


ELK GROVE UNIFIED SCHOOL DISTRICT



SCHOOL FACILITIES MASTER PLAN  
AMENDMENT

1998-2010



FACILITIES AND PLANNING

SEPTEMBER 1997



ELK GROVE UNIFIED SCHOOL DISTRICT

—◆—  
SCHOOL FACILITIES MASTER PLAN  
AMENDMENT  
1998 - 2010  
—◆—

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*September 1997*

ELK GROVE UNIFIED SCHOOL DISTRICT

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AMENDMENT  
1998 - 2010

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## ELEMENTARY SCHOOL DESCRIPTIONS

ARTHUR C. BUTLER ELEMENTARY SCHOOL  
9180 Brown Road  
Elk Grove, CA 95624

Arthur C. Butler Elementary School was once a hopscotch school located at 9561 Butler School Road. The new campus is located in the North Elk Grove area and will be a permanent campus once construction is completed in July of 1998.

The footprint of the building is the same as Mary Tsukamoto Elementary. The facilities will include two kindergarten rooms, ten permanent teaching stations, nine relocatable classrooms, an administration building, multipurpose building with space for music, a library with computer and science labs.

ELITHA DONNER ELEMENTARY SCHOOL  
9461 Soaring Oaks Drive  
Elk Grove, CA 95758

Elitha Donner opened in June of 1997 as a permanent campus. The original hopscotch campus was completed in 1994 and consisted of 14 portables. The permanent campus consists of a library, computer lab, science, multipurpose, administration, 2 kindergarten classrooms, 20 portable classrooms and 12 permanent classrooms.

## UPDATED 1996-97 STATE ALLOCATION BOARD CAPACITIES

School	Built as YRE	Classroom Counts						Loading					Loading As YRE 120%	
		K	1-3 CR	4-6 CR	SDC	Small*	All CR	K @ 56.7	1-3 CR @ 28.9	4-6 CR @ 30.9	SDC @ 12.4	Small As Noted		Total
Baker		0	0	0	4		4	0	0	0	50		50	
Baker YRE	*	0	0	0	2		2	0	0	0	25		25	30
Beitzel	*	2	8	8	1		19	113	231	247	12		604	725
Butler (Prev Batey)	*	2	9	9	0		20	113	260	278	0		652	782
Cosumnes		0	3	3	1		7	0	87	93	12		192	
Dillard		1	7	6	1		15	57	202	185	12		457	
Donner		0	2	0	0		2	0	58	0	0		58	
Donner YRE	*	2	9	9	1		21	113	260	278	12		664	797
Ehrhardt		2	8	8	1		19	113	231	247	12		604	
Elk Grove		0	3	3	0		6	0	87	93	0		179	
Elk Grove YRE	*	2	8	8	1		19	113	231	247	12		604	725
Feickert		1	7	6	2		16	57	202	185	25		469	
Feickert @ UH		0	3	3	0		6	0	87	93	0		179	
Florin		1	9	8	2		20	57	260	247	25		589	
Florin YRE	*	2	4	4	0		10	113	116	124	0		353	423
Foulks Ranch		2	14	13	1		30	113	405	402	12		932	
Franklin		1	4	4	1		10	57	116	124	12		308	
Jackson		2	9	9	2		22	113	260	278	25		676	
Kennedy		2	10	11	2	1	26	113	289	340	25	20	787	
Kirchgater		1	9	9	1	1	21	57	260	278	12	24	631	
Leimbach		1	12	11	2		26	57	347	340	25		768	
Mack		2	9	8	1		20	113	260	247	12		633	
Mack YRE	*	0	3	3	0		6	0	87	93	0		179	215
Markofer		2	11	11	2		26	113	318	340	25		796	
McKee		1	12	10	3		26	57	347	309	37		750	
Morse	*	2	12	11	2		27	113	347	340	25		825	990
Pleasant Grove		2	9	5	1		17	113	260	155	12		540	
Prairie		2	9	8	2		21	113	260	247	25		646	
Reese		2	13	11	3		29	113	376	340	37		866	
Reith		2	8	8	1		19	113	231	247	12		604	
Sierra Enterprise		1	5	4	2		12	57	145	124	25		350	
Sims	*	2	11	10	1		24	113	318	309	12		753	903
Tsukamoto	*	2	8	7	1		18	113	231	216	12		573	688
Union House		2	12	12	1		27	113	347	371	12		843	
New Elem (Prev Butler)		1	9	8	1		19	57	260	247	12		576	
Las Flores		0	3	3	0		6	0	87	93	0		179	
<b>Total Elem</b>		<b>47</b>	<b>272</b>	<b>251</b>	<b>46</b>	<b>2</b>	<b>618</b>	<b>2665</b>	<b>7861</b>	<b>7756</b>	<b>570</b>	<b>44</b>	<b>18896</b>	<b>19942</b>

