



QUATTROCCHI KWOK
ARCHITECTS

DRAFT

MASTER PLAN

12 November 2021

The logo for Hillcrest Middle School features a circular emblem with a hawk silhouette. To the right of the emblem, the text "HILLCREST MIDDLE SCHOOL" is written in white, bold, sans-serif font, with "HOME OF THE HAWKS" in a smaller font below it.

HILLCREST MIDDLE SCHOOL
HOME OF THE HAWKS

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Appendices

Facility assessment dated August 31, 2021, also found at:

<https://grav-ca.schoolloop.com/file/1468166145477/1629527191890/7124721282277076415.pdf>

Gravenstein Union School District Vision and Mission Statements- Board and Superintendent Goals Adopted 3/2021

Gravenstein Union School District – Board of Trustees

The task of developing the GUSD Facilities Master Plan could not have been accomplished without the dedication and contributions of the staff and community of the Gravenstein Union School District. We would like to thank the following people for their contribution of time, leadership, and direction.

DISTRICT

Dave Rose, Superintendent
Katie Anderson, Chief Business Official
Brian Sposato, Facilities Maintenance Director

BOARD OF TRUSTEES

Gregory Appling, President
Alexander Kahn, Member
Jennifer Koelemeijer, Member
Patrick Lei, Member
Jeri McNeill, Clerk

CONSTRUCTION MANAGEMENT

Scott Baer, Project Manager
Counterpoint Construction Services
Tenaya Dale, Vice President
Counterpoint Construction Services

QUATTROCCHI KWOK ARCHITECTS

Jim Theiss, Principal
Eddie Van Slambrouck, Project Manager
Diana Mendez, Project Designer
Haley Maddigan, Job Captain

Acknowledgements

In addition, many community members, teachers, and staff participated in master plan public presentations. We would like to take this opportunity to thank all participants for their time, effort, and insights.

Introduction

Gravenstein Union School District (GUSD) selected Quattrocchi Kwok Architects to create a comprehensive Facilities Master Plan (FMP) for the District. The first step in this process was a physical facilities assessment of each site to identify facility deficiencies and recommend improvements for their current uses. Overall goals and a wish-list of additional improvements were identified at each site. Finally, outstanding items from the previous master plan were identified and re-evaluated for future implementation. The GUSD Facilities Assessment was published in a final draft dated August 31, 2021 and can be found as an appendix to this document.

In the Master Planning Phase, QKA worked closely with the district committee, composed of district staff and Board Members. The goal was to create a long-term Facilities Master Plan and identify the best way for each school to meet or exceed the educational goals and house demographic growth at their school while addressing physical short comings. It is important to remember that Master Planning is a comprehensive process that envisions improvements over many years.

Background

The GUSD Facilities Master Plan blends the work of the Facility Assessment, Community Input and District Vision and Goals into a proposed facilities improvement plan for the District. The goal is to transform the district’s facilities into 21st century learning environments that support all GUSD’s students and staff.



Gravenstein Union School District has two comprehensive schools – Gravenstein Elementary School and Hillcrest Middle School. The district is committed to providing facilities that enhance the Enrich! Program by keeping class size low and providing outdoor educational facilities that enhance the current curriculum.

GUSD’s previous master-planning efforts took place in 2012. As noted in the Facilities Assessment, modernizations and upgrades at both schools took place. However, there are maintenance issues and critical facilities upgrades that remain unaddressed.

Findings

FACILITIES ASSESSMENT GOALS

- Improve all teaching spaces to meet district vision and goals and facility assessment needs
- Improve outdoor student gathering areas and provide structures to provide cover from weather and sun exposure
- Improve play areas, outdated play structures, athletic fields
- Repair site grading, pedestrian access and drop off zones
- Traffic mitigation ideas and reconfigure drop off areas
- New Communication systems (PA, Fire Alarm)
- Additional space for growing Pre-K and Kinder program
- Additional space for growing support programs/staff

STAFF AND COMMUNITY INPUT

- Improve classrooms and support facilities including food service, outdoor learning environments, physical education
- Shade solutions that provide shelter from the sun, rainy days, and COVID regulations
- Improvements to vegetable garden (rodent protection)
- Farm to table food program that enforces healthy eating habits
- Storage solutions for classrooms
- Play areas/play structures which encourage teamwork
- Overall campus beautification (synthetic turf, shade, building exterior improvements)

DISTRICT VISION AND MISSION SUMMARY

- Maintain low class sizes
- Provide sufficient classrooms to house the evolving Enrich! program
- Enhance and continue to support outdoor learning environments to support curriculum
- Campus ingress and egress solutions

The District would like to reinforce innovative educational programs that support student learning and achievement. Therefore, modernizations and new construction should provide spaces that accommodate the various approaches to curriculum required for 21st century learning.

