



Sweetwater Union High School District



Long Range Facilities Master Plan

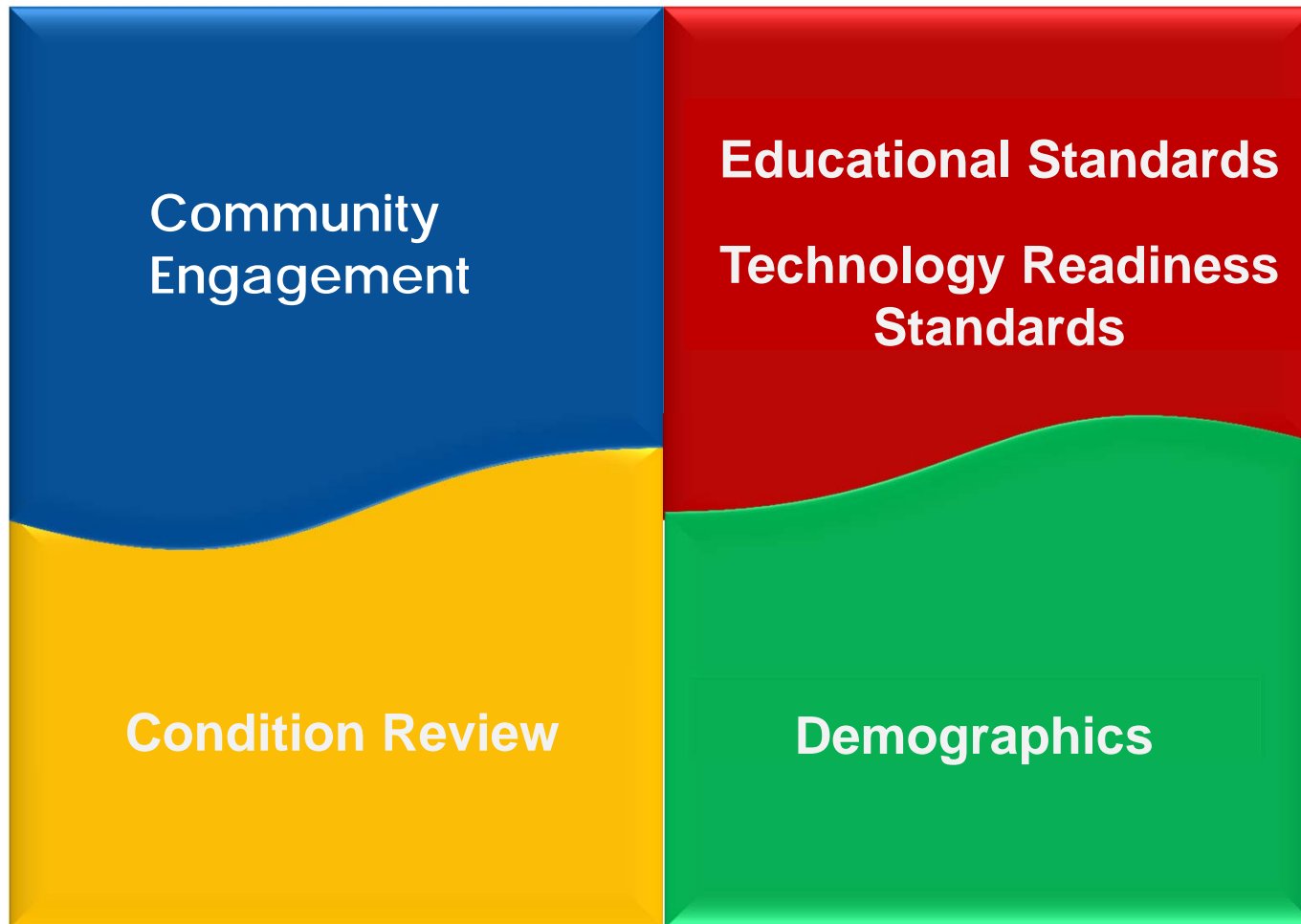


January 2015

Agenda

- Introduction
- Objectives
- Review of Methodology and Tools
- Sample of School Data
- District Summary
- Recommendations

