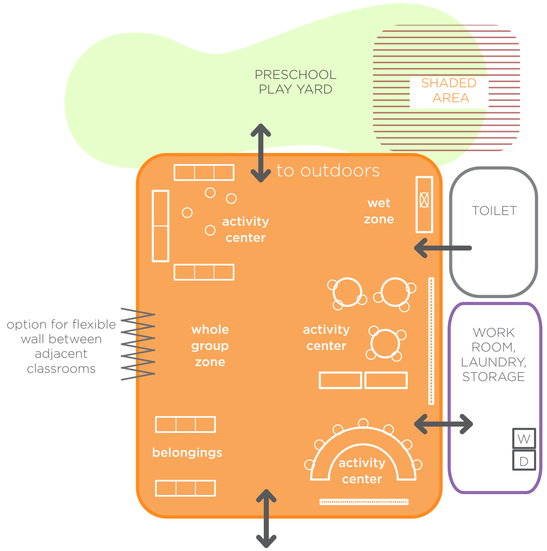
Child-centered space design should allow for fluid transitions between individual, group, and whole school activities. Children's need for movement, physical activity, and resting should be incorporated to allow these major activities to flourish and unfold each day:

- Teacher-led instruction, music
- Small and whole group collaboration
- Imaginative play and movement-based learning
- Reading, storytelling, arts and crafts, building block centers
- Nap time and resting
- Dining and snacktime
- Tricycles and storage

## CONSIDERATIONS

These are highly tactile, multisensory environments. Interior design finishes should prioritize floor-based, wall-based, and tactile hands-on activities to engage motor skills. Furniture should be flexible and accomodate varied sizes for children and adults. Include clothes washer and dryer.

## LEARNING ZONES



# CLASSROOMS

**TK and Kindergarten Classrooms.** These classrooms are designed for expansive use as 'Schools as Community Hubs' by accommodating after-hours use for extended day programs. These enriched environments value each students' ability to choose from a variety of microspaces to enhance deeper learning, sustained engagement, and playful exploration.

# TK & KINDERGARTEN CLASSROOMS

## PRINCIPLES

Provide direct access from TK and Kindergarten classrooms to a secured, outdoor space dedicated to play, dining, and outdoor exploration. Locate with safe and convenient access to parent parking, so that parents can park and walk their child to class. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students..

## LEARNING ACTIVITIES

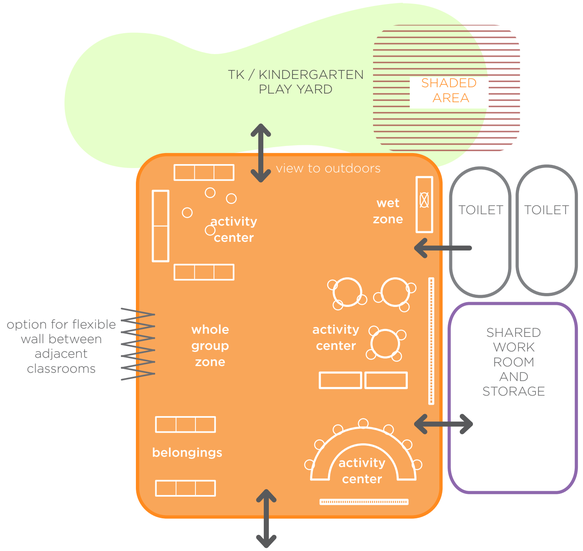
Child-centered space design should allow for fluid transitions between individual, group, and whole school activities. Children's need for movement, physical activity, and resting should be incorporated to allow these major activities to flourish and unfold each day:

- Teacher-led instruction
- Small and whole group collaboration
- Individual and small group exploration
- Play-based and movement-based learning
- Reading, storytelling, arts, and crafts
- Dining and snacktime

## CONSIDERATIONS

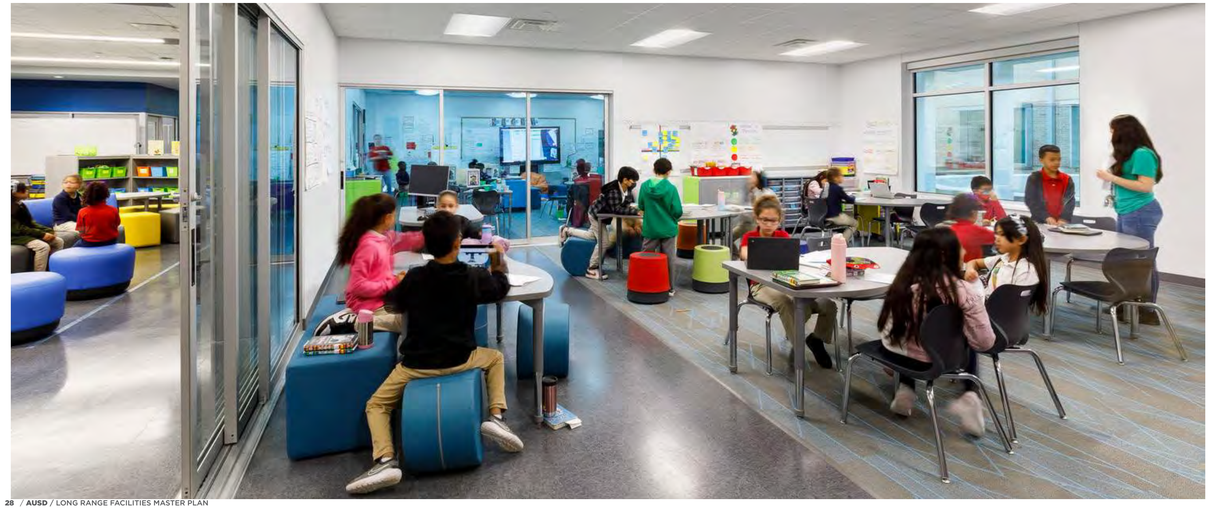
These are highly tactile, multisensory environments. Interior design finishes should prioritize floor-based, wall-based, and furniture-based hands-on activities. Non-toxic, child-friendly materials and finishes should be Green-Guard certified.

## LEARNING ZONES



# CLASSROOMS

**Elementary Grade 1-5 Classrooms.** Classrooms should allow for students to take ownership of their learning. The environment should support this by allowing the ability to choose space and furniture within the classroom that supports their personal learning styles as well as walls for display of their projects. Classrooms should be organized around collaboration spaces and each other to support collaboration between grade level teams. Views of nature and natural lighting are meant to help facilitate the wellbeing of students as they grow and learn.





# 1.1 ELEMENTARY GRADE 1-5 CLASSROOMS

## PRINCIPLES

Students should feel that they have agency over their learning environment, with the ability to choose space and furniture within the classroom that supports their personal learning styles. Provide ample wall space for writable surfaces and pin-up space for materials to support English Learners. Bring natural daylight into the learning environment and provide views to the outside through windows scaled for child-height. Provide voice amplification system for classroom, including portable microphones and headphones for teachers and students.

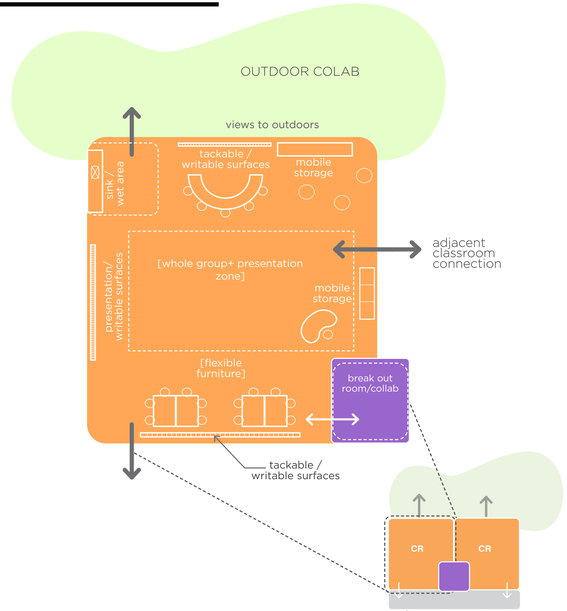
## LEARNING ACTIVITIES

- Interdisciplinary, learner-centered instruction with full-integration of technology
- Active and passive learning activities
- Large lecture, small group, and individual work, Core subject instruction: Language Arts, Social Studies and Mathematics
- Teacher-led instruction
- Group collaboration
- Personal study time / project work

## CONSIDERATIONS

These are highly tactile, multisensory environments. Interior design finishes should prioritize floor-based, wall-based, and furniture-based hands-on activities. Non-toxic, child-friendly materials and finishes should be Green-Guard certified.

## LEARNING ZONES



# CLASSROOMS

**Secondary School Grade 6-12 Classrooms.** Classrooms should allow for students to take ownership of their learning. The environment should support this by allowing the ability to choose space and furniture within the classroom that supports their personal learning styles as well as walls for display of their projects. Classrooms should be flexibly furnished to allow for multiple activities and groupings and the wide-range of student needs. Views of nature and natural lighting are meant to help facilitate the wellbeing of students as they grow and learn.

# SECONDARY SCHOOL GRADE 6-12 CLASSROOMS

## PRINCIPLES

Students should feel that they have agency over their learning environment, with the ability to choose space and furniture within the classroom that supports their personal learning styles. Provide ample wall space for writable surfaces and pin-up space for materials. Bring natural daylight into the learning environment and provide views to the outside through windows where feasible. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

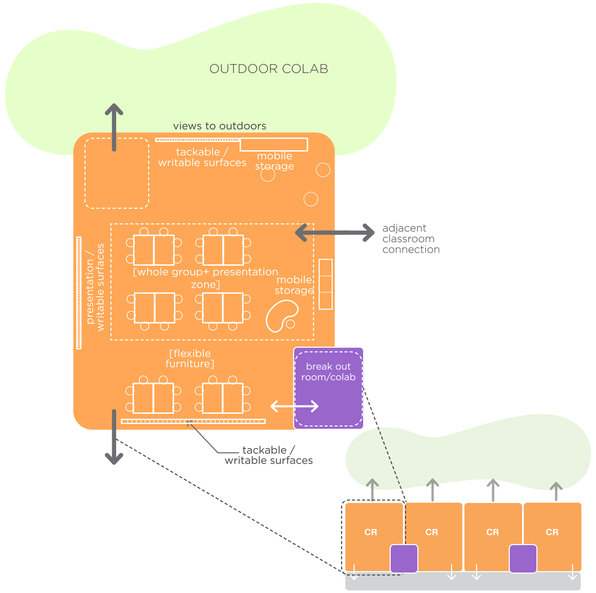
## LEARNING ACTIVITIES

- Interdisciplinary, learner-centered instruction with full-integration of technology
- Active and passive learning activities
- Large lecture, small group, and individual work, Core subject instruction: Language Arts, Social Studies and Mathematics
- Teacher-led instruction
- Group collaboration
- Personal study time / project work

## CONSIDERATIONS

Classrooms should allow for students to take ownership of their learning. The environment should support this with the ability to choose space and furniture within the classroom that supports their personal learning styles as well as walls for display of their projects.

## LEARNING ZONES



1.1

# SPECIAL EDUCATION CLASSROOMS

The Special Education Classrooms are meant to support and nurture students in their unique academic and social growth. The space should create zones that enable students to take a reset break without disrupting their classmates or being secluded or isolated. The classroom should have a direct adjacency and connection to a restroom. The classroom should be near general education classrooms to help integrate students and make them feel a part of the school as a greater whole.

## PRINCIPLES

Special Education Classrooms are meant to create a supportive and nurturing environment where students have access to spaces, furniture, and tools needed to support their academic, social, and mental wellbeing throughout their day. Include quiet corners, large amounts of storage within the classrooms, filtered or dimmable lighting to allow for sensory adjustments, and cushioned flooring to allow students to use the floor space for activities. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

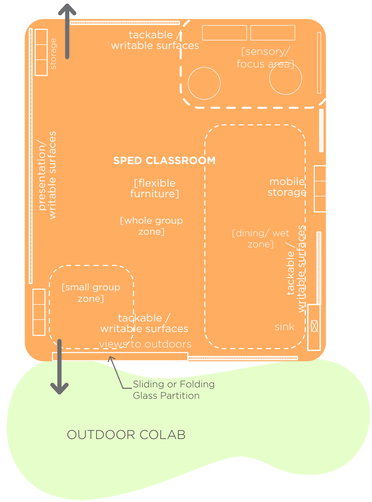
## LEARNING ACTIVITIES

- Occupational Therapy work
- Direct instruction
- Small group activities
- Individualized instruction
- Sensory exploration
- Outdoor reading, tinker space
- Behavior classes for parents
- Gardening

## CONSIDERATIONS

The classroom should be near general education classrooms to help integrate students and make them feel a part of the school as a greater whole. Avoid too much open space or high ceilings.

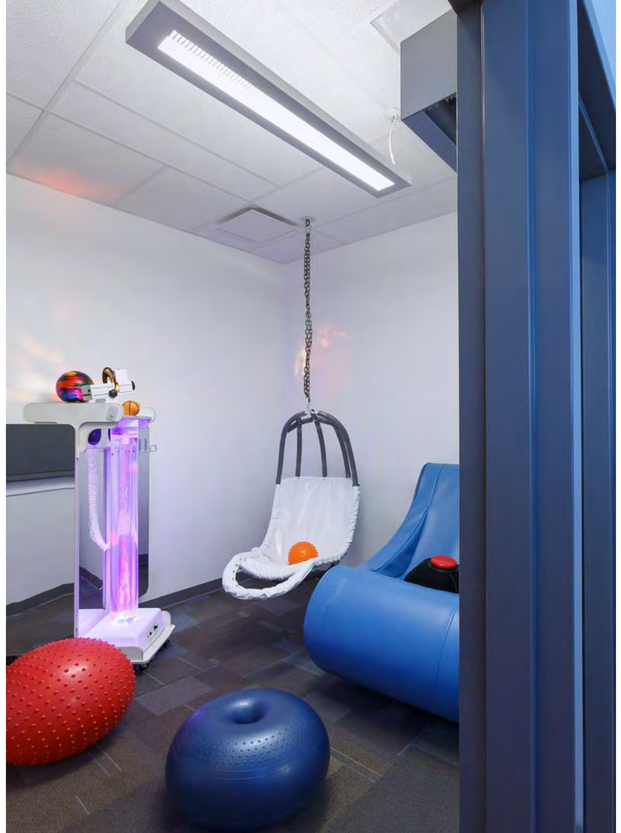
## LEARNING ZONES



1.1

# SPECIAL EDUCATION CLASSROOMS FOR ADDITIONAL SUPPORTS

Special Education Classrooms with additional supports are meant to create a supportive and nurturing environment where students have access to spaces, furniture, and tools needed to support their academic, social, and mental wellbeing throughout their day with additional supports such as sensory / calming areas and attached restroom and changing room, as well as life skills practice areas.





1.1

# SPECIAL EDUCATION CLASSROOMS - WITH ADDITIONAL SUPPORTS

## PRINCIPLES

Special Education Classroom is meant to create a supportive and nurturing environment where students have access to spaces, furniture, and tools needed to support their academic, social, and mental wellbeing throughout their day. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

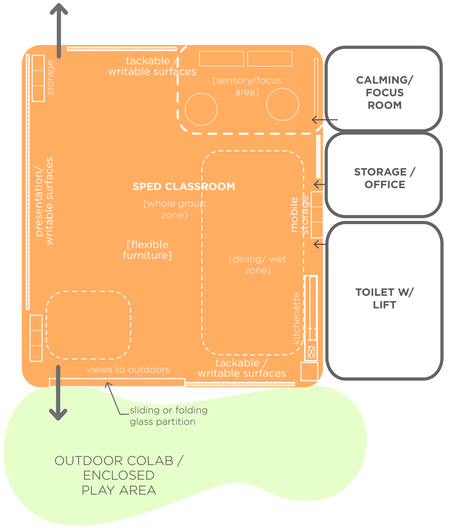
## LEARNING ACTIVITIES

- Occupational Therapy work
- Direct instruction
- Small group activities
- Individualized instruction
- Sensory stimulation
- Feeding and changing
- Life Skills practice

## CONSIDERATIONS

The classroom should have a direct adjacency and connection to a restroom. The classroom should be near general education classrooms to help integrate students and make them feel a part of the school as a greater whole.

## LEARNING ZONES



1.2

# COLABS (SHARED COLLABORATIVE SPACES)

Colabs can be small or large and should have a flexible and adaptive environment either located between classroom spaces to support cross collaboration, or it can be a multi-use classroom that teachers and Resource Specialists can share. The space should accommodate current technology needed to develop language skills, and proudly display resources and information in multiple languages. Additionally, space and equipment to display student work is paramount to instill a sense of pride and support a culture of excellence.

## PRINCIPLES

Small indoor Colab spaces are meant to be shared collaborative areas that can be used by resource specialists to work with students as well as space for small groups. Larger indoor Colabs can be a shared resource for multiple, adjacent classrooms. Provide a line of sight between shared classrooms into the Colabs for easy supervision and to support students learning in various modalities simultaneously.

## LEARNING ACTIVITIES

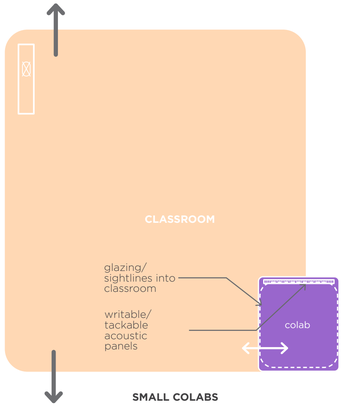
- Independent study
- Peer-to-peer learning
- Small group collaboration
- Resource specialist working with students
- Presentation practice
- Idea generation
- Progress pin-up and review

## CONSIDERATIONS

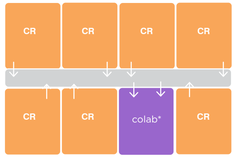
There should be provisions for writable and tackable surfaces and ample sightlines for supervision from within the classroom.

Evaluate incorporating shared colab areas at new construction classroom projects. Rule of thumb: assume approximately 150 - 200 sf of Colab space for each Teaching Station.

## LEARNING ZONES




SMALL COLABS




**LARGE COLABS**

*at large colab locations design teams can consider only having (3) walls, opening onto the circulation path

1.3

# LEARNING LAB

The Learning Lab is a centrally located hub that provides student support services that is purposeful to their specific needs, creating an environment that feels safe supportive and confidential, unifying student services in a cohesive support system.

## PRINCIPLES

The space is meant to provide an environment that feels safe, supportive and confidential. The Learning Center provides a variety of confidential offices and conferences spaces, supportive of each therapist and counselor's needs and the activities listed. Organize these spaces around a central, larger shared space for larger student groups.

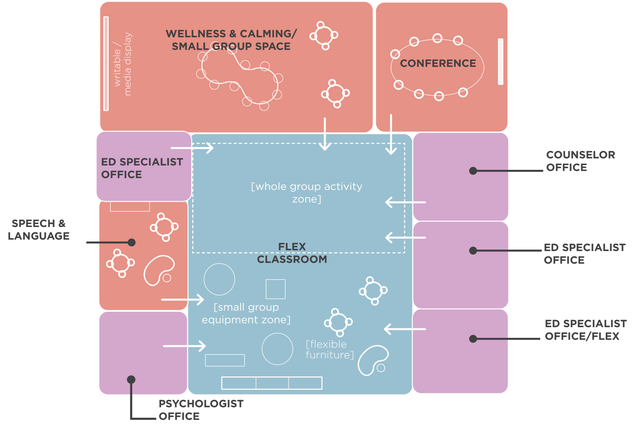
## LEARNING ACTIVITIES

- Individualized instruction
- Small group activity
- Large group instruction
- Presentation
- Testing
- Speech Therapy and Evaluation
- Counseling
- Evaluations and diagnostic assessments

## CONSIDERATIONS

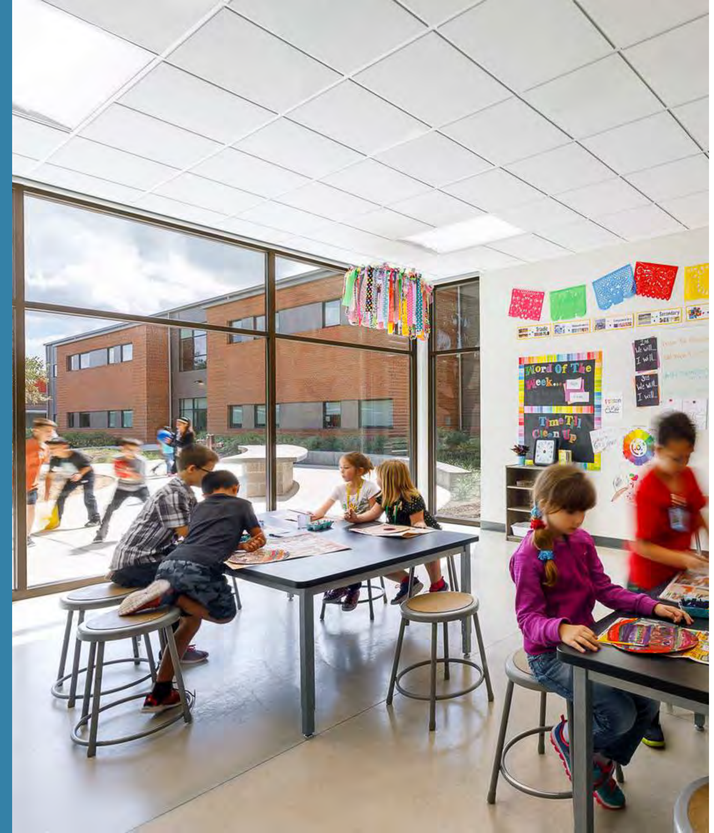
Offices and conference rooms should be carpeted, with acoustically absorptive ceilings throughout. Dimmable lighting and natural light throughout, with limited views for student privacy. Provide mobile, flexible furniture that meets a variety of students' different sensory needs.

## LEARNING ZONES



# SPECIALIZED LEARNING ENVIRONMENTS

Specialized Learning Environments help students by providing places that inspire curiosity, engage in culture through language learning, discover the sciences, explore their artistic side and cultivate creative passions.






# 02 SPECIALIZED LEARNING ENVIRONMENTS

2.1

## FLEXIBLE LABS AND STEAM

STEAM Labs

2.2

## SCIENCE LABS

Science Labs

2.3

## PERFORMING ARTS

Music
Instrumental Music and Choir
Dance

2.4

## VISUAL ARTS

Visual Arts

2.5

## CAREER TECH EDUCATION

Culinary
Digital Media
Engineering

2.1

# FLEXIBLE LABS & STEAM

Flexible Labs are spaces that should be open, inviting, and engaging with a sense of discovery that inspires curiosity and exploration. Flexible Lab spaces should enable cooperative learning and allow a variety of activities happening concurrently. They should be able to accommodate a variety of activities outside of traditional projects done within the classroom and inspire discovery, curiosity and exploration. Projects done within the Flex Lab might involve a long-term process, requiring adequate storage for projects in progress in addition to the storage of stock materials.

## PRINCIPLES

Access to an outdoor learning court that can be supervised from the interior of the Flex Lab. This connection supports activities such as arts projects and the ability to support science projects. Include green screen area or room for photography and digital media. Incorporate areas of display for student work and plenty of writable and tackable surfaces. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

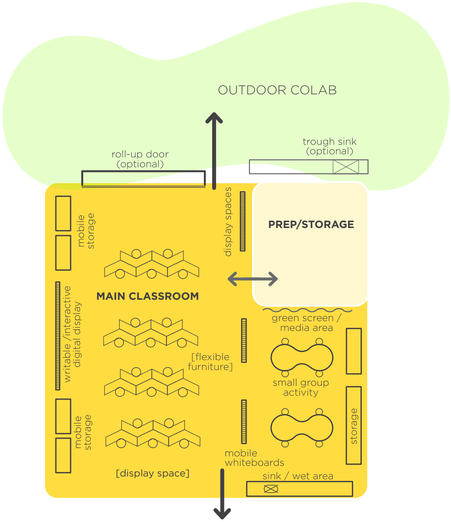
## LEARNING ACTIVITIES

- 2D painting and drawing
- Hands-on making and tinkering
- Project-based learning
- 3D printing
- Building blocks and robotics kits
- Cutting, gluing, painting
- Ceramics (Include Kiln Room at ceramics)
- Photography and digital media

## CONSIDERATIONS

Durable, easy to clean finishes that support creative work. Acoustically absorptive ceilings. Provide natural light and view with outdoor connection. Mobile, flexible furniture that supports hands-on, project-based learning. Storage that allows for visible consumable materials and equipment is key for student use.

## LEARNING ZONES



2.3

# PERFORMING ARTS MUSIC CLASSROOM

Music classrooms should be open, inviting, and engaging with a sense of discovery that inspires curiosity and exploration. Apply appropriate acoustical treatments to absorb sound within the space and to reduce sound transfer to exterior or adjacent spaces. Music classrooms include a large group music area for full class practice, with convenient adjacency and access to the platform at the Multipurpose Room as well as storage spaces for music and instruments.

## PRINCIPLES

Music classrooms should inviting and engaging and acoustically sensitive to the activities to take place. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

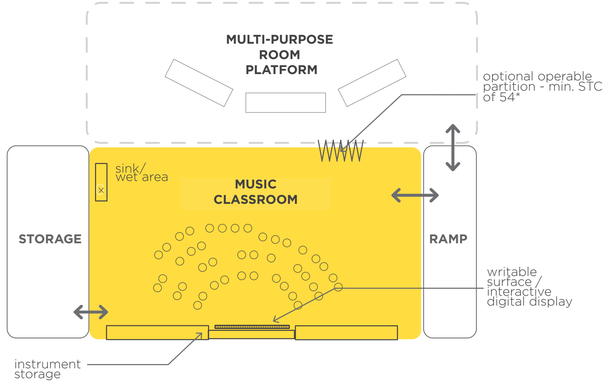
## LEARNING ACTIVITIES

- Large-group Instruction
- Ensemble practice
- Music instruction
- Instrument practice
- Instrument storage, maintenance and repair
- Group performance practice
- Playback of recorded pieces

## CONSIDERATIONS

Apply appropriate acoustical treatments to absorb sound within the space and to reduce sound transfer to exterior or adjacent spaces. For safety - include a light linked to all-call alerts.

## LEARNING ZONES




*STC = Sound Transmission Coefficient

2.3

# PERFORMING ARTS INSTRUMENTAL MUSIC & CHOIR

Instrumental Music: Band, Orchestra and Choral classrooms should be engaging spaces for students to hone their individual craft as well as learn the art of harmony and performing together as a group. Storage for instruments, music and AV equipment are critical.

## PRINCIPLES

Music classrooms should inviting and engaging and acoustically sensitive to the activities to take place, including acoustic treatments and wall covering. Include isolation rooms for practice at Middle / High School level, and office spaces and music libraries for Music and Theater directors. Include A/V recording and playback integration, with drop down microphones from ceiling.

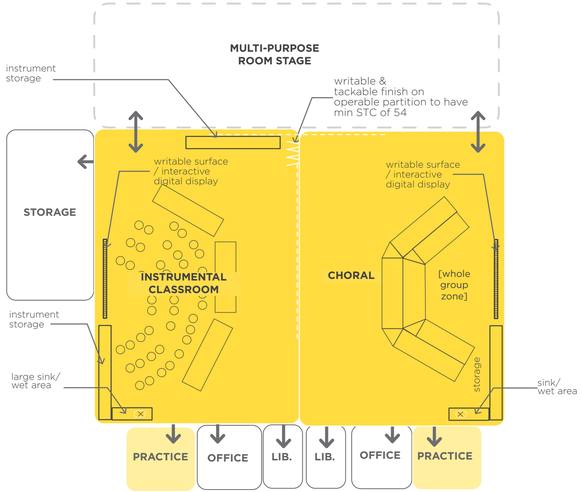
## LEARNING ACTIVITIES

- Large-group Instruction
- Ensemble practice
- Music instruction
- Instrument practice
- Instrument storage, cleaning, maintenance and repair
- Group performance practice
- Playback of recorded pieces

## CONSIDERATIONS

Apply appropriate acoustical treatments to absorb sound within the space and to reduce sound transfer to exterior or adjacent spaces. Provide visual connection from offices to practice rooms and classrooms for supervision. For safety - include a light linked to all-call alerts.

## LEARNING ZONES



2.3

# PERFORMING ARTS DANCE

Dance classrooms should be supportive for students to learn the art of dance. The room should have appropriate sound system and acoustics as well as flooring to support a variety of dance such as ballet and jazz. Wall finishes should include full height mirrors and ballet barres. Include storage for uniforms and flooring mats, portable barres

## PRINCIPLES

Dance classrooms should inviting and engaging and acoustically sensitive to the activities to take place, including acoustic treatments and wallcovering. Include sprung wood flooring for dance, with a marley floor on top. Provide a storage room for costumes, portable barres, and flooring to support a variety of dance.

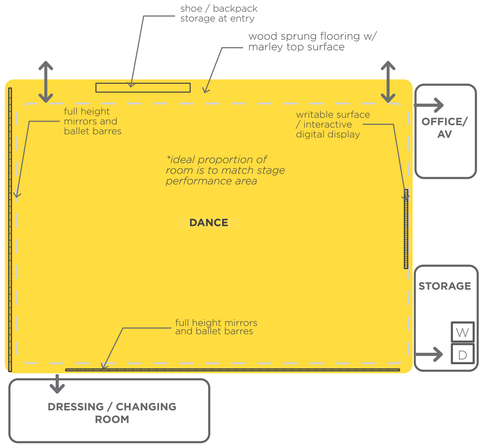
## LEARNING ACTIVITIES

- Large-group Instruction
- Dance practices
- Individual practice
- Ballet, Jazz, and other types of dance
- Stretching and warm up
- Music playback
- Laundry area in storage for costumes

## CONSIDERATIONS

Apply appropriate acoustical treatments to absorb sound within the space and to reduce sound transfer to exterior or adjacent spaces. For safety - include a light linked to all-call alerts.

## LEARNING ZONES



2.4

# VISUAL ARTS

Visual Arts spaces should be open, neutral canvases upon which to build, create and explore with a wide range of media. Utility and storage access are essential, as well as a connection to the outdoors for natural light, views, and to expand the overall creation space. Display of student work should be the feature of these spaces.

## PRINCIPLES

Visual Arts rooms should be durable, cleanable and visually neutral spaces filled with opportunities for student work display, with lots of storage for materials and work in progress. Include areas for green screens to record and photograph. Provide voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

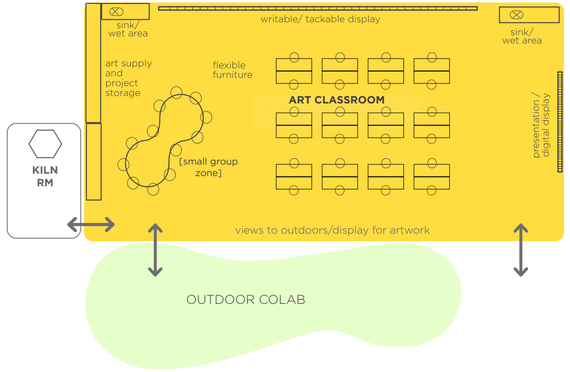
## LEARNING ACTIVITIES

- Ceramics
- Drawing and painting
- Crafting
- Photography and digital media

## CONSIDERATIONS

Provide properly sized cleaning stations for various visual arts endeavors to accommodate the disposal of multiple materials. Include ample amount of student storage to house supplies, and projects.

## LEARNING ZONES



2.6

# CULINARY ARTS

A culinary arts lab should support the Culinary CTE pathway by providing a commercial kitchen setting with commercial cooking equipment to practice cooking skills, support recipe development, plating and restaurant industry skills.

## PRINCIPLES

The kitchen area should be able to function as a food service prep area with similar finishes to the food service kitchen on site, Wipeable, washable and moppable, with commercial kitchen equipment. Provide an area with individual student workstations with backpack storage underneath, stools with backs to use at worktables.

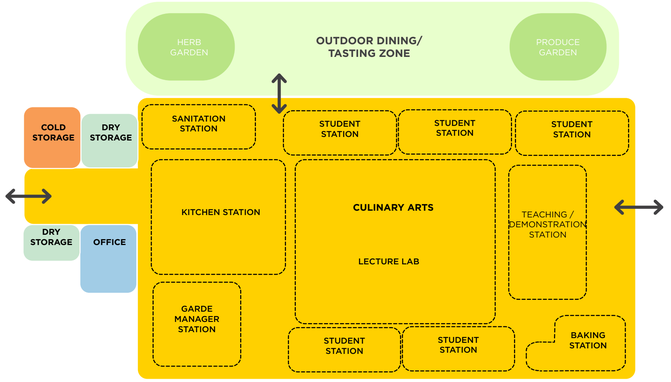
## LEARNING ACTIVITIES

- Safety and sanitation procedures
- Food preparation and presentation procedures
- Nutrition and meal planning
- Sales and marketing
- Economic impacts of the industry
- Management and human resources
- Facility maintenance techniques

## CONSIDERATIONS

Exhaust hoods at cooking and demonstration stations. Hood fire suppression system, ceiling-mounted document camera at demonstration station with ceiling-mounted display. Sound enhancement equipment and ceiling-mounted speakers. Mobile interactive display at prep areas. Washer and dryer area for linens.

## LEARNING ZONES



2.6

# CAREER-TECH DIGITAL MEDIA

A digital media lab should be a multi-functional digital arts lab with increased technology access, green screen capture area for digital content creation, and ample storage for supplies and secure equipment storage. Display of student work throughout should be the feature, with visibility to the outdoors and high quality lighting.

2.5 DIGITAL MEDIA

## PRINCIPLES

A digital media lab should be a multi-functional arts and design lab with increased technology access, green screen capture area for digital content creation, and ample storage for supplies and equipment. Display of student work throughout should be the feature, with visibility to the outdoors and high quality lighting.

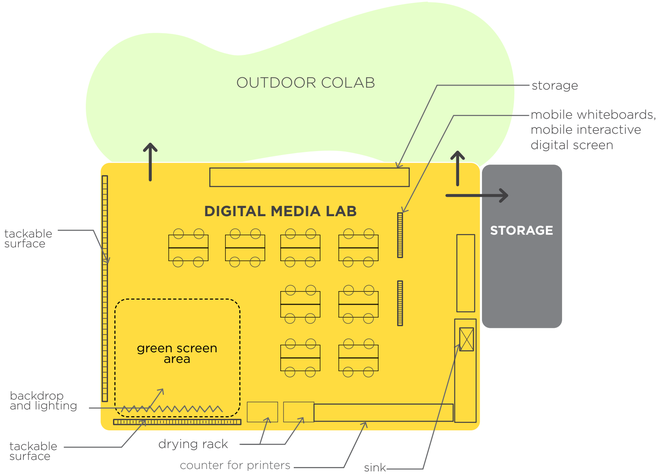
## LEARNING ACTIVITIES

- Layout, mock ups, storyboarding
- Digital artwork
- Digital content creation
- Pin-up review
- Digital photography
- Digital video production
- Color printing

## CONSIDERATIONS

Consider the increased computer load of this space, wire management in furniture, and secure equipment storage. Provide ample display for finished works as well as tackable space for works in progress. Provide floor area and power/data for a large format color printer as well as smaller desktop printers.

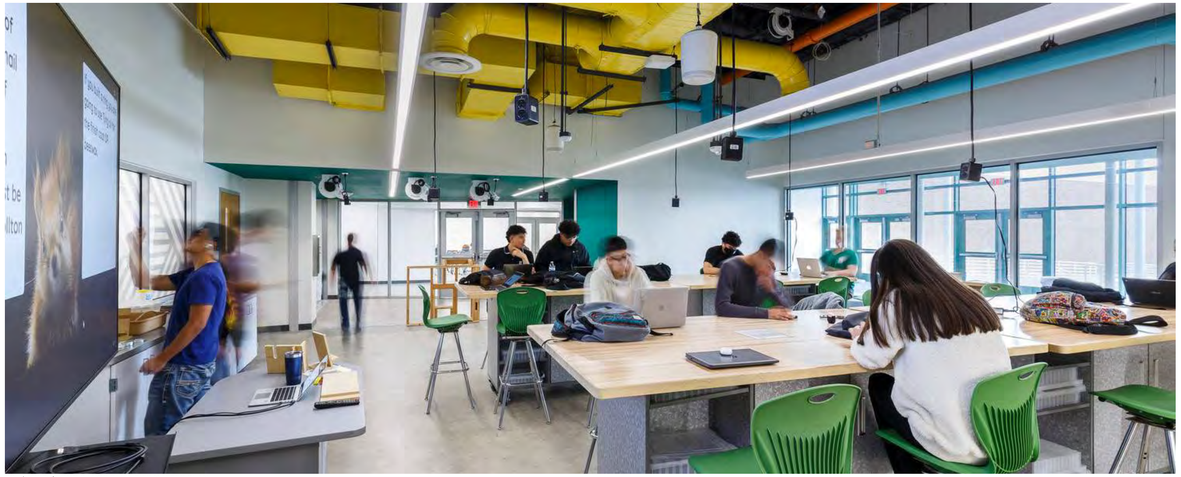
## LEARNING ZONES



2.6

# CAREER-TECH ENGINEERING LAB

An engineering lab should be a multi-functional shop / lab with increased technology access, woodworking and metalworking capabilities, with an emphasis on technology and engineering principles. Provide ample storage for visible supplies and secure equipment storage. Display of student work throughout should be the feature, with visibility and connection to the outdoors for additional work and testing area.







## PRINCIPLES

An engineering lab should be a multi-functional shop/ lab with increased technology access, woodworking and metalworking capabilities, with an emphasis on technology and engineering principles. Provide ample storage for visible supplies and secure equipment storage. Display of student work throughout should be the feature, with visibility and connection to the outdoors for additional work and testing area.

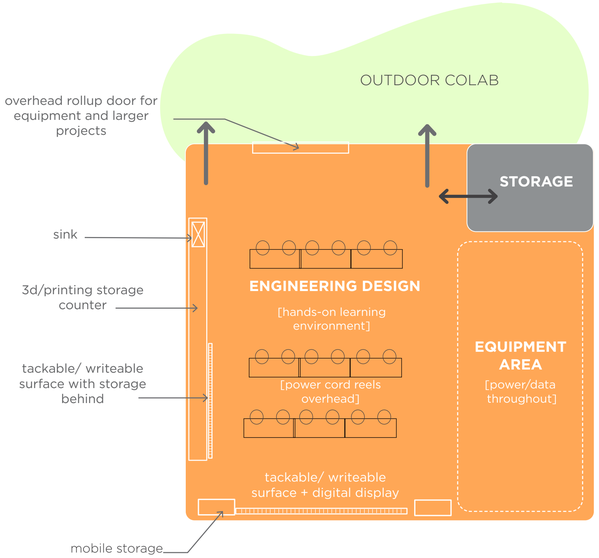
## LEARNING ACTIVITIES

- Hands-on exploration of engineering principles
- Design, Testing, Fabrication
- Computation
- Robotics
- 3D printing
- light Woodworking, CNC laser
- light metalworking, CNC machines

## CONSIDERATIONS

Consider both large and small item storage, visible for work areas. Provide ample display for finished work and lots of writable surfaces for computation and design thinking. Provide floor area and power/data for larger fabrication equipment, may be light wood or metal shop type equipment such as CNC lasers, cutting or milling machines.

## LEARNING ZONES



# SHARED COMMUNITY RESOURCES

Shared community resources are those spaces used by all students and faculty, and are often accessed by parents and caregivers as well. These spaces form the heart of the campus and should reflect the culture of the school and larger community, connecting the campus to the larger context.

# 03 SHARED COMMUNITY RESOURCES

## 3.1

## FRONT OFFICE STAFF SUPPORT

Front Office Staff Support:
Elementary Schools
Middle/High Schools

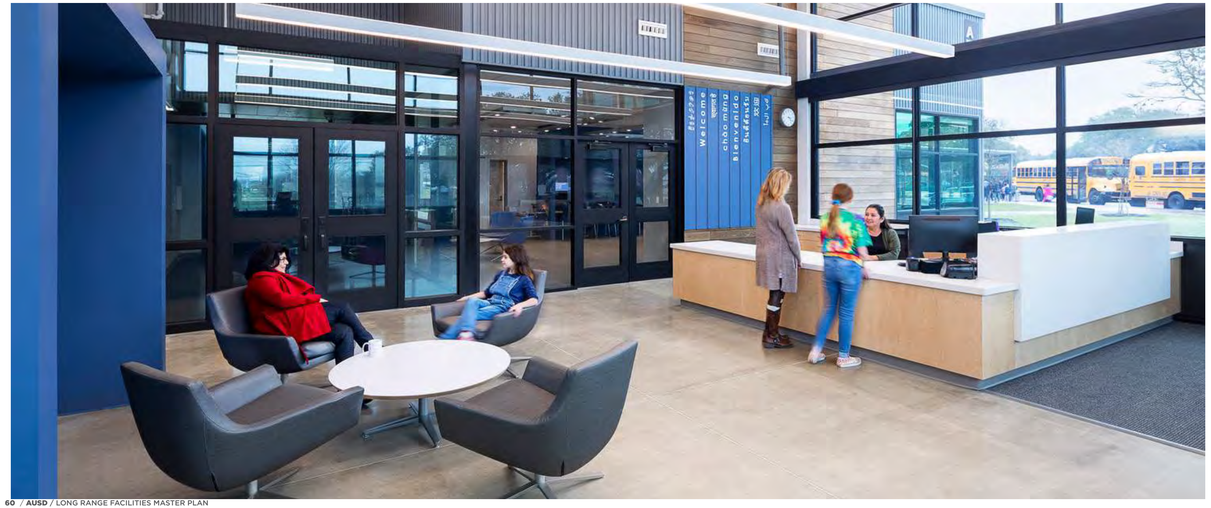
## 3.2

## LIBRARY

Library

# ELEMENTARY FRONT OFFICE

The Front Office should be easily identified as the entry to campus and welcome parents and other visitors into an inviting reception area with comfortable seating. The building often includes the staff lounge and workroom components which serve multiple functions. In general, it is a space where teachers and staff can maintain strong interpersonal connections. The building also hosts offices and meeting spaces for administration as well as the health office.








## PRINCIPLES

The Front Office serves as the entry point of the campus, balancing its function as a secured point of entry with a warm, welcoming environment. Provide working space for at least two people at the reception desk, and comfortable seating and tables or work surfaces for visitors to use.

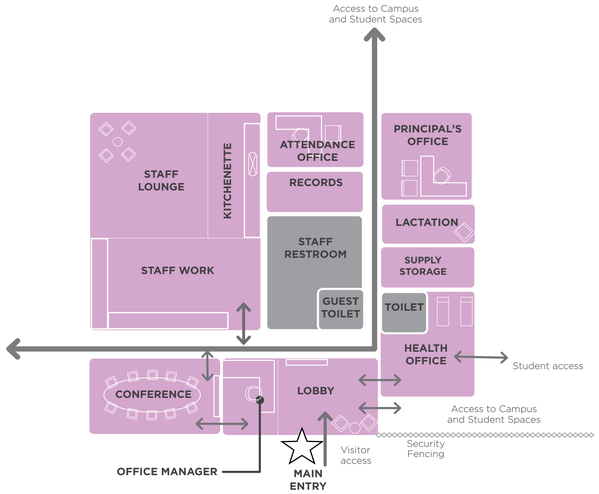
## LEARNING ACTIVITIES

- Visitor entry and screening
- Student registration
- Student attendance for late arrivals and early releases
- Parent/caregiver resources and education
- Staff support, collaboration, and access to materials
- Professional development
- Digital check-in system / badging

## CONSIDERATIONS

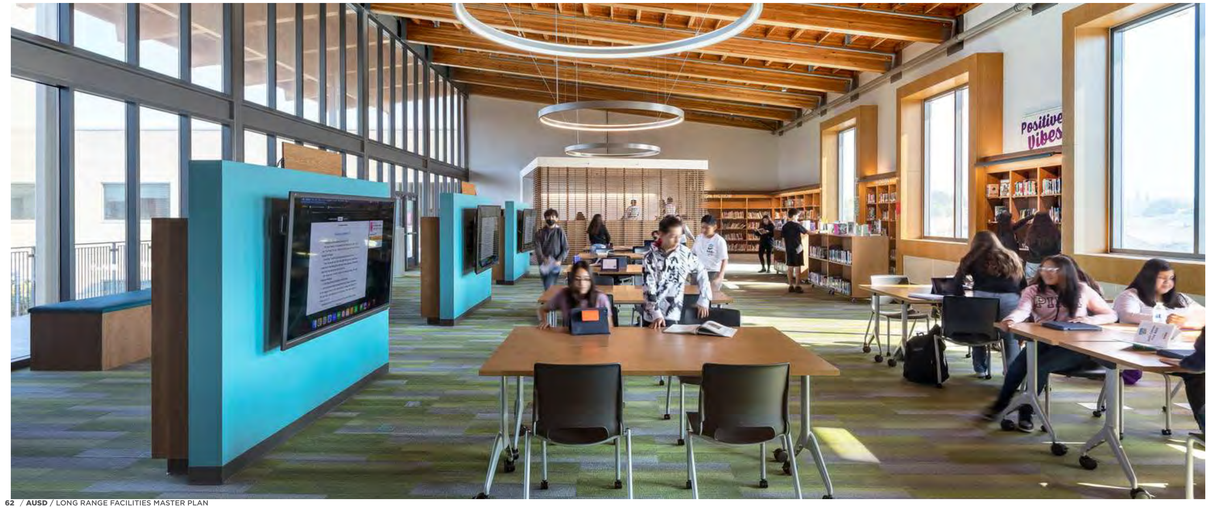
This is a highly-flexible space serving many necessary functions of administration, staff and visitors. Consider durable, easy to maintain finishes with a welcoming appearance, consider elements and digital signage that reflect the student community's culture and space to showcase student work and campus announcements.

## WORKPLACE ZONES



# LIBRARY

The library is intended to be a focal point of the campus, celebrating school community, and supporting students' ability to take ownership of their learning. At the elementary schools, libraries are modern and spacious learning environments to ignite the spark in students to learn the love of reading, exploring content at their own pace and are encouraged to 'curl up' with their favorite book. At the middle and high school levels, the library supports the teacher librarian's ability to facilitate the inquiry-based learning cycle including wonder, investigation and planning, discovery, demonstration, and reflection. The space affords the school the ability to host school-wide Professional Development offerings or sessions for staff, as well as small events for parents and the community. Views of nature and comfortable furniture should make it feel welcoming and inspiring.








## PRINCIPLES

Create multipurpose space for passive and active activities including individual and collaborative group work for both small and large groups. Create visual focal points through zoning and use of color. Create soft, cozy spaces that feel like a home away from home and nurture a love of reading. Provide writing walls or mobile white boards for student study and collaboration. At the elementary and middle school level, small group rooms may be used for academic support, testing, IEP meetings, break out groups and departmental collaboration for staff. At the high school level, small group rooms will be used for peer-to-peer and project-based learning.

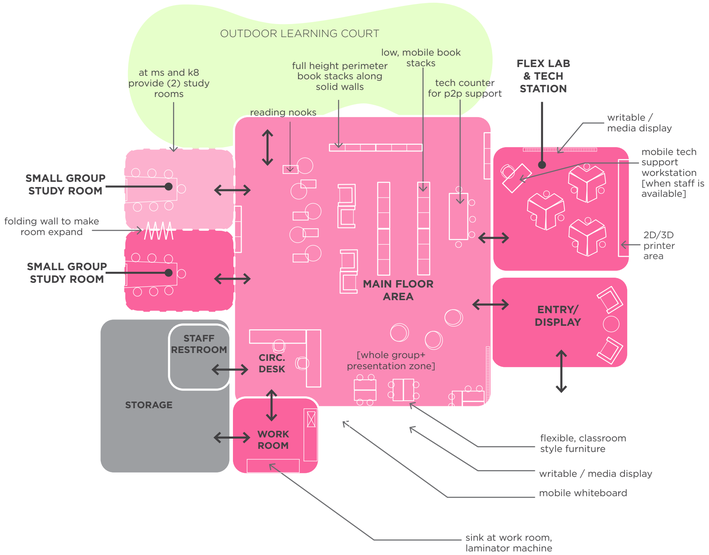
## LEARNING ACTIVITIES

- Book and materials circulation
- Reading and research
- Collaboration zones ranging from small to large
- Working independently and processing new knowledge
- Large group instruction and Professional Development
- Choice time at lunch for elementary schools
- Makerspace zone (i.e. 3D printing and/or green screen)
- Virtual reality, E-sports

## CONSIDERATIONS

A central location is desired for the library to allow the use as a flexible space for events and teacher professional development, with a direct connection to exterior work spaces. Ensure adequate outlets for technology resources and personal device charging. Utilize nesting and folding furniture so the space can be transformed for professional development workshops. At elementary schools ensure there is seating that also works for adults for meetings.

## ACTIVITY ZONES



# FOOD AND DINING

Elementary age students often benefit from ritual and routine in their daily activities. Students are released to lunch in sessions and move as one classroom through the lunch servery area.  The lunchtime break is an important part of the day to ensure access to nutrition and physical activity but also to provide support for social emotional learning. Elementary students are learning the basics of food and nutrition.

Middle schoolers seek more independence but still need guidance and structure during lunch time. Their lunch is less structured in that they can choose to access the lunch line with 2 or 3 options or not. Peer groups and social time becomes even more important during this age, so waiting in a lunch line without friends is less appealing.

High school students crave choice and independence. A food court model with satellite kiosk service on campus providing choices in food and seating options with connections and overflow to the outdoors supports their needs best.

4.1

## MULTI-PURPOSE ROOM

Multi-Purpose Room

4.1

# MULTI-PURPOSE ROOM

The Multi-Purpose Room (MPR) is used for many activities including Physical Education, community events, before and after school programs and most of the day for dining. The proper kitchen equipment to provide higher quality meals, and a more comfortable and inviting, visually appealing environment for students to eat supports the goal of healthy eating. The Multi-Purpose room should have a direct connection to the outdoors to use year-round with seating variety, adequately sized for all ages the site serves. The use of color on finishes and furniture will help bring joy to the dining experience. Student gardens adjacent to dining areas could be used for science curriculum, and potentially support a culinary class and student recipe challenge at certain sites.

## PRINCIPLES

Create a gathering space that can be used as a central hub on campus to accommodate the needs of various classes and large parent and community events.
Create a unified and modern environment. Ensure an enjoyable dining experience with a welcoming, spacious environment and outdoor eating area that is protected from high winds, excessive heat, and other inclement weather.

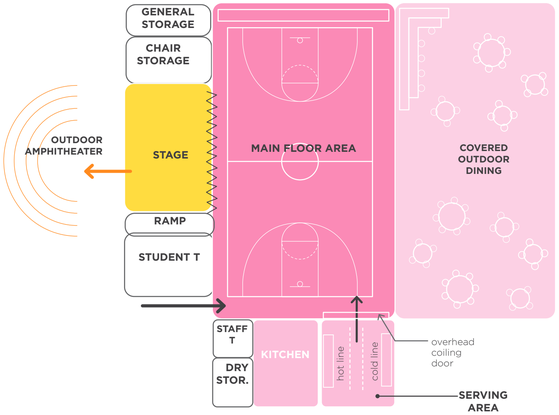
## LEARNING ACTIVITIES

- Dining and food service for breakfast and lunch
- Physical Education activities, games and sports
- Student assemblies and presentations
- Parent and community events
- Informal recess activities such as drawing, games, clubs, reading, etc.
- Before and after school programs
- Potential student cooking courses or family nutritional courses

## CONSIDERATIONS

There is a desire to see 50% fresh, scratch cooking, where adequate kitchen equipment is provided. Sustainability practices should be supported by composting food waste and switching to paper-based trays. Tables and chairs should vary in size to adequately support the various age groups of students being served.

## ACTIVITY ZONES



# HEALTH AND WELLNESS SPACES

Health and Wellness spaces are essential to supporting the whole child, both physically and mentally. A wellness center on campus is dedicated to supporting mental and emotional health, as a space to go for counseling, meditation, mindfulness practices and decompression. The Gymnasium supports the body's physical activity needs and gross motor skill development.

5.1

## WELLNESS CENTER

Wellness Center

5.2

## GYMNASIUM

Gymnasium

5.3

## LOCKER ROOM

Locker Room

# WELLNESS CENTER

The Wellness Center is a space to promote health, wellness, and rejuvenation for students in a comforting and welcoming environment that is inviting to students/staff/parents. The Wellness Center's primary function is to promote health, wellness and rejuvenation for students but it also provides space for cross grade level collaboration between students.

## PRINCIPLES

Students should feel that they have agency over their learning environment, with the ability to choose space and furniture that supports their personal learning styles.

This space should have the flexibility to have one-on-one meetings, small group collaboration, and a common space for group activities. A calm, quiet space available for students to access a mental wellness therapist, separate from academic or student support counselors.

## LEARNING ACTIVITIES

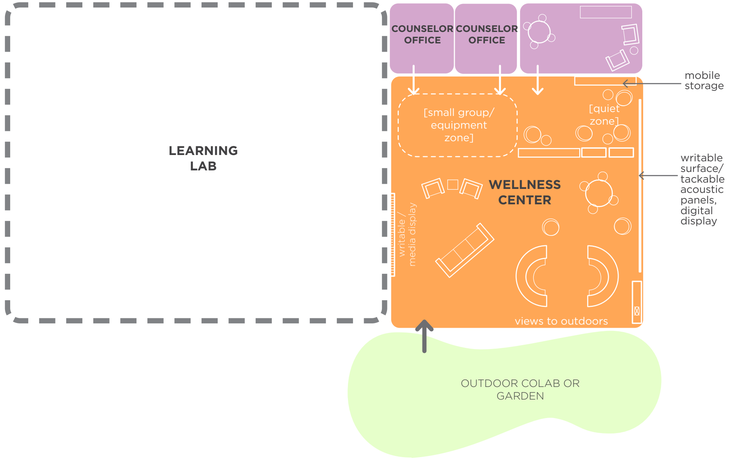
- Mental health counseling, assessments, and support
- Yoga and meditation
- Socializing
- Club meetings
- Student decompression, mindfulness exercises
- Outdoor grounding activities
- Community Circles, restorative justice practices

## CONSIDERATIONS

Consider Trauma-Informed Design principles to enhance sense of safety. Use calming colors, nature-based patterning and dimmable lighting strategies w/ high color rendering index balanced with natural light. Include room audio and sound system in wellness center.

## WELLNESS ZONES

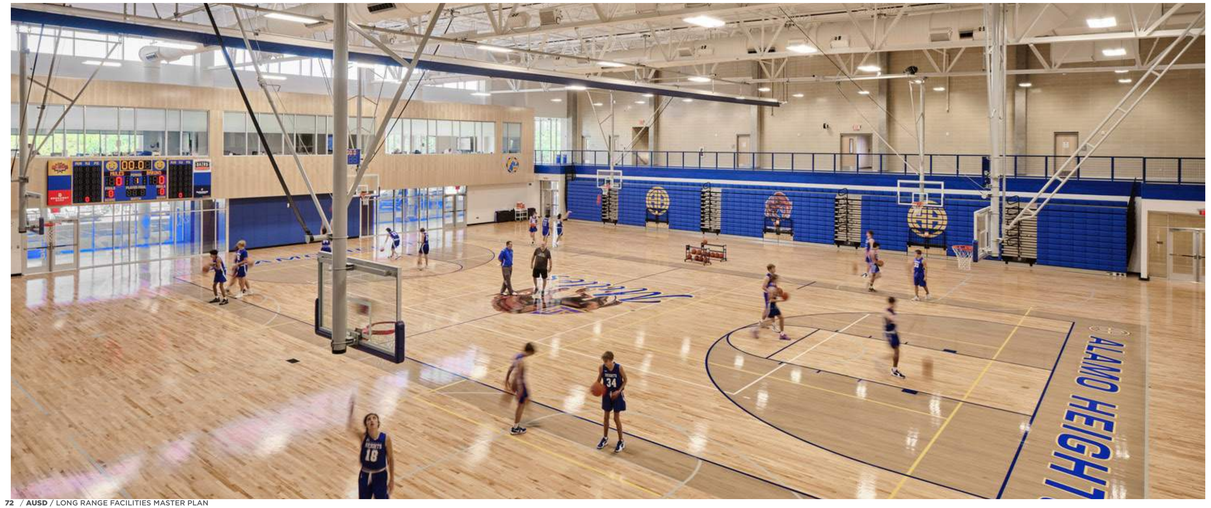
Larger Wellness Center applicable at specific sites only.



# GYMNASIUM

A Gymnasium is an asset as it provides a protected environment for physical education curriculum and athletics activities and can help facilitate the idea of school as a community hub and supporting community-based activities.

The Gym creates a gathering space that can be used as a central hub on campus to accommodate the needs of various classes and large parent and community events in addition to its function for physical education and sports based activities.








## PRINCIPLES

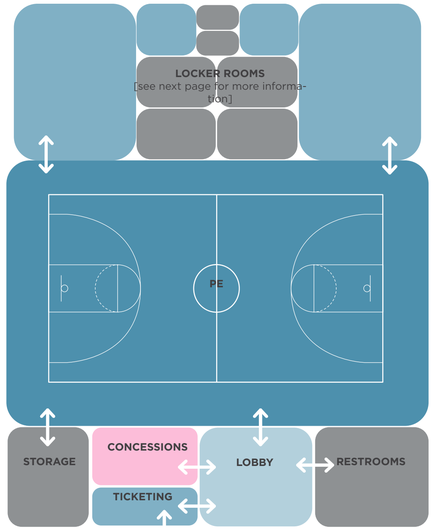
A Gymnasium is an asset as it provides a protected environment for physical education curriculum and athletics activities and can help facilitate the idea of school as a community hub and supporting community-based activities.

