



NEWHALL SCHOOL DISTRICT

Facilities Master Plan

2020-2030



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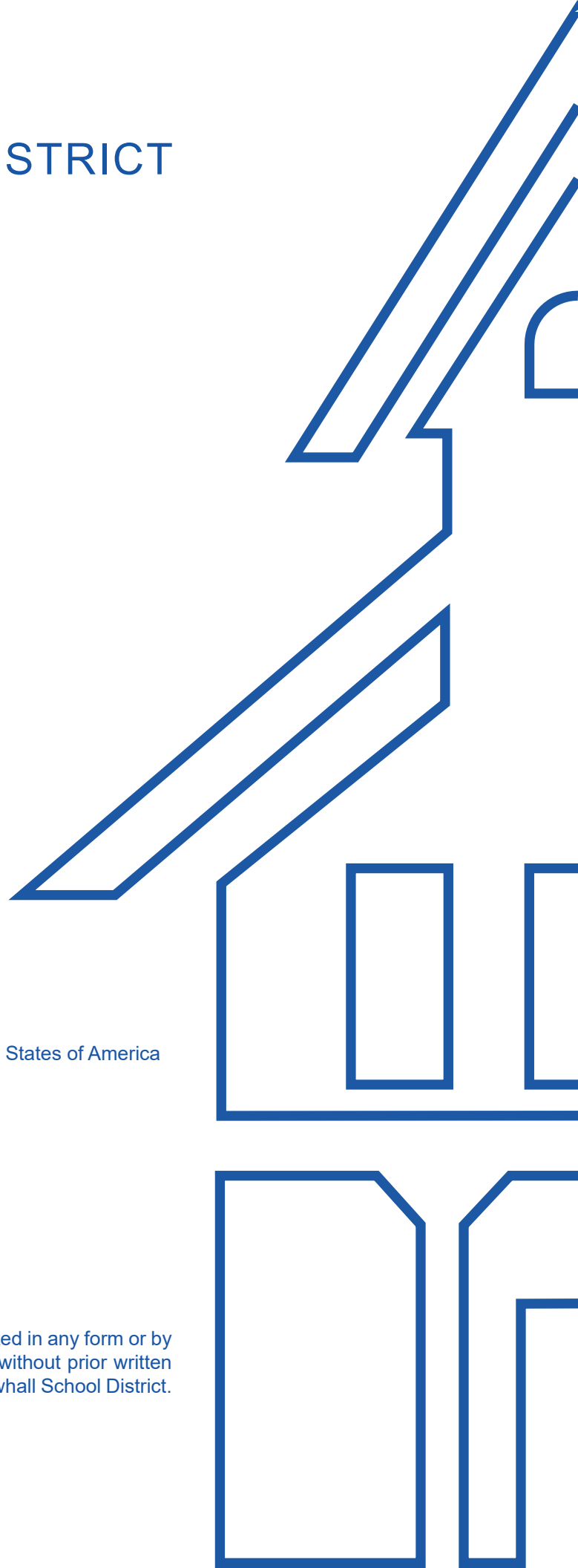
Prepared for: Newhall School District

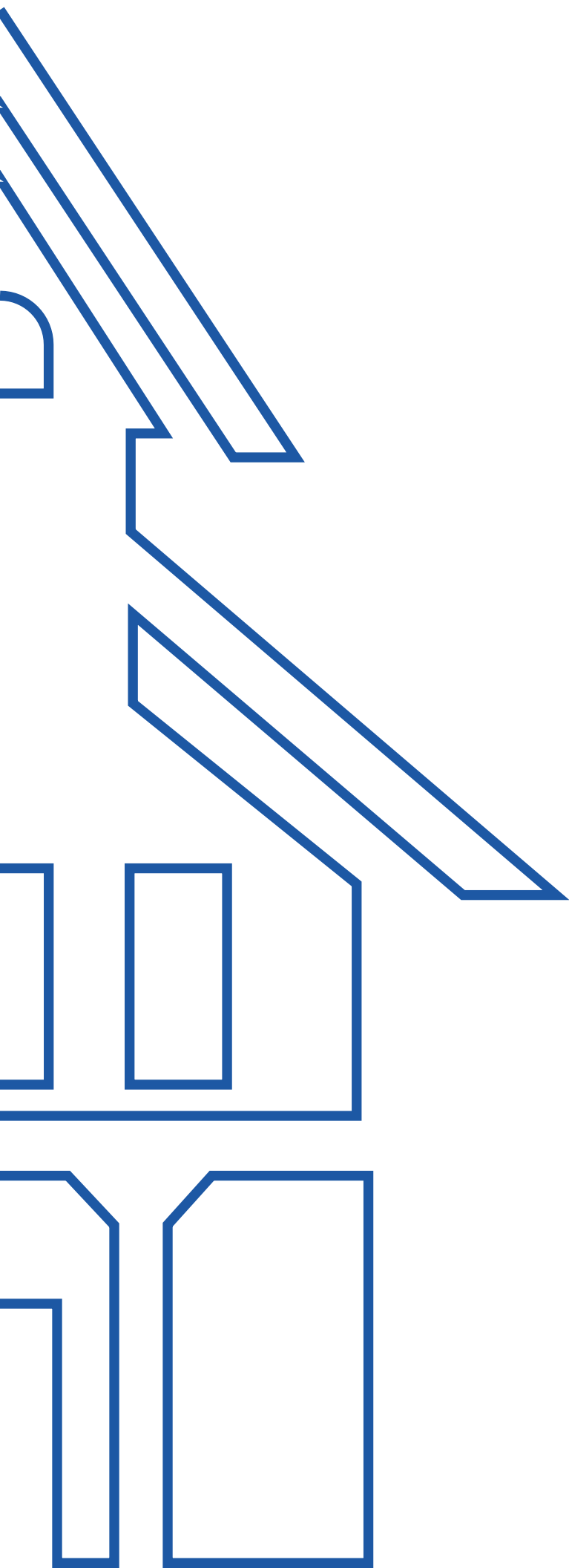
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COLLABORATE

| INNOVATE

| PERSEVERE

| EXCEL

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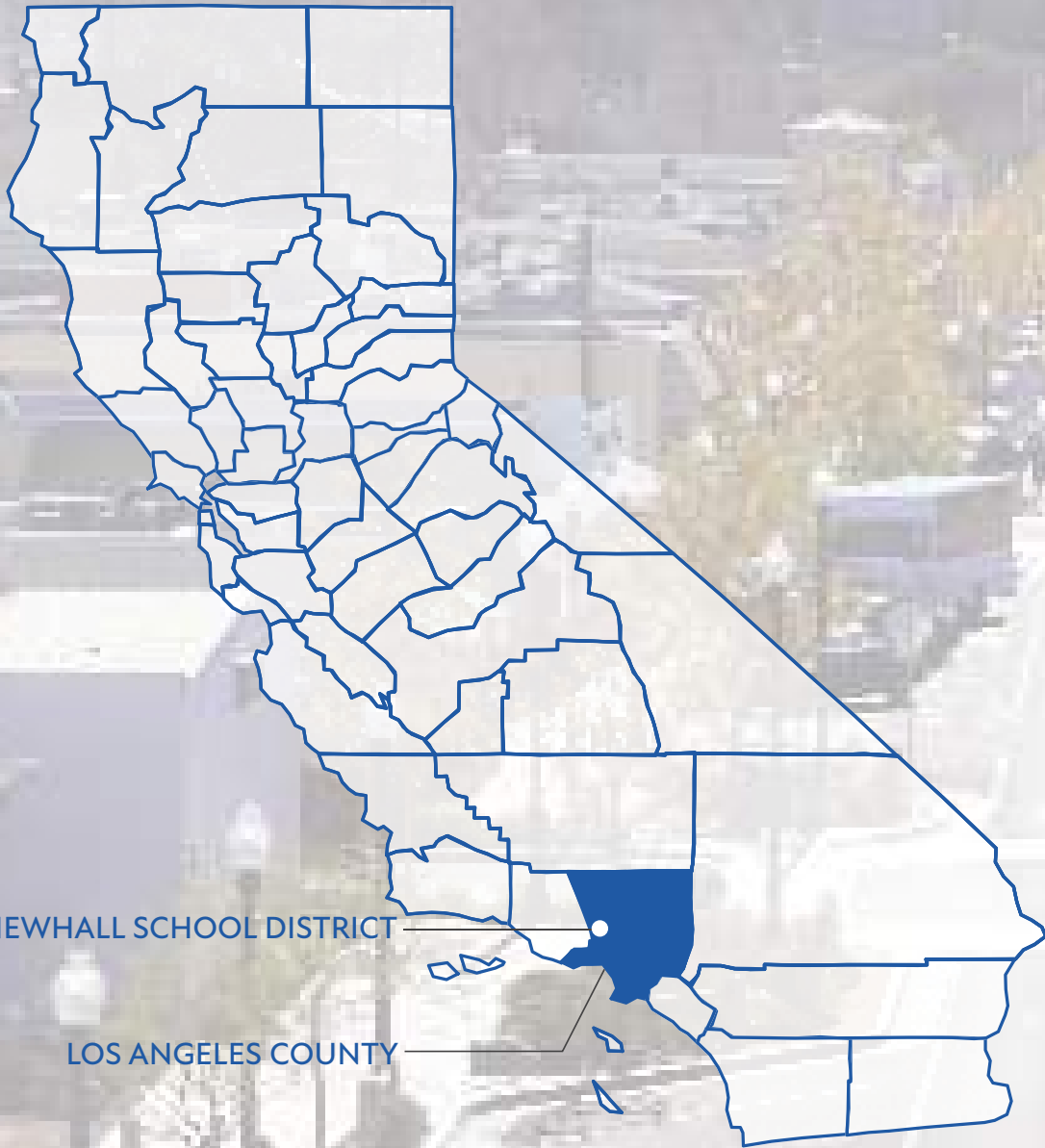
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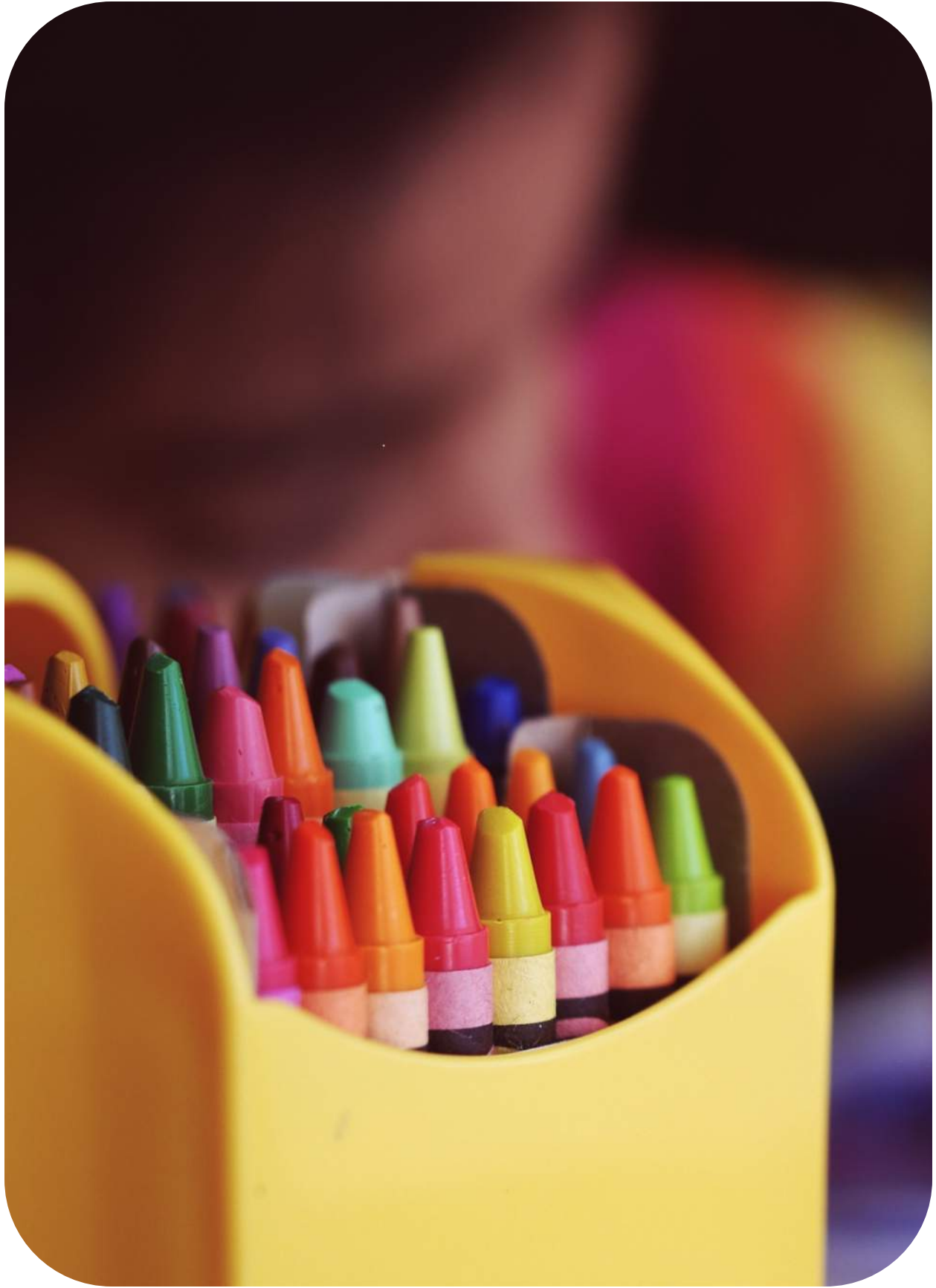


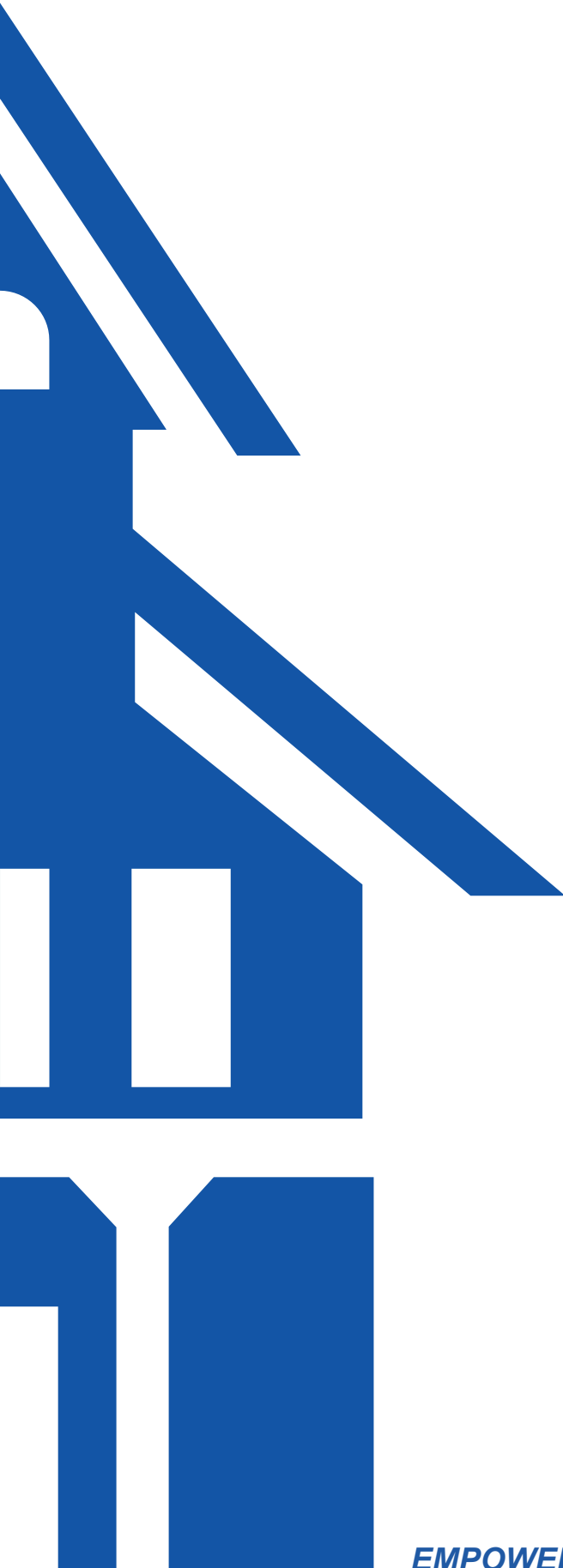
NEWHALL SCHOOL DISTRICT

LOS ANGELES COUNTY

COMMUNITY OF NEWHALL

Newhall is the southernmost and oldest community of Santa Clarita, California. In 1987, Santa Clarita was incorporated as the union of four unincorporated communities, Canyon Country, Newhall, Saugus, and Valencia, most of which are situated within the boundaries of the former Rancho San Francisco. Named after businessman Henry Mayo Newhall, Newhall was the first permanent town in the Santa Clarita Valley.





1

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COLLABORATE & BUILD ON EACH OTHERS STRENGTHS



The Newhall School District Governing Board recognizes the importance of long-range planning for school facilities in order to maintain quality facilities, respond to changes in student enrollment, and address the District's educational program needs. The Newhall School District is committed to providing safe and well-maintained school facilities with optimal learning environments that support the highest levels of educational achievement.

In keeping with this commitment, the Newhall School District launched a Facilities Master Planning (FMP) initiative in 2019 to develop a Facilities Master Plan that provides vision planning to identify District facility needs and improvements to meet its educational and strategic goals and objectives:

- Address current and future capital projects, deferred maintenance, space utilization, flexible space and makerspace, "rightsizing" of classroom and lab space, or program repurposing and redevelopment for the District's ten (10) elementary school facilities.
- Develop District educational specifications.
- Determine and provide recommendation on the functions and layout of the District Office, Maintenance and Operations Facility, Newhall Theatre and Newhall Annex.
- Develop a prioritized rough order of magnitude cost estimate report outlining proposed projects to meet the District's needs with increments of short-term (0-5 years), mid-term (5-10 years), and long-term (10+ years) scenarios.

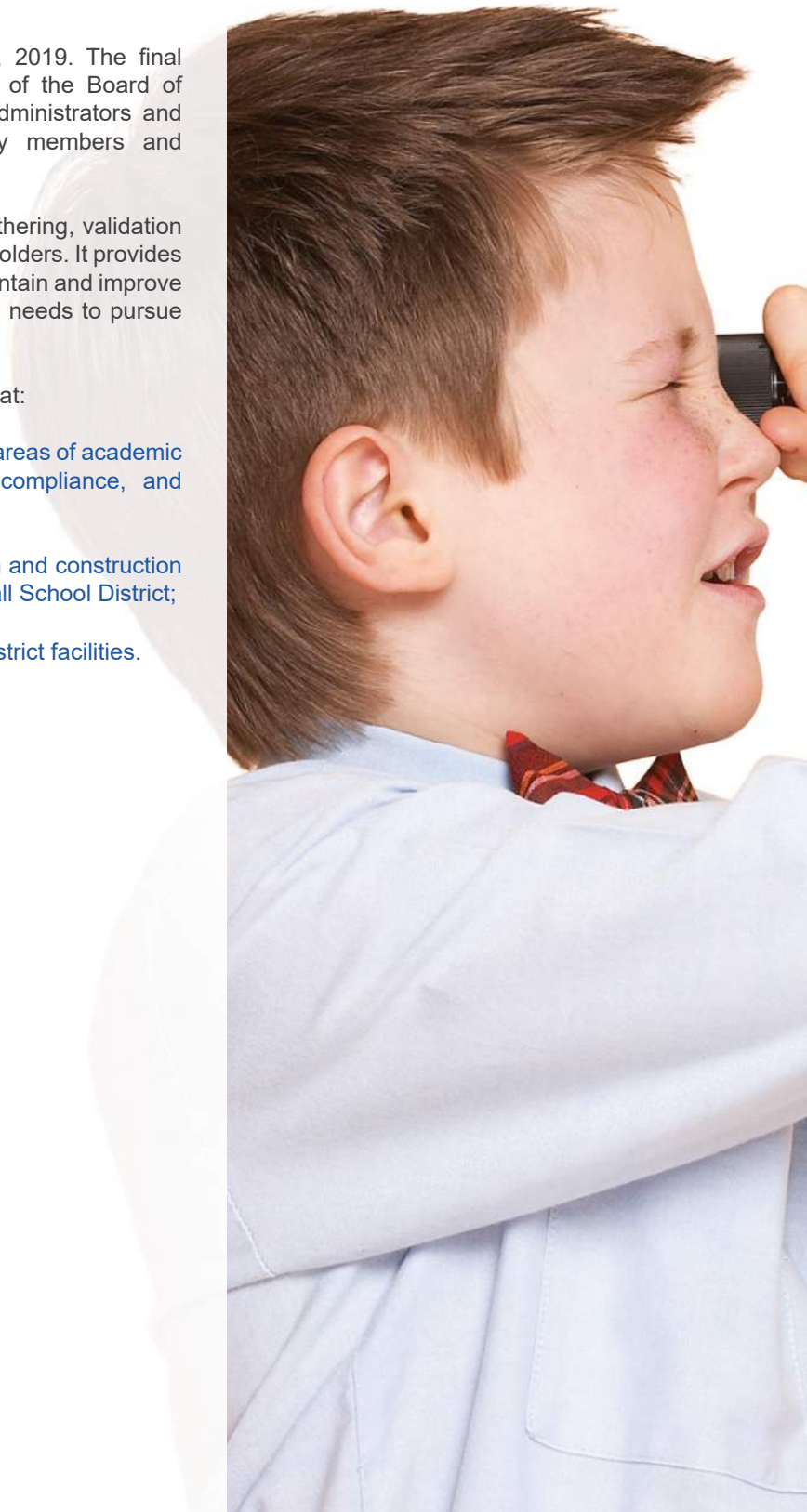
INTRODUCTION

The Master Planning process began in October, 2019. The final Facilities Master Plan was developed on behalf of the Board of Education, in collaboration with School District administrators and staff, School Board representatives, community members and students.

The plan represents hundreds of hours of data gathering, validation and prioritization involving a variety of facility stakeholders. It provides the framework for the Newhall School District to maintain and improve it's existing facilities and a plan to prioritize facility needs to pursue the financial resources to fund the improvements.

The goal was to develop a Facilities Master Plan that:

- Is comprehensive, addresses the needs in the areas of academic program support, safety & security, code compliance, and deferred maintenance;
- Provides a benchmark for the planning, design and construction of future educational facilities within the Newhall School District;
- Makes effective and efficient use of existing District facilities.





DISTRICT SCHOOLS

Elementary Schools

Dr. J Michael McGrath
Meadows
Newhall
Oak Hills
Old Orchard
Peachland
Pico Canyon
Stevenson Ranch
Valencia Valley
Wiley Canyon

Support Facilities

District Administration Office Building
District Maintenance, Operations and Technology
Newhall Theater and Annex

METHODOLOGY

SIM-PBK Architects assisted the Newhall School District with the development of the Facilities Master Plan over a multi-stage process that started in October of 2019. The process was designed to involve appropriate District, parent, and community participation at each stage of the planning process. The creation of a Facilities Master Plan is an integral step to assist the District with maintaining their school campuses and planning for the necessary facilities that can best support the District's educational programs. The Facilities Master Plan defines the short and long-term facility needs at each school site. With this plan, the Newhall School District has articulated a framework to support student learning and has envisioned the types of spaces necessary to support rigorous and relevant learning in the future.



The key components of the Newhall School District Facilities Master Planning process included the following steps:

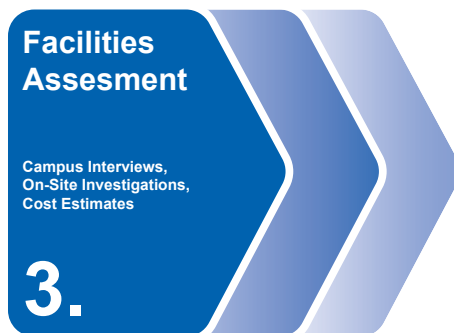
- Developing the *Guiding Principles* which would become the framework for the development of the Facilities Master Plan.
- Developing *Educational Specifications* that articulate the District's philosophy about teaching and learning, translating into facility design guidelines for both existing and new facilities.
- Assess the physical conditions of all sites to determine the need for repair and / or replacement, prioritized by the nature and importance of each improvement.
- Assess the educational adequacy and functionality of school sites and identify requirements for future upgrades.
- Seek out community input and engage their active participation in the process.
- Determine the costs of improvements at each site.
- Prioritize all projects identified in the plan based on criteria set forth in the context of the process.
- Develop a Facilities Master Plan that will serve as a "living document", to be updated in the future as needs within the District evolve and change over time.



- Vision and Guiding Principles**
- Visioning Sessions – Leadership + Stakeholders
 - Community & Stakeholder Input
 - Mission and Student Performance Expectations
 - Align Master Plan Vision with District Goals



- Define Facility Standards**
- Educational Specifications Development
 - Building & Site Plans
 - Building Performance Benchmarks
 - Future Program Goals



- Facilities Needs Assessment**
- Facility Condition Assessment
 - Demographic Factors, Enrollment & Capacity
 - Instructional Trends & Teaching Methods
 - Facility Recommendations



- Master Plan Development**
- Validate & Prioritize District Needs
 - Develop Associated Costs
 - Develop Implementation Plan
 - Finalize Facilities Master Plan

The **Facilities Master Plan** is a valuable resource for the Newhall School District, in terms of achieving the District's short and long-term educational goals. This document should adapt over time and will require updates as the District's needs, as well as external factors develop and change. The plan envisioned by this document is to support the District's goals for collaborative learning, innovation and continuous improvement in a multi-step, prioritized pathway to the future. The ultimate goal is to provide functional and efficient facilities in support of the Newhall School District educational programs.



MISSION

Mission Statement

Newhall School District students will become global citizens who think critically, solve problems, embrace diversity in people and viewpoints, and have a passion for learning and the arts.

VISION

EMPOWERING

EVERY CHILD

EVERY DAY



COMMITMENTS

We Will:

- Collaborate & build on each other's strengths
- Innovate for the future
- Persevere through new & challenging learning opportunities
- Excel & continuously strive for improvement

ACKNOWLEDGEMENT

The success of the Newhall School District's Facilities Master Plan is dependent on the individuals participating and their commitment and support.

SIM-PBK extends our utmost gratitude to the Newhall School District Governing Board, Superintendent, District Leadership Team, Department and Program Directors, as well as school students, principals, staff and all community stakeholders that participated in the planning sessions, assisted with data collection and review, responded to surveys, and provided school district and facility-specific input, information, insight, expertise and vision.



“Education is for improving the lives of others and for leaving your community and world better than you found it.”

-Marian Wright Edelman





GOVERNING BOARD

Suzan Solomon
Governing Board President

Brian Walters
Governing Board Clerk

Isaiah Talley
Governing Board Member

Donna Rose
Governing Board Member

Ernesto Smith
Governing Board Member

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Superintendent

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Assistant Superintendent, Instructional Services

Kim Howe
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Partner

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Principal Architect

John Smith
Partner of Design

Carlos Sandoval
Project Manager

Brian Iwasaki
Project Leader

Enrique Rubalcava
Designer

Kristen Rose
Data / Program Manager

*“Children are the Priority. Change is the Reality.
Collaboration is the Strategy.”*

Judith Billings, Washington State Superintendent





DISTRICT LEADERSHIP COMMITTEE

Suzan Solomon
Governing Board President

Donna Rose
Governing Board Member

Jeff Pelzel
Superintendent

Dee Jamison
Assistant Superintendent, Instructional Services

Deo Persaud (Past CBO)
Assistant Superintendent, Business Services

Michelle Morse
Assistant Superintendent, Human Resources

Kate Peattie
Administrator of Professional Development

Kevin Vensko
Director of Business and Fiscal Services

Fred Palmer
Director of Facilities, Maintenance & Operations

Kim Howe
Director of Student Support Services

Dan Keracher
Grounds & Maintenance Supervisor

Juliet Fine
Principal, Meadows Elementary School

Ken Hintz
Principal, Old Orchard Elementary School

Tim Palmer
Risk Management and Safety Coordinator

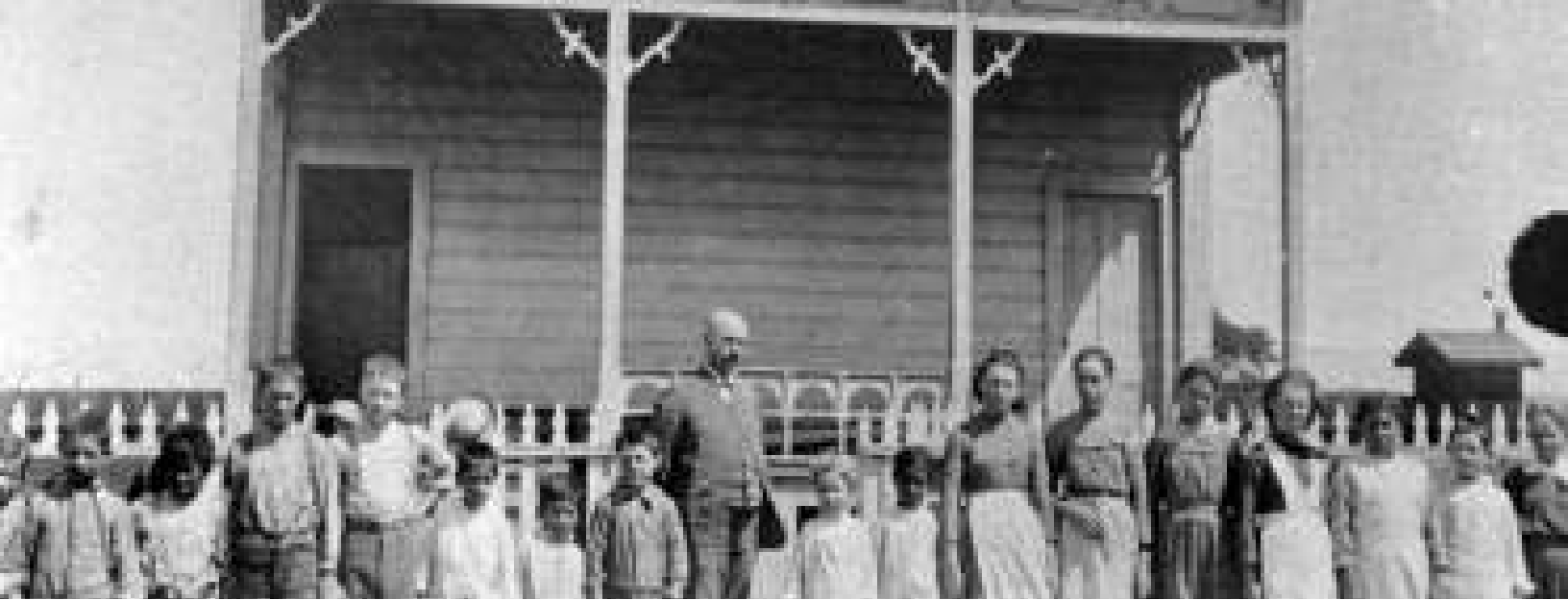
Tom Lund
Newhall Family Theatre Manager

SUPPORT ORGANIZATIONS

Brad Renison
Transportation
William S. Hart Union High School District

Robert Lewis
Food Service / Nutrition
Santa Clarita Valley School Food Service Agency (SCVSFSA)

Jane Crawford
Food Service / Nutrition
Santa Clarita Valley School Food Service Agency (SCVSFSA)



HISTORY OF THE DISTRICT

1876

The town of Newhall was established in the summer of 1876 as a flag stop along the brand-new Los Angeles-to-San Francisco line of the Southern Pacific Railroad. Named for local landowner Henry Mayo Newhall, the town originally sat near the modern-day intersection of Magic Mountain Parkway and Bouquet Canyon/ Railroad Avenue. In January 1878, during a time of drought, the small frontier town was relocated two miles south to be closer to indigenous water sources.

1878

Fueled in part by the 1876 discovery of vast oil resources in the area, families began to move into the regions surrounding Newhall. In 1878, fifty-three school-age children lived in or near Newhall. Teacher Kate A. Kaystile tutored six of them, in the corner of Addi Lyon's bunkhouse on the Sanford Lyon Ranch, where wooden boards from the beds were retooled into desks.

1879

The following year, the town fathers decided to construct a self-standing schoolhouse at the northeast corner of 9th and Walnut Streets, two blocks from Newhall's Main Street (Railroad Avenue). This first "official" school was a two-story wooden building with a belfry centered above the doorway. Judge John F. Powell, who would later serve for nearly four decades as justice of the Soledad Judicial District, financed what was at the time a staggering \$3,500 construction cost.

No more than 13 children attended the school at anyone time and the District was governed by a 3-person board of trustees, comprised primarily of local businessmen.

1890

In 1890 a fire burned the original Newhall School to the ground and a new schoolhouse was erected near the site of the last, on a large lot at the northeast corner of 9th and Walnut Streets. Henry Clay Needham, a local entrepreneur, provided most of the funding.



1892

Newhall School housed 60 first through ninth graders during the 1890's. In 1892 a second classroom was added to the two-story structure, which supported a bell tower at its right front corner. Children who wished to pursue their studies beyond the ninth grade could do so after 1896, when San Fernando High School was built until 1899 when ninth grade was added to the High School and discontinued in Newhall.

1914

Around 1914, a third two-story Newhall school was erected on 10th street (Lyons Avenue), east of Kansas Street. This schoolhouse was a larger three room building with a double wide front door that opened onto the street. The school site; however, didn't lend itself to expansion and a permanent home was with "growing room" was secured at the corner of Eleventh and Walnut Streets in 1928. The new Eleventh Street site became a center for community gatherings, boasting a large open space- the original "Newhall Park"- which served as the venue for many of the town's get togethers.

1939

Fire ravaged Newhall School again on February 14, 1939. All but a few rooms in the north wing were destroyed. The school; however, was not relocated. Construction began to replace the burned-out buildings and the school was reopened on May 10, 1940.

1941

It was during this time that the United States was also emerging from the Great Depression. New federal programs established in the New Deal allowed for the District to apply to the Work Projects Administration (WPA) to build a school auditorium which was finished in 1941.

1946

In the subsequent year, the area saw substantial growth. Additions were made to Newhall School in 1946, 1950, 1954 and 1958. Peachland Avenue became the site of the elementary district's second campus in 1959, followed by Wiley Canyon School in 1966.

1960

When the new town of Valencia was established in the late 1960's, additional schools were needed. Old Orchard opened in the 1969-70 school year, followed by Meadows in 1976, Valencia Valley in 1988 and Stevenson Ranch in 1995.

PAST BOND HISTORY

Measure E, 2011: \$60,000,000.00

On November 8, 2011, the voters of the Newhall School District authorized Measure E under the Proposition 39 statutes. Measure E authorized the issuance of \$60 million in General Obligation Bonds (the “Bonds”). The proceeds of the Bonds are intended to be used to improved, repair, expand, upgrade, re-configure, and replace existing District school facilities, create a technology endowment fund, pay off outstanding Certificates of Participation in order to relieve the District’s General Fund, and attend to any other health and safety needs that the District deemed necessary.

PROJECT HISTORY

Valencia Valley Elementary School, Meadows Elementary School, Old Orchard Elementary

- Renovation of multi-purpose room
- Add science lab
- Upgrade and replacement of lighting, heating, ventilation and air conditioning units with energy efficient systems
- Replacement of aging portable academic classrooms and restrooms with permanent modular buildings
- Replace of water controls to conserve water and improve energy efficiency

Newhall Elementary School Peachland Elementary School

- Renovation of multi-purpose room
- Upgrade and replacement of lighting, heating, ventilation and air conditioning units with energy efficient systems
- Replacement of aging portable academic classrooms and restrooms with permanent modular buildings
- Replace of water controls to conserve water and improve energy efficiency

Stevenson Ranch Elementary School

- Replacement of restrooms

Newhall Elementary School Auditorium

- Expansion of existing stage
- New stage lighting and audio visual equipment
- Improved acoustics and access compliance and fire-life safety systems
- New dressing rooms and restrooms
- Pre-function area at exterior
- New concession and ticket area
- New seating
- New heating and cooling systems
- Lobby renovation

Roof Replacement

- Replace damaged roofs at Stevenson Ranch and Peachland Elementary School

2005 Certificates of Participation Payoff

- The District paid off its 2005 Certificates of Participation in the amount of \$3,640,025.84 from the proceeds of the 2012 Bond Anticipation Notes, thereby relieving the General Fund

District-Wide Technology Upgrades

- Addition of new computers, servers, classroom and library technology and teaching equipment to enhance instruction and comply with Common Core State Standards
- Upgrade of electrical capacity and technology infrastructure, including fiber and wireless internet access
- Improvement of telephone, data, and communication systems



Measure K, 1999: \$35,500,000.00

In June 1999, the voters of the Newhall School District authorized Measure K. Measure K authorized the issuance of \$35.5 million in General Obligation Bonds, to raise funds for construction and renovation of school facilities.

New School Construction

- Dr. J. Michael McGrath Elementary School
- Oak Hills Elementary School
- Pico Canyon Elementary School

Meadows Elementary School

- Technology infrastructure improvements
- Complete renovation of existing campus, including reorientation of office space and renovation of interior spaces

Old Orchard Elementary School

- Technology infrastructure improvements
- Construction of new multi-purpose room
- Complete renovation
- Expansion of site
- State mandated earthquake retrofitting

Peachland Elementary School

- Technology infrastructure improvements
- Move Facilities department off campus to allow expansion of playground and parking
- New library and extensive renovation of main buildings; update of electrical and plumbing systems

Stevenson Ranch Elementary School

- Contribution to new playground funded by Foundation and PTA
- Addition of shade structure
- Technology infrastructure improvements
- Outdoor lighting improvements
- New library shelving

Valencia Valley Elementary School

- New basketball courts
- Technology infrastructure improvements
- Construction of new modular classrooms
- Library remodel and expansion

Wiley Canyon Elementary School

- Technology infrastructure improvements
- Complete renovation and expansion of site, including eight additional classrooms, new multi-purpose room, improvements to library and parking lot

DEMOGRAPHICS

OVERVIEW

When it comes to strategic planning, district demographics and student enrollment data are essential sources of information. The demographic profile of a school district provides meaningful insight about the school community based on geographic, societal and economic factors.

Examining district demographics, student enrollment data and the changes in those measures observed over time assist in predicting future enrollment trends and related needs. This is particularly relevant because operational decisions regarding district facilities and staffing, educational programs, transportation, food service, and departmental budgets are impacted by student enrollment.

In the Fall of 2019, the Newhall School District engaged ***Davis Demographics*** to provide demographic and projected enrollment data for use during the Facilities Master Planning process and for strategic planning and decision-making purposes.

The scope of contracted work included:

- Mapping the District
- Address matching the current student file
- Developing and researching pertinent demographic data
- Identifying future residential development plans
- Developing a seven-year student population projection

The purpose of the report was to identify and inform the District of the trends occurring in the community; how these trends may affect future student population; and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts. The District can use this information to better plan for the need, location and timing of school facility boundary adjustments.

The summarized information included herein is from Davis Demographics 'Fall 2019-2025 Student Population Projections by Residence' report, dated February 12, 2019 and is provided here for reference and informational purposes.**

**** This report was based on Fall 2018 Student data and included design capacities for the schools that reflected all classrooms being used for regular classroom instruction. This 'maximum building capacity' does not reflect the actual program use or 'functional capacity' of each school, which would include special use areas for science, performing arts, special education and support services. The building capacities identified within this Master Plan reflect the desired educational specifications "functional capacity" and consider all special programs.**

ENROLLMENT SUMMARY

Currently, Newhall School District has 5,921 resident TK-6 students (which does not include the all-time high number of 615 K-6 students attending from outside of the District's boundary) and could see that figure drop down to below 5,770 TK-6 resident students by Fall 2019 if recent trends continue (such as declining Kindergarten classes and little or no new residential development). The projections show that eight of the ten Newhall District's existing attendance areas experienced declining student populations in 2019. For many parts of the District, the traditional turnover in the student populations has diminished and it appears that any incoming homeowners are bringing in fewer children, older children or no children at all; charter school transfers may also be having a small effect. These trends have contributed to the recent and future declines in the Newhall School District student population. Now that new residential development has essentially been non-existent throughout the District for the past eight years, the declining student populations are even affecting the three schools on the west side of I-5 (Oak Hills, Pico Canyon and Stevenson Ranch). Except for the Oak Hills area, all the other nine attendance areas are expected to see student populations with net growth/decline ranging from +111 to -150 TK-6 students over the next seven years. Some parts of the Newhall School District area continuing to mature (McGrath) versus other areas that seem to be going through a resurgence of larger incoming Kindergarten class sizes (Meadows and Valencia Valley).



CONCLUSION

The Newhall Ranch projects (Mission Village first) may have its first occupants as soon as 2021, but the Legacy Village (the last part of Stevenson Ranch) and Homestead Village (another part of Newhall Ranch) are expected to have their first occupants after these 7-year projections (beyond the 2025 school year). The student projections in the Oak Hills area alone could soar from 324 TK-6 students in 2019 up to 473 by 2021, 808 by 2023 and 881 by 2025. It appears that the Newhall School District may need to consider building another elementary school within the Oak Hills ES area by 2023 if the Newhall Ranch “Mission Village” housing projects begin as planned (first residents as soon as 2021).

Over the next few years, the District may need to address the possibility of realigning its elementary school attendance areas to better distribute its changing student population. For example, the Newhall ES’s area may be around 742 TK-6 students by Fall 2022, while the resident counts for the Old Orchard and Peachland areas may be at 343 and 430 TK-6 students respectively by then. In addition, there could be major discrepancies among the schools west of the I-5 by 2022 (698 TK-6 resident students and growing for the Oak Hills ES area; 572 for Stevenson Ranch ES and 858 for the Pico Canyon area). Making a few adjustments between certain elementary attendance areas could help balance the significant demographic shifts that have occurred in the Newhall School District’s resident counts over the past five years.

See Section 4 for reproduced information from the Fall, 2019 Davis Demographics Report.

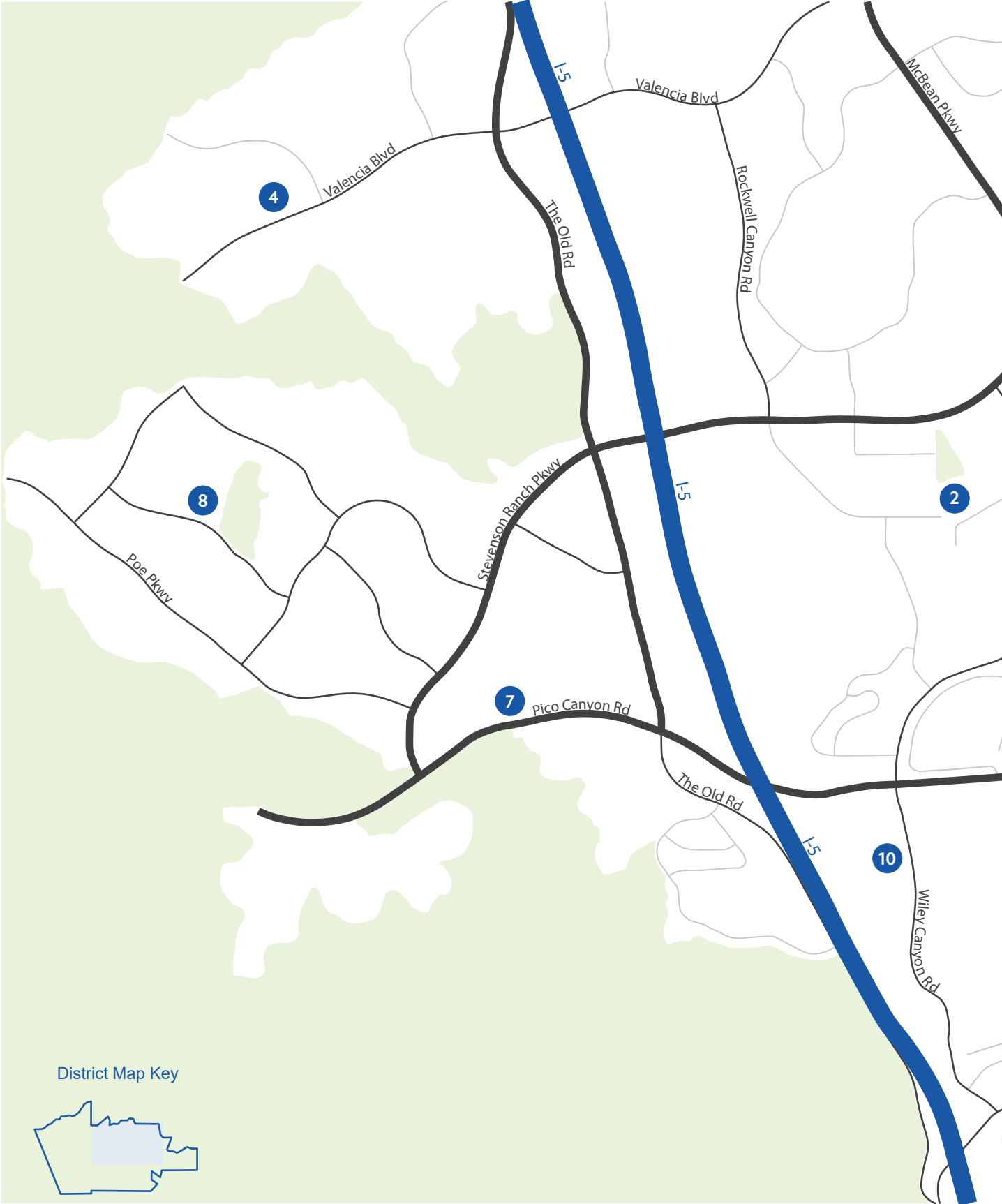
PROJECTIONS SUMMARY DISTRICT WIDE SUMMARY

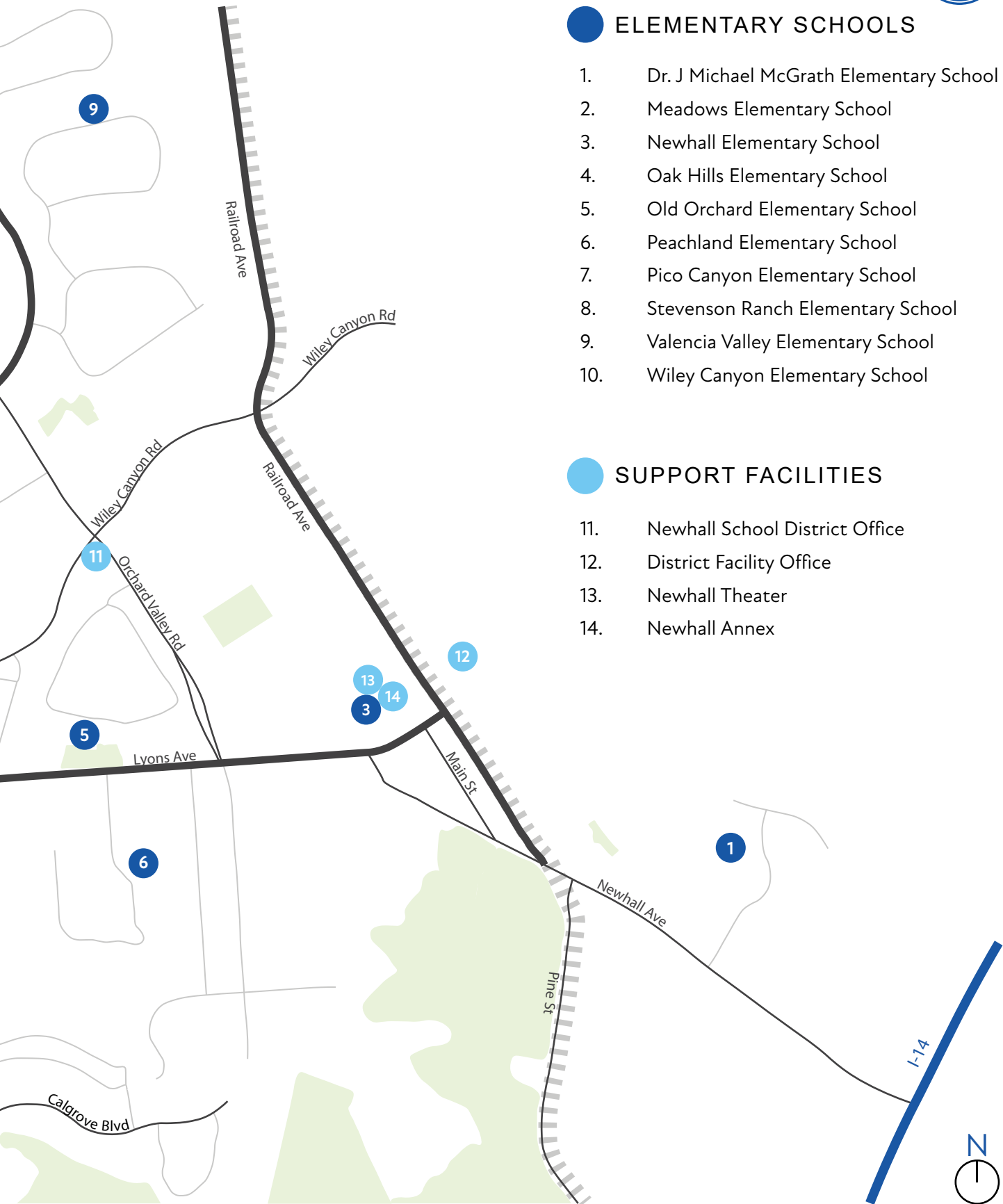
		Current (projection date 10/3/2018)	Resident Student Projections						
			Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024
TK		165	163.4	160.8	178.8	162.8	169.4	177.1	175.4
K		710	698.8	777.0	707.5	736.0	769.7	762.4	762.5
1		743	741.7	731.9	842.8	777.2	791.8	829.6	803.0
2		810	767.0	766.2	788.9	915.2	835.7	854.2	871.9
3		831	837.4	791.7	818.8	847.6	962.2	882.8	884.0
4		817	847.8	854.7	839.0	869.8	885.4	1,005.3	906.7
5		876	809.7	841.7	877.4	870.7	887.3	906.8	1,008.3
6		969	904.6	837.8	901.2	947.1	926.2	944.3	946.8
Sub Total:	K-6	5,756	5,607.0	5,601.0	5,775.6	5,963.6	6,058.3	6,185.4	6,183.2
Sub Total:	TK-6	5,921	5,770.4	5,761.8	5,954.4	6,126.4	6,227.7	6,362.5	6,358.6
Out-of-District:	K-6	615	645.8	678.0	711.9	747.5	784.9	784.9	824.2
Unmatched*:	K-6	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total:	TK-6	6,536	6,416.1	6,439.8	6,666.3	6,874.0	7,012.6	7,147.4	7,182.8
Annual Change:	TK-6	0.0	-119.9	23.7	226.5	207.6	138.6	134.8	35.4.2
		0.0%	-1.8%	0.4%	3.5%	3.1%	2.0%	1.9%	0.5%
K-6 Totals with No TK		6,371	6,252.8	6,279.0	6,487.5	6,711.1	6,843.2	6,970.3	7,007.4

The above 2018 counts include 249 TK-6 SDC students (of which 18 live outside the District’s boundaries and 7 are TK students)

*Unmatched= students that could not be mapped due to incomplete address information (not included in projections)

An annual rate of 5% growth was applied to the above Out-of-District student estimates for the years 2019-2025.





ELEMENTARY SCHOOLS

- 1. Dr. J Michael McGrath Elementary School
- 2. Meadows Elementary School
- 3. Newhall Elementary School
- 4. Oak Hills Elementary School
- 5. Old Orchard Elementary School
- 6. Peachland Elementary School
- 7. Pico Canyon Elementary School
- 8. Stevenson Ranch Elementary School
- 9. Valencia Valley Elementary School
- 10. Wiley Canyon Elementary School

SUPPORT FACILITIES

- 11. Newhall School District Office
- 12. District Facility Office
- 13. Newhall Theater
- 14. Newhall Annex

BUILDING CAPACITY

School Capacity can be defined as the number of learners that can be reasonably accommodated by a school building and site. There is no universally accepted way to calculate capacity, which typically raises a complex set of questions about how much space is available and how that space may be appropriately used to serve students of particular ages, in various programs, and for a wide range of uses. The educational programs offered in today's school facilities require flexible and varied spaces in order to provide effective and rigorous instruction, tailored to students with varied learning abilities and styles. Depending on the specific program usage, physical spaces may have different student capacities even though they may be similar in size.

There are several factors that can affect a school's student capacity in any given year. These include:

Physical Variables

- Building size / area
- Number / types of spaces for learning
- Building & life-safety codes
- Site restrictions
- Size of core spaces
- Mobile classrooms and multi-classroom modular units

Operational Variables

- Utilization rates & efficiency
- Operational policies
- Staffing
- Funding structures
- Teacher / union regulations
- Space management
- Staff & operational budgets
- Specialty program offerings

Programmatic Variables

- Class sizes & staff ratios
- Educational program offerings
- Operational models (teams, academies, etc.)
- Specialty programs
- Schedules
- Partnerships, off-site learning, etc.
- Extended use

Maximum Capacity can be described as the maximum number of students that a school building can accommodate using an average of 25 students per classroom. This capacity figure is difficult to achieve/operate in a typical school setting.

Operational Capacity can be described as the maximum number of students that a school building can satisfactorily accommodate at one time for the educational program and curriculum offered, using the school district class size policies. While the operational capacity is an effective measurement, it does not consider the negative impact that schools designed by outdated standards can have on today's curricula and special programs.

Master Plan (Program) Capacity can be described as the actual "functional capacity" of a school, which considers the need for scheduling flexibility as well as program offerings, schools with empty classrooms, and schools where not all classrooms are full. This approach represents a more holistic understanding of space needs and learning environments within the District.

Utilization Rate

- The educationally appropriate percentage of the school day that teaching stations (typically classrooms) can be used for instruction.
- The ratio of unoccupied to occupied "seats" per teaching station per class period.

For planning purposes, and in determining the Newhall District-wide capacity versus enrollment projections, the following Utilization rates are recommended:

School Type Average Utilization

Elementary School	90 – 100%
Middle School (N/A)	85 - 90%
High School (N/A)	75 - 95%

(Higher utilization usually equals tighter scheduling)



Elementary School Building Capacity Analysis

The following building capacity analysis has been conducted utilizing the Educational Specifications included in Section 2 of this Study, as the framework for the educational programs offered at each elementary school. The recommended *Master Plan Capacity* at each school has been calculated by taking the *Operational Capacity* for each school and multiplying by the recommended elementary school utilization rate of 95%.

NEWHALL SCHOOL DISTRICT													
SCHOOL	EXISTING UTILIZATION									MASTER PLAN CAPACITY			
	TOTAL CLASSROOMS	2019 - 2020 ENROLLMENT <i>(CA DOE DATA QUEST)</i>	PERMANENT CONSTRUCTION	MODULAR UNITS / PERMANENT FOUNDATIONS	PORTABLE CLASSROOMS	MAXIMUM BUILDING CAPACITY (25 Students per CR)	OPERATIONAL CAPACITY	% OCCUPIED	EXCESS OPERATIONAL CAPACITY	HIGHEST PROJECTED ENROLLMENT	MASTER PLAN - PROGRAM CAPACITY (95%)	PROGRAM UTILIZATION	EXCESS MASTER PLANNING CAPACITY
MCGRATH ES	32	604	23	5	4	800	688	87.79%	84	646	654	98.84%	8
MEADOWS ES	33	702	18	8	7	825	764	91.88%	62	637	726	87.74%	89
NEWHALL ES	36	622	20	16	0	900	704	88.35%	82	854	669	127.69%	-185
OAK HILLS ES	42	620	1	41	0	1050	900	68.89%	280	903	878	102.87%	-25
OLD ORCHARD ES	32	447	20	12	0	800	536	83.40%	89	359	509	70.50%	150
PEACHLAND ES	34	444	18	16	0	850	456	97.37%	12	450	433	103.88%	-17
PICO CANYON ES	42	866	27	15	0	1050	964	89.83%	98	860	916	93.91%	56
STEVENSON RANCH ES	46	776	20	0	26	1150	808	96.04%	32	578	768	75.30%	190
VALENCIA VALLEY ES	29	718	18	11	0	725	756	94.97%	38	736	695	105.84%	-41
WILEY CANYON ES	34	465	24	0	10	850	496	93.75%	31	559	471	118.63%	-88
TOTAL	360	6,264	189	124	47	9,000	7,072	88.57%	808	6,582	6,719	97.97%	137

Resident population in the Newhall School District has been declining since 2009, however student enrollment within the school district is projected to grow based upon the impact of the Newhall Ranch housing developments. The potential impact to the annual enrollment is subject to influence by external factors including the scope and timing of the actual planned developments, the economy, etc. The capacity analysis above indicates that half of the existing schools will be above Program Capacity and several others close to Program Capacity based on the projections.

As school enrollment fluctuates and, in the event, that additional student capacity is needed, there are multiple ways that additional capacity can be added to schools, which include:

- Using portable classrooms
- Converting non-classroom space into classrooms
- Increasing class sizes
- Building new buildings or additions
- Using off-site instructional facilities
- Scheduling
- Blended, on-line and virtual learning
- Adjust number of out-of-District students
- Re-align attendance boundaries

EDUCATIONAL SPECIFICATIONS

The physical environment of any school campus or learning space needs careful planning if educational goals and student engagement are to be accomplished. The best method for attaining successful learning environments that support educational goals is to develop an Educational Specification.

Education Specifications articulate a school district's philosophy about teaching and learning as well as programmatic goals that will translate into facility design guidelines for both existing and new facilities. Facility planning utilizes Educational Specifications as a guide to develop, prioritize, and align site renovations and improvements projects throughout the school district.

The campuses in The Newhall School District vary in age, size, scale, design, and layout. All schools have their own individualized neighborhood character. School Choice and school 'themes' allow for some diversification and specialization. While all current District school facilities are not the same size or configuration - and may support unique academic programs - certain design elements must be present at each site in order to deliver the curriculum and educational programs and be similarly grounded and equitable facilities.

Each school is encouraged to incorporate unique elements that address student needs, promote flexible learning environments and unlock the potential of each child, while meeting the intent of the Educational Specifications. Life-cycle improvements should be strategically aligned with facility conditions and the Newhall School District budget. School improvements should be student-centered and program-driven.

Guiding Principles are simple rules or value statements that help teams make decisions when faced with a choice or when disagreements arise. The following Guiding Principles for Facility Design were developed by the Newhall District Leadership Committee and shaped the development of the Facilities Master Plan.

Any site improvements, new construction, and / or building redesign projects will support these elements and set direction for capital improvement work:



Inspire Students for a Limitless Future by ensuring that all learning environments are equitable, inclusive, innovative, and safe.



Maximize Student-Learning by investing in facility and infrastructure upgrades that are student-centric and demonstrate a forward-thinking design.



Demonstrate Fiscal Responsibility, Sustainability and Transparency by aligning resources to meet the diverse and dynamic needs of our students, staff, and community.



Engagement Process

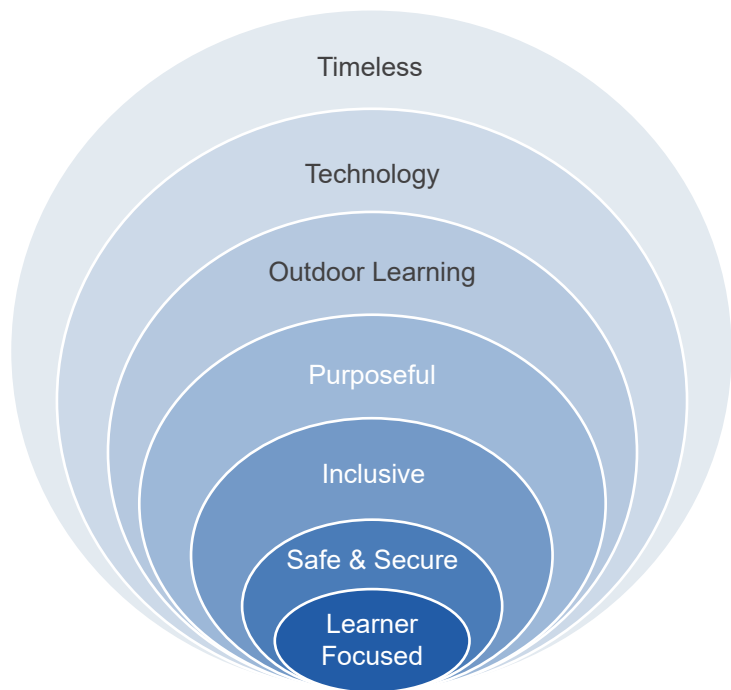
To incorporate the voices of Newhall’s chief users (students and teachers) into the Educational Specifications, on-line surveys were issued to 6th grade students as well along with every teacher in the District. Over 680 responses were received from students and more than 230 teachers responded. Highlights from both surveys are depicted to the right:

STUDENT SURVEY HIGHLIGHTS	TEACHER SURVEY HIGHLIGHTS
<ul style="list-style-type: none">• 62% reported their favorite place at school is outside.• 92% said they enjoy coming to school.• 93% said they feel safe at school.• Students’ preferred way to learn includes: <p>Using Technology (73%) Hands on Projects (63%) Making drawings or diagrams (51%) Working in groups (50%) Listening to the teacher (50%)</p> <ul style="list-style-type: none">• The #1 thing students would like to do more of in the classroom is Art followed by ‘get up’ activities and group projects.• Students said the way to boost technology is with better computers (touch screen) & phones to facilitate research-based assignments.• If students could change something about their school, they would like better food, more recess/time outside, and better playgrounds.	<ul style="list-style-type: none">• 58% rated overall safety in their school as excellent or very good.• 44% rated the overall physical condition of their campus as excellent or very good; 50% said it was good or fair.• 49% described the exterior appearance of school facilities as excellent or very good.• 34% described the adequacy & safety of existing playground space as excellent or very good.• 55% agreed or strongly agreed that student learning is enhanced by school design.• Over 93% agreed Science, Technology, Engineering and Mathematics (STEM), Visual And Performing Arts (VAPA), Information / Media Technology, and Learning / Innovation are essential skills for student success.• 89% identified collaborative/ cooperative learning as the most effective teaching method; 65% said Project Based Learning as most effective.

DESIGN FUNDAMENTALS FOR FACILITY IMPROVEMENTS

Design Fundamentals convey the programmatic, functional, spatial, and environmental elements every school should have, whether newly constructed or modernized. By establishing Design Fundamentals, the District has set out to create optimal and equitable environments for every student and ensure the staff members have the structures and options they need to be effective.

- **Learner-Focused:** Learner-focused facility design begins with an understanding of the academic background, life experiences, culture, language, and desires students bring to the table.
- **Safe & Secure:** To create a safe and secure environment for students and staff a variety of design features must be considered.
- **Inclusive:** Inclusive design takes advantage of new or existing spaces to ensure areas are welcoming, functional, and catered to meet the needs of inhabitants.
- **Purposeful:** Spaces should be arranged to encourage purposeful participation. Students should be able to move seamlessly from group work, to independent tasks, to project-based activities.
- **Outdoor Learning:** Outdoor spaces to learn, play and perform are an extension of the classroom.
- **Technology:** In today's mobile-centric world technology in schools should be ubiquitous.
- **Timeless:** Timeless designs consider environmental, economic, operational, and instructional impacts that give facilities lasting value.



EDUCATIONAL PROGRAM SPACES

One of the main purposes of the Educational Specifications is to provide Program descriptions that clearly and concisely outline the various learning activities in each space, spatial relationships and any special features needed to support these activities. This information becomes the benchmark for future facility design and / or building renovations and improvements.

In the Educational Specifications, for each Program Area, the following categories are described:

Description

A description of the Program area or space.

Adjacency Diagram

Shows a graphic representation of the spaces and how they are organized as a group.

Program Activities

Describes the functional goals of the space and the type of activities that occur there.

Design Objectives and Characteristics

Describes specific room characteristics, along with the general shape and feel of the space. Correlates the qualities of the space with specific Program activities.

Spatial Features

Describes finishes, furniture and equipment needs of the space.

Interior / Environmental

Describes interior and environmental considerations and recommendations.

Maintaining Healthy Environments

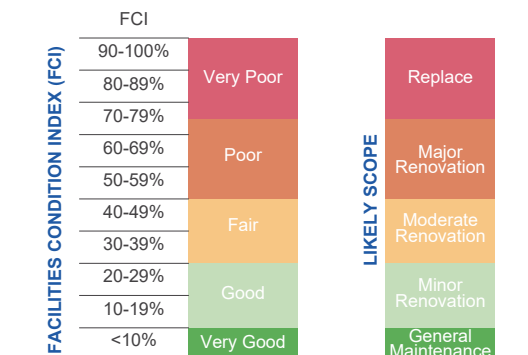
As the Newhall School District, like other communities in the United States open schools, Center for Disease Control (CDC) offers the following considerations for ways in which schools can help protect students, teachers, administrators, and staff and slow the spread of COVID-19 and future viruses. The Newhall School District can determine, in collaboration with State and local health officials to the extent possible, whether and how to implement these considerations while adjusting to meet the unique needs and circumstances of the local community. Implementation should be guided by what is feasible, practical, acceptable, and tailored to the needs of each community. School-based health facilities may refer to CDC's [Guidance for U.S. Healthcare Facilities](#) and may find it helpful to reference the [Ten Ways Healthcare Systems Can Operate Effectively During the COVID-19 Pandemic](#). These considerations are meant to supplement—not replace—any state, local, territorial, or tribal health and safety laws, rules, and regulations with which schools must comply.

BUILDING WELL.

Evolving trends and applications for building systems and procedures that can promote wellness and assist in mitigating the spread of communicable diseases

FACILITY CONDITION INDEX

The **Facility Condition Index (FCI)** is a tool used in facility condition assessment as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 65% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered excellent. An FCI above 65% would suggest that a building may be a candidate for replacement.



Facility Condition Index Summary

The Facility Condition Index is a calculation based on the rated condition and replacement cost of a system or major building component. The table below displays the cost of a system relative to the other systems in a facility. For example, *the replacement cost of roofing is approximately 6.7% of the total replacement cost of a school facility.*

Note: Facility Condition Index Percentages based on MEANS 2020 cost index data.

FACILITY CONDITION INDEX	
Component	% of Total
Substructure	9.42
Superstructure	10.01
Exterior Walls	5.11
Exterior Windows	5.02
Exterior Doors	0.70
<i>Roofing</i>	<i>6.70</i>
Interior Walls	2.45
Interior Doors	1.46
Interior Specialties	1.08
Wall Finishes	1.62
Floor Finishes	6.21
Ceiling Finishes	6.09
Plumbing	7.39
HVAC	20.08
Fire Protection	2.89
Electrical Service/ Distribution	0.93
Lighting & Branch Wiring	9.34
Communications & Security	3.19
Other Electrical Systems	0.08
Equipment & Furnishings	0.23
Total	100%

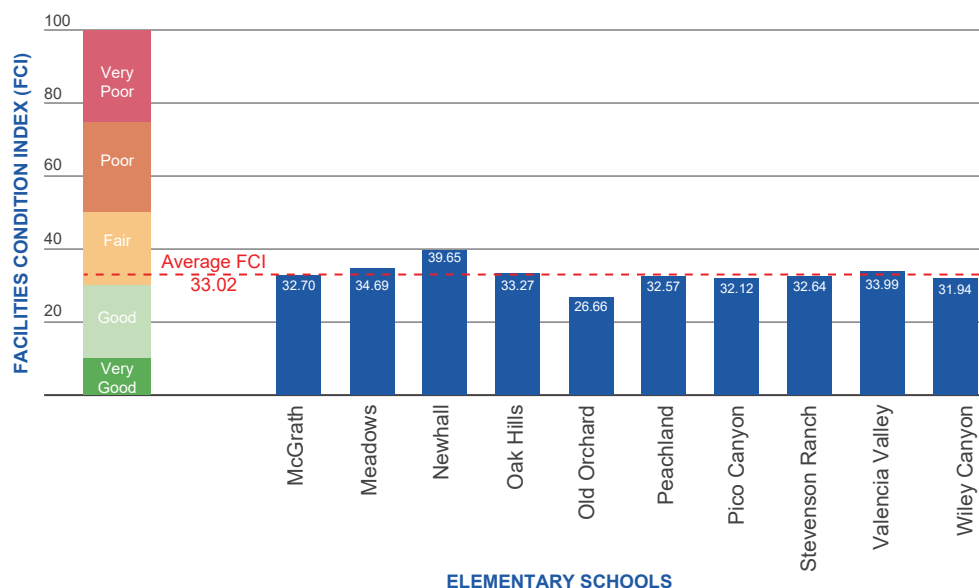


Summary of Facility Condition Index Ratings

Facility Condition Index (FCI) - Rating Categories				
Rating	FCI Range	Likely Scope	Rating %	Definition
1 Very Good	0 to 9%	General Maintenance	0	Building component / system is in very good condition. Work required ranges from typical maintenance to minimal renovations
2 Good	10 to 29%	Minor Renovation	.10	Building Component / system is in good condition. In order to bring back to full operating condition, minor renovation is recommended.
3 Fair	30 to 49%	Moderate Renovation	.50	Building component / system is in fair condition. In order to bring back to full operating condition, moderate renovation is recommended.
4 Poor	50 to 74%	Major Renovation	.75	Building component / system is in poor condition. In order to bring back to full operating condition, major renovation and possible partial replacement is recommended.
5 Very Poor	75 to 100%	Replace	1.0	Building component / system is in very poor condition. Cost of renovations may justify complete replacement in lieu of major renovations.

