



FOR UPDATES & UPCOMING MEETINGS ON THIS TOPIC:

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GRANT UTK-8 SITE MODERNIZATION UPDATE

Tuesday October 15, 2024





WELCOME / INTRODUCTION

- **MICHELE CAIN – PRINCIPAL**
- **SAMER NAJI – COMMUNICATIONS SUPERVISOR, FPC**
- **LEE DULGEROFF – SDUSD SR. EXECUTIVE DIRECTOR, FPC**
- **FRANCISCO CAMPUZANO – SDUSD PM SUPERVISOR**
- **ATHENA FONSECA – SDUSD PROJECT MANAGER**
- **RALPH ROESLING – RNT ARCHITECTS, PRINCIPAL-IN-CHARGE**
- **GEMMA HSIUEH – RNT ARCHITECTS, PROJECT MANAGER**
- **SHA GUO – RNT ARCHITECTS**





AGENDA

- **RECAP FROM MEETING 09/03**
- **INTERIM HOUSING UPDATE**
- **CONSTRUCTION FEASIBILITY STUDIES**
- **CAMPUS MODERNIZATION UPDATE**
- **OVERALL TIMELINE**
- **QUESTIONS/COMMENTS**
- **ADJOURN**





WHAT WE HEARD FROM 09/03 MEETING

- **Concerns about moving Middle School to a different location**
- **Feasibility of Safe Dispersal Area to Pioneer Park**
- **Explore other alternatives that would keep Middle School students on campus (feasibility study of on-site Interim Housing)**
- **Consideration of alternate Middle School facilities**
- **District to continue communicating progress with parents and community**
- **Tour of Fremont site and visuals of proposed improvements**



