

Pasadena Unified School District Facilities Master Plan Community Presentations



September 8, 2008

AGENDA

- **Introduction - Superintendent Edwin Diaz**
- **Mission - Superintendent**
- **The Process and Community Involvement; The FMP Committee – Chief of Staff Steve Brinkman**
- **Project Prioritization – Chief of Staff**
- **Site Facilities Planning / Project Lists – gkkworks**
- **Revenue Assumptions – Chief of Staff**
- **Next Steps – Chief of Staff**

What is a Facilities Master Plan?

- In March 2008 the Board commissioned a formal facilities master plan process to build on and complete the work started with Bunton Clifford Associates (“BCA”). A Statement of Qualifications process was undertaken and the firm of gkkworks (the “Firm”), with an office in Pasadena and extensive experience in facilities master planning, was hired on March 25, 2008 to assist in the development of a *comprehensive* Facilities Master Plan. This Plan not only identifies needs, but is also intended to do the following, which identifies it as a true planning process:
 - Develop guidelines and plans for equity among campuses
 - Develop a Master Plan for each campus to promote optimum site utilization and form the basis for later conceptual and detailed architectural plans
 - Provide input to the Board on the tough decisions around grade configuration, and asset management
 - Identify and quantify revenue sources
 - Identify public and joint use opportunities and encourage Board policy decisions related to public use and joint use of facilities
 - Encourage and transmit community input into the process
 - Develop project cost estimates
 - Prioritize projects and timing
 - Provide a plan for ongoing accountability
- ❖ This Plan is the culmination of an 18 month process and is intended to be a “living” document subject to frequent review and revision as new information or needs arise.

Facilities Master Plan Goal

The overall goal of this Facilities Master Plan is **EQUITY**:

providing each student with equitable access to a high quality education no matter which school he or she attends

Mission Statement

Recognizing PUSD as the largest landholder in the Pasadena area with the express obligation to use education facilities to educate local children, the "Mission" of the Facilities Master Plan is to provide:

- 1) Effective use of all District land, facilities and designated funding to correlate with and support District education programs, site capacities and enrollment;
- 2) Comprehensive, bricks-and-mortar planning for ongoing deferred maintenance, renovation and upgrading of all facilities;
- 3) Procedures for community access to District facilities compatible with priority use by PUSD students enrolled in District programs.

The Origin of the Plan

- **“Quick Wins” projects of 2007**
- **The Bunton Clifford Associates (“BCA”) Needs Assessments of 2007**
- **The Formal Facilities Master Plan process was approved by the Board of Education in March 2008 (gkkworks architects hired to facilitate planning) with the first comprehensive Facilities Master Plan to be complete 10-01-08 – A “Living” document; the process never stops**
- **Facilities Master Plan Committee was established in April 2008 and meets most Fridays for at least two hours**

Timeline/Deliverables

| DATE | DELIVERABLE | RESPONSIBILITY |
|---------------------|--|---------------------------|
| April 2008 | Develop a process for stakeholder input by establishing a working committee | District |
| Apr-May 2008 | Prepare Site Utilization Plans | Architect/District |
| July 2008 | Draft cost estimate | Architect/District |
| July 2008 | Draft Facilities Master Plan | Architect/District |
| August 2008 | Draft Asset Management Studies | Architect/District |
| Apr-Sep 2008 | Community Outreach | District/Architect |
| October 2008 | Final Facilities Master Plan | District/Architect |

The Process

➤ Four sources of site assessments:

- ❑ The BCA Needs Assessments of 2007*
- ❑ The gkkworks Facilities Planning Assessments of 2008
- ❑ Site Administrators Assessments
- ❑ PUSD Maintenance and Operations Assessments of 2008

*BCA Priorities – Foundation for Future Assessments

Priority 1: Code, Health, Safety

Priority 2: Infrastructure – Building Shell Integrity, Site Utilities

Priority 3: Program Scope – Classroom Renovations, New Construction Program support, Classroom and kinder reconstruction/replacement, gymnasiums, Career Technical Education, technology, fields

Priority 4: Miscellaneous Modernizations - Support facilities, outdoor spaces, general facilities improvements

Total Estimated Cost Range

\$455 - \$625 Million

Makeup of Facilities Master Plan Committee

- 1 Member of the Citizens Oversight Committee**
- 1 Elementary principal**
- 1 Middle school principal**
- 1 High school principal**
- 4 Citizens at large – One minimum from each of the three PUSD communities**
- 1 City Representative**
- 3 Board members now members of the Facilities and Capital Subcommittee**

District Staff:

Director of Facilities

Chief of Staff

Ex officio - Superintendent

➤ Open meeting process observed

Project Prioritization

- The process of project prioritization was undertaken through an initial lens of the four categories expressed earlier: Code, Health, Safety; Infrastructure; Program Scope; and Miscellaneous Modernizations. All projects were categorized into one of the four categories and then a cost estimate was performed. The Firm was charged with clearly identifying those projects which were absolutely necessary to conform to the Code, Health, and Safety priority based on DSA/ADA requirements. The Committee was asked to prioritize the projects for the other categories with an eye toward future projects which might result from Board decisions on grade configuration resulting from the options presented by the Committee to the Board at its August 19 Board Study session. The Committee spent three meetings prioritizing projects by site and District-wide.

Several other methods of prioritization as to timing were also identified:

- Those campuses which did not get appreciable monies from the last capital plan or with projects not undertaken or completed in the last plan
- District-wide categories – addressed on the following page

District-Wide Projects

- In addition to the project lists by site there are projects that will be addressed District-wide that fall in the following categories that will not appear on the individual site project lists and need to be considered when one reviews the projects to be undertaken as part of a Facilities Master Plan. The categories are listed below;
- Energy and water savings projects including window replacements and lighting upgrades
- Technology projects including computers
- Career Technical Education projects
- Deferred Maintenance projects
- Remove/replace, if applicable, Portables over 20 years of age
- Painting and exterior appearance upgrades
- Seismic upgrades

SITE NEEDS ASSESSMENT



ELEMENTARY SCHOOL

MIDDLE SCHOOL

HIGH SCHOOL

CHARTER SCHOOL

CHILDREN CENTER

School Site: Blair International Baccalaureate School 1964 Structures built with CMU / concrete. Site: 21.40 acres
Enrollment: 1364 (1680 with Blair – East)
Staff: 50

| School Needs Categories | Needs Reported by BCA Architects | Additional Needs Reported by the site / PUSD M & O | Needs Reported by gkkworks |
|--|---|--|---|
| 1. SAFETY, HEALTH, CODE | | | |
| 1.1 Structural Requirements, Seismic Stability | | Campus did not receive Measure Y funding. | |
| 1.1.1 Primary Structure | Gymnasium meets criteria for category type-2, require detailed seismic evaluation. All seismic and equipment anchoring need to be upgraded. | Floor and roof standing water noted. Leakage problems noted. | |
| 1.1.2 Ceilings | | Water leakage evident. Replace existing ceilings. | Replace all aged ceiling systems |
| 1.1.3 Cabinets, Equipment | | | |
| 1.1.4 Portables | | Need upgrading or replaced with permanent buildings. | Portable classroom buildings, with the exception of one used as Special ED, do not have ramp access |
| 1.2 Fire / Life Safety | | | |
| 1.2.1 Corridor, Separation Walls | | | Hard CMU-Hard finishes-poor acoustics/institutional look. |
| 1.2.2 Exits (Locations, Widths) | | | |
| 1.2.3 Fire Dep. Access | | | Fire lane not clearly defined or inaccessible for fire trucks. Poor access to none for most areas along the west edge of campus. Foot traffic directions for fire-fighters not clearly defined. |
| 1.3 HVAC / Plumbing / Electrical | | | In general ventilation/HVAC/Natural lighting at first floor is in poor condition including Family Resource, Library, Student Service Ctr., Culinary, Choir and ROTC. |
| 1.3.1 Fire Alarm Systems | New fire sprinkler system throughout campus bldg. and fire alarm devices. | | Observation: FA is surface mounted in most areas. |
| 1.3.2 Ventilation | | | |

MODEL SCHOOL STUDY

ELEMENTARY SCHOOL K-5

| | | |
|------------------|---|----------------------|
| ENROLLMENT RANGE | : | 400 – 700 |
| LOADING | : | K -3-20/CR, 25-32/CR |
| WALKING DISTANCE | : | 1.5-MILE RADIUS |

I. Instructional Facilities:

1. Pre-kindergarten (1,350 SF)
2. Kindergarten (1,350 SF)
Double and Single Sessions
3. Classroom (960 SF)
Full size classroom for all grades
Small group areas - Teacher's workrooms / Storage
4. Special Education:
Resource Specialist (RSP 720 SF. – or 1 CR)
Speech and Language classroom (250 SF. - or ½ CR)
Special Day Class (SDC)
School psychologist