Facility Condition Index (FCI) Analysis

The following chart summarizes the FCI analysis of all district school facilities, based upon the physical survey of the building and is a benchmark of the overall relative condition of the major building systems and components.



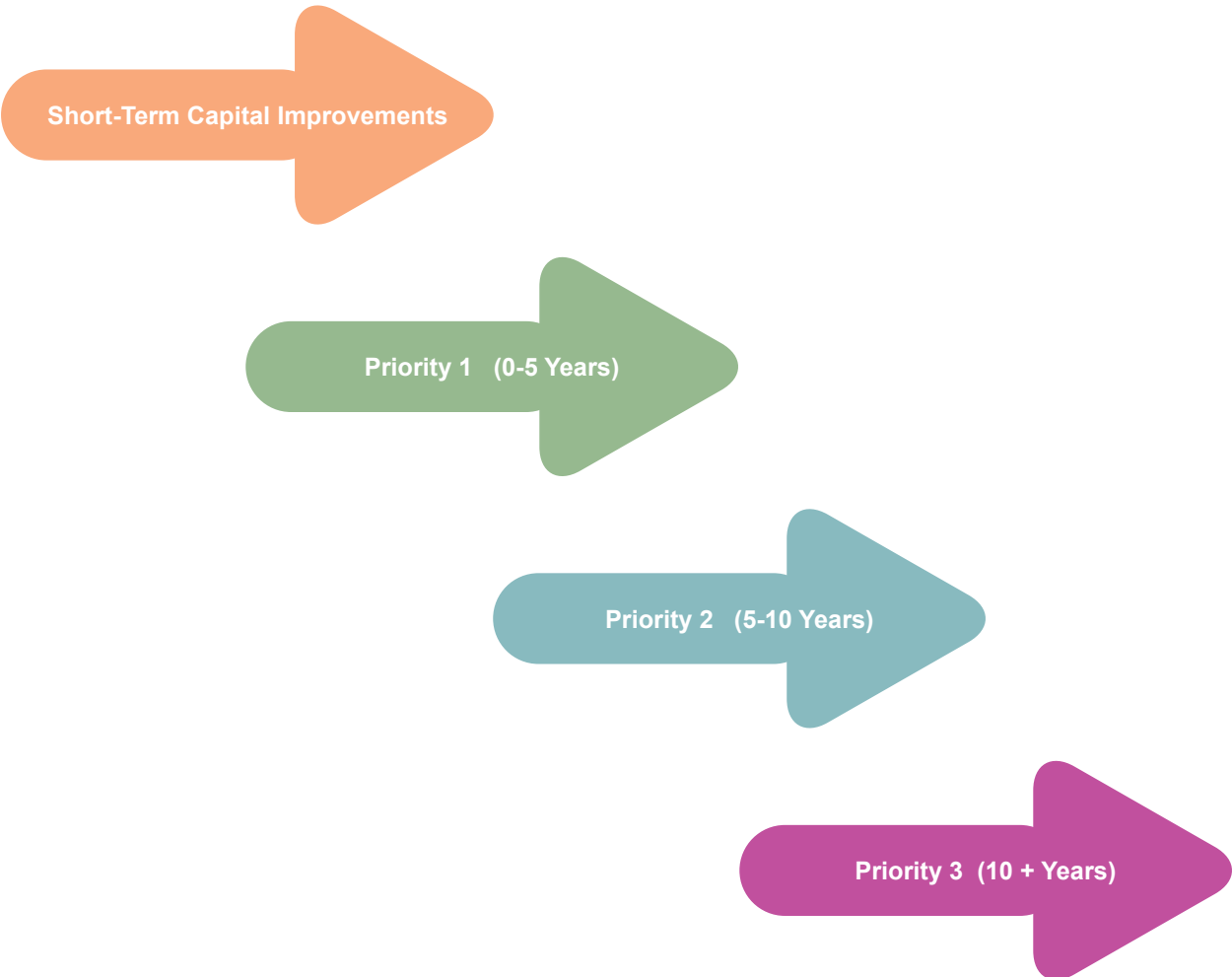
FACILITIES MASTER PLAN SUMMARY

The information as outlined in this section, has been developed to:

- Address the facility needs as identified within the course of the study, with the goal of making recommendations that would serve to update and extend the physical and functional life of the current facilities. In addition, it is the intent to make progress towards providing educational adequacy and appropriateness of the current facilities relative to current needs, teaching and learning, as well as allowing for future flexibility to accommodate changes in educational programs and student enrollment.
- Provide Total Project Cost information for each facility, including construction costs, related project costs (sometimes called “soft costs”), and contingencies.
- Provide background and planning information to allow the Governing School Board and community to make informed decisions regarding the short- and long-term facility needs within the District.

RECOMMENDATIONS

The recommendations for the Facilities Master Plan have been developed as follows:





Elementary Schools

There are ten (10) Elementary Schools within the Newhall School District, occupying over 652,000 square feet of facility space. Over the years, the District has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address typical life-cycle replacement of building systems, deferred maintenance issues and to make improvements to address changes in the educational curriculum and delivery model.

In general, typical recommendations include the following:

Site

- Irrigation system improvements
- Drainage & grading improvements
- Add shade structures / canopies
- Playground improvements
- Parking lot / access improvements
- Paving repair / replacement

Buildings

- Safety and security improvements
- Roof repair / replacement
- Interior / exterior painting
- Interior finishes upgrade
- New flexible / adaptable student furniture

- New automated building control system (DDC)
- Selected Heating, Ventilation, and Air Conditioning system equipment replacement
- Remove kitchen exhaust hood Ansul systems
- Selected plumbing fixture replacement
- Provide student hydration station water dispensers
- Upgrade interior & exterior lighting and controls

- New telephone system
- Fire alarm system upgrade
- New public address / master clock system
- New school marquis signs at select locations
- Educational technology upgrades

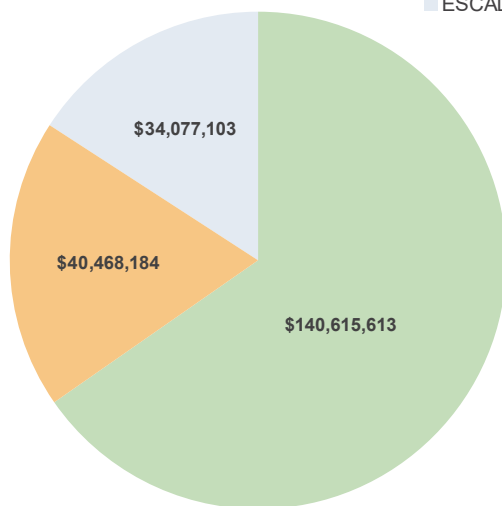
Program Related

- Selected portable classroom replacement with permanent construction
- Educational Program driven renovations / improvements
- Administration office expansion / improvements at select locations
- New Multi-Purpose Rooms at select locations
- Develop exterior learning areas

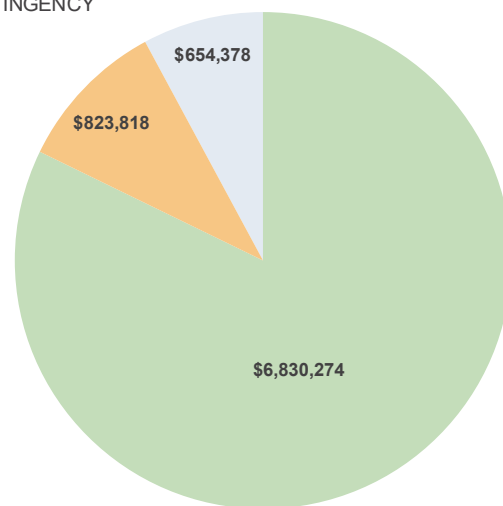
MASTER PLAN RECOMMENDATIONS	Short-Term Capital Improvements	PRIORITY 1 (0 -5 Years)	PRIORITY 2 (5 -10 Years)	PRIORITY 3 (10+ Years)	TOTAL
SCHOOL CAMPUS					
J. MCHAEAL MCGRATH ES	\$ 1,459,527	\$ 9,284,159	\$ 4,712,103	\$ 2,879,417	\$ 18,335,207
MEADOWS ES	\$ 1,203,290	\$ 6,686,106	\$ 11,850,763	\$ 2,287,334	\$ 22,027,493
NEWHALL ES	\$ 1,857,304	\$ 7,970,763	\$ 12,792,125	\$ 5,392,266	\$ 28,012,458
OAK HILLS ES	\$ 1,286,333	\$ 4,152,147	\$ 4,522,687	\$ 3,957,096	\$ 13,918,263
OLD ORCHARD ES	\$ 1,150,402	\$ 4,790,376	\$ 5,121,647	\$ 3,867,828	\$ 14,930,253
PEACHLAND ES	\$ 1,091,441	\$ 11,154,263	\$ 5,131,199	\$ 2,641,584	\$ 20,018,488
PICO CANYON ES	\$ 494,715	\$ 9,836,977	\$ 5,676,294	\$ 1,391,885	\$ 17,399,871
STEVENSON RANCH ES	\$ 1,274,472	\$ 14,081,245	\$ 4,960,418	\$ 10,348,492	\$ 30,664,626
VALENCIA VALLEY ES	\$ 498,550	\$ 8,079,628	\$ 8,582,610	\$ 8,993,237	\$ 26,154,025
WILEY CANYON ES	\$ 526,929	\$ 10,016,115	\$ 7,392,544	\$ 5,764,628	\$ 23,700,216
SUB-TOTAL	\$ 10,842,962	\$ 86,051,779	\$ 70,742,390	\$ 47,523,768	\$ 215,160,900
DISTRICT SUPPORT					
DISTRICT OFFICE	\$ 190,234	\$ 1,722,088	\$ 1,957,376	\$ 354,560	\$ 4,224,258
MAINTENANCE & OPERATIONS	\$ 100,477	\$ 1,257,183	\$ 2,292,460	\$ 1,797,440	\$ 5,447,560
NEWHALL THEATRE / ANNEX	\$ -	\$ 38,350	\$ -	\$ 779,272	\$ 817,622
SUB-TOTAL	\$ 290,711	\$ 3,017,621	\$ 4,249,836	\$ 2,931,271	\$ 10,489,440
TOTAL	\$ 11,133,674	\$ 89,069,399	\$ 74,992,227	\$ 50,455,039	\$ 225,650,339

COST ANALYSIS

- CONSTRUCTION COST
- SOFT COSTS
- ESCALATION / COTINGENCY

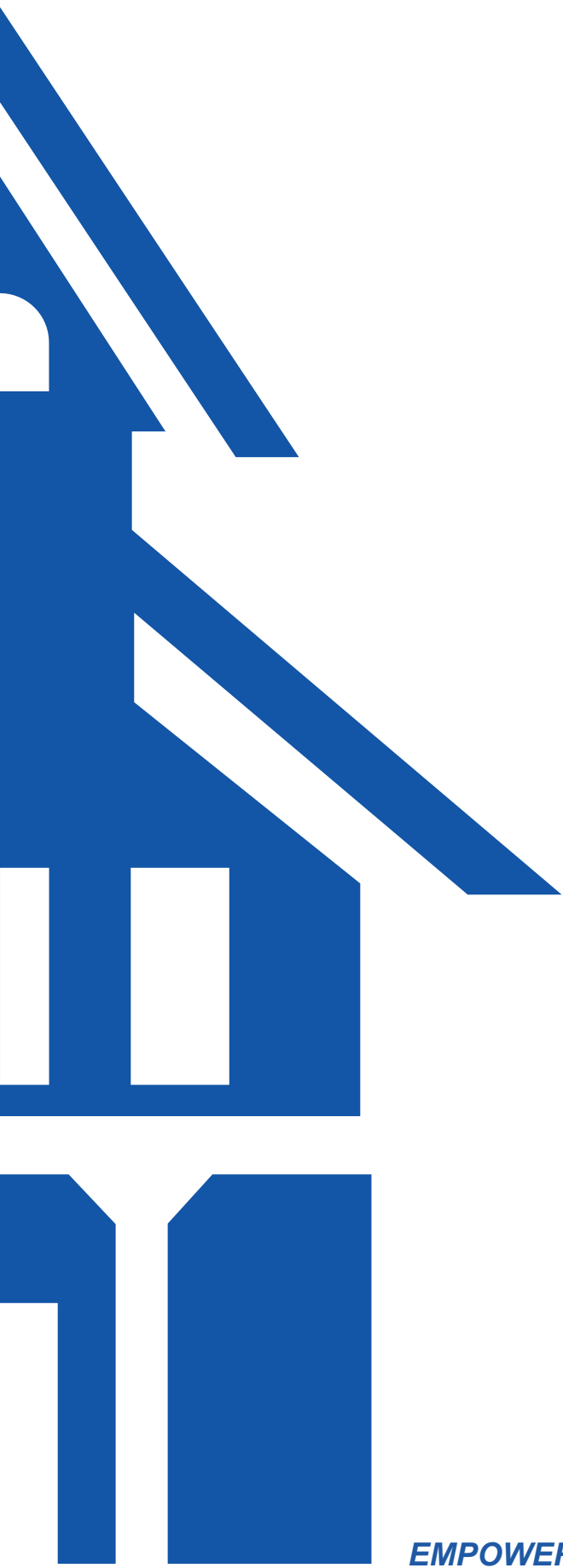


ELEMENTARY SCHOOLS
Total: \$215,160,900



DISTRICT FACILITIES
Total: \$10,489,440





2

- Introduction
- Vision and Process
- Planning Overview
- Educational Spatial Requirements

INNOVATE FOR THE FUTURE





PREFACE

The Newhall School District (NSD) has embarked upon the development of a Facilities Master Plan to analyze its existing facilities and ensure any future building improvements and / or new construction is aligned with the District's mission, collective commitments, and educational priorities. Included in the plan are **Educational Specifications** that reflect the teaching and learning environment that will ensure every student reaches their highest potential and leaves Newhall School District confident for the challenges ahead. As new instructional approaches emerge, facility design must be flexible and adaptable to support these approaches.

By incorporating a multitude of voices and perspectives in the development of the educational specifications, the District has established design fundamentals that will drive facility construction and improvements around students needs and community expectations.

1

INTRODUCTION

1.1 Purpose of the Educational Specifications

1.2 Engagement Process



1.1 Purpose of the Educational Specifications

Education Specifications articulate a district's philosophy about teaching and learning as well as programmatic goals that will translate into facility design guidelines for existing or new facilities. Facility planning utilizes Educational Specifications as a roadmap to develop, prioritize, and align capital improvement projects throughout the organization.

This document communicates to the architect, stakeholders, and other interested parties what educators believe is required for a facility to compliment / support student learning regardless if a space is existing or redesigned. Any future facility projects in the Newhall School District will incorporate the concepts of these Educational Specifications, while balancing academic requirements, current site constraints, and state regulations.

Rather than be rigidly prescriptive, these Educational Specifications are intended to provide a framework to explore equitable opportunities for improvements, modernizations and / or new facilities within the context of each site. By design, these Educational Specifications are less technical in nature in order to embody the evolving needs of Newhall learners and the education professionals who serve them.

1.2 Engagement Process

Newhall School District engaged SIM-PBK Architects to assist in the development of Educational Specifications. From October, 2019 through February, 2020 meetings were facilitated with the School District in order to ensure broad-based participation in the development of this document. In addition to site walks with each principal, input was gathered from a Subject Area Expert Group, a District Leadership Team, departmental meetings, and site outreach teams comprised of principals, teachers, parent leaders, and classified staff.

To incorporate the voices of Newhall's chief users (students and teachers) into the Educational Specifications, on-line surveys were issued to 6th grade students as well along with every teacher in the district. Over 680 responses were received from students and more than 230 teachers responded. Highlights from both surveys are depicted to the right:





STUDENT SURVEY HIGHLIGHTS

- **62% reported their favorite place at school is outside.**
- 92% said they enjoy coming to school.
- 93% said they feel safe at school.
- **Students' preferred way to learn includes:**

Using Technology (73%)

Hands on Projects (63%)

Making drawings or diagrams (51%)

Working in groups (50%)

Listening to the teacher (50%)

- The #1 thing students would like to do more of in the classroom is Art followed by 'get up' activities and group projects.
- Students said the way to boost technology is with better computers (touch screen) & phones to facilitate research-based assignments.
- If students could change something about their school, they would like better food, more recess / time outside, and better playgrounds.

TEACHER SURVEY HIGHLIGHTS

- 58% rated overall safety in their school as excellent or very good.
- 44% rated the overall physical condition of their campus as excellent or very good; 50% said it was good or fair.
- 49% described the exterior appearance of school facilities as excellent or very good.
- 34% described the adequacy & safety of existing playground space as excellent or very good.
- **55% agreed or strongly agreed that student learning is enhanced by school design.**
- Over 93% agreed STEM, VAPA, Info / Media Tech, and Learning / Innovation are essential skills for student success.
- **89% identified collaborative / cooperative learning as the most effective teaching method; 65% said Project Based Learning as most effective.**



2

VISION AND PROCESS

- 2.1** Mission Statement
- 2.2** Collective Commitments
- 2.3** Guiding Principles for Facility Design
- 2.4** Instructional Framework - 5 Dimensions of Teaching and Learning
- 2.5** The Curriculum Hub
- 2.6** Environment and Daily Interactions



2.1 Mission Statement

Newhall School District students will become global citizens who think critically, solve problems, embrace diversity in people and viewpoints and have a passion for learning.

2.2 Collective Commitments

The Newhall School District Community will:

- **Collaborate** and build on each other's strengths
- **Innovate** for the future
- **Persevere** through new and challenging learning opportunities
- **Excel** and continuously strive for improvement





2.3 Guiding Principles for Facility Design

The following Guiding Principles convey to staff and stakeholders the District’s priorities for Facilities Master Plan. Any site improvements, new construction, and / or building redesign projects will support these elements and set direction for capital improvement work.

1. **Inspire Students for a Limitless Future** by ensuring that all learning environments are equitable, inclusive, innovative, and safe.
2. **Maximize Student-Learning** by investing in facility and infrastructure upgrades that are student-centric and demonstrate a forward-thinking design.
3. **Demonstrate Fiscal Responsibility, Sustainability and Transparency** by aligning resources to meet the diverse and dynamic needs of our students, staff, and community.

2.5 Instructional Framework - 5 Dimensions of Teaching and Learning

Excellent teaching is the key to student learning. To support excellent teaching, Newhall School District has adopted the *5 Dimensions of Teaching and Learning (5D)* framework developed by the Center for Educational Leadership (CEL) at the University of Washington. This research-based model outlines five core elements that constitute high quality instruction. The District uses this model to develop consistency in practice, build a shared vision for equitable experiences across grade levels and schools, and engage teachers and principals in continuous learning and reflection.

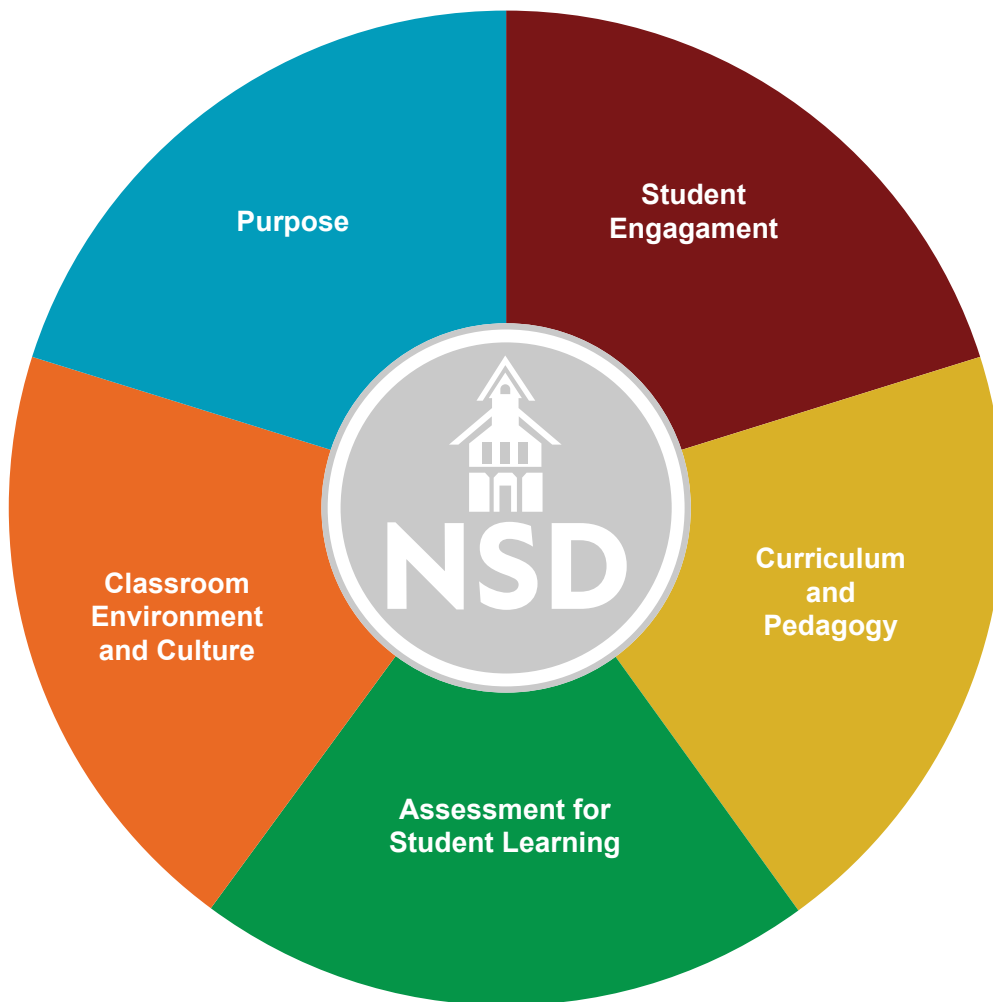


Image of The 5 Dimensions of Teaching and Learning



2.5 The Curriculum 'Hub' - Signature Practices, Programs, and Pedagogy

Along with the core subject areas, several signature practices, programs, and pedagogy have been identified that are central to learning in Newhall School District. These elements - referred to as “*The Curriculum Hub*”, underscore the District’s priorities for student growth, academic success, and school connectedness.

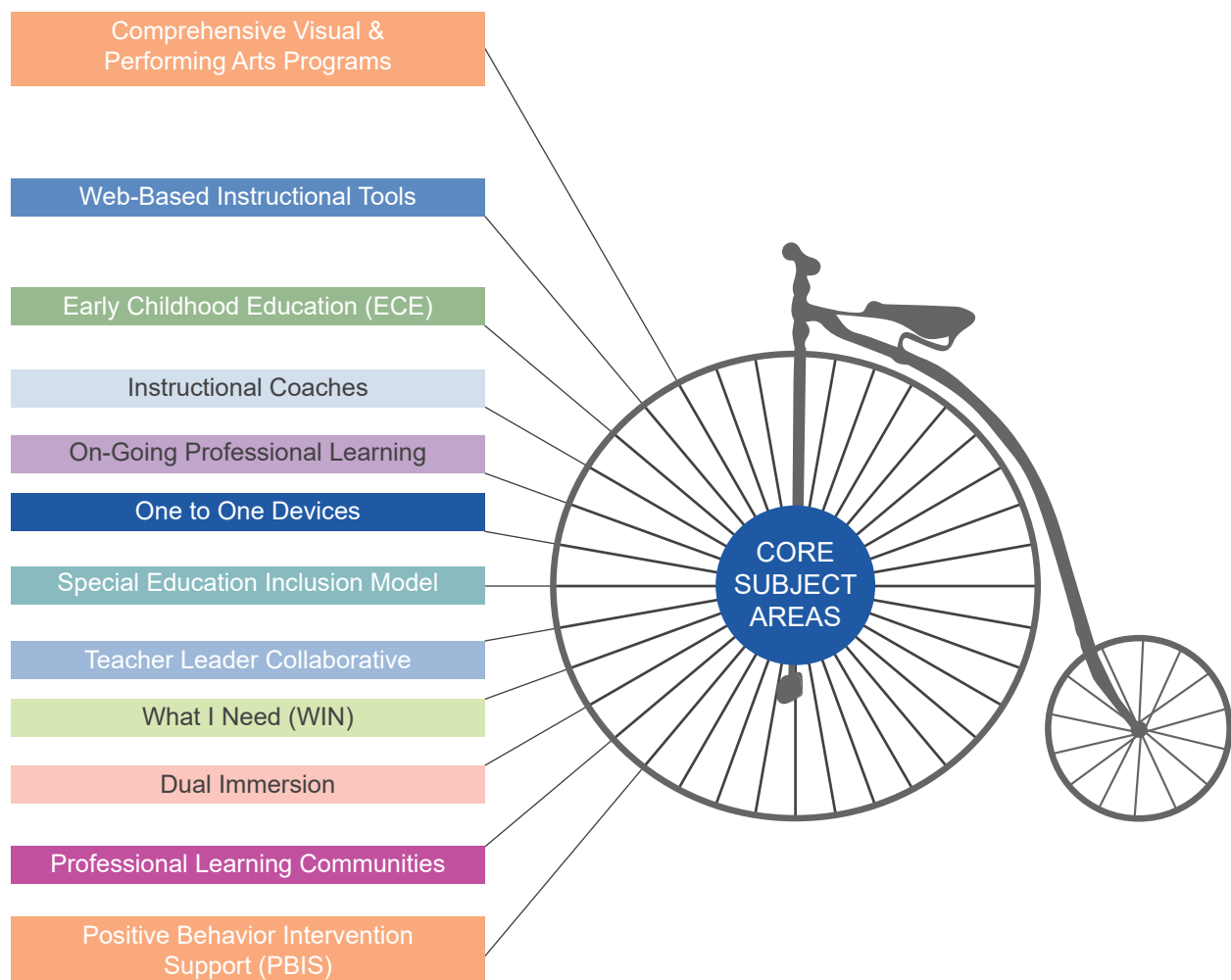


Image of the Newhall School District Curriculum Hub

2.6 Environment and Daily Interactions

To support the CEL instructional and leadership frameworks, there is an expressed desire among Newhall educators that learning spaces:

- **Promote purposeful participation of teachers and students.**
- **Time / space for collaboration and co-teaching.**
- **Adequate resources to support learning, independence and a growth mindset.**
- **Ongoing professional development.**
- **Functional technology.**
- **Ample opportunities for students to play, perform and demonstrate learning.**

The classroom and school environment should be aligned to the District's mission, collective commitments, and instructional frameworks. The salient question around this work is: *What do the school's environment and day-to-day interactions among students, staff and families say about what is valued in the school community?*



... than true. There is no one alive who is yourer



A large, bold, blue number '3' is the central focus, overlaid on a background image. The background features a close-up of a red apple on the left and a stack of several books on the right, all slightly out of focus. The lighting is soft and natural, suggesting an indoor setting with a window in the background.

3

PLANNING OVERVIEW

- 3.1** District Facilities - Then and Now
- 3.2** Relationship Between Learning and the Environment
- 3.3** Ideal State and the 5D Instructional Framework
- 3.4** Design Fundamentals for Facility Improvements
- 3.5** Strategies for Existing Facilities



3.1 District Facilities - Then and Now

The campuses in Newhall School District (NSD) vary in size, scale, design, and age. While the oldest school in the District (Newhall Elementary) was constructed in 1939, the newest campus (Oak Hills Elementary) opened in 2005. The average age of District schools is 39 years old.

Much has changed since the early days when the fledgling Newhall School District struggled to get enough students to fill its classes. According to the Santa Clarita Valley Historical Society, the District ballooned to 6,000 students between the 1940's and 1998. With only seven schools to serve the growing K-6 population, Measure K was passed in 1999. By stretching dollars through state matching funds and other local monies, the District was able to build two new campuses – McGrath and Pico Canyon –and move to a single-track calendar.

In 2011, Newhall voters approved Measure E. Monies from this bond were used to replace aging portables with permanent structures, renovate the Newhall Auditorium, expand technology, add science labs, replace roofs, complete energy efficiency projects, and improve furnishings, equipment and communication systems.

Today the District serves 6,280 students residing in the communities of Valencia, Newhall and Stevenson Ranch. Nearly all the growth the District expects in the next several years will occur west of Interstate 5 in Valencia's Newhall Ranch development, where no schools yet exist.

Because the State provides little in the way of ongoing facilities funding, the District must find new and creative ways to support capital improvement projects. These projects should be student-centric, future-focused, and withstand the test of time. While all Newhall schools may not be the same size or configuration and may offer unique programs, each campus is expected to deliver learning opportunities that are similarly grounded and equitable. To that end, every NSD school is encouraged to incorporate design elements that address student needs and interests, promote flexible learning environments, and inspire students for a limitless future.

3.2 Relationship Between Learning and the Environment

As instructional models have shifted, the impact of a school's learning space has come into greater focus. Considerable evidence has emerged to show an explicit relationship between the physical make-up of a school and educational outcomes. Not only does a student's relationship within his / her school / classroom space improve the quality of their educational experiences, scholars note that the physical environment can increase motivation, engagement, and academic performance.

Links between achievement and building quality reveal that good lighting, thermal comfort, acoustics, soft colors, and indoor air quality are all prevalent factors. Studies also show a strong correlation between safe, secure, and well-maintained campuses and fewer discipline issues and higher attendance rates. Understanding how the space itself can affect the way Newhall students learn and teachers teach is essential to any infrastructure upgrades or re-design efforts.





3.3 Ideal State and the 5D Instructional Framework

Several possibilities for facility design / redesign have emerged to depict an ‘ideal state’ in which Newhall students and staff might reach peak performance. Each ideal state theme is aligned with the 5D Instructional Framework described in Section 2.4 and sets out to create a vision of spaces throughout the District.

DIMENSIONS OF TEACHING & LEARNING

VISION OF SPACES WITHIN THIS CATEGORY

Purpose

- Teacher Professional Learning to Support Student Learning

Student Engagement

- Innovation labs / makerspaces
- Outdoor spaces for learning, gathering physical activity

Assessment for Student Learning

- Inclusive spaces for Student Services

Classroom Environment & Culture

- Community learning spaces
- Purposeful Classroom Furniture Based on Student Needs
- Multi-Purpose Room with performance space
- Natural lighting
- Safe and secure
- Wireless everything

Note: The fifth dimension - Curriculum and Pedagogy - is represented in the Curriculum Hub in Section 2.5.

3.4 Design Fundamentals for Facility Improvements

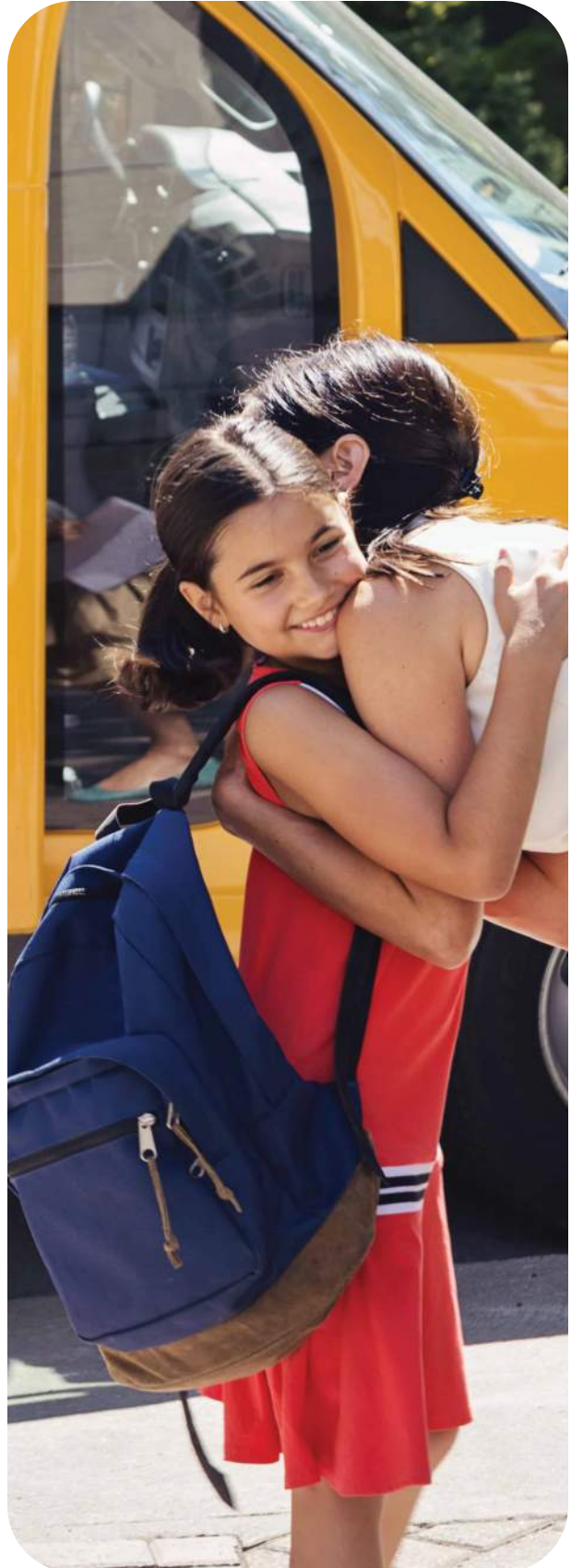
Spring boarding from the Ideal State themes are Design Fundamentals. Design Fundamentals convey the programmatic, functional, spatial, and environmental elements every school should have, whether a building is newly constructed or modernized. By establishing Design Fundamentals, the District has set out to create optimal and equitable environments for every student and ensure the staff members who serve them have the structures and options they need to be effective.

A. Learner-Focused

Learner-focused facility design begins with an understanding of the academic background, life experiences, culture, language, and desires students bring to the table. Such spaces can be customized in a classroom or can become a focal point for an entire campus. For example, school libraries - which were originally built to store books, look up information, and passively consume content – might be transformed into a central hub where students collaborate, innovate, persevere, and excel. Individual classrooms, as well as shared spaces, should allow for both self-directed and joint work.

B. Safe & Secure

To create a safe and secure environment for students and staff, a variety of design features must be considered. Inviting vestibule entrances should engender a welcome feel, while using a single point of entry. Electronic door locks, cameras, lighting, and alarms need to be in good working order. Public address systems must be intelligible so announcements can be heard anywhere on campus. Pathways and landscaping should provide unobstructed lines of site. Fencing should not impede visual cues for educational activities or create an institutional feel. The District will utilize a balanced approach to integrate passive and active design features to ensure students feel protected without the distraction or worry of physical safety concerns.





C. Inclusive

Inclusive design takes advantage of new or existing spaces to ensure areas are welcoming, functional, and catered to meet the needs of inhabitants. For example, the housing of itinerant staff (e.g. APE, OT, psychologists), counselors, and other specialists should allow people to perform their jobs in an environment conducive to their role.

To foster social connections and provide faculty a much-needed respite during the day, staff lounges should be modern and inviting. Parent welcome centers can offer a place for parents to meet face-to-face with staff and other parents and form child-centered relationships. Special Education services should support push in and pull out models and sensory integration. Rather than simply set up a program or workspace ‘where there is room,’ the zoning of spaces on each campus should be thoughtful, strategic, and inclusive.

D. Purposeful

Spaces should be arranged to encourage purposeful participation. Students should be able to move seamlessly from group work, to independent tasks, to project-based activities. Whether upgrading a single classroom or modernizing common-use areas such as libraries, multi-purpose rooms, or cafeterias spaces should be capable of easy reconfiguration so that teachers and students can shift directions quickly. Moveable walls, student-preferred seating, versatile furniture, and streamlined storage options support intentional learning experiences, harmonious transitions, and co-teaching.

E. Outdoor Learning

Outdoor spaces to learn, play and perform are an extension of the classroom. Exterior environments should be ADA accessible and offer opportunities for interaction, discovery, enrichment, and physical activity. Beginning with a building’s front entrance, a visually connected school fosters a sense of pride and belonging. Well-designed walkways, adequate signage, and general upkeep engender positive impressions about campus life. Courtyards, seat walls, amphitheaters, covered eating areas, shaded places to read / work, attractive landscaping, lighting, and modern play structures provide pleasant areas for students to gather, study, move, and relax.

F. Technology

In today's mobile-centric world, technology in schools should be ubiquitous. To support the district's TK-6 Technology Priority Standards and goals, infrastructure and equipment must be without spatial constraints. Teachers need the ability to project from multiple places in the classroom. Students must access devices and on-line content with ease. Power loads should be sufficient and bandwidth strong. Since the evolution of technology does not have a predictable pace or flow, any devices, digital platforms, on-line resources, or associated infrastructure must ensure sufficient connectivity so Newhall schools can keep up with the changing times.

G. Timeless

Timeless designs consider environmental, economic, operational, and instructional impacts that give facilities lasting value. Spaces should be designed to meet the needs of today's students as well as the students who will occupy these spaces in the future. Acoustics, wall coverings, color, furnishings, corridors, seating, storage, and outdoor environments should unify a campus. Irrigation, landscaping, lighting, ventilation, and other environmental elements need to preserve resources and reduce operating costs. Timeless design will ensure buildings within the District outlast trends and can be altered as educational demands dictate.





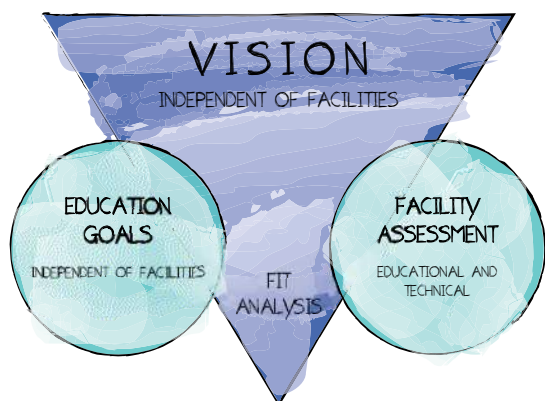
3.5 Strategies for Existing Facilities

The modernization or renovation of an existing campus calls for a different approach than designing a new school. Existing conditions such as street and site access, location of utilities, placement of permanent structures, and potential locations for interim student housing must be considered in the master plan. The Guiding Principles for Facility Improvements will ensure consistent and equitable practices among schools. The goal is to create improved learning spaces that support the District’s mission, frameworks, and curriculum priorities.

Each Newhall campus is different and will need to be analyzed on an individual basis for the best approach to implement these Design Fundamentals. In addition, sites may have distinct programmatic needs or neighborhood issues that must be addressed. The advantage of an identified long-range facilities master plan for each site is to provide a roadmap for future renovations and ensure the efficient management of capital improvement resources.

Existing buildings in NSD encompass a variety of classroom sizes and ancillary facilities. Many site plans have evolved over time, and include spaces for instruction that utilize portable classrooms, along with undersized or oversized spaces to meet demand. This long-term evolution, in many instances, has created campuses where visibility, space utilization, program alignment, and collaboration are no longer optimized.

To mitigate these issues, any future facility improvements should consider campus adjacencies, outdoor spaces, multi-use areas, sight lines, security, and efficiency. Strategically identifying and locating any new buildings on campus, re-planning open areas or re-configuring common-use buildings can drastically transform existing facilities into dynamic places for teaching and learning.



LONG-RANGE FACILITIES MASTER PLAN

4

EDUCATIONAL SPATIAL REQUIREMENTS

- 4.1** Class Size, Building Capacity and Space Guidelines
- 4.2** School Facilities - Site Considerations
- 4.3** School Facilities - Building Considerations
- 4.4** Newhall School District - Benchmark Elementary School Program Summary
- 4.5** Program Spaces
 - A. Academic*
 - B. Non-Academic*
 - C. Materials and Finishes*
 - D. Operational and Mechanical*



4.1 Class Size, Building Capacity and Space Guidelines

The Governing Board recognizes that smaller classes may contribute to student learning by allowing teachers to better identify and respond to individual student needs. In accordance with negotiated employee agreements and state law, the Board shall establish class size limits appropriate for each grade level or subject taught and conducive to the effective use of teaching staff.

The highest priority for maintaining small class sizes shall be in the primary grades in order to support young students as they acquire the basic skills that serve as the foundation for subsequent learning.

Current class size averages/student loading per Contract/MOU:

- TK @ 24 students
- Grades K-3 @ 24 students
- Grades 4-6 @ 32 students

The California Department of Education (CDE) has established the following benchmark to represent an “ideal” school size / enrollment:

- Elementary School – 14 acres with 800 students

The CDE has established the following guidelines for program area spaces:

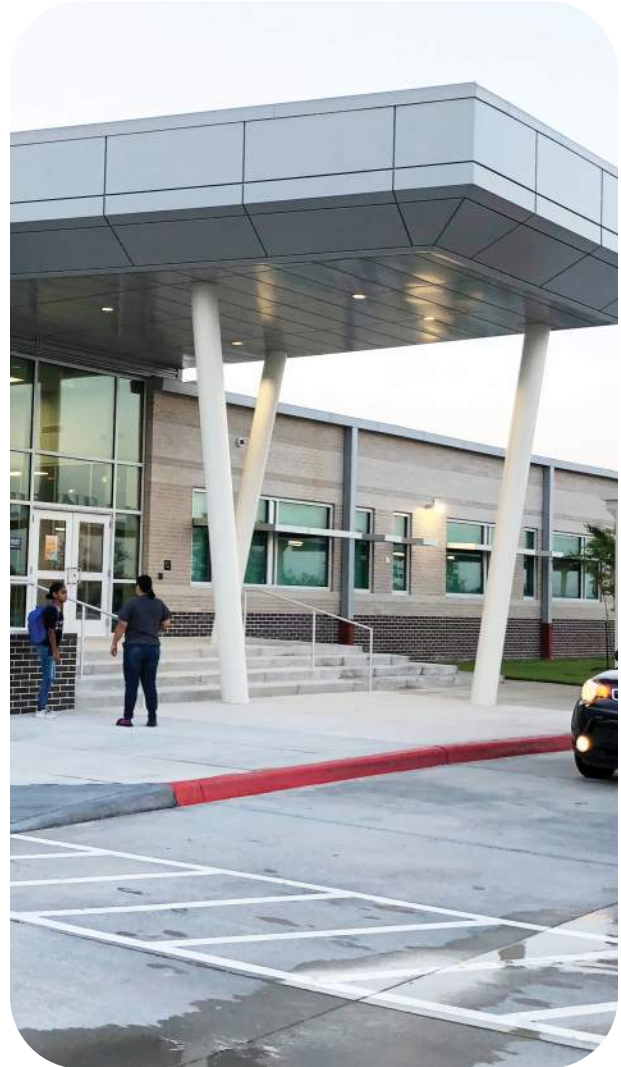
- Kindergarten classrooms should not be less than 1,350 SF, including restrooms contained within the classroom.
- Grade 1-12 classroom size should not be less than 960 SF.
- Science Labs should not be less than 1,300 SF, including storage and teacher prep area.
- Special Education classrooms should be 960 SF or the same size as regular classrooms at the site.
- Resource Specialist Programs (RSP) should be housed in a space with a minimum of 240 SF.

4.2 Site Considerations

Each school's main entrance should be easily identifiable and located adjacent to the Administration building so that visitors, including parents, must come through the office to sign in and enter the campus. Campus access points are important cues for users (students, staff and visitors), but also need to be developed with security in mind. The main entrance should provide a positive first impression about the school and the opportunities that lie within.

The drop-off / pick-up zone is one of the most challenging areas of a campus. When possible, the zone should be located away from parking to avoid pedestrian crossing in the vehicular drop-off zone. The drop-off zone should be located away from busy streets and intersections to avoid back up of vehicles beyond the drop-off lane on the site. Ingress and egress spaces commonly used by the community should be directly connected to the school's exterior.

- Easy and clear access should be provided for emergency vehicles (law enforcement, fire, ambulance, etc.) so as not to interfere with or slow down emergency response.
- Opportunities should be explored for sheltered student circulation and socialization both inside and outside buildings. These may also provide great areas for student displays and impromptu gathering and learning spaces.





4.3 Building Considerations

There are many factors that come into play when considering optimal conditions for learning. The following components will provide dynamic spaces in Newhall schools where furniture, technology, supplies, resources, and visual stimuli create an engaging learning environment for all students.

- **Collaboration:** Utilize different sized spaces to foster opportunities for students and teachers to learn and work together, including co-teaching.
- **Connection:** Connections between spaces should go beyond brick and mortar by taking advantage of unused classroom areas, hallways, and outdoor environments.
- **Display Areas:** Create areas to exhibit student work, collections, projects, and visual teaching aides. Display areas should feel lively but not overcrowded.
- **Flexible Furniture:** Allow different ways for students to sit, move, think, and learn using versatile furniture / furnishings.
- **Indoor Environmental Quality:** Provide thermal, acoustic, and aesthetic comfort to protect the health of building occupants, decrease absenteeism, and improve student performance.





- **Lighting:** Maximize opportunities to introduce and / or provide natural and incandescent lighting as appropriate.
- **Sound / Acoustics:** Ensure everyone can hear and understand messages, whether delivered to the entire school or the occupants of a room. PA systems must be audible and intelligible so that announcements can be heard anywhere on a campus. Audio enhancements and sound barriers should be used to improve acoustical performance.
- **Storage:** Provide adequate storage to ensure materials, supplies, books, and students' personal items are properly organized and secured. The goal is to depict a clutter-free atmosphere.
- **Wireless Everything:** Wireless networks should be reliable, strong, and provide connectivity throughout an entire campus, including outdoors. Networks and outlets should support an array of devices, including laptops, laptop carts, desk top computers, printers, green screens, TV monitors, interactive learning panels, etc.
- **Writable Surfaces:** Consider an array of writable spaces / walls that allow students to work independently or together. Position tables, filing cabinets, and bookcases to create surfaces for note taking, brainstorming, researching, and experimenting.





4.4 Newhall School District - Benchmark Elementary School Program Summary

The Following Program Summary of Spaces reflect the ideal, or desired Program of Spaces needed to deliver the Newhall School District curriculum and enhance the educational program areas to support the curriculum and address the social, emotional and physical needs of the students in the District.

A more detailed listing of spaces occurs on the following pages



The Following Summary chart represents three (3) classes per grade level:

Prototypical Elementary School Program Summary (600-700 Students)	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Academic Core					
	23			600	24,030
Special Support Services					
Sub-total	-	-	-	36	8,840
Specialized / Shared					
Sub-total	-	-	-		15,160
Building Administration					
Sub-total	-	-	-		4,060
Building Support					
Sub-total	-	-	-		5,280
				636	57,370
Circulation / Hallway space				(student capacity)	15%
Sub-total					8,606
Total Building SF					65,976

104 square feet / per student

The Following Summary chart represents four (4) classes per grade level:

Prototypical Elementary School Program Summary (800-900 Students)	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Academic Core					
	31			792	32,490
Special Support Services					
Sub-total	-	-	-	36	8,840
Specialized / Shared					
Sub-total	-	-	-		16,160
Building Administration					
Sub-total	-	-	-		4,060
Building Support					
Sub-total	-	-	-		5,280
				828	66,830
Circulation / Hallway space				(student capacity)	15%
Sub-total					10,025
Total Building SF					76,855

91 square feet / per student

Academic Core Educational Program Spaces (600-700 Students)

Prototypical Elementary School Program Summary (600-700 Students)	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Academic Core					
PK	1	24	1,350	--	1,350
TK	1	24	1,350	24	1,350
Kindergarten	3	24	1,350	72	4,050
1st Grade Learning Studio	3	24	960	72	2,880
2nd Grade Learning Studio	3	24	960	72	2,880
3rd Grade Learning Studio	3	24	960	72	2,880
4th Grade Learning Studio	3	32	960	96	2,880
5th Grade Learning Studio	3	32	960	96	2,880
6th Grade Learning Studio	3	32	960	96	2,880
Total	23				24,030

Academic Core Educational Program Spaces (800-900 Students)

Prototypical Elementary School Program Summary (800-900 Students)	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Academic Core					
PK	2	24	1,350	--	2,700
TK	1	24	1,350	24	1,350
Kindergarten	4	24	1,350	96	4,050
1st Grade Learning Studio	4	24	960	96	2,880
2nd Grade Learning Studio	4	24	960	96	2,880
3rd Grade Learning Studio	4	24	960	96	2,880
4th Grade Learning Studio	4	32	960	128	2,880
5th Grade Learning Studio	4	32	960	128	2,880
6th Grade Learning Studio	4	32	960	128	2,880
Total	31				32,490



Special Education & Student Support Program Spaces

Prototypical Elementary School Program Summary	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Special Education / Support Services					
Special Education (SDC) Classroom	3	12	960	36	2,880
Resource Classrooms	1	--	480	--	480
School Psychologist	1	--	200	--	200
Speech Office	1	--	480	--	480
Response to Intervention (RTI)	1	--	480	--	480
Counselor	1	--	480	--	480
Student Enrichment (GATE)	1	--	960	--	960
Multi-Sensory Room	1	--	960	--	960
Occupation & Physical Therapy (OT / PT)	1	--	960	--	960
Adaptive Physical Education	1	--	960	--	960
Sub-total	-	-	-	36	8,840

Specialized / Shared Program Support Spaces

Prototypical Elementary School Program Summary	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Specialized / Shared					
Library	1	--	3,500	--	3,500
Art Instruction	1	--	1,400	--	1,400
Performing Arts Instruction	1	--	1,400	--	1,400
Performing Arts Resource Space	1	--	960	--	960
Science / STEM Lab	1	--	1,400	--	1,400
Multi-Purpose Room	1	--	5,500	--	5,500
Community Room	1	--	600	--	600
Parent Resource Center	1	--	400	--	400
Sub-total	-	-	-	-	15,160

Building Administration Spaces

Prototypical Elementary School Program Summary	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Building Administration					
Entrance / Waiting Area	1	--	375	--	375
Reception / Staff Area	1	--	600	--	600
Principal Office	1	--	250	--	250
Assistant Principle Office	1	--	175	--	175
Conference Room	2	--	300	--	600
Staff Toilets	2	--	60	--	120
Nurse Office	1	--	500	--	500
Administration Workroom	1	--	275	--	275
Staff Workroom	1	--	525	--	525
Storage Room	2	--	30	--	60
Electrical Closet / Data	1	--	50	--	50
Circulation Space					530
Sub-total	-	-	-	-	4,060

Building Support Spaces

Prototypical Elementary School Program Summary	Qty.	# Students	Net SF	Student Capacity	Total Net SF
Building Administration					
Kitchen	1	--	1,500	--	1,500
Student Restrooms (Boys)	4	--	175	--	700
Staff Restrooms (Girls)	4	--	175	--	700
Unisex (Single User)	4	--	60	--	240
Staff Restrooms	8	--	60	--	480
Storage Room	4	--	125	--	500
Exterior Storage	1	--	150	--	150
Custodial Closets	4	--	65	--	260
Custodial Office / Storage	1	--	300	--	300
MDF	1	--	125	--	125
Technology Center / Workroom	1	--	125	--	125
Electrical Closet / Data	2	--	50	--	100
Mechanical Closets	2	--	50	--	100
Sub-total	-	-	-	-	5,280



4.5 Educational Program Spaces

One of the main purposes of these Program descriptions is to clearly and concisely outline the various learning activities in each space, the spatial relationship, and any special features needed to support these activities.

The following categories for each Program space are described below:

Description

- A description of the Program area or space.

Adjacency Diagram

- Shows a graphic representation of the spaces and how they are organized as a group.

Program Activities

- Describes the functional goals of the space and the type of activities that occur there.

Design Objectives and Characteristics

- Describes specific room characteristics, along with the general shape and feel of the space.
- Correlates the qualities of the space with specific Program activities.

Spatial Features

- Describes finishes, furniture and equipment needs of the space.

Interior / Environmental

- Describes interior and environmental considerations and recommendations.



ELEMENTARY SCHOOL PROGRAM Area Description (PreK - 6th Grade Learning)

A. Academic Classrooms

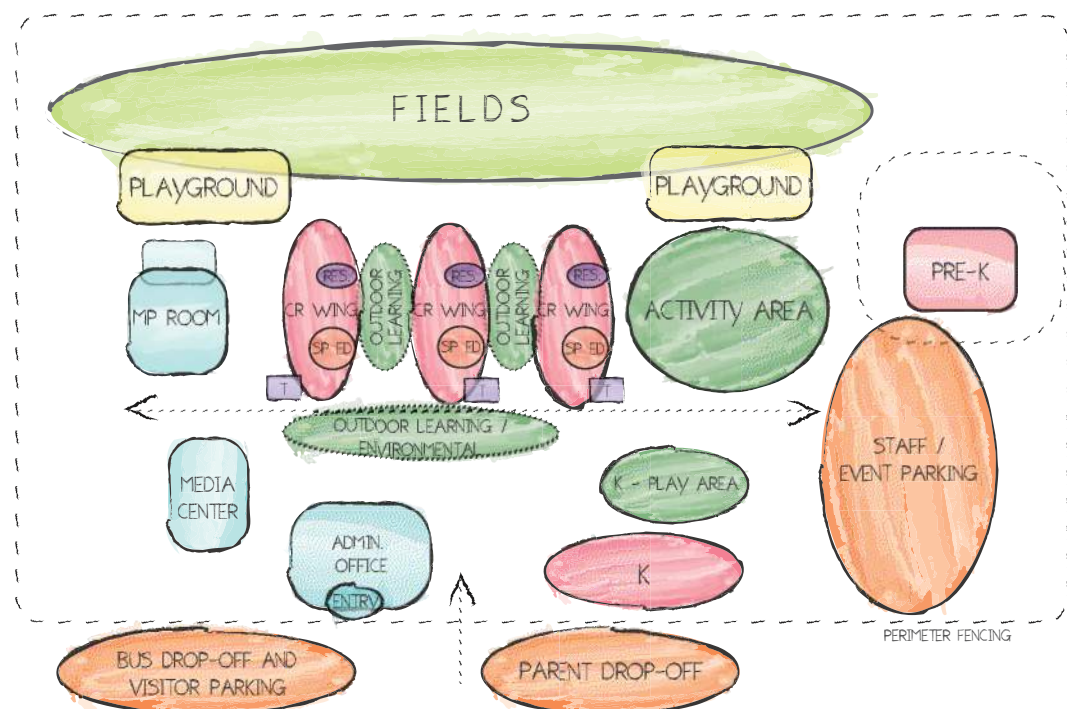
- Preschool
- TK / Kindergarten Classroom
- Grades 1-3, 4 -6
- Special Education

B. Specialized and Shared Resource Spaces

- Library
- Art Room
- Music Room
- Multi-Purpose Room
- Idea Lab (Science / STEM)

C. Building Administration & Support

- Administration Office
- Small Group / Resource Rooms
- Faculty Workroom
- Faculty Lounge
- Food Services
- Student Restrooms
- Custodial



PRESCHOOL CLASSROOM

Description

District-based and state-funded preschool programs are offered at select sites in the District. These programs provide services for preschool-age children with separate licensing, eligibility, and parent participation requirements. These developmentally designed programs are implemented with special attention to the needs, challenges, and differences of younger children and their families. Preschool spaces should be designed to allow for dramatic play, small learning centers, fine and gross motor skill development, rest / nap periods, snack / lunch breaks, and restroom access. Ideally, these spaces should have separate play / eating areas with appropriate shade as well as updated technology (e.g. smart boards) to support teaching and learning.

Program Goals

- To foster self-discipline, independence, and responsibility
- To help children develop positive concepts about themselves and their capabilities
- To encourage and develop independent thinking and good work habits
- Materials and project storage
- To develop language as a tool of learning and as a means of communication
- To provide and develop fundamental academic, social, emotional, physical and thinking skills

Design Objectives & Characteristics

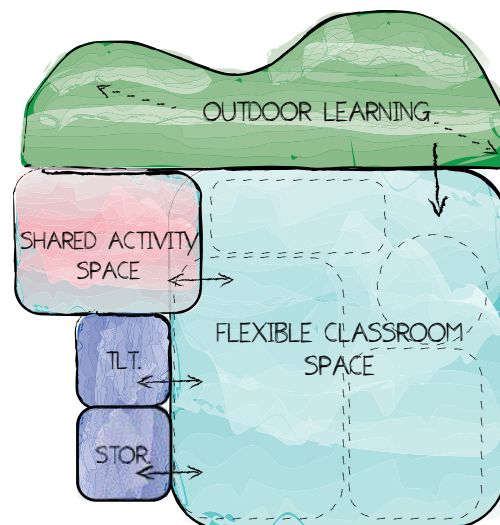
- Permanent Construction Preferred – No portable units
- Located close to drop-off and bus loading areas
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Utilize every space as a learning opportunity
- Direct access to student restrooms
- Outdoor learning area
- Integrated technology

Interior / Environmental

- Carpet in whole-group area, resilient flooring at sink and project areas
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Provide sink with drinking fountain
- Outdoor learning area to include permanent shade covering or canopy structure to maximize usage



TK / KINDERGARTEN CLASSROOM

Description

TK and Kindergarten are foundational years for young children to get acclimated to the routines of school, learn basic skills, and develop and grow through play and socialization. To that end, the design of TK and Kindergarten classrooms should allow for extensive movement, tactile discovery, large and small group instruction, and places for students to spread out and explore. Ideally, these classrooms should be located adjacent to play areas and in close proximity to parent drop-off and bus loading areas.

Program Activities

- Interdisciplinary, learner-centered instruction
- Project-based learning
- Outdoor exploration
- Materials and project storage
- Art, science or music
- Material preparation
- Movement; motor coordination

Design Objectives & Characteristics

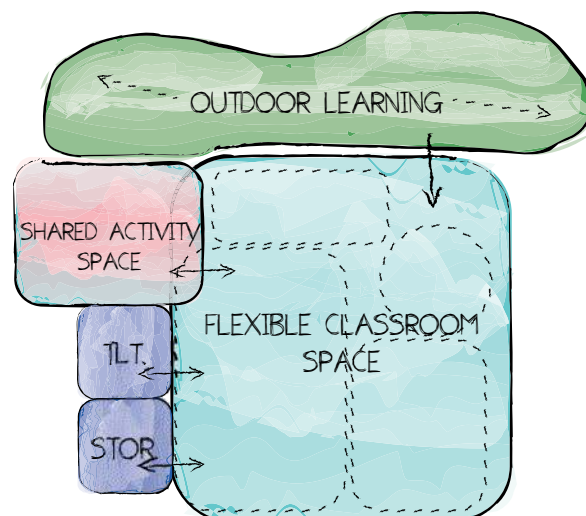
- 1,350 SF for permanent structures, 960 SF minimum for portable units
- Permanent Construction Preferred – No portable units
- Located close to drop-off and bus loading areas
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Utilize every space as a learning opportunity
- Direct access to student restrooms
- Outdoor learning area
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

- Carpet in whole-group area, resilient flooring at sink and project areas
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Provide sink with drinking fountain
- Outdoor learning area to include permanent shade covering or canopy structure to maximize usage



STANDARD CLASSROOM

Description

The standard classroom environment should be learner-focused and support teaching. The design should be flexible to adapt to various instructional delivery models, learning styles, and student needs. Classroom space should allow for activities and layouts that can change throughout the day or week. A single teacher or multiple staff members might provide instruction and support in this room.

Program Activities

- Large and small group instruction
- Teaming & independent work
- Outdoor learning activities
- Materials and project storage
- Project-based learning
- Hands-on experiences
- Material preparation

Design Objectives & Characteristics

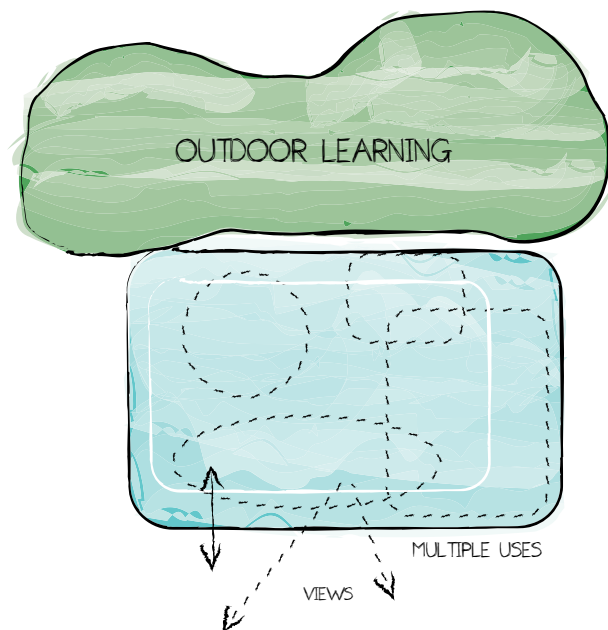
- 960 SF minimum
- Permanent Construction Preferred – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to small group rooms and flex space
- Located close to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

- Resilient flooring
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Provide sink
- Outdoor learning area to include permanent shade covering or canopy structure to maximize usage





SPECIAL EDUCATION

Description

Special Education and student support facilities should be integrated into the campus to support inclusion and the specialized requirements for students. While each environment is determined on a case-by-case basis in accordance with programmatic needs, certain universal features should be considered. These features might include, but not be limited to voice amplification systems; student preferred seating options; multi-sensory areas; moveable wall partitions; dimmers on lighting; technology friendly, storage for specialized equipment; and space for itinerant staff who regularly serve these students. While Special Education rooms should accommodate students with special needs, these classrooms should also be accessible to other common areas such as lunchrooms, playgrounds, libraries, etc. Special Education in the Newhall School District is provided under the inclusive model.

The following Special Education and Student Support Spaces are desired at each campus:

- Special Day Classes (SDC) Classrooms
- Special Education Classrooms (full-size classroom, accommodate up to 15 students, and support Response to Intervention (RTI) and Resource functions.
- Space for School Psychologist
- Counselor office(s)
- De-escalation Room
- Space for Adaptive PE
- Space for OT / PT (Occupational & Physical Therapy)
- Dedicated SDC play structure
- GATE enrichment space (Gifted & Talented Education)

Program Activities

- One-on-one instruction
- Small group instruction
- Outdoor learning activities
- Student assessment
- Tutoring
- Conferences and meetings

Design Objectives & Characteristics

- 960 SF minimum
- Permanent Construction Preferred – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to support & resource spaces
- Located close to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentation

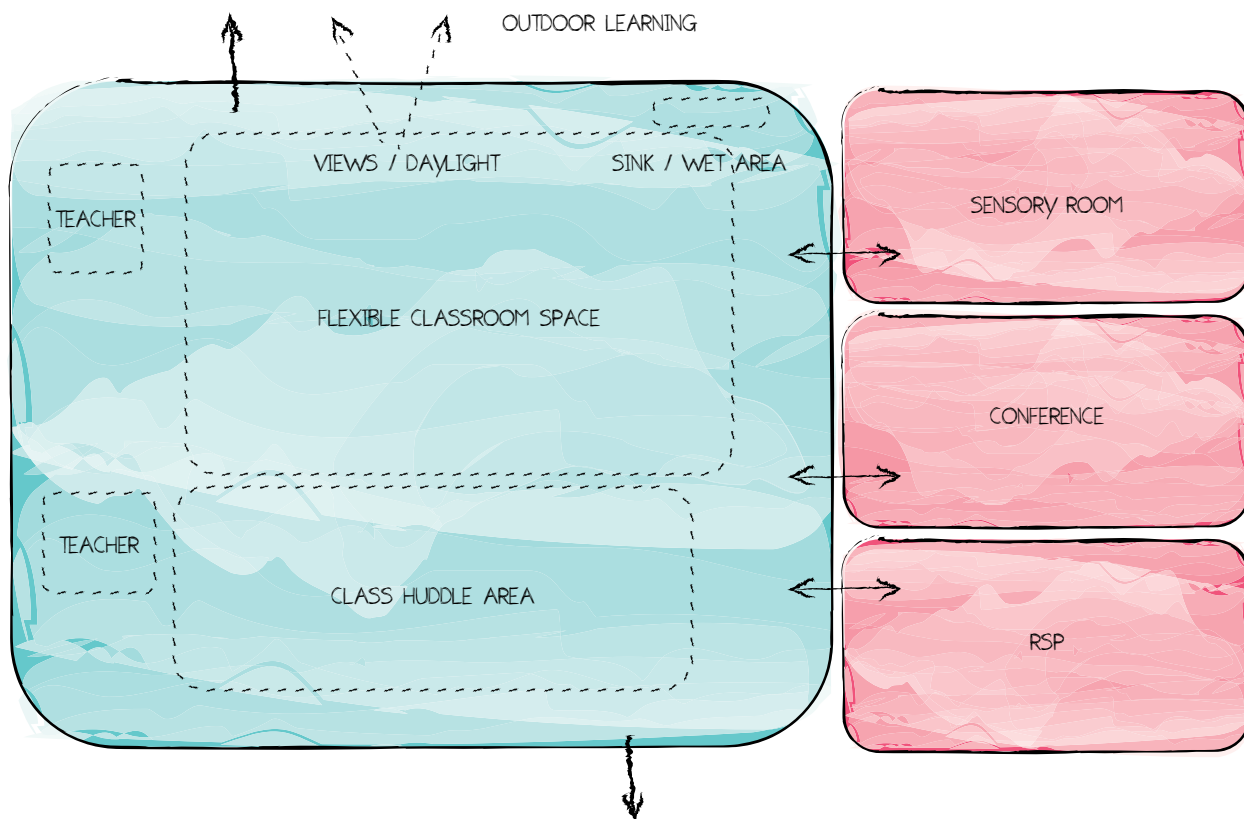
Interior / Environmental

- Resilient Flooring at sink, carpet elsewhere
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Comfortable chairs and / or alternative seating
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Provide sink with drinking fountain
- Sensory Walk

SPECIAL EDUCATION cont.

Resource Room

Resource Rooms serve a variety of support activities generally with small groups or individual students. Although site-based programs will vary, California Department of Education (CDE) planning guidelines suggest at least one resource space for every two grades or at least three spaces per school to support counseling services, academic instruction, Response to Intervention (RTI), speech therapy, testing, etc. Typical occupancy is four to eight students at a given time. To provide more flexibility in group size and iteration, movable furnishings, adequate lighting, wireless technology, and ample wall surfaces are recommended.





B. Specialized & Shared Spaces

LIBRARY / MEDIA CENTER

Description

The Library / Media Center functions as a central hub for students to conduct research, develop project concepts, work on group activities, interface with technology, and access printed material. The Library / Media Center should offer flexible seating where students can study, collaborate, design, explore, and retrieve information. The Library / Media Center should accommodate both individual and small group activities as well as teacher instruction.

