



**RED BLUFF JOINT UNION
HIGH SCHOOL DISTRICT**

RED BLUFF HIGH SCHOOL MASTER PLAN AND RECONSTRUCTION

JUNE 2017

GOALS AND OBJECTIVES

Through Steering Committee meetings, the following goals and objectives were identified for the Red Bluff High School Master Plan:

- **ORGANIZE CURRICULUM AROUND CTE PATHWAYS**

Arrange classrooms around curriculum departments and organize buildings to reinforce CTE Pathways.

- **UNIFY SCHOOL CHARACTER**

Provide a quality learning environment with an architectural theme that can be carried throughout the school.

Upgrade existing classrooms so all classrooms look and feel like they are part of the same unified campus.

Use signage, walkways and new pavement to emphasize a unified theme.

- **SCHOOL IDENTITY**

Provide an easily recognizable school entrance and identity for the campus.

- **CENTRALIZED STUDENT RESOURCES**

Administration, District Office, Library / Media Center, Career Center and Counseling should be easily accessed and centrally located to better serve all students.

- **SECURITY AND SUPERVISION**

Organize the site to provide a secure campus.

Allow public use spaces to be easily accessible for public use, yet still providing a secure campus.

Eliminate unsupervisable spaces on campus.

- **CLEAR VEHICLE CIRCULATION PATTERNS**

Organize the vehicle drop off, bus drop off, student and faculty parking lots to avoid congestion and provide safe vehicle flow.

AREAS OF IMPROVEMENT

Through Steering Committee meetings, the following areas of improvement were identified for the Red Bluff High School Master Plan:

- **SCIENCE CLASSROOM UPGRADES**

Most of the science labs are under-sized, in poor condition, and do not provide adequate space to teach the required curriculum.

- **AG CLASSROOMS**

The Ag facilities are inadequate, under-sized, and in poor condition. New Ag Science labs need to be added to the campus.

- **CAFETERIA / KITCHEN**

The kitchen is in poor condition and needs renovation and the cafeteria / dining space needs to be expanded to allow for a “closed campus” (if needed or desired) in the future.

- **STUDENT GATHERING SPACE**

Better organized student gathering spaces need to be created. The student walkways need to be renovated and improved.

- **CLASSROOM UPGRADES**

Renovate classrooms to provide quality learning environments.

- **GENERAL CAMPUS MODERNIZATION**

The parking lot pavement is deteriorated, walkways are cracked and broken, and many areas of the campus do not meet accessibility requirements.

- **PHYSICAL EDUCATION / GYMNASIUM**

The Boys locker rooms need to be modernized.

The Gymnasium bleachers need to be replaced.

The wrestling room needs to be modernized.

A Girls team room needs to be provided.

- **ATHLETIC FACILITIES**

The all-weather turf for the football field is failing and needs to be replaced.

The track should be brought into the stadium for safety, security, and to better serve the campus.

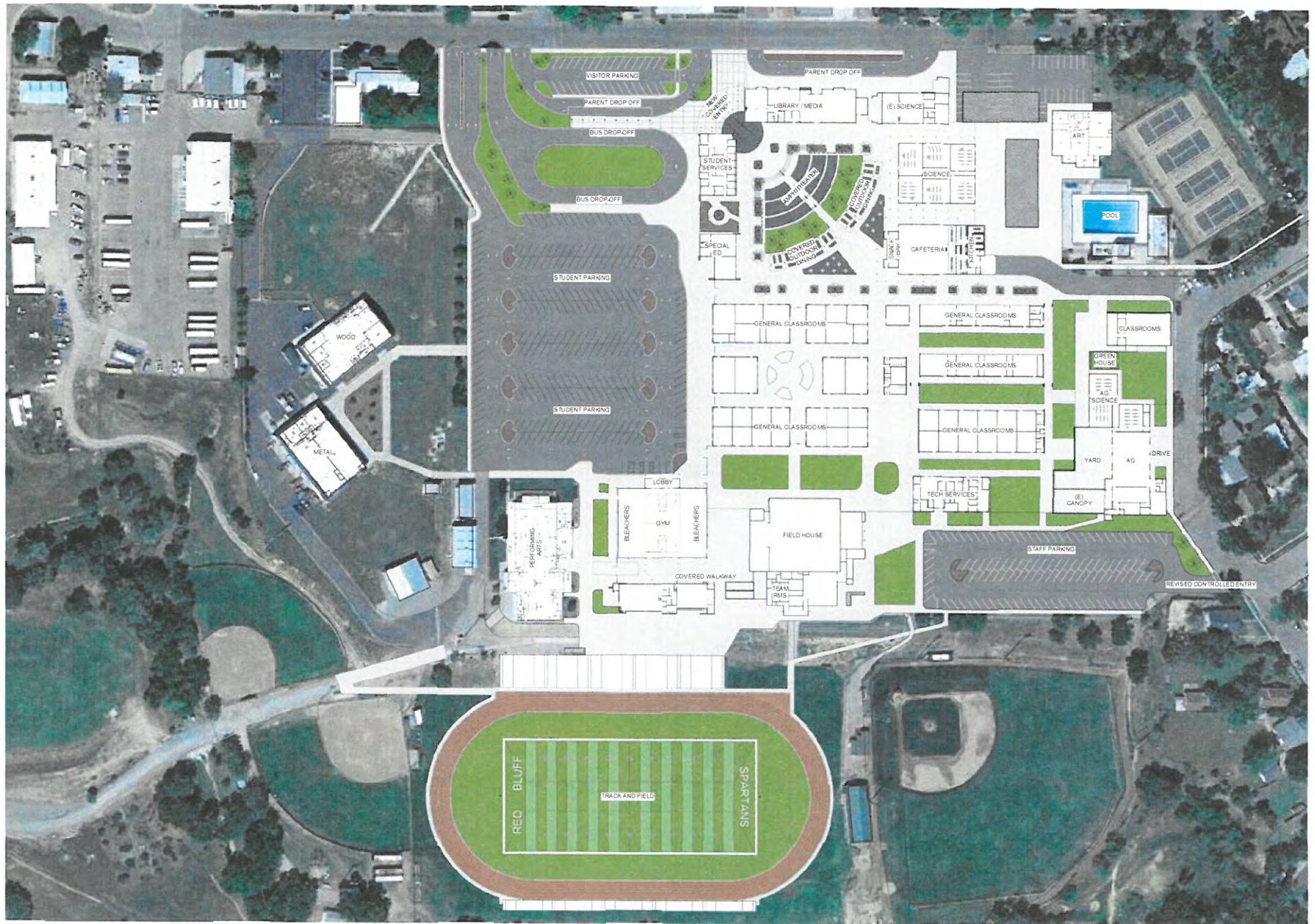
Stadium lighting is inadequate and unsafe, and needs to be replaced.