II. Library / Media Center: (2.9 SF / Student)

Reading Room, Storyteller, Workroom, Stacks, Prep Room, A.V. Storage, automated library and textbook system, computer search stations with Internet access – Broadcast Center, LCD projection system

III. Administration (3.7 SF / Student)

Secretarial core, Public and Student Waiting, Principal's Office / Toilet, Nurse (desk and record cabinet) / Toilet, Cot room (2), Administration Workroom, Supply Room, Faculty Workroom, Mailroom, Conference Room, Staff Toilets, conference room
Parent / Community Room
Curriculum resource teacher/literacy coach - include office space in
Health services partners (counseling/mental health)

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MODEL SCHOOL STUDY

MIDDLE SCHOOL 6 – 8

| | | |
|------------------|---|-----------------|
| ENROLLMENT RANGE | : | 700 – 1000 |
| LOADING | : | 27-32 / CR |
| WALKING DISTANCE | : | 3.0-MILE RADIUS |

I. Instructional Facilities:

1. Classrooms (960 SF): Small group areas - Teacher's workrooms / Storage
2. Art Classrooms:
Arts and Crafts (1,600 SF/each)
One (1) ceramic / kiln (1,350 SF)
Prep / Storage / Teacher's Workroom (600 SF)
3. Lab Classrooms:
Science Labs (1,200 SF/each) with Prep Room
Computer Labs (1,200 SF each)
(Class for Typing / Keyboard)
Teacher's Workroom (400 SF)
4. Multi-Media:
T.V./Radio Studio (960 SF)
Teacher's Workroom (100 SF)
5. Music:
Instrumental/Band (2,400 SF Built in risers)
Choral (1,300 SF)
6. Special Education:
Resource Specialist (RSP 720 SF – or 1 CR)
Speech and Language classroom (250 SF - or ½ CR)
Special Day Class (SDC)

II. Library / Media Center: (4 SF / Student)

Reading Room, Stacks, Reference Area, Charging Area, Media Production, Office, Workroom, Quiet Study, A.V. Storage large enough for textbooks, automated library and textbook system, computer search stations with Internet access, Broadcast Center, LCD projection system

III. Administration (3.3 SF / Student)

Program:

Secretarial core, Public and Student Waiting, Principal's Office / Toilet, Vice-Principal's Office, Psychologist/Counseling, Nurse (desk, records cabinet) / Toilet, Cot Room (2),

MODEL SCHOOL STUDY

HIGH SCHOOL 9 – 12

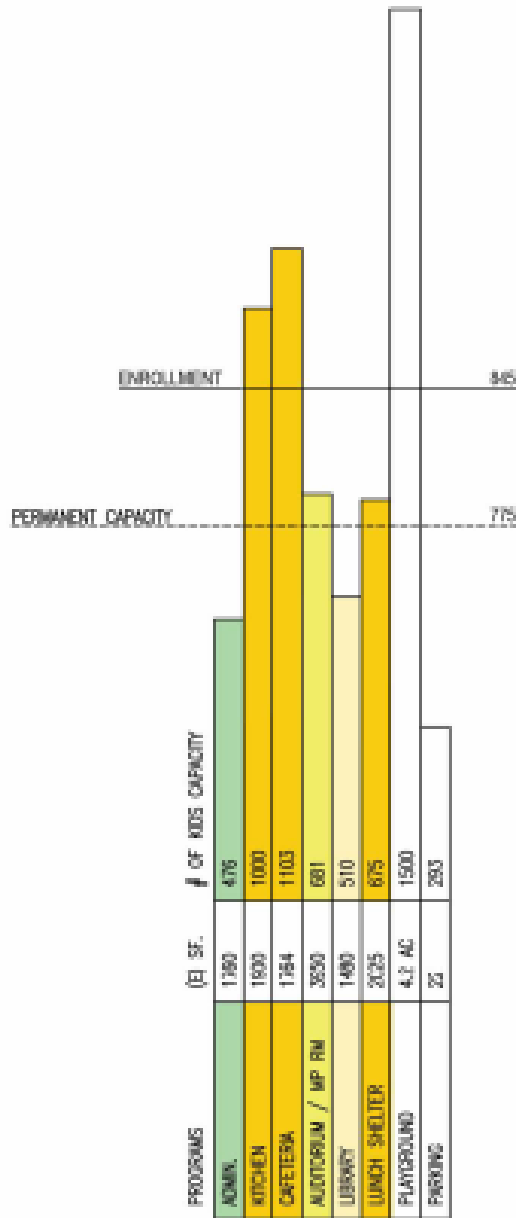
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|------------------|---|-----------------|
| ENROLLMENT RANGE | : | 1,500 – 2,000 |
| LOADING | : | 27- 32 / CR |
| WALKING DISTANCE | : | 3.0-MILE RADIUS |

I. Instructional Facilities:

1. General Classrooms (960 SF/each):
Small group areas - Teacher's workrooms / Storage
2. Art Classrooms:
Arts / Crafts / Ceramics (1,500 SF each)
Photography / Video (2,200 SF)
Drafting / Graphic / Drafting Computer Lab (1,500 SF)
Teacher's Workroom (400 SF)
3. Industrial Arts:
Auto Shop (8,000 SF)
General Shop: Wood/Metal (3,000 SF)
Teachers Workroom (400 SF)
4. Science Labs:
General Science Labs (1,440 SF each)
Prep/Storage/Computer (200 SF)
Biology Lab (1,440 SF)
Chemistry Lab (1,440 SF)
Prep/Storage (200 SF)
3. Computer / Business:
Computer Labs (1,200 SF each)
Vocational / Business Lab (1,200 SF)
Storage (200 SF)
6. Homemaking Classrooms:
Food Prep (2,000 SF)
All Purpose (2,000 SF)
Workroom (250 SF)
7. Foreign Language Lab (960 SF)
8. Performing Arts (Auditorium):
Instrumental / Band (3,500 SF)
Practice rooms, office
Choral (1,300 SF)
Practice room, office
Theater / Stage (600 to 900 seats)
9. Agriculture (1,500 SF)
Classroom, Lab, Greenhouse, Animal Shelter

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SITE UTILIZATION ASSESSMENT



SCHOOL FACILITY LEGEND



PORTABLE



REASSIGNED TEACHING SPACE

TEACHING SPACES

1

CLASSROOM

2

KINDERGARTEN

3

LAB

4

SHARED ED

5

PE

SHARED SUPPORT

6

LIBRARY

7

MULTI-PURPOSE

8

FOOD SERVICE

9

TOILET

10

WORKROOM, ETC.

