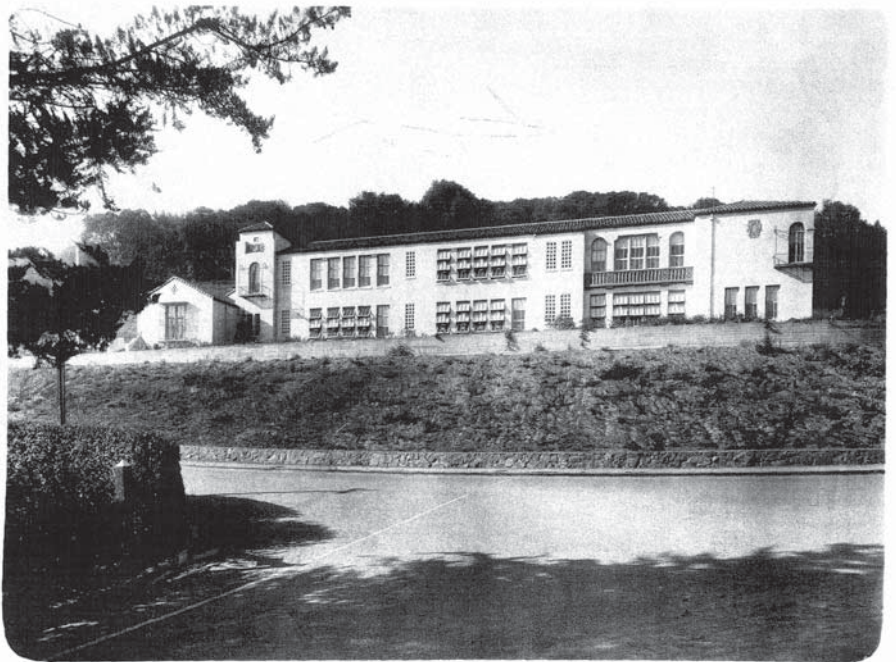


**DRAFT**



## Education Specifications for 2220 Summit Drive (Hoover)

Submitted by:

The Burlingame School District

**DRAFT FOR BOARD OF TRUSTEES REVIEW  
AND PUBLIC COMMENT: 14 June 2011**

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# 1. Project Description



2nd Grade Class - Hoover 1945

## Project Introduction

The Burlingame School District (BSD) is a growing district. In 2008 BSD had 2541 students enrolled. Since then, BSD has grown to 2804 with a projected increase to 2962 in August 2011. A recent Demographic study predicts the district population to grow to 3175-3585 in 2015.

The District has already taken steps to address growth by constructing two new classroom buildings. These new buildings will add fourteen classrooms to the district's inventory and are expected to open for the 2011-12 school year. The District has also reincorporated leased space back into classroom space. Even with these steps the District anticipates exceeding its current capacity.

Since all of the current school sites are small in acreage, the addition of more classroom space on the existing sites was not considered a practical option for the District. Due to this need, the District chose to add another site to the District's inventory versus increasing class size to accommodate growth.

The site purchased by the Burlingame School District is the site of the former Hoover School. The original Hoover School opened in 1932 and operated as a K-6 and then K-5 Elementary School. In 1979 the school closed due to declining enrollment, an issue not only specific to Burlingame, but statewide as well. The property was eventually sold to the Shinnyo-en Buddhist organization in 1989. Shinnyo-en operated its temple and educational functions into 2007, when the temple was closed and Shinnyo-en operations relocated to Redwood City, California. The property has remained vacant since 2007. The District closed on the property purchase in October 2010.

The property at 2220 Summit Drive (Hoover), consists of approximately two acres of buildings and grounds, and five acres of wooded hillside situated at the confluence of Summit Drive, Easton Drive and Canyon Drive. The property includes two parcels. The main bulk of the property (6.2 acres) on which the school sits, is a Burlingame parcel. The smaller parcel along the southern edge of the parking lot (0.79 acres) is a Hillsborough parcel. The Hoover property is surrounded entirely by Single Family homes.