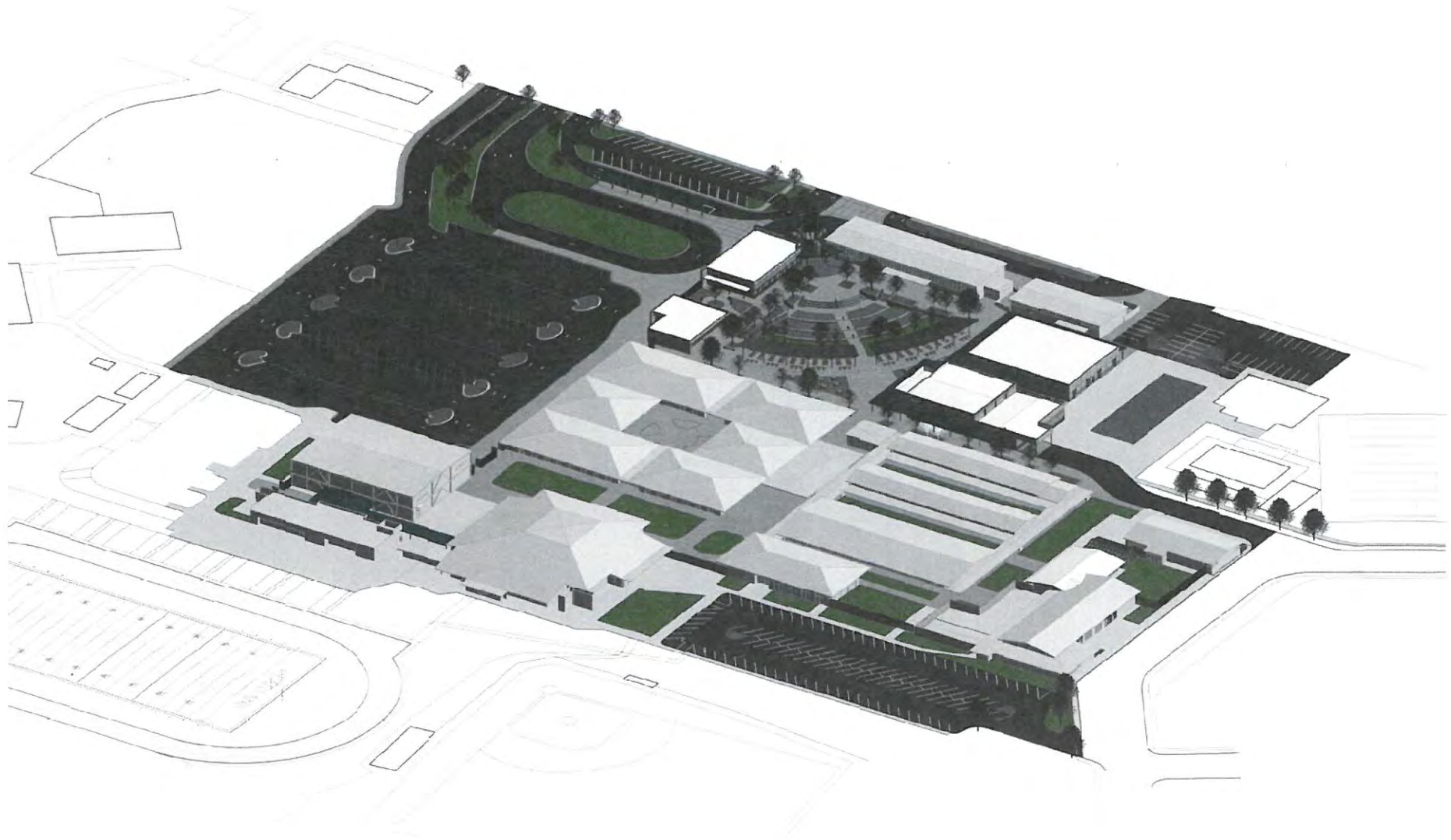
The softball field needs to be upgraded.

Visitor bleachers need to be provided.



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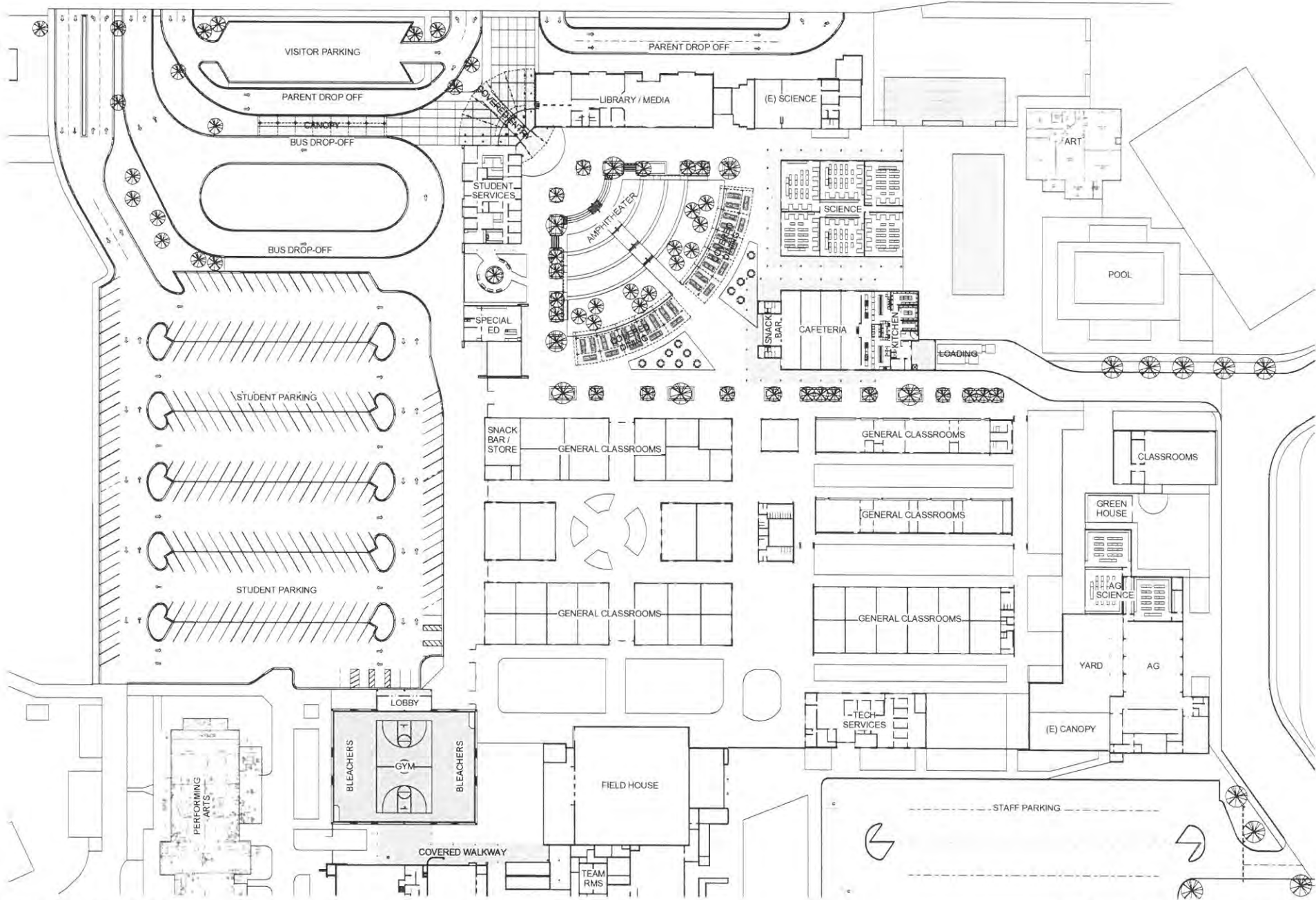




