

LOS ALTOS SCHOOL DISTRICT

# 2020 FACILITIES MASTER PLAN



11/22/2019

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# What is a Master Plan?

- Guide to facilities strategies that support and express LASD Core Values
- Summary of District assets and resources
- Summary of District needs
- Summary of District actions to meet needs
- 25 year blueprint for implementation

# LASD Facilities Master Plan

## Guiding Principles

- Preserve small neighborhood schools
- Support the relationship of individual gifted teachers with small classes
- Emphasize student participation in learning
- Develop fluid collaboration opportunities
- Support teacher professionalism
- Connect with the community

# How Facilities Support Core Values

- Provide what teachers need to do their jobs
- Provide what students need to learn in their own way
- Provide neighborhood schools that engage their whole community
- Provide instructional settings that stimulate learning, imagination, personalization
- Provide campuses that are safe and secure

# Facilities Strategies

- Locate and design schools at the right place and scale
- Design facilities to meet children where they are developmentally
- Provide capacity for present and future enrollment
- Provided stewardship of district assets, reserves, and modernization needs
- Make appropriate funding source and cost decisions
- Implement safely, cost effectively, and promptly

# History of LASD Master Plan

- **1998: District develops and adopts a facilities master plan (adopted in June 1998)**
  - In Nov 1998 voters approved a \$94.7 million bond measure as first step in funding the plan
- **2014: District develops first draft of current master plan**
  - For 2014 Facilities Advisory Committee review
  - Review by 2015 Facilities Master Plan Committee
- **Updated 2020 Master Plan draft**
  - For new master plan committee review and board adoption

# Draft Master Plan Contents

- Executive Summary
- Master Plan Process and Findings
- Summary of Facility Needs and Recommendations
  - A. Capacity
  - B. District Standards
  - C. Sustainability
  - D. Infrastructure for the Future
- School Site Needs
- District Administration Facility Needs & Recommendations

# Draft Master Plan Contents continued

## Implementation

- Prioritization
- Interim Housing
- Project Delivery Methods
- Sources and Uses
- Priorities and Logistics
- Building Information Management
- Maintenance and Operations

# Draft Master Plan Contents continued

## Appendix

- Instructional Workshop Recommendations
  - \_ Classroom Standards
  - \_ Multi-use Standards
  - \_ Educational Standards
- Enrollment Growth Task Force Report
- Facilities Advisory Committee Final Report
- Energy Report
- Master Plan Budgets
- Asset Reserve Analysis - summary

# Draft Master Plan Background

LASD Enrollment Growth Task Force

LASD Instructional strategies

(3) District facility workshop

(1-2) Meetings each site

(3) Facilities Advisory Committee meetings

# Facilities Master Plan Categories

- **Support for education**
  - District standards for school configuration
  - District standards for campus resources
- **Capacity**
  - Small school commitment
  - Demographic trends
- **Asset preservation**
  - Conditions
  - Flexibility
  - Sustainability
  - Cost effectiveness

How can facilities reinforce educational approaches?

