

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, California 94571-1561

BOARD AGENDA BRIEFING

Meeting Date: February 15, 2022

Attachments: X

From: Tammy Busch, Chief Business Officer

Item Number: 9.2.1.6

Type of item: (Action, Consent Action or Information Only): Information Only

SUBJECT:

Presentation of the River Delta Unified School District Master Plan for the Measure J and K Facilities Bond Programs.

BACKGROUND:

On August 10, 2021 the Board approved HKIT Architects as the Master Planning architect for the Measure J and K Facilities Bond Programs. The first step of the master planning process was HKIT meeting with staff leadership and walking all school sites in the amount of \$10,000. The second step was a robust Community Engagement process where there were two (2) meetings at each site: one with staff and one with parents and community members. They also met with maintenance staff, Special Education, Educational Services, collected as-built drawings and site information including student enrollment numbers. The cost of the Community Engagement process was \$52,952.

Once information was gathered, HKIT put together a Master Plan. HKIT meet with school Principals; Kathy Wright, Superintendent; Tammy Busch, Chief Business Officer and Ken Gaston, Director of MOT for review and feedback of the draft Master Plan.

STATUS:

Present the Master Plan for the Measure J and K Facilities Bond Programs.

PRESENTER:

Jeff Evans and Melissa Regan, HKIT Architects

OTHER PEOPLE WHO MIGHT BE PRESENT:

Maria Denney, RGM Kramer

COST AND FUNDING SOURCES:

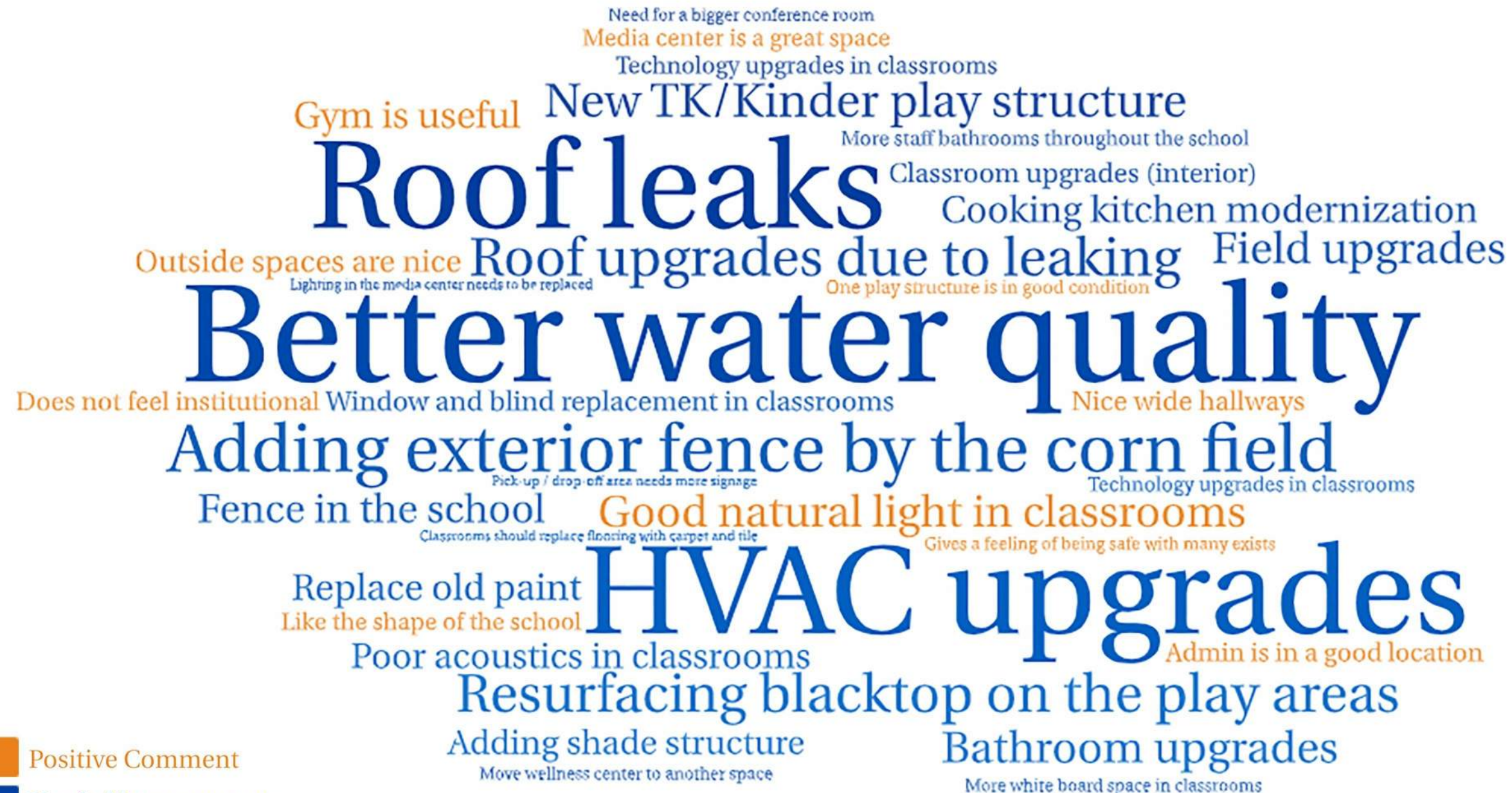
RECOMMENDATION:

That the Board receives this information.

Time allocated: 10 minutes

BATES ELEMENTARY

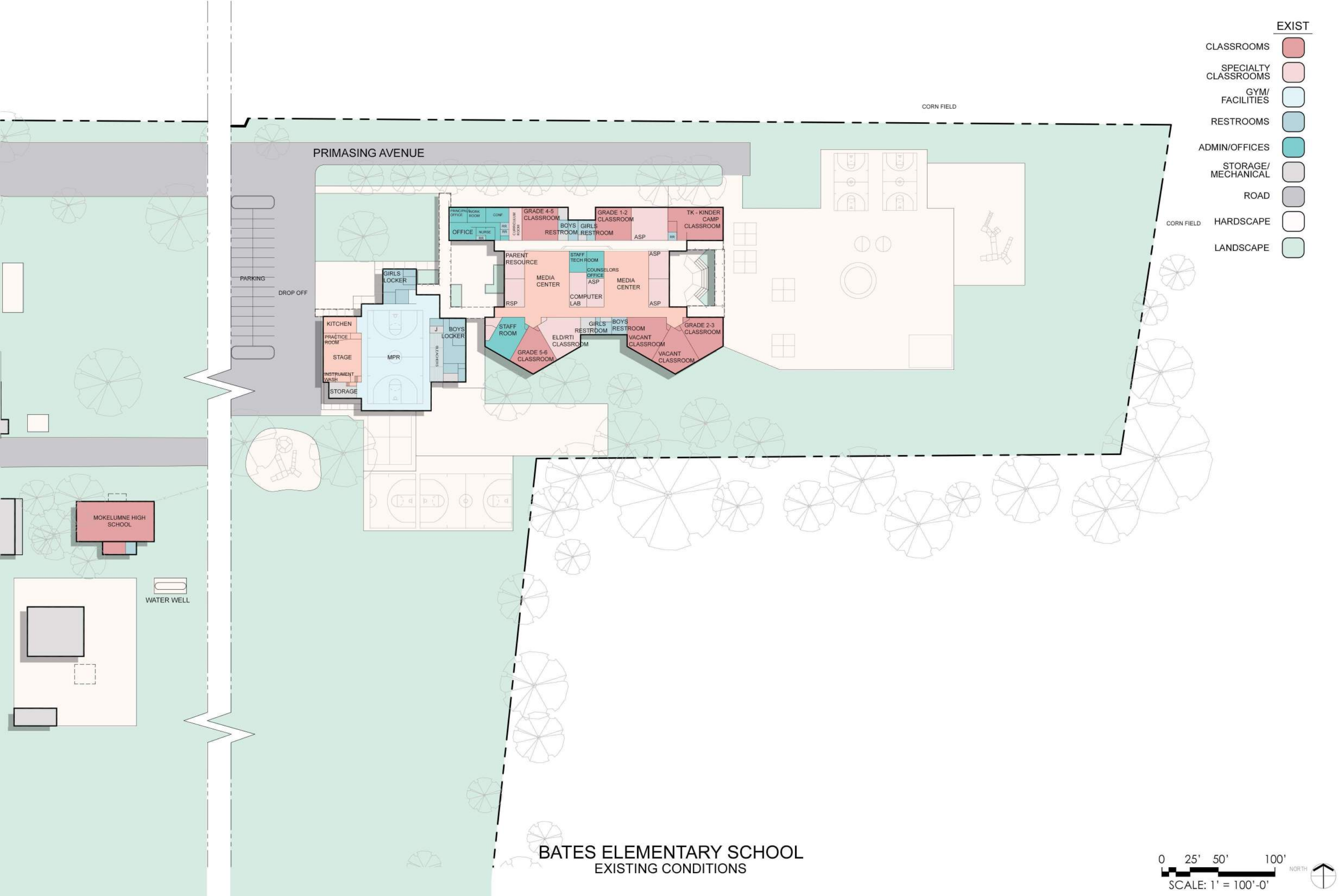
INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS



- Positive Comment
- Needed improvements

EXIST

- CLASSROOMS
- SPECIALTY CLASSROOMS
- GYM/FACILITIES
- RESTROOMS
- ADMIN/OFFICES
- STORAGE/MECHANICAL
- ROAD
- HARDSCAPE
- LANDSCAPE



PRIMASING AVENUE

CORN FIELD

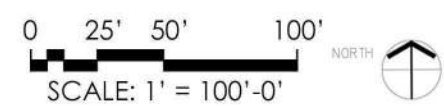
PARKING
DROP OFF

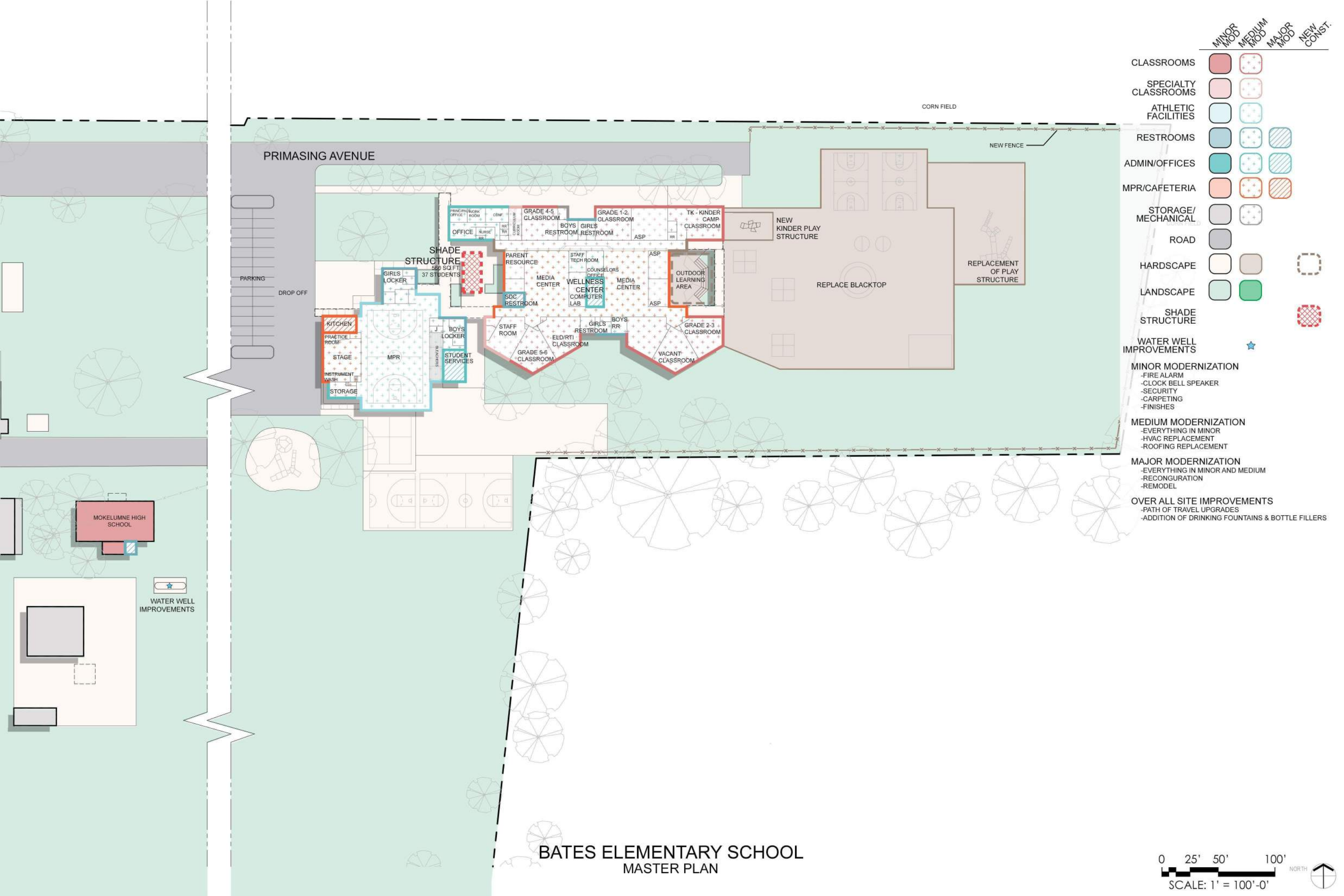
CORN FIELD

MOKELUMNE HIGH SCHOOL

WATER WELL

BATES ELEMENTARY SCHOOL EXISTING CONDITIONS





MINOR MOD MEDIUM MOD MAJOR MOD NEW CONST.