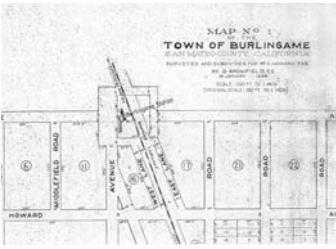
After the purchase of the property, the Board of Trustees held an open process to discuss the future of the site. It was determined through staff and public input that the new site will open as a K-5 elementary school to address the projected enrollment growth. The new elementary school will be a neighborhood elementary school and will draw students from the immediate proximity. It shall have the same relationship with the district as the current district elementary schools.

## The Community

The Burlingame School District is currently composed of five Elementary Schools and one Middle School, and their boundaries include the entire City of Burlingame and some surrounding unincorporated areas. The community is diverse, both ethnically and economically, with a significant number of community members of all ages for whom English is not their first language.

The Burlingame School District has received public input on the need to address enrollment issues, the purchase and intended use of the school. During the open process regarding the purchase and reopening of the school a majority of the Community members expressed support for the project.

## 1. Project Description (cont.)



It is anticipated by the community that the facility will operate in the same manner as the other District schools. It is expected that community access to the playground, hard courts, parking and other areas will be provided, similar to the other District Schools.

Further, it is expected that BSD will coordinate with the City of Burlingame Parks & Recreation to provide after school programs similar to programs provided at the other District Schools. It is also expected by the community, that before and after school day care will be provided, as is provided at all other District Elementary Schools.

Community groups desire that rental of the property would be allowable in accordance with District wide policies and rates. It is also understood that the existing amphitheater poses a significant opportunity, but reopening of the school has to be the priority at this time.

### School Board Policies

The Burlingame School District's Board of Trustees has adopted a number of policies regarding facilities. Specifically, the Board's policy is to maintain the facilities in proper and safe working order, following a regular, routine maintenance schedule. As budget reductions continue, landscaping the campuses is a lesser priority over safety and maintaining the facilities in good, proper working order.

The District currently has an agreement with the City Parks and Recreation department for after school activities, and none of the campuses are closed to the community for unorganized after hour uses. The District has a policy and rental rates for the facilities if community groups would like to rent them.

The District and the community are committed to keeping class sizes smaller. The District currently participates in the State's Class Size Reduction program. Class sizes at this school will match with class sizes across the district.

Typically, neighborhood students attend their neighborhood elementary school. Though students can apply for an intra-district transfer, a transfer is rarely granted. If a student moves from one attendance area to another, he/she can attend the new school of residence or apply to remain as his/her existing school.

At this time the District does not provide any busing. Being a small district, geographically busing is not necessary. The District adheres to a traditional school calendar and does not plan to change the practice.

Before and After school day-care, for students attending Hoover will be provided at the campus by a vendor.

### Educational Program

BSD strives for hands on learning and promoting 21st century skill development, both of which require a variety of traditional learning spaces, open interior and exterior areas. As for learning, BSD follows a specialist model where students are pulled out and specialist push in for skill development. Spaces will include a series of smaller spaces for specialists to utilize. BSD shall meet all state standards and provide access to technology and teaching, equivalent to other BSD schools. The teaching shall address different learning styles, use project based learning and hands on science learning for 21st Century Learners.

The facility will include both traditional classrooms and other spaces of various sizes, including specialists. Outdoor spaces and large open areas, will afford the opportunity

for the District to engage in both hands-on and technological learning, promoting both the State curriculum standards, and 21st century skills.

Planning is to include flexibility for future technology by distributing data drops on all walls, including data drops for wireless transmitters, and distributing power with wire mold allowing for future changes.

The District has a commitment to technology. Currently the District provides Staff access to Smart Boards, laptop computers, laptop carts and iPod carts for instruction and learning. The District will continue to strive to incorporate new technology in to the teaching as it develops.