The Library / Media Center should:

- Be Inviting, user friendly and flexible
- Provide a gathering space
- Accommodate small groups for collaboration
- Provide a variety of seating options
- Have an adjacent outdoor learning / reading area

Program Activities

- Individual research and study
- Teaming and independent work
- Outdoor learning / reading
- Classroom instruction
- Large group meetings

Design Objectives & Characteristics

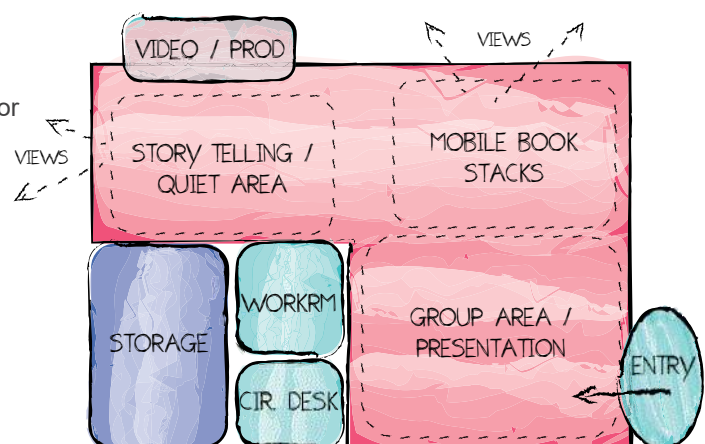
- Central, accessible location
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and comfortable
- Located near student restrooms
- Access to outdoor extended learning areas
- Access to adjacent small group room

Interior / Environmental

- Carpet in main space, resilient flooring in workroom
- Provide functional and flexible shelving and storage
- Provide instructional wall for presentation and tackable wall space
- Utilize comfortable, flexible furniture that will accommodate individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Acoustic control
- Air conditioning
- Flexible electrical connectivity
- Provide sink in workroom



ARTS EDUCATION

Visual Arts

Description

As an Arts for All district, Newhall School District has engaged in strategic planning to develop a comprehensive vision for arts education. Throughout the community, the arts are viewed as a prized curriculum, with arts integration serving as a springboard to bring learning to life. Within the District's Integrated Arts framework are two key strands: Visual Arts and Performing Arts, with an explicit goal of establishing dedicated teaching spaces to fully support each strand.

Visual Arts encompass multiple modalities (e.g. drawing, painting, ceramics, sculpture, video production, and decorative art) to allow students to express their creativity and explore ideas. Achievement in the visual arts cultivates problem solving, teamwork, self-expression, cultural awareness, planning, and innovation. Instruction is designed to connect the arts to other core disciplines in a meaningful fashion. Natural light, good ventilation, adequate sinks / counter space, exterior views, ample storage, display cases, and carefully planned outlets, switches, thermostats, etc. so as not to impede wall space are ideal features in a Visual Arts setting.

Program Activities

- Painting, drawing
- Ceramics - clay
- Collages, sculpture & assembly
- Classroom instruction
- Individual & small group activities
- Storage of supplies and projects

Design Objectives & Characteristics

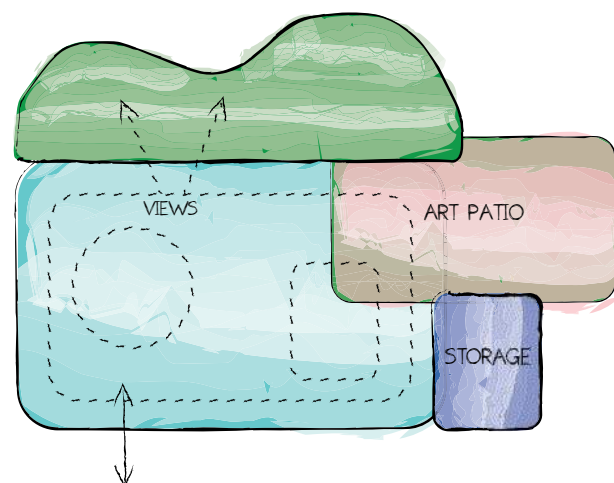
- Dedicated, feature space
- Central, accessible location
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Space should be open, inviting and comfortable
- Primary access from main building circulation
- Located near student restrooms
- Direct access to outdoor learning area
- Access to adjacent storage room

Interior / Environmental

- Moisture & stain resistant finishes
- Provide functional and flexible storage
- Provide instructional wall for presentation and tackable wall space
- Provide appropriate, comfortable and flexible Art Room furniture
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Northern exposure for daylighting preferred
- Air conditioning
- Flexible electrical connectivity and interactive technology
- Provide deep sinks w/ solids interceptor



ARTS EDUCATION

Performing Arts

Performing Arts spaces support learning through active practice, rehearsal, creative expression, and performances in areas such as music, dance, drama, and theater. Activities encourage students to build self-confidence through composition, choreography, movement, and events that are planned and enacted before an audience.

There are many specialized spaces required to support school-wide needs and community input in the performing arts arena. While the Newhall Community Theater hosts many performances, more venues are needed to accommodate program growth. This calls for well-coordinated campus spaces to ensure the arts remain an intrinsic part of the core curriculum. From hip-hop and theater residencies to weekly vocal and instrumental music to practice and development activities, adequate-sized facilities should provide acoustic panels, moveable walls, updated technology, high quality equipment, and ADA access.

Program Activities

- Singing
- Dancing
- Speech and acting
- Listening to music
- Playing Instruments
- Storage of supplies and projects

Design Objectives & Characteristics

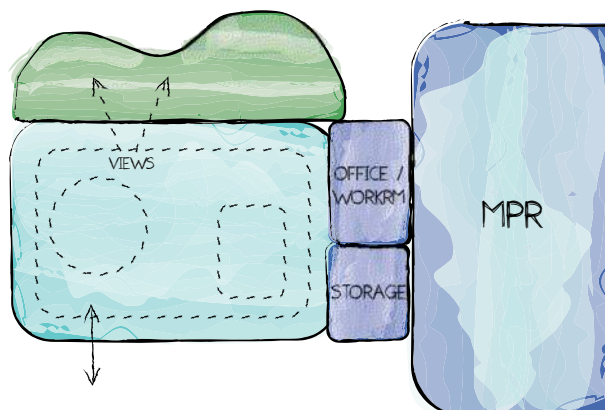
- Central, accessible location
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Flexible and multi-functional space
- Ideally located near or adjacent to the MPR
- Located near student restrooms
- Adjacent to outdoor performance area
- Access to adjacent storage room
- Adjacent Workroom / Storage Room
- Dedicated area for risers (ideally)

Interior / Environmental

- Acoustic design / treatment
- High ceiling if possible
- Carpeted flooring
- Provide instructional wall for presentation and tackable wall space
- Provide appropriate, comfortable and flexible Music Room furniture
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Air conditioning
- Integrated sound system



MULTI-PURPOSE ROOM (MPR)

Description

The Multi-Purpose Room (MPR) supports a variety of purposes and activities, including arts integration, assemblies, extracurricular events, physical education, lunch time seating during inclement weather, and staff / community training. MPR design should be agile, with the ability to accommodate a myriad of uses in accordance with enrollment. A stage for performances, ample technology for presentations and instructional training / events, and a high-quality sound system are essential features for every MPR. The MPR's location should provide convenient public access, parking, and restroom facilities, and consider security of the campus.

The Multi-Purpose Building will also incorporate the food service function for the campus. The kitchen will be a serving kitchen receiving food deliveries from the District's central kitchen facility. The serving area for the food service should connect directly to an outdoor covered eating area. Additional spaces that may be considered part of the Multi-Purpose Building depending on its location on campus is an office for Physical Education, an office for Maintenance, and storage for outdoor play equipment.

Program Activities

- Instructional activities
- Food Service
- Performance / presentation
- Community use
- Large group assembly
- Fitness activities

Design Objectives & Characteristics

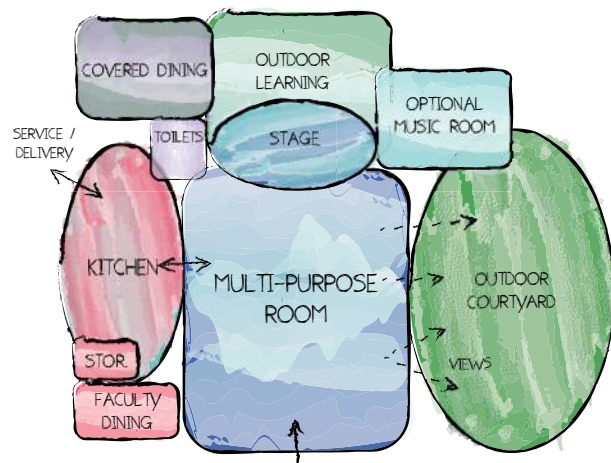
- Size Varies (ideally 12-15 SF / student)
- Adjacent to Kitchen
- Adjacent to outdoor dining
- Accessible stage
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities
- Adjacent chair / equipment storage

Spatial Features

- Space should be open, inviting & engaging
- Access to outdoor dining
- Located near student restrooms
- Adjacent to outdoor performance area

Interior / Environmental

- Acoustic design / treatment
- High ceiling
- Resilient flooring
- Sound system
- Performance lighting for stage
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Air conditioning
- Presentation system



SCIENCE LAB / IDEA LAB / MAKERSPACES

Description

The Next Generation Science Standards (NGSS) set out to help students build a cohesive understanding of science over time. Within the context of science education, students must learn about scientific inquiry and content in a hands-on setting. As such, Science Labs should allow for the handling, analysis, and manipulation of real objects and materials. In this experimental environment, students can design investigations, engage in scientific reasoning, manipulate objects, record data, analyze results, and discuss findings.

Similarly, Idea Labs / Makerspaces provide an open platform where students can design, build, test, and share using both high- and low-tech tools. These spaces can contain an array of equipment, software and material – such as 3D printers, laser cutters, hand tools, electronic kits / platforms – that allow students to ideate, tinker, and make prototypes. The purpose of an Idea Lab / Makerspace is to provide a place for curiosity-driven exploration.

Program Activities

- Teacher demonstrations
- Experiments
- Integrated interdisciplinary lessons
- Lecture
- Small group work
- Storage of supplies and projects

Design Objectives & Characteristics

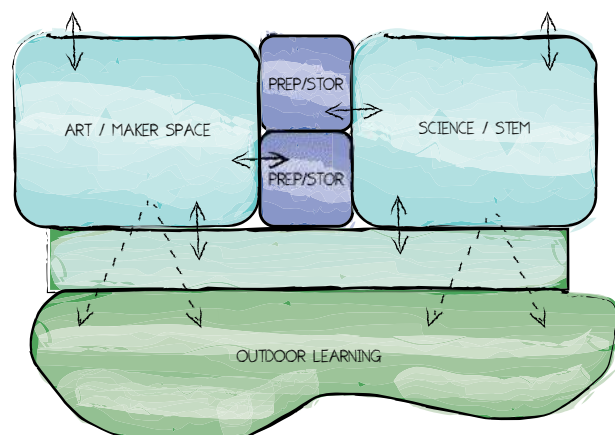
- Central, accessible location
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Flexible and multi-functional space
- Accessible to all grades
- Located near student restrooms
- Access to outdoor learning area
- Display space for student projects
- Adjacent teacher prep room
- Adjacent storage room

Interior / Environmental

- Resilient flooring
- Multiple hand-wash sinks
- Provide instructional wall for presentation and tackable wall space
- Provide comfortable and flexible furniture
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air conditioning and efficient ventilation
- Appropriate casework for storage of educational materials
- Flexible electrical connections





ADMINISTRATION OFFICE

Description

Main administration for each campus serves as the primary resource hub for teachers and staff as well as for parents and students. Administration should be located centrally, and serve as the control center for the campus, including daily campus functions as well as security and emergency access. The goal of the district is to provide adequate security controls at the campus “front door” while also providing the appearance of an open and accessible school that is welcoming to the community.

Program Activities

Administration support spaces, including number and size, will vary between elementary campuses, depending on school capacity & enrollment, but in general will include all, or some of the following:

- Main entrance, check-in
- Staff work area
- Principal’s Office
- Assistant Principals Office
- Conference Room
- Administration Workroom
- Faculty Workroom
- Health Office
- Restrooms
- Community Room
- Parent / volunteer area
- Storage

Design Objectives & Characteristics

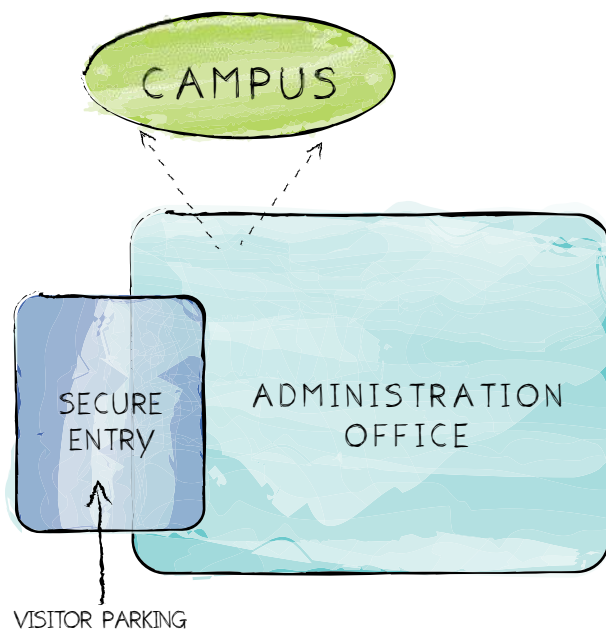
- Secure campus main entry point
- Clear lines of sight and ease of visibility
- Accommodate flow of drop-off and pick-up
- Provide area for parents to congregate
- Identify the campus “front door”
- Provide clear signage & wayfinding
- Promote collaboration and interaction, while balancing privacy & interaction

Spatial Features

- Reflect a welcoming and professional appearance
- Display area for events and announcements
- Encourage school pride via the use of school colors and display of school branding

Interior / Environmental

- Carpet in offices and conference rooms. Resilient flooring in work room, health and toilet rooms
- Storage as needed at standing and seated working heights for reception and offices
- Refrigerated storage for health room and staff break area
- Provide comfortable and flexible furniture.
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air-conditioned spaces
- Acoustic privacy
- Sinks in workroom and health room
- Access to restroom facilities for staff & visitors



BREAK OUT / RESOURCE AREAS

Description

The Group Learning space is a shared neighborhood resource and is not intended to be assigned to a specific function on a permanent basis. Group Learning is intended to be a multi-use space for use on an as-needed basis for pull-out instruction or small group settings for project-based learning. Although site-based program and specifics will vary, there is a desire to provide for at least one break-out / resource space for every two grades or at least three spaces per school. To provide more flexibility in group sizes and group configurations, flexible furnishings are recommended. Wall surfaces within the room should support display and whiteboards for a variety of groups. The space should be outfitted with instructional technology like a typical learning setting.

Program Activities

- Small group work
- Discussion
- Personalized learning
- Student assessment
- Collaborative teaching and learning activities
- Instructor group tutoring

Design Objectives & Characteristics

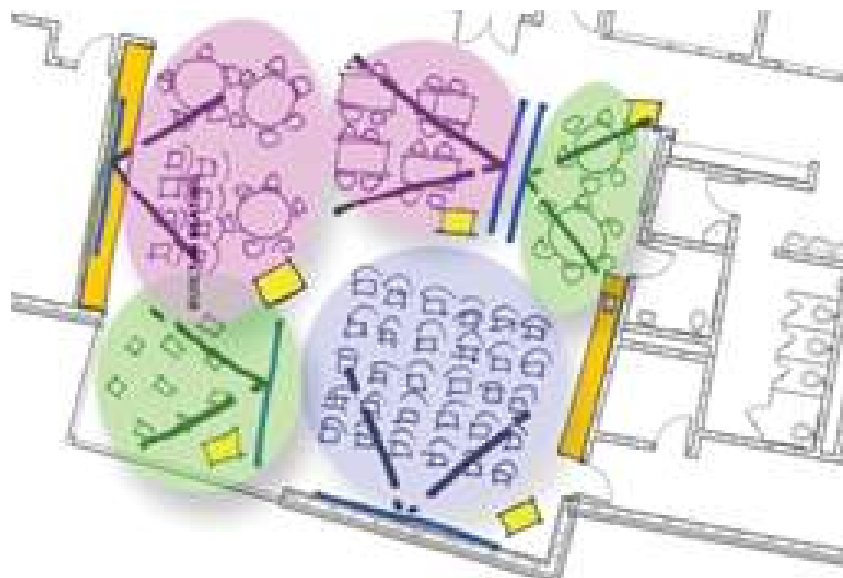
- Adjacent to Grade level classrooms
- Located near student restrooms

Spatial Features

- Integrated technology to accommodate instruction and presentation
- Access to outdoor, extended learning areas
- Spaces should be open, inviting and engaging
- Flexible and multi-functional space
- Permanent construction - No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor activities

Interior / Environmental

- Carpet flooring
- Provide educational furnishings as needed to support program needs
- Provide interactive instructional wall
- Provide comfortable and flexible furniture
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air conditioning and efficient ventilation
- Comfortable chairs and a mix of seating options
- Air conditioning
- Wireless access
- Area for student display



FACULTY LOUNGE

Description

This space will be available for use by all staff during the day. There should be an area for staff to heat-up food or prepare a light meal. The room may also be used for staff collaboration and informal meetings. Staff may use this room in conjunction with the workroom.

Program Activities

- Dining
- Rest and relaxation
- Faculty collaboration
- Meetings

Design Objectives & Characteristics

- Access to staff restrooms
- Access to daylight and view
- Access to exterior space
- Proximity to faculty workroom

Spatial Features

- Ample space to allow for staff
- Space should be open and inviting
- Adequate storage for required supplies
- Display space for information

Interior / Environmental

- Resilient flooring and easily cleanable surfaces
- Sink for hand washing and food prep
- Limited equipment for food storage and reheating
- Provide comfortable and flexible furniture
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air conditioning and efficient ventilation
- Wireless access



FACULTY / STAFF WORKROOM

Description

A staff workroom will be provided with immediate access to both the administrative staff, as well as teachers. Ease of access to the workroom is important for between class times so that teachers can easily access a central supply area without entering through multiple intervening spaces for access. The workroom is intended for copying, assembling, binding and will also provide ample storage for supplies.

Program Activities

- Material preparation
- Material production / copying
- Faculty collaboration

Design Objectives & Characteristics

- Efficient flow of staff in and out of space
- Access to daylight and view
- Proximity to faculty lounge

Spatial Features

- Access to support and resource spaces
- Space should be open and inviting
- Adequate storage for required supplies
- Display space for information

Interior / Environmental

- Resilient flooring and easily cleanable surfaces
- Appropriate equipment for efficient use of space
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air conditioning and efficient ventilation
- Wireless access



STUDENT RESTROOMS

Description

Both multi-fixture, gender specific restrooms, as well as single-user, gender neutral restrooms should be provided for student use during the school day. Handwashing would take place within the restrooms, or outside the restrooms in a shared open area for both boys and girls for supervision of washing and easier maintenance. Restrooms should be adequate in number and locations around campus to meet the California Building Code (CBC) requirements, and should be provided in order to separate different age groups of children, where applicable.

Design Objectives & Characteristics

- Square footage varies and will be designed to meet code required clearances
- Permanent construction – no portable units
- Natural daylight desirable. Use obscure glass where required
- Entrance location should allow for supervision

Spatial Features

- California Code of Regulations, Title 5, Section 14030, requires that toilets for kindergarten students be provided in the kindergarten classroom or in the kindergarten complex. These fixtures should be mounted at a height appropriate for student use.
- The California Plumbing Code does not require specific toilets for staff and students. However, for safety and liability concerns California Department of Education (CDE) recommends that separate toilets be provided for staff.

Interior / Environmental

- Resilient flooring and easily cleanable surfaces
- Sinks for hand washing
- Energy-efficient mix of indirect / direct lighting, with ample natural daylight
- Air conditioning and efficient ventilation



CUSTODIAL

Description

Custodial and building storage space is very important to assist in the cleaning and maintenance of the school facility. Custodial rooms would ideally be included in all buildings when possible to allow for proximity of cleaning supplies and equipment. These rooms should include floor sinks, mop racks, and shelving for restroom and cleaning supplies. There should be a centralized location for the storage of maintenance manuals and building information. The use of Cargo containers on-site for storage is not recommended, however if they do need to be utilized, they should be in a place that will not block supervision or interfere with Physical Education (PE) or recess activities.



Design Objectives & Characteristics

- Size to allow for localized storage of maintenance, cleaning and sanitizing supplies, including mop sink, maintenance cart and supply storage

Spatial Features

- Locate strategically throughout the campus to allow for efficient daily operations
- Ideally located adjacent to restroom areas to maximize efficiency in plumbing system design

Interior / Environmental

- Resilient flooring
- Multiple hand-wash sinks
- Energy-efficient task / direct lighting
- Efficient ventilation
- Flexible electrical connections



FOOD SERVICES

Description

Food Service for the Newhall School District is outsourced and provided by the Santa Clarita Valley Schools Food Service Agency, at the existing NSD facilities. The Food Service Component provides high quality food service to each elementary school site. The social / dining space is not only a respite from the academic environment giving the students free unstructured social time but is also flexible enough to facilitate an additional informal learning space for students, staff, faculty, and community groups.

Program Activities

Food service spaces, including number and size, will vary between campuses, but in general will include the following:

- Student dining
- Social activities
- Large Group / Assembly
- Collaborative learning
- Connection to adjacent, exterior dining area
- Adjacent to delivery and service areas
- Clear lines of sight and visibility
- Accommodate flow of student traffic

Spatial Features

- Welcoming and student-focused aesthetic
- Display area for events and announcements
- Encourage school pride via the use of school colors and display of school branding

Interior / Environmental

- Resilient / hard surface finishes for ease of cleaning
- Food Service equipment in Kitchen for limited food preparation, serving and storage
- Energy-efficient lighting with daylighting is preferred
- Air-conditioned spaces
- Attractive, clean environment
- Bright colors, exciting space
- Acoustically controlled



OUTDOOR LEARNING

Description

Outdoor spaces adjacent to classrooms and between classroom wings can be utilized as learning spaces. These spaces provide teachers with the opportunity to engage students with lessons and projects in a controlled and safe environment, outdoors. Spaces should accommodate a range of group sizes, from individual study to whole-class discussions, and should allow “messy” multipurpose areas for experimentation.

Landscape should be incorporated into these areas, as appropriate. Plant selection should consider the use of drought resistant species. Trees can be utilized to provide shade. Outdoor learning spaces should be inviting and engaging. Utilize varied floor materials and vegetation to design the passive and active spaces. Shade structures should be provided where needed.



D. EDUCATIONAL TECHNOLOGY

The 21st century classroom enables game-based learning, project-based learning, inquiry-based learning, visual learning, as well as auditory and kinesthetic learning. Effective use of technology improves student learning, communication, creativity and problem-solving skills. The Newhall School District has a robust Technology Plan which currently supports 1:1 for devices for Students in grades 3-6, and the goal is 1:2 for grades K-2. In the future the District will be 1:1 personal devices for students in all grades, classrooms will have smartboards replaced with interactive, flat-panel monitors, and computer labs will have been repurposed for other functions. Additionally, wi-fi coverage will be expanded to cover and include outdoor learning opportunities, addressing different learning styles and settings, in a student-centered approach to technology implementation. The removal of outdated built-in computer workstations which are no longer used, would increase usable square footage in classrooms where they occur.



E. MATERIALS & FINISHES

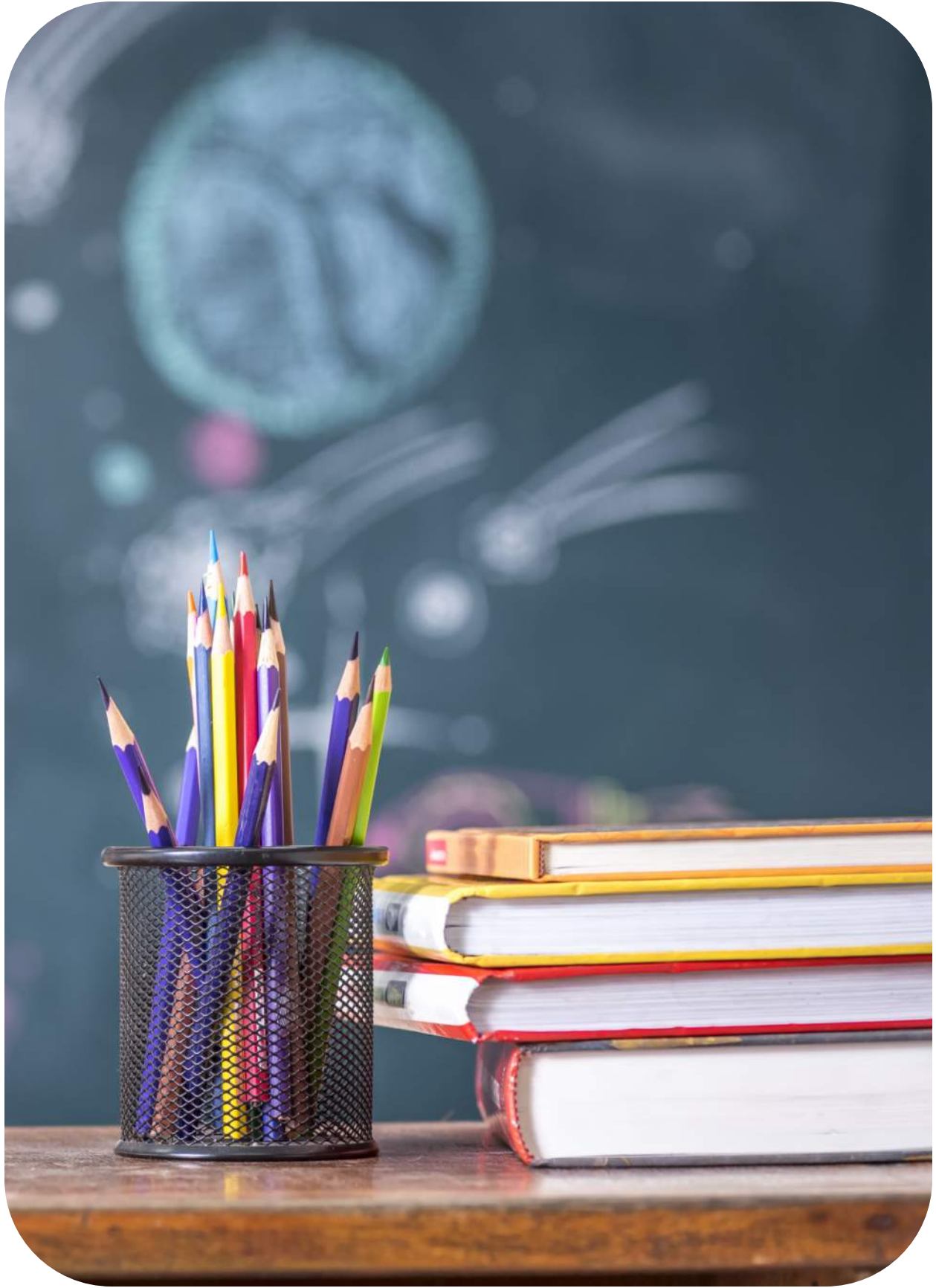
The Newhall School District believes high-quality architectural materials and finishes create an atmosphere that supports and inspires learning. All spaces should be conducive to teaching and provide a warm and welcoming feeling, as well as meet the principles of Evidence-Based Design (lighting, environmental / air quality, and acoustics). All materials should be highly durable and resilient yet support a creative learning environment. The district believes that the school sites should reflect the excellence and diversity that are the hallmark of the educational successes within the District, and that balance is necessary to maintain budget and achieve NSD facility standards.

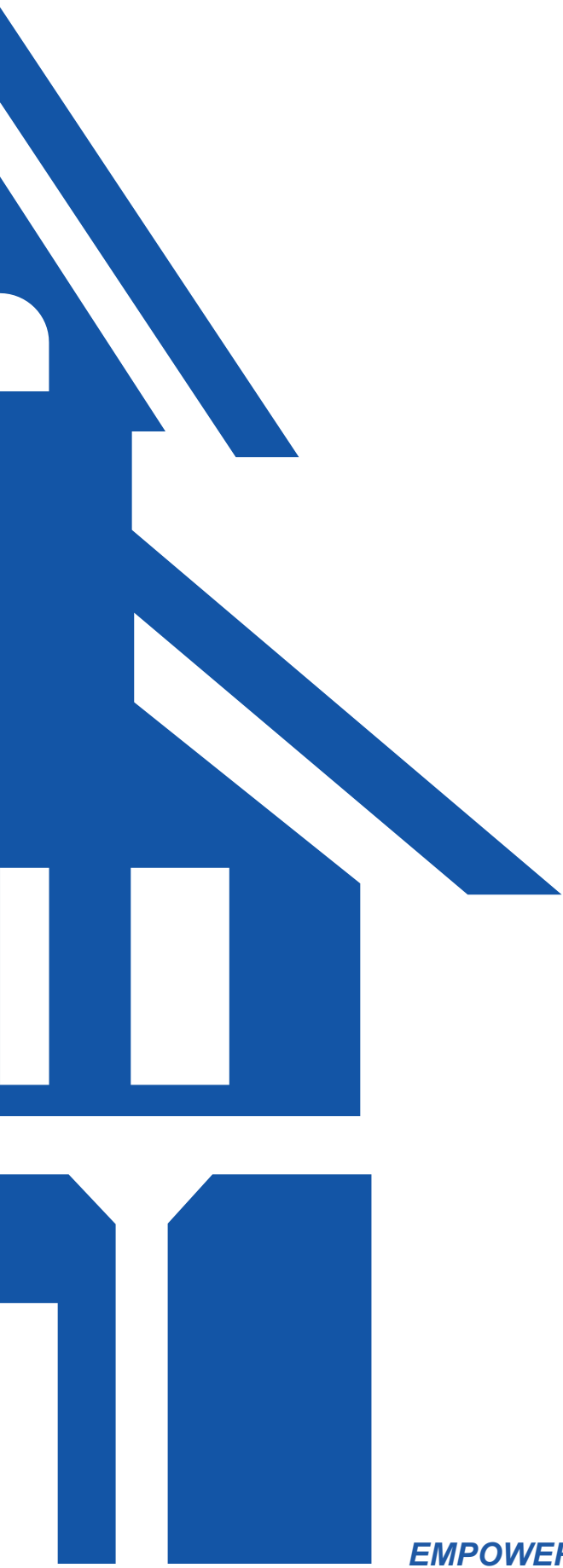


F. OPERATIONS & MECHANICAL

Provide mechanical systems that are climate appropriate and responsive to the life cycle, maintenance and efficiency expectations of the Newhall School District. Provide passive systems that pair with active systems and coordinate to achieve maximum efficiencies while coordinating with the users to determine the location of universal and dedicated systems.







3

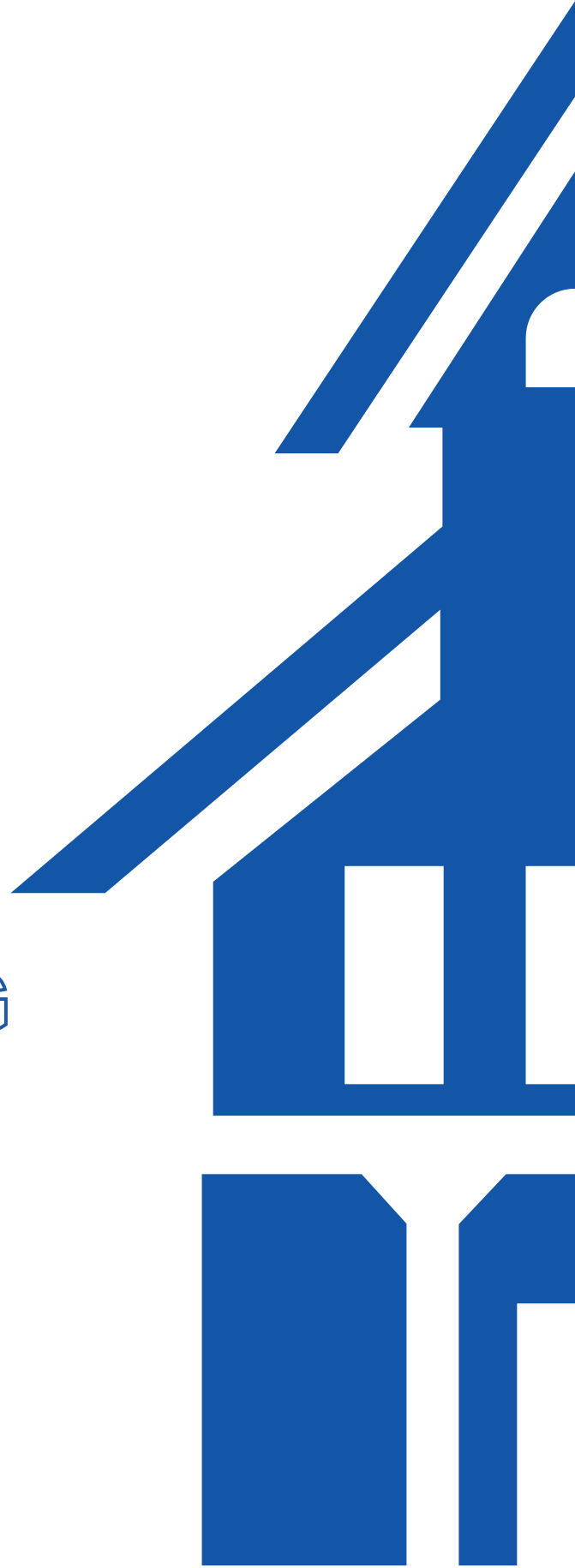
Introduction / Process

Guiding Principles for Design

Elementary School Sites

District Support Facilities

PERSEVERE
THROUGH NEW
& CHALLENGING
LEARNING
OPPORTUNITIES





MASTER PLAN: INTRODUCTION

The information as outlined in this section, has been developed to:

- Address the facility needs as identified within the course of the study, with the goal of making recommendations that would serve to update and extend the physical and functional life of the current facilities. In addition, it is the intent to make progress towards providing educational adequacy and appropriateness of the current facilities relative to current teaching and learning needs and meeting the intent of the Educational Specifications, as well as allowing for future flexibility to accommodate changes in educational programs and student enrollment.
- Provide Total Project Cost information for each facility, including construction costs, related project costs (sometimes called “soft costs”), and contingencies.
- Provide background and planning information to allow the School Board and Community to make informed decisions regarding the short- and long-term facility needs within the district.

RECOMMENDATIONS

The recommendations for the Facilities Master Plan have been developed as follows:

Short-Term Capital Improvement

Recommendations in this scope of work category have been prioritized during the facility planning process as items that are necessary and could be implemented in the short-term with district funds, to positively impact the school district facilities while long-term major project / planning decisions are being made.

Priority 1 (0-5 Years)

Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be Phase One of a multi-phase approach to comprehensively addressing facility needs district-wide.

Priority 2 (5-10 Years)

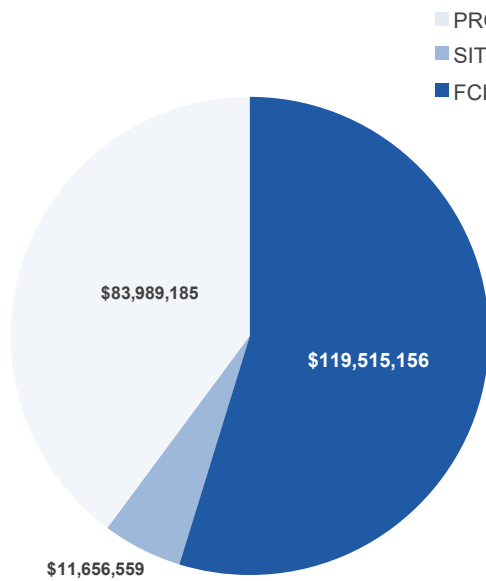
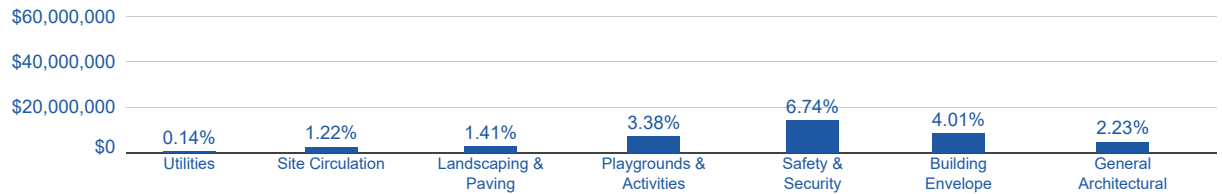
Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be Phase Two of a multi-phase approach to comprehensively addressing facility needs district-wide.

Priority 3 (10 + Years)

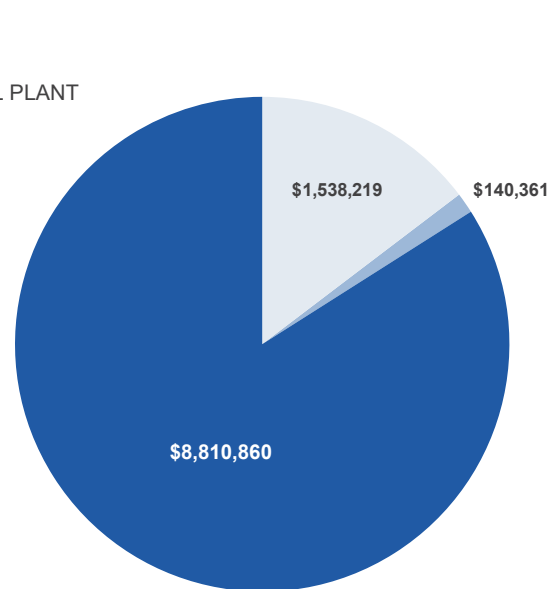
Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be Phase Three of a multi-phase approach to comprehensively addressing facility needs district-wide.

ELEMENTARY SCHOOL MASTER PLAN RECOMMENDATIONS

ELEMENTARY CAMPUS		UTILITIES	SITE CIRCULATION	LANDSCAPING & PAVING	PLAYGROUNDS & ACTIVITIES	SAFETY & SECURITY	BUILDING ENVELOPE	GENERAL ARCHITECTURAL
1	MCGRATH	\$ 30,680	\$ 233,935	\$ 386,185	\$ 843,700	\$ 1,659,082	\$ 1,216,612	\$ 584,550
2	MEADOWS	\$ 30,680	\$ -	\$ 239,688	\$ 709,475	\$ 1,397,298	\$ 242,525	\$ 572,606
3	NEWHALL	\$ 30,680	\$ -	\$ 67,113	\$ 559,910	\$ 2,093,994	\$ 433,355	\$ 967,187
4	OAK HILLS	\$ 30,680	\$ 644,280	\$ 589,823	\$ 536,900	\$ 1,783,214	\$ 1,414,495	\$ 217,042
5	OLD ORCHARD	\$ 30,680	\$ 172,575	\$ 164,522	\$ 632,775	\$ 1,595,697	\$ 1,068,009	\$ 8,437
6	PEACHLAND	\$ 30,680	\$ 7,670	\$ 199,804	\$ 900,842	\$ 1,459,601	\$ 238,384	\$ 329,350
7	PICO CANYON	\$ 30,680	\$ -	\$ 262,698	\$ 653,484	\$ 979,029	\$ 1,634,109	\$ 8,437
8	STEVENS RANCH	\$ 30,680	\$ -	\$ 767,000	\$ 1,114,911	\$ 1,611,952	\$ 1,014,741	\$ 673,004
9	VALENCIA VALLEY	\$ 30,680	\$ 862,875	\$ 103,545	\$ 672,276	\$ 560,869	\$ 148,031	\$ 1,125,688
10	WILEY CANYON	\$ 30,680	\$ 695,669	\$ 253,110	\$ 656,552	\$ 1,361,678	\$ 1,215,948	\$ 313,320
SUB-TOTAL		\$ 306,800	\$ 2,617,004	\$ 3,033,485	\$ 7,280,824	\$ 14,502,415	\$ 8,626,210	\$ 4,799,620



ELEMENTARY SCHOOLS
Total: \$215,160,900

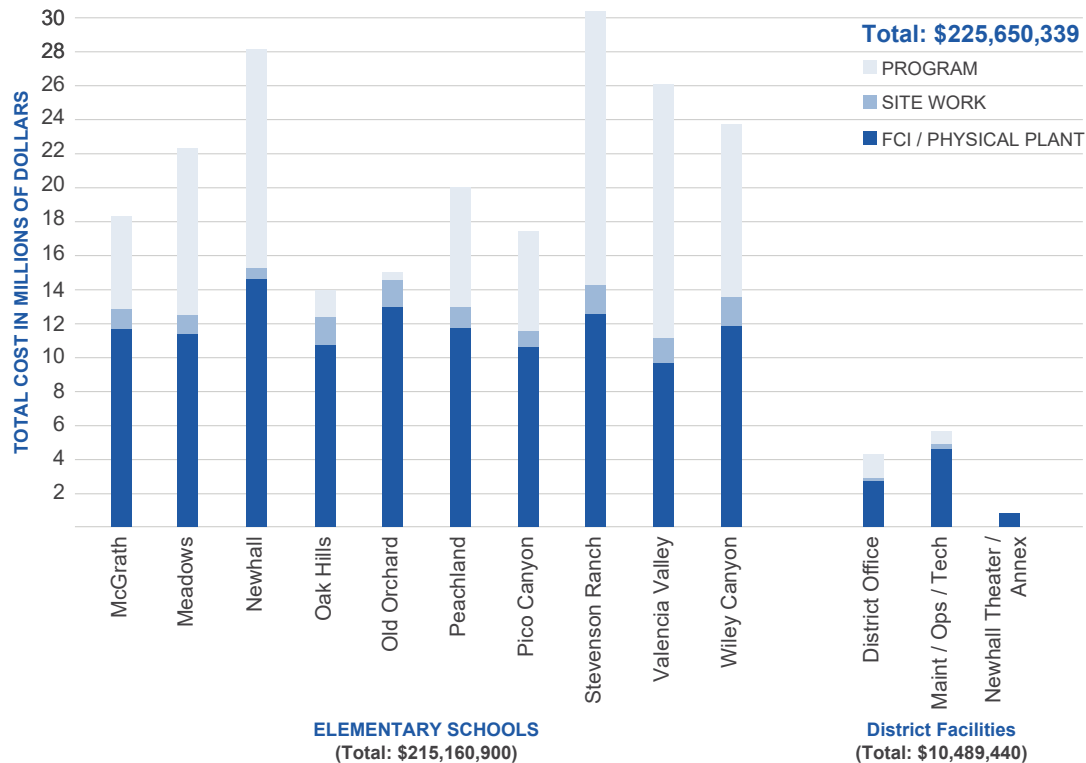
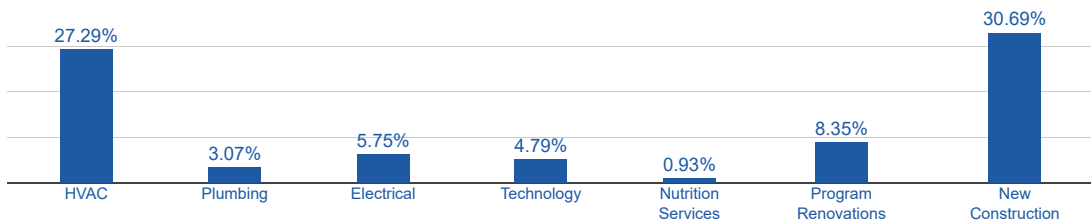


DISTRICT FACILITIES
Total: \$10,489,440



TOTAL COST BREAKDOWN

HVAC	PLUMBING	ELECTRICAL	TECHNOLOGY	NUTRITION SERVICES	PROGRAM RENOVATIONS	NEW CONSTRUCTION	TOTAL COST
\$ 4,511,199	\$ 456,365	\$ 1,350,804	\$ 914,590	\$ 38,350	\$ 220,896	\$ 5,888,259	\$ 18,335,207
\$ 5,529,932	\$ 499,317	\$ 1,173,857	\$ 946,272	\$ 99,710	\$ 1,780,974	\$ 8,805,160	\$ 22,027,493
\$ 7,173,368	\$ 751,660	\$ 1,472,640	\$ 1,168,908	\$ 345,150	\$ 4,724,720	\$ 8,223,774	\$ 28,012,458
\$ 4,807,421	\$ 444,860	\$ 1,493,551	\$ 1,121,500	\$ 259,246	\$ 230,100	\$ 345,150	\$ 13,918,263
\$ 8,300,143	\$ 678,795	\$ 1,119,397	\$ 1,082,524	\$ 76,700	\$ -	\$ -	\$ 14,930,253
\$ 5,876,754	\$ 1,310,956	\$ 1,062,602	\$ 975,949	\$ 345,150	\$ 1,413,198	\$ 5,867,550	\$ 20,018,488
\$ 5,033,775	\$ 348,985	\$ 1,270,259	\$ 1,095,338	\$ 76,700	\$ 2,043,288	\$ 3,963,089	\$ 17,399,871
\$ 6,230,537	\$ 1,115,985	\$ 909,125	\$ 998,418	\$ 345,150	\$ 2,696,005	\$ 13,157,118	\$ 30,664,626
\$ 4,803,917	\$ 536,900	\$ 1,210,579	\$ 919,736	\$ 345,150	\$ 4,548,310	\$ 10,285,470	\$ 26,154,025
\$ 6,453,289	\$ 460,200	\$ 1,310,476	\$ 1,076,469	\$ 76,700	\$ 299,130	\$ 9,496,994	\$ 23,700,216
\$ 58,720,336	\$ 6,604,023	\$ 12,373,290	\$ 10,299,703	\$ 2,008,006	\$ 17,956,621	\$ 66,032,564	\$ 215,160,900



Elementary Schools

There are ten (10) Elementary Schools within the Newhall School District, occupying over **652,000 square feet** of facility space. Over the years, the district has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address life-cycle replacement of building systems, deferred maintenance issues and to make improvements to address changes in the educational curriculum and the delivery model.

In general, typical recommendations include the following:

Site

- Irrigation system improvements
- Drainage & grading improvements
- Add shade structures / canopies
- Playground improvements
- Parking lot / access improvements
- Paving repair / replacement

Buildings

- Safety and security improvements
- Roof repair / replacement
- Interior / exterior touch-up painting
- Interior flooring replacement
- New flexible / adaptable student furniture

- New automated building control system (DDC)
- Selected Heating, Ventilation, and Air Conditioning system equipment replacement
- Remove kitchen exhaust hood Ansul systems
- Selected Plumbing fixture replacement
- Provide student hydration station water dispensers
- Upgrade interior & exterior lighting and controls

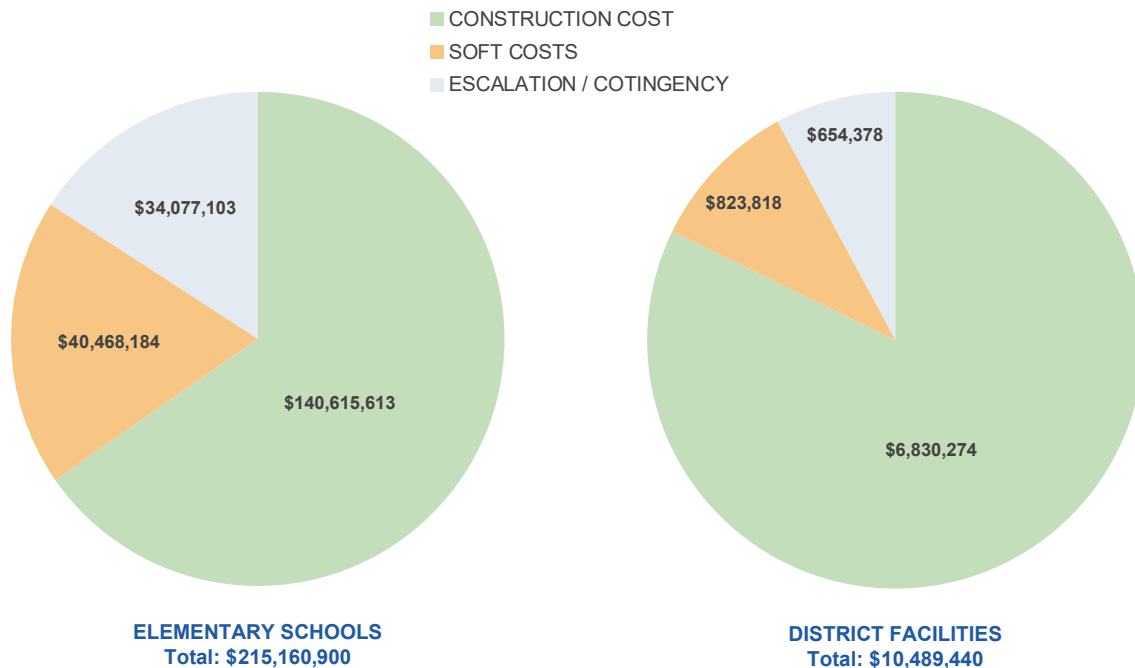
- New telephone system
- Fire alarm system upgrade
- New public address / master clock system
- New school marquis signs at select locations
- Educational technology upgrades

Program Related

- Selected portable classroom replacement with permanent construction
- Educational Program driven renovations / improvements
- Administration office expansion / improvements at select locations
- New Multi-purpose rooms at select locations
- Develop exterior learning areas
- New modular classroom wings to replace aging portable units



MASTER PLAN RECOMMENDATIONS	Short-Term Capital Improvements	PRIORITY 1 (0 -5 Years)	PRIORITY 2 (5 -10 Years)	PRIORITY 3 (10+ Years)	TOTAL
SCHOOL CAMPUS					
J. MCHAEAL MCGRATH ES	\$ 1,459,527	\$ 9,284,159	\$ 4,712,103	\$ 2,879,417	\$ 18,335,207
MEADOWS ES	\$ 1,203,290	\$ 6,686,106	\$ 11,850,763	\$ 2,287,334	\$ 22,027,493
NEWHALL ES	\$ 1,857,304	\$ 7,970,763	\$ 12,792,125	\$ 5,392,266	\$ 28,012,458
OAK HILLS ES	\$ 1,286,333	\$ 4,152,147	\$ 4,522,687	\$ 3,957,096	\$ 13,918,263
OLD ORCHARD ES	\$ 1,150,402	\$ 4,790,376	\$ 5,121,647	\$ 3,867,828	\$ 14,930,253
PEACHLAND ES	\$ 1,091,441	\$ 11,154,263	\$ 5,131,199	\$ 2,641,584	\$ 20,018,488
PICO CANYON ES	\$ 494,715	\$ 9,836,977	\$ 5,676,294	\$ 1,391,885	\$ 17,399,871
STEVENSON RANCH ES	\$ 1,274,472	\$ 14,081,245	\$ 4,960,418	\$ 10,348,492	\$ 30,664,626
VALENCIA VALLEY ES	\$ 498,550	\$ 8,079,628	\$ 8,582,610	\$ 8,993,237	\$ 26,154,025
WILEY CANYON ES	\$ 526,929	\$ 10,016,115	\$ 7,392,544	\$ 5,764,628	\$ 23,700,216
SUB-TOTAL	\$ 10,842,962	\$ 86,051,779	\$ 70,742,390	\$ 47,523,768	\$ 215,160,900
DISTRICT SUPPORT					
DISTRICT OFFICE	\$ 190,234	\$ 1,722,088	\$ 1,957,376	\$ 354,560	\$ 4,224,258
MAINTENANCE & OPERATIONS	\$ 100,477	\$ 1,257,183	\$ 2,292,460	\$ 1,797,440	\$ 5,447,560
NEWHALL THEATRE / ANNEX	\$ -	\$ 38,350	\$ -	\$ 779,272	\$ 817,622
SUB-TOTAL	\$ 290,711	\$ 3,017,621	\$ 4,249,836	\$ 2,931,271	\$ 10,489,440
TOTAL	\$ 11,133,674	\$ 89,069,399	\$ 74,992,227	\$ 50,455,039	\$ 225,650,339



Lifespan of Building Materials and Components

The following information is a benchmark, or guide to indicate the average *typical* lifespan of a building component or system. The initial quality and standards of a new building or building improvement, as well as the type of ongoing *building maintenance plan* are important characteristics in determining component life expectancy.

Site Work

Landscaping	10-50 years
Building walkways	20-30 years
Water lines	30-50 years
Fire lines	30-50 years
Water supply system	30 years
Sewer lines	30-50 years
Sewage disposal system	15 years
Site electrical	50 years
Storm drainage	20-30 years
Perimeter fencing	15-20 years
Parking and bus loop	20 years
Play and athletic fields	30 years
Playground equipment	15 years

Foundation

Basic	50+ years
Special (fill, piling)	50+ years

Substructure

Slab on grade	50+ years
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Superstructure

Floor	50 years
Roof (steel)	50 years
Roof (wood)	30 years

Exterior Closure

Exterior wall (masonry)	50+ years
Exterior wall (wood/EIFS)	5-30 years
Exterior trim	20-30 years
Exterior soffits	20-30 years
Windows / frames	20-30 years
Doors / frames	20 years
Paint	7-10 years

Roofing

Roof structure	50+ years
Built-up roofing	20-30 years
Shingle roofing	25-30 years
Metal roofing	30-40 years
Single ply roofing	10-20 years
Roof insulation (batt)	50 years
Roof insulation (rigid)	20-30 years
Roof drains	20-30 years
Skylights	20-30 years

Interior Construction

Interior walls (paint)	10-12 years
Interior walls (structure)	30 years
Vinyl wall covering	15 years
Interior doors	30 years
Interior door hardware	15-20 years
Terrazzo flooring	50+ years
Wood flooring	30-50 years
Resilient flooring	15-20 years
Ceramic tile	50+ years
Carpet	10-15 years
Ceiling (plaster, wallboard)	50+ years
Acoustical ceiling tile	20-25 years

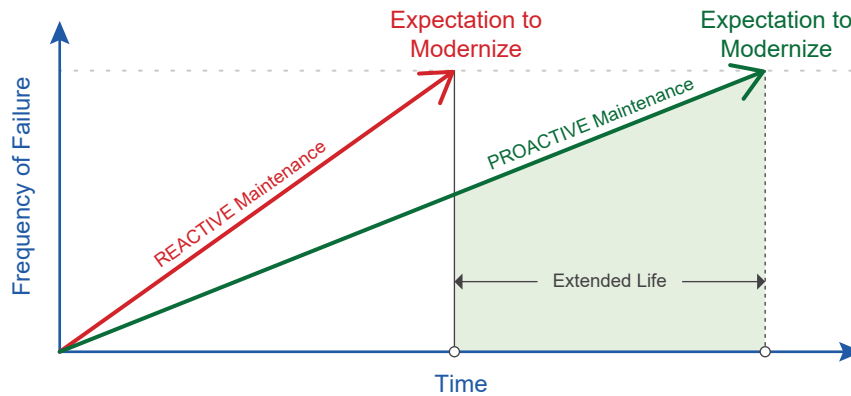
Specialties

Casework	20-25 years
Chalkboards	20-25 years
Toilet accessories	15-20 years
Lockers	20 years
Kitchen equipment	20 years
Fire extinguishers	15-20 years
Window treatment	15-20 years
Stage systems	15-20 years
Auditorium seating	25-30 years
Moveable partitions	25-30 years

HVAC

Heating Plant

Steam systems	30-40 years
Boilers (cast iron, steel)	40-50 years
Burners	20 years
Safety relief valves	30 years
Expansion tanks	40 years
Gas / propane fuel system	40 years
Oil fuel systems	40 years
Stacks / breeching	50+ years
Fuel oil pumps	30 years
Water recirc. Pumps	30 years
Auto. Temp controls	25-30 years
Pneumatic air compressors	15 years
Refrigerant dryers	10-15 years
Louvers	40 years
Dampers	20 years
Fin tube radiation	35 years
Cast iron radiators	50+ years
Unit ventilators	25-30 years



Cooling

Central a/c system	30 years
Window a/c units	5-15 years

Air Distribution / Exhaust

Ductwork, diffusers, grilles	40-50 years
Ceiling fans	20-25 years

PLUMBING

Sanitary

Cast iron piping	35 years
PVC piping	50+ years
Sewage ejector pumps	50+ years
Neutralization basins	50+ years

Storm water

Storm water piping	50+ years
Downspouts	30 years
Gutters	50+ years
Sump pumps	30 years

Domestic Cold Water

HVAC make-up water	50+ years
Galvanized water piping	30 years
Copper water piping	50+ years
Backflow prevention	20-25 years
Constant pressure pumps	30 years
Hydro pneumatic tanks	30 years

Domestic Hot Water

Gas-fired storage	10-15 years
Electric-fired storage	10-15 years
Steam fired storage	25-30 years
Water to water source	50+ years
Expansion loops	50+ years
Temperature mixing valves	15-20 years
Recirculation pumps	15-20 years

Insulation

Hot and cold piping	50+ years
Equipment	50+ years

Natural Gas System

Natural or low pressure	50+ years
Meter or pressure regulator	50+ years

Fire Protection

Standpipes (wet/dry)	50+ years
Sprinklers	50+ years

Plumbing Fixtures

Toilets, urinals	25-50 years
Service sinks, mop receptors	40-50 years
Water coolers	10-20 years

ELECTRICAL

Power and Distribution

Power supply	30-35 years
Service	30-35 years
Distribution panels	25-30 years
Transformers	20 years
Wiring	30-35 years
Receptacles	30-35 years

Lighting

Security lighting	20-25 years
Parking areas	20-25 years
Interior Fixtures	20-26 years

Life- Safety Systems

Egress


Battery pack	10-15 years
Exit signs	20-25 years
Egress lighting	20-25 years

Fire Alarm System

Main panel	20-25 years
Remote annunciator	20-25 years
Detection system	20-25 years

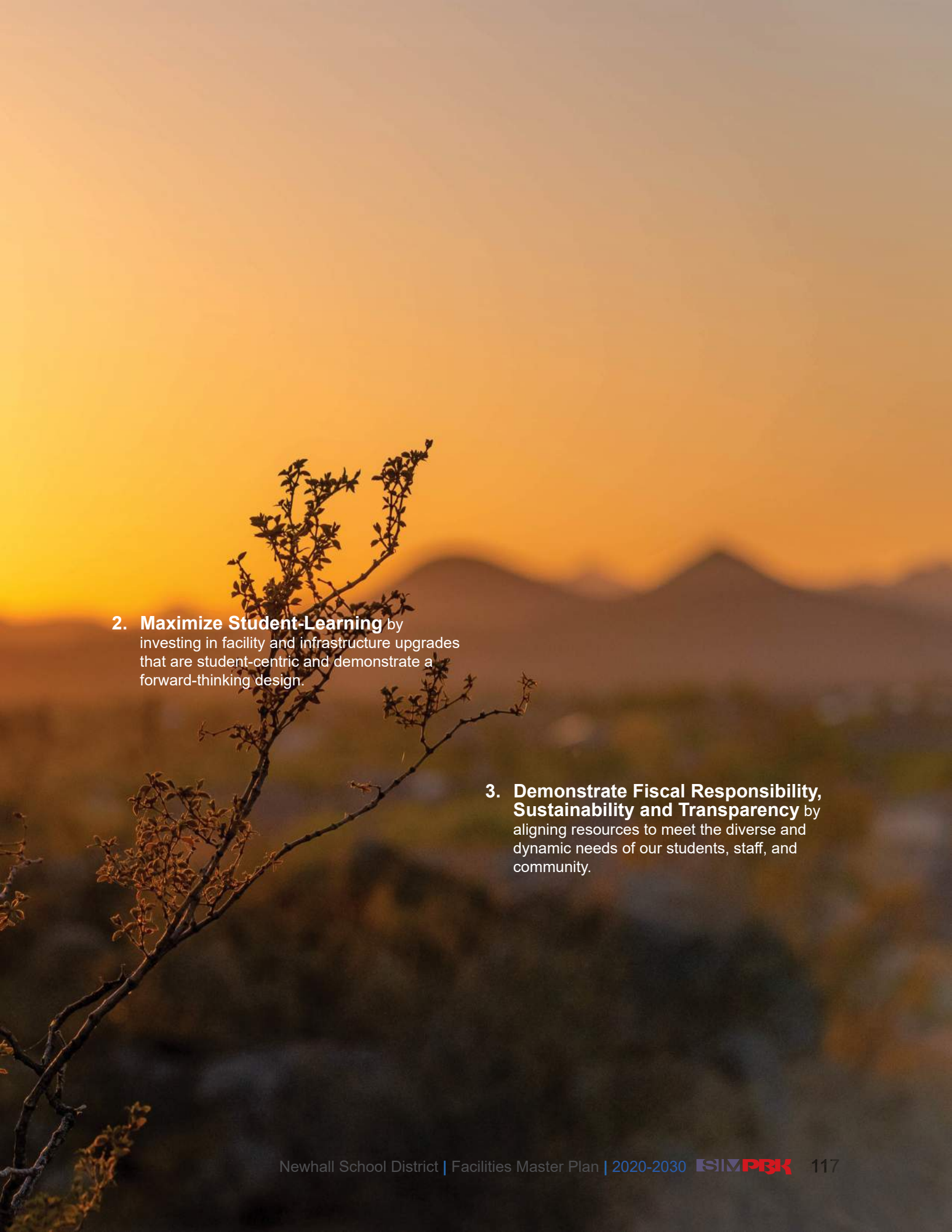
Communications

Public address system	20 years
Speakers / call buttons	20-25 years
Clocks / bells	20-25 years
Telephone system	20 years
Television system	35-40 years
Technology wiring	15-20 years
Security alarm	15-20 years



Guiding Principles convey to staff and stakeholders the District's priorities for Facilities Master Plan. Any site improvements, new construction, and / or building redesign projects will support these elements and set direction for capital improvement work.

- 1. Inspire Students for a Limitless Future** by ensuring that all learning environments are equitable, inclusive, innovative, and safe.



2. Maximize Student-Learning by investing in facility and infrastructure upgrades that are student-centric and demonstrate a forward-thinking design.

3. Demonstrate Fiscal Responsibility, Sustainability and Transparency by aligning resources to meet the diverse and dynamic needs of our students, staff, and community.



THESE MURALS REPRESENT THE FOUNDING FAMILIES AND STAFF OF STEVENSON RANCH SCHOOL
 THEIR GENEROUS DONATIONS FILLED THE LIBRARY WITH BOOKS, SEPTEMBER 7, 1995

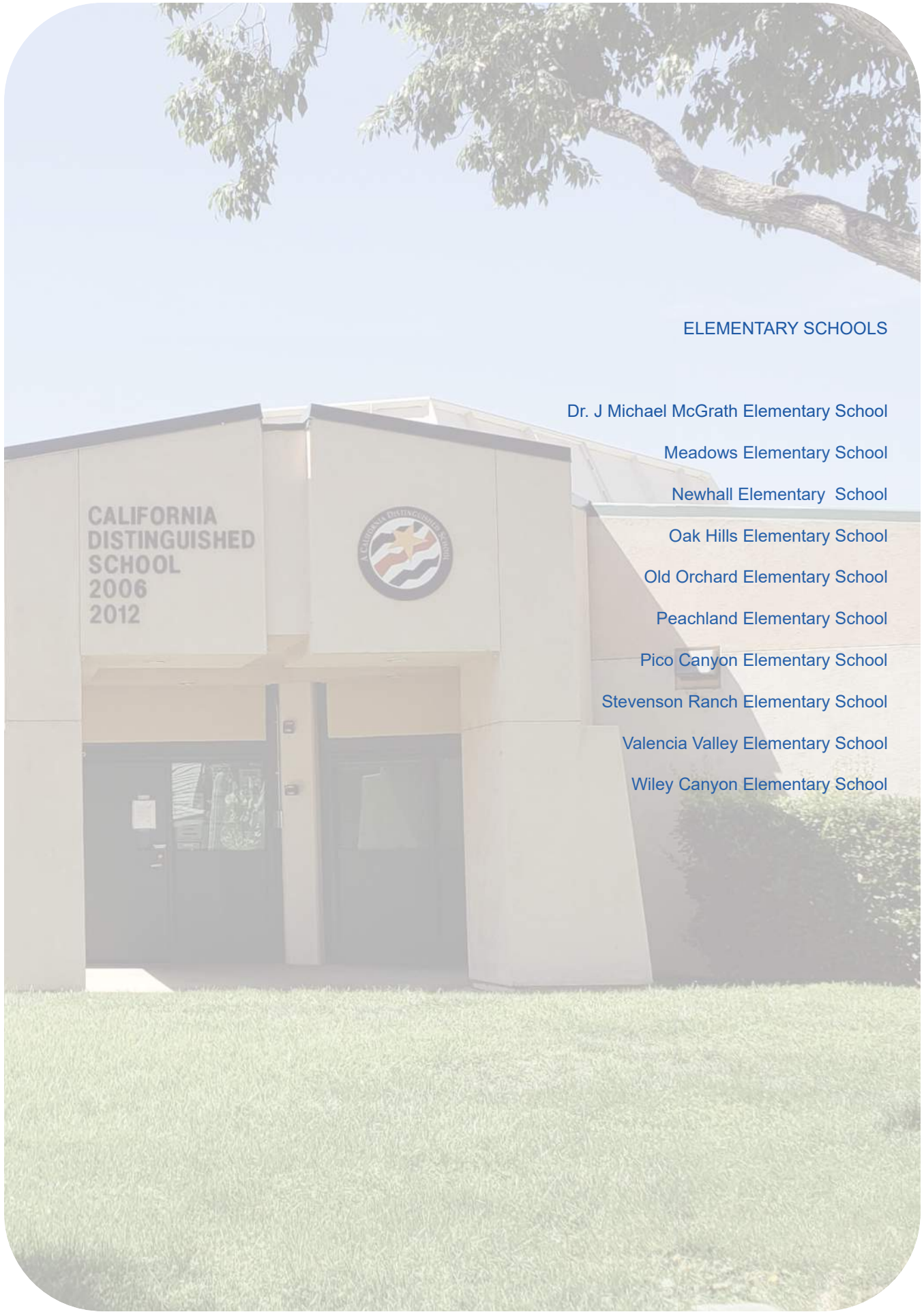
The Stone Family John, Lydia, Elizabeth & David	The Wagner Family John, William, Anna & John	The Reed Family Robert, William, Nathan, Stephen, Richard & Henry	Miss Mary Hartwell With love to our grandchildren, Elizabeth Hartwell	Mark & Carol Helms With love to our grandchildren, Loren Helms	The Pitt Family Ben, Franklin, Arthur & Arthur	The Dancy Family Edwidge, Lark, Fred & Ruth	John & Linda Jungheim For our grandchildren with love, Katie, Leah & Davison, James & Emily Jungheim	The Jackson Family Teresa, Hugh, Scott & Bruce	The Barber Family Ken, Ruth, Sam & David	The French Family Cecile, Thomas, Ann & Michael	The Viller Family Gwendolyn, Harold, Helen & Gordon	The Johnson Family Laurie, Ashley, Barry, August &	In Memory of Jeffrey & Marlene Frost & Gary White With love from our grandchildren, Lindsay & Justin Frost
<p>CHILDREN ARE LIKE SEEDS IN EACH THERE IS A PROMISE OF THE FUTURE. NURTURE THEM WITH LOVE.</p>													
The Ladd Family Ken, Anne, & David	The Smith Family Susan, Tom, Lorraine & Arthur	The Ryan Family Mary, Will, Kathleen & Graham	The Lee Family Ken, Ronda, & Ben	In Memory of Robert Clark With love from their grandchildren, Edwidge, William, & James	Corinne Fay With love to our grandchildren, Sharon & James Fisher	The Clark Family Gene, Sharon, Tyne & Arthur	In Memory of Vivian Fahn With love from your daughters & grandchildren, Liz, Jack, Jordan, Anna & Oliver	In Memory of Tara Bell With love, Katherine, Jay, Justin, & Lauren Taylor	In Memory of Dorothy South Macgregor With love from your grandchildren, Katie & Joseph Jungheim	The Wilson Family Bill, Nancy, Julian, Pauline, & Ellen	Don & Ann Powell With love to our grandchildren, Cory, Michael, & Rebecca via Vibe	Jack & Margie Lewis With love to our grandchildren, Brandon, Matthew, & Cory Lewis	The Walker Family Carl, Lynn, Andrew & Kaitlin
The Morgan Family Howard, Kathleen, & Judith	The Willey Family Dana, Beverly, Stephanie, Kenneth & Kaye	The Green Family Sherry, Tami, Barbara, Douglas, Richard, & Robert	The Brantley Family Ken, Lydia, Mikela & Scott	The Johnson Family Ken, Lydia, Tom, Amy, & Anne	The Lopez Family Jan, Laddy, Katie & David	Jan & Helen Peterson With love to our grandchildren, Anna & Michael Truitt	Alvin Whitaker With love to my grandchildren, Lindsay & Justin Frost	In Memory of Linda Franklin With love from your grandchildren, Loren, Leah, April & Jerry Schultz	In Memory of Bob & Helen Garmon With everlasting love from your grandchildren, Fred & Louise Garmon	In Memory of Robert J. Rippe With love from your grandchildren, Nathan, Stephen, Richard, & James Rippe	The Walker Family Mark, Janice, Loren & Vicky		

ELEMENTARY SCHOOLS



E.S.

