

SCHOOL DATA

Established:	1895
<i>"The Peninsula's Oldest High School"</i>	
Classrooms:	96
Building Area:	277,341 sq. ft.
Site Area:	40 acres
Students in 2014:	2057
Students in 2020 (Projected):	2158



QUATTROCCHI KWOK
ARCHITECTS

SPENCER
ASSOCIATES



architecture

SEQUOIA HIGH SCHOOL

PLANNING PROCESS: OVERVIEW & STAKEHOLDERS

The Site Master Plan Committee for Sequoia High School was formed with a group of willing and dedicated participants who met frequently to evaluate and prioritize the needs of their campus. The process included open discussions of current problems and opportunities, possible solutions, and long term goals. The first focus was concentrated on how best to achieve the immediate Phase 1 requirements for accommodating growth. This process and the resulting recommendations were summarized in the “Sequoia High School Phase 1 Scope of Work Report” presented to the Board on October 1, 2014. This work is currently in design and is scheduled for construction commencing in June 2015, with ten new classrooms ready for occupancy in the fall of 2016.

As part of Phase 1, a new culinary classroom will be created within the location of the existing SHS food service kitchen. SHS food service will be reconfigured to occupy a smaller portion of its existing area, with all new equipment.

Subsequent to developing these Phase 1 recommendations, the Site Master Plan Committee went on to define, evaluate, and prioritize potential future projects. These projects are categorized as either Phase 2 or Phase 3 based on their perceived priority and other scheduling considerations. Collectively these projects implement the goals and project types listed in Measure A Bond language. Additional future projects are also identified for master planning purposes, even though these may be beyond the scope or budget

of Measure A. All of these projects are listed and discussed later in this Report.

Site Master Plan Committee:

Sean Priest	Principal, SHS
Sophia Olliver	AP, SHS
Walter Haub	Facilities Director, SUHSD
Louise Pacheco	Project Manager, SUHSD
Cherry Stephens	Plant Manager, SHS
Tiffany Burkle	Teacher, SHS
Danny Bliss	Teacher, SHS
Corey Uhalde	Teacher, SHS
Rob Poulos	Athletic Director, SHS
Dominic Tanzillo	Student, SHS
Jennifer Webb	Parent, Foundation board member
Robert Fishtrom	Director, SUSHD Technology
Steve Bowers	Spencer Associates
Usha Narayan	Spencer Associates
Jon Stong	QKA
Aaron Jobson	QKA
Avian Soupholphakdy	QKA

STAFF, STUDENT & COMMUNITY ENGAGEMENT

Additional measures were taken to broaden participation of all stakeholders. The entire Sequoia High School staff was polled for their preferences and desires, and the results were tabulated by Sophia Oliver for committee consideration.

Students were involved in two major open-to-all presentations in which opinions and ideas were written

down on large flip charts for further consideration and implementation. Parents and community members were briefed on facility master plan progress at Back to School Nights in Fall 2014.

