

# North Monterey County Unified School District

Board Presentation  
November 3rd, 2022



*DRAFT all content is  
proprietary*

**THiNK**<sup>MK</sup>  
INTELLIGENT PLACES



# Agenda

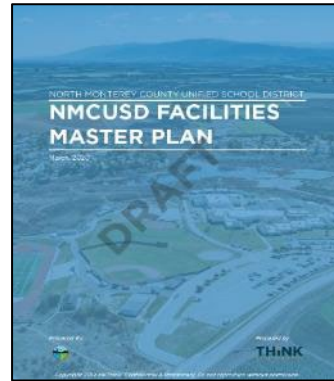
1. Context
2. Comprehensive Facilities Master Plan Update
  - Facilities Plan Update
  - Education Specifications Update
  - Campus-level Planning & Curb Appeal Update
  - Facility Advisory Committee Feedback
3. Campus Deep Dives & Decision-making Toolset
  - High School
  - Castroville ES
  - Middle School
4. Next Step Decision Making

# Towards a 'Comprehensive Facilities Master Plan'



## Measure H

High School  
Middle School  
Technology (all)  
Infrastructure (all)  
2014-2022



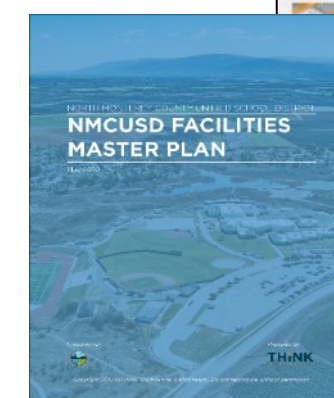
Draft  
**Facilities Master Plan**  
September -  
March 2020



Draft  
**Education Specifications**  
September  
2021



**Campus Level Plans & Curb Appeal**  
March - Dec  
2022



**Comprehensive Facilities Master Plan**  
December 2022



2014	2020	2021	2022	2023
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- Facility Advisory Committee
- Board
- Bond Oversight Committee

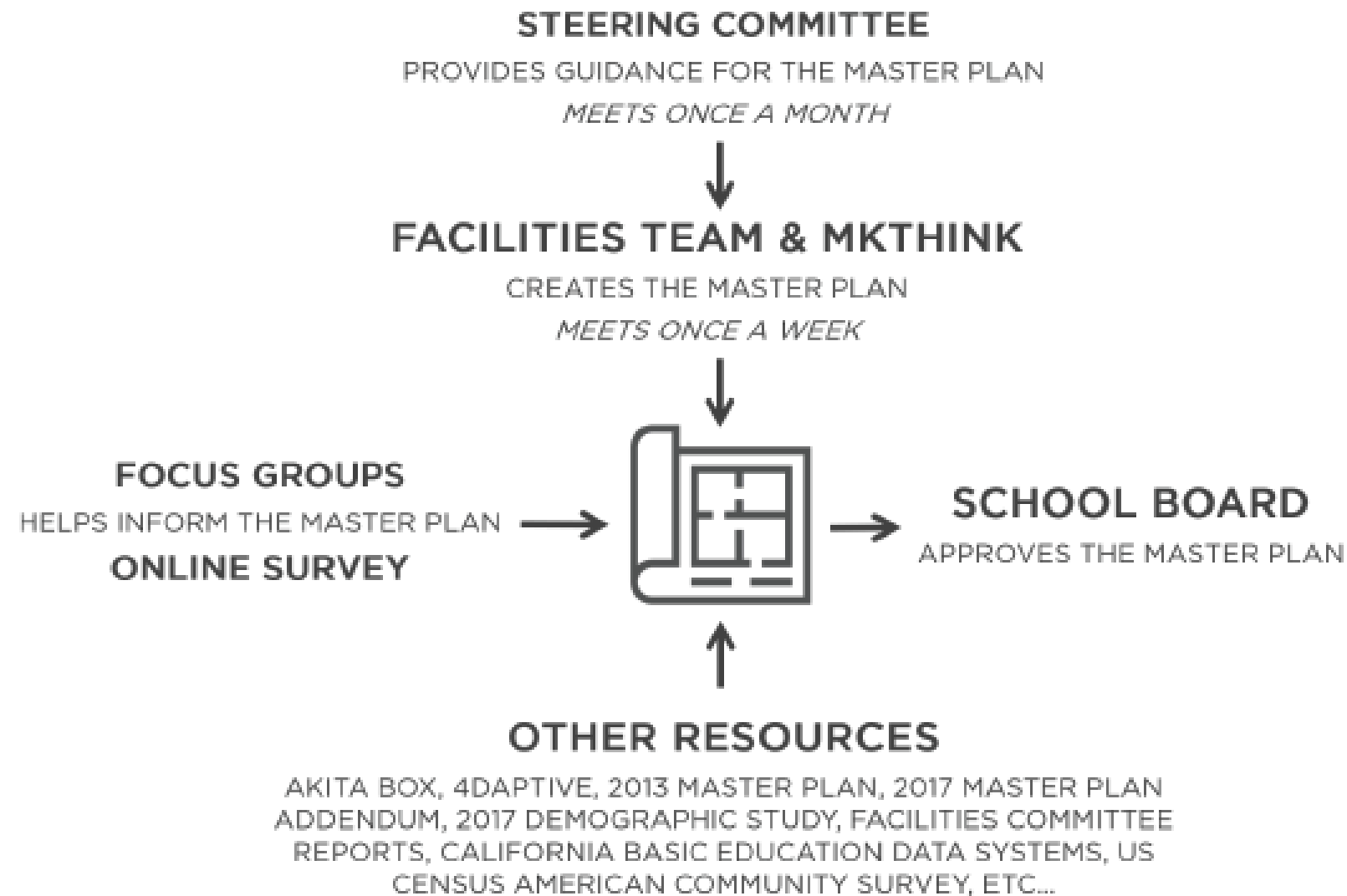
- Focus Groups
- Facility Advisory Committee
- Community Surveys
- Website
- Board

- Teachers
- Staff

- Site Focus Groups
- Facility Advisory Committee
- Board

- Community
- Website

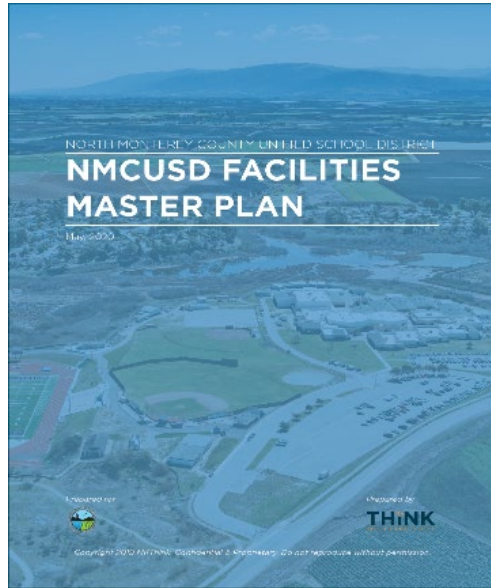
# FMP & Ed Spec | Stakeholder Engagement



- 3** Steering Committee Meetings
- 6** Focus Group Meetings
- 1** Community-wide Survey
- 8** Site Committee Meetings/Tours
- 3** Board Presentations
- 1** Facility Advisory Committee Meetings
- 36** Working Group Meetings



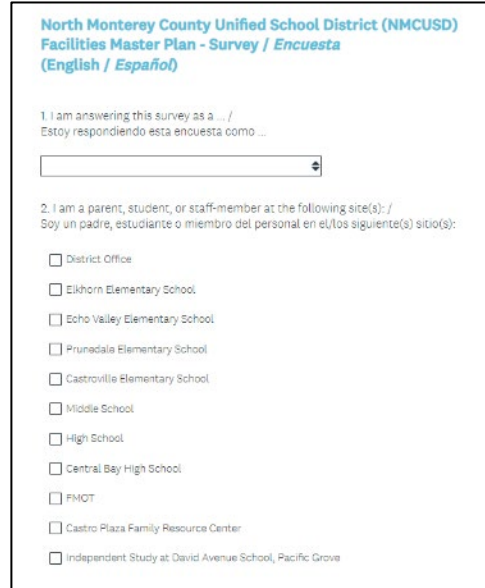
# FMP | The Facilities Masterplan Website



Facilities Master Plan



Ed Specs



Survey Data



## Plan Maestro del North Monterey County Unified School District

El Plan Maestro de Instalaciones de un distrito escolar (llamado "FMP" por sus siglas en inglés) describe un conjunto de proyectos de construcción + renovación que un distrito llevará a cabo para apoyar su misión educativa. Ejemplos de proyectos pueden incluir:

1. Modernizaciones y mejoras
2. Alineación física de los espacios
3. Optimización de las operaciones

### Encuesta

Su opinión es invaluable para determinar el éxito de este Plan Maestro de Instalaciones. Haga clic en el botón de la encuesta a continuación para brindar su opinión sobre las instalaciones del Distrito Escolar Unificado del Condado de North Monterey.

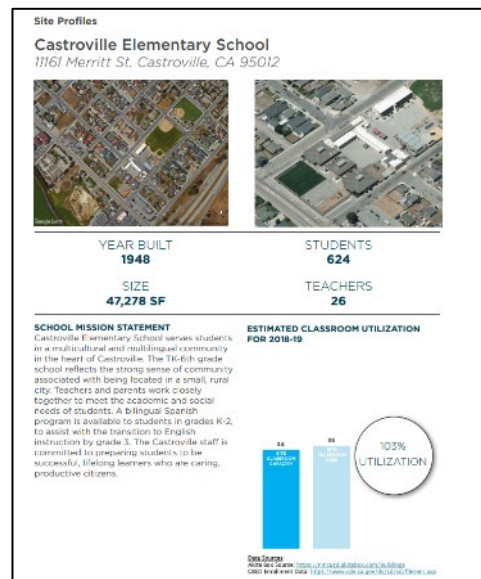


### Proceso

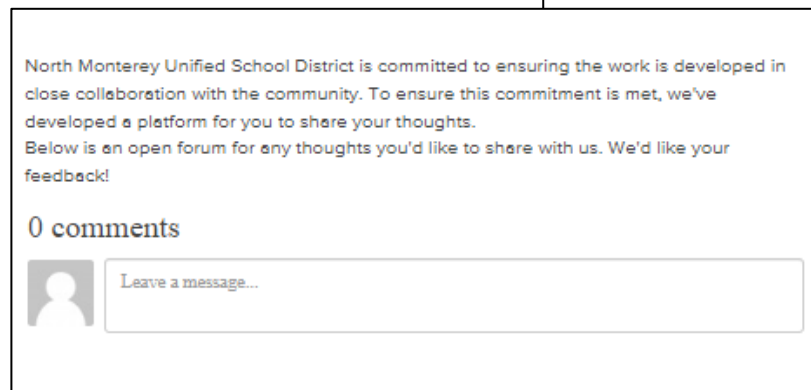
- El Plan Maestro del Distrito Escolar Unificado del Condado de North Monterey está organizado en cuatro fases principales del proyecto:
1. Descubrimiento: catalogar el inventario y la información existentes y evaluar las necesidades del usuario.
  2. Evaluación: realizar una evaluación preliminar que incluya investigación comparativa y posicionamiento.
  3. Estrategia: desarrollar escenarios y resultados.
  4. Planificación - Plan de producción y montaje.



Meetings and Presentations



School Site Data



Feedback Forum



# FMP | Stakeholder Focus Groups: What We Heard



### A. Transportation and Accessibility

Transportation and Accessibility came up as an area for concern on some sites. There are issues with the number of parking spaces at sites and the pickup/drop-off system which have lead to safety concerns.



### B. Sports Fields and Playgrounds

The sports fields at the High School are well liked by members of the district and are a source of pride. However, most other sites felt their sports fields and playgrounds were generally in poor or fair condition and needed expansion/improvements.



### C. CLASSROOMS

Classrooms at the district need improvements. There are a variety of concerns including the number students per room, proper space free of disruptions, lack of 21st Century technology, and furniture. Some classrooms do not have the appropriate equipment to support the curriculum (such as gas-lines in science rooms).