Grades 6-8 Interim Housing at Fremont



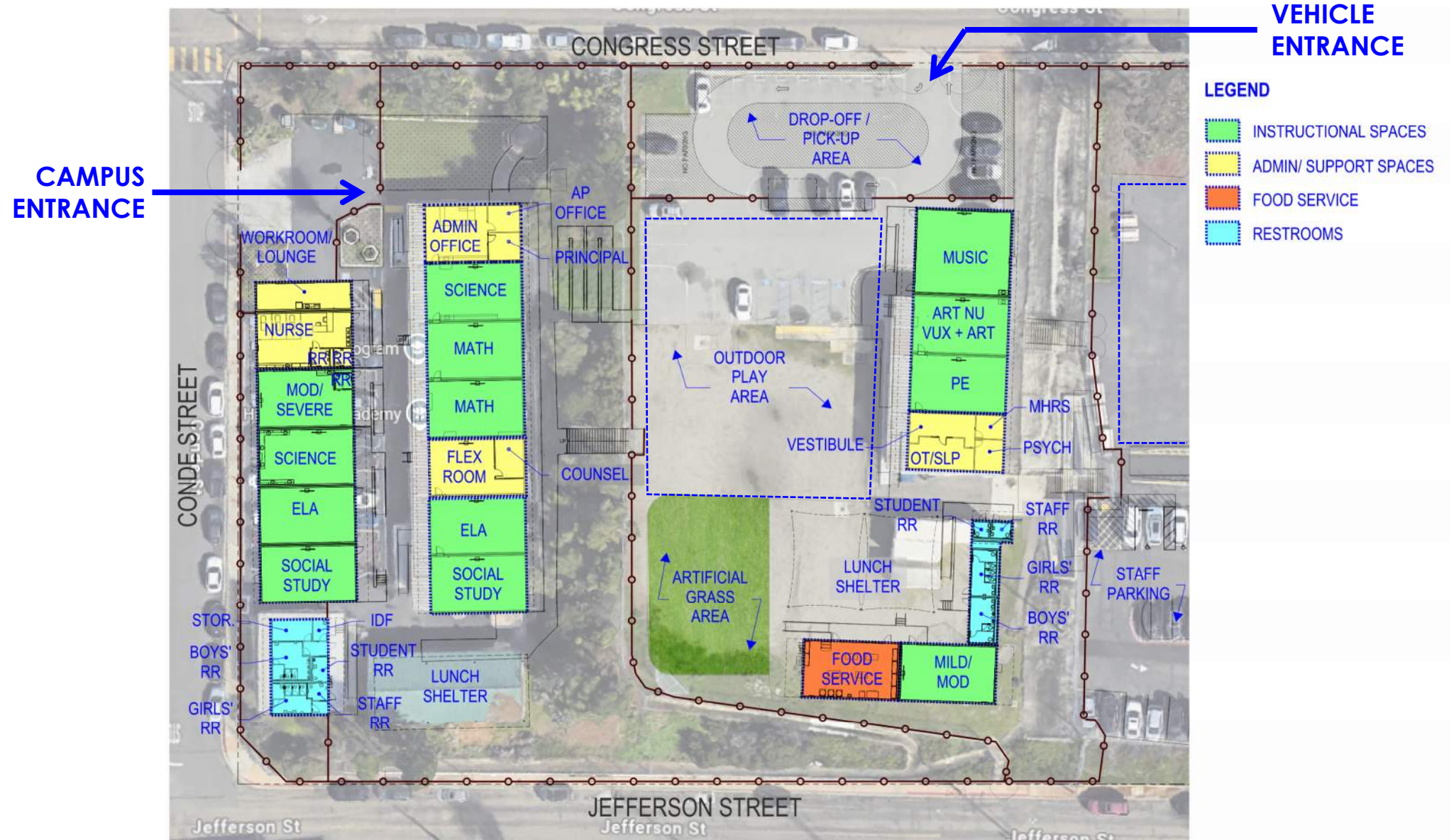
Grades 6-8 Interim Housing at Fremont



Grades 6-8 Interim Housing at Fremont



Grades 6-8 Interim Housing at Fremont



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Grades 6-8 Interim Housing at Fremont