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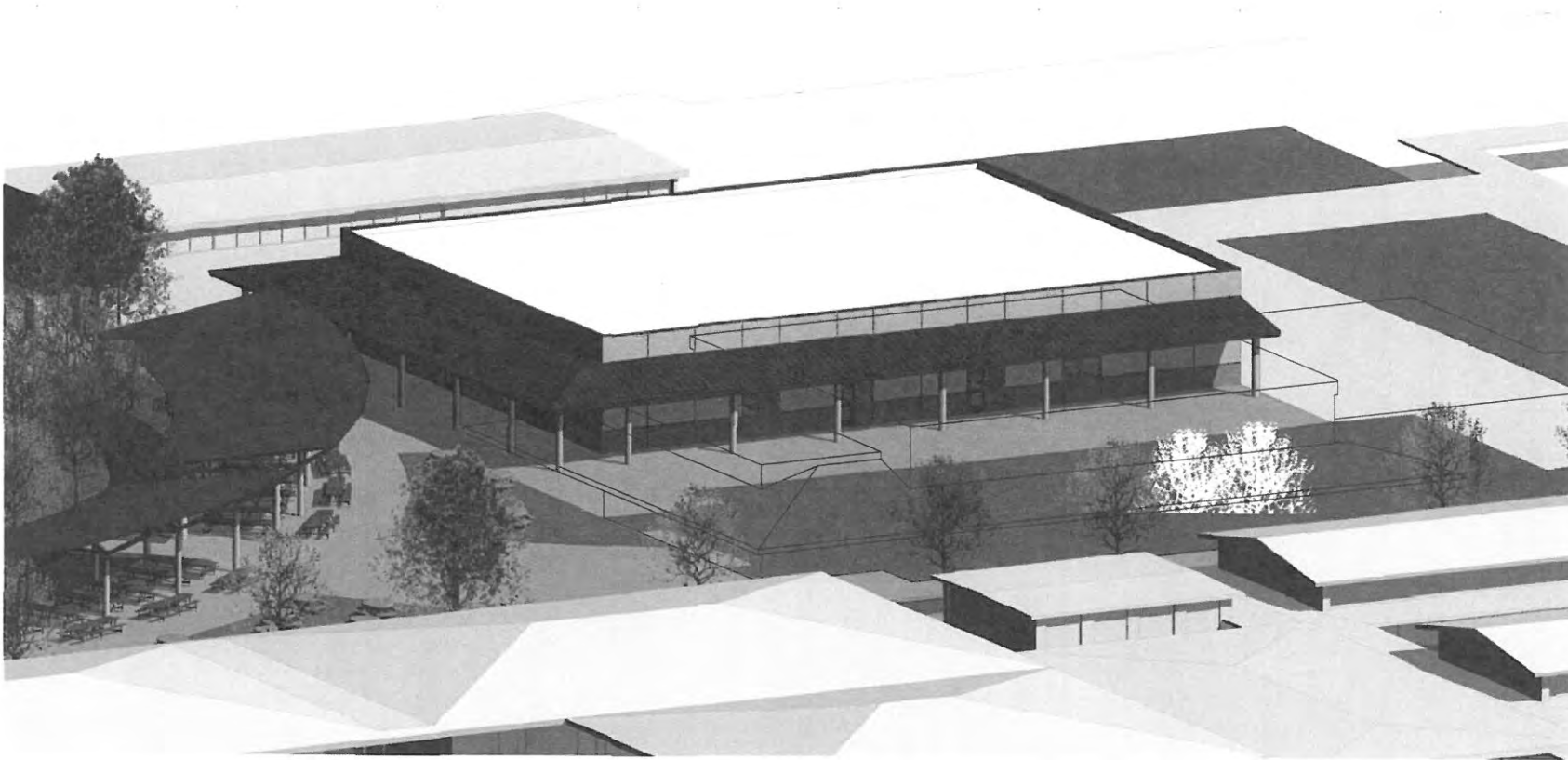
ISOMETRIC VIEW - STAFF PARKING