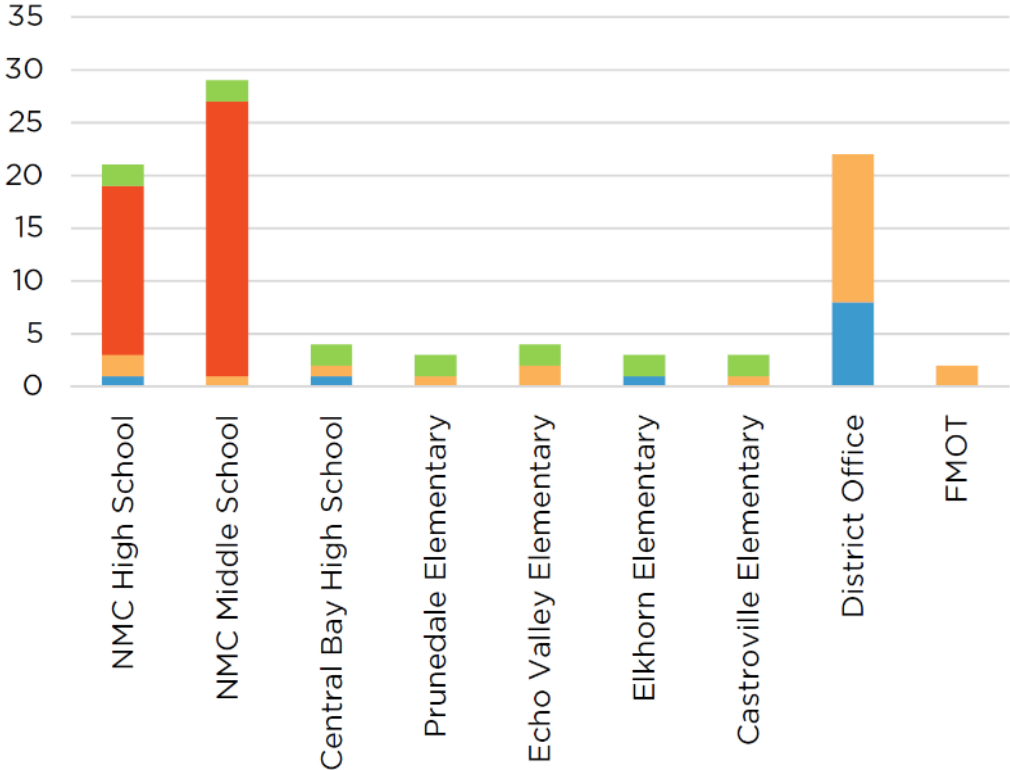
### D. GYMS/LOCKER ROOMS

The lack of proper gym and locker room facilities emerged as an issue especially for the Middle School. There were specific problems of gyms being too small, missing showers and changing rooms and having old flooring.

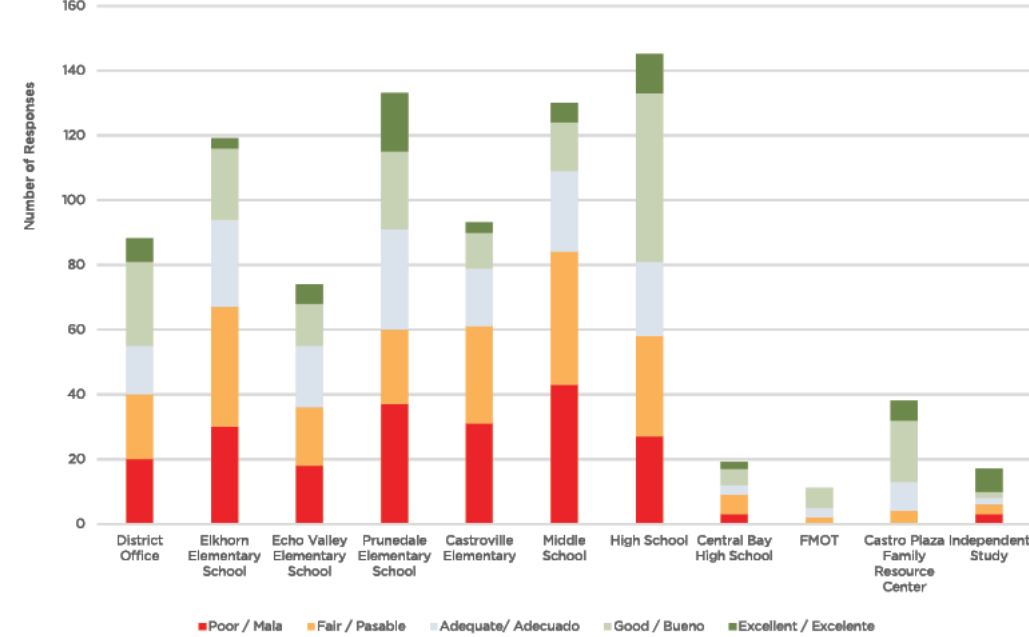


### E. MODERNIZATION

The need for modern, 21st century facilities was of general interest. Examples of the modernization upgrades needed include upgrading overall school appearance, replacing old furniture and portables, and flexible furnishings.



Parents' Perception by Site





# Ed Specs | What are they?

- A planning document used by school districts to link the planning and design of new or renovated school facilities and grounds with the educational programs they support.
- Title V requires that districts use Ed Specs to guide facility design.
- NCMUSD's process has been teacher and staff driven; with 6 different staff/teacher committees, each authoring a chapter related to cohort age and/or type of environment
- The evergreen report lives on the website and will be an addendum to the FMP

North Monterey County Unified School District

## North Monterey County Unified School District Facilities Master Plan

[Ed Specs - What are they?](#)

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# Ed Specs | Process & Results



**INDOOR CLASSROOMS**



**SPORTS + RECREATION**



**OUTDOOR CLASSROOMS**



**SUPPORT SPACES**



**WHAT IS AN ED SPEC?**



**S.T.E.A.M. INTEGRATION**



**DISTRICT OVERVIEW**



**PLANNING + DESIGN PHILOSOPHY**

Report Chapters

**EDUCATIONAL SPECIFICATIONS**

### Outdoor Classrooms

Because Outdoor Learning has been shown to improve learning outcomes and indoor Learning can be greatly enhanced through connections to the outdoors (such as views of nature and access to fresh air through operable windows), at NMCUSD, our goal is to enhance existing and create new indoor/outdoor spaces and experiences on every campus.

"Outdoor learning has been proven to offer students a range of benefits, from enhancing engagement to reducing stress and promoting physical and psychological well-being. When we take lessons outside our classroom walls, we teach our children that learning can happen anywhere and anytime, promoting lifelong curiosity." --Dr. Debra Duardo, Los Angeles County Unified School District

When planning an outdoor learning environment, both the climate and the district's educational goals must be carefully considered and defined.

Outdoor Learning - Climate  
 Diagram 4 Outdoor Learning - Climate  
 Source: LA County Office of Education Outdoor Learning Environments Design Guidelines

Outdoor Learning - Educational Goals  
 Diagram 5 Outdoor Learning - Educational Goals  
 Source: LA County Office of Education Outdoor Learning Environments Design Guidelines

**Climate**

- SUN
- WIND
- RAIN
- TEMPERATURE
- MOISTURE
- NOISE

**Attitude Towards the Outdoors**

- TRANSFER: INCORPORATE TO THE OUTDOORS WITH PURPOSE + CLARITY
- INTEGRATE: THE OUTDOOR IS THE PLACE AND THE LEARNING

**Flexibility to Accommodate All Styles**

- INDIVIDUAL STUDY
- PROJECT-BASED LEARNING/COLLABORATION
- LARGE GROUP AND SOCRATIC DISCUSSION
- LECTURE
- PERFORMANCE

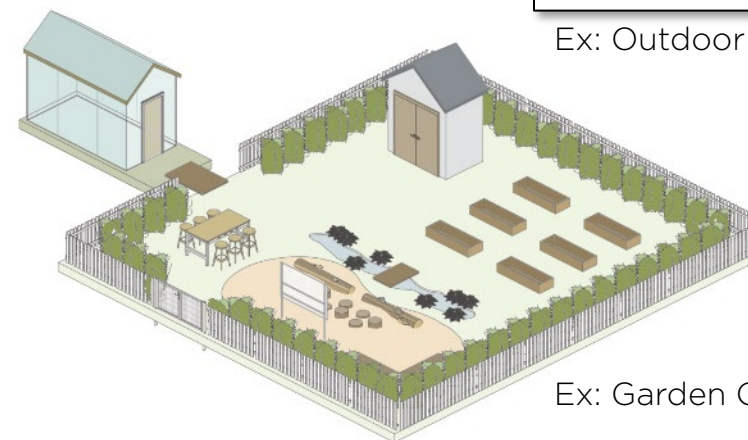
**Essential Elements for Outdoor Learning**

An outdoor learning environment incorporates:

1. Seating
2. Shade/Protection from Sun, Wind, and Rain
3. Teaching Tools and Resources
4. Space Definition
5. Site Landscaping
6. Site Infrastructure

NMCUSD EDUCATIONAL SPECIFICATIONS | 4 Outdoor Classrooms

Ex: Outdoor Classrooms: Components & Relationships



Ex: Garden Classroom Prototype

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# What are the problems to solve for NMCUSD's FMP?

## Funding (e.g. Measure H Projects):

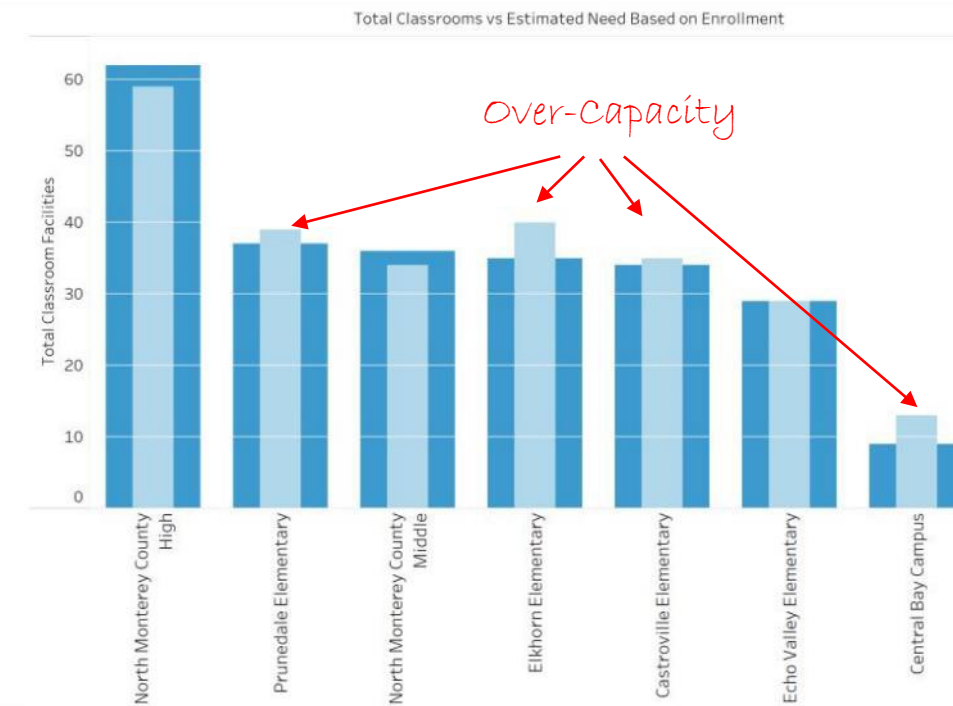
- Modernizations at High School and new modulars at IS
- Addressed a host of infrastructure and systems deficiencies - with some aesthetic upgrades
- Funds nearly depleted

## NMCUSD facilities and grounds are:

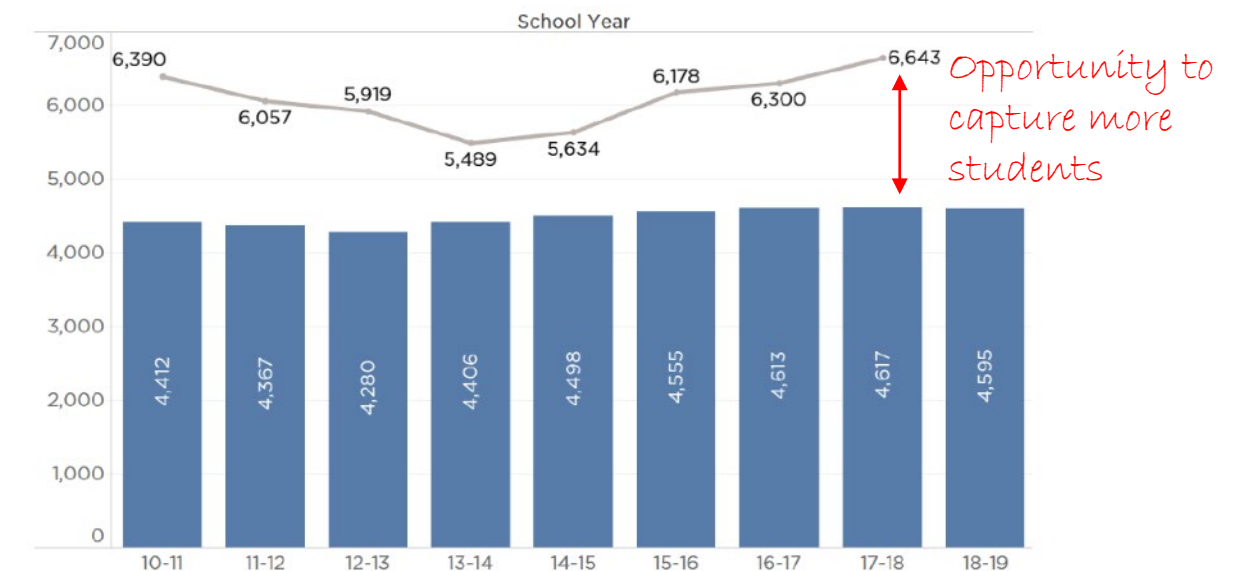
- Operating at or over capacity
- Mismatched for age and curriculum
- Lacking in science & STEAM spaces
- Land-rich but under leveraged for outdoor uses
- Lacking in vibrant school spirit, image and identity