\* Small CRs have special loading standards. See appropriate column.

\*\* Aging relocatables no longer needed at their present site are put in a "bank of eligibility" for all district schools use.

## ADAPTATIONS

### **Preventative Maintenance**

In order to continue to provide a clean, safe and healthy environment for our students allow preventative maintenance to be provided for, at all schools, as the District is able.

### **Accessible Schools**

To comply with the Americans with Disabilities Act the District shall create increased accessibility at new school sites and alter or add to existing schools.

### **Technology Infrastructure**

This includes, but may not be limited to, upgrading the existing mainframes, implementing the classroom teacher support system at the secondary schools, replacing the entire finance system, upgrading the mail server, providing catalogue and circulation at 14 sites and completing the Elk Grove Greater Metropolitan Network (EGGMAN) system.

### **Computers**

The District plans to bring schools up to the District standard of at least a 6:1 student to computer ratio, and to replace all computers within seven to ten years.

### **Special Education Learning Centers**

Allow for school sites to receive learning centers for special education students. Currently the State School Building Program does not provide adequate facilities for special education programs.

### **Grounds Improvements**

Grounds improvements will continue as needed at all school sites.

### **Site Improvements**

This category allows for additions to existing schools to provide parity with other schools or to improve the facility or to expand the facility to compensate for enrollment growth. This includes but is not limited to the addition of library centers, science labs, computer rooms, staff and office space, classrooms and physical education facilities.

### **Joint Use**

Allow for joint use projects. Joint use projects continue to be a cost saving benefit for our District and we will continue to review and plan for all joint use where feasible and possible.

### **Hazards**

Allow for elimination of any hazards that may pose a threat to students.

**Changes Within The Law And Building Code**

Allow for implementation of changes in the building code that occur within the life of the plan as well as changes in state and federal law.

**Environmental Issues**

Allow for the District to implement any necessary changes in the law or in order to comply with CEQA or standards set by other local agencies.

## UPDATED ADDITION SCHEDULE

### ELEMENTARY SCHOOLS

Jessie Baker	2 Classrooms Counseling, Media, Computer, Consumer Education, Health, Offices, Staff Services
Maeola Beitzel	Parking Lot
Cosumnes River	2-4 Portable Classrooms
C.W. Dillard	Library/Media/Computer/Science Center 6-10 Portable Classrooms
Elk Grove	4-6 Portable Classrooms
Ellen Feickert	Permanent Classrooms/Administration
Florin	Library/Media Center (Remodel MP)
Franklin	Offices Library/Media Center
Samuel Kennedy	Library/Media Center Teacher Workroom & Offices Parking Lot
Anna Kirchgater	Improve Parent Drop-Off Area
Herman Leimbach	Library/Media/Computer/Science Center 4-6 Portable Classrooms Parking Lot
Charles Mack	Teacher Workroom & Offices
Florence Markofer	Library/Media/Computer/Science Center (Retrofit)
James A. McKee	Library/Media/Computer/Science Center Parking Lot Teacher Workroom & Offices Kindergarten
Barbara Comstock Morse	6-8 Portable Classrooms
Pleasant Grove	Library/Media/Computer/Science Center