### Anticipated Staffing

It is anticipated that the school will open and operate as a 200 to 250 student K-5 Elementary School. Anticipated Staffing is as follows:

#### Instructional:

Teachers	8-10
Psychologist	1 (Itinerant Psychologist)
Librarians	1 part-time
Specialists	Up to 5 (Reading, EL, PE, RSP, Speech/Language)
Aides	1 (Noon Yard Supervisor)
Volunteers	3-5 (Room Parents & Lunch Monitors)

#### Administrative

Principal	1
Secretary	1

#### Operational

Custodian	1
Maintenance Worker	Provided District wide, none dedicated
Food Service Workers	2 (Cashier, Server)

#### Community Functions

Childcare	1-2
Parks and Recreation	1-2 Coaches

### Anticipated Project Scope

The existing main building will be renovated to be brought up to Structural standards approved by DSA. The Interior renovations will include new finishes and utilities to be in compliance with Fire Life Safety standards and district facilities standards. Modifications will be made to provide for Disabled Access as required by Title 24.

The buildings at Hoover consist of the original two story Main Building (constructed

## 1. Project Description (cont.)

in 1932) and the single story Annex (constructed in 1949.) The buildings are in very serviceable condition. Prior to closing on the purchase of Hoover, the District commissioned various due diligence inspections and explorations relative to the existing conditions of the facilities.

The primary area of concern is in regards to how the Division of the State Architect (DSA) would review the needs for structural upgrades to the building. The current determination requires bringing the buildings up to the current structural code (Full Rehabilitation). There might be some relief from full rehabilitation of the foundations, due to the stability of the adjacent geotechnical conditions, but this is yet to be determined by DSA.

The Annex building will either be renovated to the same standards or replaced with a new structure. If the annex building is renovated, rather than removed, possible future expansion could be incorporated into the master plan for an additional 2 to 4 classrooms.

New yard and play areas will be installed and parking will be reconfigured. Miscellaneous other site improvements will be included.

As it will depend on the final configuration of the boundary changes scheduled to be finalized in 2012, the anticipated enrollment for Hoover is to meet the site's capacity.

### Agency Reviews

Prior to the purchase Dreiling Terrones Architecture (DTA), the District's Architect, reviewed the Project with the California Department of Education (CDE), the Office of Public School Construction (OPSC), the Division of the State Architect (DSA) and the Central County Fire Department (CCFD).

#### CDE

The California Department of Education is in charge of school standards. As part of this purview, they review facilities who request state funds for site acquisitions, new buildings and modernization. On June 16th, 2010 CDE performed an Initial School Site Evaluation at Hoover. No substantial issues of concern were identified. The issues that were noted as potential concerns had already been identified by DTA. These primarily included Traffic and drop off issues, and the size of the Outdoor Play area. As part of the development of Educational Standards, the District will need to establish how the small playground area can serve District goals for outdoor activity, including the PE curriculum.

#### OPSC

The Office of Public School Construction is responsible for distributing the State Facilities funds (State grants) once projects are approved by CDE and DSA. Review by OPSC was for information only, as OPSC is only responsible for processing funding applications and does not make facilities judgments in regards to their grant applications. As a "new" facility for the District, applications will be made by DTA to the State on behalf of the District for new construction and site acquisition grants.

#### DSA

The Division of the State Architect reviews all Public School Buildings for Structural Safety, Fire/Life Safety and Disabled Access (the equivalent of "Building Permits.") DTA and BSD previously anticipated that the buildings would need to undergo Modernization in regards to the structural safety review. DSA has indicated that since Hoover has not been owned by the District for the last 30 years, the building would be required to be brought up to the current building code (Full Rehabilitation).

DSA's interpretation is the issue of most significant concern that was identified during



the pre-purchase investigation period. DTA is working to get further review regarding the foundation rehabilitation issue in order to finalize the necessary structural rehabilitation scope.

DSA noted that the building would need to be brought up to the current code requirements for Fire Alarms. This scope had been anticipated as it is typically required as part of a Modernization and an elevator would be required for accessibility requirements. Both items were anticipated and will be integrated into the final plans.