ELEMENTARY SCHOOLS



ELEMENTARY SCHOOLS

Dr. J Michael McGrath Elementary School

Meadows Elementary School

Newhall Elementary School

Oak Hills Elementary School

Old Orchard Elementary School

Peachland Elementary School

Pico Canyon Elementary School

Stevenson Ranch Elementary School

Valencia Valley Elementary School

Wiley Canyon Elementary School





McGrath Elementary School

Site Description

Description

McGrath Elementary School consists of a core building housing the library, multi-purpose room, and school offices; three two-story classroom buildings connected by walkways surrounding the core building; four portable classrooms; a kindergarten building; and an independently operated preschool facility. The school has a diverse student population. **43%** of the student population being English Language Learners, **83%** are socio-economically disadvantaged, and **16%** of the student population are students with disabilities. To meet the varied academic, social and emotional needs of all its students, McGrath Elementary offers specialized school programs including Gifted and Talented Education (GATE), Response To Intervention (RTI), After School Enrichment and Safety Program (ASES), After School Academy (ASA), Before School Academy (BSA), After School Computer Lab, grade level homework clubs, school-wide technology initiatives, counseling services, Practice Positive Behavior Intervention and Support (PBIS), Kelso's Choices, social skills groups, a theme of the month that promotes a Growth Mindset, a Student Council, STAR students, Student Vale, as well as awards for attendance and academic achievement. The school promotes community involvement to support student achievement and a safe environment to allow students to thrive and reach their potential.

Neighborhood

McGrath Elementary is located furthest East within the District. The attendance area is bounded by the Quigley Canyon Open Space to the North, Placerita Canyon State Park to the East, Gates King Open Space to the South, and Pine St / Southern Pacific Railroad to the West. The campus sits North of Newhall Avenue and West of CA-14 (Antelope Valley Freeway). It is surrounded by medium to light density multi-family and single-family housing and bordered to the South and East by undeveloped open space areas. The site is directly accessible via a single access point from Deputy Jake Drive.



Site Type	Elementary School (K-6)
Year Built	2003
Site Acreage	7.34
Square Footage	54,136
Building Totals	9
<ul style="list-style-type: none"> • Permanent • Modular • Portables 	1 (2 Classrooms) 4 (26 Classrooms) 4 (4 Classrooms)
Address	21501 Deputy Jake Drive Newhall, CA 91321
Phone	(661) 291-4090
Website	www.mcgrathelementary.com
CDS Code	19 64832 0100644
Awards	National Blue Ribbon (2011) California Distinguished School (2010)
2019/2020 Enrollment	604 Students
Functional Capacity	654 Students



FACILITIES SYSTEMS

Overview

The original J. Michael McGrath Elementary School was constructed in 2003. Portable classroom units were added between 2004 and 2006 to accommodate increased enrollment and Pre-School. The main Core Building and Classroom Building 'E' are framed, one story structures with exterior stucco finish. The pre-school building is clad with wood exterior siding. Classroom wings 'B', 'C' and 'D' are framed, 2 story structures with exterior stucco finish. Overall the facility is in good condition, however some original materials and systems are showing some signs of aging.

Site

The site is approximately 7.3 acres and is adjacent to residential neighborhoods and an apartment complex. There is one entrance / exit point for the site, located off Deputy Jake Drive. The site includes on-site parking, as well as hard and soft play areas for the students. There is a lack of shade for students. Expansion of the current building is possible, in fact, the original drawings indicate a future classroom wing.

Program Spaces

The original main office location has been re-located as a safety precaution since the original entrance allowed access to the campus prior to entering the main office to check in. The current main entrance is not considered ideal. Dedicated program space is desired for Art and Music instruction, in addition to a separate Science Classroom. Additional space is desired for student support services program areas.

HVAC

The Heating Ventilation and Air Conditioning (HVAC) systems on this campus are functioning, however are dated. Spaces are conditioned by Air Conditioning Units controlled by an aging centralized building management system. Exhaust fans are operating but are nearing the end of the recommended service-life. Portable classrooms are served by wall-mounted heat pumps as well as roof-top units and are in similar condition with nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems are for the most part in satisfactory condition where only maintenance is recommended. Plumbing fixtures serving Classroom Building Wing 'B' appear to be in a condition where recommendation for upgrade is needed. Drinking fountains and water heaters are also in satisfactory condition and only require typical maintenance. Adding chilled water coolers with a hydration station function is recommended. The domestic hot water heater serving Classroom Wing 'B' is recommended for upgrade.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems (interior and exterior) are upgraded to modern LED type, including the stage lighting systems. Furthermore, Interior and Exterior lighting controls systems appear to be dated. The electrical gear appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the low voltage systems are dated and / or deteriorated and in need of replacement. This includes the following systems: Phone, Fire Alarm, Public Address, Library Audio / Visual (A/V), and Multipurpose Room A/V. Classroom A/V appears to be in serviceable condition with only typical maintenance needed. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Nice views
- Nice, large playground areas
- Simplified arrangement of classroom wings with access to outdoor space

CAMPUS CHALLENGES

- One vehicular ingress / egress point for the campus
- No secure main entrance to the school
- One pick-up and drop-off point for students
- Additional parking is needed
- Need improved secondary pedestrian egress from site
- Maintenance of hillside at front of school
- Lack of shade
- Homeless encampments off-site, but bordering the school property



YEAR CONSTRUCTED



LEGEND

Year Constructed

 2003

Property Line



YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
2003	MAIN BUILDING	MPR, KTN, LIB, LGE	20,536	100%
	BUILDING WING E	101, 102	2,880	
	BUILDING WING D	103-105, 201-203	7,680	
	BUILDING WING C	106-110, 206-210	11,520	
	BUILDING WING B	111-114, 211-214	7,680	
	PORTABLE 1	P-1	960	
	PORTABLE 2	P-2	960	
	PORTABLE 3	P-3	960	
	PORTABLE 4	P-4	960	
SUBTOTAL McGRATH ES			54,136	100%

•MPR = Multi-Purpose Room •KTN = Kitchen •LIB = Library •LGE = Lounge





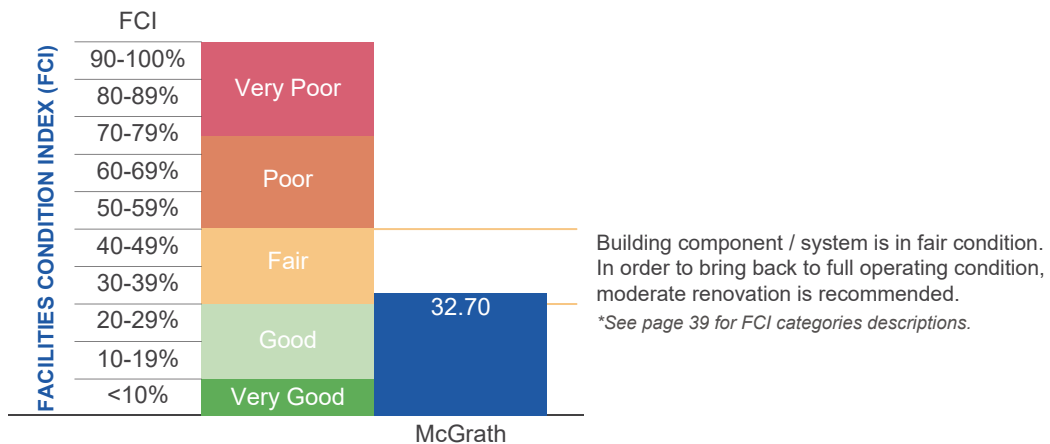
FACILITY CONDITION INDEX (FCI)

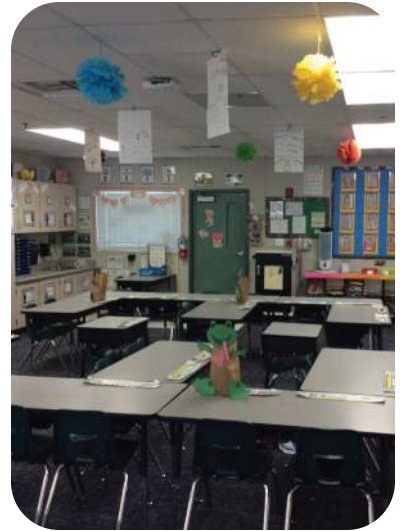
J. MICHAEL MCGRATH ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0	0.00
Superstructure	10.04	1	0	0.00
Exterior Walls	5.11	2	0.1	0.51
Exterior Windows	5.02	1	0	0.00
Exterior Doors	0.70	2	0.1	0.07
Roofing	6.70	3	0.5	3.35
Interior Walls	2.45	1	0	0.00
Interior Doors	1.46	1	0	0.00
Interior Specialties	1.08	1	0	0.00
Wall Finishes	1.62	2	0.1	0.16
Floor Finishes	6.21	2	0.1	0.62
Ceiling Finishes	6.09	2	0.1	0.61
Plumbing	7.39	3	0.5	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0.1	0.29
Electrical Service/Distribution	0.93	3	0.5	0.47
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	1	0.00	0.00
Equipment & Furnishings	0.23	2	0.10	0.02

32.70

The J. Michael McGrath Elementary School is in good condition, with an FCI of 32.70. This is in large part due to the relative new age of the building. Life-cycle system replacement, as well as safety enhancements and educational program related needs have been outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

MCGRATH ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School	1	24	24	1	24	24	Pre-School Classrooms
Pre-School Office (P-6)	1	-	-	1	-	-	
TK	1	24	24	1	24	24	
Kindergarten	2	24	48	2	24	48	
1st Grade Learning Studio	3	24	72	3	24	72	
2nd Grade Learning Studio	3	24	72	3	24	72	
3rd Grade Learning Studio	4	24	96	4	24	96	
4th Grade Learning Studio	4	32	128	4	32	128	
5th Grade Learning Studio	3	32	96	3	32	96	
6th Grade Learning Studio	4	32	128	4	32	128	Portable classrooms
Sub-total			664			664	** Total does not include Pre-School
Student Support Services							
Special Education (SDC) Classrooms	2	12	24	2	12	24	
Resource Classrooms	1	-	-	1	-	-	
School Psychologist	1	-	-	1	-	-	
RISE Program Office	1	-	-	1	-	-	
Speech Office	1	-	-	1	-	-	
Response to Intervention (RTI)	3	-	-	3	-	-	
Counselor	1	-	-	1	-	-	
Student Enrichment (GATE)	-	-	-	1	-	-	
Multi-Sensory Room (De Esc)	1	-	-	1	-	-	
Itinerant Space (Small Group)	1	-	-	1	-	-	On Stage
Occupation & Physical Therapy (OT/PT)	-	-	-	1	-	-	
Adaptive Physical Education	-	-	-	1	-	-	
Sub-total			24			24	
Specialized / Shared							
Library	1	-	-	1	-	-	
Art Instruction	-	-	-	1	-	-	
Performing Arts (Music)	1	-	-	1	-	-	P-8
Music Support (Orchestra)	-	-	-	1	-	-	
Science / STEM Lab	1	-	-	1	-	-	
Multi-Purpose Room	1	-	-	1	-	-	
Stage	1	-	-	1	-	-	
Community Room	1	-	-	1	-	-	
Parent Resource Center	1	-	-	1	-	-	
Sub-total			-			-	
Building Administration							
Reception / Staff Area	1	-	-	1	-	-	
Principal Office	1	-	-	1	-	-	
Assistant Principal Office	1	-	-	1	-	-	
Conference Room	1	-	-	1	-	-	
Staff Toilets	1	-	-	1	-	-	
Nurse Office	1	-	-	1	-	-	Includes separate toilet room
Administration Workroom	1	-	-	1	-	-	
Staff Workroom	1	-	-	1	-	-	
Staff Lounge	1	-	-	1	-	-	
Storage Room	1	-	-	1	-	-	
Electrical Closet / Data	1	-	-	1	-	-	
Sub-total			-			-	
Building Support							
Kitchen	1	-	-	1	-	-	Includes toilet room for staff
Student Restrooms (Boys)	4	-	-	4	-	-	
Student Restrooms (Girls)	4	-	-	4	-	-	
Unisex (Single User)	1	-	-	1	-	-	
Staff Restrooms	2	-	-	2	-	-	
Storage Room	3	-	-	3	-	-	
Custodial Closets	3	-	-	3	-	-	
Custodial Office / Storage	1	-	-	1	-	-	
Technology Center / Workrm	-	-	-	1	-	-	
Electrical Closet / Data	2	-	-	2	-	-	
IDF	-	-	-	-	-	-	
Mechanical Closets	-	-	-	-	-	-	
Sub-total			-			-	
Total			688 (Student Capacity)			688 (Student Capacity)	** Total does not include Pre-School

654 Funct Capacity @95%
646 HPE (Resident Students)
98.84% Utilization

604 Current enrollment
87.79% at Capacity


















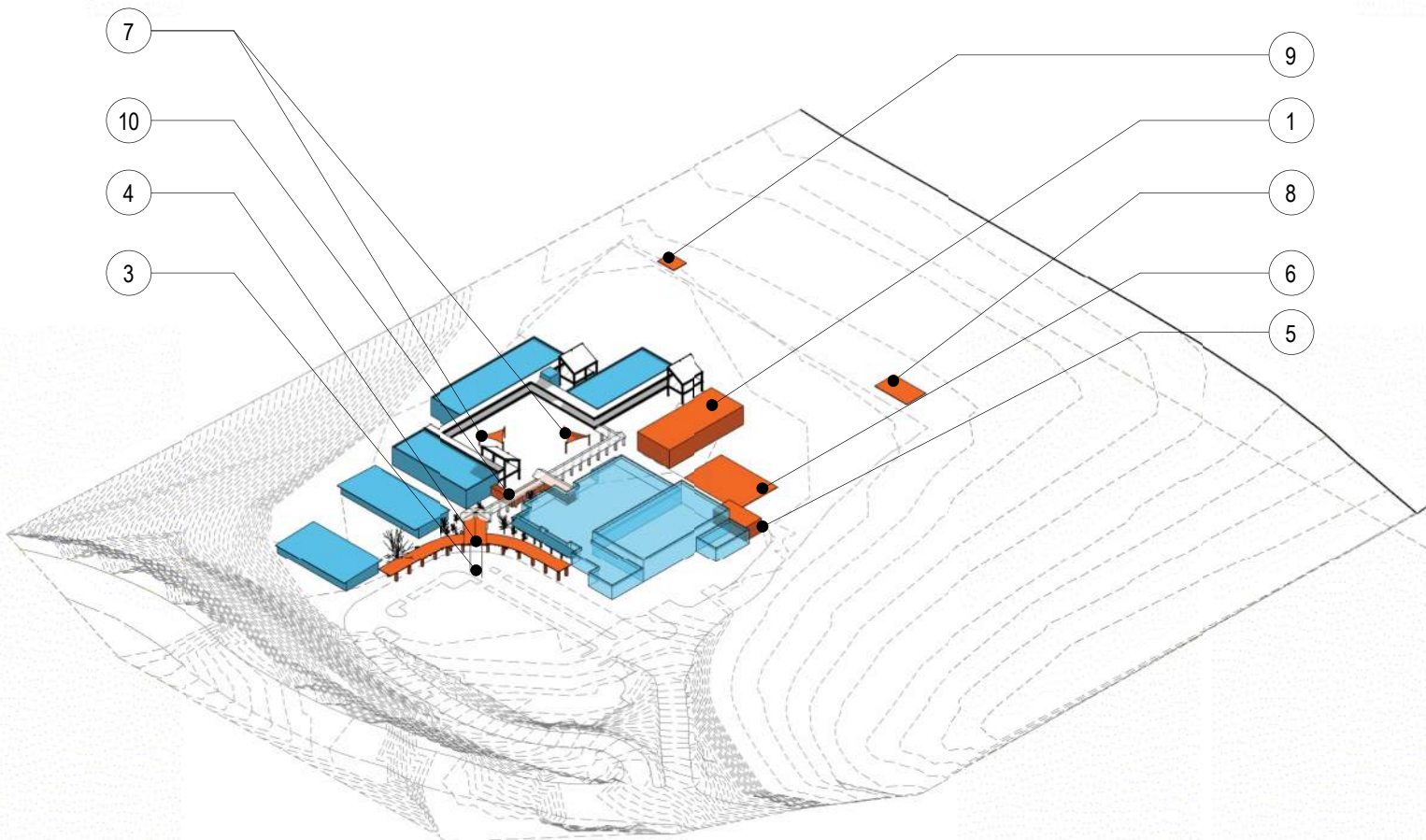
MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

	Physical Plant Improvements		Proposed 2-Story Classroom Building		Proposed Parking
	Program Renovations		Proposed Secure Entry		Proposed Shade Structure
	New Construction		Proposed Raised Crosswalk		Proposed Outdoor Classroom Shown on opposing page
	Planned Portable Removal		Proposed Covered Canopy		Proposed Stairs + Ramp Shown on opposing page
	Property Line		Proposed Music Addition		Proposed Fence Panels



MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Secure main-entry modifications
- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Improve secondary site egress
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation, drainage & functional site improvements
- + Address hardscaping (paving) & landscaping needs
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + New energy efficient building control system
- + Replace interior/exterior lights with LED fixtures
- + Electrical service upgrades

PROGRAM


- + Technology upgrades
- + New CR addition / remove portable CR units
- + Program renovations

LONG TERM PLAN


- + Covered canopy for student drop-off area
- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed

LEGEND

 Physical Plant Improvements

 Program Renovations

 New Construction

 # Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
MCGRATH ES**

SCOPE OF WORK

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
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PRIORITY

2. Site - Circulation

2.1 Upgrade / provide new exit gate hardware.

2.2 Provide / improve secondary site egress point

3. Landscape & Paving

3.1 Drainage, grading and functional improvements to open grass play areas

3.2 Hillside maintenance and establishment

3.3 Additional trees and site landscaping

3.4 Crack repair, recoat and repaint the existing asphalt (front parking and playground)

3.5 Convert portion of playground to parking lot

3.6 Remove trees adjacent to Pre-K

4. Playground / Activities

4.1 Provide additional shade structure(s) and site furniture

4.2 Expand and improve K-play area, including shade structure & outdoor learning area

4.3 Replace wood chips with resilient surface

4.4 Develop (2) New outdoor learning areas

4.5 New designated, accessible play structure for SDC students

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

5.2 Provide access control system / new door hardware

5.3 Install panic alarm and intrusion system

5.4 Add impact resistant film for glass exterior doors & secure entry glass

5.5 Fire Alarm System upgrade / replacement

5.6 Provide new Public Address / Master Clock System for campus, including Pre-K.

5.7 Re-apply slip resistant coating to exterior stairways

5.8 Administration Office alterations to provide secure entrance. (Add Fence Panels)

5.9 Replace fencing adjacent to Apartment complex with higher fencing and improve exit gate.

6. Building Envelope

6.1 Replace building construction and expansion joint material

6.2 Exterior repair / painting at wood siding at Pre-K building

6.3 Minor roof repair / recoat roofs over K / PK wings

6.4 Phased roof replacement

7. General Architectural

7.1 Provide new site directional / room identification signage

7.2 Add marquis school sign

7.3 Exterior door maintenance & repair

7.4 Maintenance on T-111 on Pre K building

7.5 Exterior painting (walls, railings, doors and exposed steel)

7.6 Replace VCT in Pre K Toilet rooms with sheet flooring

7.7 Refinish Stage floor

7.8 Covered canopy for student drop-off area

7.9 New classroom furniture for upper grades (4-6)

8. HVAC

8.1 New DDC automated building control system

8.2 Replace general exhaust fans

8.3 Fan Coil and RTU equipment replacement (selected equipment)

8.4 Grille and diffuser replacement (partial)

9. Plumbing

9.1 Provide new water chilled water coolers, with a hydration station function

9.2 Plumbing fixture replacement (toilets, sinks, lavs, urinals)

9.3 Provide additional isolation valves in the plumbing distribution system

9.4 Replace hot water heater

10. Electrical

10.1 Replace interior lights with new LED lighting

10.2 Upgrade Stage incandescent lighting system

10.3 Provide interior lighting control system

10.4 Replace exterior lights with LED fixtures

10.5 Provide exterior lighting control system

10.6 Replace service entrance switchgear

11. Technology

11.1 New telephone system

11.2 New Sound & Projection system in MPR

11.3 Replace Classroom projectors with interactive flat panel monitors

11.4 Provide Smartboard in Preschool Classroom

11.5 Expand Wi-Fi coverage to break-out spaces and exterior learning areas. (Upgrade switches)

11.6 Provide sound reinforcement system in Pre-School CR, and ceiling speakers in all classrooms

12. Nutrition Services

12.1 Kitchen equipment upgrades / replacement

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.1 Convert Science Lab to Music Instructional Space

14. New Construction

14.1 Music Addition

14.2 Remove Portable Units P1 - P4 and construct a new two-story classroom building. (Include new Sci/STEM Lab, Art Room, student support space, and staff toilets)

	SUB-TOTAL	\$ 1,459,527	\$ 9,284,159	\$ 4,712,103	\$ 2,879,417
					\$ 18,335,207





The original Entry feature and covered walkway to the main office is no longer relevant as the main entrance has been moved due to security concerns. The location of the main entrance upon building approach is unclear.





The concept integrates a requested covered waiting area for student drop-off into the original main entrance feature. Modifications have been proposed to re-activate and reuse the original secure entrance to the campus.





Meadows Elementary School

Site Description

Description

Meadows Elementary School is located in Valencia, California, a suburban community thirty miles north of Los Angeles. The School was originally built in 1975 as a single building with an open classroom concept. The site underwent a renovation during the 2003-2004 school year wherein the interior of the main building was modernized to incorporate permanent walls to separate 17 standard classrooms and one (1) special use classroom. The resource specialist, speech pathologist, and psychologist, as well as the library, multi-purpose room, kitchen, production center, and administration are also located within the main building. Two (2) additional modular classrooms are located adjacent to the main building. Eight (8) permanent classrooms to replace existing portables were added during the 2014-2015 school year, including one (1) science lab and seven (7) standard classrooms. **4%** of the student population are English Language Learners, **15%** are socio-economically disadvantaged, **12%** of the student population are students with disabilities. The school has a strong neighborhood identity and connection to its local community. The school's foundation supports after school enrichment programs such as coding classes, specialty science classes (Dinomania and Geology Rocks), Robotics, Book Club, Tutoring, Spanish, and Parenting Classes.

Neighborhood

Meadows Elementary School is centrally located within the District, surrounded by a well-established neighborhood, comprised primarily of single-family homes. Major thoroughfares include McBean Parkway to the north, Orchard Village Road to the east, Wiley Canyon Road to the south, and Interstate-5 to the west. The campus is directly accessed via a single access point on Fedala Road and directly abuts Valencia Meadows Park.



Site Type	Elementary School (K-6)
Year Built	1975
Site Acreage	7.5
Square Footage	51,278
Building Totals	6
• Permanent	1 (18 Classrooms)
• Modular	1 (8 Classrooms)
• Portables	4 (7 Classrooms)
Address	25577 North Fedala Road Valencia, CA 91355
Phone	(661) 291-4050
Website	www.meadowselementary.com
CDS Code	19 64832 6095442
Awards	National Blue Ribbon (1994) California Distinguished School (1987, 1993, 2002, 2014, 2018)
2019/2020 Enrollment	702 Students
Functional Capacity	726 Students



FACILITIES SYSTEMS

Overview

The original Meadows Elementary School was submitted to and approved by Division of the State Architect (DSA) in (3) separate phases and began construction in 1975. The original building included the main office and library, surrounded by (3) classroom, open instruction-type wings. Phase three, the MPR, kitchen and a kindergarten room began construction in 1976. In 2002, the movable walls between the (3) original classroom wings were replaced with solid partitions, the kindergarten was relocated and expanded, and the original kindergarten was transformed into the main office. The original main office area adjacent to the library was converted to resource space and a Workroom. Multiple Portable classroom units were added in 2004, and are exterior wood clad, vertical siding. The most recent construction in 2014 is a one-story modular-construction classroom building on a permanent foundation, with exterior stucco finish. There is a YMCA before and after school program facility on site, but this function is separate from the school.

Site

The site is approximately 7.5 acres and is located adjacent to a park and surrounded by a residential neighborhood. Access to the school is from Orchard Village Road, through the neighborhood and onto Fedala Street. At one point in time, Fedala road was not a cul-de-sac, rather connected two sides of the neighborhood and extended past the school entrance. This was modified and Fedala became a dead-end cul-de-sac, which causes some traffic issues today, with vehicular back-ups at the intersection of Fedala and Mill Valley Road. Parking on site is limited and there are presently more staff than available parking spaces. The site includes ample hard and soft play areas; however, the amount of grass recreational area is somewhat limited. Opportunities for building expansion and construction at the site are limited. students. Additional exterior shade for the students is desirable.

Program Spaces

The Administration office was converted from a Kindergarten Classroom and is under-sized. An addition and reorganization would provide ample space and needed staff support and storage areas, as well as allow for the development of a community room, and a more strategic and healthy location for the Nurse area. Dedicated program space is desired for Art and Music instruction. The MPR is small and cannot accommodate large functions appropriately and the Kitchen is small. Program space for accommodating student support services as well as functions such as dance, and orchestra, is desired.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units and controlled by an aging centralized building management system. RTUs serving building with classrooms 19-26 appear to be in serviceable condition and only maintenance is recommended. Exhaust Fans are also operating but are nearing the end of recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition with nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems are for the most part in satisfactory condition where only maintenance is recommended. Under 10 percent of the fixtures on campus are recommended for upgrade. Drinking fountains are also in satisfactory condition and only require typical maintenance. The domestic hot water heaters are split at 50% between needing replacement versus maintenance only. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems (interior and exterior) are upgraded to modern LED type, including the stage lighting systems. Furthermore, Interior and Exterior lighting controls systems appear to be dated. The electrical gear appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the low voltage systems are dated and or deteriorated and in need of replacement. This includes the following systems: Phone, Fire Alarm, Public Address, Library A/V, and Multipurpose room A/V. Classroom A/V appears to be in serviceable condition with only typical maintenance needed. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Park adjacency
- Nice, large playground areas
- Main building layout works well
- Controlled, secure main entrance
- Central Library space with reading loft

CAMPUS CHALLENGES

- One vehicular ingress / egress point for the campus
- One pick-up and drop-off point for students
- Additional parking is needed
- Lack of shade
- Small Multi-Purpose Room
- Lack of fine Arts spaces
- Small administration office
- Storage
- Need additional Special education and student support service space



YEAR CONSTRUCTED



LEGEND

Year Constructed



1975



2004



2014

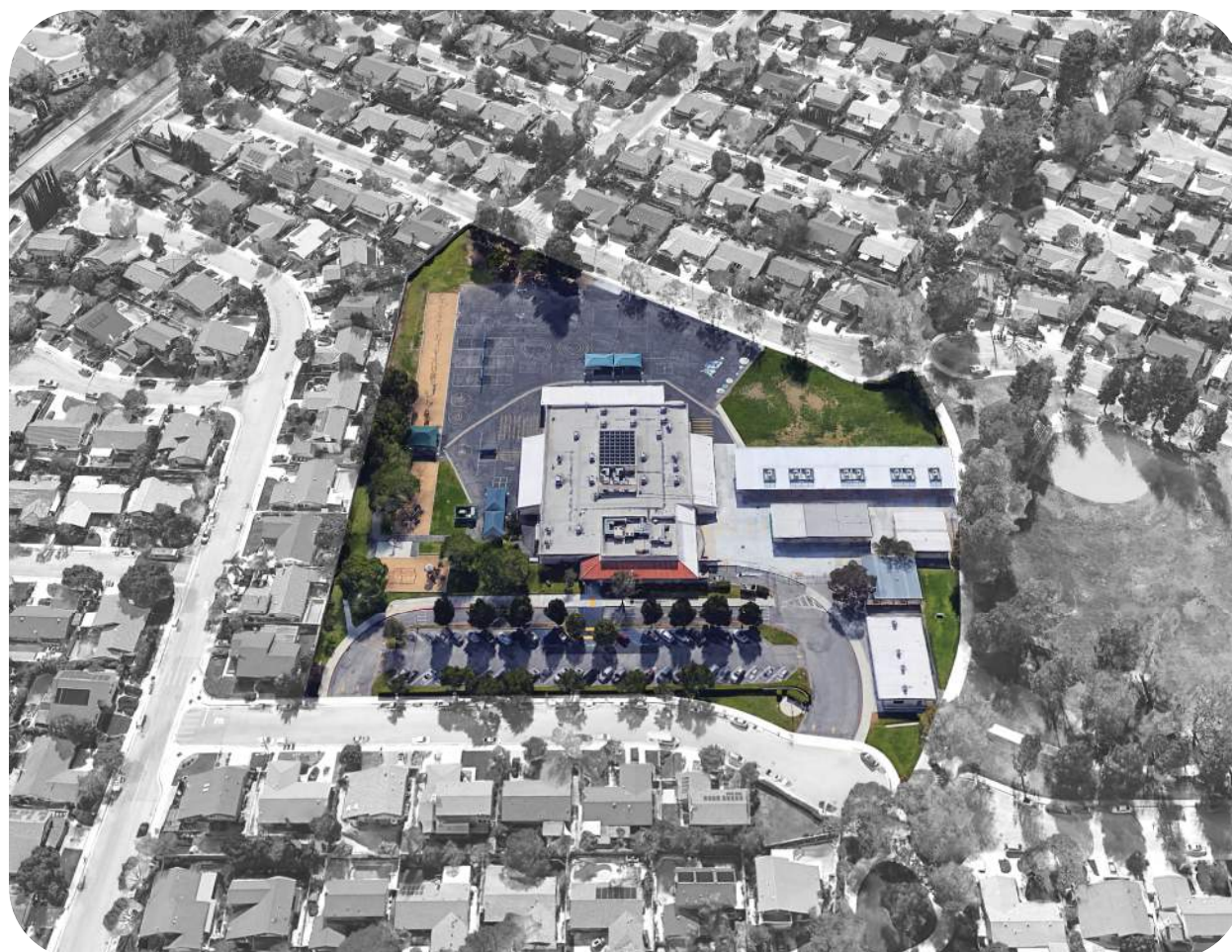
Property Line





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1975	MAIN BUILDING	MPR, LIB, KTN, 1-18	36,308	70.8%
2004	PORTABLE BUILDING 27-29	27-29	2,970	13.3%
	PORTABLE BUILDING 30	30	960	
	PORTABLE BUILDING 31	31	960	
	PORTABLE BUILDING 32-33	32-33	1,920	
2014	CLASSROOM BUILDING RMS 19-26	19-26	8,160	15.9%
SUBTOTAL MEADOWS ES			51,278	100%

•MPR = Multi-Purpose Room •LIB = Library •KTN = Kitchen





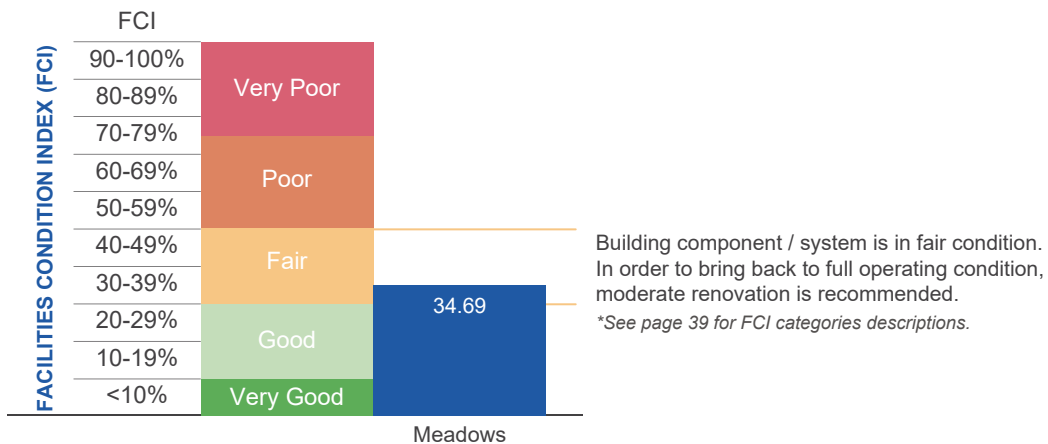
FACILITY CONDITION INDEX (FCI)

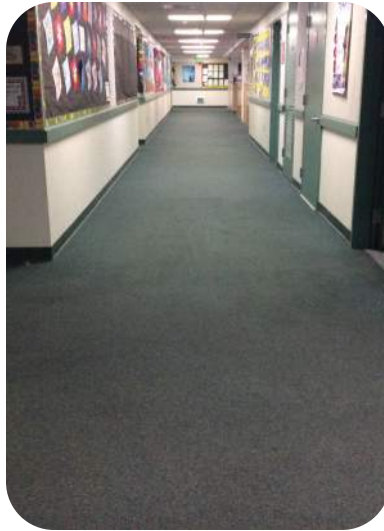
MEADOWS ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0	0.00
Superstructure	10.04	1	0	0.00
Exterior Walls	5.11	2	0.1	0.51
Exterior Windows	5.02	1	0	0.00
Exterior Doors	0.70	2	0.1	0.07
Roofing	6.70	3	0.5	3.35
Interior Walls	2.45	1	0	0.00
Interior Doors	1.46	1	0	0.00
Interior Specialties	1.08	2	0.1	0.11
Wall Finishes	1.62	2	0.1	0.16
Floor Finishes	6.21	5	1	6.21
Ceiling Finishes	6.09	2	0.1	0.61
Plumbing	7.39	2	0.1	0.74
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0	0.00
Electrical Service/Distribution	0.93	1	0	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	1	0.00	0.00
Equipment & Furnishings	0.23	2	0.10	0.02

34.69

The Meadows Elementary School is in overall good condition, with an FCI of 34.69. This is in large part due to the 2011 Measure E upgrades the facility received in 2014. Continued replacement of older portable units as well as life-cycle and end educational program-related improvements have been outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

MEADOWS ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School	-	-	-	-	-	-	
TK	1	24	24	1	24	24	
Kindergarten	3	24	72	3	24	72	
Kindergarten / 1st Grade	1	24	24	1	24	24	
1st Grade Learning Studio	4	24	96	4	24	96	
2nd Grade Learning Studio	4	24	96	4	24	96	
3rd Grade Learning Studio	4	24	96	4	24	96	
4th Grade Learning Studio	4	32	128	4	32	128	
5th Grade Learning Studio	3	32	96	3	32	96	
6th Grade Learning Studio	3	32	96	3	32	96	Portable classrooms
Sub-total			728			728	
Student Support Services							
Special Education (SDC) Classrooms	3	12	36	3	12	36	
Resource Classrooms		-	-	1			
School Psychologist	1	-	-	1			
Speech Office	1	-	-	1			
Response to Intervention (RTI)	0.5	-	-	1			
Counselor	1.5	-	-	1			
Student Enrichment (GATE)		-	-	1			
Multi-Sensory Room (De Esc)		-	-	1			
Itinerant Space (Small Group)		-	-				On Stage
Occupation & Physical Therapy (OT/PT)	0.5	-	-	1			Too small
Adaptive Physical Education		-	-	1			Move to new stage
Sub-total			36			36	
Specialized / Shared							
Library	1	-	-	1			
Art Instruction		-	-	1	-	-	Shared P/A Space
Performing Arts (Music)		-	-	1			Shared P/A Space
Music Support (Orchestra)	0.5	-	-	1	-	-	Shared w/ Intervention (move to new stage)
Science / STEM Lab	1	-	-	1	-	-	
Computer Classroom	1	-	-				Convert to OT/PT
Multi-Purpose Room	1	-	-	1			Enlarge MPR
Stage	1	-	-	1			New stage
Community Room		-	-	1			Part of Office addition
Parent Resource Center		-	-	1			
Sub-total							
Building Administration							
Reception / Staff Area	1	-	-	1			
Principal Office	1	-	-	1			
Assistant Principal Office	1	-	-	1			
Conference Room	1	-	-	1			
Staff Toilets	2	-	-	2			
Nurse Office	1	-	-	1			Includes separate toilet room
Administration Workroom	1	-	-	1			
Staff Workroom	1	-	-	1			
Staff Lounge	1	-	-	1			
Storage Room	1	-	-	1			
Electrical Closet / Data		-	-	1			
Sub-total							
Building Support							
Kitchen	1	-	-	1			Includes toilet room for staff
Student Restrooms (Boys)	3	-	-	3			
Student Restrooms (Girls)	3	-	-	3			
Unisex (Single User)		-	-				
Staff Restrooms	4	-	-	4			
Storage Room	2	-	-	2			
Custodial Closets	3	-	-	4			
Custodial Office / Storage		-	-				
Technology Center / Workrm		-	-	1			
Electrical Closet / Data	1	-	-				
IDF		-	-	1			
Mechanical Closets	1	-	-				
Sub-total							
Total			764 (Student Capacity)			764 (Student Capacity)	

726 Funct Capacity @95%
637 HPE (Resident Students)
87.77% Utilization

702 Current enrollment
91.88% at Capacity



MASTER PLAN RECOMMENDATIONS



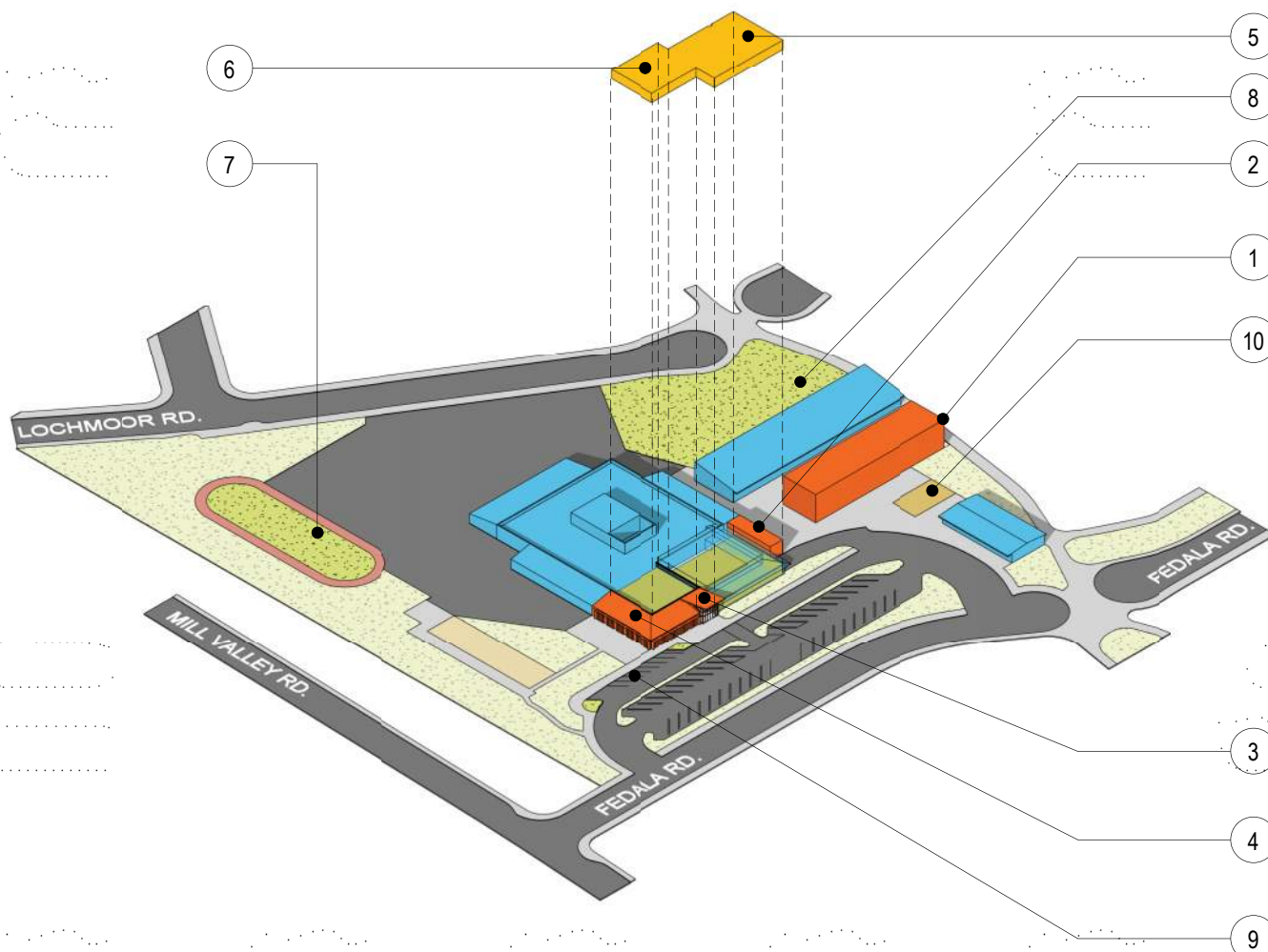
LEGEND

Master Plan Recommendations

- | | | | | | |
|--|-----------------------------|--|-------------------------------------|--|------------------------------------|
| | Physical Plant Improvements | | Proposed 2-Story Classroom Building | | Proposed Administration Renovation |
| | Program Renovations | | Proposed Stage Addition | | Proposed Track |
| | New Construction | | Proposed Secure Entry | | Proposed Grading and Restoration |
| | Planned Portable Removal | | Proposed Administration Addition | | Proposed Parking |
| | Day Care | | Proposed MPR Renovation | | Proposed Soft Play Area |

Property Line





MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Secure main-entry modifications
- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + New running track
- + Irrigation, drainage & functional site improvements
- + Address hardscaping (paving) & landscaping needs
- + Improve school entrance / plaza
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement.
- + New energy efficient building control system
- + New carpeting
- + Refurbish older classroom casework
- + Roof maintenance / repair
- + Replace interior / exterior lights with LED fixtures
- + Provide solar tubes in windowless classrooms

PROGRAM

- + Technology upgrades
- + New CR addition / remove portable CR units
- + MPR expansion / renovations

LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed

LEGEND

- Physical Plant Improvements
- Program Renovations
- New Construction
- # Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
MEADOWS ES**

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
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SCOPE OF WORK

PRIORITY

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

\$ 30,680

2. Site - Circulation

2.1 No recommendations

\$ - \$ - \$ - \$ -

3. Landscape & Paving

3.1 Drainage, grading and functional improvements to open grass play area.

\$ 40,268

3.2 Provide additional parking

\$ 115,050

3.3 Create outdoor waiting plaza at main entrance

\$ 61,360

3.4 Repair concrete block wall adjacent to residences

\$ 23,010

4. Playground / Activities

4.1 Provide additional shade structure(s) and site furniture

\$ 230,100

4.2 Construct new running track (similar to other schools)

\$ 230,100

4.3 Replace wood chips with resilient surface

\$ 172,575

4.4 Develop (2) New outdoor learning areas

\$ 76,700

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

\$ 76,700

5.2 Provide access control system / new door hardware

\$ 80,535

5.3 Install panic alarm and intrusion system

\$ 30,680

5.4 Add impact resistant film for glass exterior doors & secure entry glass

\$ 11,505

5.5 Provide new Public Address / Master Clock System for campus, including Pre-K.

\$ 559,010

5.6 Fire Alarm System upgrade / replacement

\$ 319,434 \$ 319,434

6. Building Envelope

6.1 Repair damaged roof eaves / minor roof repair

\$ 11,505

6.2 Exterior stucco maintenance, repair & painting

\$ 7,670

\$ 15,340

\$ 15,340

6.3 Re-roof older portable buildings (if not replaced)

\$ 182,546

6.4 Replace existing clay tile roofing

\$ 10,124

7. General Architectural

7.1 Provide new site directional / room identification signage

\$ 8,437

7.2 Paint exterior doors

\$ 53,690

7.3 New carpeting throughout entire school

\$ 368,160

7.4 Add solar tubes to windowless instructional rooms.

\$ 66,269

7.5 Refurbish classroom storage casework

\$ 38,025

\$ 38,025

8. HVAC

8.1 New DDC automated building control system

\$ 159,717

\$ 159,717

\$ 159,717

8.2 Replace general exhaust fans

\$ 76,700

\$ 76,700

\$ 76,700

8.3 Fan Coil and RTU equipment replacement

\$ 1,549,340

\$ 1,549,340

\$ 1,549,340

8.4 Grille and diffuser replacement (partial)

\$ 52,440

\$ 52,440

\$ 52,440

8.5 Replace lined ductwork (rooftop mounted ductwork)

\$ 15,340

9. Plumbing

9.1 Provide new water chilled water coolers, with a hydration station function

\$ 30,680

9.2 Plumbing fixture replacement

\$ 72,865

\$395,772.00

10. Electrical

10.1 Provide additional site lighting

\$ 38,350

10.2 Replace interior lights with new LED lighting

\$ 638,868

10.3 Upgrade Stage incandescent lighting system

\$ 17,488

10.4 Provide interior lighting control system

\$ 239,576

10.5 Replace exterior lights with LED fixtures

\$ 159,717

10.6 Provide exterior lighting control system

\$ 79,859

11. Technology

11.1 New telephone system

\$ 479,151

11.2 Replace Classroom projectors with interactive flat panel monitors

\$ 194,700

11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas

\$ 119,788

11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)

\$ 75,933

11.5 New Sound & Projection system in MPR

\$ 76,700

12. Nutrition Services

12.1 Kitchen equipment upgrades / replacement

\$ 76,700

12.2 Replace Kitchen exhaust hood and fans

\$ 23,010

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.1 Multi-Purpose Room expansion / renovations

\$ 644,280

13.2 Administration Office renovations

\$ 331,344

13.3 Administration Office expansion

\$ 805,350

14. New Construction

14.1 New MPR Stage

\$ 828,360

14.2 New 2 story CR addition to replace existing portable units (include Art Room, Music Room, Orchestra, Student Support Space, Student toilets, faculty planning/professional room, staff toilets)

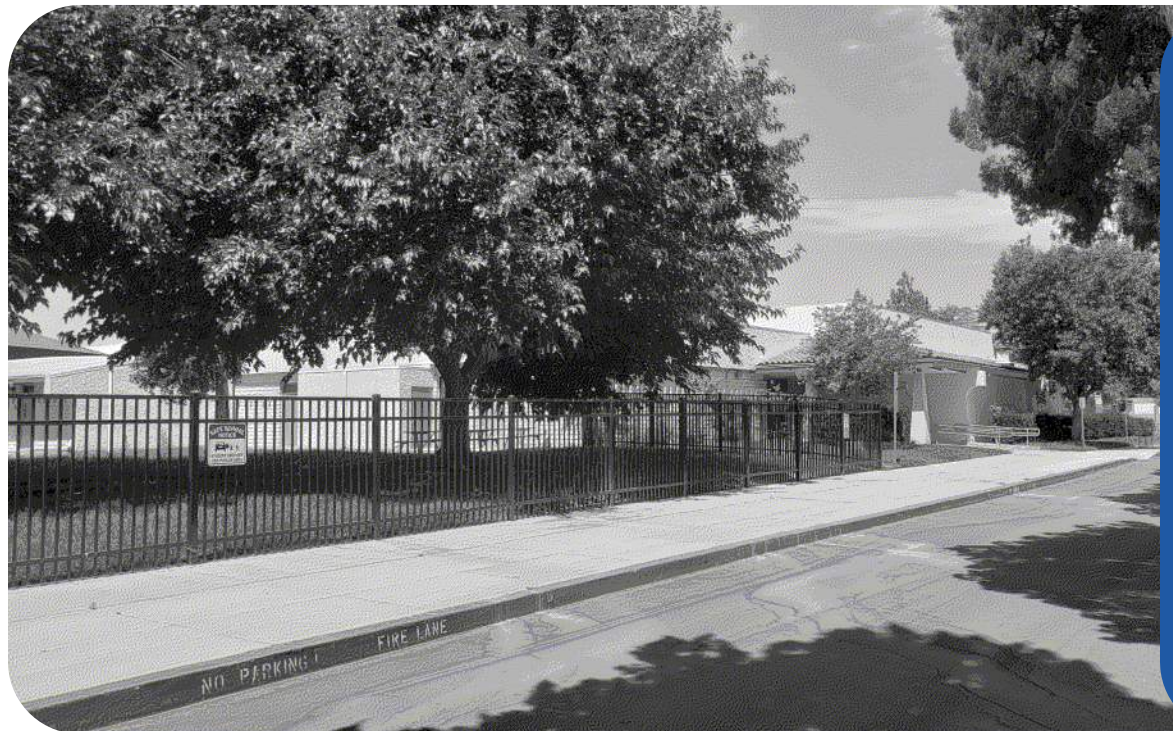
\$ 7,823,400

14.3 New Entry feature / Secure Vestibule entrance

\$ 153,400

SUB-TOTAL \$1,203,290 \$6,686,106 \$11,850,763 \$2,287,334

\$22,027,493



The main entrance to the school does not provide a secure entry, and additional space is needed for the administration office.



The concept shows an expanded administration office, with a secure vestibule entry and additional parking area. The entrance is more prominent and easily located.







Newhall Elementary School

Site Description

Description

Newhall Elementary School is the first official school of the Newhall School District. The Tk-6th grade campus encompasses 9.1 acres, which includes a State Preschool Program as well as the Newhall Family Theater for Performing Arts. Newhall Elementary was first built in 1879 and became a community gathering place; it continues to be a landmark in the Santa Clarita Valley. **61%** of the student population are English Language Learners, **84%** are socio-economically disadvantaged, **14%** of the student population are students with disabilities. Newhall Elementary provides a comprehensive arts-integrated educational program partnering parents, staff, and community to inspire academic success for all students. The school works closely with the Kennedy Arts Center and the Technology Enhanced Arts Learning (TEAL) Project to provide teachers with workshops and tools to integrate arts into all content areas.

Neighborhood

Located along the north east boarder of the district. As the first school in the city of Newhall, it is centrally located within the city’s well-established commercial development. The site is bounded by Newhall Avenue to the west, Lyons Avenue to the south, 13th Street to the north, and Wlanut Street to the east. The main parking lot is directly accessible via Newhall Avenue, with secondary drop off points along 11th Street, Walnut Street, and 13th Street. Bounded by the Quigley Canyon Open Space to the north east and a mix of older single family and multi-family housing. South of the campus is primarily composed of commercial development. The eastern boundary of the campus is comprised of single-family homes with neighborhoods which carve into the Quigley Canyon area. An undeveloped parcel sits adjacent to Railroad avenue and is planned for 322 additional single family units. To the west of the campus, the neighborhood is a mix of older multi-family and single-family homes and commercial units.



Site Type	Elementary School (K-6)
Year Built	1939
Site Acreage	9.1
Square Footage	78,380
Building Totals	12
• Permanent	6 (20 Classrooms)
• Modular	3 (16 Classrooms)
• Portables	3 (0 Classrooms)
Address	24607 Walnut Street Newhall, CA 91321
Phone	(661) 291-4010
Website	www.newhallelementary.net
CDS Code	19 64832 6020796
Awards	National Blue Ribbon (1994) California Distinguished School Award (1993, 2002)
2019/2020 Enrollment	622 Students
Functional Capacity	669 Students



FACILITIES SYSTEMS

Overview

The original Newhall Elementary School was constructed 1939 and included ten (10) classrooms, the administration office and an Auditorium. The Multi-Purpose Room and the classrooms along 11th Street were added in 1954, while the classrooms and toilet rooms located on the North side of the Courtyard were added in 1958. The four (4) classrooms on the South side of the courtyard, the current RISE program classrooms, were added in 1958. Over the years portable classrooms were added and removed in various locations on site, which ultimately were replaced by a two-story classroom addition in 2014. The exterior of all buildings is stucco, in various states of condition, based on the age of the facilities. The Library was approved by DSA in late 2004 and started construction in 2005. The on-site daycare buildings, located at the corner of Newhall Ave and 13th Street, are not part of the elementary school and were added in 1994 and 1996.

Site

The site is approximately 9.1 acres and is in the town of Newhall, surrounded by residential areas. Student drop-off and pick-up is via a valet system, on the 11th Street side of the school, at the curb. Student drop off also occurs on 13th street, through the rear grass area of the site, to handle the traffic flow. Parking is insufficient to meet the demand. All the on-site parking is located behind the school, on a parking lot at the corner of 11th and Newhall Streets. Parking is for staff only, and some staff as well as visitors use on-street parking, when available. The site includes ample hard and soft play areas; with nice recreational grass area on the North side of campus, adjacent to 13th Street. The site does allow for some opportunities for building expansion and construction, but they are somewhat limited due to the build-out of the site.

Program Spaces

The Administration office has been modified several times over the years and needs expansion and improvements to better meet the needs of the school and to incorporate a secure main entrance. Dedicated rooms for Performing Arts, designed specifically to meet program needs are desired. The Multi-Purpose Room is outdated, undersized and functions poorly on a daily basis. Additional Program space for accommodating student support services as well as functions such as dance, and orchestra, is desired, and additional space for Staff, including a larger staff Room and an additional conference space are desired.

HVAC

The HVAC systems on this campus vary in assessed condition. The campus is served by a range of Central Station Air Handling Units, Dx Roof Top Units, Fan Coil Units, Split-Systems, wall mounted Heat Pumps, and exhaust fans. Approximately 50% of the Air Conditioners and Exhaust Fans are in a condition that is recommended to be replaced, while the others only require typical seasonal maintenance. These systems are controlled by a dated building management system, which is recommended for replacement. At the local zone level, supply diffusers and return / exhaust grilles in the Admin, Multipurpose Room, and Annex are deteriorated and replacement is recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems as assessed typically only require seasonal maintenance, with only a few that are recommended for replacement. Drinking fountains and domestic hot water heaters appear dated and it is advised that these units are upgraded. Adding chilled water coolers with a hydration station function is recommended. The grease waste sewer systems was assessed to need repair only, and appears serviceable.

Electrical

The interior and exterior lighting throughout the campus consists of dated fixtures. It is recommended that all lighting systems are upgraded to modern LED type, including the stage lighting systems with an upgrade to the lighting controls systems. The main electrical gear appears to be in serviceable condition but may require repair or “heavy maintenance”.

Technology

Across the campus the Phone and Fire Alarm systems are dated and problematic. Upgrade of these systems is recommended and included in the assessment as such. Security Cameras and Card Access are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. The campus Public Address appears to be in serviceable condition for most of the campus while classroom building 100-102, the Main building, and the Annex should be upgraded. Classroom A/V appears to be in serviceable condition with the exception of a few various classrooms, the Library, and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District’s Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Elegant, adjacent Newhall Theatre
- Nice, large playground areas and green space
- Nicely landscaped site with mature trees
- Newer two-story classroom building
- Library is relatively new and in good condition

CAMPUS CHALLENGES

- One vehicular ingress / egress point for the campus
- One pick-up and drop-off point for students
- Additional parking is needed
- Lack of shade
- Small Multi-Purpose Room
- Lack of fine Arts spaces
- Small administration office
- Storage
- Need additional Special education and student support service space



YEAR CONSTRUCTED



LEGEND

Year Constructed

	1939		1954		1958		1991
	1999		2007		2010		2015
	2017						



YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1939	MAIN BUILDING	AUDITORIUM, 2, 5-13	13,336	17.0%
1954	MAIN BUILDING	MPR, KTN, 1, 3-4	26,234	33.5%
1958	CLASSROOM BUILDING 14-17	14-17	4,464	13.7%
	CLASSROOM 18	18	1,581	
	CLASSROOM BUILDING 19-22	19-22	3,999	
	RESTROOM BUILDING	T	689	
1991	ANNEX	ANNEX	4,998	6.3%
1999	PORTABLE PRESCHOOL RM 2		960	1.2%
2007	LIBRARY BUILDING	LIB	2,108	2.7%
2010	PORTABLE PRESCHOOL RM 1,3		2,480	3.2%
2015	2 STORY CLASSROOM BUILDING	23-38	16,293	20.8%
2017	AUDITORIUM DRESSING		476	1.6%
	AUDITORIUM GIRLS R.R.		476	
	AUDITORIUM BOYS R.R.		286	
SUBTOTAL NEWHALL ES			78,380	100%

•MPR = Multi-Purpose Room •LIB = Library T = Toilet





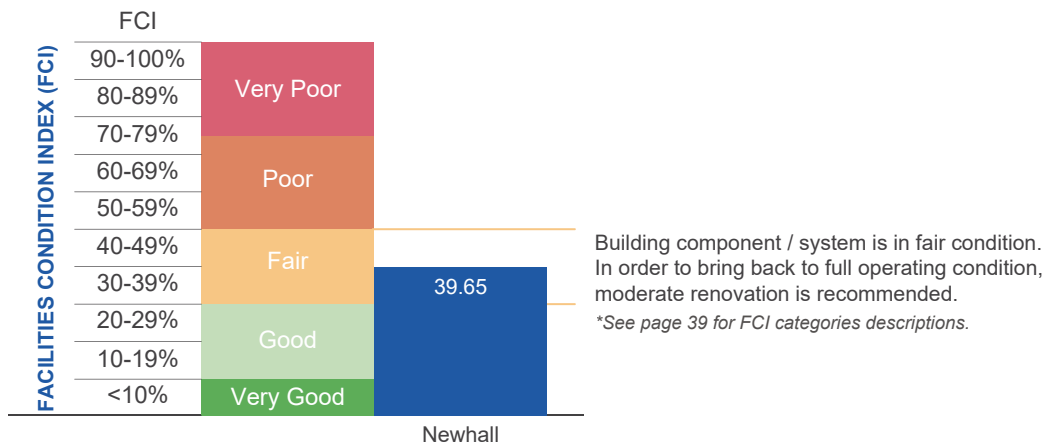
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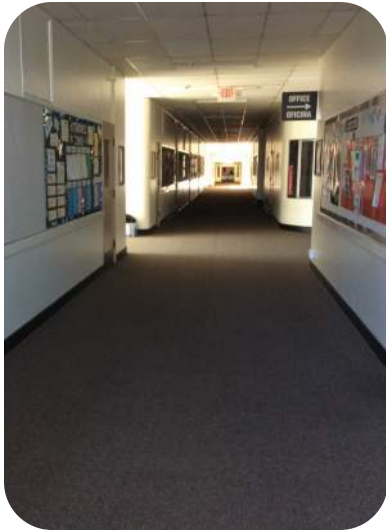
NEWHALL ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	2	0.10	0.51
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	3	0.75	0.52
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	3	0.50	0.81
Floor Finishes	6.21	5	1.00	6.21
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	3	0.50	0.47
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	1	0.00	0.00
Equipment & Furnishings	0.23	3	0.75	0.17

39.65

The Newhall Elementary School is in fair condition and can serve the school district for the foreseeable future. The facility infrastructure and major systems are aging and should be considered for phased-in life-cycle replacement. Educational Program-related additions and renovations to address and implement the educational specifications have been outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

NEWHALL ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School	3	24	72	3	24	72	Pre-School Classrooms
TK	1	24	24	1	24	24	
Kindergarten	3	24	72	3	24	72	
Kindergarten / 1st Grade		24	0		24	0	
1st Grade Learning Studio	3	24	72	3	24	72	
2nd Grade Learning Studio	3	24	72	3	24	72	
3rd Grade Learning Studio	4	24	96	4	24	96	
4th Grade Learning Studio	4	32	128	4	32	128	
5th Grade Learning Studio	3	32	96	3	32	96	
6th Grade Learning Studio	3	32	96	3	32	96	Portable classrooms
Sub-total			656			656	** Total does not include Pre-School
Student Support Services							
Special Education (SDC) Classrooms	4	12	48	4	12	48	
Resource Classrooms		-	-				
School Psychologist	1	-	-				
Speech Office	1	-	-	1			
Response to Intervention (RTI)		-	-				
Counselor	2	-	-	2			
Student Enrichment (GATE)	0	-	-	1			
Multi-Sensory Room (De Esc)	0	-	-	1			
Itinerant Space (Small Group)	0	-	-	1			
Occupation & Physical Therapy (OT/PT)	0	-	-	1			
Adaptive Physical Education		-	-				Move to new stage
Sub-total			48			48	
Specialized / Shared							
Library	1	-		1			
Art Instruction	1	-		1	-	-	Shared P/A Space
Performing Arts (Music)	1	-		1			Shared P/A Space
Music Support (Orchestra)	1	-		1	-	-	Shared w/ Intervention (move to new stage)
Perf Arts	0			1			
Science / STEM Lab	1	-		1	-	-	
Computer Classroom	1			0			
Multi-Purpose Room	1	-		1			
Stage	-	-		1			Sep Aud./ Stage @ Newhall Theatre
Community Room	1	-		1			Part of Office addition
Parent Resource Center	0	-		1			
Sub-total							
Building Administration							
Reception / Staff Area	1	-		1			
Principal Office	1	-		1			
Assistant Principal Office	1	-		1			
Conference Room	1	-		1			
Staff Toilets	-	-		1			
Nurse Office	1	-		1			Includes separate toilet room
Administration Workroom		-		1			
Staff Workroom	1	-		1			
Staff Lounge	1	-		1			
Storage Room	1	-		-			
Electrical Closet / Data	-	-		-			
Sub-total							
Building Support							
Kitchen	1	-		1			Includes toilet room for staff
Student Restrooms (Boys)	3	-		3			
Student Restrooms (Girls)	3	-		3			
Unisex (Single User)	2	-		4			
Staff Restrooms	4	-		4			
Storage Room	3	-		4			
Custodial Closets	3	-		3			
Custodial Office / Storage		-					
Technology Center / Workrm	0	-		1			
Electrical Closet / Data	1	-		1			
IDF	1	-		1			
Mechanical Closets		-		-			
Sub-total							
Total			704 (Student Capacity)			704 (Student Capacity)	** Total does not include Pre-School

669 Funct Capacity @95%
854 HPE (Resident Students)
127.69% Utilization

622 Current enrollment
88.35% at Capacity



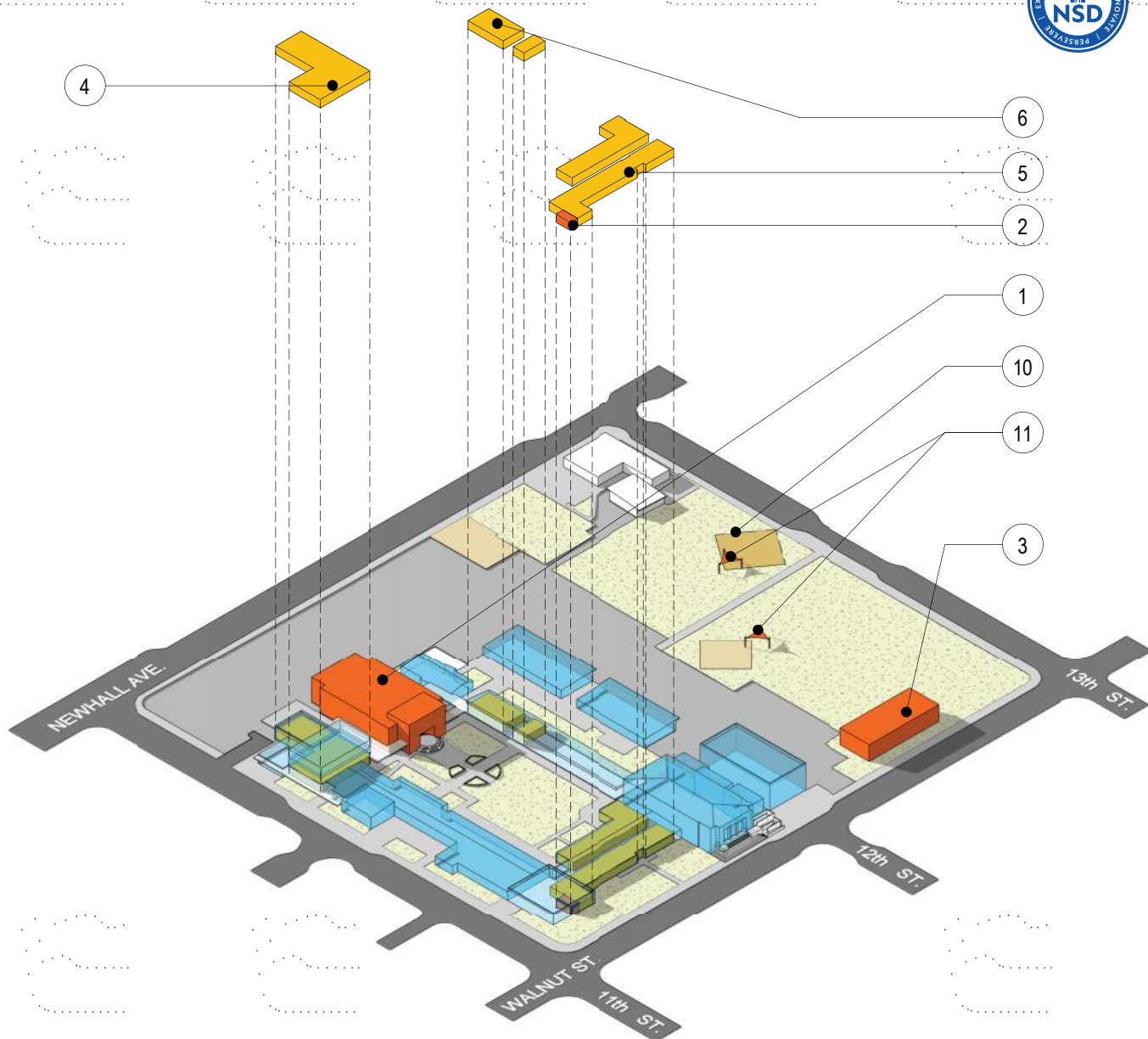
MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

Physical Plant Improvements	Proposed MPR & Kitchen	Proposed Toilet Renovation
Program Renovations	Proposed Secure Entry	Proposed Library Courtyard
New Construction	Proposed RISE Building	Proposed Covered Outdoor Dining
Planned Portable Removal	Proposed Arts Renovation	Proposed Additional Parking
Day Care	Proposed Administration Renovation	Proposed Play Area
Property Line	Proposed Shade Structure	



MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Secure main-entry modifications
- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + New running track
- + Irrigation, drainage & functional site improvements
- + Address hardscaping (paving) & landscaping needs
- + Improve school entrance / plaza
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + New energy efficient building control system
- + New carpeting
- + Refurbish older classroom casework
- + Roof maintenance / repair
- + Replace interior / exterior lights with LED fixtures
- + Provide solar tubes in windowless classrooms

PROGRAM

- +Technology upgrades
- +New CR addition / remove portable CR units
- +MPR expansion / renovations

LONG TERM PLAN

- +Continued life-cycle replacement of mechanical equipment
- +Interior / exterior finish upgrades as needed

LEGEND

- Physical Plant Improvements
- Program Renovations
- New Construction
- # Refer to Legend on Opposing Page



MASTER PLAN RECOMMENDATIONS

NEWHALL ES

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
---------------------------------	----------------------------	-----------------------------	----------------------------

SCOPE OF WORK

PRIORITY

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

\$ 30,680

2. Site - Circulation

2.1 No recommendations

\$ - \$ - \$ - \$ -

3. Landscape & Paving

3.1 Drainage and functional improvements to Quad

\$ 28,763

3.2 Drainage improvements at east side of site

\$ 15,340

3.3 Exterior fencing replacement

\$ 23,010

4. Playground / Activities

4.1 Provide additional shade structure(s)

\$ 230,100

4.2 Update Playground equipment

\$ 191,750

4.3 New soft playground

\$ 38,350

4.4 Develop (2) New outdoor learning areas

\$ 76,700

4.5 Outdoor Dining improvements

\$ 23,010

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

\$ 76,700

5.2 Provide access control system / new door hardware

\$ 87,438

5.3 Install panic alarm and intrusion system

\$ 30,680

5.4 Add impact resistant film for glass exterior doors & secure entry glass

\$ 23,010

5.5 Provide additional exterior lighting for security

\$ 38,350

5.6 Patch Attic firewalls

\$ 7,670

5.7 Provide new, taller fence between NES and Pre School

\$ 34,515

5.8 Provide new Public Address / Master Clock System for campus,

\$ 837,961

5.9 Fire Alarm System upgrade / replacement

\$ 478,835 \$ 478,835

6. Building Envelope

6.1 Roof replacement / upgrade

\$ 322,140

6.2 Exterior painting

\$ 19,175 \$ 19,175 \$ 38,350.00

6.3 Replace exterior wood doors / hardware

\$ 34,515

7. General Architectural

7.1 Provide new site directional / room identification signage

\$ 8,437

7.2 Interior painting

\$ 245,440

7.3 New flexible student furniture

\$ 437,190

7.4 Update Classroom storage casework

\$ 138,060 \$ 138,060

8. HVAC

8.0 New DDC automated building control system

\$ 196,352 \$ 196,352 \$ 196,352

8.1 Replace general exhaust fans

\$ 48,577 \$ 48,577 \$ 48,577

8.2 Remove fire suppression (ansul) system from Kitchen hood

\$ 30,680

8.3 Fan Coil, Split System and RTU equipment replacement (selected equipment)

\$ 1,196,520 \$ 598,260 \$ 4,402,580

8.4 Grille and diffuser repair and replacement

\$ 191,750 \$ 4,602

8.5 Replace lined ductwork (rooftop mounted ductwork)

\$ 14,190

9. Plumbing

9.0 Replace drinking fountains with new, water chilled water coolers, with a hydration station function

\$69,030

9.2 Provide additional isolation valves in the plumbing distribution system

\$ 11,505

9.4 Plumbing fixture replacement, including HWH (selected equipment)

\$ 107,380 \$ 563,745

10. Electrical

10.0 Repair service entrance switchgear

\$ 196,352

10.1 Replace interior lights with new LED lighting

\$ 785,408

10.3 Provide interior lighting control system

\$ 196,352

10.4 Replace exterior lights with LED fixtures

\$ 98,176

10.5 Provide exterior lighting control system

\$ 196,352

11. Technology

11.1 New telephone system

\$ 589,056

11.2 Replace Classroom projectors with interactive flat panel monitors

\$ 291,460

11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas

\$ 147,264

11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)

\$ 87,438

11.5 New Sound & Projection system in MPR

\$ 53,690

12. Nutrition Services

12.0 New Kitchen equipment as part of new Kitchen addition

\$ 345,150

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.0 Multi-Purpose Room conversion to Program space

\$ 1,917,500

13.1 Administration Office renovations / secure entry

\$ 1,150,500

13.2 Toilet Room renovations (Master Plan)

\$ 966,420

13.3 Program renovations main building

\$ 690,300

14. New Construction

14.0 New Multi-Purpose Room and Kitchen

\$ 5,867,550

14.1 New Classroom building (4 classrooms) to replace RISE

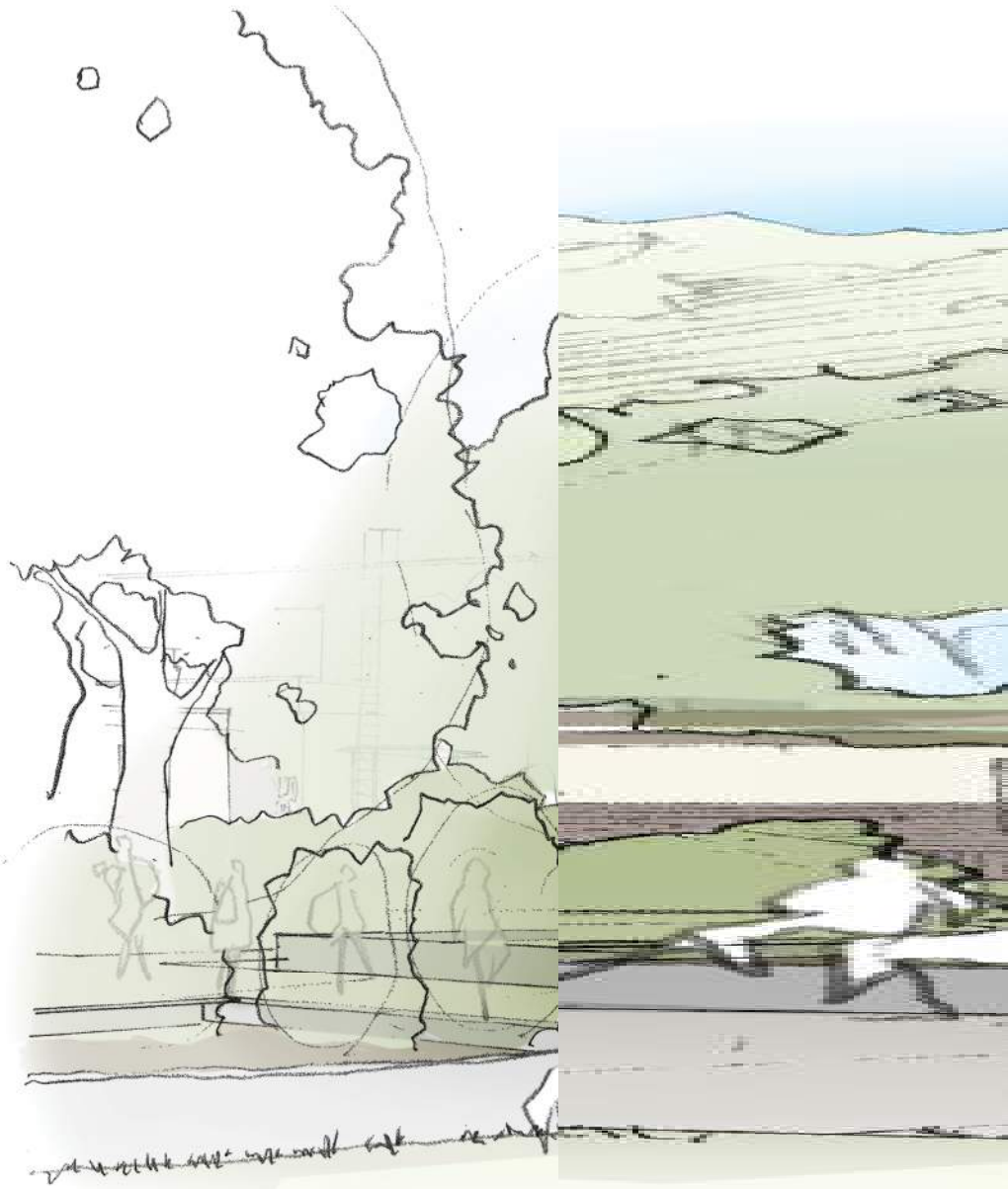
\$ 2,356,224

SUB-TOTAL \$ 1,857,304 \$ 7,970,763 \$ 12,792,125 \$ 5,392,266

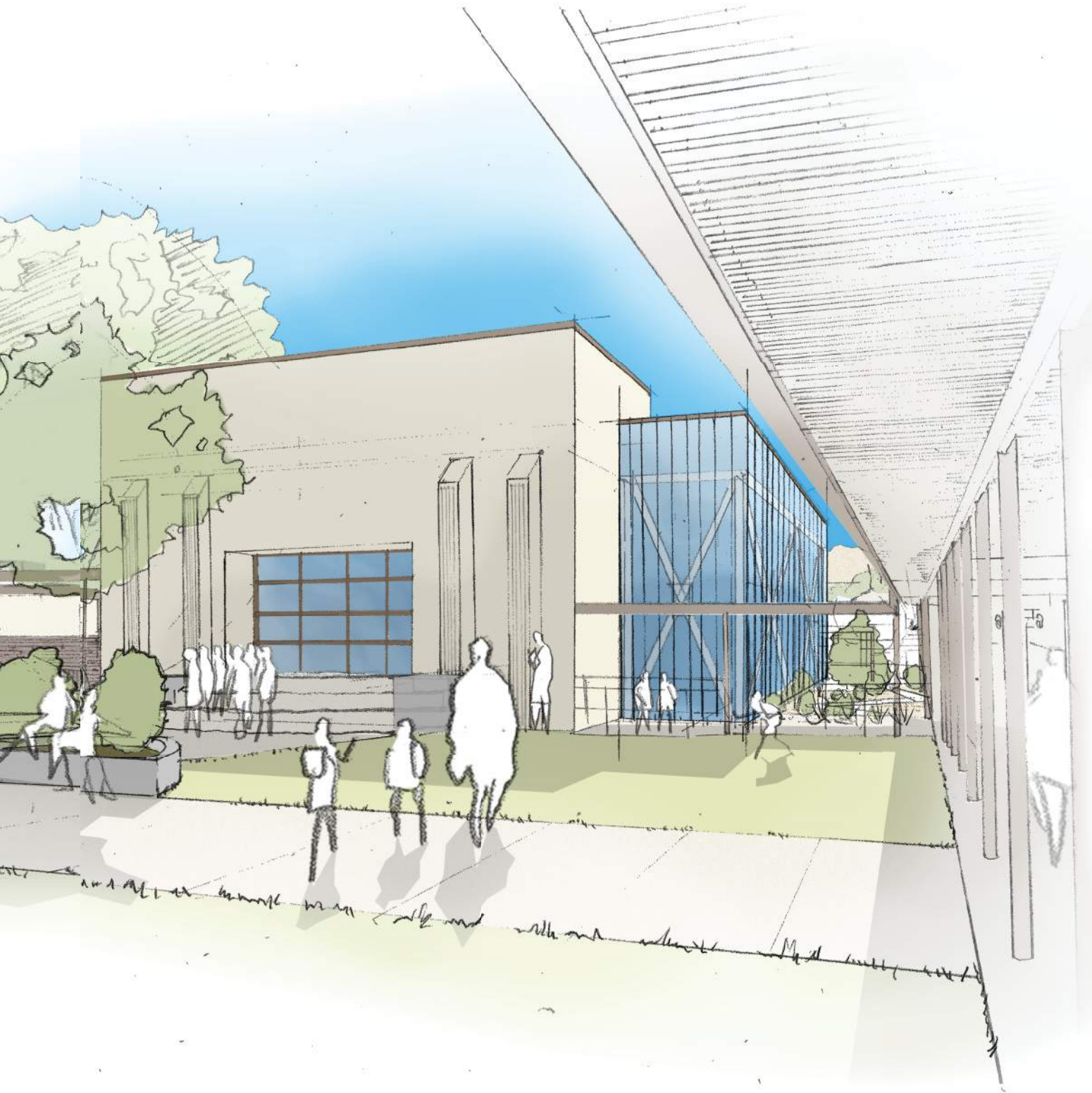
\$ 28,012,458



View of existing RISE building, undersized MPR and underutilized courtyard.