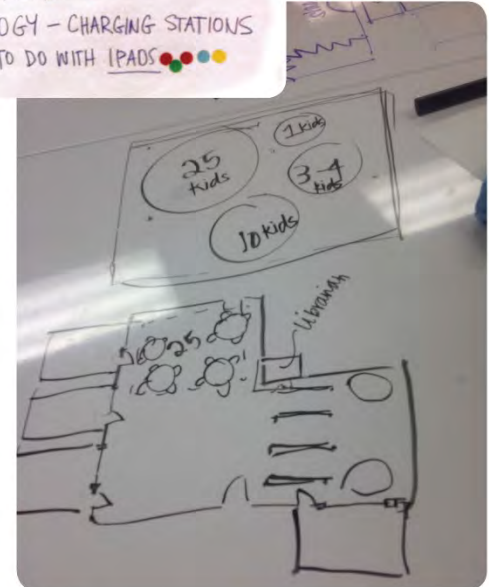
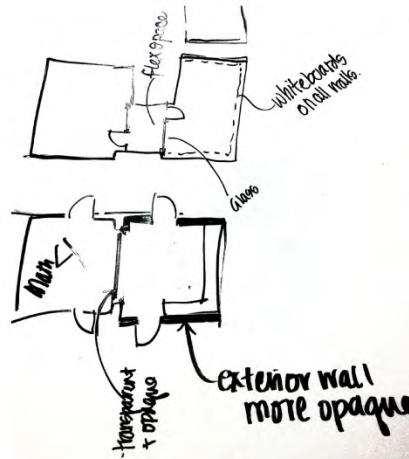
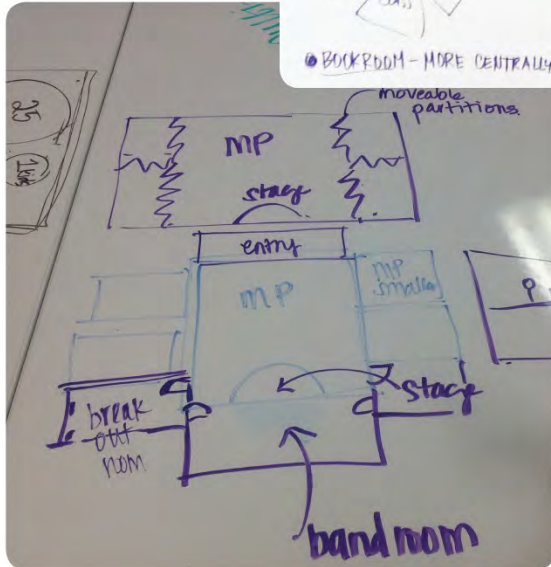
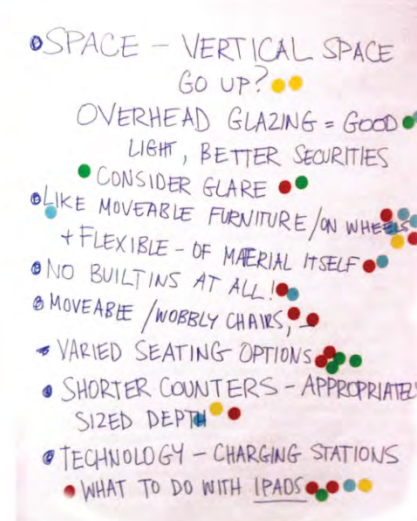
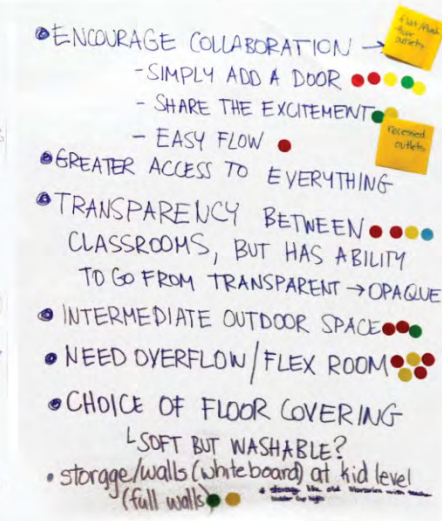
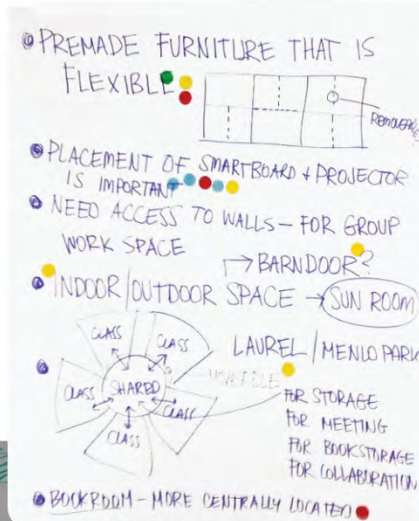
## **SUPPORT FOR EDUCATION**

# Educational Approaches



- Project-Based and Problem-Based Learning
- Collaborative Learning
- Blended Learning
- Inquiry-based Learning in Science
- Design Thinking