### CCFD

While DSA is in charge of fire alarms and fire protection inside the building, the local fire authority (Central County Fire Department) has jurisdiction in regards to vehicle access to the site and fire hydrant provisions. On June 22nd, 2010 Central County Fire Department reviewed the site with DTA. No substantial issues of concern were identified. It was noted that the existing street fire hydrant was sufficient to cover the site. There is a potential concern that the steep curving driveway may not be in conformance with the current standards for Fire Department access; however, since this is an existing condition, reconfiguration may not be required. Reconfiguration of the driveway has not been included in the preliminary cost model at this time.

### Consultant Reviews

The main building has been renovated by Shinnyo-en, primarily consisting of new interior partitions to create new living quarters (bathrooms and kitchenettes) and meditation spaces. In addition, the original multipurpose room was altered to remove the original stage and build a new ceremonial altar at the north end of the space. The primary structural components of the building however, were not compromised through these alterations.

### Architectural Review

Dreiling Terrones Architecture (DTA) inspected the site on numerous occasions during the Due Diligence period. While the inspection revealed no unanticipated issues, the Structural work identified below, could lead to significant architectural finish repair that would not have been anticipated in a Modernization project. These costs have been included in the cost model.

### Structural Review

Rinne & Peterson Structural Engineers inspected the site with DTA. While the inspection revealed no unanticipated issues, discussions with DSA resulted in the current conclusion that the building would require full rehabilitation, not the modernization previously anticipated. Below is a list of the potential issues, which are causing the extended cost and time increases for the rehabilitation work, that would need to be addressed to satisfy DSA.

- Increase of seismic design force levels under current codes
- May require adding shear walls (concrete and wood)
- May need to increase the thickness of the existing concrete shear walls
- May need to close up some of the existing window openings
- Due to the sloping hill condition, buildings designed to meet current codes are required to account for dynamic soil pressure for the second floor diaphragm, shear walls below the second floor, and foundations
- May need to add concrete shear walls and foundation to resist the increased lateral load
- Drilled piers may be required to resist overturning forces at shear walls and



- dissipate lateral loads to the supporting soil. Drilled piers may be extremely difficult as they may be required in locations inside the existing building
- Wood floor and roof are currently supporting concrete walls. Current building code penalizes this type of building system. Design load demand can be increased by 40%
  - May need to replace the existing diagonal/straight sheathing with plywood. Replacement of the Roof Sheathing, would require entire roofing replacement, not just patching as previously anticipated
  - Wall ties are required to provide lateral ties between the concrete walls and wood floor/roof framing
  - Due to the age of the buildings, DSA will likely require the testing of all building materials (concrete and reinforcing strength, wood grades, etc.)

#### **Electrical Review**

Integrated Design Associates (IDeAs) Electrical Engineers inspected the site with DTA. No unanticipated substantial issues of concern were identified. The report noted that the main electrical service is relatively new, and should provide sufficient power for an elementary school. The issues that were identified as potential concerns had already been identified by DTA, such as replacement of the fire alarm, replacement of emergency lighting, replacement of some lighting where rooms require major reconfiguration, additional or reconfigured classroom power receptacles and new low voltage systems (Phone, Data, Clock/Speaker, CATV & Security). These items have been included in the preliminary cost model.

#### **Mechanical Review**

Mechanical Engineers for Ackerman Practicon (APC) performed an inspection with DTA. No substantial issues of concern were identified. The issues that were identified focused primarily on the age and service life of the HVAC equipment. APC noted that a majority of the HVAC equipment was at the end of its median service life in years, but also provided recommendations for refurbishment. Some HVAC equipment that served the Shinnyo-en Temple would need to be replaced or reconfigured in order to accommodate the conversion to a school.

#### **Landscape Review**

Callander Associates Landscape Architects inspected the site with DTA. Two items of substantial concern were identified:

- The segmental retaining wall adjacent to the Annex is not constructed to DSA Standards
- The trees on the undeveloped hillside would require substantial pruning.

The existing segmental retaining wall was installed by Shinnyo-en. The installation was of solid cell blocks, not hollow cell blocks, thus no steel reinforcing bars were installed. It is anticipated that DSA would require full removal and replacement of these walls in order to gain approval for the site as a public school. Replacement costs have been included in the cost model.