Master Plan Components

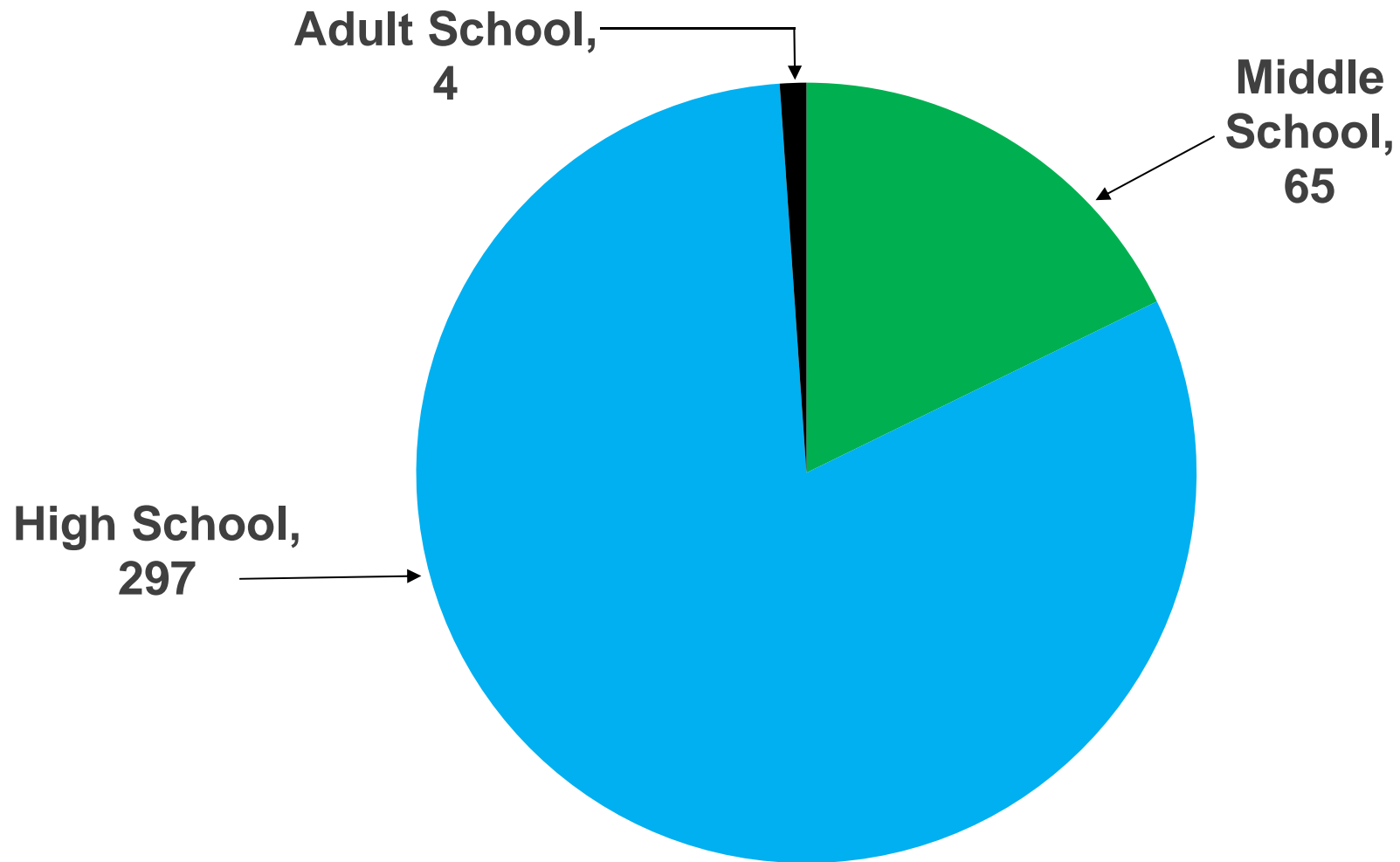


Introduction

- Year-long process
- LRFMP Participation and Outreach

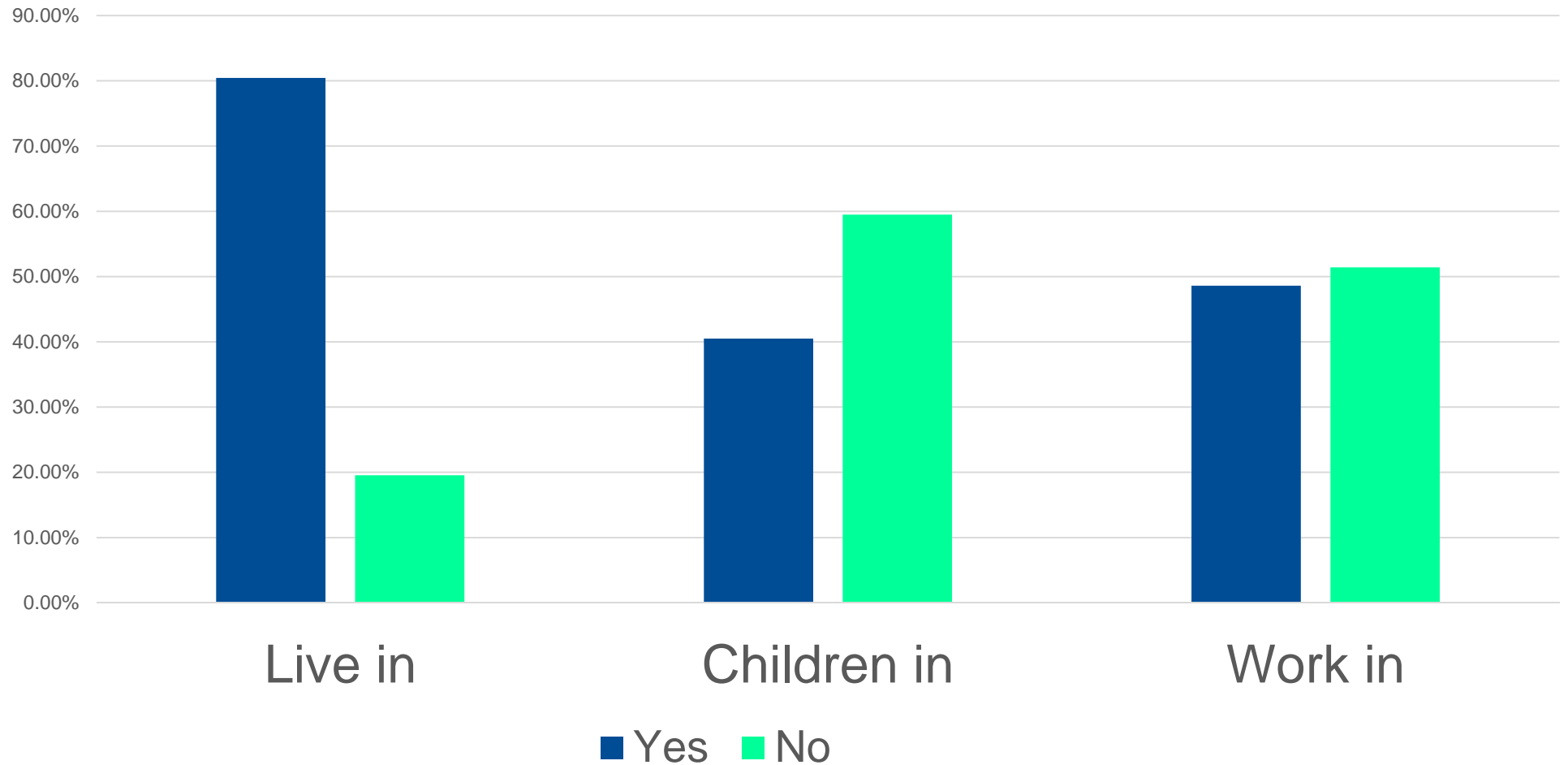
Event	Location	Number of Participants
March Regional Community Meetings (4)		101
	Castle Park HS	13
	Southwest HS	38
	Granger JHS	20
	Otay Ranch HS	30
March Survey Participation		140
November Regional Community Meetings (4)		94
	Chula Vista HS	2
	Sweetwater HS	8
	Mar Vista HS	24
	Bonita Vista HS	60
November/December Surveys		273 and 378
School Site Council Meetings (14)		252
Southwest HS, Bonita Vista MS, EastLake MS, Hilltop MS, Rancho Del Rey MS, San Ysidro HS, Chula Vista HS, Mar Vista HS, Olympian HS, Chula Vista MS, Hilltop HS, Granger JHS, Sweetwater HS, Southwest MS		