The concept shows a new MPR facility, an engaging, student-centered courtyard and a developed exterior learning area between the existing Library and the new MPR facility.







Oak Hills Elementary School

Site Description

Description

The campus is comprised of one (1) main support building which encompasses the administration, multi-purpose room, and library facility; surrounded by seven (7) classroom wings. **10%** of the student population are English Language Learners, **13%** are socio-economically disadvantaged, and **11%** of the student population are students with disabilities. Oak Hills believes in the achievement of all students; staff works together to ensure the school's academic success continues to grow. Students' accomplishments are not only reflective of their hard work, but of all teachers and specialists that adhere to the strong academic programs offered. School-wide Professional Learning Community (PLC) teams are committed to working collaboratively in ongoing processes of collective inquiry and action research to achieve better results for the students they serve. Oak Hills is a proud recipient of the 2019 National Blue Ribbon award for exemplary high performing school. Oak Hills has completed its second year of PBIS on campus, following the research-based method of clearly teaching expected behaviors, rewarding positive student choices, and intervening with students who need additional support to be successful. The site follows four core behavior expectations – Have Respect, Own Your Actions Safely, Work Together, and Listen Attentively (HOWL). These behavior expectations are taught explicitly and are encouraged using positive incentives.

Neighborhood

Oak Hills Elementary is located within the furthest north-west corner of the District's boundaries. It sits directly south of the new Newhall Ranch Development site, which surrounds the Six Flags Magic Mountain theme park. The site is surrounded by newly developed, single-family homes and directly abuts Rancho Pico Junior High School and West Ranch High School. Valencia Boulevard runs along the campus' southern border and reaches out to Interstate-5, which serves as the site's eastern boundary. The site is directly accessible via single access point from Old Rock Road.



Site Type	Elementary School (K-6)
Year Built	2005
Site Acreage	9.49
Square Footage	65,624
Building Totals	10
• Permanent	1 (1 Classrooms)
• Modular	9 (41 Classrooms)
• Portables	0 (0 Classrooms)
Address	26730 Old Rock Road Valencia, CA 91381
Phone	(661) 291-4100
Website	www.oakhillsschool.com
CDS Code	19 64832 0108027
Awards	National Blue Ribbon (2019) California Distinguished School Award (2012)
2019/2020 Enrollment	620 Students
Functional Capacity	878 Students



FACILITIES SYSTEMS

Overview

The Oak Hills Elementary School is the newest school facility in the District, having been constructed in 2005. A modular classroom was added to the Kindergarten wing in 2006, which is current Room 100. There is a private daycare facility located on site, adjacent to the Kindergarten wing. The main building and all the classroom wings are one story, modular construction with exterior stucco finish. There is one two-story modular classroom building at the back of the site along Valencia Boulevard, which is also exterior stucco finish. Roofs are mainly flat, with a membrane roofing and a small amount of fiberglass shingle accent. The building is in overall good condition, however some of the finishes are aging and ready for life-cycle replacement, as well as some of the mechanical equipment.

Site

The site is approximately 9.5 acres and is in a residential area of the Stevenson Ranch development. There are two schools in proximity to the Oak Hills Elementary School; the Rancho Pico Junior High School and the West Ranch High School, both part of the William S. Hart Union High School District. There is one entrance/exit point for the site, located off Old Rock Road. Most students are dropped off and traffic gets backed-up along Old Rock Road for student drop-off and pick-up, forcing some students to be dropped-off and picked-up along Westridge Parkway, and causes delays for staff trying to get to the building. The site is nicely landscaped and includes on-site parking, as well as hard and soft play areas for the students. There is ample amount of green space for recreational activities. Expansion of the current building is possible, in fact, the original drawings indicate a future classroom wing to the East of Classroom Building F, the two-story classroom wing.

Program Spaces

The school is one of only several in the District that have a secure front entry, which is desirable. The original main office location has been re-located as a safety precaution since the original entrance allowed access to the campus prior to entering the main office to check in. The upper grade classrooms are a little tight in terms of size to accommodate the maximum enrollment. The rectangular shape of the classrooms is problematic. Dedicated program space is desired for Art instruction, and the space exists for this Program although not currently used by the teacher. Additional space is desired for student support services program areas and there is a need for additional staff toilets.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by a combination of Roof Top Units and Fan Coil Units controlled by an aging centralized building management system. Exhaust Fans are operating but are nearing the end of recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition with nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Very few fixtures are recommended for replacement due to service-life, while the vast majority (90%+) may only require seasonal maintenance. Drinking fountains and domestic hot water heaters fall into the same description above. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type, including the stage lighting systems. Both Interior and Exterior lighting controls systems appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone and Fire Alarm systems are dated and problematic. Upgrade of these systems is recommended and included in the assessment as such. The Public Address system is in serviceable condition with only repairs recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition except for the Library, and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Proximity to other schools
- Nice, large playground areas
- Nice large grass recreational area
- Simplified arrangement of classroom wings with access to outdoor space

CAMPUS CHALLENGES

- One vehicular ingress / egress point for the campus
- One pick-up and drop-off point for students
- No school signage along Valencia Boulevard
- Adequate parking for events
- Need improved secondary pedestrian egress from site
- Need for additional shade



YEAR CONSTRUCTED



LEGEND

Year Constructed



2005



2006

Property Line





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
2005	MAIN BUILDING	MPR, LIB	20,504	97.8%
	CLASSROOM BUILDING RMS 110-113	110-113	4,320	
	CLASSROOM BUILDING 114-117	114-117	4,320	
	CLASSROOM BUILDING 118-121	118-121	4,800	
	CLASSROOM BUILDING 122-126	122-126	4,800	
	CLASSROOM BUILDING 127-131	127-131	5,280	
	CLASSROOM BUILDING 132-134	132-134, 231-234	7,680	
	CLASSROOM BUILDING 135-139	135-139, 235-239	9,600	
	CLASSROOM BUILDING RMS 101-102	101-102	2,880	
2006	CLASSROOM BUILDING 100	100	1,440	2.2%
SUBTOTAL OAK HILLS ES			65,624	100%

•MPR = Multi-Purpose Room

•LIB = Library





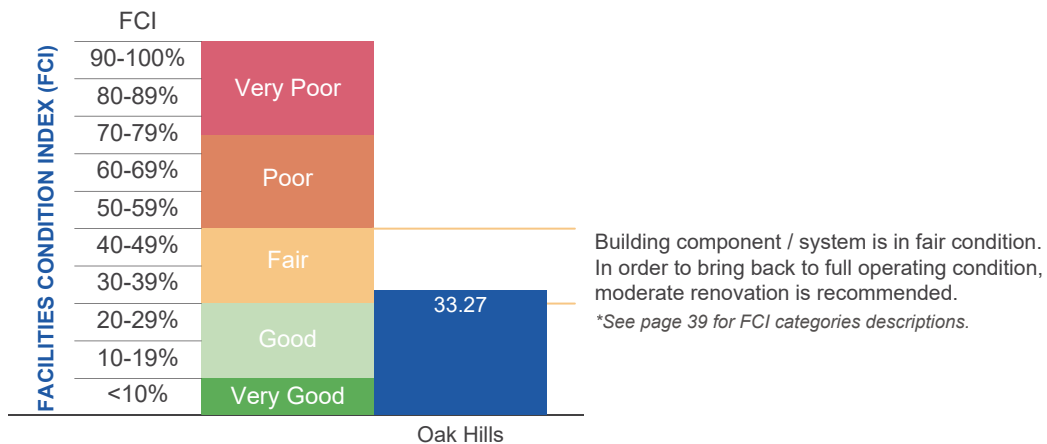
FACILITY CONDITION INDEX (FCI)

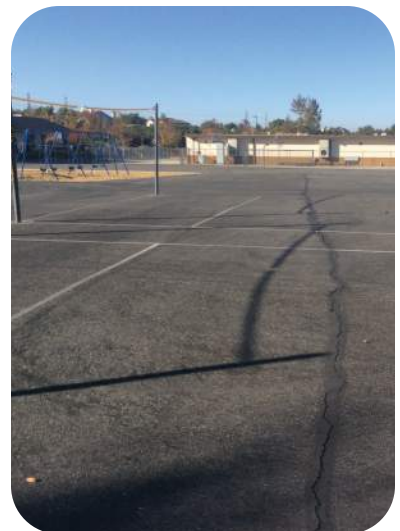
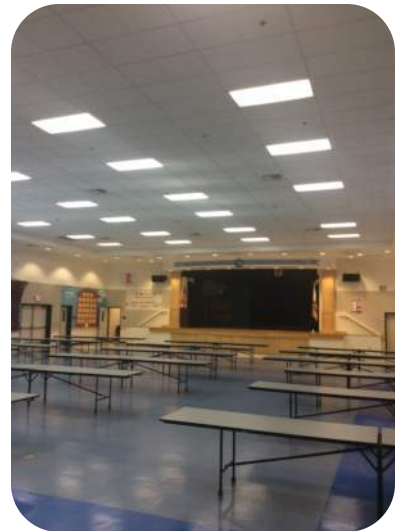
OAK HILLS ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	1	0.00	0.00
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	3	0.50	0.35
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	3	0.50	0.81
Floor Finishes	6.21	2	0.10	0.62
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	3	0.50	0.47
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	3	0.50	0.04
Equipment & Furnishings	0.23	2	0.10	0.02

33.27

The Oak Hills Elementary School is the district's newest school and is in good condition. It will continue to serve the school district well for the foreseeable future. The facility infrastructure and major systems are aging and should be considered for future phased-in life-cycle replacement. There are some recommended security enhancements, as well as educational program-related improvements which are recommended.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

OAK HILLS ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School	1	-	-	1	-	-	
TK	1	24	24	1	24	24	
Kindergarten	2	24	48	2	24	48	
1st Grade Learning Studio	3	24	72	3	24	72	
2nd Grade Learning Studio	3	24	72	3	24	72	
3rd Grade Learning Studio	4	24	96	4	24	96	
Unused / Open Classrooms	3	32	96	6	32	192	Add (3) CR's presently open, used for specials
CR used as PTA Stor / Stor	2	32	64	2	32	64	
4th Grade Learning Studio	3	32	96	3	32	96	
5th Grade Learning Studio	4	32	128	4	32	128	
6th Grade Learning Studio	3	32	96	3	32	96	Portable classrooms
Sub-total			792			888	
Student Support Services							
Special Education (SDC) Classrooms	3	12	36	3	12	36	
Resource Classrooms	1	-	-	1	-	-	
School Psychologist	1	-	-	1	-	-	
Speech Office	1	-	-	1	-	-	
Response to Intervention (RTI)	1	-	-	1	-	-	
Counselor	1	-	-	1	-	-	
Student Enrichment (GATE)	0	-	-	1	-	-	Use Open CR space
Multi-Sensory Room (De Esc)	0	-	-	1	-	-	Use Open CR space
Itinerant Space (Small Group)	0	-	-	1	-	-	Use Open CR space
Occupation & Physical Therapy (OT/PT)	1	-	-	1	-	-	Shared with APE
Adaptive Physical Education	1	-	-	1	-	-	Shared with OT/PT
Sub-total			36			36	
Specialized / Shared							
Library	1	-	-	1	-	-	
Art Instruction	0	-	-	1	-	-	Use Open CR space
Performing Arts (Music)	1	-	-	1	-	-	
Music Support (Orchestra)	1	-	-	1	-	-	
Open Classrooms for Specials	3	24	72	0	-	-	
Science / STEM Lab	1	-	-	1	-	-	
Computer Classroom	1	-	-	1	-	-	
Multi-Purpose Room	1	-	-	1	-	-	
Stage	1	-	-	1	-	-	
Community Room	0	-	-	0	-	-	
Parent Resource Center	0	-	-	1	-	-	Use Open CR space
Sub-total			72				
Building Administration							
Reception / Staff Area	1	-	-	1	-	-	
Principal Office	1	-	-	1	-	-	
Assistant Principal Office	1	-	-	1	-	-	
Conference Room	1	-	-	1	-	-	
Staff Toilets	1	-	-	1	-	-	
Nurse Office	1	-	-	1	-	-	Includes separate toilet room
Administration Workroom	1	-	-	1	-	-	
Staff Workroom	1	-	-	1	-	-	
Staff Lounge	1	-	-	1	-	-	
Storage Room	0	-	-	0	-	-	
Electrical Closet / Data	1	-	-	1	-	-	
Sub-total			-				
Building Support							
Kitchen	1	-	-	1	-	-	Includes toilet room for staff
Student Restrooms (Boys)	4	-	-	4	-	-	
Student Restrooms (Girls)	3	-	-	3	-	-	
Unisex (Single User)	2	-	-	2	-	-	
Staff Restrooms	2	-	-	4	-	-	
Storage Room	4	-	-	4	-	-	
Custodial Closets	1	-	-	1	-	-	
Custodial Office / Storage	1	-	-	1	-	-	
Technology Center / Workrm	1	-	-	1	-	-	
Electrical Closet / Data	0	-	-	-	-	-	
IDF	0	-	-	-	-	-	
Mechanical Closets	1	-	-	1	-	-	
Sub-total			-				
Total			900 (Student Capacity)			924 (Student Capacity)	

878 Funct Capacity @95%
903 HPE (Resident Students)
102.87% Utilization

620 Current enrollment
68.89% at Capacity



MASTER PLAN RECOMMENDATIONS



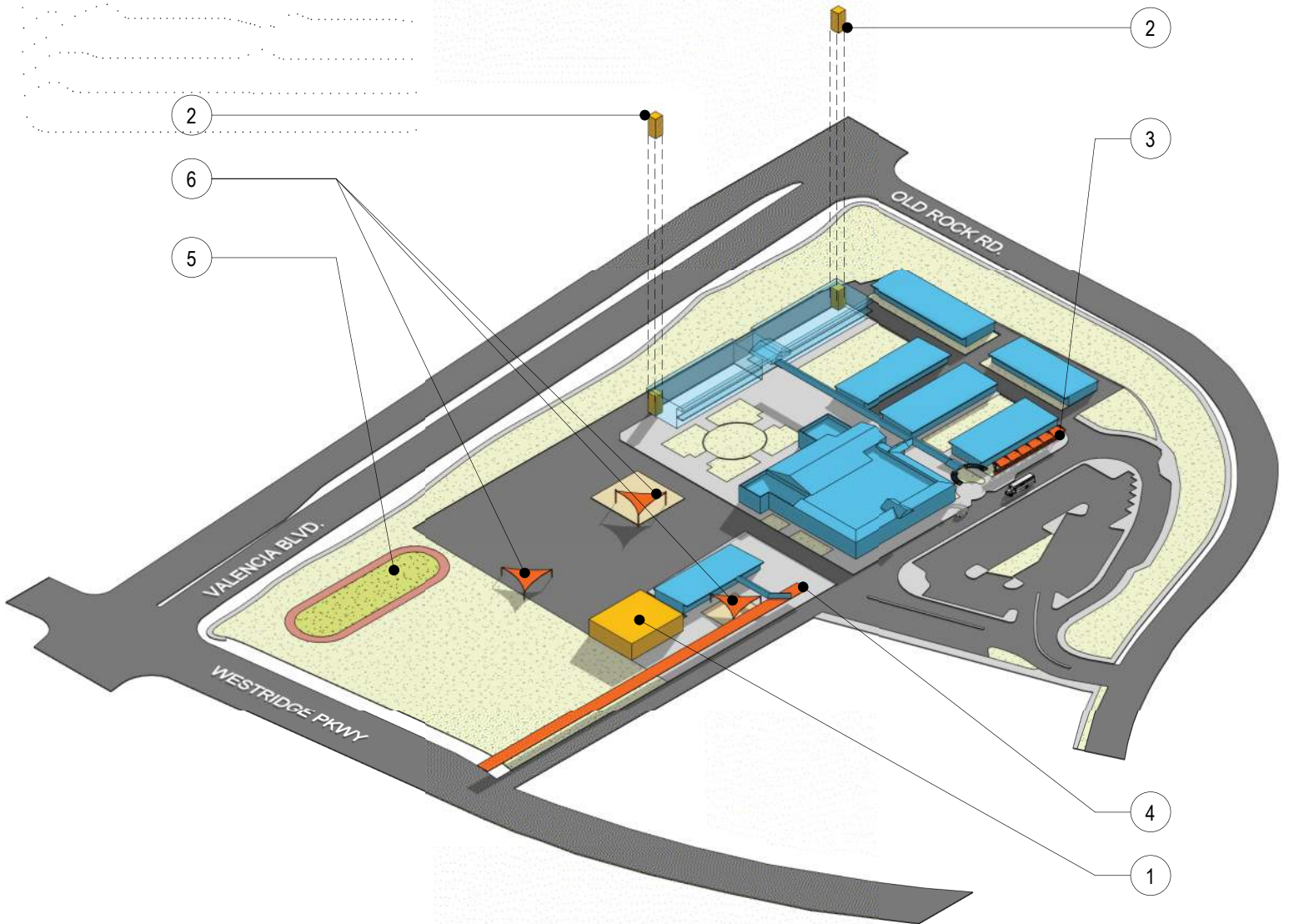
LEGEND

Master Plan Recommendations

- | | | |
|---|--|--|
|  Physical Plant Improvements |  Proposed Daycare Building Relocation |  Proposed Track
Shown on opposing page |
|  Program Renovations |  Proposed Staff Toilets |  Proposed Shade Structure |
|  New Construction |  Proposed Canopy | |
|  Planned Portable Removal |  Proposed Egress Road | |

Property Line





MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation, drainage & functional site improvements
- + Address hardscaping (paving) & landscaping needs
- + New running track
- + Perimeter fencing
- + Expand outdoor dining area
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures

PROGRAM

- + Technology upgrades
- + Replace MPR tables
- + Provide additional staff toilet rooms
- + Add doors between classrooms

LONG TERM PLAN

- + Covered canopy for student drop-off area
- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement

LEGEND

- Physical Plant Improvements
- Program Renovations
- New Construction
- Refer to Legend on Opposing Page



MASTER PLAN RECOMMENDATIONS

OAK HILLS ES

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
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SCOPE OF WORK

PRIORITY

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

\$ 30,680

2. Site - Circulation

2.1 Provide secondary egress from site

\$ 644,280

3. Landscape & Paving

3.1 Grading improvement at main grass area

\$ 92,040

3.2 Replace wood chips with resilient surface

\$ 172,575

3.3 Concrete sidewalk repair in courtyard

\$ 95,108

3.4 Provide perimeter secure fencing along entire perimeter of site

\$ 230,100

4. Playground / Activities

4.1 Provide additional shade structure(s)

\$ 230,100

4.2 Develop (2) New outdoor learning areas

\$ 76,700

4.3 Construct new running track (similar to other schools)

\$ 230,100

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

\$ 76,700

5.2 Provide access control system / new door hardware

\$ 103,545

5.3 Install panic alarm and intrusion system

\$ 30,680

5.4 Add impact resistant film for glass exterior doors & secure entry glass

\$ 11,505

5.5 Provide additional exterior lighting for security

\$ 38,350

5.6 Resurface stair treads at 2-story CR Building

\$ 6,903

5.7 Provide new Public Address / Master Clock System for campus

\$ 707,248

5.8 Fire Alarm System upgrade / replacement

\$ 404,142 \$ 404,142

6. Building Envelope

6.1 Phased roof replacement

\$ 707,248 \$ 707,248

7. General Architectural

7.1 Provide new site directional / room identification signage

\$ 8,437

7.2 Replace floor tile in MPR

\$ 50,603

6.2 Exterior painting

\$ 19,175 \$ 19,175 \$ 38,350.00

7.3 New "Intruder Series " door hardware

\$ 27,612

7.4 Provide School Sign at Valencia Boulevard

\$ 53,690

8. HVAC

8.1 New DDC automated building control system

\$ 202,071 \$ 202,071 \$ 202,071

8.2 Replace general exhaust fans

\$ 69,030 \$ 69,030 \$ 69,030

8.3 Fan Coil and Split System unit equipment replacement

\$ 882,050 \$ 882,050 \$ 1,963,520

8.4 Replace air-conditioning in MDF/IDF

\$ 61,360

8.5 Grille and diffuser replacement (Main Bdg, MPR and CR 114-117)

\$ 67,357 \$ 67,357 \$ 67,357

8.6 Replace lined ductwork (rooftop mounted ductwork)

\$ 3,068

9. Plumbing

9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function

\$ 68,263

9.2 Plumbing fixture replacement, including HWH (selected equipment)

\$ 191,750 \$ 168,740

10. Electrical

10.1 Upgrade UPS System

\$ 153,400

10.2 Replace interior lights with new LED lighting

\$ 808,283

10.3 Upgrade Stage incandescent lighting system

\$ 26,692

10.4 Provide interior lighting control system

\$ 202,071

10.5 Replace exterior lights with LED fixtures

\$ 101,035

10.6 Provide exterior lighting control system

\$ 202,071

11. Technology

11.1 New telephone system

\$ 606,212

11.2 Replace Classroom projectors with interactive flat panel monitors

\$ 206,500

11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas

\$ 151,553

11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)

\$ 80,535

11.5 New Sound & Projection system in MPR and Library

\$ 76,700

12. Nutrition Services

12.1 Replace MPR Tables

\$ 48,321

12.2 Kitchen equipment upgrades / replacement

\$ 38,350

12.3 Expand outdoor dining area

\$ 172,575

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.1 Add doors between classrooms

\$ 95,875

13.2 Renovate Storage space in Buiding F to provide (4) staff toilet rooms

\$ 134,225

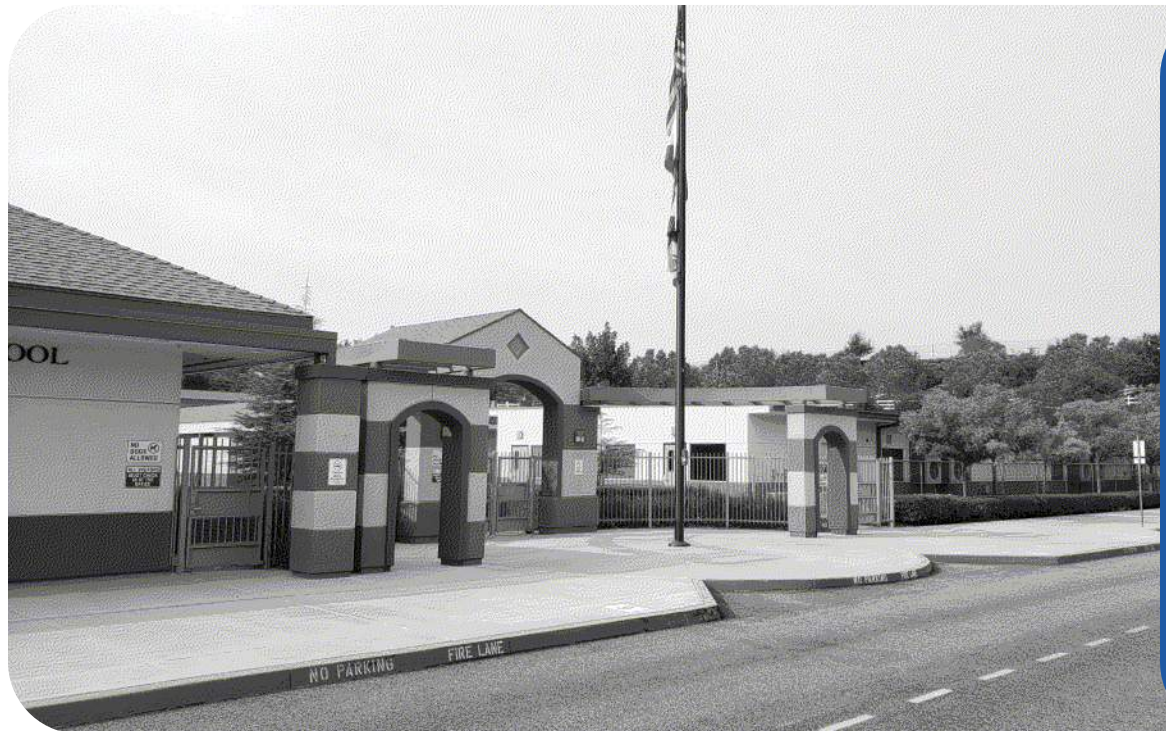
14. New Construction

14.1 Provide canopy for student valet drop-off area

\$ 345,150

SUB-TOTAL \$ 1,286,333 \$ 4,152,147 \$ 4,522,687 \$ 3,957,096

\$ 13,918,263



View of existing student drop-off area.





The concept shows the requested covered waiting area at student drop-off, including shaded seating.





Old Orchard Elementary School

Site Description

Description

Old Orchard is located in the city of Santa Clarita, a suburban community thirty miles northwest of downtown Los Angeles. The campus, originally built in 1968, consists of a collection of 8 single-story buildings including an administration building, multi-purpose, library building, and five (5) classroom buildings. Old Orchard serves a population diverse in culture, ethnicity, and economics. **23%** of the student population are English Language Learners, **39%** are socio-economically disadvantaged, **15%** of the student population are students with disabilities. The school provides several programs beyond the standard academic offering, including a Dual Language Immersion Program, PBIS, and PEAK Adventures After School STEM Enrichment. Old Orchard has formed a strong partnership with its community and parents, offering opportunities for participation in the PTO, School Site Council, and English Learning Advisory Committee (ELAC). These organizations assist in developing programs that assist the school in emergency preparedness, school-wide assemblies, field trips, science fairs, reading and writing programs, gifts for technology and the library, classroom volunteer programs, book fairs, social events, food drives, yearbook, room representatives, teacher appreciation, and after-school enrichment courses among others.

Neighborhood

Old Orchard Elementary School is centrally located within the District and sites along Lyons Avenue, between Orchard Village Road and Wiley Canyon Road. It is directly accessible via Avenida Rondel and abuts Old Orchard Park. The site is surrounded to the north, and west by medium density single-family homes and to the south and east by commercial retail development.



Site Type	Elementary School (K-6)
Year Built	1968
Site Acreage	7.4
Square Footage	59,721
Building Totals	8
• Permanent	6 (21 Classrooms)
• Modular	2 (11 Classrooms)
• Portables	0 (0 Classrooms)
Address	25141 North Avenida Rondel Valencia, CA 91355
Phone	(661) 291-4040
Website	www.oldorchardelementary.com
CDS Code	19 64832 6066773
Awards	California Distinguished School (2006, 2012)
2019/2020 Enrollment	447 Students
Functional Capacity	509 Students



FACILITIES SYSTEMS

Overview

The Old Orchard Elementary School was originally constructed in 1968 and was a pod-like designed structure, including two classroom pods of (9) classrooms each, with three, (3) classroom pods connected by a shared, adjoining resource area. In addition, three smaller pod-like facilities included the multi-purpose room and kitchen, the administration office and kindergarten classrooms. An addition to the original Kindergarten pod, now the Library, was constructed in 1984. Over the years, there were various portable classrooms placed on the site. These were replaced by construction of two separate additions in 2016, of which one was a one-story classroom building, with a central hallway and the other was a specialty building, designed to house the regional SHINE Program. The Multi-Purpose room was constructed in 2004 and the existing MPR was converted to Administration offices. Overall the facility is in good condition, with the older portions of the building experiencing some additional maintenance needs. Currently there is a private before and after school program (PEAK), that runs out of the SHINE Building.

Site

The site is approximately 7.4 acres and is in the town of Valencia, border on the north and west by residential areas, on the South by the Old orchard Park and the East by Avenue Rotella. There is a lack of overall exterior space for parking as well as student drop-off and pick-up. Access to the parking and student drop-off is from Avenue Rondel. The site includes ample hard and soft play areas, however there is virtually no grass area for recreational activities on site, as students would need to access the adjacent park, which is available but is also a security concern. There is a need for additional shade on site for the students. The site offers very limited opportunities for new construction or expansion.

Program Spaces

The main entrance is not accessible from the main parking lot, and therefore the route to the administration office from the public right of way is indirect. Over the years, the main entrance function has moved and a more direct and develop entry plaza would help facilitate movement at the main entrance and become a more distinct and functional entrance to the building.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units and controlled by an aging centralized building management system. Exhaust Fans are also operating but are nearing the end of the recommended service-life. There are approximately 4 fan coil units for support spaces and those are in similar condition, nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Most of the plumbing fixtures are recommended for only seasonal maintenance. Approximately half of the drinking fountains (4 of 7) and domestic hot water heaters (4 of 7) appear in serviceable condition with maintenance recommended while the others are recommended for upgrade. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type, including the stage lighting systems. Both Interior and Exterior lighting controls systems appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone and Fire Alarm systems are dated and problematic. Upgrade of these systems is recommended and included in the assessment as such. The Public Address system is in serviceable condition with only repairs recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition with the exception of the Library, and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

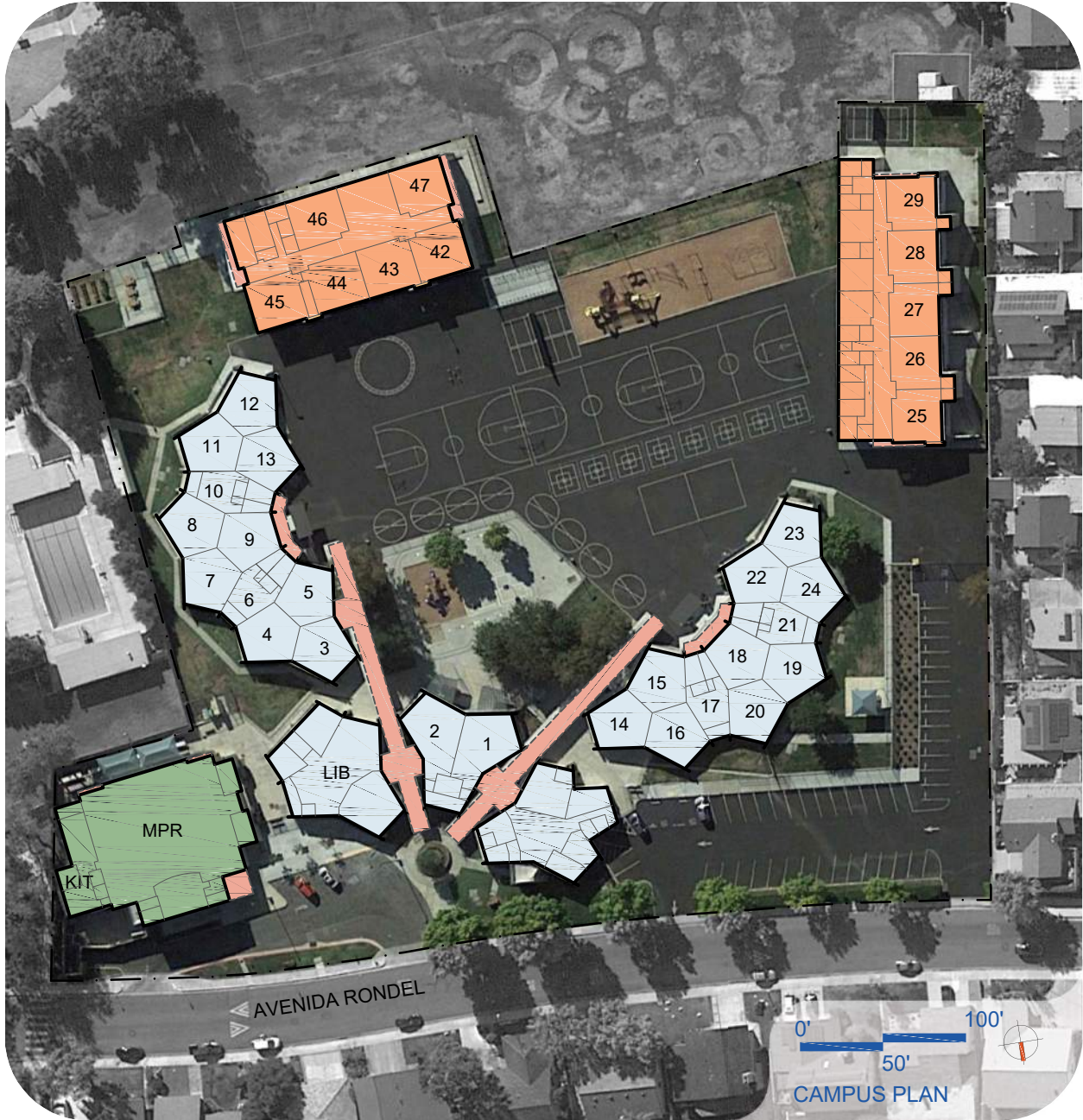
- Administration office building functions well internally
- Shape and clustering of the pods supports collaboration and movement
- Dual-immersion program is popular
- Separate Science and Art rooms
- Size of Multi-Purpose Room

CAMPUS CHALLENGES

- Lack of space for pick-up and drop-off point for students
- Additional parking is needed
- Lack of shade
- Access from parking to main office
- Lack of green space for recreation
- Emergency shed located outside of fenced property



YEAR CONSTRUCTED



LEGEND

Year Constructed

1968

2004

2016

Property Line





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1968	ADMINISTRATION BUILDING		2,999	52.3%
	LIBRARY BUILDING	LIB	3,877	
	CLASSROOM BUILDING	1-2	3,127	
	CLASSROOM BUILDINGS RMS 3-13	3-13	10,612	
	CLASSROOM BUILDING RMS 14-24	14-24	10,612	
2004	MULTIPURPOSE BUILDING	MPR, KIT	8,761	14.7%
2016	CLASSROOM BUILDING F	42-47	9,808	33.0%
	CLASSROOM BUILDING G	25-29	9,925	
SUBTOTAL OLD ORCHARD ES			59,721	100%

•LIB = Library •MPR = Multi-Purpose Room •KIT = Kitchen





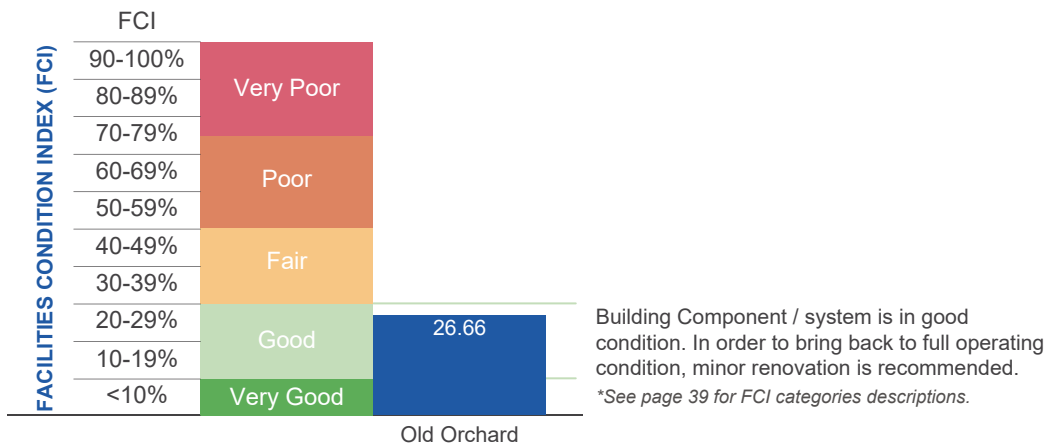
FACILITY CONDITION INDEX (FCI)

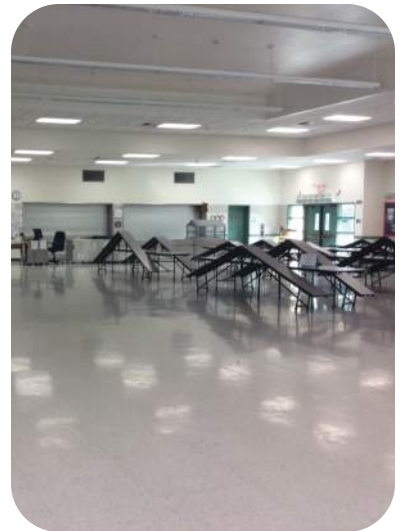
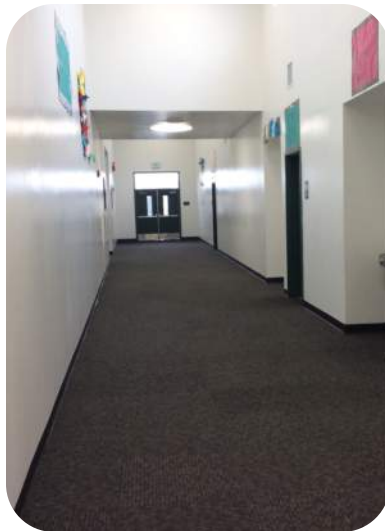
OLD ORCHARD ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	1	0.00	0.00
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	2	0.10	0.07
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	1	0.00	0.00
Floor Finishes	6.21	2	0.10	0.62
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	3	0.50	10.04
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	2	0.10	0.02

26.66

The Old Orchard Elementary School is in good condition, with an FCI of 26.66. This is in large part due to the 2011 Measure E upgrades the facility received in 2014. Life-cycle and safety enhancements have been outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

OLD ORCHARD ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School	1	24	24	1	24	24	Private daycare (PEAK)
TK	1	24	24	1	24	24	
Kindergarten	3	24	72	3	24	72	
1st Grade Learning Studio	3	24	72	3	24	72	
2nd Grade Learning Studio	3	24	72	3	24	72	
3rd Grade Learning Studio	2	24	48	2	24	48	
Unused / Open Classrooms	1	32	32	1	32	32	
4th Grade Learning Studio	2	32	64	2	32	64	
5th Grade Learning Studio	2	32	64	2	32	64	
6th Grade Learning Studio	2	32	64	2	32	64	
Sub-total			512			512	** Total does not include Pre-School
Student Support Services							
Special Education (SDC) Classrooms	2	12	24	2	12	24	SHINE Building
Resource Classrooms		-	-				
Positive Behavior Room	1			1			SHINE Building
School Psychologist		-	-				
Speech Office	1			1			SHINE Building
Response to Intervention (RTI)	3			3			Central Pod Areas
Counselor	5			5			SHINE Building
Counselor	1			1			
Student Enrichment (GATE)		-	-				
Multi-Sensory Room (De Esc)	1			1			SHINE Building
Itinerant Space (Small Group)	2			2			In Pod Areas
Occupation & Physical Therapy (OT/PT)	2			2			(1) in SHINE Building
Adaptive Physical Education		-	-				
Sub-total			24			24	
Specialized / Shared							
Library	1			1			
Art Instruction	1			1			
Performing Arts (Music)	1			1			
Music Support (Orchestra)	1			1			
Open Classrooms for Specials							
Science / STEM Lab	1			1			
Tech Lab	0			0			
Open, collaborative CR area	1			1			
Multi-Purpose Room	1			1			
Stage	1			1			
Community Room							
Parent Resource Center							
Sub-total							
Building Administration							
Reception / Staff Area	1			1			
Principal Office	1			1			
Assistant Principal Office	0			0			
Conference Room	1			1			
Staff Toilets	2			2			
Nurse Office	1			1			
Administration Workroom	1			1			
Staff Workroom	1			1			
Staff Lounge	1			1			
Storage Room	1			1			
Electrical Closet / Data	1			1			
Sub-total							
Building Support							
Kitchen	1			1			
Student Restrooms (Boys)	4			4			
Student Restrooms (Girls)	4			4			
Unisex (Single User)	5			5			SHINE Building
Staff Restrooms	6			6			
Storage Room	2			2			
Custodial Closets	6			6			
Custodial Office / Storage							
Technology Center / Workrm							
Electrical Closet / Data	4			4			
IDF							
Mechanical Closets	2			2			
Sub-total							
Total			536 (Student Capacity)			536 (Student Capacity)	** Total does not include Pre-School

509 Funct Capacity @95%
359 HPE (Resident Students)
70.50% Utilization

447 Current enrollment
83.40% at Capacity













MASTER PLAN RECOMMENDATIONS

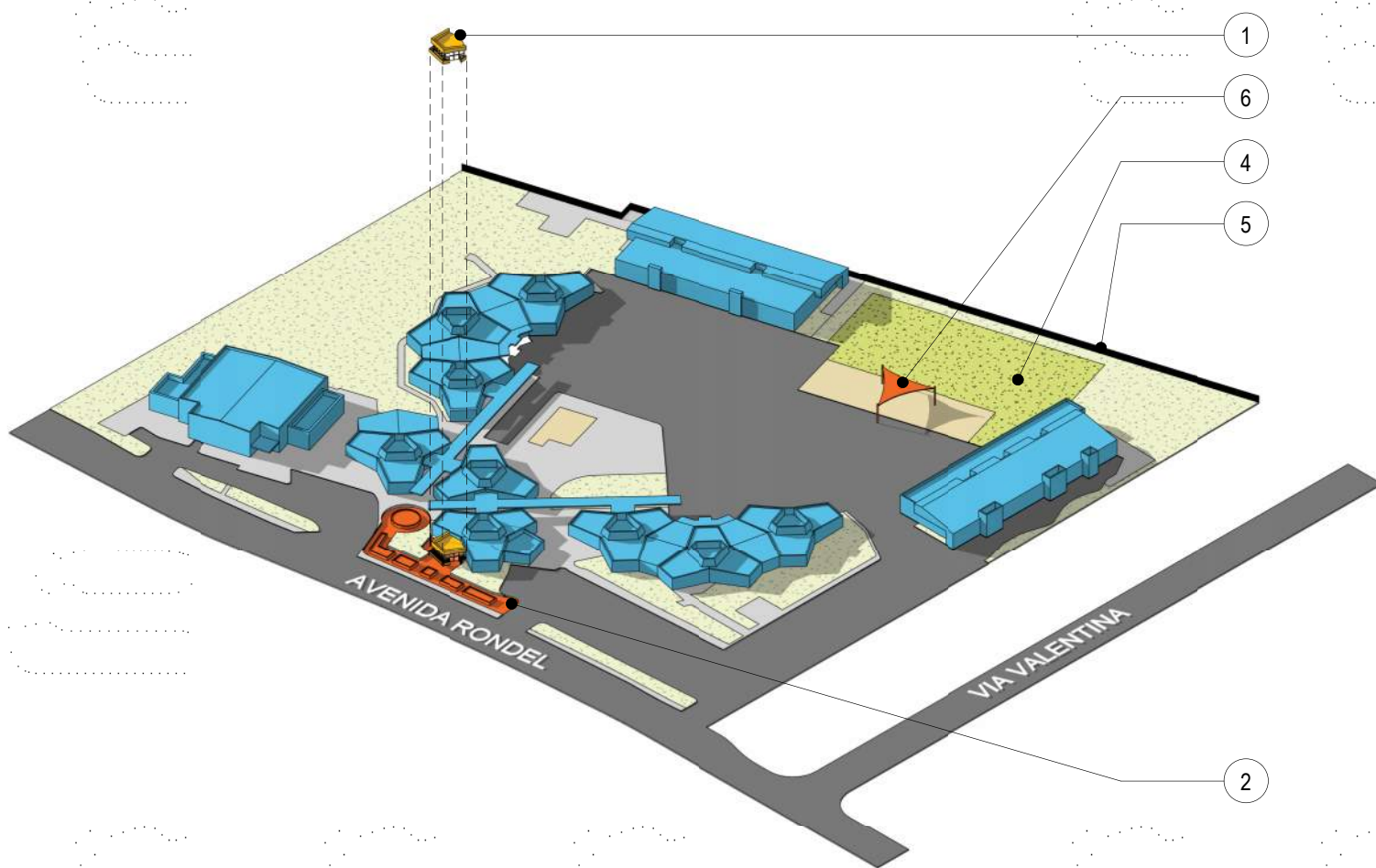


LEGEND

Master Plan Recommendations

- | | | |
|---|---|--|
|  Physical Plant Improvements |  Proposed Secure Entry |  Proposed Fencing |
|  Program Renovations |  Proposed Entrance Plaza |  Proposed Shade Structure |
|  New Construction |  Proposed Expanded Parking | |
|  Planned Portable Removal |  Proposed Play Field | |

Property Line

MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + Secure entry modifications
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation, drainage & functional site improvements
- + Address hardscaping (paving) & landscaping needs
- + Expand outdoor green area
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls





PROGRAM

- + Technology upgrades
- + Provide additional staff toilet rooms
- + Add doors between classrooms

LONG TERM PLAN

- + Covered canopy for student drop-off area
- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement

LEGEND

-  Physical Plant Improvements
-  Program Renovations
-  New Construction
-  Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
OLD ORCHARD ES**

	Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
SCOPE OF WORK				
PRIORITY				
PHYSICAL PLANT				
A. SITE				
1. Utilities				
1.1 Irrigation system improvements	\$ 30,680			
2. Site Circulation				
2.1 Expand Staff Parking lot			\$ 172,575	
3. Landscape & Paving				
3.1 Main entrance plaza modifications / construction				\$ 57,525
3.2 Relocate existing / provide new fencing at Play Field		\$ 60,977		
3.3 Repair / replace areas of raised concrete sidewalk				
3.4 Additional trees and site landscaping			\$ 30,680	
3.5 Drainage and Grading improvements		\$ 15,340		
4. Playground / Activities				
4.1 Provide additional shade structure(s)	\$ 230,100			
4.2 Establish separate Kindergarten play area			\$ 153,400	
4.3 Replace wood chips with resilient surface		\$ 172,575		
4.4 Develop (2) New outdoor learning areas			\$ 76,700	
B. BUILDING				
5. Safety & Security				
5.1 Provide security cameras on campus	\$ 76,700			
5.2 Provide access control system / new door hardware		\$ 103,545		
5.3 Install panic alarm and intrusion system	\$ 30,680			
5.4 Add impact resistant film for glass exterior doors & secure entry glass	\$ 34,515			
5.5 Secure Vestibule renovation	\$ 76,700			
5.6 Provide new Public Address / Master Clock System for campus,	\$ 594,327			
5.7 Fire Alarm System upgrade / replacement		\$ 339,615	\$ 339,615	
6. Building Envelope				
6.1 Exterior stucco maintenance, repair & painting		\$ 15,340	\$ 30,680	\$ 30,680
6.2 Exterior door replacement on original building section			\$ 85,904	\$ 85,904
6.3 Phased-in roof replacement		\$ 273,167	\$ 273,167	\$ 273,167
7. General Architectural				
7.1 Provide site wayfinding signage and directory		\$ 8,437		
8. HVAC				
8.1 New DDC automated building control system		\$ 169,808	\$ 169,808	\$ 169,808
8.2 Replace general exhaust fans		\$ 71,587	\$ 71,587	\$ 71,587
8.3 Replace Kitchen hood (remove ansul system) and fans (make-up air & fly fan)		\$ 69,030		
8.4 Fan Coil, Split System and Rooftop Unit replacement		\$ 2,433,947	\$ 2,433,947	\$ 2,433,947
8.5 Grille and diffuser replacement (MR and Classroom Building 1-3)		\$ 19,022		\$ 150,786
8.6 Replace lined ductwork (rooftop mounted ductwork)		\$ 35,282		
9. Plumbing				
9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function	\$ 76,700			
9.1 Replace underground water system valves with above-ground valves		\$ 11,505		
9.3 Plumbing fixture replacement, including HWH		\$ 99,710		\$ 490,880
10. Electrical				
10.1 Replace interior lights with new LED lighting			\$ 679,231	
10.2 Upgrade Stage incandescent lighting system			\$ 15,647	
10.3 Provide interior lighting control system			\$ 169,808	
10.4 Replace exterior lights with LED fixtures		\$ 84,904		
10.5 Provide exterior lighting control system		\$ 169,808		
11. Technology				
11.1 New telephone system		\$ 509,423		
11.2 Replace Classroom projectors with interactive flat panel monitors			\$ 265,500	
11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas		\$ 127,356		
11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)				\$ 103,545
11.5 New Sound & Projection system in MPR and Library			\$ 76,700	
12. Nutrition Services				
12.1 Kitchen equipment replacement budget			\$ 76,700	
EDUCATIONAL PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 No recommendations	\$ -	\$ -	\$ -	\$ -
14. New Construction				
14.1 No recommendations	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL	\$1,150,402	\$4,790,376	\$5,121,647	\$3,867,828
				\$14,930,253



Existing view of main entrance, where there is no direct access from the parking lot or clear sense of entrance.



The concept modifies the existing entrance and provides a secure entry and a clear path of entry from the parking lot as well as public access.







Peachland Elementary School

Site Description

Description

Built in 1960, the campus includes an Administration building, Multi-purpose building, Library building, and 7 classroom buildings. **32%** of the student population are English Language Learners, **51%** are socio-economically disadvantaged, **39%** of the student population are students with disabilities. Approximately eighty-nine (89) students are served in Peachland’s Special Day Class (SDC) Preschool program. Students enter this program throughout the year as they turn three years old and become eligible for special education services Two (2) classes of general education preschool are also located on the campus. There is a strong partnership between the school and its families. Throughout the year, parents are invited to visit the school for various school-community events including, Back to School Night, Open House, and Parent/Teacher Conference. The Parent Teacher Association (PTA), School Site Count (SSC), and English Learner Advisory Committee (ELAC) meetings provide additional involvement opportunities for parents. The school implements a school-wide behavior framework that reinforces its commitment to providing a safe and effective learning environment for all students. Students and staff focus on three behavior expectations- Be Safe, Be Respectful, and Be Scholarly. School-wide assemblies are held to recognize and celebrate students who exemplify these behaviors.

Neighborhood

The Peachland campus itself is centrally located within the district, though its boundaries extend to the south eastern edge of the district’s boundaries. The site lies south of Lyons Avenue, between Interstate-5 and Newhall Avenue, and north of the Wildwood Canyon Open Space. It is directly accessible via Peachland Avenue with separate parking and drop-off areas. The campus neighborhood consists primarily of medium density single-family and multi-family housing, with commercial development to the north. Beyond the neighborhood homes which lie directly to the south of the campus is undeveloped land that makes up the Wildwood Canyon Open Space and Gateway Ranch Open Space.



Site Type	Elementary School (K-6)
Year Built	1960
Site Acreage	12.33
Square Footage	51,017
Building Totals	11
• Permanent	6 (18 Classrooms)
• Modular	5 (16 Classrooms)
• Portables	0 (0 Classrooms)
Address	24800 Peachland Avenue Newhall, CA 91321
Phone	(661) 291-4020
Website	www.peachlandelementary.net
CDS Code	19 64832 6020804
Awards	California Distinguished School (1995, 2002, 2006)
2019/2020 Enrollment	444 Students
Functional Capacity	433 Students



FACILITIES SYSTEMS

Overview

The original Peachland Elementary School was constructed in 1960 and included the administration building which also included a small library space, as well as the cafetorium, kindergarten classrooms and two main classroom wings. In 1974, the cafetorium was converted to use as an instruction media center and Classroom, and remained in this use until 1981, when the Main office and original Library received additions and modernization. A new library was constructed in 2008, and the existing library was converted to administration use, expanding the existing administration office. New one-story modular construction classroom wings were added in 2016, which is the most recent construction at the site. There is a State Pre-School building located on the campus, located adjacent to the Pre-K classrooms for Peachland Elementary School. All Pre-K SDC classes for the district are presently held on site. Overall the building is in good condition, with the older portions of the building and systems in need of some life-cycle upgrades.

Site

The site is approximately 12.3 acres and is in the town of Newhall, surrounded by residential areas. Student drop-off and pick-up for parents is at the main entrance, through the main parking lot. Bus drop off occurs at the front of the school, along Peachland Avenue. Parking is sufficient to meet the demand, with a small parking lot at the front of the school, which accommodates visitors and accessible spaces, and also a larger staff lot adjacent to the multi-purpose room. The site includes ample hard and soft play areas; with nice recreational grass area on the South side of campus, adjacent to Peachland Avenue. The site does allow for some opportunities for building expansion and construction.