- CLASSROOMS
- SPECIALTY CLASSROOMS
- ATHLETIC FACILITIES
- RESTROOMS
- ADMIN/OFFICES
- MPR/CAFETERIA
- STORAGE/MECHANICAL
- ROAD
- HARDSCAPE
- LANDSCAPE
- SHADE STRUCTURE
- WATER WELL IMPROVEMENTS
- MINOR MODERNIZATION
 - FIRE ALARM
 - CLOCK BELL SPEAKER
 - SECURITY
 - CARPETING
 - FINISHES
- MEDIUM MODERNIZATION
 - EVERYTHING IN MINOR
 - HVAC REPLACEMENT
 - ROOFING REPLACEMENT
- MAJOR MODERNIZATION
 - EVERYTHING IN MINOR AND MEDIUM
 - RECONFIGURATION
 - REMODEL
- OVER ALL SITE IMPROVEMENTS
 - PATH OF TRAVEL UPGRADES
 - ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS

PRIMASING AVENUE

CORN FIELD

NEW FENCE

PARKING
DROP OFF

SHADE STRUCTURE
560 SQ FT
37 STUDENTS

NEW KINDER PLAY STRUCTURE

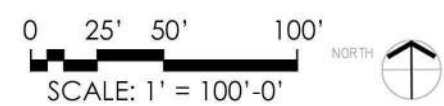
REPLACEMENT OF PLAY STRUCTURE

REPLACE BLACKTOP

MOKELUMNE HIGH SCHOOL

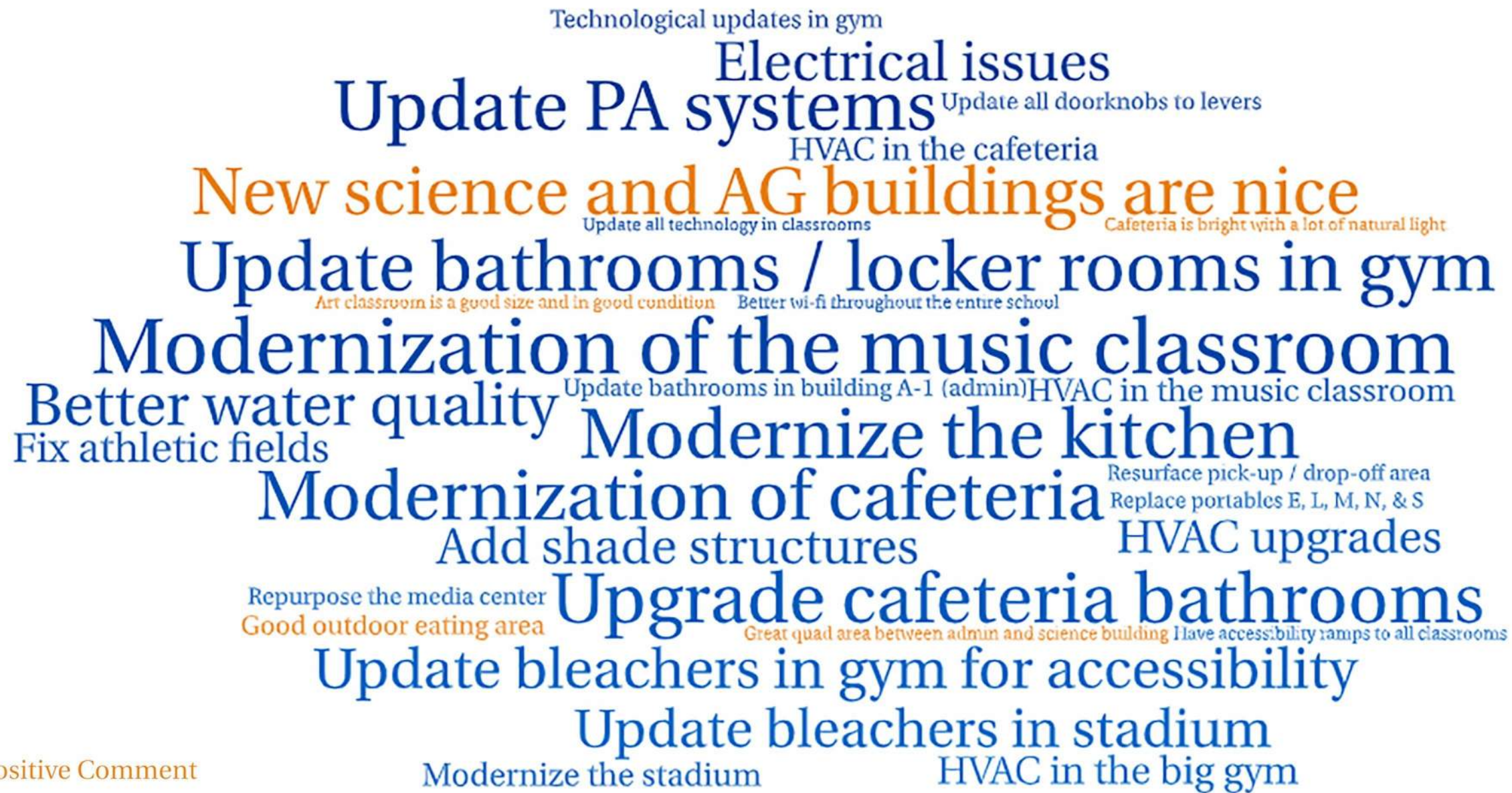
WATER WELL IMPROVEMENTS

BATES ELEMENTARY SCHOOL
MASTER PLAN



DELTA HIGH

INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS



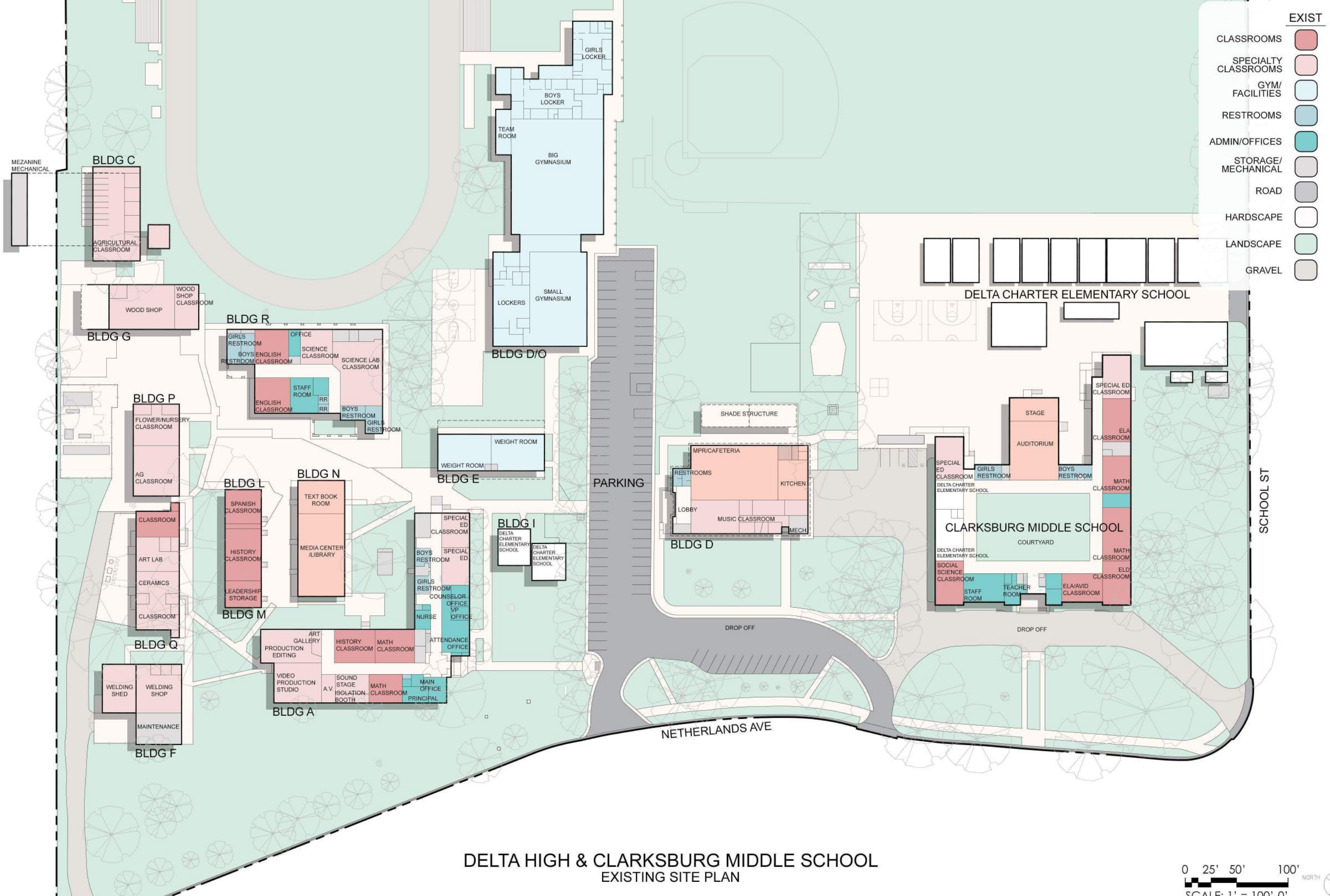
- Positive Comment
- Needed improvements

CLARKSBURG MIDDLE

INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS

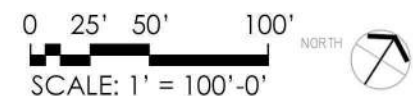
Good classrooms sized
Love the auditorium
Upgrade cafeteria bathrooms
Modernize the kitchen
Cafeteria is bright with a lot of natural light
Update all technology in classrooms
Better wi-fi throughout the entire school
Modernization of cafeteria
Modernization of the music classroom
Update PA systems
Great natural lighting
Better water quality
HVAC upgrades
Provide a lobby in the admin area
Add shade structures
"Pretty us up"
HVAC in the cafeteria
Character, design, and outdoor space
HVAC in the music classroom
Good outdoor eating area
Re-distribute the admin offices
Resurface pick-up / drop-off area
Provide a space for social workers, school psychologists, and counseling

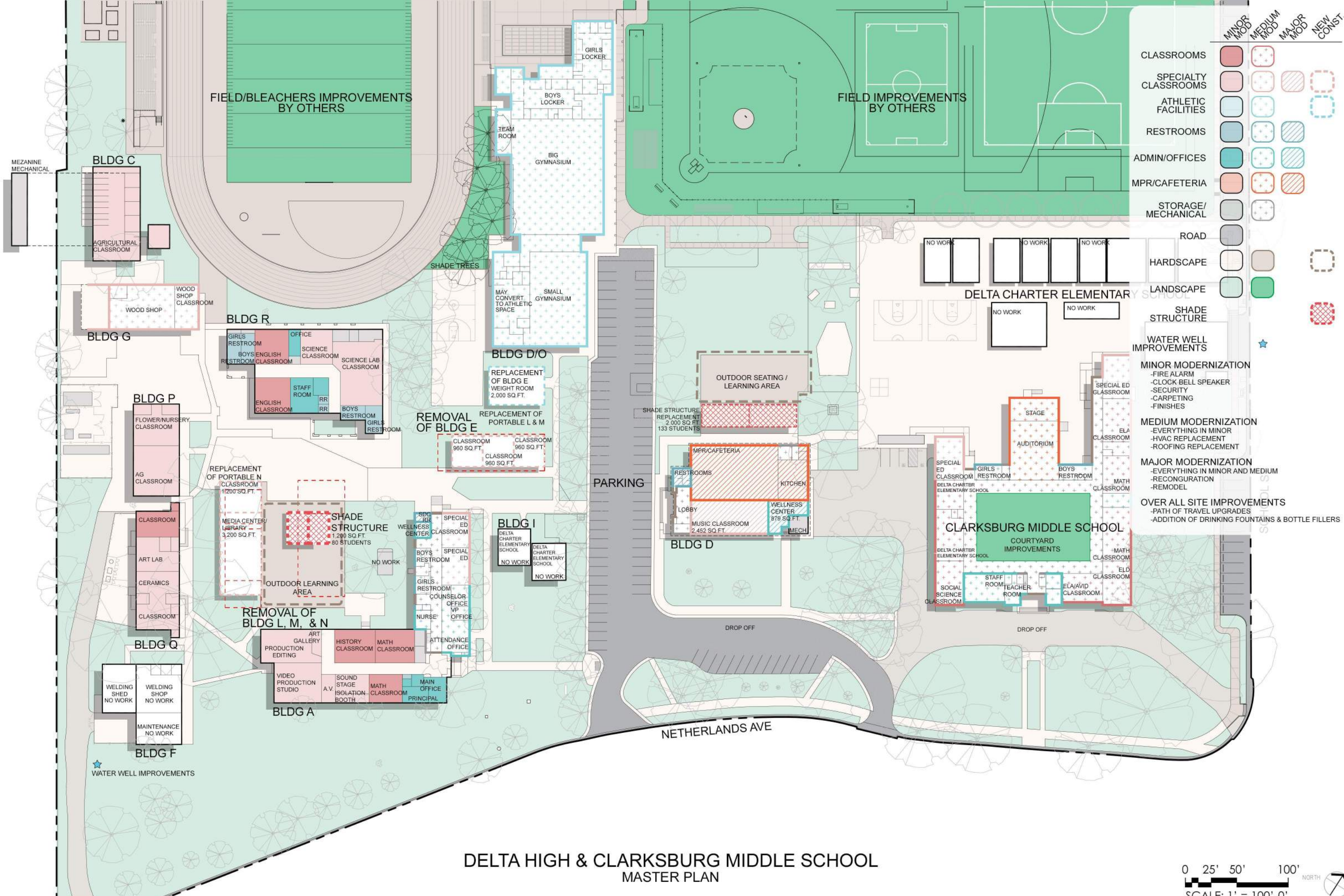
Positive Comment
Needed improvements



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- CLASSROOMS
 - SPECIALTY CLASSROOMS
 - GYM/FACILITIES
 - RESTROOMS
 - ADMIN/OFFICES
 - STORAGE/MECHANICAL
 - ROAD
 - HARDSCAPE
 - LANDSCAPE
 - GRAVEL