Fall Survey Data



DRAFT

Fall Survey Demographics (N=378)



Review of Methodology and Tools

- **Educational Suitability**
 - Review current and planned educational programs
 - Clarify and align standards
 - Calibrate data collection tools
 - Walk EVERY building/school with school administration
- **Technology Readiness**
 - Define current and planned implementation
 - Calibrate collection tools
 - Review infrastructure in each school

Suitability Score Definitions

90+	A	Excellent: The facility is designed to provide for and support a majority of the educational program offered. It may have a minor suitability issues but overall it meets the needs of the educational program.
80-89	B	Good: The facility is designed to provide for and support the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
70-79	C	Fair: The facility has some problems meeting the needs of the educational program and will require remodeling.
60-69	D	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant remodeling, additions, or replacement.
BELOW 60	F	Unsatisfactory: The facility is unsuitable in support of the educational program.

Technology Readiness Score Definitions

90+	A	Excellent: The facility has excellent infrastructure to support information technology.
80-89	B	Good: The facility has the infrastructure to support information technology.
70-79	C	Fair: The facility is lacking in some infrastructure to support information technology.
60-69	D	Poor: The facility is lacking significant infrastructure to support information technology.
BELOW 60	F	Unsatisfactory: The facility has little or no infrastructure to support information technology.

High School Scores

SITE NAME	GRADES	SUIT. GRADE	TECH. GRADE
Bonita Vista High	9-12	D	B
Castle Park High	9-12	B	B
Chula Vista High	9-12	D	C
Eastlake High	9-12	C	C
Hilltop High	9-12	D	B
Mar Vista High	9-12	C	B
Montgomery High	9-12	B	A
Olympian High	9-12	A	A
Otay Ranch High	9-12	A	A
Palomar High	10-12	F	A
San Ysidro High	9-12	B	A
Southwest High	9-12	C	B
Sweetwater High	9-12	C	B
High School Average		C	B

Middle School Scores

SITE NAME	GRADES	SUIT. GRADE	TECH. GRADE
Bonita Vista Middle	7-8	C	B
Castle Park Middle	7-8	C	B
Chula Vista Middle	7-8	D	A
EastLake Middle	7-8	B	A
Hilltop Middle	7-8	D	C
Mar Vista Academy	7-8	C	A
Montgomery Middle	7-8	B	A
National City Middle	7-8	C	B
Rancho Del Rey Middle	7-8	B	C
Southwest Middle	7-8	C	A
Granger Junior High	7-9	C	A
Middle School Average		C	B

Adult School Scores

SITE NAME	GRADES	SUIT. GRADE	TECH. GRADE
Chula Vista Adult	Adult	D	A
Montgomery Adult/IBA	Adult	C	B
National City Adult	Adult	B	A
San Ysidro Adult	Adult	B	B
Adult School Average		C	A

Review of Methodology and Tools

- Jacobs Trained SUHSD Staff
- SUHSD Staff Performed Field Assessments
- Assessed Sites and Buildings
 - Site Features (Parking, fields, marquees, scoreboards, etc.)
 - Building Envelope (Roofing, exterior, windows, doors, etc.)
 - Mechanical, Electrical, Plumbing, Fire and Life Safety
 - Interiors and Specialties (Finishes, fixed furnishings, etc.)

Review of Methodology and Tools

- Jacobs Processed Assessment Data
- Identified, Prioritized and Assigned Costs to Current Deficiencies
- Projected Life Cycle Repair Costs
- Need Projected for 10 Years
- Assessment Data in Jacobs' M.A.P.P.S. Tool
 - Analysis and Reporting of Condition Data
 - Database and Software Deliverable for Ongoing Management
- Facility Condition Index
 - Accepted Standard for Gauging Facility Health
 - Comparison of Unlike Facilities
 - Used to Aid in Decision Making

Fall Survey Data:

Was the rating accurate for all assessments?