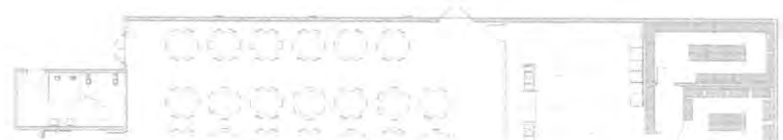
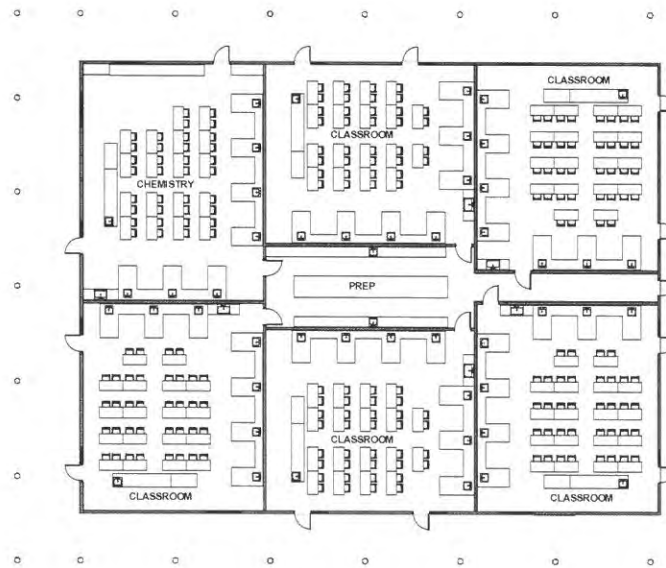
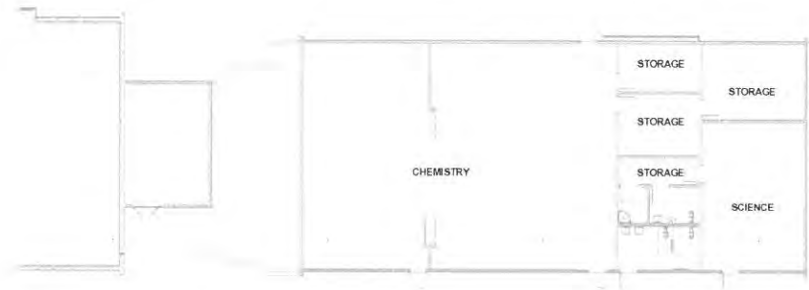
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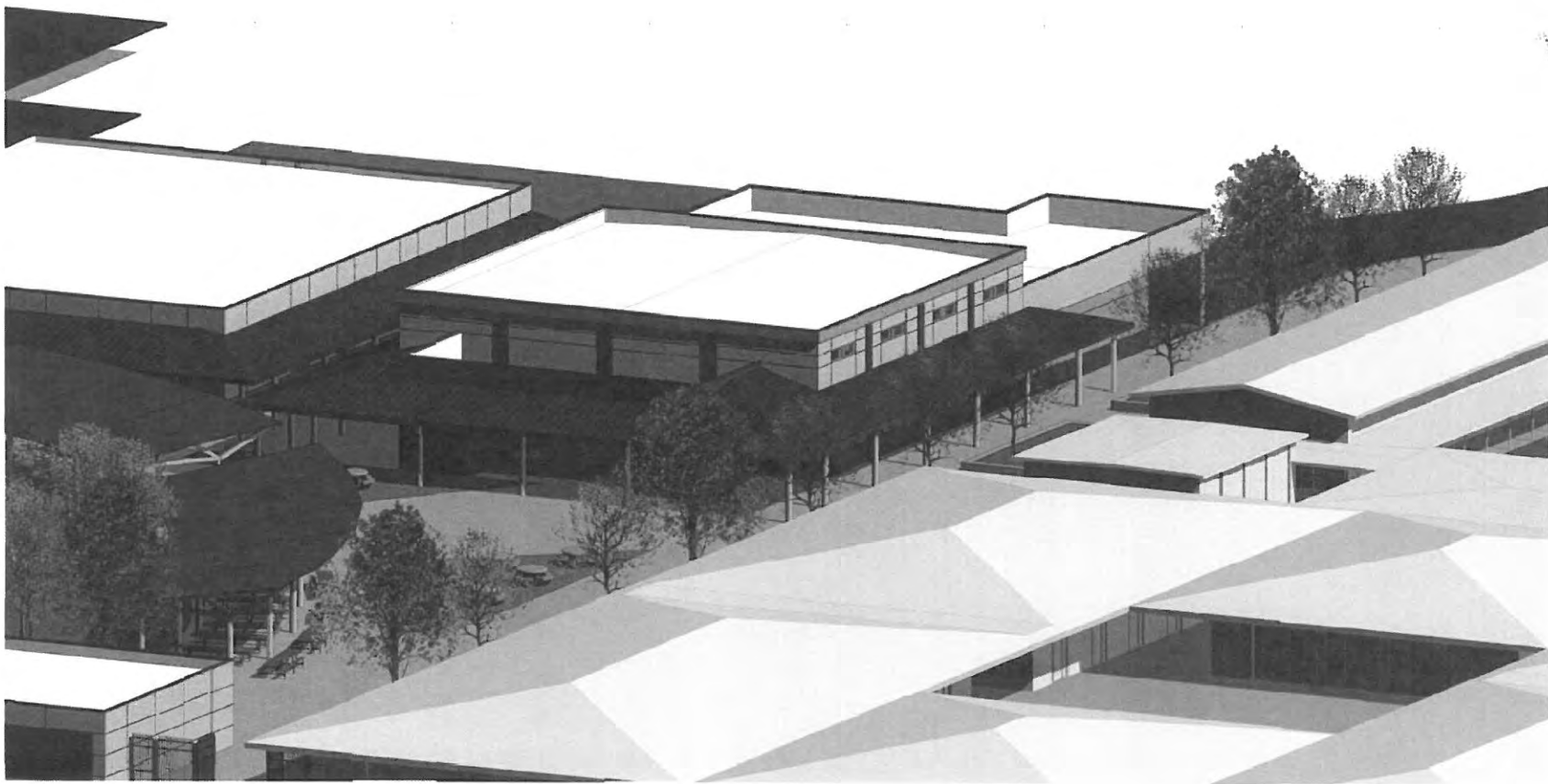
ENLARGED SITE PLAN *California*
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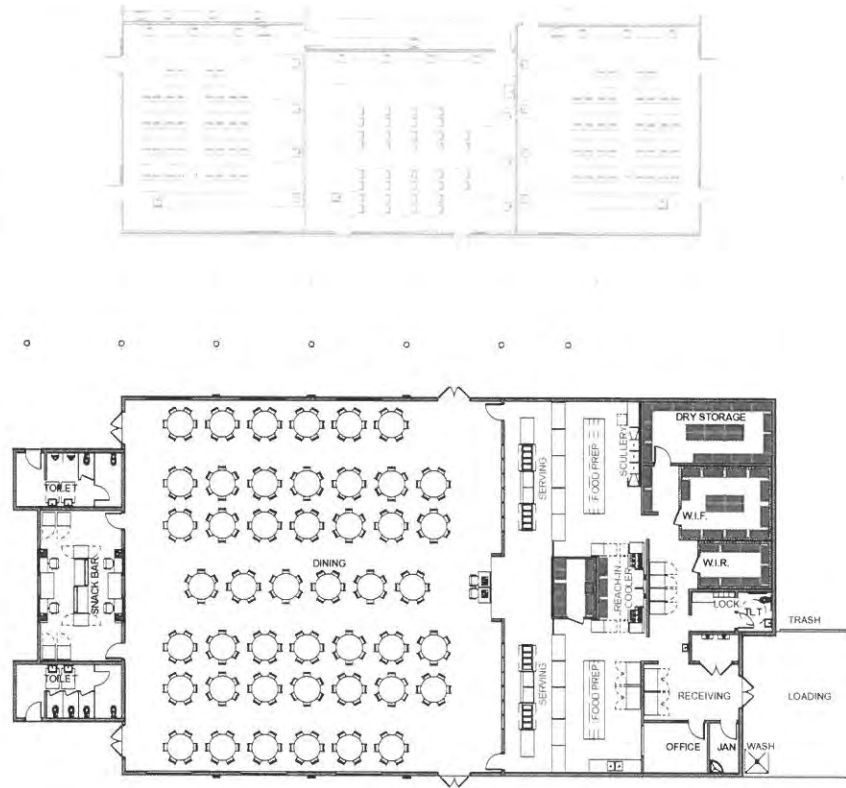
SCIENCE BUILDING *DESIGN*
California
WEST





