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RIPON
UNIFIED
SCHOOL
DISTRICT

RECONSTRUCTION OF WESTON ELEMENTARY SCHOOL

Educational Specifications





Produced by:

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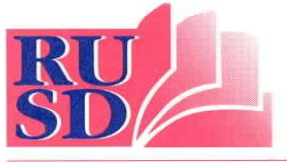


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INTRODUCTION

The Ripon Unified School District resides within the southern boundaries of San Joaquin County. While it draws its name from the City of Ripon located just north of the Stanislaus River, the District serves a much larger agricultural area reaching nearby the city limits of Manteca to the North and Escalon to the east. Even with the recent economic downturn that the state has incurred, residential construction within the area has continued, albeit at a slower pace than recognized during 2000 through 2010. The City of Ripon and the City of Manteca General Plans of 2009 have identified the potential for an addition of 4,751 future residential units within the district boundaries. Per the most recent available District's developer fee analysis completed in 2010, a total of 500 units were identified to be built over the next five years. There is currently a new analysis in progress and these unit counts are likely to increase. The District is preparing for the anticipated growth of the student population in a responsible and sustainable manner.

Ripon Unified School District Board policies reflect the commitment to providing a sound and beneficial learning environment for all students. The Board believes that all students can and will learn and succeed with the opportunities that are presented. The Board also believes that community involvement is an important key to the District's success, and reaches out on a continual basis. The District is currently involved with developing a District wide Facilities Master Plan to help fulfill the future educational needs of the community.



WESTON ELEMENTARY SCHOOL

PROJECT DESCRIPTION



Weston Elementary School was constructed in 1986 utilizing relocatable classrooms to house the entire campus curriculum with a traditionally built Administration/MPR building serving as the center point of the campus. Although the District has done an admirable job with the maintenance of these relocatable structures, they have reached the end of their life cycle, and as such, this project will remove the classrooms and restrooms and replace them with site built sustainable structures. Overall the educational spaces shall remain similar in the area to the original spaces. During the initial program meetings with the District stakeholders, it was determined that the current Administration/MPR building does not meet the current needs of the campus as it has evolved during the past nearly 30 years. As part of the programming discussion, the addition of a complete new Multi-Purpose Room (MPR) building was included within the project parameters. The current Administration/MPR building will be reconfigured to house additional and upgraded administration and support facilities including a new library/media space, computer lab, Resource Specialist Program (RSP) and speech rooms. There is a cellular tower located within the campus grounds at the south portion of the campus. This was constructed in 2010 with DSA review and closeout.

As this is an existing campus, the staff has been available for immediate interaction and input during the planning process. Much energetic discussion has been held between the staff and design group with the staff being enthusiastic with the approach and possibilities that now will become available within their educational spectrum. During this process, the school site committee indicated a strong desire to increase the size of the existing MPR to better accommodate athletic events. The design team concluded that it would be more cost effective to construct a new MPR, and reconfigure the existing MPR to accommodate other required spaces and support areas.

With the liberty of designing a classroom specific to the curriculum needs, the footprint of the teaching space can be tailored to assist with the pedagogy of today's environment. In addition, the design incorporates energy efficient technology and elements to reduce the ongoing operating costs, and also qualify the school to receive State funds under the HPI and Prop. 39 programs.

The District currently consists of five K-8 elementary schools, one comprehensive high school, and one continuation high school. Two of the elementary campuses are currently under consideration to be restructured to a K-5 configuration within the discussion of the aforementioned Facilities Master Plan due to their geographical location, with Weston Elementary as one of these campuses under review.

Weston Elementary is bounded by existing developed single family residences and shows little impact from future growth but is the heart of a relatively young demographic. Essentially, this project is replacing portable classrooms with permanent classroom space. The flexibility of the “stick-built” permanent classroom construction allows for more curriculum driven results. The addition of a new Multi-Purpose Room (MPR) allows for a larger area to better serve the needs of the students. With the existing MPR structure becoming available, this space can now be utilized to accommodate support programs within a central location in relation to the campus, something that was sorely lacking within the current scheme. Aside from the administration, this building also will allow the Library, the computer lab, speech, counseling, and teacher lounge to be centrally located for immediate access by all that attend and function within the campus.