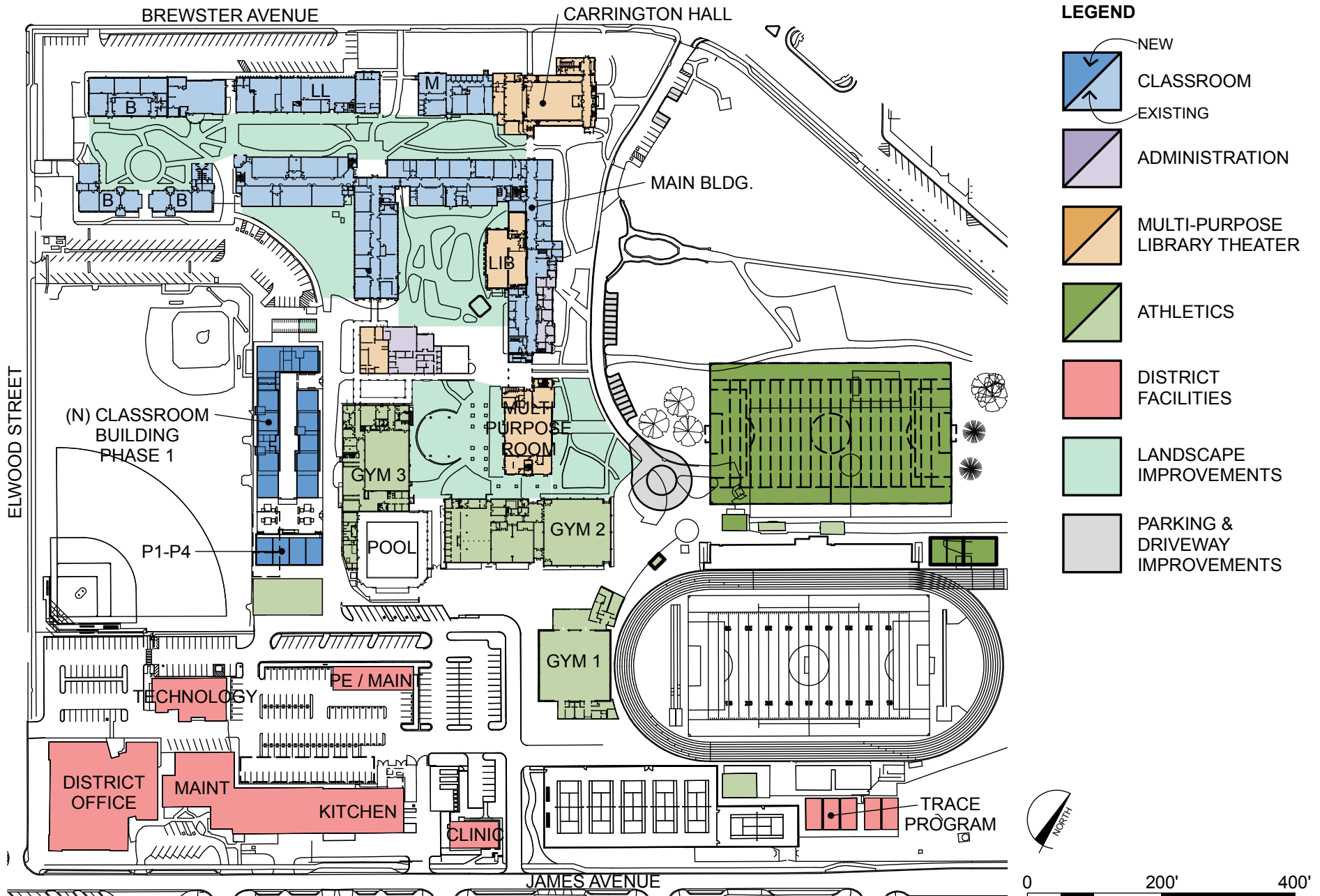
FIVE YEAR CAPITAL REPAIR PLAN

Concurrent with the work of the SMP Committee, the District continued to work with their consultants to refine their long standing “Five Year Capital Repair Plan.” This list of projects was included in the original Bond preparation documents, and is considered an integral and critical part of the Facilities Master Plan. These “Maintenance and Operations” Projects are further discussed below.

PHASES COST

	PHASE	EST. COST
MEASURE A	Phase 1 Projects	\$16,394,000
	5-Year Capital Repair	\$6,314,000
	Phase 2 Projects	\$4,476,000
	Phase 3 Projects	\$2,240,000
	TOTAL	\$29,424,000

SEQUOIA HS: OVERALL SITE PLAN



SUMMARY OF PHASE 1 PROJECTS

After an evaluation of existing conditions and consideration of a number of alternatives, the consensus conclusion was that the new classroom buildings should be located where portables P1-P4 are currently located. This location has the potential of a good relation with the existing heart of campus, and is large enough to accommodate the Phase 1 project while also leaving additional space for future expansion if needed. To make room for construction and to continue to provide needed classrooms, P1-P4 will need to be relocated on campus for continued use. The committee studied alternate locations, including the existing bus yard, but concluded that the best location appears to be in the

area of existing “Teen Talk” portable. This location is close enough to campus for safe use, allows the bus yard to be developed for more parking, and is outside of the probable ultimate Master Plan footprint for new construction.

PHASE 1 CLASSROOM COMPOSITION AND CHARACTER

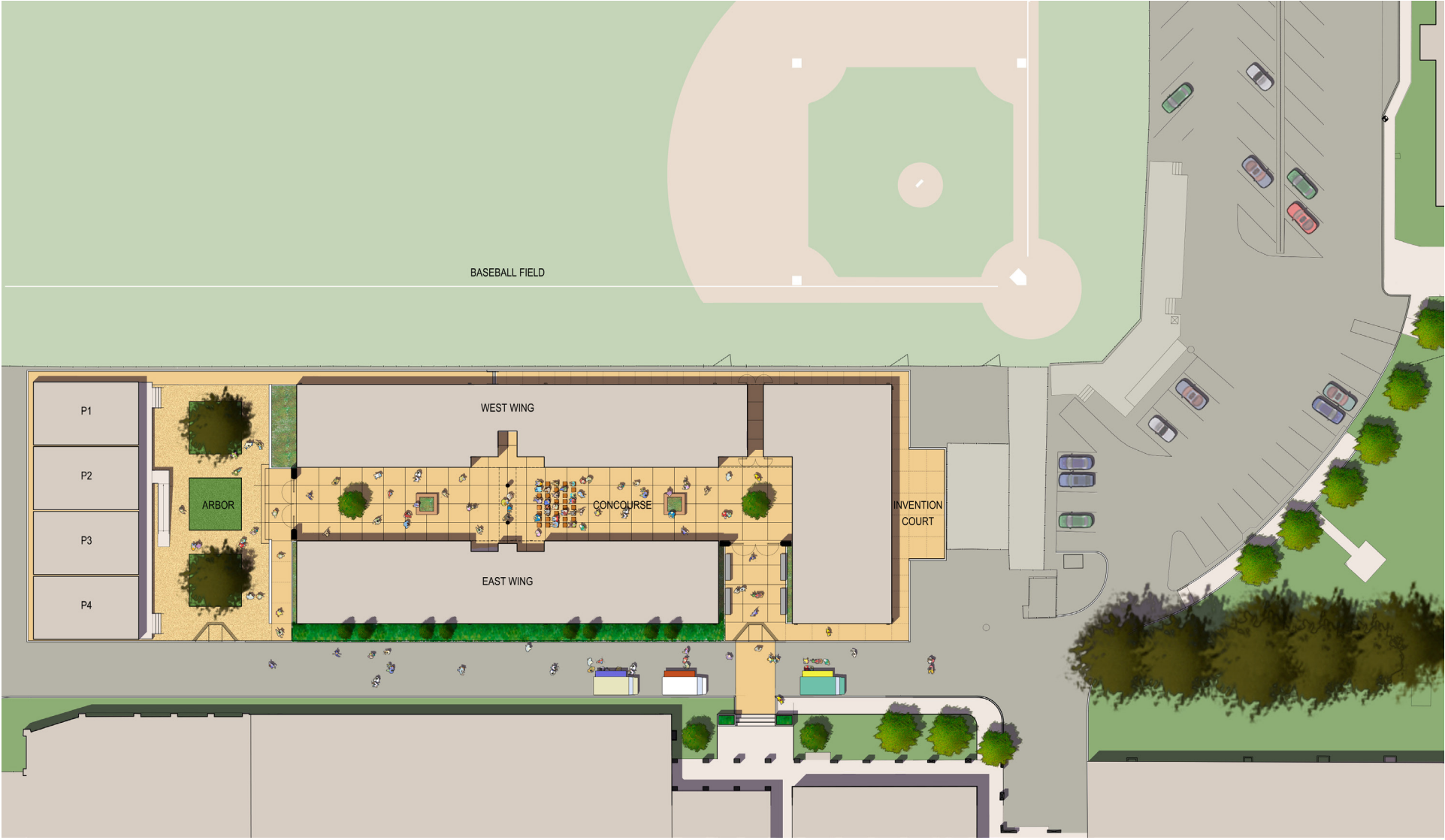
To accommodate growth through 2017, at least seven new classrooms are needed for occupancy by Fall of 2016, based on current enrollment projections. The Committee (and District) recommends providing 10 classrooms to provide a margin of safety and address other space issues on campus. This 10 classroom

