

Facilities Master Plan

Oakley Union Elementary School District

8.6.25

Acknowledgements

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This process would not have been possible without the contribution of the Facility Advisory Committee. Thank you to all who gave of your time, insight and support for the schools at Oakley Union Elementary School District.



**THANK YOU
FOR YOUR
PARTICIPATION!**

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1. Introduction

Oakley Union Elementary School District



About the District

The Oakley Union Elementary School District (OUESD) serves as a cornerstone of the Oakley community, providing a strong foundation in education for students from Transitional Kindergarten through 8th grade. The District is proud to serve approximately 5,000 students across seven elementary schools and two middle schools, fostering a vibrant educational environment in one of East Contra Costa County's fastest-growing communities.

OUESD is dedicated to ensuring that every student has access to high-quality instruction, modern learning environments, and enriching opportunities that prepare them for success in high school and beyond. The District places a strong emphasis on creating safe, inclusive, and welcoming campuses where students can thrive academically, socially, and emotionally.

District at a Glance:

Students Served: Approximately 5,000

Schools: 7 Elementary Schools, 2 Middle Schools

Grades: TK-8

Community: Serves the City of Oakley and surrounding unincorporated areas

Focus: Academic excellence, equity, opportunity, and whole-child development

Vision and Values

OUESD's work is guided by its official Vision and Mission Statements, which affirm the District's commitment to educational excellence, equity, and innovation:

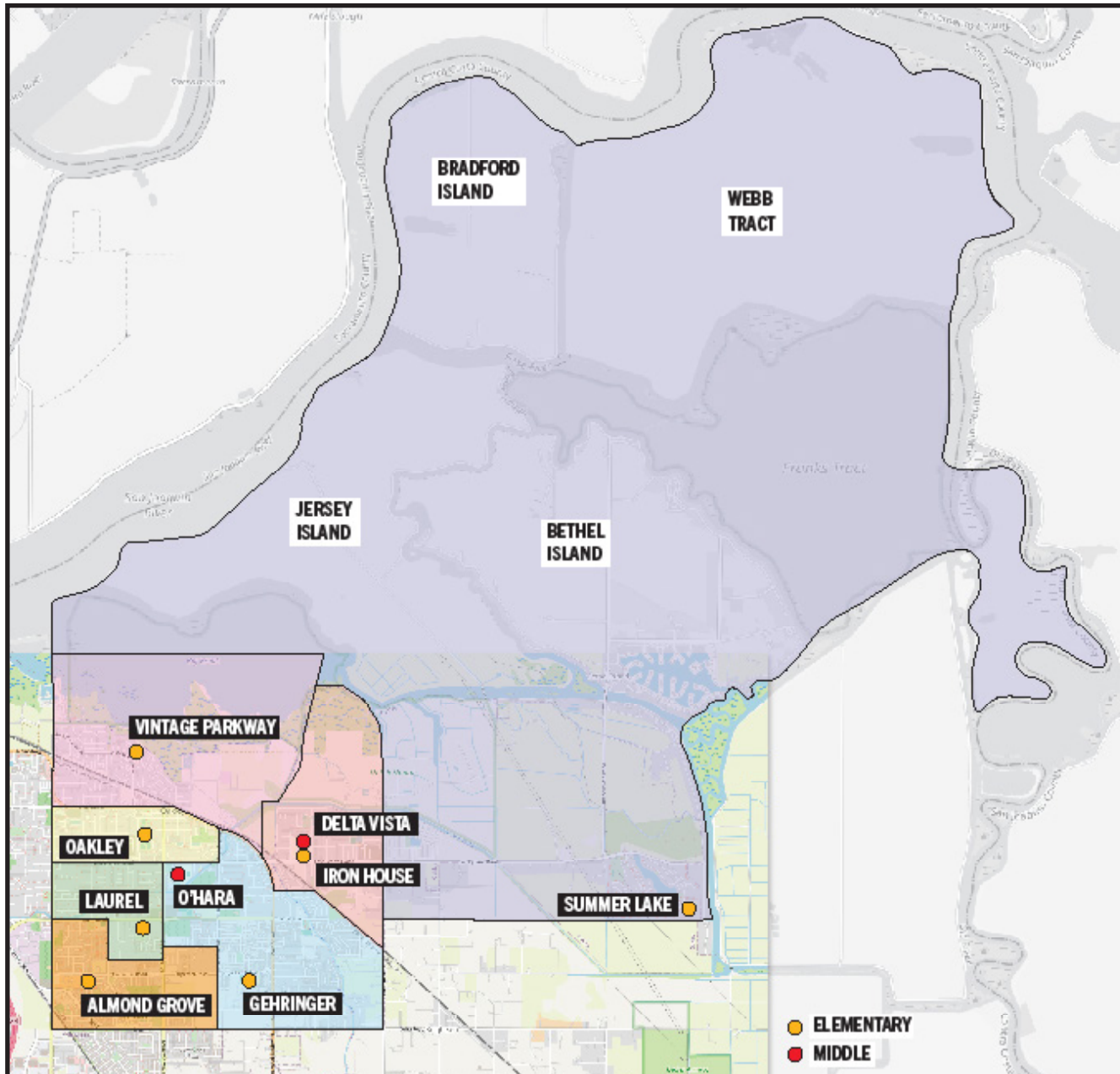
Vision: A diverse learning community committed to educating and empowering today's learners and tomorrow's leaders in a safe and inclusive environment.

Mission: The Mission of the Oakley Union Elementary School District is to provide a quality education to all students while working in collaboration with our educational community.

These statements reflect the District's dedication to:

- Inspiring a love of learning
- Supporting the whole child
- Embracing diversity and inclusivity
- Preparing students for success in an ever-changing world

District Map



Demographics

Oakley Union Elementary School District (OUESD) serves a growing community. While Oakley continues to experience residential growth, the projected enrollment increases for OUESD over the next six years (2030/31 school year) are incremental and manageable.

Elementary Schools: +77 students

Middle Schools: +56 students

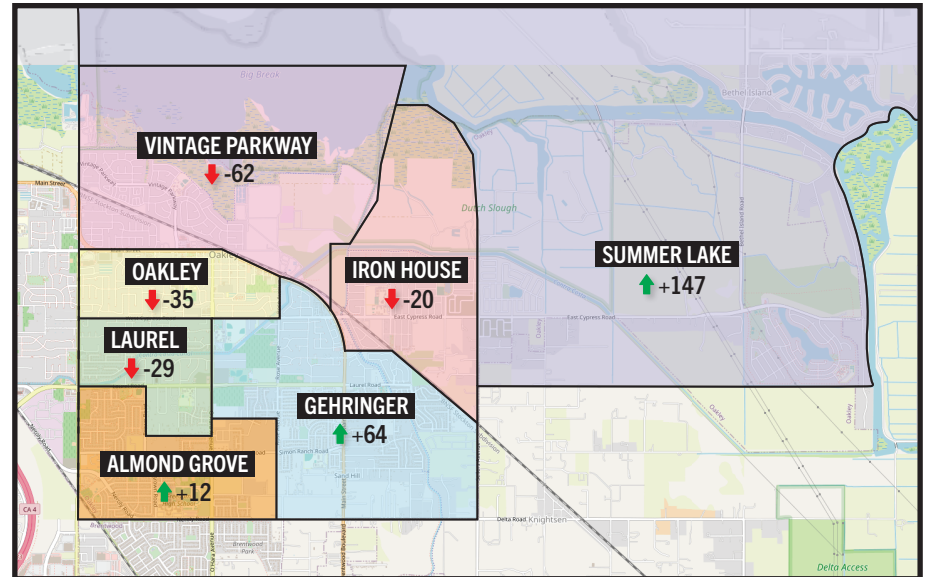
The moderate increase reflects ongoing, steady growth rather than a sharp surge. While enrollment growth is anticipated, it does not immediately require significant changes to existing campuses.

Options for accommodating growth include:

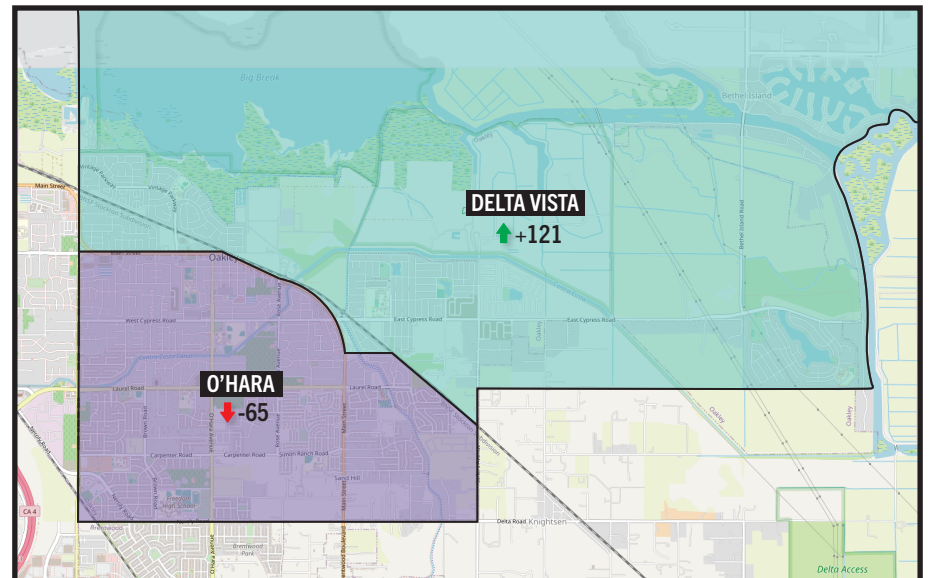
- **Attendance Boundary Adjustments:** By rebalancing attendance boundaries, OUESD can more evenly distribute students across existing campuses, helping to alleviate overcrowding without requiring additional facilities in the short term.
- **New School Construction:** This is a costly choice, but in addition to accommodating the growth it could provide relief to existing schools operating near capacity.

After reviewing the cost to construct a new school, the District determined that adjusting attendance boundaries is likely the more feasible solution.

Enrollment projections provided by Oakley Union Elementary School District Demographic Study prepared by SchoolWorks, Inc November 2024.



Elementary Schools



Middle Schools

Explanation

Why a Master Plan?

The Oakley Union Elementary School District is committed to ensuring its schools are safe, functional, and supportive of student success — today and into the future. A comprehensive Facilities Master Plan (FMP) serves as a roadmap for thoughtful, long-term decision-making about the District’s campuses and facilities. It helps align future investments with the educational mission and community expectations of OUESD.

This Master Plan is driven by several **key considerations**:

Population Growth and Increased Enrollment

As Oakley and surrounding areas continue to grow, the District anticipates increased student enrollment. Planning proactively may include the potential for a new school or and adjustment in boundaries to accommodate future growth.

Aging Facilities and Deferred Maintenance

Many of OUESD’s campuses are aging and require investments in modernization, infrastructure upgrades, and repairs to continue serving students well into the future.

Facility Assessment Findings

The Master Plan builds upon the detailed assessments of existing buildings and sites complete by Bureau Veritas, identifying necessary improvements to extend the life and functionality of the District’s schools.

Evaluating Equity Across Campuses

Ensuring all students have access to safe, high-quality learning environments is a core goal. This plan looks at campus conditions through an equity lens to help balance resources and opportunities district-wide.

Educational Program Needs

Facilities should support evolving educational practices and programs, including expanding transitional kindergarten, special education, science, technology, the arts, and outdoor learning environments.

Comparative Benchmarking

Understanding how OUESD facilities compare to neighboring and peer districts provides valuable context for setting priorities and expectations.

Ultimately, this Facilities Master Plan provides a clear framework to help OUESD make informed decisions — prioritizing investments that support student success, sta wellbeing, and the broader Oakley community.

2. Process

Oakley Union Elementary School District



Process

A Collaborative, Transparent, and Inclusive Planning Process

The development of this Facilities Master Plan for Oakley Union Elementary School District was guided by a transparent, collaborative, and data-driven process. Over the course of several months, the District engaged a wide range of stakeholders, gathered input, analyzed data, and built consensus to shape a clear path forward for the future of OUESD's facilities.

1. Prepare

Establish project goals, develop a schedule, and gather existing data through site assessments and District-provided information.

2. Analyze

Conduct detailed assessments of facility conditions, campus utilization, and equity considerations across all sites.

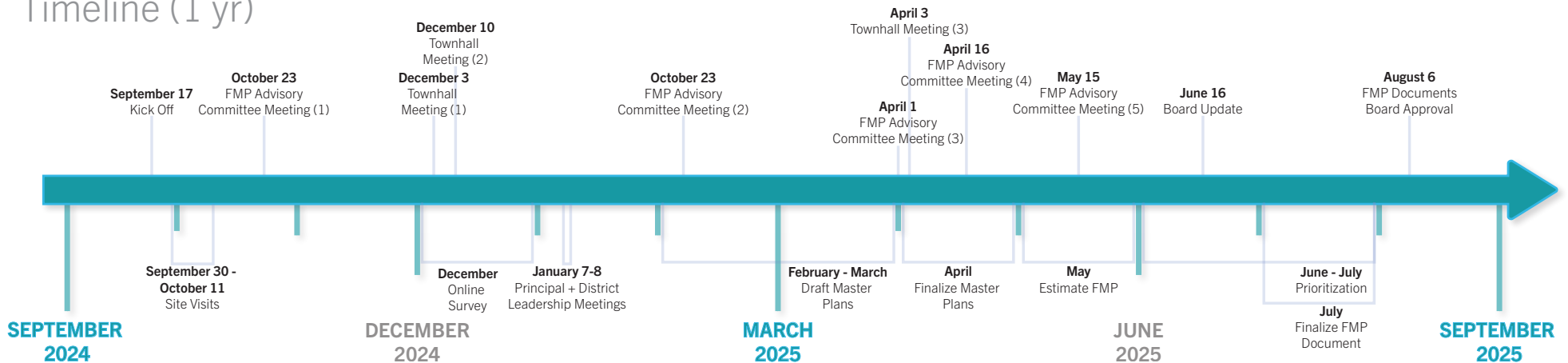
3. Explore

Engage stakeholders through meetings, town halls, and surveys to gather input on priorities, concerns, and aspirations for the District's facilities.

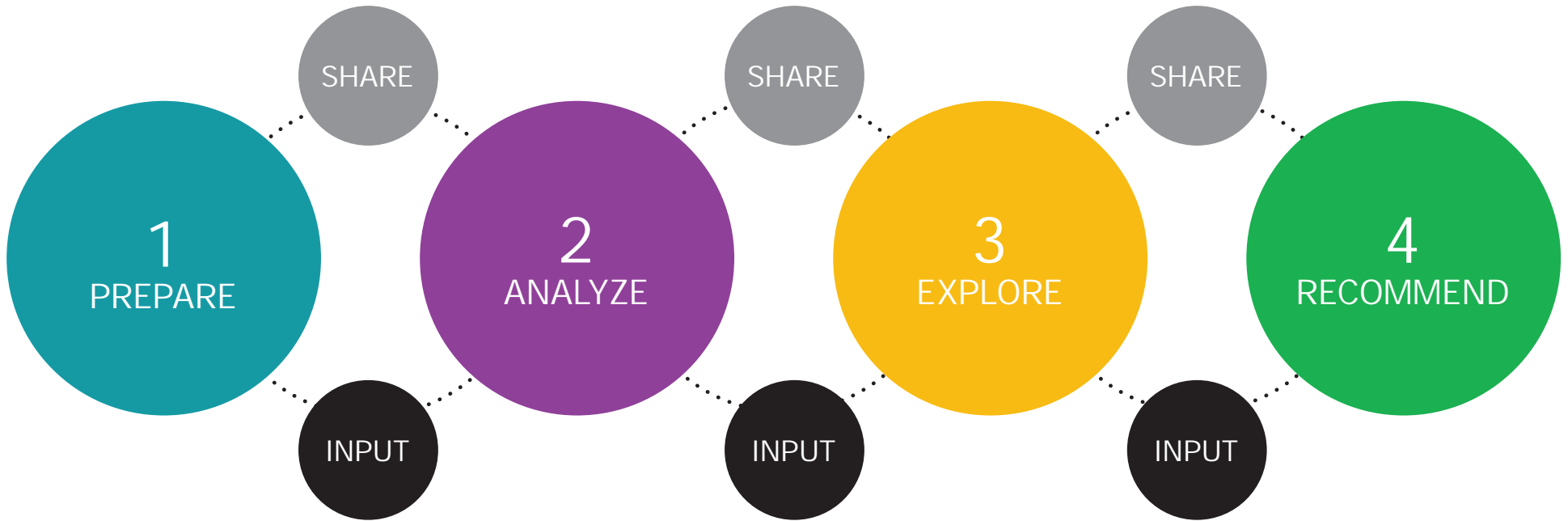
4. Recommend

Develop draft master plans, prioritize projects, review costs, and refine recommendations based on feedback from the Facilities Master Plan Committee (FMPC), community, and District leadership.