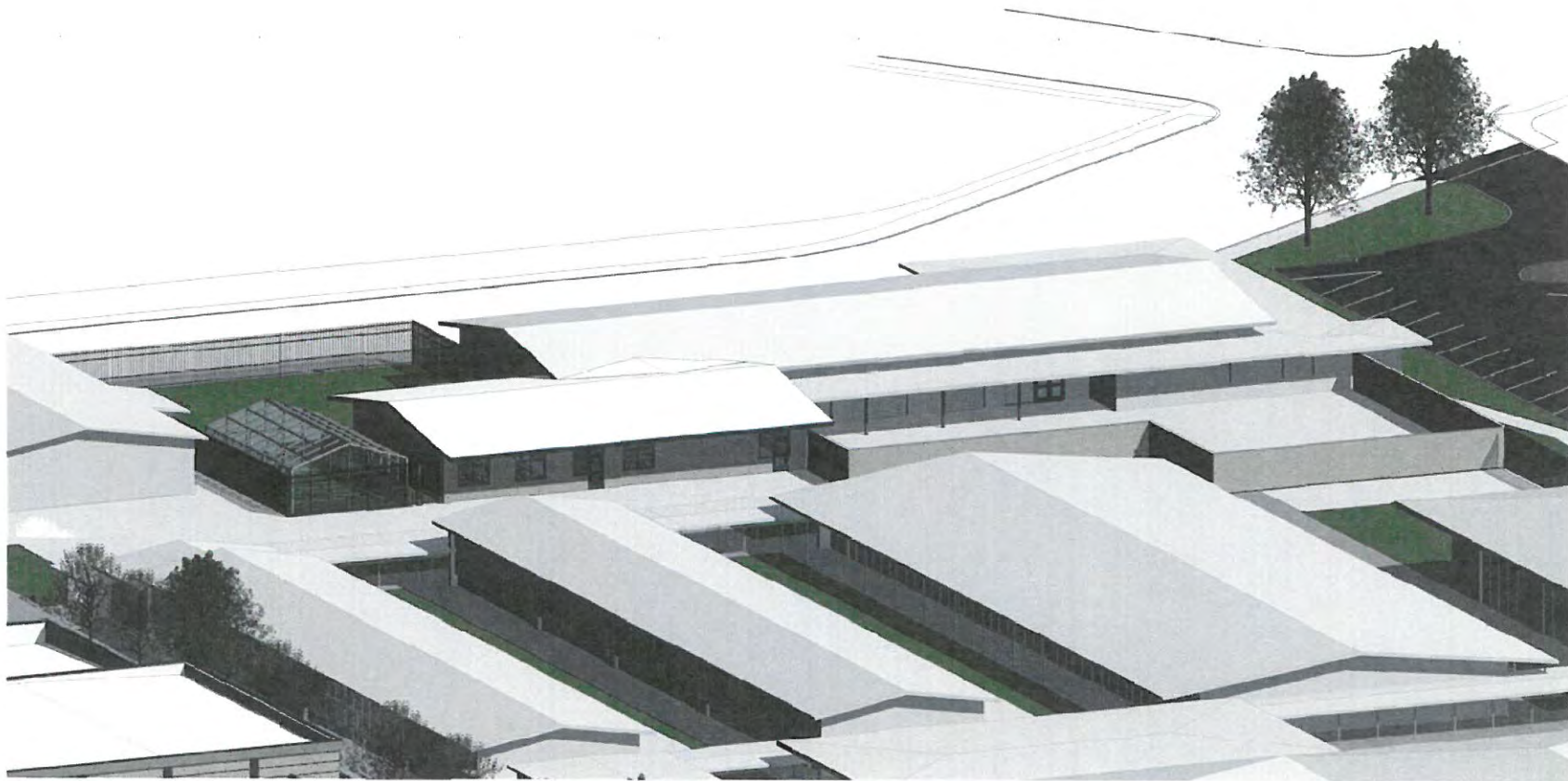
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CAFETERIA *DESIGN*
California
WEST



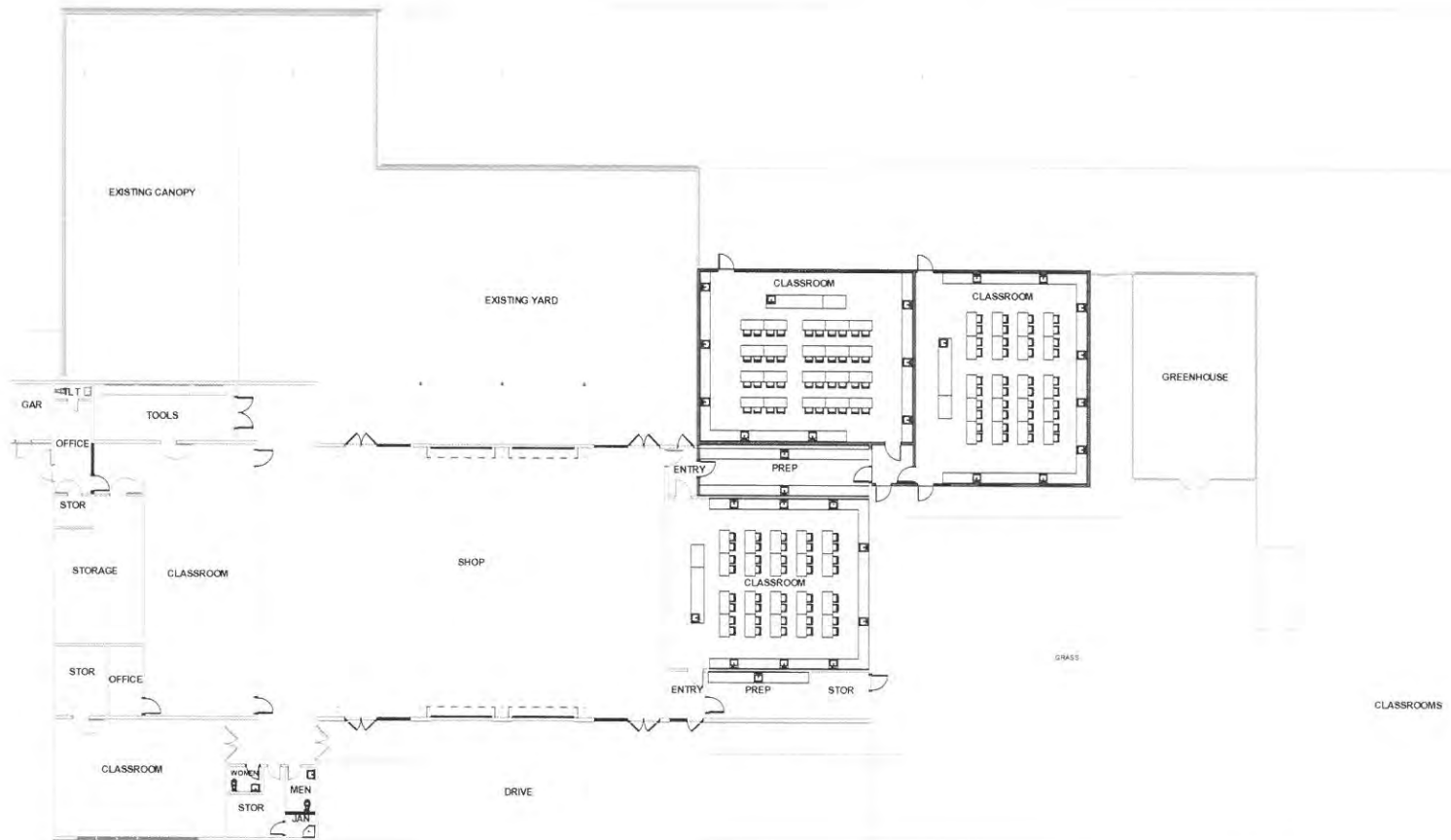
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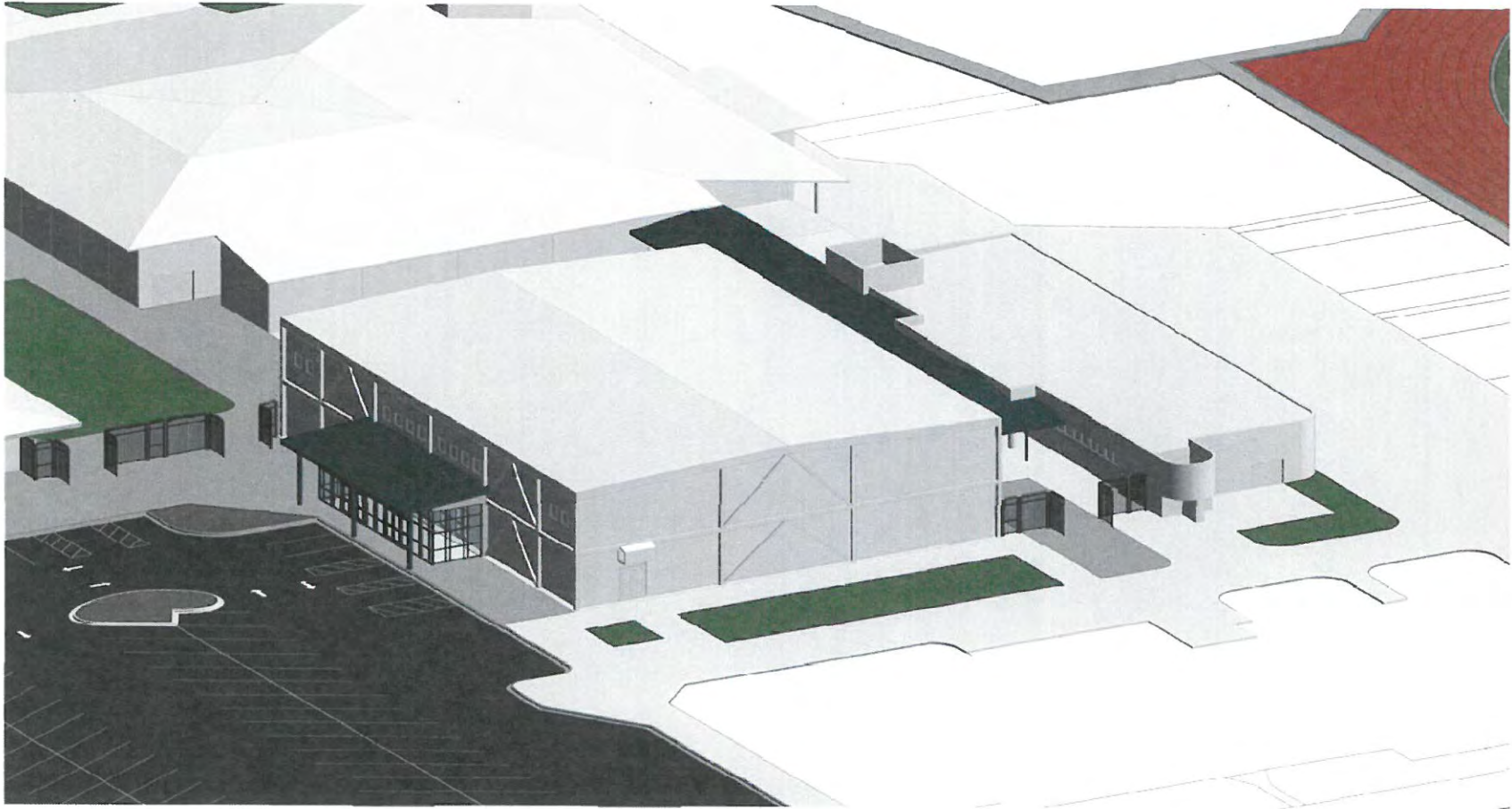
NEW KITCHEN / CAFETERIA & SNACK BAR *California*



