



San Rafael Elementary School

1019 Nithsdale, Pasadena, CA 91105



Campus Overview

Year Built: 1931
Site Size: 4.80 Acres

San Rafael Elementary School prides itself on the successful Dual Language Immersion Program in Spanish. The program follows the 90/10 model, which results in cognitive flexibility and cultivates self-confidence. San Rafael is the first elementary school in the United States to have a "Room #13" art studio on campus, part of an international movement promoting the culture of creativity. The school encourages reading and writing by collaborating with the San Rafael Public Library.

Recent Modernizations

Modernization Bond (1998-2008)	Upgrades to accessibility.
Measure TT (2008-2021)	New playground & play structure, Upgrade to auditorium and audio visual. Exploratory study of seismic fault line.



San Rafael is the first school to be awarded California Distinguished School and California Gold Ribbon School in back-to-back award cycles.

Principal, Rudy Ramirez

Programs & Awards





Learner-centered environments engage students.

- Instructional spaces in a variety of sizes and shapes support engaging, participatory learning and instruction for individuals and small or large groups.
- Indoor and outdoor spaces stimulate learning and the imagination.
- Areas to display, perform, and celebrate student work support skill development in a variety of modalities.



Community and schools connect as partners.

- Spaces are adaptable and aligned to the needs of students, teachers, and families.
- School and community resources align to promote school safety for all students and families.
- Campuses foster a wide array of programs and partnerships that optimize community resources.



Accountability promotes continuous improvement.

- School facilities and interior layouts can accommodate change over time, to meet evolving educational needs and requirements.



Creativity and collaboration foster learning.

- School spaces facilitate collaboration between, among, and within groups.
- Students have easy access to tools and resources for learning in any space.
- Spaces can adapt to the scale and context of any learning endeavor.



Flexibility and adaptability are key to our success.

- Spaces are constructed to serve current and future demands.
- Learning environments support multiple learning styles, programs, student populations, and pedagogical approaches.
- Whenever possible, classroom design supports general rather than "specified" uses, so as to adapt easily if the need arises.



Sustainability is vital.

- Shared ownership is visible via spaces that are connected and transparent.
- Students, teachers, parents, and community help define and contribute to their school's visual, spatial, and architectural identity.

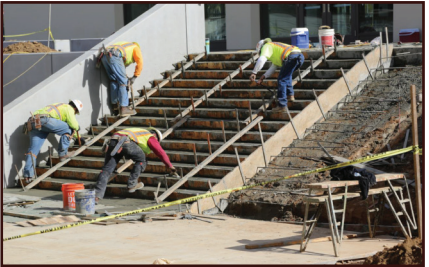
1. Technology Infrastructure

Provide ongoing effective technological integration of audio visual and tablet tools to enhance connectivity, classroom mobility and encourage student centered project-based learning.



2. State Mandated

Upgrades to code items including Accessible, AB 300, Net-Zero Performance and Fire Life & Safety requirements. Upgrades to pending heating, ventilation and air conditioning, plumbing, electrical, roofing, painting, and fencing items.



3. Safety & Security

Removal of hazardous materials. Improvements to student drop-off, parking, exterior lighting, fencing, fire alarms, emergency lighting, intrusion alarms, and controlled school entry security cameras.



4. Path to Zero Net Energy & Water Conservation

Incorporation of Energy Efficient systems to existing structures and new construction. Use of recycled water for irrigation.



5. Program Improvements

New construction for specific signature program for each campus. Upgrades to equipment to existing signature program spaces.



6. 21st Century Learning & Flexible Classrooms

Addition of flexible furniture, storage systems, and Audio Visual equipment to accommodate diverse learning methods.



7. Modernization & Reconfiguration

Upgrades to finishes, casework, doors, and windows. This includes auditorium and specialty classrooms equipment upgrades. Reconfiguration of interior layout to support new programming.



8. Physical Education & Play Area Improvements

Modernization, reconfiguration and/or addition of athletic facility programs to support the needs of the Physical Education & Athletic Programs.



9. Multi-Purpose Spaces & Food Service Improvements

Modernization, reconfiguration, and/or addition of multi-purpose spaces. This includes modernization of cafeterias, serveries, and multi-purpose spaces.



10. Site Improvements

Improvements to site utilities and service lines. Upgrades to paving, landscaping, curb appeal, turf fields, and exterior play areas.



11. Outdoor Learning Classrooms & Gardens

Addition or improvement of outdoor student learning programs, gardens, and gathering areas.



12. Intelligent New Construction

New permanent 21st century building construction that enhances campus energy performance, reduces maintenance, replaces legacy infrastructure, and/or temporary portable structures.