Master Plan Development

The Master Planning process for GUSD included preliminary presentations at each school site to staff, parents, and community members. Their input, along with findings from both the Facilities Assessment, Enrollment Projections, and District Vision and Goals, were incorporated into the master plan for each site. During the community presentations, formal meeting minutes were not kept; instead, each presentation responded to concerns as they were raised.

Introductory and a follow up site-specific Master Planning meetings were held at Gravenstein Elementary and Hillcrest Middle School for a total of 4 meetings. Another 2 meetings reviewed plans with the GUSD School Board and an on-line survey open to all staff and families was implemented. There were 2 additional planning meetings with principals and district administration.

Quattrocchi Kwok Architects worked with Counterpoint Construction Services to create Master Planning Worksheets that forecast costs of desired improvements. These were then reviewed by the District and School Board, refined, and edited.

The Facilities Master Plan is a planning guide for facilities work now and into the future. It is not a short-term action plan. As a *living document*, it is anticipated the Plan will be revised and updated as information and priorities evolve.

Executive Summary

The purpose of the Executive Summary is to summarize detailed information and present an overview of the FMP. The intent is to provide a concise view of the facilities issues and opportunities that the Gravenstein Union School District faces.

The Executive Summary provides a concise view of all campuses to provide an all-encompassing vision of District facility needs.

Master Plan Goals

The master planning process for the Gravenstein Union School District has been shaped by the following themes:

- New classrooms to house growing programs such as TK/Kinder
- Modernization/Upgrades of existing classrooms spaces
- Flexible space for meetings and counseling offices
- District Administration Office Building
- Facilities improvements to provide spaces that support the educational programs and goals of the District for academic excellence. These include:
 - Finish upgrades
 - Window upgrades
 - Supporting classroom standards, with electrical/HVAC upgrades
 - Supporting project-based learning with collaborative spaces of multiple sizes and types including outdoor learning
 - Provide appropriate shading solutions for variety of needs: pick up and drop off zones, outdoor learning, lunch structures
- Athletic improvements at existing fields for increased student use and PE
- Meeting current codes and regulations, including requirements for accessibility, fire-life-safety and structural safety
- Future improvements address maintenance upgrades and sustainability issues, such as energy use and day lighting
- Upgrades to aging systems such as PA, Phone, Bell/Clock system
- Appropriate Wayfinding signage and Classroom Signage

Hillcrest Heat Mitigation Project

- Phase 1
 - HVAC replaced at Buildings A, B, and C (completed summer 2021)
 - Replacement of PG&E Service to meet increased electrical loads (completed summer 2021)
 - Roofing Improvements (summer 2022)
- Phase 2 (ON HOLD)
 - Site Improvements
 - Additional Building Improvements