GRANT UTK-8 SCHOOL SITE MODERNIZATION



Existing Campus Aerial View



BLDG. 100
ADMIN., MPR
GRADES UTK-8

BLDG. 700
CLASSROOMS K-5

BLDG. 600
CLASSROOMS K-5

PORTABLES
GRADES 6-8

PORTABLES
GRADES 6-8

BLDG. 600
FOOD SERVICE,
CAFETERIA

BLDG. 500
UTK





GRANT UTK-8 SCHOOL SITE MODERNIZATION



Proposed Campus Aerial View



BLDG. 04

MS CLASSROOMS, LIBRARY, SPECIAL ED,
ART NU VUX

BLDG. 01

ADMIN & HEALTH

BLDG. 03

GYM, MUSIC, ART, PE, MS SCIENCE &
CLASSROOMS

BLDG. 02

COUNSELING,
UTK/K

BLDG. 05

UTK





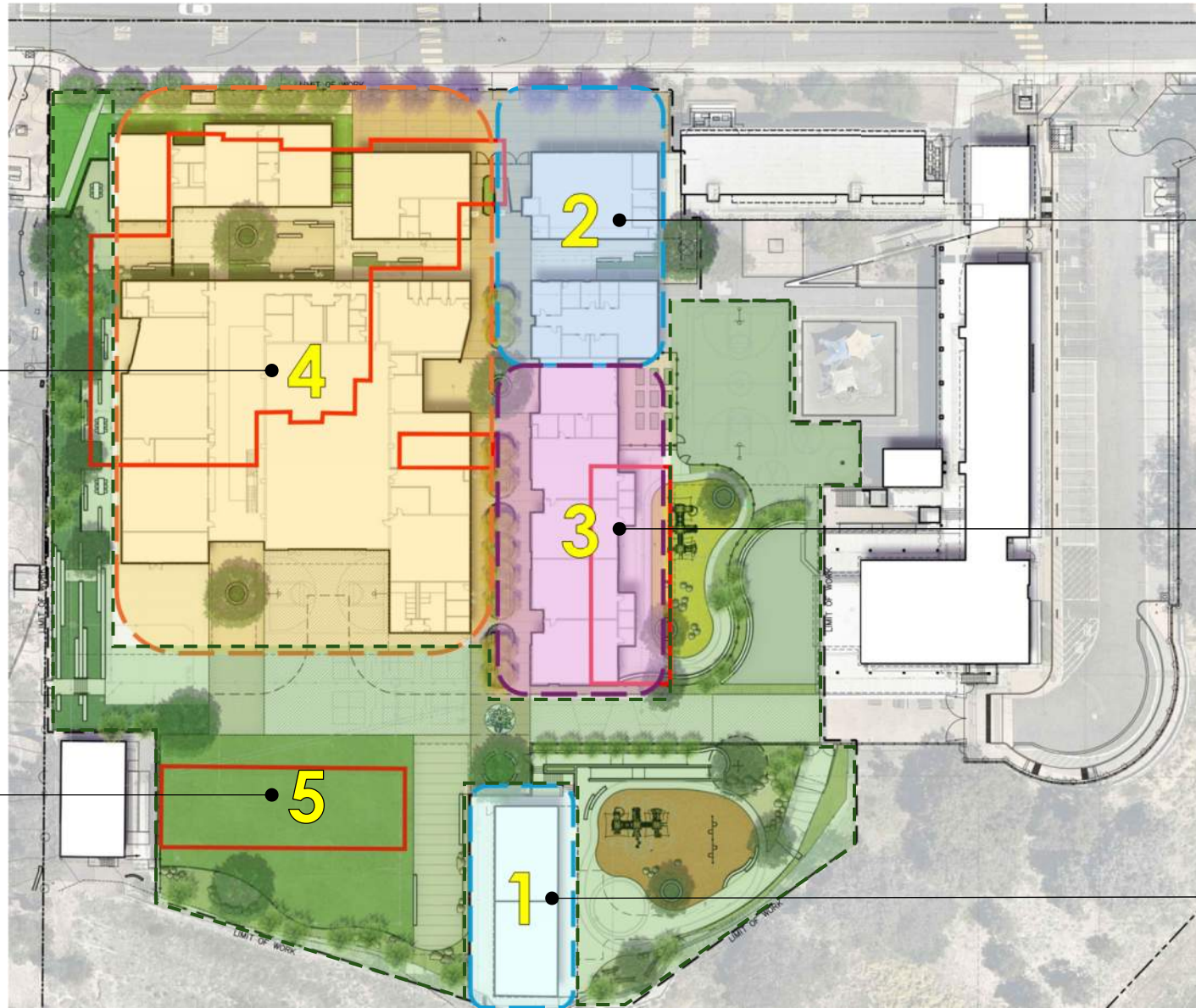
GRANT UTK-8 SCHOOL SITE MODERNIZATION



Construction Phasing Study for Reference from 09/03 Presentation

4
Phase 4:
Summer 2027-Summer 2029
 Construction of new
 Gym/Multi-Purpose, Library,
 Middle School, Music, Art,
 Special Ed