# District Workshops



# UK STUDY OF 3766 PUPILS' LEARNING RATES

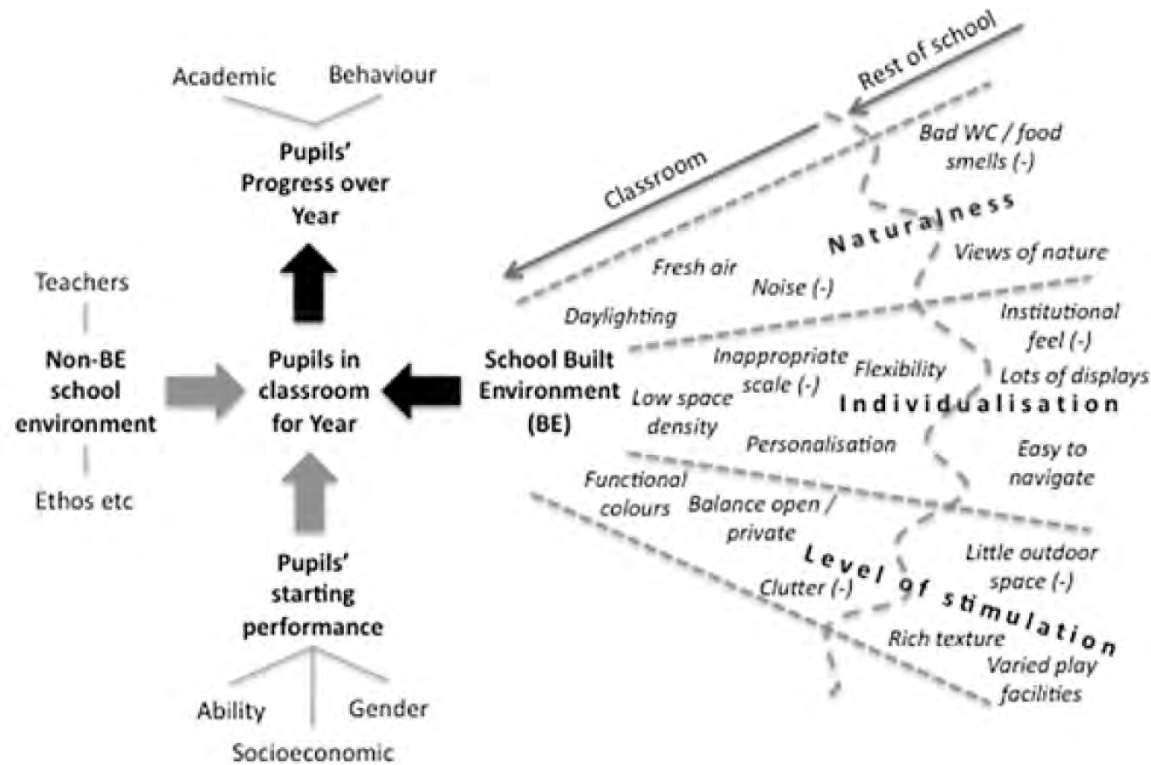


Fig. 2. Overview of HEAD research design (with examples of BE factors).

Peter Barrett, Fay Davies, Yufan Zhang, Lucinda Barrett

The impact of classroom design on pupils' learning: Final results of a holistic, multi-level analysis

Building and Environment, Volume 89, 2015, 118-133

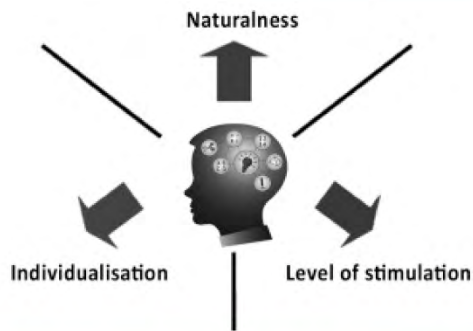
<http://dx.doi.org/10.1016/j.buildenv.2015.02.013>



Gardner Bullis **Before**



Gardner Bullis **After**



- HEAD study shows the combined impact of built environment factors on learning scales explaining 16% of the variation in learning progress
- Single most powerful design parameter is light

# Small Group Mode...



## Elementary Classroom

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# Eyes in Front Mode...



## Elementary Classroom

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Program	Facility	Size
3 streams of K-6 classes 4 streams of K-5 classes	18-20 regular classrooms, movable furniture and storage, whiteboards on three walls minimum	960 sf each 1-3 1080 sf each 4-6 (where possible) 3 portables
3 kindergartens	1200 sf classroom, plus storage and toilet	1350 sf inclusive
1 transitional kindergarten	Kindergarten room	1350 sf inclusive
Flex rooms	2 classrooms, additional storage, additional sinks	1200 sf each, kiln @80 sf
STEM lab	1 classroom, additional storage, additional sinks	1200 sf, similar to flex
RSP	1 classroom	960 sf
Small group instruction	ESL, Speech and Language, small group x 4	1500 sf total

# Elementary Classroom

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Library for Story Time



Multi-Purpose for Performance



Multi-Purpose for Science Fair

# Elementary Multi & Library

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Multi-Purpose for Lunch

# Elementary Multi & Library

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Program	Facility	Size
Accommodate entire school for an assembly, half school for lunch	7 sf/child in assembly space	Approximately 4000 sf assembly space
Performance	Raised platform with theater lights, curtains	1000 sf inclusive of storage
Kitchen/Servery	Serving windows to outdoors under cover	480 sf
Restrooms	Children and staff	60 sf each
PTA storage/meeting	Room for small group	250 sf
Library	Flexible space with movable furniture	2900 sf
Small group pull out	Connected to library	480 sf
Server and Tech office	Connected to library	150 sf

# Elementary Multi & Library

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# Elementary Admin & Operation

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Program	Facility	Size
Waiting/reception	Single point of entry to school	720 sf
Principal	Office with small meeting	200 sf
Health	With toilet	280 sf
Files/storage	240	240 sf
Psych/counseling	Offices	2 @180 sf
Conference	Meeting of 12-15	240 sf
Staff work		840 sf
Staff lounge	With kitchenette	960 sf
Custodian	(2) storage/shop	400 sf
Storage	Textbook, emergency supplies, PE equip	500 sf
Restrooms, mech, elec	As required	6000 sf