**3840 Twig Avenue
Sebastopol, CA 95472**

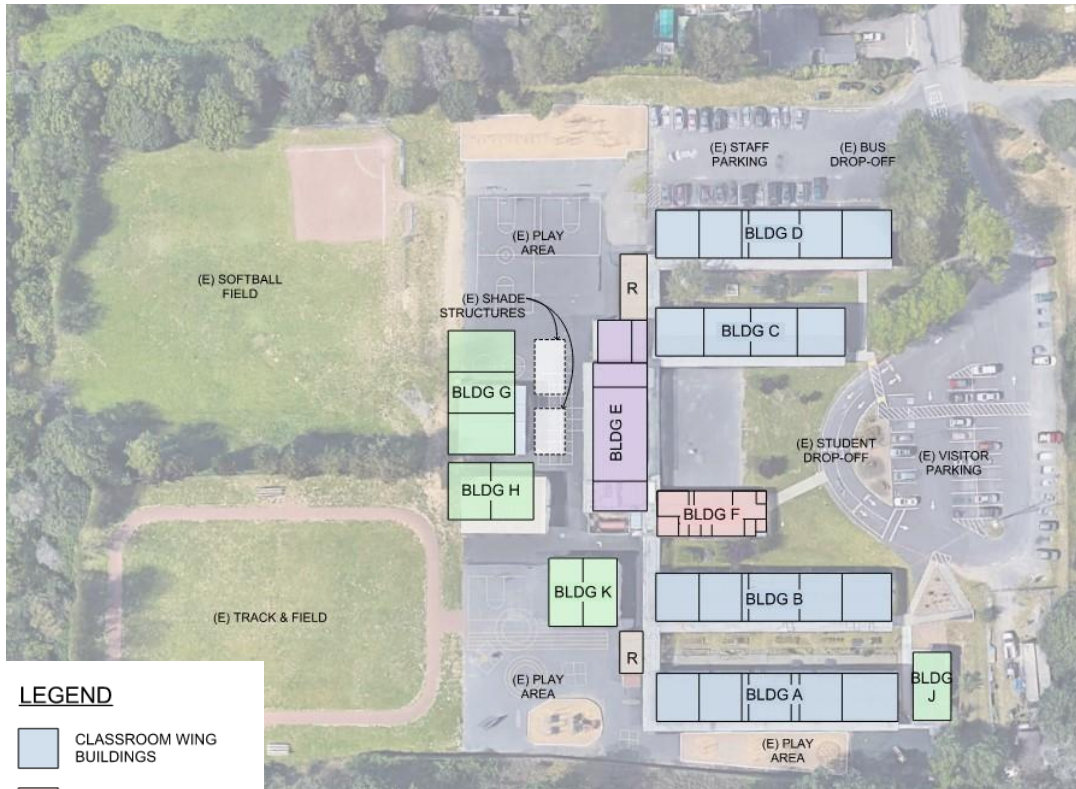
School Data

Date School Opened: 1956

Total Fall 2021 Enrollment: 477 students

Gravenstein Elementary School (ES)

Gravenstein ES Existing Campus



LEGEND

- CLASSROOM WING BUILDINGS
- ADMIN BUILDING
- MPR BUILDING
- MODULAR & PORTABLE BUILDINGS
- RESTROOMS



GES PROGRAM NEEDS

- TK/Kinder classrooms for growth
- Space for support staff (mental health, special education, English language learners)
- Outdoor learning spaces
- Updated athletic fields and track

GES FACILITY ASSESSMENT NEEDS

- Improved drop off solution/ traffic mitigation measures
- Roof and structural improvements at Building D
- Accessible grading improvements
- Water Supply and Sanitation Study/Improvements
- Updated Communication System (telephone/ PA System)
- Wayfinding signage
- Track and Field
- HVAC upgrade
- Electrical upgrades
- Overall campus beautification