Middle Schools

- General Classrooms OK
- Science Classrooms OK
- Performing Arts OK
- Music Rooms OK
- Cafeteria OK
- Athletics OK
- Parking/Access OK

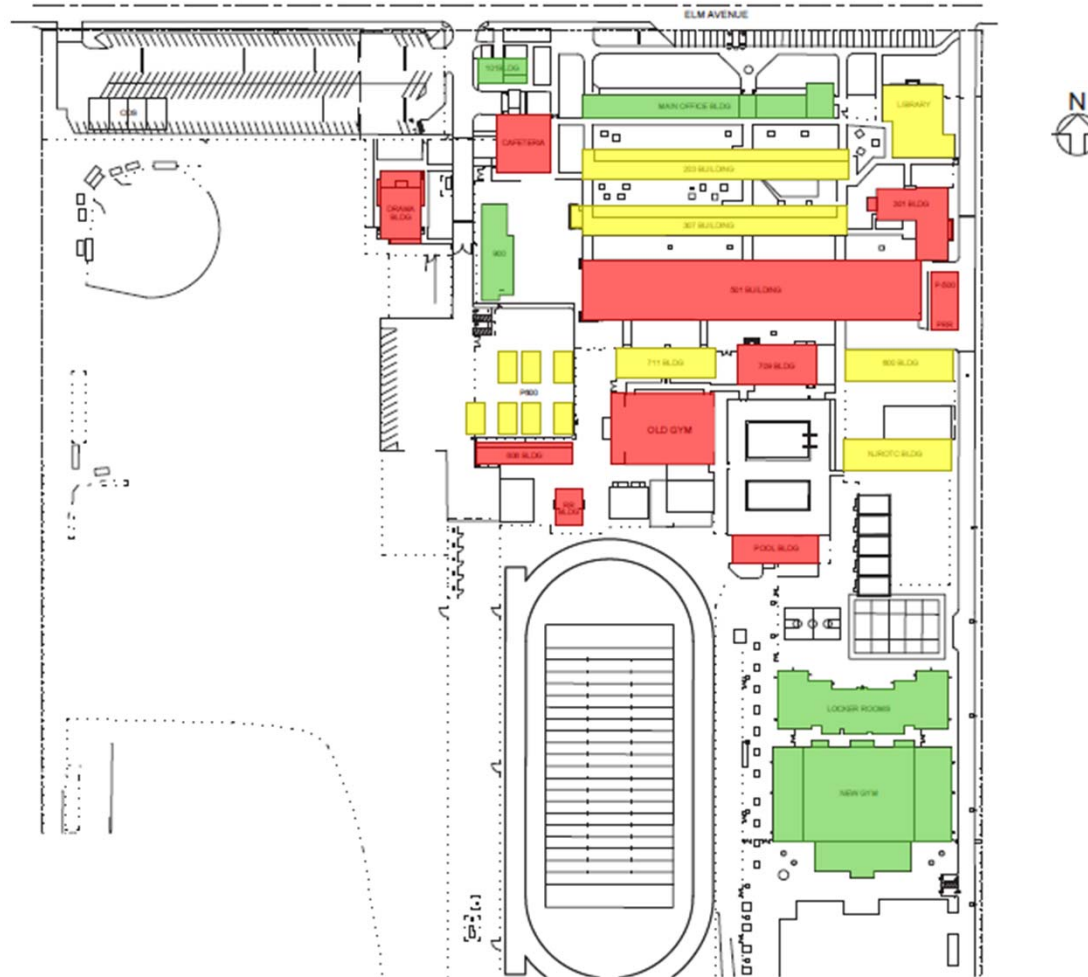
High Schools

- General Classrooms OK
- Science Classrooms OK
- Performing Arts Too Low
- Music Rooms Too High
- Cafeteria OK
- Athletics Too High
- Parking/Access OK

Sample of School Data – Mar Vista High School

Building Name	Year Built	Building Type	Total Area	Facility Condition Cost	Total Replacement Cost	Facility Condition Score
A - Administration	1952	Permanent	10,174	168,552	4,731,419	96.4%
Q - Library	1952	Permanent	6,934	967,397	3,224,657	70.0%
D - Cafeteria	1952	Permanent	5,663	1,053,431	2,633,578	60.0%
T - Drama	1952	Permanent	4,359	709,504	2,027,153	65.0%
Old Gym	1952	Permanent	12,893	2,098,562	5,995,890	65.0%
H - Restroom Building	1952	Permanent	1,246	202,809	579,452	65.0%
900 Bldg - ASB	2011	Permanent	4,543	74,600	2,112,722	96.5%
New Gym	2009	Permanent	32,301	1,356,059	15,021,580	91.0%
Locker Rooms	2009	Permanent	14,181	384,890	6,594,874	94.2%
600 Bldg - Classroom	1952	Permanent	5,358	747,521	2,491,738	70.0%
K - NJROTC	1952	Permanent	5,383	479,016	2,503,364	80.9%
301 Bldg - Classroom	1952	Permanent	6,228	1,013,716	2,896,331	65.0%
Swimming Locker Rooms	1952	Permanent	3,241	527,529	1,507,227	65.0%
501 Bldg - Classroom	1952	Permanent	24,595	4,003,267	11,437,904	65.0%
711 Bldg - Classroom	1952	Permanent	4,986	146,968	2,318,739	93.7%
709 Bldg - Adaptive	1952	Permanent	4,977	810,094	2,314,554	65.0%
203 Bldg - Classroom	1952	Permanent	9,845	686,763	4,578,417	85.0%
307 Bldg - Classroom	1952	Permanent	9,735	679,089	4,527,262	85.0%
101 Bldg - Classroom	1968	Permanent	2,413	50,984	1,122,166	95.5%
O - Media Center	1952	Permanent	4,454	292,470	2,071,333	85.9%