Timeline (1 yr)



Process



- District Kick-O
- Schedule
- Review Assessments

- Site Visits
- FMPC Kick-o
- Town Halls
- Surveys
- Department Interviews
- FMPC Meeting #2
- Planning Principles
- Equity and Utilization Analysis

- Draft FMP
- FMPC Meeting #3
- Town Hall Draft Master Plans
- FMPC Meeting #4
- Project Prioritization

- Finalize FMP
- Review FMP Costs
- FMPC Recommendation
- Board Presentation

3. Community Engagement

Oakley Union Elementary School District



Town Halls

30+ over two nights at Delta Vista and O'Hara Park



<p>SAVE THE DATE: OAKLEY UNION FACILITY MASTER PLAN TOWN HALLS</p> <p>We invite the Oakley community to join us for a Town Hall meeting to provide feedback and insight on the future of your school facilities.</p> <p></p> <p>Two opportunities to share your ideas:</p> <p>O'Hara Park Middle School Tuesday, December 3rd, 5:30-7:00 pm</p> <p>OR</p> <p>Delta Vista Middle School Tuesday, December 10th, 5:30-7:00 pm</p> <p>Scan the QR code below for more info.</p> 	<p>RESERVE LA FECHA: AYUNTAMIENTOS DEL PLAN MAESTRO DE LAS INSTALACIONES OAKLEY UNION</p> <p>Invitamos a la comunidad de Oakley a unirse a nosotros en una reunión pública para brindar comentarios y conocimiento sobre el futuro de las instalaciones de sus escuelas.</p> <p></p> <p>Dos oportunidades para compartir sus ideas:</p> <p>O'Hara Park Middle School Martes 3 de Diciembre 5:30-7:00 pm</p> <p>o</p> <p>Delta Vista Middle School Martes 10 de Diciembre 5:30-7:00 pm</p> <p>Escanee el código QR a continuación para obtener más información:</p> 
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Town Halls Top Feedback

FACILITIES

- Not enough room in classrooms
- More restrooms (all-gender, staff, special ed, TK/K)
- Cafeterias too small
- Sensory rooms
- Oakley is outdated but want to keep original building and renovate
- Middle Schools gym/MPRs
- Improvements/new gym
- New Middle School
- Middle School locker rooms
- Update Middle School science and art classrooms

OUTDOORS

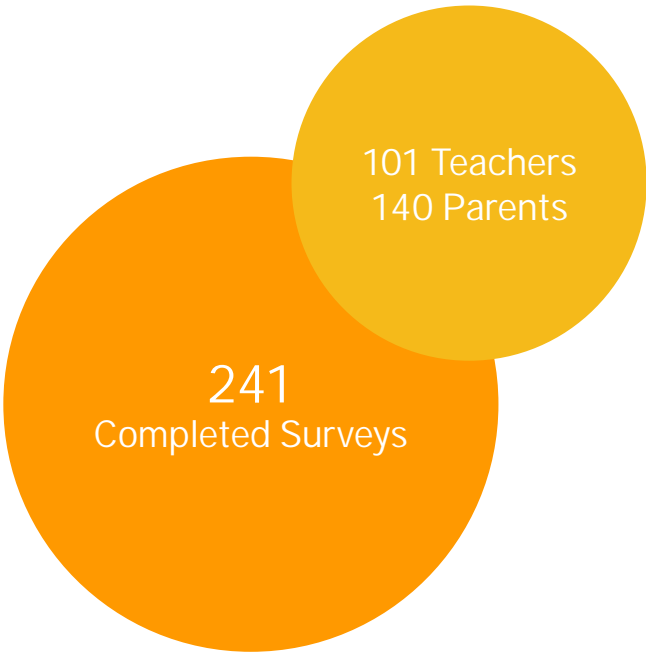
- Pick up and drop off improvements
- Poor shading
- Solar power
- School gardens at all schools
- Kinder play yard not by Kinder rooms
- Convert field space to sports fields
- Student seating areas outside
- Enhance curb appeal
- Water drinking stations

INFRASTRUCTURE

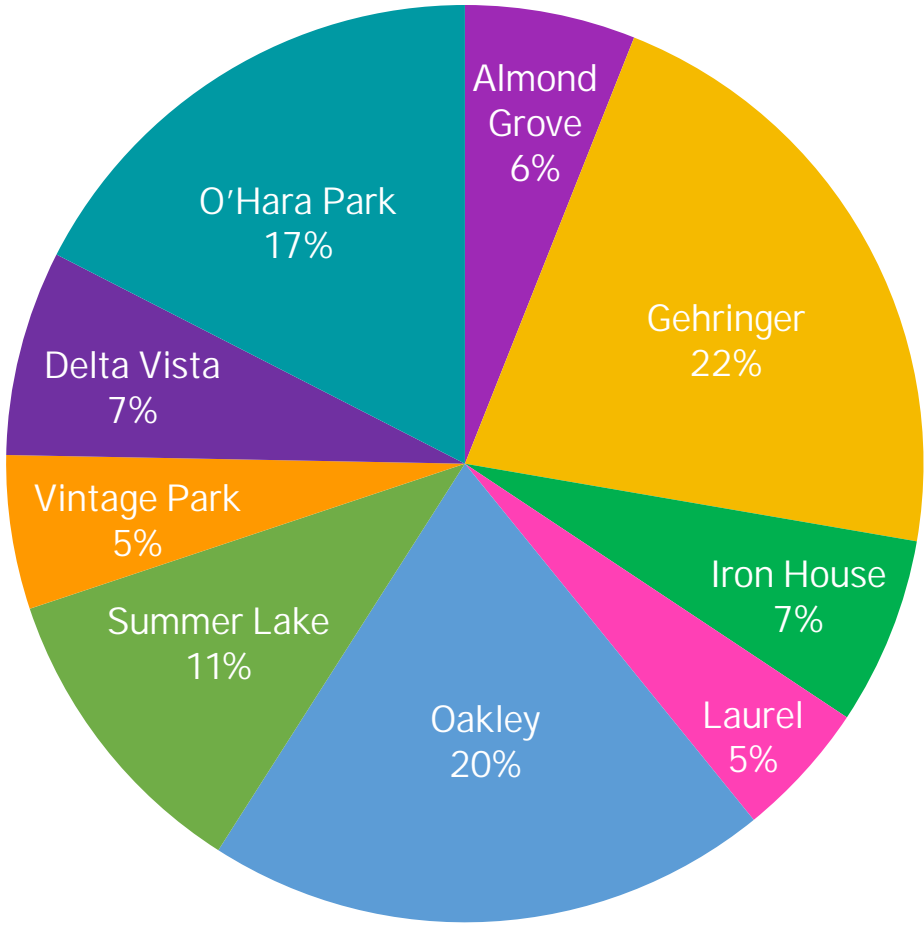
- Technology issues (projectors and outlets)
- Classroom locks and key fobs
- Better lighting needed
- Better A/V at MPRs

Online Survey Results: Survey Participation

Total Respondents

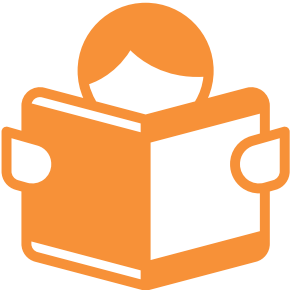


Parent Participation



Online Survey Results: Survey Participation

The following analysis reflects the results of the OUESD Engagement Survey with the following respondents:



PARENT SURVEY
(shown in orange)

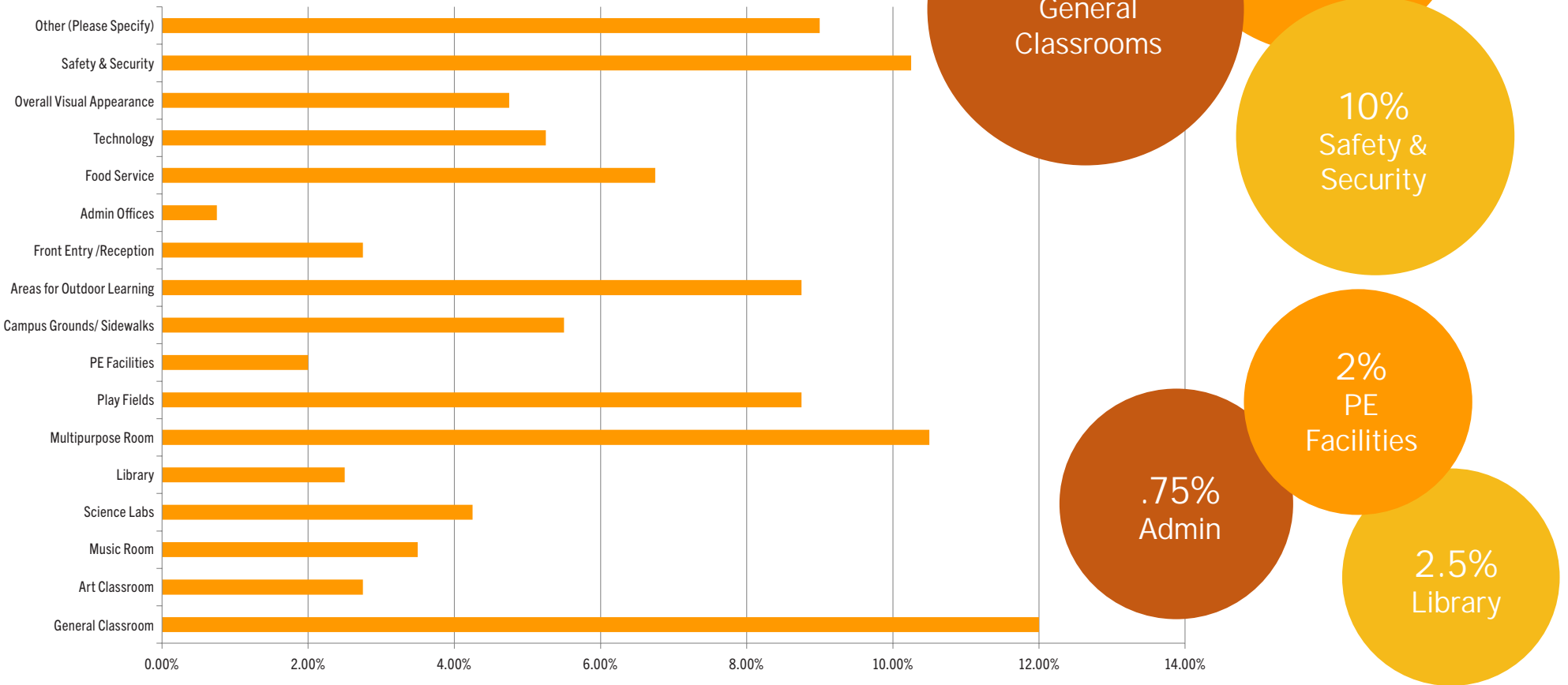


FACULTY, STAFF & ADMINISTRATION SURVEY
(shown in green)

Online Survey Results: Parent Survey



What existing spaces need the most improvement?



Online Survey Results: Parent Survey



What are the top three needs or enhancements needed at your child's school?

14%: Pick Up and Drop Off

13%: Specialized Program Spaces (Art, Science)

9%: Modernize Shared Spaces, Outdoor Learning, Improve Safety & Security, Replace Portables

Online Survey Results: Teacher Survey



What types of spaces do teachers perceive as working well on campuses?

Clear entry

Displaying work in classrooms

Safe indoor & outdoor environments

Ability to phone out of classrooms

Lock down classrooms in emergencies



What types of spaces do teachers perceive as not working well on campuses?

Secure storage space for teachers

Places where students can be noisy and engage in physical activity

Separate quiet spaces for students

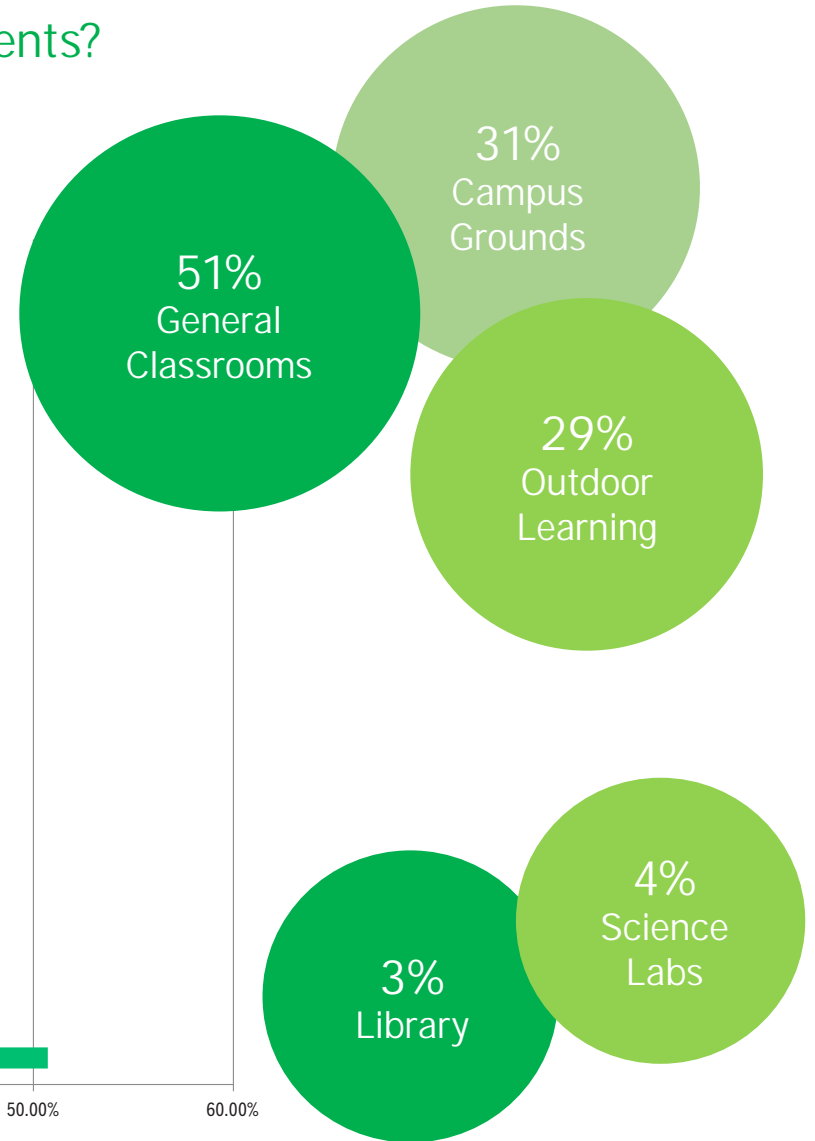
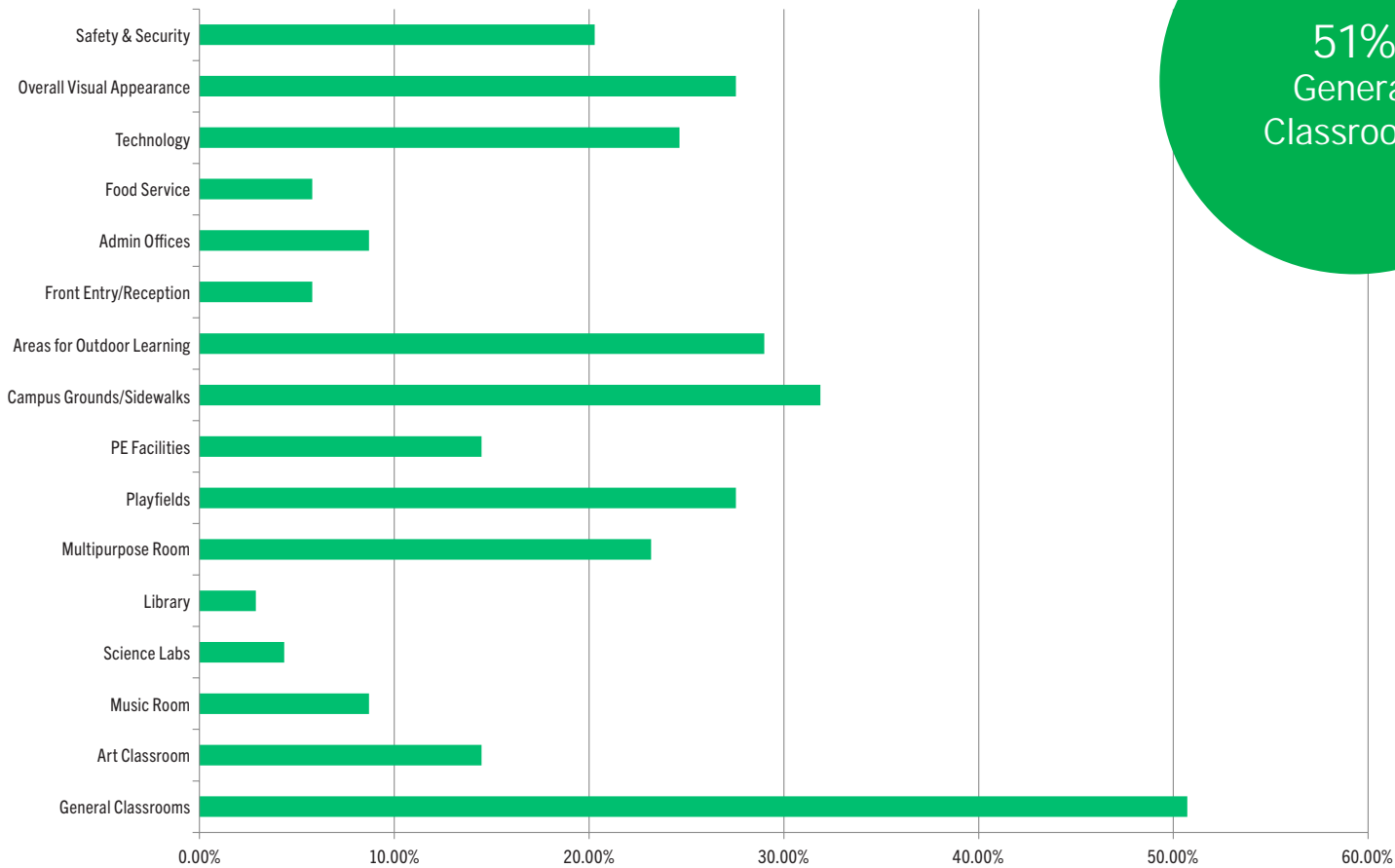
Public areas for displaying artwork

Spaces for teacher training

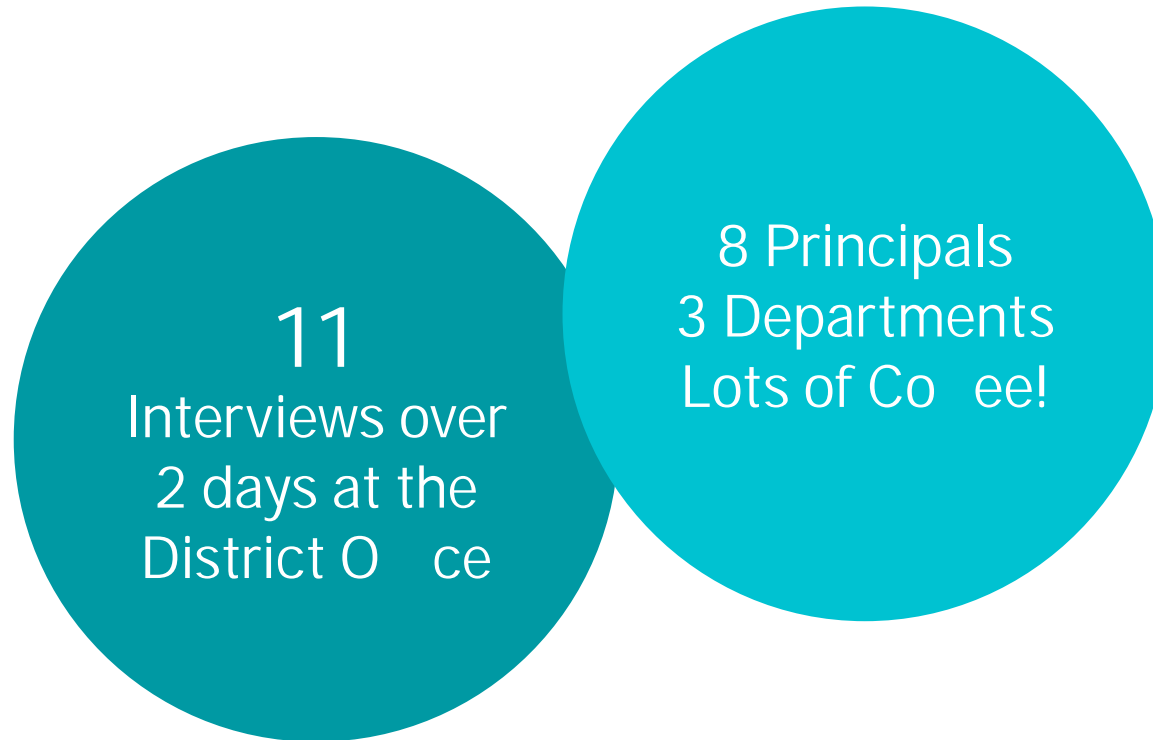
Online Survey Results: Teacher Survey



What existing spaces need the most improvements?



Interview Participation



Interviews

1. Learning Support Services – Big Ideas

A. Student Support Hubs

- Offices should be large enough to accommodate student meetings; central spaces may be underutilized if services occur simultaneously.

B. Future Instructional Needs

- Classrooms need flexible furniture and layouts, including adaptable art and science spaces.
- Infrastructure should support evolving tech needs.
- Interest in new electives (e.g., Robotics, Info Tech, Cooking) from student surveys.
- Elementary STEAM spaces are desired, though past staffing has been inconsistent.

C. All-Gender Restrooms

D. Separate Sensory and Wellness Rooms

- Each serves distinct functions.

2. Technology Services

A. Doing lots of Great Work!

- Upgraded networks with redundancy and growth capacity.
- New security cameras, PA/clock systems, and ViewSonic monitors.