- Physical Education curriculum
- Fitness and athletics
- Sports: football, soccer, volleyball, basketball,
- pickleball, track and field, cross country, golf,
- tennis, lacrosse, stunt / cheer, song / pom, yoga, wrestling, badminton, dance, weight training, rock climbing
- Spectator viewing
- School assemblies
- Parent and community events
- Before & after school programs

## CONSIDERATIONS

Consider alternative or adapted PE usage, ping-pong tables, board game stations, a large interactive projection system, and storage for PE, athletcis, adapted PE and afterschool activity use. Include rock climbing wall for all levels.

## ACTIVITY ZONES



5.3

# LOCKER ROOM

The locker room supports during and after school activities by providing students and PE staff with a safe, confidential place to change and store clothing. The space should be durable and accessible to support the function of this space.

## PRINCIPLES

Spaces should be properly ventilated and bright with natural daylighting. Staff offices should allow for supervision of the Changing Room area. Due to the high traffic use of these spaces, durable finishes should be incorporated throughout. Consideration for sightlines should be taken into account when determining the layout of the lockers and support spaces.

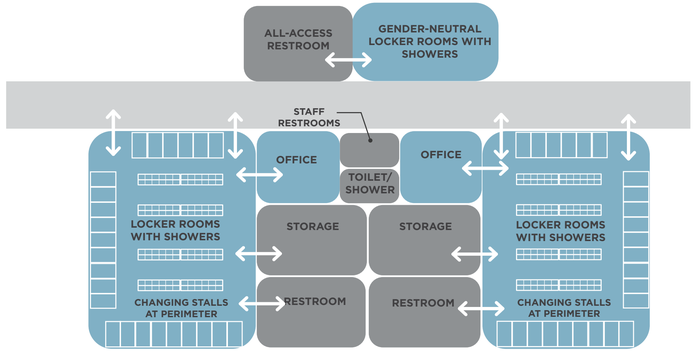
## LEARNING ACTIVITIES

- Support Gymnasium activities
- Changing and preparation for Physical Education / fitness
- Staff lesson planning
- Before & after school programs

## CONSIDERATIONS

Durability and cleanability of finishes and equipment, supervision and sightlines. Adequate ventilation rate to ensure a comfortable environment. Provide a markerboard and tackable panels for display.

## ACTIVITY ZONES



AUSD

3.3

# SECTION THREE

## DISTRICT DESIGN CRITERIA

DESIGN GUIDELINES

# DISTRICT DESIGN CRITERIA

Design criteria will give us consistency district-wide for equity between campuses. These design criteria are a guideline for design parameters and should be used as a starting point for the overall design process at each campus.

The design criteria guide a consistent approach in developing each school master plan proposed improvements, serve to document educator's intent for program delivery and goals, and are to be used for assessing existing facilities and project budgeting for a long term financial plan.



01

## BUILDING SUPPORT

Service Areas
Restrooms
Custodial

02

## SUSTAINABLE SITE DESIGN

Building orientation and shade structures
Landscaping and site features
Design for developmental stages
Design for the whole child
Playful spaces
Design for outdoor learning

03

## SAFETY AND SECURITY

Safety and security strategies
Fences, gates and hardware
Visitor management
Secure site planning

04

## FURNITURE

Furniture

05

## INTERIORS

Acoustics
Lighting
Finishes
Window treatments
Environmental graphics

06

## ENERGY AND ENVIRONMENT

Net zero energy
Thermal comfort and controls
Waste management

07

## TECHNOLOGY

Technology

# BUILDING SUPPORT

**Building support areas are essential to operations. Spaces like restrooms, custodial and service areas are necessary to keep buildings clean and user-friendly. The campus design should plan for maintenance service points. One service point should be located at the front of the campus and other service points throughout the campus should be contained to maintain student safety and promote circulation efficiency.**


1.1 SERVICE AREAS

1.2 TOILET ROOMS

1.3 CUSTODIAL

1.1

## SERVICE AREAS

Provide service areas that accommodate the appropriate amount of storage spaces, parking for District vehicles and maintenance equipment, food service delivery, support delivery, and waste / recycling enclosures as needed for the campus.

### CONSIDERATIONS

Service areas are high traffic areas for heavy machinery and equipment, including areas for waste management. Service areas may be distributed throughout a campus, as they are typically adjacent to the buildings they serve.

The design of service areas shall limit the number of access points to promote student and staff safety.

Adequate lighting is required for early morning and evening service activities.

RECYCLING

Recycling collection stations should be located at each classroom/ building wing to facilitate student recycling efforts. Select locations and bin styles that make it easy for maintenance staff to collect and maintain cleanliness of these areas.

SCREENING

Service areas require covered space that can accommodate storage of maintenance equipment. These areas are to be sheltered and screened from the campus core as they often require large vehicle circulation for waste pick-up and delivery of food and supplies.

WASHING

Waste and recycling enclosures shall be covered and shall contain a can wash area. This can wash shall have a curb enclosed drain complete with a hose bib. Provide drainage for the entire enclosure. Use sturdy vehicular concrete pavement and/or asphalt concrete pavement for the entire length of access to the enclosure for stability.

FOOD SERVICE ACCESS

Wide access ramps shall connect adjacent parking zones to the delivery doors at Food Service location(s).

1.2

## TOILET ROOMS

Adequate restrooms for students and staff shall be placed in various locations throughout the campus, ensuring convenient accessibility. The restrooms should be furnished with durable finishes and fixtures that are easy to maintain.

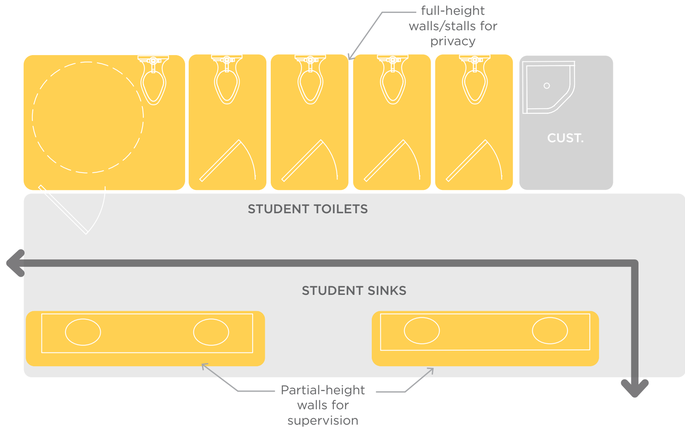
### CONSIDERATIONS

CDE All-Access Restroom Guidelines
In February 2023, the California Department of Education (CDE) published All-Access Restroom Guidelines to provide guidance to districts in the planning phase of projects. These are not code requirements but rather guidelines that can eventually lead to a new code for restrooms in the future.

Many schools have begun to favor inclusive multi-user toilet facilities over costly single-user facilities. Local Educations Agencies (LEAs) and architects are submitting multi-user gender-neutral restrooms in their plan approval requests, as well as seeking early input and guidance from CDE during the design phase.

An all-access restroom is not gendered—all students may access and use the facility. Best practices in design are detailed in these resources, including privacy and supervision features that benefit all students. This guidance uses the term “all-access restroom” to refer to a gender-inclusive facility that contains multiple private water closet compartments or rooms, and self-contained or shared lavatories.

**ALL-ACCESS RESTROOMS**



1.2

## TOILET ROOMS

FINISHES

- Floors/Walls: Terrazzo
- Ceiling: Painted gypsum board.
- Casework: No counter tops at student restrooms.

ELECTRICAL

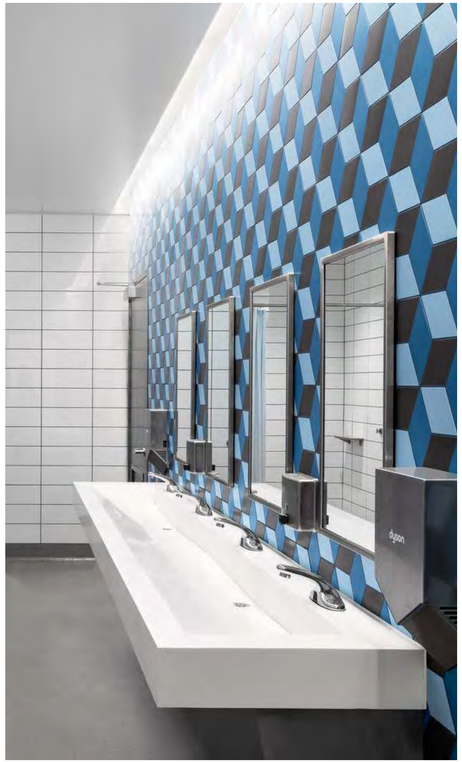
- Dedicated circuit to GFI receptacles
- Electric hand dryers to be push button only, no IR sensors.

PLUMBING

- Recessed hose bib with locking cover.
- Clean out above all urinals.
- Hot and cold water at all lavatories/ sinks, per code.
- All restrooms to have ball valve shutoff (in recessed areas provide access panel).
- Low-flow plumbing fixtures.
- 1 pint urinals.

EQUIPMENT AND ACCESSORIES

- Solid phenolic partitions, floor and wall mount.
- Single mirrors per each lavatory sink.
- No recessed trash receptacles at student restrooms.
- Jumbo roll toilet paper dispensers, except at ADA and staff.
- Soap dispensers at each lavatory sink.
- Men's and Women's restrooms to have napkin dispensers and napkin disposal (staff); at MS/ HS, (staff & students).
- Staff stalls to have toilet seat cover dispensers.




1.3

## CUSTODIAL SPACES

Locate custodial closets in various locations throughout the campus for convenient access to equipment and supplies. Locations and plumbing fixtures for custodial closets should meet code requirements as well as the design criteria listed here.

### CONSIDERATIONS

Custodial rooms should be sized appropriately to fit mops, mop bucket, mop sink, and cleaning supplies. Finishes should be water-resistant and easy to clean. Provide storage for supplies and outlets for charging equipment. Locations should be dispersed throughout building to avoid long transport of equipment and supplies.

FINISHES

- Floors: Sealed concrete.
- Walls: FRP panels (minimum height to top of faucet), painted gypsum board.
- Ceiling: Painted gypsum board.

EQUIPMENT AND ACCESSORIES

- Shelving with 4 foot depth.
- Mop and broom hangers.

ELECTRICAL

- Dedicated circuit to GFCI receptacle
- All electrical fixtures, sprinklers. etc. protected by metal cage.

PLUMBING

- Hot and cold water at sinks.
- All electrical fixtures, sprinklers, etc. protected by metal cage.

# SUSTAINABLE SITE DESIGN

Spaces should be nature-connected. Outdoor spaces are just as important as interior spaces. "The vision is for zoned outdoor areas that create spaces for a variety of learning activities. These activities range from mind and body wellness through yoga and physical education, to school gardens that allow students to connect with nature."


2.1 BUILDING ORIENTATION AND SHADE STRUCTURES

2.2 LANDSCAPING AND SITE FEATURES

2.3 DESIGN FOR DEVELOPMENTAL STAGES

2.4 DESIGN FOR OUTDOOR LEARNING

2.5 PLAYFUL SPACES

2.1

## BUILDING ORIENTATION AND SHADE STRUCTURES

The built and natural environment should be integrated in a way that promotes synergies between systems. Building orientation and massing should be in harmony with user wellbeing to encourage long-term use of outdoor spaces and amenities.

### CONSIDERATIONS

Place buildings to optimize natural daylight and reduce solar heat gain on the building's mechanical heating and cooling systems.

The design of the buildings and canopies should factor the impact of wind and solar patterns relative to the overall building energy performance. Ensure built elements are designed to protect inhabitants from gusts and prevent wind tunnels. All elements on-site should have the structural integrity to withstand high winds by meeting or exceeding code requirements.

SHADE STRUCTURES

The lunch area is used primarily for eating and socializing. The space may also be used for informal teaching or gathering throughout the school day.

A sheltered structure is required for optimum use of this exterior space during inclement weather. Outdoor dining should protect from rain as well as provide shade. The shelter or building component should fit within its architectural context.

Tables and seating shall be durable and appropriate for large groups and sustained use, vandal–resistant and comply with the Division of the State Architect's (DSA) accessibility requirements for seating.

Shade should also be provided at the main hardcourt areas, providing relief during recess and PE classes.

# LANDSCAPING AND SITE FEATURES

Spaces should be nature-connected. Outdoor spaces are just as important as interior spaces. “The vision is for zoned outdoor areas that create spaces for a variety of learning activities. These activities range from mind and body wellness through yoga and physical education, to school gardens that allow students to connect with nature.”

2.2

## LANDSCAPING AND SITE FEATURES

The built and natural environment should be integrated in a way that promotes synergies between systems. Building orientation and massing should be in harmony with user wellbeing to encourage long-term use of outdoor spaces and amenities.

### CONSIDERATIONS

Place buildings to optimize natural daylight and reduce solar heat gain on the building’s mechanical heating and cooling systems.

The design of the buildings and canopies should factor the impact of wind and solar patterns relative to the overall building energy performance. Ensure built elements are designed to protect inhabitants from gusts and prevent wind tunnels. All elements on-site should have the structural integrity to withstand high winds by meeting or exceeding code requirements.

LANDSCAPING

- Review with District for current standards and preferred plant palettes.
- Use native, drought tolerate plants.
- Consider adopting reclaimed water systems and ‘smart’ water efficient irrigation systems that detect weather and soil moisture.

SITE FEATURES

- Provide exterior drinking fountains and restroom facilities near high use areas.
- Design zones for high visibility that are easy to supervise from adjacent interior spaces, especially classrooms.
- Gardens are opportunities for learning and a way to engage the whole community. Consider planters and bird feeders and gardens for nature education
- Amenities for outdoor classrooms include low seat-walls, writeable surfaces, outdoor sinks, hose bibs, and access to power.

2.3

# DESIGN FOR DEVELOPMENTAL STAGES

**Outdoor Colab and School Gardens.** Outdoor learning environments are a holistic approach to child development, encompassing physical, mental, emotional, social, and environmental aspects of well-being. They offer a dynamic and engaging space that supports the growth and flourishing of the whole child.

2.3

## DESIGN FOR DEVELOPMENTAL STAGES

As children age and grow, their developmental needs change. The programmed pieces of the outdoors may change along with the children as they grow, first connecting with nature and then nurturing independence.

### CONSIDERATIONS

PRESCHOOL

- Preschoolers thrive with active engagement with their surroundings.
- They need spaces for free play, physical activity, motor skill exercises, and experiential learning.
- Inclusive learning spaces with ramps, wide pathways, accessible play surfaces, and adaptive equipment are essential.
- Medium to large group spaces with seating, tables, and writable surfaces support their development.

ELEMENTARY

- Elementary-aged children are refining motor skills, critical thinking, and social interactions.
- They require spaces for large, medium, and small group activities that support teamwork and self-expression.
- Areas for creative projects, gardens, science labs, and individual relaxation help meet their diverse needs.
- Both structured and unstructured play spaces, as well as athletic areas, promote physical and social development.

MIDDLE SCHOOL

- Middle school-aged children seek a sense of belonging, self-expression, and connection.
- They benefit from large and medium group spaces for social interaction and collaborative work.
- Spaces for individual reflection and relaxation are essential.
- Like the other stages, structured and unstructured play areas, as well as athletic spaces, continue to support their development.
- Design flexibility to accommodate introverted and extroverted personality traits is crucial.

HIGH SCHOOL

- Students in this age group are entering a stage of reflection and need spaces that foster connectivity and collaboration that promote critical thinking skills and responsibility.
- Examples of outdoor spaces that can benefit this age group may include: amphitheaters, built-in seating areas for small groups, meditation and reflection spaces for individuals such as a zen garden, and structured elements like tables and chairs.

*Example communication board at playground*

2.4

# DESIGN FOR OUTDOOR LEARNING

Designing spaces that empower healthy spirits starts with understanding the different personality styles and activity levels that every individual has. By providing a variety of spaces that allow for each type of personality style and activity level, we can ensure there is a space where every student can feel comfortable and welcome.

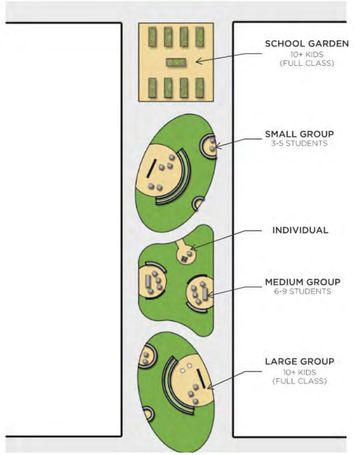
2.4

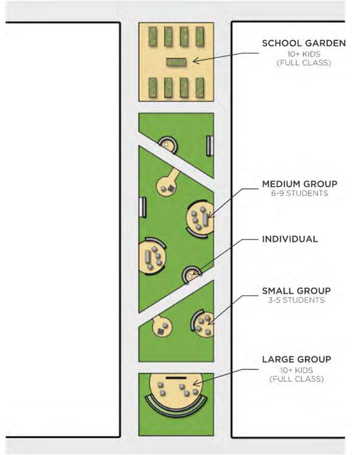
## DESIGN FOR OUTDOOR LEARNING

Designing spaces that include learners of all abilities is essential, as outdoor play is especially beneficial to those with special needs. In addition to accessible play equipment, time in nature is calming and restorative to those with sensory needs while gross-motor skills, social skills and language skills all develop through movement and play.

### CONSIDERATIONS

- Integrate hands-on learning, kinesthetics
- Climbing areas
- Small changes in elevation such as mounds for proprioception
- Communication boards on the playground and around campus
- Outdoor gardening areas with gardening beds at student waist height
- Zen garden
- Sensory walks with interactive images and paths




**OUTDOOR LEARNING** Spaces between finger buildings are opportunities to extend the indoor learning environment to the outdoors. If there is a direct line of sight for supervision from the indoors, teachers can allow some students to work outdoors while others are indoors. If there is no line of sight, then the outdoor area can only serve as a destination for the whole class to go out with the teacher.

2.4

## DESIGN FOR OUTDOOR LEARNING

Purposeful outdoor learning environments are designed to encourage playful learning. Co-locating play areas with outdoor commons, school gardens, small patios, and outdoor covered stages creates multi-use zones for a variety of learning activities.

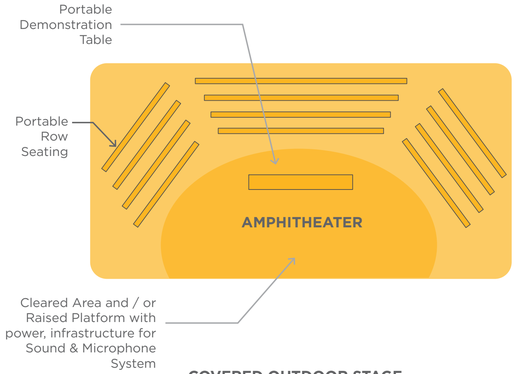
### CONSIDERATIONS

Outdoor spaces should be designed as extensions of indoor learning environments. They should be designed with a variety of textures and materials to appeal to all the senses.

To be usable and engaging by all students, care should be taken to create fluid, accessible connections between indoors and outdoors, and between outdoor zones.

**PATIO**
400-800 SQ. FT.

[SMALL GROUPS]




**COVERED OUTDOOR STAGE**
4,000 SQ. FT.

[LARGE GROUPS]

2.4

## DESIGN FOR OUTDOOR LEARNING

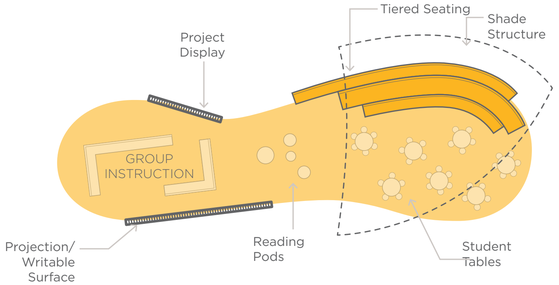
Purposeful outdoor learning environments are designed to encourage playful learning. Co-locating play areas with outdoor commons, school gardens, small patios, and outdoor covered stages creates multi-use zones for a variety of learning activities.

### CONSIDERATIONS

Provide a variety of scale and size of spaces and furnish with a balance of moveable furnishings and built-in site features. Incorporate features that can excite children to learn in small groups.

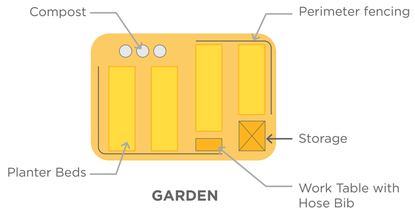
Link outdoor features to learning such as sun angles and light versus shade, water features, bioswales and student gardens.

Outdoor areas promote health and wellness. Provide appropriate sized areas for hardcourts and playfields to encourage physical activity.




**OUTDOOR COLAB**
[MEDIUM GROUPS]

30-60 students




**GARDEN**

# PLAYFUL SPACES

STRUCTURES. Age-appropriate play structures, adequate in size to accommodate its users, shall allow for climbing, sliding, walking, balancing, and strength-building activities. Promote inclusion by ensuring all play structures can be accessed and used by students of all abilities.

Recommended safe, ground surface materials shall be installed in play areas with structured apparatus. Shade should be provided either by landscaping or shade structure(s). Replacing tan bark with rubberized surfaces is recommended to make playgrounds accessible and low maintenance.

A separate and secured play area for Transitional Kindergarten and Kindergarten shall be provided adjacent to the TK/Kindergarten classrooms. Pre-K's play yard is separate as well.

2.5

## PLAYFUL SPACES

COURTS. Paved hardcourt areas shall include striping for a variety of games including circles, four-square, basketball, handball, hopscotch, tether ball, etc. Exterior drinking fountains shall be located throughout with water bottle filling stations located strategically at play and PE or heavily-used athletic facility areas. Exterior access to restroom facilities, located in a visible and easily supervised area, shall be made available.

FIELDS. Playfields shall include space to support the physical education (PE) program. Provide direct access to hardcourts and playfields from the indoor/outdoor eating areas and the PE Room. The grass area shall accommodate a variety of sports activities including soccer. Utilize landscaping to provide areas of shade.

# 02 DESIGN FOR OUTDOOR LEARNING

## PLANNING PRINCIPLES

Student comfort shouldn't be limited to the classroom. Outdoor learning environments help students to grow and learn in ways not possible within a traditional classroom. Fresh air, sunlight, visual and physical connections to plants and trees, and a variety of experiences provide students with opportunities to explore and learn from their natural surroundings.

For outdoor learning experiences for all students regardless of their abilities, the following elements should be included:

- Ramps, wide pathways, and accessible surfacing.
- Shaded areas or shelters to provide sun protection.
- Visual cues such as color contrast or tactile elements for those with visual impairments.
- Adequate lighting for safety and visibility.
- Safety elements like fencing and handrails.

**The Health Benefits of Outdoor Learning Spaces**

Outdoor learning environments can play a significant role in supporting whole child wellness by providing unique opportunities for holistic development. Here are several ways in which outdoor learning environments can contribute to the well-being of children:

**Physical Health:** Outdoor settings encourage physical activity and exercise, promoting cardiovascular health, strength, and coordination. Children have the freedom to run, jump, climb, and engage in various forms of active play, which are essential for their overall physical development.

**Mental and Emotional Well-being**: Spending time in nature has been shown to reduce stress, anxiety, and symptoms of attention deficit hyperactivity disorder (ADHD) in children. The natural environment offers a calming effect, allowing children to relax, connect with nature, and experience a sense of peace and tranquility.

**Cognitive Development**: Outdoor learning environments provide rich sensory experiences that stimulate cognitive development. Children can explore natural elements, observe the environment, and engage in problem-solving activities. Nature-based play and discovery foster creativity, imagination, critical thinking, and curiosity.

**Social Skills and Collaboration:** Outdoor settings offer ample space for cooperative and imaginative play, encouraging children to interact with their peers, negotiate, and collaborate. They learn valuable social skills such as communication, teamwork, empathy, and conflict resolution, fostering positive relationships and a sense of community.

**Environmental Awareness and Stewardship**: By engaging with the natural world, children develop an understanding and appreciation for the environment. They learn about ecosystems, biodiversity, and sustainable practices, which promote a sense of environmental responsibility and stewardship from an early age.

**Emotional Resilience**: Outdoor learning environments provide opportunities for children to take calculated risks and face challenges. They learn to navigate uneven terrains, manage uncertainties, and develop resilience in the face of obstacles. These experiences contribute to emotional growth and self-confidence.

**Health and Safety Knowledge:** In outdoor settings, children learn about potential hazards, safety measures, and basic first aid skills. They gain knowledge about weather conditions, environmental risks, and how to navigate outdoor spaces safely, empowering them to make informed decisions and take care of themselves.

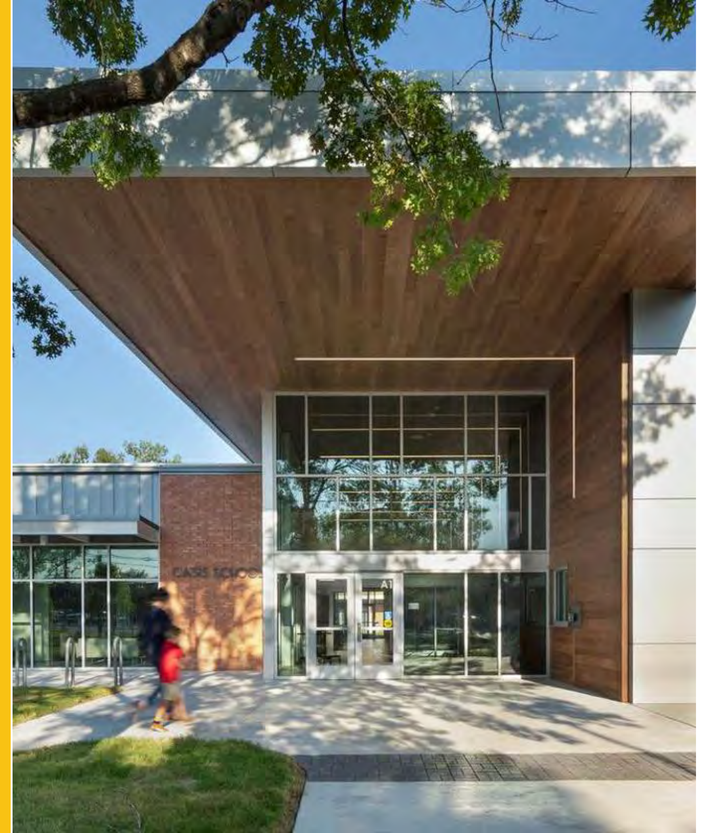
**Connection with Nature:** Outdoor learning environments foster a deep connection with the natural world, cultivating a sense of wonder, appreciation, and environmental mindfulness. This connection can inspire a lifelong love for nature, sustainability, and a desire to protect the planet.

# SAFETY AND SECURITY

The District's goal is to create safe school campuses while maintaining environments that are collaborative and welcoming to the community. The front of the school is the face of the campus for visitors, community and students, and starts to define the overall campus character. This is the first impression of the campus, which should be inviting and welcoming yet convey a safe learning environment without looking institutional. Utilize architectural features and landscaping to achieve these goals.


3.1 SAFETY AND SECURITY STRATEGIES
3.2 VISITOR FLOW
3.3 FENCES, GATES AND HARDWARE
3.4 SECURE SITE PLANNING



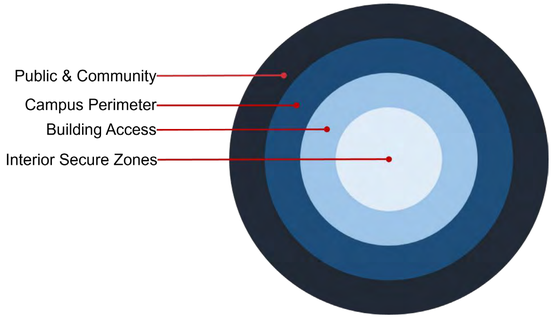





3.1

## SAFETY AND SECURITY STRATEGIES

The elements that address security don't need to be prison-like. The foundation of safe and secure schools is the development of healthy relationships between students and teachers. Future design teams must create spaces where students feel comfortable with their physical and human surroundings and contribute to building a positive culture. The diagram below shows how the approach to physical security is made up of layers that start from the public and community going into the interior secure zones.




Site security shall be balanced with passive and active design strategies. Design schools and buildings with the ability to secure the perimeter. Perimeter fencing and gates can be paired with security systems and a web-based notification system to assist in monitoring. Sites should have the ability to lock down. At a minimum, all exterior doors should be alarmed and a security system in place with cameras in appropriate locations (locations will need to be evaluated by the District).

Organize the campus to avoid areas that may be difficult to supervise. Keep in mind lines of sight. Natural daylighting is an important component of creating positive learning environments. Evaluate locations of windows and allow for user controllability. Provide proper lighting in all areas.

**PUBLIC & COMMUNITY**
Fencing
Parking Gates
Traffic Flow

**PERIMETER**
Access Points
Cameras
Electronic Access
Lighting
Parking Lots
Signage
Security Guards
Traffic Flow
Vegetation

**BUILDING ACCESS**
Access Points
Cameras
Electronic Access
Loading Docks
Access Controls
Security Guards
Traffic Flow

**INTERIOR SECURE AREAS**
Assets
Control Room
Main Data Rooms
Administration

3.2

## VISITOR FLOW

Ensure the Administration interior layout makes it easy for staff to have eyes on the entry to properly screen visitors.

The district engages and welcomes families, while keeping students and staff safe. The 2024 Long Range Facilities Plan entails reconfiguring the Administration on all campuses as needed and expanding many to re-imagine them as Welcome Centers with ample space for visitors to feel welcome coming through the single point of entry when classes are in session. Reception desks must have a line of sight to communicate with visitors and students entering. Existing perimeter fencing must be assessed to ensure it is in good condition and high enough to keep intruders out.

A design criteria is to plan for peak times so that staff can ensure visitors check in before entering the campus. After visitors enter, they will check in to receive a temporary badge when they need to enter the campus.

Security cameras and other means of technology can be used to improve passive security measures, including an intrusion alarm system. All campuses have security cameras and they are being augmented to cover blind spots. Included in the cost estimate are safety locks at classroom doors.

In the future, a pilot project may be considered to test out a new key card system as part of access zoning linked to a classroom lockdown system for access zones if sheltering in place is necessary. Duress alarms (panic buttons) would be located in classrooms. The control of the lockdown system should be hidden under a desk with a view of the school's main entry in the Administration building.

ENTRY

- The main entry to the campus should have an 'entrance presence' and provide a clear "front door". This is the single point of entry for visitors.
- The Administration should be placed to have "eyes on the entry" for passive supervision.
- Entry points should be clearly defined by signage and/or site and building features, and create a sense of arrival. The main entry should be welcoming as it is a first impression for the community.

3.3

## FENCES, GATES AND HARDWARE

Fences don't need to look institutional. Fencing retrofits are an opportunity to enhance a campus aesthetically and can be integrated into the architecture of the main entry.

Exit code analysis to be done on each site to ensure gates are wide enough for school population to exit safely once they are outside and locating adequately sized on-campus safe dispersal areas.

Gate hardware must meet the ADA (Americans with Disabilities Act) code.

To secure the campus perimeter, cut down on fencing, which can feel institutional, as much as possible by using buildings to create the campus edges. In other areas, utilize fencing and gates to secure the perimeter.

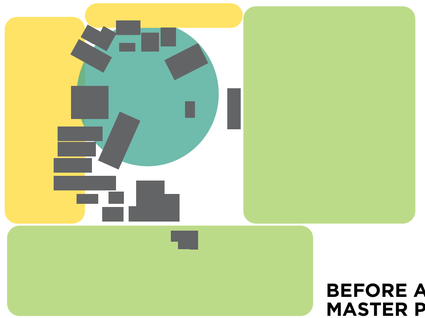
3.4

## SECURE SITE PLANNING

For natural surveillance, providing adequate lighting and landscaping techniques are important factors in the "see and be seen" approach to prevent crime.

WAYFINDING

- Design campuses that have a clear flow and easy wayfinding. Consider using key landscape and/ or building features along with signage to aide in wayfinding and orientation of visitors as well as staff and students.
- Agencies who respond to emergencies are recommending super graphics instead of small room tags to help them get to the zone they need to attend to when there is a threat to safety.



**BEFORE A LONG RANGE MASTER PLAN**

**AFTER A CAMPUS TRANSFORMATION**

*The diagrams above are for the purpose of illustration; these are not representative of any AUSD campus. A strategic planning approach uses buildings as edges to minimize fencing and create open areas for easier supervision.*



3.4

## SECURE SITE PLANNING

- Provide adequate parking for staff and visitors.
- Visitor parking lots should be directly connected to buildings or areas that have short-term visitors, such as Administration, Transitional Kindergarten, and Kindergarten.
- Parking should also be near MPRs, gyms, and auditoriums for community events.
- Adequate shade for the cooling of autos and pavement can be achieved by providing approximately one tree for every 4-10 stalls or with shade structures. Ensure shading strategies are designed to withstand high winds.
- Limit pedestrian and vehicular crossing points.
- Parking lot design should follow local requirements for stall width, drive aisle width, shade, and electric vehicle charging stations. Provide a wheel stop for each parking stall where stalls are head-on to pedestrian areas, fencing, wall, building and planting areas or other obstructions.
- Consider speed bumps and/ or speed tables in parking areas where driveways exist to protect pedestrians crossing aisles.
- A secured bicycle and skateboard storage area should be accommodated. This area should be located near highly visible areas, to deter vandalism. Racks should be provided to allow locking of these transportation devices. Provide lockable racks for 10% of the student population.
- Provide adequate lighting at parking and exterior circulation areas for safe, after-hours use.

DROP-OFF

- Design safe drop-off/ pick-up zones with continuous flow. Incorporate areas for student and parent waiting with protection from the elements. When possible, sites should have on-site bus drop-off and parent drop-off. Drop-off length should meet code requirements.
- Evaluate providing separate drop-offs to alleviate high traffic and congestion during drop-off and pick-up times.

EMERGENCY STANDBY GENERATORS

- Plan for an emergency standby or backup generator at each campus, sized large enough to keep the kitchen and a large student gathering space such as the cafeteria/MPR, student commons, or gymnasium occupied.

# FURNITURE

Provide a variety of lightweight and mobile furniture that supports the ability for educators to facilitate multiple ways of learning simultaneously. Variety is important to make the environment inclusive for different body sizes and needs. Furniture should promote flexibility and be able to store easily out of the way such as 'nesting' desks and chairs. Reconfiguring the room should be a seamless activity performed by students or staff in a short amount of time. Casework should be minimal and replaced by mobile storage. The images below reflect how a single kit of assorted furniture solutions can be re-arranged for Presentation, Discussion, Small Groups, and Multi-Modal learning.

4.1 FURNITURE

4.1

# FURNITURE CRITERIA

Provide a variety of lightweight and mobile furniture i that supports the ability for educators to facilitate multiple ways of learning simultaneously. Variety is important to make the environment inclusive for different body sizes and needs. Furniture should promote flexibility and be able to store easily out of the way such as 'nesting' desks and chairs. Reconfiguring the room should be a seamless activity performed by students or staff in a short amount of time. Casework should be minimal and replaced by mobile storage. The images below reflect how a single kit of assorted furniture solutions can be re-arranged for Presentation, Discussion, Small Groups, and Multi-Modal learning.

## PRESENTATION

Row configuration oriented to the main presentation wall, appropriate for lectures and testing.

## DISCUSSION

Whole-class engagement, appropriate for discussion, debate, and demonstration.

## SMALL GROUPS

Individual student desks organized into small groups, appropriate for team projects.

## MULTI-MODAL

Varied organizations occur simultaneously to support student-led learning and accommodate individual study, small group activities, and push-in support services.

# TECHNOLOGY

BACKGROUND

Evaluating classroom technology years in advance is a challenge, but monitoring what will be needed in the classroom is ongoing so periodic review during planning stages are essential. Budgeting shall be reserved to be able to make updates, additions and changes to classroom technology.

5.1 TECHNOLOGY

For classrooms, to align with best practices for next generation learning, there will no longer be a front of the room, so students can engage in multiple different learning activities simultaneously. Technology will support student-centered learning. Presentation technology should have standardized audio and be blended with white boards and include at least one wall mounted or mobile digital, interactive panel. For projects, technology will be purchased at the last moment possible, to ensure the latest model is procured for the best value.

Technology should be capable of wireless streaming content and wireless or hard-wired connection to a laptop or desktop computer including student devices. Wall mounted displays should be either height adjustable with a flat panel adjustable wall mount or height located appropriate for grade levels. At Elementary schools, utilize a height-adjustable wall mount for digital displays to ensure access and visibility for younger grades.

Voice amplification is ideal within the classrooms and small learning spaces and should be provided within large assembly and shared areas such as the Multi-Purpose Room and Library.

Technology should support classroom flexibility. Another way technology can be used to future-proof a learning environment is to use ceiling-mounted power drops where equipment may move frequently throughout the room, such as in a Makerspace and STEM Labs and within CTE spaces.

Provide wireless access points to cover outdoor learning environments throughout campus.

Provide an IP-based network for all systems including EMS, clock, intercom, and fire alarm.

Leverage technology to enhance safety systems. Each site should have a unified fire alarm system. Electronic access control shall be provided at all doors and gates. Evaluate District Cybersecurity plan and implement additional security measures to protect our network, staff and student data.

# INTERIORS

The interiors of the campus buildings are where occupants spend the majority of their time. Interior spaces should inspire students and facilitate the learning process through excellent acoustics, functional storage and work surfaces in casework, lighting that mimics the full spectrum of daylighting and is adjustable for user needs and preferences, finishes that reflect the spirit of the campus, window treatments that provide shade and user control, and graphics that enhance the overall experience of learning.


6.1 ACOUSTICS
6.3 INTERIOR LIGHTING
6.4 INTERIOR FINISHES
6.5 WINDOW TREATMENTS
6.6 ENVIRONMENTAL GRAPHICS

6.1

## ACOUSTICS

Education Spaces must perform well acoustically, as listening and the ability to interpret speech are an integral part of learning. The design of schools should prioritize acoustic performance as an essential component of the facility, especially as young students are still developing the ability to discern language from background noise. English-Language learners, neurodivergent students, and preschool populations require extra support.

There is significant research correlating high background noise levels with lower student test scores, linking acoustics with academic performance.

> "Children are still developing their comprehension, speech, memory and other cognitive processes. Excess noise can harm that development, which has a deeper impact on young students than on adults."
> (Harvard C-Change, 2021)

CLASSROOMS
- Classrooms should be designed to meet at maximum of 0.6 Reverberation Time.
- Use Acoustical Ceiling Tile and acoustical wall panels with an NRC of 0.7 or higher.
- Meet a maximum background noise level of 40 dBa from HVAC systems.

SENSITIVE SPACES
- Additional considerations for acoustics are to be taken into account by the design team for sensitive spaces such as SDC classrooms, counseling and mental health service spaces.
- Consider the use of sound masking systems in these areas.

MULTIUSE SPACES
- Multiuse spaces, such as gymnasiums,and multipurpose rooms shall maximize acoustic absorptive performance while maintaining durable finishes.
- Design to a max Reverberation Time of 2.0.

PERFORMING ARTS
- Theater and other Performing Arts spaces require an acoustical consultant.

LIBRARY
- Libraries should be zoned to have a mix of active collaborative learning spaces with quiet places for students to be able to focus on reading. Design libraries with a max Reverberation Time of 1.0.
- Utilize acoustically absorptive finishes where possible.

6.3

## INTERIOR LIGHTING

- New LED lighting and lighting controls shall be installed in all spaces in compliance with Title 24 requirements.
- All interior lighting fixtures shall be static white, dimmable LED, with a color temperature of 3500°K, and minimum CRI of 80.
- Exception: In existing conditions, where a majority of lighting is of a different color temperature, the existing color temperature may be considered.
- Illumination in classroom settings shall prioritize flexibility and visual comfort.
- Illumination levels shall be designed in accordance with the latest Recommended Practice documents by the Illuminating Engineering Society of North America (IESNA).

6.3

## INTERIOR LIGHTING

CLASSROOMS

- In addition to horizontal illumination at the working plane, lighting design shall take into account IES recommendations for ceiling illumination and vertical illumination on walls and writing surfaces. Solutions that take this lighting quality into account may include, but are not limited to, indirect/direct fixtures, and separate whiteboard/tackboard lighting fixtures.
- Classrooms shall be provided with a "teacher control station" at the front of the classroom, that allows for multi-level dimming and multi-zone or multi-scene control. Based on classroom layout and design, an entrance all on/off station or multi-zone/scene station may also be provided.
- Classroom zoning and control shall take into consideration writing surfaces and presentation walls, in addition to any indirect/direct illumination.

SENSITIVE SPACES

- Additional considerations for lighting quality and control are to be taken into account by the Lighting Designer for sensitive spaces such as SDC classrooms, counseling and mental health service spaces, including color rendering index, color changing capability, dimmable levels, and indirect sources.

MULTIUSE SPACES

- Multiuse spaces, such as gymnasiums, auditoriums, multipurpose rooms, and libraries, shall maximize flexibility and provide multiple zones and/or scene control.
- Fixture locations shall be coordinated with other building systems, including but not limited to ceiling fans, mechanical diffusers, sprinklers, and projectors.

EMERGENCY LIGHTING

- Emergency egress lighting for new lighting systems will be provided along interior and exterior egress paths, and will be connected to an emergency power source in compliance with the California Building Code.
- Emergency lighting will be provided with UL924 devices to allow dimmed lights to come on at full output in the event of a power outage.
- Lighting fixtures shall provide an average illumination of 1 f.c. at grade under emergency power conditions per California Building Code.
- Emergency inverters are the preferred power source for emergency lighting. In the absence of an emergency inverter, mini-inverters or integral battery packs may be used.

6.4

## INTERIOR FINISHES

- Select finishes for performance, durability, and sustainability:
  - No VOC / low-emitting
  - Recycled content
- Encourage personalization of spaces with bulletin boards, artwork displays, and designated areas for student work.
- Involve students and educators in the design process to ensure that the spaces meet their specific needs and preferences.

6.4

## INTERIOR FINISHES

MATERIALS

- Choose materials that support the Common Materials Framework by supporting Human Health, Climate Health, Ecosystem Health, Social Health & Equity, and the Circular Economy.
- Support Human health through specification of materials that are low-emitting or no VOC's, and reference standards such as Greenguard, SCS Indoor Advantage, CDPH, C2C, HPD, and Declare.
- Consider Climate Health through materials that have a Life Cycle Analysis, EPD, EC3, or GreenCircle CEF.
- Support Social Health and Equity by preferring products from manufacturers that secure human rights in their operations and supply chains and positively impact the workers and communities where they operate.
- Support the circular economy by reusing buildings and materials when possible, designing for resiliency and adaptability, and aspiring to zero-waste goals.

COLORS

- Select colors collaboratively with the school site that reflect the individual school color and culture and incorporate the local surroundings of the community.
- Use vibrant colors to create an engaging and stimulating environment. Accent color can help create various learning zones for different activities.
- Consider nature-based, organic patterns and design of finish materials.

VISUAL DISPLAY

- Encourage personalization of spaces with bulletin boards, artwork displays, and designated areas for student work.
- Involve students and educators in the design process to ensure that the spaces meet their specific needs and preferences.
- Include writable surfaces at student heights to encourage participation and active learning.

6.4

## INTERIOR FINISHES

PAINTING AND COATING
Review color selections with District. VOC and Carcinogen Limits: All specified paints and coatings shall meet, at a minimum, Green Seal Standard GS-11, California Section 01350

VISUAL DISPLAY UNITS
Provide porcelain enamel steel markerboards including:

- Minimum 3/8" thick MDF or particleboard core
- Magnetic surface
- Moisture barrier backing
- Marker trays, display rails, map hooks, and flag holders

ACOUSTIC MOVEABLE WALL PARTITIONS
Partitions shall be manually operated, top supported and include operable or retractable floor seals. Review and confirm the operational functions and panel configurations. Minimum STC Rating of 47.

6.5

## WINDOW TREATMENTS

- Preferred window treatments are roller shades.
- Implement adjustable window shading to control sunlight and heat.
- Consider shade fabric with mesh screen with 60% glare reduction.
- All fabrics to be made from Greenguard Certified, non-PVC, interwoven non-combustible fiber, NFPA Class A rated, with a reflective metallized coating on the exterior face.

6.6

## ENVIRONMENTAL GRAPHICS AND WAYFINDING

Wayfinding is spatial problem solving. It is knowing where you are in a building or an environment, knowing where your desired location is, and knowing how to get there from your present location.

Environmental Graphics and Wayfinding are important design elements that can help bring community into a campus and infuse the local history and culture into the built environment. Color, pattern and text can be informational, educational and bring beauty to utility. Consider the local site context, the natural surroundings, educational curriculum, and uniqueness of each campus.

Branding in the context of a school campus is the personality or visual and experiential representation of the campus and its ethos, reflecting its culture and themes. Brands systems strategically use design to communicate and create a positive school climate that is welcoming to students and visitors.

Experiential graphic design for schools involves the composition of typography, color, imagery, form, materials, technology and, cultural content to create environments that communicate with school community and the broader school community.

6.6

## ENVIRONMENTAL GRAPHICS AND WAYFINDING

SIGNAGE

- Signage identifies places. Signage is a major component of all wayfinding, placemaking and identity systems.

EDUCATIONAL SIGNAGE

- In addition to required room identification signs, plan for signage throughout to explain sustainable features of the design and use the school as a teaching tool. Utilize signage graphics as informative teaching tools highlighting sustainability features, school history or subject-specific facts or quotations.

WAYFINDING

- Create clear building identification and directional signage located at key decision making points. Select a color palette that is complimentary to school colors and will contrast base building and wall colors enough to be easily seen.
- Utilize accent colors strategically throughout the campus to help students and visitors find their way. A multi-sensory and multi-lingual approach to signage, utilizing text, visual iconography, color, and numerics will reach learners more easily than a singular text or numeric-based room sign.

LARGE SCALE GRAPHICS

- Large-scale environmental graphics are an opporunity to incorporate bio-philic patterns into otherwise flat dimensions, or incorporating school pride or reinforcing school culture through inspirational words or quotes.

CREATING COMMUNITY

- Highlight specific programs such as STEAM or Career Tech Shops by utilizing iconography, imagery and words that resonate with the curriculum focus. This approach helps to craft an identity for distinct areas of campus and foster a collaborative culture of community within the student body.
- Working with local artists is also an opportunity to engage the community in workshops to brainstorm ideas for campus beautification that tells a story.

# ENERGY & ENVIRONMENTAL STEWARDSHIP

SUSTAINABILITY is defined as meeting the needs of today, without sacrificing the needs of tomorrow. The District's approach to Sustainability is to build high-quality facilities with low operational costs that are durable as to reduce wasteful reconstruction and lengthen the useful lifetime of our campuses. Investing our capital resources to reduce future operational and construction expenses is a prudent use of limited funds, and high-quality facilities can optimize the indoor learning environment.


7.1 NET ZERO ENERGY
7.2 THERMAL COMFORT AND CONTROLS
7.3 WASTE MANAGEMENT

7.1

## ZERO NET ENERGY READY

The state goals are for existing buildings to reduce greenhouse gas emissions to 30% below 1990 levels by 2025, and 60% below 1990 levels by 2030. The state is also asking that all new government buildings and major renovations to be constructed as Zero Net Energy Ready, so Zero Net Energy without the solar, by 2025 and full Net Zero by 2030.

To meet these goals in a cost-effective manner, all future new construction and major renovation projects must set the goal of Zero Net Energy Ready.

WATER

- Water is a precious resource that needs to be conserved. The state is asking for potable water to be reduced by 25% compared to 1990 levels by 2025 and 40% by 2030.
- Low flow faucets, showers and toilets can help achieve this reduction.
- Irrigation systems should be minimized by using native plantings and non-potable water sources explored for remaining water needs.

METERING

- It is important to measure what matters so all buildings should have a separate energy and water meter so that the highest consumers can be identified.
- All energy end uses that consume more than 20% of the overall energy should be sub-metered to ensure that no energy is being used unnecessarily.

SYSTEM REPAIR + REPLACEMENT

- When repairing or replacing HVAC systems, it is important to enforce the latest standards and code requirements, improve systems and controls, and phase-out natural gas usage.

RENOVATION OR MODERNIZATION

- When undergoing major renovations or modernizations, the design team must improve utilities at the school site, improve building systems and controls, rethink the existing conditions, and add renewable energy sources.

NEW CONSTRUCTION

- Passive design measures are those early design choices that affect energy consumption, such as the building massing and solar orientation, amount of daylight and natural ventiliation, and outdoor and unconditioned spaces.
- Conservation design measures include how much glazing there is and what type and amount, and quality of shading devices, and the insulating factors of the materials creating the wall assemblies.
- Optimize the active systems, the HVAC systems and controls, the interior and exterior lighting, and equipment and hot water selections to minimize energy consumption.

ELECTRIFICATION

- The benefits of electrification of systems versus gas are enhanced safety, improved air quality, and reduced capital costs.
- Emergency standby generators are desired, with locations to be determined by each site.

7.2

## THERMAL COMFORT AND CONTROLS

Designing schools with sustainability and thermal comfort in mind is essential for the well-being of the occupants and the environment. While the District is committed to providing occupants control of their environment, implementing smart thermostats that could be globally controlled by support technicians would further increase efficiencies and provide better service for occupants.

NATURAL VENTILATION

- Design classrooms with operable windows to allow fresh air circulation, where possible.
- Use building orientation to encourage prevailing winds for natural ventilation.
- Implement adjustable window shading to control sunlight and heat.
- Consider utilizing ceiling fans to improve airflow and occupant comfort and control.

7.3

## WASTE MANAGEMENT

Sustainable waste management is crucial for reducing the environmental impact of waste and promoting resource conservation.

RECYCLING

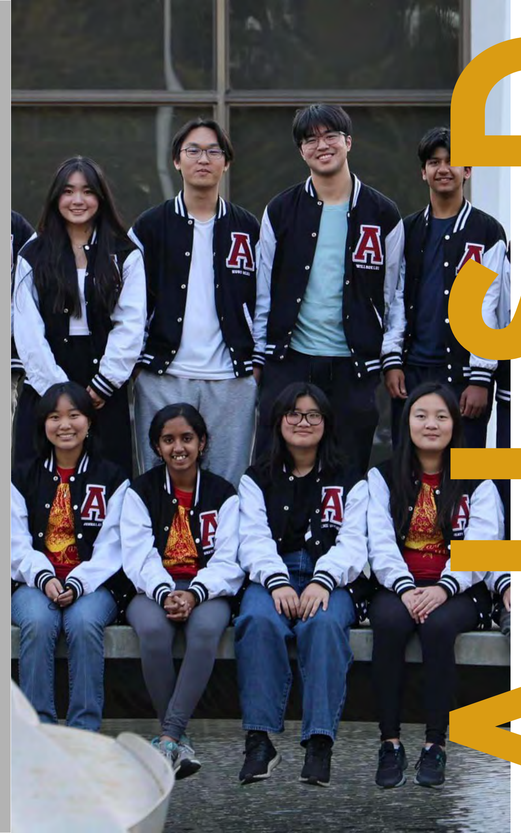
- Implement comprehensive recycling programs to divert materials from landfills.
- Provide dedicated, covered electronic waste recycling areas on site in accordance with environmental requirements.
- Encourage individuals to separate recyclables and compostables from general waste at the point of generation.
- Raise awareness about waste reduction and recycling practices through educational campaigns and community involvement.

CONSTRUCTION WASTE

- Promote the recycling of construction and demolition waste, such as concrete, wood, and metals, in building projects.
- Confirm with the district any salavagable materials to be reused prior to construction.
- Maintain records and report on waste generation and diversion efforts.

COMPOSTING

- Promote the reuse of food waste into compost through the food service program, which can be incorporated into a school garden.