Funding for the Weston Elementary School Project is initially being provided by funds from the Measure “G” general obligations bonds that was presented and approved by the voters during the November 2012 election. The project budget total is established at \$10.4 million. Ripon Unified School District is prepared to pursue state funding through both new construction grants and modernization grants when funding sources become available at a later date. When funds do become available, they will be available to the district as a reimbursement, or for future facility expenditures for any facilities within the district.

Within the original budget there were considerations for furniture, covered walkways, and landscaping improvements. When the new Multi-Purpose Room was added to the original plan, it required that the budget be re-aligned. This had the effect of substantially reducing the available funds for the aforementioned items to cover only the essential equipment needs of the new facilities.

The project is slated to start construction in June of 2014 with a twelve month hard construction process and a two month close out period, which includes work related to the punch list items and commissioning to follow. Final completion will be achieved prior to the start of the 2015/16 school year with allowances for staff to move-in. Interim housing plans have been developed for the school during the construction process.

KINDERGARTEN

The Kindergarten classrooms will allow for space for students to work at tables designed for four students, floor space where students can create with building blocks or other materials, and, at other times, sit on the floor while the teacher works with the entire group. There will be areas around the perimeter of the room for flexible work stations. While in the classroom, the students will participate in reading, writing, speaking, math, science, and social studies curriculum and instruction. There is a sink in the room and an attached restroom. There is also an attached workroom with a sink that is shared by two kindergarten teachers, in which hands-on manipulative materials are stored and instructional materials can be created.

FIRST – THIRD GRADE CLASSROOMS

While in the classroom, first, second, and third grade students participate in reading, writing, speaking, math, art, science, and social studies curriculum and instruction. There is space for students to sit at desks, floor space where the students can sit while participating in learning activities directed by the teacher, and areas around the perimeter of the room that provide for flexible work stations and reading areas. There is a sink in the room that allows for art and science activities. There are cabinets for storage of instructional materials. There are white boards on the walls and tackable surfaces for students' work to be displayed. There are communal doors to the adjacent classroom, which allows for students to move quickly and easily from one instructional setting to another.

FOURTH, FIFTH, SIXTH, SEVENTH, AND EIGHTH GRADE CLASSROOMS

Fourth through eighth grade students participate in reading, writing, speaking, math, art, science, and social studies curriculum and instruction while in the classroom. There is space for students to sit at desks and areas in the room that provide for flexible work stations as needed. There is a sink in the room that allows for art and science activities. There are cabinets for storage of instructional materials. There are white boards on the walls and tackable surfaces for students' work to be displayed. There are communal doors to the adjacent classroom, which allows for students to move quickly and easily from one instructional setting to another.

There is an additional classroom that will be used as a science lab. It has sinks along one wall that are needed for the preparation and clean-up of science lab equipment. The main classroom space is open to allow for flexible use of space for student desks and tables to be moved into collaborative groups or individual learning spaces. There are white boards on the walls and tackable surfaces to display students' work. There are cabinets for storage of instructional supplies and equipment.

EXISTING MULTIPURPOSE ROOM

The existing Multipurpose Room (MPR) is to be reconfigured during this project. The 6,388 square foot building currently hosts the "front house" administration, a small gymnasium/eating area, and kitchen. This space will be re-created to provide an Admin/Reception, two Administrative Offices, Restrooms, Teachers' Work Room and Lounge, Library, Computer Lab, Speech Office, Title 1 room, LC/RSP, and a private meeting room. This re-use of the existing building allows for the support facilities be centrally located within the campus, as these current programs are scattered throughout the portable campus.

PROJECT DESIGN FACTORS

The basic design concept of the classrooms is two separate wings; strategically located on each side of the newly configured central administrative support building. All of the buildings are to be of single story, wood framed, exterior stucco construction, which provides a design and budgetary method that has been proven through the years of construction and design development as a means to meet the stated educational specifications.