DELTA HIGH & CLARKSBURG MIDDLE SCHOOL
EXISTING SITE PLAN

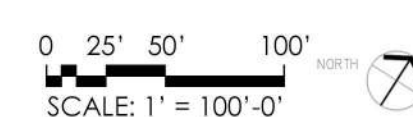




	MINOR MOD	MEDIUM MOD	MAJOR MOD	NEW CONST.
CLASSROOMS	[Red circle]	[Red circle with stars]	[Red circle with stars and dots]	[Red circle with stars and dots]
SPECIALTY CLASSROOMS	[Light red circle]	[Light red circle with stars]	[Light red circle with stars and dots]	[Light red circle with stars and dots]
ATHLETIC FACILITIES	[Light blue circle]	[Light blue circle with stars]	[Light blue circle with stars and dots]	[Light blue circle with stars and dots]
RESTROOMS	[Blue circle]	[Blue circle with stars]	[Blue circle with stars and dots]	[Blue circle with stars and dots]
ADMIN/OFFICES	[Teal circle]	[Teal circle with stars]	[Teal circle with stars and dots]	[Teal circle with stars and dots]
MPR/CAFETERIA	[Orange circle]	[Orange circle with stars]	[Orange circle with stars and dots]	[Orange circle with stars and dots]
STORAGE/MECHANICAL	[Grey circle]	[Grey circle with stars]	[Grey circle with stars and dots]	[Grey circle with stars and dots]
ROAD	[Dark grey circle]	[Dark grey circle with stars]	[Dark grey circle with stars and dots]	[Dark grey circle with stars and dots]
HARDSCAPE	[Light tan circle]	[Light tan circle with stars]	[Light tan circle with stars and dots]	[Light tan circle with stars and dots]
LANDSCAPE	[Light green circle]	[Light green circle with stars]	[Light green circle with stars and dots]	[Light green circle with stars and dots]
SHADE STRUCTURE	[Red cross-hatch pattern]	[Red cross-hatch pattern]	[Red cross-hatch pattern]	[Red cross-hatch pattern]

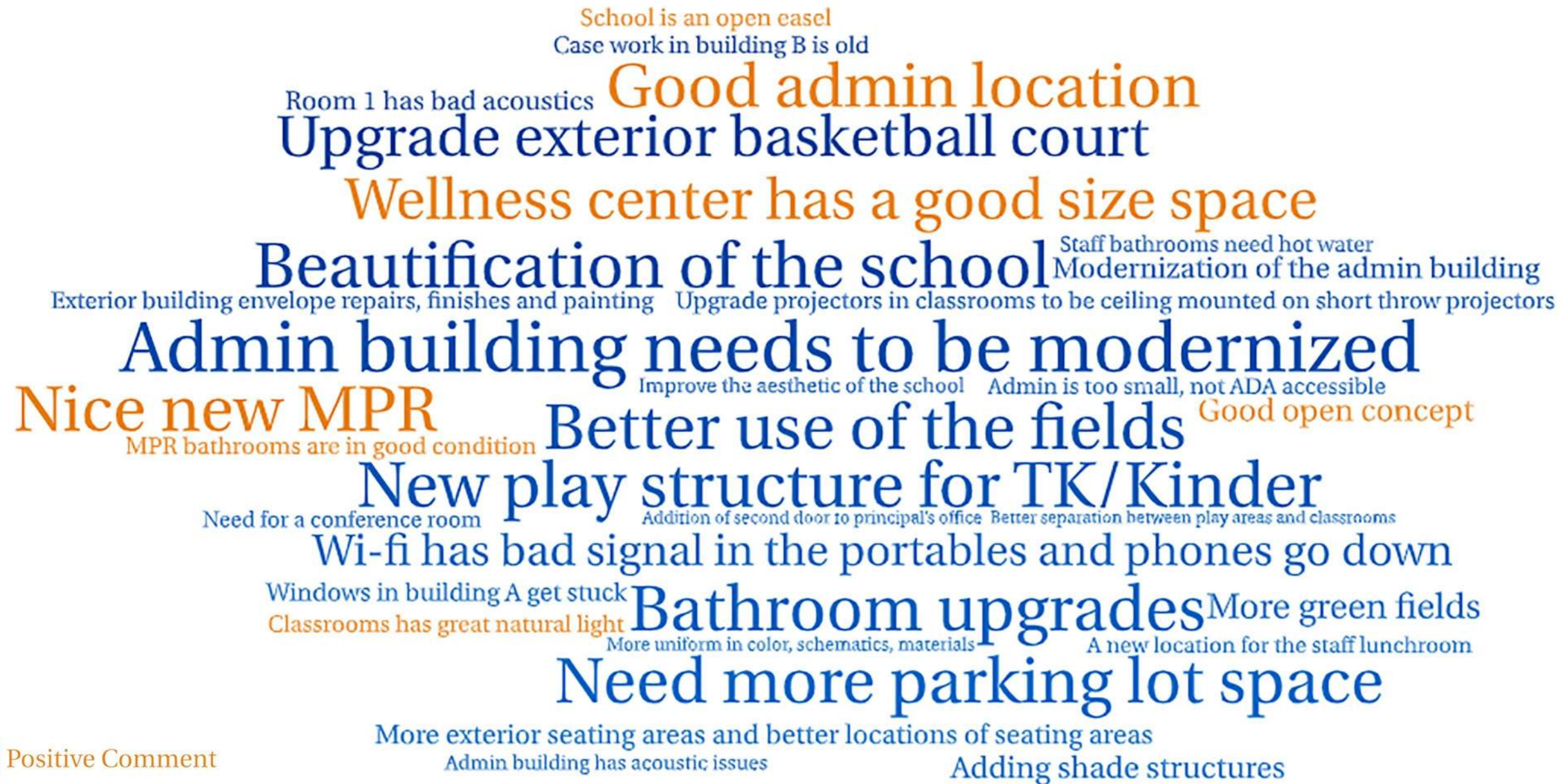
- WATER WELL IMPROVEMENTS
- MINOR MODERNIZATION
 - FIRE ALARM
 - CLOCK BELL SPEAKER
 - SECURITY
 - CARPETING
 - FINISHES
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 - ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS

DELTA HIGH & CLARKSBURG MIDDLE SCHOOL
MASTER PLAN



D.H. WHITE ELEMENTARY

INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS



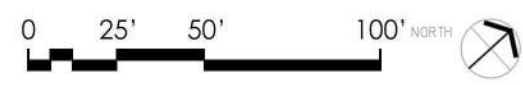
 Positive Comment
 Needed improvements

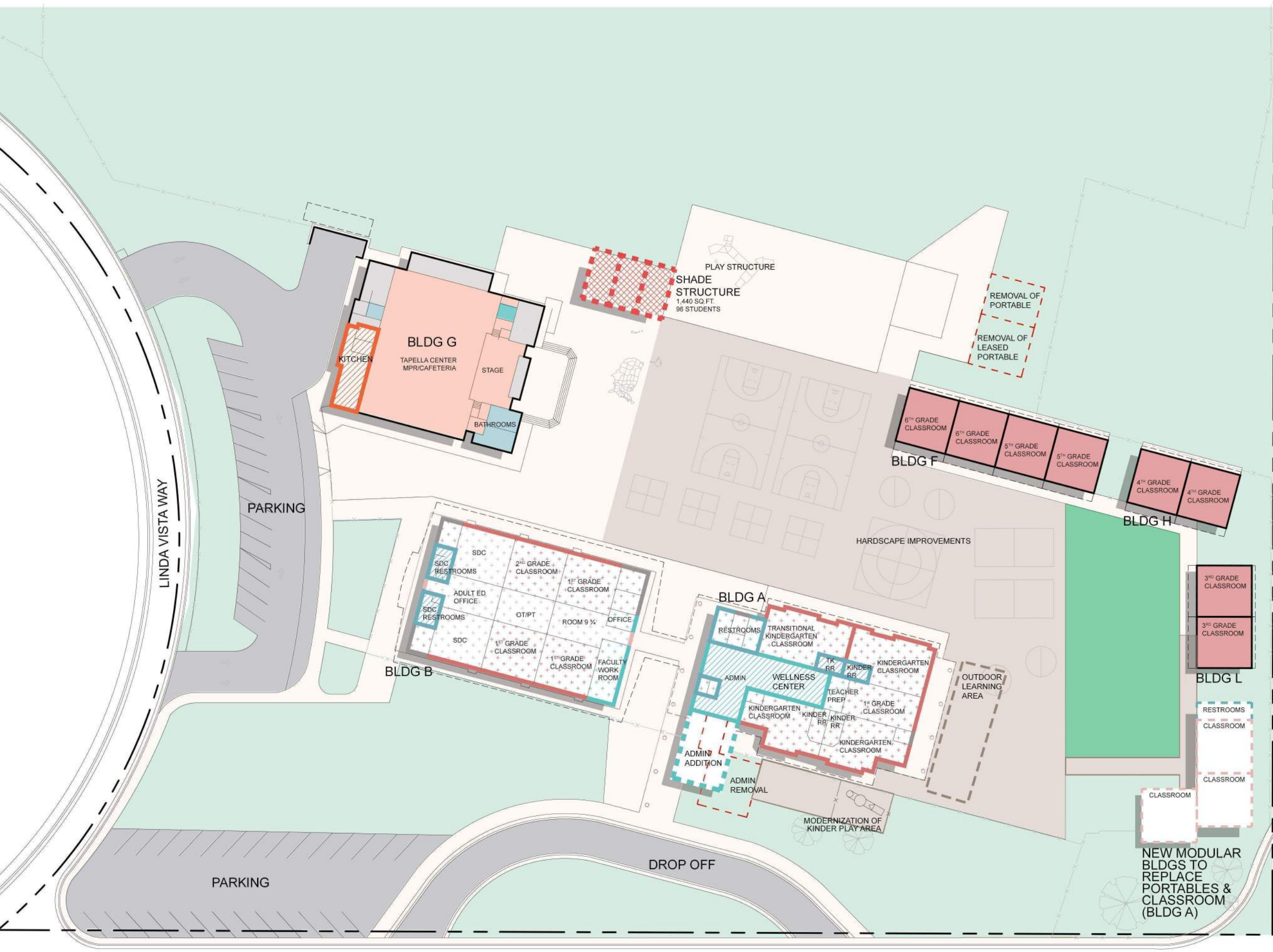
EXIST

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D.H. WHITE ELEMENTARY SCHOOL
EXISTING CONDITIONS

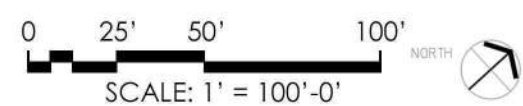


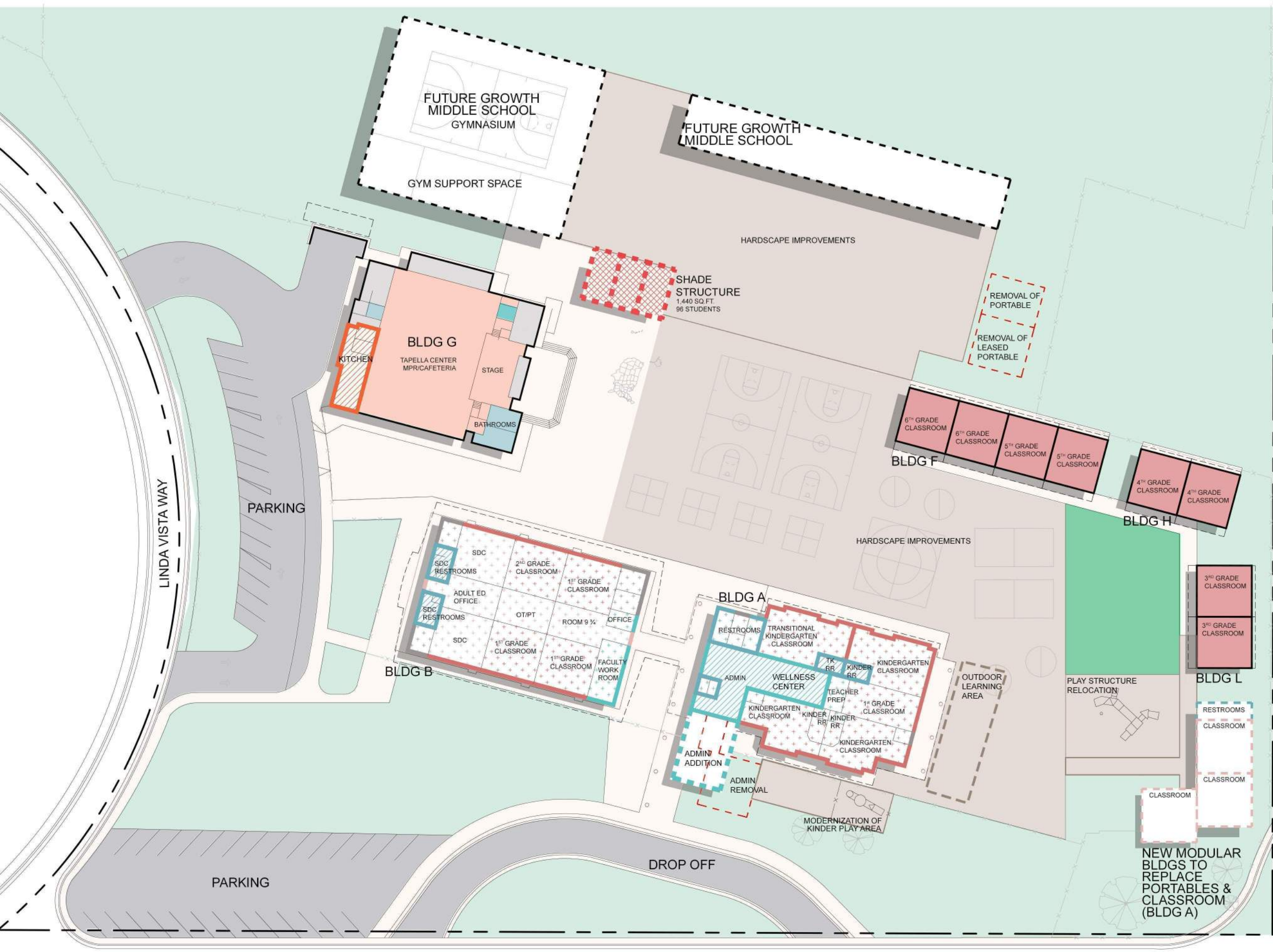


	MINOR MOD	MEDIUM MOD	MAJOR MOD	NEW CONST.
CLASSROOMS	[Red solid]	[Red with stars]	[Red with diagonal lines]	[Red dashed]
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SHADE STRUCTURE	[Red cross-hatch]	[Red cross-hatch with stars]	[Red cross-hatch with diagonal lines]	[Red cross-hatch dashed]

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- PATH OF TRAVEL UPGRADES
 - ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS

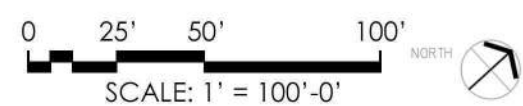
D.H. WHITE ELEMENTARY SCHOOL
MASTER PLAN





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SHADE STRUCTURE	[Red grid pattern]	[Red grid pattern with stars]	[Red grid pattern with diagonal lines]	[Red dashed grid pattern]
FUTURE GROWTH	[Red dashed circle]	[Red dashed circle with stars]	[Red dashed circle with diagonal lines]	[Red dashed circle]
MINOR MODERNIZATION	<ul style="list-style-type: none"> -FIRE ALARM -CLOCK BELL SPEAKER -SECURITY -CARPETING -FINISHES 			
MEDIUM MODERNIZATION	<ul style="list-style-type: none"> -EVERYTHING IN MINOR -HVAC REPLACEMENT -ROOFING REPLACEMENT 			
MAJOR MODERNIZATION	<ul style="list-style-type: none"> -EVERYTHING IN MINOR AND MEDIUM -RECONFIGURATION -REMODEL 			
OVER ALL SITE IMPROVEMENTS	<ul style="list-style-type: none"> -PATH OF TRAVEL UPGRADES -ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS 			

D.H. WHITE ELEMENTARY SCHOOL
FUTURE GROWTH



ISLETON ELEMENTARY

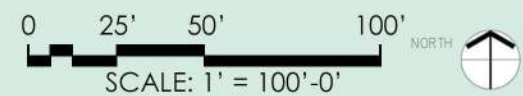
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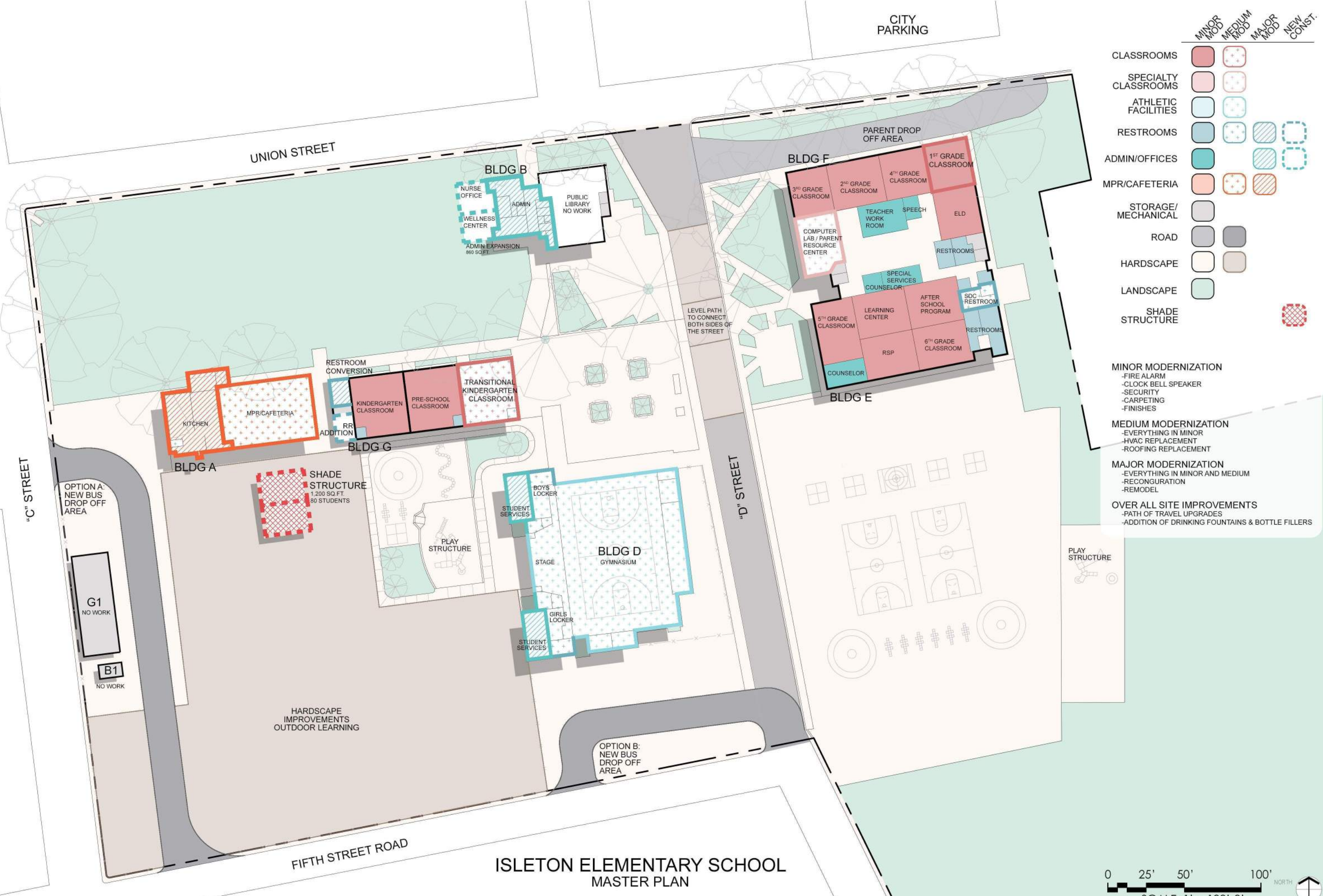




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ISLETON ELEMENTARY SCHOOL
EXISTING PLAN

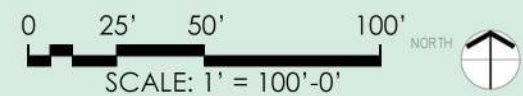


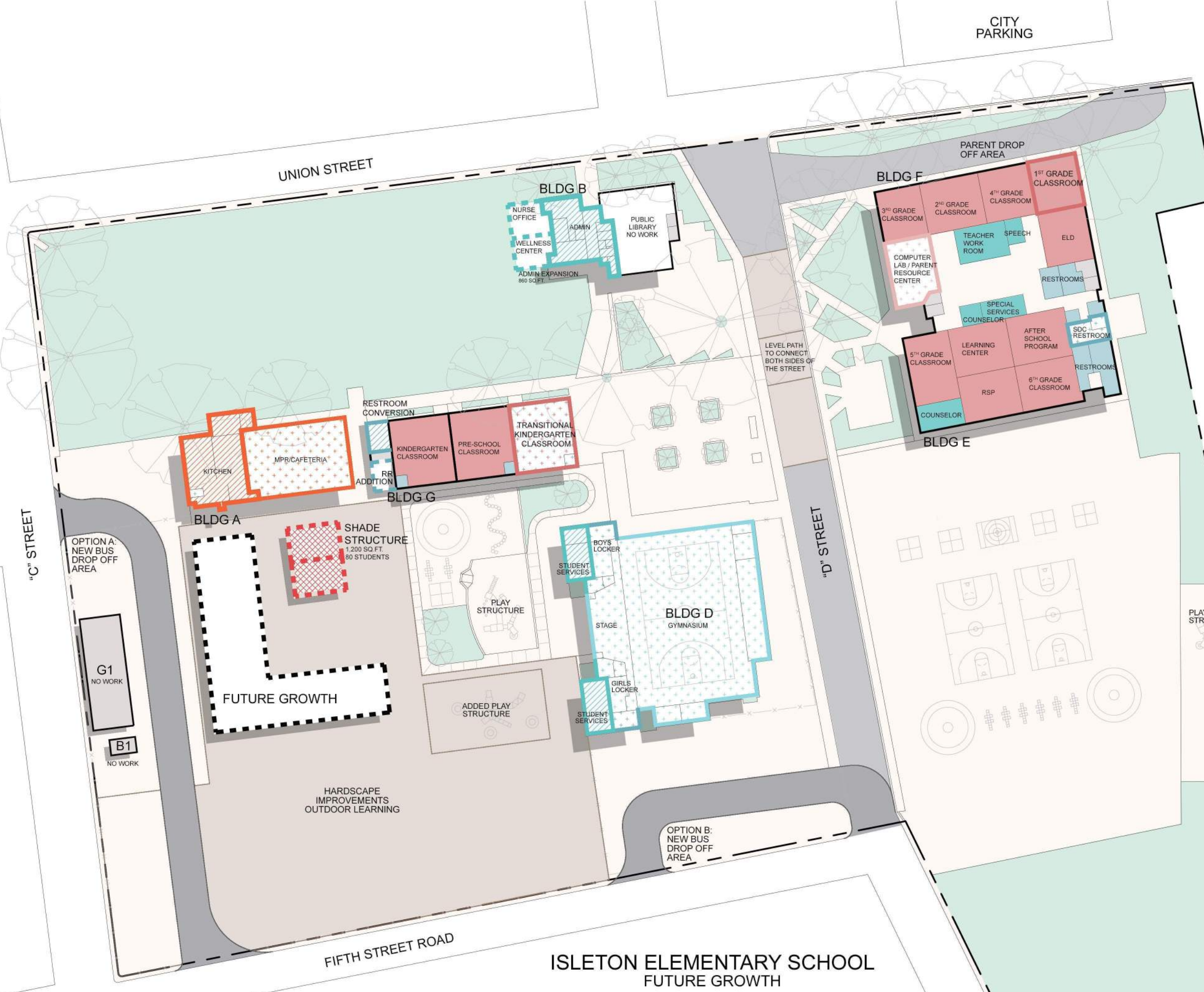


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LANDSCAPE	[Light green box]	[Light green box]	[Light green box]	[Light green box]
SHADE STRUCTURE	[Red and white grid box]	[Red and white grid box]	[Red and white grid box]	[Red and white grid box]

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- OVER ALL SITE IMPROVEMENTS**
- PATH OF TRAVEL UPGRADES
 - ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS

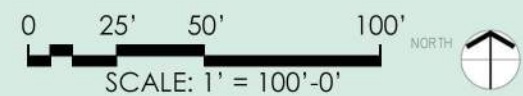
ISLETON ELEMENTARY SCHOOL
MASTER PLAN

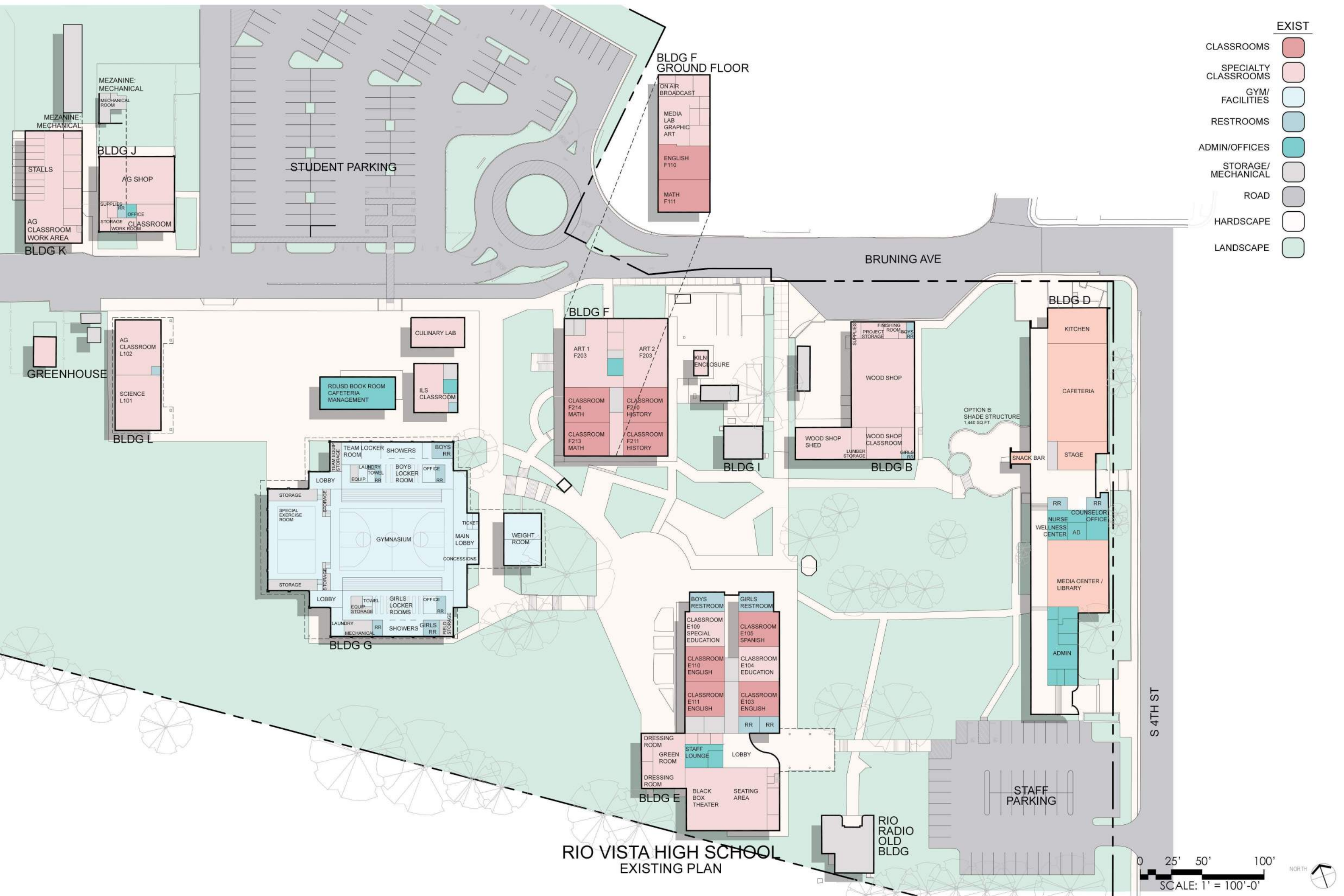


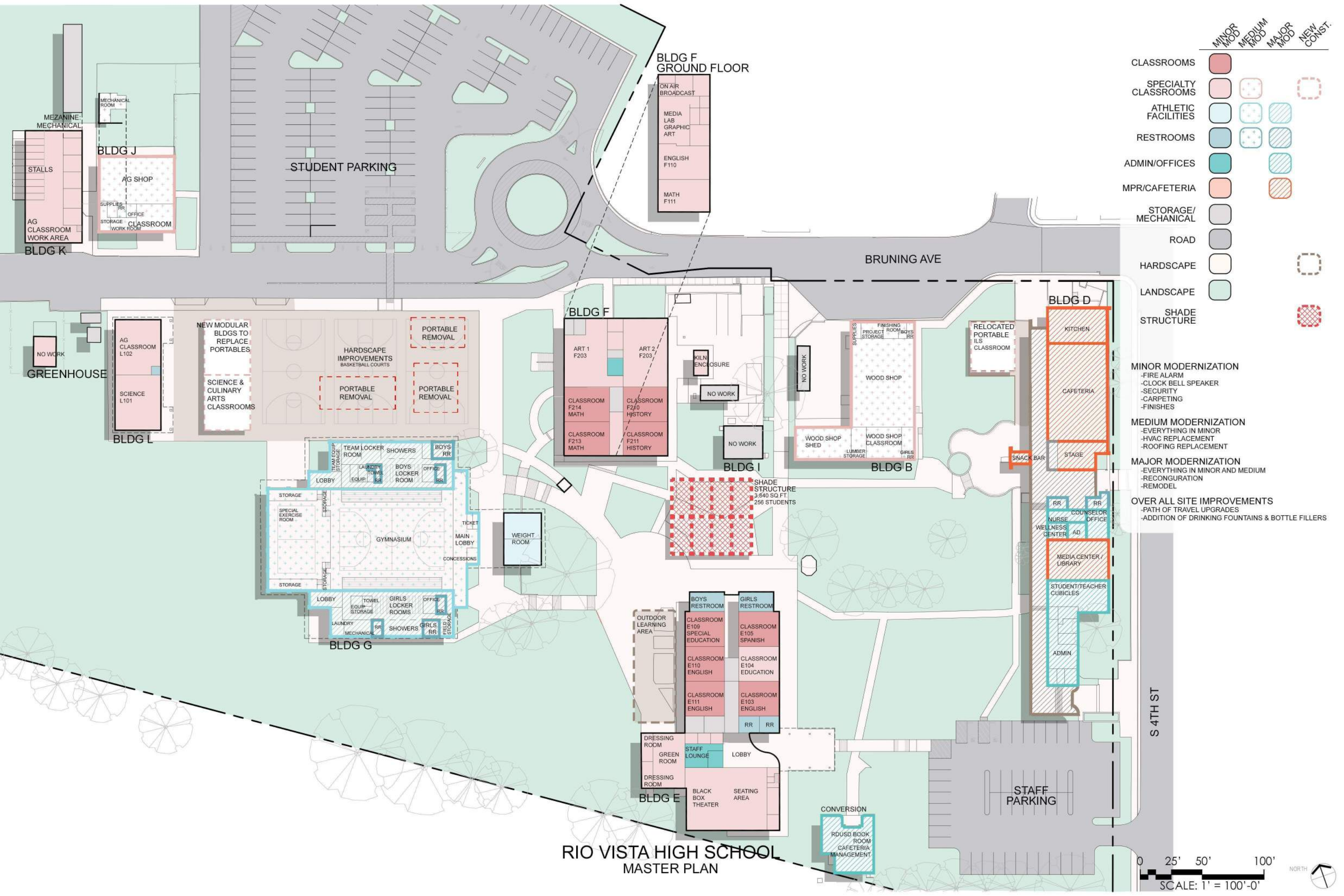


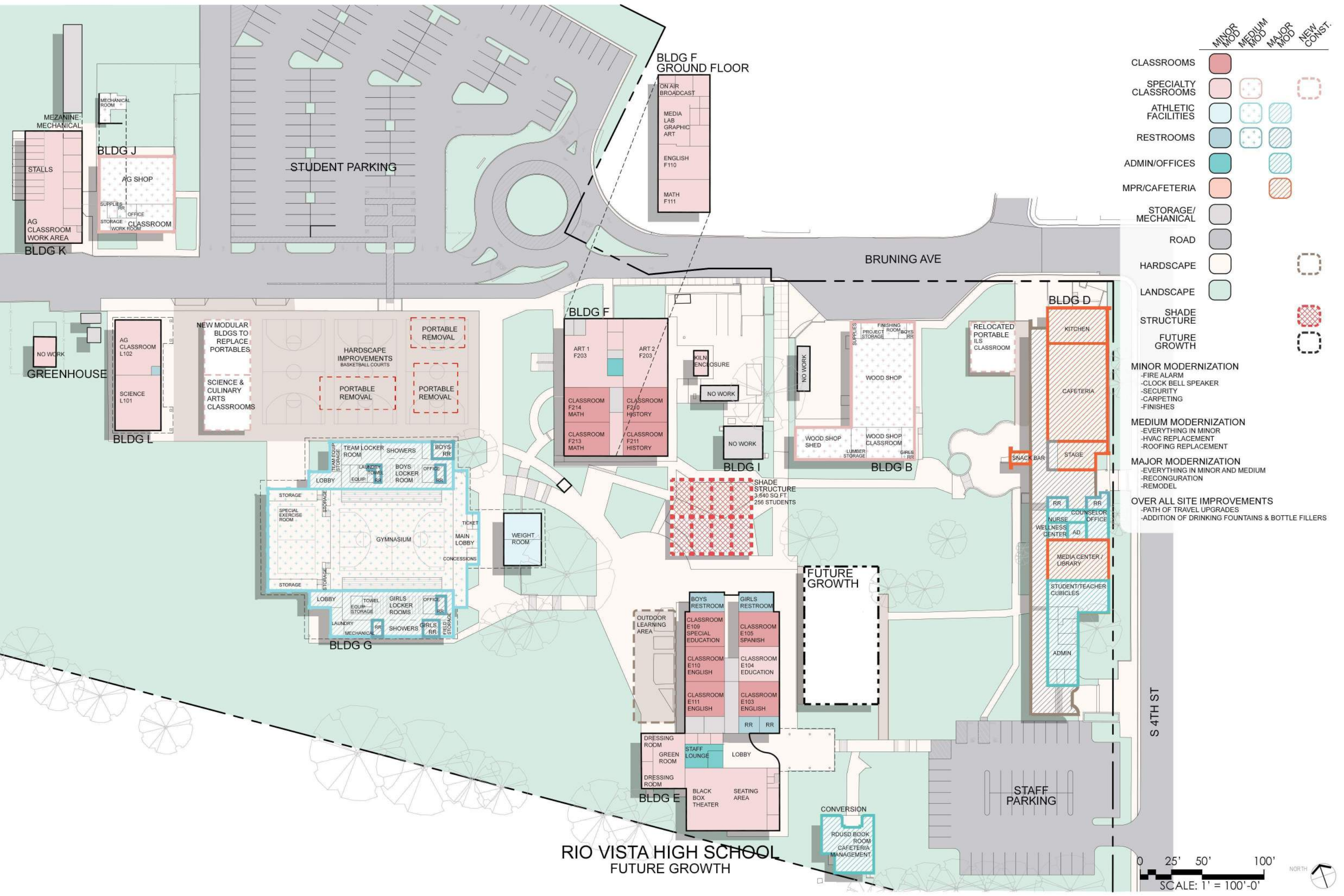
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LANDSCAPE	[Light green box]	[Light green box]	[Light green box]	[Light green box]
SHADE STRUCTURE	[Red grid box]	[Red grid box]	[Red grid box]	[Red grid box]
FUTURE GROWTH	[Dashed black box]	[Dashed black box]	[Dashed black box]	[Dashed black box]
MINOR MODERNIZATION				
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MAJOR MODERNIZATION				
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OVER ALL SITE IMPROVEMENTS				
-PATH OF TRAVEL UPGRADES				
-ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS				

ISLETON ELEMENTARY SCHOOL
FUTURE GROWTH









MINOR MOD
MEDIUM MOD
MAJOR MOD
NEW CONST.