5
Phase 5:
Summer 2029
 Outdoor collaboration,
 athletics field,
 playground equipment



2
Phase 2:
Summer 2026-Summer 2027
 Construction of new
 Administration, Health
 Center, and Counseling
 Center

3
Phase 3:
Summer 2027-Spring 2028
 Construction of new
 Kindergarten & UTK.
 Demolish existing
 Administration

1
Phase 1:
Summer 2026
 Modernize UTK





GRANT UTK-8 SCHOOL SITE MODERNIZATION



Construction Phasing Study 1
(Middle School Off-Site)
PHASE 1

Summer 2026 – Fall 2026



Install temporary
Electrical Service

Demo and grading for
Buildings 01 and 02

Provide temporary ramp

Demolish Lunch Shelter

Relocate portables to
another site

Building pad preparation

Demolish Gecko Garden

Build Lunch Shelter

Relocate toilet rooms

Move from Main Building
Modernize new UTK

(IH) K-1
(IH) K-2
(IH) K-3
(IH) Art
(IH) SAI
Mod
Severe

Safe
Dispersal
Area

Contractors
Staging and
Laydown Area





GRANT UTK-8 SCHOOL SITE MODERNIZATION



Construction Phasing Study 1
(Middle School Off-Site)
PHASE 2

Fall 2026 – Fall 2027



Construction of new
Administration, Health
and Counseling Centers

Contractors
Access Point

Underground Utilities

Safe
Dispersal
Area

Contractors
Staging and
Laydown Area

(IH) K-1
(IH) K-2
(IH) K-3
(IH) Art
(IH) SAI
Mod
Severe

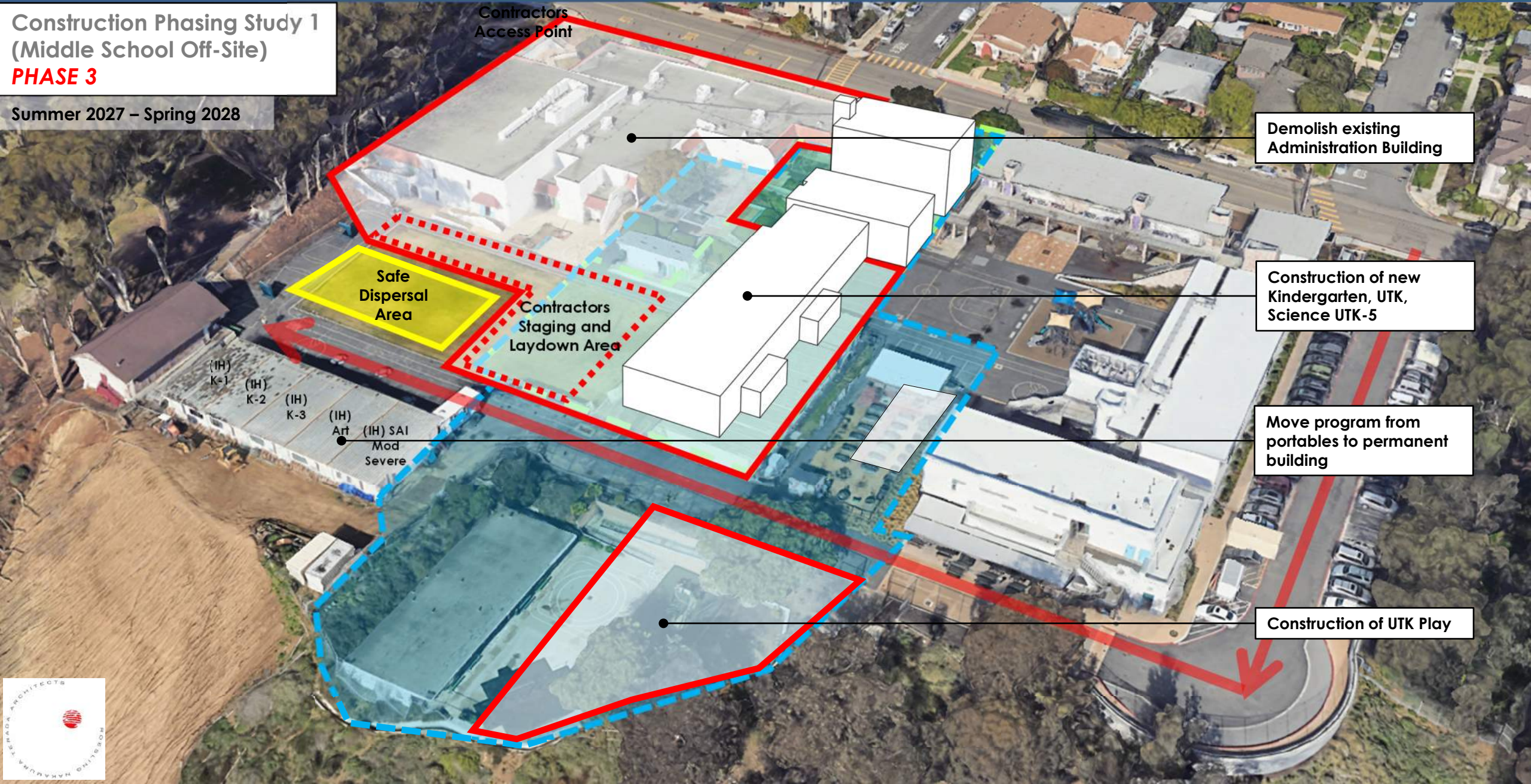




GRANT UTK-8 SCHOOL SITE MODERNIZATION

Construction Phasing Study 1
(Middle School Off-Site)
PHASE 3

Summer 2027 – Spring 2028



Contractors
Access Point

Demolish existing
Administration Building

Construction of new
Kindergarten, UTK,
Science UTK-5

Move program from
portables to permanent
building

Construction of UTK Play

Safe
Dispersal
Area

Contractors
Staging and
Laydown Area

(IH) K-1
(IH) K-2
(IH) K-3
(IH) Art
(IH) SAI
Mod
Severe



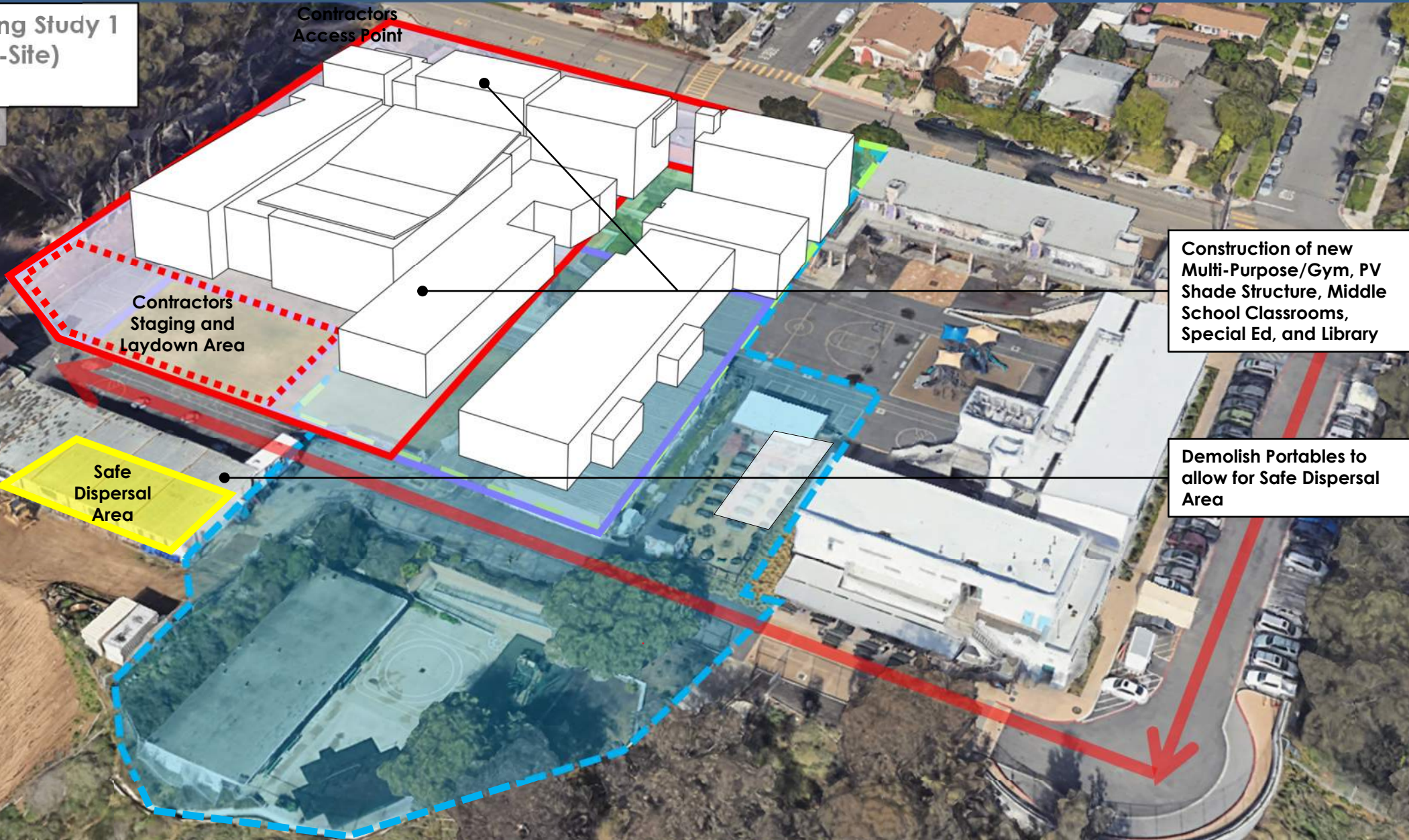