Sample of School Data – Mar Vista High School



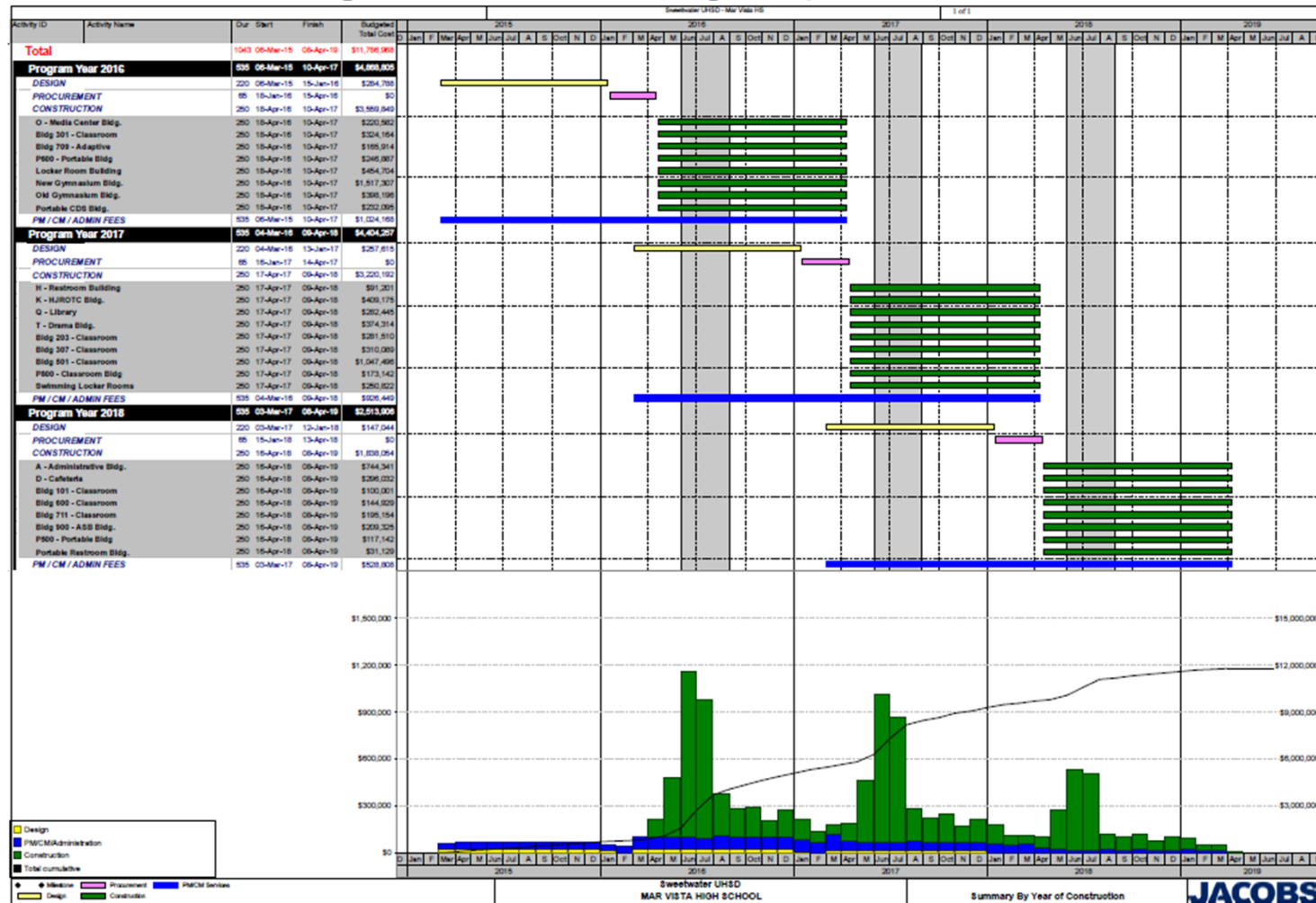
Sample Planning

		Sweetwater UHSD - Mar Vista HS					1 of 2	Data Date: 11-Dec-14				
Activity ID	Activity Name	Dur	Start	Finish	Budgeted Total Cost	Priority		2015	2016	2017	2018	2019
Total		758	18-Apr-16	08-Apr-19	\$8,618,095							
2016 Program Year 2016		250	18-Apr-16	10-Apr-17	\$3,559,849							
O - Media Center Bldg.		250	18-Apr-16	10-Apr-17	\$220,582							
O-1035	Roof	250	18-Apr-16	10-Apr-17	\$33,864	1						
O-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$19,320	3						
O-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$89,884	3						
O-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$44,455	3						
O-1070	Electrical	250	18-Apr-16	10-Apr-17	\$33,059	3						
Bldg 301 - Classroom		250	18-Apr-16	10-Apr-17	\$324,164							
301-1035	Roof	250	18-Apr-16	10-Apr-17	\$53,096	1						
301-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$12,745	2						
301-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$160,567	3						
301-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$27,380	3						
301-1070	Electrical	250	18-Apr-16	10-Apr-17	\$68,326	3						
301-1080	Plumbing	250	18-Apr-16	10-Apr-17	\$2,049	4						
Bldg 709 - Adaptive		250	18-Apr-16	10-Apr-17	\$165,914							
709-1035	Roof	250	18-Apr-16	10-Apr-17	\$31,978	1						
709-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$9,452	3						
709-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$71,297	2						
709-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$8,353	3						
709-1070	Electrical	250	18-Apr-16	10-Apr-17	\$44,834	3						
P600 - Portable Bldg		250	18-Apr-16	10-Apr-17	\$246,887							
P600-1035	Roof	250	18-Apr-16	10-Apr-17	\$46,101	1						
P600-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$15,463	5						
P600-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$87,907	2						
P600-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$38,400	2						
P600-1070	Electrical	250	18-Apr-16	10-Apr-17	\$59,016	4						
Locker Room Building		250	18-Apr-16	10-Apr-17	\$454,704							
LRB-1035	Roof	250	18-Apr-16	10-Apr-17	\$153,047	1						
LRB-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$16,335	4						
LRB-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$97,060	2						
LRB-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$71,477	4						
LRB-1070	Electrical	250	18-Apr-16	10-Apr-17	\$99,005	3						
LRB-1080	Plumbing	250	18-Apr-16	10-Apr-17	\$17,780	4						