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BLDG F GROUND FLOOR

ON AIR BROADCAST
MEDIA LAB GRAPHIC ART
ENGLISH F110
MATH F111

STUDENT PARKING

BRUNING AVE

S 4TH ST

RIO VISTA HIGH SCHOOL
FUTURE GROWTH

0 25' 50' 100'
SCALE: 1" = 100'-0"



MEZANINE MECHANICAL

STALLS

AG CLASSROOM WORK AREA

BLDG K

BLDG J

AG SHOP

SUPPLIES RR

STORAGE WORK ROOM

OFFICE CLASSROOM

NO WORK
GREENHOUSE

AG CLASSROOM L102
SCIENCE L101

BLDG L

NEW MODULAR BLDGS TO REPLACE PORTABLES
SCIENCE & CULINARY ARTS CLASSROOMS

HARDSCAPE IMPROVEMENTS BASKETBALL COURTS
PORTABLE REMOVAL

PORTABLE REMOVAL
PORTABLE REMOVAL

BLDG F

ART 1 F203
CLASSROOM F214 MATH
CLASSROOM F213 MATH

ART 2 F203
CLASSROOM F210 HISTORY
CLASSROOM F211 HISTORY

NO WORK

NO WORK

NO WORK

BLDG I

SHADE STRUCTURE
3,640 SQ.FT.
256 STUDENTS

BLDG B

WOOD SHOP
WOOD SHOP SHED
WOOD SHOP CLASSROOM

BLDG D

KITCHEN
CAFETERIA

SNACK BAR

STAGE

RR

RR

RR

RR

RR

RR

RR

RR

RR

RR

TEAM LOCKER ROOM
SHOWERS
BOYS RR

LAUNDRY EQUIP RR
BOYS LOCKER ROOM
OFFICE RR

STORAGE
SPECIAL EXERCISE ROOM
GYMNASIUM
TICKET
MAIN LOBBY
CONCESSIONS
WEIGHT ROOM

STORAGE
STORAGE
STORAGE
STORAGE

LOBBY
TOWEL EQUIP STORAGE
GIRLS LOCKER ROOMS
OFFICE RR
LAUNDRY MECHANICAL RR
SHOWERS
GIRLS RR
FIELD STORAGE

BLDG G

OUTDOOR LEARNING AREA

BOYS RESTROOM
CLASSROOM E109 SPECIAL EDUCATION
CLASSROOM E110 ENGLISH
CLASSROOM E111 ENGLISH

GIRLS RESTROOM
CLASSROOM E105 SPANISH
CLASSROOM E104 EDUCATION
CLASSROOM E103 ENGLISH
RR RR

DRESSING ROOM
GREEN ROOM
DRESSING ROOM

STAFF LOUNGE
LOBBY

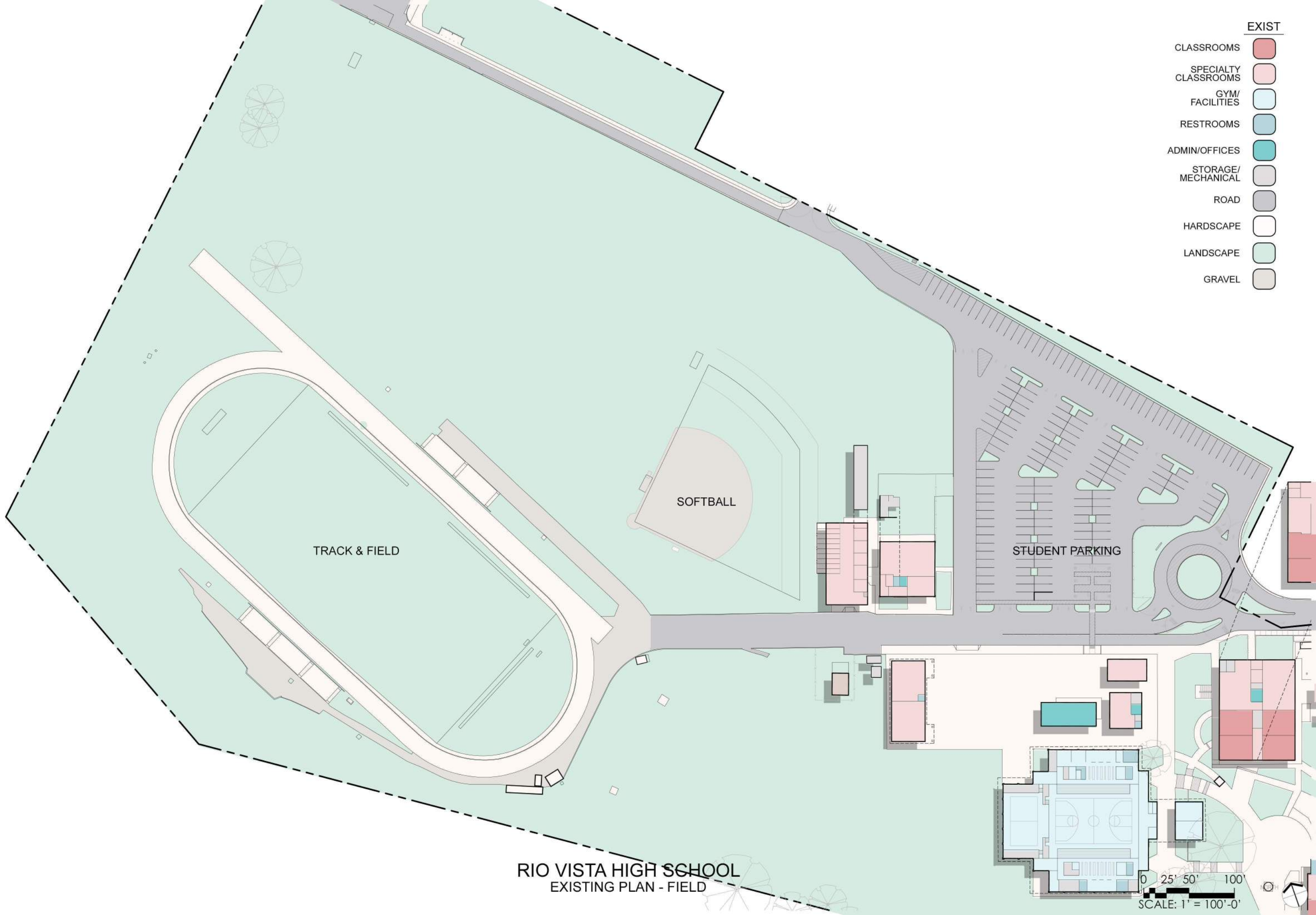
BLDG E

BLACK BOX THEATER
SEATING AREA

CONVERSION

RDUSD BOOK ROOM
CAFETERIA MANAGEMENT

STAFF PARKING



EXIST

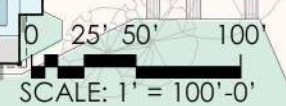
- CLASSROOMS
- SPECIALTY CLASSROOMS
- GYM/FACILITIES
- RESTROOMS
- ADMIN/OFFICES
- STORAGE/MECHANICAL
- ROAD
- HARDSCAPE
- LANDSCAPE
- GRAVEL

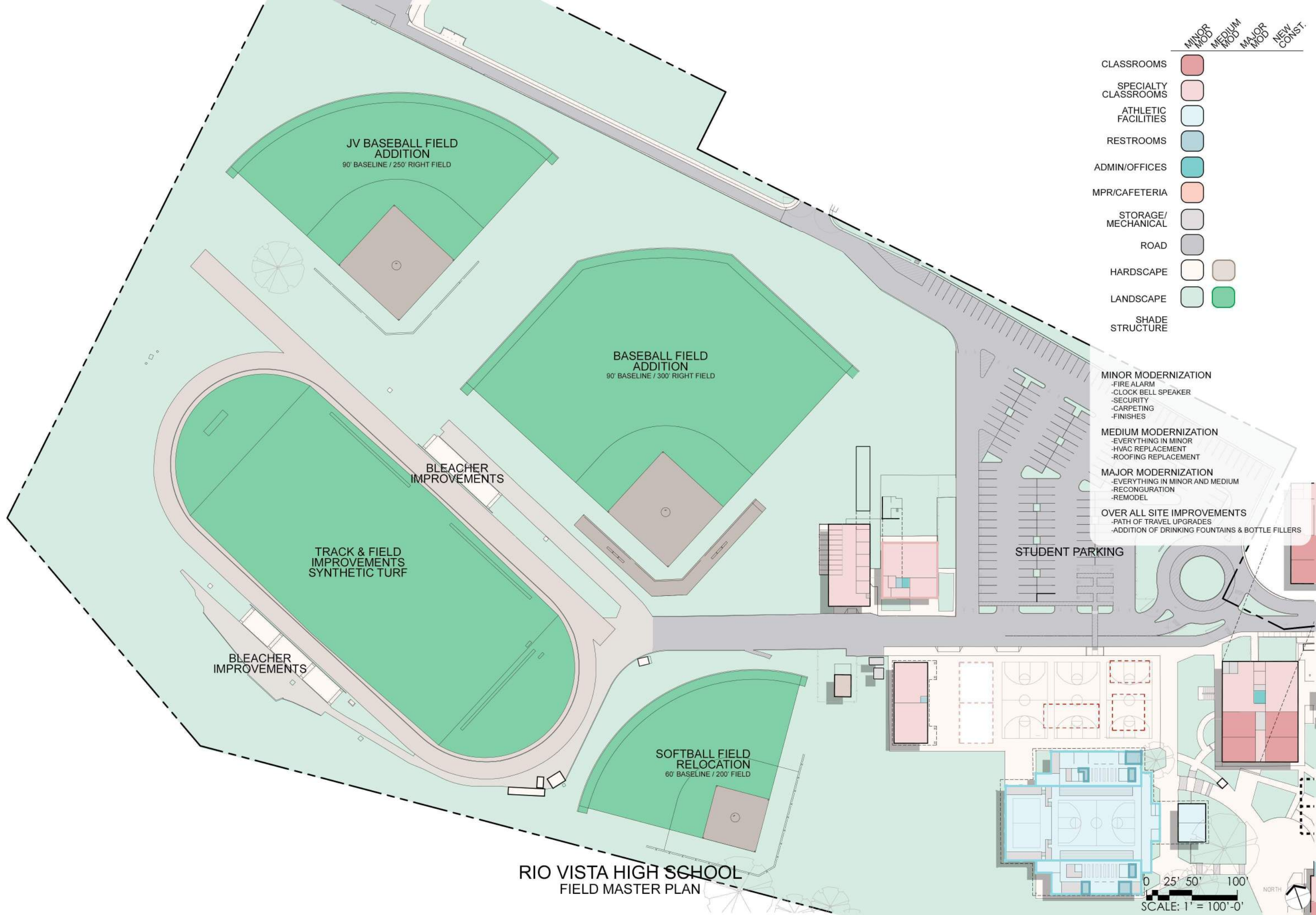
TRACK & FIELD

SOFTBALL

STUDENT PARKING

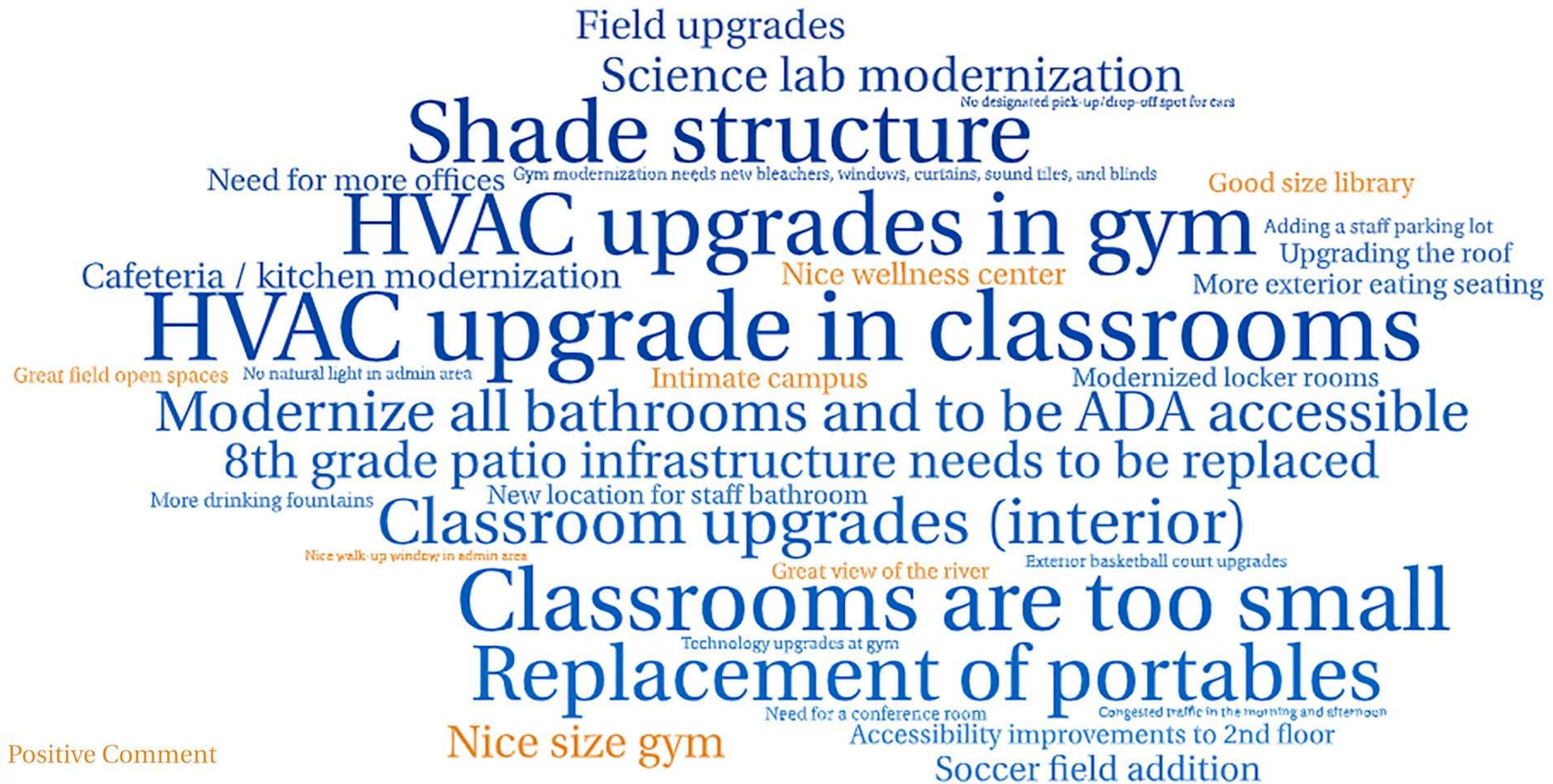
RIO VISTA HIGH SCHOOL
EXISTING PLAN - FIELD