GRANT UTK-8 SCHOOL SITE MODERNIZATION



Construction Phasing Study 1
(Middle School Off-Site)
PHASE 4

Fall 2027 – Spring 2029



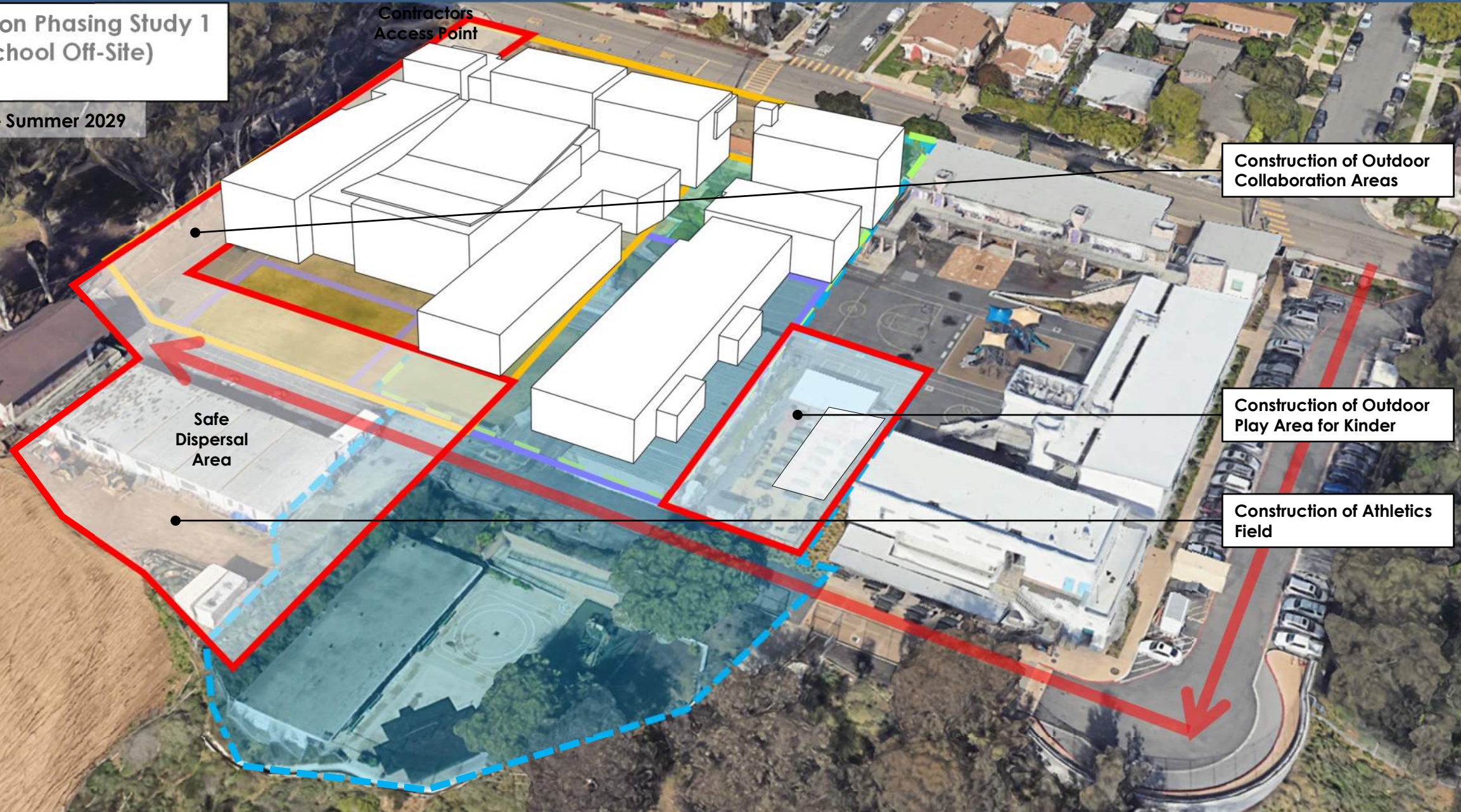


GRANT UTK-8 SCHOOL SITE MODERNIZATION



Construction Phasing Study 1
(Middle School Off-Site)
PHASE 5

Spring 2029 – Summer 2029



Contractors
Access Point

Construction of Outdoor
Collaboration Areas

Safe
Dispersal
Area

Construction of Outdoor
Play Area for Kinder

Construction of Athletics
Field





GRANT UTK-8 SCHOOL SITE MODERNIZATION



**Safe Dispersal Area Study:
Towards Pioneer Park – Not Feasible**

Sensitive and historical nature of the cemetery

Access to Pioneer Park from Grant is not ADA compliant

Safe Dispersal Area Requirements
Existing Campus:
Per Building Code Analysis = 1,527 occupants
3 SF per occupant = 4,581 SF total
0.2" width per occupant = 25.45' min. width total