The trees on the undeveloped hillside appear to pose a potential hazard. Shinnyo-en posted a sign stating "Tree Hazard" and some larger branches were found laying on the ground. It would be recommended that this potential hazard be reduced by undertaking a substantial pruning exercise. This has been included in the cost model.

#### **Roofing Inspection**

The Garland Company inspected the site with DTA. No unanticipated issues were

identified. Due to the anticipated structural work to the roof diaphragm that would be required as part of the Full Rehabilitation. It is anticipated that the entire roof system would need to be removed and replaced. This has been included in the cost model.

#### **Hazardous Materials Abatement Investigation**

HazMat Doc performed a Phase 1 Environmental Site Assessment records search in accordance with the Department of Toxic Substances standards. No issues of concern were identified. Additional surveys to identify specific lead and asbestos abatement would be required if the District was to move ahead with a construction project.

#### **Geotechnical and Geology Survey**

Cornerstone Earth Group inspected the site with DTA to review the soil and geological conditions. One unanticipated issue of concern was identified. The segmental retaining wall across from the annex is not constructed per DSA standards and would most likely require replacement.

It was concluded that the buildings do not show any signs of obvious structural distress. Despite this observation, it is anticipated that if DSA requires full rehabilitation of the building, significant investigative work would need to be preformed, and there may be a number of alterations to the building foundation and retaining walls required. It is anticipated that this work could have significant cost impacts and that has been reflected in the preliminary cost model.

#### **CEQA (Environmental Assessment)**

ESA (Environmental Consultant) and Fehr and Peers (Traffic Consultant) inspected the site with DTA in regards to the California Environmental Quality Act (CEQA). No unanticipated substantial issues of concern were identified. It is anticipated that converting the site into a public elementary school would require at least a Mitigated Negative Declaration and a Traffic Study. The primary issues of concern are in regards to the traffic impacts and neighbor concerns.

It is noted that the main classroom building would most likely be considered a historical resource, and any major alterations to the exterior would require escalation in the CEQA review. No major alterations are anticipated at this time. Costs for a Mitigated Negative Declaration and a Traffic Study have been included in the preliminary cost model.

#### **Pest Inspection**

Clark Pest Control performed a Wood Destroying Pest and Organisms Inspection at the direction of DTA. No substantial issues of concern were identified. Clark inspected the building exteriors, crawl spaces and attics and noted that there was evidence of Inactive Subterranean Termites (soil tubes) below the Annex Building. Clark recommended scraping down the accessible tubes. Clark also noted that there was some surface fungus below the Annex Toilets, and recommended brushing and treating. These costs have been included in the preliminary cost models.

### **Funding & Budget**

The purchase of Hoover was completed using local bond funds from Measure A. It is anticipated that the work required for reopening would be completed using a combination of local and State matching funds. The District currently anticipates another bond on the November 2011 general election ballot, and using those funds as the local match for state funds.

Due to the condition of the Existing Main Building, it is anticipated that as part of the reopening, it will be renovated. The District is currently working with the Division of

the State Architect to determine the exact requirements of that renovation. Attached in Appendix B is a preliminary cost model from the district's Architect, detailing the anticipated scope. It is currently anticipated that renovation would cost between \$6-\$8 Million.

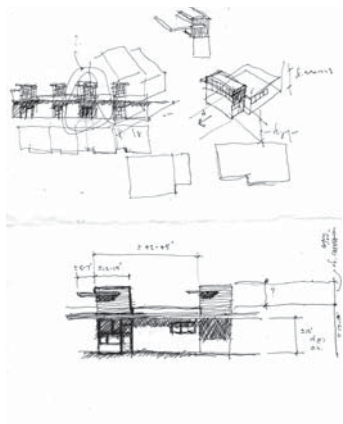
The second building on the site is the Annex Building. Due to the condition, location and configuration of the building, it has not been determined if that building will be renovated as part of the reopening or demolished and replaced with a new building. Renovation of the Annex has been included in the first Cost Model in Appendix B, and the above noted \$6-\$8 Million. However, if the building is to be demolished and replaced, the anticipated cost is \$4-\$5 Million. A second Cost Model has been included in Appendix B detailing that scope.