AUSD

3.4

# SECTION FOUR
## PROGRAM OF SPACES

DESIGN GUIDELINES

## AUSD ELEMENTARY SCHOOL PROGRAM PreK-5

| DESCRIPTION | QTY* | ASF | SUBTOTAL | COMMENTS |
|---|---|---|---|---|
| | | | | ** QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM* |
| **Pre-K** | | | | |
| Pre-Kindergarten Classroom | 1 | 1,120 | 1,120 | |
| Toilet Rooms | 1 | 130 | 130 | |
| Workroom | 1 | 100 | 100 | |
| | | | **1,350** | **asf** |
| **T-K** | | | | |
| Transitional Kindergarten Classroom | 1 | 1,120 | 1,120 | |
| Toilet Rooms | 1 | 130 | 130 | |
| Workroom | 1 | 100 | 100 | |
| | | | **1,350** | **asf** |
| **Kindergarten** | | | | |
| Kindergarten Classroom | 1 | 1,120 | 1,120 | |
| Toilet Rooms | 1 | 130 | 130 | |
| Workroom | 1 | 100 | 100 | |
| | | | **1,350** | **asf** |
| **General Education Classroom - Elementary School** | | | | |
| Classrooms | 1 | 960 | 960 | |
| Small Shared Collaborative Space | 1 | 250 | 250 | **size and configuration of commons* |
| Medium Shared Collaborative Space | 1 | 450 | 450 | *determined by numberof teaching stations* |
| Large Shared Collaborative Space | 1 | 960 | 960 | |
| | | | **2,620** | **asf** |
| **Resource Specialist (RSP) / Special Day Class (SDC) Mild/ Moderate** | | | | |
| Flexible Learning Space | 1 | 960 | 960 | |
| | | | **960** | **asf** |
| **Special Day Class (SDC) Moderate/Severe with additional support** | | | | |
| Flexible Learning Space | 1 | 1,030 | 1,020 | |
| Restroom with Changing | 1 | 130 | 130 | |
| Storage / Office | 1 | 100 | 100 | |
| Calming/ Focus Room | 1 | 100 | 100 | |
| | | | **1,350** | **asf** |
| **Flex Labs (Art, STEM, Makerspace, After School Program)** | | | | |
| Main Classroom | 1 | 1,200 | 1,200 | |
| Storage | 1 | 200 | 200 | |
| | | | **1,400** | **asf** |



## AUSD ELEMENTARY SCHOOL PROGRAM PreK-5

| | | | | |
|---|---|---|---|---|
| **Music Classrooms** | | | | |
| Music Classroom | 1 | 1,200 | 1,200 | |
| Storage Room | 1 | 200 | 200 | |
| | | | **1,400** | **asf** |
| **Front Office** | | | | |
| Lobby | 1 | 400 | 400 | |
| Parent Center | 1 | 480 | 480 | |
| Attendance Office | 1 | 150 | 150 | |
| Principal Office | 1 | 200 | 200 | |
| Assistant Principal's Office | 1 | 150 | 150 | |
| Conference Room | 1 | 250 | 250 | |
| Health Office (Exam Area, 2 Cots, Workstation) | 1 | 250 | 250 | |
| Health Office Toilet | 1 | 65 | 65 | |
| Staff Workroom | 1 | 500 | 500 | |
| Staff Lounge | 1 | 600 | 600 | |
| Kitchenette | 1 | 100 | 100 | |
| Lactation Room | 1 | 100 | 100 | |
| Record Storage | 1 | 100 | 100 | |
| Supply Storage | 1 | 100 | 100 | |
| Guest Toilet | 1 | 65 | 65 | |
| Staff Restroom | 1 | 320 | 320 | |
| | | | **3,830** | **asf** |
| **Learning Lab** | | | | |
| Psychologist Office | 1 | 150 | 150 | |
| Counselor Office | 1 | 150 | 150 | |
| Ed Specialist Office | 2 | 125 | 250 | **can be located adjacent to Colab* |
| Flex Office | 1 | 150 | 150 | |
| Conference Room | 1 | 250 | 250 | |
| Shared Flex Classroom | 1 | 450 | 450 | |
| Speech & Language | 1 | 250 | 250 | |
| Wellness & Calming/ Small Group Space | 1 | 270 | 270 | |
| | | | **1,920** | **asf** |
| **Wellness Center** **at specific sites as indicated* | | | | |
| Main Room | 1 | 810 | 810 | |
| Counselor Office | 1 | 150 | 150 | |
| | | | **960** | **asf** |

## AUSD ELEMENTARY SCHOOL PROGRAM PreK-5

| | | | | | |
|---|---|---|---|---|---|
| **Library** | | | | | |
| | Main Floor Area | 1 | 1,600 | 1,600 | **This varies based on site/size* |
| | Entry/Display Area | 1 | 350 | 350 | *Per CDE 2 SF Per Student* |
| | Circulation Desk | 1 | 100 | 100 | |
| | Workroom | 1 | 150 | 150 | |
| | Storage | 1 | 300 | 300 | |
| | | | | **2,500** | **asf** |
| **Multi-Purpose Room (MPR) and Food Service** | | | | | |
| | Multi-Purpose Room | 1 | 4,500 | 4,500 | **MPR floor area at 7sf per student + 1,200sf* |
| | Stage | 1 | 1,200 | 1,200 | *stage + 500sf support* |
| | PE Equipment Storage | 1 | 250 | 250 | |
| | Chair Storage | 1 | 250 | 250 | |
| | Kitchen | 1 | 835 | 835 | |
| | Dry Storage | 1 | 200 | 200 | |
| | Freezer | 1 | 100 | 100 | |
| | Staff Restroom | 1 | 65 | 65 | |
| | Serving Area | 1 | 335 | 335 | |
| | Restrooms | 0 | | 0 | **PER CODE** |
| | | | | **7,735** | **asf** |

## AUSD MIDDLE SCHOOL PROGRAM 6-8

| | DESCRIPTION | QTY | ASF | SUBTOTAL | COMMENTS |
|---|---|---|---|---|---|
| | | | | | ** QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM* |
| **General Education Classroom - Middle School** | | | | | |
| | Classrooms | 1 | 960 | 960 | |
| | Small Shared Collaborative Space | 1 | 250 | 250 | **size and configuration of commons determined* |
| | Medium Shared Collaborative Space | 1 | 450 | 450 | *by number of teaching stations* |
| | Large Shared Collaborative Space | 1 | 960 | 960 | |
| | | | | **2,620** | **asf** |
| **Resource Specialist (RSP) / Special Day Class (SDC) Mild/ Moderate** | | | | | |
| | Flexible Learning Space | 1 | 960 | 960 | |
| | | | | **960** | **asf** |
| **Special Day Class (SDC) w/ additional support** | | | | | |
| | Flexible Learning Space | 1 | 1,020 | 1,020 | |
| | Restroom with Changing | 1 | 130 | 130 | |
| | Storage / Office | 1 | 100 | 100 | |
| | Calming / Focus Room | 1 | 100 | 100 | |
| | | | | **1,350** | **asf** |
| **Sensory OT / PT Room** | | | | | |
| | Sensory Room w/ zones for OT/PT | 1 | 960 | 960 | |
| | | | | **960** | **asf** |
| **Flex Labs (Art, STEM, Makerspace, After School)** | | | | | |
| | Main Classroom | 1 | 1,200 | 1,200 | |
| | Storage | 1 | 200 | 200 | |
| | | | | **1,400** | **asf** |
| **Electives-Performing Arts** | | | | | |
| | Music | 1 | 1,800 | 1,800 | |
| | Music Practice Room | 1 | 150 | 150 | |
| | Music Office | 1 | 120 | 120 | |
| | Music Storage | 1 | 200 | 200 | |
| | Music Workroom | 1 | 200 | 200 | |
| | Drama | 1 | 1,400 | 1,400 | |
| | Drama Prop Storage | 1 | 200 | 200 | |
| | Culinary | 1 | 1,600 | 1,600 | |
| | Culinary Storage | 1 | 200 | 200 | |
| | CTE/ Industrial Tech | 1 | 1,600 | 1,600 | |
| | Storage | 1 | 200 | 200 | |
| | | | | **7,670** | **asf** |

## AUSD MIDDLE SCHOOL PROGRAM 6-8

| | | | | | |
|---|---|---|---|---|---|
| **Learning Lab** | | | | | |
| | Psychologist Office | 1 | 150 | 150 | |
| | Counselor Office | 1 | 150 | 150 | |
| | Ed Specialist Office | 2 | 125 | 250 | **can be located adjacent to Colab* |
| | Flex Office | 1 | 150 | 150 | |
| | Conference Room | 1 | 250 | 250 | |
| | Shared Flex Classroom | 1 | 450 | 450 | |
| | Speech & Language | 1 | 250 | 250 | |
| | Wellness & Calming/ Small Group Space | 1 | 270 | 270 | |
| | | | | **1,920** | **asf** |
| **Wellness Center** **at specific sites as indicated* | | | | | |
| | Main Room | 1 | 810 | 810 | |
| | Counselor Office | 1 | 150 | 150 | |
| | | | | **960** | **asf** |
| **Gymnasium** | | | | | |
| | Main Floor Areas | 1 | 7,000 | 7,000 | |
| | Restrooms | 0 | 0 | 0 | **PER CODE** |
| | Lobby | 1 | 350 | 350 | |
| | Concessions / Office | 1 | 100 | 100 | |
| | Storage | 1 | 350 | 350 | |
| | Locker Room | 2 | 1,600 | 3,200 | |
| | | | | **11,000** | **asf** |
| **Fitness** | | | | | |
| | Fitness Classroom | 1 | 1,600 | 1,600 | |
| | Storage | 1 | 200 | 200 | |
| | | | | **1,800** | **asf** |

| DESCRIPTION | QTY* | ASF | SUBTOTAL | COMMENTS |
|---|---|---|---|---|
| | | | | ** QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM* |
| **CAMPUS ADMINSTRATION** | | | | |
| **Wellness Center** | | | | |
| Wellness Center | 1 | 850 | 850 | |
| Counseling Office | 2 | 150 | 300 | |
| Flex Office / Conference Room | 1 | 250 | 250 | |
| | | | **1,400 asf** | |
| **Learning Lab (ideally located adjacent to Wellness Center)** | | | | |
| Psychology Office | 1 | 150 | 150 | |
| Counselor Office | 7 | 150 | 1,050 | |
| Flex Office | 1 | 150 | 150 | |
| Conference Room | 1 | 300 | 300 | *shared w/ Wellness Center |
| RSP Pod (Small Group Room) | 1 | 400 | 400 | *shared w/ Wellness Center |
| Speech & Language | 1 | 250 | 250 | |
| Toilet with Lift | 1 | 85 | 85 | |
| | | | **2,385 asf** | |



| | | | | |
|---|---|---|---|---|
| **CORE ACADEMIC** | | | | |
| **9th - 12th** | | | | |
| Classroom | 1 | 960 | 960 | |
| Small Commons | 1 | 250 | 250 | *size and configuration of commons determined* |
| Medium Commons | 1 | 450 | 450 | *by number of teaching stations* |
| Large Commons | 1 | 960 | 960 | |
| Staff Collaboration / Workroom | 1 | 150 | 150 | |
| | | | **2,770 asf** | |
| **Resource Specialist (RSP) / Special Day Class (SDC) Mild/ Moderate** | | | | |
| Flexible Learning Space | 1 | 960 | 960 | |
| | | | **960 asf** | |
| **Special Day Class (SDC) Moderate/Severe** | | | | |
| Flexible Learning Space | 1 | 1,030 | 1,020 | |
| Restroom | 1 | 130 | 130 | |
| Storage | 1 | 100 | 100 | |
| Breakout Room | 1 | 100 | 100 | |
| | | | **1,350 asf** | |
| **Living Skills Learning Suite** **adjacent to SDC Classroom* | | | | |
| Learning Area | 1 | 420 | 420 | |
| Dining Area | 1 | 250 | 250 | |
| Kitchen Area | 1 | 300 | 300 | |
| Living Room | 1 | 300 | 300 | |
| Laundry Area | 1 | 100 | 100 | |
| Restroom | 1 | 90 | 90 | |
| Storage | 1 | 100 | 100 | |
| | | | **1,560 asf** | |

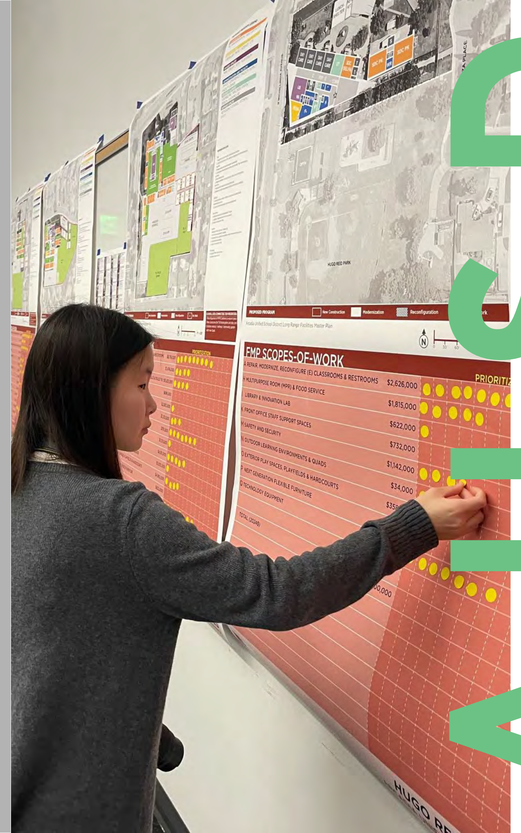




| | | | |
|---|---|---|---|
| **ELECTIVES** | | | |
| **Visual Arts** | | | |
| 2D Multi-Media Art | 1 | 1,600 | 1,600 |
| Material/Supply Storage | 1 | 200 | 200 |
| Digital Photography / Photography | 1 | 1,800 | 1,800 |
| 3D Art - Ceramics | 1 | 2,400 | 2,400 |
| Material/Supply Storage | 1 | 300 | 300 |
| Project Storage | 1 | 150 | 150 |
| Student Work Display | 1 | 300 | 300 |
| Kiln | 1 | 150 | 150 |
| | | | **6,900 asf** |
| **CTE** | | | |
| **Engineering Design** | | | |
| Design Studio | 1 | 1,400 | 1,400 |
| Storage | 1 | 200 | 200 |
| | | | **1,600 asf** |
| **Robotics Lab** | | | |
| Robotics Lab | 1 | 1,300 | 1,300 |
| Storage | 1 | 200 | 200 |
| | | | **1,500 asf** |
| **Business / Entrepreneurship** | | | |
| Design Studio | 1 | 1,200 | 1,200 |
| | | | **1,200 asf** |
| **Food Science** | | | |
| Culinary Arts Lecture Lab | 1 | 515 | 515 |
| Student Stations: 6 x 120 | 1 | 720 | 720 |
| Garde Manger Station | 1 | 100 | 100 |
| Kitchen Area | 1 | 385 | 385 |
| Teaching Station | 1 | 385 | 385 |
| Sanitation Area | 1 | 120 | 120 |
| Baking Station | 1 | 130 | 130 |
| Dry Storage: 1x 40 s.f., 1x 60 s.f. | 1 | 100 | 100 |
| Cold Storage | 1 | 65 | 65 |
| Office | 1 | 80 | 80 |
| | | | **2,600 asf** |



| | | | |
|---|---|---|---|
| **PHYSICAL EDUCATION - INDOOR** | | | |
| **Physical Ed Classrooms** | | | |
| Weight Room | 1 | 3,200 | 3,200 |
| Storage | 2 | 400 | 800 |
| Team Room | 5 | 600 | 3,000 |
| Team Room | 1 | 960 | 960 |
| | | | **7,960 asf** |
| **ATHLETICS - OUTDOOR** | | | |
| **Field House / Stadium Support** | | | |
| Ticket Booth | 1 | 75 | 75 |
| Shared Concessions | 1 | 400 | 400 |
| Concessions Storage | 1 | 200 | 0 |
| Public Toilets | 2 | 225 | 450 |
| | | | **925 asf** |
| **PERFORMING ARTS** | | | |
| **Performing Arts Classrooms** | | | |
| Band / Orchestra Room | 1 | 1,800 | 1,800 |
| Practice Rooms | 3 | 120 | 360 |
| Instrument Storage | 1 | 300 | 300 |
| Band Office | 1 | 100 | 100 |
| Black Box / Drama Room | 1 | 2,000 | 2,000 |
| Drama Office | 1 | 100 | 100 |
| Control Room | 1 | 200 | 200 |
| Equipment Storage | 1 | 200 | 200 |
| | | | **5,060 asf** |
| **Theater Support** | | | |
| Scence Shop | 1 | 3,600 | 3,600 |
| Storage | 1 | 100 | 100 |
| Costume Shop | 1 | 1,200 | 1,200 |
| Costume Storage | 1 | 400 | 400 |
| | | | **5,300 asf** |




# 3.5

# SECTION FIVE
## OVERALL CAMPUS DIAGRAMS

DESIGN GUIDELINES

# ELEMENTARY SCHOOL CAMPUS SCALE FRAMEWORK

## Optimal Adjacencies and Flow

Campuses shall be designed as closed campuses with controlled entry and access points.

Consider two drop-off/ pick-up areas to alleviate congestion during these times.

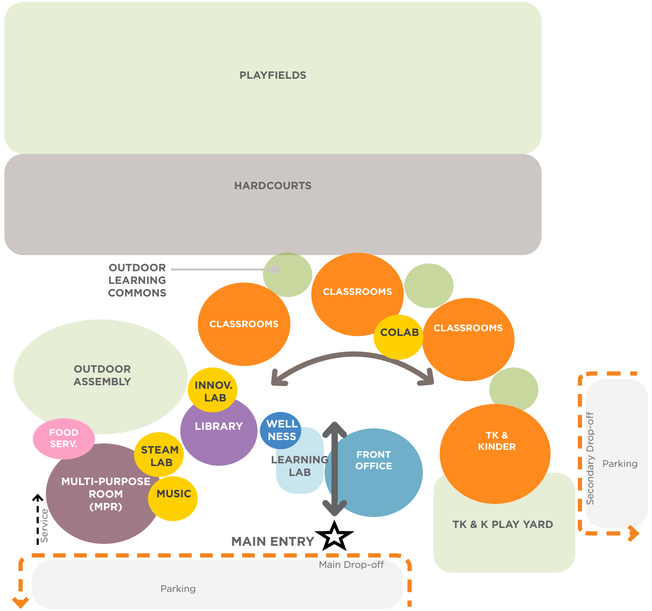
Front Office (Admin) is the welcome center and public face to the community. During school hours, it is the single point of entry. All visitors will check in through the front office prior to accessing any part of campus. The design should balance a welcoming and safe environment at the same time.

Transitional Kindergarten and Kindergarten should be located near Front Office and visitor parking for ease of drop-off and pick-up. TK and Kindergarten Classrooms shall be located together so that the playground space can be shared.

Classrooms shall be organized to create courtyard areas that can be utilized to create outdoor learning commons and promote collaborative learning activities.

The Multipurpose Room (MPR) should be located near parking because it hosts school and community events. MPR's should be sized to allow students adequate time to access nutrition and an environment that provides support for social emotional learning. The MPR is used for dining, rainy day physical education activities, assemblies, extracurricular activities, performances and school community events.

The Wellness Center, Library, Learning Lab, Innovation Lab, MPR are shared resources that should be centrally located for ease of access by all students. ES STEAM and ES Music Classroom spaces can be used by multiple programs including Art, STEM, Makerspace, and After School Programs. Their optimal location should be central, however placing them for easy access for after school pick up should also be considered.



04

# SECTION FOUR

## CAMPUS MASTER PLANS

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA

ARCADIA Unified School District

04

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**4 Master Plan Costs**


CAMPUS
MASTER PLANS

# CAMPUS MASTER PLANS

## A Campus Vision

The Campus Master Plan section presents planning diagrams for each campus, resulting from a collaborative and comprehensive planning process. This process determined the planned enrollment, allocation of spaces, and essential amenities, with a specific focus on extending learning opportunities outdoors for all students. Utilizing a strategic planning approach, each campus depicts the intended modernization, reconfiguration of existing structures, and potential new construction projects. These diagrams encapsulate long-term improvement recommendations aligned with the educational vision for the future, and serve as a tool for establishing budgets for each site.

Each campus has a 2D program plan for the existing site plan and the proposed sites, with a 3D massing diagram for what the campus could look like with the proposed work. In addition, comparable analytical information regarding program components for each campus.

### Why do we need a Campus Master Plan?

It helps our community understand what spaces our campus contains today and what the roadmap is for the future.

The campus master plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and in-depth code studies. This level of analysis will be undertaken during the design phase as projects are implemented. It is also likely that the projects outlined in the FMP will be addressed incrementally, rather than one large project. Therefore, it is important that when designing individual projects in the plan, they are conceived in a manner that allows for the realization of future scopes, and each project can function independently without adversely affecting the school's operation.

### Strategic Approach

Arcadia USD aims to strategically update and enhance campus facilities to address issues related to aging infrastructure, shifting demographics, and evolving educational requirements. Our Long Range Facilities Master Plan (LRFMP) serves as a strategic blueprint for improvements aligned with our educational vision and mission. We are committed to creating innovative learning spaces that meet the needs of both current and future students.

# LEGEND

## Program Summary :: Full List of Abbreviations

### CLASSROOMS (CR)

| | |
|---|---|
| # | Indicates Grade Level |
| TK | Transitional Kindergarten |
| K | Kindergarten |
| SDC | Special Day Class / Special Education |
| LIV SKILLS | Living Skills (Special Ed Support) |
| APE | Adaptive Physical Education |
| ELA | English Language Arts |
| ELD | English Language Development |
| MA | Math |
| SS | Social Studies |

### ELECTIVE / LABS

| | |
|---|---|
| COMP | Computer Lab |
| INNOV | Innovation Lab |
| MU | Music |
| PE | Physical Education |
| SCI | Science |
| STEAM | Science/Tech/Engineering/Arts/Music |
| VAPA | Visual and Performing Arts |
| CTE | Career Technical Education |
| MED | Medical Arts |
| ASB | Associated Student Body Leadership |

### SHARED SPACES

| | |
|---|---|
| COLAB | Student Collaboration |
| KIT | Kitchen |
| SERV | Serving Area (Food Service) |
| LIB | Library |
| MPR | Multi-Purpose Room |
| AUD | Auditorium |
| STG | Stage |

### ADMINISTRATION

| | |
|---|---|
| ADMIN | Administration |
| CONF | Conference Room |
| FL | Faculty Lounge |
| FW | Faculty Work and Collaboration |
| H | Health Office / Nurse |
| O | Office |
| PTA | Parent Teacher Association |
| STU S | Student Store |
| WR | Satellite Faculty Workroom |

### STUDENT SUPPORT

| | |
|---|---|
| CO | Counselor |
| LL | Learning Lab |
| OT/PT | Occupational/ Physical Therapy |
| PSY | Psychologist |
| SP | Speech Pathologist |
| WELL | Wellness Center |
| SENS | Sensory Room for SDC Program |
| RSP | Resource |
| INT | Intervention |
| TOSA | Teacher on Special Assignment |

### SUPPORT SPACES

| | |
|---|---|
| C | Custodian |
| OPEN | Available Space |
| S | Storage |
| T | Toilet/ Restroom |
| U | Utility |
| LS | Lunch Shelter |

## Program Category Descriptions

**CR - CLASSROOMS**

Classrooms are planned as flexible, active spaces to support teacher's ability to facilitate multiple ways of learning simultaneously.

**ELECTIVE / LABS**

Specialized learning labs are planned to support innovation, the arts, science, and technology, hands on type learning.

**SHARED SPACES**

Shared spaces act as hubs for gathering, social interaction, school community events and engagement.

**ADMINISTRATION**

The Administrative suite is a welcoming entry to the campus with dedicated spaces to support students and their families.

**STUDENT SUPPORT**

Student support environments are planned to meet all learners' needs by providing them with the resources they need to have an equal chance to thrive.

**SUPPORT SPACES**

Support spaces are planned to be accessible for the whole campus as well as support the functionality of the facilities.

(Above) Category table describing the major programmatic components depicted in the LRFMP proposed master plans.

# BALDWIN STOCKER ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

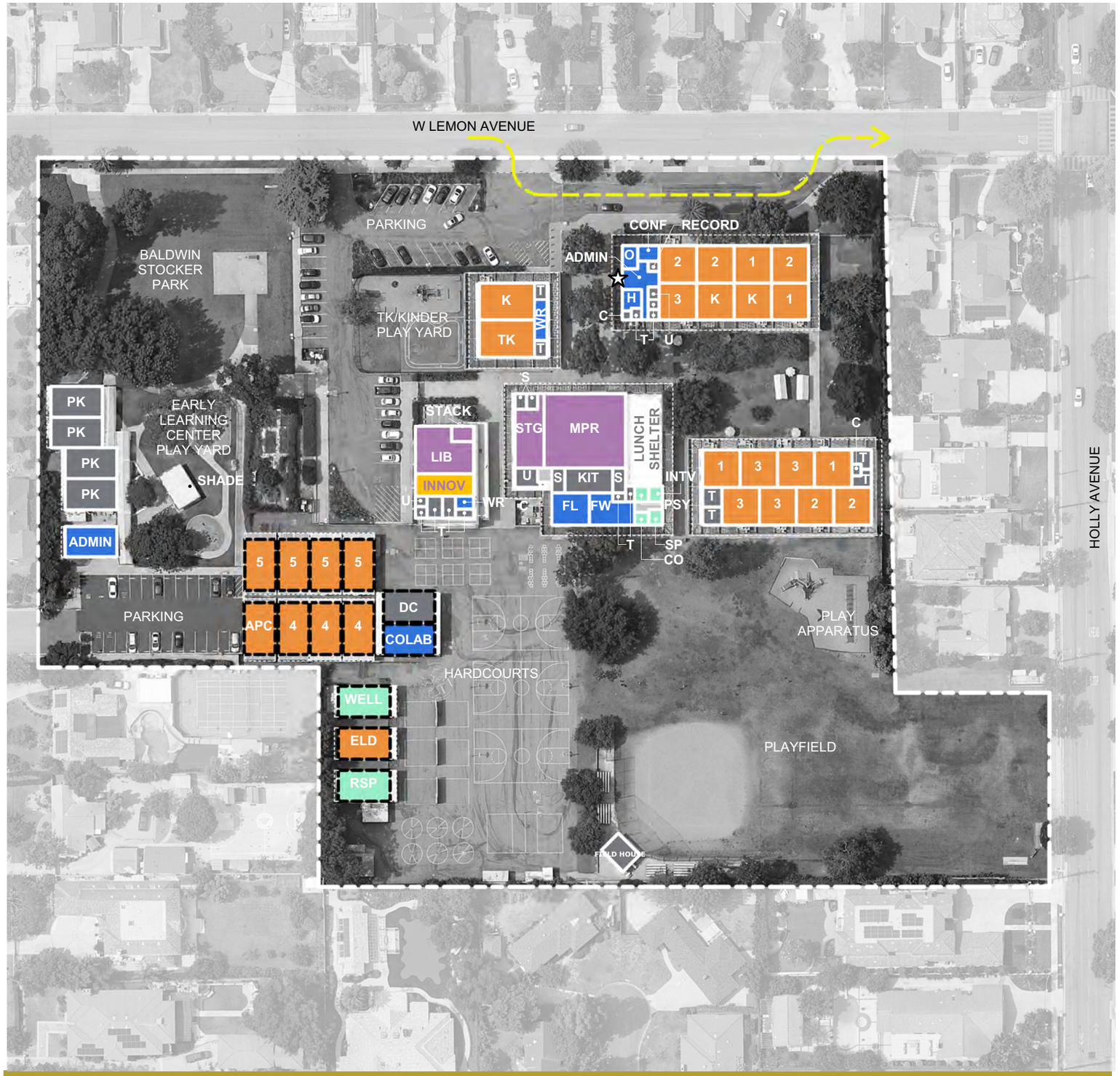
At Baldwin Stocker Elementary School, the focus is on the process of creating challenging and engaging work for all students. Some of our bigger needs include:

- Replacing portables with new permanent construction
- Utilize Baldwin Stocker park area better to expand parking
- Improve traffic flow
- Larger cafeteria space
- Larger Kindergarten rooms
- Outdoor learning zones

## In a Perfect World….

Q1. Do you have any dreams, wishes, thoughts, or ideas about what this brick/mortar school needs or could use to positively enrich the lives of our students, families, and ourselves over the next 5-15 years. What does this community of leaders and learners need from its facilities to thrive? Results HERE

- > Parking
- New, Permanent Classrooms
- More Shade/ Landscaping
- Outdoor Learning & Leading Zones
- Larger Support Staff Offices
- Drop off/Pick Up= Park
- Solar/ Solar Covered Parking
- Roofing
- SEL (sensory spaces/labyrinth)
- Dedicated Cafeteria or/Dedicated Performance Space
- Enrichment Space (Music, Art, STEAM, Makerspace)
- Tech Upgrades




EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# BALDWIN STOCKER ELEMENTARY

**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 652 | PARKING | 65 |
| PRE-K CLASSROOMS | 4 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 1 | ELD | 1 |
| K CLASSROOMS | 3 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 14 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 7 | DAYCARE | 1 |
| SDC CLASSROOMS | 0 | OTHER | 2 |
| RSP CLASSROOMS | 1 | | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | | | |
| STEM | | | |
| **TOTAL:** | **31** | | |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 8.2 ACRES |
| Building Area | 40,789 SF |
| Playfields Area | 97,000 SF |
| Hardcourts Area | 35,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# BALDWIN STOCKER ELEMENTARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 652 | PARKING | 80 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 4 | ELD | 1 |
| K CLASSROOMS | 4 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 11 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 7 | DAYCARE | 0 |
| SDC CLASSROOMS | 0 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | 29 | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 8.2 ACRES |
| Building Area | 50,170 SF |
| Playfields Area | 103,800 SF |
| Hardcourts Area | 54,500 SF |

# BALDWIN STOCKER ELEMENTARY SCHOOL

## BOARD PRIORITIES:

- M Safety & Security
- B Site Utilities
- Q Technology & Equipment
- A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- C New Construction ES Classrms (Replace Portables & Build TK)

## FMP COMMITTEE PRIORITIES:

- Q Technology Equipment
- A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- B Site Utilities
- C New Construction ES Classrms (Replace Portables & Build TK)

## SCHOOL SITE PRIORITIES:

- C (C) Replace portables with new permanent construction
- F (F) Space for STEAM Lab & Music
- M, N (M,N) Outdoor commons enhancements, new parking and reconfiguration of food services to improve flow.

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 6,377,000 |
| B. Site Utilities | $ 1,489,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 15,295,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 1,299,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 4,174,000 |
| I. Library & Innovation Lab | $ 709,000 |
| J. Student Support & Counseling (Learning Lab) | $ 981,000 |
| K. Front Office Staff Support Spaces | $ 995,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 3,091,000 |
| N. Outdoor Learning Environments & Quads | $ 1,188,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 2,751,000 |
| P. Next Generation Flexible Furniture | $ 798,000 |
| Q. Technology & Equipment | $ 1,424,000 |
| R. PV Solar Canopies | $ 2,808,000 |
| **Total Construction / Project Cost (2024$)** | **$ 43,379,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# CAMINO GROVE ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Camino Grove Elementary School, is unique because it is warm and welcoming with a strong sense of community and positive school culture. We are a team-oriented, connected community that supports collaboration. Some of our bigger needs include:

- Student program spaces to support our programs including Music, Science/ STEAM
- Replacing portables with new permanent construction
- Appropriate support facilities for SDC and Kindergarten Classrooms
- Enhance outdoor gathering spaces and outdoor learning spaces; include a community garden
- Shade
- More staff restrooms

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# CAMINO GROVE ELEMENTARY

**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 694 | PARKING | 76 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 2 | ELD | 1 |
| K CLASSROOMS | 3 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 12 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 8 | DAYCARE | 1 |
| SDC CLASSROOMS | 3 | OTHER (2 Storage, 1 OT/PT) | 3 |
| RSP CLASSROOMS | 1 | | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | 0 | | |
| STEM | 0 | | |
| **TOTAL:** | **30** | | |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 10 ACRES |
| Building Area | 45,483 SF |
| Playfields Area | 170,000 SF |
| Hardcourts Area | 43,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# CAMINO GROVE ELEMENTARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 694 | PARKING | 76 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 4 | ELD | 1 |
| K CLASSROOMS | 4 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 12 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 7 | DAYCARE | 1 |
| SDC CLASSROOMS | 3 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | **34** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 10 ACRES |
| Building Area | 59,212 SF |
| Playfields Area | 153,350 SF |
| Hardcourts Area | 50,000 SF |

# CAMINO GROVE ELEMENTARY SCHOOL

## BOARD PRIORITIES:

- ★ M Safety & Security
- ★ B Site Utilities
- ★ Q Technology & Equipment
- ★ A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- ★ C New Construction ES Classrms (Replace Portables & Build TK)

## FMP COMMITTEE PRIORITIES:

- Q Technology Equipment
- A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- B Site Utilities
- ✓ C New Construction ES Classrms (Replace Portables & Build TK)

## SCHOOL SITE PRIORITIES:

- ✓ C (C) Replace portables with new permanent construction
- F (F) Space for STEAM Lab & Music
- M, N (M,N) Outdoor commons enhancements, new parking and reconfiguration of food services to improve flow.

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 7,984,000 |
| B. Site Utilities | $ 1,551,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 18,779,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 2,691,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 5,741,000 |
| I. Library & Innovation Lab | $ 5,085,000 |
| J. Student Support & Counseling (Learning Lab) | $ 963,000 |
| K. Front Office Staff Support Spaces | $ 438,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 3,006,000 |
| N. Outdoor Learning Environments & Quads | $ 833,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 4,065,000 |
| P. Next Generation Flexible Furniture | $ 907,000 |
| Q. Technology & Equipment | $ 1,403,000 |
| R. PV Solar Canopies | $ 2,324,000 |
| **Total Construction / Project Cost (2024$)** | **$ 55,770,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

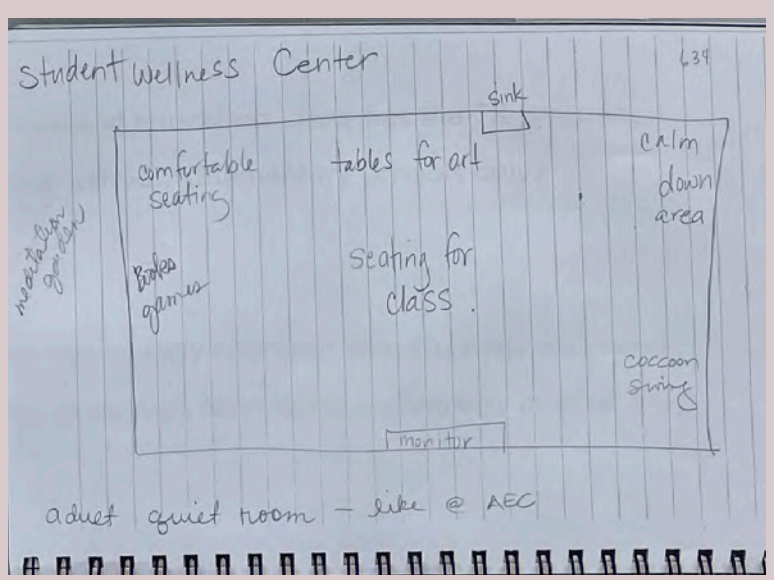
# PRIORITIES & COSTS

# HIGHLAND OAKS ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Highland Oaks Elementary School, is unique because we are friendly, collaborative and our campus has lots of open space. We also support some great programs including art, STEM, robotics and music. Some of our bigger needs include:

- Enhancing front entry safety with additional fencing
- Fixing leaking rain awnings
- Flexible furnishings in classrooms
- More restrooms
- Adding restrooms at SDC and Kindergarten classrooms that do not have them
- Would like a wellness center with quiet room to support student and staff needs



EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# HIGHLAND OAKS ELEMENTARY

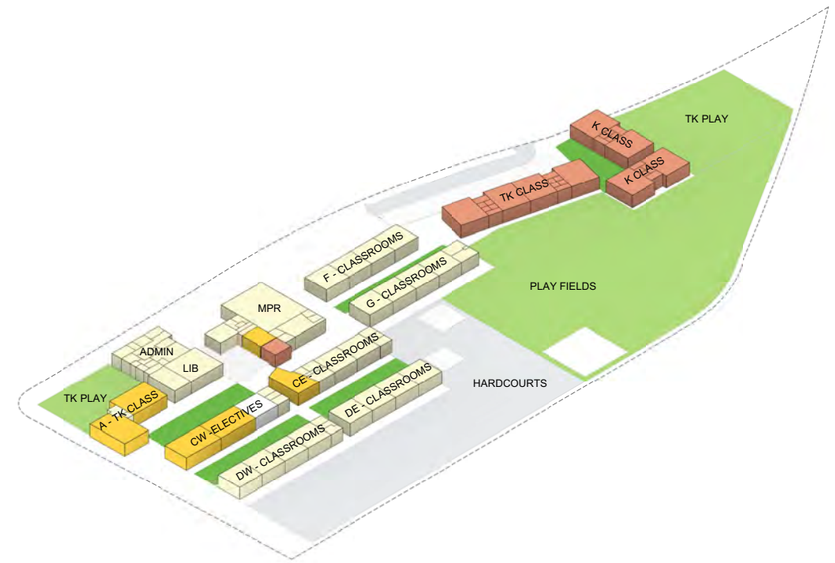
**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 635 | PARKING | 32 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 2 | ELD | 1 |
| K CLASSROOMS | 4 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 12 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 6 | DAYCARE | 2 |
| SDC CLASSROOMS | 3 | OTHER (1 OT/PT, 1 APC, | 3 |
| RSP CLASSROOMS | 1 | 1 TLC) | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | 1 | | |
| STEM | 0 | | |
| **TOTAL:** | **30** | | |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 7.6 ACRES |
| Building Area | 50,799 SF |
| Playfields Area | 90,000 SF |
| Hardcourts Area | 37,500 SF |

**PROPOSED PROGRAM DIAGRAM** NEW CONSTRUCTION MODERNIZATION RECONFIGURATION NO WORK




# HIGHLAND OAKS ELEMENTARY

**PROPOSED PLAN FACTORS** **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 635 | PARKING | 49 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 4 | ELD | 1 |
| K CLASSROOMS | 4 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 11 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 7 | DAYCARE | 0 |
| SDC CLASSROOMS | 0 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | 29 | | |

| PROPOSED SITE DATA | |
|---|---|
| Campus Area | 7.6 ACRES |
| Building Area | 56,484 SF |
| Playfields Area | 85,500 SF |
| Hardcourts Area | 45,500 SF |

# HIGHLAND OAKS ELEMENTARY SCHOOL

**BOARD PRIORITIES:**

- M Safety & Security
- B Site Utilities
- Q Technology & Equipment
- A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- C New Construction ES Classrms (Replace Portables & Build TK)

**FMP COMMITTEE PRIORITIES:**

- A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- C New Construction Classrooms (Replace Portables & Build TK)
- H Multipurpose Rm & Food Service
- Q Technology & Equipment
- F ES STEAM Lab & Music Classroom

**SCHOOL SITE PRIORITIES:**

- J (J) Dedicated space for student support services and new spaces for STEAM Lab & Music
- C (C) New TK/ Kinder Classrooms; replace portables
- M (M) Drop-off extension and new fence at front of school to improve safety

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 7,346,000 |
| B. Site Utilities | $ 2,061,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 12,834,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 1,463,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 4,130,000 |
| I. Library & Innovation Lab | $ 495,000 |
| J. Student Support & Counseling (Learning Lab) | $ 1,389,000 |
| K. Front Office Staff Support Spaces | $ 489,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 3,417,000 |
| N. Outdoor Learning Environments & Quads | $ 495,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 3,595,000 |
| P. Next Generation Flexible Furniture | $ 1,179,000 |
| Q. Technology & Equipment | $ 1,178,000 |
| R. PV Solar Canopies | $ 1,331,000 |
| **Total Construction / Project Cost (2024$)** | **$ 42,002,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

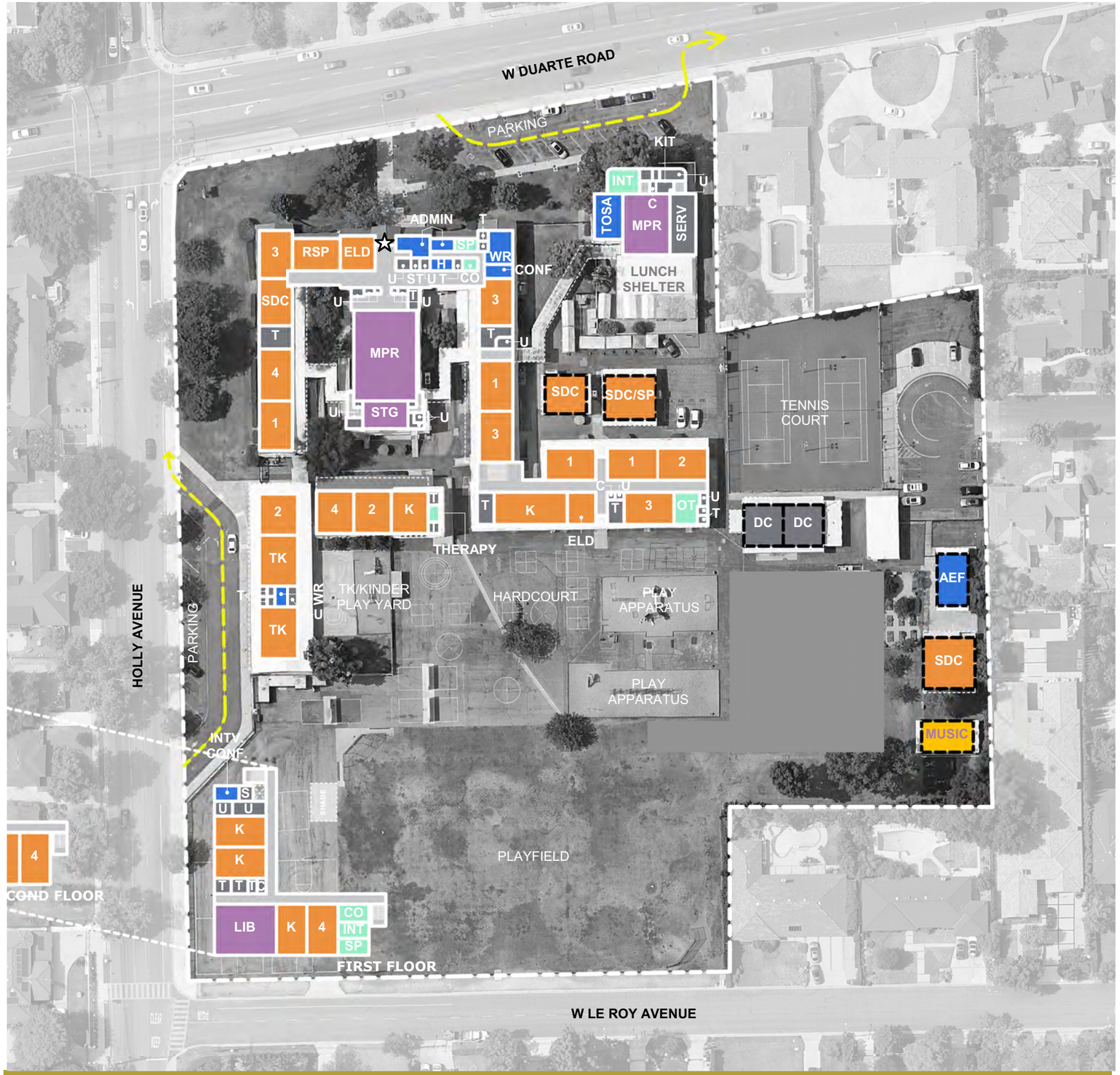
# PRIORITIES & COSTS

# HOLLY AVENUE ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

At Holly Avenue Elementary School, Our goal is to provide experiences and opportunities for students to become lifelong learners who are skilled in reading, writing, listening, speaking, and critical thinking in order to serve as contributing members of local and global communities. We have a collaborative and cooperative team approach in how we work and encourage the same learning techniques for students. Some of our bigger needs include:

- Repair the playfields
- Upgrade hardcourts and add shade
- Create an outdoor gathering area for Community circles
- Outdoor classroom space with seating and shade
- Indoor fitness space / gym for physical education
- Update cafeteria and SDC Classrooms




EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# HOLLY AVENUE ELEMENTARY

**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

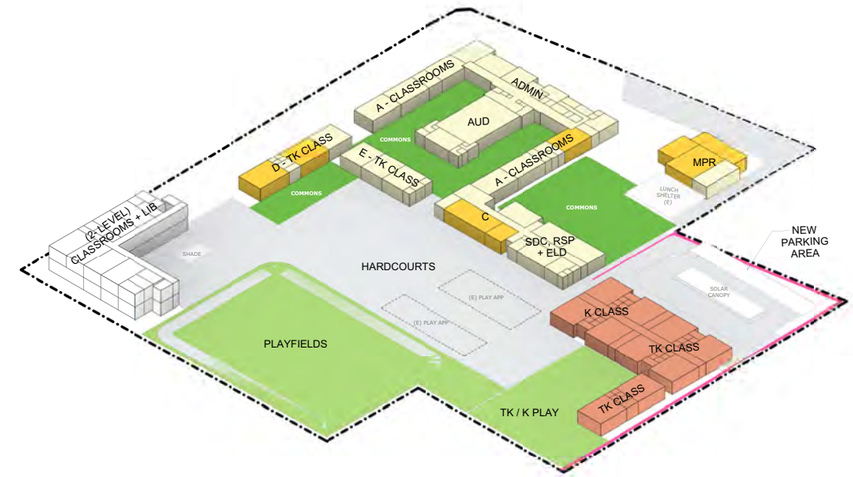
| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 781 | PARKING | 32 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 2 | ELD | 1 |
| K CLASSROOMS | 4 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 14 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 8 | DAYCARE | 1 |
| SDC CLASSROOMS | 5 | OTHER (1 OT/PT, 1 TOSA, | 3 |
| RSP CLASSROOMS | 1 | 1 Arcadia Ed Foundation) | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | 0 | | |
| STEM | 0 | | |
| **TOTAL:** | **31** | | |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 7.6 ACRES |
| Building Area | 69,000 SF |
| Playfields Area | 78,000 SF |
| Hardcourts Area | ##,### SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK




# HOLLY AVENUE ELEMENTARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 781 | PARKING | 60 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 5 | ELD | 1 |
| K CLASSROOMS | 5 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 13 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 8 | DAYCARE | 1 |
| SDC CLASSROOMS | 3 | OTHER (1 OT/PT) | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | **38** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 7.6 ACRES |
| Building Area | 77,700 SF |
| Playfields Area | 33,100 SF |
| Hardcourts Area | 78,000 SF |

# HOLLY AVENUE ELEMENTARY SCHOOL

## BOARD PRIORITIES:

- M Safety & Security
- B Site Utilities
- ★ Q Technology & Equipment
- ★ A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- ★ H MPR & Food Service
- ★ C New Construction ES Classrms (Replace Portables & Build TK)

## FMP COMMITTEE PRIORITIES:

- Q Technology & Equipment
- A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- J Student Support & Counseling (Learning Lab)
- M Safety & Security

## SCHOOL SITE PRIORITIES:

- H (H) Reconfiguration of MPR/ Cafeteria to expand space
- C (C) New classrooms for TK/ K and Play Yard
- N (N) Outdoor sensory/ wellness/ community garden with new Quad

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 8,716,000 |
| B. Site Utilities | $ 1,474,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 15,831,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 696,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ 2,083,000 |
| H. Multipurpose Room (MPR) and Food Service | $ 3,512,000 |
| I. Library & Innovation Lab | $ - |
| J. Student Support & Counseling (Learning Lab) | $ 791,000 |
| K. Front Office Staff Support Spaces | $ 1,131,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 4,151,000 |
| N. Outdoor Learning Environments & Quads | $ 3,635,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 4,965,000 |
| P. Next Generation Flexible Furniture | $ 823,000 |
| Q. Technology & Equipment | $ 1,613,000 |
| R. PV Solar Canopies | $ 1,622,000 |
| **Total Construction / Project Cost (2024$)** | **$ 51,043,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# HUGO REID PRIMARY & ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Hugo Reid Primary and Elementary School, is unique because even thought we are split into two campuses we have a strong community of parents, teachers and students. We support a variety of programs and activities including theatre, cultural events and carnivals. Our primary school is located adjacent to the City park and we share use of this space. We also get visited by a lot of peacocks! Some of our bigger needs include:

- Combining the Primary and Elementary School campus into one campus. This helps efficiency of staff that travels between campuses throughout the day as well as allows younger students to have more of a mentor relationship with the upper grade levels
- Improve safety and traffic flow
- Create collaborative spaces including indoor and outdoor learning areas, library, flexible lab/ makerspace and crafting space, staff workrooms and multipurpose room

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# HUGO REID PRIMARY

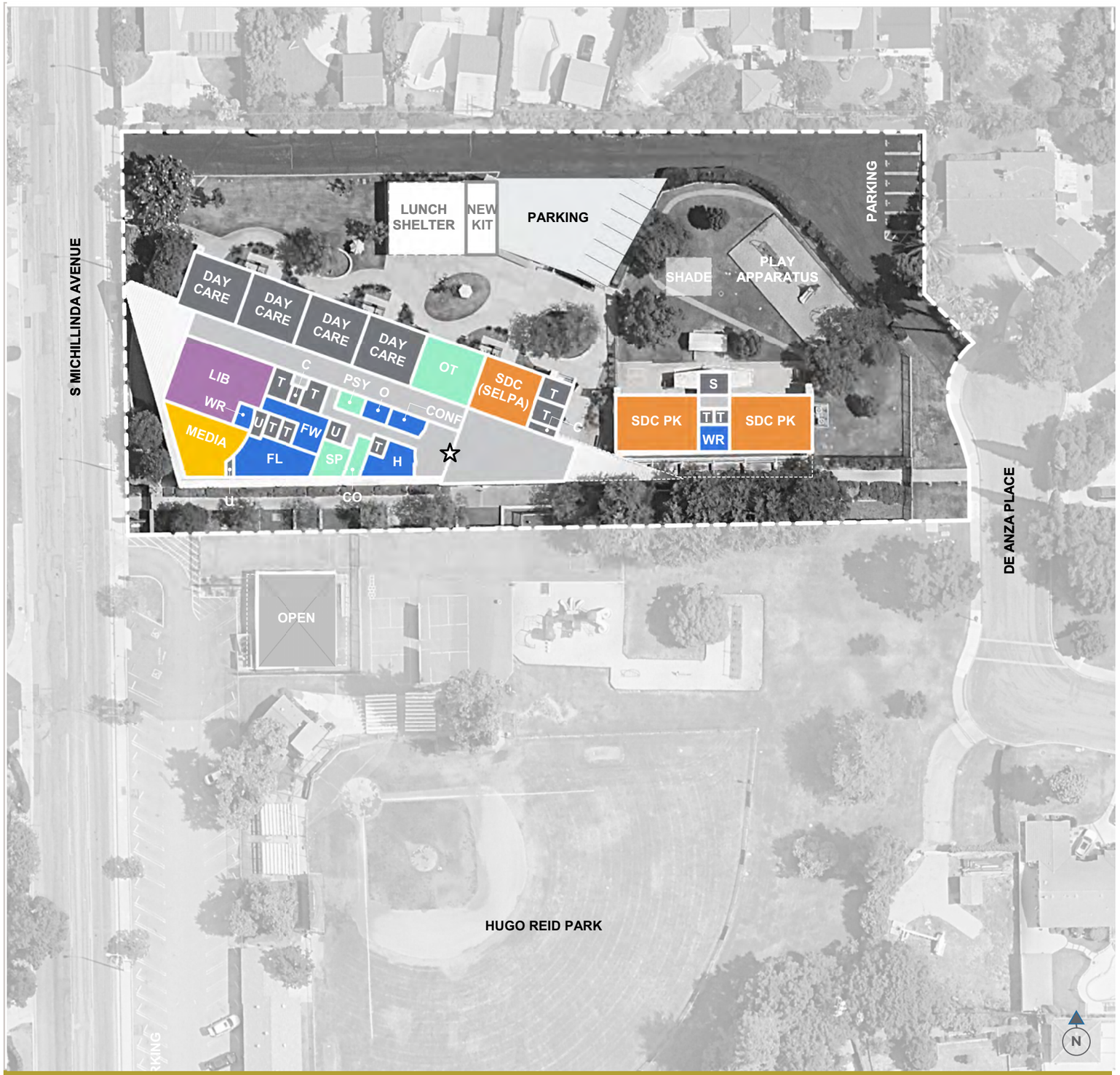
**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | |
|---|---|
| CURRENT ENROLLMENT | 197 |
| PRE-K CLASSROOMS | 0 |
| TK CLASSROOMS | 2 |
| K CLASSROOMS | 3 |
| GRADES 1 - 3 CLASSROOMS | 4 |
| GRADES 4 - 5 CLASSROOMS | 0 |
| SDC CLASSROOMS | 0 |
| RSP CLASSROOMS | 0 |
| COMPUTER LAB/MEDIA | 1 |
| MUSIC | 0 |
| STEM | 0 |
| **TOTAL:** | **10** |

| | |
|---|---|
| PARKING | 5 |
| INTERVENTION (INTV) | 0 |
| ELD | 0 |
| CO/PSY/SP | 1 |
| WELLNESS | 0 |
| DAYCARE | 1 |
| OTHER | 0 |
| | |
| | |

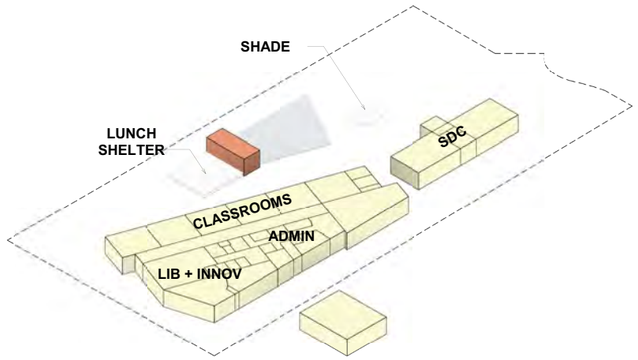
**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 2 ACRES |
| Building Area | 24,073 SF |
| Playfields Area | 53,931 SF |
| Hardcourts Area | 0 SF |




**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK




# HUGO REID PRIMARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | n/a | PARKING | 10 |
| PRE-K CLASSROOMS | 4 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 0 | ELD | 0 |
| K CLASSROOMS | 0 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 0 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 0 | DAYCARE | 1 |
| SDC CLASSROOMS | 3 | OTHER (1 OT/PT) | 1 |
| RSP CLASSROOMS | 0 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 0 | | |
| STEAM | 0 | | |
| **TOTAL:** | **8** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 2 ACRES |
| Building Area | 18,000 SF |
| Playfields Area | 53,900 SF |
| Hardcourts Area | 0 SF |

# HUGO REID PRIMARY SCHOOL

**BOARD PRIORITIES:**

- **M** Safety & Security
- **B** Site Utilities
- ★ **Q** Technology & Equipment
- ★ **A** Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- ★ **H** MPR & Food Service
- **C** New Construction ES Classrms (Replace Portables & Build TK)

**FMP COMMITTEE PRIORITIES:**

- **A** Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- **Q** Technology & Equipment
- **H** Multipurpose Rm & Food Service

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 2,626,000 |
| B. Site Utilities | $ - |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 1,815,000 |
| I. Library & Innovation Lab | $ 622,000 |
| J. Student Support & Counseling (Learning Lab) | $ - |
| K. Front Office Staff Support Spaces | $ 732,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 1,142,000 |
| N. Outdoor Learning Environments & Quads | $ 34,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 358,000 |
| P. Next Generation Flexible Furniture | $ 332,000 |
| Q. Technology & Equipment | $ 639,000 |
| R. PV Solar Canopies | $ - |
| **Total Construction / Project Cost (2024$)** | **$ 8,300,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# HUGO REID ELEMENTARY

**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 365 | PARKING | 13 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 0 | ELD | 1 |
| K CLASSROOMS | 0 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 7 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 6 | DAYCARE | 0 |
| SDC CLASSROOMS | 0 | OTHER | 1 |
| RSP CLASSROOMS | 0 | | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | 1 | | |
| STEM | 1 | | |
| **TOTAL:** | **31** | | |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 5.2 ACRES |
| Building Area | 34,508 SF |
| Playfields Area | 67,000 SF |
| Hardcourts Area | 50,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# HUGO REID ELEMENTARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 562 | PARKING | 80 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 0 |
| TK CLASSROOMS | 4 | ELD | 1 |
| K CLASSROOMS | 3 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 10 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 6 | DAYCARE | 0 |
| SDC CLASSROOMS | 3 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | 29 | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 5.2 ACRES |
| Building Area | 74,858 SF |
| Playfields Area | 65,600 SF |
| Hardcourts Area | 54,300 SF |

# HUGO REID ELEMENTARY SCHOOL

## BOARD PRIORITIES:

- M — Safety & Security
- B — Site Utilities
- Q — Technology & Equipment
- A — Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H — MPR & Food Service
- C — New Construction ES Classrms (Replace Portables & Build TK) x50%

## FMP COMMITTEE PRIORITIES:

- C — New Construction ES Classrooms
- O — Exterior Play Spaces, Playfields & Hardcourts
- B — Site Utilities
- F — ES STEAM Lab & Music Classrooms

## SCHOOL SITE PRIORITIES:

- C — (C) Combining the Primary School with the Elementary School onto one campus
- F,K,J — (F, K, J) Collaborative spaces including outdoor learning areas, Makerspace/ Craft space, Staff Workrooms, Collaboration spaces near Classrooms
- M — (M) Front entry and single point of entry – safety enhancements

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ - |
| B. Site Utilities | $ 2,942,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 40,911,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 6,092,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 12,272,000 |
| I. Library & Innovation Lab | $ 5,109,000 |
| J. Student Support & Counseling (Learning Lab) | $ 2,324,000 |
| K. Front Office Staff Support Spaces | $ 5,247,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 4,238,000 |
| N. Outdoor Learning Environments & Quads | $ 654,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 5,424,000 |
| P. Next Generation Flexible Furniture | $ - |
| Q. Technology & Equipment | $ - |
| R. PV Solar Canopies | $ 1,791,000 |
| **Total Construction / Project Cost (2024$)** | **$ 87,004,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# LONGLEY WAY ELEMENTARY SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Longley Way Elementary School is a cute little school in a great location. We are team oriented and there are creative spaces around the school including outdoor picnic tables for each classroom. We have many programs including vocal, dance, band, orchestra, art and STEAM. We hold many events on campus including ice cream social, carnivals, book fair, harvest festival. Some of our bigger needs include:

- Replace portables with new classroom and additional restrooms
- Collaboration spaces including enhancing outdoor areas
- Dedicated music room and art classroom. Flexible lab classroom for STEM
- Front office is undersized, need more space for support services
- Restrooms at TK and Kindergarten classrooms
- Shade at the playground

**EXISTING PROGRAM DIAGRAM**

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / SDC SPECIAL ED

**ELECTIVE LABS**
FLEX LAB / INNOVATION / STEAM / SCIENCE / ART / MUSIC / CTE (CAREER

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY

# LONGLEY WAY ELEMENTARY

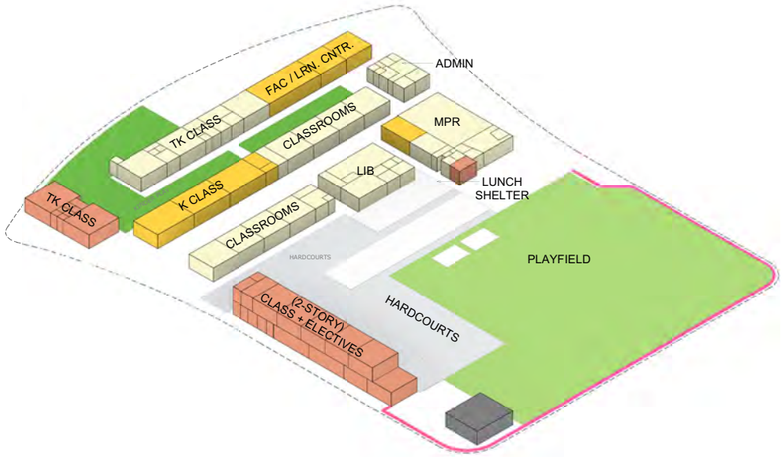
**EXISTING PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 516 | PARKING | 58 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 1 | ELD | 1 |
| K CLASSROOMS | 3 | CO/PSY/SP | 1 |
| GRADES 1 - 3 CLASSROOMS | 9 | WELLNESS | 0 |
| GRADES 4 - 5 CLASSROOMS | 6 | DAYCARE | 1 |
| SDC CLASSROOMS | 4 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| COMPUTER LAB/MEDIA | 1 | | |
| MUSIC | 0 | | |
| STEM | 0 | | |
| **TOTAL:** | **25** | | |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 5.6 ACRES |
| Building Area | 40,961 SF |
| Playfields Area | 64,000 SF |
| Hardcourts Area | 33,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK




# LONGLEY WAY ELEMENTARY

**PROPOSED PLAN FACTORS** — **GRADES: TK - 5**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 652 | PARKING | 58 |
| PRE-K CLASSROOMS | 0 | INTERVENTION (INTV) | 1 |
| TK CLASSROOMS | 4 | ELD | 1 |
| K CLASSROOMS | 3 | CO/PSY/SP/LEARNING LAB | 1 |
| GRADES 1 - 3 CLASSROOMS | 9 | WELLNESS | 1 |
| GRADES 4 - 5 CLASSROOMS | 6 | DAYCARE | 1 |
| SDC CLASSROOMS | 4 | OTHER | 0 |
| RSP CLASSROOMS | 1 | | |
| INNOVATION LAB | 1 | | |
| MUSIC | 1 | | |
| STEAM | 1 | | |
| **TOTAL:** | **30** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 5.6 ACRES |
| Building Area | 52,000 SF |
| Playfields Area | 67,700 SF |
| Hardcourts Area | 34,700 SF |

# LONGLEY WAY ELEMENTARY SCHOOL

**BOARD PRIORITIES:**

- M Safety & Security
- B Site Utilities
- ★ Q Technology & Equipment
- ★ A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- ★ C New Construction ES Classrms (Replace Portables & Build TK)

**EMP COMMITTEE PRIORITIES:**

- Q Technology & Equipment
- A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- ✓ J Student Support & Counseling (Learning Lab)

**SCHOOL SITE PRIORITIES:**

- C,F (C, F) Replace portables with new permanent construction and new TK/K classrooms, new dedicated space for STEAM Lab and Music
- ✓ J (J) Learning Lab – additional space for student support services
- O (O) Reconfiguration of outdoor play space

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 5,597,000 |
| B. Site Utilities | $ 1,667,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 13,983,000 |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ 4,029,000 |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ 4,379,000 |
| I. Library & Innovation Lab | $ 627,000 |
| J. Student Support & Counseling (Learning Lab) | $ 1,083,000 |
| K. Front Office Staff Support Spaces | $ 2,180,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 1,962,000 |
| N. Outdoor Learning Environments & Quads | $ 510,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 4,420,000 |
| P. Next Generation Flexible Furniture | $ 967,000 |
| Q. Technology & Equipment | $ 1,342,000 |
| R. PV Solar Canopies | $ 1,210,000 |
| **Total Construction / Project Cost (2024$)** | **$ 43,956,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# DANA MIDDLE SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Dana Middle School serves the South Arcadia community. The campus is unique in its focus on community building and kindness. Some of our bigger needs include:

- Modernization of locker rooms
- Enhance outdoor learning spaces with shade trees
- Flexible furniture
- Synthetic track