## Which is causing.....

- Parents to choose other schools
- Community to distrust the district
- Leadership to re-evaluate how best to meet its goals within challenging funding environment



Many sites over capacity



Not capturing full student-aged population

# FMP | Guiding Principles

- + Introduce STEM Pieces "Make Spaces"
- + Look for Opportunities for Space
- + Need for Formal Space
- + After School Program Open On 80 Students
- + Air Quality in Schools
- + Thermal Comfort Issues Causing Raining Problems With Air Quality
- + Replace Portables - High Priority

All Schools Have Equal Need

No More Desks And Rows  
 New Models of Furniture  
 Movable Furniture  
 Less Stuff  
 Using Space (Walls Etc.) For Interaction



**Create active learning environments**



**Enhance the image and identity of each school site**

Equity

Create And Support Diverse Outdoor Spaces

+ Different Needs From Schools  
 - Site Specific  
 + Clarified Staff - Staff Meetings  
 + Provide Easy Tools  
 + Parents Start Coming Back By Middle Of FI



**Optimize use of indoor and outdoor spaces for learning, exploration and play**



**Promote health and wellness**

+ Echo Valley - Bring In Students To Build Community  
 + Learning - Different Demographics - Leave Middle School  
 + 9th Students Go To Private School Comeback For Sports Programs 6/22 and From Then Were Out of District  
 + Bad Rep For Middle School  
 + Research And Case Studies

Science Partnership w/ College

Maximize Comfort  
 (Lack of Natural Light, Space)  
 Space Relief  
 Tactile / Safe Places + Safe Spaces



**Provide safe, inviting campuses that promote a sense of belonging for all kids and their families**



**Ensure financial & operational sustainability**

Steering Committee Workshop

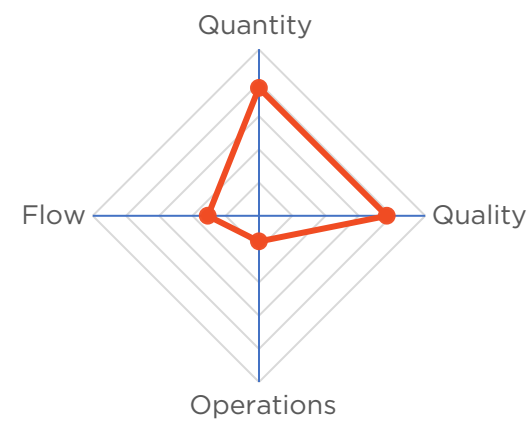


# FMP | Site Assessments

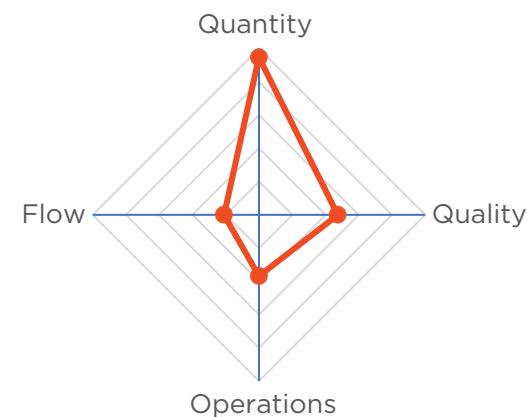
<p><b>ECHO VALLEY</b> 75% CASTROVILLE 4 EMPTY CLASSROOMS 8+2 BUSES → PART OF GYM SAFETY AND SECURITY - LEAVE FENCIBLE AND SECURITY</p>	<p>NAVIGATION TIME TO CLASS MPR NOT BIG ENOUGH - 6 SPACES, SMALLEST SEVERE DURING INCLEMENT WEATHER</p>	<p><b>MIDDLE SCHOOL</b> 500 MODERNIZATION OUTDOOR SPACES JOINT USE GYM WITH PA</p>
<p>PRUNEDALE CAFETERIA &amp; PORTABLES MODERNIZE MPR OVERCAPACITY BUILT FOR 350 - BUS STUDENTS</p>	<p>FOOTER WASTED SPACE &amp; DETERIORATION NO WAITING + OFFICE SAFETY</p>	<p>NEW 2 STOREY MODULAR BUILDINGS MODULAR BUILDING 2- MS 1- CASTRO AMERICAN MODULAR SYSTEMS</p>
<p>ELKHORN PARKING &amp; PORTABLES TOO MANY STUDENTS MAY TO SEVERE STUDENT IN CLASS DEMAND MOST STUDENTS IN REGULAR CLASSROOM SERVICES NEED TO CENTRALIZED</p>	<p>PRE SCHOOL WITH SPECIAL NEEDS INCREASING - POPULATION GROWTH DECLINE BIRTHRATE BUT INCREASE IN SPECIAL NEEDS Y GROUP HOME NEAR PRUNEDALE</p>	<p><b>CASTROVILLE</b> MODERNIZE BUILDING A ↳ BAD UTILIZATION, LAYOUT ↳ "DIMENSION" LUNCH AREA ↳ BAD DESIGN - OPEN &amp; "SPACE SHIP" CLASSROOM</p>

Steering Committee Assessment Workshop

## Prunedale Elementary

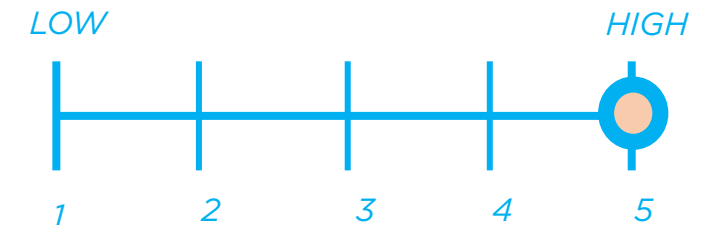


## NMC Middle School (Gambetta)



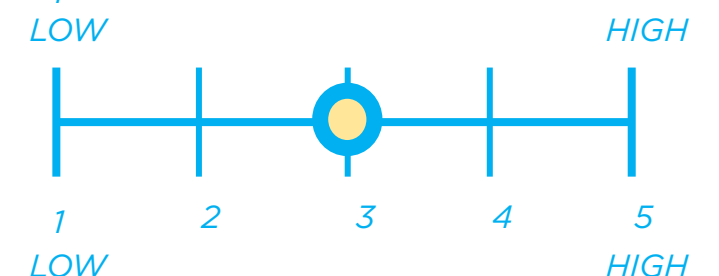
### CREATE ACTIVE LEARNING ENVIRONMENTS

CAPACITY TO SUPPORT ACTIVE/ALTERNATIVE LEARNING METHODOLOGIES



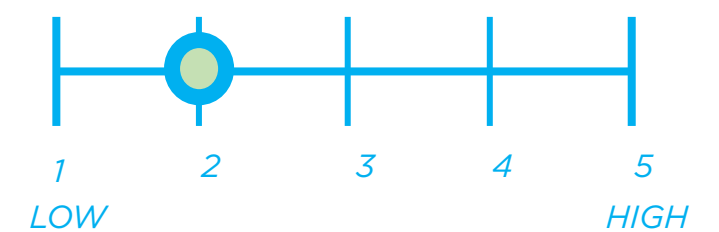
### OPTIMIZE USE OF INDOOR AND OUTDOOR SPACES FOR LEARNING, EXPLORATION AND PLAY