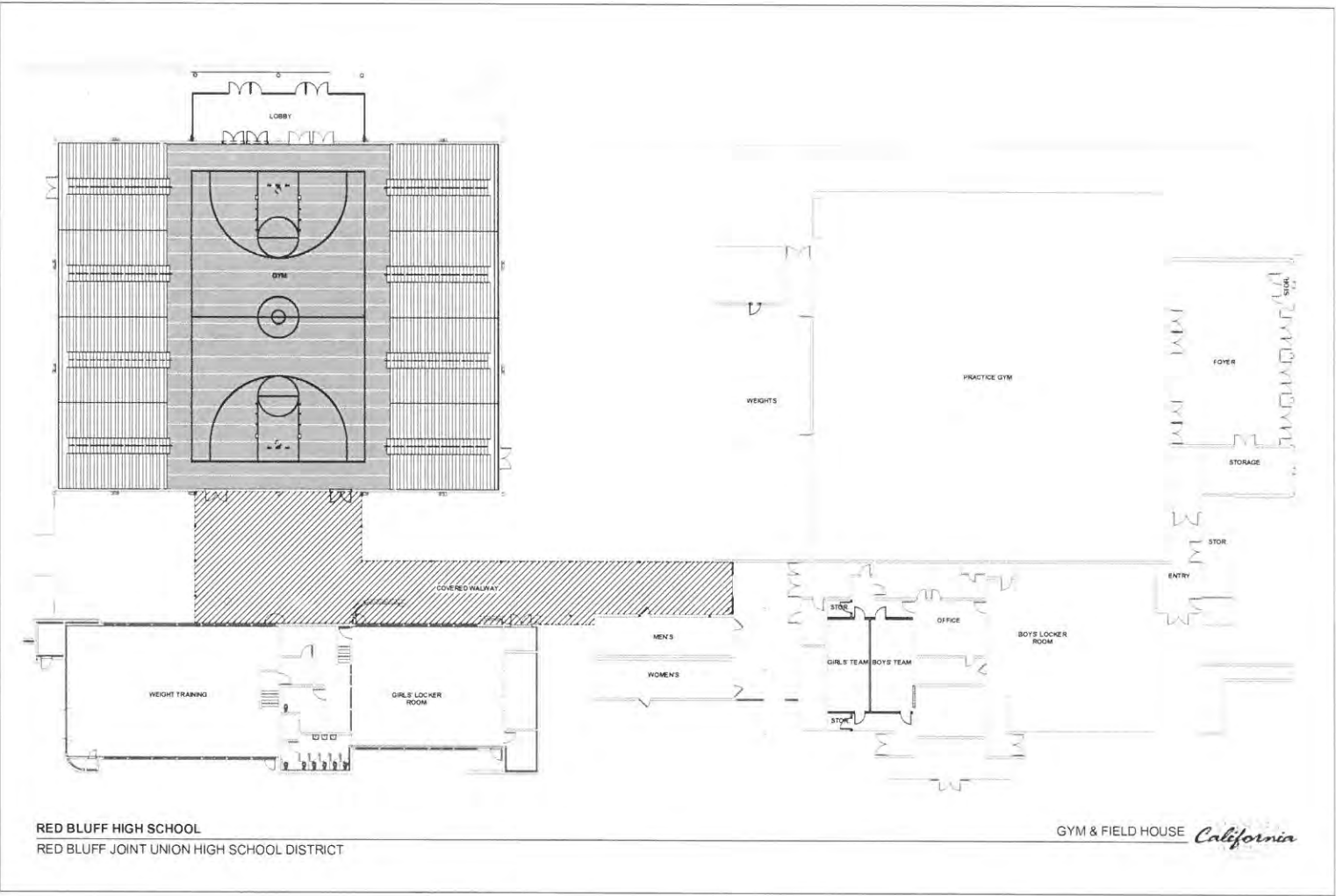
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AGRICULTURE BUILDING *DESIGN*
California
WEST