# Elementary Admin & Operation

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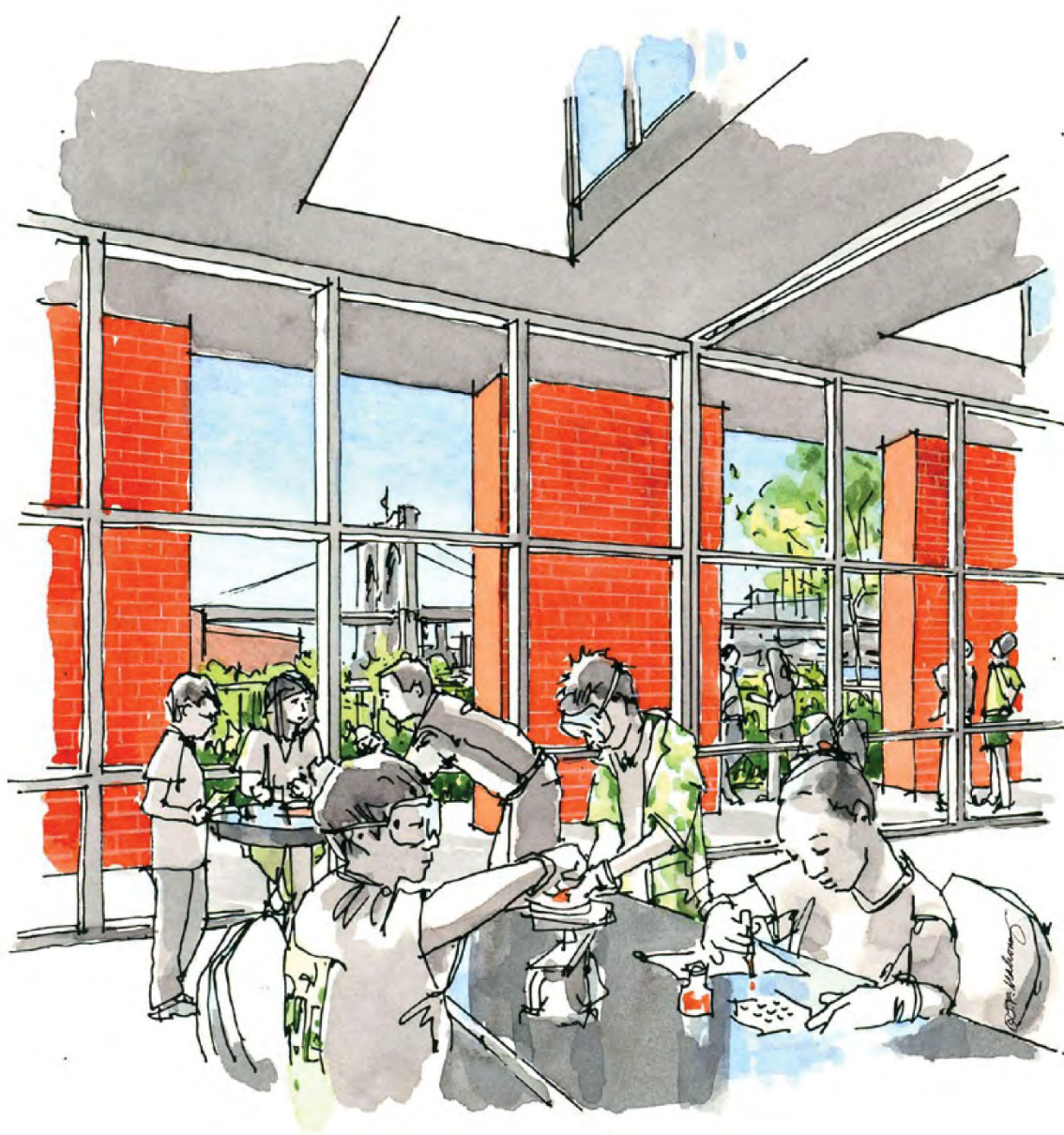


# Intermediate Schools

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## Specialized Classrooms

- Labs
- Music
- Art

# Intermediate Schools

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# Intermediate Schools

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Program	Facility	Size
General classrooms	whiteboards on three walls minimum	960 sf each 3 portables
Art	1200 sf classroom, plus kiln room	1280 sf inclusive
Science	(5) 1200 sf classroom, plus prep	7000 sf inclusive
Music	Classroom, office, instrument storage, practice	2000 sf
Drama	Classroom, platform stage, storage	2000 sf
Shop/fab lab	1 classroom	1500 sf
Small group instruction	6 small group	1500 sf total

## 6-8 Classrooms

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# 6-8 Multi

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# 6-8 Library

LASD 2020 FACILITIES MASTER PLAN



Program	Facility	Size
Accommodate entire school for an assembly	7 sf/child in assembly space	Approximately 5000 sf assembly space
Performance	Raised platform with theater lights, curtains	1000 sf inclusive of storage
Kitchen/Servery	Serving windows to outdoors under cover	480 sf
Locker rooms	Include restrooms	1500 sf
Restrooms	Children and staff	60 sf each
PTA storage/meeting	Room for small group	250 sf
Library	Flexible space with movable furniture	4500 sf
Media studio	Connected to library	250 sf
Server and Tech office	Connected to library	150 sf

## 6-8 Multi and Library

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Program	Facility	Size
Waiting/reception	Single point of entry to school	720 sf
Principal	Office with small meeting	200 sf
Health	With toilet	280 sf
Files/storage	240	240 sf
Psych/counseling	Offices	3 @180 sf
Conference	Meeting of 12-15	240 sf
Staff work		840 sf
Staff lounge	With kitchenette	960 sf
Custodian	(2) storage/shop	400 sf
Storage	Textbook, emergency supplies, PE equip	500 sf
Restrooms, mech, elec	As required	6000 sf

## 6-8 Admin and Operation

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## Student Workshop:



Theme emerged that nature was top desire

## All Grades Outdoor Uses

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# All Grades Outdoor Uses

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Program	Facility	Size
Kindergarten play	Dedicated kindergarten only play area	Increase for extended day kindergarten use
Blacktop	Preserve striped area	
Adventure play	Natural climbing, exploring, studying	
Sports	Basketball hoops, fields	Coordinate with city
Garden	Coordinate with parent groups	
Outdoor learning	Adjacent to classrooms, library, multi, flex	
Lunch	Shaded	Single session lunch
Teacher lunch	Private	
Middle school sports	Competition standard	Track, field, courts

# All Grades Outdoor Uses

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# Support for Education Summary

- Replace undersize multi's
- Extend library uses
- Pervasive technology
- Increase small group support
- Replace portable classrooms with permanent
- House STEM, art and music programs appropriately
- Support teacher work
- Increase outdoor uses

How can LASD provide for present and future enrollment?