Gravenstein ES Master Plan- Option 1



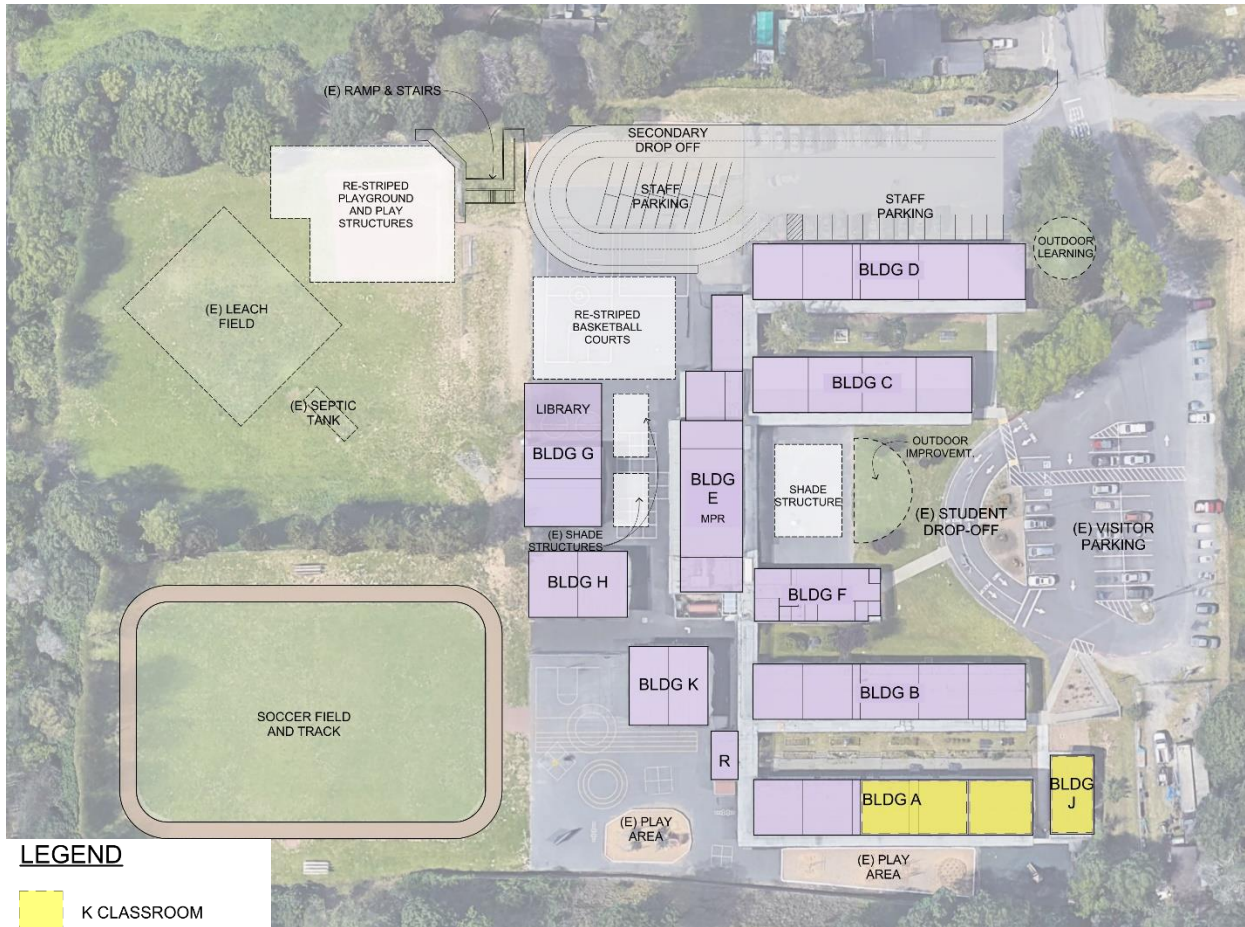
NEW CONSTRUCTION

- Secondary student drop off
- New staff parking
- New shade structures
- New play structures, basketball courts and playground striping

MODERNIZATIONS AND IMPROVEMENTS

- Facilities Assessment Upgrades
- Modernization to accommodate Kinder and TK classrooms to meet state mandated growth in program. Includes toilet room upgrades at appropriate heights
- Move 5th grade to Hillcrest Middle School to maintain TK/K classrooms on single campus
- Improved athletic fields
 - synthetic turf at soccer field
 - improved tracks/paths around new athletic fields.
- Improved student outdoor learning areas to include amphitheater and circle seating

Gravenstein ES Master Plan- Option 2



NEW CONSTRUCTION

- Secondary student drop off
- New staff parking
- New shade structures
- New play structures, basketball courts and playground striping

MODERNIZATIONS AND IMPROVEMENTS

- Facilities Assessment Upgrades
- Modernization to Kinder classrooms to accommodate state mandated growth in program including toilet room upgrades at the appropriate heights
- Maintain 5th grade at Gravenstein
- New TK classroom building at Hillcrest
- Improved athletic fields
 - synthetic turf at soccer field
 - improved tracks/paths around new athletic fields
- Improved student outdoor learning areas to include amphitheater and circle seating

Gravenstein ES Master Plan- Option 3



LEGEND

- 2-STORY CLASSROOM BUILDING (K 1ST FLOOR, STANDARD 2ND FLOOR)
- TK CLASSROOM
- MODERNIZATION



NEW CONSTRUCTION

- New 2 Story Classroom Building L to include:
 - 4 new Kinder classrooms
 - 4 new standard sized classrooms to replace Building H and K.
- Secondary student drop off
- New staff parking
- New shade structures, play structures, restriped play areas and basketball courts