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
ENGLISH LANGUAGE ARTS / SOCIAL STUDIES / MATH / RSP / SDC SPECIAL ED

**ELECTIVE LABS**
INNOVATION / STEM / SCIENCE / ART / MUSIC / DANCE / VIDEO / CULINARY

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
WELLNESS / COUNSELING / PSYCH / SPEECH / LEARNING HUB

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

# DANA MIDDLE SCHOOL

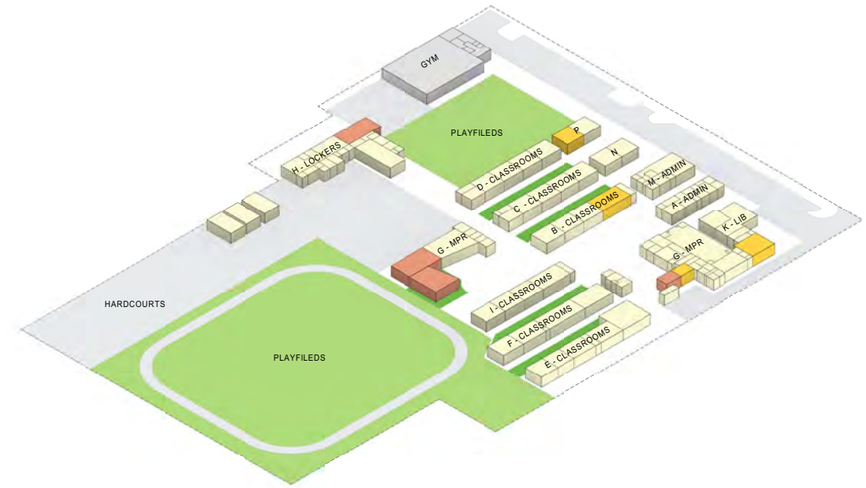
**EXISTING PLAN FACTORS** — **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 670 | PARKING | 53 |
| ENGLISH LANGUAGE ARTS (ELA) | 5 | INTERVENTION (INTV) | 0 |
| SOCIAL STUDIES (SS) | 5 | ELD | 0.5 |
| MATH (MA) | 6 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 5.5 | WELLNESS | 0 |
| ELECTIVES | 5 | DAYCARE | 1 |
| SDC CLASSROOMS | 2 | OTHER (SDC GOALS, PE) | 3 |
| RSP CLASSROOMS | 3 | | |
| INNOVATION LAB/MEDIA CTR. | 1 | | |
| | | | |
| | | | |
| **TOTAL:** | **32.5** | | |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 11.6 ACRES |
| Building Area | 79,570 SF |
| Playfields Area | 168,000 SF |
| Hardcourts Area | 76,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK




# DANA MIDDLE SCHOOL

**PROPOSED PLAN FACTORS** — **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 670 | PARKING | 53 |
| ENGLISH LANGUAGE ARTS (ELA) | 4 | INTERVENTION (INTV) | 0 |
| SOCIAL STUDIES (SS) | 5 | ELD | 1 |
| MATH (MA) | 5 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 6 | WELLNESS | 1 |
| ELECTIVES | 5 | DAYCARE | 1 |
| SDC CLASSROOMS | 2 | OTHER (2 SDC GOALS, 1 LIFE | 5 |
| RSP CLASSROOMS | 3 | SKILLS, 2 PE) | |
| INNOVATION LAB | 1 | | |
| | | | |
| | | | |
| **TOTAL:** | **32** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 11.6 ACRES |
| Building Area | 74,100 SF |
| Playfields Area | 153,000 SF |
| Hardcourts Area | 85,000 SF |

# DANA MIDDLE SCHOOL

## BOARD PRIORITIES:

- **M** Safety & Security
- ★ **B** Site Utilities
- **Q** Technology & Equipment
- ★ **A** Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- **H** MPR & Food Service
- ★ **L** Physical Ed & Athletics (MS Locker Rm Mod)

## FMP COMMITTEE PRIORITIES:

- ✓ **G** MS & HS Elective/CTE, Performing Arts & Auditoriums
- **A** Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- **B** Site Utilities

## SCHOOL SITE PRIORITIES:

- **L** (L) Locker Room modernization and PE Classroom addition
- ✓ **G** (G) New classrooms for STEM and Art programs
- **N** (N) Outdoor commons to extend usage of learning space

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 7,456,000 |
| B. Site Utilities | $ 814,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ 5,822,000 |
| H. Multipurpose Room (MPR) and Food Service | $ 2,836,000 |
| I. Library & Innovation Lab | $ 578,000 |
| J. Student Support & Counseling (Learning Lab) | $ 1,264,000 |
| K. Front Office Staff Support Spaces | $ 677,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ 5,061,000 |
| M. Safety and Security | $ 3,110,000 |
| N. Outdoor Learning Environments & Quads | $ 1,082,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 8,474,000 |
| P. Next Generation Flexible Furniture | $ 1,264,000 |
| Q. Technology & Equipment | $ 2,299,000 |
| R. PV Solar Canopies | $ 2,759,000 |
| **Total Construction / Project Cost (2024$)** | **$ 43,496,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

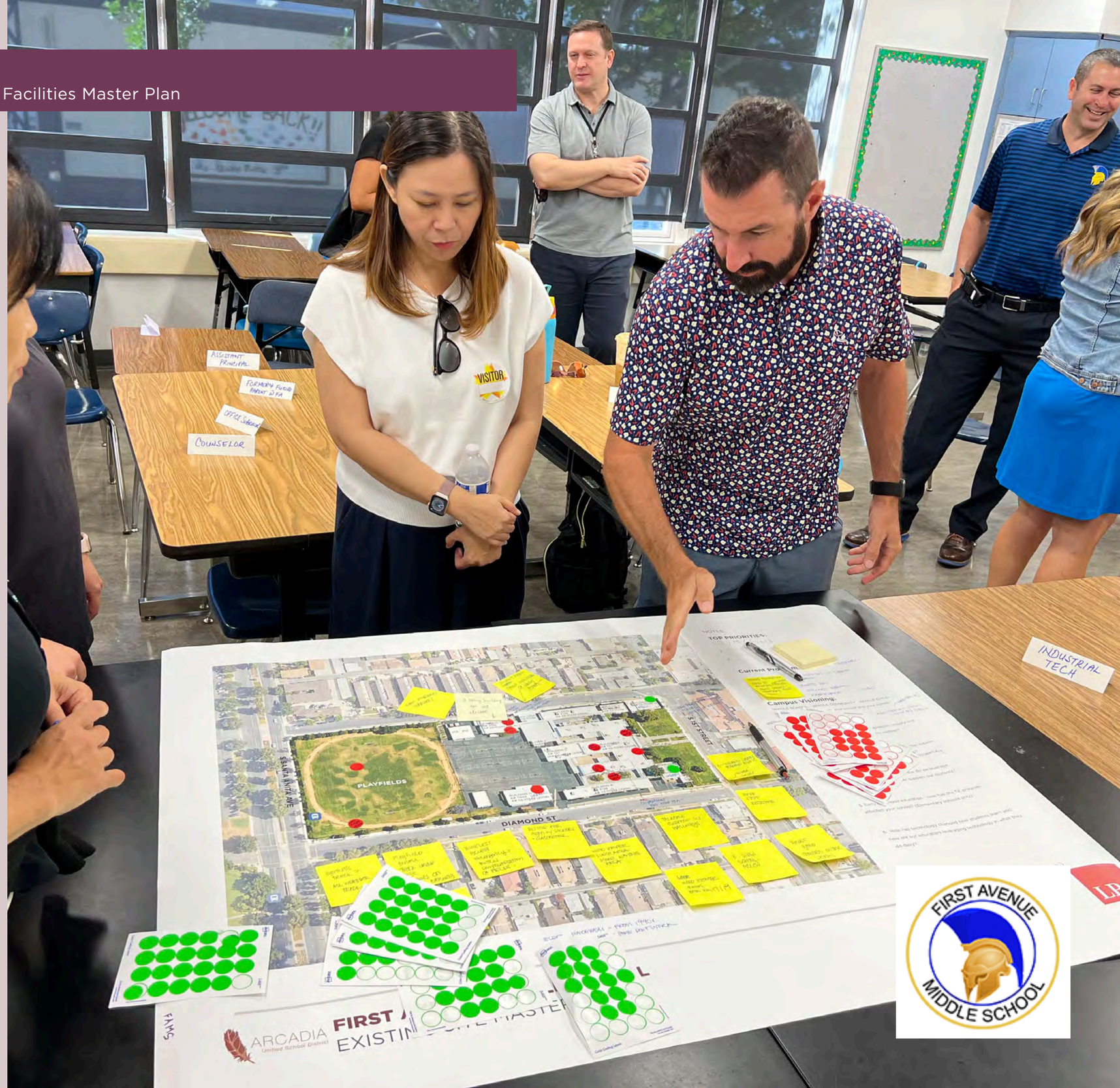
# PRIORITIES & COSTS

# FIRST AVENUE MIDDLE SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

First Avenue Middle School is unique because it is the oldest campus in the District. The front of our school with its open front lawn where concerts are held is iconic. Our vision is nurturing the educational spirit of each student in a safe learning environment which accommodates diverse learning styles, the pursuit of powerful learning through experimentation and exploration, and the opportunity to do so without fear of failure. Some of our bigger needs include:

- A gymnasium to support physical education and large events
- Playfield upgrades with synthetic track
- Locker Room modernization
- Elective space modernization
- Proper lunch area with more dining space
- More staff restrooms
- Wireless access and PA at outdoor areas and fields
- Learning garden



EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
ENGLISH LANGUAGE ARTS / SOCIAL STUDIES / MATH / RSP / SDC SPECIAL ED

**ELECTIVE LABS**
INNOVATION / STEM / SCIENCE / ART / MUSIC / DANCE / VIDEO / CULINARY

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
WELLNESS / COUNSELING / PSYCH / SPEECH / LEARNING HUB

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

# FIRST AVENUE MIDDLE SCHOOL

**EXISTING PLAN FACTORS** — **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 707 | PARKING | 6 |
| ENGLISH LANGUAGE ARTS (ELA) | 4 | INTERVENTION (INTV) | 1 |
| SOCIAL STUDIES (SS) | 5 | ELD | 0 |
| MATH (MA) | 5 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 4 | WELLNESS | 0 |
| ELECTIVES | 5 | DAYCARE | 0 |
| SDC CLASSROOMS | 0 | OTHER (2 PE, 1 FITNESS) | 2 |
| RSP CLASSROOMS | 3 | | |
| INNOVATION LAB/MEDIA CTR. | 1 | | |
| | | | |
| | | | |
| **TOTAL:** | **27** | | |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 6.8 ACRES |
| Building Area | 54,238 SF |
| Playfields Area | 97,000 SF |
| Hardcourts Area | 41,700 SF |

# FIRST AVENUE MIDDLE SCHOOL

**PROPOSED PLAN FACTORS** — **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 707 | PARKING | 6 |
| ENGLISH LANGUAGE ARTS (ELA) | 5 | INTERVENTION (INTV) | 1 |
| SOCIAL STUDIES (SS) | 5 | ELD | 0 |
| MATH (MA) | 5 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 5 | WELLNESS | 0 |
| ELECTIVES | 6 | DAYCARE | 0 |
| SDC CLASSROOMS | 1 | OTHER | 0 |
| RSP CLASSROOMS | 3 | | |
| INNOVATION LAB | 1 | | |
| | | | |
| | | | |
| **TOTAL:** | **31** | | |

**PROPOSED SITE DATA**

| | |
|---|---|
| Campus Area | 6.8 ACRES |
| Building Area | 72,000 SF |
| Playfields Area | 71,200 SF |
| Hardcourts Area | 41,500 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# FIRST AVENUE MIDDLE SCHOOL

**BOARD PRIORITIES:**

- M Safety & Security
- ★ B Site Utilities
- ★ Q Technology & Equipment
- ★ A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- ★ L Physical Ed & Athletics (MS Locker Rm Mod)

**FMP COMMITTEE PRIORITIES:**

- ✓ L Physical Education & Athletics (Gyms & Locker Rms)
- ✓ A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
- B Site Utilities
- G MS & HS Elective/CTE, Performing Arts & Auditoriums
- Q Technology & Equipment

**SCHOOL SITE PRIORITIES:**

- ✓ L (L) New gym and locker room building
- D (D) New Classrooms to replace portables
- O (O) Synthetic track and field
- ✓ A (A) Modernization of classroom buildings

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 1,934,000 |
| B. Site Utilities | $ 2,239,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ 5,089,000 |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ 8,782,000 |
| H. Multipurpose Room (MPR) and Food Service | $ 6,273,000 |
| I. Library & Innovation Lab | $ 727,000 |
| J. Student Support & Counseling (Learning Lab) | $ - |
| K. Front Office Staff Support Spaces | $ 1,252,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ 18,428,000 |
| M. Safety and Security | $ 2,457,000 |
| N. Outdoor Learning Environments & Quads | $ 1,333,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 6,317,000 |
| P. Next Generation Flexible Furniture | $ 798,000 |
| Q. Technology & Equipment | $ 768,000 |
| R. PV Solar Canopies | $ 2,759,000 |
| **Total Construction / Project Cost (2024$)** | **$ 59,156,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# FOOTHILLS MIDDLE SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Foothills Middle School, is unique because our campus is close to nature, built into the hillside at the foot of the mountains, and has a lot of green space. Our unique 'Foothills Family' is diverse with students from different backgrounds. There is a feeling of family at our school. We also support some great programs including art, drama, music, dance, culinary and athletics. Some of our bigger needs include:

- A gymnasium to support physical education and large events
- Enhance spaces to support specialty programs. Desire for space to support career technical lab and video broadcasting
- Wellness center
- More staff restrooms
- Synthetic track and field repairs
- Fencing in various areas

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
ENGLISH LANGUAGE ARTS / SOCIAL STUDIES / MATH / RSP / SDC SPECIAL ED

**ELECTIVE LABS**
INNOVATION / STEM / SCIENCE / ART / MUSIC / DANCE / VIDEO / CULINARY

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
WELLNESS / COUNSELING / PSYCH / SPEECH / LEARNING HUB

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

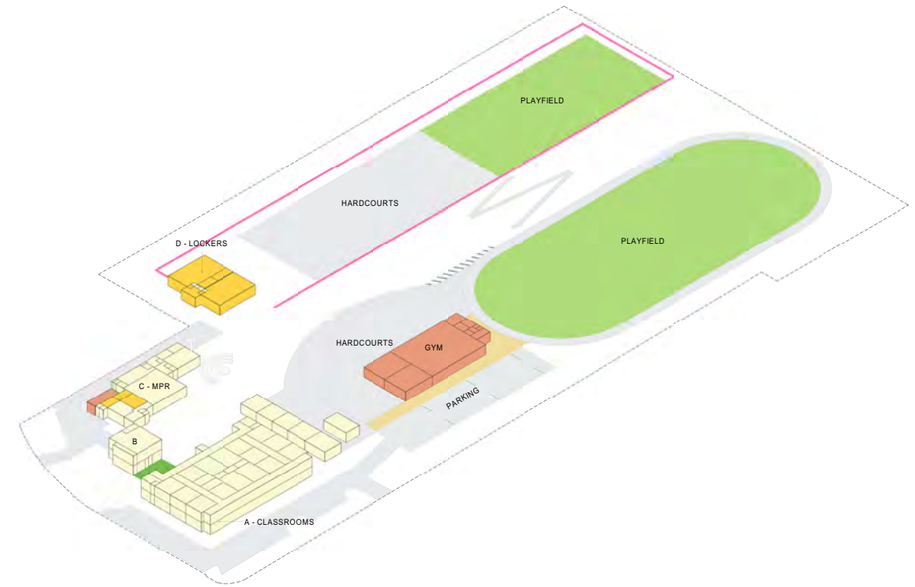
# FOOTHILLS MIDDLE SCHOOL

**EXISTING PLAN FACTORS** — **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 684 | PARKING | 38 |
| ENGLISH LANGUAGE ARTS (ELA) | 5 | INTERVENTION (INTV) | 0 |
| SOCIAL STUDIES (SS) | 5 | ELD | 1 |
| MATH (MA) | 4 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 6 | WELLNESS | 1 |
| ELECTIVES | 5 | DAYCARE | 1 |
| SDC CLASSROOMS | 2 | OTHER | 0 |
| RSP CLASSROOMS | 3 | | |
| INNOVATION LAB/MEDIA CTR. | 0 | | |
| | | | |
| | | | |
| **TOTAL:** | **30** | | |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 13.1 ACRES |
| Building Area | 58,289 SF |
| Playfields Area | 252,000 SF |
| Hardcourts Area | 40,000 SF |

**PROPOSED PROGRAM DIAGRAM** NEW CONSTRUCTION MODERNIZATION RECONFIGURATION NO WORK




# FOOTHILLS MIDDLE SCHOOL

**PROPOSED PLAN FACTORS** **GRADES: 6 - 8**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 684 | PARKING | 48 |
| ENGLISH LANGUAGE ARTS (ELA) | 5 | INTERVENTION (INTV) | 0 |
| SOCIAL STUDIES (SS) | 5 | ELD | 1 |
| MATH (MA) | 5 | CO/PSY/SP/LEARNING LAB | 1 |
| SCIENCE (SCI) | 5 | WELLNESS | 1 |
| ELECTIVES | 5 | DAYCARE | 1 |
| SDC CLASSROOMS | 2 | OTHER | 0 |
| RSP CLASSROOMS | 3 | | |
| INNOVATION LAB | 1 | | |
| | | | |
| | | | |
| **TOTAL:** | **31** | | |

| PROPOSED SITE DATA | |
|---|---|
| Campus Area | 13.1 ACRES |
| Building Area (-Outdoor Circ) | 72,000 SF |
| Playfields Area | 149,500 SF |
| Hardcourts Area | 124,400 SF |

# FOOTHILLS MIDDLE SCHOOL

## BOARD PRIORITIES:

- M Safety & Security
- B Site Utilities
- Q Technology & Equipment
- A Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H MPR & Food Service
- L Physical Ed & Athletics (MS Locker Rm Mod)

## FMP COMMITTEE PRIORITIES:

- L Physical Education & Athletics (Gyms & Locker Rms)
- A,B Repair, Modernize, Reconfigure (E) Classrooms & Restrooms + Site Utilities
- Q Technology & Equipment
- G,M MS & HS Elective/CTE, Performing Arts & Auditoriums + Safety & Security

## SCHOOL SITE PRIORITIES:

- L (L) New gym and locker room building
- G (G) Reconfiguration of old locker room building into Dance and Music classrooms
- N (N) Outdoor learning area enhancements

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 4,806,000 |
| B. Site Utilities | $ 2,849,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ 4,284,000 |
| H. Multipurpose Room (MPR) and Food Service | $ 5,556,000 |
| I. Library & Innovation Lab | $ 638,000 |
| J. Student Support & Counseling (Learning Lab) | $ 458,000 |
| K. Front Office Staff Support Spaces | $ 377,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ 18,247,000 |
| M. Safety and Security | $ 6,053,000 |
| N. Outdoor Learning Environments & Quads | $ 426,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 5,696,000 |
| P. Next Generation Flexible Furniture | $ 1,179,000 |
| Q. Technology & Equipment | $ 2,128,000 |
| R. PV Solar Canopies | $ 1,743,000 |
| **Total Construction / Project Cost (2024$)** | **$ 54,440,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# ARCADIA HIGH SCHOOL

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

Arcadia High School is the only comprehensive high school in the District. At Arcadia High School, our purpose is to challenge and inspire students to make a positive and profound impact on their world. The AHS Learner is an effective communicator, a problem solver and a capable and responsible citizen. Our school provides the environment to support all students needs. Some of our bigger needs include:

- Athletic support spaces - locker rooms, storage, team rooms upgrades
- Rally court enhancements to better flow and seating
- Modernization of older classroom buildings
- Solar panel canopies at parking lot
- Re-design Building J where classrooms are dark and many maintenance issues
- Outdoor learning area enhancements with more trees and seating; less shrubs

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
ENGLISH LANGUAGE ARTS / SOCIAL STUDIES / MATH / RSP / SDC SPECIAL ED

**ELECTIVE LABS**
INNOVATION / SCIENCE / ART / MUSIC / PERFORMING ARTS / CTE

**SHARED SPACES**
MPR / LIBRARY / GYM / AUDITORIUM

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
WELLNESS / COUNSELING / PSYCH / SPEECH / LEARNING HUB

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

# ARCADIA HIGH SCHOOL

**EXISTING PLAN FACTORS** — **GRADES: 9 - 12**

| | |
|---|---|
| CURRENT ENROLLMENT | 3,006 |
| ENGLISH LANGUAGE ARTS (ELA) | 20 |
| MATH (MA) | 18 |
| SCIENCE (SCI) | 17 |
| SOCIAL STUDIES (SS) | 16 |
| WORLD LANGUAGE (WL) | 13 |
| ELECTIVES | 21 |
| RSP CLASSROOMS | 6 |
| SDC CLASSROOMS | 0 |
| SDC SELPA + LIVING SKILLS | 2 |
| ADULT TRANSITION | 2 |
| **TOTAL:** | **115** |

| | |
|---|---|
| PARKING | 529 |
| INNOVATION LAB/MEDIA | 1 |
| INTERVENTION (INTV) | 0 |
| ELD | 1 |
| CO/PSY/SP/LEARNING LAB | 1 |
| WELLNESS | 1 |
| COLLEGE & CAREER | 1 |
| ASB | 1 |
| OTHER (INDEPENDENT STUDY) | 2 |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 36.1 ACRES |
| Building Area | 401,606 SF |
| Playfields Area | 332,318 SF |
| Hardcourts Area | 72,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# ARCADIA HIGH SCHOOL

**PROPOSED PLAN FACTORS** — **GRADES: 9 - 12**

| | |
|---|---|
| PLANNED ENROLLMENT | 3,006 |
| ENGLISH LANGUAGE ARTS (ELA) | 26 |
| MATH (MA) | 26 |
| SCIENCE (SCI) | 17 |
| SOCIAL STUDIES (SS) | 20 |
| WORLD LANGUAGE (WL) | 13 |
| ELECTIVES | 21 |
| RSP CLASSROOMS | 6 |
| SDC CLASSROOMS | 0 |
| SDC SELPA + LIVING SKILLS | 2 |
| ADULT TRANSITION | 2 |
| **TOTAL:** | **133** |

| | |
|---|---|
| PARKING | 520 |
| INNOVATION LAB/MEDIA | 1 |
| INTERVENTION (INTV) | 0 |
| ELD | 1 |
| CO/PSY/SP/LEARNING LAB | 1 |
| WELLNESS | 1 |
| COLLEGE & CAREER | 1 |
| ASB | 1 |
| OTHER (INDEPENDENT STUDY) | 2 |

**EXISTING SITE DATA**

| | |
|---|---|
| Campus Area | 7.6 ACRES |
| Building Area | 417,300 SF |
| Playfields Area | 332,318 SF |
| Hardcourts Area | 72,000 SF |

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# ARCADIA HIGH SCHOOL

**BOARD PRIORITIES:**

- M — Safety & Security
- B — Site Utilities
- Q — Technology & Equipment
- A — Repair, Modernize, Reconfigure Existing Classrooms & Restrooms
- H — MPR & Food Service
- L — Physical Ed & Athletics (Gym Mod)
- G — HS Electives, CTE, Performing Arts (New Construction)

**FMP COMMITTEE PRIORITIES:**

- Q — Technology & Equipment
- G — HS Elective/CTE, Performing Arts & Auditoriums
- L — Physical Education & Athletics
- B — Site Utilities
- A,M — Repair, Modernize, Reconfigure (E) Classrooms & Restrooms + Safety & Security

**SCHOOL SITE PRIORITIES:**

- L — (L) New weight room and reconfiguration of east team room
- G — (G) H Row Classrooms and new Performing Arts annex building
- O — (O) Baseball, Softball playfield upgrades and repairs
- A,N — (A, N) Modernization of existing Classroom buildings and outdoor common enhancements
- N — (N) Upgrades to outdoor Rally Court (Quad)

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ 22,950,000 |
| B. Site Utilities | $ 3,613,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ 5,270,000 |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ 33,337,000 |
| H. Multipurpose Room (MPR) and Food Service | $ 8,806,000 |
| I. Library & Innovation Lab | $ 1,200,000 |
| J. Student Support & Counseling (Learning Lab) | $ 677,000 |
| K. Front Office Staff Support Spaces | $ 164,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ 21,582,000 |
| M. Safety and Security | $ 10,440,000 |
| N. Outdoor Learning Environments & Quads | $ 6,000,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 13,439,000 |
| P. Next Generation Flexible Furniture | $ 3,805,000 |
| Q. Technology & Equipment | $ 5,775,000 |
| R. PV Solar Canopies | $ 4,477,000 |
| **Total Construction / Project Cost (2024$)** | **$ 141,535,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# RANCHO LEARNING CENTER

Arcadia Unified School District : 2023-2024 Long Range Facilities Master Plan

At Rancho Learning Center we are dedicated to providing flexible and unique educational programs for students, leveraging the flexibility of independent study. We are focused on recognizing and addressing the unique needs of each student. Some of our bigger needs include:

- Expand outdoor play area
- Enhance outdoor learning area
- Include supervisable lunch area with seating
- Re-balance HVAC at Administration office

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
INDEPENDENT STUDY / HOME STUDY

**ELECTIVE LABS**
LAB / MAKER SPACE / PE

**SHARED SPACES**
MPR / LIBRARY

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE / BOARD ROOM

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

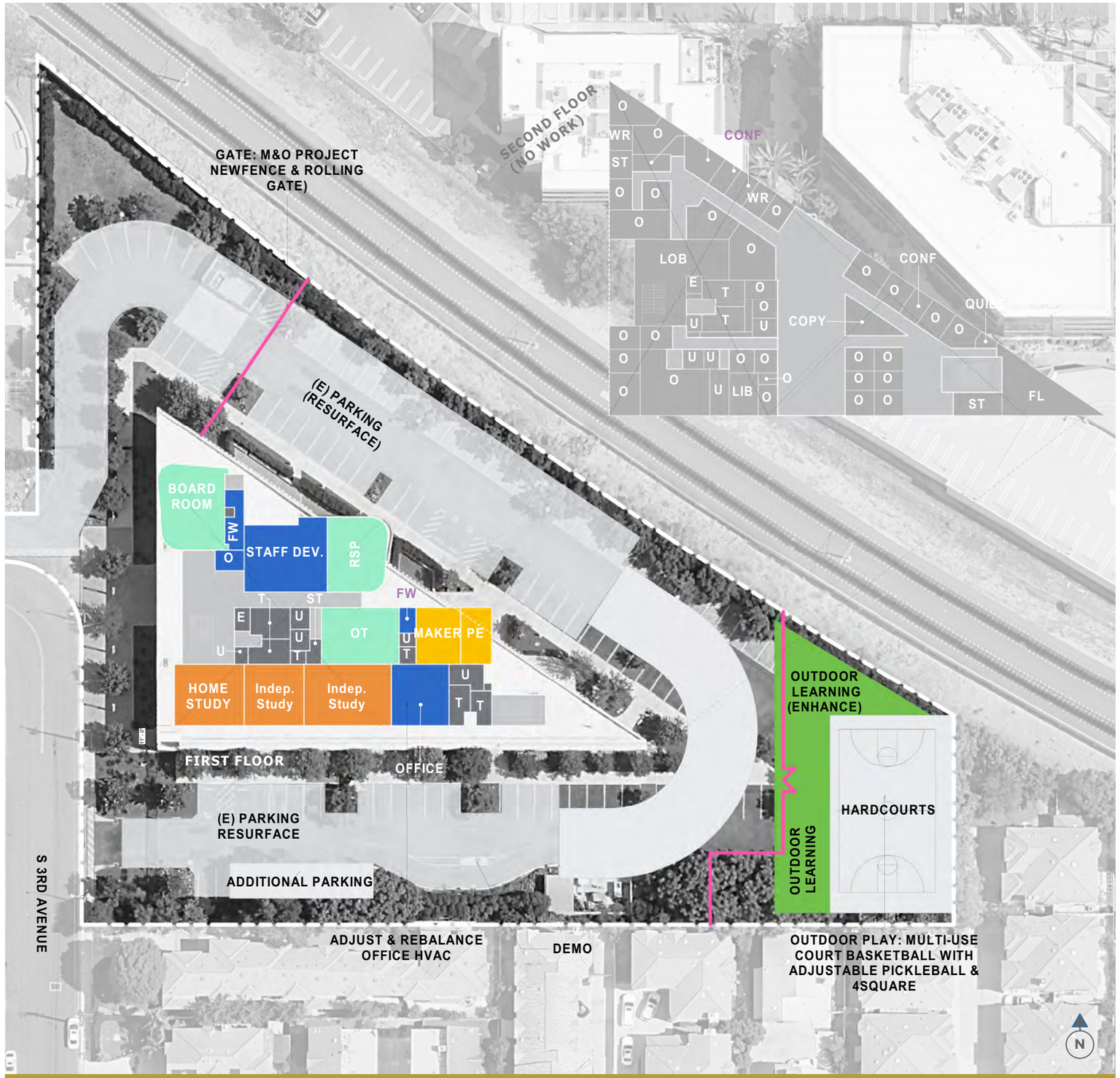
# RANCHO LEARNING CENTER

**EXISTING PLAN FACTORS** — **GRADES: TK - 12**

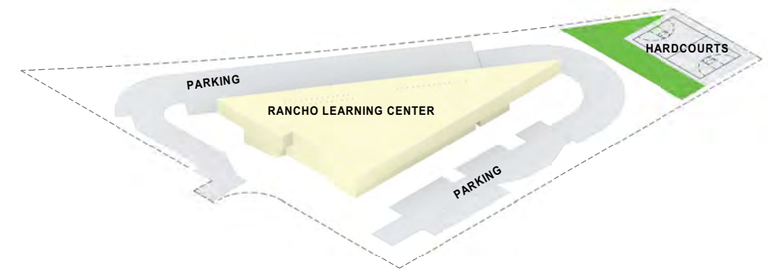
| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | 72 | PARKING | 103 |

| | |
|---|---|
| CLASSROOMS | 3 |
| ELECTIVES | 2 |
| | |
| **TOTAL:** | **5** |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 2.7 ACRES |
| Building Area | 27,319 SF |
| Playfields Area | N/A |
| Hardcourts Area | N/A |




**PROPOSED PROGRAM DIAGRAM** NEW CONSTRUCTION MODERNIZATION RECONFIGURATION NO WORK




# RANCHO LEARNING CENTER

**PROPOSED PLAN FACTORS** **GRADES: TK - 12**

| | | | |
|---|---|---|---|
| PLANNED ENROLLMENT | 72 | PARKING | 106 |

| | |
|---|---|
| CLASSROOMS | 3 |
| ELECTIVES | 2 |
| | |
| **TOTAL:** | **5** |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 2.7 ACRES |
| Building Area | 27,319 SF |
| Playfields Area | N/A |
| Hardcourts Area | N/A |

# RANCHO LEARNING CENTER

**BOARD PRIORITIES:**

M Safety & Security

**FMP COMMITTEE PRIORITIES:**

O Exterior Play Spaces, Playfields & Hardcourts

N Outdoor Learning Environments & Quads

M Safety & Security

**SCHOOL SITE PRIORITIES:**

O (O) Outdoor play space

A (A) Re-balance and adjustment of HVAC especially at the Administration office area

M (M) Addition of parking spaces in parking lot

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST | |
|---|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ | - |
| B. Site Utilities | $ | - |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ | - |
| D. New Construction of MS Classrooms (Replace Portables) | $ | - |
| E. Modernize/ Replace Building J at Arcadia High School | $ | - |
| F. ES STEAM Lab & Music Classroom | $ | - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ | - |
| H. Multipurpose Room (MPR) and Food Service | $ | - |
| I. Library & Innovation Lab | $ | - |
| J. Student Support & Counseling (Learning Lab) | $ | - |
| K. Front Office Staff Support Spaces | $ | 27,000 |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ | - |
| M. Safety and Security | $ | 1,124,000 |
| N. Outdoor Learning Environments & Quads | $ | 567,000 |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ | 304,000 |
| P. Next Generation Flexible Furniture | $ | - |
| Q. Technology & Equipment | $ | - |
| R. PV Solar Canopies | $ | - |
| **Total Construction / Project Cost (2024$)** | **$** | **2,022,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

# SANTA ANITA SITE



The Santa Anita is a District owned property. The facility is older and not much modernization has been done on the buildings. The site is potential for other uses such as playfields that could be in support of District and community programs. Opportunities presented by the FMP Committee include:

- Sports/ Athletic Complex
- Community center space used by AUSD
- Multi-purpose center for internships and specialized programs
- E-Sports arena
- Pool facility
- Lighted playfields withe field house
- Pickleball court

EXISTING PROGRAM DIAGRAM

**LEGEND**

**CLASSROOMS**
TK / KINDERGARTEN / CLASSROOM

**ELECTIVE LABS**
FLEXIBLE LAB / MAKER SPACE / PE

**SHARED SPACES**
MPR / LIBRARY

**ADMINISTRATION AND FACULTY**
OFFICE / CONFERENCE / FACULTY WORK / FACULTY LOUNGE

**STUDENT SUPPORT**
COUNSELING / WELLNESS / PSYCH / SPEECH

**SUPPORT SPACES**
RESTROOMS / STORAGE / KITCHEN / UTILITY / CUSTODIAN

# SANTA ANITA SITE

**EXISTING PLAN FACTORS** — **GRADES: TK - 12**

| | | | |
|---|---|---|---|
| CURRENT ENROLLMENT | n/a | PARKING | 50 |

| | |
|---|---|
| CLASSROOMS | 23 |
| ELECTIVES | 0 |
| | |
| **TOTAL:** | **23** |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 8.3 ACRES |
| Building Area | ##,### SF |
| Playfields Area | ##,### SF |
| Hardcourts Area | ##,### SF |

N

**PROPOSED PROGRAM DIAGRAM**

NEW CONSTRUCTION | MODERNIZATION | RECONFIGURATION | NO WORK

# SANTA ANITA SITE

## PROPOSED PLAN FACTORS

| | |
|---|---|
| PARKING | 180 |

| EXISTING SITE DATA | |
|---|---|
| Campus Area | 8.3 ACRES |
| Building Area | ##,### SF |
| Playfields Area | ##,### SF |
| Hardcourts Area | ##,### SF |

# SANTA ANITA SITE

| SCOPE OF WORK CATEGORIES | MASTER PLAN COST |
|---|---|
| A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms | $ - |
| B. Site Utilities | $ 2,445,000 |
| C. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - |
| D. New Construction of MS Classrooms (Replace Portables) | $ - |
| E. Modernize/ Replace Building J at Arcadia High School | $ - |
| F. ES STEAM Lab & Music Classroom | $ - |
| G. MS & HS Elective / CTE Career Tech, Performing Arts & Auditoriums | $ - |
| H. Multipurpose Room (MPR) and Food Service | $ - |
| I. Library & Innovation Lab | $ - |
| J. Student Support & Counseling (Learning Lab) | $ - |
| K. Front Office Staff Support Spaces | $ - |
| L. Physical Education & Athletics Improvements (Gyms & Locker Rooms) | $ - |
| M. Safety and Security | $ 5,894,000 |
| N. Outdoor Learning Environments & Quads | $ - |
| O. Exterior Play Spaces, Playfields & Hardcourts | $ 22,318,000 |
| P. Next Generation Flexible Furniture | $ - |
| Q. Technology & Equipment | $ - |
| R. PV Solar Canopies | $ - |
| **Total Construction / Project Cost (2024$)** | **$ 30,657,000** |

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2024$)

# PRIORITIES & COSTS

05

# SECTION FIVE
## EXISTING CONDITIONS

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA
ARCADIA Unified School District

## Table of Contents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05

EXISTING CONDITIONS

## EXISTING CONDITIONS

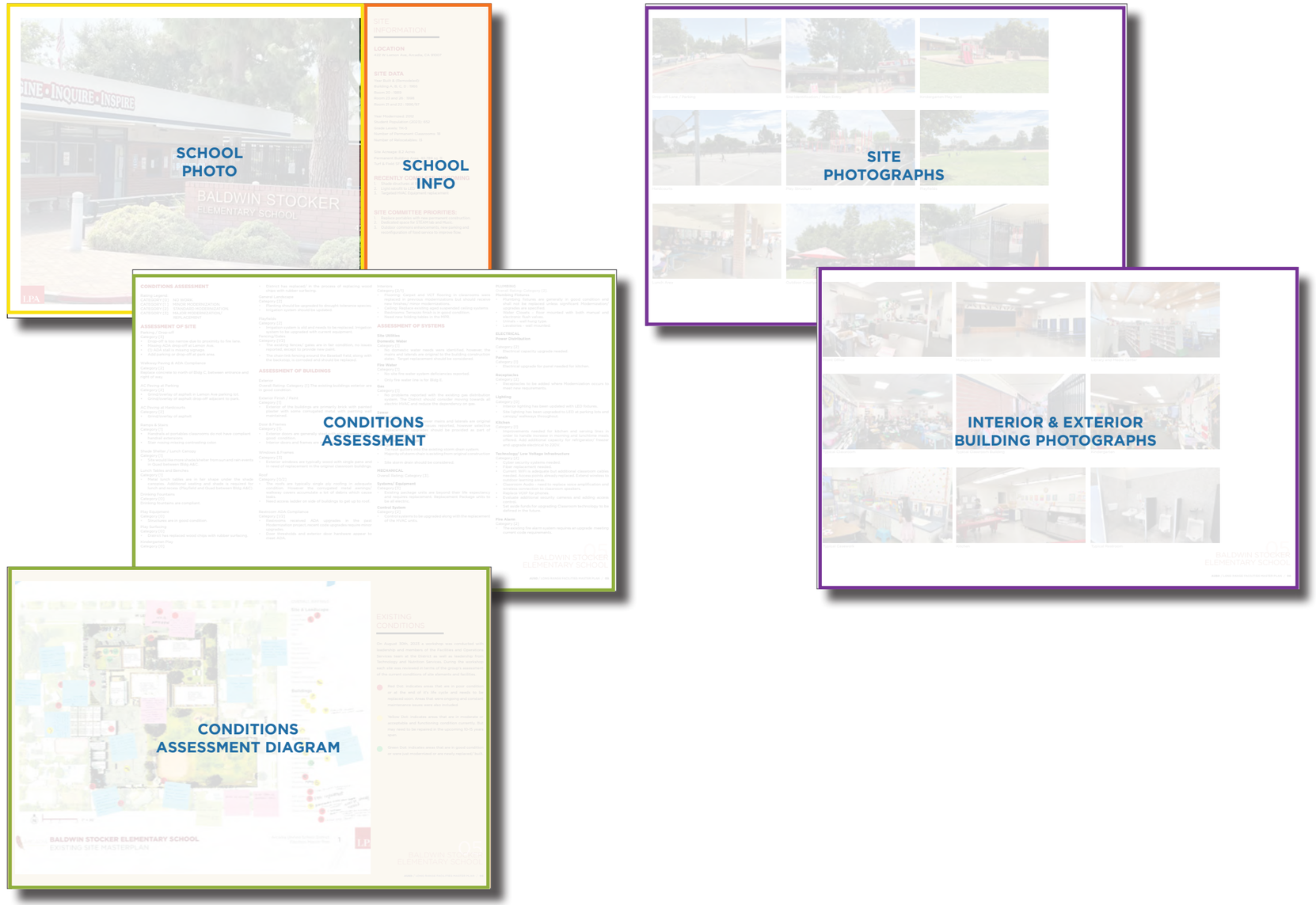
### What is in this section?

This section includes an existing facilities conditions assessment of each site in the District. The information was collected in the following ways:

1. An M&O Workshop was conducted with all the trade leaders where conditions of each site was reviewed.
2. A campus visioning workshop was held at each school site with the Principal and their Site Committee which included custodial staff. In addition a site walk with the Principal for general, visual observations was conducted.
3. Review of reports or documentation provided by Facilities.

The information is organized with the following information:

- **Existing Site Information**
  - Provides a description of the campus location, existing architecture and organization as well as access, adjacencies and special conditions and/or programs.
  - Includes information about the school facility such as address, year constructed or last modernized, site size and portable or modular classroom counts.
- **Conditions Assessment**
  - Diagram where M&O Team indicated areas of good, acceptable and poor conditions.
  - Includes a description of building and grounds issues identified by District Facilities staff and/or representatives from each site.
  - A list of recent construction and/or modernization and upgrade projects as well as upcoming projects.
  - Existing condition assessment.
- **Exterior and Interior Photographs**
  - Includes representative photographs of the facility and site during the general observation site walks.



# SITE INFORMATION

## LOCATION

422 W Lemon Ave, Arcadia, CA 91007

## SITE DATA

Year Built & (Remodeled):
Building A, B, C, D : 1966
Room 20 : 1989
Room 23 and 26 : 1998
Room 21 and 22 : 1996/97

Year Modernized: 2012
Student Population (2023): 652
Grade Levels: TK-5
Number of Permanent Classrooms: 18
Number of Relocatables: 13

Site Acreage: 8.2 Acres
Permanent Building Area: 40,789 sq. ft
Turf & Field SF: 159,172 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the hard courts
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Replace portables with new permanent construction.
2. Dedicated space for STEAM lab and Music.
3. Outdoor commons enhancements, new parking and reconfiguration of food service to improve flow.

05
BALDWIN STOCKER ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [3]
- Drop-off is too narrow due to proximity to fire lane.
- Missing ADA drop-off at Lemon Ave.
- (1) ADA stall is missing signage.
- Add parking or drop-off at park area.

Walkway Paving & ADA Compliance
Category [2]
Replace concrete to north of Bldg C, between entrance and right of way.

AC Paving at Parking
Category [2]
- Grind/overlay of asphalt in Lemon Ave parking lot.
- Grind/overlay of asphalt drop-off adjacent to park.

AC Paving at Hardcourts
Category [2]
- Grind/overlay of asphalt

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrail extensions
- Stair nosing missing contrasting color.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events in Quad between Bldg A&C.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in fair shape under the shade canopies. Additional seating and shade is required for lunch and recess (Playfield and Quad between Bldg A&C).

Drinking Fountains
Category [0]
Drinking fountains are compliant.

Play Equipment
Category [0]
- Structures are in good condition.

Play Surfacing
Category [0]
- District has replaced wood chips with rubber surfacing.

Kindergarten Play
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

General Landscape
Category [2]
- Planting should be upgraded to drought tolerance species.
- Irrigation system should be updated.

Playfields
Category [2]
- Irrigation system is old and needs to be replaced. Irrigation system to be upgraded with current equipment.

Fencing/Gates
Category [1/2]
- The existing fences/ gates are in fair condition, no issues reported, except to provide new paint.
- The chain link fencing around the Baseball field, along with the backstop, is corroded and should be replaced.

## ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily brick with painted plaster with some corrugated metal with painting well maintained.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows are typically wood with single pane and in need of replacement in the original classroom buildings.

Roof
Category [0/2]
- The roofs are typically single ply roofing in adequate condition. However the corrugated metal awnings/ walkway covers accumulate a lot of debris which cause leaks.
- Need access ladder on side of buildings to get up to roof.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Carpet and VCT flooring in classrooms were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.
- Need new folding tables in the MPR.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified, however, the mains and laterals are original to the building construction dates. Target replacement should be considered.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.
- Only fire water line is for Bldg E.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Tie roof gutters into the existing storm drain system.
- Majority of storm chain is existing from original construction .
- Site storm drain should be considered.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

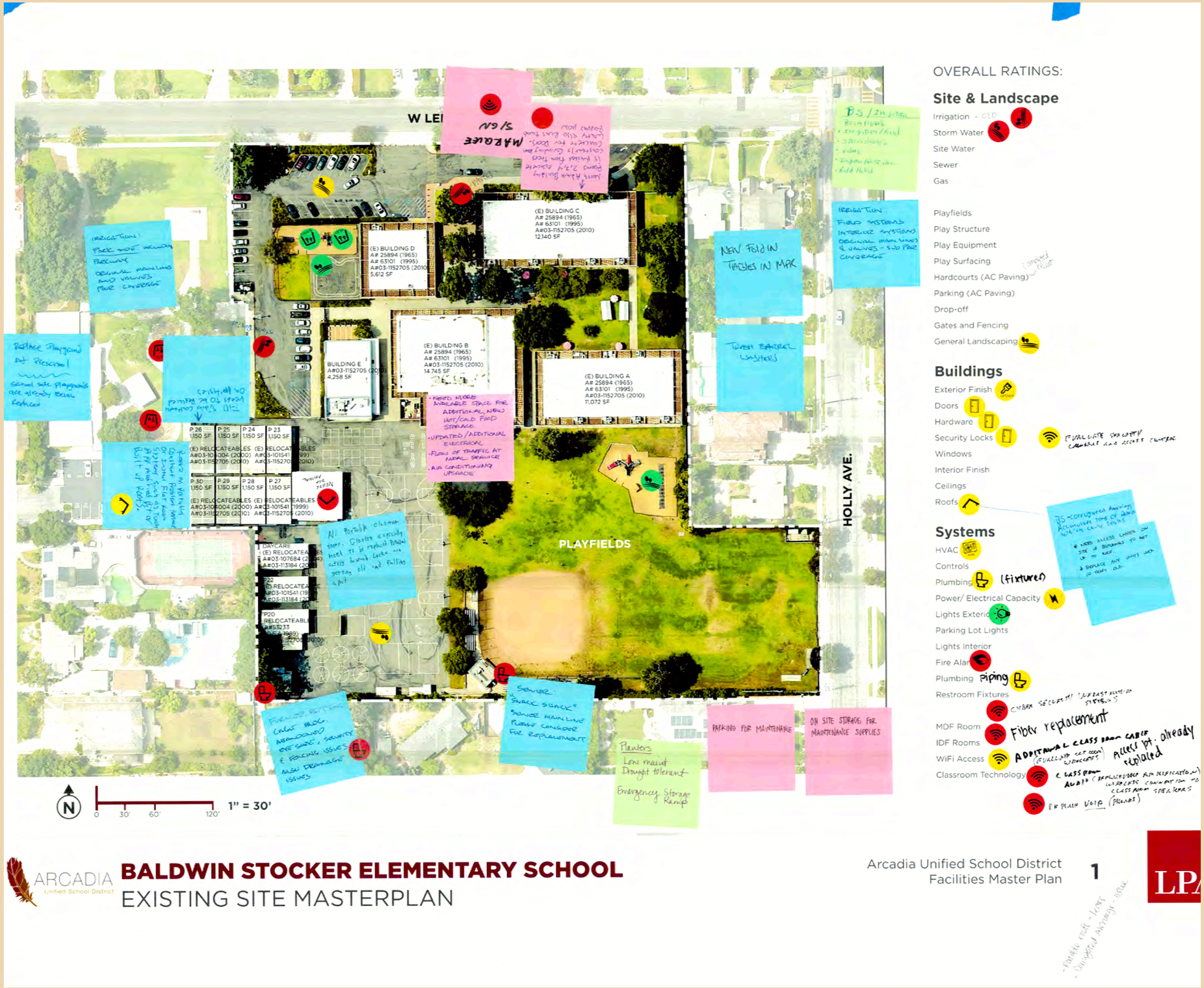
**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- The existing fire alarm system requires an upgrade meeting current code requirements.

05
BALDWIN STOCKER ELEMENTARY SCHOOL




ARCADIA Unified School District

**BALDWIN STOCKER ELEMENTARY SCHOOL**

EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

1

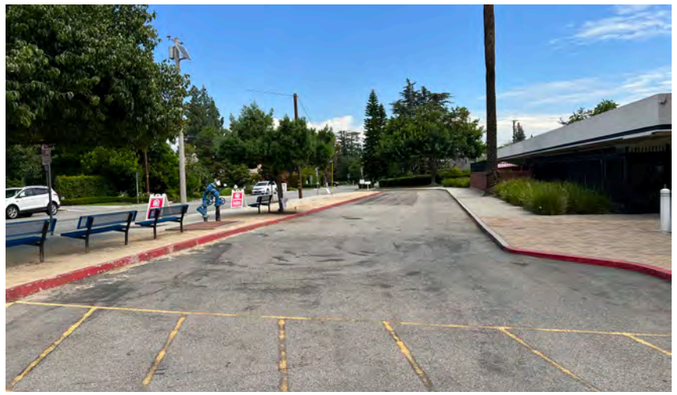
LPA

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
BALDWIN STOCKER ELEMENTARY SCHOOL



Drop-off Lane / Parking

Site Identification / Main Entry

Kindergarten Play Yard

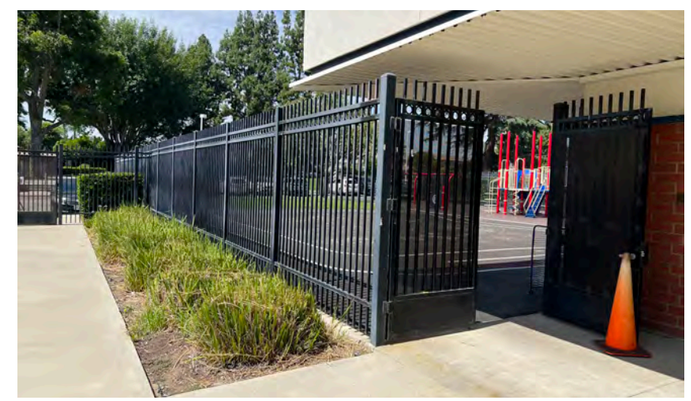
Hardcourts

Play Structure

Playfields

Lunch Area

Outdoor Courtyard



Fencing / Gates

05

# BALDWIN STOCKER ELEMENTARY SCHOOL

Front Office

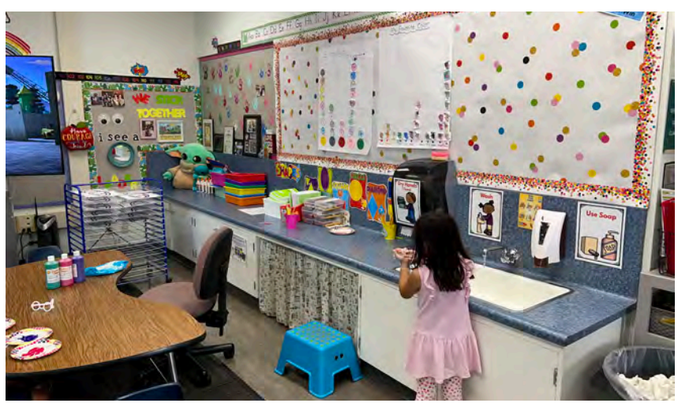
Multipurpose Room

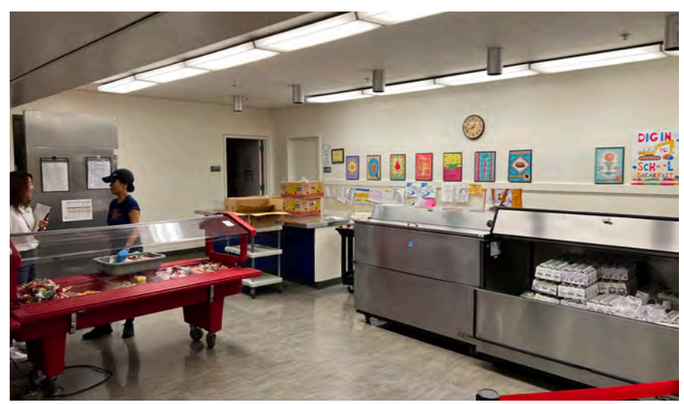
Library and Media Center

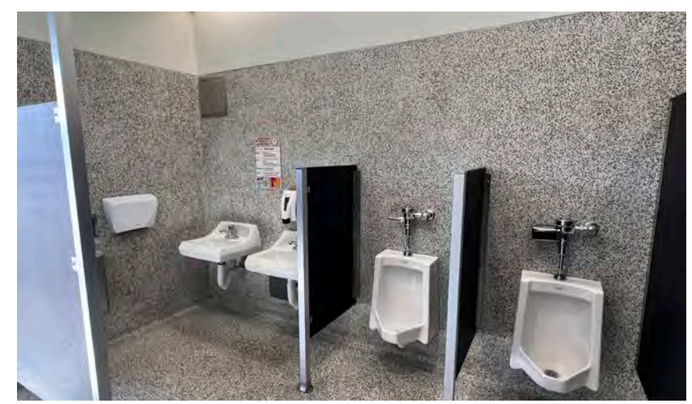
Typical Classroom

Typical Classroom Building

Kindergarten


Typical Casework


Kitchen


Typical Restroom

05
# BALDWIN STOCKER ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

700 Camino Grove Ave, Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled):
Building A, B, C, D, E, F, G, H : 1953
Building L: 1954
Building J, K : 1961
Building M, I : 1965

Year Modernized: 2013
Student Population (2023): 694
Grade Levels: TK-5
Number of Permanent Classrooms: 25
Number of Relocatables: 7

Site Acreage: 10 Acres
Permanent Building Area: 45,483 sq. ft
Turf & Field SF: 175,089 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the hard courts
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Larger lunch shelter to accommodate student dining needs.
2. New Library that has better natural daylighting and is inspiring for students.
3. Additional dedicated space for Intervention/ Student Support and SELPA SDC Support spaces

05
CAMINO GROVE ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [2]
- Total width of drop-off with fire lane overlay is less than 30' at parking lots A & B adjacent to Camino Grove Ave.
- Missing ADA stalls in Lot A.

Walkway Paving & ADA Compliance
Category [2]
- Only a few areas of replacement between finger Bldgs (10%).

AC Paving at Parking
Category [2]
- Minor grind/overlay of asphalt in parking lot A & B.
- Asphalt lot to the north of Bldg H should be replaced.

AC Paving at Hardcourts
Category [2]
- Grind/overlay of asphalt. (75%)

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrail extensions

New Marquee Sign
Category [1]

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Lunch tables are in fair shape under the shade canopies. Additional seating and shade is required for lunch.
- Consider replace fiberglass tables/benches with vinyl coated metal products.

Drinking Fountains
Category [1]
- Existing metal drinking fountain should be replaced with ADA compliant fixtures.

Play Equipment
Category [2]
- Structures will be replaced by district.
- Backstop adjacent to tennis courts should be replaced.
- Bleachers do not have guardrails or ADA seating.
- Scoring table is not accessible.

Play Surfacing
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

Kindergarten Play
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.
- Structures will be replaced by district.

General Landscape
Category [2]
- Planting should be replaced with drought tolerance species.
- Irrigation system to be protected at fields.

Playfields
Category [1]
- Fine grade, add some turf in backstops.

Fencing/Gates
Category [2/1]
- The existing fences/ gates are in good condition, no issues reported, except for touch up painting .
- The chain link fencing at the west and east boundary should be replaced.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily brick with painted plaster with some wood trim facias, painting well maintained.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows are typically wood with single pane and in need of replacement in the original classroom buildings.

Roof
Category [0/2]
- The roofs are typically single ply roofing in adequate condition. The District maintains the roofs and includes warranties through Henry Company.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Carpet and VCT flooring in classrooms were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.
- Need new folding tables in the MPR.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified, however, most mains and laterals are original to the building construction dates.
- Only a small portion of domestic water was replaced in 2013(around Bldg A). Consider targeted upgrades.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.
- Small portion of gas line to the north of Bldg A was replaced.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Majority of storm drain replaced in 2013.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

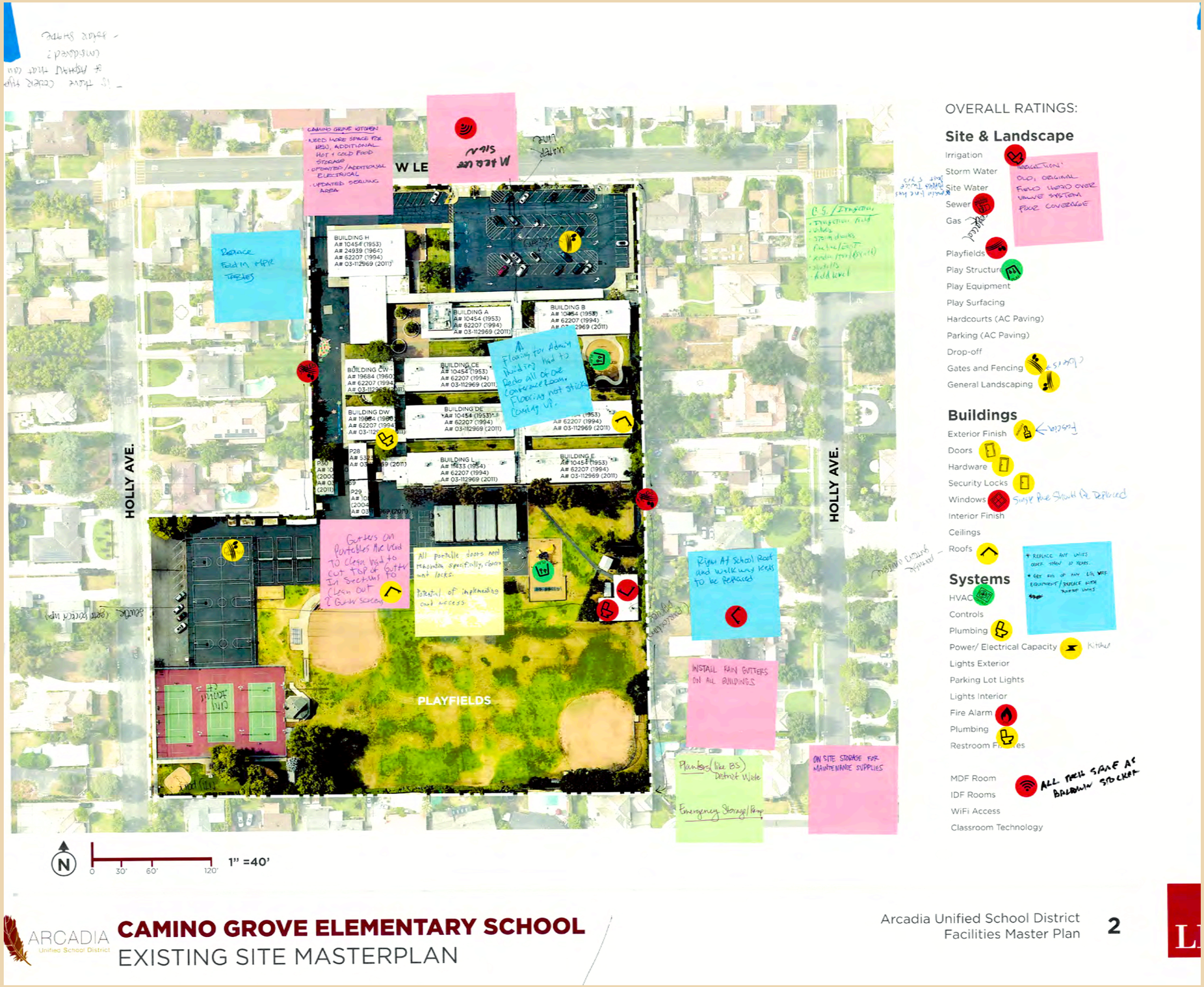
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- The existing fire alarm system requires an upgrade meeting current code requirements.