## **CAPACITY**

# FY 2018 CAPACITY

Comprehensive Annual Financial Report—Statistical Section | FY 2018

## School Building Information

	Year Built	Year Renovated	Fiscal Year									
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Almond Elementary												
Square Feet			32,427	32,427	32,427	32,427	32,427	32,427	32,427	32,427	32,427	32,427
Capacity			350	350	350	350	350	350	350	350	350	350
Enrollment			554	538	531	526	540	510	545	536	541	508
Gardner Bullis Elementary	1961	2008										
Square Feet			16,588	16,588	16,588	16,588	16,588	16,588	16,588	16,588	16,588	16,588
Capacity			200	200	200	200	200	200	200	200	200	200
Enrollment			202	246	291	298	321	318	337	352	345	309
Covington Elementary	1950	2003										
Square Feet			48,824	48,824	48,824	48,824	48,824	48,824	48,824	48,824	48,824	48,824
Capacity			600	600	600	600	600	600	600	600	600	600
Enrollment			488	455	455	498	500	512	553	559	561	580
Loyola Elementary	1949	2004										
Square Feet			30,851	30,851	30,851	30,851	30,851	30,851	30,851	30,851	30,851	30,851
Capacity			475	475	475	475	475	475	475	475	475	475
Enrollment			538	571	590	588	573	542	526	505	446	425
Oak Elementary	1957	2005										
Square Feet			21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264
Capacity			350	350	350	350	350	350	350	350	350	350
Enrollment			445	450	446	463	487	506	459	444	430	409
Santa Rita Elementary	1957	2004										
Square Feet			25,578	25,578	25,578	25,578	25,578	25,578	25,578	25,578	25,578	25,578
Capacity			400	400	400	400	400	400	400	400	400	400
Enrollment			514	523	542	537	566	561	568	561	541	546
Springer Elementary	1955	2003										
Square Feet			29,603	29,603	29,603	29,603	29,603	29,603	29,603	29,603	29,603	29,603
Capacity			500	500	500	500	500	500	500	500	500	500
Enrollment			490	521	516	535	517	522	538	522	501	495
Blach Intermediate	1957	2002										
Square Feet			64,784	64,784	64,784	64,784	64,784	64,784	64,784	64,784	64,784	64,784
Capacity			600	600	600	600	600	600	600	600	600	600
Enrollment			475	449	476	476	471	512	525	512	499	517
Egan Intermediate	1959	2002										
Square Feet			59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488
Capacity			600	600	600	600	600	600	600	600	600	600
Enrollment			539	534	537	556	520	560	619	645	658	611
District Administration	1950	2003										
Square Feet			12,593	12,593	12,593	12,593	12,593	12,593	12,593	12,593	12,593	12,593
Maintenance	2003	n/a										
Square Feet			5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440

Square Footage reflects permanent buildings only.

Capacity based on average of 25 students per classroom and excludes portable buildings.

Source: District records.



New Multi-Story School

10<sup>th</sup> Site

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New Elementary School(s), Split Campuses,  
Shared Campuses, New Campuses, Joint Use

10<sup>th</sup> Site

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# 10<sup>th</sup> Site

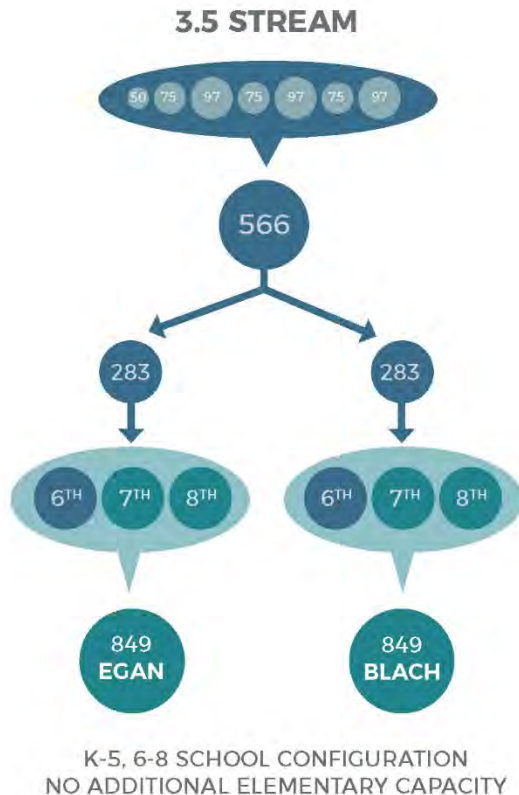
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# Middle School Conversion