CENTRAL ADMINISTRATION

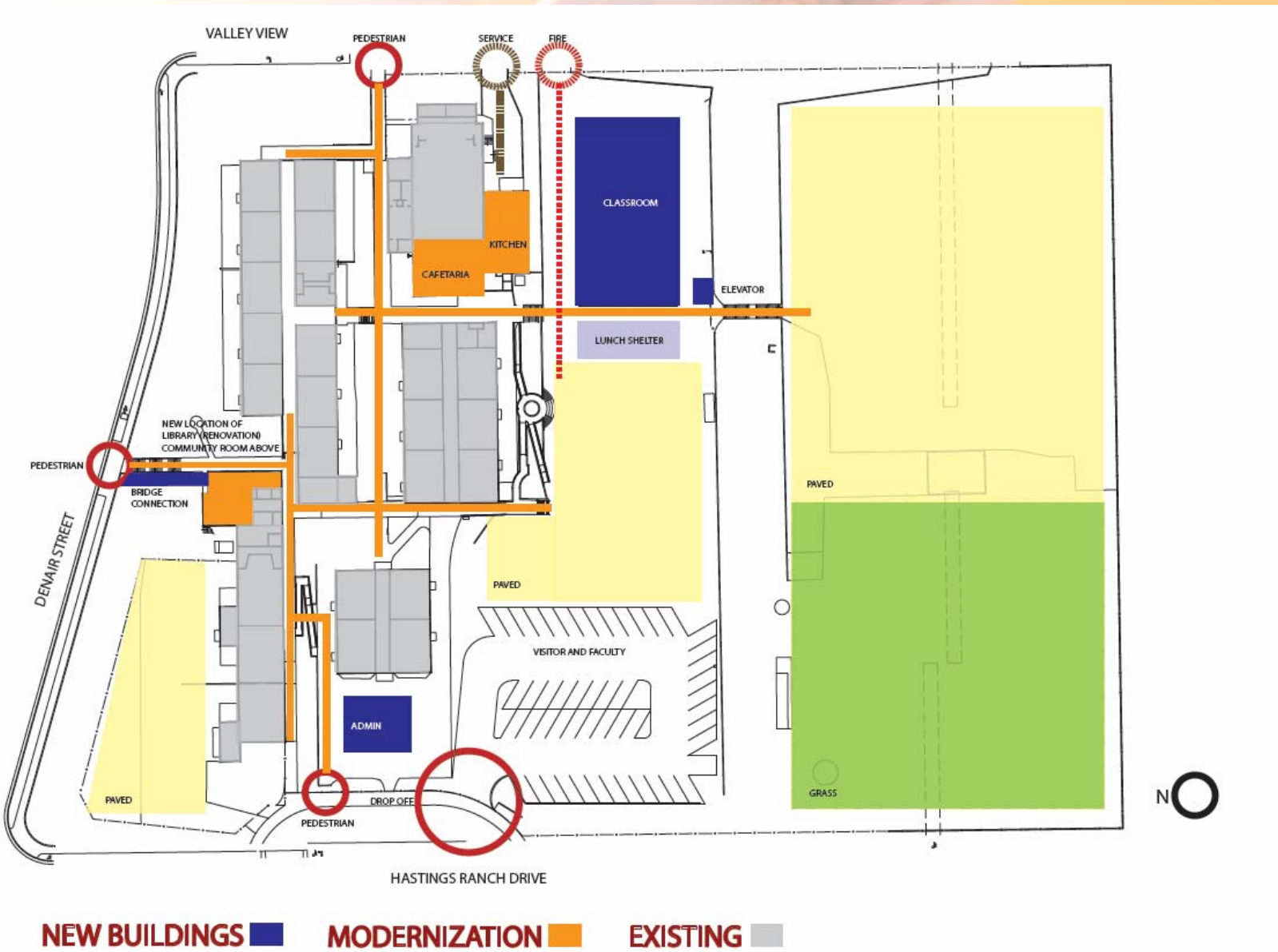
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CENTRAL ADMIN.

12

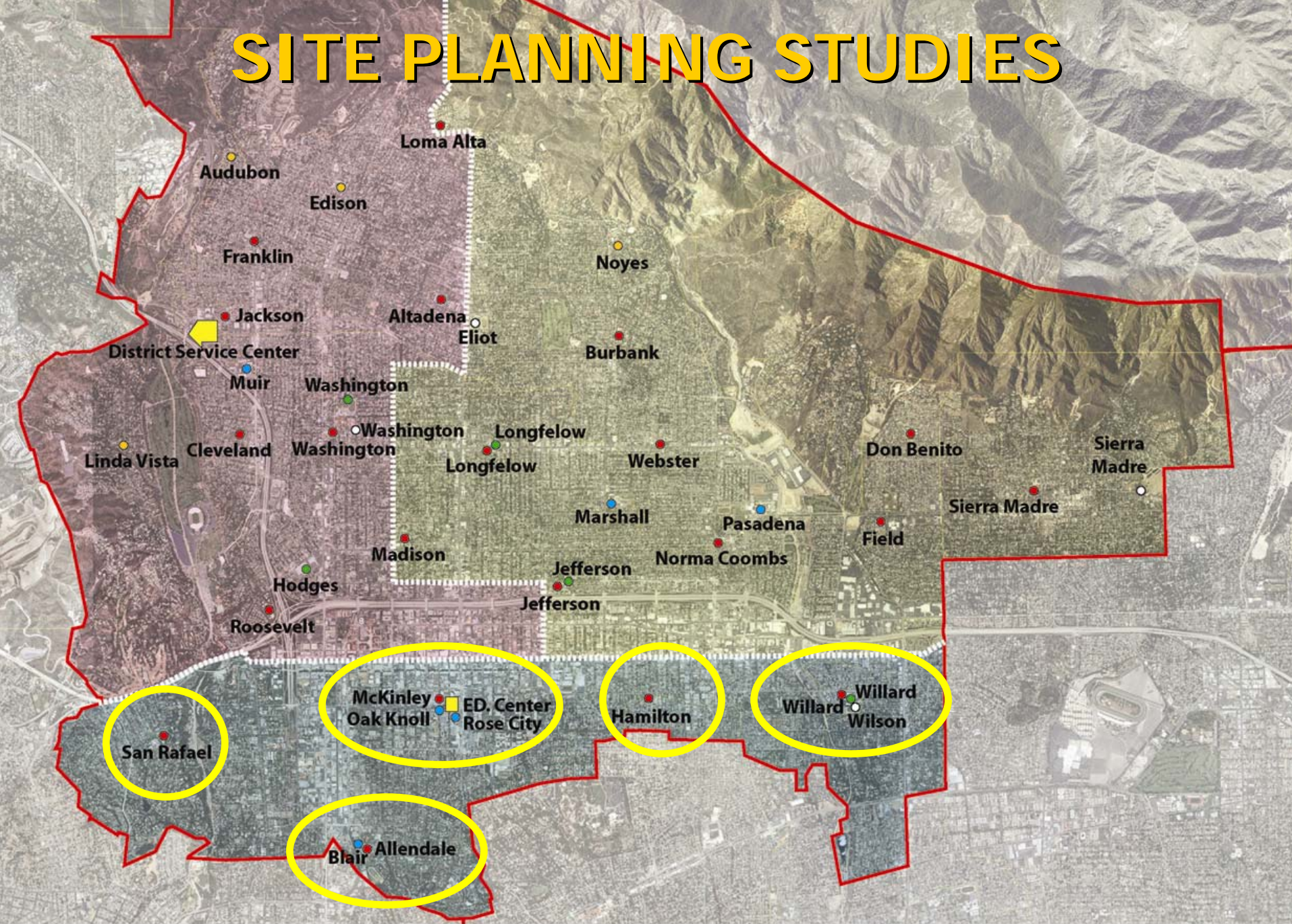
MAINTAIN & OPERATION

SITE CIRCULATION STUDY



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SITE PLANNING STUDIES



| | | | | |
|-------------------|---------------|-------------|----------------|-----------------|
| ELEMENTARY SCHOOL | MIDDLE SCHOOL | HIGH SCHOOL | CHARTER SCHOOL | CHILDREN CENTER |
|-------------------|---------------|-------------|----------------|-----------------|