B. Needs

- System upgrades at District Office, Delta Vista (backup), and Oakley (infrastructure issues).
- Standardize classroom audio systems (e.g., transition from RedKat to TopKat).
- Teacher training for lockdown procedures.

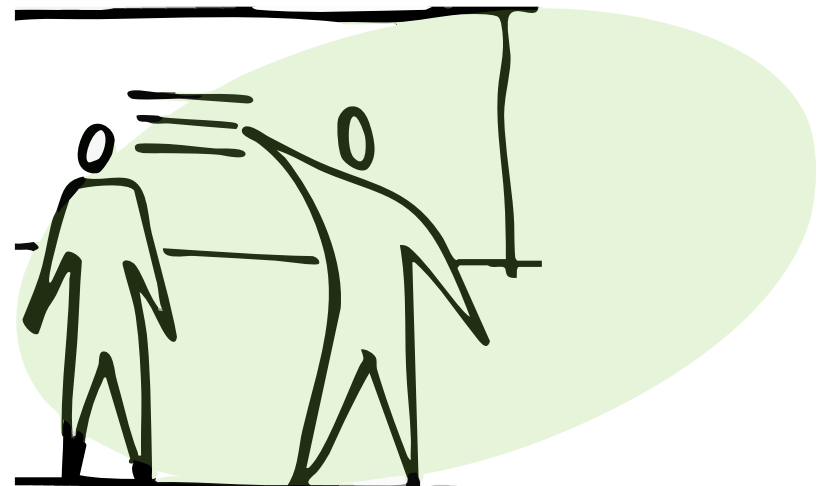
3. Nutrition Services

A. Doing Lots of Great Work!

- Transitioning to full scratch cooking.
- Combi ovens and fruit/veggie bars added at several sites.

B. Needs & Big Ideas

- Renovate/add kitchens at Laurel, Vintage, and Oakley.
- Expand storage and replace outdated walk-ins.
- Add mobile serving stations and elementary veggie bars.
- Provide locker rooms/offices for staff, district test kitchen, vending machines, and a middle school “food court” for variety.



Interviews

4. Elementary School Interviews

A. Educational Goals That Facilities Can Help With?

- STEM/Maker spaces, teacher collaboration areas, sensory rooms, outdoor classrooms.

B. Any Hinderances in Facilities?

- Issues with portables, HVAC, carpets (Oakley); insufficient restrooms and play space; undersized classrooms; MPR capacity (Gehring); space limits for aftercare (Summer Lake).

C. Collaboration and Flexibility

- Need for flexible furniture (currently IEP-only); mixed feedback on classroom interconnectivity; desire for outdoor breakout areas.

D. Outdoors

- Maintenance issues with landscaping; concerns about access to joint-use areas (e.g., basketball courts, parks); dislike of tan bark surfacing.

E. Shade

- More needed at entrances, play areas, and lunch zones (Gehring, Laurel).

F. Technology

- Preference for upgraded projectors/ViewSonics; audio issues in older systems; better AV in MPRs requested.

G. Specialized Spaces

- Music/art need better water access, storage, and flooring.
- PE lacks dedicated space during bad weather.
- Shared use of PE, Art, and Music rooms causes conflicts.
- Libraries function well, though some are small.

H. Special Education

- Classrooms should include self-contained restrooms and functions.
- Sensory rooms distinct from de-escalation rooms.
- Need clarity on space allocation and integration for Special Ed.

I. Security & Safety

- Improvements made (cameras, buzzers), but front office orientation and pickup/drop-off flow could be better.
- Some security bypass risks reported (Oakley).

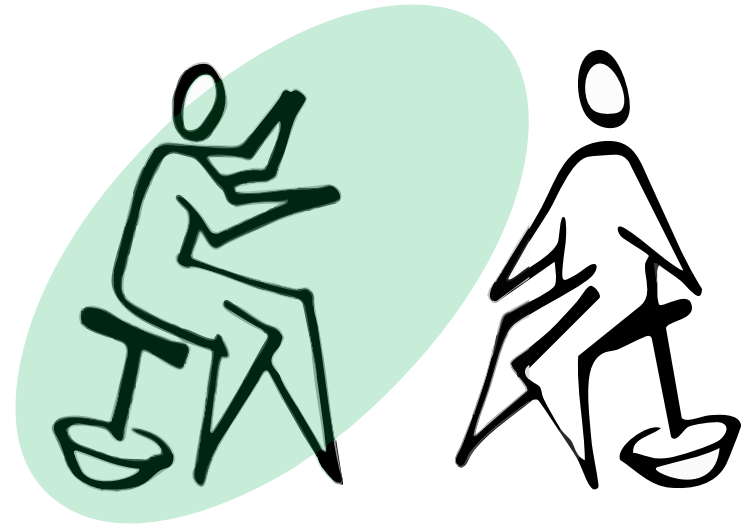


Interviews

5. Middle School Interviews

A. Spaces Needed for Educational Goals?

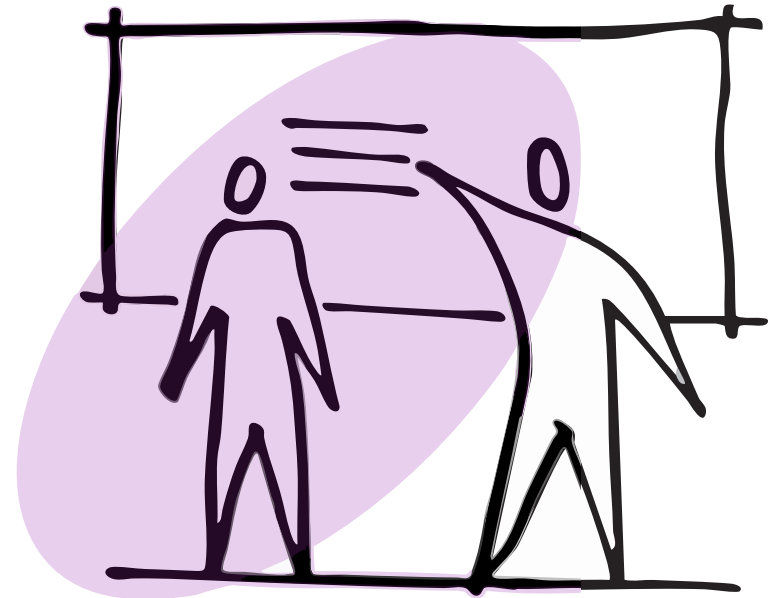
- Community would like a dedicated gym.
- Locker rooms and workspaces are currently in portables; permanent, separate facilities are preferred.
- No science labs for 6th grade; 7th and 8th grade labs need greater flexibility.
- Art and drama classrooms need upgrades—drama currently uses the stage, but theater lighting is nonfunctional.
- Soccer is played on campus, but softball must be held off-site.
- Excessive use of portables makes the campus feel temporary.
- Need for student gathering spaces appropriate for middle schoolers.
- Desire for a high school–style quad with drought-tolerant landscaping, shade trees, paving, and benches.
- Cafeteria needs more seating options but is overused for multiple functions.
- Interest in stronger school identity and branding within the cafeteria.



Commonalities Based on Engagement

Focus on New Construction & Modernization in Master Plans

- Portable Replacement
- New ES and MS with shared facilities
- Outdoor Classrooms and Breakout Spaces with Shade Trees and Structures
- STEAM classrooms for ES
- PE teaching stations (benches, shade, water station)
- Field House or Gyms for Middle Schools
- Shade trees and structures
- Add color and curb appeal
- Flex Classrooms designed for music and art or STEAM
- Upgraded labs and art classrooms at Middle Schools
- Install solar panels



4. Funding & Prioritization

Oakley Union Elementary School District



Funding Considerations & Project Prioritization

Throughout the development of the Facilities Master Plan, the District remained focused on creating a **realistic, responsible, and achievable roadmap for improving its schools.**

While the comprehensive assessment and community engagement identified a wide range of facility needs across all campuses, the District, in collaboration with the School Board, recognized the importance of aligning the final plan with the community's likely funding capacity.

Establishing a Funding Target

The District has established a target budget of approximately **\$200 million** to serve as the basis for prioritizing projects. This funding target reflects a realistic estimate of the District's potential future bond capacity, along with other anticipated funding sources. It provides a clear, disciplined framework to ensure that the plan remains both aspirational and achievable.

Balancing Needs with Resources

While additional facility needs were identified through the assessment and master planning process, not all projects could be included within this \$200 million framework. As a result, the District and FMPC engaged in a thorough and thoughtful prioritization process to identify the most critical and impactful improvements. The District established planning principals to help prioritize the projects. Each project was scored in the context of the planning principals.



Tiers

On the following master plan pages, projects are categorized as **Tier 1, Tier 2, or Tier 3**. Below is an explanation of these tiers:

Tier 1

Tier 1 projects are the **highest priority** and are anticipated to be completed first, within the District's target budget of \$200 million. These projects focus on providing improvements at every school site, ensuring an equitable distribution of upgrades across the District.

Key Tier 1 projects include:

- Installation of shade structures at each campus
- Interior refresh of existing buildings, including:
 - New flooring
 - Interior paint
 - Ceiling replacements as necessary

The District emphasized the importance of delivering tangible improvements to every school, making these projects a primary focus.

Tier 2

Tier 2 projects are considered the **next priority** and include larger, more site-specific improvements. These projects are critical to long-term needs but exceed the initial \$200 million budget when combined with Tier 1. As a result, not all Tier 2 projects will move forward. The District will further evaluate and prioritize these projects through ongoing review.

Tier 2 projects include:

- Replacement of portable classrooms at the middle schools and Gehringer Elementary School
- New field houses at the middle schools
- New classroom buildings at Summer Lake Elementary to accommodate enrollment growth

The District anticipates a select combination of these projects would proceed.

Tier 3

Tier 3 projects are **lower priority** items that are not anticipated to move forward under this master plan. These projects remain on the District's long-term vision but are beyond the scope of the current funding scenario.

Planning Principles & Prioritization

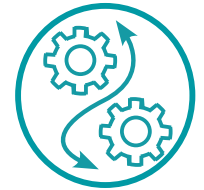


STUDENT & FACULTY SUCCESS

- Providing state-of-the-art classroom spaces
- Highlighting the advantages of OUESD
- Plan for various teaching styles when designing new buildings and schools
- Standardizing Technology and integrating into spaces
- Balance facility conditions across sites to create equitable learning spaces
- Provide spaces that educate the whole child
- Portable Replacement

UTILIZATION & FLEXIBILITY OF RESOURCES

- Designing new and efficient or flexible spaces
- Plan for multiuse spaces
- Accommodate the growth of Oakley
- Accommodate TK K expansion and requirements
- Provide classroom spaces with flexibility of program
- Maximize existing classroom layouts for flexibility



WELL-BEING & SAFETY

- Develop spaces that support mental health and well-being
- Develop spaces that promote physical health and movement
- Promote healthy eating
- Access to daylighting
- Planning for special education needs
- Planning for flow of people onto and campus
- Planning for building edges at perimeter
- Provide restroom facilities that provide accessible, easy, safe, and clean spaces for all



ACCESS TO THE GREAT OUTDOORS

- Maximize outdoor spaces for program needs
- Look to outdoor spaces for break out spaces
- Site planning for more outdoor activities for PE
- Lowering the shade deficit
- Promoting outdoor learning
- Promote stewardship of the environment
- Teach students to keep campus clean
- Appropriate age-level play spaces



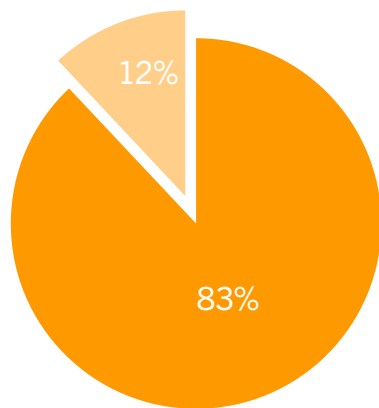
5. Facility Master Plans

Oakley Union Elementary School District



Almond Grove Elementary School

5000 Amaryllis Street, Oakley, CA 94561 | Age of Campus: 11 Years (2014)



Building: 83% | Portable: 12%

2024/25 School Year Enrollment	427
Current Capacity	501
Projected Enrollment, 2030/31 School Year	439

FMP Cost, Tier 1	\$4,075,364
FMP Cost, Tier 2	N/A
FMP Cost, Tier 3	\$19,865,762

Costs include

- 30% escalation
- 25% soft costs



ALMOND GROVE ELEMENTARY SCHOOL - EXISTING

As indicated



ALMOND GROVE ELEMENTARY SCHOOL - PROPOSED MODERNIZATION



As indicated

MASTER PLAN
5000 AMARYLLIS STREET, OAKLEY, CA 94561

Almond Grove Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

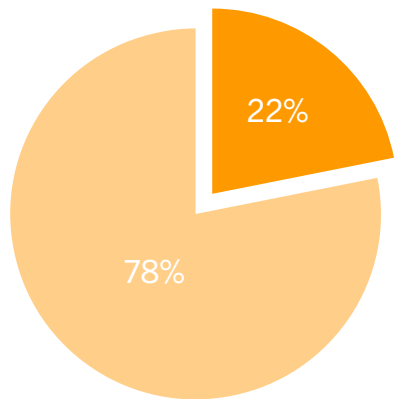


GREAT OUTDOORS

NEW CONSTRUCTION				
Outdoor Learning w/ Shade Structure	●	●		●
Shade Structures (Pick-Up and Play Yard)		●	●	●
Visitor Parking/Drop Off			●	●
Restroom Addition			●	
PE Station & Play Yard Shade Structure	●		●	●
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●

Gehring Elementary School

100 Simoni Ranch Road, Oakley, CA 94561 | Age of Campus: 65 years (1960)

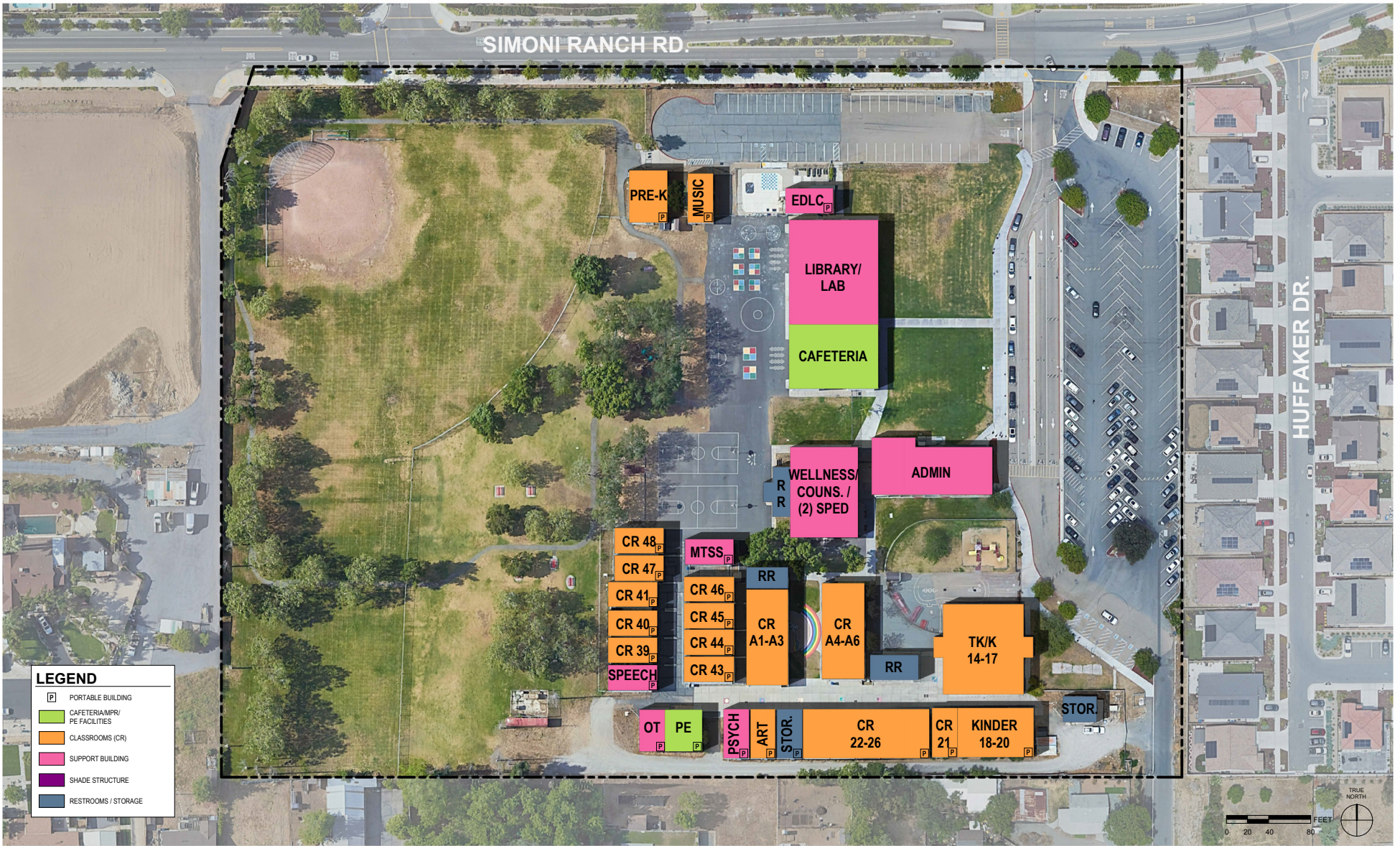


Building: 22% | Portable: 78%

2024/25 School Year Enrollment 664
Current Capacity 689
Projected Enrollment, 2030/31 School Year 728