- District prefers middle school (6-8) for educational reasons
- District commits to small schools (580 or under) at elementary level
- School size is calculated based on 25 students/class
- “Streams” are number of classes/grade
  - K-6 @ 3 streams = 525 students
  - K-5 @ 4 streams = 580 students

# Middle School Conversion



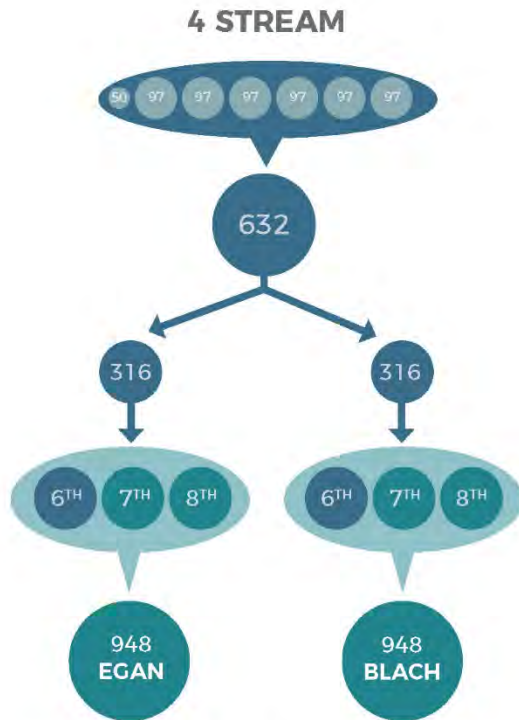
3.5 streams reflects the variation in current enrollment among the elementary schools and the availability of permanent classrooms

If sixth grade moves to middle school and no additional streams are added to elementary school, elementary schools shrink and no additional district enrollment occurs.

Blach and Egan grow as shown in diagram

Real world enrollment varies, with bubble classes adding children who move up through the grades together

# Middle School Conversion



K-5, 6-8 SCHOOL CONFIGURATION  
ASSUMES ELEMENTARY CAPACITY UP TO  
580 STUDENTS PER SCHOOL

If sixth grade moves to middle school elementary schools gain additional capacity while still remaining below 580.

Blach and Egan grow as shown in diagram

Capacity for entire school district with middle school and desired elementary size = 5676