ARCADIA Unified School District

**CAMINO GROVE ELEMENTARY SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan 2

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
CAMINO GROVE ELEMENTARY SCHOOL

Drop-off Lane / Parking

Site Identification / Main Entry

Play Structure

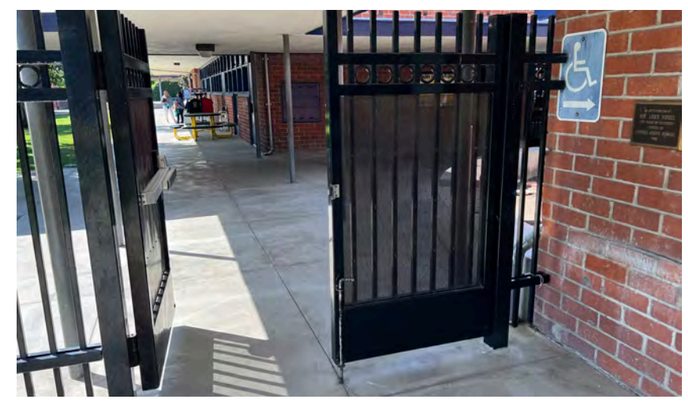
Hardcourts

Play Structure

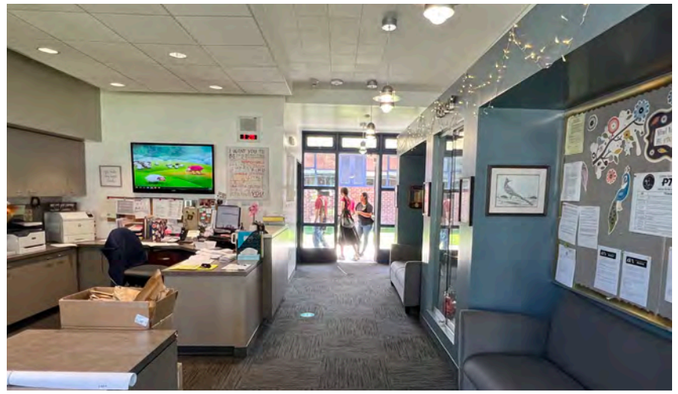
Playfields

Lunch Area

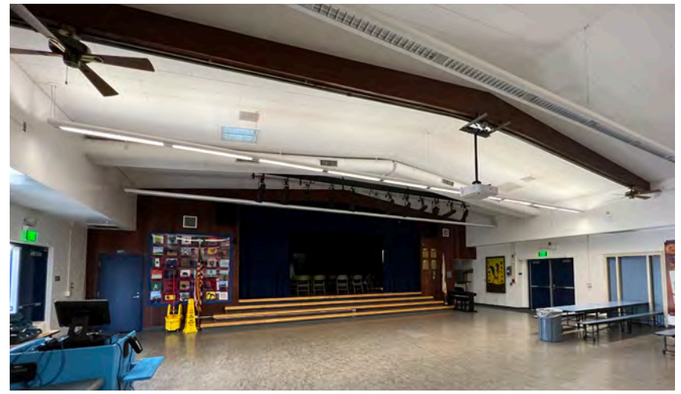
Outdoor Courtyard


Fencing / Gates

05
CAMINO GROVE
ELEMENTARY SCHOOL

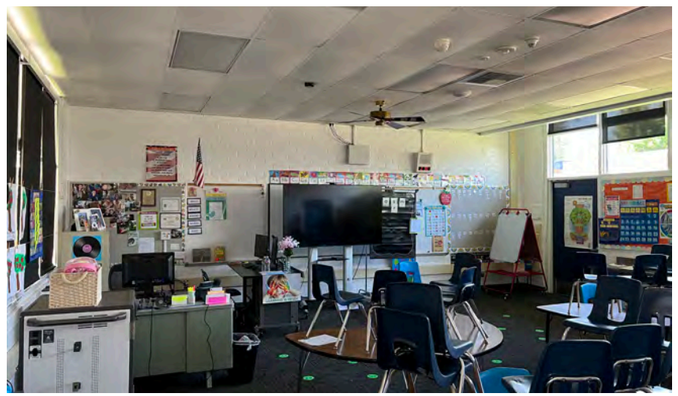


Front Office



Multipurpose Room

Library and Media Center



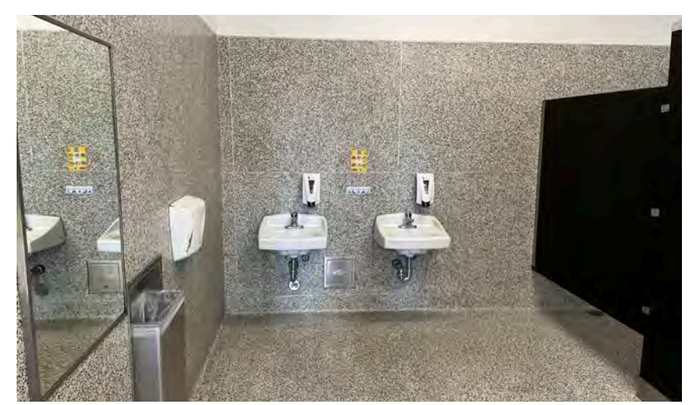
Typical Classroom

Typical Classroom Building

Kindergarten

Typical Casework

Kitchen



Typical Restroom

05
CAMINO GROVE
ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

10 Virginia Dr., Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled):
Building A, B, C, D : 1950 (Mod 1997/98)
Building E, F, G : 1965 (Mod 1997/98)
Building H : 1955 (Mod 1997/98)
Building I, J : 1953 (Mod I - 1984/ J - 1972)
Building K : 1954 (Mod 1997/98)
Room 28, 29, 30 : 1998 (Mod 1997/98)

Year Modernized: 2011
Student Population (2023): 635
Grade Levels: TK-5
Number of Permanent Classrooms: 25
Number of Relocatables: 10

Site Acreage: 7.6 Acres
Permanent Building Area: 50,799 sq. ft
Turf & Field SF: 127,132 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the hard courts
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Dedicated space for support services and new spaces for STEAM lab and Music.
2. New TK / Kindergarten classrooms to replace portables.
3. Drop-off extension and new fence at front of school to improve safety.

05
HIGHLAND OAKS ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [3]
- No separation of P.O.T. from ADA drop-off
- (1) ADA is not compliant with current code
- Truncated domes missing
- ADA drop-off blocks fire lane

Walkway Paving & ADA Compliance
Category [2]
- Replace concrete from original construction(north of bldg C,D,G,F)
- Regrade/replace concrete walk to playfield backstop(east).

AC Paving at Parking
Category [1]
- Minor grind/overlay of asphalt in Virginia Dr.. parking lot

AC Paving at Hardcourts
Category [2]
- Grind/overlay of asphalt (90%).

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrail.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Lunch tables are in fair shape under the shade canopies. Additional seating and shade is required for lunch.

Drinking Fountains
Category [1]
- Existing porcelain and concrete drinking fountain should be replaced with ADA compliant fixtures.

New Marquee Sign
Category [2]

Play Equipment
Category [1]
- Structures are in good condition.
- Replace backstops.

Play Surfacing
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

Kindergarten Play
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

General Landscape
Category [2]
- Planting should be replaced with drought tolerant species.
- Irrigation along Santa Anita Ave should be replaced.

Playfields
Category [1]
- Irrigation system to be replace with more efficient one.
- Turf is in good condition .

Fencing/Gates
Category [2/1]
- The existing fences/ gates are in good condition, no issues reported, except to replace entry gates to cafeteria.
- The chain link fencing around playfields should be replaced.
- Add the steel fence to the north side of Bldg E for security.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted plaster with some brick accents, painting well maintained. Underside of walkway canopies require painting/ patching.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows were replaced with aluminum system at last Modernization project.

Roof
Category [0/2]
- The roofs are typically single ply roofing in adequate condition. The District maintains the roofs and includes warranties through Henry Company.
- The covered walkways require gutters and proper drainage.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Carpet and VCT flooring in classrooms were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.
- Need new folding tables in the MPR.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified, however, most mains and laterals are original to the building construction dates.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. Some minor issues reported at Buildings F and CE, selective replacement/ upgrades should be provided as part of a modernization program.

**Storm Drain/ Drainage**
Category [1]
- Storm drain system has deficiencies between building wings. Drainage improvements are required.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].

**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

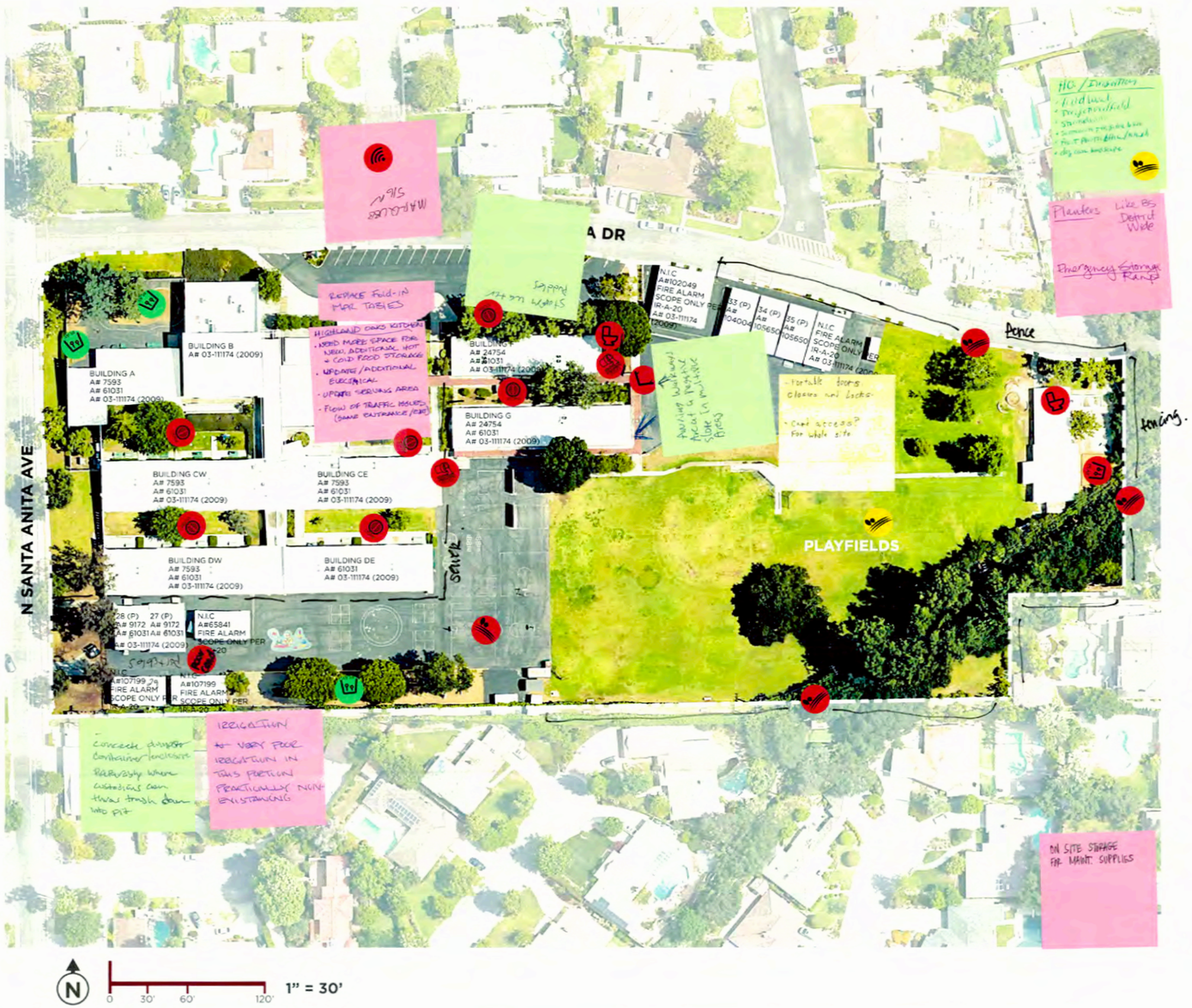
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




OVERALL RATINGS:

**Site & Landscape**

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas

- Playfields
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior — replaced to LED (typical)
- Parking Lot Lights — " " " "
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures

- MDF Room
- IDF Rooms — SAME AS BALDWIN MIDDLE.
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**HIGHLAND OAKS ELEMENTARY SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan 3

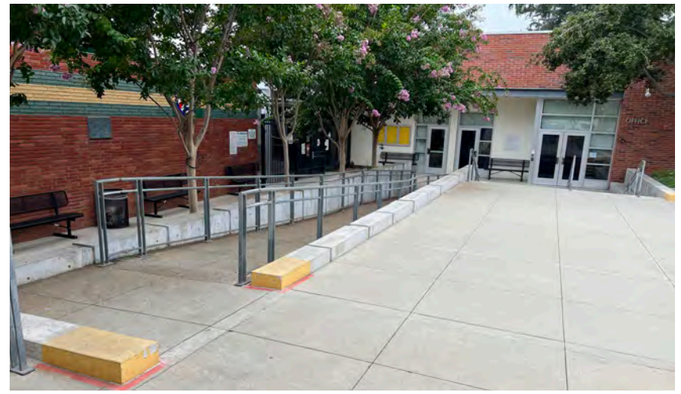
# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
HIGHLAND OAKS ELEMENTARY SCHOOL

Drop-off Lane / Parking

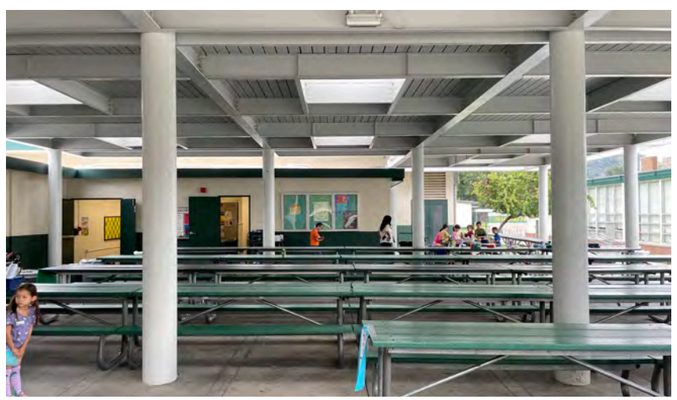

Site Identification / Main Entry

Covered walkways/ ramps

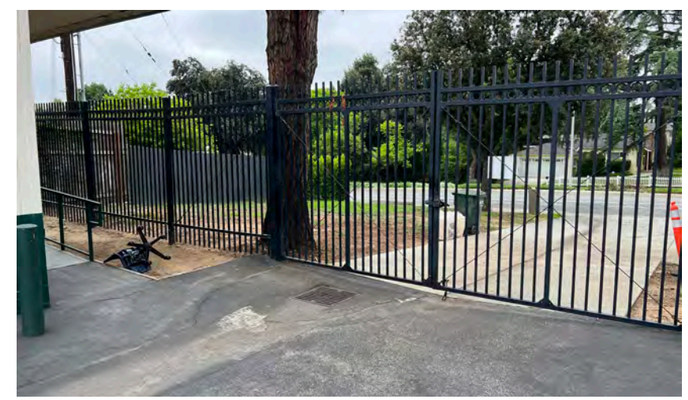
Hardcourts

Play Structure

Playfields


Lunch Area

Outdoor Courtyard


Fencing / Gates

05
HIGHLAND OAKS
ELEMENTARY SCHOOL

Work Room

Multipurpose Room

Library and Media Center

Typical Classroom

Typical Classroom Building

Kindergarten

Modular Classroom Buildings

Kitchen

Typical Restroom

05

# HIGHLAND OAKS ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

360 W Duarte Rd., Arcadia, CA 91007

## SITE DATA

Year Built & (Remodeled)
Building A : 1939
Building B : 1965 (1997)
Building C : 1938 (1997)
Building D : 1965 (1997)
Building E : 1997
Building F : 1966 (1997)
Building G : 1985
Building H : 1968 (1998)
Building I and J : 1989

Year Modernized: 2010
Student Population (2023): 781
Grade Levels: TK-5
Number of Permanent Classrooms: 31
Number of Relocatables: 7

Site Acreage: 7.6 Acres
Permanent Building Area: 61,827 sq. ft
Turf & Field SF: 87,217 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. New 2-Story Classroom Bldg.
2. Shade structures at the hard courts
3. Lunch Shelter
4. Light retrofit to LED
5. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Reconfiguration of MPR/ Cafeteria to expand space.
2. New classrooms for TK/ Kindergarten and play yard.
3. Outdoor sensory / wellness / community garden with new Quad.

05
HOLLY AVENUE ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [1]
- Update signage

Walkway Paving & ADA Compliance
Category [2]
- Replace concrete in Kinder area.

AC Paving at Parking
Category [2]
- Grind/overlay of asphalt in Holly & Duarte parking lots

AC Paving at Hardcourts
Category [2]
- Replace asphalt, several cracks.

Ramps & Stairs
Category [1]
- Stairs and ramps at Bldg A, west and east wings missing handrails and guardrails

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.
- More shade requested at tennis court and playground

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in fair to good shape under the shade canopies.
- Replace a few old fiber glass with vinyl/coated metal. (15%)

Drinking Fountains
Category [1]
- Existing porcelain and concrete drinking fountain should be replaced with ADA compliant fixtures.

Play Equipment
Category [0]
- Structures to be replaced by district.

Play Surfacing
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

Kindergarten Play
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing. Structures are in fair condition

General Landscape
Category [2]
- Planting should be updated to more drought tolerant species.
- Irrigation to be updated to utilize current products

Playfields
Category [1]
- New irrigation to be tied into recent project controller.
- New turf for field.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues reported, except to for touch up painting.
- The chain link fencing north of the Tennis courts is corroded and should be replaced.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted concrete and plaster, exterior painting is well maintained. Underside of walkway canopies require painting/ patching.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows were replaced with aluminum system.

Roof
Category [0/2]
- The roofs are either single ply roofing or clay tile. The single ply roofs are in adequate condition. The clay tile roofs require repair and in limited areas, full replacement.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Restrooms in the auditorium require full modernization/ upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified, however, the mains and laterals to Bldg B,C,E were replaced in 2010. Targeted replacement for areas which are still per original construction date.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- Drainage issue around Bldg B.
- Bldg E&C have had new storm drain in 2010.

**Storm Drain/ Drainage**
Category [1]
- Tie roof gutters into the existing storm drain system.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units and split mechanical units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed to address the proposed upgrades.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.

OVERALL RATINGS:

**Site & Landscape**

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas

- Playfields
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Parking Lot Lights
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures

- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**HOLLY AVENUE ELEMENTARY SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

4

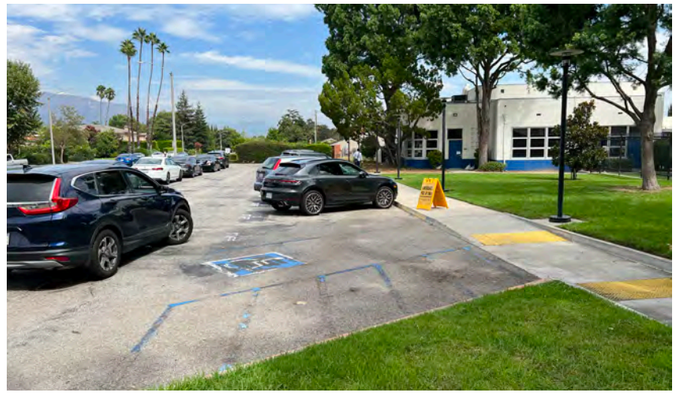
LP

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
HOLLY AVENUE ELEMENTARY SCHOOL



Drop-off Lane / Parking

Site Identification / Main Entry

Courtyard at Modular Classrooms

Hardcourts

Play Structure

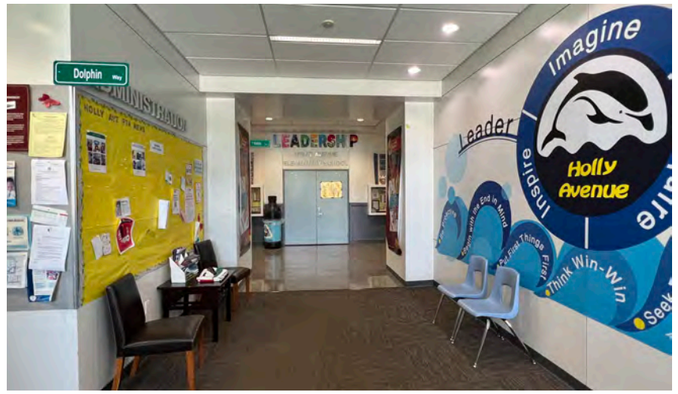
Playfields

Lunch Area

Stair/ Ramps

Stairs to Basement level

05
HOLLY AVENUE
ELEMENTARY SCHOOL

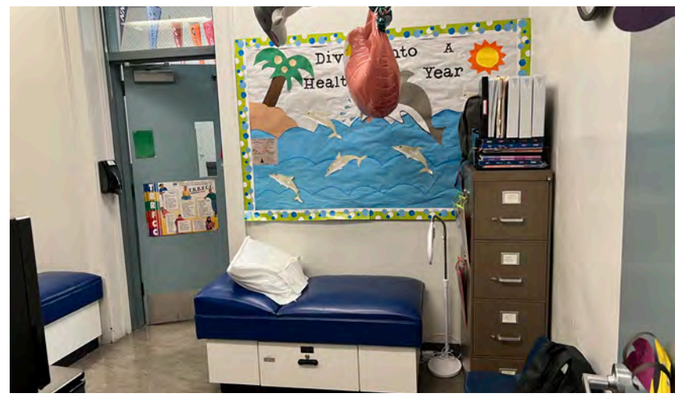


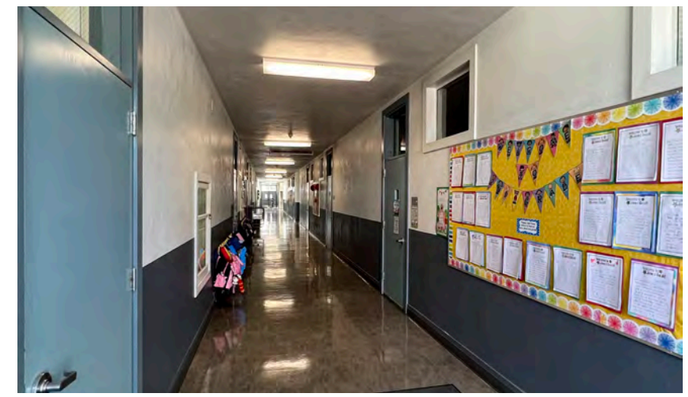
Front Office

Multipurpose Room

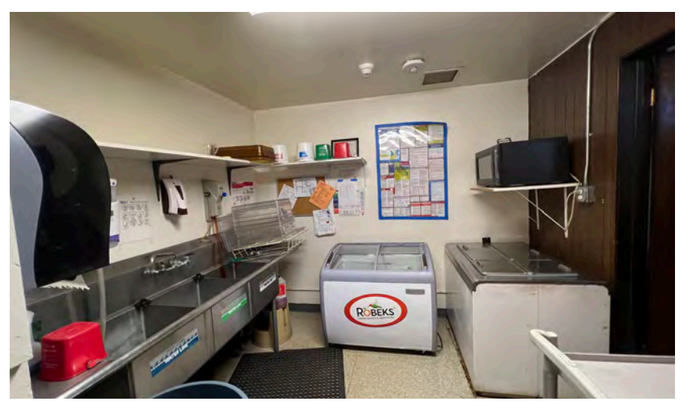
Staff Lounge

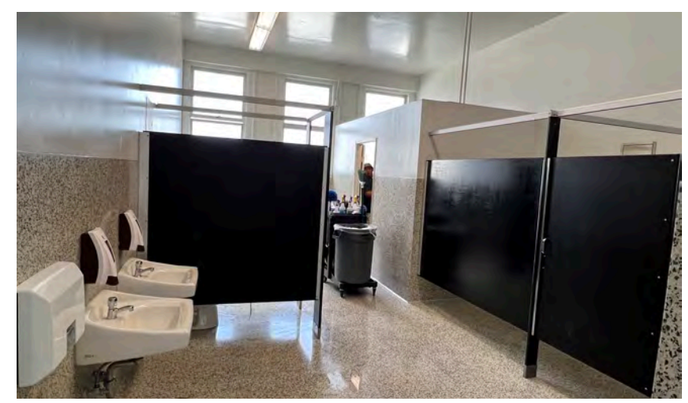
Typical Classroom


Health Office


Interior Hallway

Auditorium


Kitchen


Typical Restroom

05
# HOLLY AVENUE ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

1153 De Anza Pl, Arcadia, CA 91007

## SITE DATA

**Primary**

Building A : 1951 (1996/97)
Building B1 : 1953 (1996/97)
Building D (portable) : 1996/97
Building E (portable) : 1973
Portable F : 1998

Year Modernized: 2014
Student Population (2023): 197
Grade Levels: TK-1
Number of Permanent Classrooms: 8
Number of Relocatables: 3
Site Acreage: 2 Acres
Permanent Building Area: 24,073 sq. ft
Turf & Field SF: 53,931 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structure at playground
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Combining the Primary School with the Elementary School onto one campus.
2. Safety and Traffic
3. Collaborative spaces including outdoor learning areas, Makerspace/ Craft Space, Staff Workrooms, Collaboration spaces near Classrooms

05
HUGO REID PRIMARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [1]
- No formal drop-off at this school.
- ADA signage missing

Walkway Paving & ADA Compliance
Category [2]
Replace concrete at kinder.

AC Paving at Parking
Category [2]
- Firelane asphalt in north of Bldg D to De Anza Pl .

AC Paving at Hardcourts
Category [2]
- Minor grind/overlay of asphalt(25%).

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrail.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.
- Consider replacement of shade shelter to metal type.

Lunch Tables and Benches
Category [1]
- Lunch tables are in fair shape under the shade canopies. Additional seating and shade is required for lunch.

Drinking Fountains
Category [0]
Drinking fountains are compliant.

Play Equipment
Category [1]
- Structures are in fair condition.

Play Surfacing
Category [0]
- District has replaced wood chips with rubber surfacing.

Kindergarten Play
Category [1]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.
- Replace asphalt path.

General Landscape
Category [2]
- Planting should be replaced with drought tolerance species.

Playfields
Category [2]
- Irrigation system to be upgraded with current equipment in kinder area.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in fair condition, no issues reported, except to paint.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted plaster with some brick accents and exposed steel, painting well maintained. Underside of walkway canopies require painting/ patching.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows on the original classroom building are wood and require repairs/ re-glazing. The recent 2014 Building windows are aluminum and in good condition.

Roof
Category [0/2]
- The roofs are either single ply roofing or standing seam metal. The single ply roofs and metal roofs are in adequate condition.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified.
- Majority of DW was updated in 2015.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals were replaced in 2015. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program (Bldg A).

**Storm Drain/ Drainage**
Category [1]
- Majority of storm chain replaced in 2015 .
- Drainage issue with water coming off slope to northwest of Bldg B1.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units and split mechanical units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [1]
- Electrical capacity is adequate, no upgrades required.

**Panels**
Category [0]
- No work to existing Electrical panels

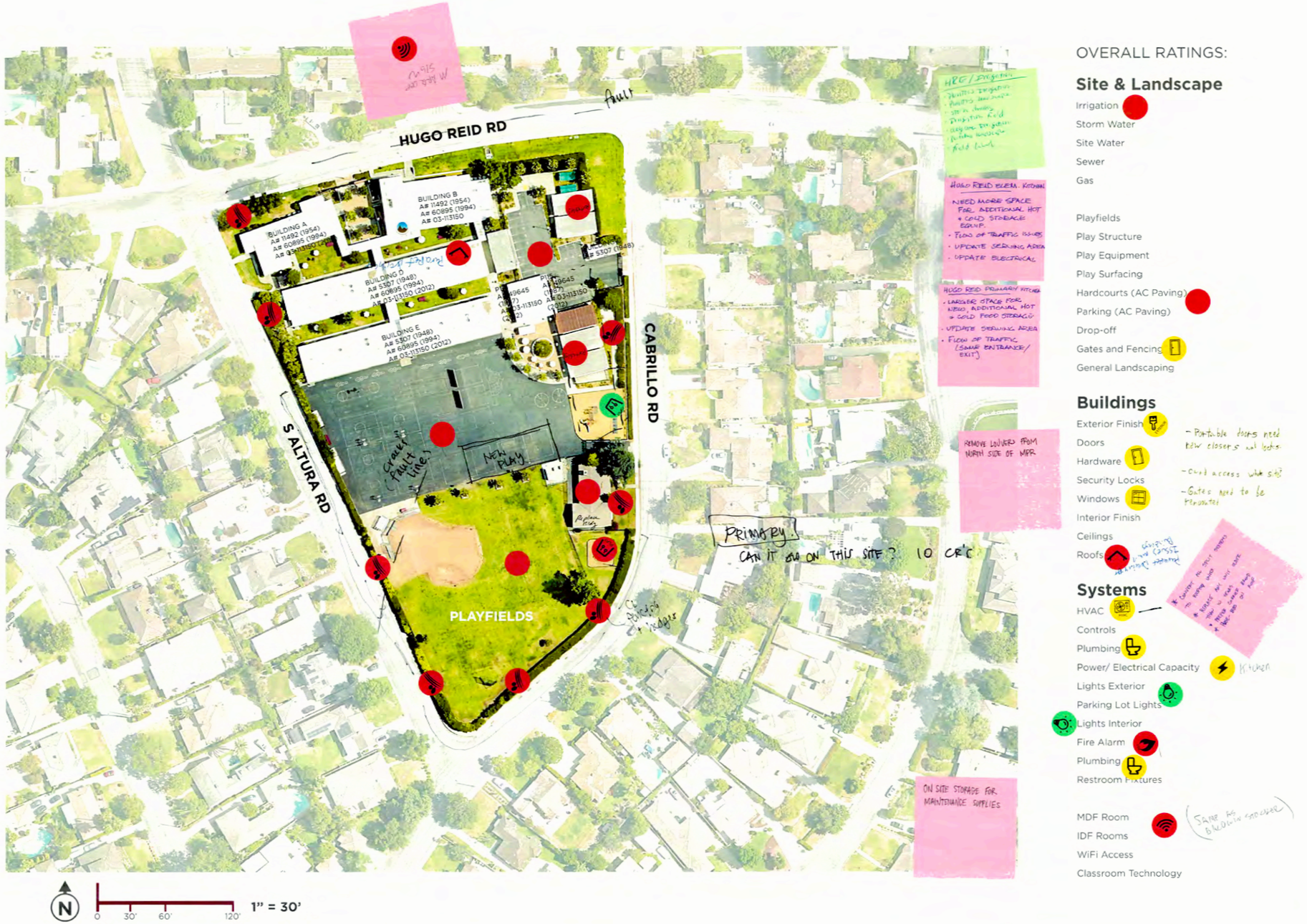
**Receptacles**
Category [1]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.
-




OVERALL RATINGS:

**Site & Landscape**

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas
- Playfields
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Parking Lot Lights
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures
- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**HUGO REID ELEMENTARY SCHOOL**

EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

5

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

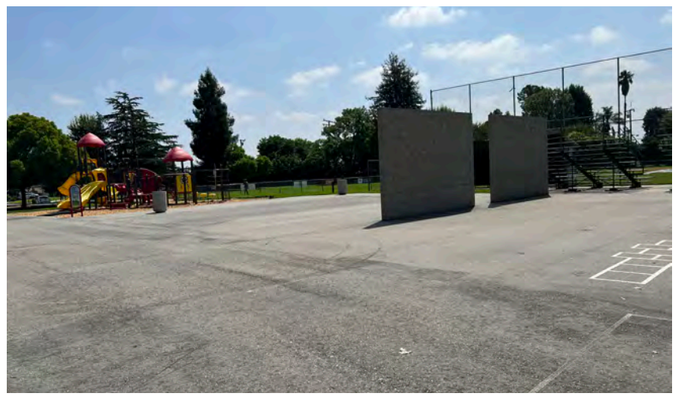
- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
HUGO REID PRIMARY SCHOOL

Front of School

Site Identification / Main Entry

Covered Walkway/ Ramp

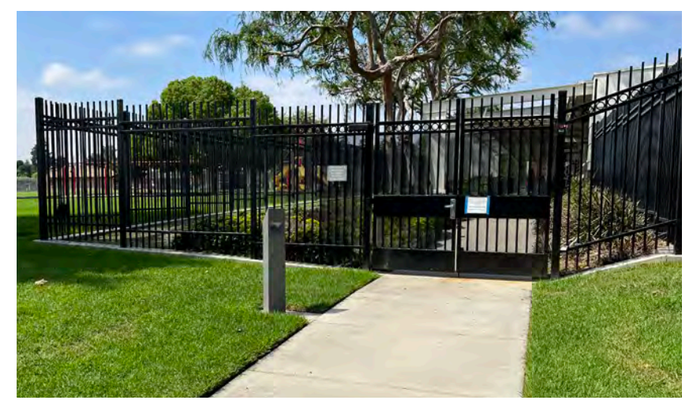

Hardcourts

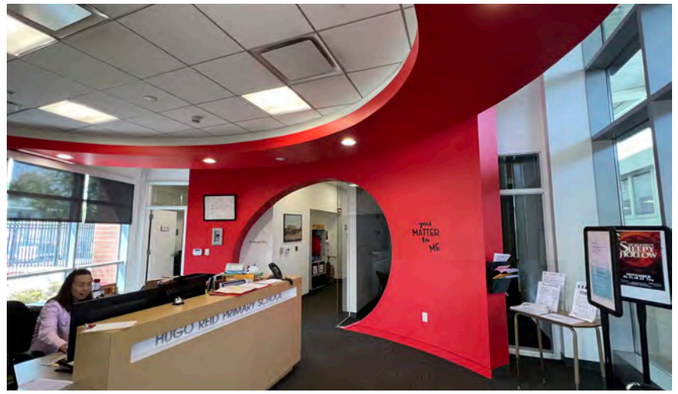
Play Structure

Playfields

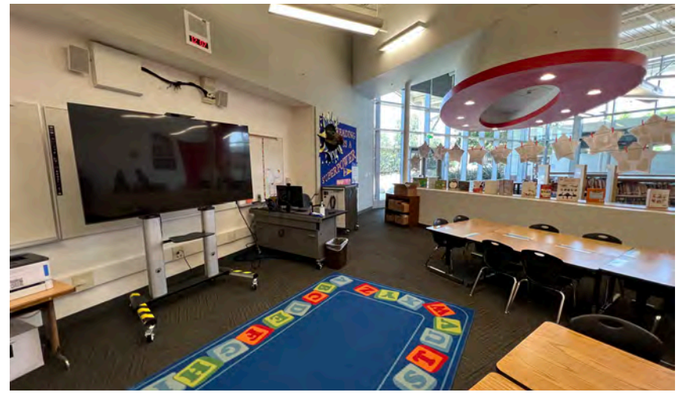
Lunch Area

Outdoor Courtyard


Fencing / Gates



Front Office

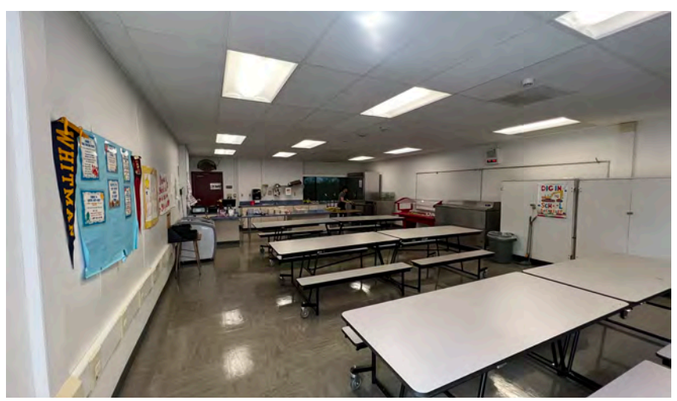

Multipurpose/ Media Space

Library and Media Center

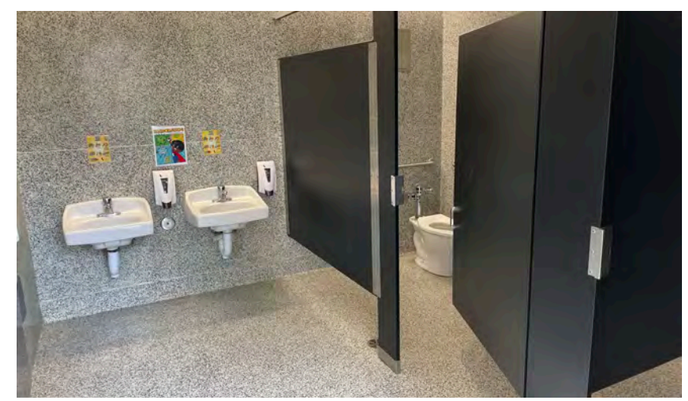
Typical Classroom

Typical Classroom Building

Kindergarten


Cafeteria

Workroom


Typical Restroom

05
HUGO REID
PRIMARY SCHOOL

# SITE INFORMATION

## LOCATION

1000 Hugo Reid Dr., Arcadia, CA 91007

## SITE DATA

**Elementary**

Year Built & (Remodeled):
Building A, B, C : 1954 (1997/98)
Building D, E : 1948 (1997/98)
Building G : 1987
Portables : 1997/98

Year Modernized: 2013
Student Population (2023): 365
Grade Levels: TK-5
Number of Permanent Classrooms: 12
Number of Relocatables: 2
Site Acreage: 5.2 Acres
Permanent Building Area: 34,508 sq. ft
Turf & Field SF: 86,415 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Light retrofit to LED
2. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Combining the Primary School with the Elementary School onto one campus.
2. Collaborative spaces including outdoor learning areas, Makerspace/ Craft Space, Staff Workrooms, Collaboration spaces near Classrooms
3. Front entry and single point of entry - safety enhancements

05
HUGO REID ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [3]
- No ADA drop-off area.
- Drop-off is on street.

Walkway Paving & ADA Compliance
Category [2]
- Concrete replaced. north of Bldg D, west adjacent to portables(2014)
- Consider replacing concrete south of Bldg D and north/ south of Bldg E.

AC Paving at Parking
Category [2]
- Minor grind/overlay of asphalt in east parking lot

AC Paving at Hardcourts
Category [2]
- Replace asphalt.

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrails.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in good shape under the shade canopies. Additional seating and shade is requested.

Drinking Fountains
Category [0]
- Drinking fountain are compliant.

Play Equipment
Category [1]
- Structures are in good condition.
- Bleachers missing ADA seating.

Marquee
Category [2]
- New marquee requested.

Play Surfacing
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

General Landscape
Category [2]
- Planting should be replaced with drought tolerant species.
- Replace current irrigation system.

Playfields
Category [2]
- Irrigation system to be replaced.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues reported, except for painting.
- The chain link fencing around the playfield to be replaced.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted plaster with some brick accents and exposed steel, painting well maintained. Underside of walkway canopies require painting/ patching.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows on the existing buildings were replaced with an aluminum system and are in fair condition.

Roof
Category [0/2]
- The roofs are single ply roofing and in fair condition. Building D parapet/ drainage requires repairs.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- The mains and laterals are original to the building construction dates.
- Targeted replacement.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Minor storm drain replacement occurred in 2014,north of Bldg D, east to Cabrillo Rd..
- Majority of storm drain is existing but no issues noted.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units and split mechanical units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**
Category [2]
- Electrical capacity upgrade needed to address the proposed upgrades.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

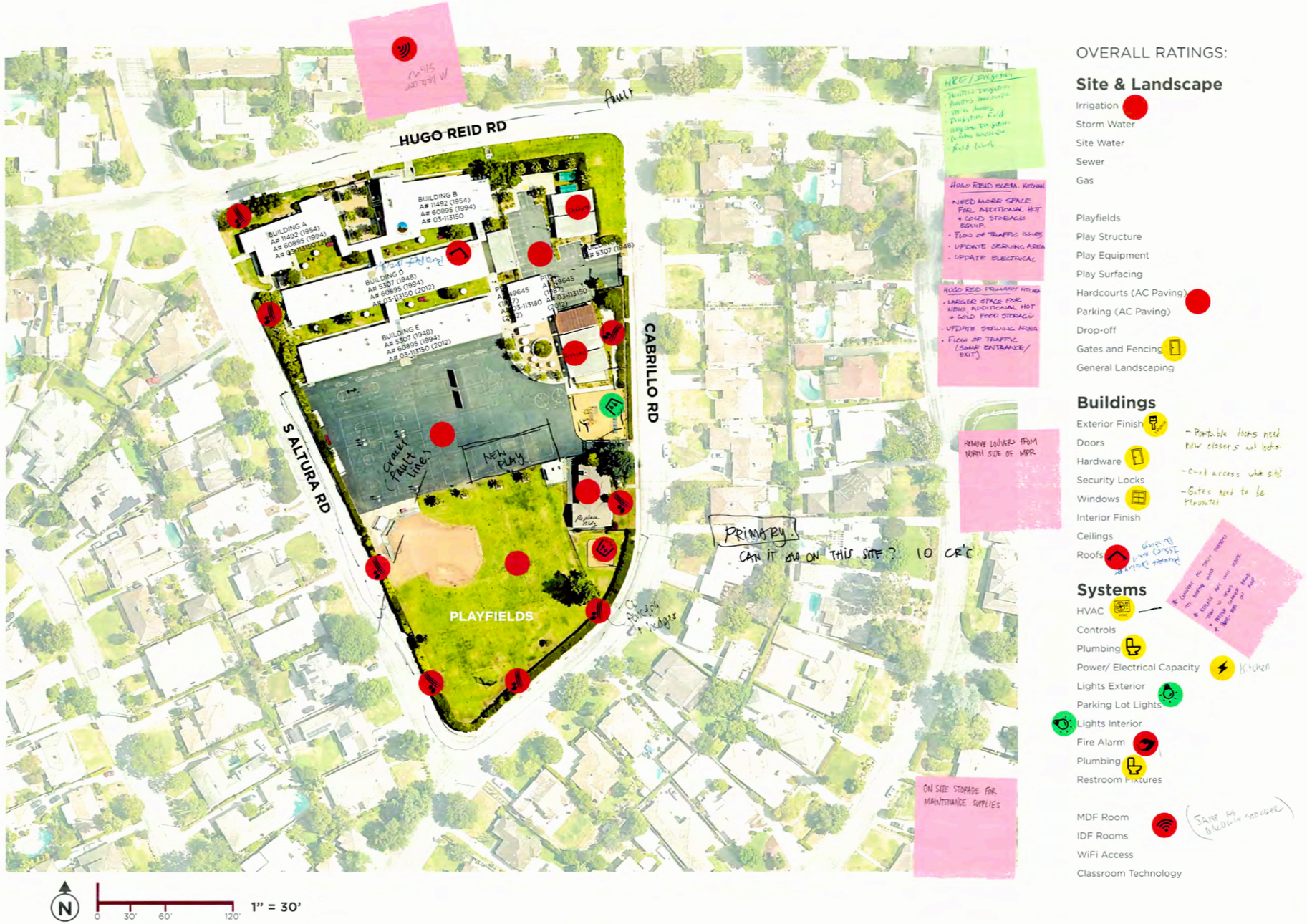
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




OVERALL RATINGS:

**Site & Landscape**

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas
- Playfields
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Parking Lot Lights
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures
- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**HUGO REID ELEMENTARY SCHOOL**

EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan 5

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

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05 HUGO REID ELEMENTARY SCHOOL

Drop-off Lane on Street

Site Identification / Main Entry

Parking Area

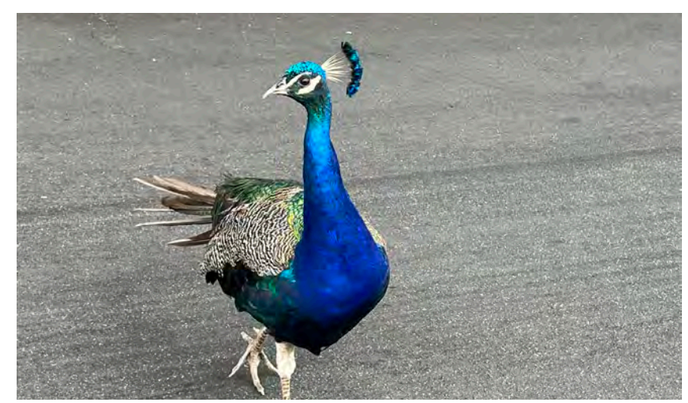
Hardcourts

Play Structure

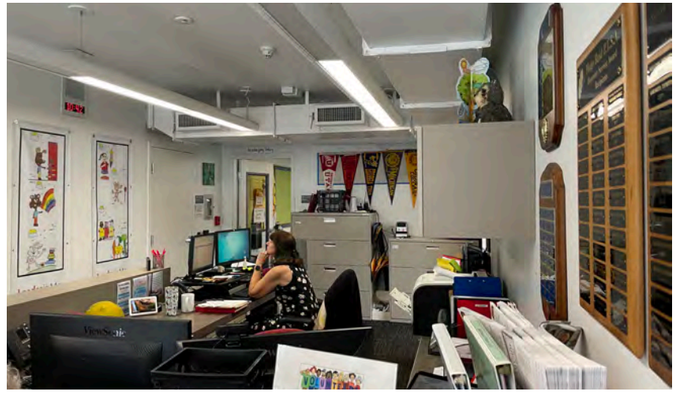
Playfields

Walkways

Outdoor Courtyard


Local Resident

05
HUGO REID
ELEMENTARY SCHOOL



Front Office

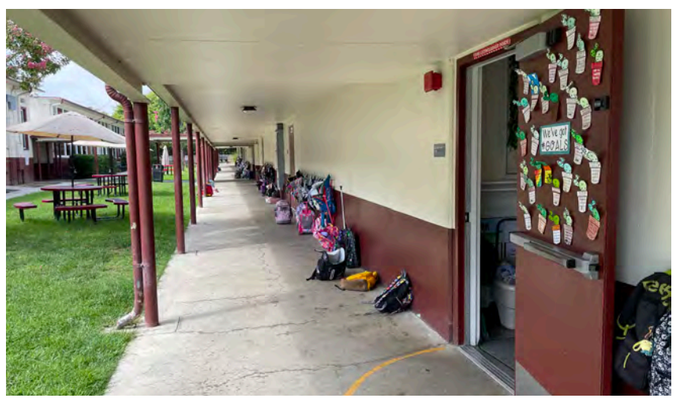
Multipurpose Room

Library and Media Center

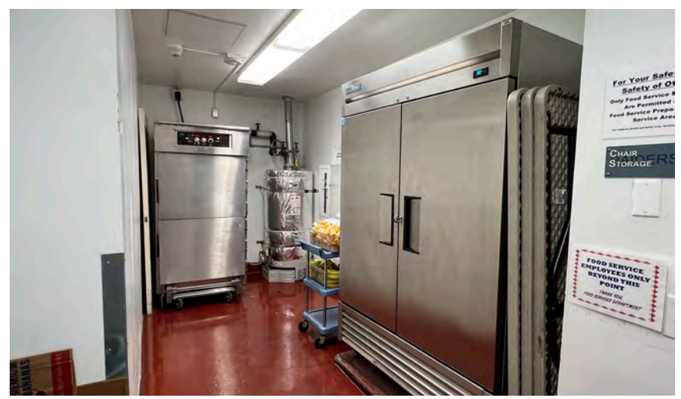
Typical Classroom

Typical Classroom Building

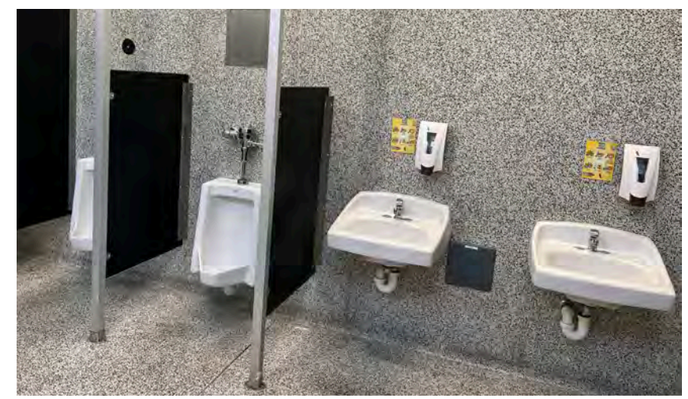
Modular Classroom Buildings



Covered Walkway




Kitchen



Typical Restroom

05
HUGO REID
ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

2601 Longley Way, Arcadia, CA 91007

## SITE DATA

Year Built & (Remodeled):
Building A (Admin) and E (MPR) : 1965 (1994)
Building B : 1953 (1994)
Building C and D : 1951 (1994)
Building G (2 portables) : 1950 (1994)
Portables : unknown
Building L : 2015

Year Modernized: 2015
Student Population (2023): 516
Grade Levels: TK-5
Number of Permanent Classrooms: 20
Number of Relocatables: 8

Site Acreage: 5.6 Acres
Permanent Building Area: 40,961 sq. ft
Turf & Field SF: 82,727 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structure at Hardcourt
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Replace portables with new permanent construction and new TK / Kindergarten classrooms, new dedicated space for STEAM lab and Music.
2. Learning Center - additional spaces for student support services.
3. Reconfiguration of outdoor play spaces.

05
LONGLEY WAY ELEMENTARY SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [0]
Parking and drop-off are in compliance.

Walkway Paving & ADA Compliance
Category [2]
- Replace concrete at day-care.
- ADA path to concession bldg is not compliant.
- Replace concrete at south play structure.

AC Paving at Parking
Category [1]
- Grind/overlay of asphalt in north parking lot.

AC Paving at Hardcourts
Category [2]
- Replace asphalt south of Bldg D and around portables.
- Replace asphalt at south property line.
- Replace asphalt at kinder.

Ramps & Stairs
Category [1]
- Handrails at portables classrooms do not have compliant handrail extensions

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in good shape under the shade canopies. Additional seating and shade is required for lunch.

Drinking Fountains
Category [0]
- Drinking fountain are compliant.

Play Equipment
Category [1]
- Structures will be replaced by district.
- Backstop should be replaced.
- Bleachers missing ADA seatings.

Play Surfacing
Category [0]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.

Kindergarten Play
Category [1]
- District has replaced/ in the process of replacing wood chips with rubber surfacing.
- Irrigation modifications required in this area.

General Landscape
Category [2]
- Planting should be replaced with drought tolerant species.
- Targeted modifications of irrigation improvements.

Playfields
Category [2]
- Irrigation system to be modified.
- Fine grading of field along with new sod.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues reported, except for touch up paint.
- The chain link fencing around the Playfields and south of hardcourts should be replaced.
- Taller chain link fence requested around bioretention basin.

## ASSESSMENT OF BUILDINGS

Building L (Library) was built in 2015 and in good condition. Just need to replace HVAC at end of life cycle and patch roof as needed.

Portables are in poor condition with need for major upgrades.

Exterior

Overall Rating: Category [1] The existing buildings mainly painted plaster, with a 30-inch high brick sill below storefront windows along the North side and clerestory windows on the South side. The exterior finish in general are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are painted plaster with some brick and are in good condition with painting well maintained. Fascia needs new paint.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.
- Desire for electronic door locks.

Windows & Frames
Category [3]
- Exterior windows are typically wood with single pane and in need of replacement in Buildings B, C, D and E.

Roof
Category [1]
- The roofs are in acceptable condition.

Restroom ADA Compliance
Category [1]
- Restrooms received ADA upgrades the last modernization. Minor updates to meet current codes as required by modernization work.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Carpet and VCT flooring in classrooms were replaced in previous modernizations but should receive new finishes/ minor modernizations. Carpet should be replaced with resilient flooring.
- Ceiling: T-bar ceilings typical in Classrooms appear to be in good condition.
- Restrooms: Terrazzo finish is in good condition.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- Majority of domestic water was replaced in 2015.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.
- Small portion of gas line was replaced (south of MPR).

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings were replaced in 2015. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Drainage issues at hardcourts ,south of Bldg D and between Bldg B&C.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing rooftop package units are at the end of their life cycle and should be replaced on all buildings.
- Convert split systems to rooftop units.
- Provide hose bib on roofs, typical.

**Control System**
Category [1]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**

Overall Rating: Category [1].

**Plumbing Fixtures**
- Plumbing fixtures were replaced in the last modernization and are in good condition.
- Water Closets – floor mounted with manual flush valves.
- Urinals – wall hung type with flush.
- Lavatories - wall mounted.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed.

**Panels**
Category [1]
- Electrical Infrastructure is operational however need to increase capacity at Kitchen.

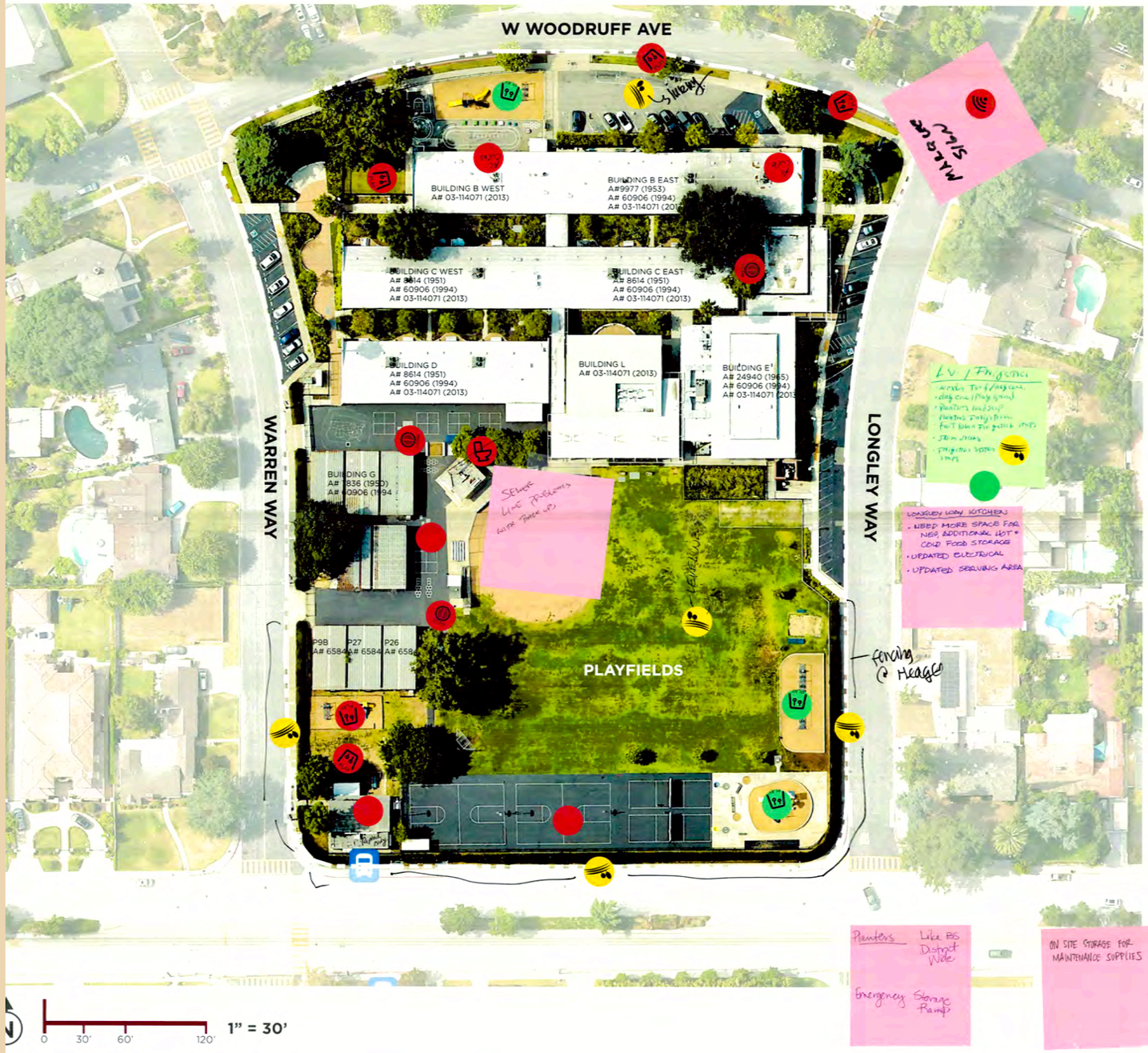
**Receptacles**
Category [0]
- Receptacles were added in the last Modernization; no reported issues.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Exterior lighting at walkways and parking lots have been upgraded to LED fixtures.