building will have two Science Classrooms, with the remaining classrooms generally paired so that a shared operable partition is possible. Phase 1 construction would also include two meeting rooms, student restrooms, staff restrooms, and mechanical, electrical, and custodial support spaces. The design of the classroom wing complements the Spanish Colonial Revival style of the original campus. The classroom wings will be joined by arches forming an indoor/outdoor concourse providing access to all classrooms and also functioning as outdoor classroom, performance and gathering space.

Sequoia High School East Elevation



SEQUOIA HS: PHASE 1 SITE PLAN



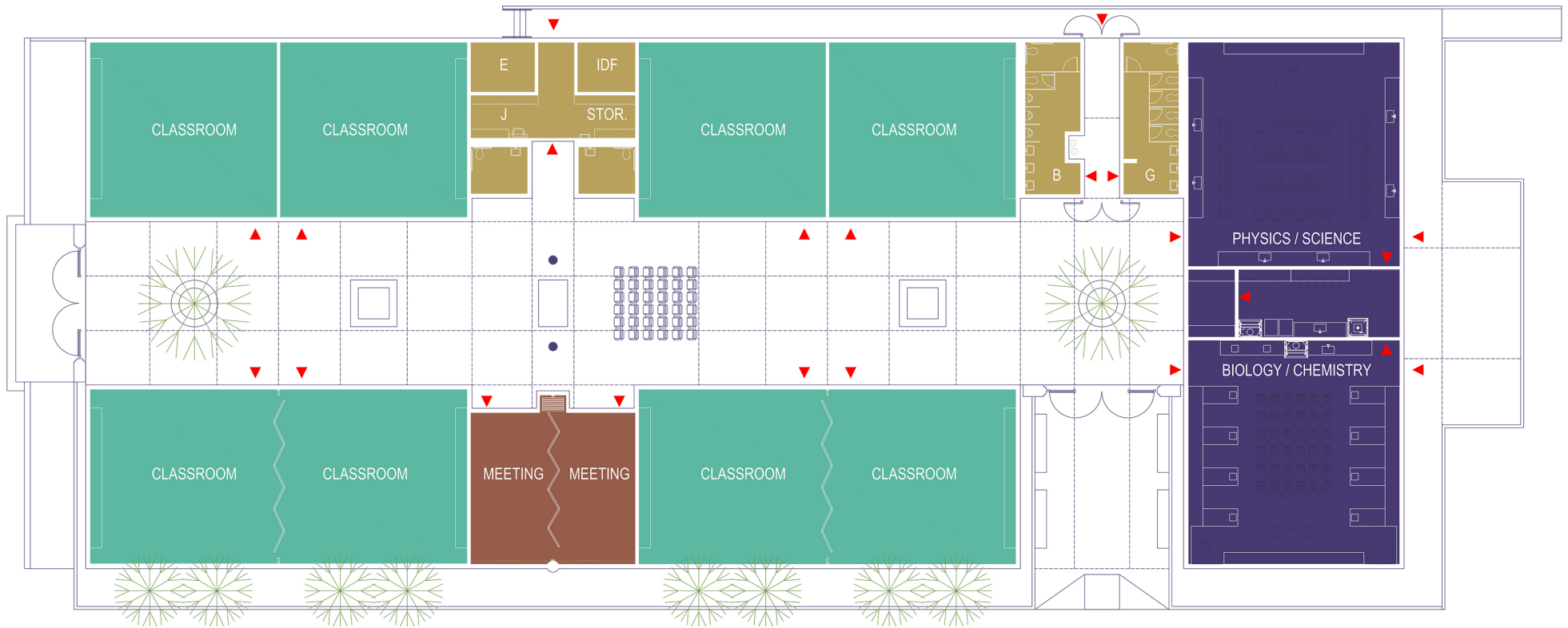
SEQUOIA HS: CAMPUS ENTRY



SEQUOIA HS: CLASS ROOM INTERIOR



Sequoia High School New Classroom Wing



SCIENCE CLASSROOMS	2 x 1390 = 2780 SF
PREP / STORAGE	185+225 = 410 SF
GENERAL CLASSROOMS	8 x 960 = 7680 SF
MEETING	2 x 375 = 750 SF
MISC ROOMS	1065 SF
TOTAL:	12685 SF

Both two story and single story construction were considered. Because a single story solution fits the site and provides significant cost savings and better connection for all classrooms to the exterior, the Committee favors that approach.

The Portable classrooms P1-P4 would be relocated in Phase 1 to a location where they could continue to serve as classrooms throughout all construction phases. At the end of construction a decision will be made whether they will continue to serve as SHS classrooms or be converted to serve other District programs.

PHASE 1 SITE WORK

The proposed location allows for a strong connection to the existing campus through two existing slots between buildings. The area between new and existing construction would be developed as an inviting and usable pedestrian courtyard, similar to the other well used outdoor gathering courts on campus. Between the south end of the new classrooms and the relocated portables an arbor with shade trees will be constructed for additional gathering space. An emergency vehicle route would be maintained to link the south and west parking lots.