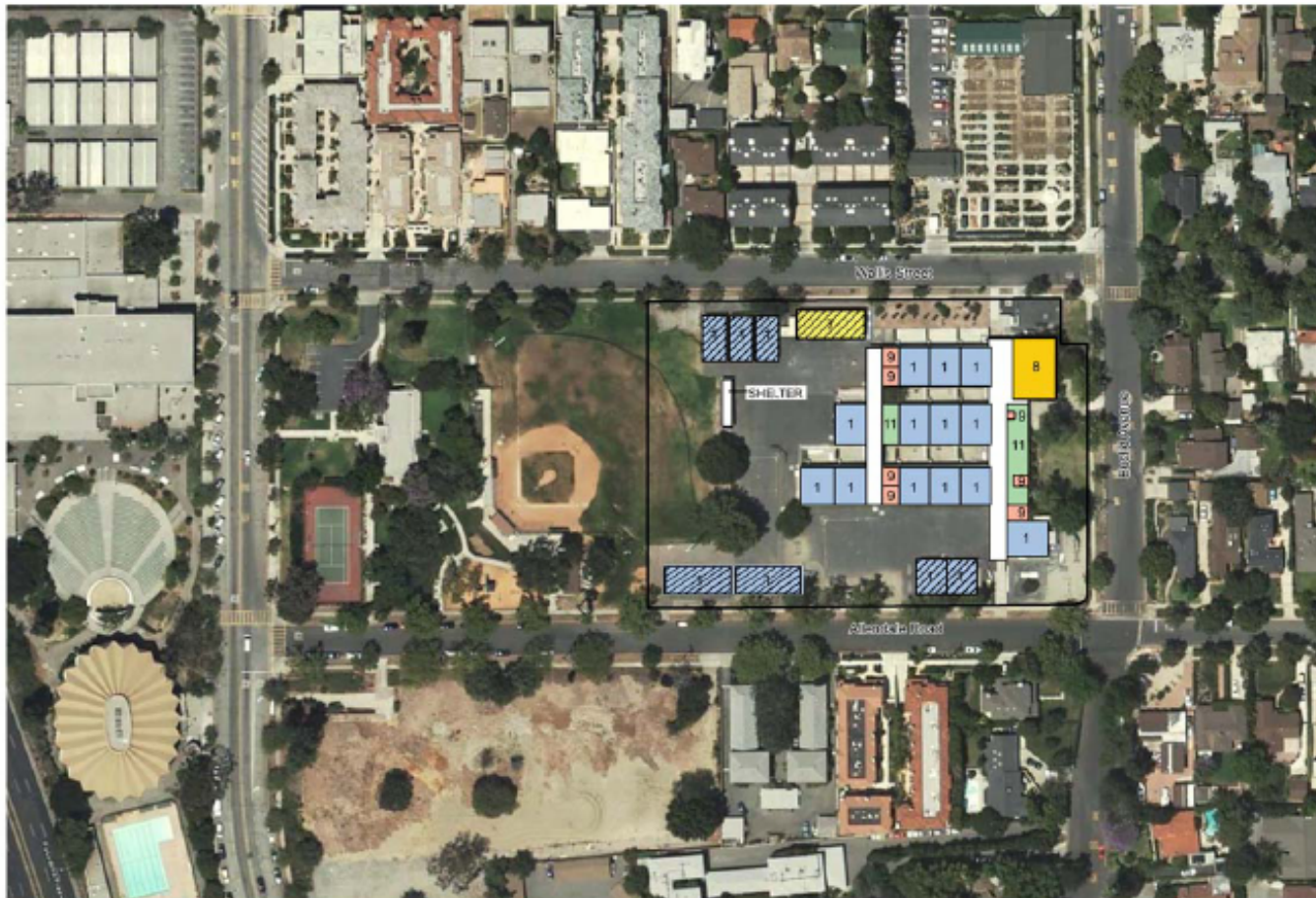
Allendale School

1135 South Euclid Avenue, Pasadena, CA 91106



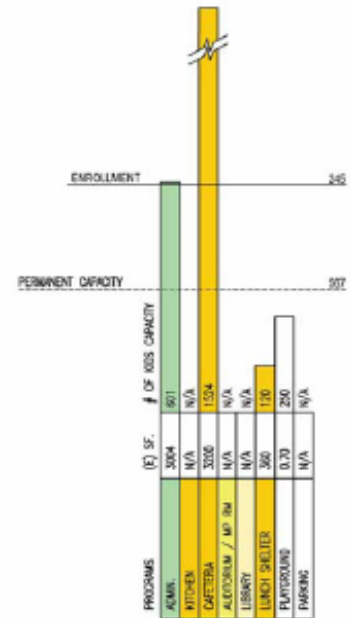
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|--------------------------|---|
| Grade Levels: | Housing Blair Students |
| Current Capacity: | 13 Permanent Classrooms 9 Modular Classrooms |
| Recent Projects: | Measure Y, Phase 1, Quick Start projects Budget \$3.0M, Completed 2004 |
| School Program: | Currently the Allendale campus is used by Blair International Baccalaureate School as an extension of the High School Campus. |

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SITE SIZE(ACRES) : 3.40

ENROLLMENT AND CAPACITY INFORMATION



SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE

TEACHING SPACES

- 1 CLASSROOM
- 2 KINDERGARTEN
- 3 LAB
- 4 SHARED ED
- 5 PE

SHARED SUPPORT

- 6 LIBRARY
- 7 MULTI-PURPOSE
- 8 FOOD SERVICE
- 9 TOILET
- 10 WORKROOM, ETC.

CENTRAL ADMIN

- 11 CENTRAL ADMIN
- 12 MAINTAIN & OPERATION



SCHOOL: **ALLENDALE** IMMEDIATE NEEDS:

PRIORITY 1

BOARD DECISION: SCHOOL IS NOT OPEN FOR FULL SERVICE AT THIS TIME.

PRIORITY 2

- A. PROVIDE NEW FIRE ALARM DEVICES IN CLASSROOM AND ASSEMBLY SPACES.
- B. PROVIDE NEW FIRE SPRINKLER SYSTEM THROUGHOUT CAMPUS BLDGS.
- C. RESTROOM ADA UPGRADES AND REPAIR ADA RESTROOM FEATURES.
- D. ADDITIONAL DATA OUTLETS AT MODULAR BLDG.
- E. REPAIR STUDENT LOCKERS.
- F. CLASSROOM AND RESTROOMS NEED MAINTENANCE TO INCLUDE PAINTING, FLOOR REPLACEMENT AND CHANGE OF TOILET ACCESSORIES.
- G. REPLACE FALLING ACOUSTIC TILE-SYSTEM IN SEVERAL LOCATIONS.
- H. ROOFS IN SOME BLDGS ARE IN POOR CONDITION AND SHOULD BE RE-ROOFED.
- I. CHAIN LINK FENCING AND BASEBALL BACK-STOPS NEED REPLACEMENT.
- J. PROVIDE NEW LANDSCAPING AND IRRIGATION TO THE YARD NORTH OF BUILDING A.
- K. REPAIR THE TOP 1 TO 3 COURSES OF DECORATIVE BRICK WALL AT THE REAR YARD OF THE CLASSROOM BLDG.



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Alexander Hamilton Elementary School

2089 Rose Villa Street, Pasadena, CA 91107



| | |
|--------------------------|--|
| Principal: | Sarah Rudchenko |
| Year Built: | Early 50's |
| Grade Levels: | Kindergarten and 1st through 6 th Grade |
| Enrollment: | Current: 516 |
| Current Capacity: | 23 Permanent Classrooms 0 Modular Classrooms |
| Recent Projects: | Measure Y Phase 1 Scope Including Quick Start Projects Budget \$6.4M, Completed 2003 |
| School Program: | The school employs a Discipline program that affords students opportunities to learn self discipline through a system of rewards and consequences for their behavior. Educational programs include Special Education and Early Childhood Education. Extracurricular programs include but are not limited to GATE, Homework Club, Athletic teams and an annual school carnival. |

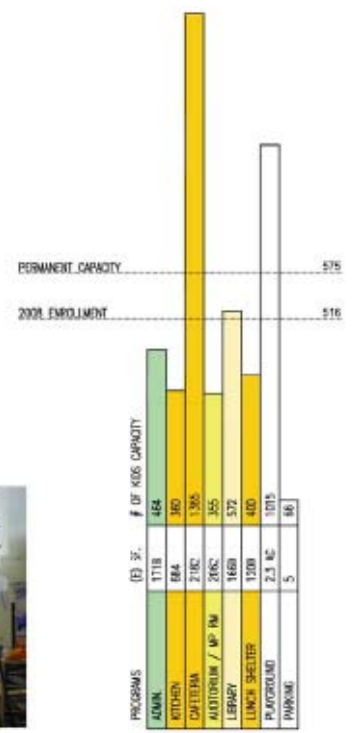
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SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES**
 - 1 CLASSROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORT**
 - 6 LIBRARY
 - 7 MULTI-PURPOSE
 - 8 FOOD SERVICE
 - 9 TOILET
 - 10 WORKROOM, ETC.
- CENTRAL ADMIN.**
 - 11 CENTRAL ADMIN.
 - 12 MAINTAIN & OPERATION

ENROLLMENT AND CAPACITY INFORMATION



SITE SIZE (ACRES) : 5.00





SITE SIZE (ACRES): 5.00



AERIAL PHOTO

MODERNIZATION

1 RENOVATE EXISTING
MULTI-PURPOSE & CAFETERIA

NEW CONSTRUCTION/ RECONSTRUCTION

NONE

SITE DEVELOPMENT

2 NEW FACULTY
PARKING /
SERVICE

SCHOOL: **HAMILTON ES** IMMEDIATE NEEDS:

- A. MODERNIZE CAFETERIA/KITCHEN/ MULTI-PURPOSE ROOM AND RM. 206A.
- B. REPLACE OLD ELECTRIC PANELBOARDS AT MULTI-PURPOSE ROOM WITH ADEQUATE BRANCH BREAKERS W/ INCREASED CAPACITY.
- C. PROVIDE ADDITIONAL SHADE STRUCTURE.
- D. SEPARATE DOMESTIC/FIRE/IRRIGATION METERS.
- E. PROVIDE NEW CENTRAL HVAC SYSTEM AND UPGRADE PLUMBING FIXTURES AND RESTROOMS WHERE APPLICABLE.
- F. REGRADE AREAS PRONE TO FLOODING AND INSTALL AREA DRAINS.