**Kitchen**
Category [2]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals. Add additional capacity for refrigerator/ freezer and add capacity to electrical panel.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [3]
- New fire alarm system meeting current codes is required.




OVERALL RATINGS:

## Site & Landscape

Irrigation
Storm Water
Site Water
Sewer
Gas

Playfields
Play Structure
Play Equipment
Play Surfacing
Hardcourts (AC Paving)
Parking (AC Paving)
Drop-off
Gates and Fencing
General Landscaping

## Buildings

Exterior Finish — FASCIA/WAINSCOT
Doors
Hardware
Security Locks
Windows
Interior Finish
Ceilings
Roofs

## Systems

HVAC
Controls
Plumbing
Power/ Electrical Capacity
Lights Exterior
Parking Lot Lights
Lights Interior
Fire Alarm
Plumbing
Restroom Fixtures

MDF Room
IDF Rooms
WiFi Access
Classroom Technology

# LONGLEY WAY ELEMENTARY SCHOOL
## EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

6

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
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- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

05
LONGLEY WAY ELEMENTARY SCHOOL

Drop-off Lane / Parking

Site Identification / Main Entry

Outdoor Learning Areas

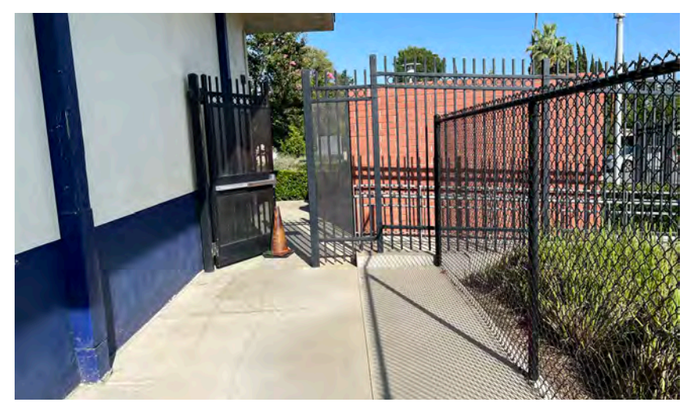
Hardcourts

Play Structure

Playfields

Lunch Area

Outdoor Courtyard


Fencing / Gates

05
# LONGLEY WAY ELEMENTARY SCHOOL

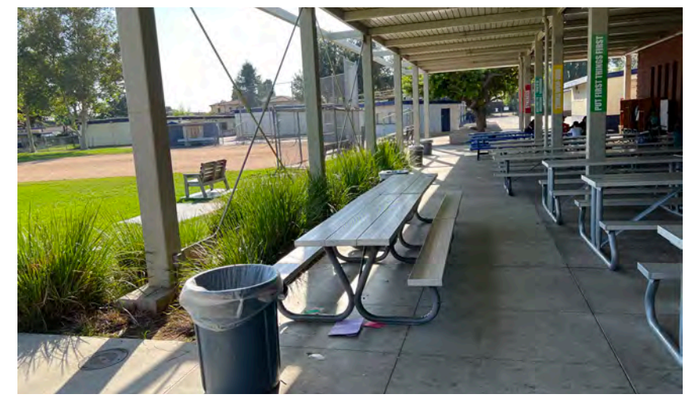
Front Office

Multipurpose Room

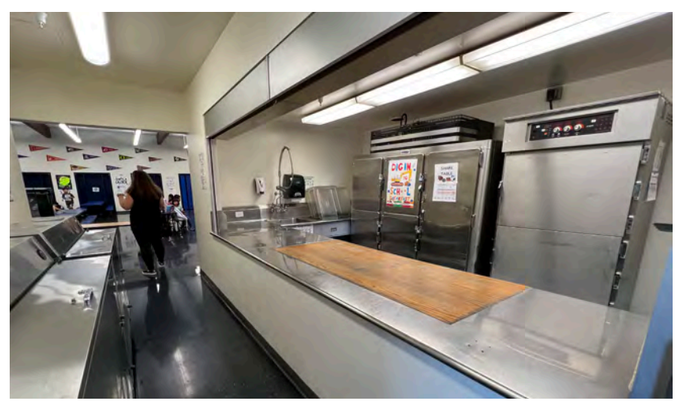
Library and Media Center

Typical Classroom

Typical Classroom Building


Lunch Area

Planting Area Outside Library/ Media Center


Kitchen

Typical Restroom

05
LONGLEY WAY
ELEMENTARY SCHOOL

# SITE INFORMATION

## LOCATION

1401 S. 1st Ave, Arcadia, CA 91006

## SITE INFO

Year Built & (Remodeled):
Building A, B, C, D, F, G, H : 1954 (1994)
Building F, J, K, P, R : 1965 (1994)
Building M & N : 1961 (1994)
Building S : 2012

Year Modernized: 2012
Student Population (2023): 670
Grade Levels: 6-8
Number of Permanent Classrooms: 32
Number of Relocatables: 3

Site Acreage: 11.6 Acres
Permanent Building Area: 79,570 sq. ft
Turf & Field SF: 147,611 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the hard courts
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

4. Locker Room modernization and PE Classroom addition.
5. New classrooms for STEM and Art program.
6. Outdoor commons to extend usage of learning space.

DANA MIDDLE SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [1]
- Fire lane designation (Signage/Text on curb).
- Update signage.

Walkway Paving & ADA Compliance
Category [1]
- Minor areas (25%) to fix. (Between Bldg B,C,D,& M,N,P).

AC Paving at Parking
Category [2]
- Grind/overlay of asphalt in gym parking lot
- Slurry coat asphalt in Administration parking lot.

AC Paving at Hardcourts
Category [2]
- Grind/overlay of asphalt.
- Replace asphalt at hardcourts.
- Replace asphalt at west of gym.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in fair to good shape under the shade canopies.

Drinking Fountains
Category [1]
- Existing porcelain and concrete drinking fountain should be replaced with ADA compliant fixtures.

Play Equipment
Category [1]
- Basketball goals and post in fair/good shape.
- Replace a few nets and rims.

Marquee
Category [2]
- Replace existing marquee.

General Landscape
Category [2]
- Planting / Irrigation adjustments for planting area south of music bldg.
- Planting/Irrigation should be upgraded along parking lot and 1st Ave.

Playfields
Category [2]
- Irrigation system to be upgraded with current product.
- D.G. to be replaced with synthetic track.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues.
- Paint touch up.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily brick with some painted trim and is well maintained.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows are typically aluminum,original to the buildings, they are difficult to open and need to be replaced.

Roof
Category [0/2]
- The roofs are typically single ply roofing in adequate condition. All original buildings need rain gutters tied to storm drain system.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Carpet and VCT flooring in classrooms were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.
- Need new folding tables in the MPR.
- Locker Rooms are in need to comprehensive Modernization.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- The mains and laterals are original to the building construction dates. Selective replacement should be considered.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.
- Selective replacement if construction with gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. Selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Drainage track has issue. Sturdy water and muddy.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units and split mechanical units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.
- Plumbing fixtures in the Locker Rooms require full replacement.

**ELECTRICAL**

**Power Distribution**

Category [1]
- Electrical capacity is adequate, no upgrades required, except as noted for the kitchen expansions.

**Panels**
Category [0]
- No work to existing Electrical panels

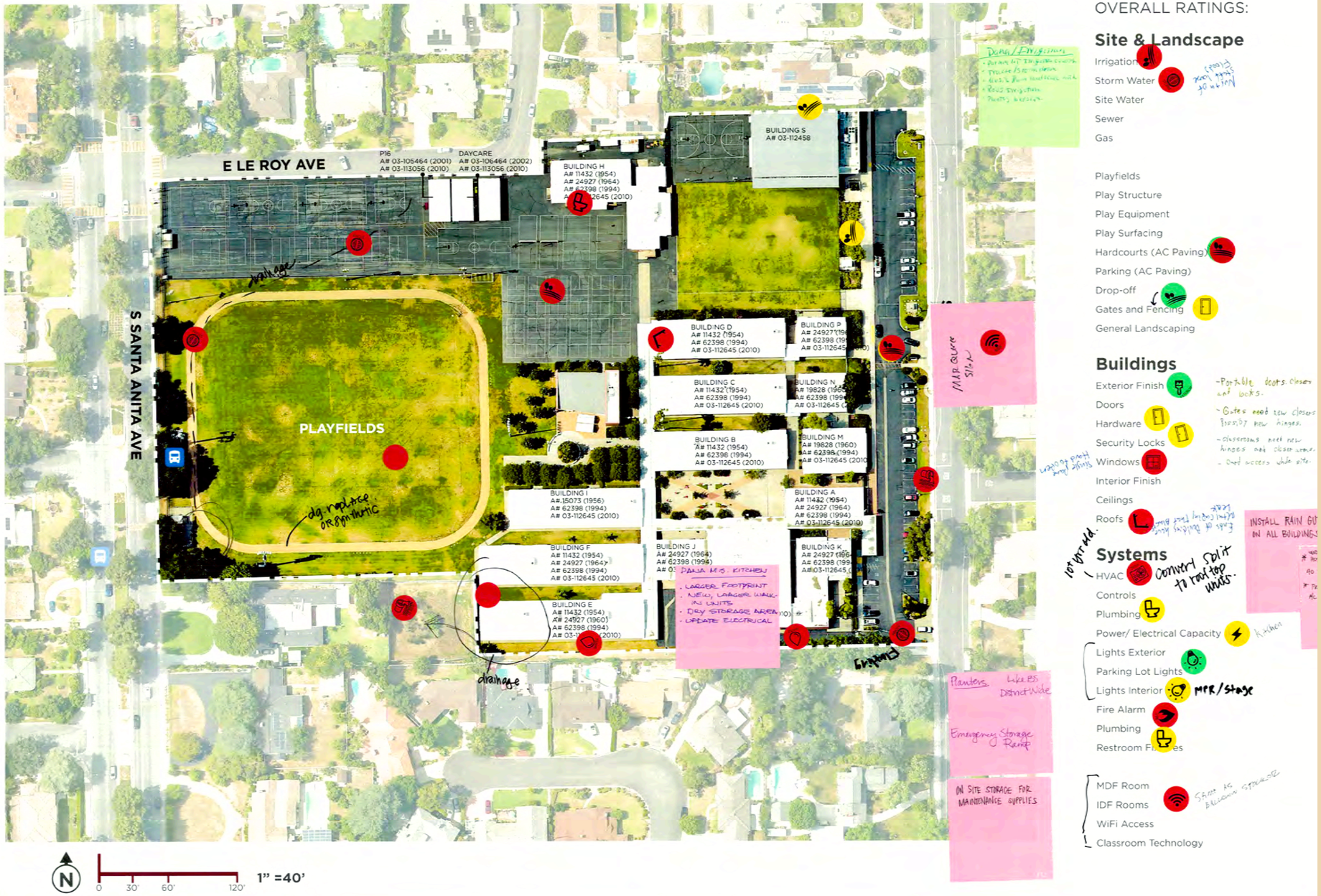
**Receptacles**
Category [1]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




ARCADIA Unified School District

**DANA MIDDLE SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

7

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

DANA MIDDLE SCHOOL

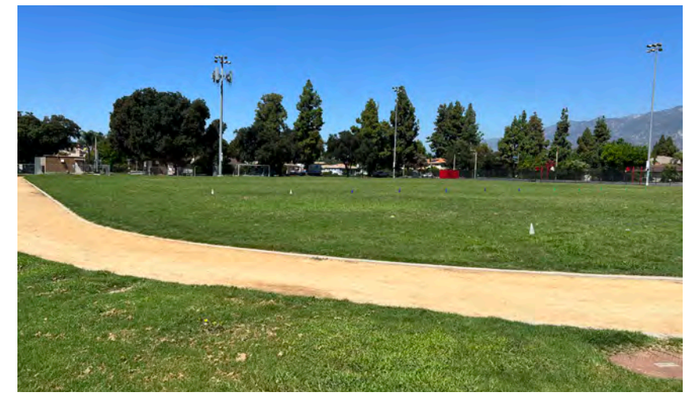
Drop-off Lane / Parking

Site Identification / Main Entry

Main Quad

Hardcourts

Outdoor Courtyard



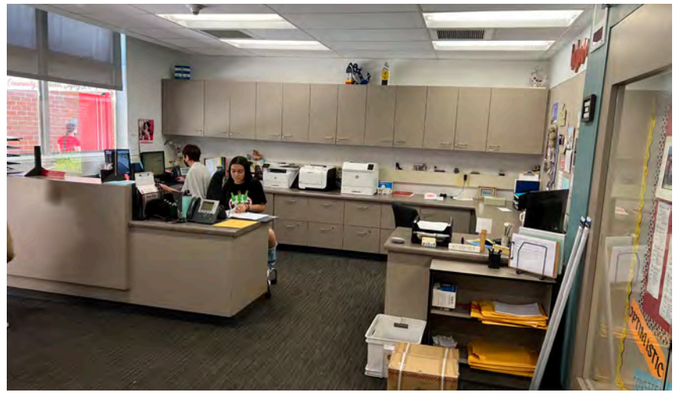
Playfields

Lunch Area

Seat walls/ Circulation

Modular Classrooms/ Hardcourts

# DANA MIDDLE SCHOOL


Front Office

Multipurpose Room

Library and Media Center

Typical Classroom

Typical Science Lab

Covered Walkway

Locker Room

Kitchen

Typical Restroom

# DANA MIDDLE SCHOOL

# SITE INFORMATION

## LOCATION

301 S 1st Ave, Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled):
Building A : 1934 and 1980 (1997/98)
Building B, C, G : 1939 (1997/98)
Building D, E, F : 1961 (1997/98)
Building H : 1954 (1997/98)
Building J : unknown (1961 and 1997/98)
Building M (Music) : 2010

Year Modernized: 2010
Student Population (2023): 707
Grade Levels: 6-8
Number of Permanent Classrooms: 24
Number of Relocatables: 3

Site Acreage: 6.8 Acres
Permanent Building Area: 54,238 sq. ft
Turf & Field SF: 120,070 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the hard courts
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. New gym and locker room building.
2. New Classrooms to replace portables.
3. Synthetic Track and Field
4. Modernization of Classroom buildings.

FIRST AVENUE MIDDLE SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [3]
- Provide drop-off.
- More parking is required.

Walkway Paving & ADA Compliance
Category [2]
- Concrete within Bldg A wings to be replaced.

AC Paving at Parking
Category [1]
- Grind and overlay asphalt.

AC Paving at Hardcourts
Category [2]
- Replace asphalt at hardcourts.

Ramps & Stairs
Category [2]
- Handrails at Bldg A,C,F do not have compliant handrail extensions,ramps and stairs.
- Guardrail missing between Bldg A&B and Bldg A&C.

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.
- Existing shade areas are temporary tents.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in fair shape under the shade canopies. A few should be replaced. (10%)

Drinking Fountains
Category [1]
- Existing porcelain and concrete drinking fountain should be replaced with ADA compliant fixtures.
- Lack of exterior drinking fountain.

Play Equipment
Category [1]
- New Basketball post and goals are required.

Marquee
Category [2]
- Replace Marquee.

General Landscape
Category [1]
- Replace irrigation in lawn area along 1st Ave.
- Replace landscape and irrigation between Bldg A & B.

Playfields
Category [2]
- Irrigation system to be upgraded with a new products. New booster pump needed for irrigation system in field.
- D.G. to be replaced with synthetic track.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues reported. Touch up painting for gates and fences.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted concrete with painted steel structure, exterior painting is in fair condition and requires some areas of re-fresh.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows were replaced with aluminum system in most areas.. Buildings B and J has original wood windows and requires replacement.

Roof
Category [0/2]
- The roofs are single ply roofing and in good condition, some flashing issues reported and should be repaired.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems
- Restrooms: Terrazzo finish is in good condition.
- Locker Rooms/ Toilets/ Showers require full Modernization and upgrade.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- No domestic water needs were identified, however, the mains and laterals are original to the building construction dates. Targeted replacement only at this time.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- No problems reported with the existing gas distribution system. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. Selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Courtyard by Bldg B & Library has flooding issues.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing package units are beyond their life expectancy and requires replacement. Replacement Package units to be all electric. Rooftop units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded along with the replacement of the HVAC units.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.
- Plumbing fixtures in the Locker Rooms require full replacement.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed to address the proposed upgrades.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

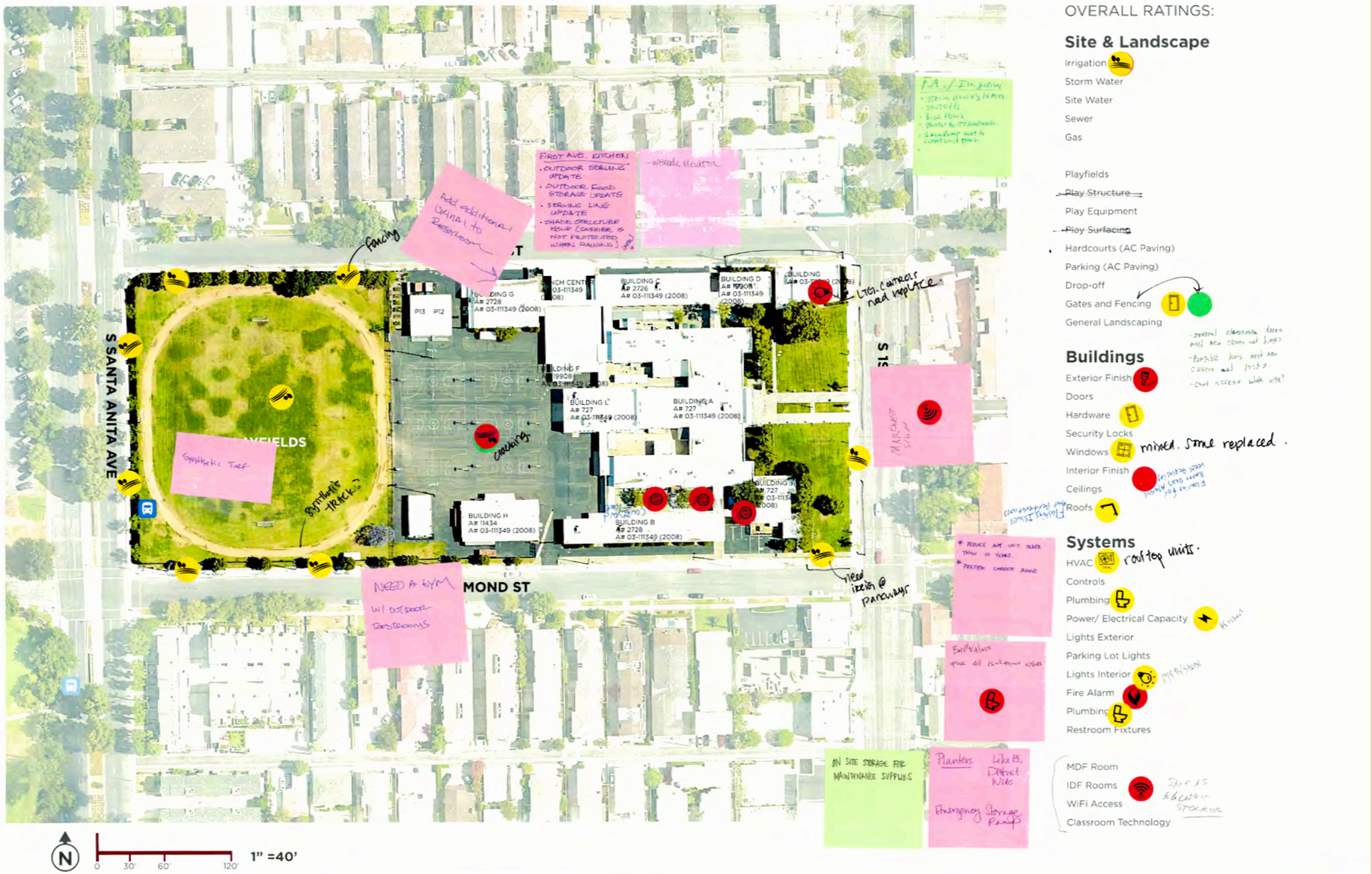
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.
- Serving line and lunch canopy require expansion with better circulation.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




ARCADIA Unified School District

**FIRST AVENUE MIDDLE SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

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# EXISTING CONDITIONS

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- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

FIRST AVENUE MIDDLE SCHOOL

Drop-off Lane / Parking

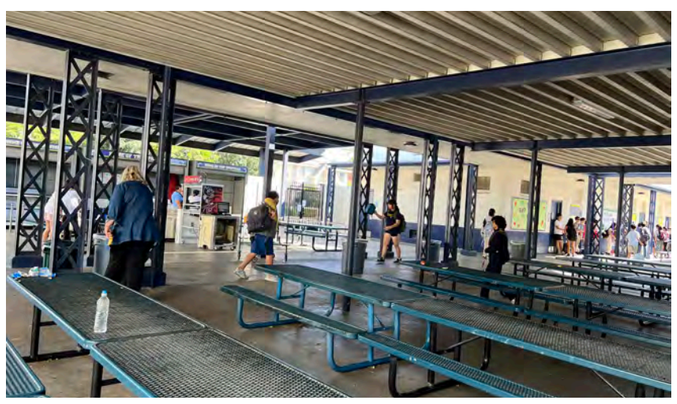
Site Identification / Main Entry

Outdoor Gathering Area

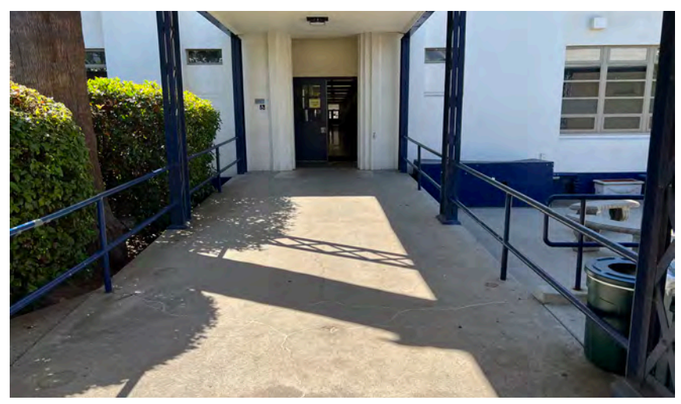
Hardcourts

Outdoor Courtyard

Playfields/ Running Track



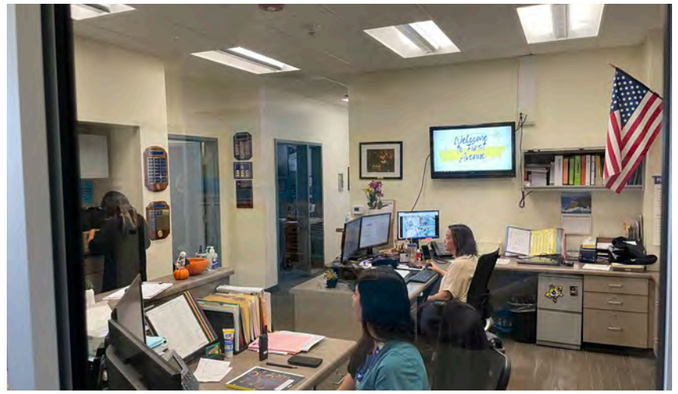
Lunch Area



Covered Walkway/ Ramp

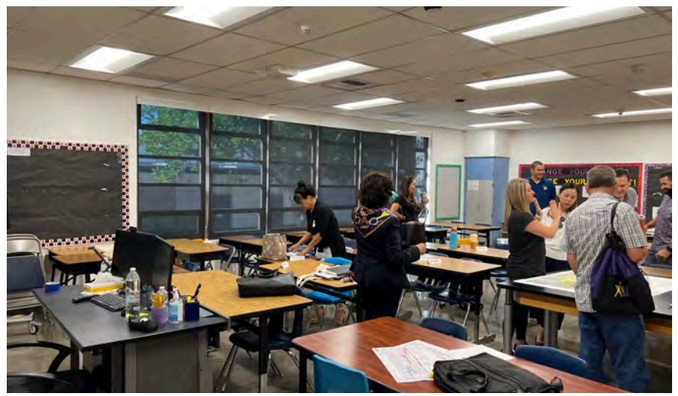
Fencing / Gates

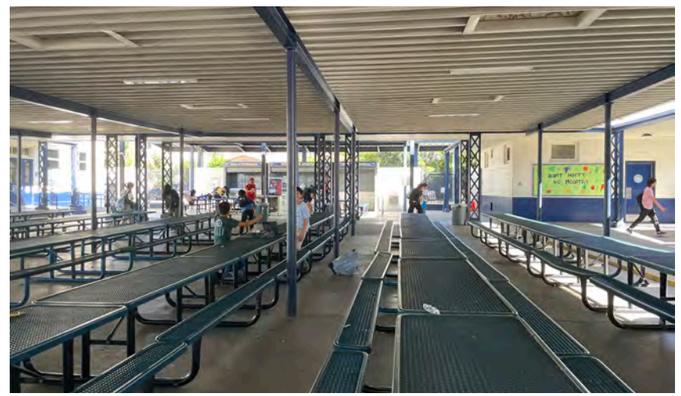
# FIRST AVENUE MIDDLE SCHOOL


Front Office

Auditorium

Library and Media Center

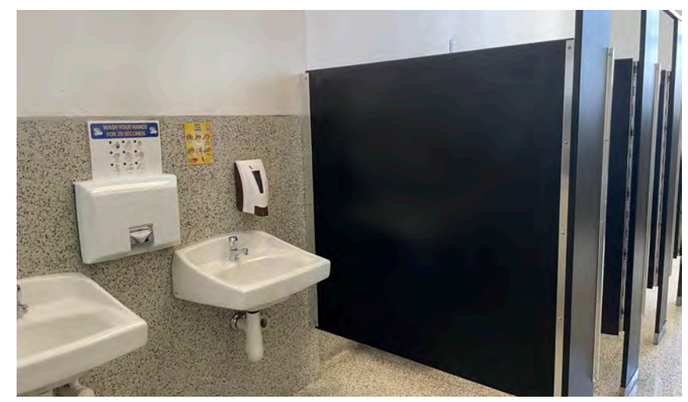

Typical Classroom


Lunch Shelter

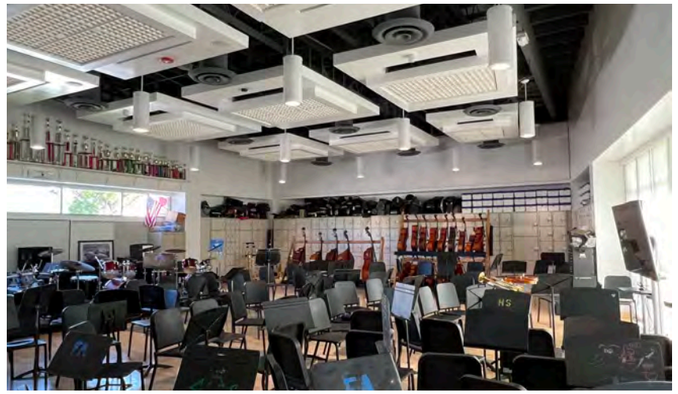
Interior Hallway

Science Lab

Kitchen


Typical Restroom

# FIRST AVENUE MIDDLE SCHOOL


Music Room

Courtyard

Exterior Walkway

Locker Room

Locker Room Toilets

Exterior Classroom Bldg.

CTE/ Shop

Culinary Classroom

Outdoor Stage

# FIRST AVENUE MIDDLE SCHOOL

# SITE INFORMATION

## LOCATION

171 E Sycamore Ave, Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled):
Building A, B, C, D : 1961 (Mod 1996/97)
Building E : 1965 (Mod 1996/97)

Year Modernized: 2014
Student Population (2023): 684
Grade Levels: 6-8
Number of Permanent Classrooms: 37
Number of Relocatables: 1

Site Acreage: 13.1 Acres
Permanent Building Area: 58,289 sq. ft
Turf & Field SF: 231,732 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Shade structures at the Upper Field
2. Light retrofit to LED
3. Kitchen HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. New gym and locker rooms building.
2. Reconfiguration of old locker room building into Dance and Music Classrooms.
3. Outdoor learning courtyard area enhancements.

FOOTHILLS MIDDLE SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [2]
- Drop-off is not compliant.

Walkway Paving & ADA Compliance
Category [1]
- Only a few areas of replacement around Bldg D.

AC Paving at Parking
Category [1]
- Minor grind/overlay of asphalt in south and west parking lot

AC Paving at Hardcourts
Category [1]
- Minor grind/overlay of asphalt
- West to east maintenance road required replacement.
- Asphalt from portables to track shall be replaced.

Ramps & Stairs
Category [1]
- Stair nosing require contrasting color.

Shade Shelter / Lunch Canopy
Category [1]
- More covered lunch area is requested.
- Existing shade structure in good condition

Lunch Tables and Benches
Category [0]
- Metal lunch tables are in good shape under the shade canopies. Additional seating and shade is required for lunch.

Drinking Fountains
Category [0]
- Drinking fountains are operational and compliant.

Play Equipment
Category [1]
- Baseball backstop/dugouts should be replaced.
- Baseball goals should be replaced.
- Volleyball NET/posts should be replaced.

Marquee
Category [2]
- Replace marquee with upgraded version.

General Landscape
Category [1]
- Replace landscape and irrigation along Sycamore Ave.
- Replace irrigation at slope north of track with selective planting enhancements(i.e. preserve trees)

Playfields
Category [1]
- The existing fields is in fair to good condition. Irrigation should be updated to current standards.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition.
- The chain link fencing to north of hardcourts should be 8' ht.

## ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [1] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are primarily painted concrete and brick, exterior painting is in fair condition.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows primarily steel and in fair condition. The MPR window and sliding door system requires maintenance.

Roof
Category [0/2]
- The roofs are single ply roofing. Roofing replacement required at Buildings C and E. Roof extension is required over the walkways north of Building A. Ponding water occurs on Building D Roof and requires maintenance.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations.
- Ceiling: Replace existing aged suspended ceiling systems. Glue on ceiling tiles in Building E to be replaced.
- Restrooms: Terrazzo finish is in good condition.
- Locker Rooms/ Toilets/ Showers require full Modernization and upgrade.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- Selective replacement and upgrades should be provided(i.e. Replace pressure regulator.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.

**Gas**
Category [1]
- The District should consider moving towards all electric HVAC and reduce the dependency on gas.
- Selective upgrades suggested

**Sewer**
Category [1]
- The majority of the sewer mains and laterals are original to the buildings. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program.

**Storm Drain/ Drainage**
Category [1]
- Selective upgrades to alleviate ponding.

**MECHANICAL**
Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing central LG HVAC units shall be reconfigured to minimize refrigerant lines and provide better access.

**Control System**
Category [2]
- Control systems to be upgraded to allow greater control of spaces.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.
- Plumbing fixtures in the Locker Rooms require full replacement.

**ELECTRICAL**

**Power Distribution**

Category [2]
- Electrical capacity upgrade needed to address the proposed upgrades.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

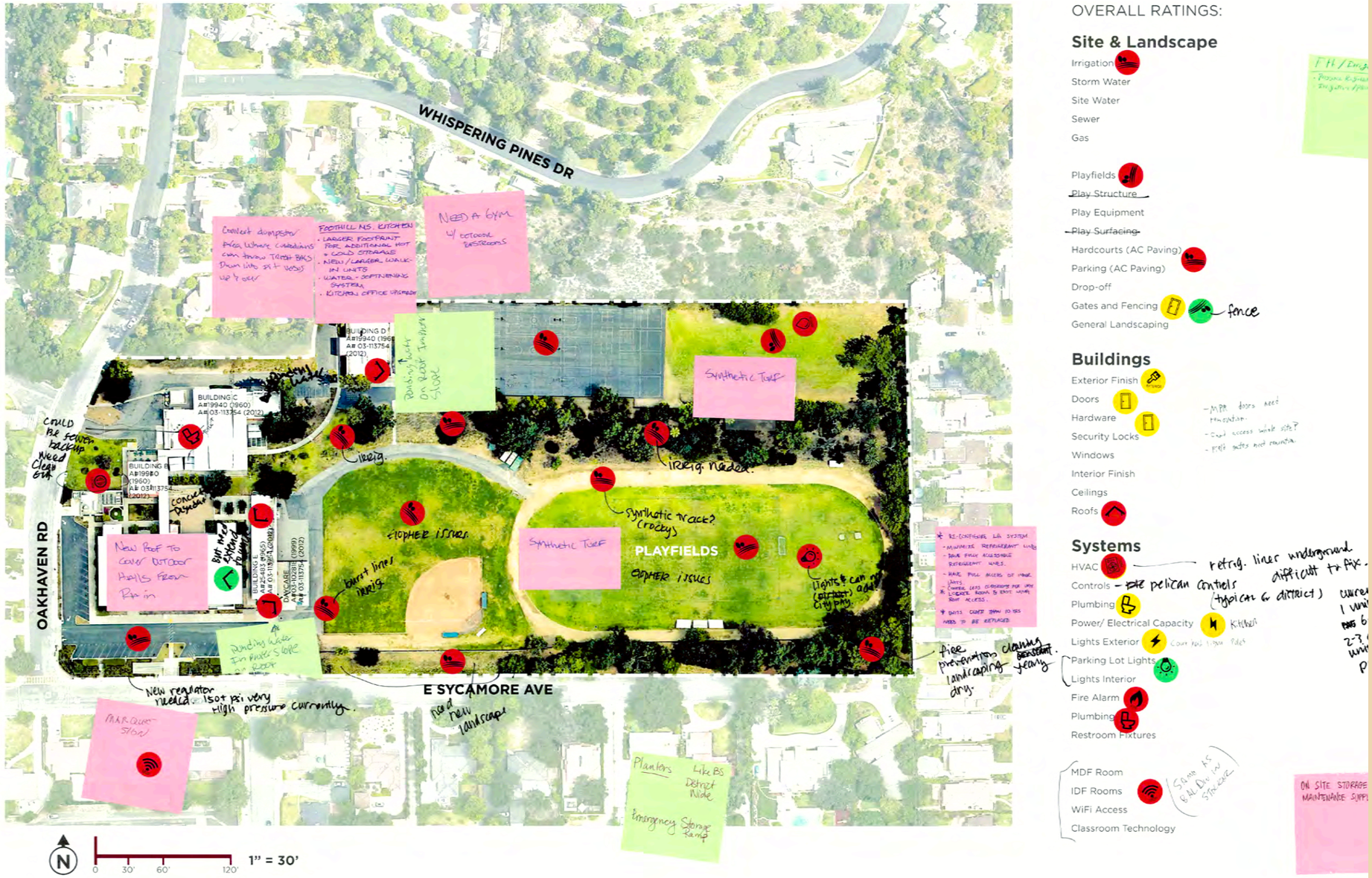
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0/1]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout. Replace lighting controls in the Music Room.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines in order to handle increase in morning and lunchtime meals offered. Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.
- Kitchen office upgrades required.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




OVERALL RATINGS:

**Site & Landscape**

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas
- Playfields
- ~~Play Structure~~
- Play Equipment
- ~~Play Surfacing~~
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing — fence
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC — retrig. liner underground difficult to fix.
- Controls — pelican controls (typical 6 district)
- Plumbing
- Power/ Electrical Capacity — Kitchen
- Lights Exterior
- Parking Lot Lights
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures
- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**FOOTHILLS MIDDLE SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan 9

# EXISTING CONDITIONS

On August 30th, 2023 a workshop was conducted with leadership and members of the Facilities and Operations Services team at the District as well as leadership from Technology and Nutrition Services. During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

- Red Dot: indicates areas that are in poor condition or at the end of it's life cycle and needs to be replaced soon. Areas that were ongoing and constant maintenance issues were also included.
- Yellow Dot: indicates areas that are in moderate or acceptable and functioning condition currently. But may need to be repaired in the upcoming 10-15 years span.
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

FOOTHILLS MIDDLE SCHOOL

Drop-off Lane / Parking

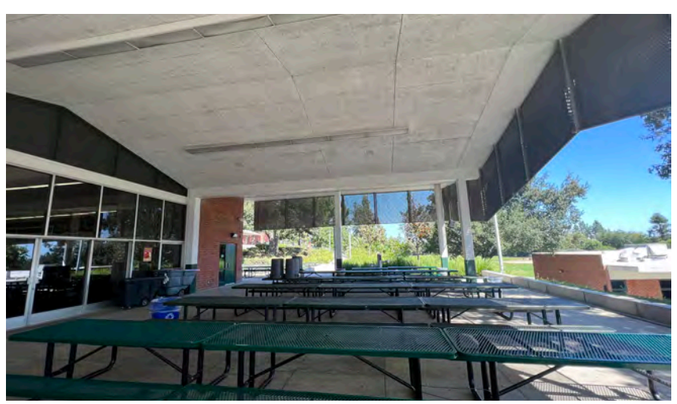
Site Identification / Main Entry

Running Track

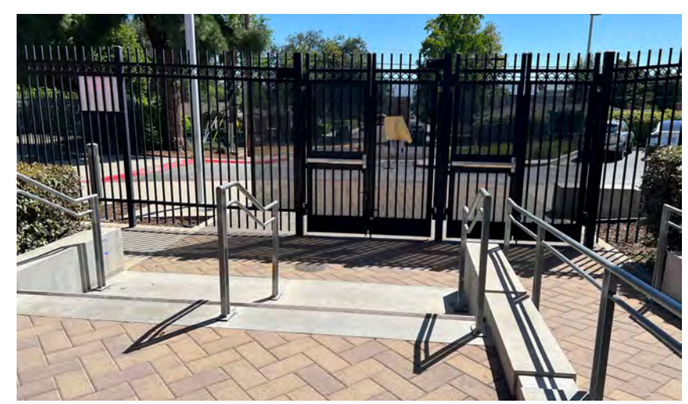
Hardcourts

Seat Walls/ Amphitheater

Playfields


Lunch Area

Stair to upper Campus


Fencing / Gates

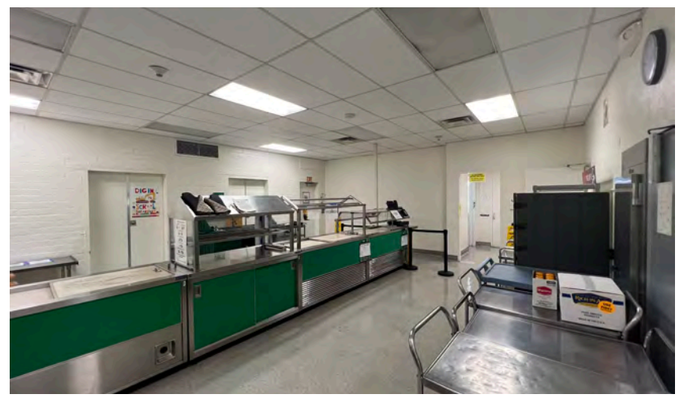
# FOOTHILLS MIDDLE SCHOOL

Front Office

Playfield

Library and Media Center

Typical Classroom


Serving Line

Campus Quad

Partially Covered Walkway

Kitchen

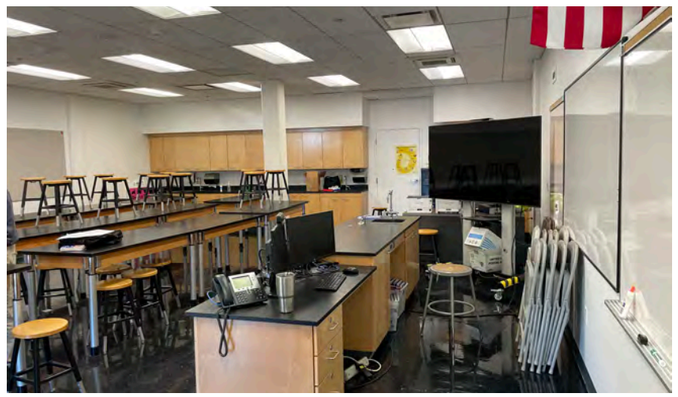
Typical Restroom

# FOOTHILLS MIDDLE SCHOOL

Seat Walls at Slope

Multipurpose Room

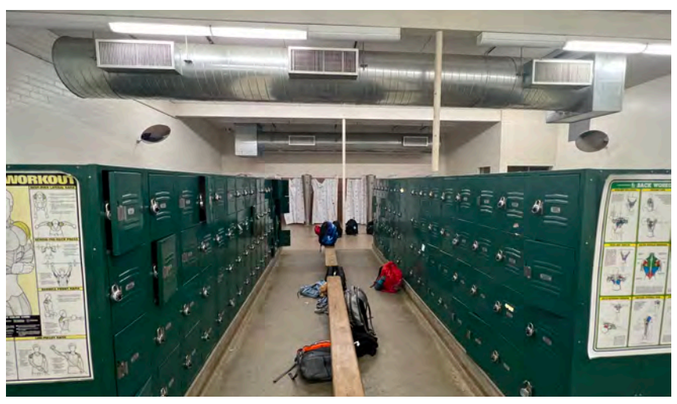
New Shade Canopy



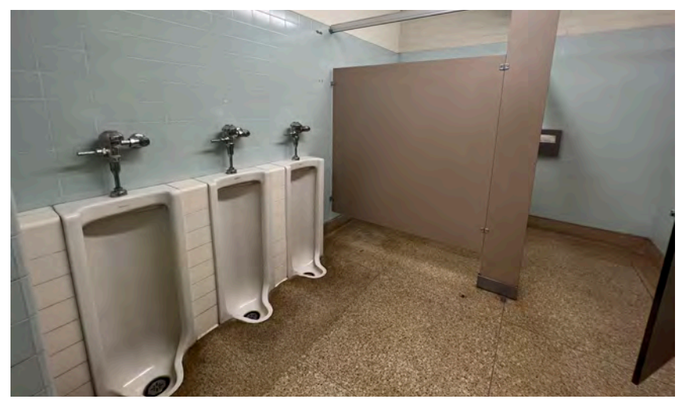
Science Lab

Culinary Classroom

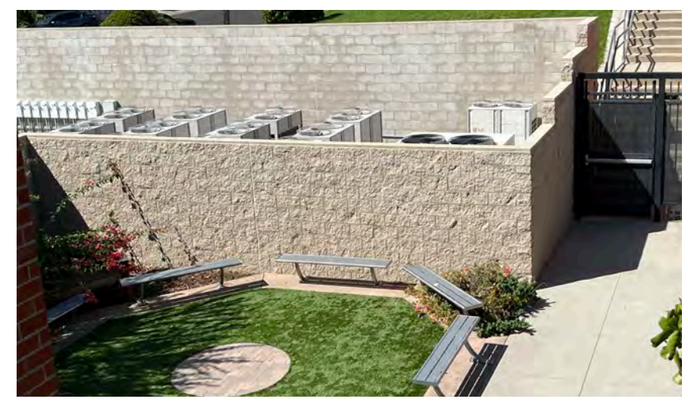
Modular Classroom Building



Locker Room



Locker Room Toilets



Central HVAC Units Enclosure

# FOOTHILLS MIDDLE SCHOOL

# SITE INFORMATION

## Location

180 Campus Dr, Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled)
Original Classroom Buildings : 1955
Building J : 2011
Student Services/ Science / Library / Performing Arts : 2010 - 2015

Year Modernized: 2010-2015
Student Population (2023): 781
Grade Levels: 9-12
Number of Permanent Classrooms: 31
Number of Relocatables: 7

Site Acreage: 36.1 Acres
Permanent Building Area: 401,606 sq. ft
Turf & Field SF: 332,318 sq. ft.

## RECENTLY COMPLETE/ UPCOMING

1. Locker Room Alterations
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

4. New Weight Room and reconfiguration of East Team Room.
5. H Row Classrooms and new Performing Arts Annex building.
6. Baseball, Softball playfield upgrades and repairs.
7. Modernization of existing Classroom buildings and outdoor commons enhancements.
8. Upgrades to outdoor Rally Court.

ARCADIA HIGH SCHOOL

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] MAJOR MODERNIZATION/ REPLACEMENT

## ASSESSMENT OF SITE

Parking / Drop-off
Category [3]
- No separation of P.O.T. from ADA parking stalls at Stadium.
- Missing accessible bus drop-off area on Duarte Rd & Campus Dr.

Walkway Paving & ADA Compliance
Category [2]
- Only a few areas of replacement around south side of Bldg J.
- Missing ADA path to softball field.

AC Paving at Parking
Category [2]
- Minor grind/overlay of asphalt in west parking lot
- New asphalt in west parking lot adjacent to portable bldg and P.A.C..

Paving at Hardcourts
Category [2]
- Concrete replacement for cracking spalling (25%).

Ramps & Stairs
Category [1]
- Stair nosing missing contrasting color.
- Ramps behind waiting room missing handrails.
- Ramps at Bldg M missing handrail extension.

Shade Shelter / Lunch Canopy
Category [1]
- Shade/shelter is in good condition.
- Site would like to increase shade opportunities.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in fair shape under the shade canopies. A few can be replaced (10%).

Drinking Fountains
Category [0]
- Drinking fountain are ADA compliant.

Athlete Equipment
Category [3]
- Baseball bleachers lack ADA compliance.
- Replace softball/baseball backstop with netting system.
- Baseball bleachers lack guardrails.

Synthetic Field (Football) & Track
Category [0]
- Synthetic field is in fair condition, carpet replacement is recommended.
- Synthetic track is in good condition.

General Landscape
Category [2]
- Planting should be upgraded between all finger Bldgs.
- Update landscape/irrigation at corner of Campus Dr and El Monte Ave.
- Update landscape/irrigation along Duarte Rd.(Pool to El monte parking lot)
- Update landscape /irrigation along Campus Dr in front of stadium.

Playfields
Category [2]
- Irrigation system to be upgraded with current equipment .

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, no issues reported, except to touch up with painting.
- The chain link fencing along Duarte Rd should be replaced. (Pool Bldg east to baseball field)

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1] The existing buildings exterior are in good to average condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are a combination of plaster and brick; the original single story row buildings also have wood trim. These original buildings require new paint.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition. The North and South Gyms require new Doors/ Hardware. Row building doors require new closers. Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows in the row buildings require replacement. Primarily steel and in fair condition.

Roof
Category [0/2]
- The roofs are single ply roofing and generally in good condition. Roofing replacement required at the row buildings.

Restroom ADA Compliance
Category [1/2]
- Restrooms received ADA upgrades in the past Modernization project, recent code upgrades require minor upgrades.
- Door thresholds and exterior door hardware appear to meet ADA.

Interiors
Category [2/1]
- Flooring: Majority of the interior flooring is VCT flooring throughout and were replaced in previous modernizations but should receive new finishes/ minor modernizations. The Locker buildings require comprehensive Modernization.
- Ceiling: Replace existing aged suspended ceiling systems in the original row buildings.

Additional Building Needs
- Weight Room Building is past its useful life and requires replacement.
- H Row modular classroom buildings are past their useful life and require replacement.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

**Domestic Water**
Category [1]
- The majority mains and laterals were replaced in 2012-2014.

**Fire Water**
Category [1]
- No site fire water system deficiencies reported.
- The majority fire water was replaced in 2012-2014.

**Gas**
Category [1]
- The majority gas was replaced in 2012-2014. The District should consider moving towards all electric HVAC and reduce the dependency on gas.

**Sewer**
Category [1]
- The majority of the sewer mains and laterals were replaced in 2012-2014.. No issues reported, however selective replacement/ upgrades should be provided as part of modernization program for areas east of Bldg K.

**Storm Drain/ Drainage**
Category [1]
- Drainage issue on east of Bldg D, E.
- Drainage issue by lecture hall and sunken turf area at Quad.

**MECHANICAL**

Overall Rating: Category [3].

**Systems/ Equipment**
Category [3]
- Existing Package and split HVAC units require replacement. Replacing the split system with rooftop package units are preferred.

**Control System**
Category [2]
- Control systems to be upgraded as part of the HVAC replacement.

**PLUMBING**
Overall Rating: Category [2].
**Plumbing Fixtures**
- Plumbing fixtures are generally in good condition and shall not be replaced unless significant Modernization/ upgrades are specified.
- Water Closets – floor mounted with both manual and electronic flush valves.
- Urinals – wall hung type.
- Lavatories - wall mounted.
- Plumbing fixtures in the Locker Rooms require full replacement.

**ELECTRICAL**

**Power Distribution**

Category [1]
- No issues reported with the electrical service capacity, however upgraded service is recommended to support future projects.

**Panels**
Category [1]
- Electrical upgrade for panel needed for kitchen.

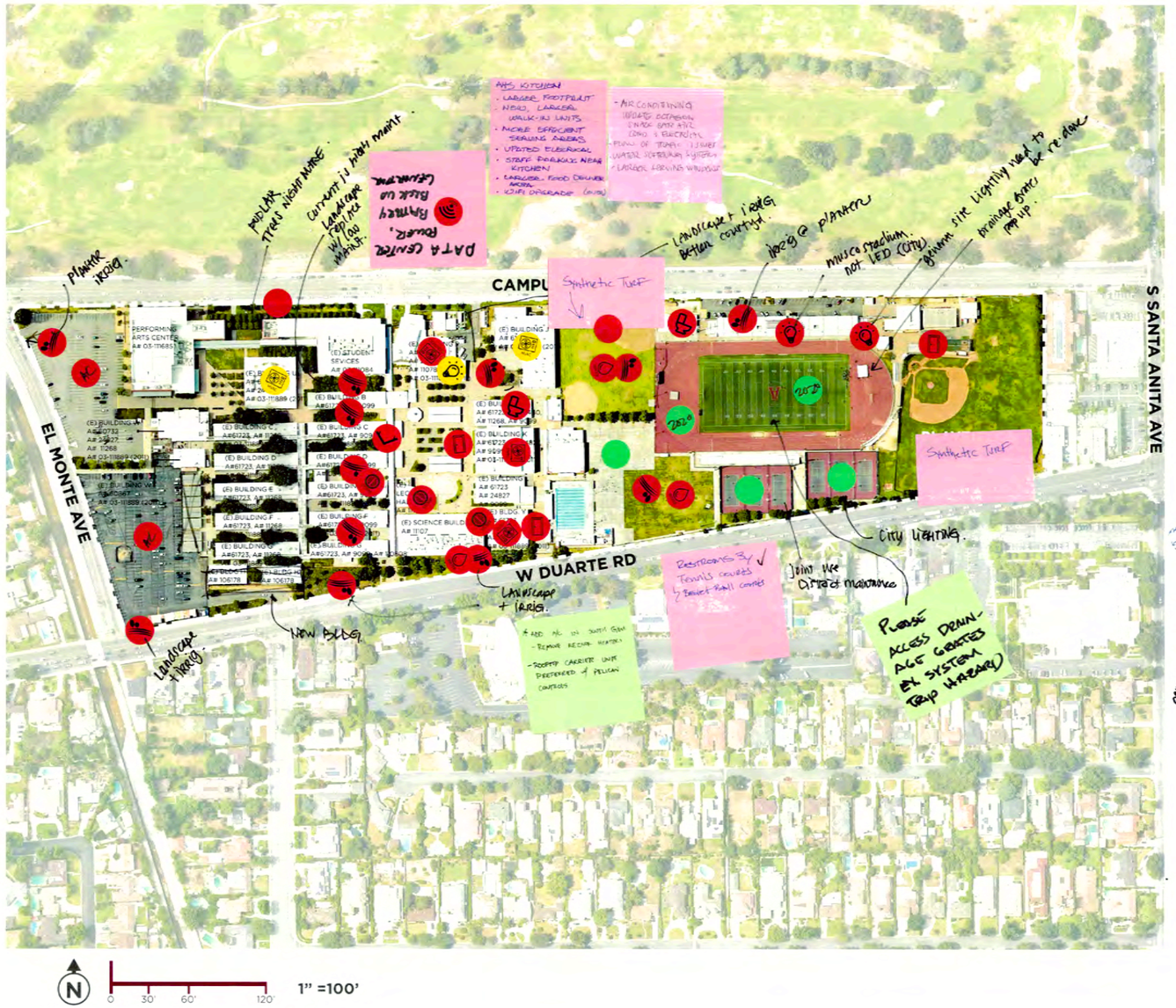
**Receptacles**
Category [2]
- Receptacles to be added where Modernization occurs to meet new requirements.

**Lighting**
Category [0/1]
- Interior lighting has been updated with LED fixtures.
- Site lighting has been upgraded to LED at parking lots and canopy/ walkways throughout.

**Kitchen**
Category [1]
- Improvements needed for kitchen and serving lines to improve efficiency.
- Add additional capacity for refrigerator/ freezer and upgrade electrical to 220V.
- Larger food delivery area needed.

**Technology/ Low Voltage Infrastructure**
Category [2]
- Cyber security systems needed.
- Fiber replacement needed.
- Current WiFi is adequate but additional classroom cables needed. Access points already replaced. Extend wireless to outdoor learning areas.
- Classroom Audio - need to replace voice amplification and wireless connection to classroom speakers.
- Replace VOIP for phones.
- Evaluate additional security cameras and adding access control.
- Set aside funds for upgrading Classroom technology to be defined in the future.

**Fire Alarm**
Category [2]
- New fire alarm system meeting current codes is required.




OVERALL RATINGS:

## Site & Landscape

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas
- Playfields
- ~~Play Structure~~
- Play Equipment
- ~~Play Surfacing~~
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

## Buildings

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

Full house need interior rooms need new doors, locks, the whole deal.
- Gates need renovation. Community classes.
- Classroom doors in Power need closures.
- Only access whole site?
- North and South gym need new doors, closure, etc.

## Systems

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Parking Lot Lights
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures
- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

Kitchen

Sensor & Amber or Sculptures

* Convert AC split systems in rooms to ducted units.
- Prefer Carrier brand.
* Replace units older than 10 years.
- Most are older than 25 years.

On site storage for maintenance supplies

Planters - Use as District Note.

Emergency storage ramp

Stay w/ balcony storage

N 0 30' 60' 120'

1" =100'

ARCADIA Unified School District

**ARCADIA HIGH SCHOOL**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan

10

LPA

# EXISTING CONDITIONS

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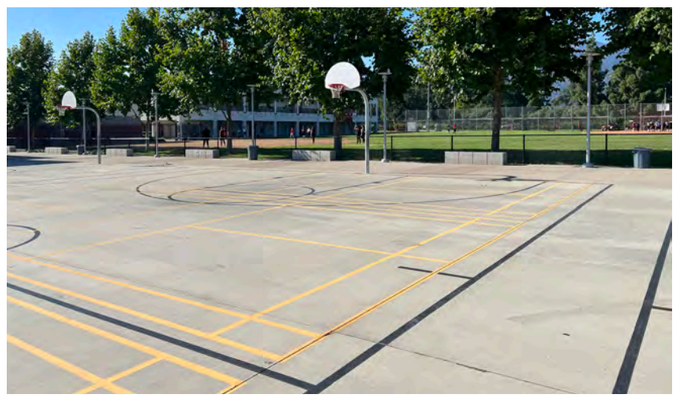
ARCADIA HIGH SCHOOL

PAC Parking

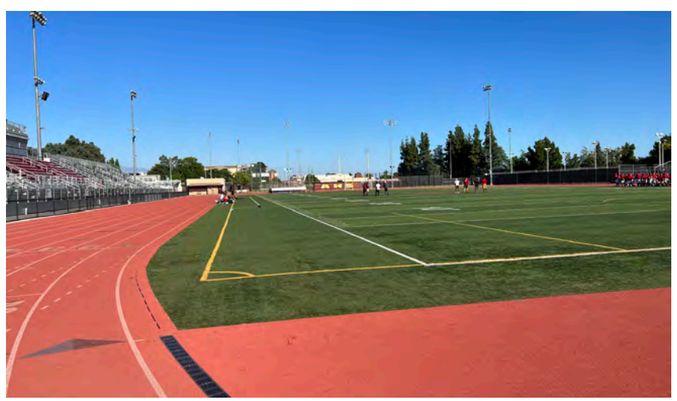
Site Identification / Main Entry

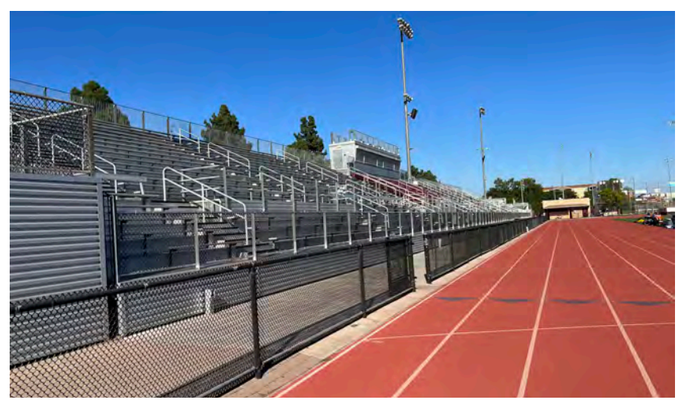
Planters/ Seat Walls at Rally Court

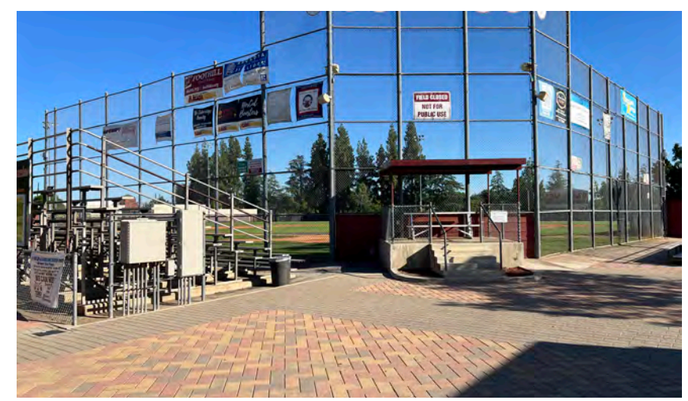

Hardcourts

Outdoor Courtyard Seat Walls

Playfields


Track and Field

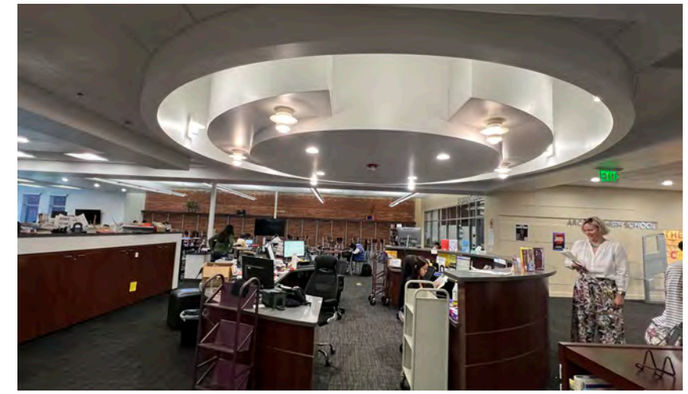

Bleachers/ Stadium


Baseball Field/ Backstop

ARCADIA
HIGH SCHOOL

Landscape at Campus Dr.