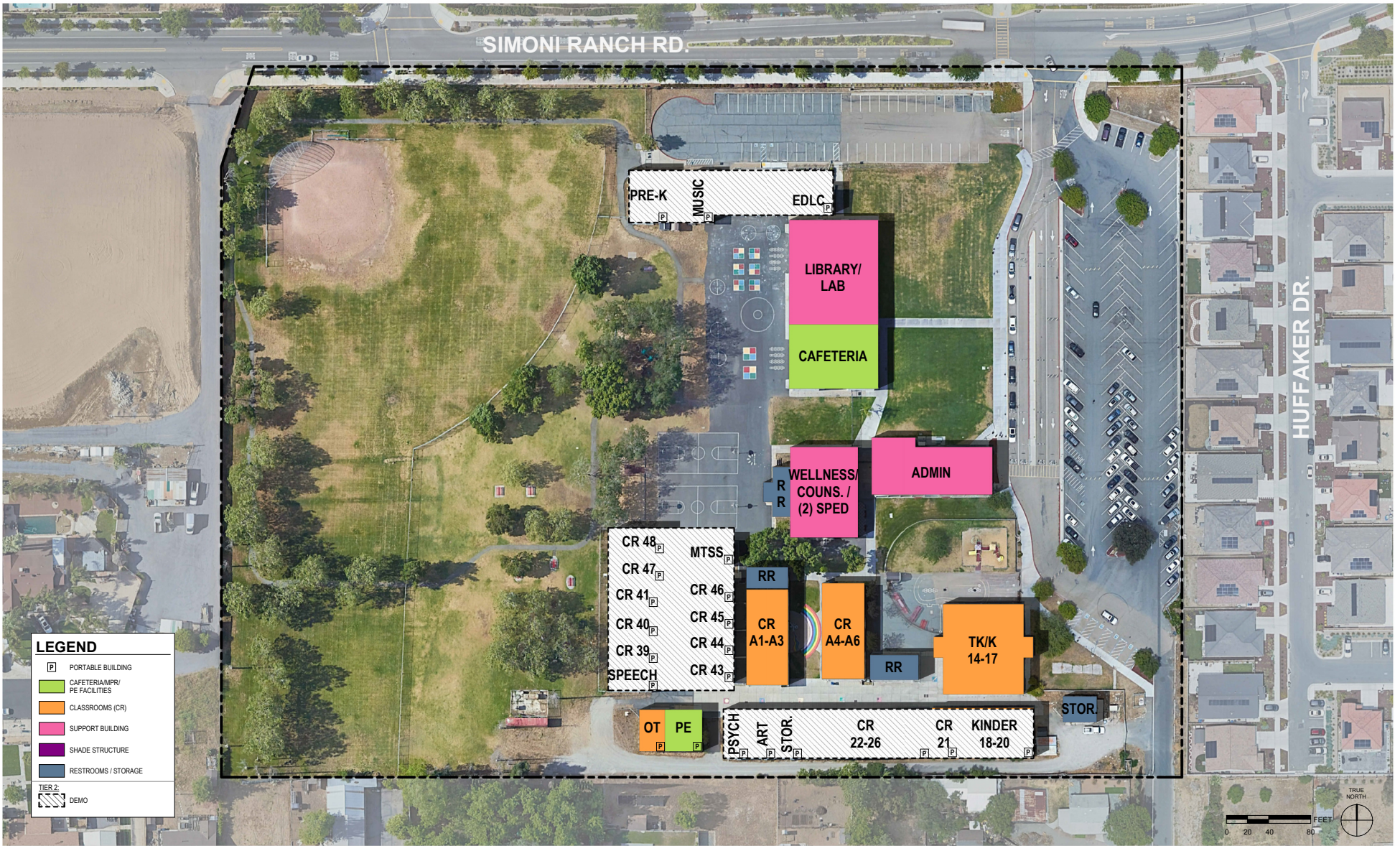
FMP Cost, Tier 1 \$16,108,541
FMP Cost, Tier 2 \$85,962,500
FMP Cost, Tier 3 \$39,861,335

- Costs include
- 30% escalation
 - 25% soft costs



GEHRINGER ELEMENTARY SCHOOL - EXISTING

As indicated



GEHRINGER ELEMENTARY SCHOOL - DEMO

As indicated



GEHRINGER ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 1



As indicated

MASTER PLAN
100 SIMONI RANCH ROAD, OAKLEY, CA
94561



GEHRINGER ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 2

HKITARCHITECTS

As indicated

MASTER PLAN
100 SIMONI RANCH ROAD, OAKLEY, CA
94561



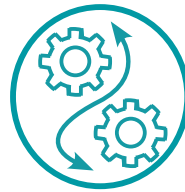
GEHRINGER ELEMENTARY SCHOOL - PROPOSED MODERNIZATION

HKIT ARCHITECTS

As indicated

MASTER PLAN
100 SIMONI RANCH ROAD, OAKLEY, CA
94561

Gehringer Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

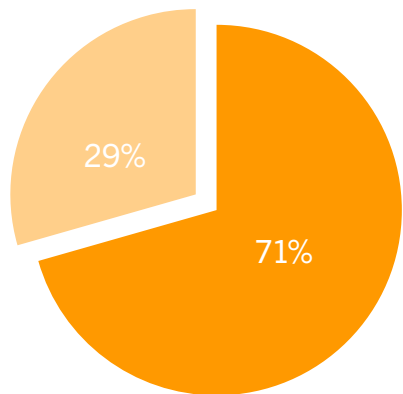
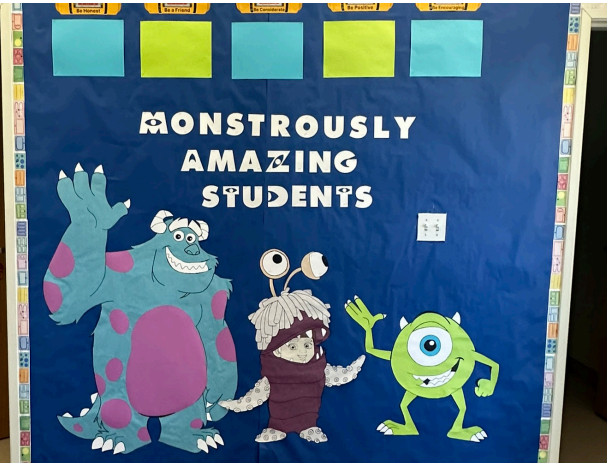


GREAT OUTDOORS

NEW CONSTRUCTION				
TK/K Wing with Drop-Off & Play Area	●	●	●	●
New Classroom Building	●	●	●	
Visitor Parking			●	
PE Station & Shade Structure			●	●
Drop-off Shade Structures				●
Outdoor Learning & Shade Structure	●	●		
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●

Iron House Elementary School

4801 Frank Hengel Way, Oakley, CA 94561 | Age of Campus: 19 Years (2006)



Building: 71% | Portable: 29%

2024/25 School Year Enrollment	503
Current Capacity	576
Projected Enrollment, 2030/31 School Year	483

FMP Cost, Tier 1	\$4,287,485
FMP Cost, Tier 2	N/A
FMP Cost, Tier 3	\$38,503,641

Costs include

- 30% escalation
- 25% soft costs



IRON HOUSE ELEMENTARY SCHOOL - EXISTING



IRON HOUSE ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION



As indicated

MASTER PLAN
4801 FRANK HENGEL WAY, OAKLEY, CA 94561



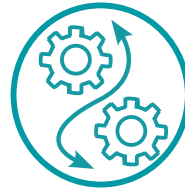
IRON HOUSE ELEMENTARY SCHOOL - PROPOSED MODERNIZATION

HKIT ARCHITECTS

As indicated

MASTER PLAN
4801 FRANK HENGEL WAY, OAKLEY, CA 94561

Iron House Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

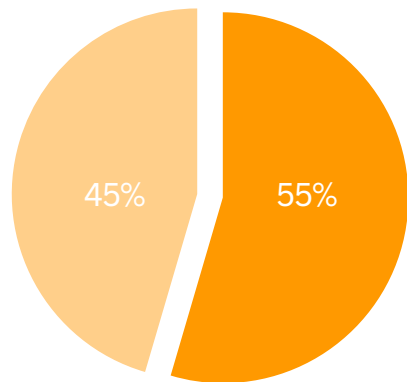


GREAT OUTDOORS

NEW CONSTRUCTION				
Outdoor Learning w/ Shade Structure	●	●		●
Shade Structures (Pick-Up and Play Yard)		●	●	●
Visitor Parking/Drop Off			●	●
Restroom Addition			●	
PE Station & Play Yard Shade Structure	●		●	●
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●

Laurel Elementary School

1141 Laurel Road, Oakley, CA 94561 | Age of Campus: 33 Years (1992)



Building: 55% | Portable: 45%

2024/25 School Year Enrollment	342
Current Capacity	372
Projected Enrollment, 2030/31 School Year	313

FMP Cost, Tier 1	\$7,784,816
FMP Cost, Tier 2	N/A
FMP Cost, Tier 3	\$81,474,809

Costs include

- 30% escalation
- 25% soft costs



LAUREL ELEMENTARY SCHOOL - EXISTING

As indicated

1141 LAUREL ROAD, OAKLEY, CA 94561

MASTER PLAN



LAUREL ELEMENTARY SCHOOL - DEMO

As indicated

MASTER PLAN
1141 LAUREL ROAD, OAKLEY, CA 94561



LAUREL ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 1



LAUREL ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 2

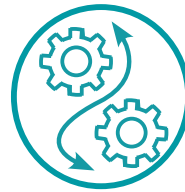
HKITARCHITECTS

As indicated

MASTER PLAN
1141 LAUREL ROAD, OAKLEY, CA 94561



Laurel Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

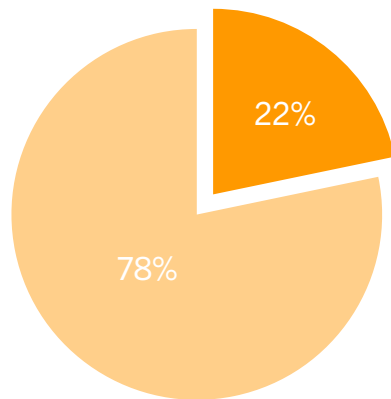


GREAT OUTDOORS

NEW CONSTRUCTION				
New Expanded Kitchen	●	●	●	●
New TK/K Classroom Building with Play Area	●	●	●	
New Restrooms	●		●	
PE Station & Shade Structure			●	●
New Drop Off & Shade Structures				●
Outdoor Learning & Covered Area	●	●		●
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●
Repurpose TK/K into SPED	●	●	●	

Oakley Elementary School

501 Norcross Lane, Oakley, CA 94561 | Age of Campus: 87 Years (1938)



Building: 22% | Portable: 78%

2024/25 School Year Enrollment	380
Current Capacity	458
Projected Enrollment, 2030/31 School Year	345

FMP Cost, Tier 1	\$12,177,523
FMP Cost, Tier 2	N/A
FMP Cost, Tier 3	\$122,127,103

Costs include

- 30% escalation
- 25% soft costs



LEGEND	
P	PORTABLE BUILDING
	CAFETERIA/MPR/PE FACILITIES
	CLASSROOMS (CR)
	SUPPORT BUILDING
	SHADE STRUCTURE
	RESTROOMS / STORAGE



OAKLEY ELEMENTARY SCHOOL - EXISTING

1" = 50'-0"

501 NORCROSS LANE, OAKLEY, CA 94561

MASTER PLAN





OAKLEY ELEMENTARY SCHOOL - DEMO

HKITARCHITECTS

1" = 50'-0"

MASTER PLAN
501 NORCROSS LANE, OAKLEY, CA 94561



OAKLEY ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 1

HKITARCHITECTS

1" = 50'-0"

MASTER PLAN
501 NORCROSS LANE, OAKLEY, CA 94561



OAKLEY ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION 2

HKIT ARCHITECTS

1" = 50'-0"

MASTER PLAN
501 NORCROSS LANE, OAKLEY, CA 94561



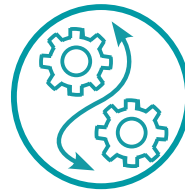
OAKLEY ELEMENTARY SCHOOL - PROPOSED MODERNIZATION

HKITARCHITECTS

1" = 50'-0"

MASTER PLAN
501 NORCROSS LANE, OAKLEY, CA 94561

Oakley Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

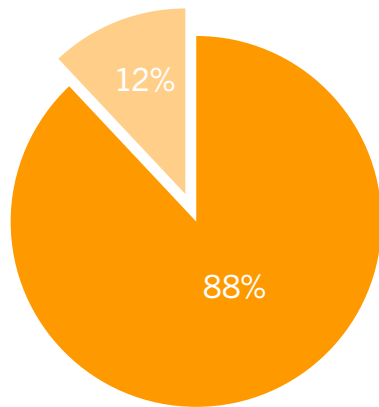


GREAT OUTDOORS

NEW CONSTRUCTION				
New Cafeteria Kitchen and Covered Eating	●	●	●	●
New Classroom (and Library) Building	●	●	●	
Repurpose MPR (Library or Student Support)	●		●	
PE Station & Shade Structure			●	●
New Drop Off & Shade Structures			●	●
Outdoor Learning	●	●		●
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●

Summer Lake Elementary School

4320 East Summer Lake Drive, Oakley, CA 94561 | Age of Campus: 6 Years (2019)



Building: 88% | Portable: 12%

2024/25 School Year Enrollment	595
Current Capacity	610
Projected Enrollment, 2030/31 School Year	742

FMP Cost, Tier 1	\$1,405,625
FMP Cost, Tier 2	\$12,350,000
FMP Cost, Tier 3	N/A

Costs include

- 30% escalation
- 25% soft costs



SUMMER LAKE ELEMENTARY SCHOOL - EXISTING

1" = 50'-0"

MASTER PLAN
4320 EAST SUMMER LAKE DRIVE, OAKLEY, CA 94561



SUMMER LAKE ELEMENTARY SCHOOL - PROPOSED NEW CONSTRUCTION

MASTER PLAN
4320 EAST SUMMER LAKE DRIVE, OAKLEY, CA 94561

1" = 50'-0"

Summer Lake Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

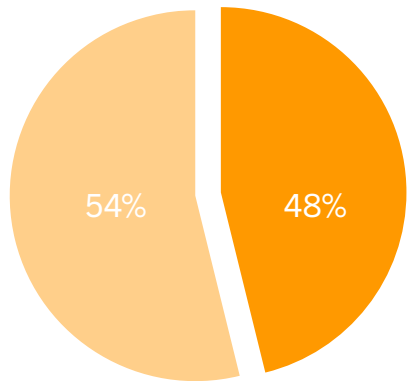


GREAT OUTDOORS

NEW CONSTRUCTION				
New TK/K Classroom Building	●	●	●	
New Classroom Building	●	●	●	
New Shade Structures at Drop Off			●	●
PE Station & Shade Structure			●	●

Vintage Parkway Elementary School

100 Vintage Parkway, Oakley, CA 94561 | Age of Campus: 33 Years (1992)



Building: 48% | Portable: 54%

2024/25 School Year Enrollment	481
Current Capacity	490
Projected Enrollment, 2030/31 School Year	419

FMP Cost, Tier 1	\$5,813,561
FMP Cost, Tier 2	N/A
FMP Cost, Tier 3	\$54,826,564

Costs include

- 30% escalation
- 25% soft costs



VINTAGE PARKWAY ELEMENTARY SCHOOL - EXISTING

1" = 50'-0"



LEGEND

	PORTABLE BUILDING
	CAFETERIA/MPR/PE FACILITIES
	CLASSROOMS (CR)
	SUPPORT BUILDING
	SHADE STRUCTURE
	RESTROOMS / STORAGE
	TIER 3
	DEMO

VINTAGE PARKWAY ELEMENTARY SCHOOL - DEMO

HKITARCHITECTS

1" = 50'-0"

MASTER PLAN
1000 VINTAGE PARKWAY, OAKLEY, CA 94561



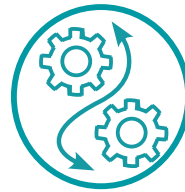


VINTAGE PARKWAY ELEMENTARY SCHOOL - PROPOSED MODERNIZATION

1" = 50'-0"

MASTER PLAN
1000 VINTAGE PARKWAY, OAKLEY, CA 94561

Vintage Parkway Elementary School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

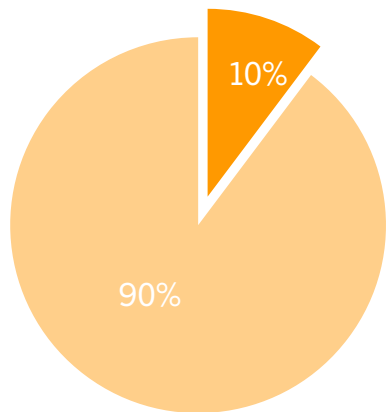


GREAT OUTDOORS

NEW CONSTRUCTION				
New Expanded Kitchen	●	●	●	●
New TK/K Classroom Building with Play Area	●	●	●	
New Restrooms	●		●	
PE Station & Shade Structure			●	●
New Drop Off & Shade Structures				●
Outdoor Learning & Covered Area	●	●		●
MODERNIZATIONS				
Major Modernization		●	●	
MPR Modernization	●	●	●	
Site Improvements			●	●
Repurpose TK/K into SPED	●	●	●	