McKinley K-8 School

325 South Oak Knoll, Pasadena CA 91101



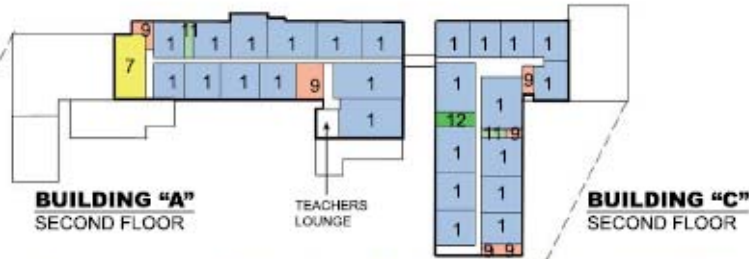
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|--------------------------|--|
| Principal: | Marisa Sarian |
| Year Built: | 1923 |
| Grade Levels: | Kindergarten through 8 th Grade |
| Enrollment: | Current: 1,073 |
| Current Capacity: | 46 Permanent Classrooms 10 Modular Classrooms |
| Recent Projects: | Measure Y Phase 1 Scope includes Quick Start Projects. Budget \$4.7M, with \$1.3M completed in 2003. Most of Measure Y not completed. |
| School Program: | At McKinley School, visual and performing arts have successfully been integrated with the core curriculum (language arts, social studies, math, and science classes). In 2006, in recognition of the school's achievements in arts education, McKinley School was awarded the prestigious Bravo Award for creativity, innovation and excellence in arts education. |

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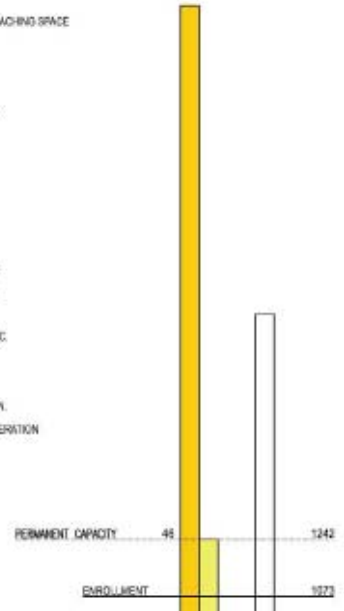
ENROLLMENT AND CAPACITY INFORMATION

SCHOOL FACILITY LEGEND

- PORTABLE
- REASONED TEACHING SPACE
- TEACHING SPACES**
 - 1 CLASSROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORT**
 - 6 LIBRARY
 - 7 MULTI-PURPOSE
 - 8 FOOD SERVICE
 - 9 TOILET
 - 10 WORKROOM, ETC.
- CENTRAL ADMIN.**
 - 11 CENTRAL ADMIN.
 - 12 MAINTN & OPERATION



SITE SIZE (ACRES) : 8.52



| PROGRAMS | SQ. FT. | # OF SEAT CAPACITY |
|--------------------|---------|--------------------|
| ADMIN. | 1800 | 815 |
| KITCHEN | 1270 | 977 |
| CHECKOUT | 3470 | 2870 |
| AUDITORIUM / MP RM | 7880 | 1213 |
| LIBRARY | 3315 | 935 |
| LUNCH SHEDS | N/A | N/A |
| PLAYGROUND | 4,51 | 2844 |
| PARKING | 47 | 53 |





SITE SIZE (ACRES): 8.52



AERIAL PHOTO

MODERNIZATION

- 1 BAND ROOM
- 2 TWO CLASSROOMS
- 3 CAFETERIA / KITCHEN

NEW CONSTRUCTION/ RECONSTRUCTION

- 4 GYMNASIUM/ LOCKER/ DANCE ROOM
- 5 NEW KINDERGARTEN BUILDING

SITE DEVELOPMENT

- 6 NEW FACULTY PARKING
- 7 RESURFACE PARKING
- 8 BLEACHER

- A. RECONSTRUCT ENTIRE GYM BUILDING WITH CURRENT ELECTRICAL, MECHANICAL, LIGHTING, ACOUSTICAL, TECHNOLOGICAL, AND INTERIOR FINISH STANDARDS AND MAKE IT AVAILABLE TO SCHOOL. REMOVE BLDG. 'E' AND RELOCATE FUNCTIONS TO REFURBISHED GYM BLDG.
- B. CONSOLIDATE KINDERGARTEN CLASSROOMS IN ONE AREA WITH BUILDING EXTENSION WITH ITS OWN K RESTROOMS.
- C. MODERNIZE MAIN AND CLASSROOM BUILDINGS BLDGS. 'A', 'B' AND 'C' TO CURRENT ELECTRICAL, MECHANICAL, TECHNOLOGICAL, ACOUSTICAL, AND INTERIOR FINISH STANDARDS.
- D. ADD NEW HVAC SYSTEM IN MAIN AND CLASSROOM BUILDINGS 'A', 'B' AND 'C'.
- E. MODERNIZE AUDITORIUM; PROVIDE NEW RIGGING AND SWITCH-BOARD PANEL AND UPGRADE LIGHTING SYSTEM.
- F. PROVIDE PERMANENT LUNCH SHELTER.
- G. BRING ENTIRE SITE TO CURRENT ADA ACCESS STANDARDS, INCLUDING REPAVING DEFECTIVE AREAS IN PATH-OF-TRAVEL. AND PROVIDE EXTERIOR DRINKING FOUNTAINS.
- H. REPLACE OLD ELECTRIC PANEL BOARDS AT BLDG. 'A' WITH ADEQUATE BRANCH BREAKER WITH INCREASED CAPACITY.
- I. PROVIDE NEW RAMPS AND ACCESSIBLE PATHS TO THE MAIN CLASSROOM BLDG. AND PLAYFIELDS.
- J. MODERNIZE RESTROOMS.
- K. PROVIDE ADDITIONAL SHADE STRUCTURES AT PLAYGROUND AREA.
- L. SEPARATE DOMESTIC/FIRE/IRRIGATION METERS.
- M. REPLACE FLOOR IN MAIN BUILDING.
- N. REPLACE FALLING 12X12 ACOUSTIC TILE CEILING WITH ALTERNATE SYSTEM AT MAIN BUILDING'S SECOND FLOOR.
- O. REPLACE LIGHT FIXTURE AT BLDG 'A' WITH A NEW ENERGY EFFICIENT FIXTURE.



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San Rafael Elementary School

1090 Nithsdale Road, Pasadena CA 91105



| | |
|--------------------------|---|
| Principal: | Alyson Beecher |
| Grade Levels: | Kindergarten through 6th Grade |
| Enrollment: | Current: 367 Projected: To Be Determined |
| Current Capacity: | 13 Permanent Classrooms 5 Modular Classrooms |
| Recent Projects: | Measure Y Phase 1 Scope includes Quick Start Projects. \$0.6M completed in 2004. |
| School Program: | <p>San Rafael's mission is to "provide a child-centered academic program that change continually to meet the diverse needs of our children, families and the community."</p> <p>The school has established school-wide Special Education Inclusion program. The program aims to place all Special Needs students in regular classrooms along with continuously monitoring their progress to ensure the students' successfully meet their IEP goals.</p> |

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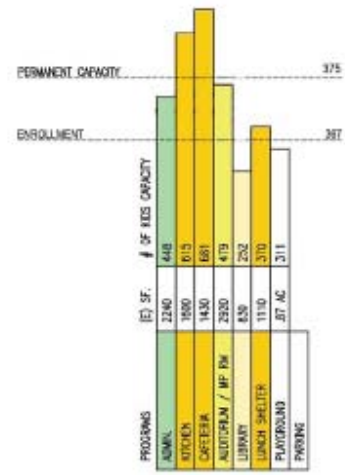


SITE SIZE(ACRES) : 3.10

SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES**
 - 1 CLASSROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORT**
 - 6 LIBRARY
 - 7 MULTI-PURPOSE
 - 8 FOOD SERVICE
 - 9 TOILET
 - 10 WORKROOM, ETC.
- CENTRAL ADMIN.**
 - 11 CENTRAL ADMIN.
 - 12 MAINTAIN & OPERATION

ENROLLMENT AND CAPACITY INFORMATION





SITE SIZE (ACRES): 3.10



AERIAL PHOTO

MODERNIZATION

- 1 KINDERGARTEN
- 2 ONE CLASSROOM
- 3 MULTIPURPOSE ROOM
- 4 CAFETERIA / KITCHEN

NEW CONSTRUCTION/ RECONSTRUCTION

- 5 ELEVATOR

SITE DEVELOPMENT

- 6 RESURFACE PLAYGROUND

SCHOOL: **SAN RAFAEL ES** IMMEDIATE NEEDS:

- A. MODERNIZE MAIN CLASSROOM BUILDINGS. PROVIDE CENTRAL HVAC; UPGRADE. CURRENT ELECTRICAL, MECHANICAL, TECHNOLOGICAL, ACOUSTICAL, AND INTERIOR FINISH STANDARDS. INCLUDE REMOVAL OF AC WINDOW UNITS.
- B. MODERNIZE CAFETERIA, KITCHEN, AND MULTI-PURPOSE ROOM TO CURRENT ELECTRICAL, MECHANICAL, LIGHTING, TECHNOLOGICAL, AND INTERIOR FINISH STANDARDS.
- C. PROVIDE A NEW LIBRARY - SCHOOL CONVERTED A CLASSROOM INTO A LIBRARY.
- D. REMOVE ORIGINAL GLUED-ON CEILING TILE AND REPLACE WITH NEW ACOUSTICAL CEILING SYSTEM AT ALL BUILDINGS EXCEPT PORTABLES.
- E. UPGRADE ENTIRE SITE TO ABIDE BY CURRENT ADA STANDARDS, INCLUDING PROVISION OF SIGNAGE SYSTEM, ELEVATORS, LIFTS, RAMPS, HARDWARE, AND REPAVING WHERE NEEDED.
- F. REPLACE RESTROOMS AND CLASSROOMS PLUMBING FIXTURES.
- G. RELOCATE K CLASSROOM TO HAVE DIRECT ACCESS TO RESTROOMS AND PLAYGROUND.
- H. SEPARATE DOMESTIC/FIRE/IRRIGATION METERS.