ABILITY OF OUTDOOR SPACES TO HOST LEARNING AND EXPLORATION



### PROVIDE SAFE INVITING CAMPUSES THAT PROMOTE A SENSE OF BELONGING FOR ALL KIDS AND THEIR FAMILIES

SECURE CAMPUSES WITH ACCESSIBLE COMMUNITY AMENITIES



### ENHANCE THE IMAGE AND IDENTITY OF EACH SCHOOL SITE

ELEMENTS THAT HELP CREATE CAMPUS IDENTITY



### PROMOTE HEALTH AND WELLNESS

HEALTHY CLASSROOM ENVIRONMENTS



### ENSURE FINANCIAL AND OPERATIONAL SUSTAINABILITY

BUILDING SYSTEMS HEALTH

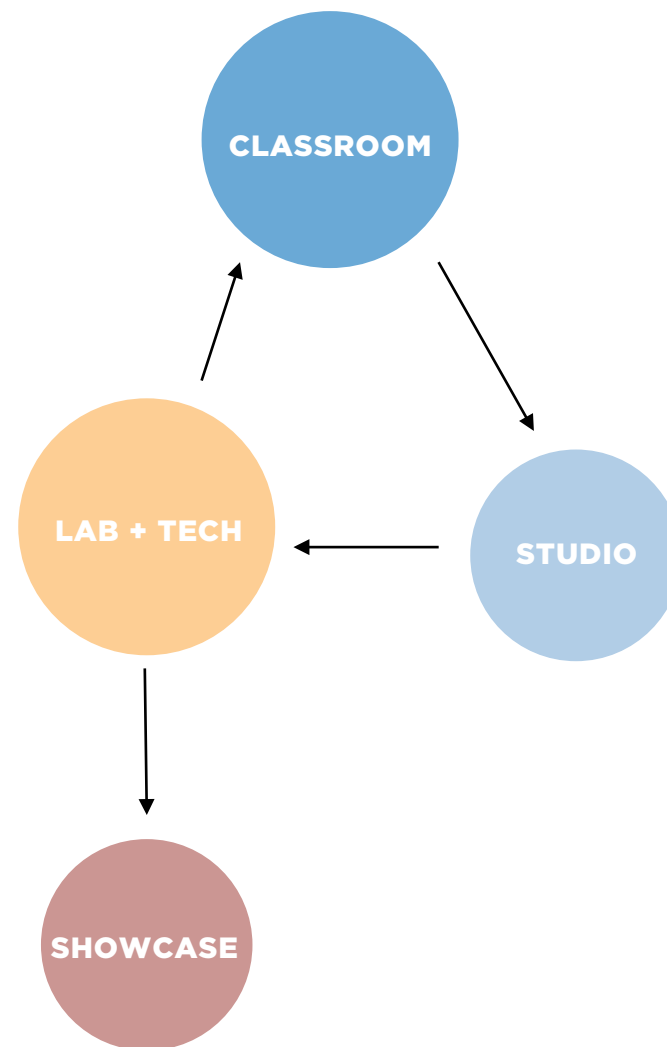


# FMP | Strategies

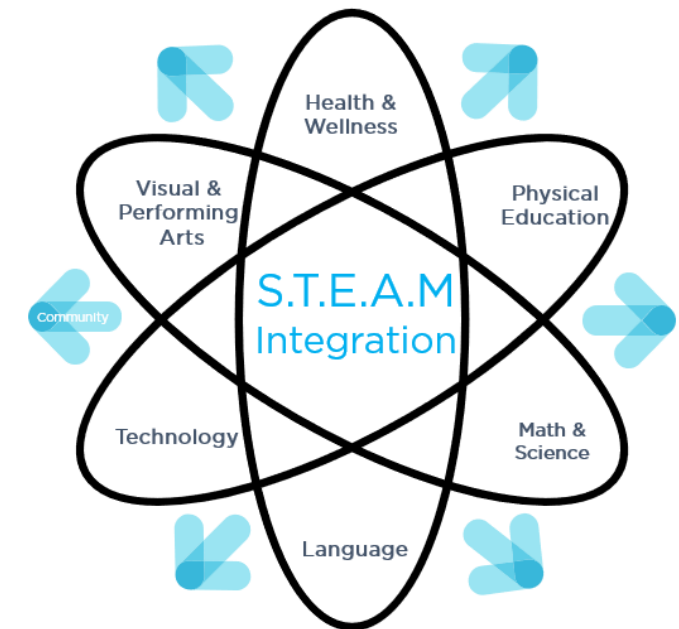
**1** REDUCE LOAD ON MULTI-PURPOSE ROOMS & CAFETERIAS



**2** INCREASE EFFECTIVE USE OF SPACE THROUGH SCHEDULING AND SHARING USE OF HIGH VALUE SPACES



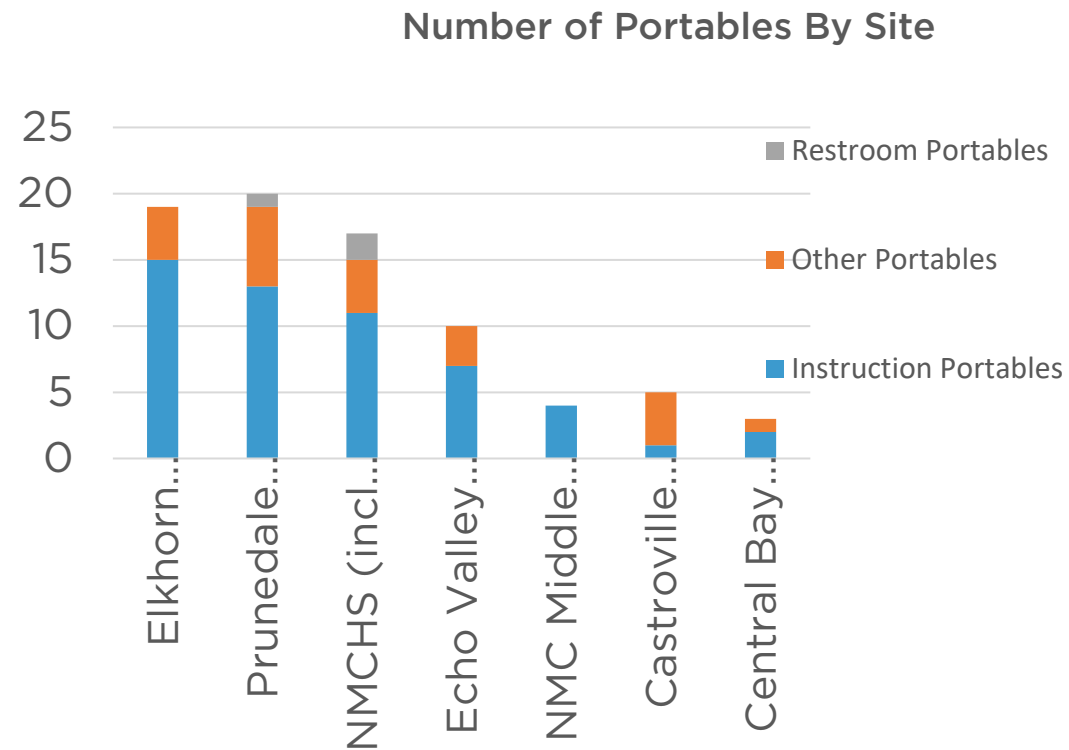
**3** INCREASE DIVERSITY OF ACTIVE LEARNING' ENVIRONMENTS WITH INDOOR & OUTDOOR ARTS & STEAM INTEGRATION





# FMP | Strategies

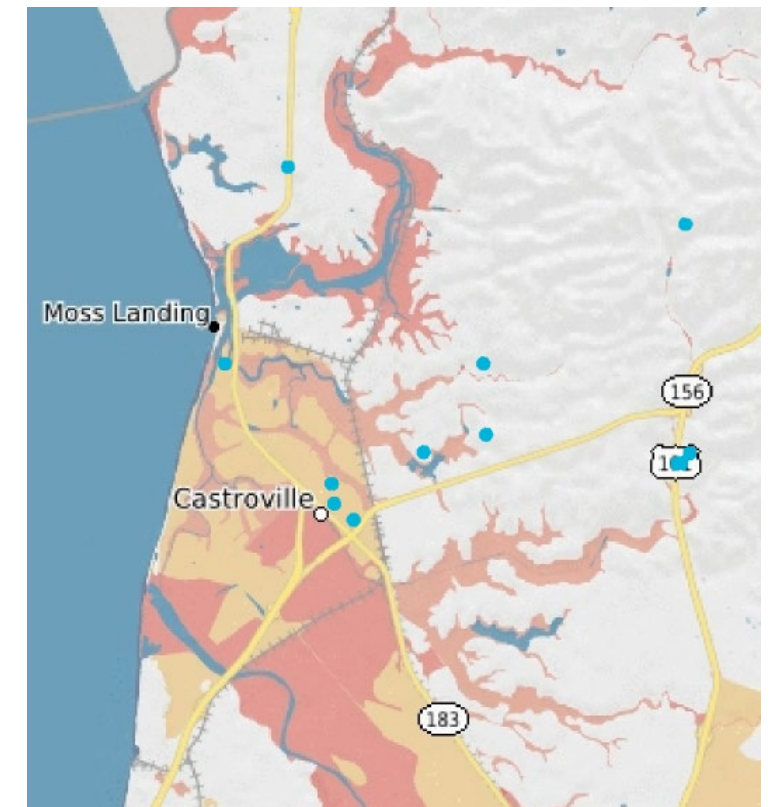
## 4 REPLACE PORTABLES



## 5 ADDRESS ENERGY EFFICIENCY, HEALTH & WELLNESS



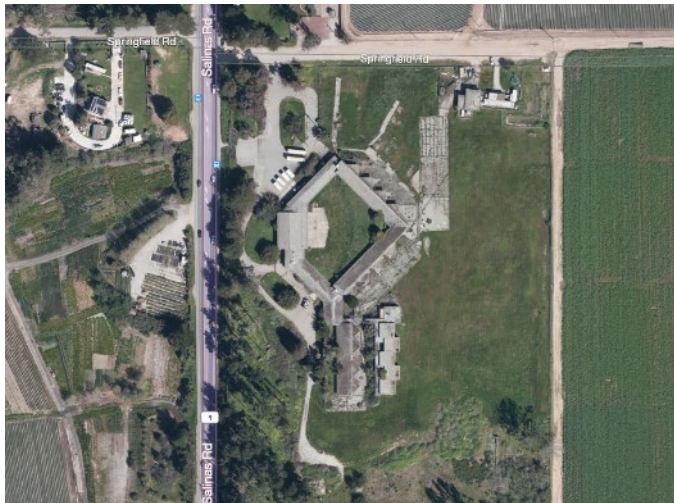
## 6 PRE-EMPTIVELY MITIGATE RISK



- District Office in a FEMA 100-year flood zone
- Middle School, Castroville ES, and the Family Resource Center are in a FEMA 100-year flood zone

# FMP | Strategies

## 7 UTILIZE VACANT LAND FOR SCHOOL + COMPLIMENTARY USES



Moss Landing Site Use



Mossy Oak / Oak Hills

## 8 STRENGTHEN THE IMAGE + IDENTITY OF EACH SCHOOL SITE (LOW COST/HIGH VALUE)



Low-Cost Curb Appeal



Murals

## 9 EXPLORE PIVOTAL MOVES TO RE-ALIGN CAMPUS ENROLLMENT

- Invest in **Elkhorn** to accommodate all grade 6-8 students in the district.
  - Add math and science facilities, play fields and gyms
- **Gambetta (Current MS)** becomes 3<sup>rd</sup> -5<sup>th</sup> grade, receiving students from other sites.
- **Castroville ES** becomes TK-2<sup>nd</sup> grade receiving students from outside NMCUSD
- **Echo Valley ES & Prunedale ES** stay TK-5<sup>th</sup> Grade
- **High School** remains 9<sup>th</sup>-12<sup>th</sup> Grade



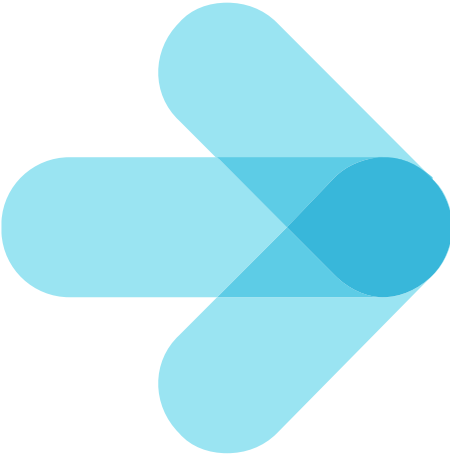
# Ed Specs | From 'Classrooms' to 'Active Learning Environments'



Traditional NMCUSD Classroom



Active Learning Classrooms



Outdoor Classrooms and Nature-based Learning Labs



Classroom Lab Extensions & Outdoor Gathering



# Ed Specs | Prototype Development (Example)



Before



After

# Ed Specs | Prototype Development (Example)



Before





After








# Ed Specs | Prototype Development

## Outdoor Class Space

Outdoor Labs / Classrooms		
Outdoor classroom	Classroom lab extension	Outdoor class breakout
		
Kit of parts; Outdoor storage; moveable teaching wall, flex seating, access to power & water	Outdoor extension to CTE (career technology education) lab or studio	Outdoor classroom extension shaded for play, one on one, and huddle 4-6 kids
30	10 to 15	6 to 8
960 SF	600 SF	480 SF

## Outdoor Gathering

Gathering Spaces				
Amphitheater - Large	Amphitheater - Small	Gathering - Small	Gathering - Medium	Gathering - Large / Dining
				
Used for hangout and events; large grassy amphitheater with conc curb steps & stage & shade; no stage	On sloped landscape with concrete curbs / steps for seating, no stage / flat in front; near STEAM, dining; can be used for 5th - 6th grade promotion; no shade	Accommodates 8 kids; Defined by building, or landscaping & curb seat when in landscape	Shade structure; Defined by building, or landscaping & curb seat when in landscape	Shaded to accommodate 2 class cohorts at time; Near cafeteria when for dining
300-350 for HS	105-110 students	8 to 10	16 to 20	80 baseline; up to 100 seats
5600 SF	3600 SF	200 SF	400 SF	1300 SF

## Outdoor Wellness

Wellness - Gardens		Wellness - Playground		Wellness - Sports Courts		
Outdoor learning garden	Greenhouse	Nature play area	Playground	Sport court	Fitness Court	Multi-Use Field
						
Learning garden - modulated for edible plant growing or arts, deep in curriculum	Modular, - 8'x20' structure with teaching equipment	Natural, mulch softscape	Traditional equipment, softscape (rubber or astro turf, not mulch?)	hoops & court painting; sized for elementary school as baseline; cool surfacing	Hardscape & striping; no equipment included, just storage. Assumed at 55 x 65 baseline size	elem school soccer field size baseline. Size varies by age group; make them well defined (track)
30	30	15	15	see size	see size	see size
1200 SF	160 SF	3000 SF	3000 SF	5000 SF	4500 SF	55000 SF



# Facilities Advisory Committee - 25<sup>th</sup> October



"Curb appeal is critical"

"First impressions matter"

"need to see something with impact"

First impressions of the school sites are critical to building excitement and support within the community

"like the intent and value in providing students flexible learning environments"

"outdoor educational area are critical to all students"

"outdoor learning spaces = greater student growth opportunities"

Outdoor learning environments leverage the full potential of school sites and provide a rich curriculum to students

"like the idea of community sharing space"

"must be open to the community once built"

"excessive field fees"

Make sure to provide community spaces that are physically and financially accessible to community members



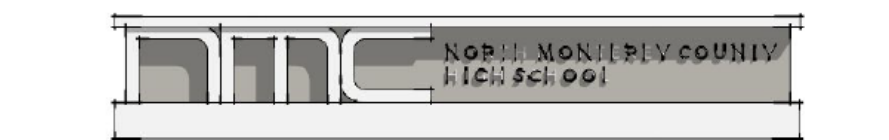
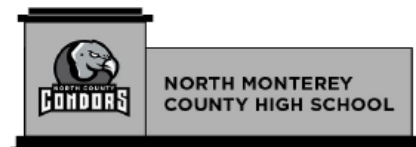
# Projects Under Way