## UPDATED ADDITION SCHEDULE

Prairie	Permanent Classrooms/Administration
David Reese	Library/Media/Computer/Science Center Teacher Workroom & Offices
Sierra Enterprise	Library/Media Center Science/Classroom (Remodel MP) 8-12 Portable Classrooms Improve Parent Drop-Off
Mary Tsukamoto	Improve Parking & Parent Drop-Off
<b>MIDDLE SCHOOLS</b>	
Harriet G. Eddy	4-6 Portable Classrooms
Samuel Jackman	Improve Physical Education Locker Area Second Gymnasium
Joseph Kerr	Restore Old Science Building to Classrooms
James Rutter	Update Pool New Gymnasium Improve Parking Lot
T.R. Smedberg	8-10 Portable Classrooms
<b>HIGH SCHOOLS</b>	
Elk Grove	Replace Air Conditioning System Air Conditioning in the Gym Science Center Library Modification Complete Elk Grove/Laguna Creek Stadium
Florin	Air Conditioning in the Gym Modify Existing Shop for Vocational Education

## UPDATED ADDITION SCHEDULE

Laguna Creek	Expand Multipurpose/Wrestling 8-12 Portable Classrooms Improve Parking Complete Elk Grove/Laguna Creek Stadium
Sheldon	8-12 Portable Classrooms
Valley	Complete Library/Technology Lab Modify Existing Shop for Technology Complete Library Air Conditioning in the Gym Replace Folding Walls with Permanent Replace Wood Roof with Metal Street Improvements on Carlin Avenue
<b>ALTERNATIVE SCHOOLS</b>	
William Daylor	Multipurpose/Offices
Rio Cazadero/Las Flores	4-6 Portable Classrooms
<b>ACREAGE</b>	
Elk Grove Elementary	Acreage

## UPDATED PORTABLE REPLACEMENT SCHEDULE

School	Building	Description	Year Eligible*
<b>ELEMENTARY SCHOOLS</b>			
Jessie Baker	Building B	Special Education	1994
	Building C	Special Education/Toilets	1991
	Building D	Special Ed/Toilets/Admin	1990
Cosumnes River	Building B	Kindergarten	2006
	Building C	Toilet	2006
	Building D	6 Classrooms	2007
	Building E	2 Classrooms (Emergency)	2006
	Building G	2 Classrooms	2006
C.W. Dillard	Building D	Staff Room	1994
	Building G	Toilet	2008
	Building H	3 Classrooms	2008
	Building I	3 Classrooms	2010
Donner	Building C	Library/Kitchen	2008
	Building C	Toilet	2010
	Building D	Multipurpose	2008
	Building E	4 Classrooms (Emergency)	2006
Elk Grove	Building I	2 Classrooms	2008
	Building J	3 Classrooms	2007
Ellen Feickert	Building D	Library/Special Ed	1998
	Building G	Special Ed	2004
	Building H	Special Ed	2004
	Building I	2 Classrooms	2004
	Building J	2 Classrooms	2005
	Building K	1 Classroom	2006
	Building L	Toilet	2006
	Building M	2 Classrooms	2007
	Building P	4 Classrooms	2008
	Building Q	Kindergarten/Toilet	1998
Building T	1 Classroom	1994	
Florin	Building G	1 Classroom/Library	2004
	Building I	1 Classroom/Toilet	1998
	Building L	1 Classroom	2007
	Building M	1 Classroom	2008
	Building N	2 Classrooms	2010