Assessment Summary

1. Technology Infrastructure

- Existing Network and Technology needs replacement

2. State Mandated Items

- Roof replacement as needed
- Exterior re-painting as required throughout campus
- Replacement of windows & window shades needed throughout campus
- Upgrade building finishes, lighting, HVAC plumbing system, and hardware
- Assess and Replace Heating system which is under sill hot water radiators with a central boiler
- Window air conditioning units should be replaced throughout the campus
- ADA site-accessibility upgrades needed throughout the campus including, ramps, walkways, stair, detectable warnings, handrails, drinking fountains, and signage
- HVAC terminal unit replacement as needed
- Handrail replacement (as needed) at existing exterior/ interior stairs
- Verify fire access lanes & gates to provide 20'-0" min. width
- Provide hydrants per current AHJ standards

3. Safety & Security

- Fencing & gates throughout campus are in need of replacement.
- Need security system with entryway sensors and campus security cameras

4. Path to Zero Net Energy & Water Conservation

- There is a mixture of light fixture types, including LED, T8 and T12.
- Existing irrigation system is a conventional overhead spray irrigation system

5. Signature Program Improvements

- Replace existing portable classrooms with a new structure that include a media lab

6. 21st Century Learning & Flexible Classrooms

- Existing classrooms are traditional lecture layouts.
- Current furniture, audio visual and technologies do not allow for flexible teaching strategies

7. Modernization & Reconfiguration

- Interior repainting as needed

8. Physical Education & Play Area Improvements

- Replacement of pavement throughout the back campus is needed

9. Multi-Purpose Spaces & Food Service Improvements

- Auditorium, Kitchen and Cafeteria extensive upgrades needed, including Air Conditioning and Heating

10. Site Improvements

- Electrical service upgrade for the campus is required.
- Asphalt avement throughout campus is in need of repair or replacement.
- Replant landscaping and dead trees & replace irrigation throughout campus, including play fields
- Campus has no on-site parking

11. Outdoor Learning Classrooms & Gardens

- The school needs exterior learning areas and/or garden areas

12. Intelligent New Construction

- Existing Buildings are not Intelligent

Assessments, proposed improvements, and cost herein do not reflect actual approved work to be done, nor constitute an approved project scope.



Suggested Improvements

1. Technology Infrastructure

- Upgradde Network and Technology Infrastructure

2. State Mandated Items

- Roof replacement as needed
- Exterior re-painting as required throughout campus
- Replacement of windows & window shades needed throughout campus
- Upgrade building finishes, lighting, HVAC plumbing system, and hardware
- Assess and Replace Heating system which is under sill hot water radiators with a central boiler & Replace HVAC terminal units
- Replace window air conditioning units throughout the campus
- ADA site-accessibility upgrades throughout the campus including, a new elevator in Building A, ramps, walkways, stair, detectable warnings, handrails, drinking fountains, and signage
- Handrail replacement (as needed) at existing exterior/ interior stairs
- Verify fire access lanes & gates to provide 20'-0" min. width
- Provide hydrants per current AHJ standards

3. Safety & Security

- Replacement of chain link fencing / gate / hardware & retaining wall as needed
- Provide security system with entryway sensors and campus security cameras

4. Path to Zero Net Energy & Water Conservation

- Replace existing Restroom fixtures with low water
- Replace interior lighting fixtures with LED & update ballasts/fixtures with LED
- Use recycled water for irrigation

5. Signature Program Improvements

- New classroom building in replacement of existing portable classrooms to include a media lab and new technologies that support the dual-immersion program

6. 21st Century Learning & Flexible Classrooms

- New classrooms layouts and updated infrastructure should allow for 21st Century teaching and learning capabilities

7. Modernization & Reconfiguration

- Interior repainting as needed

8. Physical Education & Play Area Improvements

- Replacement of pavement throughout the back campus

9. Multi-Purpose Spaces & Food Service Improvements

- Upgrade Auditorium, Kitchen and Cafeteria, including Air Conditioning and Heating

10. Site Improvements

- Electrical service upgrade for the campus is required
- Asphalt pavement throughout campus is in need of repair or replacement
- Replant landscaping and dead trees & replace irrigation throughout campus, including play fields
- Assess on-site parking needs