The Phase 1 scope of work will also include renovations and improvements to the parking lot on the south side of the campus adjacent to the District Office. This work will be coordinated with the District move out of maintenance and transportation facilities in this area. These improvements are intended to improve the flow of traffic for both parking and drop-off through the Sequoia High School parking lot and to increase the number of parking spaces available for students and staff beyond the current total on campus. Parking lot design will also eventually modify entrances on James Avenue and/or Elwood Street to improve traffic flow and safety. The design of the parking lot improvements will be coordinated with the High School, District Office and local jurisdictions to create the maximum benefit to parking and traffic on campus and the adjacent neighborhood while working within the constraints of the existing conditions and the budget.

PHASE 1 INCREMENTAL CONSTRUCTION

Increment 1 will consist of building demolition and relocation, general site prep, modifications to underground utilities, and improvements to the south parking lot. Increment 2 will consist of the construction

of the new classroom building and connection of site building utilities, and site improvements adjacent to the building. All construction will be complete and ready for occupancy by the fall of 2016.

OTHER PHASE 1 PROJECTS

A culinary classroom will be constructed in place of the existing SHS food service facility. And SHS food service will be reconfigured to use a smaller portion of its existing area. Both the culinary classroom and the SHS food service facility include all new equipment and amenities in accordance with the District's Food Service Master Plan. Other SHS food changes are described and funded as a "Phase 2" project.

Room 128 and 130—the existing home economics classroom—was planned for basic repair and modernization as a capital repair project. However, the repurposing of this space as a general classroom is now part of Phase 1.



Sequoia High School Concourse



Sequoia High School Northeast Entry

The District has maintained a list of longer term maintenance, repair, and improvement projects recommended at each campus. The list of projects recommended for Sequoia HS includes work in the categories further defined below. The list was first developed in the 1990s and has been periodically reviewed and updated for current conditions. A few projects have been at least partially implemented, but most others have grown in scope or required budget over time. It is recommended that all these projects be implemented. Categories remain as originally listed by District in Measure A Bond description.

ADA Compliance	<p>In addition to accessibility improvements performed as part of other projects the following work is required to maintain ADA Compliance.</p> <ul style="list-style-type: none">• Site work and landings. Grind down or remove and replace heaved, broken, or otherwise inaccessible paving and landings.• Signage: Although the campus has generally current room identification signage, provide additional signage where missing or deficient. Such as directional signage to library lift.• Doors are generally accessible, but a few are too narrow or do not provide compliant landings or strike side clearances.• Miscellaneous minor toilet room modifications. Toilet rooms are generally accessible, but need update for current codes.• Tea garden access improvements. Paths in the Tea garden are not all accessible.• Alterations to curb ramps, tactile paving, and signage at accessible parking and paths of travel.
Asbestos Mitigation	<ul style="list-style-type: none">• Provide an allowance for unknown and unforeseen mitigation encountered as part of other projects.• Remove asbestos mud and fire tape in fire walls at Main Hall doors.• Asbestos doors in Rooms 110 and 112 have already been replaced, and may be dropped from list.• Replace flooring at 128.
Improvements to electrical infrastructure	<ul style="list-style-type: none">• Back-up generators: The new main gym already has a back up generator, and required exit lights and fire alarm systems already have code compliant emergency function. No further generators required.• Upgrades to distribution panels at buildings with increased HVAC loads.• Other miscellaneous electrical upgrades (equipment, rewiring, panels).• Exterior building lighting not part of other projects. Several areas have been identified with inadequate lighting, including the courtyard north of the main building, the front wooded lawn, the tea garden, and the courtyard between Dance Studio and Teen Resource Center.• Where not providing new exterior lighting fixtures, replace at same locations with more efficient fixtures.• Upgrade campus power distribution. As needed for HVAC and/or new classrooms.

Energy Efficiency Projects	<ul style="list-style-type: none"> • Electric charging station for electric vehicles.
Fire and Life Safety	<ul style="list-style-type: none"> • Upgrades to fire alarm systems, including new Fire Alarm Control Panel. • Upgrades to the security system. Scope and detail to be determined.
Finish Flooring Replacement	<ul style="list-style-type: none"> • Replace all worn finish flooring. New flooring to be resilient tile or sheet goods, No new carpet unless specifically authorized by District for specialized locations.
Roofing Repairs	<ul style="list-style-type: none"> • Re-shingle Tea Garden Tea House with wood shingles. • Re-route roof drain leaders (12) on west side of main building. 4" schedule 40 x 30' high. • Roof replacement at Main Building, both built-up and shingled portions. • Roof replacement at Gyms 1 and 2. Small Gym and Locker Rooms; 2016 • Large Gym and Locker Rooms; 2017 • Other roof replacement as designated in District's roofing reports.
Improvements to Mechanical Systems	<ul style="list-style-type: none"> • Main Boiler improvements. • New gas lines; to Boiler Room and in Tea Garden • Update Automation and Controls. • Replace control valves and heating units in classrooms of main bldg • Provide air conditioning to 2nd Floor of the Main Building. This is the hottest zone. Additional air conditioning elsewhere may be considered as future projects.
Landscape Improvements	<ul style="list-style-type: none"> • Provide landscape improvements north of main building for more seating and gathering spaces. Mostly Tables and Benches. • Tree mitigation (hard pruning) site wide. Subject to arborist report. • Note that other landscape improvements are part of individual projects or as a potential future project.
Painting	<ul style="list-style-type: none"> • Paint old gym, and other areas not part of modernization projects noted elsewhere. • Paint end wall plaster sections of new gym to match campus colors.
Pool Improvements	<ul style="list-style-type: none"> • See Future Projects for recommended Pool Improvements.