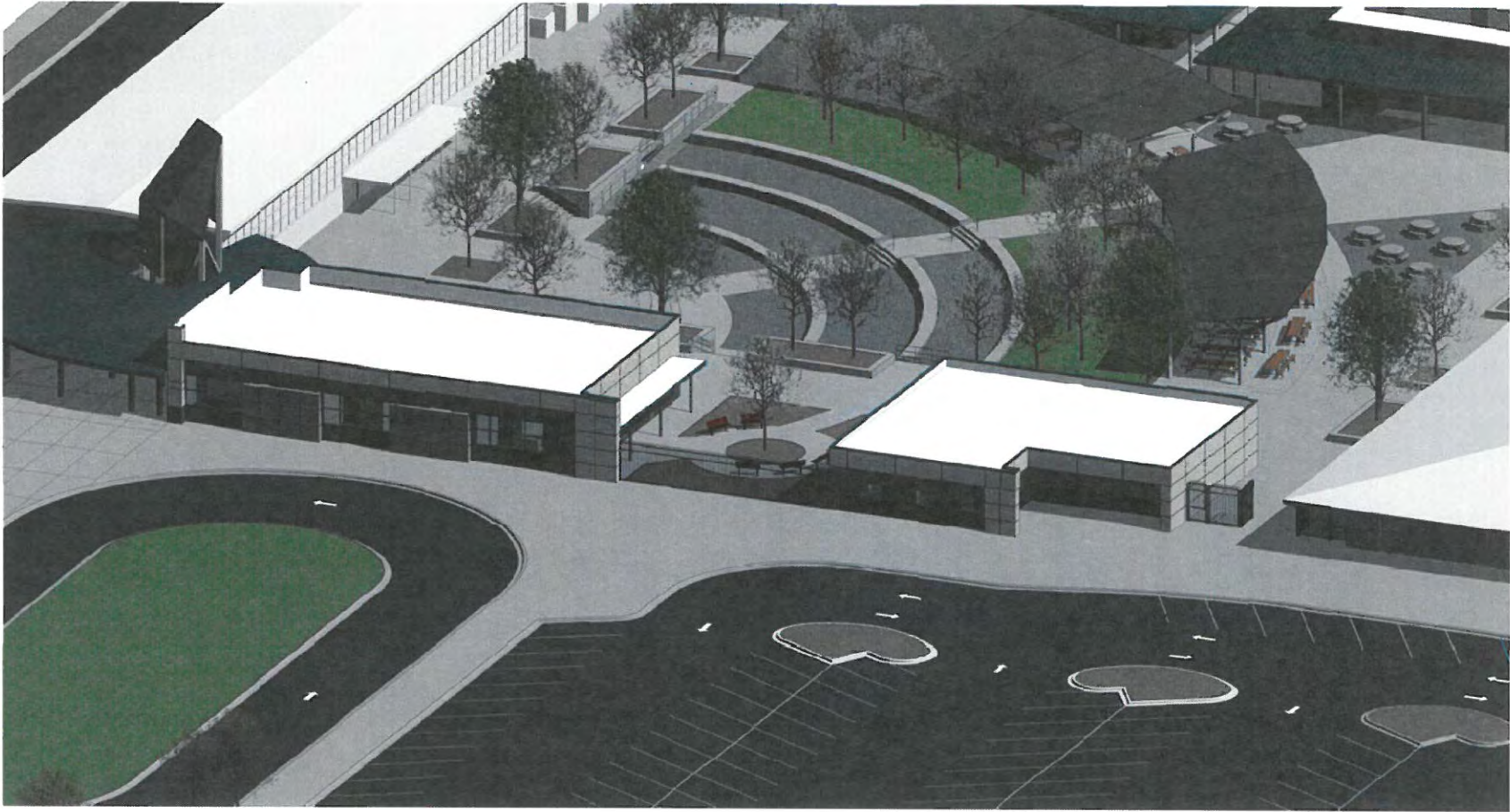


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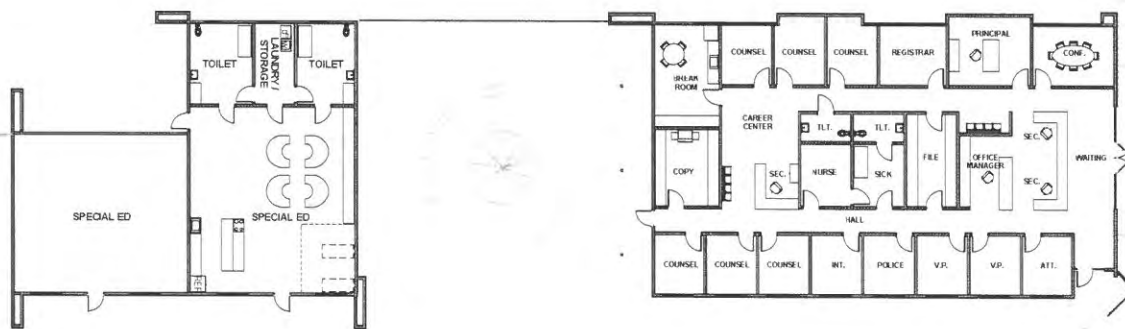
GYM & FIELD HOUSE *California*

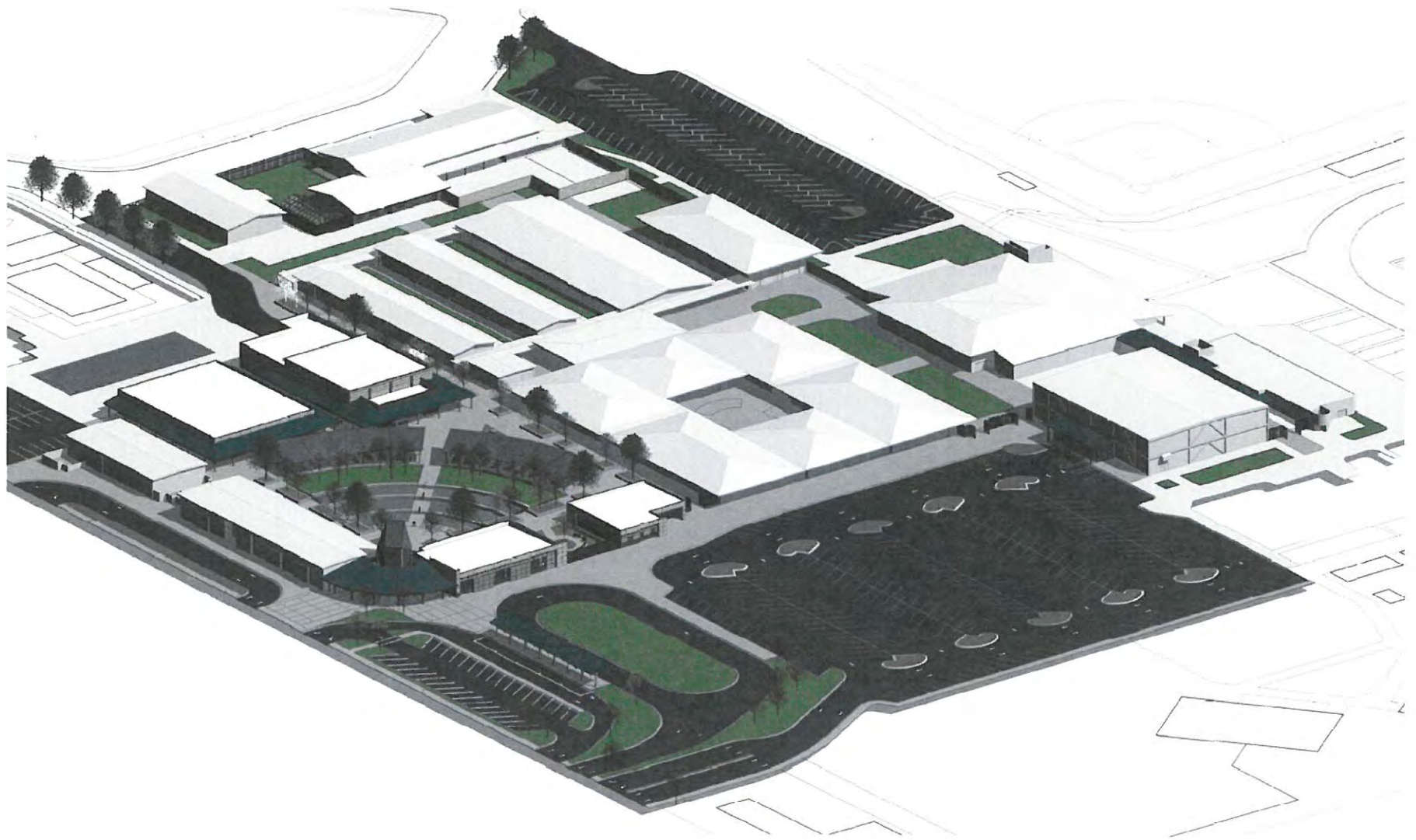


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STUDENT SERVICES & SPECIAL ED