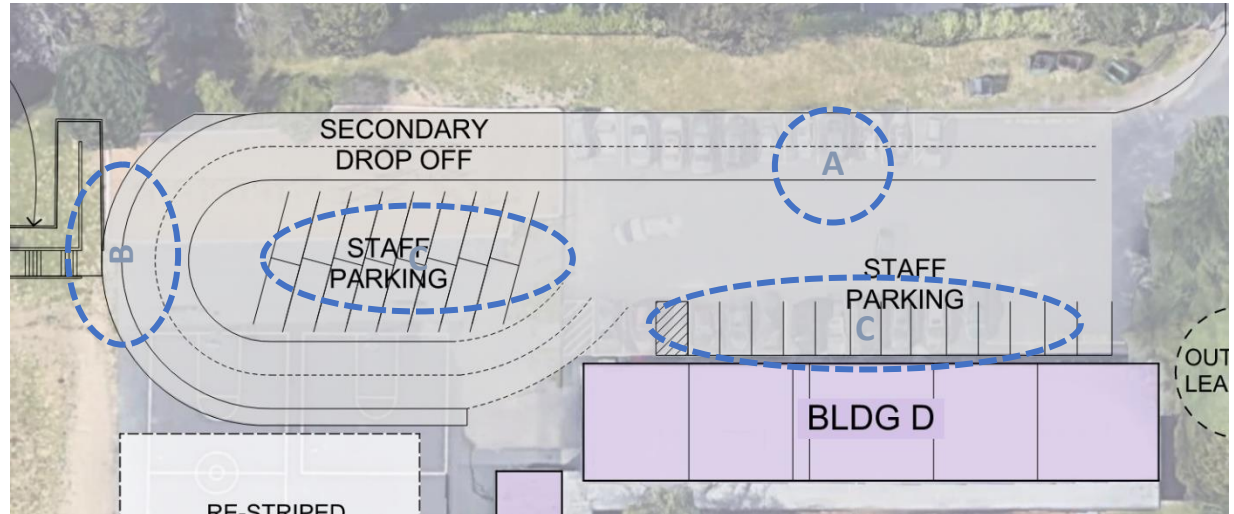
MODERNIZATIONS AND IMPROVEMENTS

- Facilities Assessment Upgrades
- Building G Modernization to potentially eliminate library and modernize space for counseling offices and meeting space
- TK classrooms: Bldg. J + 3 CR's at Bldg. A
- Maintain 5th grade at Gravenstein
- Improved athletic fields to include synthetic turf at soccer field and new track
- Improved student outdoor learning areas to include amphitheater and circle seating

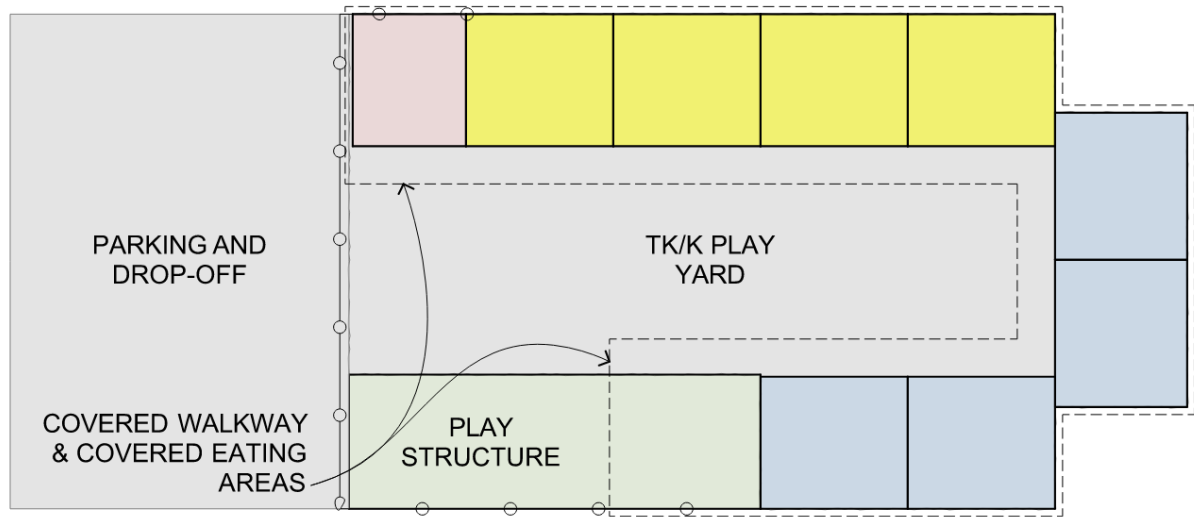
OTHER GES SITE PROJECTS

Traffic mitigation measures include:

- A. Extended queue that allows for bus and parent drop off and pick-up.
- B. Safe student waiting zone, can be configured with rain/ sun shelter as desired
- C. Reconfigured staff parking areas to include additional staff parking as well as accessible parking.
 - Current parking count at staff parking lot: 21 spaces total
 - Proposed parking count at staff parking lot: 29 spaces total



New TK/Kinder Site



LEGEND

- ADMIN. OFFICE
- K CLASSROOM
- TK CLASSROOM
- SITE UPGRADES

DEDICATED SITE FOR TK/KINDER PROGRAM

All new facilities with:

- Correctly sized classrooms (1350 Sq.Ft.)
- Single use appropriate height toilets at each classroom
- New play structures, play yard
- Shade areas for activities/outdoor dining

Would require :

- Site acquisition
- Administrative staff for a third site
- Dedicated parking
- Drop off
- Alleviates some of the traffic at Gravenstein

**725 Bloomfield Road
Sebastopol CA 95472**

School Data

Date School Opened: 1966

Total Fall 2021 Enrollment: 284 students

Hillcrest Middle School (MS)

Hillcrest MS Existing Campus

HILLCREST MS PROGRAM NEEDS

- Classrooms for Growth & Program Evolution (associated to K/TK at Gravenstein)
- Outdoor learning environments
- Updated Play structures/ play areas
- Shade Structures
- Storage Solutions

HILLCREST MS FACILITY ASSESSMENT NEEDS

- Electrical Upgrades (outlets/data)
- Communication Systems (clock/phone/PA)
- HVAC and associated Electrical upgrades
- Food Service/Kitchens
- Accessibility Improvements
- Storm Drainage
- Signage
- Athletic field Improvements (Including Synthetic Turf Field)
- Overall campus beautification



LEGEND

- CLASSROOM & ADMIN BUILDINGS
- MPR BUILDING
- PORTABLE BUILDINGS
- DISTRICT ADMIN MODULAR (SUMMER 2022)

Hillcrest MS Master Plan-Option 1

NEW CONSTRUCTION

- New District Administration Modular Building
- New 5th grade classroom building at Hillcrest to open space up for TK/K program expansion
- New shade structures at duck pond
- New play structures

MODERNIZATIONS AND IMPROVEMENTS

- Facilities Assessments Upgrades
- Administration modernization for better supervision/security
- Multi-purpose Bldg. modernization + Kitchen upgrades
- Wayfinding signage
- Improved athletic fields/drainage
- Synthetic turf at soccer field
- Improved play areas to include re-surfacing/re-stripping



Hillcrest MS Master Plan-Option 2

NEW CONSTRUCTION

- New District Administration Modular Building
- New TK classroom building at Hillcrest allows for current structure at Gravenstein to remain
- New shade structures at duck pond
- New play structures
- New play areas (restriping and resurfacing)

MODERNIZATIONS AND IMPROVEMENTS

- Facilities Assessment Upgrades
- Administration modernization for better supervision/security
- Multi-purpose Bldg. modernization
- Wayfinding signage
- Improved athletic fields/drainage
- Synthetic turf at soccer field
- Improved play areas to include re-surfacing/re-striping



Inspiration Imagery

Fabric shade structures over play equipment



Play Structures inspired by nature



Seating that blends in/ inspired by natural surroundings



Play structures that encourage teamwork and movement



Play structures that encourage movement and inclusivity (ADA compliant)



Amphitheater seating that blends naturally



Shading solutions for seating/ waiting areas



Shading solutions along paths (non-adjacent to buildings)



Lunch Shelter



Lunch Shelter



Outdoor Learning Improvements