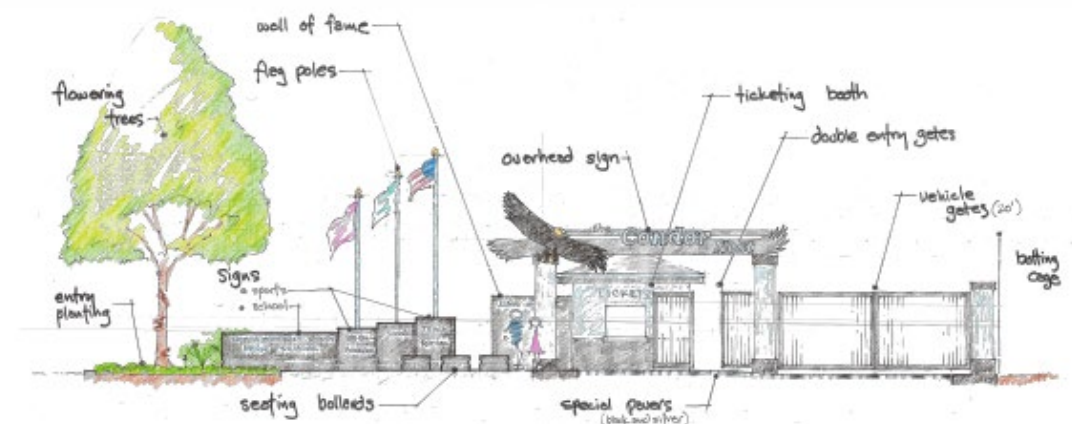
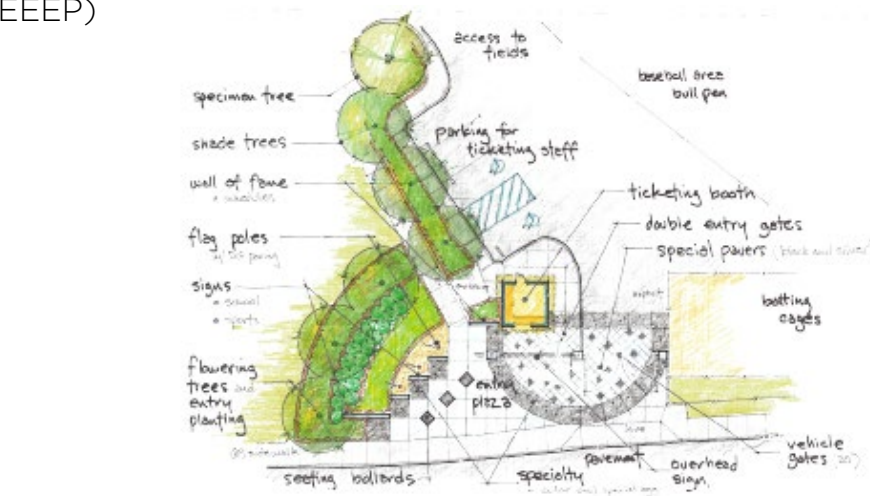
Castroville Elementary School - Early Education Classroom Building & Play Structure Replacement (IEEEP) Example



Echo Valley Elementary School - Early Learning Accessible Play Structure Replacement (IEEEP)



NMC High School -Entry Concept



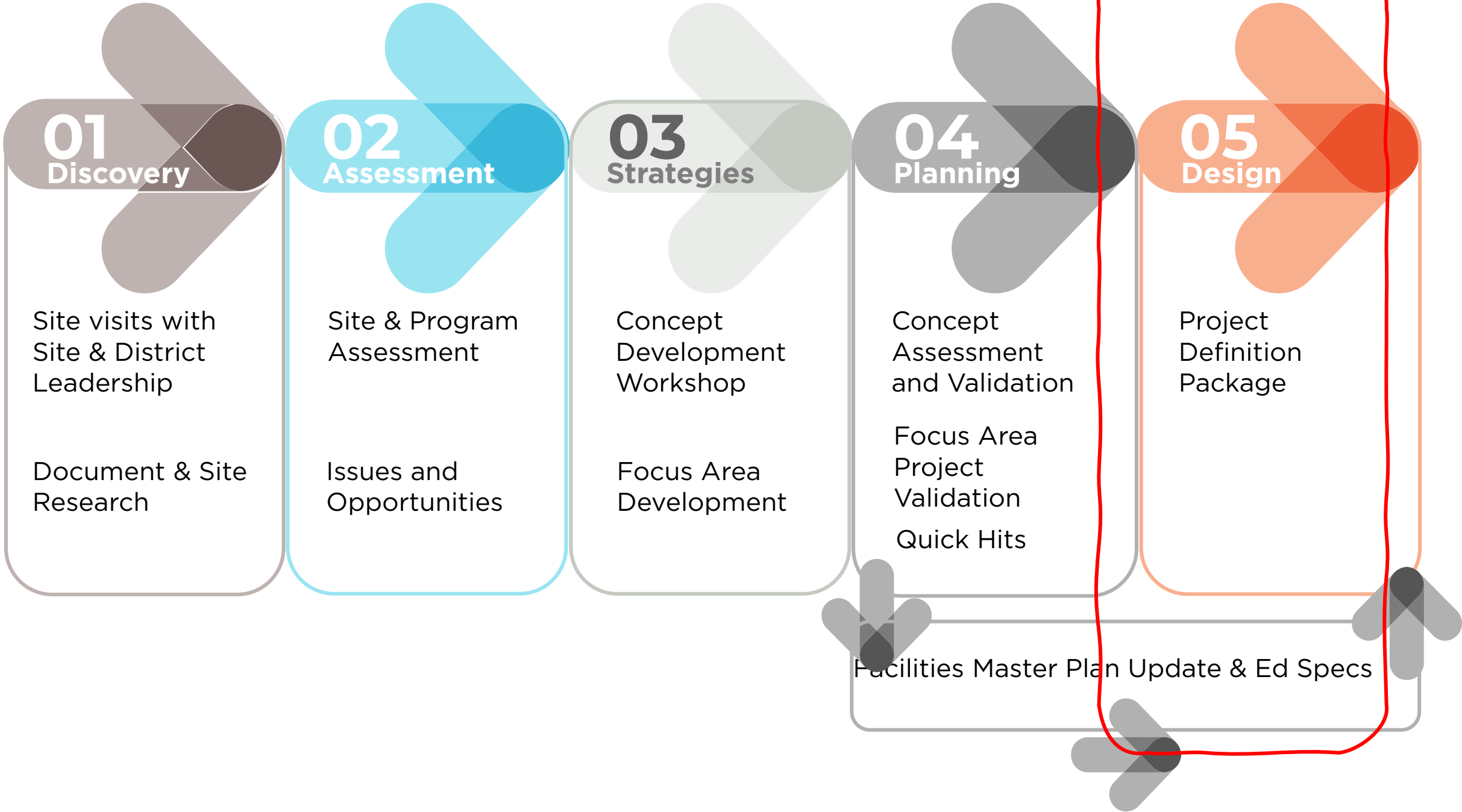
NMC High School - Stadium Entry Concept

# Campus Concept Development

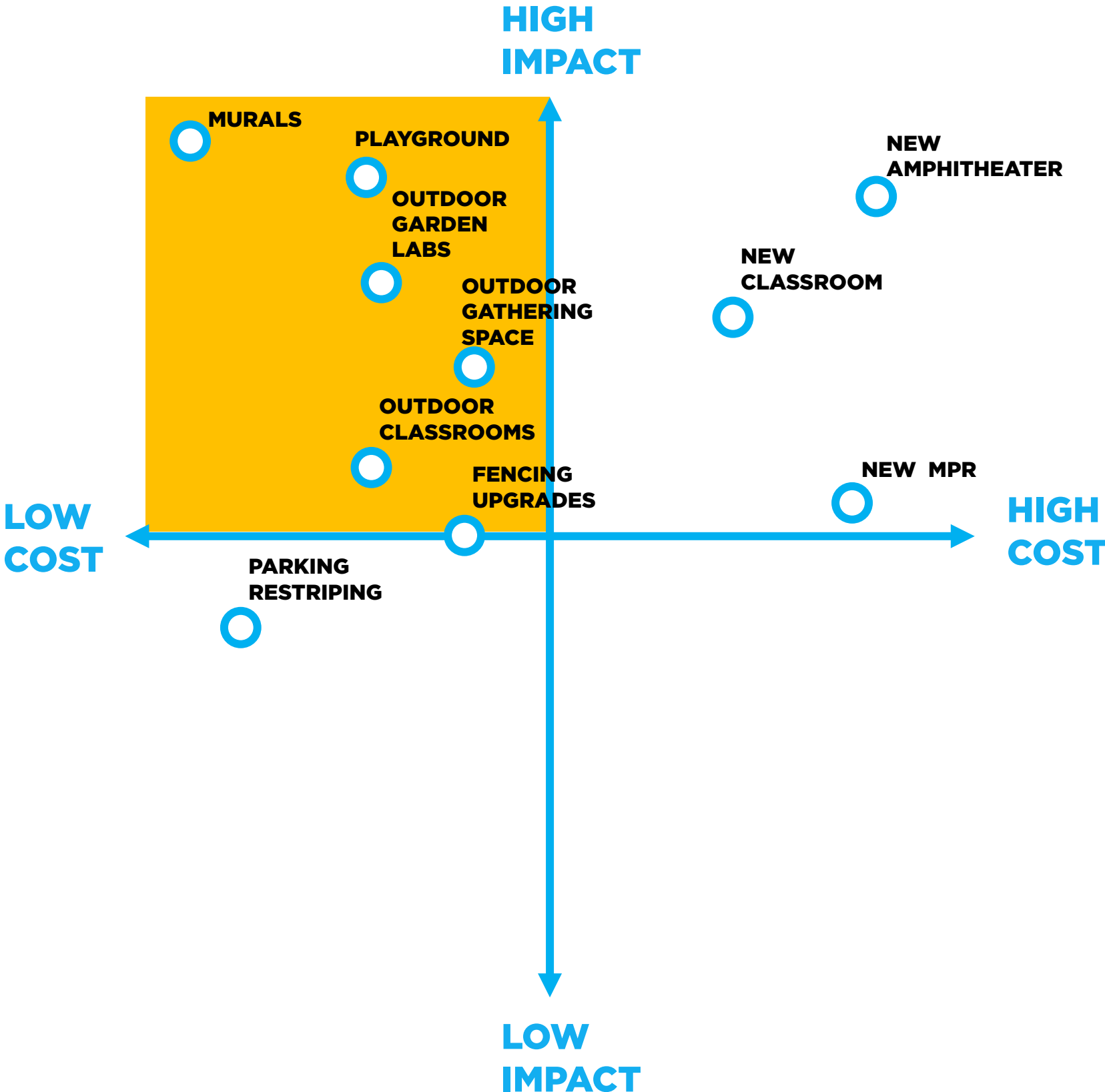


# Campus-level Concepts | Process

- 1  
NMC Middle School  
NMC High School  
Castroville ES
- 2  
Prunedale ES  
Echo Valley ES  
Central Bay HS  
Elkhorn ES