### Schedule

The Burlingame School District is currently anticipating a reopening of Hoover for School Year 2014-15. This goal is dependent of passage of a Local Facilities Bond in 2012, and receipt of State Matching funds. A full detailed schedule from the District Architect has been included in Appendix C. Below is a brief list of critical Milestones:

<b>October 2010</b>	<b>Close of Purchase</b>
<b>June 2011</b>	<b>Start of Design</b>
<b>February 2012</b>	<b>Submit Project to DSA</b>
<b>August 2012</b>	<b>DSA Approval</b>
<b>February 2013</b>	<b>Start of Construction</b>
<b>April 2014</b>	<b>Construction Completion</b>
<b>August 2014</b>	<b>First Day of School</b>

## 2. Project Design Factors



### Building Design Concepts

The Burlingame School District is currently two-thirds through the Measure A Facilities Program. This Program has included the construction of two new classroom buildings and the modernization at a number of schools. This work has established a number of district standard design concepts which are to be repeated in the Hoover reopening project.

Alterations to the Hoover buildings should remain sensitive to the existing Spanish Revival style of the William H. Weeks Main Building. The existing facilities are in fairly good condition. While educational delivery has experienced some shifting paradigms, the basics for an elementary school still exist at Hoover. Any architectural additions or alterations should remain invisible, while the needs of the students, teachers and administrators are celebrated.

Proper stewardship would dictate an obligation to the building, to the history of the school, to the former students, and to the neighborhood.

Alterations to the facility will need to be made in order to accommodate current curriculum needs and twenty-first century learning. Special needs necessary to meet current education needs are substantially different from when Hoover was last a school. While the basic classroom shell and function (teachers delivering curricula to groups of 25-30 students) have remained the same, support systems such as technology and data/communications have changed substantially. In addition, support spaces (labs, specialist rooms, day-care, etc.) have become critical to basic school functions.

It is anticipated that the existing Main Building will be renovated and the Annex will either be renovated or replaced. Due to the limited usable acreage on the site, it is anticipated that any new construction on the site would be two story and situated to provide minimum impact. Beyond the possible Annex replacement, future expansion at the site is seen as minimal due to the small size. Any expansion or new construction is not anticipated to include portable buildings.

In designing the renovation and possible new construction the buildings are to be designed for flexibility in future educational programming needs.

Rooms are to be outfitted with running water and a sink, casework for storage, tack boards, marker boards and SmartBoards, per established district standards. The building will have either a computer lab or possibly a mobile computer lab to conserve valuable space and bring the learning opportunity to the students.

Facilities at the current Burlingame Elementary Schools that will likely need to be accommodated at Hoover, include:

- Classrooms
- Library / Media Center
- Multipurpose Room
- Main Office
- Teachers Lounge
- Student & Staff Rest rooms – including accessible accommodations
- Storage & Utilities
- Teachers Workroom
- Specialist Rooms (RSP, EL, Reading, Speech, Psych)
- Before & After School Day-care
- Music
- P. E. Office

## 2. Project Design Factors (cont.)

The additional support spaces will need to be accommodated in the existing facilities in order to meet current educational goals and standards. Careful planning will be necessary in order to maintain sensitivity to the semi-historic facilities, the hillside resources, and the existing neighborhood context.

### Building Systems

The design for the reopening is to take into account the current District Standards and the other practices undertaken in the recent new buildings and modernization projects.

#### Specific Design Considerations

With the understanding that the school is to be a K-5 elementary school, the design shall be considerate of the historic elements of the building, but shall fully function as a modern school. Thoughtfulness in design shall be required, specifically in regards to locations and swings of windows and doors in pedestrian routes.