Construction only

Old Gymnasium Bldg.		250	18-Apr-16	10-Apr-17	\$398,196	
OG-1035	Roof	250	18-Apr-16	10-Apr-17	\$104,532	1
OG-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$32,161	2
OG-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$143,742	2
OG-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$3,159	4
OG-1070	Electrical	250	18-Apr-16	10-Apr-17	\$82,699	4
OG-1080	Plumbing	250	18-Apr-16	10-Apr-17	\$31,902	4
Portable CDS Bldg.		250	18-Apr-16	10-Apr-17	\$232,095	
CDS-1030	Site Improvements	250	18-Apr-16	10-Apr-17	\$3,107	3
CDS-1035	Roof	250	18-Apr-16	10-Apr-17	\$127,965	1
CDS-1040	Exterior Envelop	250	18-Apr-16	10-Apr-17	\$55,917	2
CDS-1050	Technology / Life Safety / Interior Construction	250	18-Apr-16	10-Apr-17	\$40,064	3
CDS-1060	Mechanical	250	18-Apr-16	10-Apr-17	\$5,042	2
2017 Program Year 2017		250	17-Apr-17	09-Apr-18	\$3,220,192	
H - Restroom Building		250	17-Apr-17	09-Apr-18	\$91,201	
H-1035	Roof	250	17-Apr-17	09-Apr-18	\$14,597	1
H-1040	Exterior Envelop	250	17-Apr-17	09-Apr-18	\$53	4
H-1050	Technology / Life Safety / Interior Construction	250	17-Apr-17	09-Apr-18	\$28	2
H-1060	Mechanical	250	17-Apr-17	09-Apr-18	\$90	4
H-1070	Electrical	250	17-Apr-17	09-Apr-18	\$46	3
H-1080	Plumbing	250	17-Apr-17	09-Apr-18	\$18,387	3
K - HJROTC Bldg.		250	17-Apr-17	09-Apr-18	\$409,175	
K-1035	Roof	250	17-Apr-17	09-Apr-18	\$200,026	2
K-1040	Exterior Envelop	250	17-Apr-17	09-Apr-18	\$6,706	2
K-1050	Technology / Life Safety / Interior Construction	250	17-Apr-17	09-Apr-18	\$115,028	2
K-1060	Mechanical	250	17-Apr-17	09-Apr-18	\$4,217	3
K-1070	Electrical	250	17-Apr-17	09-Apr-18	\$66,387	3
K-1080	Plumbing	250	17-Apr-17	09-Apr-18	\$16,810	4
Q - Library		250	17-Apr-17	09-Apr-18	\$282,445	
Q-1035	Roof	250	17-Apr-17	09-Apr-18	\$58,287	1
Q-1040	Exterior Envelop	250	17-Apr-17	09-Apr-18	\$17,406	3
Q-1050	Technology / Life Safety / Interior Construction	250	17-Apr-17	09-Apr-18	\$123,114	3
Q-1060	Mechanical	250	17-Apr-17	09-Apr-18	\$22,944	4
Q-1070	Electrical	250	17-Apr-17	09-Apr-18	\$52,074	4
Q-1080	Plumbing	250	17-Apr-17	09-Apr-18	\$8,621	4

Sample Planning – Phasing by Year



District Summary- Lowest 15 Combined Scores

Campus Name	Const. Year	Facility Condition Score	Educational Suitability Score	Technology Readiness Score	Combined Score
Hilltop Middle School (HTM)	1959	50.5%	59.9%	77.5%	57.0%
Palomar High School (PAH)	1978	70.2%	53.1%	95.0%	65.9%
Montgomery Adult School (MOA/IBA)	1997	62.5%	77.2%	82.5%	70.4%
Bonita Vista High School (BVH)	1966	71.2%	67.6%	85.0%	71.1%
Chula Vista Adult School (CVA)	1974	68.8%	69.4%	97.5%	71.9%
Bonita Vista Middle School (BVM)	1968	70.0%	72.7%	85.0%	72.6%
Castle Park Middle School (CPM)	1955	70.6%	72.7%	86.7%	73.1%
Mar Vista Academy (MVA)	1961	67.8%	75.8%	90.0%	73.2%
Chula Vista High School (CVH)	1950	77.1%	68.9%	77.5%	73.8%
Granger Junior High School (GJH)	1956	72.0%	73.7%	92.5%	74.7%
Mar Vista High School (MVH)	1952	73.5%	74.6%	81.7%	74.8%
Hilltop High School (HTH)	1959	79.4%	70.0%	85.0%	76.2%
Sweetwater High School (SUH)	1921	79.4%	71.2%	82.5%	76.4%
Southwest High School (SOH)	1975	75.7%	77.2%	89.2%	77.7%
Chula Vista Middle School (CVM)	1929	81.5%	69.0%	95.0%	77.8%