## UPDATED PORTABLE REPLACEMENT SCHEDULE

School	Building	Description	Year Eligible*
Foulks Ranch	Buildings C-I	11 Classrooms/Toilets	2008
	Building J	Administration	2008
	Building K	Kindergarten	2008
	Building M	8 Classrooms	2010
Franklin	Building B	3 Classrooms	1986
	Building D	4 Classrooms (Emergency)	2006
	Buildings F-H	5 Classrooms/Toilets	2007
	Building I	6 Classrooms	2010
	Building J	Library	2010
	Buildings K-L	Administration/Toilets	2010
Isabelle Jackson	Buildings G-I	10 Classrooms/Toilets	2006
Samuel Kennedy	Building F	4 Classrooms (Emergency)	2006
	Building G	6 Classrooms	2007
Anna Kirchgater	Building B	2 Classrooms	1989
	Building B	1 Classroom	1992
	Building B	1 Classroom	1998
	Building B	3 Classrooms	1999
	Building C	Toilet	2003
	Building D	Library/Staff Room	2004
	Building E	Kindergarten	2004
	Building F	4 Classrooms	2005
	Building G	2 Special Ed	2004
	Buildings J-L	9 Classrooms/Toilets	2010
Herman Leimbach	Building E	5 Classrooms	2007
	Building F	Kindergarten	2007
Charles E. Mack	Building E	5 Classrooms/Library/Staff	1989
	Building F	1 Classroom	1990
	Building G	1 Classroom	1999
Florence Markofer	Building E	2 Classrooms	2004
	Building F	3 Classrooms/Library	1998
	Building G	2 Classrooms	2005
	Building H	2 Classrooms/Toilet	2006
	Building K	2 Classrooms	2007
	Building L	2 Classrooms	2008
	Building M	1 Classroom	2010

## UPDATED PORTABLE REPLACEMENT SCHEDULE

School	Building	Description	Year Eligible*
James A. McKee	Building F	2 Classrooms	1999
	Building G	1 Classroom	1989
	Building H	3 Classrooms	2010
	Buildings J-K	4 Classrooms	2007
	Building L	2 Classrooms	2006
Pleasant Grove	Building C	2 Classrooms/Computers	1994
	Building D	Staff Room	1991
	Building G	2 Classrooms	2007
	Buildings H-J	3 Classrooms	2008
	Building K	2 Classrooms	2010
	Building L	2 Classrooms	2010
	Building M	2 Classrooms	2006
Prairie	Building F	6 Classrooms	1998
	Building F	4 Classrooms	1999
	Building G	Toilet	2003
	Building H	5 Classrooms	2004
	Building I	4 Classrooms	2005
	Building K	Special Ed	2006
	Building N	4 Classrooms	2010
David Reese	Building F	4 Classrooms	1998
	Buildings I-J	3 Classrooms/K/Hlthy St/Lib	2010
John Reith	Building G	4 Classrooms	2007
	Buildings H-I	7 Classrooms/Toilets	2010
Sierra Enterprise	Building J	2 Classrooms	2007
	Buildings K-M	4 Classrooms/Toilets	2008
	Buildings N-P	4 Classrooms/Office	2010
	Building Q	2 Classrooms	2006
Union House	Feickert 6	6 Classrooms	1998
	Building G	4 Classrooms	2008
	Buildings I-J	8 Classrooms/Toilets	2010

## UPDATED PORTABLE REPLACEMENT SCHEDULE

School	Building	Description	Year Eligible*
<b>MIDDLE SCHOOLS</b>			
Harriet G. Eddy	Building O	4 Classrooms (Emergency)	2006
Samuel Jackman	Building L	10 Classrooms	2008
	Building R	3 Classrooms	2008
	Building R	5 Classrooms	2010
Joseph Kerr	Building K	2 Labs	2010
	Building L	2 Labs	2010
	Building N	2 Classrooms (Emergency)	2006
	Building P	3 Classrooms/1 Lab	2008
	Building R	4 Labs	2010
	Building S	Toilet	2010
James Rutter	Building N	1 Classroom	1994
	Building P	1 Classroom	1991
	Building R	1 Classroom	1992
	Building S	2 Classrooms	2005
	Building T	4 Classrooms (Emergency)	2006
	Building U	1 Classroom	2009
	Building X	Toilet	2007
	Building Y	1 Classroom	1991
	Building Z	1 Lab	2009
	Building AA	2 Classrooms	2009
<b>HIGH SCHOOLS</b>			
Elk Grove	Building L	3 Classrooms	1990
	Building M	4 Classrooms	1992
	Building N	1 Classroom	1992
	Building S	2 Classrooms	1992
	Building T	2 Classrooms	2005
	Building U	Physical Education	2006
	Building V	2 Labs	2005
	Building W	Toilet	2006
	Building Y	3 Classrooms	2004
	Building CC	1 Lab	2007
	Building EE	3 Classrooms	2008
	Building FF	1 Classroom	2008
	Building MM	3 Classrooms	2008