Landscaping at Finger Plan Buildings


Library and Media Center

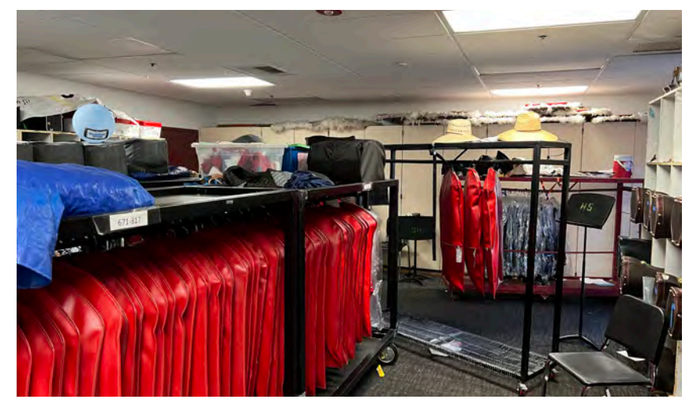
Typical Classroom

Typical Classroom Building/ Outdoor Gathering Area

Band Room

Modular Classroom Buildings

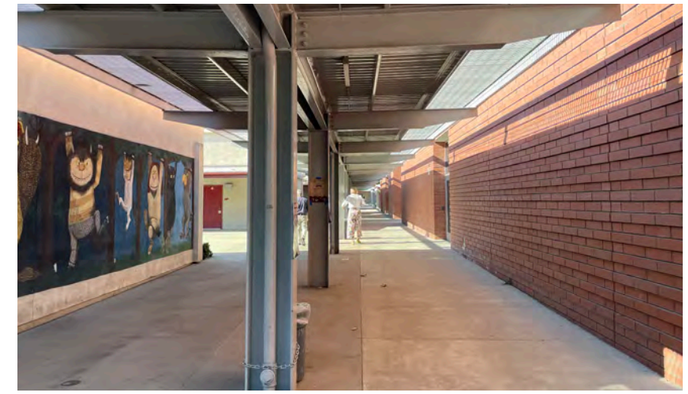
Food Kiosk/ Rally Court


Band/ Uniform Storage

# ARCADIA HIGH SCHOOL

Rally Court Stage

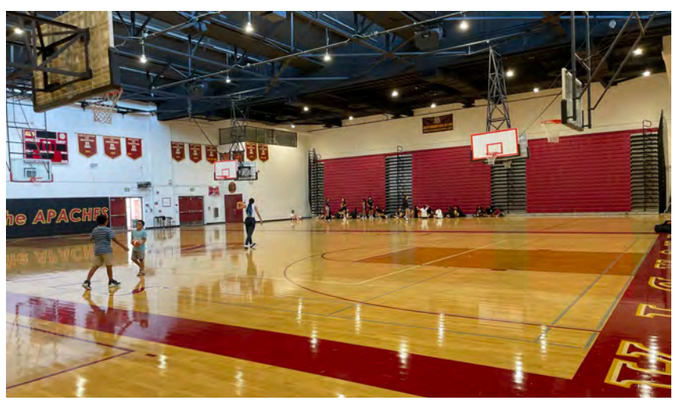
Covered Lunch Court

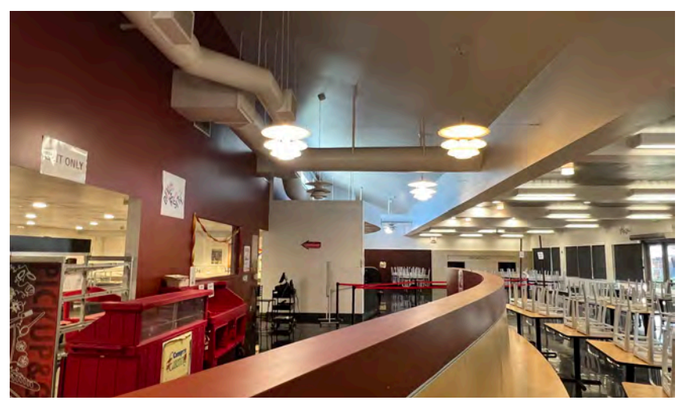

Covered Walkway

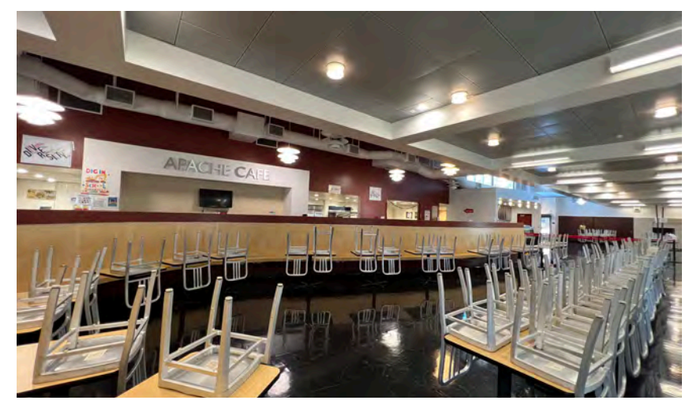
Culinary Classroom

Culinary Classroom

Locker Room


North Gym


Food Serving Area



Cafeteria

# ARCADIA HIGH SCHOOL

# SITE INFORMATION

## LOCATION

150 S 3rd Ave, Arcadia, CA 91006

## SITE DATA

Year Built & (Remodeled): 2013

Year Modernized: n/a
Student Population (2023): 72
Grade Levels: TK-12
Number of Permanent Classrooms: 6
Site Acreage: 2.7 Acres
Permanent Building Area: 27,319 sq. ft
Turf & Field SF: n/a

## RECENTLY COMPLETE/ UPCOMING

1. Locker Room Alterations
2. Light retrofit to LED
3. Targeted HVAC Equipment replacement

## SITE COMMITTEE PRIORITIES:

1. Outdoor play space.
2. Re-balance and adjustment of HVAC especially at the Administration office space.
3. Addition of parking spaces in parking lot.

RANCHO LEARNING CENTER

## CONDITIONS ASSESSMENT

Rating Legend:
CATEGORY [0] NO WORK.
CATEGORY [1 ] MINOR MODERNIZATION.
CATEGORY [2] MAJOR MODERNIZATION/ REPLACEMENT

**NOTE:**
**This assessment is limited to the Ranch Learning Center within the existing Building at 150 S. 3rd Ave.**

## ASSESSMENT OF SITE

Parking / Drop-off
Category [0]
- No drop-off zone.
- ADA is compliant with current code.

Walkway Paving & ADA Compliance
Category [2]
- Only a few areas of replacement of existing concrete(10%).
- ADA access to seating areas at east property line and hardcourts does not exist.

Paving at Parking
Category [2]
- Site would like expansion and redesign of this area.

AC Paving at Hardcourts
Category [1]
- Minor grind/overlay of asphalt

Shade Shelter / Lunch Canopy
Category [1]
- Site would like more shade/shelter from sun and rain events. More covered lunch area is needed.

Lunch Tables and Benches
Category [1]
- Metal lunch tables are in good shape and scattered around site. Additional seating and shade is required for lunch.

Drinking Fountains
Category [1]
- Cane detention rail missing.
- No high-low drinking fountain.

Play Equipment
Category [2]
- Expand paving and remove planting at east property to provide more hardcourt.

General Landscape
Category [0]
- Planting should be adjusted to drought tolerant varieties.
- Replace drip w/ overhead spray where possible.
- Add more hose bibs.

Fencing/Gates
Category [1/1]
- The existing fences/ gates are in good condition, just touch up with painting.

## ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [0] The existing buildings exterior are in good condition.

Exterior Finish / Paint
Category [1]
- Exterior of the buildings are painted plaster and brick and are in fair condition with painting well maintained.

Door & Frames
Category [1].
- Exterior doors are generally steel with steel frames and in good condition.
- Interior doors and frames are in good condition.

Windows & Frames
Category [3]
- Exterior windows are aluminum window systems and curtain wall. No work is required

Roof
Category [1]
- The roof is all single play. Re-roofing is recommended, but not part of this FMP scope.

Restroom ADA Compliance
Category [0]
- Restrooms are all accessible as built in 2013. No upgrades triggered due to limited scope.

Interiors
Category [0]
- Interior modifications are not proposed within the scope of this FMP.

## ASSESSMENT OF SYSTEMS

**Site Utilities**

Category [0]
All utility systems are assumed to be in good condition due to the age of the building. No scope is included in the FMP.

**MECHANICAL/ PLUMBING/ ELECTRICAL**

Overall Rating: Category [0].

All MPE systems are assumed to be in good condition due to the age of the building. No scope is included in the FMP.

**Technology/ Low Voltage Infrastructure**
Category [0]
Expand WiFi coverage to exterior spaces.

**Fire Alarm**
Category [0]
- No scope with the Fire Alarm system required.

OVERALL RATINGS:

**Site & Landscape**

- Irrigation — Replace drip to spray?
- Storm Water
- Site Water
- Sewer
- Gas

- ~~Playfields~~
- ~~Play Structure~~
- ~~Play Equipment~~
- ~~Play Surfacing~~
- ~~Hardcourts (AC Paving)~~
- Parking (AC Paving)
- Drop-off
- Gates and Fencing
- General Landscaping

**Buildings**

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

**Systems**

- HVAC
- Control
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Parking Lot Lights — bollards need replace
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures

- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

ARCADIA Unified School District

**RANCHO LEARNING CENTER**
EXISTING SITE MASTERPLAN

Arcadia Unified School District
Facilities Master Plan 11

# EXISTING CONDITIONS

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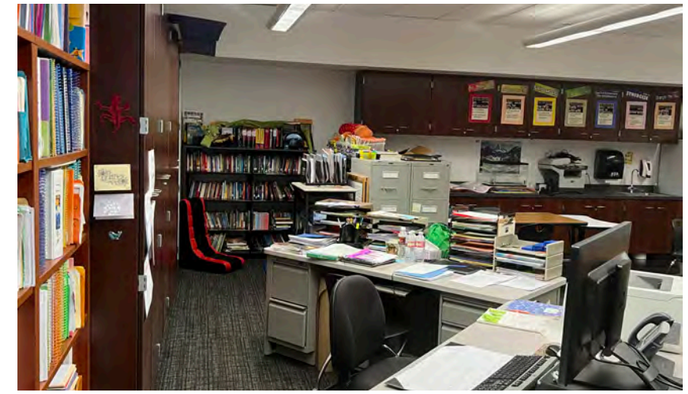
- Green Dot: indicates areas that are in good condition or were just modernized or are newly replaced/ built.

RANCHO LEARNING CENTER

Parking at Rancho Learning Center

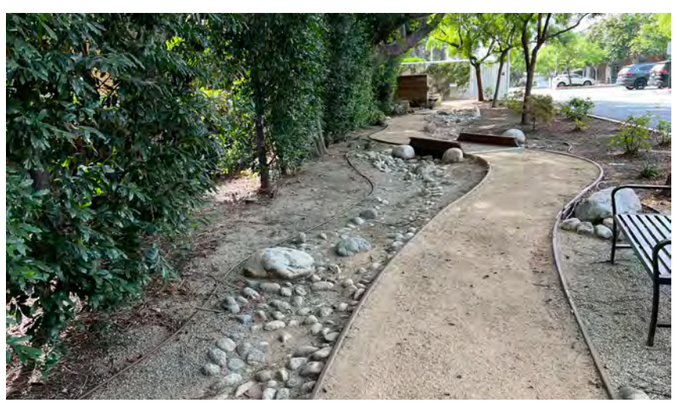
Main Entry at Admin


Front Office

Classroom

Playcourt

Outdoor Gathering Area


Walk path

Drive Isle

Walkway/ Planting

# RANCHO LEARNING CENTER

# SITE INFORMATION

## LOCATION

1900 S Santa Anita Ave, Arcadia, CA 91006

## SITE DATA

Year Built:

Buildings : 1947

Classrooms 21-24 and Lunch Shelter: 2015

Classrooms 23-24: 2018

Year Modernized: n/a

Number of Permanent Classrooms: ##

Number of Relocatables: 0

Site Acreage: 8.3 Acres

Permanent Building Area: 47,336 sq. ft

## OVERVIEW

The District owned Santa Anita site is currently being leased by the Arcadia Christian School. This Facilities Master Plan explored the future potential of the site to be converted to a shared sports complex.

No formal assessment was conducted with the District on the existing buildings. It was noted that the original campus constructed in 1947 has not received any significant recent Modernizations or Additions. Should the existing facilities ever be considered for use by the School District as a public school, significant upgrades would be required to bring it into compliance with the State of California as a public school.

SANTA ANITA

School Signage

Parking/ Classroom Building

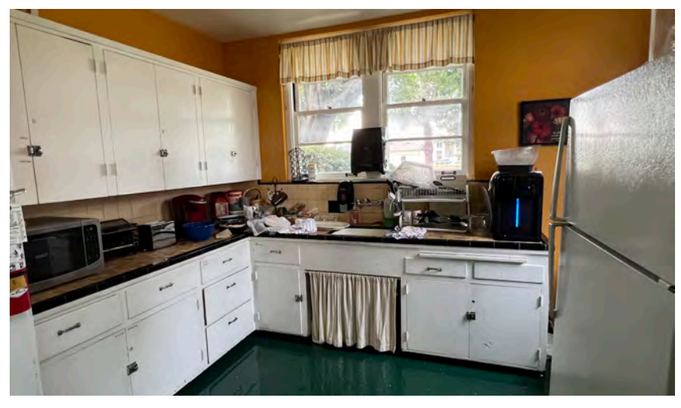
Hardcourts

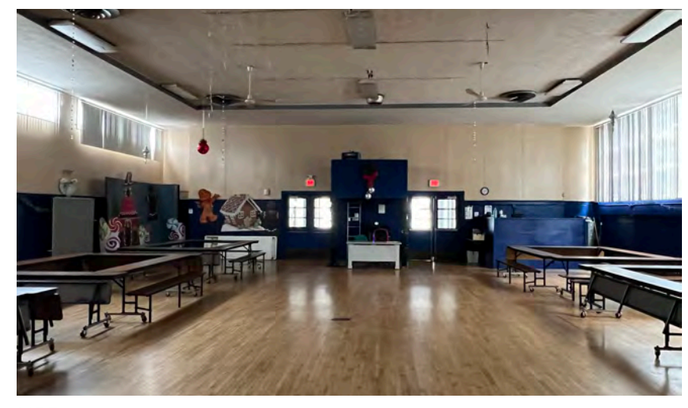
Original Quonset Huts

Calssroom Building

Typical Classroom

Hardcourts/ Modular Buildings


Staff Kitchen


MPR

# SANTA ANITA

06

# SECTION SIX
## APPENDIX

Arcadia Unified School District
2023-24 Long Range Facilities Master Plan

LPA
ARCADIA Unified School District

HLCM

HLCMINC.COM

*Building Partnerships*

# FMP Cost Estimate

## February 23, 2024

## Arcadia Unified School District

## Facility Masterplan

Arcadia, CA

ARCADIA Unified School District

Imagine · Inquire · Inspire

ARCADIA HIGH SCHOOL 1952

## Prepared for LPA Design Studios, Inc.



## INTRODUCTION

### 1. Basis Of Estimate

This cost estimate is based upon documents and quantities provided by LPA Design Studios, Inc.

### 2. Excluded Costs

The following cost items are excluded from this estimate.

1) Escalation is not included. Pricing good through the end of 2024.
2) Land purchase costs.
3) Off-site work, unless noted otherwise.
4) Costs of hazardous material surveys, abatement, and disposal, unless noted otherwise.
5) FF&E, unless noted otherwise.

### 3. Clarifications

This estimate is based upon the following assumptions.

1) A competitive bid environment at subcontractor and GC level.
2) The use of prevailing wage labor rates.
3) We are assuming a traditional design -bid - build procurement methodology.
4) Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and Design Contingency.
5) Softs costs are estimated at 33% per LPA Design Studios, Inc.

### 4. Typical Assumptions

This estimate is based upon the following assumptions.

1) Structural upgrades to buildings built before 1986 (Northridge earthquake), unless noted otherwise.
2) Asbestos abatement to buildings built before 1977 (Asbestos banned in construction), unless noted otherwise.
3) Safety door locks to buildings built before 2012 (Sandy Hook), unless noted otherwise.
4) Fire alarm replacement to fully addressable to buildings built before 2013 (Title 24), unless noted otherwise
4) LED Lighitng replacement to buildings built before 2013 (Title 24), unless noted otherwise
5) Grossing factors for new construction as follows:

| | |
|---|---|
| One-story classroom: | 1.33 |
| One-story admin: | 1.40 |
| Two-story classroom: | 1.50 |
| Two-story admin: | 1.60 |

**Arcadia Unified School District**

**Facility Masterplan**

**February 23, 2024**

## MAIN SUMMARY

| School Site | Site Area (SF) | Existing Building Area (SF) | New Building Area (SF) | Total<br>TOTAL PROJECT COST (2024$) |
|---|---|---|---|---|
| Baldwin Stocker ES | 357,192 | 35,823 | 17,716 | $ 43,379,000 |
| Camino Grove ES | 435,600 | 32,952 | 28,848 | $ 55,770,000 |
| Highland Oaks ES | 331,056 | 41,520 | 14,964 | $ 42,002,000 |
| Holly Avenue ES | 331,056 | 41,598 | 17,955 | $ 51,043,000 |
| Hugo Reid Primary | 87,120 | 16,853 | 960 | $ 8,300,000 |
| Hugo Reid ES | 226,512 | - | 74,858 | $ 87,004,000 |
| Longley Way ES | 243,936 | 30,107 | 21,549 | $ 43,956,000 |
| Dana MS | 505,296 | 57,934 | 4,856 | $ 43,496,000 |
| First Avenue MS | 296,208 | 13,235 | 31,314 | $ 59,156,000 |
| Foothills MS | 570,636 | 53,559 | 16,454 | $ 54,440,000 |
| Arcadia HS | 1,572,516 | 133,920 | 16,300 | $ 141,535,000 |
| Rancho Learning Center | 117,612 | - | - | $ 2,022,000 |
| Santa Anita Site | 362,000 | - | 5,200 | $ 30,657,000 |
| | | | | |
| TOTAL PROJECT COST (2024$) | | | | $ 662,760,000 |

**Arcadia Unified School District**

**Facility Masterplan**

**February 23, 2024**

| Program Scope | Baldwin Stocker ES | Camino Grove ES | Highland Oaks ES |
|---|---|---|---|
| 1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms | $ 6,377,000 | $ 7,984,000 | $ 7,346,000 |
| 2. Site Utilities | $ 1,489,000 | $ 1,551,000 | $ 2,061,000 |
| 3. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 15,295,000 | $ 18,779,000 | $ 12,834,000 |
| 4. New Construction of MS Classrooms and Replace Portables | $ - | $ - | $ - |
| 5a. Modernize J Building at Arcadia HS | $ - | $ - | $ - |
| 6. ES STEAM Lab and ES Music | $ 1,299,000 | $ 2,691,000 | $ 1,463,000 |
| 7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium | $ - | $ - | $ - |
| 8. Multipurpose Room (MPR) & Food Service | $ 4,174,000 | $ 5,741,000 | $ 4,130,000 |
| 9. Library & Innovation Lab | $ 709,000 | $ 5,085,000 | $ 495,000 |
| 10. Student Support & Counseling | $ 981,000 | $ 963,000 | $ 1,389,000 |
| 11. Administration and Staff Support | $ 995,000 | $ 438,000 | $ 489,000 |
| 12. Physical Education & Athletics Improvements (Gyms and Locker Rooms) | $ - | $ - | $ - |
| 13. Safety and Security | $ 3,091,000 | $ 3,006,000 | $ 3,417,000 |
| 14. Outdoor Learning Environments & Quads | $ 1,188,000 | $ 833,000 | $ 495,000 |
| 15. Exterior Play Spaces, Playfields & Hardcourts | $ 2,751,000 | $ 4,065,000 | $ 3,595,000 |
| 16. Next Generation Flexible Furniture | $ 798,000 | $ 907,000 | $ 1,179,000 |
| 17. Technology Equipment | $ 1,424,000 | $ 1,403,000 | $ 1,778,000 |
| 18. PV Solar Installation | $ 2,808,000 | $ 2,324,000 | $ 1,331,000 |
| TOTAL PROJECT COST (2024$) | $ 43,379,000 | $ 55,770,000 | $ 42,002,000 |
| | | | |
| 5b. Replace J Building at Arcadia HS | | | |

**Arcadia Unified School District**
**Facility Masterplan**
**February 23, 2024**

**COMPREHENSIVE SUMMARY**

| Program Scope | Holly Avenue ES | Hugo Reid Primary | Hugo Reid ES |
|---|---|---|---|
| 1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms | $ 8,716,000 | $ 2,626,000 | $ - |
| 2. Site Utilities | $ 1,474,000 | $ - | $ 2,942,000 |
| 3. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 15,831,000 | $ - | $ 40,911,000 |
| 4. New Construction of MS Classrooms and Replace Portables | $ - | $ - | $ - |
| 5a. Modernize J Building at Arcadia HS | $ - | $ - | $ - |
| 6. ES STEAM Lab and ES Music | $ 696,000 | $ - | $ 6,092,000 |
| 7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium | $ 2,083,000 | $ - | $ - |
| 8. Multipurpose Room (MPR) & Food Service | $ 3,512,000 | $ 1,815,000 | $ 12,272,000 |
| 9. Library & Innovation Lab | $ - | $ 622,000 | $ 5,109,000 |
| 10. Student Support & Counseling | $ 791,000 | $ - | $ 2,324,000 |
| 11. Administration and Staff Support | $ 1,131,000 | $ 732,000 | $ 5,247,000 |
| 12. Physical Education & Athletics Improvements (Gyms and Locker Rooms) | $ - | $ - | $ - |
| 13. Safety and Security | $ 4,151,000 | $ 1,142,000 | $ 4,238,000 |
| 14. Outdoor Learning Environments & Quads | $ 3,635,000 | $ 34,000 | $ 654,000 |
| 15. Exterior Play Spaces, Playfields & Hardcourts | $ 4,965,000 | $ 358,000 | $ 5,424,000 |
| 16. Next Generation Flexible Furniture | $ 823,000 | $ 332,000 | $ - |
| 17. Technology Equipment | $ 1,613,000 | $ 639,000 | $ - |
| 18. PV Solar Installation | $ 1,622,000 | $ - | $ 1,791,000 |
| **TOTAL PROJECT COST (2024$)** | **$ 51,043,000** | **$ 8,300,000** | **$ 87,004,000** |
| 5b. Replace J Building at Arcadia HS | | | |

**Arcadia Unified School District**
**Facility Masterplan**
**February 23, 2024**

| Program Scope | Longley Way ES | Dana MS | First Avenue MS |
|---|---|---|---|
| 1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms | $ 5,597,000 | $ 7,456,000 | $ 1,934,000 |
| 2. Site Utilities | $ 1,667,000 | $ 814,000 | $ 2,239,000 |
| 3. New Construction of ES Classrooms (Replace Portables and Build TK) | $ 13,983,000 | $ - | $ - |
| 4. New Construction of MS Classrooms and Replace Portables | $ - | $ - | $ 5,089,000 |
| 5a. Modernize J Building at Arcadia HS | $ - | $ - | $ - |
| 6. ES STEAM Lab and ES Music | $ 4,029,000 | $ - | $ - |
| 7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium | $ - | $ 5,822,000 | $ 8,782,000 |
| 8. Multipurpose Room (MPR) & Food Service | $ 4,379,000 | $ 2,836,000 | $ 6,273,000 |
| 9. Library & Innovation Lab | $ 627,000 | $ 578,000 | $ 727,000 |
| 10. Student Support & Counseling | $ 1,083,000 | $ 1,264,000 | $ - |
| 11. Administration and Staff Support | $ 2,180,000 | $ 677,000 | $ 1,252,000 |
| 12. Physical Education & Athletics Improvements (Gyms and Locker Rooms) | $ - | $ 5,061,000 | $ 18,428,000 |
| 13. Safety and Security | $ 1,962,000 | $ 3,110,000 | $ 2,457,000 |
| 14. Outdoor Learning Environments & Quads | $ 510,000 | $ 1,082,000 | $ 1,333,000 |
| 15. Exterior Play Spaces, Playfields & Hardcourts | $ 4,420,000 | $ 8,474,000 | $ 6,317,000 |
| 16. Next Generation Flexible Furniture | $ 967,000 | $ 1,264,000 | $ 798,000 |
| 17. Technology Equipment | $ 1,342,000 | $ 2,299,000 | $ 768,000 |
| 18. PV Solar Installation | $ 1,210,000 | $ 2,759,000 | $ 2,759,000 |
| **TOTAL PROJECT COST (2024$)** | **$ 43,956,000** | **$ 43,496,000** | **$ 59,156,000** |
| 5b. Replace J Building at Arcadia HS | | | |

**Arcadia Unified School District**
**Facility Masterplan**
**February 23, 2024**

| Program Scope | Foothills MS | Arcadia HS | Rancho Learning Center |
|---|---|---|---|
| 1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms | $ 4,806,000 | $ 22,950,000 | $ - |
| 2. Site Utilities | $ 2,849,000 | $ 3,613,000 | $ - |
| 3. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - | $ - | $ - |
| 4. New Construction of MS Classrooms and Replace Portables | $ - | $ - | $ - |
| 5a. Modernize J Building at Arcadia HS | $ - | $ 5,270,000 | $ - |
| 6. ES STEAM Lab and ES Music | $ - | $ - | $ - |
| 7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium | $ 4,284,000 | $ 33,337,000 | $ - |
| 8. Multipurpose Room (MPR) & Food Service | $ 5,556,000 | $ 8,806,000 | $ - |
| 9. Library & Innovation Lab | $ 638,000 | $ 1,200,000 | $ - |
| 10. Student Support & Counseling | $ 458,000 | $ 677,000 | $ - |
| 11. Administration and Staff Support | $ 377,000 | $ 164,000 | $ 27,000 |
| 12. Physical Education & Athletics Improvements (Gyms and Locker Rooms) | $ 18,247,000 | $ 21,582,000 | $ - |
| 13. Safety and Security | $ 6,053,000 | $ 10,440,000 | $ 1,124,000 |
| 14. Outdoor Learning Environments & Quads | $ 426,000 | $ 6,000,000 | $ 567,000 |
| 15. Exterior Play Spaces, Playfields & Hardcourts | $ 5,696,000 | $ 13,439,000 | $ 304,000 |
| 16. Next Generation Flexible Furniture | $ 1,179,000 | $ 3,805,000 | $ - |
| 17. Technology Equipment | $ 2,128,000 | $ 5,775,000 | $ - |
| 18. PV Solar Installation | $ 1,743,000 | $ 4,477,000 | $ - |
| **TOTAL PROJECT COST (2024$)** | **$ 54,440,000** | **$ 141,535,000** | **$ 2,022,000** |
| 5b. Replace J Building at Arcadia HS | | $ 36,484,000 | |

**Arcadia Unified School District**
**Facility Masterplan**
**February 23, 2024**

| Program Scope | Santa Anita Site | TOTAL |
|---|---|---|
| 1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms | $ - | $ 75,792,000 |
| 2. Site Utilities | $ 2,445,000 | $ 23,144,000 |
| 3. New Construction of ES Classrooms (Replace Portables and Build TK) | $ - | $ 117,633,000 |
| 4. New Construction of MS Classrooms and Replace Portables | $ - | $ 5,089,000 |
| 5a. Modernize J Building at Arcadia HS | $ - | $ 5,270,000 |
| 6. ES STEAM Lab and ES Music | $ - | $ 16,270,000 |
| 7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium | $ - | $ 54,308,000 |
| 8. Multipurpose Room (MPR) & Food Service | $ - | $ 59,494,000 |
| 9. Library & Innovation Lab | $ - | $ 15,790,000 |
| 10. Student Support & Counseling | $ - | $ 9,930,000 |
| 11. Administration and Staff Support | $ - | $ 13,709,000 |
| 12. Physical Education & Athletics Improvements (Gyms and Locker Rooms) | $ - | $ 63,318,000 |
| 13. Safety and Security | $ 5,894,000 | $ 50,085,000 |
| 14. Outdoor Learning Environments & Quads | $ - | $ 16,757,000 |
| 15. Exterior Play Spaces, Playfields & Hardcourts | $ 22,318,000 | $ 82,126,000 |
| 16. Next Generation Flexible Furniture | $ - | $ 12,052,000 |
| 17. Technology Equipment | $ - | $ 19,169,000 |
| 18. PV Solar Installation | $ - | $ 22,824,000 |
| **TOTAL PROJECT COST (2024$)** | **$ 30,657,000** | **$ 662,760,000** |
| 5b. Replace J Building at Arcadia HS | | |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Baldwin Stocker ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 4,794,000** | **$ 6,377,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Walls | | | | | |
| Repair and paint existing walls | 14,773 | sf | $ 9.68 | $ 143,003 | |
| Windows | | | | | |
| Replace existing windows | 14,773 | sf | $ 45.98 | $ 680,000 | |
| Doors | | | | | |
| Repair existing doors | 14,773 | sf | $ 7.26 | $ 107,252 | |
| Floors | | | | | |
| Replace existing floors | 14,773 | sf | $ 21.78 | $ 322,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 14,773 | sf | $ 42.35 | $ 626,000 | |
| Casework | | | | | |
| Replace casework | 14,773 | sf | $ 12.10 | $ 178,753 | |
| Exteriors | | | | | |
| Patch, repair and paint | 35,823 | sf | $ 6.05 | $ 216,729 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 12,100 | sf | $ 9.68 | $ 117,128 | |
| Replace roofing | 13,000 | sf | $ 42.35 | $ 550,550 | |
| Restroom upgrades | | | | | |
| Minor modernization | 1,040 | sf | $ 121.00 | $ 125,840 | |
| Reconfigure | 260 | sf | $ 726.00 | $ 188,760 | |
| Building systems | | | | | |
| HVAC upgrades | 14,773 | sf | $ 60.50 | $ 893,767 | |
| Plumbing upgrades | 14,773 | sf | $ 21.78 | $ 321,756 | |
| EMS systems upgrades | 14,773 | sf | $ 9.68 | $ 143,003 | |
| Convenience power upgrades | 14,773 | sf | $ 12.10 | $ 178,753 | |
| **2. Site Utilities** | | | | **$ 1,119,000** | **$ 1,489,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 357,192 | sf | $ 1.22 | $ 435,000 | |
| Storm drain service | 357,192 | sf | $ 0.73 | $ 260,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ 11,500,000** | **$ 15,295,000** |
| Preschool, TK and Kindergarten | | | | | |
| Classrooms, one story building | 7,182 | sf | $ 605.00 | $ 4,345,110 | |
| Site improvements surrounding building pad | 7,182 | sf | $ 50.82 | $ 364,989 | |
| Elementary school | | | | | |
| Remove portable classrooms | 11 | ea | $ 18,150.00 | $ 199,650 | |
| Classrooms, one story building | 10,534 | sf | $ 574.75 | $ 6,054,187 | |
| Site improvements surrounding building pad | 10,534 | sf | $ 50.82 | $ 535,318 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ 976,000** | **$ 1,299,000** |
| Elementary STEAMLabs | | | | | |
| Moderate modernization | 320 | sf | $ 217.80 | $ 69,696 | |
| Reconfigure | 1,247 | sf | $ 363.00 | $ 452,661 | |
| Music Lab classroom | | | | | |
| Reconfigure | 1,247 | sf | $ 363.00 | $ 452,661 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 3,138,000** | **$ 4,174,000** |
| Multipurpose Rooms | | | | | |
| Moderate modernization | 5,767 | sf | $ 338.80 | $ 1,954,000 | |
| Food Service | | | | | |
| Reconfigure | 1,459 | sf | $ 665.50 | $ 971,000 | |
| New kitchen equipment, allowance | 756 | sf | $ 145.20 | $ 110,000 | |
| New trash enclosure | 1 | ea | $ 102,850.00 | $ 103,000 | |
| **9. Library & Innovation Lab** | | | | **$ 533,000** | **$ 709,000** |
| Elementary School Library and Innovation Lab | | | | | |
| Minor modernization | 1,440 | sf | $ 223.85 | $ 322,344 | innovation |
| HVAC equipment replacement | 3,105 | sf | $ 67.76 | $ 210,395 | |
| **10. Student Support & Counseling** | | | | **$ 737,000** | **$ 981,000** |
| Remove portable classrooms | 2 | ea | $ 18,150.00 | $ 36,300 | |
| Learning Center | | | | | |
| Reconfigure | 1,653 | sf | $ 423.50 | $ 700,046 | |
| **11. Administration and Staff Support** | | | | **$ 748,000** | **$ 995,000** |
| Administration | | | | | |
| HVAC equipment replacement | 1,740 | sf | $ 67.76 | $ 117,902 | |
| Staff work rooms | | | | | |
| Moderate modernization | 960 | sf | $ 272.25 | $ 261,360 | |
| Reconfigure | 812 | sf | $ 453.75 | $ 368,445 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | **$ 2,324,000** | **$ 3,091,000** |
| Slurry and stripe existing parking lot | 8,000 | sf | $ 8.47 | $ 68,000 | |
| Resurface and repair existing parking lot | 16,000 | sf | $ 12.10 | $ 194,000 | |
| New parking lot | 16,000 | sf | $ 33.88 | $ 543,000 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| New concrete pedestrian paving | 2,750 | sf | $ | 24.20 | $ | 67,000 | | |
| Chain link fencing and gates | 765 | lf | $ | 211.75 | $ | 162,000 | | |
| Decorative metal fencing and gates | 195 | lf | $ | 356.95 | $ | 70,000 | | |
| Rolling decorative metal gate | 1 | ea | $ | 57,475.00 | $ | 58,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 28 | ea | $ | 907.50 | $ | 26,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 12,100.00 | $ | 13,000 | Enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 35,823 | sf | $ | 12.10 | $ | 433,458 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 35,823 | sf | $ | 7.26 | $ | 260,075 | | |
| Intrusion alarms | 35,823 | sf | $ | 3.63 | $ | 131,000 | | |
| Secutiry cameras | 35,823 | sf | $ | 4.24 | $ | 151,710 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | **$** | **893,000** | **$** | **1,188,000** |
| Demolish existing buildings | 880 | sf | $ | 30.25 | $ | 26,620 | | |
| New learning courts | 23,000 | sf | $ | 33.28 | $ | 766,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | **$** | **2,068,000** | **$** | **2,751,000** |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 1,950 | sf | $ | 27.83 | $ | 55,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| Minor upgrades to landscape/hardscape | 14,470 | sf | $ | 9.68 | $ | 141,000 | | |
| Elementary play yard and hardcourts | | | | | | | | |
| Resurface and repair hardcourts | 56,000 | sf | $ | 19.36 | $ | 1,085,000 | | |
| Repair playfields (sod) | 74,000 | sf | $ | 4.24 | $ | 314,000 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | **$** | **798,000** | **$** | **798,000** |
| Flexible furniture per classroom (direct cost) | 16 | ea | $ | 42,350.00 | $ | 678,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | **$** | **1,424,000** | **$** | **1,424,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 18 | ea | $ | 21,175.00 | $ | 382,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 35,823 | sf | $ | 14.52 | $ | 521,000 | | |
| Upgrade fiber to support (direct cost) | 35,823 | sf | $ | 14.52 | $ | 521,000 | | |
| **18. PV Solar Installation** | | | | | **$** | **2,808,000** | **$** | **2,808,000** |
| Solar canopies including battery | 11,600 | sf | $ | 242.00 | $ | 2,808,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **33,858,000** | **$** | **43,379,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Camino Grove ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 6,003,000** | **$ 7,984,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 4,032 | sf | $ 42.35 | $ 170,755 | |
| Walls | | | | | |
| Replace existing walls | 4,032 | sf | $ 36.30 | $ 147,000 | |
| Repair and paint existing walls | 14,288 | sf | $ 9.68 | $ 138,308 | |
| Windows | | | | | |
| Replace existing windows | 18,320 | sf | $ 45.98 | $ 843,000 | |
| Doors | | | | | |
| Repair existing doors | 18,320 | sf | $ 7.26 | $ 133,003 | |
| Floors | | | | | |
| Replace existing floors | 18,320 | sf | $ 21.78 | $ 400,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 18,320 | sf | $ 42.35 | $ 776,000 | |
| Casework | | | | | |
| Replace casework | 18,320 | sf | $ 12.10 | $ 221,672 | |
| Exteriors | | | | | |
| Patch, repair and paint | 32,952 | sf | $ 6.05 | $ 199,360 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 51,100 | sf | $ 9.68 | $ 494,648 | |
| Restroom upgrades | | | | | |
| Minor modernization | 2,214 | sf | $ 121.00 | $ 267,894 | |
| Reconfigure | 420 | sf | $ 726.00 | $ 304,920 | |
| Building systems | | | | | |
| HVAC upgrades | 18,320 | sf | $ 60.50 | $ 1,108,360 | |
| Plumbing upgrades | 18,320 | sf | $ 21.78 | $ 399,010 | |
| EMS systems upgrades | 18,320 | sf | $ 9.68 | $ 177,338 | |
| Convenience power upgrades | 18,320 | sf | $ 12.10 | $ 221,672 | |
| **2. Site Utilities** | | | | **$ 1,166,000** | **$ 1,551,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 435,600 | sf | $ 1.70 | $ 742,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ 14,119,000** | **$ 18,779,000** |
| Preschool, TK and Kindergarten | | | | | |
| Demolish existing buildings | 3,584 | sf | $ 30.25 | $ 108,416 | |
| Classrooms, one story building | 5,387 | sf | $ 605.00 | $ 3,258,833 | |
| Site improvements surrounding building pad | 5,387 | sf | $ 50.82 | $ 273,742 | |
| Elementary school | | | | | |
| Remove portable classrooms | 6 | ea | $ 18,150.00 | $ 108,900 | |
| Classrooms, two story building | 15,840 | sf | $ 629.20 | $ 9,966,528 | |
| Site improvements surrounding building pad | 7,920 | sf | $ 50.82 | $ 402,494 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ 2,023,000** | **$ 2,691,000** |
| Elementary STEAMLabs | | | | | |
| Lab classrooms, two story building | 2,100 | sf | $ 695.75 | $ 1,461,075 | |
| Site improvements surrounding building pad | 1,050 | sf | $ 50.82 | $ 53,361 | |
| Music Lab classroom | | | | | |
| Reconfigure | 1,400 | sf | $ 363.00 | $ 508,200 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 4,316,000** | **$ 5,741,000** |
| Multipurpose Rooms | | | | | |
| Moderate modernization | 4,600 | sf | $ 338.80 | $ 1,559,000 | |
| Food Service | | | | | |
| Moderate modernization | 630 | sf | $ 393.25 | $ 248,000 | |
| Food service, one story building | 600 | sf | $ 1,331.00 | $ 799,000 | |
| Site improvements surrounding building pad | 600 | sf | $ 50.82 | $ 31,000 | |
| New lunch shelter | 7,500 | sf | $ 223.85 | $ 1,679,000 | |
| **9. Library & Innovation Lab** | | | | **$ 3,823,000** | **$ 5,085,000** |
| Elementary School Library and Innovation Lab | | | | | |
| Lab classrooms, one story building | 4,921 | sf | $ 726.00 | $ 3,572,646 | |
| Site improvements surrounding building pad | 4,921 | sf | $ 50.82 | $ 250,085 | |
| **10. Student Support & Counseling** | | | | **$ 724,000** | **$ 963,000** |
| Remove portable classrooms | 1 | ea | $ 18,150.00 | $ 18,150 | |
| Wellness Center | | | | | |
| Reconfigure | 896 | sf | $ 423.50 | $ 379,456 | |
| Student Services | | | | | |
| Moderate modernization | 980 | sf | $ 332.75 | $ 326,095 | |
| **11. Administration and Staff Support** | | | | **$ 329,000** | **$ 438,000** |
| Administration | | | | | |
| HVAC equipment replacement | 3,044 | sf | $ 67.76 | $ 206,261 | |
| Staff work rooms | | | | | |
| Moderate modernization | 448 | sf | $ 272.25 | $ 121,968 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **13. Safety and Security** | | | | | | **$ 2,260,000** | | **$ 3,006,000** |
| Resurface and repair existing parking lot | 36,000 | sf | $ | 12.10 | $ | 436,000 | | |
| New parking lot | 12,500 | sf | $ | 33.88 | $ | 424,000 | | |
| New concrete pedestrian paving | 1,500 | sf | $ | 24.20 | $ | 37,000 | | |
| Chain link fencing and gates | 1,050 | lf | $ | 211.75 | $ | 223,000 | | |
| Decorative metal fencing and gates | 170 | lf | $ | 356.95 | $ | 61,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 24 | ea | $ | 907.50 | $ | 22,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 12,100.00 | $ | 13,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 32,952 | sf | $ | 12.10 | $ | 398,719 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 32,952 | sf | $ | 7.26 | $ | 239,232 | | |
| Intrusion alarms | 32,952 | sf | $ | 3.63 | $ | 120,000 | | |
| Secutiry cameras | 32,952 | sf | $ | 4.24 | $ | 139,552 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | | **$ 626,000** | | **$ 833,000** |
| Demolish existing buildings | 850 | sf | $ | 30.25 | $ | 25,713 | | |
| New learning courts | 15,000 | sf | $ | 33.28 | $ | 500,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | | **$ 3,056,000** | | **$ 4,065,000** |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 1,200 | sf | $ | 27.83 | $ | 34,000 | | |
| Play apparatus | 1 | ea | $ | 145,200.00 | $ | 146,000 | | |
| Shade structure | 1,200 | sf | $ | 223.85 | $ | 269,000 | | |
| Modernize landscape and hardscape | 10,000 | sf | $ | 18.15 | $ | 182,000 | | |
| New kinder play area | 10,000 | sf | $ | 36.30 | $ | 363,000 | | |
| Elementary play yard and hardcourts | | | | | | | | |
| New rubber surfacing | 4,000 | sf | $ | 27.83 | $ | 112,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| Resurface and repair hardcourts | 50,000 | sf | $ | 19.36 | $ | 968,000 | | |
| Repair playfields (sod) | 120,000 | sf | $ | 4.24 | $ | 509,000 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | | **$ 907,000** | | **$ 907,000** |
| Flexible furniture per classroom (direct cost) | 20 | ea | $ | 42,350.00 | $ | 847,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | | **$ 1,403,000** | | **$ 1,403,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 21 | ea | $ | 21,175.00 | $ | 445,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 32,952 | sf | $ | 14.52 | $ | 479,000 | | |
| Upgrade fiber to support (direct cost) | 32,952 | sf | $ | 14.52 | $ | 479,000 | | |
| **18. PV Solar Installation** | | | | | | **$ 2,324,000** | | **$ 2,324,000** |
| Solar canopies including battery | 9,600 | sf | $ | 242.00 | $ | 2,324,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | | **$ 43,078,000** | | **$ 55,770,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Highland Oaks ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 5,523,000** | **$ 7,346,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 3,091 | sf | $ 42.35 | $ 130,904 | |
| Walls | | | | | |
| Replace existing walls | 3,091 | sf | $ 36.30 | $ 113,000 | |
| Repair and paint existing walls | 17,280 | sf | $ 9.68 | $ 167,270 | |
| Windows | | | | | |
| Repair existing windows | 20,371 | sf | $ 8.47 | $ 172,542 | |
| Doors | | | | | |
| Repair existing doors | 20,371 | sf | $ 7.26 | $ 147,893 | |
| Floors | | | | | |
| Replace existing floors | 20,371 | sf | $ 21.78 | $ 444,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 20,371 | sf | $ 42.35 | $ 863,000 | |
| Casework | | | | | |
| Replace casework | 20,371 | sf | $ 12.10 | $ 246,489 | |
| Exteriors | | | | | |
| Patch, repair and paint | 41,520 | sf | $ 6.05 | $ 251,196 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 10,000 | sf | $ 9.68 | $ 96,800 | |
| Replace roofing | 4,500 | sf | $ 42.35 | $ 190,575 | |
| Restroom upgrades | | | | | |
| Minor modernization | 3,046 | sf | $ 121.00 | $ 368,566 | |
| Reconfigure | 290 | sf | $ 726.00 | $ 210,540 | |
| Building systems | | | | | |
| HVAC upgrades | 20,371 | sf | $ 60.50 | $ 1,232,446 | |
| Plumbing upgrades | 20,371 | sf | $ 21.78 | $ 443,680 | |
| EMS systems upgrades | 20,371 | sf | $ 9.68 | $ 197,191 | |
| Convenience power upgrades | 20,371 | sf | $ 12.10 | $ 246,489 | |
| **2. Site Utilities** | | | | **$ 1,549,000** | **$ 2,061,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Sanitary sewer service | 331,056 | sf | $ 0.97 | $ 321,000 | |
| Electrical mains and distribution | 331,056 | sf | $ 1.22 | $ 403,000 | |
| Storm drain service | 331,056 | sf | $ 1.21 | $ 401,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ 9,649,000** | **$ 12,834,000** |
| Preschool, TK and Kindergarten | | | | | |
| Remove portable classrooms | 8 | ea | $ 18,150.00 | $ 145,200 | |
| Demolish existing buildings | 2,760 | sf | $ 30.25 | $ 83,490 | |
| Classrooms, one story building | 14,364 | sf | $ 605.00 | $ 8,690,220 | |
| Site improvements surrounding building pad | 14,364 | sf | $ 50.82 | $ 729,978 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ 1,100,000** | **$ 1,463,000** |
| Remove portable classrooms | 3 | ea | $ 18,150.00 | $ 54,450 | |
| Elementary STEAMLabs | | | | | |
| Reconfigure | 1,440 | sf | $ 363.00 | $ 522,720 | |
| Music Lab classroom | | | | | |
| Reconfigure | 1,440 | sf | $ 363.00 | $ 522,720 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 3,105,000** | **$ 4,130,000** |
| Multipurpose Rooms | | | | | |
| Moderate modernization | 5,202 | sf | $ 338.80 | $ 1,763,000 | |
| Food Service | | | | | |
| Reconfigure | 630 | sf | $ 665.50 | $ 420,000 | |
| New kitchen equipment, allowance | 630 | sf | $ 145.20 | $ 92,000 | |
| Food service, one story building | 600 | sf | $ 1,331.00 | $ 799,000 | |
| Site improvements surrounding building pad | 600 | sf | $ 50.82 | $ 31,000 | |
| **9. Library & Innovation Lab** | | | | **$ 372,000** | **$ 495,000** |
| Elementary School Library and Innovation Lab | | | | | |
| Minor modernization | 875 | sf | $ 223.85 | $ 195,869 | innovation |
| HVAC equipment replacement | 2,591 | sf | $ 67.76 | $ 175,566 | |
| **10. Student Support & Counseling** | | | | **$ 1,044,000** | **$ 1,389,000** |
| Learning Center | | | | | |
| Reconfigure | 1,100 | sf | $ 423.50 | $ 465,850 | |
| Student Services | | | | | |
| Moderate modernization | 1,735 | sf | $ 332.75 | $ 577,321 | |
| **11. Administration and Staff Support** | | | | **$ 367,000** | **$ 489,000** |
| Administration | | | | | |
| HVAC equipment replacement | 3,100 | sf | $ 67.76 | $ 210,056 | |
| Staff work rooms | | | | | |
| Moderate modernization | 575 | sf | $ 272.25 | $ 156,544 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | **$ 2,569,000** | **$ 3,417,000** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Resurface and repair existing parking lot | 15,000 | sf | $ | 12.10 | $ | 182,000 | | |
| New parking lot | 10,000 | sf | $ | 33.88 | $ | 339,000 | | |
| New concrete pedestrian paving | 10,500 | sf | $ | 24.20 | $ | 255,000 | | |
| Chain link fencing and gates | 1,245 | lf | $ | 211.75 | $ | 264,000 | | |
| Rolling chain link gate | 1 | ea | $ | 34,485.00 | $ | 35,000 | | |
| Decorative metal fencing and gates | 295 | lf | $ | 356.95 | $ | 106,000 | | |
| Rolling decorative metal gate | 1 | ea | $ | 57,475.00 | $ | 58,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 30 | ea | $ | 907.50 | $ | 28,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 41,520 | sf | $ | 12.10 | $ | 502,392 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 41,520 | sf | $ | 7.26 | $ | 301,435 | | |
| Intrusion alarms | 41,520 | sf | $ | 3.63 | $ | 151,000 | | |
| Secutiry cameras | 41,520 | sf | $ | 4.24 | $ | 175,837 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | $ | 372,000 | $ | 495,000 |
| New learning courts | 13,600 | sf | $ | 19.97 | $ | 272,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | $ | 2,703,000 | $ | 3,595,000 |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 2,400 | sf | $ | 27.83 | $ | 67,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| Shade structure | 1,200 | sf | $ | 223.85 | $ | 269,000 | | |
| Modernize landscape and hardscape | 6,700 | sf | $ | 18.15 | $ | 122,000 | SDC | |
| New kinder play area | 17,600 | sf | $ | 36.30 | $ | 638,880 | | |
| Elementary play yard and hardcourts | | | | | | | | |
| Resurface and repair hardcourts | 46,000 | sf | $ | 19.36 | $ | 891,000 | | |
| Repair playfields (sod) | 57,000 | sf | $ | 4.24 | $ | 242,000 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | $ | 1,179,000 | $ | 1,179,000 |
| Flexible furniture per classroom (direct cost) | 25 | ea | $ | 42,350.00 | $ | 1,059,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | $ | 1,778,000 | $ | 1,778,000 |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 27 | ea | $ | 21,175.00 | $ | 572,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 41,520 | sf | $ | 14.52 | $ | 603,000 | | |
| Upgrade fiber to support (direct cost) | 41,520 | sf | $ | 14.52 | $ | 603,000 | | |
| **18. PV Solar Installation** | | | | | $ | 1,331,000 | $ | 1,331,000 |
| Solar canopies including battery | 5,500 | sf | $ | 242.00 | $ | 1,331,000 | | |