District Summary – High School

Campus Name	Const. Year	Facility Condition Score	Educational Suitability Score	Technology Readiness Score	Combined Score
Palomar High School (PAH)	1978	70.2%	53.1%	95.0%	65.9%
Bonita Vista High School (BVH)	1966	71.2%	67.6%	85.0%	71.1%
Chula Vista High School (CVH)	1950	77.1%	68.9%	77.5%	73.8%
Mar Vista High School (MVH)	1952	73.5%	74.6%	81.7%	74.8%
Hilltop High School (HTH)	1959	79.4%	70.0%	85.0%	76.2%
Sweetwater High School (SUH)	1921	79.4%	71.2%	82.5%	76.4%
Southwest High School (SOH)	1975	75.7%	77.2%	89.2%	77.7%
Montgomery High School (MOH)	1971	74.6%	80.6%	91.7%	78.7%
Castle Park High School (CPH)	1963	79.1%	80.3%	81.7%	79.8%
Eastlake High School (ELH)	1992	83.6%	77.1%	77.7%	80.4%
San Ysidro High School (SYH)	2002	89.6%	88.6%	96.7%	89.9%
Otay Ranch High School (ORH)	2003	85.7%	94.1%	100.0%	90.5%
Olympian High School (OLH)	2006	87.8%	91.5%	100.0%	90.5%

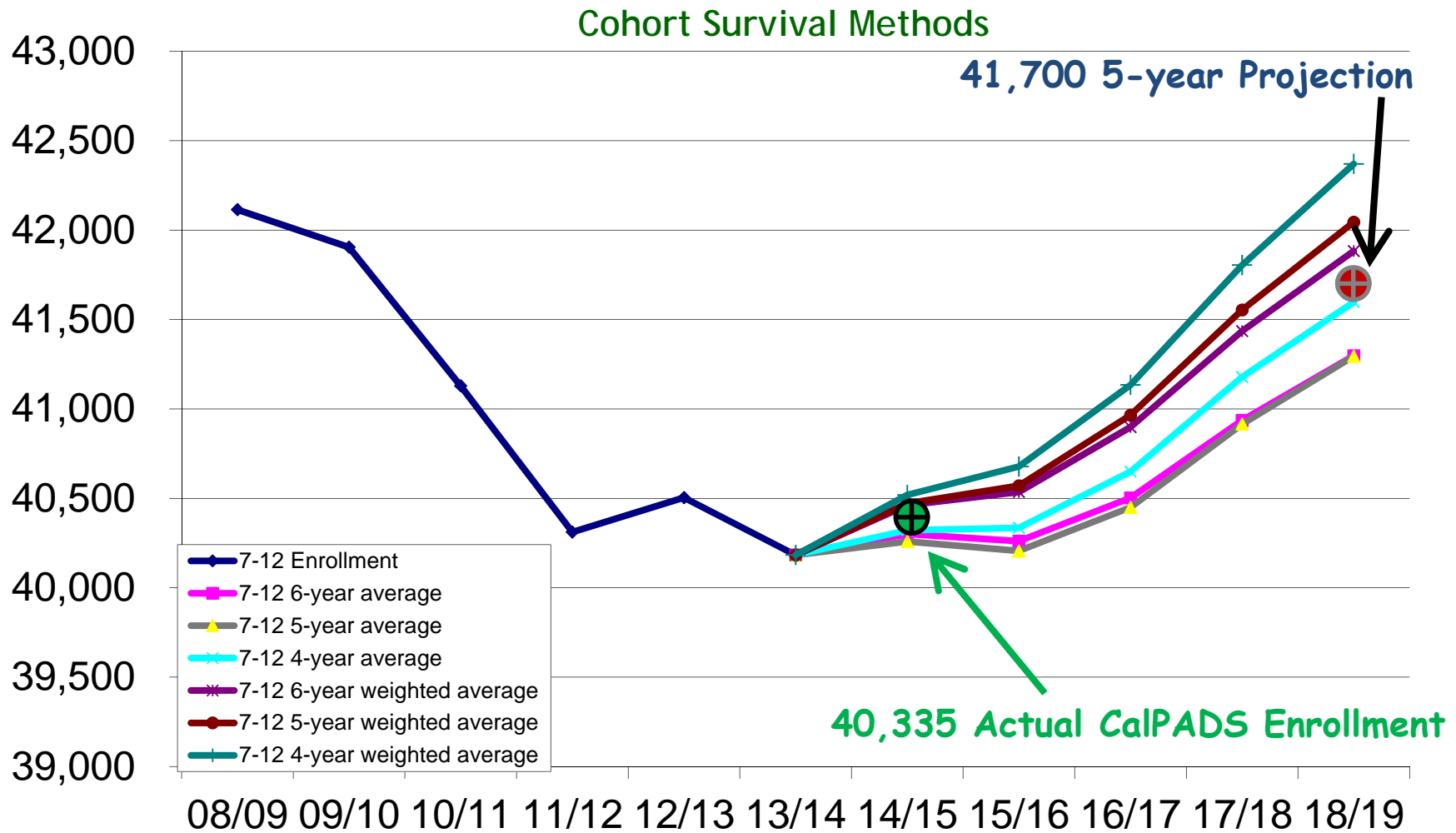
District Summary – Middle School

Campus Name	Const. Year	Facility Condition Score	Educational Suitability Score	Technology Readiness Score	Combined Score
Hilltop Middle School (HTM)	1959	50.5%	59.9%	77.5%	57.0%
Bonita Vista Middle School (BVM)	1968	70.0%	72.7%	85.0%	72.6%
Castle Park Middle School (CPM)	1955	70.6%	72.7%	86.7%	73.1%
Mar Vista Academy (MVA)	1961	67.8%	75.8%	90.0%	73.2%
Granger Junior High School (GJH)	1956	72.0%	73.7%	92.5%	74.7%
Chula Vista Middle School (CVM)	1929	81.5%	69.0%	95.0%	77.8%
National City Middle School (NCM)	1929	79.2%	75.1%	82.5%	77.9%
Montgomery Middle School (MOM)	1972	79.6%	83.1%	100.0%	83.0%
Southwest Middle School (SOM)	1929	86.8%	76.6%	94.2%	83.5%
Rancho del Rey Middle School (RDM)	1998	89.6%	80.9%	76.7%	84.8%
EastLake Middle School (ELM)	2003	84.0%	86.9%	100.0%	86.8%