Delta Vista Middle School

4901 Frank Hengel Way, Oakley, CA 94561 | Age of Campus: 24 Years (2001)

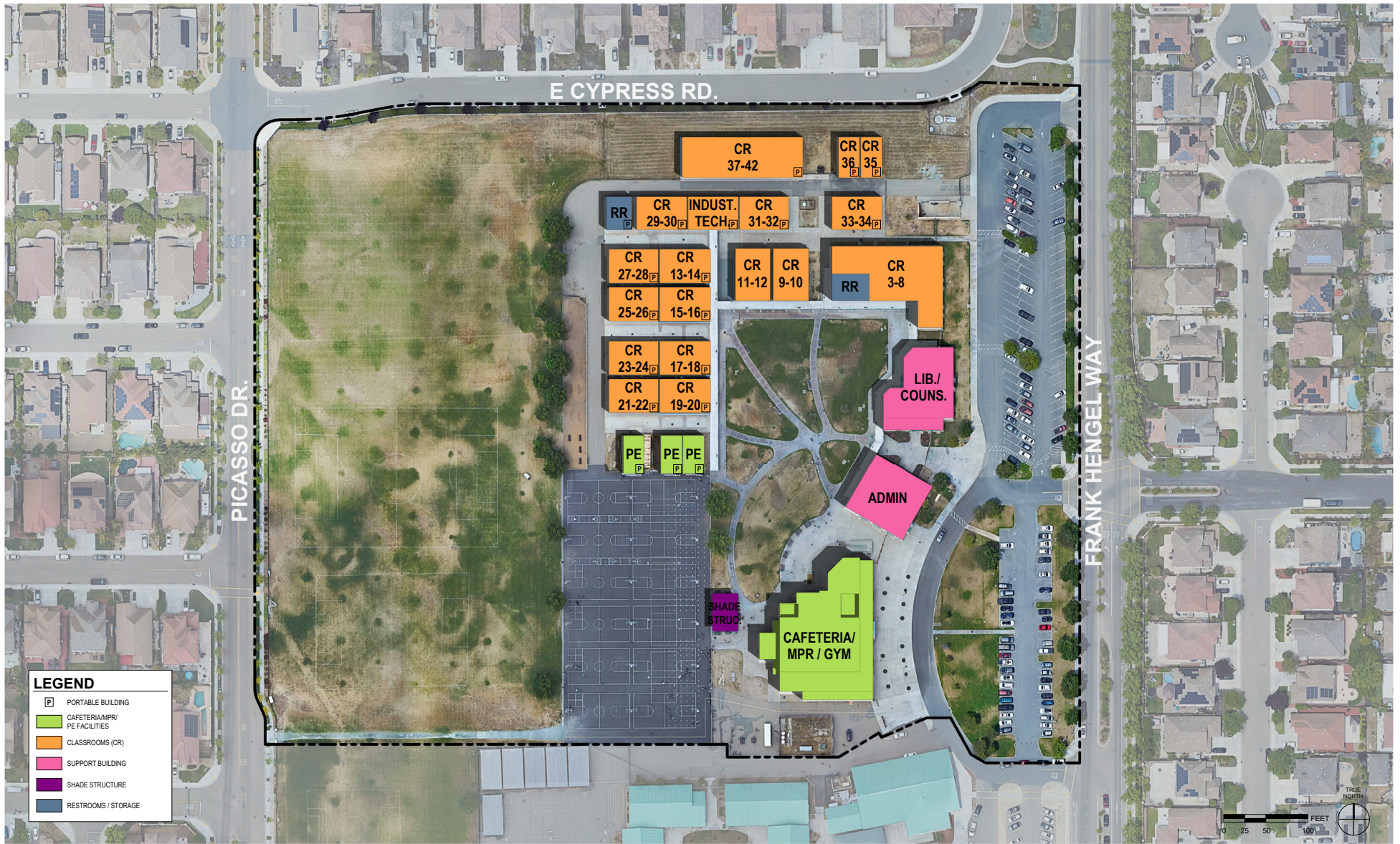


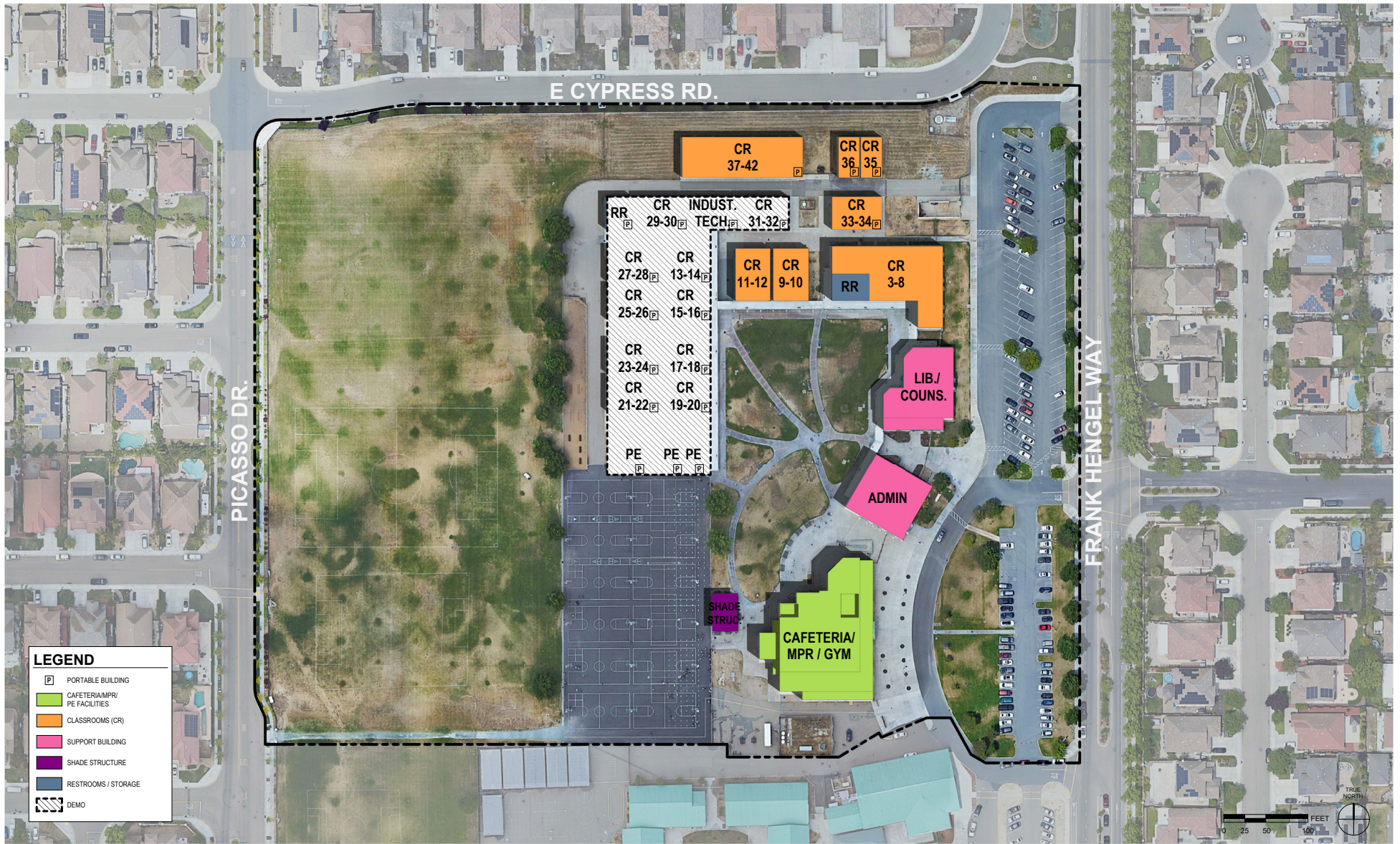
Building: 10% | Portable: 90%

2024/25 School Year Enrollment 874
Current Capacity 1,238
Projected Enrollment, 2030/31 School Year 995

FMP Cost, Tier 1 \$10,575,988
FMP Cost, Tier 2 \$70,768,750
FMP Cost, Tier 3 \$36,292,263

- Costs include
- 30% escalation
 - 25% soft costs



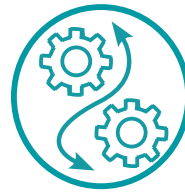






DELTA VISTA MIDDLE SCHOOL - PROPOSED MODERNIZATION

Delta Vista Middle School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY

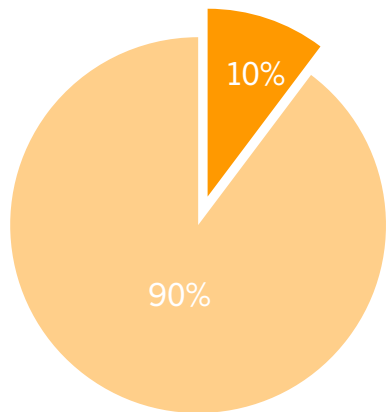


GREAT OUTDOORS

NEW CONSTRUCTION				
New Classroom Buildings	●	●	●	
New Field House (Lockers & Dance or Weight Rm)	●	●	●	●
Shade Structure at Drop Off			●	●
Covered Outdoor Cafeteria Seating			●	●
Outdoor Learning	●	●		●
MODERNIZATIONS				
Medium Modernization		●	●	
MPR Modernization	●	●	●	
Science & Art Modernization	●	●		
Site Improvements			●	●

O'Hara Park Middle School

1100 O'Hara Avenue, Oakley, CA 94561 | Age of Campus: 35 Years (1980)



Building: 10% | Portable: 90%

2024/25 School Year Enrollment 856
Current Capacity 1,158
Projected Enrollment, 2030/31 School Year 791

FMP Cost, Tier 1 \$12,634,999
FMP Cost, Tier 2 \$65,934,375
FMP Cost, Tier 3 \$68,655,626

- Costs include
- 30% escalation
 - 25% soft costs



O'HARA PARK MIDDLE SCHOOL - EXISTING



As indicated

MASTER PLAN
1100 O'HARA AVENUE, OAKLEY, CA 94561



O'HARA PARK MIDDLE SCHOOL - DEMO



As indicated

MASTER PLAN
1100 O'HARA AVENUE, OAKLEY, CA 94561



O'HARA PARK MIDDLE SCHOOL - PROPOSED NEW CONSTRUCTION 1



As indicated

MASTER PLAN
1100 O'HARA AVENUE, OAKLEY, CA 94561



O'HARA PARK MIDDLE SCHOOL - PROPOSED NEW CONSTRUCTION 2



As indicated

MASTER PLAN
1100 O'HARA AVENUE, OAKLEY, CA 94561



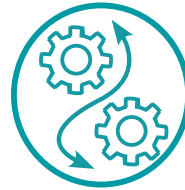
O'HARA PARK MIDDLE SCHOOL - PROPOSED MODERNIZATION

HKITARCHITECTS

As indicated

MASTER PLAN
1100 O'HARA AVENUE, OAKLEY, CA 94561

O'Hara Park Middle School Score Card



UTILIZATION & FLEXIBILITY



SUCCESS



WELL-BEING & SAFETY



GREAT OUTDOORS

NEW CONSTRUCTION				
New Classroom Buildings	●	●	●	
New Field House (Lockers & Dance or Weight Room)	●	●	●	●
Shade Structure at Drop Off			●	●
Outdoor Learning			●	●
MODERNIZATIONS				
Medium Modernization		●	●	
MPR Modernization	●	●	●	
Science & Art Modernization	●	●		
Site Improvements			●	●

6. Cost Information

Oakley Union Elementary School District



Cost Information | Page 1

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehringner Portable Replacement with New Construction Gehringner, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
New Construction				
Almond Grove <i>New Restroom</i>	✓ \$2,300,000	✗ \$0	✗ \$0	✓ \$2,300,000
Gehringner Option 1 <i>1-story (6) TK/K</i> <i>2-story (23) classroom</i>	✓ \$10,900,000 \$35,300,000	✗ \$0 \$0	✓ \$10,900,000 \$35,300,000	✗ \$0 \$0
Iron House <i>New Restroom</i>	✓ \$1,600,000	✗ \$0	✗ \$0	✓ \$1,600,000
Laurel <i>Kitchen</i> <i>1-story (8) Classroom TK-2 and Interim Housing</i>	✓ \$2,500,000 \$18,999,000	✗ \$0 \$0	✗ \$0 \$0	✓ \$2,500,000 \$18,999,000

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 2

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehring Portable Replacement with New Construction Gehring, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
New Construction Continued				
Oakley-Option 2	✓	✗	✗	✓
<i>Cafeteria /MPR</i>	\$10,300,000	\$0	\$0	\$10,300,000
<i>1 story Student Support</i>	\$16,100,000	\$0	\$0	\$16,100,000
Summer Lake	✓	✗	✓	✗
<i>1 story (5) Classroom</i>	\$5,900,000	\$0	\$5,900,000	\$0
<i>1 story (3) TK/K</i>	\$1,700,000	\$0	\$1,700,000	\$0
Vintage Parkway	✓	✗	✗	✓
<i>1-story (3) Classroom TK/K and Interin Housing</i>	\$5,604,000	\$0	\$0	\$5,604,000
<i>Kitchen Addition</i>	\$2,000,000	\$0	\$0	\$2,000,000
<i>Restrooms</i>	\$886,000	\$0	\$0	\$886,000
Delta Vista MS	✓	✗	✓	✗
<i>1-story (21) Classroom</i>	\$32,000,000	\$0	\$32,000,000	\$0
<i>Field House</i>	\$8,400,000	\$0	\$8,400,000	\$0

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 3

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehring Portable Replacement with New Construction Gehring, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
New Construction Continued				
O'Hara Park MS- Option 1	✓	✗	✓	✗
<i>1-story (20) Classroom</i>	\$28,000,000	\$0	\$28,000,000	\$0
<i>Field House</i>	\$8,400,000	\$0	\$8,400,000	\$0
Shade Structures				
Almond Grove	✓	✓	✗	✗
	\$833,000	\$833,000	\$0	\$0
Gehring	✓	✓	✗	✗
	\$1,943,000	\$1,943,000	\$0	\$0
Iron House	✓	✓	✗	✗
	\$833,000	\$833,000	\$0	\$0
Laurel	✓	✓	✗	✗
	\$1,080,000	\$1,080,000	\$0	\$0
Oakley	✓	✓	✗	✗
	\$1,249,000	\$1,249,000	\$0	\$0

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 4

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehring Portable Replacement with New Construction Gehring, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
Shade Structures Continued				
SummerLake	✓ \$292,000	✓ \$865,000	✗ \$0	✗ \$0
Vintage Parkway	✓ \$527,000	✓ \$527,000	✗ \$0	✗ \$0
Delta Vista MS	✓ \$592,000	✓ \$592,000	✗ \$0	✗ \$0
O'Hara Park MS	✓ \$500,000	✓ \$500,000	✗ \$0	✗ \$0
Modernization				
Almond Grove <i>Minor Mod & MPR Cafeteria</i>	✓ \$2,200,000	✓ \$1,674,916	✗ \$0	✓ \$525,084
Gehring <i>Major Mod & MPR Cafeteria</i>	✓ \$28,500,000	✓ \$7,969,948	✗ \$0	✓ \$20,530,052

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 5

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehringer Portable Replacement with New Construction Gehringer, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
Modernization Continued				
Iron House <i>Minor Mod & MPR Cafeteria</i>	✓ \$14,500,000	✓ \$1,805,452	✗ \$0	✓ \$12,694,548
Laurel <i>Medium Mod & MPR Cafeteria</i>	✓ \$26,250,000	✓ \$3,710,656	✗ \$0	✓ \$22,539,344
Oakley <i>Major Mod & MPR Cafeteria</i>	✓ \$40,000,000	✓ \$6,244,860	✗ \$0	✓ \$33,755,140
SummerLake <i>Not Applicable at This Site</i>	✗ \$0	✗ \$0	✗ \$0	✗ \$0
Vintage Parkway <i>Medium Mod & MPR Cafeteria</i>	✓ \$21,200,000	✓ \$3,050,576	✗ \$0	✓ \$18,149,424
Delta Vista MS <i>Medium Mod, Scien/Art & MPR Cafeteria</i>	✓ \$18,800,000	✓ \$5,916,300	✗ \$0	✓ \$12,883,700

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 6

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehring Portable Replacement with New Construction Gehring, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
Modernization Continued				
O'Hara Park MS <i>Major & Medium Mod, Sci/Art & MPR Cafeteria</i>	✓ \$32,700,000	✓ \$7,275,384	✗ \$0	✓ \$25,424,616
Site Work				
Almond Grove <i>General Site Work</i> <i>New Outdoor Learning Area</i>	✓ \$7,300,000 \$2,100,000	✗ \$0 \$0	✗ \$0 \$0	✓ \$7,300,000 \$2,100,000
Gehring <i>General Site Work</i> <i>New Outdoor Learning Area</i>	✓ \$8,000,000 \$2,700,000	✗ \$0 \$0	✓ \$4,000,000 \$2,700,000	✓ \$4,000,000 \$0
Iron House <i>General Site Work</i> <i>New Outdoor Learning Area</i>	✓ \$7,300,000 \$2,100,000	✗ \$0 \$0	✗ \$0 \$0	✓ \$7,300,000 \$2,100,000
Laurel <i>General Site Work</i> <i>New Outdoor Learning Area</i>	✓ \$4,500,000 \$1,600,000	✗ \$0 \$0	✗ \$0 \$0	✓ \$4,500,000 \$1,600,000

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 7

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehringer Portable Replacement with New Construction Gehringer, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaining projects not listed in tier 1 or 2, No new school
Site Work Continued				
Oakley	✓	✗	✗	✓
<i>General Site Work</i>	\$13,400,000	\$0	\$0	\$13,400,000
<i>New Outdoor Learning Area</i>	\$1,600,000	\$0	\$0	\$1,600,000
SummerLake	✗	✗	✗	✗
<i>Not Applicable at This Site</i>	\$0	\$0	\$0	\$0
Vintage Parkway	✓	✗	✗	✓
<i>General Site Work</i>	\$7,100,000	\$0	\$0	\$7,100,000
<i>New Outdoor Learning Area</i>	\$0	\$0	\$0	\$0
Delta Vista MS	✓	✗	✓	✓
<i>General Site Work</i>	\$12,600,000	\$0	\$3,150,000	\$9,450,000
<i>New Outdoor Learning Area</i>	\$0	\$0	\$0	\$0
O'Hara Park MS	✓	✗	✓	✓
<i>General Site Work</i>	\$16,700,000	\$0	\$4,175,000	\$12,525,000
<i>New Outdoor Learning Area/SP</i>	\$4,300,000	\$0	\$0	\$4,300,000

LEGEND

- ✓ Included
- ✗ Not Included
- ✓ Percentage Included

Cost Information | Page 8

	All Projects	Tier 1	Tier 2	Tier 3
		Shade structures and interior refresh (paint , flooring, and ceilings) At all schools	Gehring Portable Replacement with New Construction Gehring, Classroom Addition at Summer Lake, Middle School Portable Replacement with New Construction and Field Houses, and Summe Lake Addition.	Remaing projects not listed in tier 1 or 2, No new school
Total Scenario				
Construction Costs	\$474,188,000	\$46,070,092	\$144,625,000	\$284,065,908
30% Escalation	\$142,256,400	\$13,821,028	\$43,387,500	\$85,219,772
Subtotal	\$616,444,400	\$59,891,120	\$188,012,500	\$369,285,680
25% Soft Costs	\$154,111,100	\$14,972,780	\$47,003,125	\$92,321,420
Grand Total	\$770,555,500	\$74,863,900	\$235,015,625	\$461,607,101

7. Next Steps

Oakley Union Elementary School District



Next Steps

The Oakley Union Elementary School District's Facilities Master Plan (FMP) serves as a strategic roadmap to guide future facility improvements, ensuring that investments align with the District's educational goals, infrastructure needs, and community priorities. While the Plan identifies a broad range of needs, the \$200 million funding target establishes a disciplined approach to prioritize projects that provide the greatest benefit across all campuses.

Next Steps:

1. Board Adoption & Implementation Strategy

- Upon adoption of this FMP, the District will develop an implementation strategy to sequence based on urgency, site readiness, and available funding.

2. Funding Strategy Development

- The District will pursue a comprehensive funding strategy, including:
 - Potential future bond measures
 - State facilities programs and grants
 - Developer fees and partnerships
- Community engagement will be essential to build awareness and support for funding initiatives.

3. Project Design & Planning (As Funding Becomes Available)

- Design and planning efforts for prioritized projects will commence as funding is secured.
- This will include refining project scopes, updating cost estimates, and engaging stakeholders in the design process.

4. Ongoing Review & Plan Adjustments

- The FMP is intended to be a living document. The District will periodically revisit and update the Plan to reflect:
 - Changing enrollment patterns
 - Evolving educational program needs
 - Funding opportunities and constraints

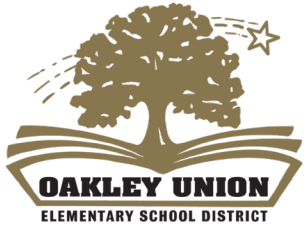
5. Maintaining Transparent Communication

- The District will provide regular updates to the School Board, staff, and community regarding project progress, funding status, and implementation timelines.
- Communication channels will include public meetings, newsletters, and updates on the District website to ensure ongoing transparency and engagement.

8. Appendix: Educational Specifications

Oakley Union Elementary School District





EDUCATIONAL SPECIFICATIONS

ELEMENTARY AND MIDDLE SCHOOL

Purpose

The Educational Specifications document defines the district's instructional goals and translates them into space needs, guiding the design of functional, flexible learning environments. It serves as a planning tool for the design team, supports collaboration with stakeholders, and ensures alignment with program priorities.

The document also helps justify budgets while promoting long-term adaptability to evolving educational models and technologies.

1. Establish a Shared Vision
2. Define Facility Requirements Based on Program Needs
3. Serve as a Planning and Design Guide
4. Support Stakeholder Communication and Decision-Making
5. Ensure Long-Term Flexibility and Functionality
6. Meet Compliance and Funding Requirements



Implementation

The program space diagrams presented in this document are intended as a flexible planning tool to guide the design of future facilities that support the District's educational vision.

While they represent the ideal elementary and middle school environments, actual implementation will vary based on site-specific constraints, student population, and evolving program needs. Input from administrators, faculty, students, and community members is essential during the programming and design phases to ensure the final solution reflects each school's unique context.

As projects move forward, deviations from this document may occur, and updates should be made to reflect any shifts in the District's academic direction.

Diagrams reflect net instructional areas only; additional square footage for circulation and support spaces will be calculated during design.

General Recommendations

All educational spaces shall be appropriately sized based on the specific needs of each school site. All indoor and outdoor spaces shall also be designed in accordance with California Department of Education Title V regulations to ensure compliance with state standards for educational facilities.

Designs should prioritize flexibility to accommodate fluctuations in student numbers and support evolving instructional models over time.

Finishes & Furnishings

- Provide acoustically absorptive ceiling panels and wall treatments to support speech clarity and minimize noise transfer between adjacent spaces.
- Provide vertical whiteboard and tackable surfaces in all learning, collaboration, and support areas. Distribute throughout the space to serve group and individual learning.
- Equip all spaces with multi-functional, mobile furniture that allows for: Rapid reconfiguration, varied seating types to support inclusion and diverse learning preferences, movable whiteboards or partitions for breakout or small group work.
- Include built-in and mobile storage options: lockable cabinets for personal, instructional, or medical use, and secure, flexible systems (low carts, open shelving, overhead storage as needed).
- Maximize natural daylighting and ventilation in all rooms while controlling glare.
- Consider dimmable LED lighting and adjustable color temperature to support comfort and emotional regulation.