Locker Room Improvements	<ul style="list-style-type: none"> • Add lockers, Increase team lockers by at least 60. 15" x 18" x 60". Existing PE lockers are okay. • Repair finishes: Patch and paint interior walls of locker rooms and adjacent spaces. • Shower Alterations to provide 5 standard stalls and 1 accessible stall each at both boys' and girls' locker rooms.
Site Utilities and Plumbing Improvements	<ul style="list-style-type: none"> • Add backflow device at 1201 Brewster meter. • Replace 8" double check valve at Teremere gate at El Camino with DA backflow. • Replace 8" double check valve at fire main at Elwood Street and reconnect (E) tamper switches. • Miscellaneous Drainage and Storm drainage improvements, site wide. • Re-route sewer at Carrington Hall from old sewer to new sewer at school entrance. • Re-route sewer lateral at Tower to new sewer under Principals Office • Replace sewer drains under Home Economics Room 128. • Replace 200' of old transite water main with 3 valves at Brewster. • Install storm drain system at Tea Garden; pick up 12 roof leaders. • Extend storm drain in fire road/Senior parking lot. • Grade drainage swale behind softball backstop. • Provide a Pumped storm water system at west side of campus. Existing gravity drainage to creek sometimes backs up.
Sports Facilities Repairs	<ul style="list-style-type: none"> • Tennis court repair. Courts recently refinished, but minor repairs required. • Resurface track with synthetic running surface.
Window Replacement	<ul style="list-style-type: none"> • Music Building (See other section for additional work at Music Bldg) • Dance Studio, PE1, and Nurses' Office
Improvements at Parking Lots	<ul style="list-style-type: none"> • Patch, seal and re-stripe teachers Brewster Ave parking lot. • See also Phase 1 for South Parking improvements and Phase 2 for Front Parking improvements.
Building Repairs: Home Economics Room 128 improvements	<ul style="list-style-type: none"> • Original list contemplated necessary improvements to Home Economics Room 128. • Current plan is to create a culinary classroom elsewhere and improve Room 128 for other general classroom purpose. • Asbestos, mold, and drainage abatement as listed elsewhere. • New finishes, lighting, electrical, mechanical, casework, and teaching wall/presentation area.

<p>Improvements to Music Building: \$845,000</p>	<ul style="list-style-type: none"> • New windows (noted and estimated in 5 year plan). • New doors and hardware at un-modernized doors. Allow 10. • New instrument storage lockers. Allow 40' w x 7' high. • New finishes as indicated. • Remove stage in M-4; provide new floor. • New teaching walls. • New lighting.
<p>Vehicular & Pedestrian Improvements at Front of Campus and at SW Lot: \$960,000</p>	<ul style="list-style-type: none"> • Enlarge formal front entry at Broadway for two way traffic. Remove existing gate column and portion of sidewalk. • Add small visitor parking areas along front drive. AC paving and striping. • Modify turn around to coordinate with practice field improvements. Include site work demolition and alterations consistent with new turnaround. • New landscaping and irrigation consistent with new turnaround. • New site lighting consistent with driveway and turnaround improvements. • Entrance improvements at James Ave and/or Elwood Street to improve parking circulation. • Enlarge bike parking enclosure for approximately 15 more bikes. • Provide approximately 50 storage lockers for long board skateboards.
<p>Improvements to practice field at southeast campus: \$1,610,000</p>	<ul style="list-style-type: none"> • Replace existing sod with artificial turf field, striped, without irrigation. • Provide new lights for night time practice, priced as metal halide. • Relocate shotput and discuss launch areas.
<p>Improvements to baseball and softball fields: \$144,000</p>	<ul style="list-style-type: none"> • Correct faulty drainage. Grade drainage swale behind softball backstop. • Field repairs to remove holes and divots etc. • Storage structure for game and maintenance equipment (provided by metal building in south parking lot). • Improve/replace the batting cage. All new chainlink enclosure plus netting. • Access to toilet rooms (part of New Classroom building).

Improvements to pool area:

\$367,000

- New lights for competition swimming.
- New scoreboard.
- Misc. repairs to deck.
- Modest covered area or storage structure for backpacks etc during rains.
- Storage shed for set pool items like kickboards, fins, paddles.
- Modest shade/rain protection structure. Similar to other schools. 600 sq. feet.

Improvements to Food Service:

\$550,000

- To be determined in conjunction with District's Food Service Consultant.
- Include improvements to existing Food Service Building at the practice field to enable lunch service.
- Include 10 picnic tables and bottle filling station
- Include electric carts for transport of food from central kitchen to SHS.
- Add additional food service window at MUR.
- See also Phase 1 Food Service projects for reconfiguration and modernization of warming kitchen.