Program Spaces

The Multi-Purpose Room is undersized and does not adequately meet the needs of the school. Dedicated rooms for Performing Arts, designed specifically to meet program needs are desired. Additional Program space for accommodating student support services is desired as well as a parent resource space and conference room. The staff lounge is small and in need of expansion or moved to a larger space.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units and controlled by an aging centralized building management system. Many of the Fan Coil Units across the campus are dated and recommended for replacement. The HVAC in buildings 3-10, 9-12, 29-32, and 33-36 are in serviceable condition and only maintenance is recommended. Exhaust Fans are operating but are nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Some fixtures are recommended for replacement due to service-life and others that may only require seasonal maintenance. Plumbing Fixtures in buildings 1-2, 9-12, 11-18 and the multipurpose building are in serviceable condition and maintenance is recommended. Drinking fountains and domestic hot water heaters appear dated and it is advised that these units are upgraded. The grease trap and associated plumbing is problematic, and repair is advised. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type. Both Interior and Exterior lighting controls systems appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone and Fire Alarm systems are dated and problematic. Upgrade of these systems is recommended. The Public Address system is in serviceable condition with only repairs recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition except for the Library, and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Nice, large playground areas and green space
- Nicely landscaped site with mature trees
- Library is relatively new and in good condition
- Classroom wings added in 2016
- Parking

CAMPUS CHALLENGES

- Lack of shade
- Small Multi-Purpose Room
- Lack of dedicated fine Arts spaces
- Small Nurse area
- Need additional Special education and student support service space



YEAR CONSTRUCTED



LEGEND

Year Constructed

1960

2008

2015

2016

Property Line



YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1960	MAIN OFFICE BUILDING		3,404	60.3%
	KINDERGARTEN BUILDING RMS 1-2	1-2	2,980	
	MULTIPURPOSE BUILDING	MPR, KIT	6,723	
	CLASSROOM BUILDING	13-20	8,820	
	CLASSROOM BUILDING RMS	21-28	8,820	
2008	LIBRARY BUILDING	LIB	2,070	4.0%
2015	CLASSROOM BUILDING RMS 3-6	3-6	3,800	7.4%
2016	CLASSROOM BUILDINGS RMS 9-12	9-10	2,880	28.3%
	CLASSROOM BUILDING RMS 11-12	11-12	2,880	
	CLASSROOM BUILDINGS RMS 29-32	29-32	4,320	
	CLASSROOM BUILDING RMS 33-36	33-36	4,320	
SUBTOTAL PEACHLAND ES			51,017	100%

•MPR = Multi-Purpose Room •KIT = Kitchen •LIB = Library





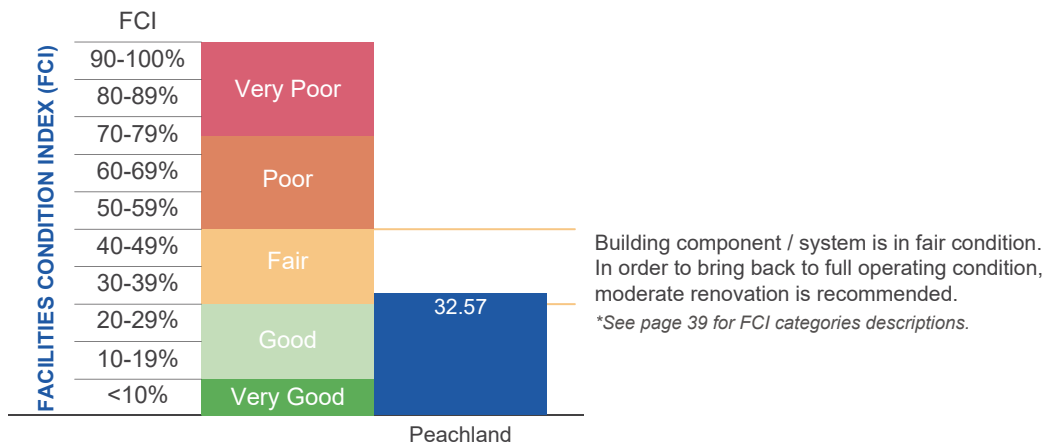
FACILITY CONDITION INDEX (FCI)

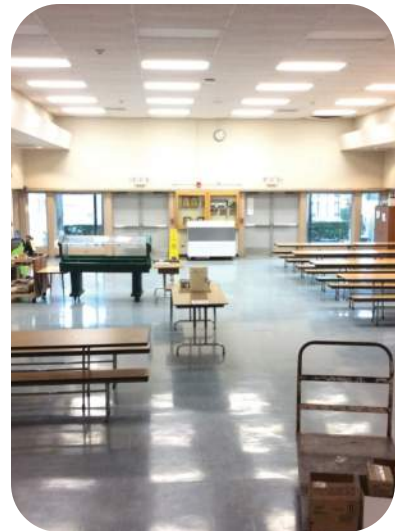
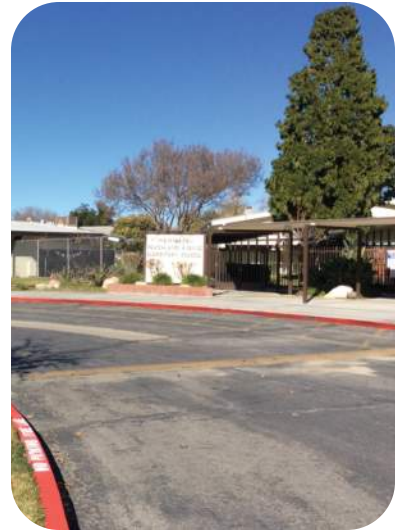
PEACHLAND ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	1	0.00	0.00
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	4	0.75	0.52
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	3	0.50	0.54
Wall Finishes	1.62	1	0.00	0.00
Floor Finishes	6.21	2	0.10	0.62
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	2	0.10	0.02

32.57

The Peachland Elementary School is in good condition, with an FCI of 32.57. This is in large part due to the 2011 Measure E upgrades the facility received in 2014. Continued life-cycle system replacement, as well as safety enhancements and educational program related needs have been outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

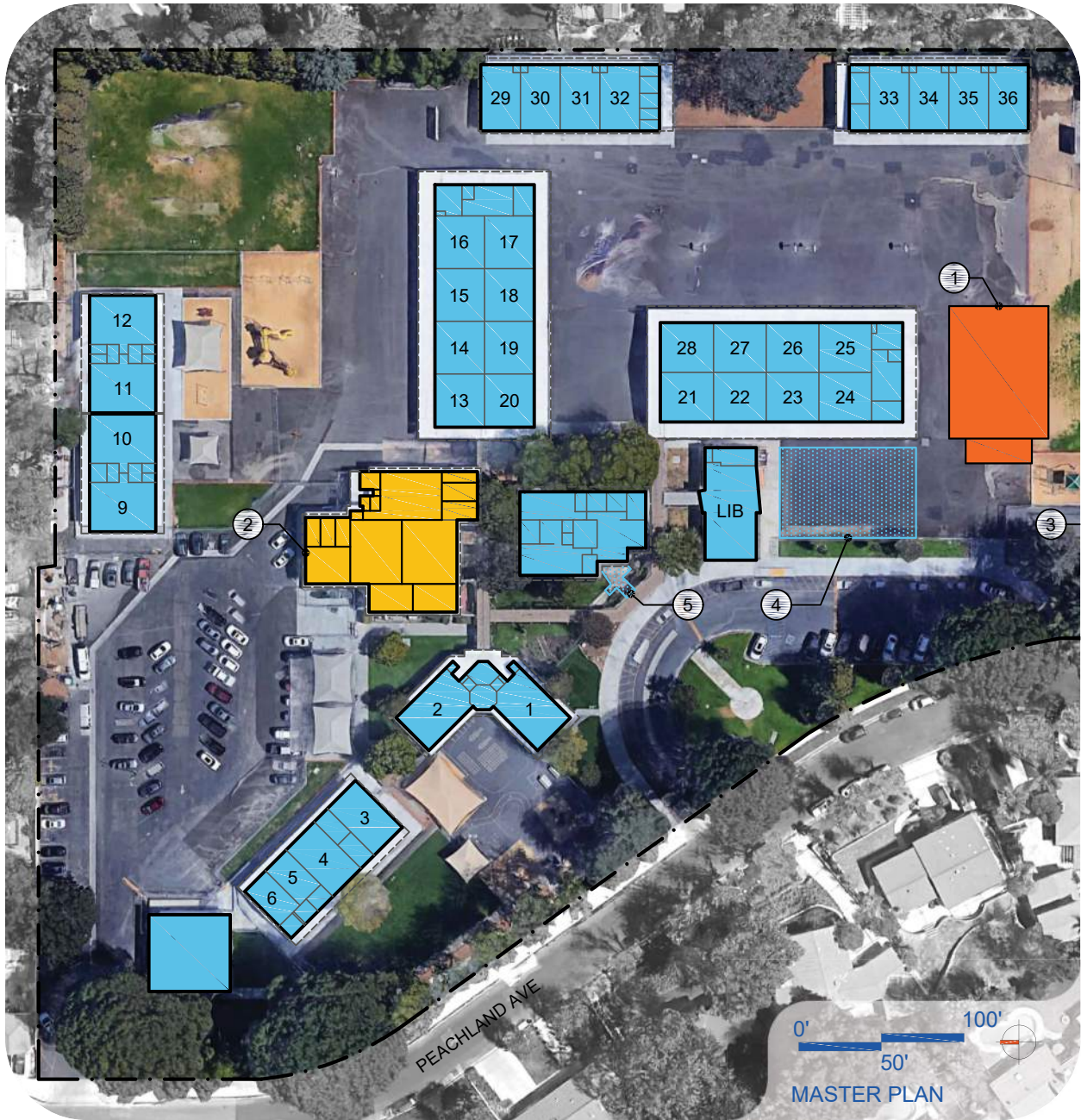
PEACHLAND ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School (SDC Classes)	5	24	120	5	24	120	Pre-School Classrooms
Pre-School CR (State)	2	0	0	2	0	0	
TK	0	24	0	0	24	0	
Kindergarten	3	24	72	3	24	72	
1st Grade Learning Studio	2	24	48	2	24	48	
2nd Grade Learning Studio	3	24	72	3	24	72	
3rd Grade Learning Studio	3	24	72	3	24	72	
4th Grade Learning Studio	2	32	64	2	32	64	
5th Grade Learning Studio	2	32	64	2	32	64	
6th Grade Learning Studio	2	32	64	2	32	64	
Sub-total			456			456	** Total does not include Pre-School
Student Support Services							
Special Education (SDC) Classrooms	0	12	0	0	12	0	
Resource Classrooms	1	-	-	1	-	-	
School Psychologist	2	-	-	2	-	-	
Speech Office	1	-	-	1	-	-	
Response to Intervention (RTI)	1	-	-	1	-	-	
Counselor	1	-	-	1	-	-	
Student Enrichment (GATE)	1	-	-	1	-	-	Shares w/ Intervention
Multi-Sensory Room (De Esc)	0	-	-	0	-	-	
Itinerant Space (Small Group)	0	-	-	0	-	-	
Occupation & Physical Therapy (OT/PT)	1	-	-	1	-	-	Shared w/ APE
Adaptive Physical Education	1	-	-	1	-	-	Shared w/ OT
Sub-total			0			0	
Specialized / Shared							
Library	1	-	-	1	-	-	
Art Instruction	0	-	-	1	-	-	
Performing Arts (Music)	0	-	-	1	-	-	
Music Support (Orchestra)	0	-	-	0	-	-	Uses Stage, Music and Intervention
Science / STEM Lab	1	-	-	1	-	-	
Computer Classroom	1	-	-	1	-	-	
Classrooms rented to Blue Sky	2	-	-	2	-	-	Before / after school and summer camp
Multi-Purpose Room	1	-	-	1	-	-	
Stage	1	-	-	1	-	-	
Community Room	0	-	-	0	-	-	
Parent Resource Center	0	-	-	1	-	-	
Sub-total							
Building Administration							
Reception / Staff Area	1	-	-	1	-	-	
Principal Office	1	-	-	1	-	-	
Assistant Principal Office	1	-	-	1	-	-	
Conference Room	1	-	-	2	-	-	
Staff Toilets	2	-	-	2	-	-	
Nurse Office	1	-	-	1	-	-	
Administration / Staff Workroom	1	-	-	1	-	-	
Mail / Copy Room	1	-	-	1	-	-	
Staff Lounge	1	-	-	1	-	-	
Storage Room	1	-	-	1	-	-	
Electrical Closet / Data	0	-	-	0	-	-	
Sub-total							
Building Support							
Kitchen		-	-				
Student Restrooms (Boys)	3	-	-				
Student Restrooms (Girls)	3	-	-				
Unisex (Single User)		-	-				
Staff Restrooms	6	-	-				
Storage Room	3	-	-	4	-	-	
Custodial Closets	3	-	-				
Custodial Office / Storage	1	-	-				
Technology Center / Workrm	-	-	-				
Electrical Closet / Data	4	-	-				
IDF		-	-				
Mechanical Closets	2	-	-				
Sub-total							
Total			456 (Student Capacity)			456 (Student Capacity)	** Total does not include Pre-School

433 Funct Capacity @95%
450 HPE (Resident Students)
103.88% Utilization

444 Current enrollment
97.37% at Capacity












MASTER PLAN RECOMMENDATIONS

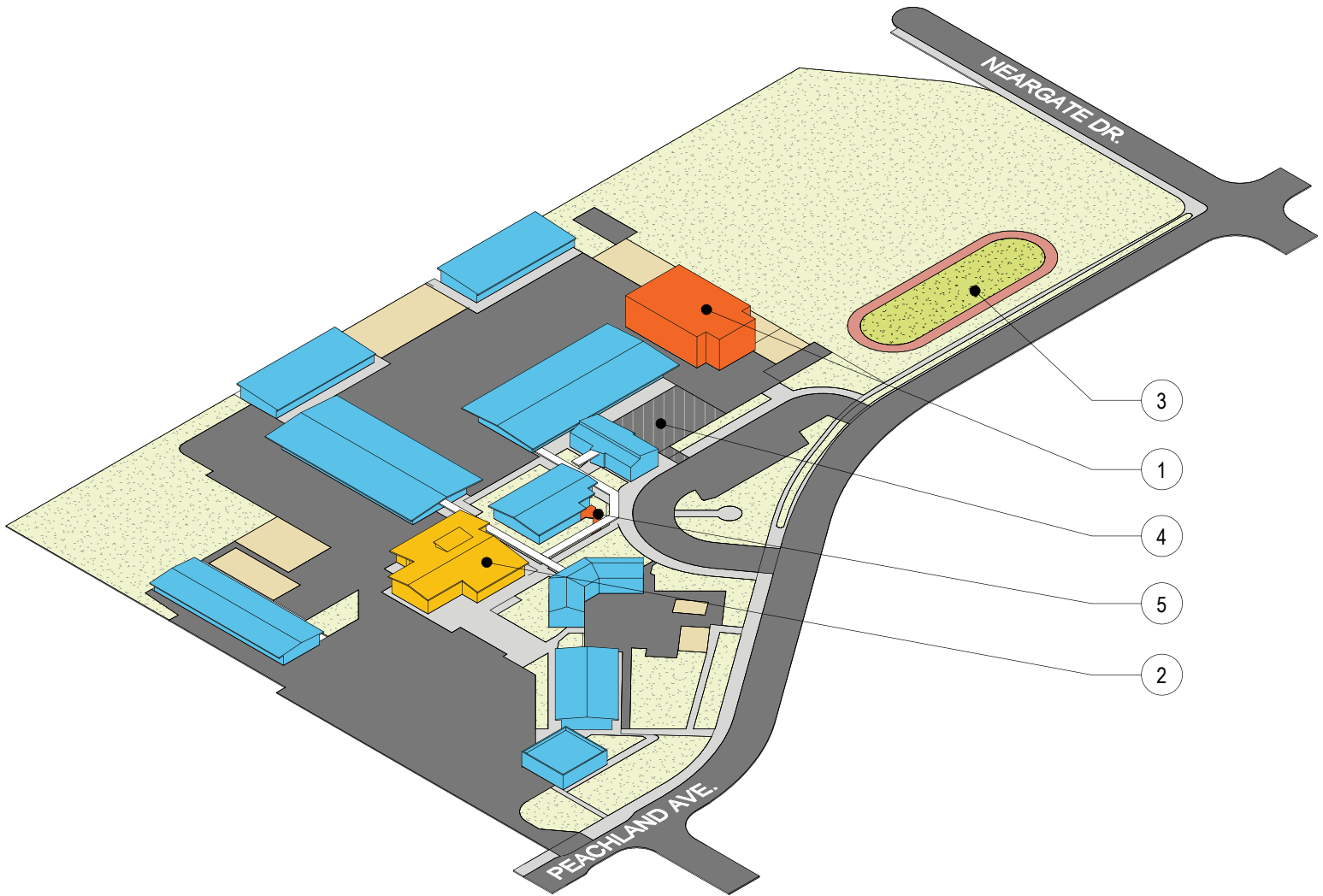


LEGEND

Master Plan Recommendations

- | | | |
|---|--|---|
|  Physical Plant Improvements |  ① Proposed MPR and Kitchen Building |  ⑤ Proposed Entry Improvements |
|  Program Renovations |  ② Proposed Arts Renovation | |
|  New Construction |  ③ Proposed Track
Shown on opposing page | |
|  Planned Portable Removal |  ④ Proposed Parking | |

Property Line

MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation, drainage & functional site improvements
- + New Marquis sign
- + Replace wood chips with rubberized play surface
- + New running track

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls
- + Kitchen equipment upgrades





PROGRAM

- + New MPR building
- + Renovations to existing MPR
- + Technology upgrades
- + Add doors between classrooms

LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement

LEGEND

-  Physical Plant Improvements
-  Program Renovations
-  New Construction
-  # Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
PEACHLAND ES**

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
---------------------------------	----------------------------	-----------------------------	----------------------------

SCOPE OF WORK

PRIORITY

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

\$ 30,680

2. Site Circulation

2.1 Repaint emergency drive lanes

\$ 7,670

3. Landscape & Paving

3.1 New Site Marquis Sign

\$ 53,690

3.2 Drainage and Grading improvements

\$ 146,114

4. Playground / Activities

4.1 Provide additional shade structure(s)

\$ 230,100

4.2 Construct new running track

\$ 230,100

4.3 Upgrade play equipment for upper grades levels

\$ 153,400

4.4 Develop (2) New outdoor learning areas

\$ 76,700

4.5 Replace wood chips with resilient surface

\$ 210,542

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

\$ 76,700

5.2 Provide access control system / new door hardware

\$ 82,836

5.3 Install panic alarm and intrusion system

\$ 30,680

5.4 Add impact resistant film for glass exterior doors & secure entry glass

\$ 23,010

5.5 Provide additional site lighting

\$ 38,350

5.6 Provide new Public Address / Master Clock System for campus, (Add Pre K)

\$ 563,745

5.7 New Fire Alarm System throughout

\$ 322,140

\$ 322,140

6. Building Envelope

6.1 Phased-in roof replacement

\$ 178,788

\$59,595.90

7. General Architectural

7.1 Provide site wayfinding signage and directory

\$ 8,437

7.2 Exterior painting

\$ 19,175

\$ 19,175

\$ 38,350.00

7.3 Replace exterior doors

\$ 27,612

\$ 27,612

7.4 Replace older window blinds with more modern "meco-shade" type fabric blinds

\$ 17,794

\$ 17,794

7.5 Replace older classroom storage casework

\$ 76,700

\$ 76,700

8. HVAC

8.1 New DDC automated building control system

\$ 161,070

\$ 161,070

\$ 161,070

8.2 Replace general exhaust fans

\$ 92,040

\$ 92,040

\$ 92,040

8.3 Replace DX RTU's

\$ 1,348,782

\$ 1,348,782

\$ 861,316

8.4 Replace Fan Coil and Split System units

\$ 460,200

\$ 460,200

\$ 345,150

8.5 Grille and diffuser replacement

\$ 42,952

\$ 9,910

\$ 108,208

8.6 New Kitchen hood, make-up air unit and exhaust fans

\$ 253,110

8.7 Replace central station AHU's in MPR

\$ 337,480

8.8 Replace lined ductwork (rooftop mounted ductwork)

\$ 1,534

9. Plumbing

9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function

\$ 53,690

9.2 Replace water heating units

\$ 30,680

\$ 46,020

9.3 Replace plumbing fixtures

\$ 15,340

\$ 989,430

9.4 Repair waste piping in main administration building

\$ 99,096

9.5 Replace grease trap in MPR

\$ 76,700

10. Electrical

10.1 Replace interior lights with new LED lighting

\$ 644,280

10.2 Provide interior lighting control system

\$ 161,070

10.3 Replace exterior lights with LED fixtures

\$ 80,535

10.4 Provide exterior lighting control system

\$ 161,070

10.5 Upgrade Stage incandescent lighting system

\$ 15,647

11. Technology

11.1 New telephone system

\$ 483,210

11.2 Replace Classroom projectors with interactive flat panel monitors

\$ 212,400

11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas

\$ 120,803

11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)

\$ 82,836

11.5 New Sound & Projection system in MPR and Library

\$ 76,700

12. Nutrition Services

12.1 Kitchen equipment replacement budget

\$ 345,150

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.1 Renovations to existing MPR (if new MPR constructed)

\$ 1,413,198

14. New Construction

14.1 New MPR Building to replace existing

\$ 5,867,550

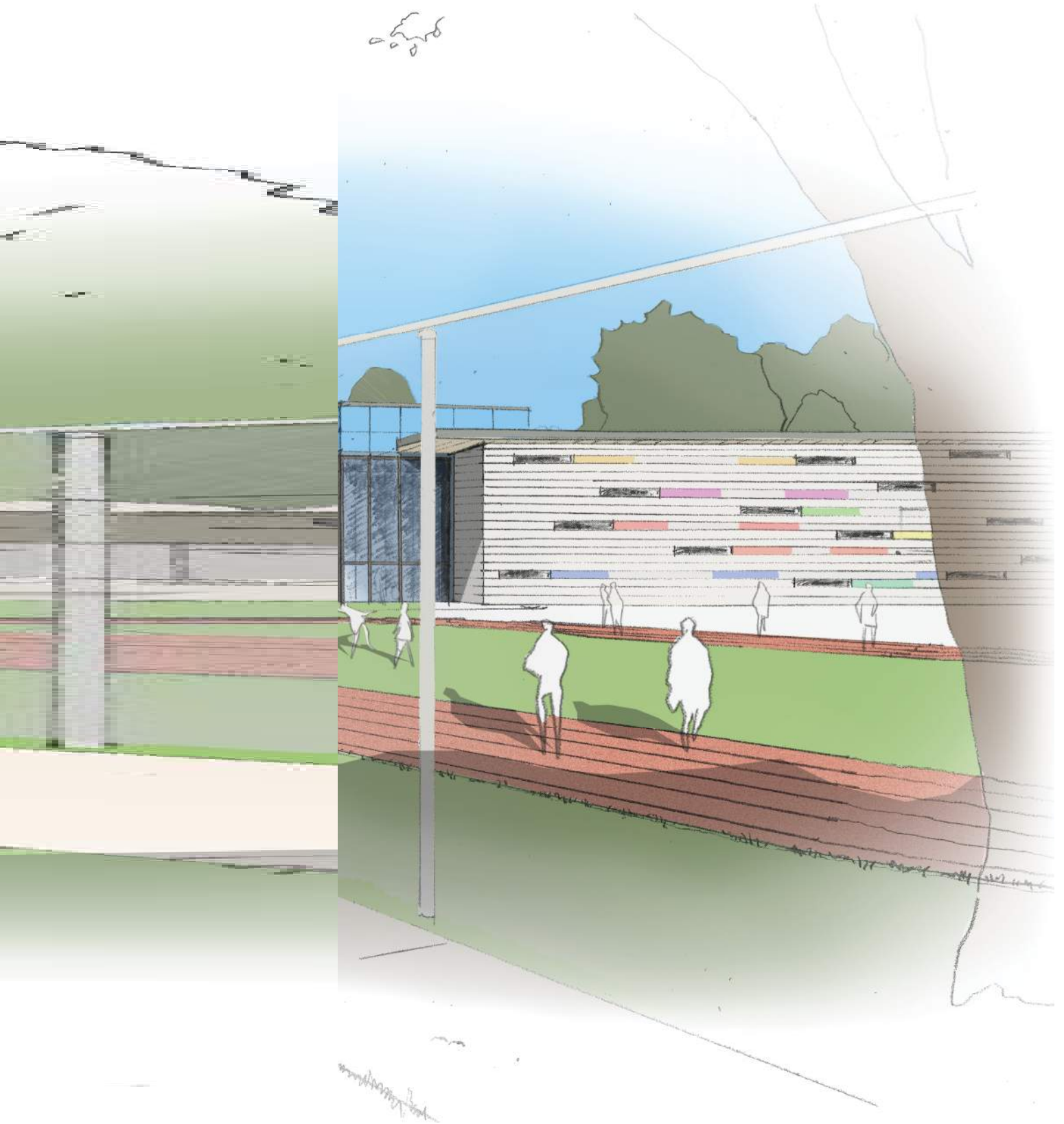
SUB-TOTAL	\$ 1,091,441	\$ 11,154,263	\$ 5,131,199	\$ 2,641,584
				\$ 20,018,488



Photo shows view of existing site from the south-west towards the area of a proposed new MPR building.



The concept indicates the proposed new MPR building, which includes additional parking, as well as a new running track for the campus.







Pico Canyon Elementary School

Site Description

Description

Pico Canyon opened its doors on August 21, 2003 and was designed to accommodate 950 students. The campus is comprised of a main building which houses the administration, library, and multi-purpose room, connected to three classroom wings (both single story and multi-story) which house 32 standard education classrooms and 3 special education classrooms. **12%** of the student population are English Language Learners, **19%** are socio-economically disadvantaged, and **9%** of the student population are students with disabilities. Pico Canyon has numerous special programs for its students and communities such as Response to Instruction and Intervention (RTI2), Gifted and Talented Education (GATE), PTA programs, assemblies, before-school Reading Club and Keyboarding classes, Study Skills Groups, Safety First Committee (Composed of parents and administrators), Multicultural Committee, Student Council, Student Newspaper Club, and a Robotics Team. Pico Canyon School and its community support the “Character Counts” traits and maintains a tradition of high expectations, academic excellence and strong community support. The families in the Pico Canyon community take pride in the school’s learning environment and the continual development of a positive school culture and “Husky Pride.” Last year Pico Canyon volunteers dedicated over 15,000 hours of documented service in our classrooms.

Neighborhood

Located on the western edge within the district boundaries, Pico Canyon Elementary lies between Interstate-5 and Stevenson Ranch Parkway. The campus is situated adjacent to Jake Kuredjian County Park. The site is directly accessible via Rawlings Circle and Pico Canyon Road. A mix of multi-family and single-family homes surround the campus and extend to the north. Retail commercial development lies east of the campus site with undeveloped land which encompass the Santa Clarita Woodlands park to the south.



Site Type	Elementary School (K-6)
Year Built	2003
Site Acreage	7.41
Square Footage	62,110
Building Totals	12
<ul style="list-style-type: none"> Permanent Modular Portables 	4 (27 Classrooms) 8 (15 Classrooms) 0 (0 Classrooms)
Address	25255 Pico Canyon Road, Stevenson Ranch, CA 91381
Phone	(661) 291-4080
Website	www.picoelementary.com
CDS Code	19 64832 0100636
Awards	National Blue Ribbon (2019) California Distinguished School (2006, 2018)
2019/2020 Enrollment	866 Students
Functional Capacity	916 Students



FACILITIES SYSTEMS

Overview

The Pico Canyon Elementary School was constructed in 2003. There were two portable classroom units added in 2004, and an additional portable unit added adjacent to the other two in 2012. These units presently house SDC classrooms and are at the rear of the site. Construction of the main building is one-story framed construction with exterior stucco finish. Several of the other classroom buildings are one-story, stucco finish. The central quad is surrounded by (3) two-story modular classroom buildings, with exterior stucco finish, attached via a second-floor walkway system that leads to stairs and an elevator, shared by all (3) buildings. The building overall is in good condition, with some finishes and systems showing signs of aging and wear. There is a private Daycare facility on site, adjacent to the school.

Site

The site, located in the Stevenson Ranch development, is approximately 7.4 acres and is adjacent to residential neighborhoods, a residential housing complex and the Jake Kuredjian County Park. Access to the site is from Pico Canyon Road, however there is also a pedestrian access bridge on the north side of the site, spanning a drainage culvert and connecting to the adjacent neighborhood. Parents also use this area along Chase Avenue to drop-off and pick-up students. There is a lack of shade for students. Limited expansion of the current building is possible.

Program Spaces

The original main office location is located interior to the site, with no secure entrance and without visibility of the main entrance. Visitors are stopped at a gate at the front and then allowed access to the school via a controlled entry but have access to the campus before having to enter the office to formally register and check in. Dedicated program space is desired for Art and Music instruction, in addition to a separate Science Classroom. Additional space is desired for student support services program areas. The SDC classrooms location is not desirable, being located at the rear of the site.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units, Local Fan Coil Units, and controlled by an aging centralized building management system. Exhaust Fans are operating but are nearing the end of recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition, nearing the end of the recommended service-life. At the local zone level, supply diffusers and return/exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Some of the fixtures are recommended for replacement due to service-life and others that may only require minor repair or “heavy maintenance”. Drinking fountains and domestic hot water heaters appear dated and it is recommended that these units are upgraded. Water and sewer systems appear to be in serviceable condition and no specific recommendations are made. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of dated fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type. Both Interior and Exterior lighting controls systems also appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone and Fire Alarm systems are dated and problematic. Upgrade of these systems is recommended and included in the assessment as such. The Public Address system appears to be in serviceable condition and only maintenance is recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition with the exception of the Library, and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District’s Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Nice views
- Nice, large playground areas
- Simplified arrangement of classroom wings with access to outdoor space

CAMPUS CHALLENGES

- Secure entrance to campus is too far from main office
- Additional parking is needed
- One entrance / exit point for campus
- Lack of shade
- Location of SDC classrooms
- Community park directly adjacent to campus



YEAR CONSTRUCTED



LEGEND

Year Constructed

2003

Property Line



YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)
2003	MAIN BUILDING	MPR, LIB	20,830
	CLASSROOM BUILDING 103-104	103-104	2,880
	CLASSROOM BUILDING 110-214	110-113, 201-204	9,600
	CLASSROOM BUILDING 117-209	114-117, 206-209	7,680
	CLASSROOM BUILDING 118-214	118-121, 210-214	9,600
	PORTABLE CLASSROOM 101	101	960
	PORTABLE CLASSROOMS 105-107	105-107	2,880
	PORTABLE CLASSROOMS 108-109	108-109	1,920
	PORTABLE CLASSROOM 122	122	960
	PORTABLE CLASSROOM 123	123	960
	PORTABLE CLASSROOM 124	124	960
	PORTABLE CLASSROOM 125	125	960
	PORTABLE CLASSROOM 132	132	960
	PORTABLE CLASSROOM 133	133	960
SUBTOTAL PICO CANYON ES			62,110
			100%

•MPR = Multi-Purpose Room

•KIT = Kitchen

•LIB = Library



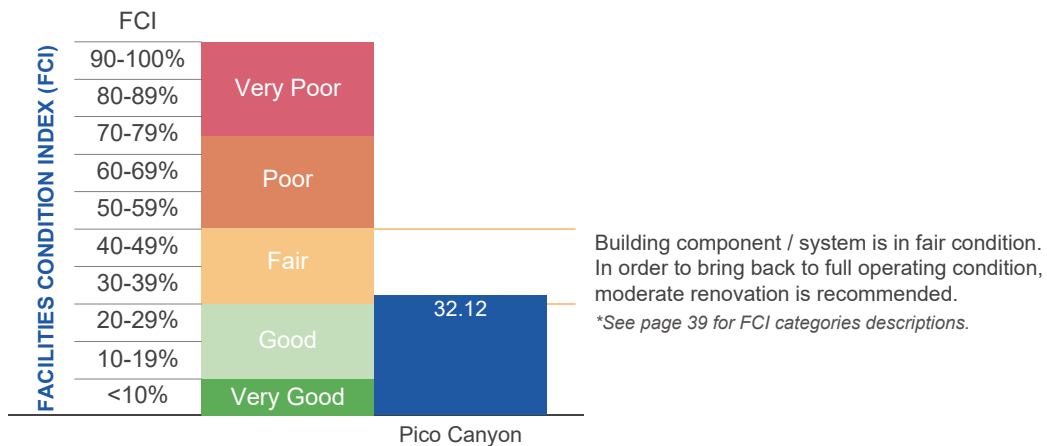
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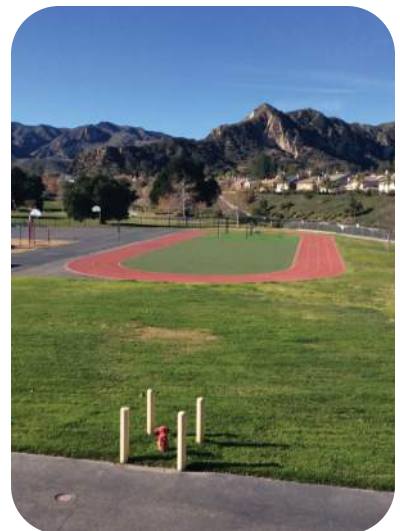
PICO CANYON ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	2	0.10	0.51
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	1	0.00	0.00
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	1	0.00	0.00
Floor Finishes	6.21	1	0.10	0.62
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communcations & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	1	0.10	0.02

32.12

The Pico Canyon Elementary School is in good condition, with an FCI of 32.12. This is in large part due to the relative new age of the buiding. Life-cycle system replacement, as well as safety enhancements and educational program related needs have been outlined.







BUILDING USE



LEGEND

Building Use

Basic Classroom	Athletic	Circulation	Day Care
Specialty Classroom	Library/Media	Operational Support	Covered Walkways
Science Classroom	Student Support	Food Service	Property Line
Small Room	Administrative	Kindergarten	
Classroom Support	Assembly	Special Education	



BUILDING UTILIZATION AND CAPACITY

PICO CANYON ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School		-	-		-	-	
TK	1	24	24	1	24	24	
Kindergarten	4	24	96	4	24	96	
1st Grade Learning Studio	5	24	120	5	24	120	
2nd Grade Learning Studio	5	24	120	5	24	120	
3rd Grade Learning Studio	5	24	120	5	24	120	
4th Grade Learning Studio	4	32	128	4	32	128	
5th Grade Learning Studio	5	32	160	5	32	160	
6th Grade Learning Studio	5	32	160	5	32	160	
Sub-total			928			928	
Student Support Services							
Special Education (SDC) Classrooms	3	12	36	3	12	36	
Resource Classrooms	1	-	-	1			
School Psychologist	1	-	-	1			
Speech Office	1	-	-	1			
Response to Intervention (RTI)	1	-	-	1			
Counselor	1	-	-	1			
Student Enrichment (GATE)	0	-	-	0			
Multi-Sensory Room (De Esc)	0	-	-	1			
Itinerant Space (Small Group)	0	-	-	1			
Occupation & Physical Therapy (OT/PT)	0	-	-	1			
Adaptive Physical Education							
Sub-total			36			36	
Specialized / Shared							
Library	1	-					
Art Instruction	0	-		1			
Performing Arts (Music)	1	-		1			
Music Support (Orchestra)	0	-		1			
Science / STEM Lab	1	-		1			
Computer Classroom	1	-		0			
Multi-Purpose Room	1	-		1			
Stage	1	-		1			
Community Room	1	-		1			
Parent Resource Center	0	-		0			
Sub-total							
Building Administration							
Reception / Staff Area	1	-		1			
Principal Office	1	-		1			
Assistant Principal Office	1	-		1			
Conference Room	1	-		1			
Staff Toilets	1	-		1			
Nurse Office	1	-		1			Includes separate toilet room
Administration Workroom	1	-		1			
Staff Workroom	1	-		1			
Staff Lounge	1	-		1			
Storage Room	0	-		0			
Electrical Closet / Data	1	-		1			
Sub-total							
Building Support							
Kitchen	1	-		1			Includes toilet room for staff
Student Restrooms (Boys)	4	-		4			
Student Restrooms (Girls)	4	-		4			
Unisex (Single User)	2	-		2			
Staff Restrooms	2	-		2			
Storage Room	2	-		2			
Custodial Closets	2	-		2			
Custodial Office / Storage	1	-		1			
Technology Center / Workrm	0	-		0			
Electrical Closet / Data	0	-		0			
IDF	0	-		0			
Mechanical Closets	1	-		1			
Sub-total							
Total			964 (Student Capacity)			964 (Student Capacity)	

916 Funct Capacity @95%
860 HPE (Resident Students)
93.91% Utilization

866 Current enrollment
89.83% at Capacity






















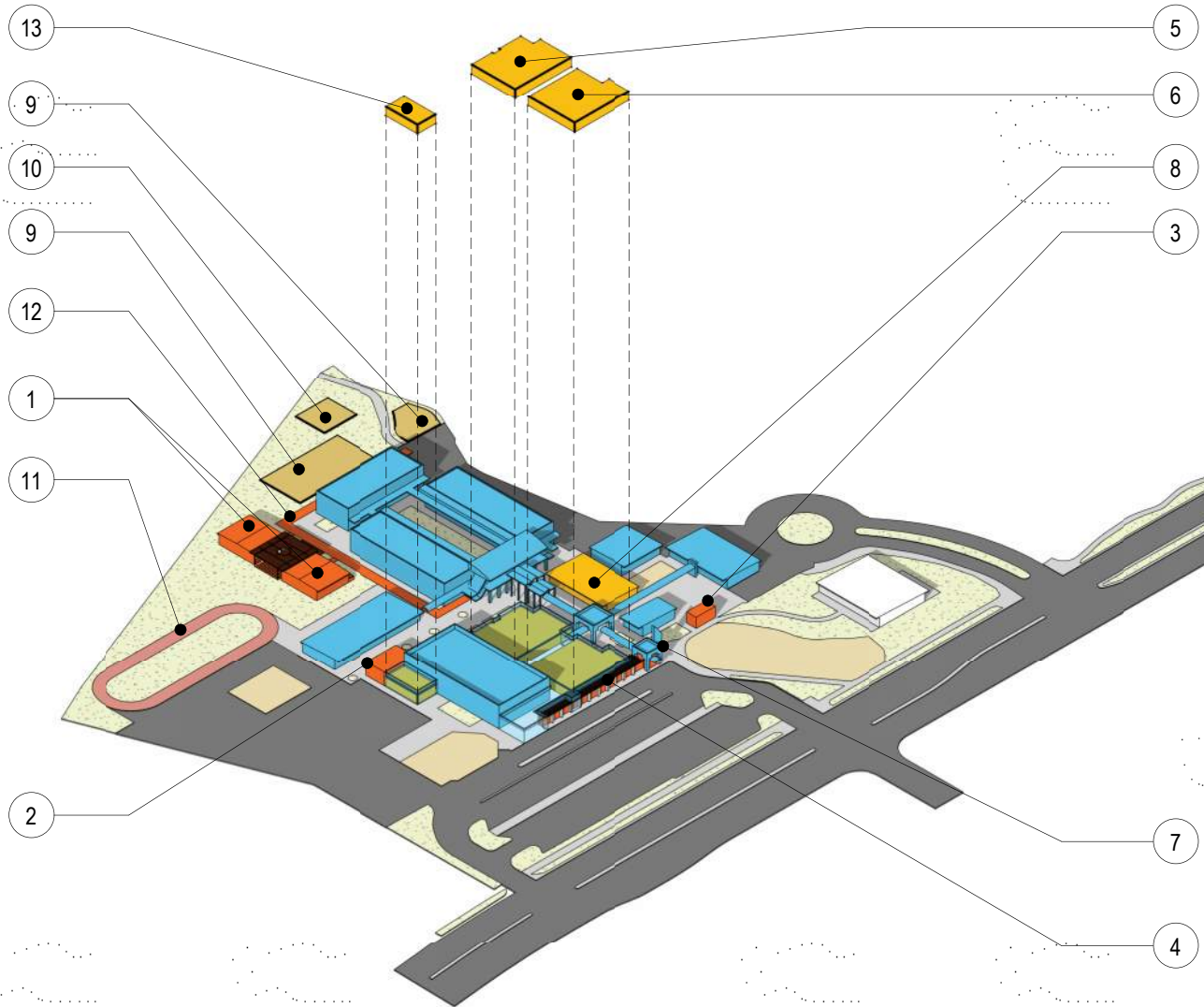
MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

 Physical Plant Improvements	 Proposed 1-Story Classroom Building	 Proposed Secure Entry
 Program Renovations	 Proposed Orchestra Classroom	 Proposed SDC Classroom Building
 New Construction	 Proposed Toilet Building	 Proposed Play Area
 Planned Portable Removal	 Proposed Covered Canopy	 Proposed Sensory Garden
 Day Care	 Proposed Administration Renovation	 Proposed Existing Track Resurfacing
 Property Line	 Proposed Library Renovation	 Proposed Walkway Improvements
		 Music Room



MASTER PLAN RECOMMENDATIONS

LEGEND

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation, drainage & functional site improvements
- + Replace wood chips with rubberized play surface
- + Expand hard play area
- + Resurface running track

BUILDING

- + New phone system
- + Fire alarm system upgrades / replacement
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls
- + Kitchen equipment upgrades


PROGRAM

- + Renovate Library & Administration Office to reverse location
- + New one-story CR building to replace portable units
- + New Performing Arts addition
- + New toilet building for K / Primary


LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + New canopy for student drop-off
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement

 Physical Plant Improvements

 Program Renovations

 New Construction

 Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
PICO CANYON ES**

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
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SCOPE OF WORK **PRIORITY**

PHYSICAL PLANT

A. SITE

1. Utilities			
1.1 Irrigation system improvements	\$ 30,680		
2. Site - Circulation			
2.1 No recommendations			
3. Landscape & Paving			
3.1 Drainage and Grading improvements		\$ 30,680	
3.2 Expanded hard play area		\$ 191,750	
3.3 Landscaping improvements		\$ 40,268	
4. Playground / Activities			
4.1 Provide additional shade structure(s)	\$ 230,100		
4.2 Resurface exterior running track		\$ 227,032	
4.3 Replace wood chips with resilient surface		\$ 119,652	
4.4 Develop (2) New outdoor learning areas			\$ 76,700

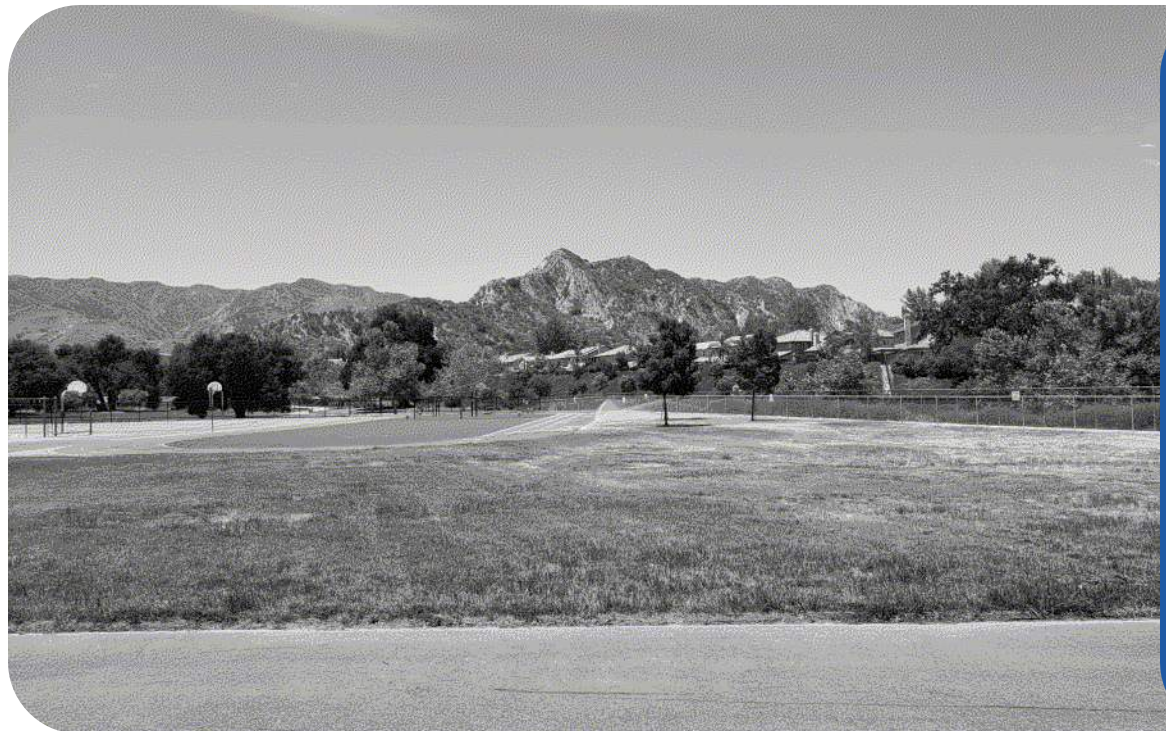
B. BUILDING

5. Safety & Security			
5.1 Provide security cameras on campus	\$ 76,700		
5.2 Provide access control system / new door hardware	\$ 92,040		
5.3 Install panic alarm and intrusion system	\$ 30,680		
5.4 Add impact resistant film for glass exterior doors & secure entry glass	\$ 11,505		
5.5 Fire Alarm System upgrade / replacement		\$ 256,035	\$ 256,035
6. Building Envelope			
6.1 Exterior stucco maintenance & repair		\$ 11,505	\$ 11,505
6.2 Phased roof replacement			\$ 672,091
6.3 Roof maintenance / re-coat and extend existing roof warranties		\$ 220,896	
6.4 Exterior painting touch-up		\$ 15,340	\$ 15,340
7. General Architectural			
7.1 Provide site wayfinding signage and directory		\$ 8,437	
8. HVAC			
8.1 New DDC automated building control system		\$ 288,039	\$ 288,039
8.2 Replace general exhaust fans		\$ 161,070	\$ 53,690
8.3 Replace DX RTU's		\$ 1,104,480	\$ 1,104,480
8.4 Replace Fan Coil Units		\$ 786,175	\$ 786,175
8.5 Grille and diffuser replacement		\$ 23,562	\$ 168,464
8.6 New Kitchen hood, make-up air unit and exhaust fans		\$ 230,100	\$ 15,340
8.7 Replace lined ductwork at Admin. Building (rooftop mounted ductwork)		\$ 1,151	
9. Plumbing			
9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function	\$ 23,010		
9.2 Replace plumbing fixtures		\$ 164,905	\$ 80,535
9.3 Replace water heating units		\$ 46,020	\$ 34,515
10. Electrical			
10.1 Replace interior lights with new LED lighting			\$ 768,104
10.2 Provide interior lighting control system			\$ 192,026
10.3 Replace exterior lights with LED fixtures		\$ 96,013	
10.4 Provide exterior lighting control system		\$ 192,026	
10.5 Upgrade Stage incandescent lighting system		\$ 22,090	
11. Technology			
11.1 New telephone system		\$ 576,078	
11.2 Replace Classroom projectors with interactive flat panel monitors			\$ 206,500
11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas		\$ 144,020	
11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)			\$ 92,040
11.5 New Sound & Projection system in MPR and Library		\$ 76,700	
12. Nutrition Services			
12.1 Kitchen equipment upgrades / replacement			\$ 338,350.00
			\$ 338,350.00

EDUCATIONAL PROGRAM

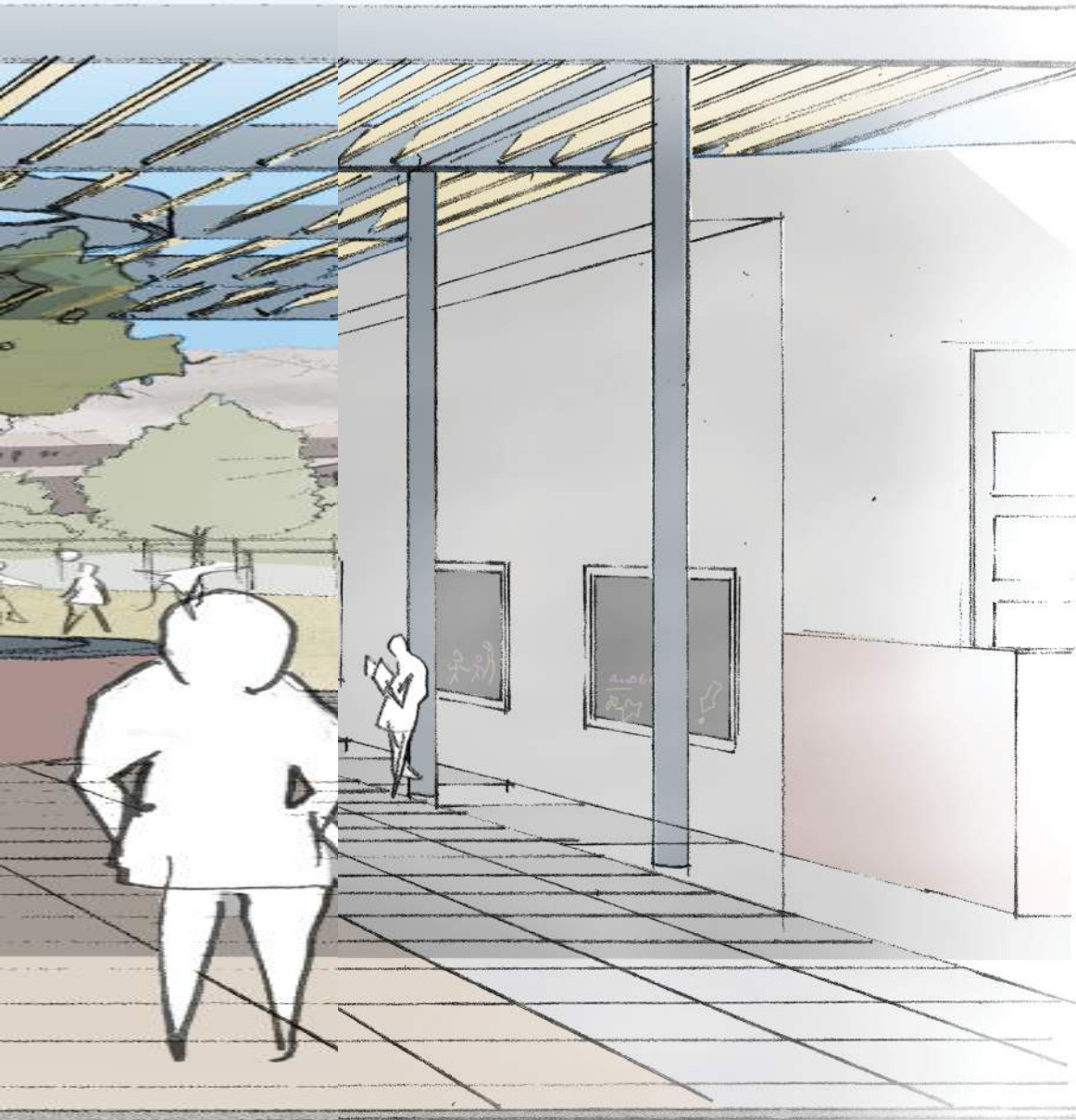
C. PROGRAM RELATED IMPROVEMENTS

13. Renovations			
13.1 Convert Library into new Administration space		\$ 690,300	
13.2 Convert Administration into new Library		\$ 690,300	
13.3 SDC Modifications / renovations including toilet rooms			\$ 441,792
13.4 Convert Science Room to Music room			\$ 220,896
14. New Construction			
14.1 New Toilet Building for Kindergarten			\$ 134,225
14.2 New Classroom addition to replace SDC portable classrooms		\$ 2,982,096	
14.3 New orchestra / performing arts space		\$ 662,688	
14.4 New covered canopy for student pick-up and drop-off area			\$ 184,080
SUB-TOTAL	\$ 494,715	\$ 9,836,977	\$ 5,676,294
			\$ 1,391,885
			\$ 17,399,871



View looking west towards the existing running track, in the area of a proposed new classroom building.





The concept shows the shared exterior learning area for the new Science / Arts classroom addition.



Stevenson Ranch Elementary School

Site Description

Description

Stevenson Ranch Elementary is located in Stevenson Ranch, California, a suburban area thirty miles north of Los Angeles. The campus consists of a 45,428 square foot main building which includes the administration, library, multi-purpose room and kitchen, and two classroom wings. Additional classrooms and support spaces are housed within portable buildings throughout the campus. **7%** of the student population are English Language Learners, **17%** are socio-economically disadvantaged, and **11%** of the student population are students with disabilities. Stevenson Ranch provides specialized programs for its students such as intervention, Gifted and Talented Education (GATE), school wide technology, counseling, student council, in-school enrichment and awards for character and attendance. Stevenson Ranch is a school where a community comes together to achieve the very best for children. It is in this caring environment that a rich, standards-based curriculum is taught daily and children, parents, and teachers learn together. The community supports the traditional values of honesty, responsibility, patriotism, and pride in work. Stevenson Ranch teaches these same values and works closely with the local community pursuing high expectations, academic excellence, and strong community involvement.

Neighborhood

Stevenson Ranch Elementary sits at the center of the Stevenson Ranch housing development. The campus is surrounded by single-family housing with some multi-family housing nearby. The site is directly adjacent and has direct access to Dr. Richard H. Rioux Memorial Park. Parking and drop off areas are located on either side of Carroll Lane, between Faulkner Drive and Clifton Place.



Site Type	Elementary School (K-6)
Year Built	1997
Site Acreage	11.24
Square Footage	70,868
Building Totals	28
• Permanent	1 (20 Classrooms)
• Modular	0 (0 Classrooms)
• Portables	27 (26 Classrooms)
Address	25820 North Carroll Lane Stevenson Ranch, CA 91381
Phone	(661) 291-4070
Website	www.stevensonranchschool.com
CDS Code	19 64832 6113047
Awards	National Blue Ribbon (2001, 2012, 2019) California Distinguished School (1998, 2004, 2008, 2012, 2018)
2019/2020 Enrollment	776 Students
Functional Capacity	768 Students

FACILITIES SYSTEMS

Overview

The Stevenson Ranch Elementary School is a one-story facility, with exterior stucco finish, constructed in 1997. Portable classroom units were added in 1997 and 1998 as part of the state-wide class size reduction mandate. There is a private daycare facility located on site, but it is not affiliated with the school. Overall the building is in good condition, but there are facility needs related to physical plant and program needs that should be addressed.

Site

Located in the Stevenson Ranch development, the site is approximately 11.24 acres and surrounded by residential neighborhoods. The school is located adjacent to the Richard H. Rioux Memorial Park, which is a community park. Access to the school is from Carroll Lane, where there is a parking lot located in front of the school. Student drop-off is valet style, at the front of the school, off of Carroll Lane in a separate traffic lane. The parking lot is undersized and there is no designated visitor parking. Some of the staff use an adjacent Home Owner's Association (HOA) park, parking lot as well, since there is insufficient parking on site. The site includes on-site parking, as well as hard and soft play areas for the students, as well as a running track and small amount of green recreational space. Additional shade is needed for students. Expansion of the current building is possible, limited by the existing configuration and the location of the fire lane.

Program Spaces

The existing office is not a secure entry and there are several options for modification that should be evaluated in order to create a safer entrance. The number of portable classrooms is significant and it is recommended that they be replaced with new two-story modular construction to match the original building, allowing for consolidation of the site and opening and expansion of the play areas and track. Dedicated program space is desired for Art and Music instruction, which currently exists in the portable classrooms units. Additional space is desired for student support services program areas. The existing Multi-Purpose Room is somewhat undersized and does not accommodate the entire school.

HVAC

The HVAC systems on this campus are functioning however, are dated. Spaces are conditioned by Roof Top Units and controlled by an aging centralized building management system. Exhaust Fans are operating but are nearing the end of recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition, nearing the end of the recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

The majority of the plumbing fixtures assessed are recommended for replacement due to service-life and condition. Drinking fountains and domestic hot water heaters appear dated and it is recommended that these units are upgraded. The fire sprinkler system in the main building is advised to be upgraded. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. Although there have been various LED lamp upgrades in the past, it is recommended that all lighting systems are upgraded to modern LED type. Both Interior and Exterior lighting controls systems appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone, Fire Alarm, and Public Address systems are dated and problematic. Upgrade of these systems is recommended and included in the assessment as such. It is advised that Security Cameras and Card Access be provided for safety and monitoring purposes. Classroom A/V appears to be dated in the main building as well as the portable classrooms, an upgrade is recommended. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Central courtyard
- Nice views
- Science Lab and Art rooms
- Nice, large playground areas
- Track and greenspace
- Simplified arrangement of original building

CAMPUS CHALLENGES

- Number of modular classrooms
- Location of Kindergarten at front entry
- Drop-off area and access at front
- Front courtyard
- Adequate parking
- Size of MPR
- Lack of shade



LEGEND

Year Constructed

- 1997
- 1998

Property Line



YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1997	MAIN BUILDING	MPR, LIB, 101-120	45,428	79.7%
	PORTABLE CR 121	121	960	
	PORTABLE CR 122	122	960	
	PORTABLE CR 123	123	960	
	PORTABLE CR 124	124	960	
	PORTABLE CR 125	125	960	
	PORTABLE CR 126	126	960	
	PORTABLE CR 127	127	960	
	PORTABLE CR 128	128	960	
	PORTABLE CR 129	129	960	
	PORTABLE CR 130	130	960	
	PORTABLE CR 131	131	960	
	PORTABLE RESTROOM		480	
1998	PORTABLE CR 132	132	960	20.3%
	PORTABLE CR 135	135	960	
	PORTABLE CR 136	136	960	
	PORTABLE CR 137	137	960	
	PORTABLE CR 138	138	960	
	PORTABLE CR 139	139	960	
	PORTABLE CR 140	140	960	
	PORTABLE CR 141	141	960	
	PORTABLE CR 142	142	960	
	PORTABLE CR 143	143	960	
	PORTABLE CR 144	144	960	
	PORTABLE CR 145	145	960	
	PORTABLE CR 146	146	960	
	PORTABLE CR 147	147	960	
	PORTABLE CR 148	148	960	
SUBTOTAL STEVENSON RANCHES			70,868	100%

•MPR = Multi-Purpose Room

•LIB = Library

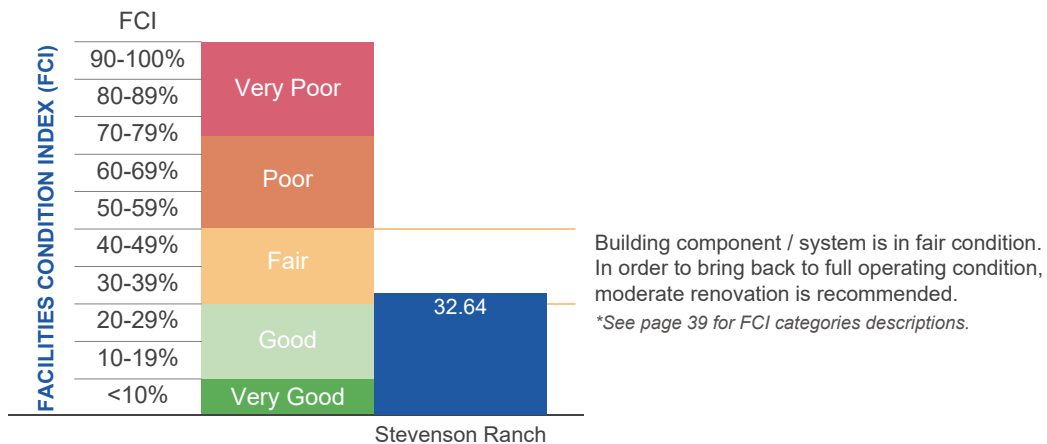
FACILITY CONDITION INDEX (FCI)

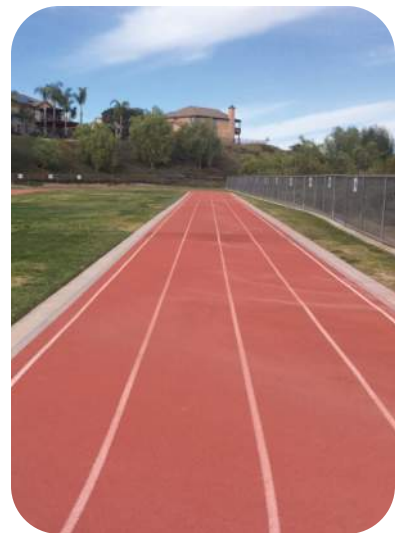
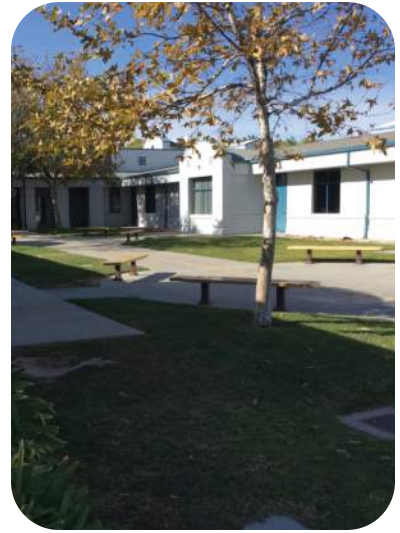
STEVENS RANCH ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	2	0.10	0.51
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	1	0.00	0.00
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	3	0.50	0.81
Floor Finishes	6.21	1	0.10	0.62
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	1	0.00	0.00
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	1	0.10	0.02

32.64

The Stevenson Ranch Elementary School is in overall good condition, with an FCI of 32.69. This is in large part due to the age and condition of the main building. Continued replacement of older portable units as well as life-cycle and end educational program-related improvements have been outlined.







LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

STEVENSON RANCH ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School		-	-		-	-	
TK	1	24	24	1	24	24	
Kindergarten	3	24	72	3	24	72	
1st Grade Learning Studio	4	24	96	4	24	96	
2nd Grade Learning Studio	4	24	96	4	24	96	
3rd Grade Learning Studio	5	24	120	5	24	120	
4th Grade Learning Studio	3	32	96	3	32	96	
5th Grade Learning Studio	4	32	128	4	32	128	
5th Grade Office	1	0	0	0	0	0	
6th Grade Learning Studio	4	32	128	4	32	128	
6th Grade Office	1	0	0	0	0	0	
Sub-total			760			760	
Student Support Services							
Special Education (SDC) Classrooms	4	12	48	4	12	48	
Resource Classrooms	0	-	-	2			
School Psychologist	1	-	-	1			
Speech Office	1	-	-	1			
Response to Intervention (RTI)	2	-	-	2			
Counselor	1	-	-	1			
Student Enrichment (GATE)	0	-	-	1			
Multi-Sensory Room (De Esc)	0	-	-	1			
Itinerant Space (Small Group)	0	-	-	1			
Occupation & Physical Therapy (OT/PT)	0	-	-	1			
Adaptive Physical Education	1	-	-	1			
Sub-total			48			48	
Specialized / Shared							
Library	1	-		1			
Art Instruction	1	-		1			
Performing Arts (Music)	1	-		1			
Music Support (Orchestra)	2	-		2			
Science / STEM Lab	1	-		1			
Computer Classroom	2	-		0			
Multi-Purpose Room	1	-		1			
Stage	1	-		1			
Community Room	0	-		1			
Parent Resource Center	0	-		0			
Sub-total			-				
Building Administration							
Reception / Staff Area	1	-		1			
Principal Office	1	-		1			
Assistant Principal Office	1	-		1			
Conference Room	1	-		2			
Staff Toilets	2	-		2			
Nurse Office	1	-		1			Includes separate toilet room
Administration Workroom	0	-		0			
Staff Workroom	1	-		1			
Staff Lounge	1	-		1			
Storage Room / Copier	1	-		1			
Electrical Closet / Data	1	-		1			
Sub-total			-				
Building Support							
Kitchen	1	-		1			Includes toilet room for staff
Student Restrooms (Boys)	4	-		4			
Student Restrooms (Girls)	4	-		4			
Unisex (Single User)	0	-		2			
Staff Restrooms	4	-		4			
Storage Room	4	-		4			
Custodial Closets	3	-		3			
Custodial Office / Storage	0	-		1			
Technology Center / Workrm	1	-		1			
Electrical Closet / Data		-					
IDF		-					
Mechanical Closets		-					
Sub-total			-				
Total			808 (Student Capacity)			808 (Student Capacity)	

768 Funct Capacity @95%
578 HPE (Resident Students)
75.30% Utilization

776 Current enrollment
96.04% at Capacity















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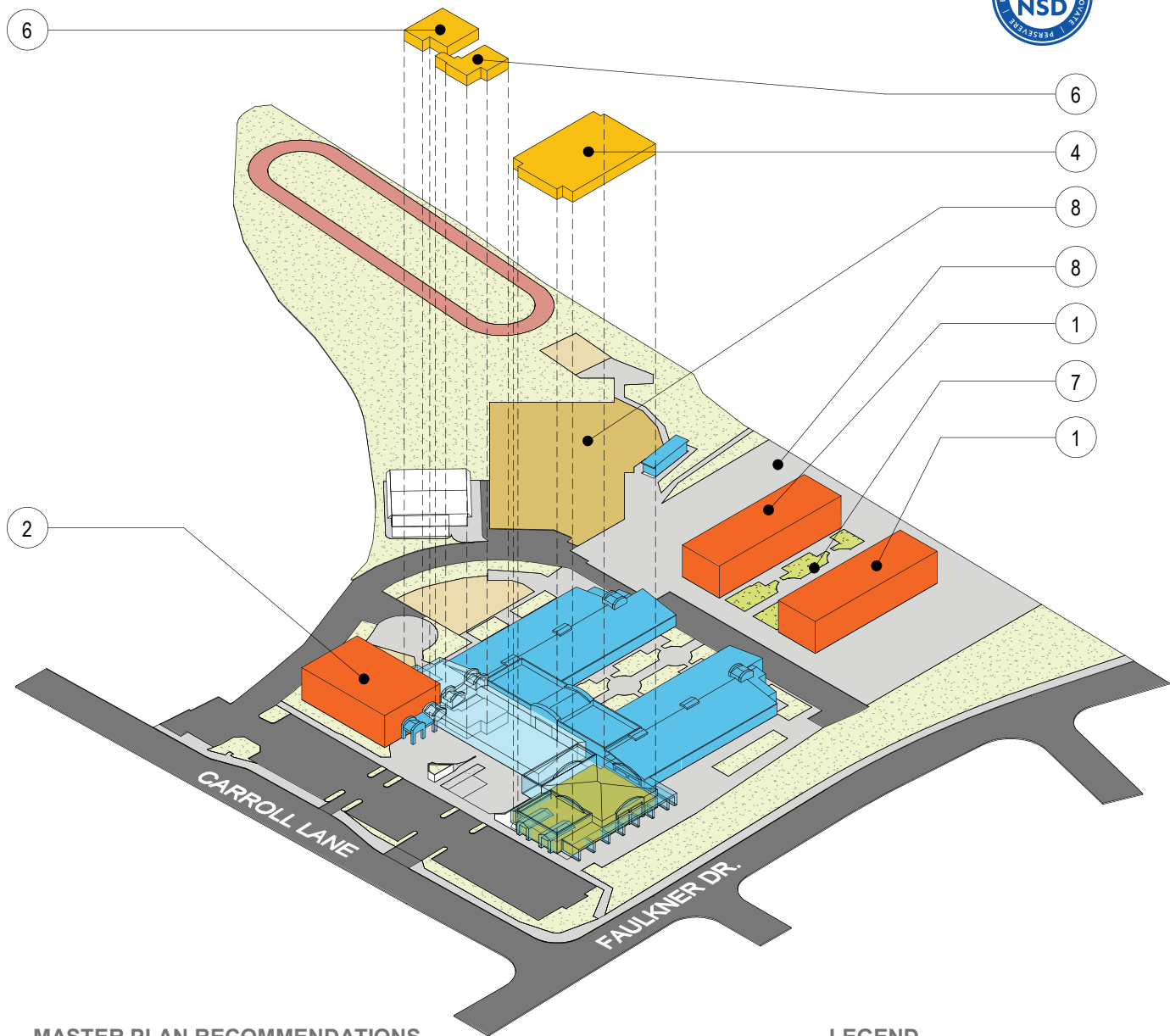
WRANGLERS
MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

 Physical Plant Improvements	 Proposed 2-Story Classroom Building	 Proposed Administration Renovation
 Program Renovations	 Proposed MPR Building	 Proposed Art / Music Renovation
 New Construction	 Proposed Secure Entry	 Proposed Quad
 Planned Portable Removal	 Proposed Kindergarten Renovation	 Proposed Play Area Renovation
 Day Care	Property Line 	



MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + Modifications at main entrance to provide secure entry
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation & functional site improvements
- + New marquis sign
- + Replace wood chips with rubberized play surface
- + Resurface running track

BUILDING

- + New phone system
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + Exterior stucco / painting touch-up
- + Interior finish upgrades
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls
- + Kitchen equipment upgrades

PROGRAM

- + New CR buildings to replace portable units
- + Site development and improvement

LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement
- + New MPR / convert existing MPR to program space

LEGEND

- Physical Plant Improvements
- Program Renovations
- New Construction
- # Refer to Legend on Opposing Page

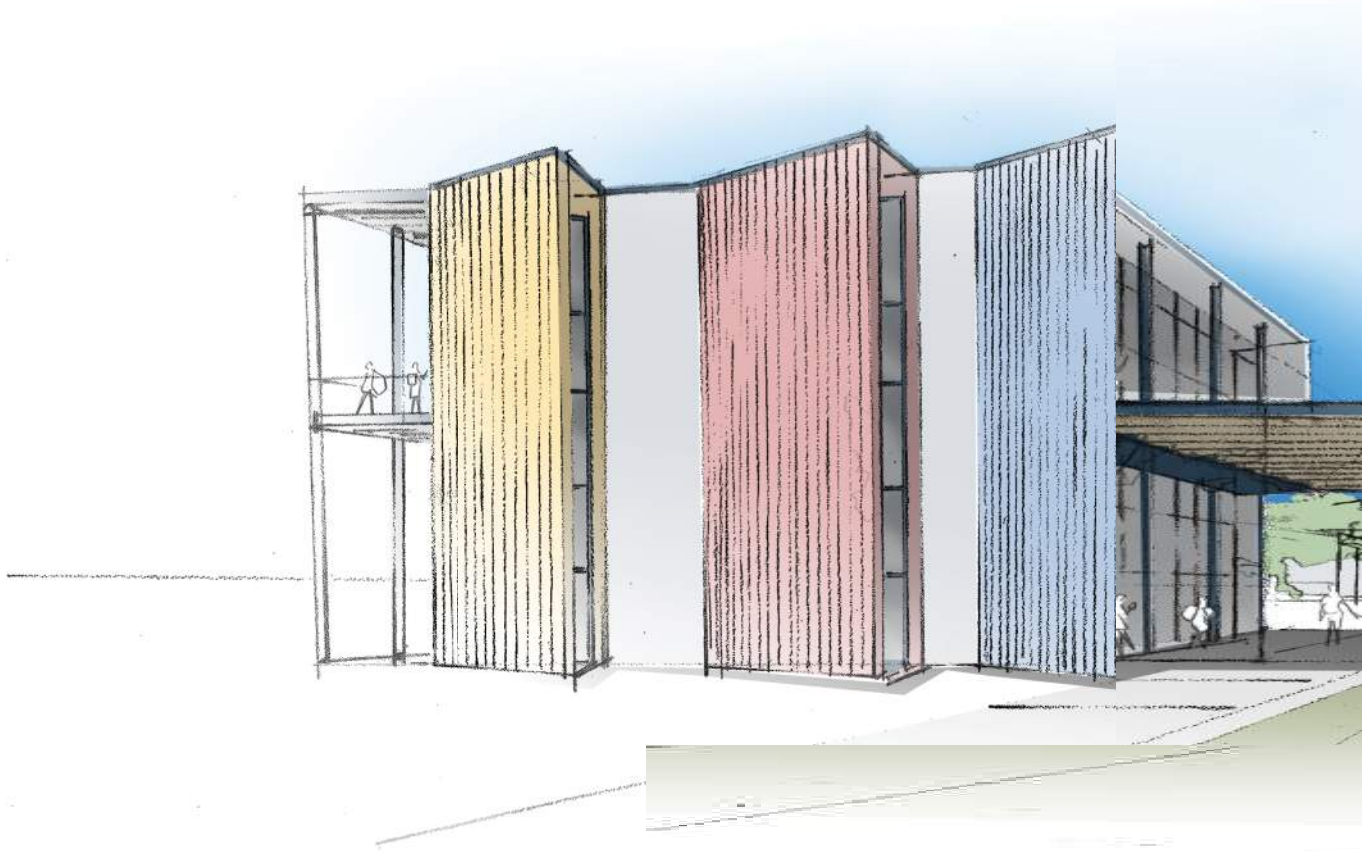


**MASTER PLAN RECOMMENDATIONS
STEVENSON RANCH ES**

	Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
SCOPE OF WORK				
PRIORITY				
PHYSICAL PLANT				
A. SITE				
1. Utilities				
1.1 Irrigation system improvements	\$30,680.00			
2. Site - Circulation				
2.1 No recommendations				
3. Landscape & Paving				
3.1 Rework front parking lot and pedestrian access		\$ 767,000		
4. Playground / Activities				
4.1 Provide additional shade structure(s)	\$ 230,100			
4.2 Resurface exterior running track		\$240,531.20		
4.3 Exterior Library Courtyard improvements				\$ 230,100
4.4 Develop (2) New outdoor learning areas			\$ 76,700	
4.5 Improve Kindergarten and Primary Play areas			\$ 153,400	
4.6 Replace wood chips with resilient surface			\$ 184,080	
B. BUILDING				
5. Safety & Security				
5.1 Provide security cameras on campus	\$ 76,700			
5.2 Install panic alarm and intrusion system	\$ 30,680			
5.3 Install panic alarm system and new hardware on all exterior doors	\$ 92,040			
5.4 Add impact resistant film for glass exterior doors & secure entry glass	\$ 11,505			
5.5 Provide new Public Address / Master Clock System for campus	\$ 764,417			
5.6 Re-design and construct front exterior steps to be more functional and safe		\$ 230,100		
5.7 Lobby / Office improvements to create secure vestibule		\$ 345,150		
5.8 Add doors between adjacent Classrooms			\$ 61,360	
6. Building Envelope				
6.1 Exterior stucco maintenance & repair		\$ 10,227	\$ 10,227	\$ 10,227
6.2 Roof replacement on main building			\$ 453,681	\$ 453,681
6.3 Exterior painting touch-up		\$ 25,567	\$ 25,567	\$ 25,567
7. General Architectural				
7.1 Provide site wayfinding signage and directory		\$ 8,437		
7.2 Replace / repair vinyl wallcovering in main building			\$ 191,750	\$ 191,750
7.3 Replace window coverings in MPR and Stage		\$ 4,602		
7.4 Replace vertical blinds with horizontal louvers / shades		\$ 30,373	\$ 30,373	
7.5 New exterior LED Marquis School sign.		\$ 53,690		
7.6 Interior painting			\$ 162,029	
8. HVAC				
8.1 New DDC automated building control system		\$ 327,607	\$ 327,607	
8.2 Replace general exhaust fans		\$ 168,740		
8.3 Replace DX RTU's (Main Building)		\$ 1,472,640	\$ 1,472,640	
8.4 Replace Fan Coil Units		\$ 747,825	\$ 747,825	\$ 38,350
8.5 Replace split system AC Units (Outdoor Unit for FAU) Main Building		\$ 306,800		\$ 38,350
8.6 New Kitchen hood, make-up air unit and exhaust fans (remove Anslu system)		\$ 253,110	\$ 15,340	
8.7 Grille and diffuser replacement				\$ 129,623
8.8 Replace lined ductwork at Admin. Building (rooftop mounted ductwork)		\$ 184,080		
9. Plumbing				
9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function	\$ 38,350			
9.2 Pre Action Fire Sprinkler System Improvements		\$ 648,115		
9.3 Replace plumbing fixtures		\$ 65,195		\$ 333,645
9.4 Replace water heating units		\$ 30,680		
10. Electrical				
10.1 Replace interior lights with new LED lighting			\$518,492.00	
10.2 Provide interior lighting control system			\$129,623.00	
10.3 Replace exterior lights with LED fixtures		\$ 64,812		
10.4 Provide exterior lighting control system		\$ 129,623		
10.5 Provide additional exterior lighting / outlets for events			\$ 30,680	
10.6 Upgrade Stage incandescent lighting system		\$35,895.60		
11. Technology				
11.1 New telephone system		\$ 388,869		
11.2 Replace Classroom projectors with interactive flat panel monitors			\$ 265,500	
11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas		\$ 163,804		
11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)			\$ 103,545	
11.5 New Sound & Projection system in MPR and Library		\$ 76,700		
12. Nutrition Services				
12.1 New Kitchen equipment as part of new Kitchen addition				\$ 345,150
EDUCATIONAL PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 Isolate Staff Lounge and workroom acoustically		\$ 11,505		
13.2 Convert MPR to (K) Program space				\$ 2,684,500
14. New Construction				
14.1 New 2-Story CR Buildings (to replace portable classrooms), including sitework		\$ 7,289,568		
14.2 New MPR				\$ 5,867,550
SUB-TOTAL	\$1,274,472	\$14,081,245	\$4,960,418	\$10,348,492
				\$30,664,626

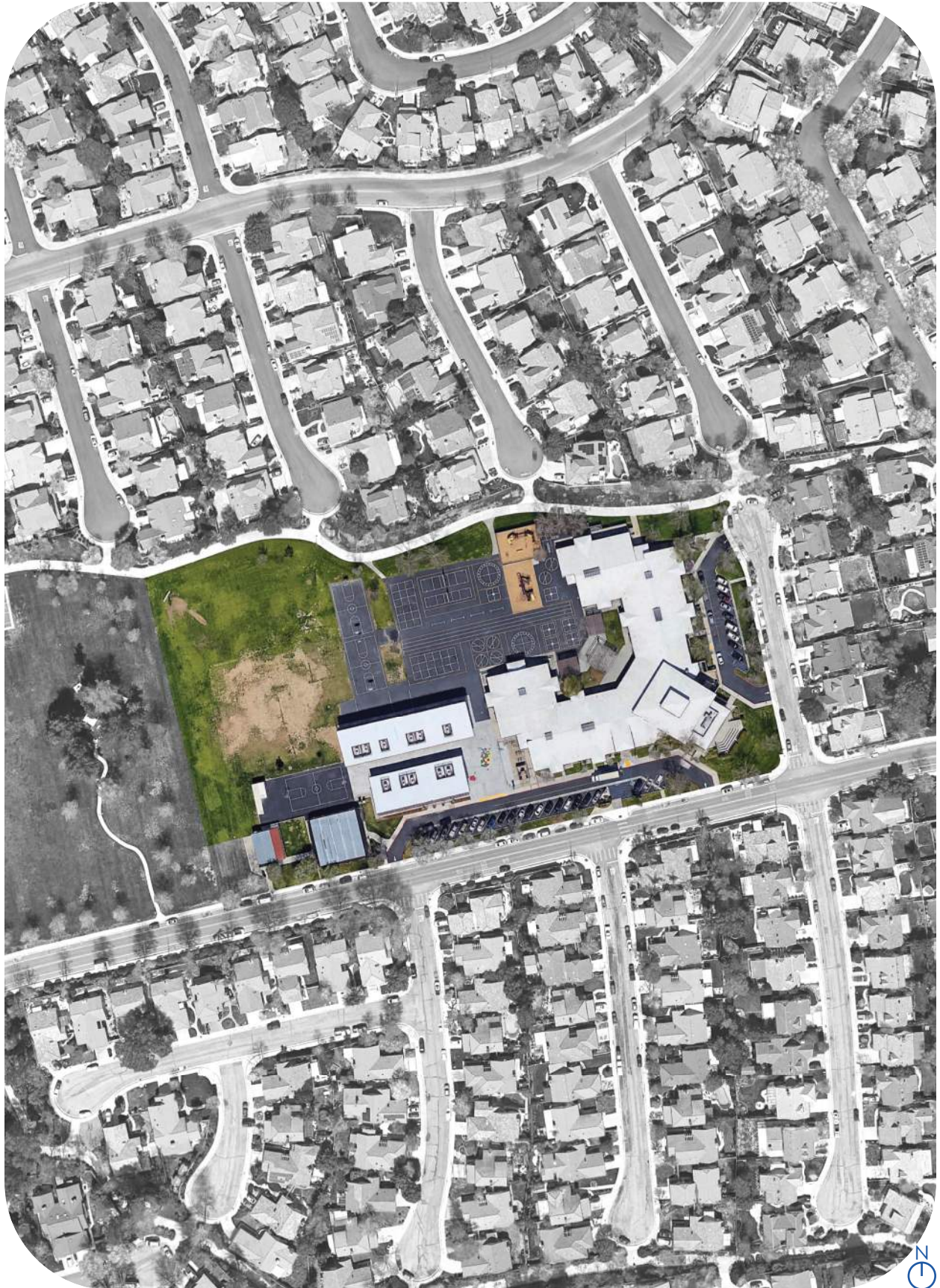


View looking west from the large asphalt area and one of two large portable classroom complexes, recommended to be replaced with permanent construction.