# Campus Concepts | Lower Cost / Higher Value





# FMP | Lower Cost / Higher Value

Outdoor Classroom

**\$53/SF**

Indoor Classroom

**\$258/SF**

Outdoor Gathering - Large

**\$40/SF**

Multipurpose Room

**\$267/SF**

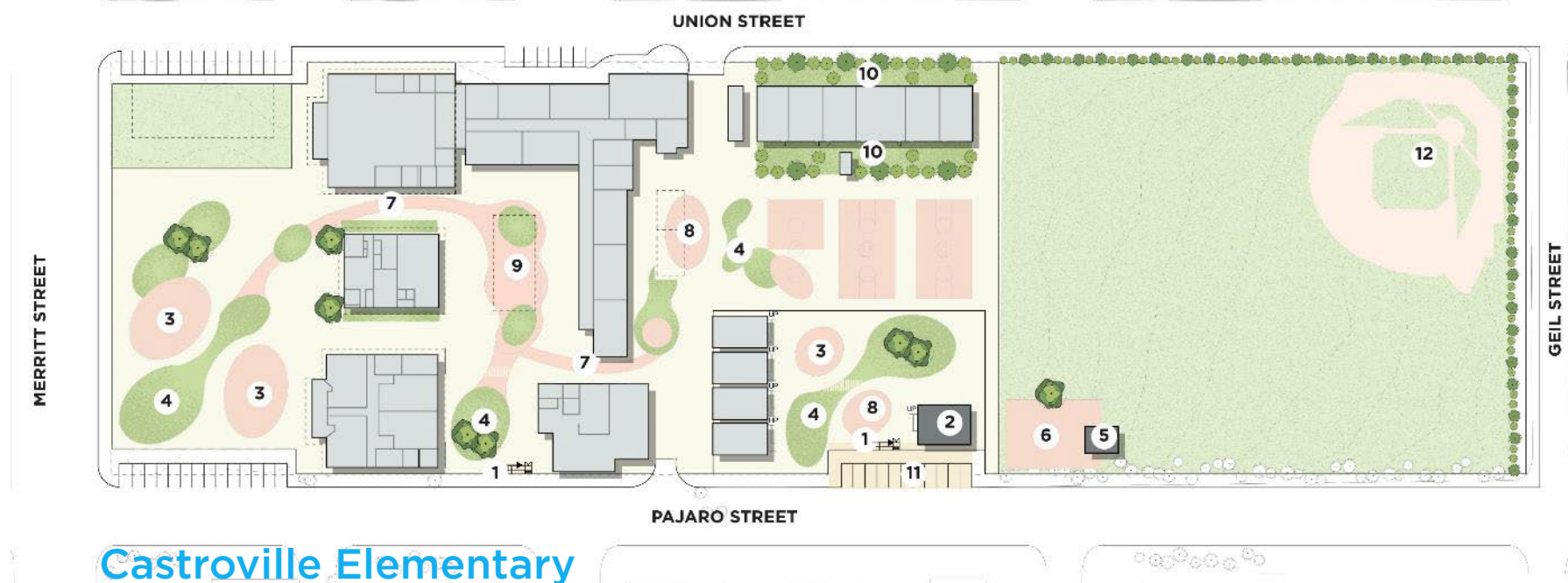
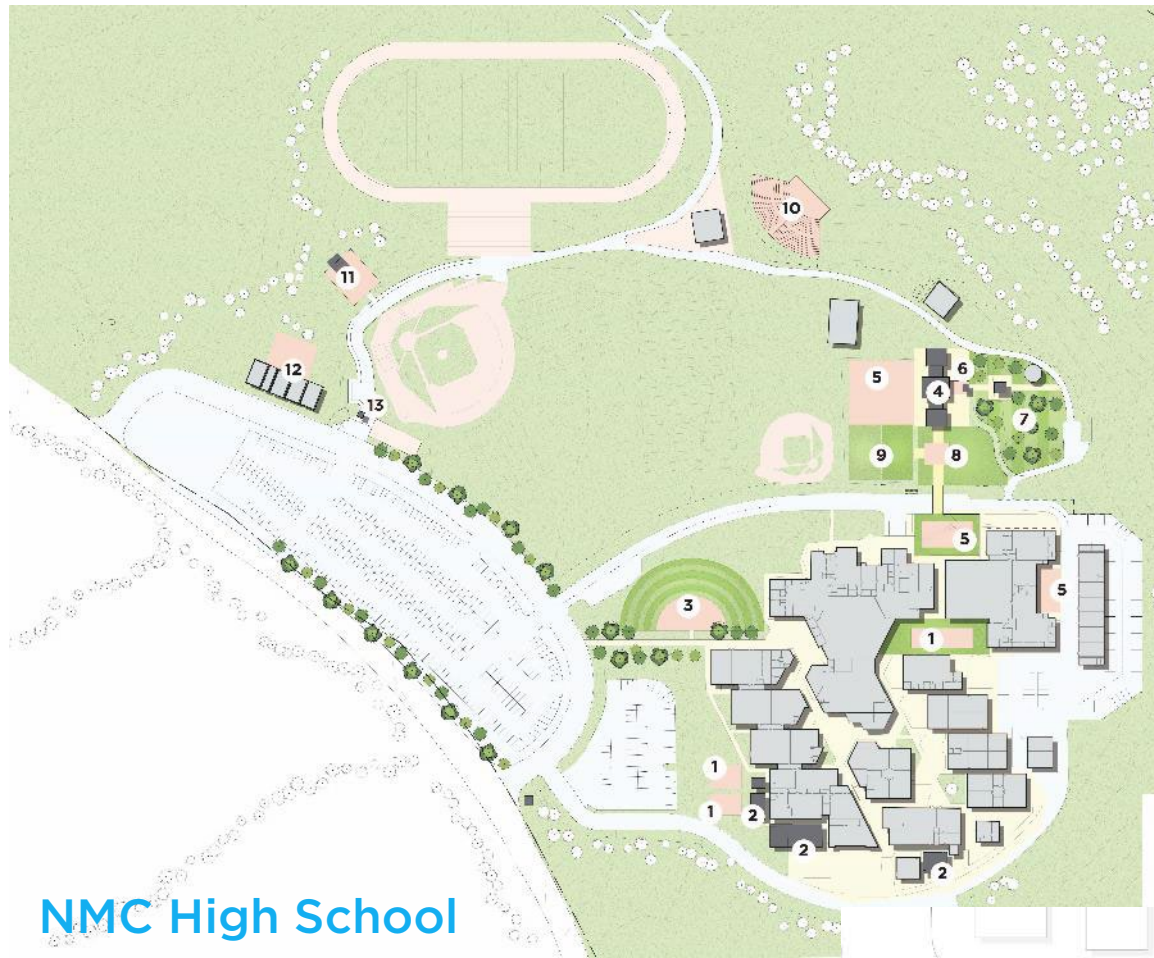
Outdoor Amphitheater

**\$73/SF**

Performance Arts Facility

**\$240/SF**

# FMP | Concept Plans - Cohort 1

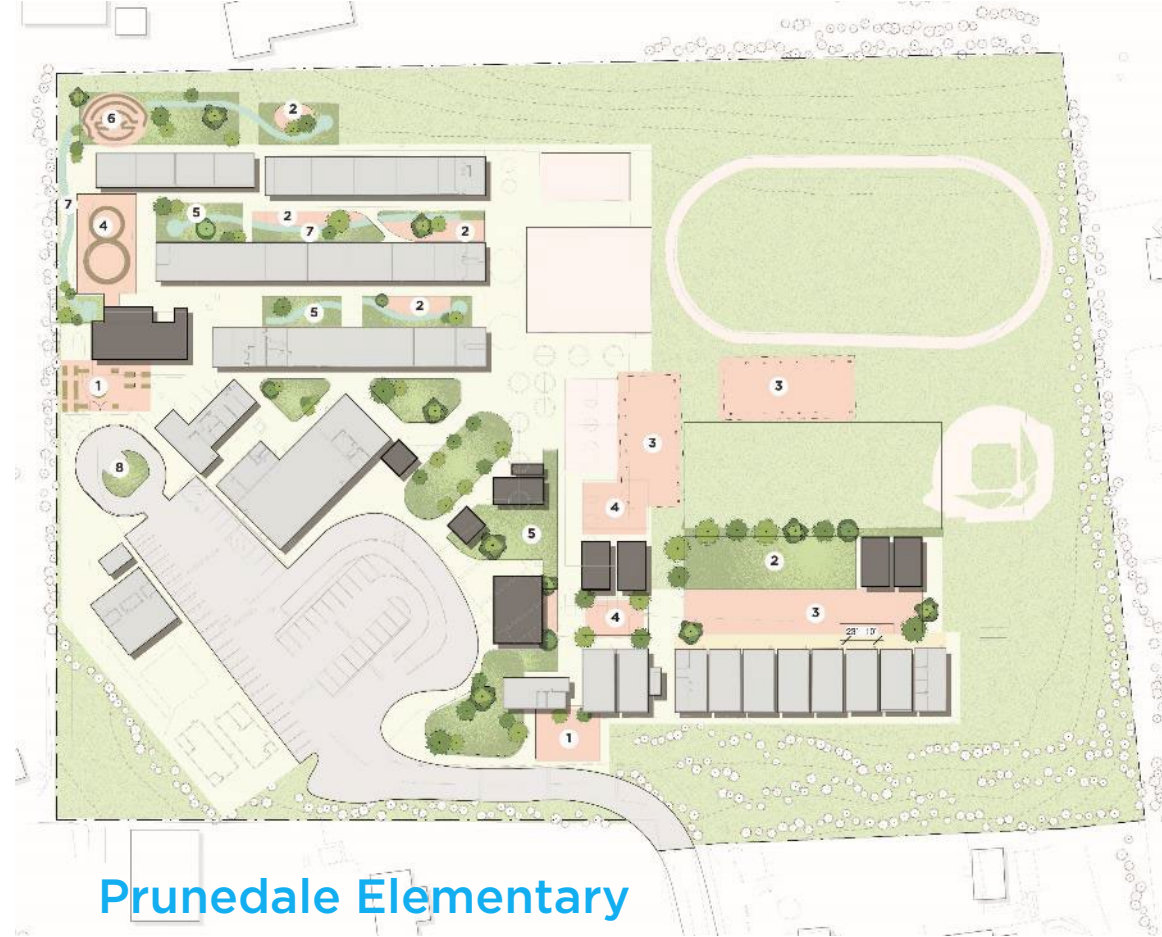




# FMP | Concepts Plans Cohort 2



Echo Valley Elementary



Prunedale Elementary



Elkhorn Elementary



Central Bay High School

**LEGEND**

	NEW PAV. / FOOTING		SOFT SCAPE		1. CHILD CARE CENTER / PARKING
	EXISTING		EXISTING		2. SPORTS / LIFE / PARKING
	EXISTING		EXISTING		3. PLAZA WITH TERRAZZO SEATING
	EXISTING		EXISTING		4. OUTDOOR CLASSROOM
	EXISTING		EXISTING		5. OUTDOOR CLASSROOM EXTENSION
	EXISTING		EXISTING		6. BASKETBALL COURT
	EXISTING		EXISTING		7. ARTS / THEATRE

N



# FMP | Cost Model Basis

15 Prototypes grouped into 3 programs: Gathering, Active Learning, Wellness

Prototype Category	Gathering Spaces					Outdoor Labs / Classrooms			Wellness - Gardens		Wellness - Playground		Wellness - Sports Courts		
Prototype	Amphitheater - Large	Amphitheater - Small	Gathering - Small	Gathering - Medium	Gathering - Large / Dining	Outdoor classroom	Classroom lab extension	Outdoor class breakout	Outdoor learning garden	Greenhouse	Nature play area	Playground	Sport court	Fitness Court	Multi-Use Field
Image															
Short Description	Used for hangout and events, large grassy amphitheater with conc curb steps & stage & shade; no stage	on sloped landscape with concrete curbs / steps for seating, no stage / flat in front, near STEAM, dining, can be	Accommodates 8 kids; Defined by building, or landscaping & curb seat when in landscape	Shade structure; Defined by building, or landscaping & curb seat when in landscape	Shaded to accommodate 2 class cohorts at time; Near cafeteria when for dining	Kit of parts; Outdoor storage; moveable teaching wall, flex seating, access to power & water	Outdoor extension to CTE (career technology education) lab or studio	outdoor classroom extension shaded for play, one on one, and huddle 4-6 kids	Learning garden - modulated for edible plant growing or arts, dep on curriculum	Modular, - 10'x20' structure with teaching equipment	Natural, mulch softscape	Traditional equipment (rubber or astroturf, not mulch?)	hoops & court painting; sized for elementary school as baseline; cool surfacing	Hardscape & striping no equipment included, just storage. Assumed at 55 x 65 baseline size	elem school soccer field size baseline. Size varies by age group; make them well defined (track)
Loading Factor	300-350 for HS	105-110 students	8 to 10	16 to 20	50 baseline, up to 100	30	10 to 15	6 to 8	30	30	15	15	see size	see size	see size
SF Area - prototype unit	3000	1200	200	400	1300	960	600	480	900	200	3000	3000	5000	4500	55000
High School	x		x	x	x		x			x			x	x	
Middle School		x	x	x	x	x		x		x			x	x	
Elementary School											x				x

Prototype composition (partial list)

Prototype Components	Unit	Prototype Composition - Unit Counts														
		Amphitheater - Large	Amphitheater - Small	Gathering - Small	Gathering - Medium	Gathering - Large / Dining	Outdoor classroom	Classroom lab extension	Outdoor class breakout	Outdoor learning garden	Greenhouse	Nature play area	Playground	Sport court	Fitness Court	Multi-Use Field
Infrastructure	Site Water & Sewer	LF	0	0				10	0	0	100	0 (inc. in garden)	20	0		
	Site Drainage (Stormwater)	LF	50	25				0	0	0	100	0 (inc. in garden)	0	0		
	Site Electrical	LF	200	0				10	10	0	100	0 (inc. in garden)	0	0	50	
	Site Technology (AV)	per WAP	5	1				1	1	0	0	0	0	8		
	Sports Field Lighting	SF	0	0				0	0	0	0	0	0			10000
	Landscape Power Port (Ground Box / C	unit	1	1				4	2	0	2	0	0	0		
	Movable Sink	unit	0	0				1	0	1	2	0	0	0		
	Stormwater feature	SF								0	150	0	150	150		
Hardscape	Garden pedestal hose bib	unit						0	0	1	0					
	Asphalt	SF					1300						600	0	0	0
	Rehabilitate existing asphalt	SF						672	600	480				5000	4500	0
Landscape	DG / permeable paving	SF	1200	1000	200	400	0	288	0	0	0	600				
	Rubber / Artificial Turf Surface	SF	0	0				0	0	0	0	0				55000
	Wood Mulch (SF)	SF	0	0				0	0	0	450	0	1500	2400		
	Low Density - Resilient Grasses	SF	1800	0				0	0	0	270	0	300	0%		
	Medium Density in ground - Shrubs /	SF	0	0				0	0	0	180	0	600	0%		
	Tree	unit	10	0				0	0	0	1	0	1	1		
	Irrigation System	zone	1	0				0	0	0	1	0	0	0		
	Raised Plant Beds	unit	0	0				0	0	0	5	0	0	0		
	Planting screens/boxes	40"long unit	0	0				50	40	35	38	0	0	0		
	Rough & surface grading	SF	3000	1200				0	0	0	0	300	300			
	Grade Beam / low retaining wall	LF	375	165				0	0	0	0	0	0			
	Ground paint	SF					650	0	0	0	0	0	0	0	3750	3375
Ground striping (paint)	LF	0	0				0	0	0	0	0	0	600	600	3000	
Misc Equip	Garbage Bins	unit	4	2				1	1	0	2	0	0			
	Boulders / climbing trees	unit	0	0				0	0	0	2	0	2	0		
	Movable wall (under 4' high - no DSA)	40" length	0	0				50	40	35	0	0	0			
	Lab work table (nice one)	unit	0	0				0	3	0	0	0	0			