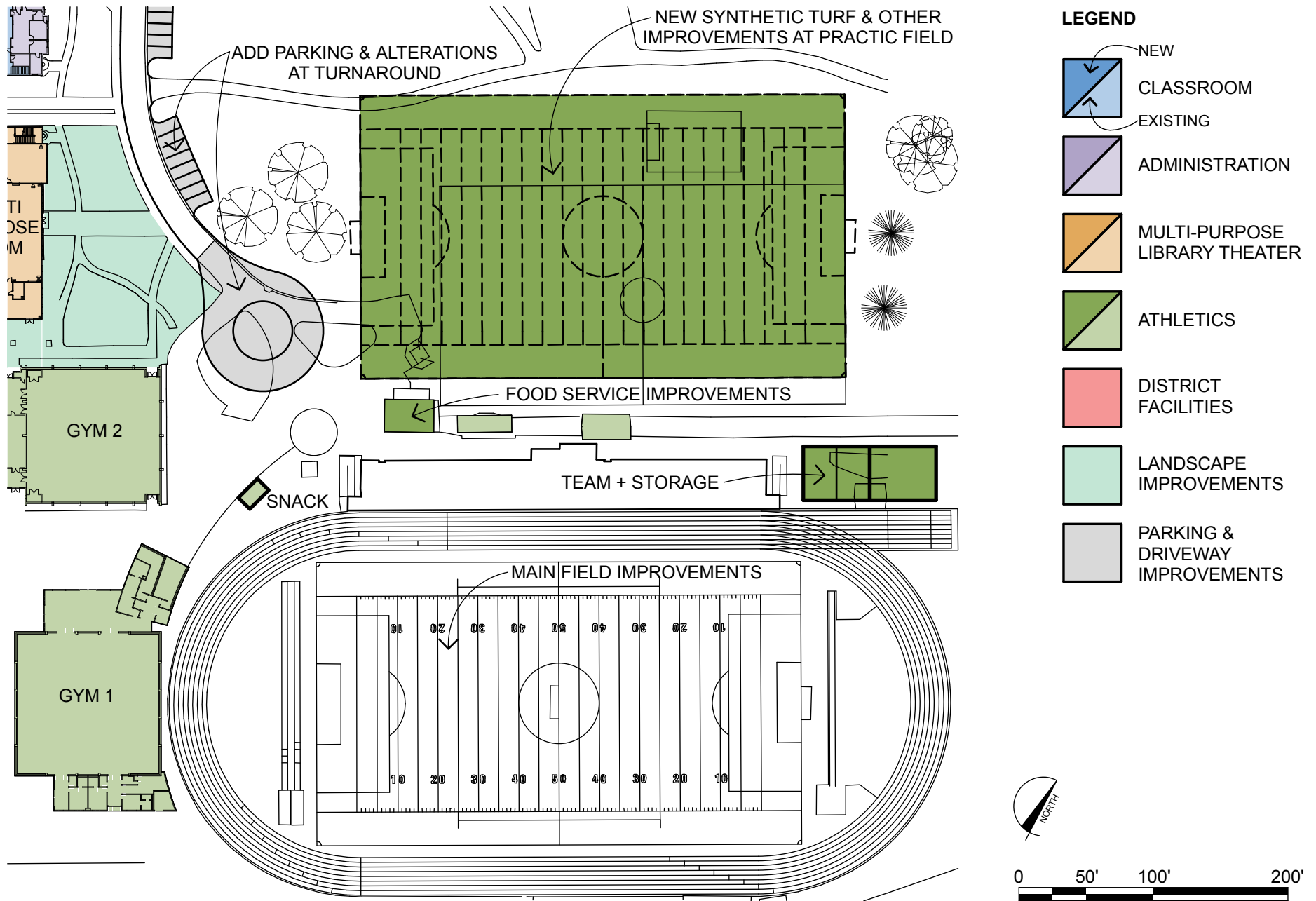
<p>Library Improvements: \$170,000</p>	<ul style="list-style-type: none"> • Provide additional breakout spaces within Library, with storefront enclosures. • Eliminate fixed PC stations, make more flexible.
<p>Additional Landscaping <i>(Beyond scope of 5 year plan)</i> : \$210,000</p>	<ul style="list-style-type: none"> • Tea Garden Area, especially around north corner of Library. • Memorial Grove Area. • Additional seating at front and back of MPR.
<p>Improvements to main football field and track: \$1,780,000</p>	<ul style="list-style-type: none"> • New lights, priced as metal halide. • New snack shack. • New scoreboard to be donated, not required in this scope. • New team room(s) 1920 sq. feet. Use simple modulars with bare bones amenities. • Resurface track (noted and estimated under 5-year plan).
<p>Counseling Office: \$20,000</p>	<ul style="list-style-type: none"> • Enclose existing alcove within counseling suite to make new office.
<p>History Exhibits in Main Hall: \$60,000</p>	<ul style="list-style-type: none"> • Improvements to existing display casework. • Addition of electronic displays.