The school will operate on normal hours of 8:00 to 4:30. Provisions shall be made for year round use, including covered walkways connecting all buildings. All buildings are to be in compliance with Accessibility Standards of the California Building Code and DSA requirements. Finish materials shall be smooth enough to not present an abrasion hazard to passersby but still repel graffiti and vandalism. Door hardware shall be commercial grade and in compliance with District Standards to be vandal resistant.

New or existing Classrooms shall be open spaces in compliance with CDE Standards. Classroom doors shall have push button locks and it shall be possible to secure the campus from the interior, as is typical throughout the District. Drinking fountains shall be provided at all classrooms, and at various other public locations to provide free access to clean drinking water. Hand washing facilities, with soap and paper towels shall be provided at all classrooms and toilet facilities.

The Multipurpose Room is to be a large room with a stage and high ceiling to accommodate Physical Education activities. Dining and food service areas will be provided to service all of the students. Food service shall be provided by the same model as the other schools – third party vendor with a central kitchen located off site, food delivered and served only. It is recommended that the district provide Murphy tables for lunch service in the MPR. Offices and specialist areas for small group or individual teaching shall be provided.

Sanitary Facilities shall be provided including toilets to serve students, staff and public of both sexes.

Signs shall be installed in compliance with the latest codes and standards and match the District Standards in appearance and located as code requires. Signage types are to include Accessible Signage, Building Name, Directional, Parking and Room Identification.

#### Safety

Student and Staff Safety will be considered in all design. Walking surfaces shall be slip resistant and other surfaces shall be smooth. Access to rooftops shall be controlled, with ladders and access points secured.

Safety systems, such as Fire Alarms and Devices, are to be installed in compliance with the latest codes and standards and be approved by DSA. Fire Alarms shall be remotely monitored by the same vendor providing the service for the rest of the district.

Security Systems are to be provided per District Standards with remote monitoring.

The District will review the current School Disaster Preparedness Plan and revise it as

necessary to include the new school site. It is anticipated that once operational, the School will act as a gathering place for emergency services during a natural disaster. As such, short term medical supplies will be stored on site.

A Hazardous Materials survey will be conducted, and material identified as potentially dangerous will be abated in accordance with the latest codes and standards to provided for the safety of the occupants. Care will be taken to ensure that the new materials will not have toxic components or finishes.

### **Support Areas**

Support areas should be considered an integral part in the Design. Required support spaces will include custodial areas, site maintenance, storage, specialist areas, data rooms and other utility rooms. Care should be taken to ensure close proximity of the Main Office, Teacher workroom and associated storage. It is recommended that Custodial areas be located on each level for ease of access to material and equipment. Equipment repair areas need not be included as it will be preformed at the existing district wide facility currently serving the other district schools.

The design of the building utility equipment should provide the opportunity for curriculum and instruction integration.

### **Sound Issues**

Care is to be taken during design in addressing sound infiltration from outside sources, system sources and site sources. If windows are replaced, double glazing should be considered to minimize outside noise impacts. If systems are replaced or relocated, sound generated and adjacent spaces should be considered during design. When programming and designing areas where activities will generate noise, such as Music or PE, consideration should be given to noise attenuation and adjacent uses.

Finishes inside of each of the classrooms should be considered in terms of acoustics. Adhering to the standard finishes of carpet, tack panel and acoustic ceiling tiles, will help provide for a good acoustic environment in the classroom.

### **Lighting**

Natural light shall be used to the fullest extent possible. Mechanical Lighting provided shall comply with the latest codes and standards, be energy efficient, provide adequate light levels, be switched to provide flexibility and of high quality. Lighting controls will be provided matching other installations in the district, with each of the classrooms having individual controls and occupancy sensors. Task lighting shall be provided where necessary and effective.

Outdoor lighting shall be installed to provide even illumination in compliance with the latest codes and standards.

### **Mechanical**

Mechanical Systems shall provide air quality and ventilation in compliance with the latest codes and standards. The systems shall be tied into the District's Energy Management System, and conform with the district standards. The EMS system will include controls for individual spaces, be tied to occupancy sensors and have local overrides for after hours use. Heating will be provided throughout all occupied spaces.