Fall 2019 enrollment  
3,996 students + 1039 BCS students



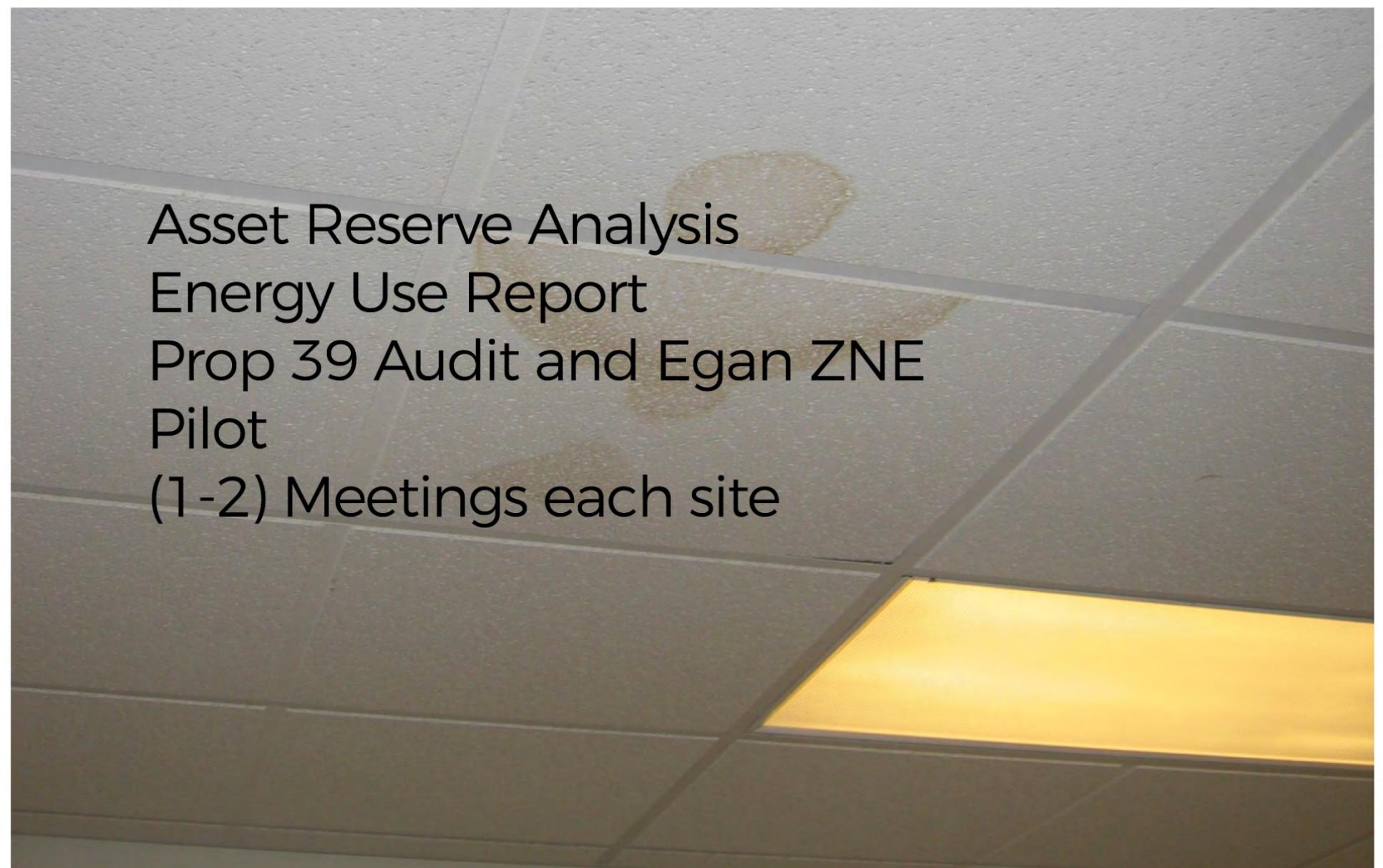
Loyola Master Plan Basis

	Existing	Plan	New
K class	2	4	2
1-6	16		
1-5		20	3
Flex		3	3
SGL	1	1	1
RSP	1	1	
Library			1
Admin			1

Existing enrollment K-6	425
Existing capacity	475
Enrollment without 6th grade	350
Plan capacity K-5@4 streams	600

How can LASD achieve facility durability, flexibility, and sustainability?

## **ASSET PRESERVATION**



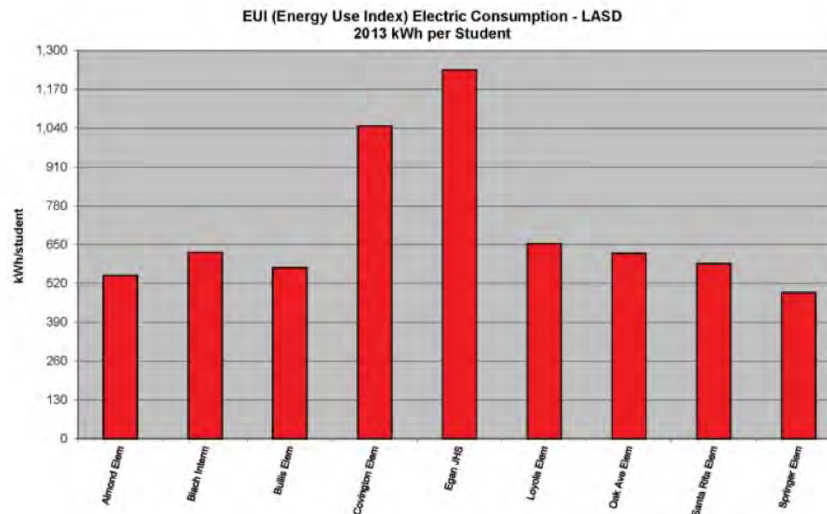
Asset Reserve Analysis  
Energy Use Report  
Prop 39 Audit and Egan ZNE  
Pilot  
(1-2) Meetings each site

# Asset Preservation Needs

- Finish structural improvements
- Continue energy upgrades
- Create uniform technology infrastructure
- Replace portable admin, library, multi buildings
- Improve field drainage and irrigation
- Build permanent shade structures
- Provide funding for facilities upkeep

# Sustainability

- Improve daylighting and HVAC where needed
- Improve drainage and irrigation
- Support walking/biking
- Bring LASD to Zero Net Energy



Existing Campus Improvements Summary

Scope Category	Estimated cost 2018\$
<b>Modernize existing buildings</b>	<b>\$ 21,561,672</b>
1.1Structural Improvements	\$ 633,552
1.2Building shell performance	\$ 1,919,952
1.3MEP, energy/water conservation	\$ 3,526,344
1.4Site Utility & Infrastructure	\$ 2,711,088
1.5Classroom Update	\$ 2,627,472
1.6Reconfigure (e) Buildings	\$ 10,143,264
<b>Extended day Kindergarten</b>	<b>\$ 17,570,616</b>
2.1New K classrooms	\$ 12,817,368
2.2Reconfigure (e) buildings	\$ 1,490,616
2.3Modify K play	\$ 3,262,632
<b>Obsolete building or portable replacement</b>	<b>\$ 66,916,920</b>
3.1Classrooms	\$ 34,768,176
3.2Administration	\$ 4,902,792
3.3Library	\$ 7,867,944
3.4Multipurpose	\$ 19,378,008
<b>Technology/Networking</b>	<b>\$ 5,407,704</b>
4.1Technology Infrastructure	\$ 5,407,704
<b>Flex rooms/STEM</b>	<b>\$ 16,387,128</b>
5.1New Flex and/or STEM rooms	\$ 15,060,528
5.2Reconfigure (e) buildings	\$ 1,326,600
<b>Library/Learning Center</b>	<b>\$ 5,807,792</b>
6.1New Library	\$ 2,469,888
6.2Reconfigure (e) buildings	\$ 2,920,128
6.3Update (e) buildings	\$ 517,776
<b>Multipurpose building</b>	<b>\$ 6,891,888</b>
7.1New building	\$ 6,891,888
<b>Jr./High Specialty Classrooms</b>	<b>\$ 15,340,320</b>
8.1Science	\$ 5,748,600
8.2STEM/fabrication	\$ 882,792
8.3Performing Arts	\$ 4,119,696
8.4Visual Arts	\$ 1,411,824
8.5Locker room	\$ 3,177,408
<b>Middle School Conversion</b>	<b>\$ 16,436,400</b>
<b>Site improvements</b>	<b>\$ 34,816,416</b>
9.1Fields	\$ 11,886,316
9.2Paved play	\$ 8,356,776
9.3Adventure play	\$ 593,352
9.4Outdoor learning	\$ 2,677,320
9.5Shade structure	\$ 6,555,816
9.6Logistics	\$ 4,746,816
<b>Solar (PV) systems</b>	<b>\$ 3,700,000</b>
10.1Solar panel buyout	\$ 3,700,000
<b>Planned Maintenance Fund</b>	<b>\$ 10,000,000</b>
<b>Capital Lease Buyout</b>	<b>\$ 3,000,000</b>
<b>Existing campus improvements</b>	<b>\$ 223,936,856</b>
<b>New school, program TBD</b>	<b>\$60,000,000 to \$90,000,000</b>