District Summary – Adult School

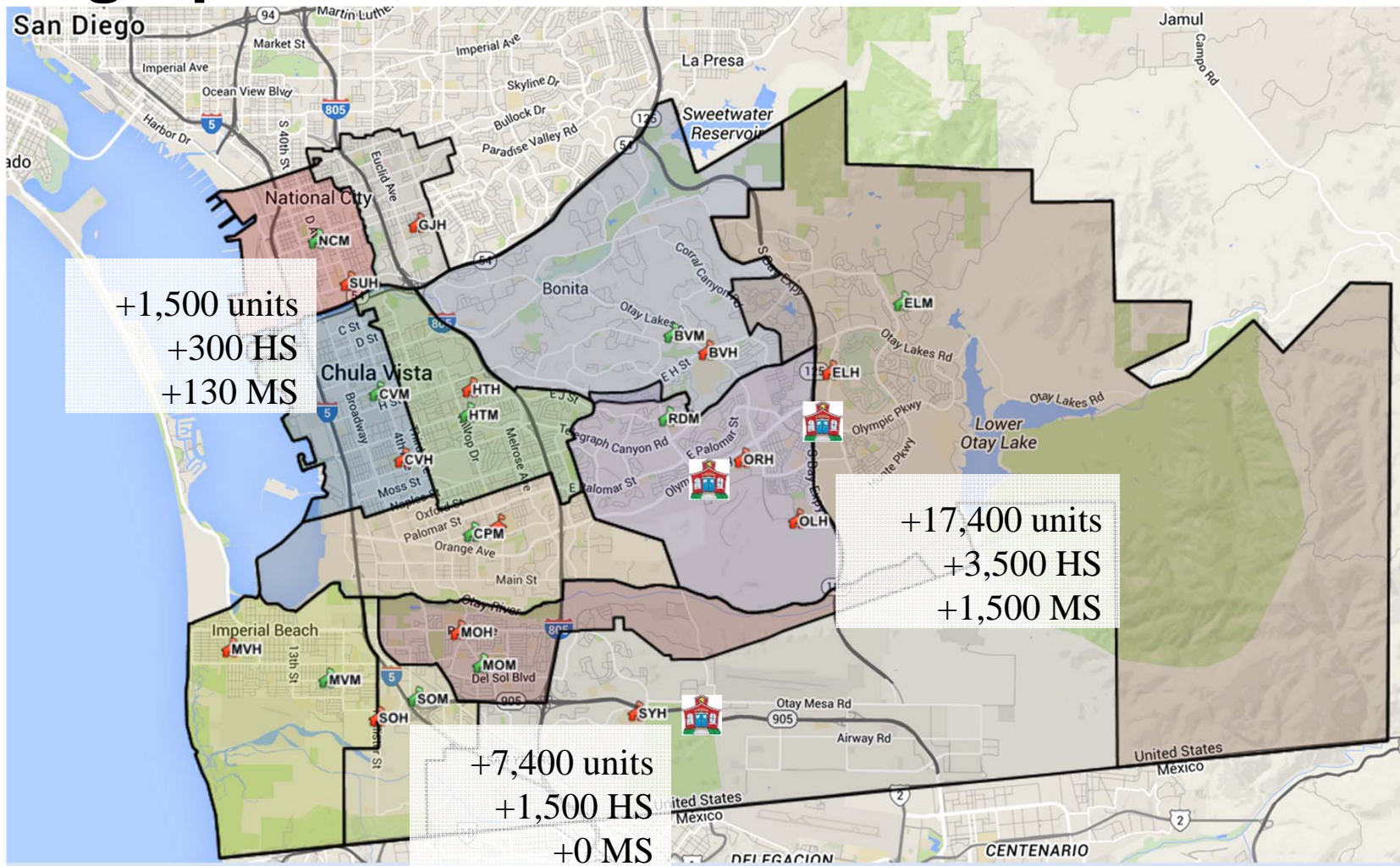
Campus Name	Const. Year	Facility Condition Score	Educational Suitability Score	Technology Readiness Score	Combined Score
Montgomery Adult School (MOA)/IBA	1997	62.5%	77.2%	82.5%	70.4%
Chula Vista Adult School (CVA)	1974	68.8%	69.4%	97.5%	71.9%
San Ysidro Adult (SYS)	1988	72.2%	82.4%	87.5%	77.8%
National City Adult School (NCA)	2005	69.3%	84.3%	95.0%	77.9%

5-Year Enrollment Projections



Demographics – Enrollment Growth - 2030

SANDAG 2030 Projections of residential units (rounded)



DRAFT Recommendations

- **Priority 1 to Priority 5**
 - **Priority 1:** Mission Critical Concerns (Safety or security concerns, code compliance, Title IX)
 - **Priority 2:** Indirect Impact to Education Mission (Inadequate roofing, window replacement, lack of HVAC)
 - **Priority 3:** Short Term Conditions (Site improvements, plumbing deficiencies)
 - **Priority 4:** Long Term Conditions (Cabinet replacement, paving, finishes)
 - **Priority 5:** Enhancements (Repainting, flooring replacement)
- **Like-Kind Projects:**
 - Such as grouping projects by type as one project (paving, door replacement, roofing)
- **School Renovations:**
 - Selection of site(s) for complete review or renewal

Next Steps:

- Board Decisions on Priorities
- Review Available Funding
- Review Individual School Demographics
- Adopt LRFMP at February 23, 2015 Board Meeting
- Review LRFMP Every 5 years (BP 7110)

Questions/Comments?

Thank you