Connectivity

- Design learning environments to connect to outdoor spaces, whether for academic use, sensory support, or physical activity.
- Incorporate age-appropriate outdoor furnishings and shade structures to support informal learning.
- Use walls and common areas for student work display, promoting ownership and celebration of learning.
- Include zones or elements that support campus identity and community connection.



Technology & Infrastructure

Ensure all instructional and support spaces are technology-ready, with:

- Wireless and hardwired connectivity options.
- Interactive digital displays (e.g., ViewSonic) integrated with teacher devices.
- Charging infrastructure for student devices (Chromebooks, iPads).
- Sufficient power/data access across multiple zones in every room.



Safety & Security

- Incorporate clear wayfinding and controlled access points for safety and ease of navigation.
- Provide secured entries and visitor management systems for administration and key buildings.
- Maintain visual transparency between instructional spaces and adjacent collaboration zones without sacrificing acoustical separation.



ELEMENTARY SCHOOL

GRADES T-K THROUGH 5

Design Objectives

Kindergarten and T-K classrooms should support play-based, developmentally appropriate learning with flexible spaces, child-scaled furniture, and zones for movement, creativity, and social-emotional growth.

Design should prioritize safety, supervision, natural light, and routines that foster independence and early learning.

Room Data

Net Area: 1,350sf
 Occupancy: (24) Students, (1) Teacher + (2) Support Staff
 Only (1) Support Staff at Kinder Classrooms

Required Zones / Layout Features:

- Rug Area / Reading Area
- Table / Activity Area
- Teacher Zone
- Sink / Storage Area
- Individual Cubby Area (24 cubbies minimum)

Program Elements

Design Considerations:

- Visual supervision of all areas
- Flexible layout to allow reconfiguration
- Optional: operable whiteboard partition for shared collaboration with an adjacent classroom
- Direct access to a secure outdoor play area or classroom garden
- In-classroom sink with drinking and handwashing functions
- Dedicated student restroom (in-room or immediately adjacent)
- Abundant natural light and operable windows if possible
- Max amount of acoustic treatments to reduce noise

Display Surfaces:

- (2) whiteboard walls minimum (vertical boards encouraged for student use)
- Tackable surfaces on all walls where feasible
- Consider magnetic whiteboard cabinet fronts

Furniture, Fixtures & Equipment (FF&E):

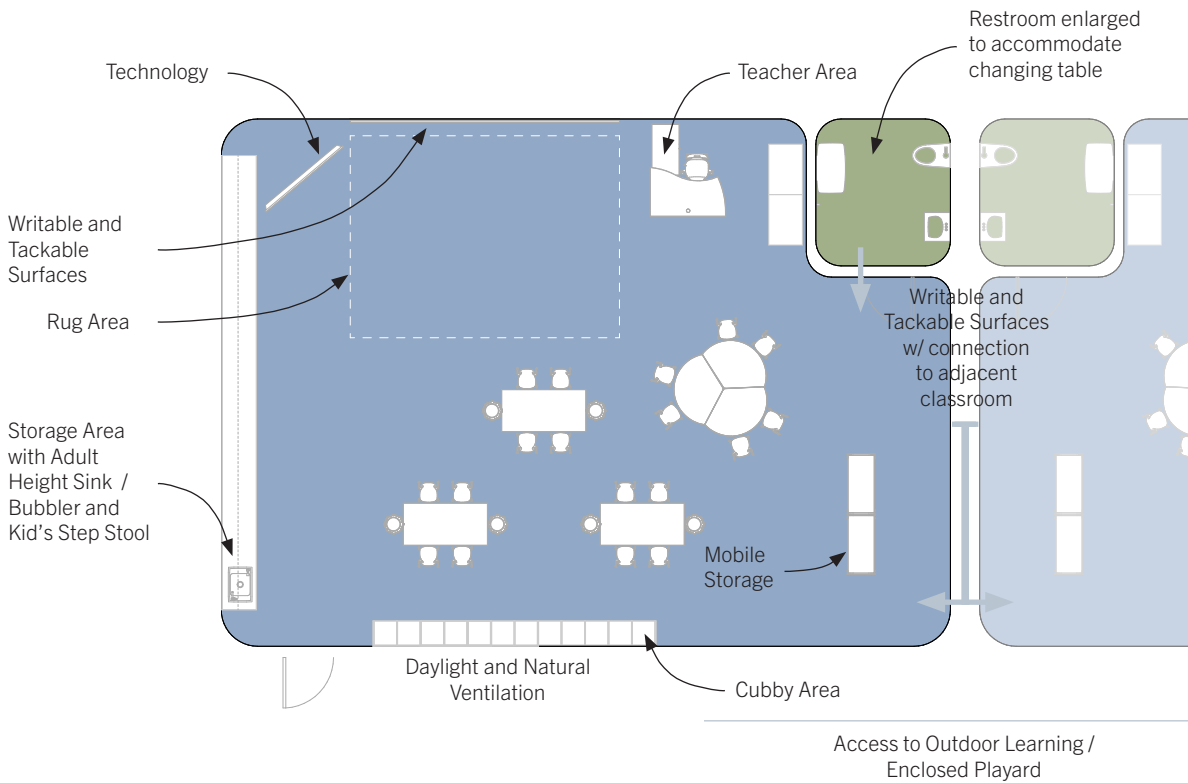
- Cubbies for (24) students min.
- Low open shelving for materials and manipulatives
- Consider flexible, movable supply storage (avoid fixed “teacher wall”)
- Activity tables and stackable chairs
- Teacher workstation and lockable teacher storage cabinets (tall, magnetic/whiteboard-faced)

Technology & AV Requirements:

Technology is used differently in TK and K and will evolve over time. Engage staff in further discussion to guide future implementation.

- T-K: (4) iPads, ViewSonics, and Top Cats
- Kinder: Full touchscreen Chromebook set, ViewSonics, and Top Cats

Sample Classroom Layout



Design Objectives

Standard elementary classrooms should be designed for flexibility, allowing spaces to adapt to evolving instructional methods and class sizes.

Key design considerations include durable, low-maintenance finishes, clear organization of power and data to support integrated technology, and strategically placed teaching walls to enhance visibility and engagement. Storage solutions and display areas should be thoughtfully integrated to balance functionality with a clean, uncluttered learning environment.

Room Data

Net Area: 960sf
Occupancy:
Grade 1 - 3: (24) Students
Grade 4 - 5: (31) Students
(1) Teacher

Required Zones / Layout Features:

- Small Group & Individual Activities
- Whole Group Lecture
- Teacher Zone
- Sink / Storage Area
- Technology Storage

Program Elements

Design Considerations:

- Visual supervision of all areas
- Flexible layout to allow reconfiguration
- Optional: operable whiteboard partition for shared collaboration with an adjacent classroom
- In-classroom sink with drinking and handwashing functions
- Abundant natural light and operable windows if possible
- Max amount of acoustic treatments to reduce noise

Display Surfaces:

- (2) whiteboard walls minimum (vertical boards encouraged for student use)
- Tackable surfaces on all walls where feasible
- Consider magnetic whiteboard cabinet fronts

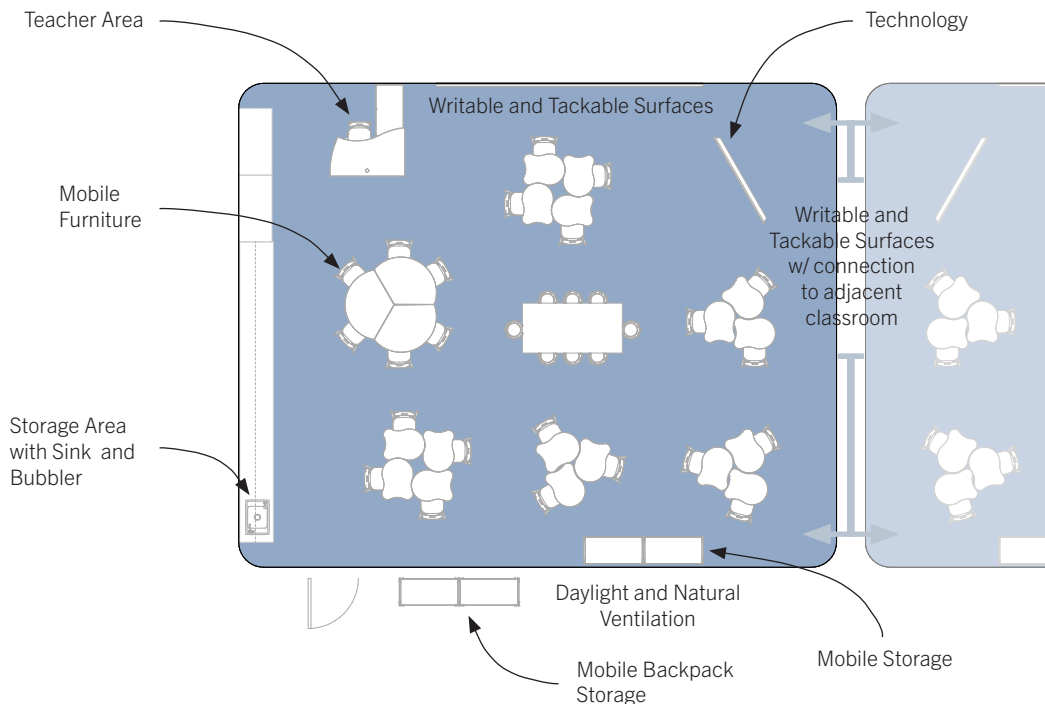
Furniture, Fixtures & Equipment (FF&E):

- Locate cubbies/ backpack rolling carts outside classroom
- Consider flexible, movable supply storage (avoid fixed “teacher wall”)
- Activity tables and stackable chairs
- Teacher workstation and lockable teacher storage cabinets (tall, magnetic/whiteboard-faced)

Technology & AV Requirements:

- Device Accommodation:
Grade 1: Touchscreen devices
Grades 2 – 5: Individual Chromebooks with lockable charging stations
- AV Systems: Equip all classrooms with ViewSonic displays, requiring power and data at multiple wall locations.
- Infrastructure: Coordinate with IT for adequate power and data access across room zones, especially near teaching walls.

Sample Classroom Layout



Design Objectives

The middle school multi-purpose room should be flexible, durable, and acoustically sound to support athletics, performances, and daily cafeteria use. It must transition easily between functions with mobile furnishings, retractable bleachers, and ample storage.

Thoughtful lighting, sound, and access will create a welcoming, functional space for the school community, with convenient access to outdoor dining to expand capacity and support informal gatherings.

Room Data

Net Area: Approximately 10,000sf - Varies per student population

Occupancy:
1/3 of the population for dining

Primary Functions:

- Assemblies / Large Group Activities
- Cafeteria / Dining
- Rainy day PE activities
- Community Outreach

Program Elements

Spatial Adjacencies

- Direct access to kitchen/servery for efficient meal service
- Adjacent access to restrooms, custodial area, and main circulation routes
- Adequate storage room (approx. 150–200 SF) for tables, chairs, and cleaning supplies
- Convenient access to outdoor dining or shaded play area to expand lunch and activity capacity

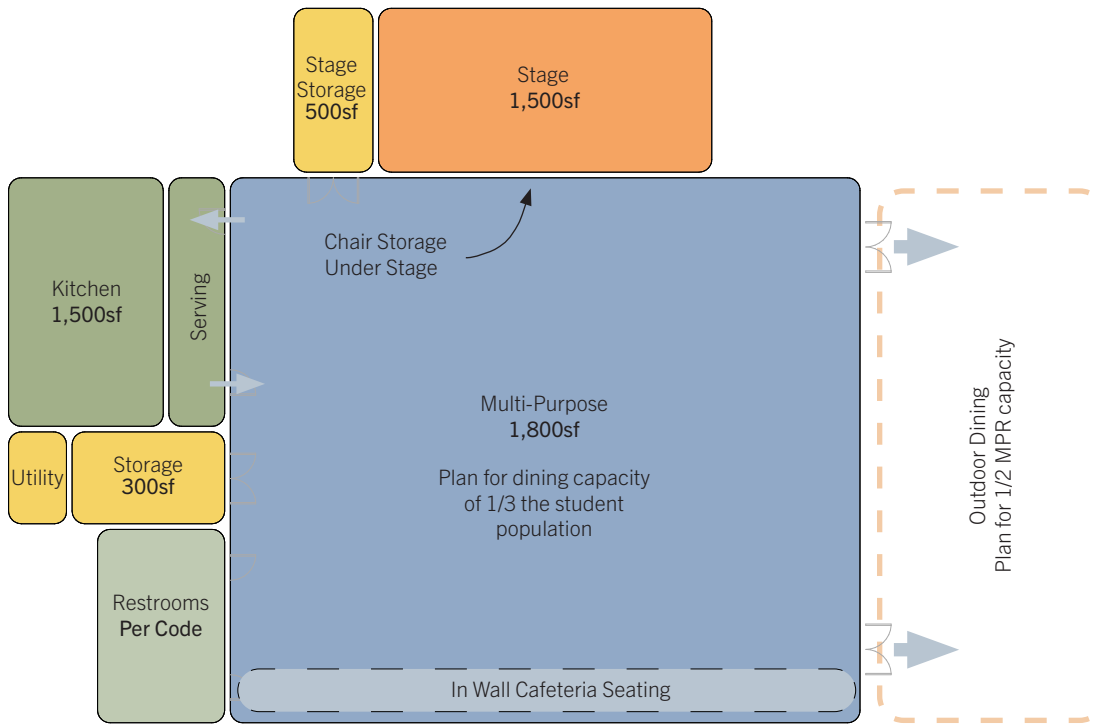
Finishes

- Durable, easy-to-clean resilient flooring suitable for dining and movement
- Walls to include tackable surfaces for student work and acoustic treatment to reduce noise
- Acoustic ceiling tiles or panels to support clear speech during assemblies
- General LED lighting with zoned dimming for events and assemblies

Furnishings & Equipment

- In-wall cafeteria tables to maximize floor space and support efficient transitions between uses
- Stackable chairs for student assemblies with designated storage space
- Small platform risers or a designated stage area for performances or presentations (optional)
- Integrated sound system with microphone and projection capabilities for schoolwide presentations

Organizational Diagram



MIDDLE SCHOOL

GRADES 6 THROUGH 8

Design Objectives

Middle school classrooms should support flexible, tech-integrated environments that promote student engagement, collaboration, and varied instructional approaches.

Adaptable layouts, integrated technology, and connections between classrooms enable active learning, cross-collaboration, and efficient use of shared teaching tools and resources, while maintaining clear visual access for supervision and support.

Room Data

Net Area: 960sf
Occupancy:
(32) Students
(1) Teacher

Required Zones / Layout Features:

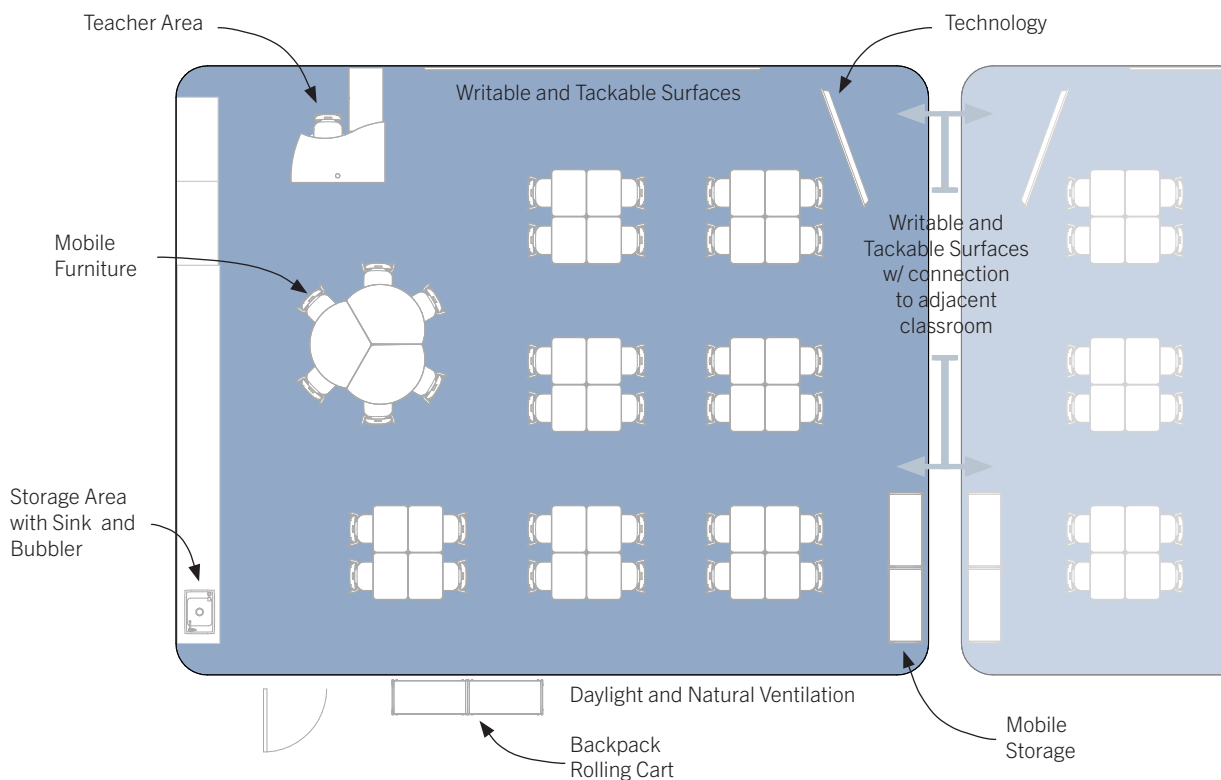
- Small Group & Individual Activities
- Whole Group Lecture
- Teacher Zone
- Sink / Storage Area
- Technology Storage

Program Elements

Spatial Features:

- **Writable and Tackable Surfaces:** Include magnetic whiteboards and tackable wall finishes dispersed throughout the room to support instruction, student work, and active learning. Incorporate communal writable areas and movable whiteboards to allow flexibility for breakout groups.
- **Display Space:** Minimum (2) walls prioritized for display and instructional use, including vertical markerboards, with locations visible from key classroom zones.
- **Acoustics:** Use high-performing acoustical materials within and between classrooms to minimize sound transfer and enhance focus.
- **Technology Integration:** Provide ViewSonic or equivalent interactive display, distribute power and data throughout the room. Chromebook use across all grades (6 – 8), with dedicated charging stations.
- **Built-in Storage:** Include essential casework for teacher and classroom material storage. No student lockers; personal storage is managed within the classroom.
- **Sink & Wet Area:** Provide a sink with bubbler in each classroom.
- **Furniture:** Provide multi-functional, mobile furniture with varied seating types to support individual, small group, and whole-class learning configurations.

Sample Classroom Layout



Spatial Adjacencies:

- Organize classrooms with direct connections between rooms (via doors) and access to shared collaboration spaces to support interdisciplinary teaching, team instruction, and flexible programming.

Design Objectives

The middle school science classroom should support active, hands-on learning through a flexible environment that balances lab experimentation, collaborative work, and technology integration.