## 2018 Cost Opinion

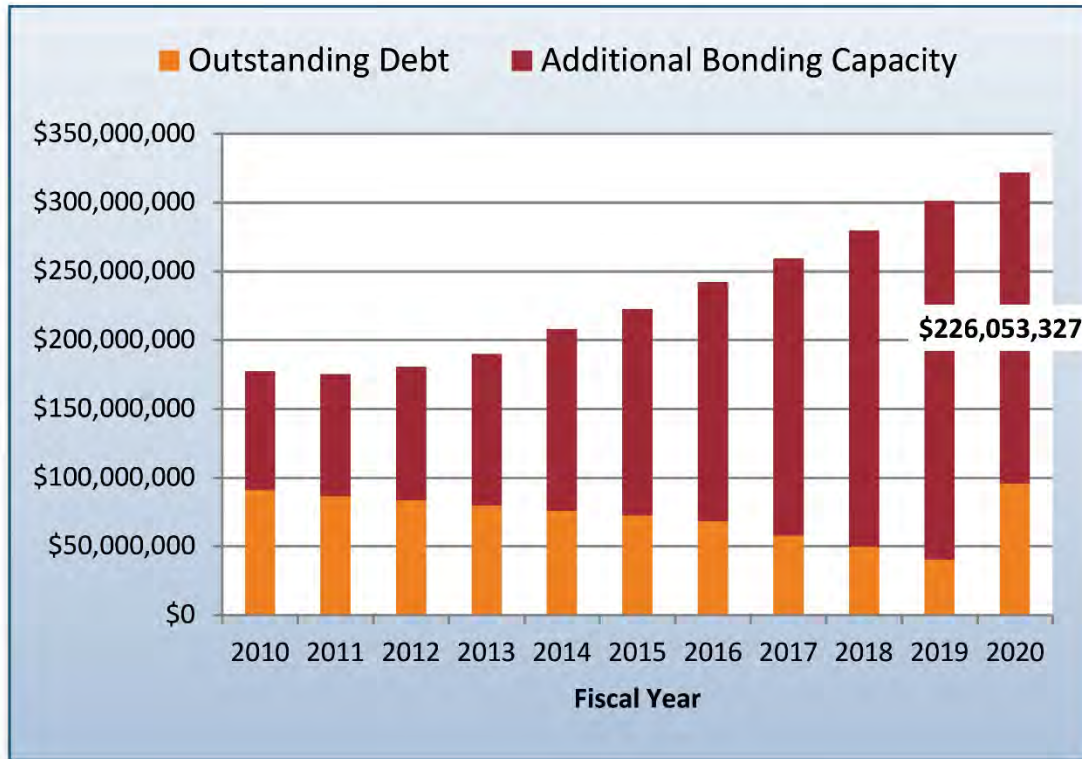
- Existing school and district needs  
\$223,936,856
- New campus needs (not including  
real estate)
- \$60,000,000 to \$90,000,000



# Future Funding Sources

- Because the identified needs in the master plan exceed currently available revenues (including the \$150 million Measure N bond authorization), the district will need additional resources to fully address all needs
- One possible funding source is future bond authorizations
- The next slide shows the district's current bonding capacity

# Bonding Capacity



After issuing \$65M in general obligation bonds to help pay for the 10th site, the District has bonding capacity for \$226 million.

*The bonding capacity shown is based on 2019-20 AV and will increase once the 2020-21 roll is finalized on July 1.*

# Next Steps

- District will convene its reconstituted Facilities Master Plan Committee (FMPC)
- FMPC to review draft master plan and provide input to the school board (per Measure N)
- Questions?

LOS ALTOS SCHOOL DISTRICT

# 2020 FACILITIES MASTER PLAN



11/22/2019

RANDY KENYON  
LISA GELFAND