The concept shows the eastern edge of the proposed two-story addition to replace the portable classroom units, with a central courtyard.





Valencia Valley Elementary School

Site Description

Description

Valency Valley Elementary School is a California Distinguished School located in the City of Santa Clarita, a suburb of Los Angeles County. The campus is comprised of a main building which houses the administration, library, multi-purpose, kitchen, and classrooms with two additional, adjacent classroom wings. **7%** of the student population are English Language Learners, **17%** are socio-economically disadvantaged, and **11%** of the student population are students with disabilities. The school places a strong emphasis on reading, writing, and math as essential to the elementary level. Teachers meet regularly in collaborative teams to analyze data related to student achievement and make instructional decisions based on the data. Teachers enhance students' education through differentiated instruction. Flexible ability and cluster groups are found in all classrooms. First grade through sixth grade students have a forty minute block called "WIN", which stands for What I Need. During WIN time, all teachers at a grade level as well as Interventionists work with students in small groups based around the specific essential standard for the teaching cycle. Front reteaching to enrichment, all students participate in this Tier II intervention in their grade level.

Neighborhood

Valencia Valley Elementary is located at the northern border of the district's boundaries. The site is surrounded by single-family housing with multi-family housing nearby; it directly abuts the Valencia Central Valley Park. Site parking and drop off is accessible via Carrizo Drive and Mendoza Drive. The campus lies between Interstate-5 to the west, residential and retail commercial development to the north, residential housing to the south, and Railroad Avenue with commercial development beyond to the east.



Site Type	Elementary School (K-6)
Year Built	1988
Site Acreage	6.95
Square Footage	52,411
Building Totals	3
• Permanent	1 (18 Classrooms)
• Modular	2 (11 Classrooms)
• Portables	0 (0 Classrooms)
Address	23601 Carrizo Drive Valencia, CA 91355
Phone	(661) 291-4060
Website	www.valenciavalleyelementary.com
CDS Code	19 64832 6107171
Awards	California Distinguished School (1995, 2002, 2006, 2014)
2019/2020 Enrollment	718 Students
Functional Capacity	695 Students



FACILITIES SYSTEMS

Overview

The Valencia Valley Elementary School is a one-story facility, frame structure with exterior masonry veneer on the original section of the building, constructed in 1988. Two new one-story modular classroom buildings were added in 2013 to replace on-site portable classroom units. These buildings are frame construction with exterior stucco finish. There is a private daycare facility located on site, but it is not affiliated with the school. The newer modular classroom buildings are in good condition; however, the main, original school building needs various life-cycle upgrades and program improvements.

Site

The school site is in Santa Clarita, on a 6.95-acre site. The school is located in a residential area and adjacent to the Valencia Central Valley Park, which is a community park. Access to the school is from both Carrizo and Mendoza Drive, as the school sits on the intersection of these two streets. Approximately half of the students walk to school, while the other half gets dropped off by parents at the valet area along Carrizo Drive. There is drop-off access and small parking areas from both Carrizo and Mendoza Drive, however there the amount of parking does not meet the demand and faculty usually is forced to park along the street as well. The site has ample hard and soft play areas and green space for recreation activities, although the Kindergarten play area is in need of expansion. Additional shade is desired for students. Expansion of the current building is possible, limited by existing configuration and the location of the fire lane.

Program Spaces

The existing office is not a secure entry and is undersized to meet the functional requirements of the space. Most kindergarten classrooms are undersize and do not have toilet rooms for the students. Dedicated program space is desired for Art and Music instruction, and additional space is desired for student support services program areas. The existing Multi-Purpose Room is somewhat undersized and does not accommodate the entire school. Collaboration / teaming areas are desirable for student use, and additional staff toilets are needed.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units and Split-System type Air Conditioners controlled by an aging centralized building management system. Exhaust Fans are operating but are nearing the end of recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition, nearing the end of the recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Some of the fixtures are recommended for replacement due to service-life and others mainly in the administration area only require seasonal maintenance. Drinking fountains appear dated and it is recommended that these units are upgraded. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type. Both Interior and Exterior lighting controls systems appear to be dated. The electrical infrastructure appears to be in proper serviceable condition with only seasonal maintenance needed.

Technology

Across the campus the Phone, Fire Alarm, and Public Address systems are dated and problematic. Upgrade of these systems is recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition with the exception of the Library and Theater where an upgrade is recommended. Refreshment of educational technology should be incorporated per the District's Technology Plan.

CAMPUS ATTRIBUTES

- Residential location
- Layout of building and ability to cluster grade levels
- Large, upper grade play space
- Science Labs

CAMPUS CHALLENGES

- Need for additional shade
- Kindergarten play area size
- Parking
- Need additional storage
- Main entry security
- Lack of dedicated performing arts spaces
- Size of Administration office
- Size of MPR
- Computer Lab is underutilized



Valencia Valley School

YEAR CONSTRUCTED



LEGEND

Year Constructed



1988



2014

Property Line





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1988	MAIN BUILDING	MPR, LIB, 201-211, 223-233	40,851	77.9%
2014	CLASSROOM BUILDING	234-238	4,800	22.1%
	CLASSROOM BUILDING	239-244	6,760	
SUBTOTAL VALENCIA VALLEY ES			52,411	100%

•MPR = Multi-Purpose Room •LIB = Library





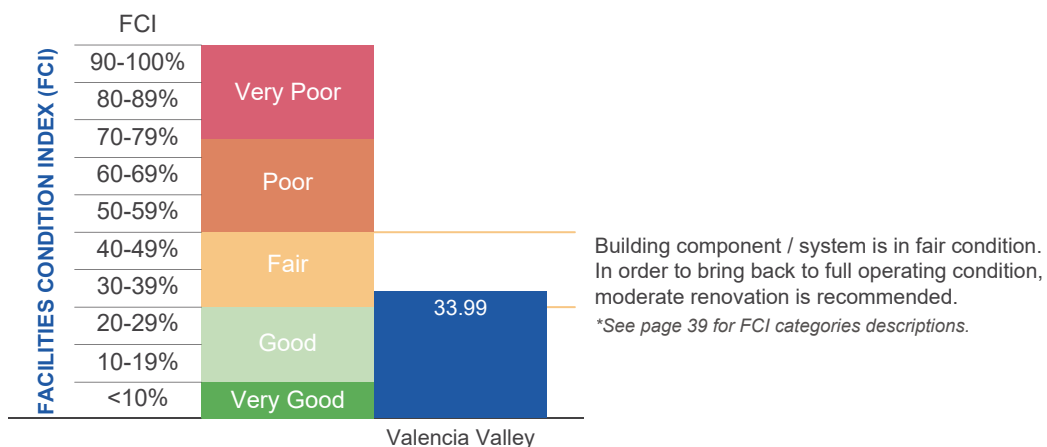
FACILITY CONDITION INDEX (FCI)

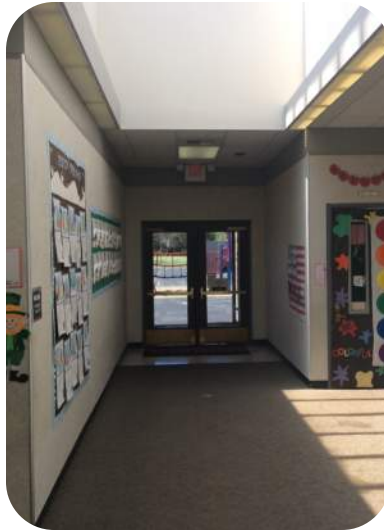
VALENCIA VALLEY ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	2	0.10	0.51
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	1	0.00	0.00
Roofing	6.70	2	0.10	0.67
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	3	0.50	0.81
Floor Finishes	6.21	4	0.75	4.65
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	4	0.75	15.06
Fire Protection	2.89	1	0.00	0.00
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	1	0.10	0.02

33.99

The Valencia Valley Elementary School overall, is in good condition with an FCI of 33.99, due in large part to the 2011 Measure E upgrades the facility received in 2014. Buidng system life-cycle and end educational program-related improvements have been outline outlined.







BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

VALENCIA VALLEY ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School		-	-		-	-	
TK	1	24	24	1	24	24	
Kindergarten	4	24	96	4	24	96	
1st Grade Learning Studio	5	24	120	4	24	96	
2nd Grade Learning Studio	4	24	96	4	24	96	
3rd Grade Learning Studio	4	24	96	4	24	96	
4th Grade Learning Studio	3	32	96	3	32	96	
5th Grade Learning Studio	3	32	96	3	32	96	
6th Grade Learning Studio	3	32	96	3	32	96	
Sub-total			720			696	
Student Support Services							
Special Education (SDC) Classrooms	3	12	36	3	12	36	
Resource Classrooms	1	-	-				
School Psychologist		-	-				
Speech Office	1	-	-				
Response to Intervention (RTI)		-	-				
Counselor		-	-				
Student Enrichment (GATE)	0	-	-	1			
Multi-Sensory Room (De Esc)	0	-	-	1			
Itinerant Space (Small Group)	0	-	-	1			
Occupation & Physical Therapy (OT/PT)	0	-	-	1			On Stage
Adaptive Physical Education		-	-				
Sub-total			36			36	
Specialized / Shared							
Library	1	-	-				
Art Instruction	0	-	-	1			
Performing Arts (Music)	0	-	-	1			Takes place on the Stage
Music Support (Orchestra)	0	-	-	0			
Science / STEM Lab	1	-	-	1			
Computer Classroom	1	-	-	0			
Multi-Purpose Room	1	-	-	1			
Stage	1	-	-	1			
Community Room	0	-	-	0			
Parent Resource Center	0	-	-	0			
Sub-total			-			0	
Building Administration							
Reception / Staff Area	1	-	-	1			
Principal Office	1	-	-	1			
Assistant Principal Office	1	-	-	1			
Conference Room	1	-	-	1			
Staff Toilets	1	-	-	2			
Nurse Office	1	-	-	1			Includes separate toilet room
Administration Workroom	1	-	-	1			
Staff Workroom	1	-	-	1			
Staff Lounge	1	-	-	1			
Electrical Closet / Data	0	-	-	1			
Sub-total			-			1	
Building Support							
Kitchen	1	-	-	1			Includes toilet room for staff
Student Restrooms (Boys)	4	-	-	4			
Student Restrooms (Girls)	4	-	-	4			
Unisex (Single User)	2	-	-	2			
Staff Restrooms	4	-	-	4			
Storage Room	2	-	-	2			
Custodial Closets	2	-	-	2			
Custodial Office / Storage	1	-	-	1			
Technology Center / Workrm	0	-	-	1			Part of Admin addition
Electrical Closet / Data	1	-	-	1			
IDF		-	-				
Mechanical Closets		-	-				
Sub-total			-			1	
Total			756 (Student Capacity)			732 (Student Capacity)	

695 Funct Capacity @95%
736 HPE (Resident Students)
105.84% Utilization

718 Current enrollment
94.97% at Capacity













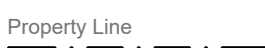




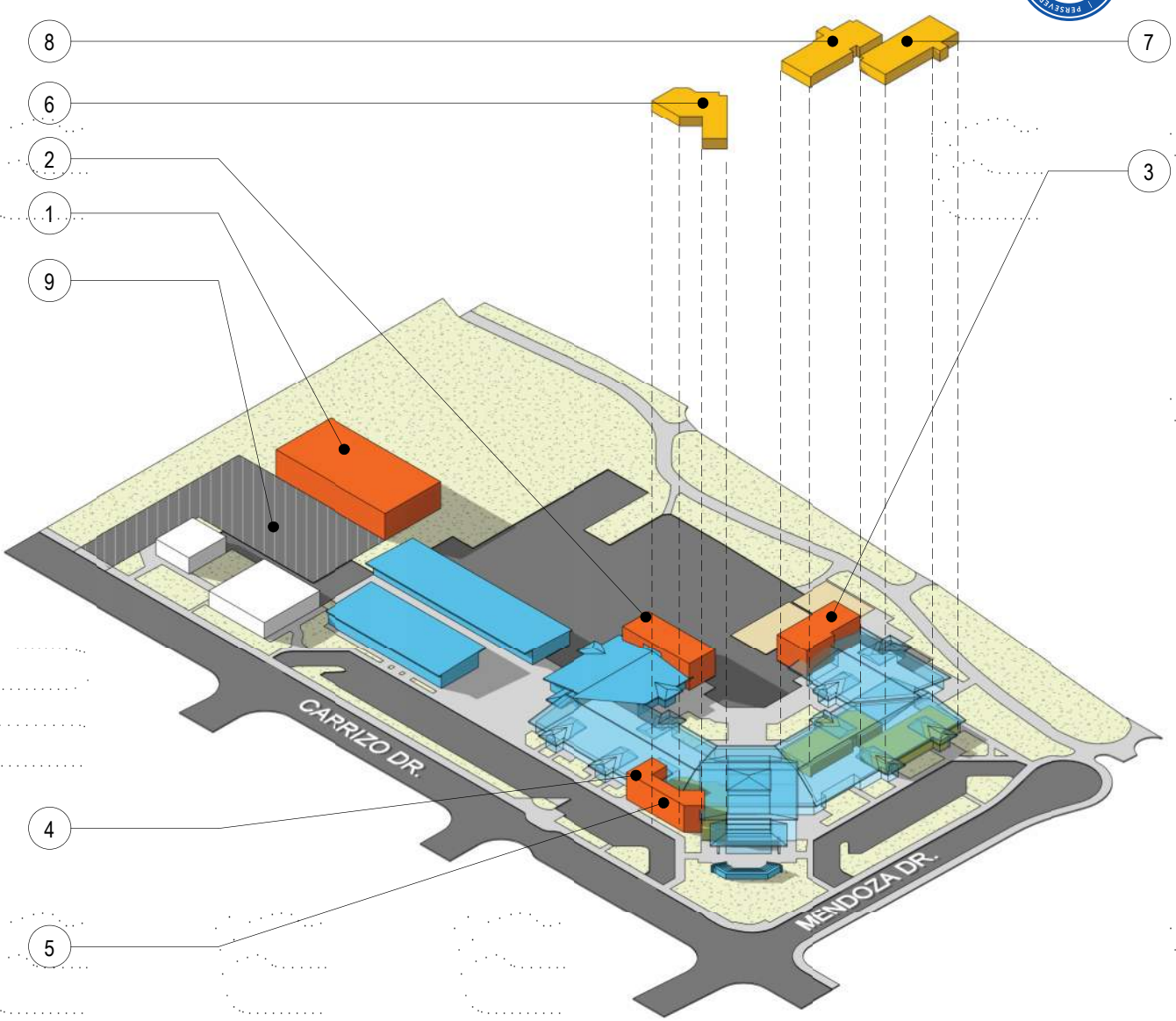
MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

 Physical Plant Improvements	 Proposed MPR	 Proposed Administration Renovation
 Program Renovations	 Proposed Art Classroom	 Proposed Kindergarten Renovation
 New Construction	 Proposed Kindergarten Classroom	 Proposed Kindergarten Renovation
 Day Care	 Proposed Secure Entry	 Proposed Parking Lot
 Property Line	 Proposed Administration Addition	 Proposed Shade Structure



MASTER PLAN RECOMMENDATIONS

LEGEND

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation & functional site improvements
- + New marquis sign
- + Replace wood chips with rubberized play surface

BUILDING

- + New phone system
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + Exterior stucco / painting touch-up
- + Interior finish upgrades
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls
- + Kitchen equipment upgrades

PROGRAM

- + New classroom / collaboration space
- + New music room
- + Administration office addition / renovation
- + Kindergarten wing renovations

LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement
- + New MPR / convert existing MPR to program space

- Physical Plant Improvements
- Program Renovations
- New Construction
- Refer to Legend on Opposing Page



Valencia Valley School

MASTER PLAN RECOMMENDATIONS

VALENCIA VALLEY ES

SCOPE OF WORK

PHYSICAL PLANT

A. SITE

1. Utilities

1.1 Irrigation system improvements

Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
---------------------------------	----------------------------	-----------------------------	----------------------------

PRIORITY

2. Site - Circulation

2.1 Add new staff parking Lot on West side of site

3. Landscape & Paving

3.1 Trim / prune trees to restrict access to roof

3.2 Provide additional trees / shade

3.3 Drainage and Grading improvements @ exterior field

4. Playground / Activities

4.1 Provide additional shade structure(s)

4.2 Renovate existing wooden shade structures

4.3 Improve / expand Kindergarten play area

4.4 Develop (2) New outdoor learning areas

4.5 Replace wood chips with resilient surface

B. BUILDING

5. Safety & Security

5.1 Provide security cameras on campus

5.2 Install panic alarm and intrusion system

5.3 Install access control system and new hardware on all exterior doors

5.4 Add impact resistant film for glass exterior doors & secure entry glass

5.5 Extend Public Address system into Cafeteria and to Sunshine building

5.6 Lobby / Office improvements to create secure vestibule

6. Building Envelope

6.1 Exterior stucco maintenance & repair

6.2 Repair leaks at mechanical enclosures on roof

6.3 Re-work downspouts away from entrances

6.4 Exterior painting touch-up

7. General Architectural

7.1 Provide site wayfinding signage and directory

7.2 Provide panic hardware for exterior gates

7.3 Replace carpet in classrooms (main building)

7.4 Install light baffles at interior Hallway skylights

7.5 New exterior LED Marquis School sign.

7.6 Replace folding walls between CR w/ permanent construction

7.7 Replace interior wallcovering in main building

7.8 Replace folding walls between CR in main building

8. HVAC

8.1 New DDC automated building control system

8.2 Replace general exhaust fans

8.3 Replace DX RTU (Main Building Admin)

8.4 Replace DX RTU's (Main Building Classrooms)

8.5 Replace Fan Coil Units (Main Building)

8.6 Replace split system AC Units (Main Building)

8.7 New Kitchen hood, make-up air unit and exhaust fans (remove Ansul system)

8.8 Replace lined ductwork at Admin. Building (rooftop mounted ductwork)

8.9 Replace Grilles and Diffusers

9. Plumbing

9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function

9.2 Replace plumbing fixtures

9.3 Replace water heating units

10. Electrical

10.1 Replace interior lights with new LED lighting (Modular Units)

10.2 Provide interior lighting control system

10.3 Replace exterior lights with LED fixtures

10.4 Provide exterior lighting control system

10.5 Replace service entrance switchgear

10.6 Upgrade Stage incandescent lighting system

11. Technology

11.1 New telephone system

11.2 Replace Classroom projectors with interactive flat panel monitors

11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas

11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)

11.5 New Sound & Projection system in MPR and Library

12. Nutrition Services

12.1 New Kitchen equipment as part of new Kitchen addition

EDUCATIONAL PROGRAM

C. PROGRAM RELATED IMPROVEMENTS

13. Renovations

13.1 Renovate Administration Office

13.2 Renovate Multi-Purpose Room

13.3 Kindergarten wing renovations

14. New Construction

14.1 Administration Office addition

14.2 New Music Room

14.3 New classroom / Collaboration Space

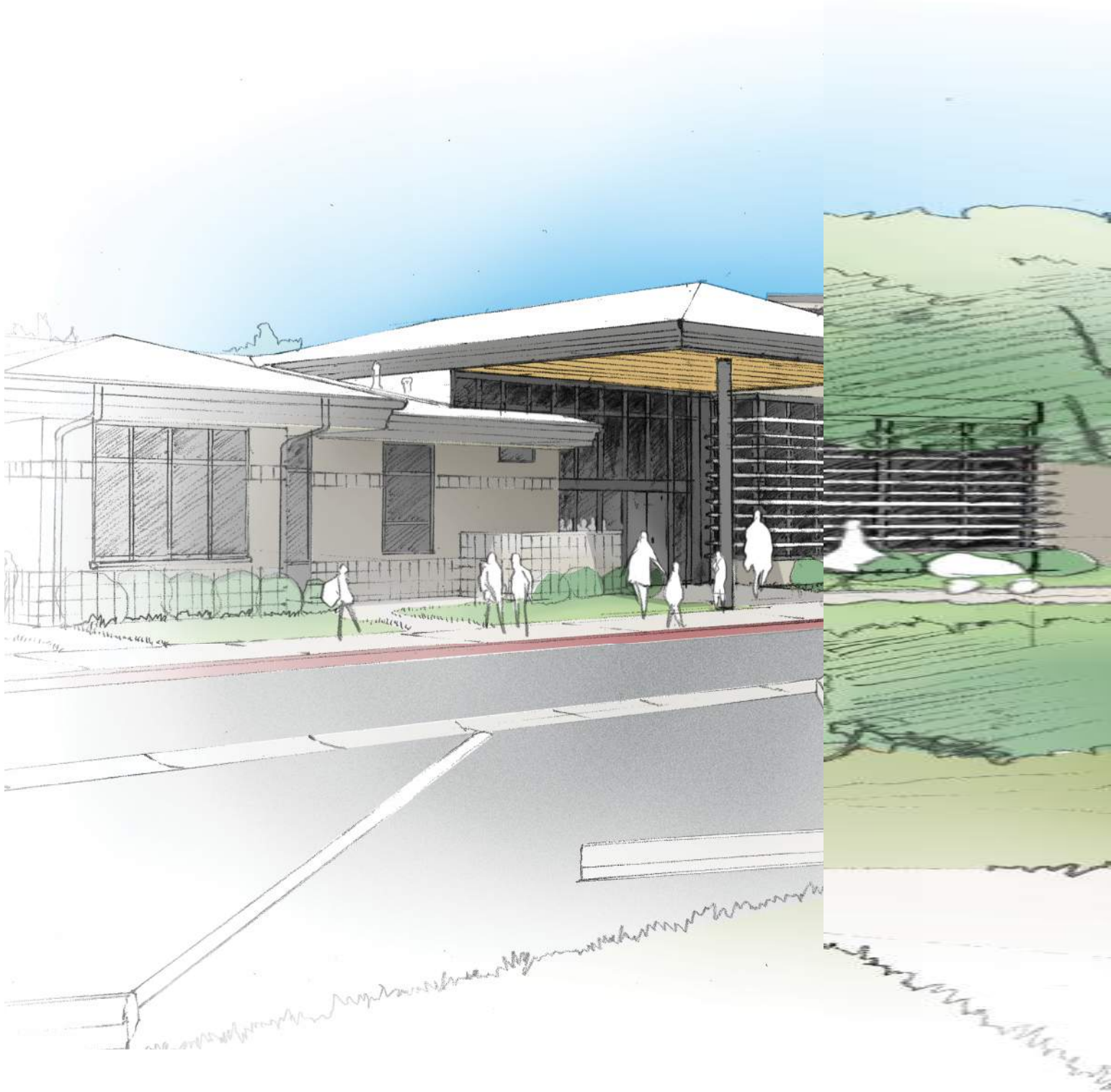
14.4 New MPR Building

SUB-TOTAL	\$498,550.00	\$ 8,079,628	\$ 8,582,610	\$ 8,993,237
				\$ 26,154,025





View shows the existing main entrance to the building.





The concept shows an expanded administration office, with a secure vestibule entry and a more prominent entry.



Wiley Canyon Elementary School

Site Description

Description

Wiley Canyon Elementary School is located in the city of Santa Clarita, a suburb of Los Angeles County. In 2001, Wiley Canyon expanded its facilities to include a new core building, which houses the library, multi-purpose room and school offices. Core building spaces moved from the classroom buildings and additional classrooms became available. All classroom spaces were modernized with new cabinetry. **45%** of the student population are English Language Learners, **69%** are socio-economically disadvantaged, and **13%** of the student population are students with disabilities. Wiley Canyon promotes a school mantra of the 3R's for Success: RESPECT...RESPONSIBILITY...RESULTS, where students are reminded to reach success both academically and socially. Teachers work collaboratively to clarify exactly what each student must learn, monitor each student's learning on a timely basis, provide systematic interventions that ensure students receive additional time and support for learning when they struggle, and extended learning when students have already mastered the intended outcomes. A minimum day on Fridays allows grade level teachers to meet and work towards achieving this goal.

Neighborhood

Wiley Canyon Elementary School is centrally located within the district with a school boundary that extends to the southern-most edge of the district boundary. It lies between Interstate-5 and Wiley Canyon Road to the west and east respectively, south of Lyons avenue and north of Calgrove Boulevard. Parking and drop-off areas are directly accessible via Wiley Canyon Road and La Glorita Circle. The surrounding neighborhood is comprised of single-family housing, multi-family apartment units and retail commercial development. The school's boundaries extend beyond the developed areas and includes part of the Rivendale Park and Open Space undeveloped land.



Site Type	Elementary School (K-6)
Year Built	1966
Site Acreage	10.05
Square Footage	68,591
Building Totals	15
• Permanent	4 (24 Classrooms)
• Modular	0 (0 Classrooms)
• Portables	11 (10 Classrooms)
Address	24240 West La Glorita Circle Newhall, CA 91321
Phone	(661) 291-4030
Website	www.wileycanyonelementary.com
CDS Code	19 64832 6020812
Awards	National Blue Ribbon (2007) California Distinguished School (1987, 1995, 2002, 2006)
2019/2020 Enrollment	465 Students
Functional Capacity	471 Students

FACILITIES SYSTEMS

Overview

The Wiley Canyon Elementary School was originally constructed in 1966 and consisted of (3) original buildings. The school consisted of two identical classroom wings flanking a central office and Kindergarten building, with a parking lot located off Glorita Circle in the location of the current hard play area. The original buildings are framed, one-story buildings with exterior brick and stucco finish with pitched roofs. Portable classrooms were added in 1988 and 1992. In 1991 four portable classrooms and a restroom building were added. These classrooms currently house a Head-Start program. In 2002 a new addition was added to the site which included a new multi-purpose room and kitchen, administration offices, library and a music classroom. Additionally, this addition included a new staff lounge and workroom. Overall, the main school is in good condition, however there are some life-cycle system upgrades/replacements needed. The portable classrooms need some upgrades or should be replaced.

Site

The school site is in Santa Clarita, in the town of Newhall on an approximate 10-acre site, surrounded by mostly residential areas with some light commercial and business. Student bus drop-off is from Wiley Canyon Road and the parent drop-off area is from Wiley Circle, located on the south side of the school, accessible from Wiley Canyon Road. The main parking lot is located off Wiley Circle, south of the main building. There is a small visitor and accessible parking lot, located adjacent to the main entrance, off Glorita Circle. The site has ample hard and soft play areas and green space for recreation activities. Additional shade is desired for students. Expansion of the current building is possible, limited by existing configuration and the location of the fire lane.

Program Spaces

The music program is popular, and a larger, more purposefully designed space is desired. Collaboration / teaming areas are also desirable for student use. The computer lab, due to the District's 1:1 technology initiative, is underutilized and could be considered for other uses.

HVAC

The HVAC systems on this campus are functioning, however are dated. Spaces are conditioned by Roof Top Units and controlled by an aging centralized building management system. Exhaust Fans are operating but are nearing the end of the recommended service-life. Portable classrooms are served by Heat Pumps are in similar condition, nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be in satisfactory condition with only seasonal maintenance and cleaning recommended. Phased-in life-cycle replacement of equipment is recommended.



Plumbing

Plumbing fixtures and systems vary in assessed condition. Some of the fixtures are recommended for replacement due to service-life and others that may only require seasonal maintenance. Drinking fountains and domestic hot water heaters appear dated and it is recommended that these units are upgraded. At various portable buildings the cold water and sewer systems are problematic and replacement is recommended. Adding chilled water coolers with a hydration station function is recommended.

Electrical

The lighting throughout the campus consists of fluorescent tube fixtures. It is recommended that all lighting systems are upgraded to modern LED type. Both Interior and Exterior lighting controls systems appear to be dated. The main electrical gear appears to be in proper serviceable condition with only seasonal maintenance needed however the secondary panels appear to be nearing the end of service-life and upgrade is recommended.

Technology

Across the campus the Phone, Fire Alarm, and Public Address systems are dated and problematic. Upgrade of these systems is recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes. Classroom A/V appears to be in serviceable condition with the exception of the Library, and Theater where an upgrade is recommended.

CAMPUS ATTRIBUTES

- Residential location
- Layout of building and ability to cluster grade levels
- Large, upper grade play space
- Science Lab
- Dedicated Art Room
- Size of MPR

CAMPUS CHALLENGES

- Older portable classrooms
- Need for flex space
- Need for window shades
- Kindergarten play area
- Adequate parking
- Need additional storage
- Computer Lab underutilized
- Special program spaces



LEGEND

Year Constructed

 1966	 1988	 1989	 1990
 1991	 1992	 2000	 2002

Property Line




YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1966	CLASSROOMS 1-11	1-11	11,465	41.7%
	KINDERGARTEN BUILDING	12-15	5,696	
	CLASSROOMS 16-25	16-25	11,465	
1988	PORTABLE BUILDING 33	33	960	4.2%
	PORTABLE BUILDING 34	34	960	
	PORTABLE BUILDING 35	35	960	
1989	PORTABLE CR 36	36	960	6.3%
	PORTABLE CR 37	37	960	
	PORTABLE CR 38	38	960	
	PORTABLE CR 39	39	960	
	PORTABLE RR	T	480	
1990	PORTABLE RM A2	A2	4,200	6.1%
1991	PORTABLE CR 26	26	960	4.2%
	PORTABLE CR 27	27	960	
	PORTABLE CR 28	28	960	
1992	PORTABLE CR 29	29	960	5.6%
	PORTABLE CR 30	30	960	
	PORTABLE CR 31	31	960	
	PORTABLE CR 32	32	960	
2000	PORTABLE RM A1	A1	960	1.4%
2002	MAIN BUILDING	MPR, LIB, KIT	20,885	30.5%
SUBTOTAL WILEY CANYON ES			68,591	100%

•T = Toilet •MPR = Multi-Purpose Room •LIB = Library •KIT = Kitchen



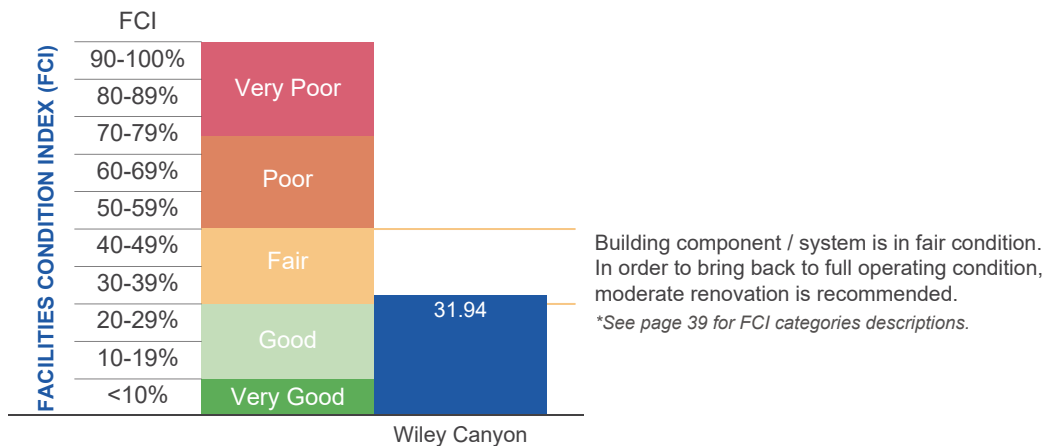
FACILITY CONDITION INDEX (FCI)

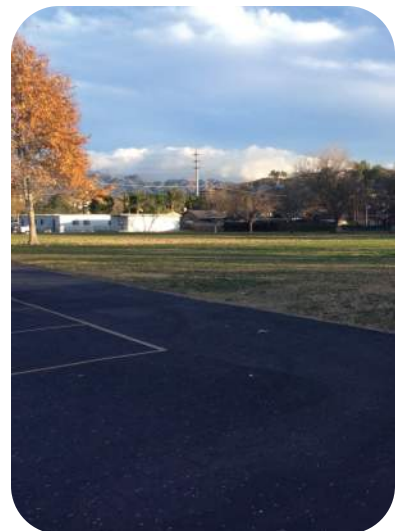
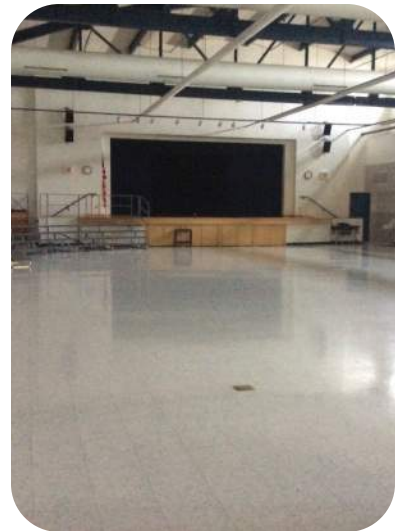
WILEY CANYON ELEMENTARY SCHOOL

	% of Total	Rating	Rating %	Adj %
Substructure	9.42	1	0.00	0.00
Superstructure	10.04	1	0.00	0.00
Exterior Walls	5.11	2	0.10	0.51
Exterior Windows	5.02	1	0.00	0.00
Exterior Doors	0.70	1	0.00	0.00
Roofing	6.70	3	0.50	3.35
Interior Walls	2.45	1	0.00	0.00
Interior Doors	1.46	1	0.00	0.00
Interior Specialties	1.08	2	0.10	0.11
Wall Finishes	1.62	3	0.50	0.81
Floor Finishes	6.21	4	0.75	4.65
Ceiling Finishes	6.09	2	0.10	0.61
Plumbing	7.39	3	0.50	3.69
HVAC	20.08	3	0.50	10.04
Fire Protection	2.89	2	0.10	0.29
Electrical Service/Distribution	0.93	1	0.00	0.00
Lighting & Branch Wiring	9.34	3	0.50	4.67
Communications & Security	3.19	5	1.00	3.19
Other Electrical Systems	0.08	2	0.10	0.01
Equipment & Furnishings	0.23	1	0.10	0.02

31.94

The Wiley Canyon Elementary School is in good condition with an FCI of 31.95. Continued replacement of older portable units and life-cycle system replacements have been outlined.







LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



BUILDING UTILIZATION AND CAPACITY

WILEY CANYON ELEMENTARY BUILDING CAPACITY ANALYSIS	EXISTING CAPACITY			MASTER PLAN CAPACITY			COMMENTS
	Qty	Loading	Capacity	Qty	Loading	Capacity	
Academic Core							
Pre-School		-	-		-	-	
TK	0	24	0	0	24	0	
Kindergarten	2	24	48	2	24	48	
Kindergarten / 1st Grade	1	24	24	1	24	24	
1st Grade Learning Studio	2	24	48	2	24	48	
2nd Grade Learning Studio	2	24	48	2	24	48	
3rd Grade Learning Studio	3	24	72	3	24	72	
4th Grade Learning Studio	3	32	96	3	32	96	
5th Grade Learning Studio	2	32	64	2	32	64	
6th Grade Learning Studio	3	32	96	3	32	96	
Sub-total			496			496	
Student Support Services							
Special Education (SDC) Classrooms	0	12	0	0	12	0	
Resource Classrooms	1	-	-	1	-	-	
School Psychologist	0	-	-	1	-	-	
Speech Office	1	-	-	1	-	-	
Response to Intervention (RTI)	2	-	-	2	-	-	
Counselor	1	-	-	1	-	-	
Student Enrichment (GATE)	0	-	-	1	-	-	
Multi-Sensory Room (De Esc)	0	-	-	1	-	-	
Itinerant Space (Small Group)		-	-		-	-	
Occupation & Physical Therapy (OT/PT)	0	-	-	1	-	-	
Adaptive Physical Education	1	-	-	1	-	-	
Sub-total			0			0	
Specialized / Shared							
Library	1	-	-	1	-	-	
Art Instruction	1	-	-	1	-	-	
Performing Arts (Music)	1	-	-	1	-	-	
Music Support (Orchestra)	1	-	-	1	-	-	
Science / STEM Lab	1	-	-	1	-	-	
Computer Classroom	1	-	-	0	-	-	
Multi-Purpose Room	1	-	-	1	-	-	
Stage	1	-	-	1	-	-	
Community Room	1	-	-	1	-	-	
Parent Resource Center	2	-	-	1	-	-	
Sub-total			-			-	
Building Administration							
Reception / Staff Area	1	-	-	1	-	-	
Principal Office	1	-	-	1	-	-	
Assistant Principal Office	1	-	-	1	-	-	
Conference Room	1	-	-	1	-	-	
Staff Toilets	1	-	-	1	-	-	
Nurse Office	1	-	-	1	-	-	Includes separate toilet room
Administration Workroom	1	-	-	1	-	-	
Staff Workroom	1	-	-	1	-	-	
Staff Lounge	1	-	-	1	-	-	
Electrical Closet / Data	1	-	-	1	-	-	
Sub-total			-			-	
Building Support							
Kitchen	1	-	-	1	-	-	Includes toilet room for staff
Student Restrooms (Boys)	3	-	-	3	-	-	
Student Restrooms (Girls)	3	-	-	3	-	-	
Unisex (Single User)	2	-	-	2	-	-	
Staff Restrooms	2	-	-	2	-	-	
Storage Room	2	-	-	2	-	-	
Custodial Closets	2	-	-	2	-	-	
Custodial Office / Storage	1	-	-	1	-	-	
Technology Center / Workrm	0	-	-		-	-	
Electrical Closet / Data	1	-	-	1	-	-	
IDF	0	-	-		-	-	
Mechanical Closets	1	-	-	1	-	-	
Sub-total			-			-	
Total			496 (Student Capacity)			496 (Student Capacity)	















471 Funct Capacity @95%
559 HPE (Resident Students)
118.63% Utilization

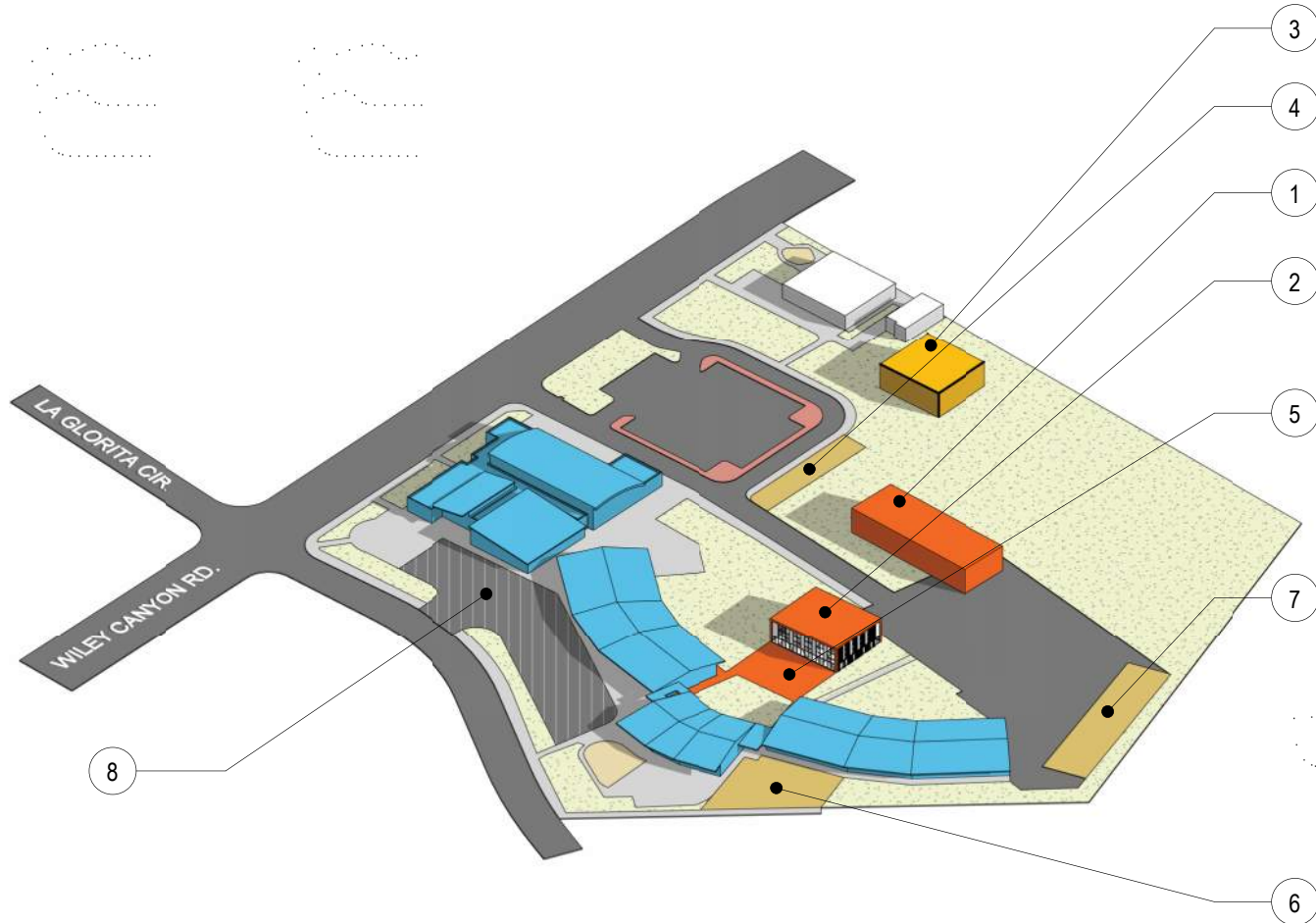
465 Current enrollment
93.75% of Maximum Capacity



LEGEND

Master Plan Recommendations

- | | | |
|---|---|--|
|  Physical Plant Improvements |  Proposed Performance Arts Buildings |  Proposed Outdoor Learning |
|  Program Renovations |  Proposed Idea Lab Building |  Proposed Kindergarten Playground |
|  New Construction |  Proposed Relocated YMCA |  Proposed Play Area |
|  Planned Portable Removal |  Proposed Shaded Play Area |  Proposed Parking |
|  Day Care | Property Line
 | |



MASTER PLAN RECOMMENDATIONS

SHORT-TERM CAPITAL IMPROVEMENTS

- + Security system upgrades and improvements
- + New public address, school-wide communication system
- + Add shade structures and hydration stations

10 – YEAR PROJECT HIGHLIGHTS SITE

- + Irrigation & functional site improvements
- + Improve kindergarten play area
- + Hardscape (paving) & landscape improvements
- + Replace wood chips with rubberized play surface
- + New marquis school sign

BUILDING

- + New phone system
- + Life-cycle mechanical equipment replacement
- + Phased roof replacement
- + Exterior stucco / painting touch-up
- + Interior finish upgrades
- + New energy efficient building control system
- + Replace interior / exterior lights with LED fixtures / controls
- + Kitchen equipment upgrades





PROGRAM

- + New classroom / collaboration space
- + Remove portable units / construct new addition

LONG TERM PLAN

- + Continued life-cycle replacement of mechanical equipment
- + Interior / exterior finish upgrades as needed
- + Plumbing fixture replacement
- + Construct new Head start building / remove existing portables

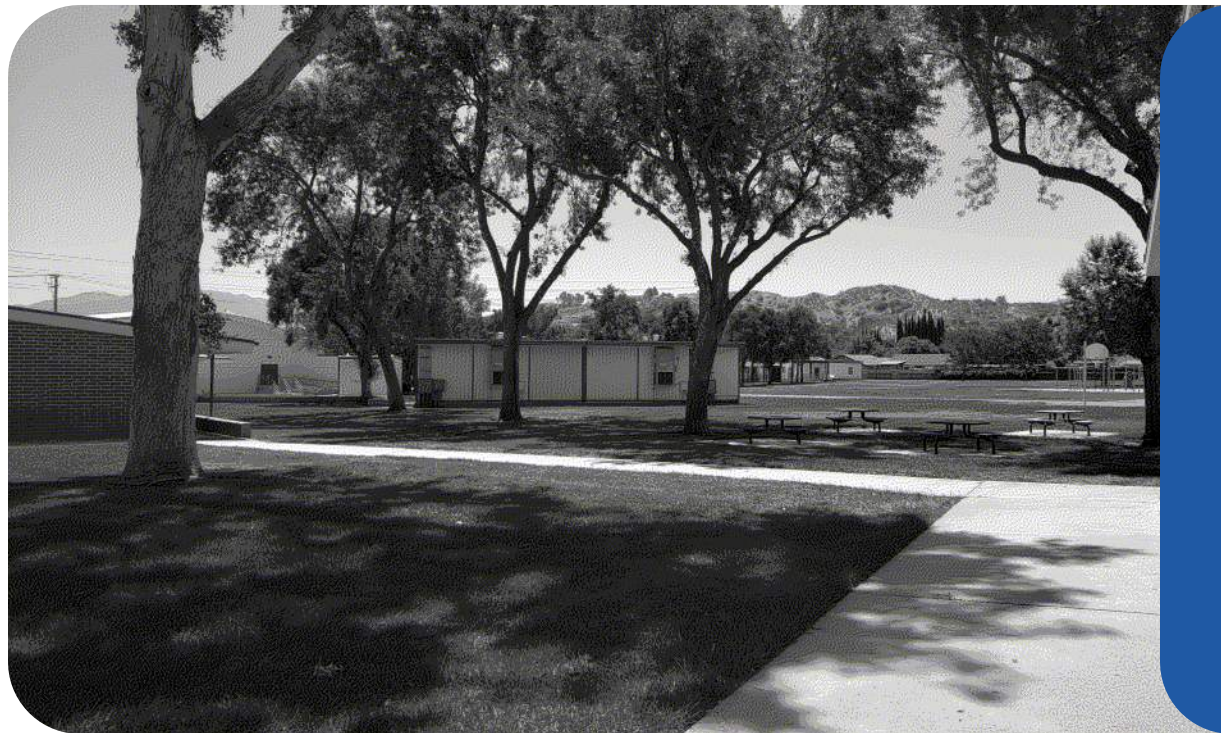
LEGEND

-  Physical Plant Improvements
-  Program Renovations
-  New Construction
-  # Refer to Legend on Opposing Page



**MASTER PLAN RECOMMENDATIONS
WILEY CANYON ES**

	Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
SCOPE OF WORK				
PRIORITY				
PHYSICAL PLANT				
A. SITE				
1. Utilities				
1.1 Irrigation system improvements	\$ 30,680			
2. Site - Circulation				
2.1 Upgrade / provide new exit gate hardware.	\$ 5,369			
2.2 Parking lot expansion			\$ 690,300	
3. Landscape & Paving				
3.1 Site improvements / additional site furniture		\$ 115,050		
3.2 Front Playground crack repair / overlay		\$ 138,060		
4. Playground / Activities				
4.1 Provide additional shade structure(s)	\$ 230,100			
4.2 Improve Kindergarten play area		\$ 230,100		
4.3 Replace wood chips with resilient surface		\$ 119,652		
4.3 Develop (2) New outdoor learning areas			\$ 76,700	
B. BUILDING				
5. Safety & Security				
5.1 Provide security cameras on campus	\$ 76,700			
5.2 Install panic alarm and intrusion system	\$ 30,680			
5.3 Install access control system and new hardware on all exterior doors	\$ 92,040			
5.4 Add impact resistant film for glass exterior doors & secure entry glass	\$ 23,010			
5.5 Provide new Public Address / Master Clock System for campus		\$ 531,649		
5.6 New Fire Alarm System throughout			\$ 607,599	
6. Building Envelope				
6.1 Exterior stucco maintenance, repair and painting		\$ 19,175	\$ 19,175	\$ 38,350.00
6.2 Phased Roof replacement		\$ 569,624	\$ 569,624	
7. General Architectural				
7.1 Provide site wayfinding signage and directory		\$ 8,437		
7.2 New marquis school sign		\$ 53,690		
7.3 ADA toilet room upgrades (signage, accessories, waste-pipe wrapping, etc.)		\$ 15,340		
7.4 Interior finish upgrades to MPR			\$ 235,853	
8. HVAC				
8.1 New DDC automated building control system (all)		\$ 151,900	\$ 151,900	\$ 151,900
8.2 Replace all general exhaust fans		\$ 111,215	\$ 111,215	
8.3 Replace DX RTU (Admin Bldg)		\$ 981,760	\$ 981,760	
8.4 Replace DX RTU (Classrooms)		\$ 194,080	\$ 194,080	\$ 2,679,840
8.5 Replace all grilles and diffusers				\$ 151,900
8.6 Remove Ansul system at Kitchen hood		\$ 23,010		
8.7 Replace Kitchen fly fan			\$ 15,340	
8.8 Replace lined ductwork at Admin. Buiding (rooftop mounted ductwork)		\$ 16,491		
8.9 Replace fan coil units (portables)			\$ 536,900	
9. Plumbing				
9.1 Replace drinking fountains with new, water chilled water coolers, with a hydration station function	\$ 38,350			
9.2 Replace plumbing fixtures		\$ 226,265		\$ 149,565
9.3 Replace Water heating units		\$ 46,020		
10. Electrical				
10.1 Replace interior lights with new LED lighting			\$ 607,599	
10.2 Provide interior lighting control system (Administration Bldg)			\$ 151,900	
10.3 Replace exterior lights with LED fixtures		\$ 75,950		
10.4 Provide exterior lighting control system		\$ 151,900		
10.5 Replace service entrance switchgear		\$ 87,825		\$ 64,075
10.6 Replace secondary switchgear		\$ 17,475		\$ 134,425
10.7 Upgrade Stage incandescent lighting system		\$ 19,328		
11. Technology				
11.1 New telephone system		\$ 631,312		
11.2 Replace Classroom projectors with interactive flat panel monitors			\$ 141,600	
11.3 Expand Wi-Fi coverage to break-out spaces and exterior learning areas		\$ 157,828		
11.4 Provide ceiling speakers in all classrooms for existing SRS (Juno)		\$ 69,030		
11.5 New Sound & Projection system in MPR and Library		\$ 76,700		
12. Nutrition Services				
12.1 Kitchen equipment upgrades / replacement			\$ 38,350	\$ 38,350
EDUCATIONAL PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 Convert Art Room to other Program use (larger APE - OT space)			\$ 299,130	
14. New Construction				
14.1 New Idea Lab / Collab space			\$ 1,963,520	
14.2 Remove portable units and construct new Performing Arts addition		\$ 5,177,250		
14.3 New Head Start building - (relocated away from school)				\$ 2,356,224
SUB-TOTAL	\$526,929	\$10,016,115	\$7,392,544	\$5,764,628
				\$23,700,216



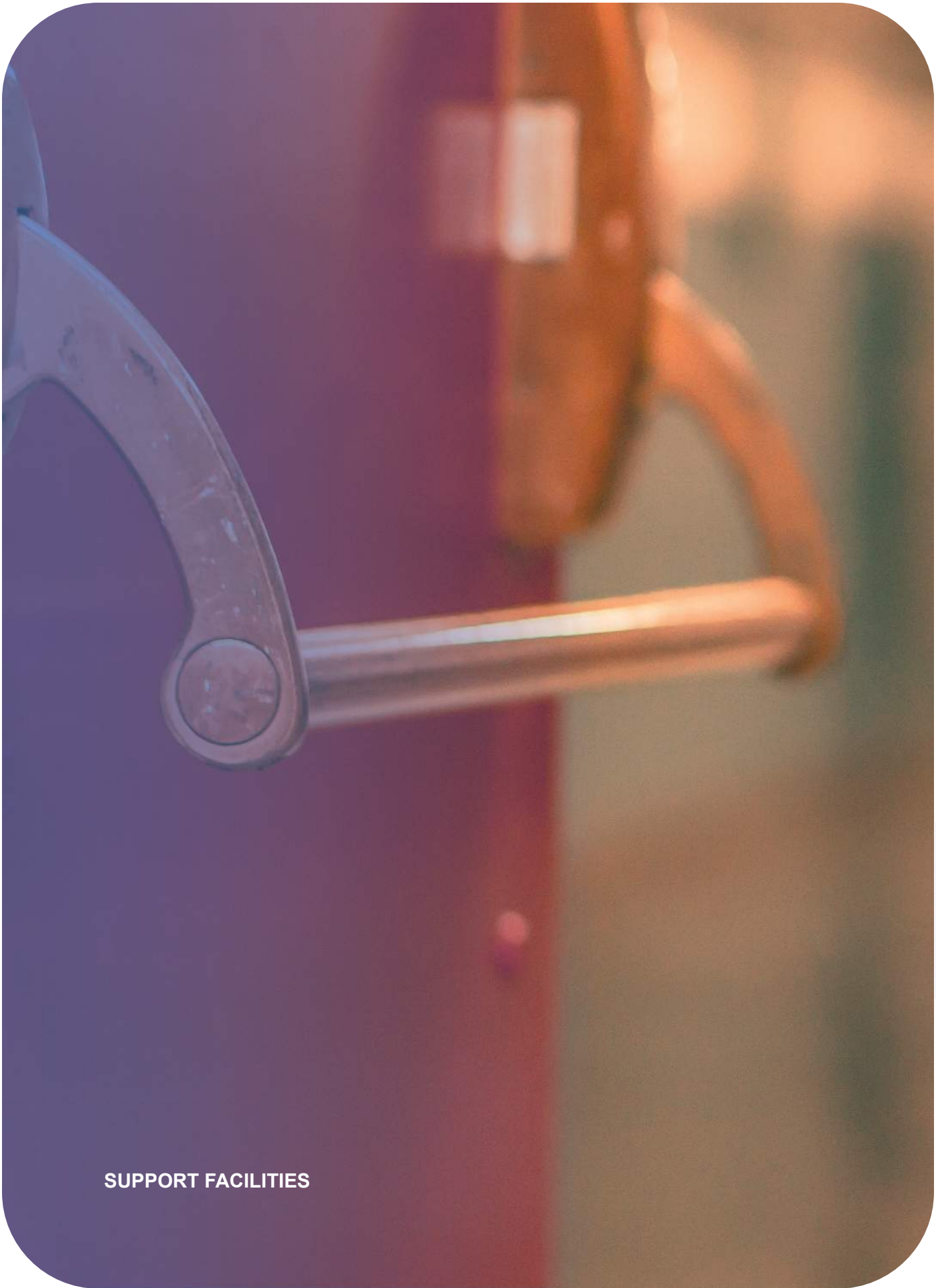
Existing photograph looking south towards open field area and existing portable classroom units.



The concept view also looks south from the newly developed exterior learning courtyard towards the new collaborative “Imagination Lab”, providing collaborative interior – exterior learning space for students.





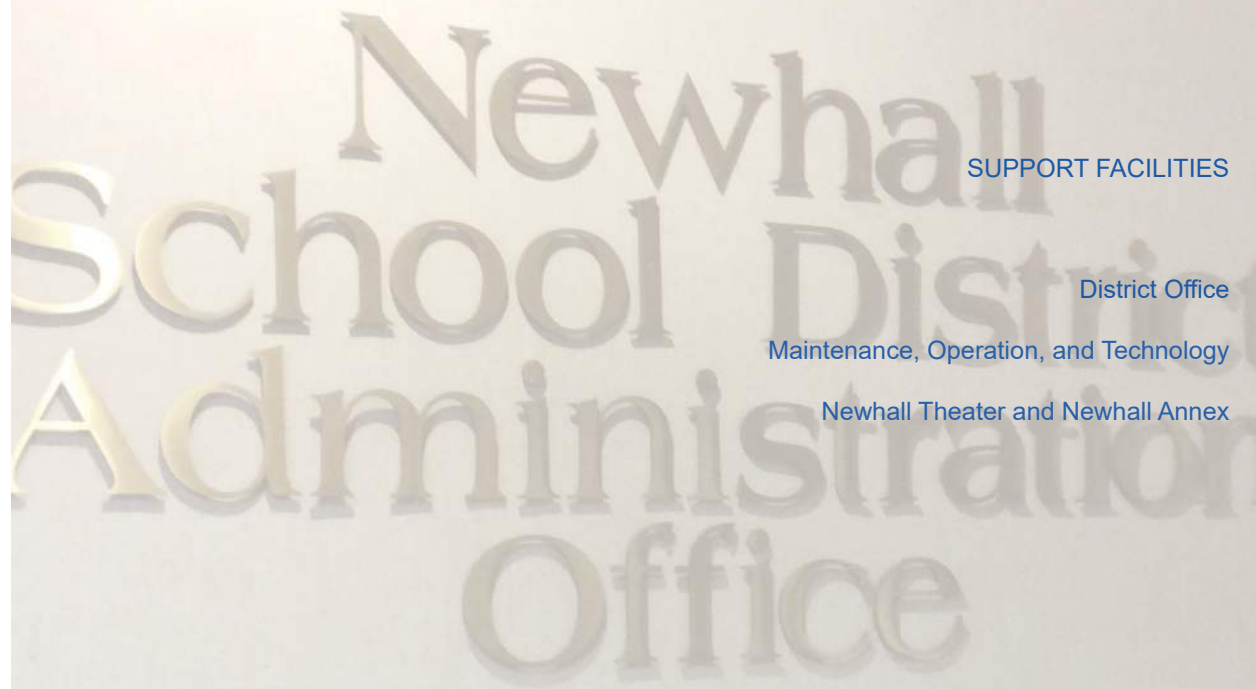


SUPPORT FACILITIES



S.F.

SUPPORT FACILITIES



Newhall
School District
Administration
Office

SUPPORT FACILITIES

District Office

Maintenance, Operation, and Technology

Newhall Theater and Newhall Annex





Overview

The Newhall School District Administration Office Building is a two-story steel framed structure with exterior brick masonry veneer, constructed in 1988. The District occupies the majority of the building but does have two (2) leased tenant spaces on the first floor of the building. Overall the building is in good condition, but does need some facility upgrades including interior finishes, mechanical and electrical system life-cycle improvements, as well as functional and physical plant renovations.

Site

The building is located on the corner of Old Orchard and Wiley Canyon Roads. The site is approximately 1.7 acres in size. There is one-way access to the site from each road into a parking lot that wraps the building on two sides. There is parking on-site for staff and a recent site improvement provided additional needed visitor spaces. The District Office is on the second floor, which is problematic in terms of entrance security and occupant safety, as the entrance to the building is currently at the rear of the building, first floor, from the parking lot. The current entrance to the first-floor tenant spaces is at the same location.

Program Spaces

The Newhall School District has grown over the years, and the need for space has forced new offices into original storage rooms and conference rooms. File cabinets and storage can be found in the hallways which is a safety concern. There are several first-floor conference / seminar spaces and it is recommended that one of these spaces be converted to office space in order to create some flexibility on the second floor. Additionally, if the needs continue to outpace the available square footage, consideration should be given to taking back the current leased space and converting to school district use. From a function and safety perspective, consideration should be given to relocating the Board Room on the first floor.



Site Type	District Office
Year Built	1988
Site Acreage	1.67
Square Footage	20,378
Building Totals	1
• Permanent	1
• Portables	0
Address	25375 Orchard Village Road Santa Clarita, CA 91355
Phone	(661) 291-4000
Website	www.newhallschooldistrict.com



BUILDING SYSTEMS

HVAC

The air conditioning is provided through a central air handler unit and local fan coil units, all controlled by an aging centralized building management system. Space heating is based on an aging hydronic system with a heating hot water boiler; which is recommended for upgrade. Exhaust Fans are operating but are nearing the end of recommended service-life. At the local zone level, supply diffusers and return / exhaust grilles appear to be split between satisfactory condition and deteriorated. Maintenance and/or upgrade is recommended, respectively.

Plumbing

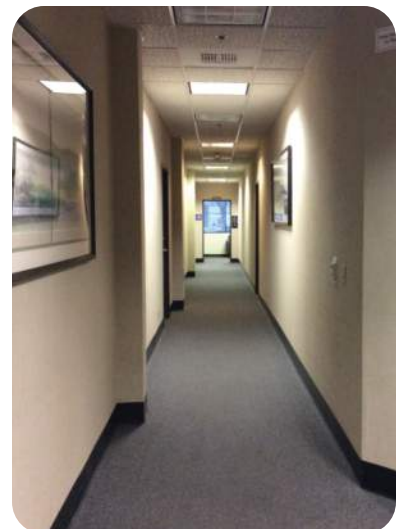
Plumbing fixtures for the most part only require seasonal maintenance; this includes the domestic water heater. Drinking fountains appear dated and it is advised that these units are upgraded. Plumbing and sewer systems appear to be in serviceable condition with only typical maintenance recommended.

Electrical

The lighting throughout the building interior consists of LED fixtures. The exterior lighting fixtures are dated and should be upgraded to modern LED. It is recommended that all lighting controls systems are upgraded. The main electrical gear appears to be in proper serviceable condition with only seasonal maintenance needed however the secondary panels appear to be nearing the end of service-life and upgrade is recommended.

Technology

Across the campus the Phone and Access Control systems are dated. Upgrade of these systems is recommended. Security Cameras are non-existent and it is advised that a modern system is provided for safety and monitoring purposes.