The space must prioritize safety, adaptability, and visibility, while incorporating ample writable and tackable surfaces to encourage idea sharing, process documentation, and student-driven learning.

Room Data

Net Area: 1,450sf plus Teacher Prep
 Occupancy:
 (32) Students
 (1) Teacher

Required Zones / Layout Features:

- Small Group & Individual Activities
- Whole Group Lecture
- Lab experimentation
- Teacher Prep Area
- Technology Storage

Program Elements

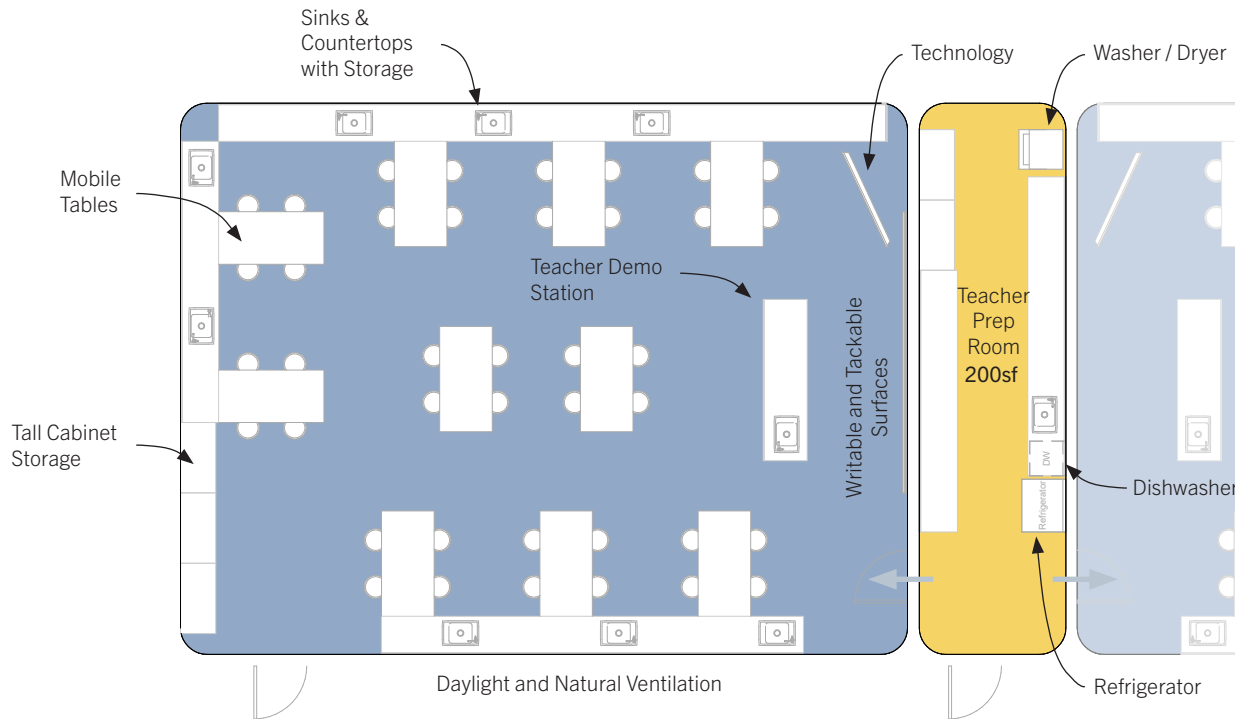
Spatial Adjacencies:

- Organize classrooms with direct connections between rooms (via doors) and access to teacher prep area.

Safety & Lab Features:

- Required: Eyewash station
- Not Required: Fume hood or gas lines
- Countertops: Durable epoxy resin preferred for longevity and resistance to damage
- Power Access: Floor outlets with locks (verify with teachers); consider ceiling-mounted retractable power for flexibility

Sample Classroom Layout



Casework, Storage & Fixtures:

- Lab Station Options: Fixed stations are preferred; gather teacher input on island vs. peninsula layouts
- Upper cabinets should include glass-front doors for visibility
- Additional Utilities: Refrigerator and dishwasher in prep room or shared storage space
- Teacher demonstration station with utilities
- Adjustable layout to accommodate multiple learning modalities

Design Objectives

The Middle School Music Classroom should be a space that supports large group instruction and a variety of musical activities. Design priorities include high acoustic performance, secure and accessible instrument storage, and breakout rooms for small-group or individual practice that maintain visual connections while ensuring sound isolation.

The classroom should be located near the Drama program to allow convenient access to a shared performance space.

Room Data

Net Area: 2,000sf
 Occupancy:
 (45) Students
 (1) Teacher

Required Layout Features:

- Flexible Group Space
- Storage

Program Elements

Core Instructional Space:

- Large rehearsal room
- Flexible layout for band/orchestra or choir setups
- Incorporate high-performance acoustic panels on walls and ceilings to manage sound reflection and reverberation.

Support Spaces:

- Instrument Storage: Lockable, ventilated, varied sizing for large/small instruments
- General Storage: Stands, chairs, sheet music, risers
- Sink/Utility: For cleaning instruments and general use (optional based on program)
- Ensure practice and breakout rooms are acoustically separated but maintain visibility into the main space.

Furnishings & Equipment:

- Mobile chairs and music stands
- Conductor’s podium
- Instrument racks or shelving
- Retractable risers (choral)
- Writable and tackable wall surfaces
- Lockable mobile storage carts

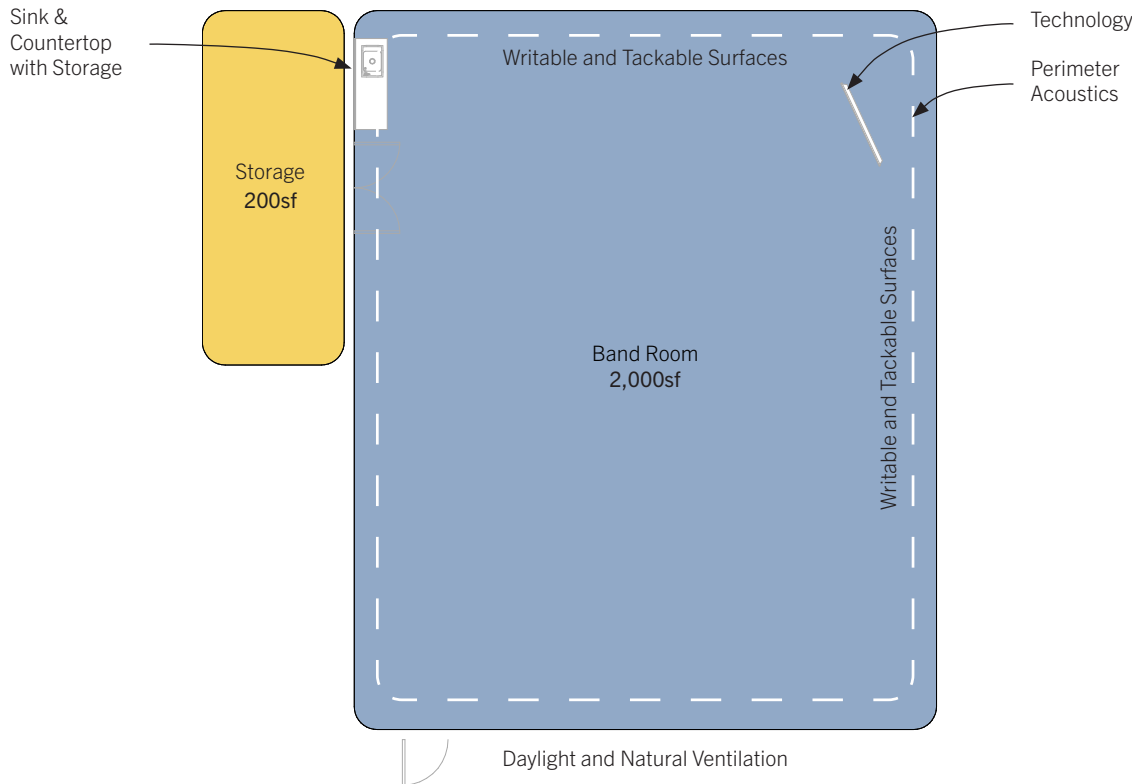
Technology:

- ViewSonic
- Sound system (speakers, amps)
- Microphones and mixer
- Recording system with playback

Spatial Adjacencies:

- Adjacent or connected to MPR

Organizational Diagram



Design Objectives

The art classroom should provide a flexible environment that supports evolving curricula, technologies, and student-driven projects in both 2-D and 3-D mediums. Design should balance natural and artificial lighting to create an inspiring yet focused setting, ensuring daylight enhances the space without causing direct glare distraction.

The art classroom should be strategically located with access to adjacent creative/STEAM spaces and an outdoor work zone, while maintaining proximity to custodial service areas for efficient operations.

Room Data

Net Area: 1,300sf
 Occupancy:
 (32) Students
 (1) Teacher

Required Layout Features:

- Main Art Room
- Teacher Storage/Work

Program Elements

Furnishings & Finishes:

- Durable, resilient, non-slip flooring suitable for wet use
- Writable, magnetic and tackable surfaces for instruction and display
- Include tackable display space on adjacent corridor-facing wall
- Low, mobile storage units with lockable casters for student use
- Deep perimeter counters for large materials and equipment
- Dedicated space for tools like paper cutters and light tables

Mechanical & Electrical:

- General air circulation designed to handle fumes from art materials
- Multiple wall outlets and floor boxes
- Retractable ceiling outlets for maximum layout flexibility
- Data ports for digital workstations and teacher technology

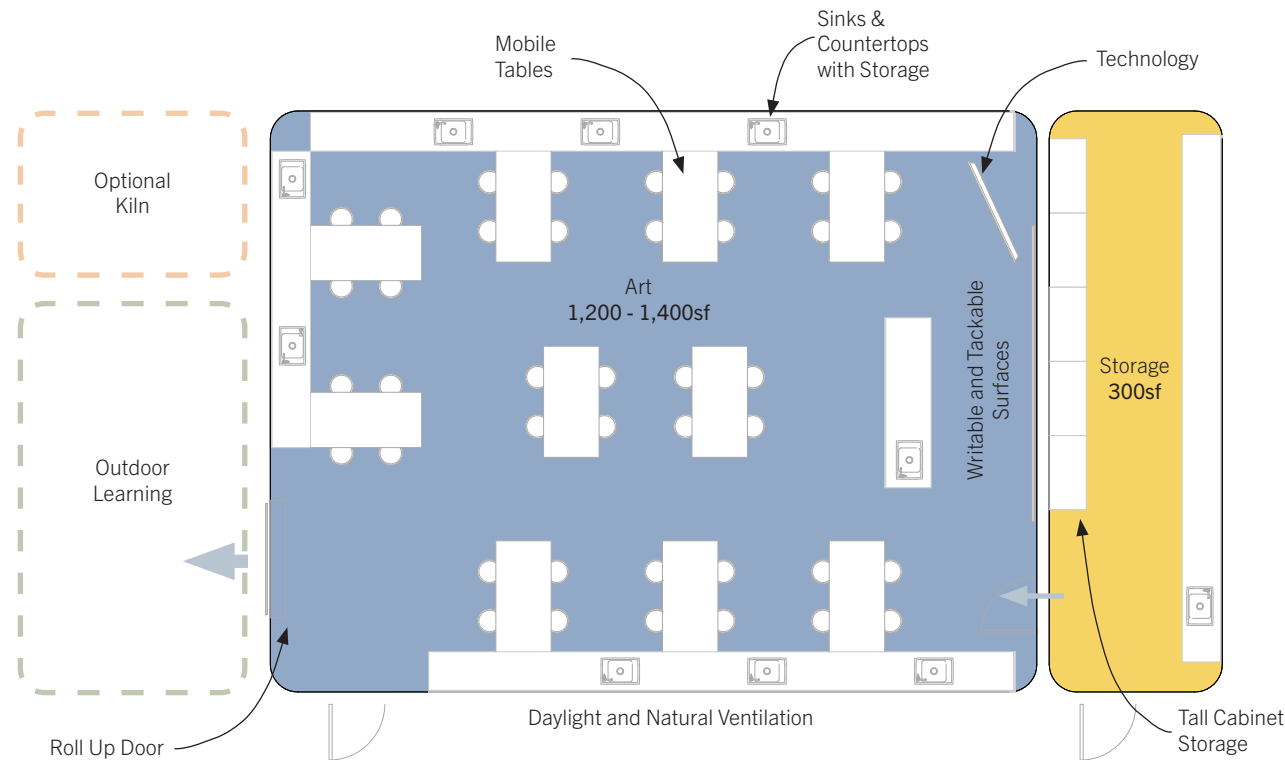
Technology:

- Interactive display (e.g., ViewSonic), document camera, sound system

Optional:

- Locate kiln adjacent to Outdoor Learning and Art space

Organizational Diagram



Design Objectives

The middle school multi-purpose room should be flexible, durable, and acoustically sound to support performances and daily cafeteria use. It must transition easily between functions with mobile furnishings, retractable bleachers, and ample storage.

Thoughtful lighting, sound, and access will create a welcoming, functional space for the school community, with convenient access to outdoor dining to expand capacity and support informal gatherings.

Room Data

Net Area: Approximately 10,000sf - Varies per student population

Occupancy:
1/3 of the population for dining

Primary Functions:

- Performances (Band, Theater, Assemblies)
- Cafeteria / Dining
- Community Events / Large Group Activities

Program Elements

Spatial Adjacencies

- Cafeteria storage room (approx. 150–200 SF) for tables and cleaning supplies
- Performance storage room (approx. 300 SF) for chairs, risers, and AV gear
- Direct access to kitchen/servery for meal service
- Adjacent or nearby access to Band Room
- Double-door access for loading equipment and furniture
- Convenient access to outdoor dining area for expanded lunch capacity and informal gatherings

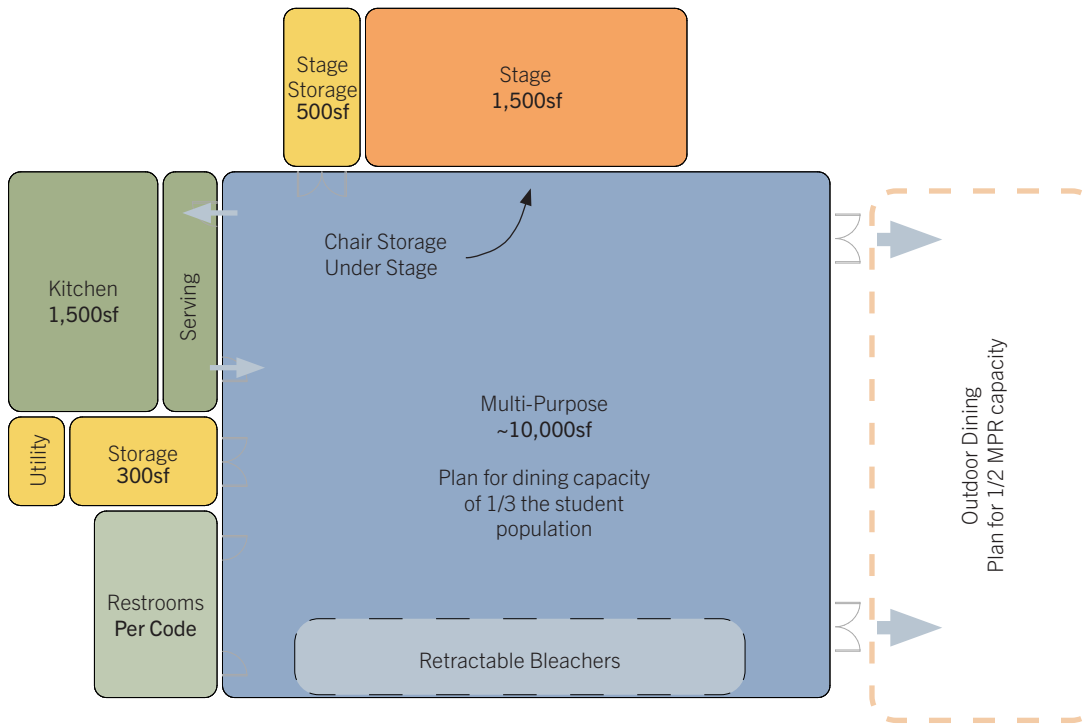
Finishes

- Flooring to be resilient, high-impact rubber material
- Walls to include durable, sound-absorbing panels and protective paneling as needed
- Acoustic ceiling treatments to reduce reverberation and support performances
- General LED lighting with dimmable zones; theatrical lighting over stage area

Furnishings & Equipment

- Full AV system with projector, retractable screen, PA system, and wireless mics
- Retractable, wall-mounted bleachers with seating for 250–300
- 300 stackable chairs for band concerts and assemblies with storage racks
- Portable stage platforms or risers with adjacent storage
- Mobile cafeteria tables with compact foldable storage

Organizational Diagram



Design Objectives

The middle school gym should be a flexible, durable, and welcoming space that supports both daily physical education and large-scale community functions. The design must accommodate athletic competition, school performances, and large student gatherings, with emphasis on safety, accessibility, acoustic performance, and seamless operational transitions.

See the Field House for alternate approach to a stand alone Gym.

Room Data

Net Area: Approximately 10,000sf - Varies per student population

Primary Functions:

- Athletics (Basketball, Volleyball, Wrestling)
- Community Events / Large Group Activities

Program Elements

Spatial Adjacencies

- Adjacent to locker rooms (boys', girls', and accessible/unisex)
- Locker Rooms should have close proximity to PE offices
- Nearby restrooms accessible from gym and exterior
- Storage rooms immediately off the gym for athletic and PE equipment
- Access to custodial/janitorial room for cleaning and maintenance
- Secondary access for after-hours community or extracurricular use (e.g., weekend sports)

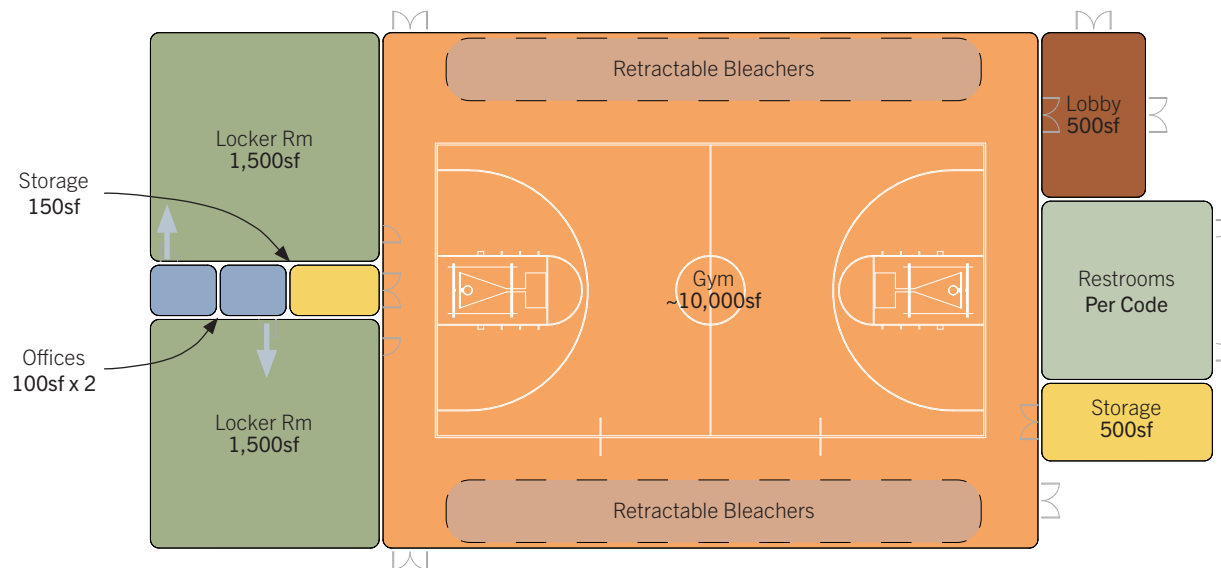
Finishes, Furniture & Equipment

- Athletic-grade resilient sports flooring (e.g., hardwood or rubber)
- Wall-mounted retractable basketball hoops (main and side courts) and Volleyball system
- Wall mounted scoreboard at both sides with control panel
- Wall pads for safety at baseline and sidelines
- Retractable divider curtain (if multipurpose use within gym is expected)
- Sound system with built-in speakers and wireless microphone
- Wall-mounted clock with game timer and buzzer
- Ceiling fans

Locker Rooms

- Lockable full-height and half-height lockers
- Open bench seating integrated into locker layout
- Non-slip, water-resistant flooring with floor drains
- Vandal-resistant fixtures and finishes
- Supervised sightlines (limited visual barriers, no blind corners)
- Private changing stalls or curtained areas
- Dedicated staff/coach's changing room

Organizational Diagram



Design Objectives

The middle school field house should provide a durable, flexible environment that supports movement-based learning and student wellness. As an alternative to a traditional stand-alone gymnasium, the field house offers a compact and efficient solution that can serve both indoor and outdoor programming needs.