## UPDATED PORTABLE REPLACEMENT SCHEDULE

School	Building	Description	Year Eligible*
Florin	Building Z	2 Classrooms	2007
Laguna Creek	Building NN	4 Classrooms (Emergency)	2006
	Building PP	4 Classrooms	2007
Valley	Building R	1 Classroom	2006
	Building S	1 Classroom	2006
	Building T	3 Labs	2006
	Building U	10 Classrooms (Emergency)	2006
	Building W	Toilet	2007
	Building X	Physical Education	2007
	Building Y	6 Classrooms	2007
	Building Z	3 Classrooms	2008
	Building AA	1 Lab	2008
<b>ALTERNATIVE SCHOOLS</b>			
Calvine	Building E	4 Classrooms	2008
William Daylor	Building C	1 Classroom/Office	1990
	Building D	4 Classrooms	1998
	Building E	2 Classrooms	1990
	Building G	1 Classroom	1998
	Building I	Multipurpose	2001
Rio Cazadero	Building B	Toilet	2003
	Building C	Office	2002
	Building D	4 Classrooms	2002
	Building E	3 Classrooms/Office	2003
	Building H	1 Classroom	2007
Las Flores	Buildings A-B	9 Classrooms/Toilets	2008

\* Actual replacement is contingent upon state and local funds. Proposition 203 has funded the replacements at Jessie Baker School and Charles E. Mack Elementary School.

## SUPPORT FACILITIES

Allow for additions to the Education Center which will need 10,000-20,000 square feet of office area to accommodate growth and new training centers for teachers.

Approve of new shops and equipment storage at Maintenance and Grounds to accommodate future growth.

Allow for a Warehouse addition to compensate for growth.

Allow the Transportation Department to finalize payment on the Transportation Center as well as modify the facility for compressed natural gas. New buses also need to be purchased to accommodate growth.

## TWELVE YEAR REQUIREMENTS

The following is an updated list of needs to meet population growth in the District. This schedule is subject to the rate of housing starts and funding availability.

### 1998-2010

A. Add Twenty Four Elementary Schools:

Joseph Sims Elementary School  
Raymond Case Elementary  
Stone Lake Elementary School  
Edna Batey Elementary School  
Elementary School #31  
Elementary Schools #32 and #33  
Elementary Schools #34 and #35  
Elementary Schools #36 and #37  
Elementary Schools #38 and #39  
Elementary Schools #40 and #41  
Elementary Schools #42 and #43  
Elementary Schools #44 and #45  
Elementary Schools #46 and #47  
Elementary Schools #48 and #49  
Elementary School #50

B. Add Four Middle School/High School Complexes:

Franklin High School/Toby Johnson Middle School Complex  
Middle School/High School Complex 7\*  
Middle School/High School Complex 8  
Middle School/High School Complex 9\*

\* The seventh and ninth high schools will include a stadium.

Two swimming pools are to be provided at locations determined in conjunction with park districts.

C. Add Two Alternative Schools:

Alternative school in the southwest portion of the District  
Alternative school in the southeast portion of the District

- D. Complete improvements at all existing schools as the need arrives.
- E. Adjust sites to meet student population by moving and purchasing portable facilities. If needed to handle growth at the elementary level, a hopscotch school may be developed.
- F. Meet the needs of the student population as well as comply with new laws through adaptations to schools.