### **Other Systems**

Other site systems are to be brought up to current codes and District Standards. Anticipated systems include Public Address, Clock/Speaker, Telephone via VIOP, Data (wireless and hard lines) and cable television. Backup systems are to be provided for data as is provided at the other school sites and the system is to be tied into the District's Network. Routing of these systems and other systems is to be concealed

## 2. Project Design Factors (cont.)



where possible.

### Site Considerations

Site planning is to take into consideration that the campus is closed to the public while school is in session, but that it is often used by the public as a park and community facility when school is not in session. Design consideration will be made to outside community groups utilizing the space during non-school hours.

The site shall have a central and easy to identify entry to the campus and consideration shall be taken to accommodate the joint use of facilities with the City Parks and Recreation Department.

Hard court play areas with striping shall be provided for recess and outdoor Physical Education. Hard courts shall be designed to provide easy supervision. Wheelchair access shall be provided at the Hard courts and other play areas, such as play structures.

Separate Play structures shall be provided for Kindergarten and grades 1-5. The play structures shall be constructed in compliance with the latest codes and standards, be located near the classrooms, and have clear lines of sight for supervision.

Planning shall include a possible site garden, but the planning and construction shall be left to the future site community, if desired. If funding is available to renovate the existing outdoor amphitheater, it will be used as an outdoor learning lab for earth/environmental sciences, as well as a whole-group instruction area.

Erosion control measures shall continue to be provided, including hillside drainage into gutter and gully to the far south of the building area, and additional measures as identified in the Geotechnical Report shall be implemented.

### Neighborhood

Throughout the design process the District and its consultants shall keep neighbors informed, and access shall be provided for their concerns. When school is not in session the campus will be open to the public for access to the grounds. As it is anticipated that adjacent land use shall remain residential, fencing shall be provided as necessary for the safety of the students.

### Landscaping

While it is the intent to maintain a majority of the existing landscaping, some plants will need to be removed for construction, and others are not appropriate for an elementary school. Specific consideration shall be given to the Landscaping at the perimeter, entry areas and adjacent to the buildings. Where new plants are installed, materials selected shall be native, low maintenance and drought resistant, with the goal being to reduce water use and operating costs. Plants shall be located to compliment site uses and conditions.

### Traffic

Traffic volumes will be minimized by encouraging walking and bicycling, keeping the attendance area compact and having a walking school bus. The Design shall consider those multiple modes of transportation, access needs and trip purposes. Measures shall be taken to ensure school area pedestrian safety. The District shall coordinate with the city where off site measures are required. Efforts shall be made to provide safe street access for vehicles and pedestrians, including on site drop-off where possible

Anticipated parking considerations are as follows, but should be reviewed upon



completion of the traffic study:

Item	Number of vehicles	Separation requirements
Staff	10-12	Separate Area
Visitors	2-4	Close to administration
Students	None	None – K-5 school
Accessible	1-2	Staff and visitor areas
Trucks	1-2	Separate area
Buses	None	None
Bicycles	10-20	Separate area
Pickup and drop-off	Pending Traffic study	

### Site Safety & Security

Local fire review and approval will be sought prior to the reopening, including review of access for emergency vehicles. Once open and operational, periodic reviews and drills will be performed as requested and required.

Safety equipment shall be provided as required and to ensure the safety of students, staff and visitors to the site.

Retaining walls and other site walls shall be provided per the Geotechnical analysis. Other structural requirements are pending review with DSA and the Structural Engineer.

Design is to consider a perimeter fence or some other type of barrier to deter trespassers, but still allow for pedestrian access to the campus yard and play areas during non-school hours.

### Utilities

Since the site has existing operating structures, utility connections are already provided as follows:

Electricity	PG&E
Gas	PG&E
Sewer	City
Water	City
Telephone	AT&T
Cable	Comcast

The utilities are sufficient to serve the existing structures. Should a new building be constructed the systems should be reevaluated to ensure they are sufficient for that new need.