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Willard Elementary School

301 South Madre Street, Pasadena, CA 91107



| | |
|--------------------------|---|
| Principal: | Dr. Debra DeBose |
| Year Built: | 1922 |
| Grade Levels: | Kindergarten through 5 th grade |
| Enrollment: | Current: 630 |
| Current Capacity: | 29 Permanent Classrooms 9 Modular Classrooms |
| Recent Projects: | Measure Y Phase 1 Scope Including Quick Start Projects Budget \$5.5M, Completed 2002 |
| School Program: | <p>Willard School's motto, "Committed to Success", reflects their commitment to student achievement and parent and community involvement.</p> <p>Willard IB Elementary School Programs and Activities include:</p> <ul style="list-style-type: none">- Weekly Technology, Spanish, and Physical Education classes- Monthly Awards Assemblies- Citizenship awards linked with IB Attitudes and Profiles- Academic awards- Assemblies and Special Events- Multicultural performances- International Dance Festival- Cultural and Holiday Celebrations- Jump Rope for Heart- Instrumental Music Program- TEMPO concerts and music education program (1st -2nd grades)- Music Mobile (3rd grade)- Weekly Violin instruction (3rd grade)- Beginning and Advanced Strings and Band (4th and 5th grades)- Arts program through Armory Center for the Arts (3rd - 5th grades) |

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Willard Children's Center

345 South Halstead St., Pasadena, CA 91107



Grade Levels: Preschool

Current Capacity: 3 Permanent Classrooms
 2 Modular Classrooms

Assessment Executive Summary:

Classrooms, offices and circulation spaces will need maintenance and repair to include painting, flooring replacement and repair of water damage. The 12x12 acoustic tile ceilings should be replaced as well, as this system is failing in several locations throughout the District. Accessibility / code work to include door hardware and restroom layout and plumbing fixtures.

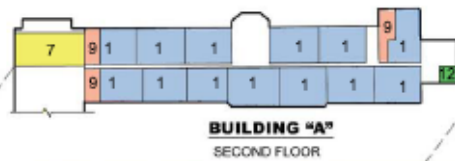
Provide curb, gutter and sidewalk along frontage of site for safe drop off. Provide on-site ADA parking and signage work, along with an accessible path to the main entry of the facility. Creation of additional parking spaces on site may also be desirable.

The structural engineer reviewed the buildings at this site, and determined that they did not meet the criteria for Building Categories Type-1 or Type-2. These buildings therefore require no additional detailed seismic evaluation. However, all seismic and equipment anchoring throughout the site will need to be upgraded to meet current code requirements.

The systems engineers found the MEP (Mechanical/Electrical/Plumbing) systems to be generally in good condition. Existing fixtures and equipment to be replaced include interior lighting (with high efficiency fixtures), kitchen sink (with an accessible sink and counter) and exterior drinking fountain with an ADA-compliant fixture.

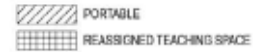
The District's 2004 Ahera hazardous material reinspection report identified 11 locations at the school site with hazardous material. The report ranks the asbestos locations with a priority of concern number ranging from 1 (immediate action required) to 9 (no response action required). Of the 11 locations on site, all are ranked very low at either a 7, 8 or 9 priority. No asbestos abatement work will be scheduled unless other new work disturbs existing conditions.





SITE SIZE (ACRES) : 6.00

SCHOOL FACILITY LEGEND



● TEACHING SPACES

- 1 CLASSROOM
- 2 KINDERGARTEN
- 3 LAB
- 4 SHARED ED
- 5 PE

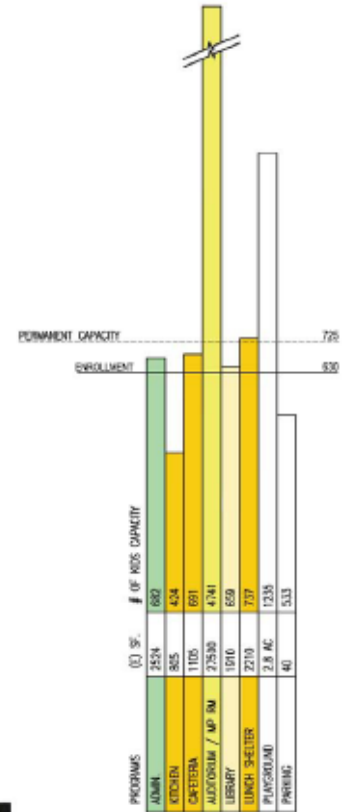
● SHARED SUPPORT

- 6 LIBRARY
- 7 MULTI-PURPOSE
- 8 FOOD SERVICE
- 9 TOILET
- 10 WORKROOM, ETC.

● CENTRAL ADMIN.

- 11 CENTRAL ADMIN
- 12 MAINTAIN & OPERATION

ENROLLMENT AND CAPACITY INFORMATION





SITE SIZE (ACRES): 6.00



AERIAL PHOTO



MODERNIZATION

1 MULTIPURPOSE ROOM

NEW CONSTRUCTION/ RECONSTRUCTION

2 NEW CLASSROOM BUILDING

SITE DEVELOPMENT

3 NEW TURF AREA

- A. IMPROVE EXTERNAL APPEARANCE OF BUILDINGS, INCLUDING REPAIR OR REPLACEMENT OF WOOD WINDOWS.
- B. PROVIDE NEW GRASS FIELD FOR SOCCER, SOFT BALL, ETC. ON NORTH-WEST SIDE OF CAMPUS.
- C. MODERNIZE CAFETERIA/KITCHEN, AND AUDITORIUM ROOM TO CURRENT ELECTRICAL, MECHANICAL, LIGHTING, TECHNOLOGICAL, AND INTERIOR FINISH STANDARDS.
- D. DEMOLISH BAND BUILDING AT NORTH-WEST SIDE OF CAMPUS.
- E. AT THE MAIN BUILDING, ADD WALL AND FLOOR DATA AND POWER OUTLETS; REPLACE OLD ELECTRIC PANELBOARDS WITH ADEQUATE BRANCH BREAKERS WITH INCREASED CAPACITY.
- F. ADD FIRE ALARM DEVICES IN CLASSROOMS, OFFICES AND CIRCULATION SPACES.
- G. SEPARATE DOMESTIC, FIRE AND IRRIGATION WATER METERS.