POTENTIAL FUTURE PROJECTS

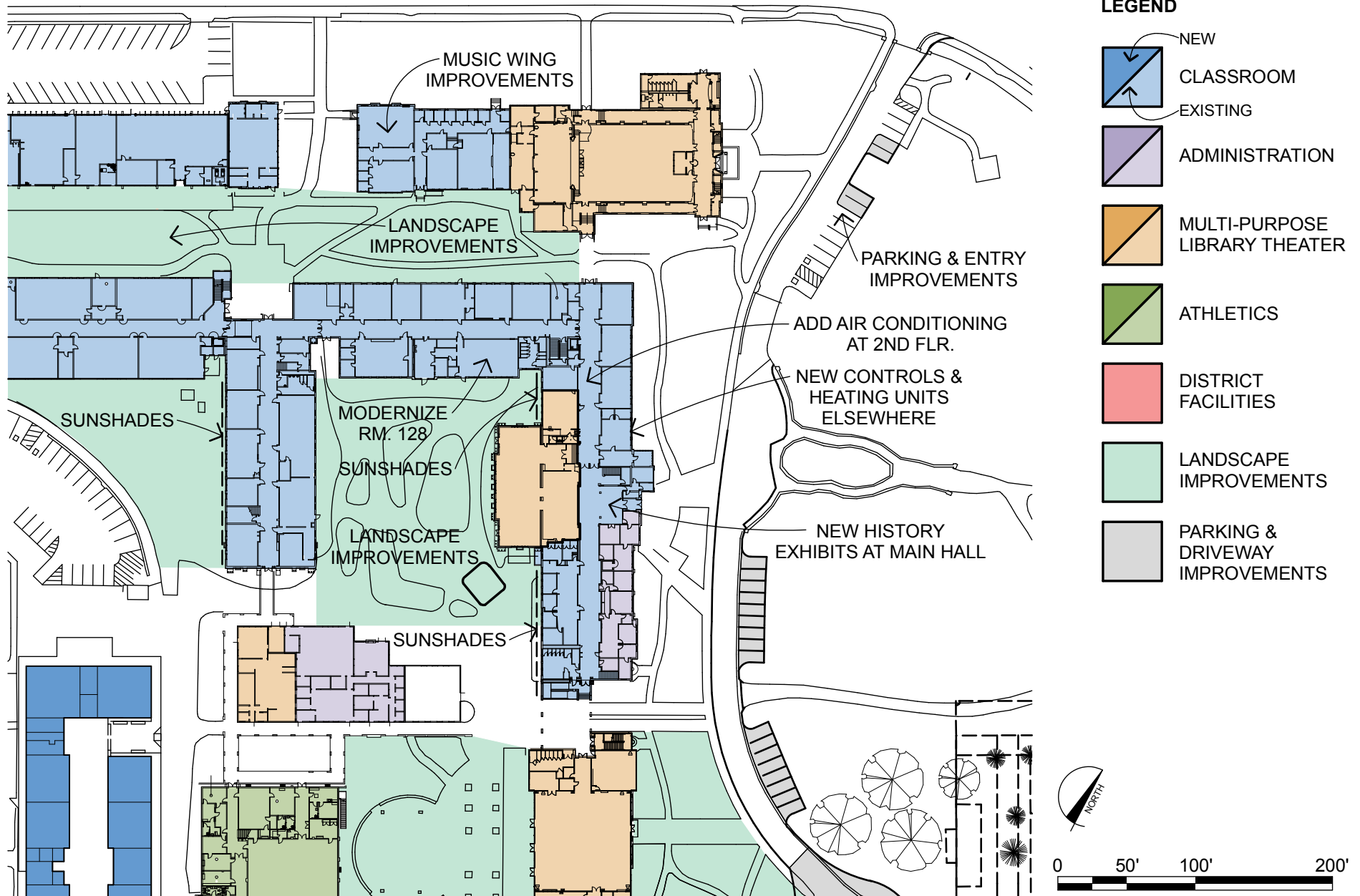
<p>MU Room Improvements</p>	<ul style="list-style-type: none"> • New AV systems including a presentation wall. • Dimmable lights. Allow all new lights. • Improved acoustics; new acoustic wall panels. • Consider making sub-dividable. • New Paint and display opportunities. • New furniture (not part of construction contracts).
<p>Provide new PE/Athletics building</p>	<ul style="list-style-type: none"> • Remove existing metal maintenance building off site. • Provide new site built building of similar 5000 sq. feet M/L size for storage, team meetings, indoor PE including an accessible dance room.
<p>Additional Air Conditioning <i>(Beyond scope of 5 year plan)</i></p>	<ul style="list-style-type: none"> • First Floor Main Building • LL Wing • M Wing
<p>Lights at Baseball Field</p>	<ul style="list-style-type: none"> • Add practice lights at baseball/softball field.
<p>Video Studio</p>	<ul style="list-style-type: none"> • Make room between 243/245 a video studio. <i>(Site assigns a low priority to this project because the equipment and alterations for this project will probably come from grants or other sources)</i>
<p>Additions to Music Building</p>	<ul style="list-style-type: none"> • Add scenery shop and storage space at north side of M wing. • Add additional toilet rooms for “backstage” use.
<p>Dance Studio Improvements</p>	<ul style="list-style-type: none"> • New lights and wall finishes. • New windows noted and estimated with 5 year plan above. <i>(This project may not be needed if new Athletics building project is implemented)</i>

Improvements to Teen Resource Center (TRC)	<ul style="list-style-type: none"> • New wall, floor and ceiling finishes, new lighting. • Open up more towards south courtyard. • Leave existing small offices and meeting rooms.
Repurpose Small Classrooms	<ul style="list-style-type: none"> • Open up to adjacent corridors, with new finishes and storefront partitions, for small group use. Approximately 3 locations.
Improvements to Gym #2	<ul style="list-style-type: none"> • Add 7 high bleacher x 80' at one side (leave 3 high existing at other). <i>(PE Staff requests and supports this project; Administration notes bleachers were recently removed)</i>
Track & Field Storage	<ul style="list-style-type: none"> • Add new 1000 sq. foot metal storage building with roll-up door(s). Adjacent to main football field and track.
Main Building Sun Shades	<ul style="list-style-type: none"> • Replace screens with more effective sun shades at west and south facades of main building, both floors.