While maintaining a compact design element to conserve space, the uses of the classroom wings will facilitate the segregation of younger students from a more developed student population. However, with the K-8 concept, siblings and classmates are able to interact within the school for a much longer period of time, creating much more of a community development within the student body. Utilizing a relatively flat geography, path of travel between the wings will be easily accommodated through simple concrete walkways.

The revised campus will be secured with perimeter fencing and a central point of entrance/egress, at the front of the building complex, adjacent to the staff parking. The bus loop and drop off is to be relocated to the back of the campus to segregate the pedestrian traffic from the busses.

The current enrollment as of 2014 is 441 students. The re-constructed Weston Elementary campus will have two adjacent kindergarten rooms, sixteen classrooms, and one science room. The school capacity of 475 is based on the CDE loading standard of 25 students per classroom. However this capacity may vary based on prevailing Districts standards at the time the school is opened. In addition, the District standards may be amended from time to time, resulting in revisions to the school's capacity for District planning purposes.

While the concept is to convert the current portable classroom space to a more traditional "stick built" housing, the District has identified three portable buildings in relatively good condition. These portable buildings will remain on site, at different locations, with one to be used for the after school program, one to be used as grounds' storage, and the remaining to be used in later identified storage needs.

Playfield areas will be maintained within the current spacing. The kindergarten exterior playground will be segregated from the remaining playground areas facilitating the remainder of the student body. As the site varies no more than three feet in elevation, the accessible path of travel is accommodated for through simple concrete walkways.