	Amphitheater - Large	Amphitheater - Small	Gathering - Small	Gathering - Medium	Gathering - Large / Dining	Outdoor classroom	Classroom lab extension	Outdoor class breakout	Outdoor learning garden	Greenhouse	Nature play area	Playground	Sport court	Fitness Court	Multi-Use Field
\$	112,876	20,808	12,147	23,905	98,221	90,662	88,578	60,063	113,707	14,090	186,762	94,494	158,127	149,291	1,256,618
\$	16,931	3,091	1,822	3,586	14,733	13,599	13,287	9,009	17,056	2,113	28,014	14,174	23,719	22,394	188,493
\$	129,807	23,700	13,969	27,490	112,954	104,262	101,865	69,072	130,763	16,203	214,777	108,668	181,846	171,685	1,445,111

Modeled prototype cost

DRAFT

all content is proprietary



# Cost Model Updates | Integration of Outdoor Projects

## 2020 FMP Cost Model

Castroville Elementary

Project	Estimated Price
<b>Active Learning Classrooms</b>	
Grand Total	\$4,590,000
<b>Campus Amenities</b>	
Grand Total	\$703,188
<b>Building Infrastructure</b>	
Grand Total	\$47,160
<b>Circulation, Flow and Curb Appeal</b>	
Grand Total	\$199,477
<b>Outdoor, Site, Grounds</b>	
Grand Total	\$251,162
<b>Site Infrastructure</b>	
Grand Total	\$106,669
<b>Portables Replacement</b>	
Grand Total	\$81,000
<b>New Construction</b>	
Grand Total	\$234,000
<b>MPR/ Cafeteria / Gym</b>	
Grand Total	\$774,000
<b>Library</b>	
Grand Total	\$187,119
<b>Total Cost</b>	<b>\$7,173,774</b>
Construction Contingency (10%)	
Design Contingency (15%)	\$1,793,444
Grand Total	\$8,967,218

Expanded **Curb Appeal Scope** to capture all recommended moves

Consolidated gym upgrades with **Outdoor Health and Wellness** prototypes into the Wellness Program

Added **Outdoor Class Space** and integrated library into Active Learning

Integrated MPR and **Outdoor Gathering** prototypes into Gathering Spaces

Consolidated **Accessibility, Building, and Site and Upgrades** into one program.

Expanded **Site Upgrades** to include outdoor scopes shown in concept plans

## 2022 Integrated Cost Model (Current)

Castroville Elementary Cost Model

Dated: 10/25/2022

Construction Contingency: 10%  
Design Contingency: 15%

Program	Project	Estimated Cost	Cost Incl. Contingency
<b>Curb Appeal</b>		\$508,595	\$635,741
	Sub-Total Curb Appeal	\$ 508,595	\$ 635,741
<b>Wellness Program</b>		\$ 3,471,590	\$ 4,339,488
	Sub-Total Outdoor Health & Wellness	\$ 3,471,590	\$ 4,339,488
	Sub-Total Gym & Wellness Facilities	\$ -	\$ -
<b>Active Learning</b>		\$ 5,648,340	\$ 7,060,426
	Sub-Total Outdoor Class Space	\$ 400,590	\$ 500,743
	Sub-Total Classroom Upgrades	\$ 4,744,250	\$ 5,930,321
	Sub-Total New Classrooms	\$ 310,080	\$ 387,603
	Sub-Total Library	\$ 193,420	\$ 241,759
<b>Gathering Spaces</b>		\$ 863,560	\$ 1,079,454
	Sub-Total Outdoor gathering	\$ 63,590	\$ 79,439
	Sub-Total MPR Facilities	\$ 800,000	\$ 1,000,015
<b>Construction - Other</b>		\$ 872,410	\$ 1,015,518
	Sub-Total Construction - Other	\$ 728,690	\$ 910,866
	Sub-Total Remove Portables	\$ 83,720	\$ 104,653
<b>Campus Infrastructure and Upgrades</b>		\$ 921,280	\$ 1,151,586
	Sub-Total Building Infrastructure	\$ 48,740	\$ 60,931
	Sub-Total Accessibility Upgrades	\$ 226,000	\$ 282,632
	Sub-Total Site Upgrades	\$ 646,410	\$ 808,023
			<b>Cost Incl. Contingency</b>
		<b>Estimated Cost</b>	
<b>Campus Wide Total</b>		\$12,225,711	\$15,282,213

Note: This BUDGET MODEL is intended as a tool to provide context to inform and guide preliminary planning decisions. The tool is also intended as a starting point to establish a budget for the projects. It is not an estimate nor a prediction in cost for the projects. MKThink takes no responsibility for the accuracy of the sums listed. If cost accuracy is required, it is strongly recommended that a budget be secured from a licensed contractor or cost estimating professional with familiarity with the scope and location of the project.



# FMP | NMC High School: Concept Plan



## LEGEND

NEW/ RENO	EXISTING	
		SOFT SCAPE
		BUILDING
		CIRCULATION
		HARDSCAPE

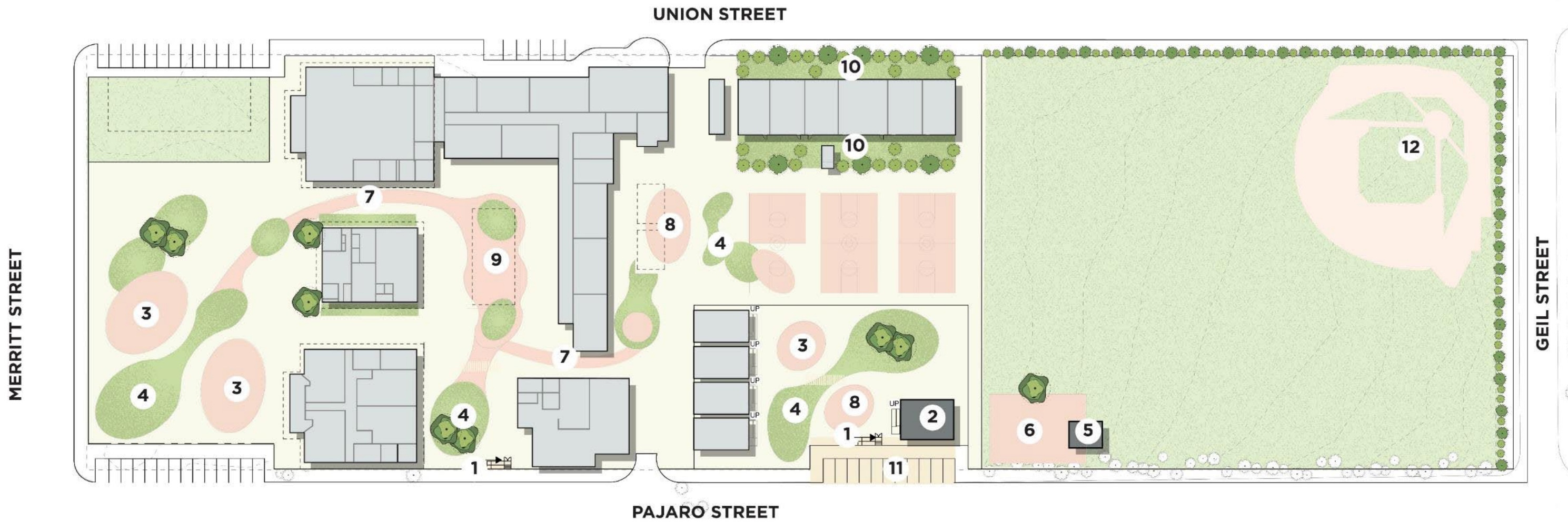
## LEGEND

1. OUTDOOR LAB EXTENSION
2. CTE CLASSROOM
3. SMALL AMPHITHEATER
4. FITNESS CENTER
5. FITNESS COURT
6. EDIBLE GARDEN & OUTDOOR SCIENCE LAB
7. TREE ORCHARD
8. WELLNESS PLAZA
9. OUTDOOR CLASSROOM
10. LARGE AMPHITHEATER
11. ATHLETICS STORAGE
12. OFFICE
13. STADIUM ENTRANCE AND TICKET BOOTH





# FMP | Castroville Elementary School: Concept Plan



## LEGEND

NEW/ RENO	EXISTING	
		SOFT SCAPE
		BUILDING
		CIRCULATION
		HARDSCAPE

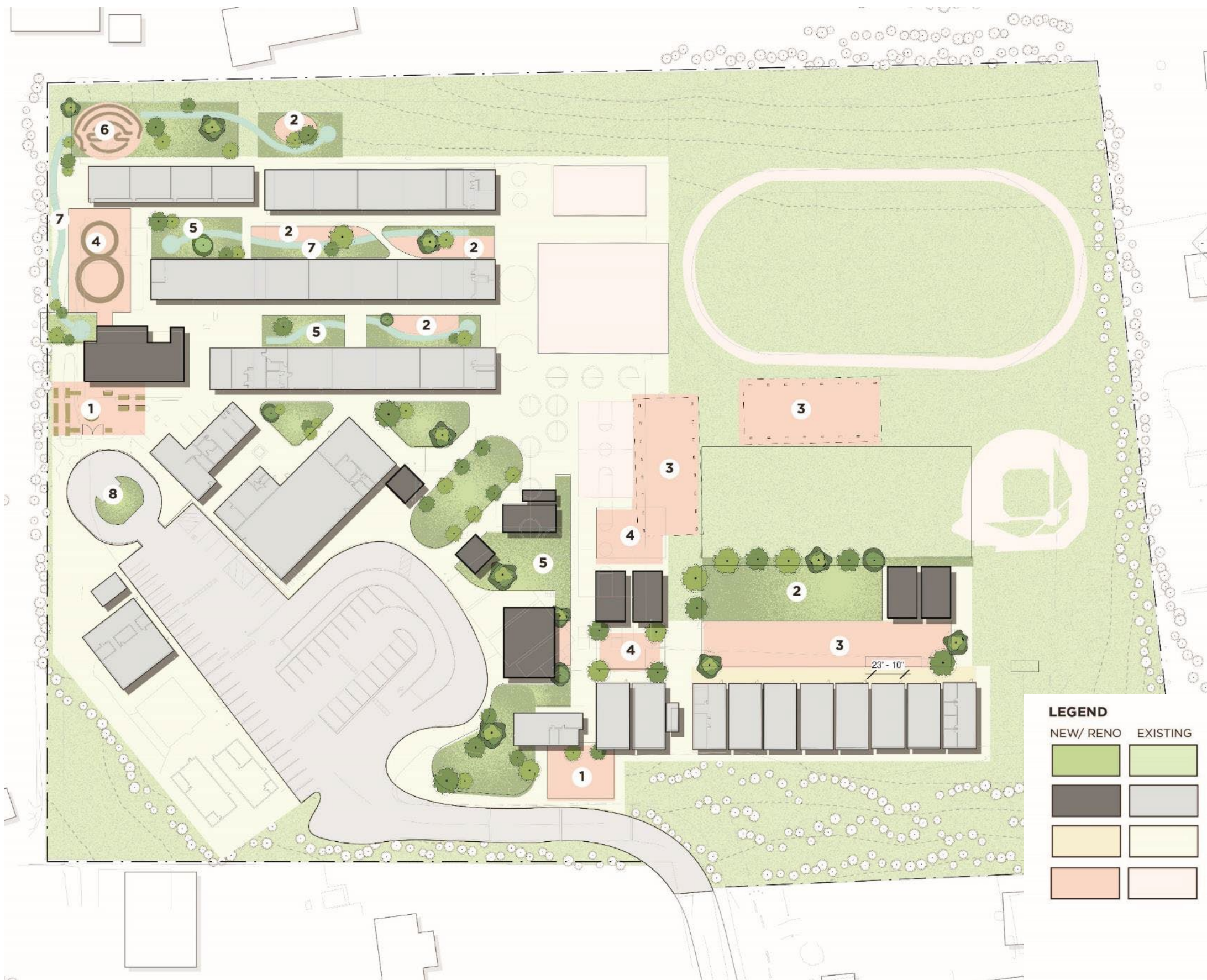
## LEGEND

1. PEDESTRIAN ENTRY
2. IEEEP GRANT EXPANSION
3. PLAYGROUND
4. NATURE PLAY
5. GREEN HOUSE
6. EDIBLE GARDEN & OUTDOOR SCIENCE LAB
7. OUTDOOR DISCOVERY TRAIL
8. OUTDOOR CLASSROOM
9. MEDIUM OUTDOOR GATHERING
10. OUTDOOR CLASSROOM EXTENSION
11. BUS DROP-OFF
12. SPORTS COURT