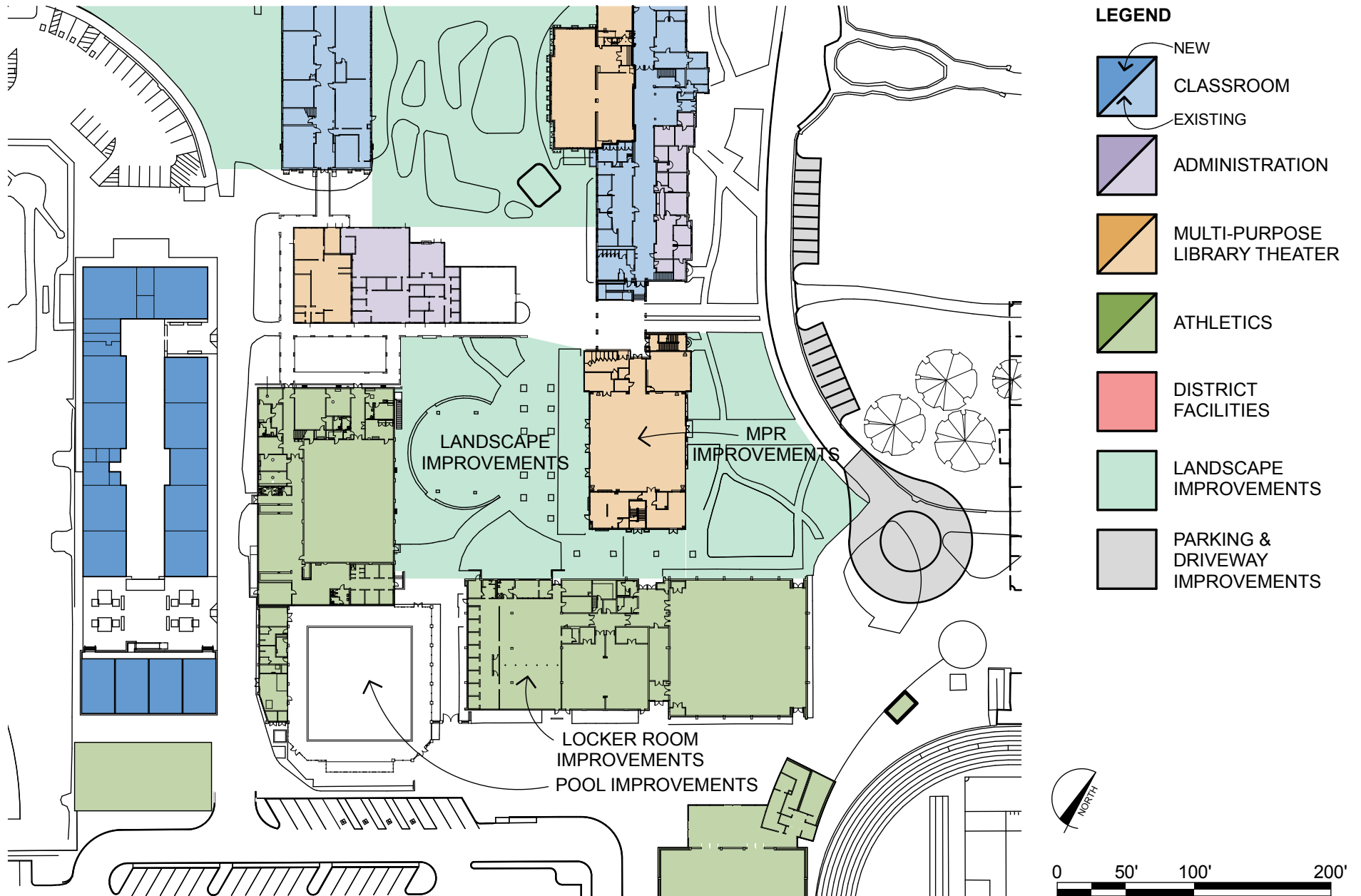
SEQUOIA HS: PRACTICE & FOOTBALL FIELDS



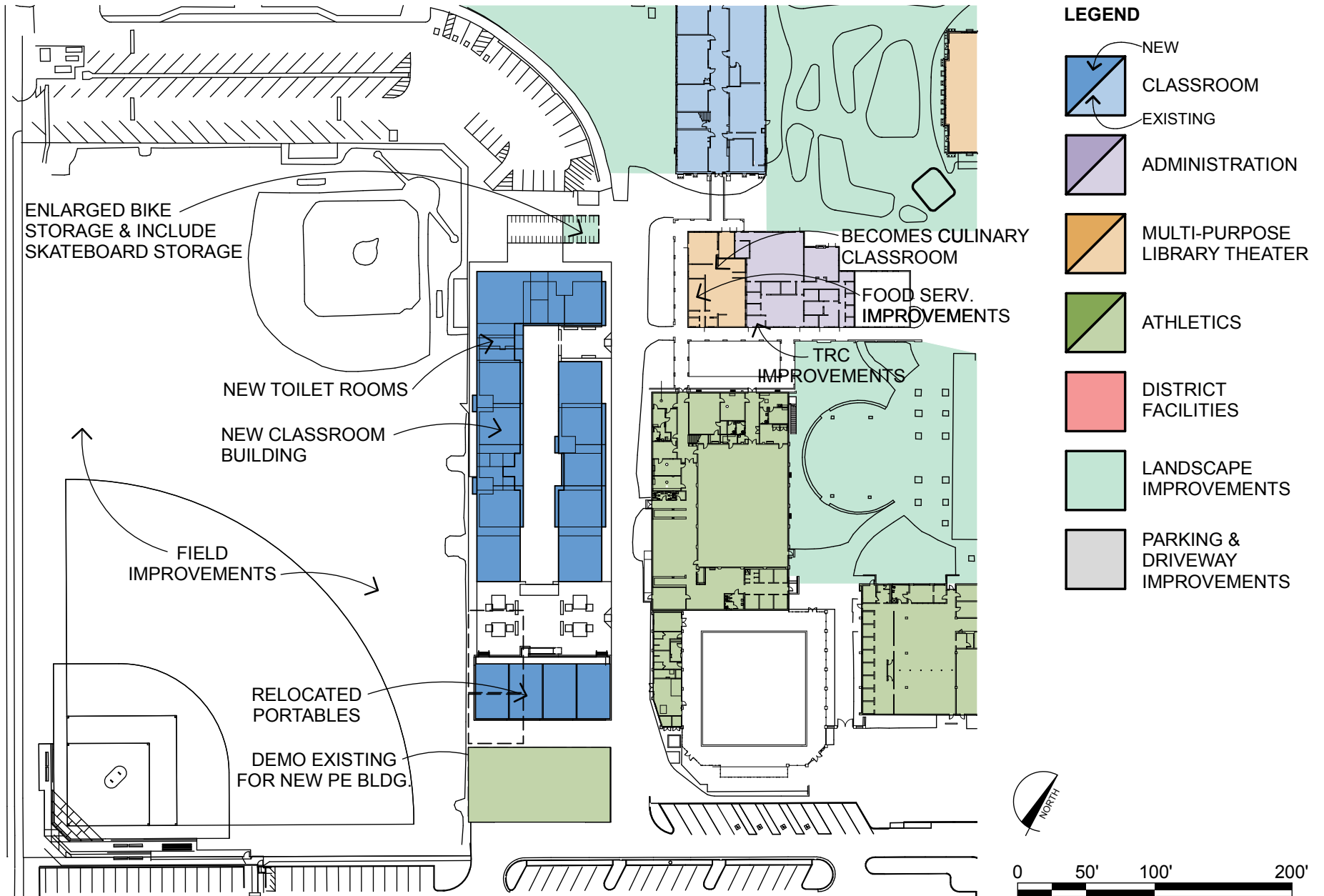
SEQUOIA HS: SITE PLAN AT MAIN BUILDINGS



SEQUOIA HS: SITE PLAN AT GYM & POOL AREA



SEQUOIA HS: SITE PLAN AT NEW CLASSROOM BUILDING



SEQUOIA HS: SITE PLAN AT SOUTH PARKING LOT AREA