1998-2010 ADDITIONAL SCHOOLS

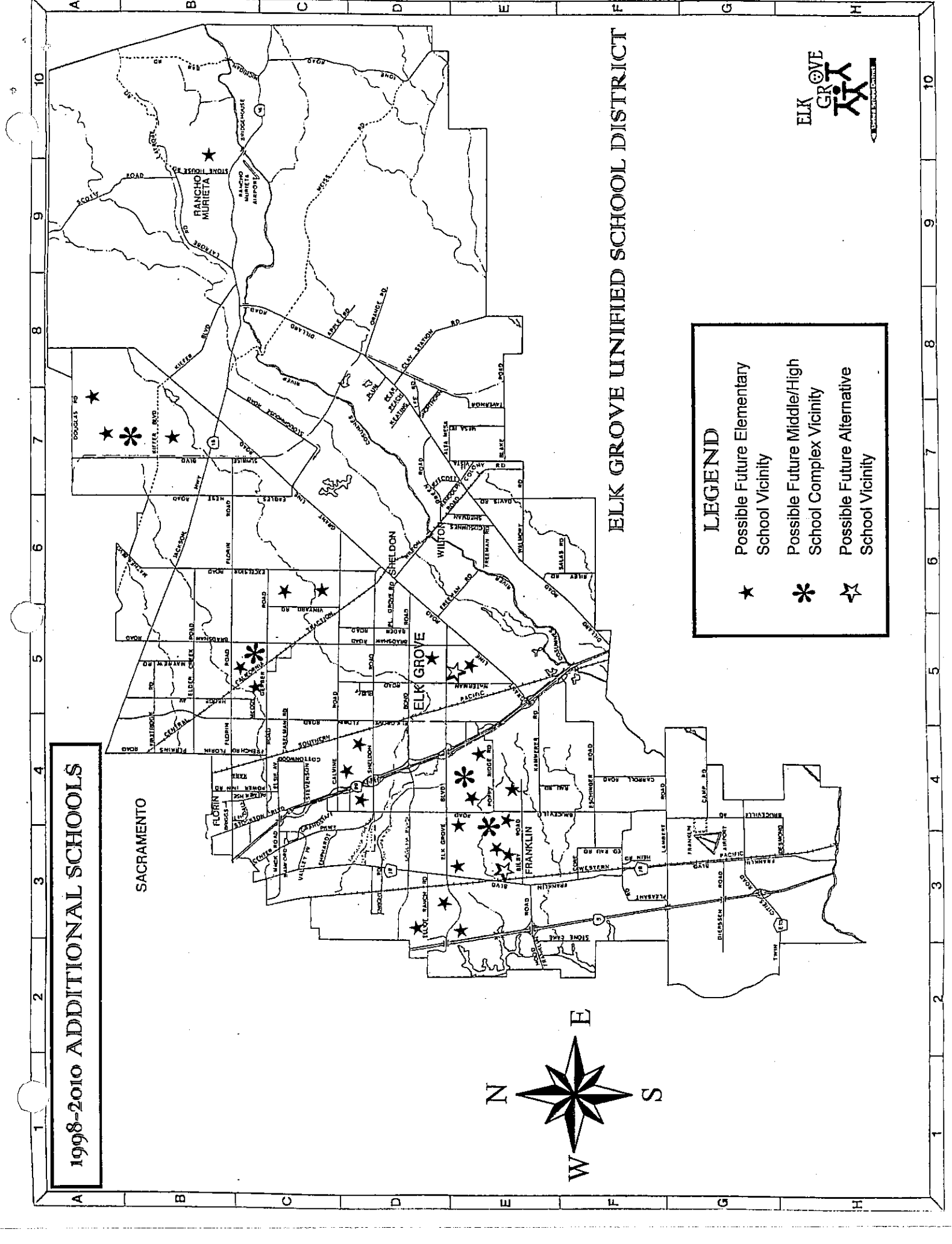
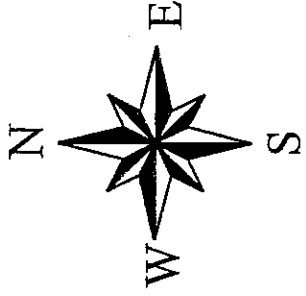
SACRAMENTO

ELK GROVE UNIFIED SCHOOL DISTRICT



**LEGEND**

- ★ Possible Future Elementary School Vicinity
- ✻ Possible Future Middle/High School Complex Vicinity
- ☆ Possible Future Alternative School Vicinity



## FINANCING

### PREVIOUS FUNDING FORMULA

The District successfully used a funding formula beginning in 1987 based on state school bonds, developer fees and local Mello-Roos bonds. This formula began with the passage of local bonds in 1987. That funding formula is as follows:

- 44% California school bonds approved by voters statewide
- 29% Developer fees established by state law
- 20% Additional developer fees negotiated by the District via county and city ordinances
- 7% Local Community Facilities District (CFD) special tax approved by voters in 1987

No state bonds were passed in 1994.