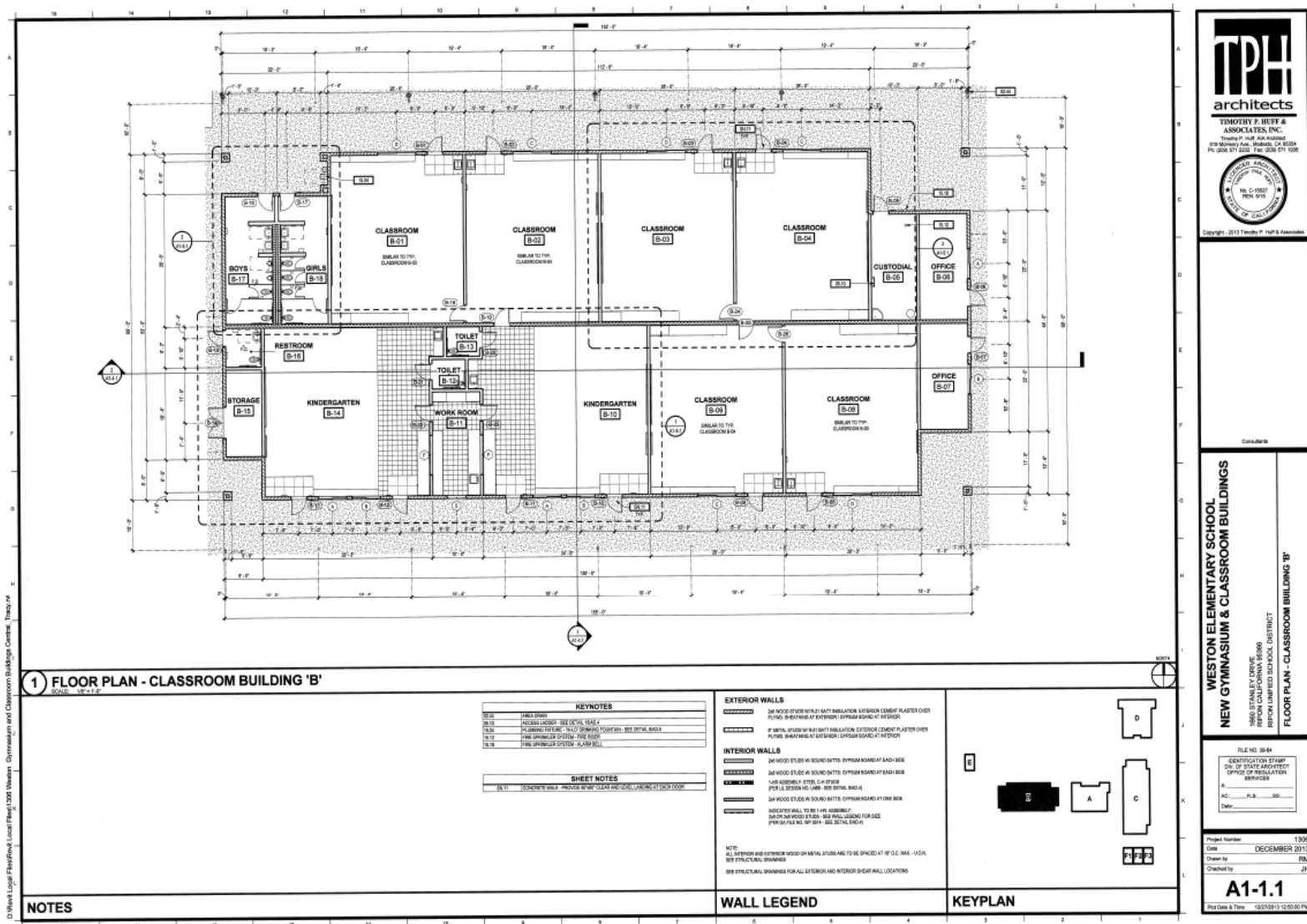
SPACE ANALYSIS

Weston Elementary K-8							
	Description	Room Number		Area	Units	Quantity	Total
Demolition				25,920			
K-3 Wing							
	Classrooms	B-1/2/3/4/8/9		966	sf	6	5,796
	Kindergarten						
	Kinder Classroom	B-10/14		1,190	sf	2	2,380
	Workroom/Storage	B-11		212	sf	1	212
	Toilets	B-12/13		65	sf	2	130
	Student Restroom	B-17/18		293	sf	2	586
	Staff Restroom	B-16		64	sf	1	64
	Custodial	B-05		220	sf	1	220
	Storage	B-15		152	sf	1	152
	Office	B-6/7		236	sf	2	472
	Subtotal (sf)		10,012				
4-8 Wing							
	Classrooms	C-1/2/3/4/9/10/11/12/13/14		966	sf	10	9,660
	Science	C-5		966	sf	1	966
	Science Storage	C-7		112	sf	1	112
	Student Restroom	C-18/19		293	sf	2	586
	Staff Restroom	C-8/17		64	sf	2	128
	Custodial	C-6		192	sf	1	192
	Office	C-15		224	sf	1	224
	Electrical	C-16		396	sf	1	396
	Subtotal (sf)		12,264				-
Gymnasium/MPR							
	Gym	D-01		4,740	sf	1	4,740
	Stage	D-02		1,098	sf	1	1,098
	Kitchen	D-03		450	sf	1	450
	Storage	D-05		210	sf	1	210
	Chair/Table Storage	D-08		283	sf	1	283
	Electrical	D-09		74	sf	1	74
	Student Restroom Women	D-10		273	sf	1	273
	Student Restroom Men	D-11		220	sf	1	220
	Custodial	D-04		210	sf	1	210
	Custodial	D-12		53	sf	1	53
	Subtotal (sf)		7,128				
Multi-Use Rebuild							
	Admin/Reception			480	sf	1	480
	Office			120	sf	1	120
	Library			1,151	sf	1	1,151
	Title 1			504	sf	1	504
	LC/RSP			730	sf	1	730
	Office			240	sf	1	240
	Staff Restroom			98	sf	1	98
	Teacher Work Room			488	sf	1	488
	Teacher Lounge			747	sf	1	747
	Speech			420	sf	1	420
	Computer Lab			980	sf	1	980
	Meeting Room			340	sf	1	340
	Storage 1			27	sf	1	27
	Storage 2			32	sf	1	32
	Storage 3			31	sf	1	31
	Subtotal (sf)		6,388				
	Total New						36,275
	Total Change						10,355

OVERALL SITE PLAN



FLOOR PLAN – CLASSROOM BUILDING “B”



FLOOR PLAN – CLASSROOM BUILDING “C”



FLOOR PLAN – GYMNASIUM BUILDING “D”