YEAR CONSTRUCTED



LEGEND

Year Constructed

1988

Property Line

1st Floor



YEAR CONSTRUCTED



LEGEND

Year Constructed

1988

Property Line

2nd Floor





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1988	DISTRICT BUILDING		20,378	100%
SUBTOTAL DISTRICT OFFICE			20,378	100%



BUILDING USE



LEGEND

1st Floor

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		

BUILDING USE



BUILDING USE PLAN

LEGEND

2nd Floor

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		

MASTER PLAN RECOMMENDATIONS



LEGEND

1st Floor

Master Plan Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- # Planned Portable Removal

1 Proposed Board Room

Property Line

MASTER PLAN RECOMMENDATIONS



LEGEND

2nd Floor

Master Plan Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Planned Portable Removal
- Proposed Conference Center
- Proposed Second Floor Lobby
- Proposed Expanded Lunch Room

Property Line

**MASTER PLAN RECOMMENDATIONS
DISTRICT ADMINISTRATION BUILDING**

	Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
SCOPE OF WORK				
PHYSICAL PLANT				
A. SITE				
1. Utilities				
1.1 No recommendations	\$ 30,680			
2. Site - Circulation				
2.1 No recommendations				
3. Landscape & Paving				
3.1 Upgrade landscaping around the building		\$ 15,340.00		
3.2 Exterior sidewalk and curb repair / replacement		\$ 11,505.00		
4. Exterior / Activities				
4.1 No recommendations				
B. BUILDING				
5. Safety & Security				
5.1 Fire alarm system replacement			\$312,598.52	
5.2 Security system enhancement	\$ 23,010			
5.3 Add impact resistant film for glass exterior doors & secure entry glass	\$ 11,505			
5.4 Add interior security doors		\$ 11,505		
6. Building Envelope				
6.1 Exterior masonry repair / joint control		\$ 38,350		
6.2 Clean exterior masonry		\$ 23,010		
7. General Architectural / Interior				
7.1 Interior painting		\$ 39,075	\$ 39,075	
7.2 Upgrade / replace interior vinyl wallcovering		\$ 95,875	\$ 95,875	
7.3 Replace interior resilient flooring			\$ 24,928	
7.4 Replace interior window blinds with lighter color, more modern material		\$ 50,315	\$ 50,315	
7.5 Replace older carpeting to match new 2 x 2 standard		\$ 61,360	\$ 61,360	
7.6 Replace public-area furniture			\$ 11,800	
8. HVAC				
8.1 New DDC automated building control system		\$ 187,559		
8.2 Replace (2) fan coil units		\$ 76,700		
8.3 Replace (2) central station air handling units		\$ 168,740		\$ 168,740
8.4 Replace (2) split-system AC units on the roof		\$ 76,700		
8.5 Replace general exhaust fans		\$ 23,010		
8.6 Replace hot water heat (HWH) boiler		\$ 76,700		
8.7 Replace HVAC system piping		\$ 62,520		
8.8 Replace HVAC grilles and diffusers		\$ 31,260		\$ 31,260
9. Plumbing				
9.1 Replace plumbing fixtures throughout				\$ 92,040
9.2 Replace elec drinking fountains		\$ 16,107		
10. Electrical				
10.1 Replace service entrance switchgear				\$ 62,520
10.2 Replace secondary switchgear		\$ 62,520		
10.3 Replace interior lights with LED lighting		\$ 250,079		
10.4 Provide interior lighting control system		\$ 62,520		
10.5 Replace exterior lights with LED fixtures		\$ 31,260		
10.6 Provide exterior lighting control system		\$ 62,520		
11. Technology				
11.1 Provide security cameras	\$ 62,520			
11.2 Access Control system	\$ 62,520			
11.3 New telephone system		\$ 187,559		
12. Nutrition Services				
12.1 Renovate / Expand Lunch Room			\$ 103,545	
EDUCATIONAL PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 Board Room renovations			\$ 490,880	
13.2 Renovate 2nd floor boardroom into conference center			\$ 767,000	
14. New Construction				
14.1 No recommendations				
	SUB-TOTAL	\$ 190,234	\$ 1,722,088	\$ 1,957,376
				\$ 354,560
				\$ 4,224,258

Short-Term Capital Improvements

- Security system upgrades and improvements

10 – Year Project Highlights

Site

- Hardscape (paving) & landscape improvements

Building

- Exterior masonry repair / cleaning
- Interior finish upgrades
- New energy efficient building control system
- Life-cycle mechanical equipment replacement
- New drinking fountains / hydration stations
- Replace interior / exterior lights with LED fixtures / controls
- New phone system
- Fire alarm system replacement

Program

- Relocate Board Room to first floor
- Renovate 2nd floor Board Room into conference room

Long Term Plan

- Continued life-cycle replacement of mechanical equipment
- Interior / exterior finish upgrades as needed
- Plumbing fixture replacement
- Electrical service upgrades



Existing conference room to be converted into board room.



The concept shows the proposed ground-level board room, converted from an existing conference room. Moving the board room to ground-level enhances the security for the building while enabling the space occupied by the existing board room to be utilized by a conference center and lobby area.



Maintenance, Operations and Technology

Facilities Systems

Overview

The Newhall School District Maintenance, Operations and Technology (MOT) department is located on a campus at the intersection of Placerita Canyon Road and 12th Street in Newhall. The site was the former location of the Pacific Lighting Gas Supply headquarters, dating back to 1962. Newhall School District Maintenance offices occupy the original office building section, and the vehicle maintenance, wood shop, paint shop, warehouse and print shop occupy the other original facilities. In 2014, four (4) modular classroom portable buildings were placed on site and currently house the District Technology Department. The facilities, overall, are in fair to good condition, with some facility upgrades needed for systems, finishes in the office building, as well as interior and exterior physical plant and functional improvements.



Site

The site is large enough to support the District maintenance & operations as well as the technology functions. The site is approximately 4.4 acres and does allow for future expansion and / or construction. Adding some site directional signage and having dedicated visitors' spaces is recommended. There are areas of pavement cracking and failure at different levels of deterioration that should be repaired / replaced.

Program Spaces

From a function standpoint, the original shower, locker room and toilet facilities in the warehouse and Maintenance Building are no longer needed in their present capacity. These areas need renovation, and consideration should be given to renovating toilet facilities only and converting the other space to a different use. In the main office building, the staff room / lunchroom is too small, and consideration should be given to expanding the existing room. The plan room area is underutilized, and consideration should be given to renovation of this space for a different use. The main server room is the Office Building, and the area is in need of some renovation and improvements. Consideration should be given to constructing a new modular main server room, on a permanent foundation adjacent to the Technology offices, and converting this space into other uses.

Site Type	Maintenance, Operations and Technology
Year Built	1970
Site Acreage	4.37
Square Footage	23,728
Building Totals	7
• Permanent	3
• Portables	4
Address	22245 Placerita Canyon Road Santa Clarita, CA 91321
Phone	(661) 291-6700
Website	www.newhallschooldistrict.com

BUILDING SYSTEMS

HVAC

The air conditioning is provided through roof top unit, local fan coil units, and split systems ACs; all controlled by an aging centralized building management system. Exhaust Fans are operating but recommended for upgrade at the local zone level, supply diffusers and return / exhaust grilles appear to be aged and deteriorated.

Plumbing

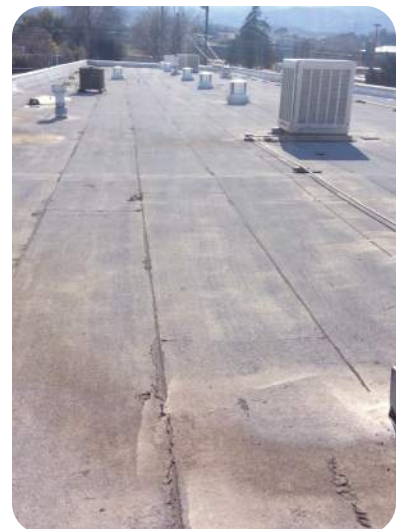
Plumbing fixtures are recommended for replacement due to service-life and condition except for the IT Portable building where only typical maintenance is recommended. Domestic hot water heaters across the facility appear in serviceable condition and only typical maintenance is recommended. Drinking fountains appear dated and it is advised that these units are upgraded.

Electrical

Throughout the facility the lighting fixtures are aged and deteriorated. It is recommended that all lighting systems are upgraded to modern LED type, including the stage lighting systems. Both Interior and Exterior lighting controls systems appear to be dated. The main and secondary electrical gear appears to be in proper service condition with only season maintenance needed.

Technology

Across the facility the Phone, access control, and Fire Alarm are dated and problematic. Upgrade of these systems is recommended. It is advised that a modern security camera system be provided for safety and monitoring purposes. The backup power is lacking and is recommended for upgrade. This includes the server room uninterruptible power supply as well as an upgrade to the generator.





YEAR CONSTRUCTED



LEGEND

Year Constructed





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1970	BUILDING B	WAREHOUSE, WD. SHP., PNT. SHP., VEH. MAINT.	12,172	51.4%
1980	BUILDING A	MAIN OFFICE	5,916	25.0%
2001	BUILDING C	PRT. SHP.	1,800	7.6%
2015	BUILDING D	DIR. OFF.	960	16.0%
	BUILDING D	OFFICE	960	
	BUILDING D	WRK. RM	960	
	BUILDING D	IT TNG	960	
SUBTOTAL MOT			23,728	100%

•WD. SHP. = Wood Shop
•DIR. OFF. = Director's Office

•PNT. SHP. = Paint Shop
•WRK. RM = Work Room

•VEH. MAINT. = Vehicle Maintenance
•IT TNG = IT Training

•PRT. SHP. = Print Shop



BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		Day Care
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

- | | |
|---|--|
|  Physical Plant Improvements |  Proposed Lunch Room Expansion |
|  Program Renovations |  Proposed Toilet Room Renovation |
|  New Construction |  Proposed Plan Room Renovation |
|  Planned Portable Removal |  Proposed Server Room |
|  Property Line |  Proposed Toilet and Locker Rooms |



**MASTER PLAN RECOMMENDATIONS
MAINTENANCE & OPERATIONS FACILITIES**

Short-Term Capital Improvements MASTER PLAN - P1 (0-5 Yrs) MASTER PLAN - P2 (5-10 Yrs) MASTER PLAN - P3 (10+ Yrs)

SCOPE OF WORK	PRIORITY			
PHYSICAL PLANT				
A. SITE				
1. Utilities				
1.1 No recommendations				
2. Site - Circulation				
2.1 Patch / repair concrete steps at entrance to Building A		\$ 3,835.00		
3. Landscape & Paving				
3.1 Exterior asphalt repair and replacement		\$ 38,350.00	\$ 38,350.00	
4. Exterior / Activities				
4.1 Repair masonry retaining wall damage at main entrance, Building A		\$ 2,301		
B. BUILDING				
5. Safety & Security				
5.1 Provide security cameras on site	\$ 73,632			
5.2 Provide access control system	\$ 23,010			
5.3 Install new hand railings at steps at main entrance, Building A		\$ 4,602		
5.4 Add call button at entrance	\$ 3,835			
5.5 Install safety cage at top of roof access ladder in vehicle service area		\$ 7,670		
5.6 Re-coat ramps at portable IT buildings w/ non-slip coating & paint railings		\$ 5,177		
6. Building Envelope				
6.1 New roof over Building B - Warehouse & Maintenance Building		\$ 253,110		
6.2 New exterior entry system, Building A			\$ 19,175	
6.3 Replace OH Doors with electrically operated units			\$ 15,340	\$ 30,680
6.4 Replace broken window glass in Wood Shop loft area, reglaze bottom pane with solid material		\$ 767		
7. General Architectural / Interior				
7.1 Replace VCT flooring in IT Training Room kitchen and toilet rooms.		\$ 2,742		
7.2 New carpeting, Building A		\$ 49,088		
7.3 Interior / exterior painting, Building A		\$ 26,078		
7.4 New ceilings, Building A		\$ 37,813		
7.5 Replace damaged vinyl-covered gyp board panels in Director's Office, Building A		\$ 767		
8. HVAC				
8.1 Main Building A - Replace DX roof top units		\$ 327,253	\$ 327,253	\$ 327,253
8.2 Main Building A - Replace fan coil units		\$ 76,700		
8.3 Main Building A, B, C, D - Provide new DDC building controls			\$ 80,995	\$ 139,901
8.4 Main Building A, B, C, D - Replace general exhaust fans			\$ 69,030	
8.5 Building A, B, C, D - Replace grilles and diffusers			\$ 26,998	\$ 33,748
8.6 Main Building A - Replace lined ductwork			\$ 11,428	
8.7 Building B - Replace fan coil units			\$ 115,050	
8.8 Replace split system units (Buildings A, B)		\$ 76,700	\$ 115,050	
8.9 Building B - Replace central AHU's (make-up air unit and unit heater)			\$ 674,960	\$ 674,960
8.10 Building C - Replace DX roof top units			\$ 122,720	
8.11 Building D - Replace fan coil units				\$ 153,400
9. Plumbing				
9.1 Main Building A - Replace hot water heater				
9.2 Main Building A - Replace plumbing fixtures			\$ 80,535	\$ 11,505
9.3 Replace elect. drinking fountains		\$ 10,738		
9.4 Replace water heating unit				\$ 30,680
10. Electrical				
10.1 Building A, B - Replace service entrance switchgear				\$ 54,610
10.2 Building A, B, C, D - Replace secondary switchgear		\$ 52,770		\$ 20,862
10.3 Main Building A, B, C, D - Replace interior lights with LED lighting			\$ 147,264	\$ 147,264
10.4 Main Building A, B, C, D - Provide interior lighting controls			\$ 73,632	
10.5 Building B - Replace service entrance switchgear			\$ 36,816	
10.6 Building B, C, D - Replace exterior lights with LED lighting		\$ 36,816	\$ 36,816	
10.7 Building B, C, D - Provide exterior lighting controls		\$ 18,408	\$ 18,408	
11. Technology				
11.1 New Telephone System (site-wide)			\$ 220,896	
11.2 Main Building A - Generator upgrade		\$ 76,700		
11.3 Main Building A - UPS upgrade in server room		\$ 76,700		
11.4 New flat panel LCD monitor in Conference Room, Building A			\$ 7,670	
12. Nutrition Services				
12.1 Expand Lunch room in to adjacent Book Room		\$ 18,408		
PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 Toilet Room renovations, Building A		\$ 53,690		
13.2 Renovations to Plan Room, Building A			\$ 25,311	
13.3 Renovations / improvements to Server Room			\$ 28,763	
13.4 Renovate Locker & Toilet Room area, Building B				\$ 172,575
14. New Construction				
14.1 No recommendations				
SUB-TOTAL	\$ 100,477	\$ 1,257,183	\$ 2,292,460	\$ 1,797,440
				\$ 5,447,560



Newhall Theatre

First built in 1925, as one of the first buildings for the Newhall Grammar School, the Newhall Auditorium served as one of the larger public meeting places located in the Santa Clarita Valley through the 1930’s. In February 1939, the original auditorium burned down. For the next year the community raised funds to re-build the auditorium, with construction completing in 1941. The Theatre was converted to use as a warehouse in 1975 and remained in that capacity for about 30 years.

In the late 1990’s there began a quest to restore the building. The Theatre Arts for Children Foundation was formed to raise the funds and begin the process of restoring the building. However, the cost of removing hazardous material and compliance with the Americans with Disabilities Act caused the project total to exceed their initial budget.

In 2011 the Newhall School District’s Governing School Board proposed a bond measure that would bring funds for restoration and renovation to the District’s school facilities. It also included funds for the restoration of the Newhall Auditorium. As part of the restoration, new modular toilet facilities and dressing rooms were added adjacent to the theatre to provide support for the theatre programs.

The facility is in very good condition, having been renovated in 2016. The recommendation include some mechanical and electrical system renovations and upgrades.

Site

The site, part of the Newhall Elementary School campus, is approximately 9.1 acres and is in the town of Newhall, surrounded by residential areas. The main entrance to the theatre is from Walnut Street, and there is no separate parking lot for the theatre. There is also access to the theatre from inside the Newhall Elementary School.



Site Type	Newhall Theater and Annex
Year Built	1939
Site Acreage	9.1
Square Footage	12,198
Building Totals	2
• Permanent	2
• Portables	0
Address	24607 Walnut Street Santa Clarita, CA 91321
Phone	(661) 291-4016
Website	www.newhallfamilytheater.com



Program Spaces

The Newhall Family Theatre consists of the main auditorium and stage, theatre manager office, as well as an entrance lobby which includes a concession room. Additionally, there are public restrooms, as well as dressing rooms that were added in 2016 to support the theatre programs.

Annex Building

The 'Annex', as it is currently called, was constructed in 1990 as a Warehouse for the District and included a Print Shop. The balloon-framed construction is one story with exterior plaster finish, originally built with a storage mezzanine above the print shop. The building is currently not used and there has been discussion regarding the renovation of this facility to provide additional programs and educational space for Performing Arts for District students.

The 2016 California Existing Building Code (2016 CEBC) establishes the evaluation rehabilitation criteria to convert an existing non-Division of the State Architect (DSA) structure to DSA use. These requirements align with seismic design requirements for a new K-12 facility. As such, converting the existing warehouse space to an Educational use is considered cost prohibitive in terms of what would be structurally required to bring the building into compliance with current DSA requirements. In order to confirm this, a seismic evaluation, including structural calculations can be completed to gauge the cost impact of required improvements. This is beyond the scope of this Facilities Master Plan.

It is recommended that either a seismic evaluation be undertaken to explore the cost and feasibility of converting the warehouse to an educational function, or the existing warehouse remain for its intended construction and use as a warehouse / storage facility for the Newhall School District.





YEAR CONSTRUCTED



LEGEND

Year Constructed

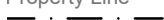


1939



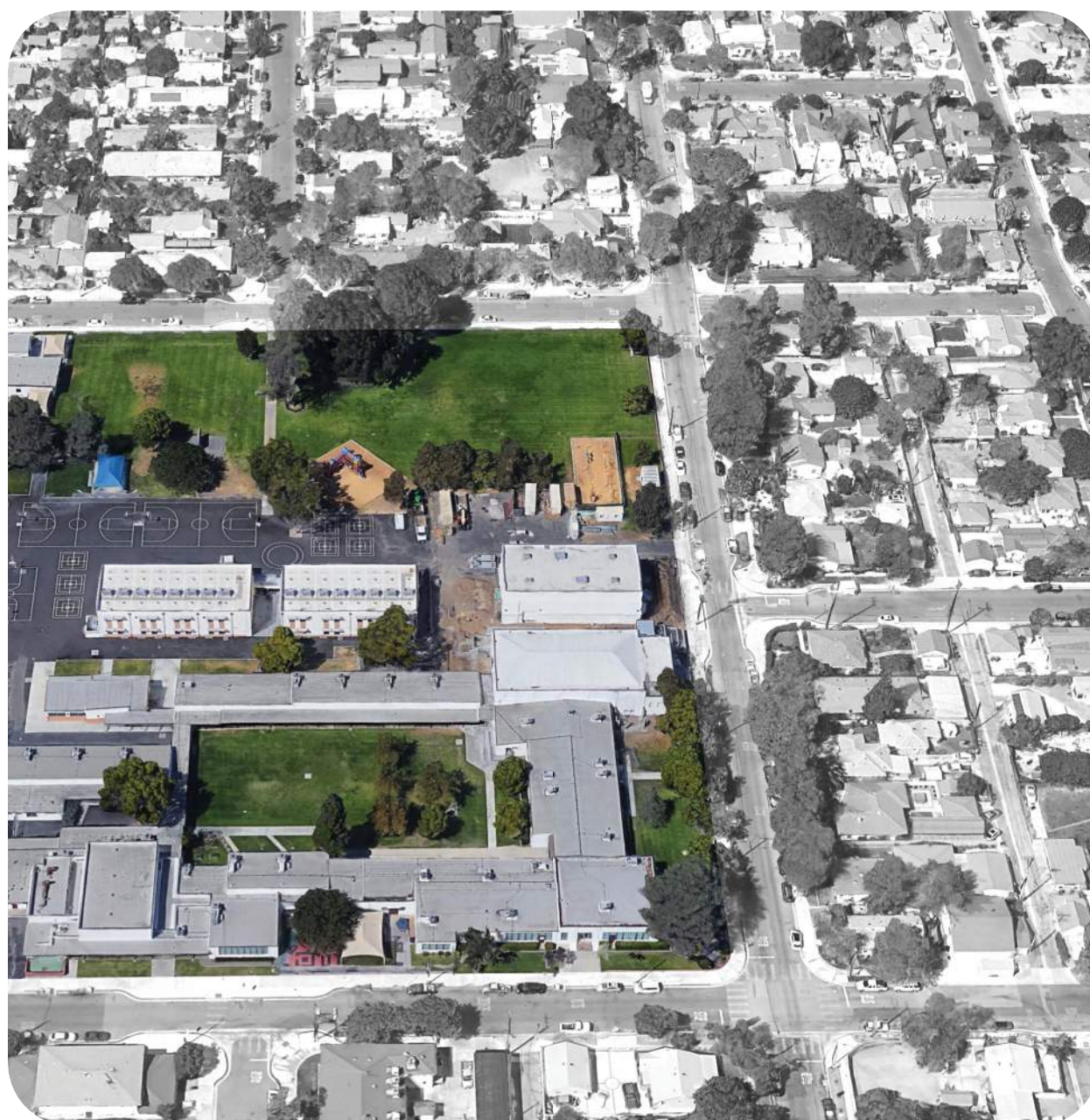
1991

Property Line





YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1939	AUDITORIUM	AUDITORIUM	7,200	59.0%
1991	ANNEX	ANNEX	4,998	41.0%
SUBTOTAL NEWHALL THEATER + ANNEX			12,198	100%





















BUILDING USE



LEGEND

Building Use

	Basic Classroom		Athletic		Circulation		N/A
	Specialty Classroom		Library/Media		Operational Support		Covered Walkways
	Science Classroom		Student Support		Food Service		Property Line
	Small Room		Administrative		Kindergarten		
	Classroom Support		Assembly		Special Education		



MASTER PLAN RECOMMENDATIONS



LEGEND

Master Plan Recommendations

-  Physical Plant Improvements
-  Program Renovations
-  New Construction
-  Planned Portable Removal

Property Line





MASTER PLAN RECOMMENDATIONS NEWHALL THEATRE - ANNEX BUILDING

SCOPE OF WORK	Short-Term Capital Improvements	MASTER PLAN - P1 (0-5 Yrs)	MASTER PLAN - P2 (5-10 Yrs)	MASTER PLAN - P3 (10+ Yrs)
PHYSICAL PLANT	PRIORITY			
A. SITE				
1. Utilities				
1.0 No recommendations				
2. Site - Circulation				
2.0 No recommendations				
3. Landscape & Paving				
3.1 No recommendations				
4. Exterior / Activities				
4.0 No recommendations				
B. BUILDING				
5. Safety & Security				
5.1 New fire alarm system				\$ 76,700
5.3 Add security cameras		\$ 15,340		
5.4 Access control system		\$ 23,010		
6. Building Envelope				
6.1 No recommendations				
7. General Architectural / Interior				
7.1 No recommendations				
8. HVAC				
8.1 Replace central station AHU's				\$ 337,480
8.2 Provide new DDC control system				\$ 46,020
8.3 Replace general exhaust fans and gravity vents				\$ 53,690
8.4 Replace lined ductwork				\$ 1,534
8.5 Replace grilles and diffusers				\$ 15,340
9. Plumbing				
9.1 Replace plumbing fixtures				\$ 3,835
9.2 Replace water heating unit				\$ 15,340
10. Electrical				
10.1 Replace interior lights with new LED lighting				\$ 141,128
10.2 Provide interior lighting control system (Annex)				\$ 35,282
10.3 Replace exterior lights with LED fixtures				\$ 17,641
10.4 Provide exterior lighting control system				\$ 35,282
11. Technology				
11.1 No recommendations				
12. Nutrition Services				
12.1 No recommendations				
EDUCATIONAL PROGRAM				
C. PROGRAM RELATED IMPROVEMENTS				
13. Renovations				
13.1 No recommendations				
14. New Construction				
14.1 No recommendations				
	SUB-TOTAL	\$ -	\$ 38,350	\$ -
				\$ 779,272
				\$ 817,622

Short-Term Capital Improvements

- No recommendations

10 – Year Project Highlights

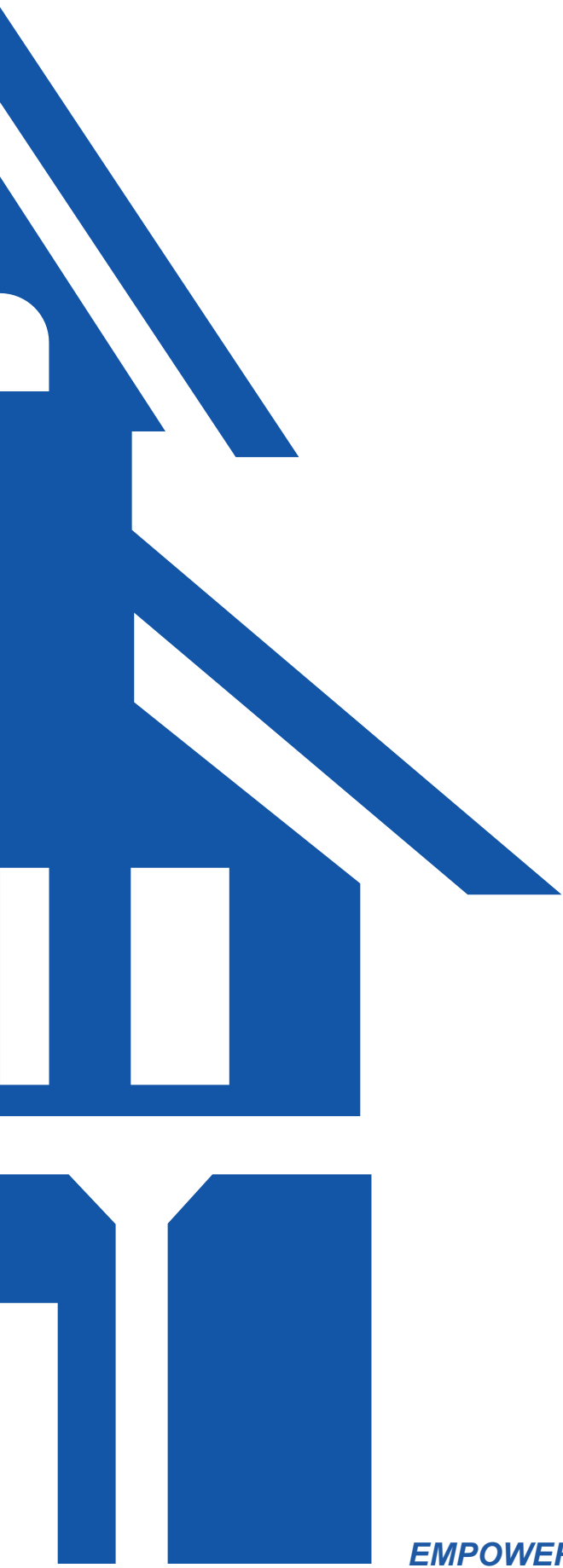
Site

- Security system upgrades

Long Term Plan

- Interior / exterior finish upgrades as needed
- Life-cycle mechanical equipment replacement
- New energy efficient building control system
- Plumbing fixture replacement
- Replace interior / exterior lights with LED fixtures / controls
- Fire alarm system upgrade / replacement





4

Funding Resources and Options

Demographics

EMPOWERING EVERY CHILD EVERY DAY

**EXCEL &
CONTINUOUSLY
STRIVE FOR
IMPROVEMENT**





FUNDING RESOURCES AND OPTIONS

California Facility Eligibility and Funding

The Newhall School District (NSD) is eligible to participate in the State School Facility Program (SFP) as prescribed by the State Allocation Board (SAB) and administered by the Office of Public School Construction (OPSC). Funding under the SFP is based on a per-pupil grant program which a district receives a specific dollar amount determined by a student's grade level. The per pupil grant amount is adjusted annually in January by the SAB based on the Class B Construction Cost Index. In order for a school district to participate in the SFP and receive funding for school construction, it must have established eligibility. To establish eligibility the Newhall SD must demonstrate that seating capacity does not house the students existing and expected using a five-year projection of enrollment. Once the new construction eligibility is determined, a "baseline" is created for the District. Applications for eligibility are approved by the SAB and this approval establishes that the Newhall School District meets the criteria under law to receive assistance for new construction.

Since 1998, the SFP has provided funding for the following programs:

- **New Construction**
- **Modernization Construction**
- **Overcrowded Relief Grant (ORG)**
- **Joint Use Facilities**
- **Career Technical Education Facilities**
- **Charter Schools**
- **Seismic Mitigation**
- **High Performance Incentive Grant**
- **Facility Hardship**
- **Financial Hardship**

These programs may or may not be continued in the future based on program language and available dollars.

New Construction Eligibility and Grant

The SFP new construction grant is intended to provide for 50% of necessary project costs including, but not limited to the following:

- **Design**
- **Costs Related to the Approval of the Plans and Specifications by all Required Agencies**
- **Construction of the Buildings**
- **Access Compliance**
- **Testing and Inspections**
- **Furniture and Equipment**

The remaining 50% of project costs are to be provided by the Newhall School District as a local match under the SFP, (districts that qualify for Financial Hardship assistance are granted up to 100% funding under the SFP). Additional funding beyond the base grant is also provided for site acquisition, site development costs, 50+ year old buildings, and supplemental grants for unique projects.

The Newhall School District New Construction funding “eligibility” as of January 1, 2020:

School	Project Type	Estimated State Funding	Local Match	Total
Classroom Additions	New Construction	\$10,295,051	\$10,295,051	\$20,590,102

**This amount is based on current 2019-20 eligibility, it changes annually.*

***This includes grant funding only. Each project could have site development costs that could increase funding amounts.*

Modernization Eligibility and Grant

Newhall School District is eligible for Modernization (Mod) grants when it has students housed in permanent buildings 25-years or older, or relocatable classrooms 20-years or older. In addition, buildings that are 50-years or older and have not been previously modernized with State funds, will receive an increase grant amount for utility upgrades. While a New Construction grant provides 50% of State funding, the Modernization grant provides for 60% State funding with a required 40% match by the District. Newhall School District must apply for Modernization eligibility separate from New Construction eligibility. Unlike New Construction Eligibility, Modernization eligibility is calculated based on the number of students housed on a “per school site” basis and the age of the building.

The Newhall School District Modernization funding “eligibility” as of January 1, 2020:

School	Project Type	Estimated State Funding	Local Match	Total
Meadows ES	Mod	\$275,676.00	\$183,784.00	\$459,460.00
Wiley ES	Mod	\$3,593,242.00	\$2,395,495.00	\$5,988,737.00
Old Orchard ES	Mod	\$582,169.00	\$388,113.00	\$970,282.00
Valencia Valley ES	Mod	\$738,985.00	\$492,657.00	\$1,231,642.00
Stevenson Ranch ES	Mod	\$3,526,816.00	\$2,351,211.00	\$5,878,027.00
TOTAL		\$8,716,888.00	\$5,811,260.00	\$14,528,148.00

**These sites will require a verification of eligibility review by the OPSC and approval by the California Department of Education and the SAB prior to the District submitting an application for funding.*



Based on the Newhall School District New Construction and Modernization applications that were funded, pending or on the workload with the OPSC, the District can estimate the following SFP funding for projects that filed application at the following sites:

Site	Type	Application Number	Status	Fund Release Date	Amount (Estimated)*
Wiley Canyon ES	New	50/64832-00-001	Funded	12/27/2002	\$2,570,528.00
McGrath ES	New	50/64832-00-002	Funded	1/3/2003	\$7,565,128.00
Pico Canyon ES	New	50/64832-00-003	Funded	12/27/2002	\$7,766,578.00
Oak Hills ES	New	50/64832-00-004	Funded	2/11/2005	\$13,042,737.00
Oak Hills ES	New	50/64832-00-004	Funded	3/11/2005	\$37,129.00
Newhall ES	New	50/64832-00-005	Funded	12/9/2019	\$5,214,730.00
Old Orchard ES	New	50/64832-00-006	Funded	11/22/2019	\$5,046,085.00
Valencia Valley ES	ORG	56/64832-00-001	Funded	10/28/2016	\$1,157,110.00
Meadows ES	ORG	56/64832-00-002	Funded	10/28/2016	\$1,371,392.00
Wiley Canyon ES	Mod	57/64832-00-001	Funded	11/7/2000	\$1,351,011.00
Meadows ES	Mod	57/64832-00-002	Funded	12/29/2003	\$1,985,838.00
Old Orchard ES	Mod	57/64832-00-003	Funded	12/29/2003	\$1,377,941.00
Newhall ES	Mod	57/64832-00-004	Fund - Release Pending	TBD	\$2,269,824.00
Peachland ES	Mod	57/64832-00-005	Estimated Workload	TBD	\$1,460,819.00

*Amounts may be adjusted when applications are processed by the OPSC.

The Newhall School District has received **\$52,216,850.00** in SFP funding for New Construction, Modernization and Overcrowded Relief Grants on projects since 1998. Additional funding was received under the former State Lease-Purchase Program.

Other Considerations

At the time of the review and approval of this 2020 Facilities Master Plan, the State Allocation Board (SAB) has indicated that the State School Facility Program (SFP) has been fully subscribed, and all future applications are on an “unfunded list”. It is uncertain at this time whether or not the eligibility and funding models discussed above will be in effect in the future. Therefore, it is recommended that the Newhall School District act accordingly to obtain any current eligible funding prior to changes in the SFP. The District should also be prepared to provide local funding for project needs beyond the SFP, and until a time when the SAB has determined how school facility projects will be funded under new program regulations. There is always opportunity for the District to get on the list as other projects fall off and savings or project recessions are returned to the School Facilities Program.

Federal Funding Programs

Historically, the federal government has not allocated funding for school construction except under the Qualified Zone Academy Bond Program (QZAB), which was established as part of the Taxpayer Relief Act of 1997 (Section 226). The QZAB Program has provided \$400 million annually on a national level for the creation of Academies which are located in Enterprise or Empowerment Zones. With the passage of the historic \$787 billion American Recovery and Renovation Act (ARRA) of 2009 (HR 1), Congress acknowledged a responsibility to fund school facilities as part of infrastructure improvement projects, as well as realized the positive impact school construction projects have on creating jobs across the U.S.

The 2009 ARRA funding programs included the following for school facilities:

- \$39.5 billion under the State Fiscal Stabilization Fund to local school districts to reduce cutbacks, prevent layoffs, for school modernization, or other purposes.
- \$8.8 billion for high priority needs, which may include modernization, renovation and repair of public school facilities and higher education facilities.
- \$22.4 billion for Qualified School Construction Bonds for school construction, renovation, repair and site acquisition.
- \$2.8 billion in reauthorization of the Qualified Zone Academy Bond (QZAB) program for the development of Academies in qualified enterprise zones.

The U.S. Department of Education reports that the average school building in the U.S. is over 40-years old and there is an estimated \$500 billion in repairs and upgrades needed nation-wide. There have been several efforts in recent years to include schools as infrastructure in discussion at the federal level. Efforts in 2020 include:

H.R.865 – Rebuild America's Schools Act of 2019:

The House Education and Labor Committee has favorably approved the Rebuild America's Schools Act to invest in our nation's school infrastructure. The Rebuild America's Schools Act addresses a national need to assist states and local school districts in providing safe, modern, healthy, energy efficient schools for our nation's students. Rebuild America's Schools Act provides federal financial support through grants and tax credit bonds to help repair, renovate and modernize America's schools, stimulating and creating local jobs.

Tax Extenders: Add Title II Rebuild America's Schools Act, Restore QZAB Tax Credit Bonds:

The House Ways and Means Committee, led by Chairman Neal (D-MA), may consider tax extenders to restore the Qualified Zone Academy Bonds (QZABs) and other tax credit bonds which were cut in the Taxpayer Relief Act. Previously, the QZAB program had been reauthorized with other tax extenders on a bipartisan basis since originally authorized in 1997.

Both the Rebuild America's Schools Act and Tax Extenders are just two potential opportunities to advance school infrastructure at the federal level.



Local Funding

General Obligation Bond (GOB)

The Newhall School District is committed to leveraging the local investments of both local General Obligation Bonds (GOB);

- June 7th of 1999, the voters of the District approved Measure K, which authorized the \$35,500,000.00 general obligation bond.
- November 8th of 2011, the voters of the District approved Measure E, which authorized the \$60,000,000.00 general obligation bond.

Developer Fees

Pursuit to Education Code Section 17620 and Government Code 65995 et al., the State of California allows school districts to collect Statutory School Fees on the new assessable space of residential and commercial construction with the district boundaries. In order to collect these fees, the district must “justify” through a detailed analysis utilizing set criteria in the law, that there is a net impact to the school facilities as a result of the new construction. The Statutory School Fee is adjusted every two years by the State Allocation Board. The Newhall SD completed its most recent Fee Justification Report on May 26, 2020.

Deferred Maintenance Program

The Deferred Maintenance Program (DMP) was provided by the State Allocation Board (SAB) for school districts to apply for grant funds to perform deferred maintenance work on school facilities. An annual Basic Grant is provided to districts for major repair or replacement work listed on the Five Year Plan, which is a projection of deferred maintenance work to be performed on a district-wide basis over the next five years. When a school district sets aside $\frac{1}{2}$ of 1% of their general fund, the state would match that funding, making a total of 1% of the district’s general fund available for ongoing major maintenance of the school facilities.

In 2009-2010 with the State in recession, funding of the Deferred Maintenance Program underwent several iterations of change that eventually ended in it being discontinued as a separately funded state program. Districts were no longer required to set aside $\frac{1}{2}$ of 1% of general funds for major maintenance items, nor did they receive matching funds from the state. Major school maintenance became part of the Local Control Funding Formula (LCFF), and districts were to set aside money from those funds for major maintenance. The Newhall School District Governing School Board will utilize any available funds for Deferred Maintenance as they become available in the future.

Sale of Land or Assets

All existing school sites are fully utilized for ongoing educational programs. Newhall School District does not have any future school sites or vacant parcels.

Recommended Timelines and Financing Program

Identification of the timing of the receipt and allocation of funding sources, along with a detailed financing plan, should be created as the District decides to move forward with the project needs identified in this Facilities Master Plan. The District is encouraged to pursue all possible State, Federal and Local funding opportunities as appropriate for its projects. Based on current or anticipated State New Construction and Modernization “eligibility” calculated, it is estimated that Newhall School District could receive over \$19,000,000.00 in State School Facility Program (SFP) funding. Requirements for meeting State and Federal local match dollars could be obtained through existing or future General Obligation Bonds or Developer Fees. The Newhall School District will need to finalize the prioritization of the projects based on critical need, funding availability, and community supported.

DEMOGRAPHICS

Introduction: Student Population Projections Report, Davis Demographics

The Newhall School District contracted with Davis Demographics & Planning, Inc. (DDP) to update and analyze demographic data relevant to the District facility planning efforts. The report, dated February 2019 was completed before the worldwide health pandemic caused by COVID-19 and, as such, does not take into account the affects the pandemic is likely to have on enrollment and demographics. The scope of work completed in the analysis included District mapping, student address matching, demographic data research, identification of future development, and the development of a seven-year student population projection.

The purpose of the report was to identify and inform the District of the trends occurring in the community; how these trends might affect future student population; and to assist in illustrating the impacts on facilities. This master plan uses this information to inform the long-term plan for facilities usage and capacity needs throughout the District.

Summary

As of the 2019 report, Newhall School District has 5,921 resident TK-6 students (which does not include the all-time high number of 615 K-6 students attending from outside of the District's boundary). The report predicts that the District could see that number drop below 5,770 TK-6 students if recent trends continue (such as declining Kindergarten classes and little or no new residential development). In all, the projections indicate that the District is experiencing declining enrollment in eight of the District's ten existing attendance areas.

New development in Newhall Ranch(Mission Village) is expected to have its first occupants in 2021; however, other developments such as Legacy Village (Stevenson Ranch) and Homestead Village (Newhall Ranch) are expected to open after the 7-year projections reported. Student projections in these affected attendance areas could create lopsided growth. Student populations within the Oak Hills Elementary School boundary could soar from 324 TK-6 students in 2019 to potentially 881 TK-6 students by 2025; while resident counts for Old Orchard and Peachland areas may be at 343 and 430 TK-6 students respectively by then.

Fall 2018/2019 Actual Enrollment (Representing CBEDS 2018)	
Total Students Provided by District File (received 10/3/2018)	6536
K-6 Students Living Out-of-District (including 18 SDC students)	-615
Transitional Kindergarten Students (three-months' worth)	-165
Unmatched Students (incomplete address information-not mapped)	-0
K-6 STUDENTS USED IN THE PROJECTIONS	5,756

Table 1 - Newhall School District Student Accounting Summary (source: Fall 2018 7-Year Projections Report, Davis Demographics, February 2019)



Seven Year Projections

The projection methodology used in the Student Population Projections Report combines historical student population figures, past and present demographic characteristics, and planned residential development to forecast future student population. Projections are calculated by residence to better identify the true impacts of demographic changes on a site by site basis.

Birth Data

Live Birth data is collected to determine the size of the incoming kindergarten class year over year of the projection summary. Changes in historical birth rates are compared to current kindergarten enrollment data to determine a projection factor for future kindergarten classes.

		Zip Codes					Used in the Projections	Year of Projection
		<u>91321</u>	<u>91381</u>	<u>91355</u>	Total	Change*		
Year of Birth	2006	636	304	365	1,305	n/a		
	2007	643	271	390	1,304	n/a		
	2008	526	226	350	1,102	n/a		
	2009	491	184	359	1,034	n/a		
	2010	493	193	329	1,015	n/a		
	2011	435	178	312	925	n/a		
	2012	445	153	324	922	n/a		
	2013	413	141	314	868	BASE		
	2014	420	139	295	854	0.984	0.984	2019
	2015	487	153	309	949	1.093	1.093	2020
	2016	413	136	278	827	0.953	0.953	2021
	2017	379	147	309	835	0.962	0.962	2022
						1.003	2023	
						0.972	2024	
						0.979	2025	

Table 2 - Birth Data (source: Fall 2018 7-Year Projections Report, Davis Demographics, February 2019)
 *Change refers to the change in total births for each year compared to base year

DEMOGRAPHICS cont.

Mobility Factors

Student Mobility Factors measure the increase or decrease in the movement of students within a boundary area. Year over year current student counts are compared to corresponding historical student counts to determine mobility factors for each grade level at each site and applied to the projected changes in existing students.

Region / Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6
McGrath ES	1.050	0.960	1.120	1.060	0.960	1.100
Meadows ES	0.970	1.070	1.030	1.060	0.960	0.980
Newhall ES	0.990	0.970	1.060	0.970	1.010	1.060
Oak Hills ES	1.050	1.200	1.010	1.050	1.040	1.130
Old Orchard ES	0.960	1.010	0.990	1.100	1.030	1.050
Peachland ES	1.000	0.970	1.010	1.010	1.010	1.050
Pico Canyon ES	1.080	1.060	1.040	1.050	0.980	1.010
Stevenson Ranch ES	1.100	1.030	1.110	1.020	1.040	1.000
Valencia Valley ES	1.060	1.070	0.990	0.920	0.990	0.990
Wiley Canyon ES	1.090	1.060	0.940	1.000	0.950	1.010

Green = net increase from one grade to another

Red = net decrease from one grade to another

Blue = no change / straight pass through

Table 3 - Mobility Factors (source: Fall 2018 7-Year Projections Report, Davis Demographics, February 2019)



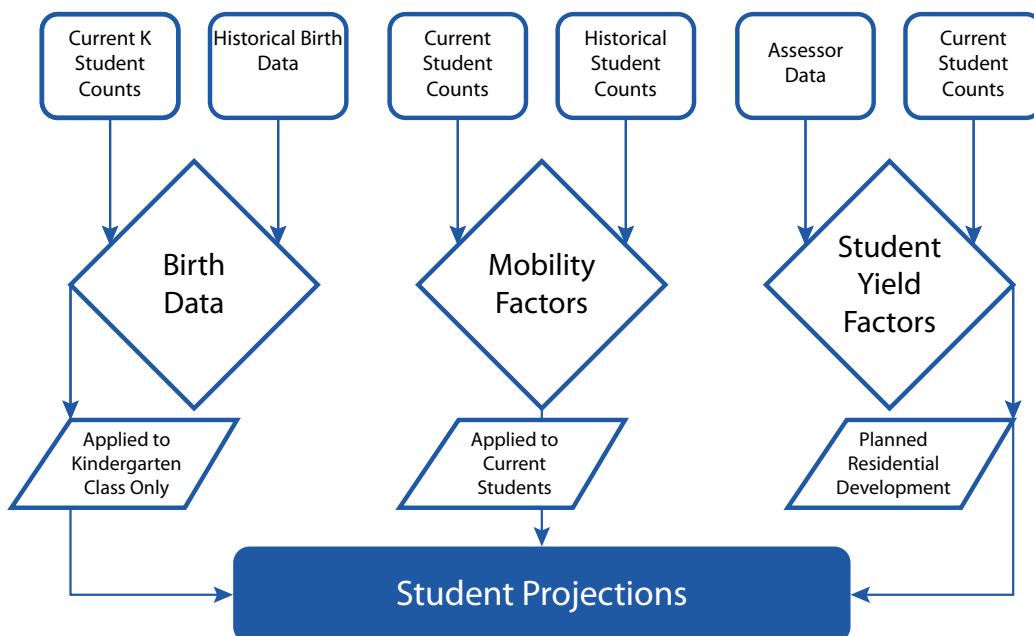
Student Yield Factors

Student Yield Factors (SYF) use historical yield percentages from new development, which compare assessor development data to current student counts, and are based on the type of unit to determine new student yields. Separate yield factors are applied for Single-Family Attached (SFD), Multi-Family Attached (MFA) and Apartments (APT).

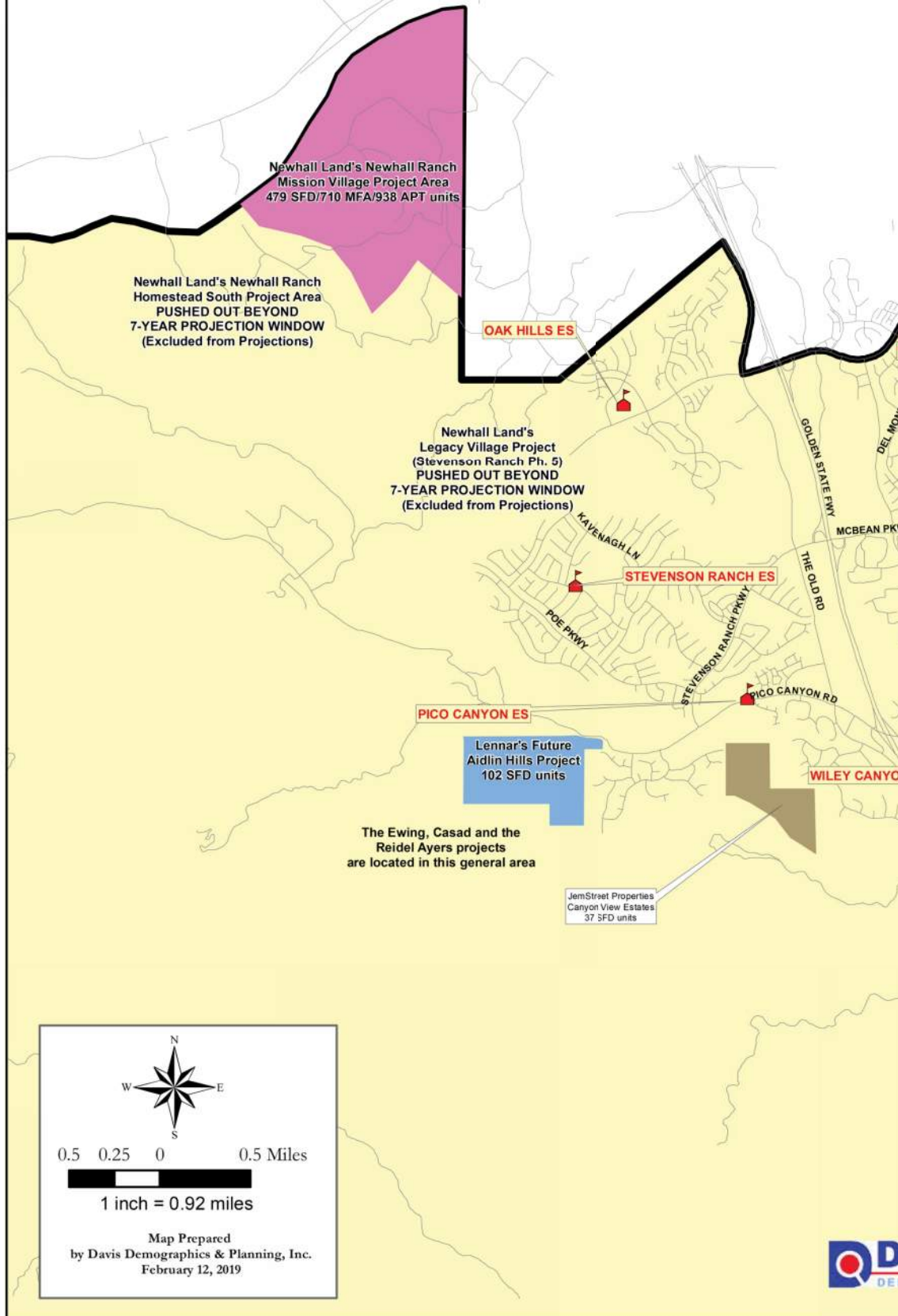
Newhall School District (K-6)		
SFD	MFA	APT
Units (0)	Units (0)	Units (40)
0.000	0.000	0.000

Santa Clarita Valley-Wide Student Yield Factors (used for sample sizes less than 500)		
SFD	MFA	APT
Units (2,017)	Units (913)	Units (417)
0.501	0.307	0.204

Table 4 - Student Yield Factors (source: Fall 2018 7-Year Projections Report, Davis Demographics, February 2019)
 *Note: Due to lack of development within District boundaries, sample sizes for Student Yield Factors (SYF) within the District were not large enough; in those cases, a Santa Clarita Valley-wide SYF is calculated and used in its place.



Planned Residential Development



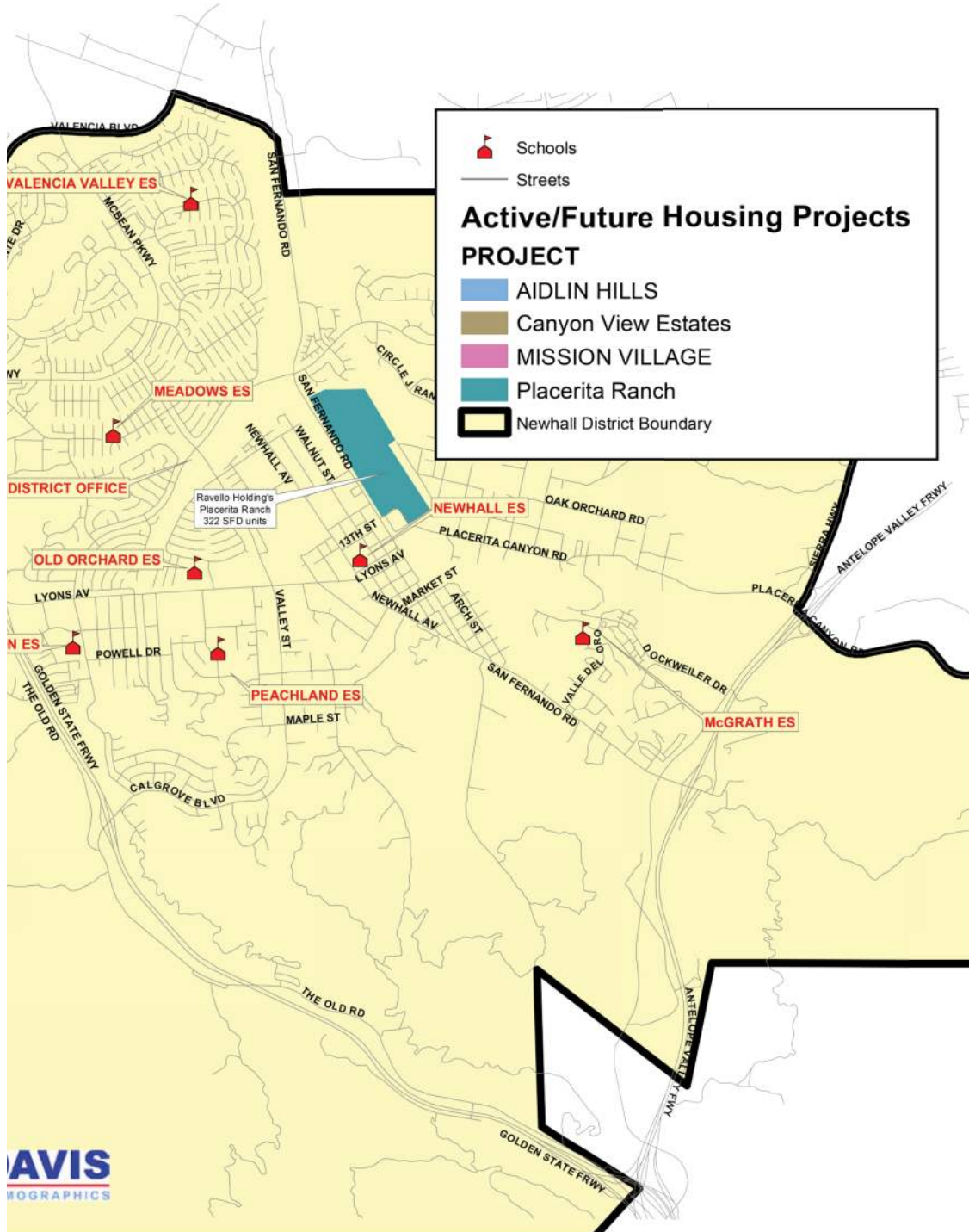
0.5 0.25 0 0.5 Miles

1 inch = 0.92 miles

Map Prepared
by Davis Demographics & Planning, Inc.
February 12, 2019



**Zoomed-In View of the
Residential Development Tracts
Expected to be Active Over the Next Seven Years
Within the Newhall School District Area**



DEMOGRAPHICS cont.

Projections Summary - District Wide Summary

	Historical Counts				Current (projection date 10/3/2018)	Resident Student Projections							
	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	
TK	190	170	167	169	165	163.4	160.8	178.8	162.8	169.4	177.1	175.4	
K	723	749	756	717	710	698.8	777.0	707.5	736.0	769.7	762.4	762.5	
1	822	774	778	782	743	741.7	731.9	842.8	777.2	791.8	829.6	803.0	
2	965	832	799	789	810	767.0	766.2	788.9	915.2	835.7	854.2	871.9	
3	923	968	860	792	831	837.4	791.7	818.8	847.6	962.2	882.8	884.0	
4	924	920	984	858	817	847.8	854.7	839.0	869.8	885.4	1,005.3	906.7	
5	975	932	933	949	876	809.7	841.7	877.4	870.7	887.3	906.8	1,008.3	
6	951	982	969	947	969	904.6	837.8	901.2	947.1	926.2	944.3	946.8	
Sub Total:	K-6	6,283	6,157	6,079	5,834	5,756	5,607.0	5,601.0	5,775.6	5,963.6	6,058.3	6,185.4	6,183.2
Sub Total:	TK-6	6,473	6,327	6,246	6,003	5,921	5,770.4	5,761.8	5,954.4	6,126.4	6,227.7	6,362.5	6,358.6
Out-of-District:	K-6	264	317	457	532	615	645.8	678.0	711.9	747.5	784.9	784.9	824.2
Unmatched*:	K-6	2	1	1	1	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total:	TK-6	6,739	6,645	6,704	6,536	6,536	6,416.1	6,439.8	6,666.3	6,874.0	7,012.6	7,147.4	7,182.8
Annual Change:	TK-6	Counts	-94.0	59.0	-168.0	0.0	-119.9	23.7	226.5	207.6	138.6	273.5	170.2
		%	-1.4%	0.9%	-2.5%	0.0%	-1.8%	0.4%	3.5%	3.1%	2.0%	4.0%	2.4%
K-6 Totals with No TK		6,549	6,475	6,537	6,367	6,371	6,252.8	6,279.0	6,487.5	6,711.1	6,843.2	6,970.3	7,007.4

The above 2018 counts include 249 TK-6 SDC students (of which 18 live outside the District's boundaries and 7 are TK students)

*Unmatched= students that could not be mapped due to incomplete address information (not included in projections)

An annual rate of 5% growth was applied to the above Out-of-District student estimates for the years 2019-2025.



School Projections By Attendance Area

	Capacity	Actual					Projected Resident Students					
		Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
McGrath Elementary School	750	770	751	695	719	694.9	674	646.4	611.9	582.7	571.1	568.5
Meadows Elementary School	800	557	565	535	565	580	591.7	608.6	612.3	630.8	636.6	633.5
Newhall Elementary School	950	773	766	798	746	745.2	746.4	758.2	741.9	769.5	815.7	854.1
Oak Hills Elementary School	900	405	398	380	362	323.9	308.9	472.5	697.7	808.1	903.1	881.2
Old Orchard Elementary School	650	429	421	417	382	367.1	353.1	358.7	343.2	345	332.8	331.9
Peachland Elementary School	700	487	475	461	459	449.6	450.1	442.5	430.4	427.6	418.8	417.4
Pico Canyon Elementary School	850	915	899	850	847	824.6	827.9	859.1	858.1	834.1	815.7	809.3
Stevenson Ranch Elementary School	1175	702	677	628	581	567.6	565	562.5	572.3	566.8	577.1	575.4
Valencia Valley Elementary School	775	595	608	587	622	632.5	674.3	686.1	702.6	721.9	735.9	733.3
Wiley Canyon Elementary School	925	688	676	646	625	571.3	558.5	547.1	543	537.5	541.7	539.7
Total		6,321	6,236	5,997	5,908	5,756.7	5,749.9	5,941.7	6,113.4	6,224	6,348.5	6,344.3

DEMOGRAPHICS cont.

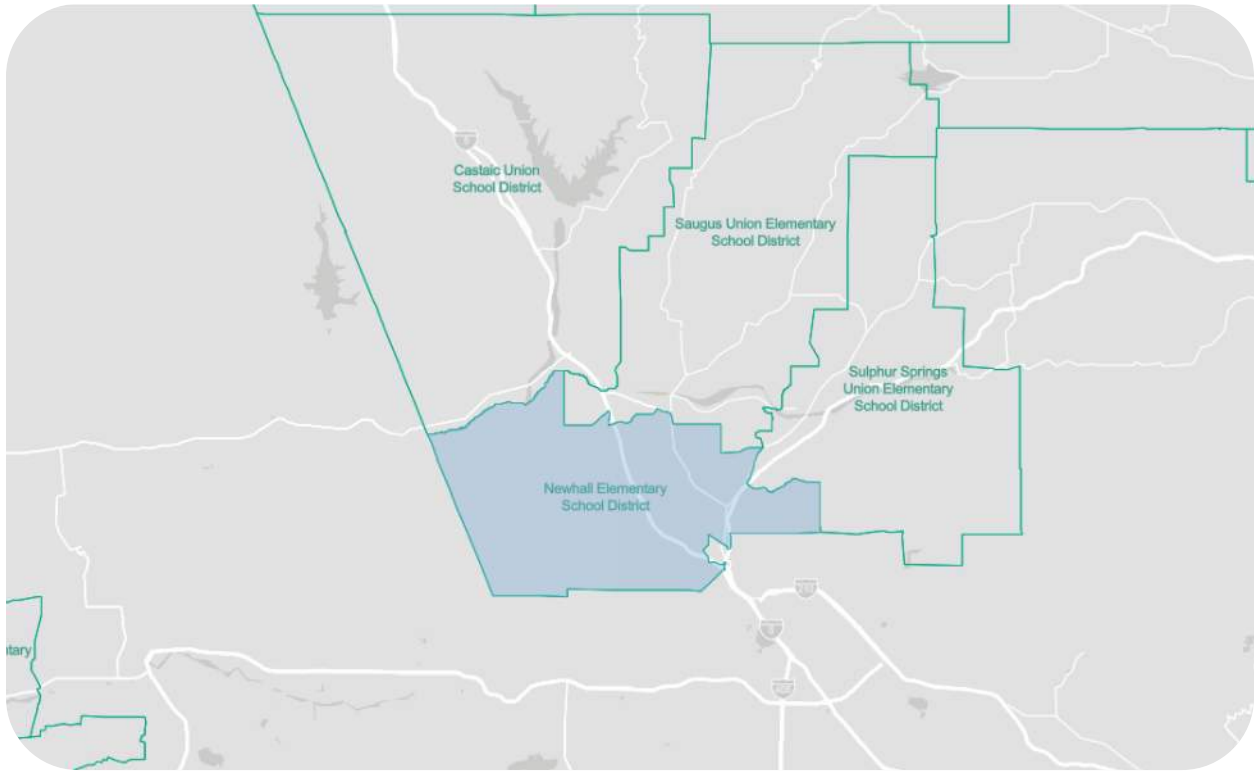
Conclusions

Growth

Projections show that eight of the ten Newhall District's existing attendance areas should experience declining student populations over the next 5 years. New developments will have greater impacts on select schools, in particular the Oak Hills Area which, if housing projects begin as planned, may need another elementary school by 2023 to accommodate future growth.

Impacts from COVID-19

It is still unknown what the long-term affects of COVID-19 will have on the District's enrollment. In particular, social distancing requirements severely impact each site's ability to absorb increased enrollment from future development. Likewise, the District may want to consider realigning attendance areas to both redistribute students due to declining enrollment, but also in response to the need to reduce class sizes due to risks from global health pandemics.



District Background

Community of the District

Today, the Newhall School District is a recognized leader in innovation and academic achievement, holding high expectations for its students to succeed and providing them with the education and skills to exceed those expectations. Faculty, staff, and parents are committed to supporting students in attaining extraordinary results. The District, located in the Santa Clarita Valley, serves the Valencia and Newhall communities within the city of Santa Clarita, California as well as the Stevenson Ranch community in unincorporated Los Angeles County. Newhall School District operates 10 elementary schools (p-5) and serves approximately 6,500 students.



Source: United States Census Bureau; ACS 5 - Year Estimates Subject Tables



People and Population

Age and Sex

37.6 +/-0.9

Median age in Newhall School District Boundary

Population by Age Range in Newhall School District Boundary

Under 5 years 5.8%



Under 18 Years 25%



18 Years and Over 75%



65 Years and Over 12.7%



37.9 +/-2/4

Median age in the United States



Educational Attainment

Educational Attainment

89.6% +/-1.1%

High school graduate or higher in Newhall School District

Educational Attainment in Newhall School District Boundary

High School or equivalent degree 16.7%



Some college, no degree 25.6%



Associates degree 9.4%



Bachelor's degree 24.7%



Graduate or professional degree 13.2%



87.7% +/- 0.1%

High school graduate or higher in the United States

Source: United States Census Bureau; ACS 5 - Year Estimates Subject Tables



Housing

Housing Units

25,865

Total Housing Units in Newhall School District Boundary

136,384,292

Available housing units in the United States

Housing Occupancy in Newhall School District Boundary

Occupied housing units 97.7%



Vacant housing units 2.3%



87.8% +/-0.2%

Occupied housing units in the United States



Language

Language Spoken at Home

33.8% +/- 1.7%

Language other than English spoken at home in Newhall School District Boundaries

21.5% +/- 0.1%

Language other than English spoken at home in the United States

Housing Occupancy in Newhall School District Boundary

English only 66.2%



Spanish 21.6%



Other Indo-European languages 3.7%



Asian and Pacific Islander languages 6.6%



Other languages 1.9%



Source: United States Census Bureau; ACS 5 - Year Estimates Subject Tables

COLLABORATE



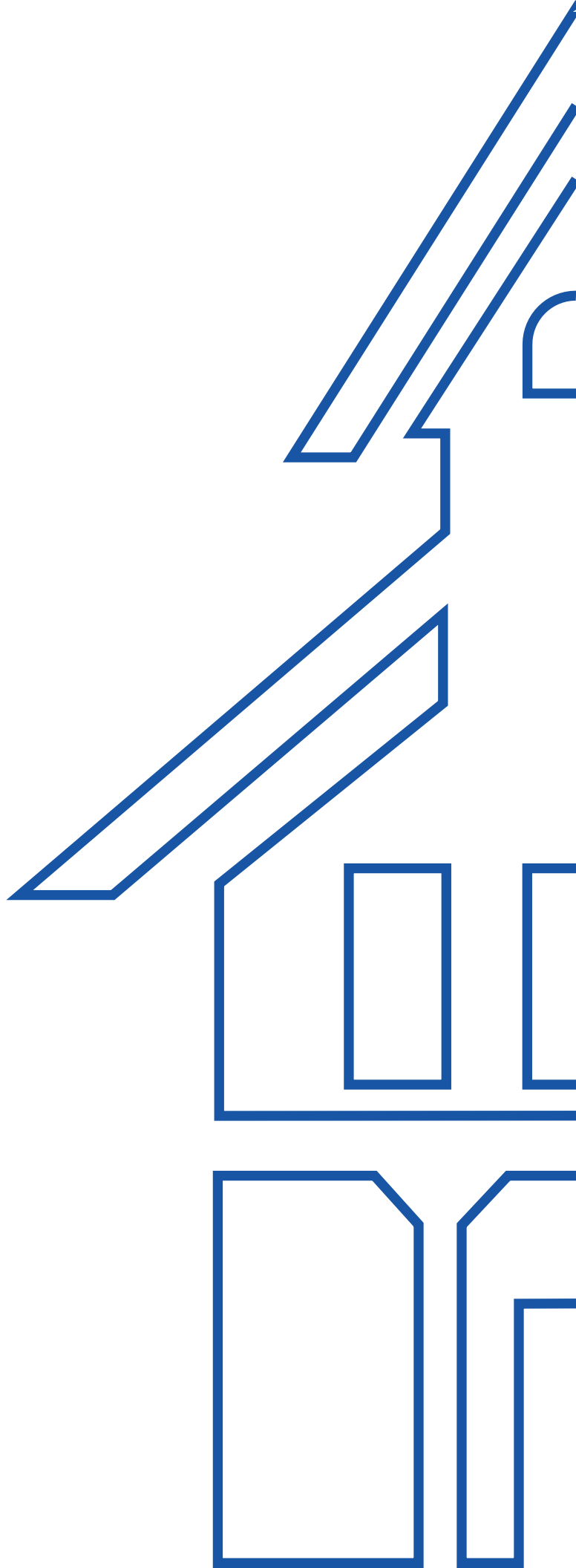
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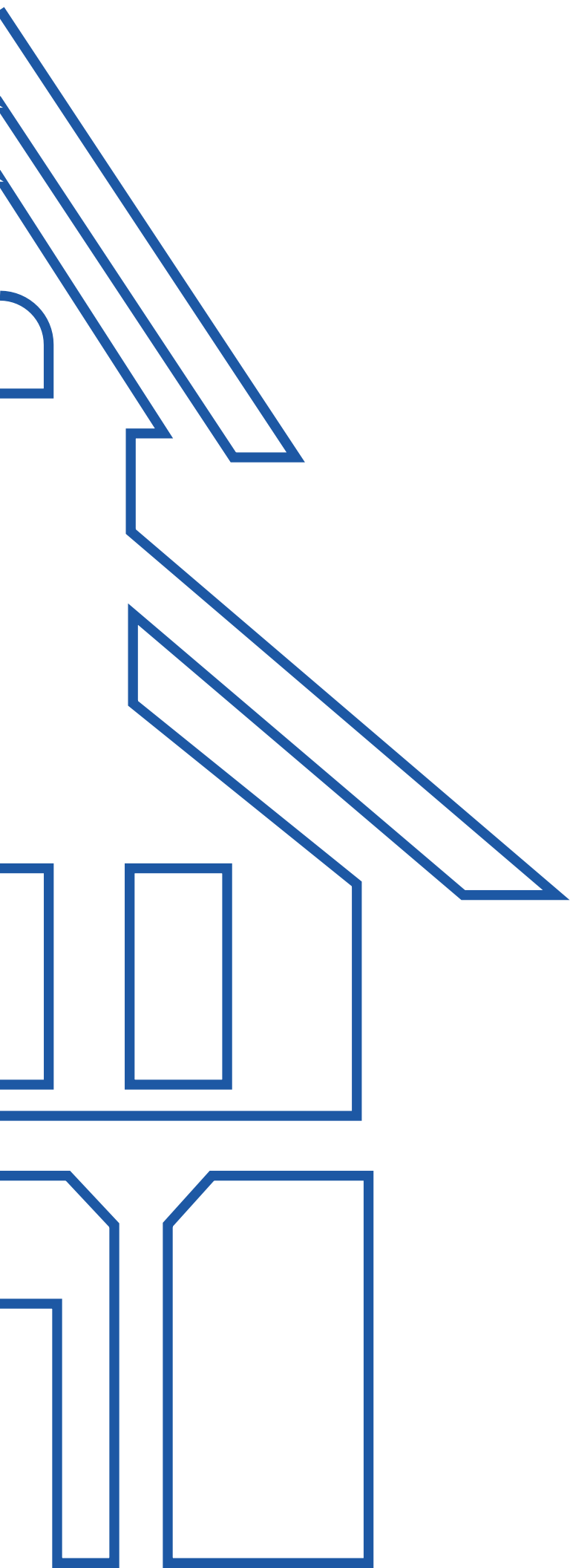


PERSEVERE



EXCEL





NEWHALL SCHOOL DISTRICT

Facilities Master Plan

2020-2030