The final bond sale took place November 1994.

### PROPOSED NEW FUNDING FORMULA

With the final sale of local bonds the District has proposed a new funding plan that includes the amendment of the current financial plan. The proposed funding formula for 1998-2010 is as follows:

- 41% California school bonds approved by voters statewide
- 40% Developer fees established by state law as well as additional developer fees negotiated by the District via county and city ordinances
- 19% Local Community Facilities District (CFD) special tax approved by voters in 1987 and amended in 1997-1998.

### ALTERNATIVE FINANCING

The Elk Grove Unified School District will continue to seek new funding mechanisms and take advantage of new opportunities as available.

## UPDATED STUDENT YIELD FACTORS

A study done in 1995 produced the following results regarding the numbers of students coming from dwelling units in recent developments in the district.

<b>GRADE LEVEL</b>	<b>SINGLE FAMILY DWELLINGS</b>	<b>MULTI FAMILY DWELLINGS</b>
K-6	0.3872	0.3249
7-8	0.1088	0.0755
9-12	0.1786	0.1053
<b>K-12</b>	<b>0.6746</b>	<b>0.5057</b>

The yield factors do not differ significantly from those previously derived in district studies.

## 1A DRAWINGS, SUMMARIES OF AREAS AND CLASSROOM COUNTS OF SCHOOLS

### *Elementary Schools:*

1. Jessie Baker
2. Maeola R. Beitzel
3. Arthur C. Butler
4. Raymond Case
5. Cosumnes River
6. C. W. Dillard
7. Elitha Donner
8. John Ehrhardt
9. Elk Grove
10. Ellen Feickert
11. Florin
12. Foulks Ranch
13. Franklin
14. Isabelle Jackson
15. Samuel Kennedy
16. Anna Kirchgater
17. Herman Leimbach
18. Charles E. Mack
19. Florence Markofer
20. James A. McKee
21. Barbara Comstock Morse
22. Pleasant Grove
23. Prairie
24. David Reese
25. John Reith
26. Sierra Enterprise
27. Joseph Sims
28. Stone Lake
29. Mary Tsukamoto
30. Union House

### *Middle Schools:*

1. Harriet G. Eddy
2. Samuel Jackman
3. Joseph Kerr
4. James Rutter
5. T. R. Smedberg

### *High Schools:*

1. Elk Grove
2. Florin
3. Laguna Creek
4. Sheldon
5. Valley

### *Continuation:*

1. Calvine
2. William Daylor
3. Rio Cazadero
4. Las Flores

# Facilities Master Plan Amendments

Approved by the Board of Education  
April 7, 1997

## Facilities Master Plan Amendments

### State School Building Program

Allow for the district to pursue the 60/40 funding option in the state school building program. The district would fund sixty percent of the state allowable project cost while the state school building program, funded by state school bonds, would provide forty percent of the allowable cost.

### Class Size Reduction

Implement the state class size reduction program at all elementary schools for grades first, second and third. This requires a reduction in class size to a maximum of twenty. Expansion of the program beyond three grades will be considered with approval of legislation.

### EGUSD CFD #1

The final sale of bonds that resulted from the 1987 election and passage of the Measure "A" special tax took place in November of 1994. At this time all of the bonds have been spent and all of the projects promised to voters have been completed. In order for the district to continue to provide school housing as well as to continue participating in the state school building program review of another funding mechanism is necessary.

### Joint Use

Allow for joint use library projects. Joint use projects continue to be a cost saving benefit for our district and we will continue to review and plan for all joint use where feasible and possible.

### Adult Education

Allow for the use of Measure "A" funds for district sponsored adult education facility purposes.

RECEIVED

APR 07 1997

Facilities Planning  
Elk Grove Unified School District