Safety concern of Students and Staff sharing access with vehicles along Washington Place
Site would egress towards fire lane

Public Right of Way to Pioneer Park

16'-6" width req'd

965

562

9'-4" width req'd

Fire Truck Access Lane

Fire Truck Access Lane

Path of Travel requires 5% maximum slope and 2% maximum cross slope

Fire Lane requires 20' minimum width clear



Consideration of Alternate Middle School Facilities

Commercial Property

ie. City Library

- City Library is not within DSA jurisdiction therefore non-compliant for public school campus
- City needs the space to serve as a public library

Roosevelt Middle School

- Is an option for Middle School enrollment
- Need to confirm if there is excess capacity available

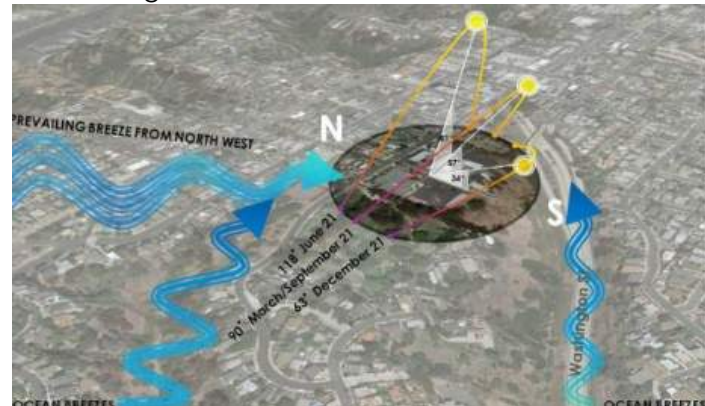
Correia/ Dana Middle School

- Is an option for Middle School enrollment
- Need to confirm if there is excess capacity available