# Prunedale Elementary: Concept Plan



**LEGEND**

NEW/ RENO	EXISTING

- SOFT SCAPE
- BUILDING
- CIRCULATION
- HARDSCAPE

**LEGEND**

1. ENTRANCE PLAZA
2. OUTDOOR CLASSROOM
3. LARGE GATHERING SPACE
4. PLAY GROUND
5. NATURE PLAN
6. EDIBLE GARDEN & OUTDOOR SCIENCE LAB
7. OUTDOOR DISCOVERY TRAIL
8. DROP-OFF
9. MARQUEE





# FMP | Elkhorn Elementary: Concept Plan



## LEGEND

NEW/ RENO    EXISTING


SOFT SCAPE

BUILDING

CIRCULATION

HARDSCAPE

## LEGEND

1. BOULEVARD WITH ARTS DISPLAY
2. OUTDOOR CLASSROOM
3. MEDIUM GATHERING SPACE
4. SMALL AMPHITHEATER WITH BIOSWALE
5. OUTDOOR GARDEN LAB
6. PLAYGROUND
7. LARGE GATHERING SPACE
8. NATURE DISCOVERY TRAIL
9. SPORTS COURT



# FMP | Echo Valley Elementary: Concept Plan



**LEGEND**

NEW/ RENO    EXISTING


SOFT SCAPE  
BUILDING  
CIRCULATION  
HARDSCAPE

**LEGEND**

- 1. DROP OFF PARKING
- 2. PLAYGROUND
- 3. NATURAL BERM
- 4. EDIBLE GARDEN & OUTDOOR SCIENCE LAB
- 5. GREENHOUSE
- 6. NATURE PLAY
- 7. OUTDOOR CLASSROOM
- 8. OUTDOOR DISCOVERY TRAIL
- 9. RENO. STEAM CLASSROOM
- 10. OUTDOOR CLASSROOM EXTENSION
- 11. MEDIUM GATHERING SPACE





# FMP | NMC Middle School



## LEGEND

NEW/ RENO	EXISTING	
		SOFT SCAPE
		BUILDING
		CIRCULATION
		HARDSCAPE

1. TK-K CLASSROOM
2. HEAD START PROGRAM
3. TEMPORARY OVERFLOW PARKING
4. GYMNASIUM RENOVATION
5. COMMUNITY PLAZA
6. EDIBLE GARDEN & OUTDOOR SCIENCE LAB
7. OUTDOOR STEAM CLASSROOM
8. RESTRIPED BASKETBALL COURTS
9. OUTDOOR EXERCISE COURT
10. OUTDOOR CLASSROOM EXTENSION
11. BUS DROP-OFF

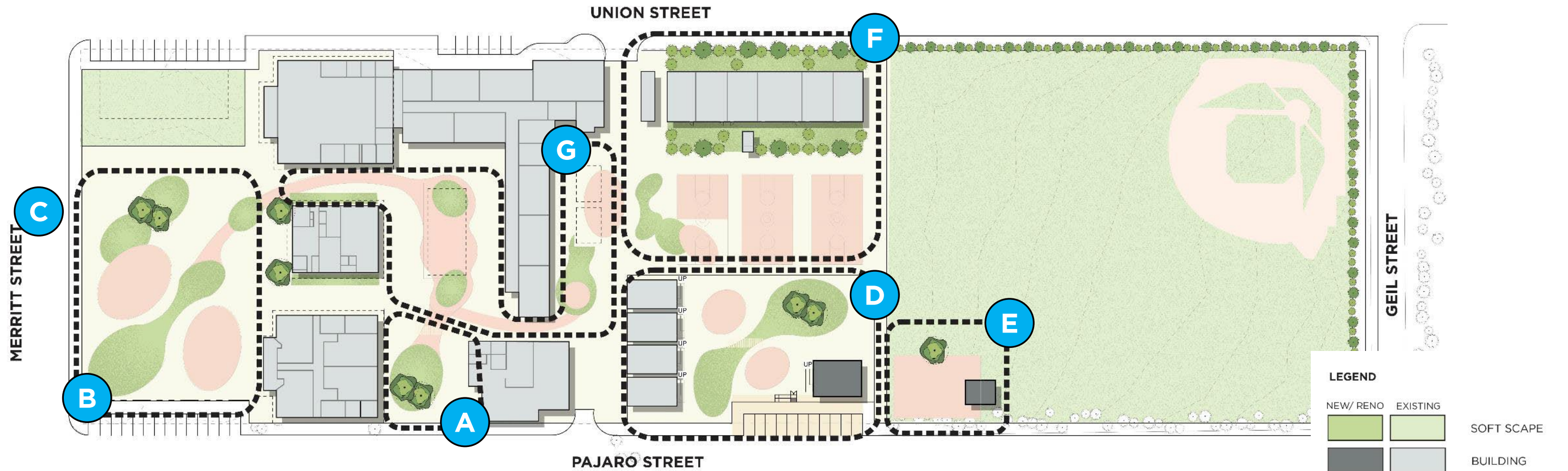


# FMP | Central Bay High School: Concept Plan





# FMP | Castroville Elementary School: Concept Plan



#	Project	Duration (Months)	ROM Budget	Site Impact
A	Relocated Pedestrian Entrance on Pajaro Street	6	\$300,000	Medium
B	New Front Play Structure and Improved Play Area	6	\$1,200,000	Medium
C	Revision to Existing Marquee	3	\$50,000	Low
D	Early Education Expansion Grant (IEEEP)	10	\$1,100,000	High
E	Garden & Outdoor Science Lab	6	\$250,000	Medium
F	Central Campus Play Area Improvements	6	\$950,000	High
G	Shade Structure Areas	6	\$500,000	High
H	Proposed Projects for Summer 2023	10	\$3,300,000	High
<b>Total</b>			<b>\$7,650,000</b>	

*Note: This BUDGET MODEL is intended as a tool to provide context to inform and guide preliminary planning decisions. The tool is also intended as a starting point to establish a budget for the projects. It is not an estimate nor a prediction in cost for the projects. If cost accuracy is required, it is strongly recommended that a budget be secured from a licensed contractor or cost estimating professional with familiarity with the scope and location of the project.*



# FMP | NMC Middle School : Concept Plan



#	Project	Duration (Months)	ROM Budget	Impact
A	Staff Parking	18	\$600,000	Low
B	Relocated Headstart Building (MCOE)	18	\$1,050,000	Low
C	District Early Learning Classrooms	24	\$2,750,000	Low
D	Community Plaza and Parking Lot Improvements	24	\$700,000	High
E	Gym Modernization and Outdoor gathering/community space	18	\$100,000	High
F	Outdoor Steam Classroom and Amphitheater	12	\$550,000	High
G	Central Campus Improvements and Outdoor Classrooms	12	\$1,350,000	High
H	Garden and Outdoor Science lab	6	\$450,000	Medium
			<b>Total</b>	<b>\$7,550,000</b>

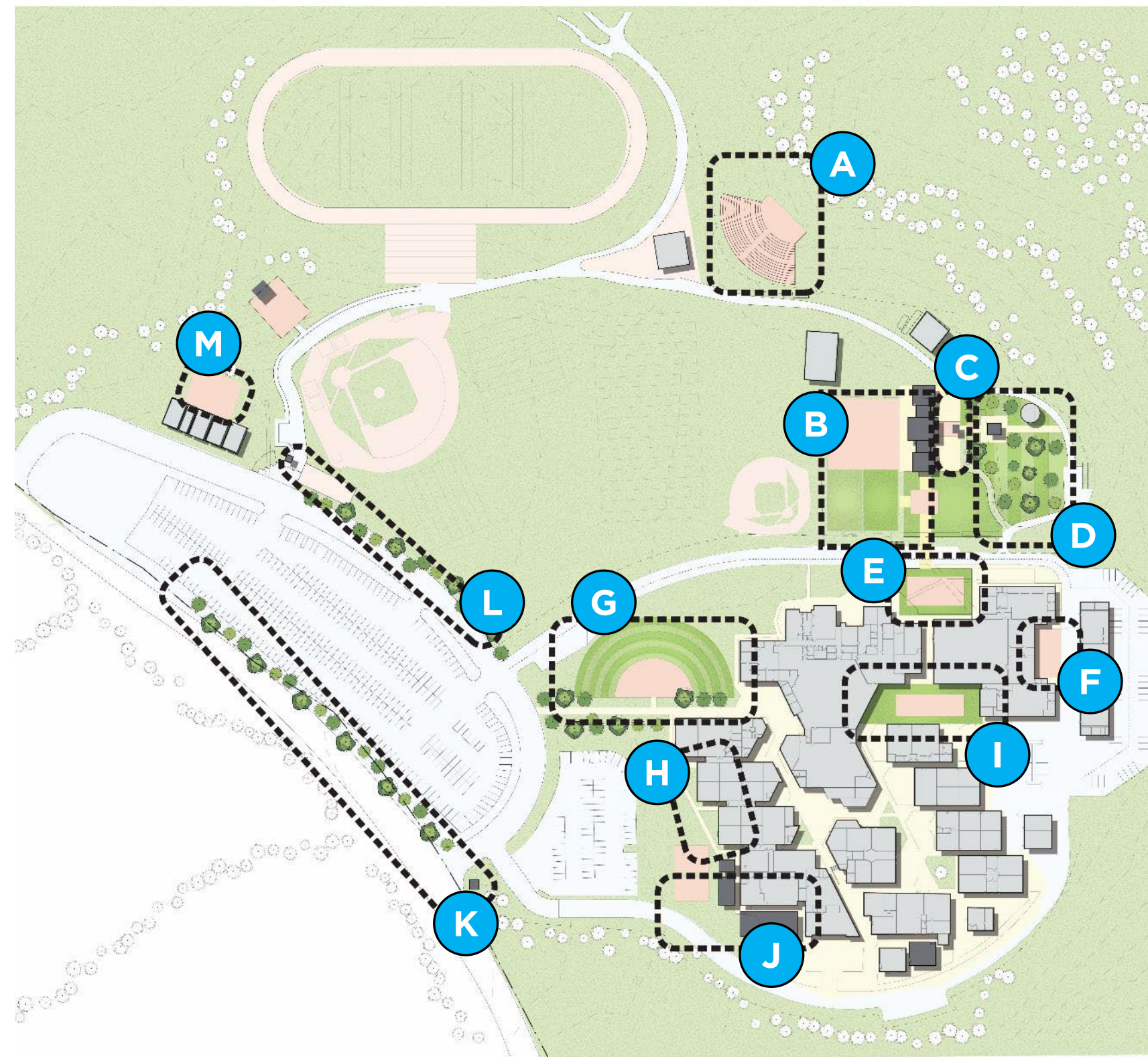
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## LEGEND

NEW/ RENO	EXISTING	
		SOFT SCAPE
		BUILDING
		CIRCULATION
		HARDSCAPE



# FMP | NMC High School: Concept Plan

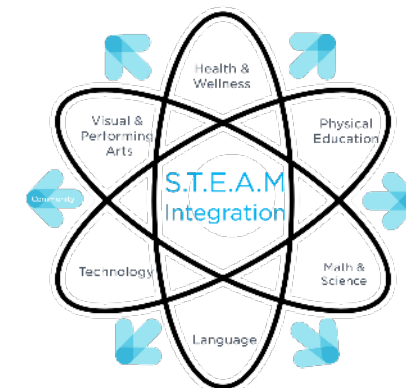


#	Project	Duration (Months)	ROM Budget	Site Impact
A	Large Amphitheater	24	\$950,000	Low
B	Educational Fitness Center	24	\$2,750,000	High
C	Edible Garden & Outdoor Science Lab	6	\$350,000	Medium
D	Tree Orchard for Educational Purposes	6	\$500,000	Medium
E	Fitness Court at Gym Exterior	12	\$150,000	Medium
F	Wellness Area/Healthcare Pathway	12	\$150,000	Medium
G	Large Amphitheater at Main Pedestrian Entry	8	\$900,000	High
H	Outdoor Classroom Extensions	3	\$50,000	High
I	Central Campus Area Outdoor Improvements	6	\$350,000	High
J	Career technical Education Improvements	6	\$250,000	Medium
K	Campus Main Entry Improvements	8	\$200,000	High
L	Stadium Entrance Improvements	8	\$450,000	High
M	Outdoor Learning/gathering area	3	\$350,000	Low
<b>Total</b>			<b>5,300,000</b>	

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### LEGEND

NEW/ RENO	EXISTING	
		SOFT SCAPE
		BUILDING
		CIRCULATION
		HARDSCAPE





# Next Steps