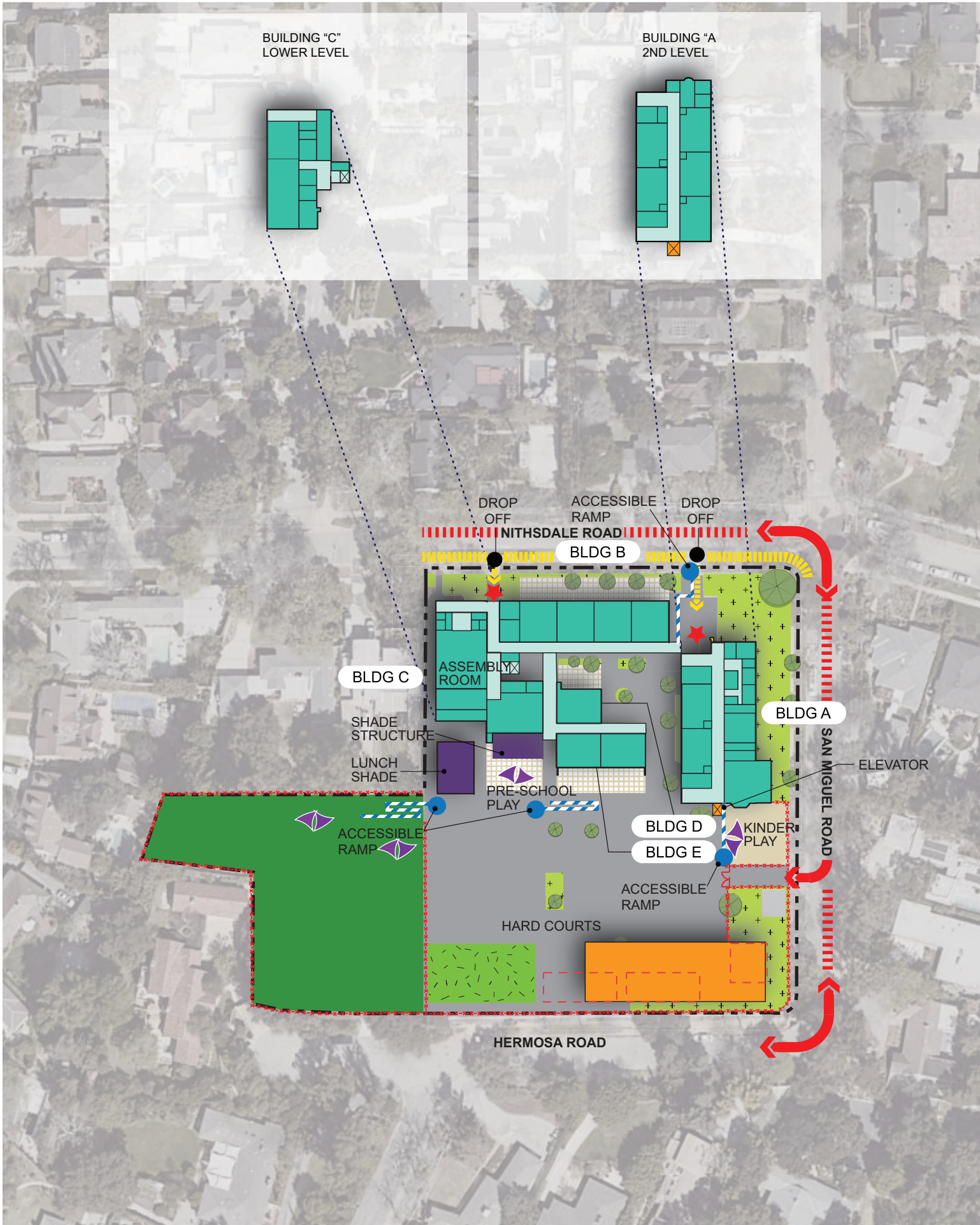
11. Outdoor Learning Classrooms & Gardens

- Re-designing of landscape, walkways, seating and other amenities

12. Intelligent New Construction

- Addition of new Intelligent facilities to support school programs as applicable

Assessments, proposed improvements, and cost herein do not reflect actual approved work to be done, nor constitute an approved project scope.



Legend

- ★ Entry
- Drop-off
- School Bus Zone
- Accessible Entry
- Property Line
- ← Vehicular
- ← Pedestrian
- Accessible Route
- School Bus Zone
- Solar Panels
- x— Existing Fence
- x— New Fence
- New Building
- Modernization Spaces
- Circulation

SITE WORK

- Outdoor Learning
- Site & Landscaping
- Athletic Field
- Accessible Improvements
- Pervious Surface
- Play Area & Structure
- Shade Structure
- Hardcourts
- Parking
- Demo





ESTIMATED ASSESSMENT COST		
Scope of Work Categories		Total
1	Technology Infrastructure	\$807,410
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	\$4,844,460
3	Safety & Security	\$484,446
4	Path to Zero Net Energy & Water Conservation	\$322,964
5	Signature Program Improvements	\$807,410
6	21st Century Learning & Flexible Classrooms	\$1,614,820
7	Modernization & Reconfiguration	\$4,037,050
8	Physical Education & Athletic Facility Improvements	\$807,410
9	Multi-Purpose Spaces & Food Service Improvements	\$1,614,820
10	Site Improvements	\$1,721,709
11	Outdoor Learning Classrooms & Gardens	\$303,831
12	Intelligent New Construction	\$807,410
Subtotal Estimated Assessment Cost		\$18,173,740
Soft Project Cost (20%)		\$3,998,222
Hard & Soft Costs Subtotal		\$22,171,962
Escalation (Averaged, 5% per annum to midpoint of construction)		\$2,398,933
Overall Contingency (10%)		\$1,817,374
Total Estimated Assessment Cost		\$26,388,269



How Projects will be Established

WE ARE HERE

Step 1 Create Needs Assessments for Each Site

Step 2 Create Facilities Master Plan

Step 3 Establish Priority Areas

Step 4 Establish Project List

Step 5 Prioritize Project List

Step 6 Begin Project Planning and Construction

***Public input will be requested throughout the process**