Woodrow Wilson Middle School

300 South Madre, Pasadena, CA 91107



| | |
|--------------------------|---|
| Principal: | Ruth Esseln |
| Grade Levels: | Grades 6, 7 and 8 |
| Enrollment: | Current: 729 |
| Current Capacity: | 49 Permanent Classrooms 16 Modular Classrooms |
| Recent Projects: | Measure Y Phase 1 Scope Including Quick Start Projects Budget \$11.0M, Completed 2003 |
| School Program: | Woodrow Wilson Middle School mission is to “provide a safe and positive environment and a curricular program that is implemented by a Professional Staff. The program is designed to show gains in the academic, intellectual, emotional, social, and physical well-being of our students.” |

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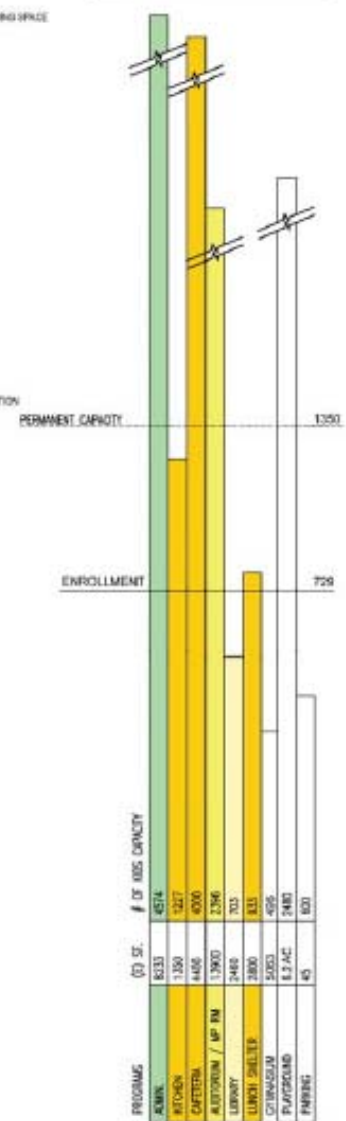


SITE SIZE (ACRES): 14.40

SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES
 - 1 CLASSROOM
 - 2 UNDERGRADUATE
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORT
 - 6 LIBRARY
 - 7 MULTIPURPOSE
 - 8 FOOD SERVICE
 - 9 TOILET
 - 10 WORKROOM, ETC.
- CENTRAL ADMIN
 - 11 CENTRAL ADMIN
 - 12 MAINTENANCE & OPERATION

ENROLLMENT AND CAPACITY INFORMATION





SITE SIZE (ACRES): 14.4



MODERNIZATION

- 1 CAFETERIA / KITCHEN
- 2 MULTIPURPOSE ROOM

NEW CONSTRUCTION/ RECONSTRUCTION

- 3 LOCKER ROOM (RECONSTRUCTION)

SITE DEVELOPMENT

- 4 RESURFACE PLAYGROUND



AERIAL PHOTO

- A. MODERNIZE MAIN BUILDING, CAFETERIA, KITCHEN, AND AUDITORIUM TO CURRENT ELECTRICAL, MECHANICAL, LIGHTING, TECHNOLOGICAL, AND INTERIOR FINISH STANDARDS. REPLACE OUTDATED POWER OUTLETS CATV AND AV EQUIPMENT IN THE AUDITORIUM.
- B. MODERNIZE EXISTING RESTROOMS.
- C. REPAIR ELEVATOR AT GYMNASIUM AND BRING CAMPUS TO CURRENT ADA STANDARDS,
- D. MODERNIZE GYM LOCKER ROOMS
- E. REPLACE RESTROOM PLUMBING FIXTURES AND INTERIOR AND EXTERIOR DRINKING FOUNTAINS WITH ADA COMPLIANT FEATURES.
- F. REPLACE OLD ELECTRIC PANELBOARDS WITH ADEQUATE BRANCH BREAKERS WITH INCREASED CAPACITY AND LIGHTING IN AUDITORIUM AND THE MAIN CLASSROOM BUILDING.
- G. SEPARATE DOMESTIC, FIRE AND IRRIGATION WATER METERS.
- H. PROVIDE ACCESS TO AUDITORIUM STAGE.
- I. MODERNIZE BAND ROOM TO INCLUDE PROVISION OF ACOUSTICAL WALL TREATMENT, BETTER, SECURED STORAGE FOR INSTRUMENTS, NEW SWITCH BOARD, STATE-OF-THE-ART TECHNOLOGY, AND NEW INTERIOR FINISHES.
- J. REPLACE OLD BOILER SYSTEM IN THE MAIN CLASSROOM AND GYM.
- K. REPLACE ALL GALVANIZED STEEL WATER PIPING WITH COPPER.

Blair International Baccalaureate School

1201 South Marengo Avenue, Pasadena, CA 91106



| | |
|--------------------------|--|
| Principal: | Rich Boccia |
| Grade Levels: | 7 – 12 |
| Enrollment: | Current: 1,188 |
| Current Capacity: | 31 Permanent Classrooms 24 Modular Classrooms |
| School Program: | Blair International Baccalaureate School participates in the Middle Years Program, which provides the framework for an integrated and international philosophy that is supported by academic rigor and opportunities to explore and learn about the world outside their immediate community. |

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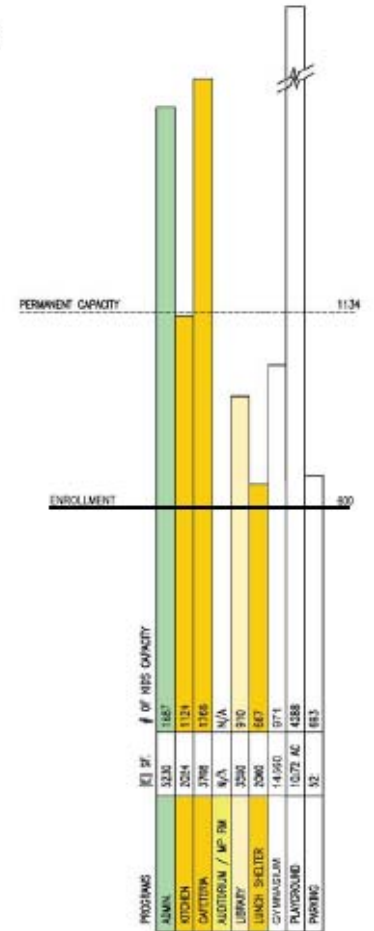
THIRD FLOOR SECOND FLOOR

SCHOOL FACILITY LEGEND

- PORTABLE
- REASSIGNED TEACHING SPACE
- TEACHING SPACES**
 - 1 CLASSROOM
 - 2 KINDERGARTEN
 - 3 LAB
 - 4 SHARED ED
 - 5 PE
- SHARED SUPPORT**
 - 6 LIBRARY
 - 7 MULTI-PURPOSE
 - 8 FOOD SERVICE
 - 9 TOILET
 - 10 WORKROOM, ETC.
- CENTRAL ADMIN.**
 - 11 CENTRAL ADMIN.
 - 12 MAINTAIN & OPERATION

SITE SIZE(ACRES) : 21.40

ENROLLMENT AND CAPACITY INFORMATION





SITE SIZE (ACRES): 21.4



AERIAL PHOTO

MODERNIZATION

- 1 MODERNIZE GROUND FLOOR
- 2 MODERNIZE SECOND FLOOR
- 3 MODERNIZE THIRD FLOOR

NEW CONSTRUCTION/ RECONSTRUCTION

- 4 ADMINISTRATION / LIBRARY / STUDENT SERVICES (RECONSTRUCTION)

SITE DEVELOPMENT

- 5 NEW PARKING STUDENT/ FACULTY
- 6 NEW SHADE STRUCTURE
- 6 NEW ENTRY COURT

- A. CONSTRUCTION OF OUTDOOR PERFORMING ARTS AMPHITHEATER IMPROVEMENTS, INCLUDING PROVISION OF A ROOF STRUCTURE OR CONSTRUCTION OF A NEW AUDITORIUM.
- B. BRING SITE TO ADA COMPLIANCE BY CREATION OF RAMPS, LIFTS, ELEVATORS AND REPAVING.
- C. CONSTRUCTION OF NEW SCIENCE BUILDING.
- D. ARTIFICIAL SURFACE FIELD AND STADIUM UPGRADES.
- E. PROVIDE NEW FIRE SPRINKLER SYSTEM THROUGHOUT CAMPUS AND FIRE ALARM DEVICES.
- F. REPLACE HVAC SYSTEM.
- G. REPLACE OLD ELECTRICAL PANEL BOARD WITH ADEQUATE BRANCH BREAKERS WITH INCREASED CAPACITY.
- H. PROVIDE ACCESS TO AMPHITHEATER AND ACCESS TO POOL AND POOL DECK.
- I. MODERNIZE LOCKER, SHOWER AND CHANGE AREAS.
- J. REPLACE DRINKING FOUNTAINS WITH ADA FEATURES.
- K. REPLACE UNDERGROUND SEWER PIPING.
- L. PROVIDE ADDITIONAL DATA OUTLETS AT CLASSROOM BLDG. 'A'.
- M. IMPROVE NATURAL AND ARTIFICIAL LIGHTING.
- N. REPLACE EXISTING WITH HIGH-EFFICIENCY LIGHTING THROUGHOUT.
- O. DEFINE MAIN ENTRANCE TO INCLUDE REDISIGN AND REARRANGEMENT OF ADMINISTRATION SPACES TO CONFORM TO NEW ENTRANCE AREA.
- P. SEPARATE DOMESTIC/FIRE/IRRIGATION WATER METERS.
- Q. PROVIDE A MULTI-PURPOSE ARTIFICIAL FIELD AND TRACK.