Grant UTK-8 Neighborhood Context



Aerial Neighborhood Context



Solar and Wind Diagram



Mission Hills Nursery



St. Vincent Catholic Church



Bungalow style residence
1920



Mission Hills Plumbers
1923



Mission Hills United Methodist
1915



Craftsman style residence
1920



Mission Hills Plumbers



Mission Hills United Church of Christ



Spanish Revival style residence
1926

Surrounding Neighborhood Context

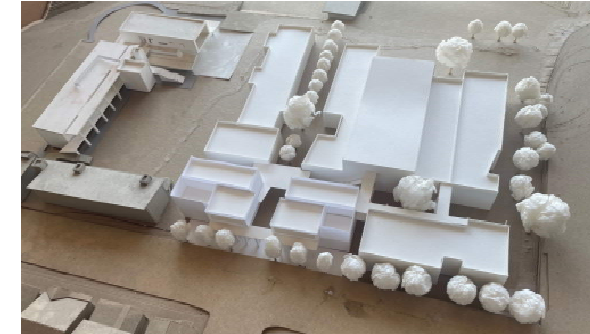
Grant UTK-8 Campus Plan Concept and Architectural Context



Site / First Floor Plan



Grant Study Model



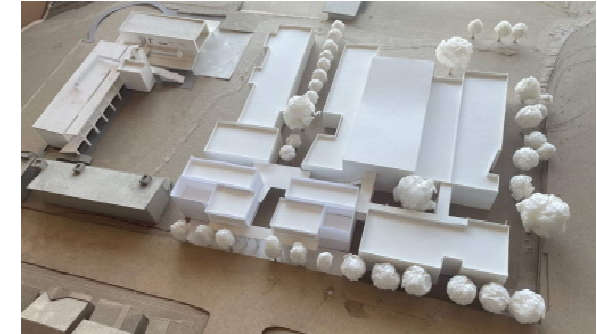
Irving Gill Simple Building Massing



Irving Gill Inspiration



Grant Study Model



Irving Gill Examples



Irving Gill Simple Building Massing



GRANT UTK-8 SCHOOL SITE MODERNIZATION



Grant UTK-8 Exterior Elevations



North Elevation at Washington Place



Grant UTK-8 Exterior Elevations



East Elevation



Grant UTK-8 Exterior Elevations



South Elevation



Grant UTK-8 Exterior Elevations



West Elevation at Pioneer Park



Grant UTK-8 Aerial Rendering



Grant UTK-8 Entry Rendering





GRANT UTK-8 SCHOOL SITE MODERNIZATION



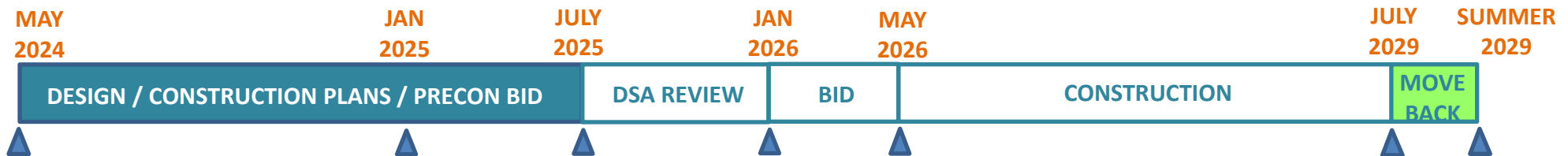
PROJECT TIMELINE

PROJECT DESIGN/CONSTRUCTION PROCESS

**INTERIM
HOUSING**



WSM



GRANT UTK-8 SITE MODERNIZATION

Questions / Comments?