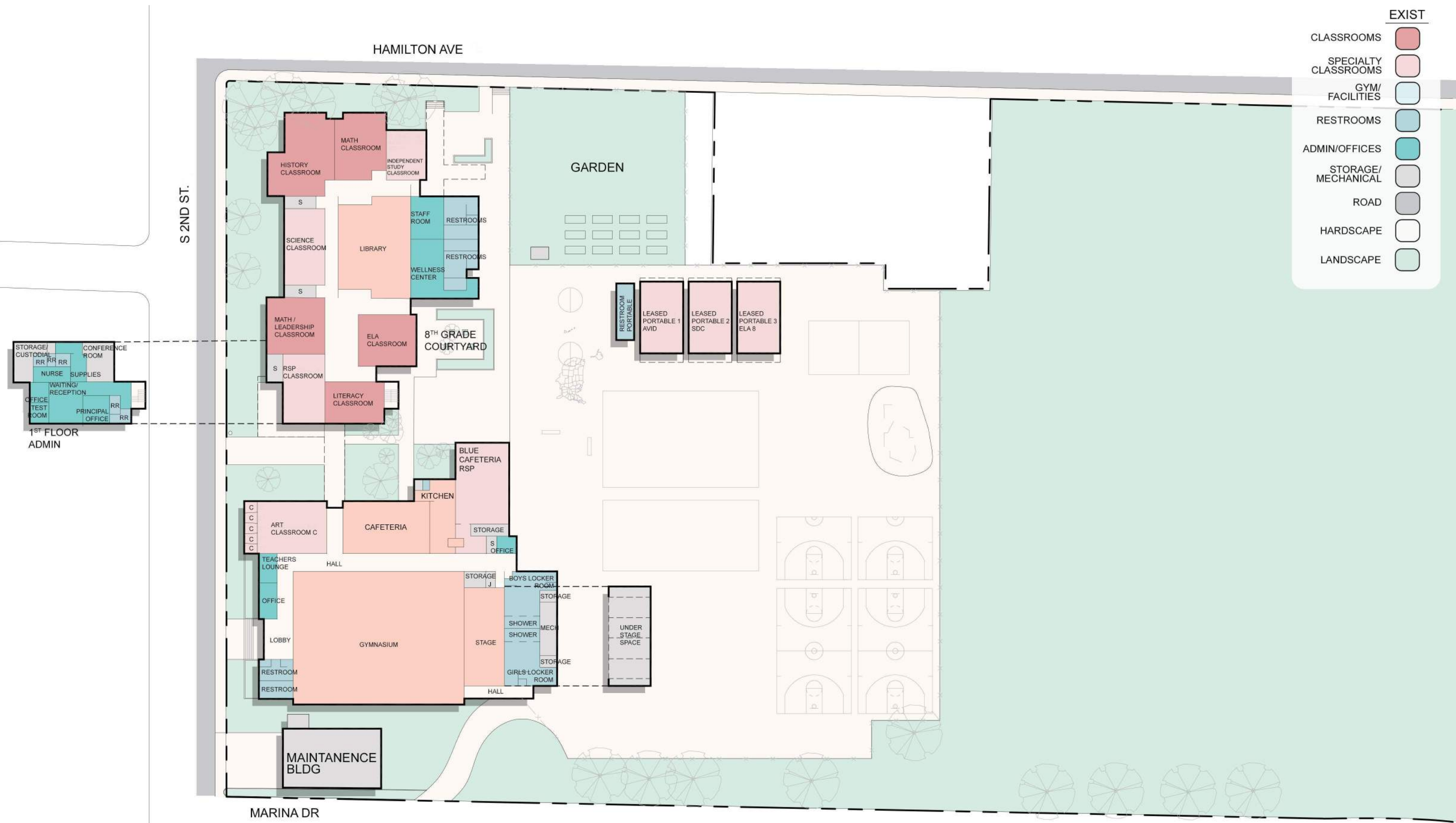


RIVERVIEW MIDDLE

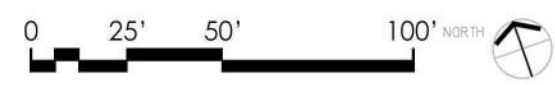
INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS



- Positive Comment
- Needed improvements



RIVERVIEW MIDDLE SCHOOL
EXISTING CONDITIONS





	MINOR MOD	MEDIUM MOD	MAJOR MOD	NEW CONST.
CLASSROOMS	[Red box with dots]	[Red box with stars]	[Red box with diagonal lines]	[Red dashed box]
SPECIALTY CLASSROOMS	[Light red box]	[Light red box with stars]	[Light red box with diagonal lines]	[Light red dashed box]
ATHLETIC FACILITIES	[Light blue box]	[Light blue box with stars]	[Light blue box with diagonal lines]	[Light blue dashed box]
RESTROOMS	[Light blue box]	[Light blue box with stars]	[Light blue box with diagonal lines]	[Light blue dashed box]
ADMIN/OFFICES	[Teal box]	[Teal box with stars]	[Teal box with diagonal lines]	[Teal dashed box]
MPR/CAFETERIA	[Orange box]	[Orange box with stars]	[Orange box with diagonal lines]	[Orange dashed box]
STORAGE/MECHANICAL	[Grey box]	[Grey box with stars]	[Grey box with diagonal lines]	[Grey dashed box]
ROAD	[Light grey box]	[Dark grey box]		
HARDSCAPE	[Light tan box]	[Dark tan box]		[Dashed tan box]
LANDSCAPE	[Light green box]	[Dark green box]		
SHADE STRUCTURE				[Red cross-hatch box]

MINOR MODERNIZATION

- FIRE ALARM
- CLOCK BELL SPEAKER
- SECURITY
- CARPETING
- FINISHES

MEDIUM MODERNIZATION

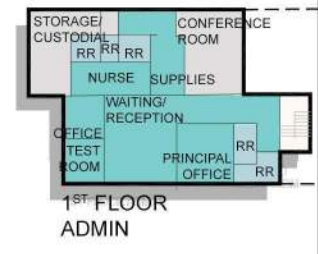
- EVERYTHING IN MINOR
- HVAC REPLACEMENT
- ROOFING REPLACEMENT

MAJOR MODERNIZATION

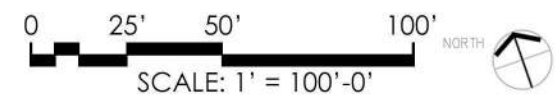
- EVERYTHING IN MINOR AND MEDIUM
- RECONFIGURATION
- REMODEL

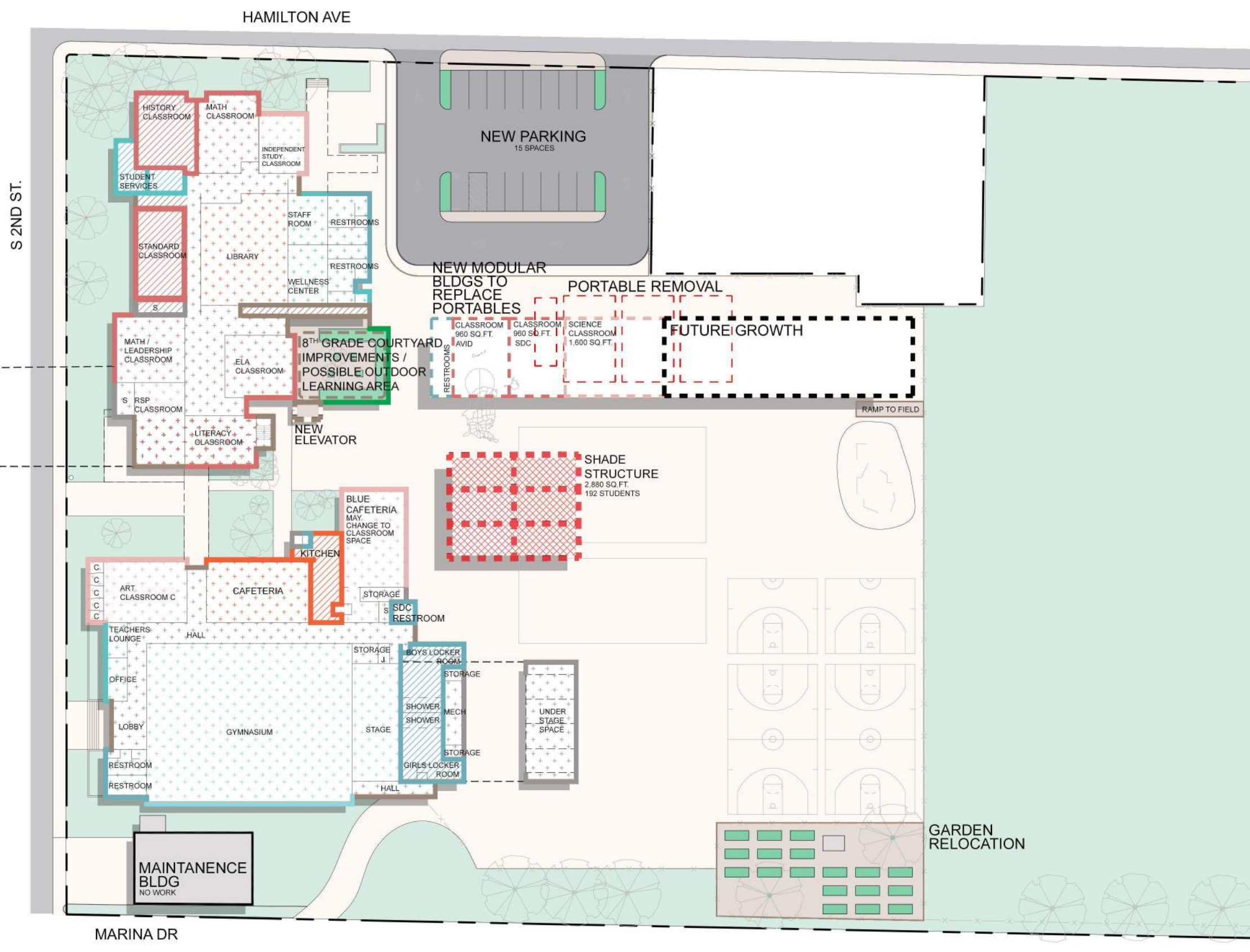
OVER ALL SITE IMPROVEMENTS

- PATH OF TRAVEL UPGRADES
- ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS



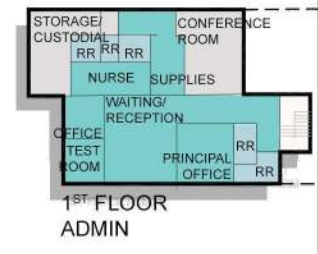
**RIVERVIEW MIDDLE SCHOOL
MASTER PLAN**



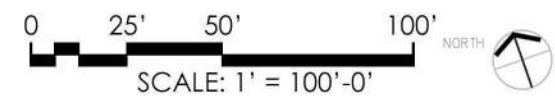


	MINOR MOD	MEDIUM MOD	MAJOR MOD	NEW CONST.
CLASSROOMS	[Red box with dots]	[Red box with stars]	[Red box with diagonal lines]	[Red dashed box]
SPECIALTY CLASSROOMS	[Light red box with dots]	[Light red box with stars]	[Light red box with diagonal lines]	[Light red dashed box]
ATHLETIC FACILITIES	[Light blue box with dots]	[Light blue box with stars]	[Light blue box with diagonal lines]	[Light blue dashed box]
RESTROOMS	[Light blue box with dots]	[Light blue box with stars]	[Light blue box with diagonal lines]	[Light blue dashed box]
ADMIN/OFFICES	[Teal box with dots]	[Teal box with stars]	[Teal box with diagonal lines]	[Teal dashed box]
MPR/CAFETERIA	[Orange box with dots]	[Orange box with stars]	[Orange box with diagonal lines]	[Orange dashed box]
STORAGE/MECHANICAL	[Grey box with dots]	[Grey box with stars]	[Grey box with diagonal lines]	[Grey dashed box]
ROAD	[Light grey box]	[Dark grey box]		
HARDSCAPE	[Light tan box]	[Dark tan box]		[Dashed tan box]
LANDSCAPE	[Light green box]	[Dark green box]		
SHADE STRUCTURE				[Red cross-hatch box]
FUTURE GROWTH				[Black dashed box]

MINOR MODERNIZATION	<ul style="list-style-type: none"> -FIRE ALARM -CLOCK BELL SPEAKER -SECURITY -CARPETING -FINISHES
MEDIUM MODERNIZATION	<ul style="list-style-type: none"> -EVERYTHING IN MINOR -HVAC REPLACEMENT -ROOFING REPLACEMENT
MAJOR MODERNIZATION	<ul style="list-style-type: none"> -EVERYTHING IN MINOR AND MEDIUM -RECONFIGURATION -REMODEL
OVER ALL SITE IMPROVEMENTS	<ul style="list-style-type: none"> -PATH OF TRAVEL UPGRADES -ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS

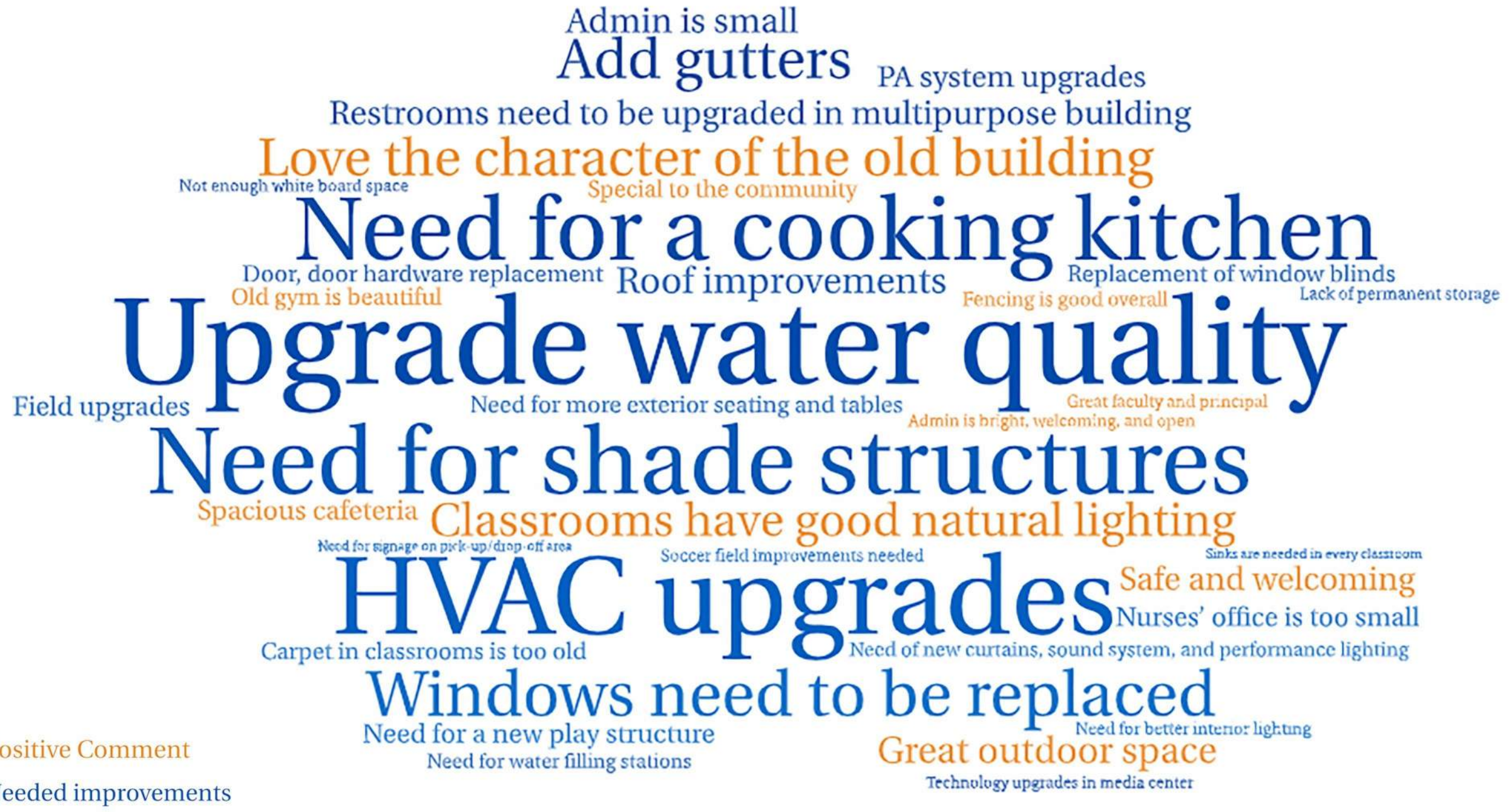


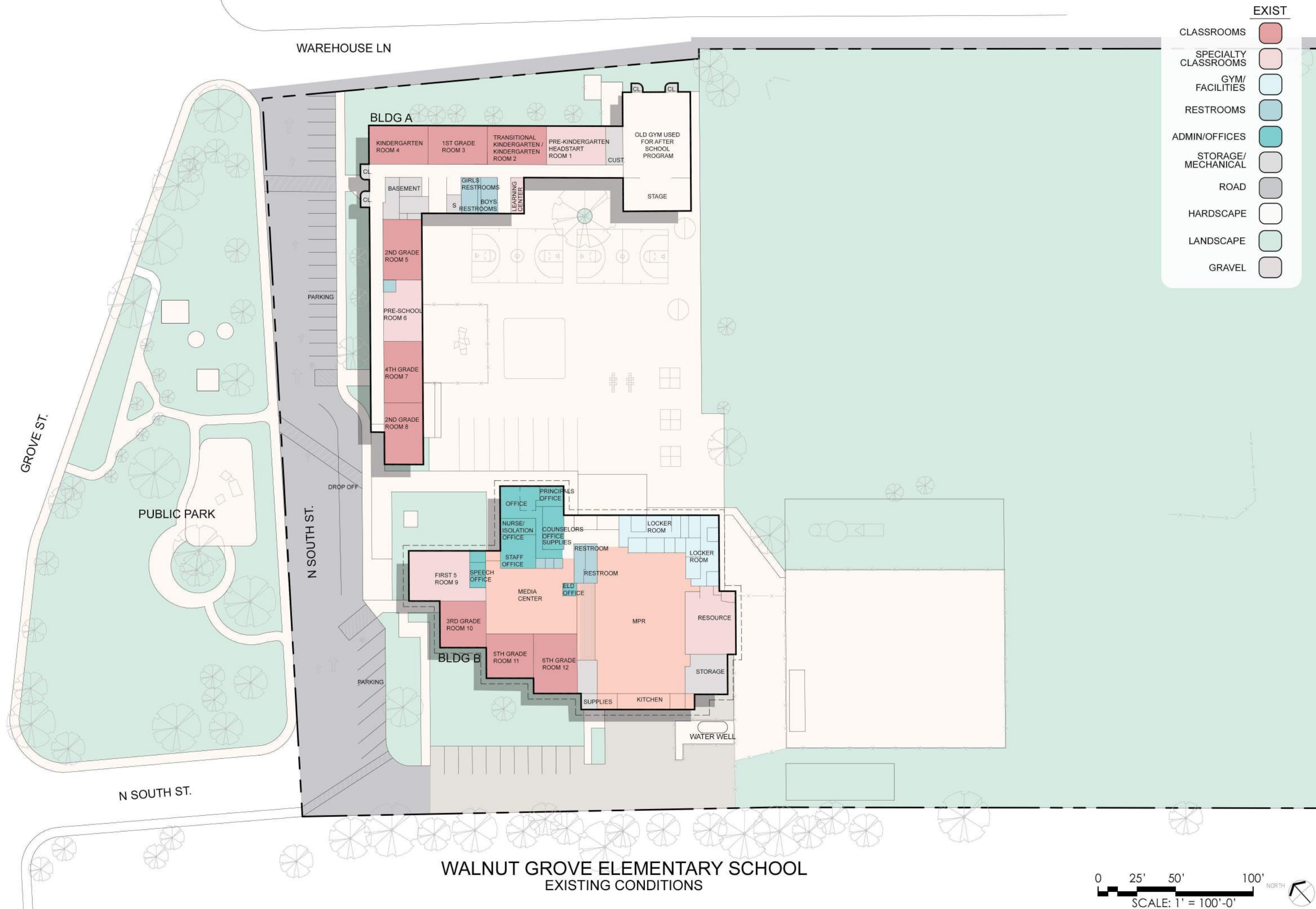
RIVERVIEW MIDDLE SCHOOL
FUTURE GROWTH



WALNUT GROVE ELEMENTARY

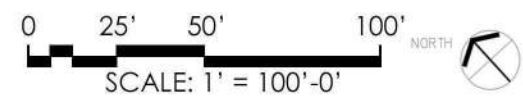
INCLUDES FEEDBACK FROM BOTH STAFF AND COMMUNITY ENGAGEMENT MEETINGS

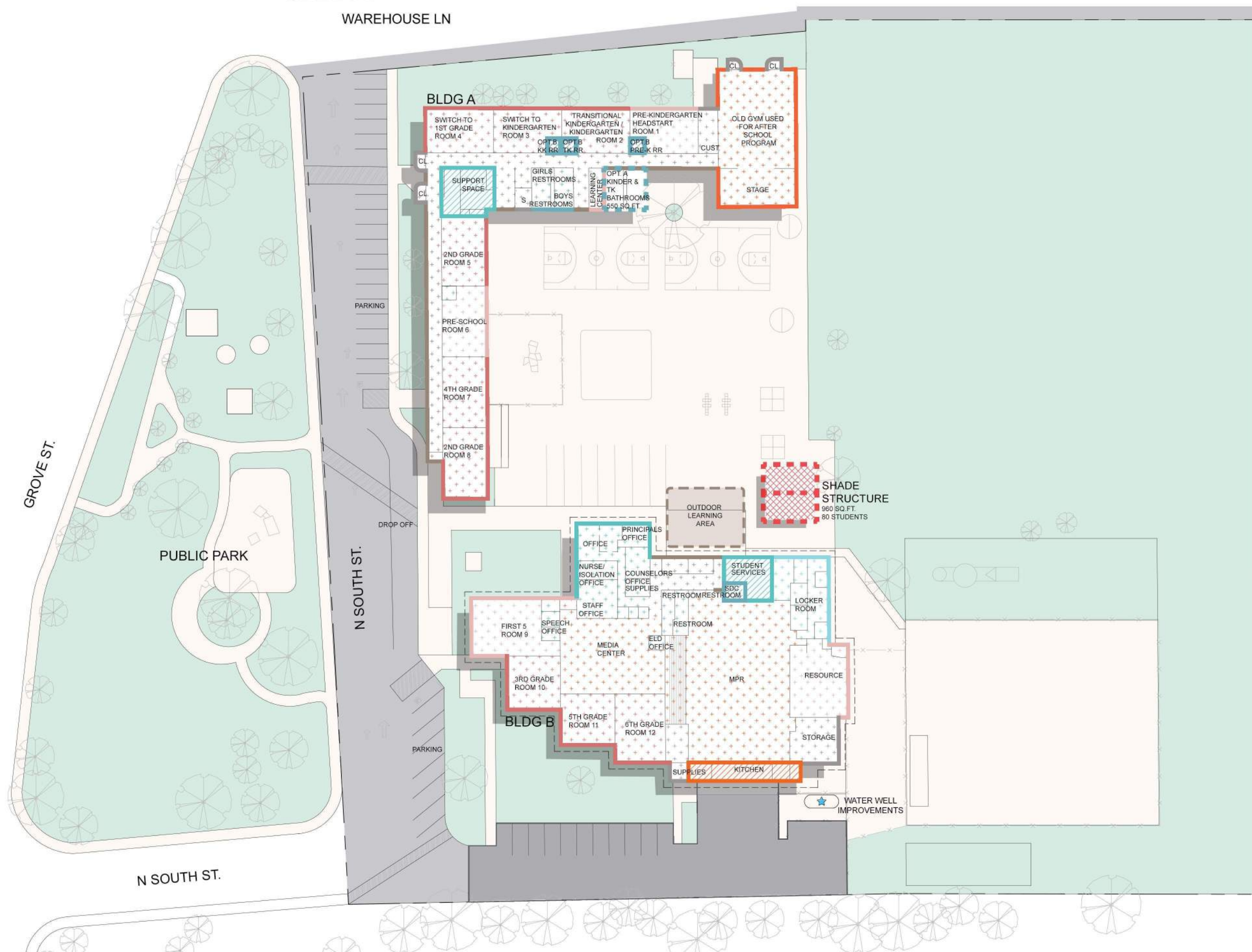




	EXIST
CLASSROOMS	
SPECIALTY CLASSROOMS	
GYM/FACILITIES	
RESTROOMS	
ADMIN/OFFICES	
STORAGE/MECHANICAL	
ROAD	
HARDSCAPE	
LANDSCAPE	
GRAVEL	

WALNUT GROVE ELEMENTARY SCHOOL
EXISTING CONDITIONS





	MINOR MOD	MEDIUM MOD	MAJOR MOD	NEW CONST.
CLASSROOMS	[Red box]	[Red box with stars]		
SPECIALTY CLASSROOMS	[Light red box]	[Light red box with stars]		
ATHLETIC FACILITIES	[Light blue box]	[Light blue box with stars]		
RESTROOMS	[Blue box]	[Blue box with stars]	[Blue box with diagonal lines]	
ADMIN/OFFICES	[Teal box]	[Teal box with stars]	[Teal box with diagonal lines]	
MPR/CAFETERIA	[Orange box]	[Orange box with stars]	[Orange box with diagonal lines]	
STORAGE/MECHANICAL	[Grey box]	[Grey box with stars]		
ROAD	[Dark grey box]	[Dark grey box with stars]		
HARDSCAPE	[Light brown box]	[Light brown box with stars]		[Dashed black box]
LANDSCAPE	[Light green box]	[Green box]		
SHADE STRUCTURE				[Red grid box]
WATER WELL IMPROVEMENTS		[Blue star]		
MINOR MODERNIZATION				
-FIRE ALARM				
-CLOCK BELL SPEAKER				
-SECURITY				
-CARPETING				
-FINISHES				
MEDIUM MODERNIZATION				
-EVERYTHING IN MINOR				
-HVAC REPLACEMENT				
-ROOFING REPLACEMENT				
MAJOR MODERNIZATION				
-EVERYTHING IN MINOR AND MEDIUM				
-RECONFIGURATION				
-REMODEL				
-WINDOW REPLACEMENT (BLDG A)				
OVER ALL SITE IMPROVEMENTS				
-PATH OF TRAVEL UPGRADES				
-ADDITION OF DRINKING FOUNTAINS & BOTTLE FILLERS				

WALNUT GROVE ELEMENTARY SCHOOL
MASTER PLAN