Rose City High School
351 South Hudson Ave., Pasadena, CA 91109



Principal: Irene Quinones

Grade Levels: 9th through 12th grade

Enrollment: Current: 248
Projected: To Be Determined

Current Capacity: 9 Permanent Classrooms
10 Modular Classrooms





AERIAL PHOTO

SOUTH OAK KNOLL AVENUE



District Ed Center

351 South Hudson Avenue, Pasadena, CA 91109



Assessment Executive Summary:

Offices, circulation and support spaces will need maintenance and repair to include painting and floor refinishing. Replace the failing 12x12 acoustic tile ceilings with an alternate ceiling system. Accessibility / code work to include door hardware, casework and counters, restroom and drinking fountain ADA upgrades.

At the Ed Center parking lot, provide additional lot lighting and link to photo cells.

The structural engineer reviewed 3 buildings at this site, and determined that two (Buildings B and C) met the criteria for Building Category Type-2. These buildings require additional detailed seismic evaluation. In addition, all seismic and equipment anchoring throughout the site will need to be upgraded to meet current code requirements.

The systems engineers found the MEP (Mechanical/Electrical/Plumbing) systems to be generally in good condition. Equipment and fixtures that will be replaced include: old electric panelboards (replaced with adequate branch breakers w/ increased capacity), minor plumbing fixture replacement, and replacement of light fixtures in Building D (with new high-efficiency lighting). Replace all HVAC units and central boilers with a new energy efficient central HVAC system.

This school has both tile and built-up roofs. The built-up roofs are in fair condition with one major leak reported, are in need of maintenance, and have approximately 5 to 7 years of roof life remaining. The tile roofs are in fair condition and show signs of deterioration and broken tiles. Tile roofs are in need of maintenance, and have approximately 10 to 15 years of roof life remaining..

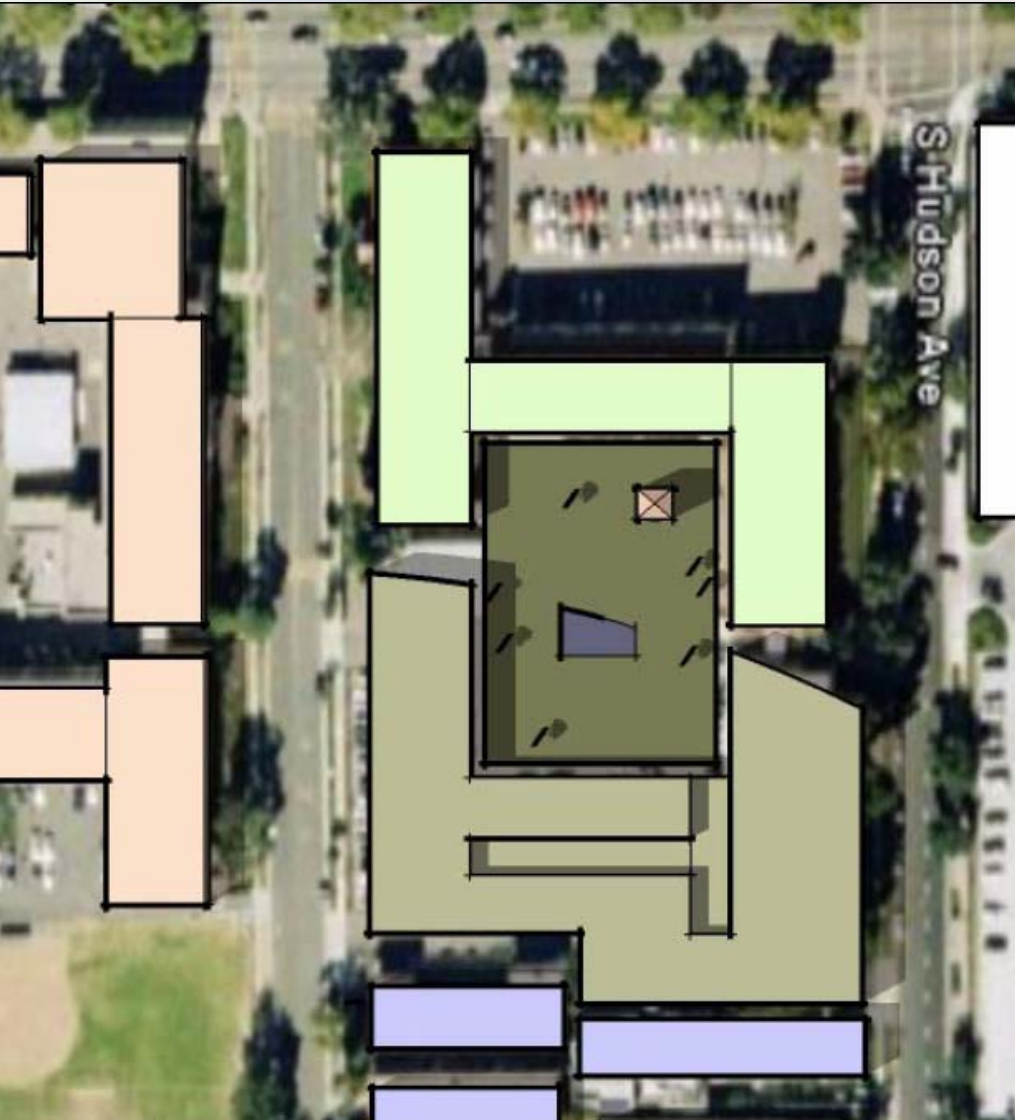
The District's 2004 Ahera hazardous material reinspection report identified 91 locations at this site with hazardous material. The report ranks the asbestos locations with a priority of concern number ranging from 1 (immediate action required) to 9 (no response action required). Of the 91 locations on site, 78 are ranked very low at either a 7, 8 or 9 priority. The most significant of the remaining thirteen locations was ranked a priority 1 (at pipe insulation at the main hallway near a manhole access – note: this item was identified for repair within 180 days in 2004; no confirmation of completion of work) and a 7 (at the flooring in the kitchen). Nearly all the remaining twelve items ranged between priority 4 and 6 and generally were identified as pipe insulation in ceiling plenums or in mechanical rooms.

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AERIAL PHOTO





PROPOSED USES



EXISTING RETAIL



EXISTING RM



EXISTING
EDUCATIONAL



OFFICE SPACE
(HISTORIC
PRESERVATION)



MIXED USE, RETAIL
RESIDENTIAL

Preliminary Revenue Assumptions

| | Millions \$ |
|--|--------------|
| General Obligation Bond | 350.0 |
| Developer Fees and Other Capital Funds | 15.0 |
| Williams Settlement Funding | 15.0 |
| Deferred Maintenance | 15.0 |
| State Modernization and Other Grants | 20.0 |
| State Joint Use and Partnership Grants | 6.0 |
| Joint Use/Partnership Grants –Athletic Fields (50%) | 4.0 |
| State Funding - seismic | 10.0 |
| Career Technical Matches – CTE (50%) | 15.0 |
| Asset Sales Account | 15.0 |
| Total Estimated Funds Available | 465.0 |

The *Current* Project List

- Each site has a project list, which will be displayed in alphabetical order; the current list will be posted to the District website at the following link:

<http://www.pusd.us/staticpages/index.php?page=20080404104930191>

- In addition, the draft five year Deferred Maintenance Plan will be provided tonight to show projects by site, which will be funded with Deferred Maintenance funding, and are not part of this list

Ongoing Accountability and Transparency

- Since the last bond, a new law requires the District to establish an Independent Citizens Oversight Commission to scrutinize how the bond funds are being allocated and spent. The Oversight Committee must include, at a minimum: one person from the business community, one person from a taxpayers' organization, one person from a senior citizens' organization, one parent, and one member of the PTA or school site council; it may not include any District employees. The Oversight Committee would meet quarterly and publish an annual report to the school board and community
- The District is evaluating and will adopt a proven project tracking system to financially track and manage all of the projects. This will alert the District before projects go over budget so that the necessary corrections can be made
- The Facilities Master plan will be complete and no significant projects will be initiated after bond passage until a complete Facilities organization is in place and functioning
- The School Board and Oversight Committee will personally tour completed projects
- The District will establish a public website that tracks the projects completed on a school by school basis
- These monitoring and accountability measures will allow the District to know exactly where it is at vis-à-vis where it should be, and allow it to make changes if the District's needs or priorities should suddenly change
- The Facilities Master Plan will be updated quarterly in summary and annually in detail, and will be a true "living" document
- All Facilities Master Plan public documents are posted to the PUSD website

Next Steps

- Finalize Prioritization - September 15, 2008
- Complete Plan - September 26, 2008
- Present Plan to Board - October 7, 2008



Pasadena Unified School District Facilities Master Plan Community Presentations



Questions & Answers