| | | |
|---|---|---|
| **TOTAL PROJECT COSTS (2024$)** | **$ 32,640,000** | **$ 42,002,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Holly Avenue ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 6,553,000** | **$ 8,716,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 4,759 | sf | $ 42.35 | $ 201,544 | |
| Walls | | | | | |
| Replace existing walls | 4,759 | sf | $ 36.30 | $ 173,000 | |
| Repair and paint existing walls | 15,972 | sf | $ 9.68 | $ 154,609 | |
| Windows | | | | | |
| Repair existing windows | 20,731 | sf | $ 8.47 | $ 175,592 | |
| Doors | | | | | |
| Repair existing doors | 20,731 | sf | $ 7.26 | $ 150,507 | |
| Floors | | | | | |
| Replace existing floors | 20,731 | sf | $ 21.78 | $ 452,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 20,731 | sf | $ 42.35 | $ 878,000 | |
| Casework | | | | | |
| Replace casework | 20,731 | sf | $ 12.10 | $ 250,845 | |
| Exteriors | | | | | |
| Patch, repair and paint | 41,598 | sf | $ 6.05 | $ 251,668 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 8,500 | sf | $ 9.68 | $ 82,280 | flat roofs |
| Replace roofing | 3,000 | sf | $ 42.35 | $ 127,050 | flat roofs |
| Remove and new tile roofs including underlayment | 21,616 | sf | $ 50.82 | $ 1,098,525 | tile roof |
| Restroom upgrades | | | | | |
| Minor modernization | 2,221 | sf | $ 121.00 | $ 268,741 | |
| Reconfigure | 180 | sf | $ 726.00 | $ 130,680 | |
| Building systems | | | | | |
| HVAC upgrades | 20,731 | sf | $ 60.50 | $ 1,254,226 | |
| Plumbing upgrades | 20,731 | sf | $ 21.78 | $ 451,521 | |
| EMS systems upgrades | 20,731 | sf | $ 9.68 | $ 200,676 | |
| Convenience power upgrades | 20,731 | sf | $ 12.10 | $ 250,845 | |
| **2. Site Utilities** | | | | **$ 1,108,000** | **$ 1,474,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 331,056 | sf | $ 1.22 | $ 403,000 | |
| Storm drain service | 331,056 | sf | $ 0.85 | $ 281,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ 11,903,000** | **$ 15,831,000** |
| Preschool, TK and Kindergarten | | | | | |
| Remove portable classrooms | 7 | ea | $ 18,150.00 | $ 127,050 | |
| Classrooms, one story building | 17,955 | sf | $ 605.00 | $ 10,862,775 | |
| Site improvements surrounding building pad | 17,955 | sf | $ 50.82 | $ 912,473 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ 523,000** | **$ 696,000** |
| Elementary STEAMLabs | | | | | |
| Moderate modernization | 1,200 | sf | $ 217.80 | $ 261,360 | |
| Music Lab classroom | | | | | |
| Moderate modernization | 1,200 | sf | $ 217.80 | $ 261,360 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ 1,566,000** | **$ 2,083,000** |
| Auditorium | | | | | |
| Moderate modernization | 4,200 | sf | $ 372.68 | $ 1,565,256 | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 2,640,000** | **$ 3,512,000** |
| Multipurpose Rooms | | | | | |
| Reconfigure | 2,509 | sf | $ 484.00 | $ 1,215,000 | |
| Food Service | | | | | |
| Moderate modernization | 940 | sf | $ 393.25 | $ 370,000 | |
| Reconfigure | 1,300 | sf | $ 665.50 | $ 866,000 | |
| New kitchen equipment, allowance | 1,300 | sf | $ 145.20 | $ 189,000 | |
| **9. Library & Innovation Lab** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **10. Student Support & Counseling** | | | | **$ 594,000** | **$ 791,000** |
| Learning Center | | | | | |
| Reconfigure | 938 | sf | $ 423.50 | $ 397,243 | |
| Student Services | | | | | |
| Moderate modernization | 589 | sf | $ 332.75 | $ 195,990 | |
| **11. Administration and Staff Support** | | | | **$ 850,000** | **$ 1,131,000** |
| Administration | | | | | |
| Minor modernization | 3,595 | sf | $ 181.50 | $ 652,493 | |
| HVAC equipment replacement | 1,835 | sf | $ 67.76 | $ 124,340 | |
| Reconfigure | 160 | sf | $ 453.75 | $ 72,600 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | **$ 3,121,000** | **$ 4,151,000** |
| Resurface and repair existing parking lot | 19,000 | sf | $ 12.10 | $ 230,000 | |
| New parking lot | 28,000 | sf | $ 33.88 | $ 949,000 | |
| New concrete pedestrian paving | 1,500 | sf | $ 24.20 | $ 37,000 | |
| ADA accessibilty, allowance | 1 | ls | $ 250,000.00 | $ 250,000 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Stairs and ramps handrails and guardrails upgrades, allowa | 1 | ls | $ | 20,000.00 | $ | 20,000 | | |
| Chain link fencing and gates | 615 | lf | $ | 211.75 | $ | 131,000 | | |
| Decorative metal fencing and gates | 490 | lf | $ | 356.95 | $ | 175,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 26 | ea | $ | 907.50 | $ | 24,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 41,598 | sf | $ | 12.10 | $ | 503,336 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 41,598 | sf | $ | 7.26 | $ | 302,001 | | |
| Intrusion alarms | 41,598 | sf | $ | 3.63 | $ | 152,000 | | |
| Secutiry cameras | 41,598 | sf | $ | 4.24 | $ | 176,168 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | **$** | **2,733,000** | **$** | **3,635,000** |
| New student quad | 18,000 | sf | $ | 90.75 | $ | 1,634,000 | | |
| New learning courts | 15,000 | sf | $ | 66.55 | $ | 999,000 | | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | **$** | **3,733,000** | **$** | **4,965,000** |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 2,400 | sf | $ | 27.83 | $ | 67,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| Relocate play apparatus | | ea | $ | 36,300.00 | $ | - | | |
| Shade structure | 1,200 | sf | $ | 223.85 | $ | 269,000 | | |
| New kinder play area | 16,100 | sf | $ | 36.30 | $ | 584,430 | SDC / Kinder | |
| Elementary play yard and hardcourts | | | | | | | | |
| New hardcourts | 51,800 | sf | $ | 29.04 | $ | 1,505,000 | | |
| New playfields | 53,000 | sf | $ | 15.73 | $ | 833,690 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | **$** | **823,000** | **$** | **823,000** |
| Flexible furniture per classroom (direct cost) | 18 | ea | $ | 42,350.00 | $ | 763,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | **$** | **1,613,000** | **$** | **1,613,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 19 | ea | $ | 21,175.00 | $ | 403,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 41,598 | sf | $ | 14.52 | $ | 605,000 | | |
| Upgrade fiber to support (direct cost) | 41,598 | sf | $ | 14.52 | $ | 605,000 | | |
| **18. PV Solar Installation** | | | | | **$** | **1,622,000** | **$** | **1,622,000** |
| Solar canopies including battery | 6,700 | sf | $ | 242.00 | $ | 1,622,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **39,380,000** | **$** | **51,043,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Hugo Reid Primary Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 1,974,000** | **$ 2,626,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Walls | | | | | |
| Repair and paint existing walls | 8,920 | sf | $ 9.68 | $ 86,346 | |
| Windows | | | | | |
| Repair existing windows | 8,920 | sf | $ 8.47 | $ 75,552 | |
| Doors | | | | | |
| Repair existing doors | 8,920 | sf | $ 7.26 | $ 64,759 | |
| Floors | | | | | |
| Replace existing floors | 8,920 | sf | $ 21.78 | $ 195,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 8,920 | sf | $ 42.35 | $ 378,000 | |
| Casework | | | | | |
| Replace casework | 8,920 | sf | $ 12.10 | $ 107,932 | |
| Exteriors | | | | | |
| Patch, repair and paint | 16,853 | sf | $ 3.03 | $ 50,980 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 2,000 | sf | $ 9.68 | $ 19,360 | |
| Restroom upgrades | | | | | |
| Minor modernization | 1,116 | sf | $ 60.50 | $ 67,518 | minor |
| Building systems | | | | | |
| HVAC upgrades | 8,920 | sf | $ 60.50 | $ 539,660 | |
| Plumbing upgrades | 8,920 | sf | $ 21.78 | $ 194,278 | |
| EMS systems upgrades | 8,920 | sf | $ 9.68 | $ 86,346 | |
| Convenience power upgrades | 8,920 | sf | $ 12.10 | $ 107,932 | |
| **2. Site Utilities** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 1,364,000** | **$ 1,815,000** |
| Remove portable classrooms | 2 | ea | $ 18,150.00 | $ 36,300 | |
| Food Service | | | | | |
| Food service, one story building | 960 | sf | $ 1,331.00 | $ 1,278,000 | |
| Site improvements surrounding building pad | 960 | sf | $ 50.82 | $ 49,000 | |
| **9. Library & Innovation Lab** | | | | **$ 467,000** | **$ 622,000** |
| Elementary School Library and Innovation Lab | | | | | |
| Minor modernization | 2,777 | sf | $ 167.89 | $ 466,224 | includes HVAC equip |
| **10. Student Support & Counseling** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **11. Administration and Staff Support** | | | | **$ 550,000** | **$ 732,000** |
| Administration | | | | | |
| Minor modernization | 4,040 | sf | $ 136.13 | $ 549,945 | includes HVAC equip |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | **$ 858,000** | **$ 1,142,000** |
| Resurface and repair existing parking lot | 14,500 | sf | $ 12.10 | $ 176,000 | |
| New parking lot | 3,000 | sf | $ 33.88 | $ 102,000 | |
| New concrete pedestrian paving | 2,000 | sf | $ 24.20 | $ 49,000 | |
| New safety locks to existing classroom doors | 11 | ea | $ 907.50 | $ 10,000 | |
| New emergency signs and posts | 1 | ls | $ 24,200.00 | $ 25,000 | |
| Low voltage upgrades | | | | | |
| Fire alarm system | 16,853 | sf | $ 12.10 | $ 203,921 | |
| New fire alarm head end equipment, allowance | 1 | ls | $ 36,300.00 | $ 36,300 | |
| PA / emergency communication systems | 16,853 | sf | $ 7.26 | $ 122,353 | |
| Intrusion alarms | 16,853 | sf | $ 3.63 | $ 62,000 | |
| Secutiry cameras | 16,853 | sf | $ 4.24 | $ 71,372 | |
| **14. Outdoor Learning Environments & Quads** | | | | **$ 25,000** | **$ 34,000** |
| Landscape and irrigation updates, allowance | 1 | ls | $ 25,000.00 | $ 25,000 | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | **$ 269,000** | **$ 358,000** |
| Preschool and Kindergarten Play Yard | | | | | |
| Shade structure | 1,200 | sf | $ 223.85 | $ 269,000 | |
| **16. Next Generation Flexible Furniture** | | | | **$ 332,000** | **$ 332,000** |
| Flexible furniture per classroom (direct cost) | 5 | ea | $ 42,350.00 | $ 212,000 | |
| Flexible furniture per library (direct cost) | 1 | ea | $ 60,000.00 | $ 60,000 | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ 60,000.00 | $ 60,000 | |
| **17. Technology Equipment** | | | | **$ 639,000** | **$ 639,000** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 7 | ea | $ | 21,175.00 | $ | 149,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 16,853 | sf | $ | 14.52 | $ | 245,000 | | |
| Upgrade fiber to support (direct cost) | 16,853 | sf | $ | 14.52 | $ | 245,000 | | |
| | | | | | | | | |
| **18. PV Solar Installation** | | | | | **$** | **-** | **$** | **-** |
| No scope in this category | | | | | | | | |
| | | | | | | | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **6,478,000** | **$** | **8,300,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Hugo Reid ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **2. Site Utilities** | | | | $ 2,212,000 | $ 2,942,000 |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Sanitary sewer service | 226,512 | sf | $ 1.21 | $ 275,000 | |
| Domestic and fire water service | 226,512 | sf | $ 1.82 | $ 412,000 | |
| Electrical mains and distribution | 226,512 | sf | $ 3.04 | $ 689,000 | |
| Storm drain service | 226,512 | sf | $ 1.82 | $ 412,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | $ 30,760,000 | $ 40,911,000 |
| Preschool, TK and Kindergarten | | | | | |
| Classrooms, one story building | 14,364 | sf | $ 605.00 | $ 8,690,220 | includes SDC |
| Site improvements surrounding building pad | 14,364 | sf | $ 50.82 | $ 729,978 | |
| Elementary school | | | | | |
| Remove portable classrooms | 4 | ea | $ 18,150.00 | $ 72,600 | |
| Demolish existing buildings | 18,441 | sf | $ 30.25 | $ 557,840 | |
| Classrooms, two story building | 31,635 | sf | $ 629.20 | $ 19,904,742 | |
| Site improvements surrounding building pad | 15,818 | sf | $ 50.82 | $ 803,845 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | $ 4,580,000 | $ 6,092,000 |
| Remove portable classrooms | 2 | ea | $ 18,150.00 | $ 36,300 | |
| Elementary STEAMLabs | | | | | |
| Lab classrooms, two story building | 4,200 | sf | $ 695.75 | $ 2,922,150 | |
| Site improvements surrounding building pad | 2,100 | sf | $ 50.82 | $ 106,722 | |
| Music Lab classroom | | | | | |
| Lab classrooms, two story building | 2,100 | sf | $ 695.75 | $ 1,461,075 | |
| Site improvements surrounding building pad | 1,050 | sf | $ 50.82 | $ 53,361 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | $ 9,227,000 | $ 12,272,000 |
| Demolish existing buildings | 5,700 | sf | $ 30.25 | $ 172,425 | |
| Multipurpose Rooms | | | | | |
| MPR, one story building | 7,781 | sf | $ 726.00 | $ 5,649,000 | |
| Site improvements surrounding building pad | 7,781 | sf | $ 50.82 | $ 396,000 | |
| Food Service | | | | | |
| Food service, one story building | 1,616 | sf | $ 1,331.00 | $ 2,151,000 | |
| Site improvements surrounding building pad | 1,616 | sf | $ 50.82 | $ 83,000 | |
| New trash enclosure | 1 | ea | $ 102,850.00 | $ 103,000 | |
| New lunch shelter | 3,000 | sf | $ 223.85 | $ 672,000 | |
| **9. Library & Innovation Lab** | | | | $ 3,841,000 | $ 5,109,000 |
| Remove portable classrooms | 1 | ea | $ 18,150.00 | $ 18,150 | |
| Elementary School Library and Innovation Lab | | | | | |
| Lab classrooms, one story building | 4,921 | sf | $ 726.00 | $ 3,572,646 | |
| Site improvements surrounding building pad | 4,921 | sf | $ 50.82 | $ 250,085 | |
| **10. Student Support & Counseling** | | | | $ 1,747,000 | $ 2,324,000 |
| Remove portable classrooms | 1 | ea | $ 18,150.00 | $ 18,150 | |
| Learning Center | | | | | |
| Classrooms, one story building | 2,880 | sf | $ 574.75 | $ 1,655,280 | |
| Site improvements surrounding building pad | 1,440 | sf | $ 50.82 | $ 73,181 | |
| **11. Administration and Staff Support** | | | | $ 3,945,000 | $ 5,247,000 |
| Demolish existing buildings | 3,400 | sf | $ 30.25 | $ 103,000 | |
| Administration | | | | | |
| Admin, one story building | 5,362 | sf | $ 665.50 | $ 3,569,000 | |
| Site improvements surrounding building pad | 5,362 | sf | $ 50.82 | $ 273,000 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | $ 3,186,000 | $ 4,238,000 |
| New parking lot | 32,000 | sf | $ 33.88 | $ 1,085,000 | |
| New drop-off area | 3,000 | sf | $ 36.30 | $ 109,000 | |
| New access road | 2,600 | sf | $ 27.83 | $ 73,000 | |
| New concrete pedestrian paving | 20,000 | sf | $ 24.20 | $ 484,000 | |
| Entry plaza upgrades | 2,500 | sf | $ 54.45 | $ 137,000 | |
| New ramp including guardrails and retaining walls | 150 | lf | $ 1,633.50 | $ 246,000 | |
| New stair including handrailing and walls | 2 | ea | $ 84,700.00 | $ 170,000 | |
| New covered walkways | 1,800 | sf | $ 181.50 | $ 327,000 | |
| Chain link fencing and gates | 880 | lf | $ 211.75 | $ 187,000 | |
| Rolling chain link gate | 1 | ea | $ 34,485.00 | $ 35,000 | |
| Decorative metal fencing and gates | 495 | lf | $ 356.95 | $ 177,000 | |
| Rolling decorative metal gate | 1 | ea | $ 57,475.00 | $ 58,000 | |
| New emergency signs and posts | 1 | ls | $ 48,400.00 | $ 49,000 | |
| New marquee sign | 1 | ea | $ 48,400.00 | $ 49,000 | |
| **14. Outdoor Learning Environments & Quads** | | | | $ 491,000 | $ 654,000 |
| New learning courts | 5,000 | sf | $ 66.55 | $ 333,000 | |
| New student amphitheater | 500 | sf | $ 114.95 | $ 57,475 | |
| Landscape and irrigation updates, allowance | 1 | ls | $ 100,000.00 | $ 100,000 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | | **$ 4,078,000** | | **$ 5,424,000** |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 1,200 | sf | $ | 27.83 | $ | 34,000 | | |
| Play apparatus | 1 | ea | $ | 145,200.00 | $ | 146,000 | | |
| Shade structure | 1,200 | sf | $ | 223.85 | $ | 269,000 | | |
| New kinder play area | 13,800 | sf | $ | 36.30 | $ | 500,940 | | |
| Elementary play yard and hardcourts | | | | | | | | |
| New rubber surfacing | 4,000 | sf | $ | 27.83 | $ | 112,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| New hardcourts | 55,000 | sf | $ | 29.04 | $ | 1,598,000 | | |
| New basketball courts and hoops | 3 | ea | $ | 9,680.00 | $ | 30,000 | | |
| New ball walls | 2 | ea | $ | 24,200.00 | $ | 49,000 | | |
| New playfields | 55,000 | sf | $ | 15.73 | $ | 865,150 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | | **$ -** | | **$ -** |
| No scope in this category | | | | | | | | |
| **17. Technology Equipment** | | | | | | **$ -** | | **$ -** |
| No scope in this category | | | | | | | | |
| **18. PV Solar Installation** | | | | | | **$ 1,791,000** | | **$ 1,791,000** |
| Solar canopies including battery | 7,400 | sf | $ | 242.00 | $ | 1,791,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | | **$ 65,857,000** | | **$ 87,004,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Longley Way ES Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 4,208,000** | **$ 5,597,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 4,050 | sf | $ 42.35 | $ 171,518 | |
| Walls | | | | | |
| Replace existing walls | 4,050 | sf | $ 36.30 | $ 148,000 | |
| Repair and paint existing walls | 8,981 | sf | $ 9.68 | $ 86,936 | |
| Windows | | | | | |
| Replace existing windows | 13,031 | sf | $ 45.98 | $ 600,000 | |
| Doors | | | | | |
| Repair existing doors | 13,031 | sf | $ 7.26 | $ 94,605 | |
| Floors | | | | | |
| Replace existing floors | 13,031 | sf | $ 21.78 | $ 284,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 13,031 | sf | $ 42.35 | $ 552,000 | |
| Casework | | | | | |
| Replace casework | 13,031 | sf | $ 12.10 | $ 157,675 | |
| Exteriors | | | | | |
| Patch, repair and paint | 30,107 | sf | $ 6.05 | $ 182,147 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 16,400 | sf | $ 9.68 | $ 158,752 | |
| Restroom upgrades | | | | | |
| Minor modernization | 1,413 | sf | $ 121.00 | $ 170,973 | minor |
| Reconfigure | 337 | sf | $ 726.00 | $ 244,662 | |
| Building systems | | | | | |
| HVAC upgrades | 13,031 | sf | $ 60.50 | $ 788,376 | |
| Plumbing upgrades | 13,031 | sf | $ 21.78 | $ 283,815 | |
| EMS systems upgrades | 13,031 | sf | $ 9.68 | $ 126,140 | |
| Convenience power upgrades | 13,031 | sf | $ 12.10 | $ 157,675 | |
| **2. Site Utilities** | | | | **$ 1,253,000** | **$ 1,667,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 243,936 | sf | $ 1.82 | $ 445,000 | |
| Storm drain service | 243,936 | sf | $ 1.57 | $ 384,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ 10,513,000** | **$ 13,983,000** |
| Preschool, TK and Kindergarten | | | | | |
| Classrooms, one story building | 3,591 | sf | $ 605.00 | $ 2,172,555 | |
| Site improvements surrounding building pad | 3,591 | sf | $ 50.82 | $ 182,495 | |
| Elementary school | | | | | |
| Remove portable classrooms | 8 | ea | $ 18,150.00 | $ 145,200 | |
| Classrooms, two story building | 12,240 | sf | $ 629.20 | $ 7,701,408 | |
| Site improvements surrounding building pad | 6,120 | sf | $ 50.82 | $ 311,018 | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ 3,029,000** | **$ 4,029,000** |
| Elementary STEAMLabs | | | | | |
| Lab classrooms, two story building | 2,100 | sf | $ 695.75 | $ 1,461,075 | |
| Site improvements surrounding building pad | 1,050 | sf | $ 50.82 | $ 53,361 | |
| Music Lab classroom | | | | | |
| Lab classrooms, two story building | 2,100 | sf | $ 695.75 | $ 1,461,075 | |
| Site improvements surrounding building pad | 1,050 | sf | $ 50.82 | $ 53,361 | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 3,292,000** | **$ 4,379,000** |
| Multipurpose Rooms | | | | | |
| Moderate modernization | 5,994 | sf | $ 338.80 | $ 2,031,000 | |
| Food Service | | | | | |
| Moderate modernization | 567 | sf | $ 393.25 | $ 223,000 | |
| Food service, one story building | 750 | sf | $ 1,331.00 | $ 999,000 | |
| Site improvements surrounding building pad | 750 | sf | $ 50.82 | $ 39,000 | |
| **9. Library & Innovation Lab** | | | | **$ 471,000** | **$ 627,000** |
| Elementary School Library and Innovation Lab | | | | | |
| HVAC equipment | 2,748 | sf | $ 67.76 | $ 186,204 | |
| Moderate modernization | 840 | sf | $ 338.80 | $ 284,592 | innovation |
| **10. Student Support & Counseling** | | | | **$ 814,000** | **$ 1,083,000** |
| Learning Center | | | | | |
| Reconfigure | 1,920 | sf | $ 423.50 | $ 813,120 | |
| **11. Administration and Staff Support** | | | | **$ 1,639,000** | **$ 2,180,000** |
| Administration | | | | | |
| Moderate modernization | 1,337 | sf | $ 272.25 | $ 363,998 | |
| Staff work rooms | | | | | |
| Moderate modernization | 960 | sf | $ 272.25 | $ 261,360 | |
| Reconfigure | 960 | sf | $ 453.75 | $ 435,600 | |
| Admin, two story building | 768 | sf | $ 726.00 | $ 558,000 | |
| Site improvements surrounding building pad | 384 | sf | $ 50.82 | $ 20,000 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | **$ 1,475,000** | **$ 1,962,000** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Slurry and stripe existing parking lot | 8,500 | sf | $ | 8.47 | $ | 72,000 | | |
| Resurface and repair existing parking lot | 8,000 | sf | $ | 12.10 | $ | 97,000 | | |
| Chain link fencing and gates | 890 | lf | $ | 211.75 | $ | 189,000 | | |
| Rolling chain link gate | 1 | ea | $ | 34,485.00 | $ | 35,000 | | |
| Decorative metal fencing and gates | 90 | lf | $ | 356.95 | $ | 33,000 | | |
| Rolling decorative metal gate | 1 | ea | $ | 57,475.00 | $ | 58,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 25 | ea | $ | 907.50 | $ | 23,000 | | |
| New emergency signs and posts | 1 | ls | $ | 24,200.00 | $ | 25,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 30,107 | sf | $ | 12.10 | $ | 364,295 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 30,107 | sf | $ | 7.26 | $ | 218,577 | | |
| Intrusion alarms | 30,107 | sf | $ | 3.63 | $ | 110,000 | | |
| Secutiry cameras | 30,107 | sf | $ | 4.24 | $ | 127,503 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | $ | 383,000 | $ | 510,000 |
| New learning courts | 8,500 | sf | $ | 33.28 | $ | 283,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | $ | 3,323,000 | $ | 4,420,000 |
| Preschool and Kindergarten Play Yard | | | | | | | | |
| New rubber surfacing | 1,200 | sf | $ | 27.83 | $ | 34,000 | | |
| Play apparatus | 1 | ea | $ | 145,200.00 | $ | 146,000 | | |
| Relocate play apparatus | | ea | $ | 36,300.00 | $ | - | | |
| Shade structure | 1,200 | sf | $ | 223.85 | $ | 269,000 | | |
| New kinder play area | 8,800 | sf | $ | 36.30 | $ | 319,440 | | |
| Elementary play yard and hardcourts | | | | | | | | |
| New rubber surfacing | 4,000 | sf | $ | 27.83 | $ | 112,000 | | |
| Play apparatus | 2 | ea | $ | 145,200.00 | $ | 291,000 | | |
| New hardcourts | 25,000 | sf | $ | 29.04 | $ | 726,000 | | |
| New basketball courts and hoops | 3 | ea | $ | 9,680.00 | $ | 30,000 | | |
| New ball walls | 2 | ea | $ | 24,200.00 | $ | 49,000 | | |
| New playfields | 74,000 | sf | $ | 15.73 | $ | 1,164,020 | | |
| Baseball and softball fields | | | | | | | | |
| New backstop | 1 | ea | $ | 181,500.00 | $ | 182,000 | | |
| **16. Next Generation Flexible Furniture** | | | | | $ | 967,000 | $ | 967,000 |
| Flexible furniture per classroom (direct cost) | 20 | ea | $ | 42,350.00 | $ | 847,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | $ | 1,342,000 | $ | 1,342,000 |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 22 | ea | $ | 21,175.00 | $ | 466,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 30,107 | sf | $ | 14.52 | $ | 438,000 | | |
| Upgrade fiber to support (direct cost) | 30,107 | sf | $ | 14.52 | $ | 438,000 | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **18. PV Solar Installation** | | | | | | $ | 1,210,000 | $ 1,210,000 |
| Solar canopies including battery | 5,000 | sf | $ | 242.00 | $ | 1,210,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | | $ | 33,918,000 | $ 43,956,000 |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Dana MS Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 5,606,000** | **$ 7,456,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 1,269 | sf | $ 42.35 | $ 53,742 | |
| Walls | | | | | |
| Replace existing walls | 1,269 | sf | $ 36.30 | $ 47,000 | |
| Repair and paint existing walls | 16,911 | sf | $ 9.68 | $ 163,698 | |
| Windows | | | | | |
| Replace existing windows | 18,180 | sf | $ 45.98 | $ 836,000 | |
| Doors | | | | | |
| Repair existing doors | 18,180 | sf | $ 7.26 | $ 131,987 | |
| Floors | | | | | |
| Replace existing floors | 18,180 | sf | $ 21.78 | $ 396,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 18,180 | sf | $ 42.35 | $ 770,000 | |
| Casework | | | | | |
| Replace casework | 18,180 | sf | $ 12.10 | $ 219,978 | |
| Exteriors | | | | | |
| Patch, repair and paint | 57,934 | sf | $ 6.05 | $ 350,501 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 21,000 | sf | $ 9.68 | $ 203,280 | |
| Add gutters | 10 | ea | $ 20,000.00 | $ 200,000 | |
| Restroom upgrades | | | | | |
| Minor modernization | 2,822 | sf | $ 121.00 | $ 341,462 | minor |
| Building systems | | | | | |
| HVAC upgrades | 18,180 | sf | $ 60.50 | $ 1,099,890 | |
| Plumbing upgrades | 18,180 | sf | $ 21.78 | $ 395,960 | |
| EMS systems upgrades | 18,180 | sf | $ 9.68 | $ 175,982 | |
| Convenience power upgrades | 18,180 | sf | $ 12.10 | $ 219,978 | |
| **2. Site Utilities** | | | | **$ 612,000** | **$ 814,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Storm drain service | 505,296 | sf | $ 1.21 | $ 612,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ 4,377,000** | **$ 5,822,000** |
| Middle School CTE | | | | | |
| HVAC equipment | 7,852 | sf | $ 67.76 | $ 532,052 | |
| Replace existing windows | 7,852 | sf | $ 45.98 | $ 361,035 | |
| Lab classrooms, one story building | 2,128 | sf | $ 647.35 | $ 1,377,561 | |
| Site improvements surrounding building pad | 2,128 | sf | $ 50.82 | $ 108,145 | |
| Dance and Drama Classrooms | | | | | |
| Classrooms, one story building | 2,128 | sf | $ 647.35 | $ 1,377,561 | |
| Site improvements surrounding building pad | 2,128 | sf | $ 50.82 | $ 108,145 | |
| Music Lab classroom | | | | | |
| HVAC equipment | 2,850 | sf | $ 67.76 | $ 193,116 | |
| Elective Classrooms | | | | | |
| Minor modernization | 2,511 | sf | $ 127.05 | $ 319,023 | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 2,132,000** | **$ 2,836,000** |
| Multipurpose Rooms | | | | | |
| HVAC equipment | 5,939 | sf | $ 67.76 | $ 403,000 | |
| Replace existing windows | 5,939 | sf | $ 45.98 | $ 274,000 | |
| Food Service | | | | | |
| Moderate modernization | 956 | sf | $ 393.25 | $ 376,000 | |
| Reconfigure | 374 | sf | $ 665.50 | $ 249,000 | |
| Food service, one story building | 600 | sf | $ 1,331.00 | $ 799,000 | |
| Site improvements surrounding building pad | 600 | sf | $ 50.82 | $ 31,000 | |
| **9. Library & Innovation Lab** | | | | **$ 434,000** | **$ 578,000** |
| Middle School and High School Library and Innovation Lab | | | | | |
| HVAC equipment | 2,485 | sf | $ 67.76 | $ 168,384 | |
| Moderate modernization | 783 | sf | $ 338.80 | $ 265,280 | |
| **10. Student Support & Counseling** | | | | **$ 950,000** | **$ 1,264,000** |
| Wellness Center | | | | | |
| Reconfigure | 1,184 | sf | $ 423.50 | $ 501,424 | |
| Student Services | | | | | |
| Minor modernization | 1,920 | sf | $ 181.50 | $ 348,480 | |
| Moderate modernization | 300 | sf | $ 332.75 | $ 99,825 | |
| **11. Administration and Staff Support** | | | | **$ 509,000** | **$ 677,000** |
| Administration | | | | | |
| HVAC equipment | 4,471 | sf | $ 67.76 | $ 302,955 | |
| Replace existing windows | 4,471 | sf | $ 45.98 | $ 205,577 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ 3,805,000** | **$ 5,061,000** |
| PE / fitness rooms | | | | | |
| Moderate modernization | 1,027 | sf | $ 169.40 | $ 173,974 | |
| Classrooms, one story building | 1,862 | sf | $ 647.35 | $ 1,205,366 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Site improvements surrounding building pad | 1,862 | sf | $ | 50.82 | $ | 94,627 | | |
| Locker rooms | | | | | | | | |
| Reconfigure | 4,280 | sf | $ | 544.50 | $ | 2,330,460 | | |
| **13. Safety and Security** | | | | | **$** | **2,338,000** | **$** | **3,110,000** |
| Slurry and stripe existing parking lot | 34,000 | sf | $ | 8.47 | $ | 288,000 | | |
| Resurface and repair existing parking lot | 14,000 | sf | $ | 12.10 | $ | 170,000 | | |
| Repair concrete pedestrian paving | 3,300 | sf | $ | 15.13 | $ | 50,000 | | |
| Decorative metal fencing and gates | 50 | lf | $ | 356.95 | $ | 18,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 75,625.00 | $ | 76,000 | | |
| New safety locks to existing classroom doors | 51 | ea | $ | 907.50 | $ | 47,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 57,934 | sf | $ | 12.10 | $ | 701,001 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 57,934 | sf | $ | 7.26 | $ | 420,601 | | |
| Intrusion alarms | 57,934 | sf | $ | 3.63 | $ | 211,000 | | |
| Secutiry cameras | 57,934 | sf | $ | 4.24 | $ | 245,350 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | **$** | **813,000** | **$** | **1,082,000** |
| New learning courts | 19,900 | sf | $ | 33.28 | $ | 663,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 150,000.00 | $ | 150,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | **$** | **6,371,000** | **$** | **8,474,000** |
| Play yard and hardcourts | | | | | | | | |
| New hardcourts | 87,500 | sf | $ | 29.04 | $ | 2,541,000 | | |
| New basketball courts and hoops | 2 | ea | $ | 9,680.00 | $ | 20,000 | | |
| Repair playfields (sod) | 71,380 | sf | $ | 4.24 | $ | 303,000 | | |
| New synthetic turf | 80,000 | sf | $ | 37.51 | $ | 3,000,800 | | |
| New synthetic track | 11,620 | sf | $ | 43.56 | $ | 506,167 | | |
| **16. Next Generation Flexible Furniture** | | | | | **$** | **1,264,000** | **$** | **1,264,000** |
| Flexible furniture per classroom (direct cost) | 27 | ea | $ | 42,350.00 | $ | 1,144,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | **$** | **2,299,000** | **$** | **2,299,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 29 | ea | $ | 21,175.00 | $ | 615,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 57,934 | sf | $ | 14.52 | $ | 842,000 | | |
| Upgrade fiber to support (direct cost) | 57,934 | sf | $ | 14.52 | $ | 842,000 | | |
| **18. PV Solar Installation** | | | | | **$** | **2,759,000** | **$** | **2,759,000** |
| Solar canopies including battery | 11,400 | sf | $ | 242.00 | $ | 2,759,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **34,268,000** | **$** | **43,496,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## First Avenue MS Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 1,454,000** | **$ 1,934,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Walls | | | | | |
| Repair and paint existing walls | 3,840 | sf | $ 9.68 | $ 37,171 | |
| Windows | | | | | |
| Repair existing windows | 3,840 | sf | $ 8.47 | $ 32,525 | |
| Doors | | | | | |
| Repair existing doors | 3,840 | sf | $ 7.26 | $ 27,878 | |
| Floors | | | | | |
| Replace existing floors | 3,840 | sf | $ 21.78 | $ 84,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 3,840 | sf | $ 42.35 | $ 163,000 | |
| Casework | | | | | |
| Replace casework | 3,840 | sf | $ 12.10 | $ 46,464 | |
| Exteriors | | | | | |
| Patch, repair and paint | 13,235 | sf | $ 12.10 | $ 160,144 | |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 8,000 | sf | $ 9.68 | $ 77,440 | |
| Restroom upgrades | | | | | |
| Minor modernization | 1,865 | sf | $ 121.00 | $ 225,665 | minor |
| Building systems | | | | | |
| HVAC upgrades | 5,760 | sf | $ 60.50 | $ 348,480 | |
| Plumbing upgrades | 5,760 | sf | $ 21.78 | $ 125,453 | |
| EMS systems upgrades | 5,760 | sf | $ 9.68 | $ 55,757 | |
| Convenience power upgrades | 5,760 | sf | $ 12.10 | $ 69,696 | |
| **2. Site Utilities** | | | | **$ 1,683,000** | **$ 2,239,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 296,208 | sf | $ 2.43 | $ 721,000 | |
| Storm drain service | 296,208 | sf | $ 1.82 | $ 538,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ 3,826,000** | **$ 5,089,000** |
| Middle school | | | | | |
| Remove portable classrooms | 3 | ea | $ 18,150.00 | $ 54,450 | |
| Classrooms, two story building | 5,760 | sf | $ 629.20 | $ 3,624,192 | |
| Site improvements surrounding building pad | 2,880 | sf | $ 50.82 | $ 146,362 | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ 6,603,000** | **$ 8,782,000** |
| Demolish existing buildings | 4,850 | sf | $ 30.25 | $ 146,713 | |
| Middle School CTE | | | | | |
| Lab classrooms, two story building | 7,500 | sf | $ 707.85 | $ 5,308,875 | |
| Site improvements surrounding building pad | 3,750 | sf | $ 50.82 | $ 190,575 | |
| Dance and Drama Classrooms | | | | | |
| HVAC equipment | 988 | sf | $ 67.76 | $ 66,947 | |
| Auditorium | | | | | |
| Minor modernization | 3,612 | sf | $ 246.24 | $ 889,401 | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 4,716,000** | **$ 6,273,000** |
| Demolish existing buildings | 8,000 | sf | $ 30.25 | $ 242,000 | |
| Food Service | | | | | |
| Food service, one story building | 2,200 | sf | $ 1,331.00 | $ 2,929,000 | |
| Site improvements surrounding building pad | 2,200 | sf | $ 50.82 | $ 112,000 | |
| New lunch shelter | 6,400 | sf | $ 223.85 | $ 1,433,000 | |
| **9. Library & Innovation Lab** | | | | **$ 546,000** | **$ 727,000** |
| Middle School and High School Library and Innovation Lab | | | | | |
| Minor modernization | 1,536 | sf | $ 223.85 | $ 343,834 | |
| Moderate modernization | 594 | sf | $ 338.80 | $ 201,247 | innovation |
| **10. Student Support & Counseling** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **11. Administration and Staff Support** | | | | **$ 941,000** | **$ 1,252,000** |
| Administration | | | | | |
| Reconfigure | 800 | sf | $ 453.75 | $ 363,000 | |
| Staff work rooms | | | | | |
| Admin, two story building | 768 | sf | $ 726.00 | $ 558,000 | |
| Site improvements surrounding building pad | 384 | sf | $ 50.82 | $ 20,000 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ 13,855,000** | **$ 18,428,000** |
| Demolish existing buildings | 4,500 | sf | $ 30.25 | $ 136,125 | |
| Gymnasium | | | | | |
| Gymnasium, one story building | 11,598 | sf | $ 847.00 | $ 9,823,167 | |
| Site improvements surrounding building pad | 11,598 | sf | $ 50.82 | $ 589,390 | |
| Locker rooms | | | | | |
| Locker rooms, one story building | 4,256 | sf | $ 726.00 | $ 3,089,856 | |
| Site improvements surrounding building pad | 4,256 | sf | $ 50.82 | $ 216,290 | |
| **13. Safety and Security** | | | | **$ 1,847,000** | **$ 2,457,000** |
| Resurface and repair existing parking lot | 7,000 | sf | $ 12.10 | $ 85,000 | |
| New access road | 6,500 | sf | $ 27.83 | $ 181,000 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADA accessibilty, allowance | 1 | ls | $ | 100,000.00 | $ | 100,000 | | |
| Stairs and ramps handrails and guardrails upgrades, allowa | 1 | ls | $ | 20,000.00 | $ | 20,000 | | |
| Chain link fencing and gates | 125 | lf | $ | 211.75 | $ | 27,000 | | |
| Decorative metal fencing and gates | 95 | lf | $ | 356.95 | $ | 34,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 32 | ea | $ | 907.50 | $ | 30,000 | | |
| New emergency signs and posts | 1 | ls | $ | 24,200.00 | $ | 25,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 44,888 | sf | $ | 12.10 | $ | 543,145 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 44,888 | sf | $ | 7.26 | $ | 325,887 | | |
| Intrusion alarms | 44,888 | sf | $ | 3.63 | $ | 163,000 | | |
| Secutiry cameras | 44,888 | sf | $ | 4.24 | $ | 190,101 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | **$** | **1,002,000** | **$** | **1,333,000** |
| New learning courts | 12,800 | sf | $ | 66.55 | $ | 852,000 | | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 150,000.00 | $ | 150,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | **$** | **4,749,000** | **$** | **6,317,000** |
| Play yard and hardcourts | | | | | | | | |
| New hardcourts | 45,000 | sf | $ | 29.04 | $ | 1,307,000 | | |
| New basketball courts and hoops | 4 | ea | $ | 9,680.00 | $ | 39,000 | | |
| Repair playfields (sod) | 23,800 | sf | $ | 4.24 | $ | 101,000 | | |
| New synthetic turf | 75,000 | sf | $ | 37.51 | $ | 2,813,250 | | |
| New synthetic track | 11,200 | sf | $ | 43.56 | $ | 487,872 | | |
| **16. Next Generation Flexible Furniture** | | | | | **$** | **798,000** | **$** | **798,000** |
| Flexible furniture per classroom (direct cost) | 16 | ea | $ | 42,350.00 | $ | 678,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | **$** | **768,000** | **$** | **768,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 18 | ea | $ | 21,175.00 | $ | 382,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 13,235 | sf | $ | 14.52 | $ | 193,000 | | |
| Upgrade fiber to support (direct cost) | 13,235 | sf | $ | 14.52 | $ | 193,000 | | |
| **18. PV Solar Installation** | | | | | **$** | **2,759,000** | **$** | **2,759,000** |
| Solar canopies including battery | 11,400 | sf | $ | 242.00 | $ | 2,759,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **45,545,000** | **$** | **59,156,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Foothills MS Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 3,613,000** | **$ 4,806,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Walls | | | | | |
| Replace existing walls | | sf | $ 36.30 | $ - | |
| Repair and paint existing walls | 4,408 | sf | $ 9.68 | $ 42,669 | |
| Windows | | | | | |
| Replace existing windows | 4,408 | sf | $ 45.98 | $ 203,000 | |
| Repair existing windows | | sf | $ 8.47 | $ - | |
| Doors | | | | | |
| Repair existing doors | 4,408 | sf | $ 7.26 | $ 32,002 | |
| Floors | | | | | |
| Replace existing floors | 4,408 | sf | $ 21.78 | $ 97,000 | |
| Ceilings | | | | | |
| Replace existing ceilings | 19,340 | sf | $ 42.35 | $ 820,000 | |
| Roofing | | | | | |
| Replace roofing | 4,000 | sf | $ 42.35 | $ 169,400 | |
| Restroom upgrades | | | | | |
| Minor modernization | 1,950 | sf | $ 121.00 | $ 235,950 | minor |
| Building systems | | | | | |
| HVAC upgrades | 19,340 | sf | $ 60.50 | $ 1,170,070 | |
| Plumbing upgrades | 19,340 | sf | $ 21.78 | $ 421,225 | |
| EMS systems upgrades | 19,340 | sf | $ 9.68 | $ 187,211 | |
| Convenience power upgrades | 19,340 | sf | $ 12.10 | $ 234,014 | |
| **2. Site Utilities** | | | | **$ 2,142,000** | **$ 2,849,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Sanitary sewer service | 570,636 | sf | $ 0.34 | $ 194,000 | |
| Domestic and fire water service | 570,636 | sf | $ 0.24 | $ 139,000 | |
| Electrical mains and distribution | 570,636 | sf | $ 1.22 | $ 694,000 | |
| Storm drain service | 570,636 | sf | $ 1.21 | $ 691,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ 3,221,000** | **$ 4,284,000** |
| Middle School CTE | | | | | |
| HVAC equipment | 7,094 | sf | $ 67.76 | $ 480,689 | |
| Moderate modernization | 1,600 | sf | $ 217.80 | $ 348,480 | |
| Dance and Drama Classrooms | | | | | |
| Reconfigure | 3,201 | sf | $ 338.80 | $ 1,084,499 | |
| Music Lab classroom | | | | | |
| HVAC equipment | 2,250 | sf | $ 67.76 | $ 152,460 | |
| Reconfigure | 3,180 | sf | $ 363.00 | $ 1,154,340 | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 4,177,000** | **$ 5,556,000** |
| Multipurpose Rooms | | | | | |
| Moderate modernization | 5,124 | sf | $ 338.80 | $ 1,737,000 | |
| Food Service | | | | | |
| Moderate modernization | 1,297 | sf | $ 393.25 | $ 511,000 | |
| Reconfigure | 1,187 | sf | $ 665.50 | $ 790,000 | |
| Food service, one story building | 600 | sf | $ 1,331.00 | $ 799,000 | |
| Site improvements surrounding building pad | 600 | sf | $ 50.82 | $ 31,000 | |
| Existing lunch shelter | 3,440 | sf | $ 89.54 | $ 309,000 | repair |
| **9. Library & Innovation Lab** | | | | **$ 479,000** | **$ 638,000** |
| Middle School and High School Library and Innovation Lab | | | | | |
| HVAC equipment | 1,176 | sf | $ 67.76 | $ 79,686 | |
| Moderate modernization | 1,176 | sf | $ 338.80 | $ 398,429 | innovation |
| **10. Student Support & Counseling** | | | | **$ 344,000** | **$ 458,000** |
| Learning Center | | | | | |
| Reconfigure | 812 | sf | $ 423.50 | $ 343,882 | |
| **11. Administration and Staff Support** | | | | **$ 283,000** | **$ 377,000** |
| Administration | | | | | |
| HVAC equipment | 4,172 | sf | $ 67.76 | $ 282,695 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ 13,719,000** | **$ 18,247,000** |
| Gymnasium | | | | | |
| Gymnasium, one story building | 11,598 | sf | $ 847.00 | $ 9,823,167 | |
| Site improvements surrounding building pad | 11,598 | sf | $ 50.82 | $ 589,390 | |
| Locker rooms | | | | | |
| Locker rooms, one story building | 4,256 | sf | $ 726.00 | $ 3,089,856 | |
| Site improvements surrounding building pad | 4,256 | sf | $ 50.82 | $ 216,290 | |
| **13. Safety and Security** | | | | **$ 4,551,000** | **$ 6,053,000** |
| Resurface and repair existing parking lot | 18,500 | sf | $ 12.10 | $ 224,000 | |
| New parking lot | 16,000 | sf | $ 33.88 | $ 543,000 | |
| New concrete pedestrian paving | 1,300 | sf | $ 24.20 | $ 32,000 | |
| ADA accessibilty, allowance | 1 | ls | $ 150,000.00 | $ 150,000 | |
| Stairs and ramps handrails and guardrails upgrades, allowa | 1 | ls | $ 20,000.00 | $ 20,000 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| New ramp including guardrails and retaining walls | 750 | lf | $ | 1,633.50 | $ | 1,226,000 | | |
| New covered walkways | 1,225 | sf | $ | 181.50 | $ | 223,000 | | |
| Chain link fencing and gates | 1,250 | lf | $ | 211.75 | $ | 265,000 | | |
| Rolling chain link gate | 1 | ea | $ | 34,485.00 | $ | 35,000 | | |
| Decorative metal fencing and gates | 290 | lf | $ | 356.95 | $ | 104,000 | | |
| Rolling decorative metal gate | 1 | ea | $ | 57,475.00 | $ | 58,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 60,500.00 | $ | 61,000 | | |
| New safety locks to existing classroom doors | 44 | ea | $ | 907.50 | $ | 40,000 | | |
| New emergency signs and posts | 1 | ls | $ | 48,400.00 | $ | 49,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance existing | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 53,559 | sf | $ | 12.10 | $ | 648,064 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 53,559 | sf | $ | 7.26 | $ | 388,838 | | |
| Intrusion alarms | 53,559 | sf | $ | 3.63 | $ | 195,000 | | |
| Secutiry cameras | 53,559 | sf | $ | 4.24 | $ | 226,822 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | **$** | **320,000** | **$** | **426,000** |
| New learning courts | 5,100 | sf | $ | 33.28 | $ | 170,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 150,000.00 | $ | 150,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | **$** | **4,282,000** | **$** | **5,696,000** |
| Play yard and hardcourts | | | | | | | | |
| Resurface and repair hardcourts | 28,000 | sf | $ | 19.36 | $ | 543,000 | | |
| New hardcourts | 30,000 | sf | $ | 29.04 | $ | 872,000 | | |
| New basketball courts and hoops | 1 | ea | $ | 9,680.00 | $ | 10,000 | | |
| Repair playfields (sod) | 28,000 | sf | $ | 4.24 | $ | 119,000 | | |
| New synthetic turf | 60,000 | sf | $ | 37.51 | $ | 2,250,600 | | |
| New synthetic track | 11,170 | sf | $ | 43.56 | $ | 486,565 | | |
| **16. Next Generation Flexible Furniture** | | | | | **$** | **1,179,000** | **$** | **1,179,000** |
| Flexible furniture per classroom (direct cost) | 25 | ea | $ | 42,350.00 | $ | 1,059,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | **$** | **2,128,000** | **$** | **2,128,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 27 | ea | $ | 21,175.00 | $ | 572,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 53,559 | sf | $ | 14.52 | $ | 778,000 | | |
| Upgrade fiber to support (direct cost) | 53,559 | sf | $ | 14.52 | $ | 778,000 | | |
| **18. PV Solar Installation** | | | | | **$** | **1,743,000** | **$** | **1,743,000** |
| Solar canopies including battery | 7,200 | sf | $ | 242.00 | $ | 1,743,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | **$** | **42,179,000** | **$** | **54,440,000** |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Arcadia HS Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | **$ 17,255,000** | **$ 22,950,000** |
| Existing classrooms (MEP scope covered in Section C) | | | | | |
| Structural upgrades | | | | | |
| Roof / wall connections | 5,940 | sf | $ 42.35 | $ 251,559 | |
| Walls | | | | | |
| Replace existing walls | 5,940 | sf | $ 36.30 | $ 216,000 | |
| Repair and paint existing walls | 50,250 | sf | $ 9.68 | $ 486,420 | |
| Windows | | | | | |
| Replace existing windows | 50,250 | sf | $ 45.98 | $ 2,311,000 | |
| Doors | | | | | |
| Repair existing doors | 50,250 | sf | $ 7.26 | $ 364,815 | |
| Floors | | | | | |
| Replace existing floors | 50,250 | sf | $ 21.78 | $ 1,095,000 | |
| Ceilings | | | | | |
| Repair existing ceilings | 50,250 | sf | $ 18.15 | $ 912,038 | |
| Casework | | | | | |
| Replace casework | 50,250 | sf | $ 12.10 | $ 608,025 | |
| Exteriors | | | | | |
| Patch, repair and paint | 133,920 | sf | $ 6.05 | $ 810,216 | minor |
| Roofing | | | | | |
| Patch and repair leaks, etc. | 37,925 | sf | $ 9.68 | $ 367,114 | |
| Replace roofing | 85,480 | sf | $ 42.35 | $ 3,620,078 | |
| Restroom upgrades | | | | | |
| Minor modernization | 8,125 | sf | $ 121.00 | $ 983,125 | |
| Building systems | | | | | |
| HVAC upgrades | 50,250 | sf | $ 60.50 | $ 3,040,125 | |
| Plumbing upgrades | 50,250 | sf | $ 21.78 | $ 1,094,445 | |
| EMS systems upgrades | 50,250 | sf | $ 9.68 | $ 486,420 | |
| Convenience power upgrades | 50,250 | sf | $ 12.10 | $ 608,025 | |
| **2. Site Utilities** | | | | **$ 2,716,000** | **$ 3,613,000** |
| Based on entire campus area, upgrade existing utilities; | | | | | |
| Electrical mains and distribution | 1,572,516 | sf | $ 0.97 | $ 1,530,000 | |
| Storm drain service | 1,572,516 | sf | $ 0.48 | $ 762,000 | |
| Electrical capacity upgrades | 1 | ls | $ 423,500.00 | $ 424,000 | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | **$ 3,962,000** | **$ 5,270,000** |
| Minor modernization | 26,190 | | $ 151.25 | $ 3,961,238 | |
| **6. ES STEAM Lab and ES Music** | | | | **$ -** | **$ -** |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | **$ 25,065,000** | **$ 33,337,000** |
| Remove portable classrooms | 15 | ea | $ 18,150.00 | $ 272,250 | |
| High School CTE | | | | | |
| Minor modernization | 10,365 | sf | $ 145.20 | $ 1,504,998 | |
| Moderate modernization | 5,760 | sf | $ 217.80 | $ 1,254,528 | |
| Lab classrooms, two story building | 16,000 | sf | $ 930.19 | $ 14,883,000 | |
| Site improvements surrounding building pad | 8,000 | sf | $ 50.82 | $ 406,560 | |
| Music Lab classroom | | | | | |
| Minor modernization | 10,900 | sf | $ 145.20 | $ 1,582,680 | |
| Lab classrooms, one story building | 6,000 | sf | $ 809.19 | $ 4,855,125 | scene shop |
| Site improvements surrounding building pad | 6,000 | sf | $ 50.82 | $ 304,920 | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | **$ 6,621,000** | **$ 8,806,000** |
| Multipurpose Rooms | | | | | |
| Minor modernization | 8,840 | sf | $ 223.85 | $ 1,979,000 | |
| Food Service | | | | | |
| Minor modernization | 10,190 | sf | $ 266.20 | $ 2,713,000 | |
| Reconfigure | 1,650 | sf | $ 665.50 | $ 1,099,000 | |
| Food service, one story building | 600 | sf | $ 1,331.00 | $ 799,000 | |
| Site improvements surrounding building pad | 600 | sf | $ 50.82 | $ 31,000 | |
| **9. Library & Innovation Lab** | | | | **$ 902,000** | **$ 1,200,000** |
| Middle School and High School Library and Innovation Lab | | | | | |
| HVAC equipment | 13,300 | sf | $ 67.76 | $ 901,208 | |
| **10. Student Support & Counseling** | | | | **$ 509,000** | **$ 677,000** |
| Student Services | | | | | |
| Reconfigure | 1,200 | sf | $ 423.50 | $ 508,200 | |
| **11. Administration and Staff Support** | | | | **$ 123,000** | **$ 164,000** |
| Staff work rooms | | | | | |
| Moderate modernization | 450 | sf | $ 272.25 | $ 122,513 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | **$ 16,227,000** | **$ 21,582,000** |
| Demolish existing buildings | 12,800 | sf | $ 30.25 | $ 387,200 | |
| Gymnasium | | | | | |
| Moderate modernization | 24,625 | sf | $ 344.85 | $ 8,491,931 | |
| Locker rooms | | | | | |
| Locker rooms, one story building | 3,500 | sf | $ 726.00 | $ 2,541,000 | |
| Site improvements surrounding building pad | 3,500 | sf | $ 50.82 | $ 177,870 | |
| Weight room | | | | | |
| Weight room, one story building | 6,200 | sf | $ 695.75 | $ 4,313,650 | |
| Site improvements surrounding building pad | 6,200 | sf | $ 50.82 | $ 315,084 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **13. Safety and Security** | | | | | | **$ 7,849,000** | | **$ 10,440,000** |
| Slurry and stripe existing parking lot | 100,000 | sf | $ | 8.47 | $ | 847,000 | | |
| Resurface and repair existing parking lot | 115,000 | sf | $ | 12.10 | $ | 1,392,000 | | |
| New concrete pedestrian paving | 2,700 | sf | $ | 24.20 | $ | 66,000 | | |
| Stairs and ramps handrails and guardrails upgrades, allowa | 1 | ls | $ | 20,000.00 | $ | 20,000 | | |
| New covered walkways | 6,500 | sf | $ | 181.50 | $ | 1,180,000 | | |
| Chain link fencing and gates | 1,250 | lf | $ | 211.75 | $ | 265,000 | | |
| Decorative metal fencing and gates | 175 | lf | $ | 356.95 | $ | 63,000 | | |
| New exterior lighting for student safety | 1 | ls | $ | 90,750.00 | $ | 91,000 | | |
| New safety locks to existing classroom doors | 131 | ea | $ | 907.50 | $ | 119,000 | | |
| New emergency signs and posts | 1 | ls | $ | 96,800.00 | $ | 97,000 | | |
| New marquee sign | 1 | ea | $ | 24,200.00 | $ | 25,000 | enhance | |
| Low voltage upgrades | | | | | | | | |
| Fire alarm system | 133,920 | sf | $ | 12.10 | $ | 1,620,432 | | |
| New fire alarm head end equipment, allowance | 1 | ls | $ | 36,300.00 | $ | 36,300 | | |
| PA / emergency communication systems | 133,920 | sf | $ | 7.26 | $ | 972,259 | | |
| Intrusion alarms | 133,920 | sf | $ | 3.63 | $ | 487,000 | | |
| Secutiry cameras | 133,920 | sf | $ | 4.24 | $ | 567,151 | | |
| **14. Outdoor Learning Environments & Quads** | | | | | | **$ 4,511,000** | | **$ 6,000,000** |
| New student quad | 15,000 | sf | $ | 90.75 | $ | 1,362,000 | enhance | |
| New learning courts | 87,100 | sf | $ | 33.28 | $ | 2,899,000 | enhance | |
| Landscape and irrigation updates, allowance | 1 | ls | $ | 250,000.00 | $ | 250,000 | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | | | **$ 10,104,000** | | **$ 13,439,000** |
| Repair playfields (sod) | 40,000 | sf | $ | 4.24 | $ | 170,000 | | |
| Baseball and softball fields | | | | | | | | |
| New synthetic turf | 177,000 | sf | $ | 37.51 | $ | 6,639,270 | | |
| Netting system | 1,485 | lf | $ | 650.00 | $ | 965,250 | | |
| New bleachers | 500 | seat | $ | 574.75 | $ | 287,375 | | |
| New field equipment including bases and mounds | 2 | ea | $ | 36,300.00 | $ | 72,600 | | |
| New backstop | 2 | ea | $ | 181,500.00 | $ | 363,000 | | |
| New dugouts | 4 | ea | $ | 151,250.00 | $ | 605,000 | | |
| Track, field and stadium | | | | | | | | |
| New synthetic turf, football field | 75,000 | sf | $ | 11.25 | $ | 843,975 | just carpet replacement | |
| Concessions building, minor mod | 960 | sf | $ | 163.35 | $ | 156,816 | | |
| **16. Next Generation Flexible Furniture** | | | | | | **$ 3,805,000** | | **$ 3,805,000** |
| Flexible furniture per classroom (direct cost) | 87 | ea | $ | 42,350.00 | $ | 3,685,000 | | |
| Flexible furniture per library (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| Flexible furniture per MPR / cafeteria (direct cost) | 1 | ea | $ | 60,000.00 | $ | 60,000 | | |
| **17. Technology Equipment** | | | | | | **$ 5,775,000** | | **$ 5,775,000** |
| Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost) | 89 | ea | $ | 21,175.00 | $ | 1,885,000 | | |
| Upgrade backbone, wireless access points, and switches (direct cost) | 133,920 | sf | $ | 14.52 | $ | 1,945,000 | | |
| Upgrade fiber to support (direct cost) | 133,920 | sf | $ | 14.52 | $ | 1,945,000 | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **18. PV Solar Installation** | | | | | | **$ 4,477,000** | | **$ 4,477,000** |
| Solar canopies including battery | 18,500 | sf | $ | 242.00 | $ | 4,477,000 | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | | | **$ 109,898,000** | | **$ 141,535,000** |
| **5b. Replace J Building at Arcadia HS** | | | | | | **$ 27,431,000** | | **$ 36,484,000** |
| High school | | | | | | | | |
| Demolish existing buildings | 26,190 | sf | $ | 30.25 | $ | 792,248 | | |
| Classrooms, two story building | 40,320 | sf | $ | 635.25 | $ | 25,613,280 | | |
| Site improvements surrounding building pad | 20,160 | sf | $ | 50.82 | $ | 1,024,531 | | |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Rancho Learning Center Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) |
|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **2. Site Utilities** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **9. Library & Innovation Lab** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **10. Student Support & Counseling** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **11. Administration and Staff Support** | | | | $ 20,000 | $ 27,000 |
| Administration | | | | | |
| HVAC balancing | 960 | sf | $ 20.00 | $ 19,200 | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **13. Safety and Security** | | | | $ 845,000 | $ 1,124,000 |
| Slurry and stripe existing parking lot | 34,000 | sf | $ 8.47 | $ 288,000 | |
| New parking lot | 14,800 | sf | $ 33.88 | $ 502,000 | |
| Chain link fencing and gates | 210 | lf | $ 211.75 | $ 45,000 | |
| New emergency signs and posts | 1 | ls | $ 9,680.00 | $ 10,000 | |
| **14. Outdoor Learning Environments & Quads** | | | | $ 426,000 | $ 567,000 |
| New learning courts | 6,400 | sf | $ 66.55 | $ 426,000 | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | $ 228,000 | $ 304,000 |
| Hardcourts | | | | | |
| New hardcourts | 7,500 | sf | $ 29.04 | $ 218,000 | |
| New basketball courts and hoops | 1 | ea | $ 9,680.00 | $ 10,000 | |
| **16. Next Generation Flexible Furniture** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **17. Technology Equipment** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **18. PV Solar Installation** | | | | $ - | $ - |
| No scope in this category | | | | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | $ 1,519,000 | $ 2,022,000 |

**Arcadia Unified School District**

**Facility Masterplan** 2/23/24

## Santa Anita Site Cost Detail

| | Area | Unit | Unit Cost | Construction Cost Sub-Total | Total Project Cost 25% (x 1.33) | |
|---|---|---|---|---|---|---|
| **1. Repair / Modernization / Reconfigure Existing Classrooms + Restrooms** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **2. Site Utilities** | | | | $ 1,838,000 | $ 2,445,000 | |
| Based on entire campus area, upgrade existing utilities; | | | | | | |
| Sanitary sewer service | 362,000 | sf | $ 0.68 | $ 246,000 | | |
| Domestic and fire water service | 362,000 | sf | $ 1.03 | $ 373,000 | | |
| Electrical mains and distribution | 362,000 | sf | $ 1.95 | $ 705,000 | | |
| Storm drain service | 362,000 | sf | $ 1.21 | $ 439,000 | | |
| Electrical service update, allowance | 1 | ls | $ 75,000.00 | $ 75,000 | | |
| **3. New Construction of ES Classrooms (Replace Portables and Build TK)** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **4. New Construction of MS Classrooms and Replace Portables** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **5a. Modernize J Building at Arcadia HS** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **6. ES STEAM Lab and ES Music** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **7. MS & HS Elective / CTE Spaces, Performing Arts & Auditorium** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **8. Multipurpose Room (MPR) & Food Service** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **9. Library & Innovation Lab** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **10. Student Support & Counseling** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **11. Administration and Staff Support** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **12. Physical Education & Athletics Improvements (Gyms and Locker Rooms)** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **13. Safety and Security** | | | | $ 4,431,000 | $ 5,894,000 | |
| New parking lot | 68,000 | sf | $ 33.88 | $ 2,304,000 | | |
| New concrete pedestrian paving | 30,000 | sf | $ 24.20 | $ 726,000 | | |
| Entry plaza upgrades | 10,000 | sf | $ 54.45 | $ 545,000 | | includes street frontage |
| Chain link fencing and gates | 3,025 | lf | $ 211.75 | $ 641,000 | | |
| Rolling chain link gate | 2 | ea | $ 34,485.00 | $ 69,000 | | |
| New emergency signs and posts | 1 | ls | $ 96,800.00 | $ 97,000 | | |
| New marquee sign | 1 | ea | $ 48,400.00 | $ 49,000 | | |
| **14. Outdoor Learning Environments & Quads** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **15. Exterior Play Spaces, Playfields & Hardcourts** | | | | $ 16,780,000 | $ 22,318,000 | |
| Playfields and Hardcourts | | | | | | |
| New rubber surfacing | 5,000 | sf | $ 27.83 | $ 140,000 | | |
| Play apparatus | 2 | ea | $ 145,200.00 | $ 291,000 | | |
| Shade structure | 1,200 | sf | $ 223.85 | $ 269,000 | | |
| New hardcourts | 15,000 | sf | $ 29.04 | $ 436,000 | | |
| New basketball courts and hoops | 2 | ea | $ 9,680.00 | $ 20,000 | | |
| Baseball and softball fields | | | | | | |
| New natural turf | 228,800 | sf | $ 18.15 | $ 4,152,720 | | |
| Netting system | 1,315 | lf | $ 650.00 | $ 854,750 | | |
| New bleachers | 500 | seat | $ 574.75 | $ 287,375 | | |
| New field equipment including bases and mounds | 2 | ea | $ 36,300.00 | $ 72,600 | | |
| New backstop | 2 | ea | $ 181,500.00 | $ 363,000 | | |
| New dugouts | 4 | ea | $ 151,250.00 | $ 605,000 | | |
| New field lighting | 8 | ea | $ 181,500.00 | $ 1,452,000 | | |
| Chain link fencing and gates | 1,600 | lf | $ 223.85 | $ 358,160 | | |
| New concessions building | 5,200 | sf | $ 1,089.00 | $ 5,662,800 | | includes storage, restrooms, fi |
| Demolish existing buildings | 42,050 | sf | $ 30.25 | $ 1,272,013 | | |
| Earthwork, allowance | 362,000 | sf | $ 1.50 | $ 543,000 | | |
| **16. Next Generation Flexible Furniture** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **17. Technology Equipment** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **18. PV Solar Installation** | | | | $ - | $ - | |
| No scope in this category | | | | | | |
| **TOTAL PROJECT COSTS (2024$)** | | | | $ 23,049,000 | $ 30,657,000 | |