The space should maximize daylighting where possible, while also providing locker rooms, storage, and restrooms in close proximity to play fields—ensuring year-round usability and adaptability.

Room Data

Net Area: Approximately 5,500sf

Primary Functions:

- PE Classroom Use
- Could serve as additional space for Dance, Weight Room, etc.

Program Elements

Spatial Adjacencies

- Direct adjacency to athletic fields and hardcourts
- Direct adjacency to PE locker rooms and restrooms (internal or immediately connected)
- Adjacent or connected to secure PE equipment storage
- Secondary access to maintenance/service areas for deliveries or equipment movement

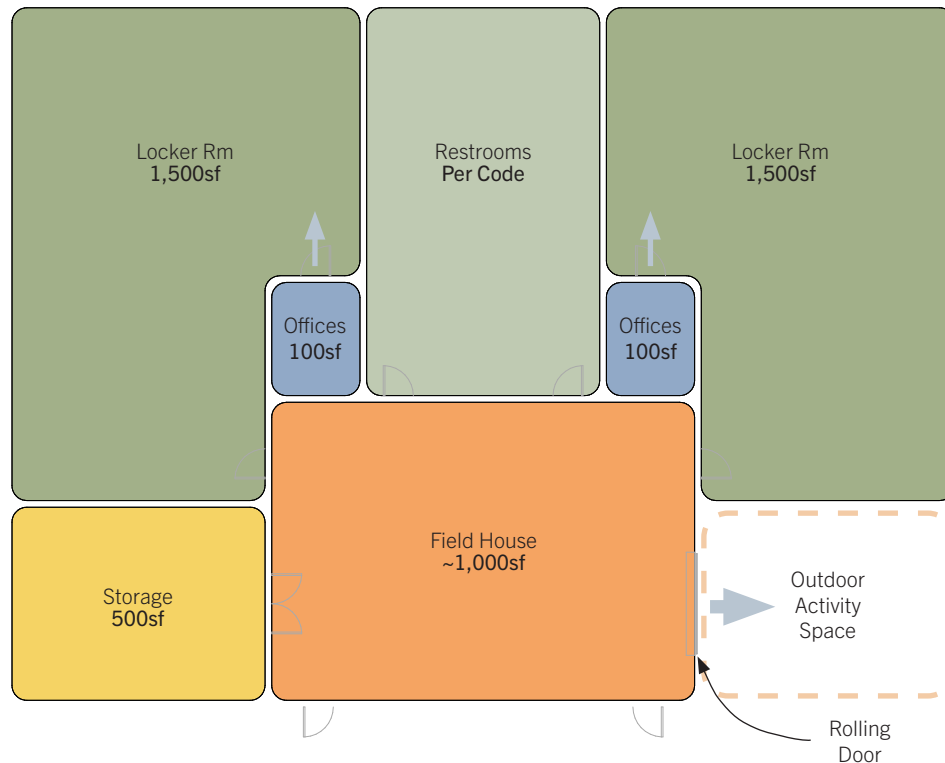
Furniture & Finishes

- Slip-resistant, impact-rated flooring
- High-durability wall finishes
- Acoustical treatments as needed (wall or ceiling panels)
- Wall-mounted or mobile whiteboard
- Storage from mobile carts, folding benches, or stackable seating

Equipment

- Mounted clock with timer or scoreboard display
- Sound system with Bluetooth capability or wall-mounted speakers
- Wall-mounted TV or projection setup for instructional media or fitness videos

Organizational Diagram



SUPPORT SPACES

ELEMENTARY & MIDDLE SCHOOL

Design Objectives

The Administration building should establish a clear and welcoming entry to the school campus that enhances curb appeal and signals arrival. The lobby should provide a comfortable, inviting space for parents, with clear separation between public access and private work areas to support security and confidentiality. The layout should include a balanced mix of private offices, open work areas, and ample conference space.

Clear, consistent signage should guide visitors to and from Administration and support easy campus navigation.

Room Data

Net Area: Approximately 3,500sf

Primary Functions

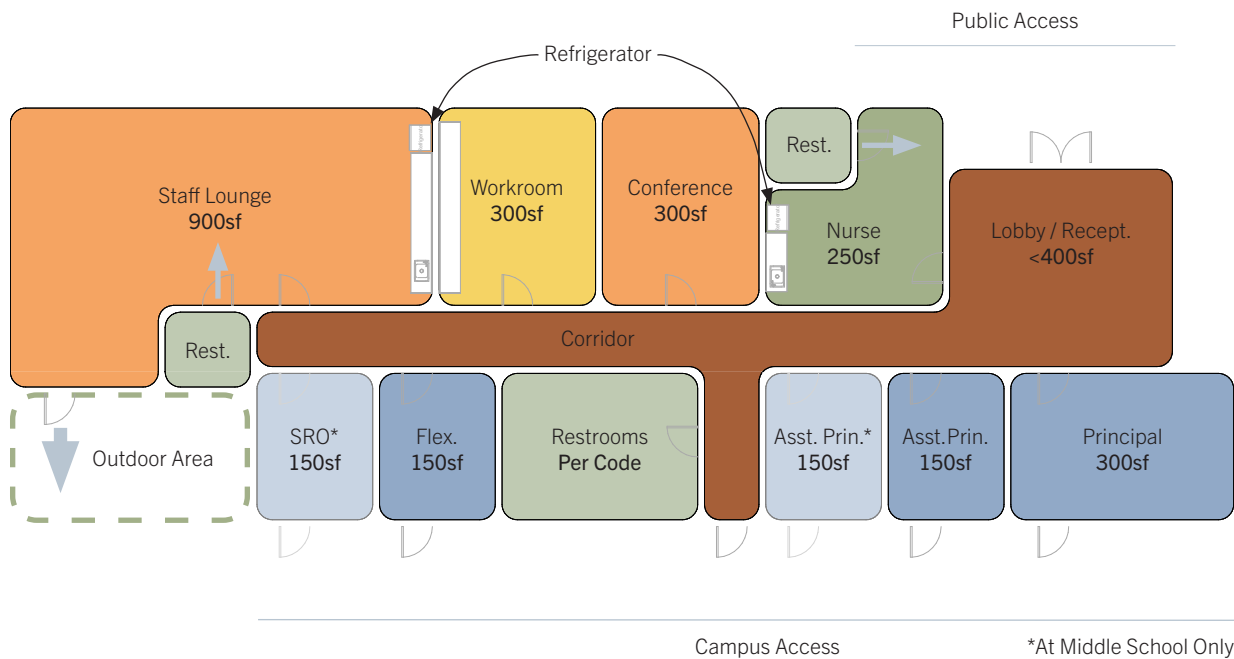
- Campus Entry & Visitor Management
- Student & Family Services
- Staff Support & Operations
- Leadership & Confidential Meetings
- Office Services & Logistics

Program Elements

Core Spaces:

- **Lobby / Reception Area:** Includes seating for max (6) visitors, a transaction counter, and visual access to the main entrance.
- Reception desk should accommodate (4) staff at Middle School and (2) staff at Elementary School.
- **Principal's Office:** include space for a small meeting desk and direct exterior access.
- **Assistant Principal ((2) at MS):** include a space for a small meeting desk and direct access to campus.
- **Counselor Office and Parent Liason:**
Elementary School: Office should be adjacent to the main office.
Middle School: Office should connect directly to admin space via interior door.
- **General Workroom:** Space for printing, copying, and supplies with work counters and storage.
- **Staff Restroom(s)**
- **Nurse Office:** Includes bathroom, cot area, sink, secure medication storage, refrigerator with ice and nurse workstation.
- **Conference Room**
- **Workroom / Records Storage:** Secure, climate-controlled area for student records and sensitive documents.
- **Staff Lounge / Break Area (if located within admin):** Includes kitchenette, seating, mailboxes and storage.

Organizational Diagram



Spatial Features

- Include secure access control at public entry point, with door buzzer or check-in system.
- Design with ample natural light, especially in common or waiting areas, while controlling glare in workspaces.
- Technology infrastructure for phones, computers, intercoms, security systems, and visitor management tools.
- Flexible storage including lockable cabinets, open shelving, and file systems.

Design Objectives

The Wellness Room should function as a flexible, multi-purpose space that supports basic counseling, health, and emotional regulation needs within a single environment. It should include soft, movable furnishings to create separate zones for individual conversations, quiet reflection, and small-group activities.

Discreet access and thoughtful layout should ensure the room remains welcoming while respecting students' privacy.

Room Data

Net Area: Approximately 900sf

Occupancy:

(10-15) Students

(2-3) Staff

Primary Functions

- Quiet Reflection
- 1:1 Counseling
- Small-Group Seating
- Specialist Spaces (Counselor)

Program Elements

Spatial Features

- Soft seating (beanbags, lounge chairs, floor cushions)
- Small table and 2–3 chairs for conversation
- Quiet zone/nook with soft finishes
- Lockable storage cabinet for wellness and health supplies
- Mobile divider or curtain for visual separation
- Writable and tackable wall surfaces
- Biophilic elements (plants, nature imagery)
- Acoustically treated walls for privacy
- Electrical outlets near seating and table areas
- Integrated A/V capability (e.g., speakers, tablets, or smartboards) for guided meditations or therapeutic media.
- Optional sink if adjacent to health services

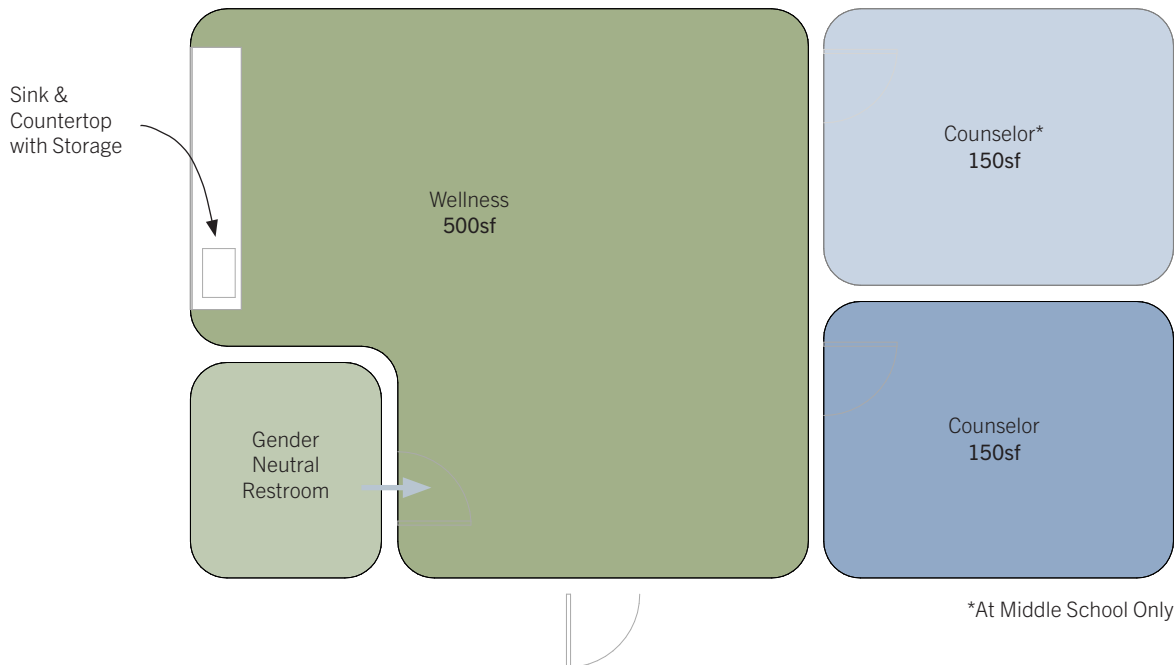
Sensory Elements

- Natural daylight access, with options for shades or blackout curtains for sensory sensitivity.
- Dimmable lighting to support emotional regulation and allow for calming atmosphere adjustments.
- Use of indirect or diffused lighting to reduce glare and harsh overhead light.
- Consider white noise machines or ambient sound features.

Access and Spatial Adjacencies

- Discreet entrance to reduce stigma and support student privacy.
- Proximity to counseling, without drawing undue attention.
- Locating Wellness away from Admin spaces is encouraged.

Organizational Diagram



Design Objectives

The K–8 library serves as a vibrant, multipurpose learning hub that fosters literacy, collaboration, and creativity. Designed to support both instructional and extracurricular use, the space accommodates whole-class teaching, small group work, after-school programs, staff meetings, and community functions. Zones are age-appropriate and clearly visible to ensure safety while allowing flexibility for evolving programs. The library promotes digital fluency through integrated technology and supports inclusive access during the school day, including open hours during recess and lunch.

Room Data

Net Area: Approximately 4,000sf

Primary Functions

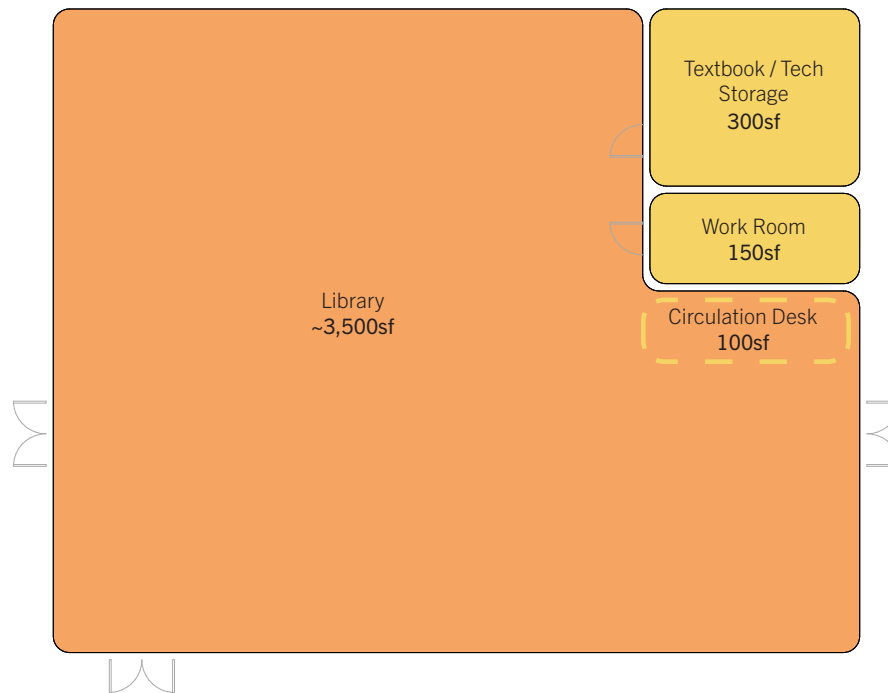
- Instructional Use (Up to 35 students)
- Reading & Activity Zones
- Staff & Community Use (Up to 40-45 people for various meetings)
- Technology & Research
- Circulation Desk, Storage & Support Rooms

Program Elements

Core Programmatic Elements:

- Clearly visible layout with no hidden corners; corner mirrors included for supervision
- Zones for individual reading, game play, and quiet homework time
- Design to be secured and rented after hours
- Accommodate several desktop PCs or Chromebooks placed on central tables
- Accessible power/data for student devices
- Lockable Tech Room with dedicated storage
- Secured Book Room / Curriculum Room with sink and two-door access
- Circulation Desk: Dual-height surfaces (bar and desk height), positioned for maximum visibility, and with dedicated storage behind the desk.
- Book drop uses mobile cart for returns

Organizational Diagram



Spatial Features and Finishes:

- Mobile and fixed book stacks in central area
- Writable and tackable surfaces for instruction and display
- Mobile ViewSonic board and Redcat sound system with ceiling-integrated mic
- Integrated technology: projection, wireless access, sound amplification
- Dimmable LED lighting; natural light where possible
- High-performance acoustics for multipurpose use
- Flexible furniture for ELA lessons, clubs, and collaborative group use; no obscured nooks

Adjacencies and Access:

- Near academic core with clear visibility from hallway
- Convenient access to restrooms
- Configured to allow zoning for public vs. school-day access
- Optional access to outdoor reading or learning patio

Design Objectives

The design of Special Education classrooms should prioritize flexible, inclusive environments that support a range of instructional models, therapeutic interventions, and assistive technologies. Spaces must address physical, emotional, and sensory needs through intentional use of finishes, furnishings, and spatial organization.

Classrooms should promote integration with the broader campus while maintaining proximity to specialized support staff and ensuring student privacy and dignity.

Room Data

Net Area: 5,700sf

Core Program Spaces:

- SAI Classrooms
- Learning Centers / Resource Classrooms
- Life Skills Classrooms
- Sensory Room
- Specialist Spaces (Speech, SLPAs)
- Wellness (Psychologist, Counselor)
- Enclosed Outdoor Play

Program Elements

- Ensure all spaces accommodate a range of mobility devices (manual wheelchair accessible tables, sit-stand desks, etc.).
- Include dimmable lighting and acoustic treatments to support sensory regulation.
- Provide writable and tackable wall surfaces in all instructional and support spaces. Consider surfaces that accommodate tape, magnets, and/or Velcro.
- Integrate assistive technology and communication devices throughout (Viewsonics, Chromebooks, iPads, in-ceiling speakers, etc.).
- Use durable, non-slip, low-glare flooring with soft visual texture (e.g., rubber tile).
- Incorporate flexible, mobile furniture to support individualized and small-group instruction.
- Include secure, lockable storage in all spaces for instructional, medical, or personal use. Cubbies at (ES) and shared lockers at (MS) for PE.
- Locate all specialized spaces in close proximity to general education for ease of integration.
- Provide clear wayfinding and signage that is accessible and easy to understand.
- Maintain visual calm by minimizing clutter and using soft, natural finishes.
- Design rooms to be reconfigurable to accommodate evolving program or student needs (mobile dividers, operable partitions, etc.).
- All classrooms to include in-room restrooms with appropriate support equipment.
- All classrooms to include a sink with bubbler.
- Connect to outdoor play areas with age-appropriate, inclusive equipment sized for children, including adult SPED use and staff-assisted support.

Organizational Diagram