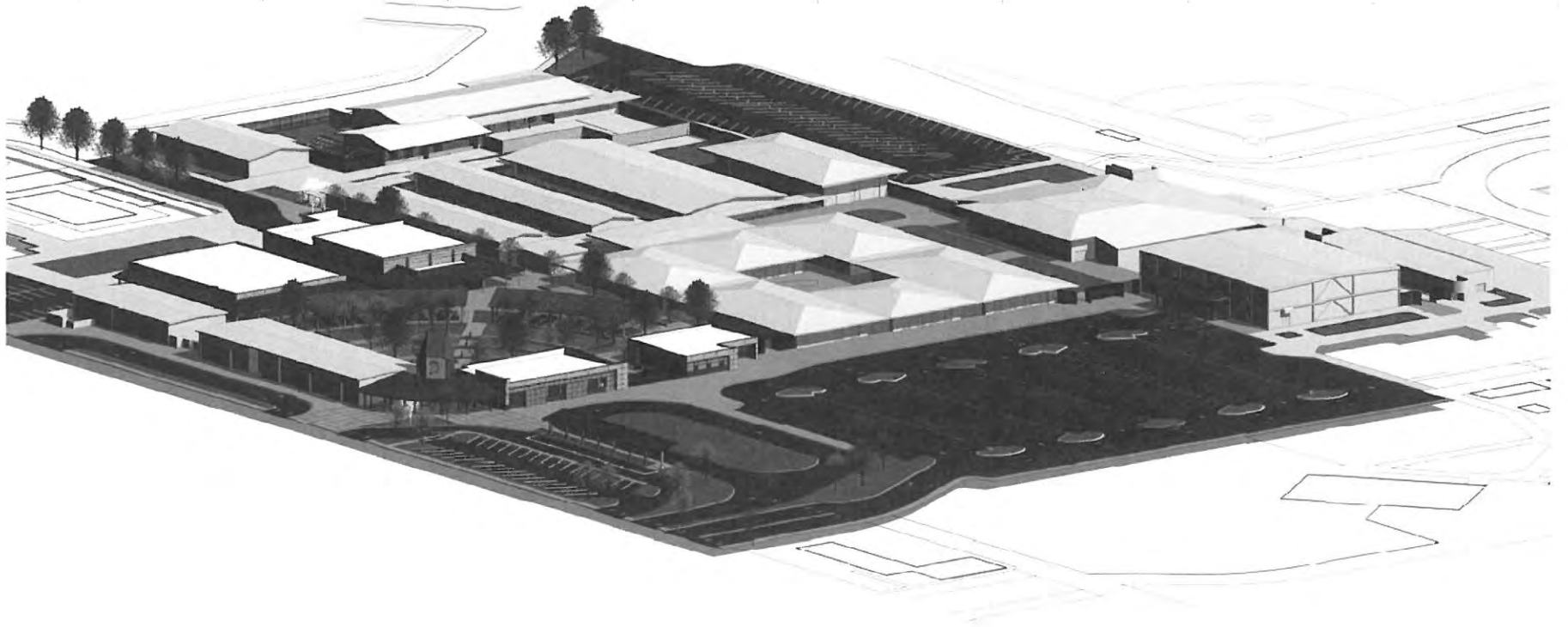




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ISOMETRIC VIEW - NEW CAMPUS ENTRY





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ISOMETRIC VIEW - NEW CAMPUS ENTRY





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PERSPECTIVE AT MAIN ENTRY





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PERSPECTIVE AT AMPITHEATER



PROJECT PHASING

The construction document development of the Red Bluff High School is currently proposed to be split out into the following increments. These increments will be divided into separate construction phases to carry out the reconstruction with the least disruption to school activities.

INCREMENT # 1 NEW CONSTRUCTION

This increment consists of the following:

- New Science Classroom Building
- New Cafeteria and Kitchen
- Renovation / Modernization and Addition to the existing Cafeteria / Kitchen to convert into a new Ag Science / Ag Shop Building.

INCREMENT # 2 MODERNIZATION

This increment consists of the following:

- New Student Services (Administration) Building - Special Ed.
- Renovation of the existing Boys and Girls locker rooms, conversion of the existing Boys team room into a Boys and Girls team room, and conversion of the Field House into a new Gymnasium with addition of a new lobby and covered walkways connecting to the locker rooms.
- Campus wide modernization including classroom upgrades, campus wide computer network and technology upgrades, classroom walkway replacement for ADA accessibility and drainage upgrades.
- Parking lot and drop-off renovation and modernization.

INCREMENT # 3 SOFTBALL AND STADIUM RENOVATION

This increment consists of the following:

- New all-weather track and football field
- New stadium lighting
- Additions to bleacher seating
- Dugout improvements
- Backstop improvements
- Covered scorer's table improvements
- Bullpen area improvements
- New Scoreboard
- ADA accessible walkways

ESTIMATED PROJECT COSTS

INCREMENTS	CONSTRUCTION COSTS		DEVELOPMENT COSTS	TOTAL
	MODERNIZATION	NEW CONSTRUCTION		
INCREMENT # 1 SCIENCE BUILDING CAFETERIA BUILDING AG BUILDING	\$ 2,239,200.00	\$ 7,380,000.00	\$ 1,923,840.00	\$ 11,543,040.00
INCREMENT # 2 GENERAL CAMPUS MODERNIZATION P.E., SITE WORK STUDENT SERVICES - SPECIAL ED.	\$ 11,276,940.00	\$ 2,220,000.00	\$ 2,699,388.00	\$ 16,196,328.00
INCREMENT # 3 SOFTBALL AND STADIUM RENOVATION	-	\$ 3,775,000.00	\$ 755,000.00	\$ 4,530,000.00
TOTALS	\$ 13,516,140.00	\$ 13,375,000.00	\$ 5,378,228.00	\$ 32,269,368.00

CONSTRUCTION COSTS INCLUDE CONTRACTOR SUPERVISION, OVERHEAD, AND PROFIT, WITH VERY LIMITED CONTINGENCY ALLOWANCES.

DEVELOPMENT COSTS INCLUDE SITE SURVEYS, UNDERGROUND LOCATING, GEOTECHNICAL AND GEOHAZARD REPORTS, DSA SUBMITTAL FEES, CGS SUBMITTAL FEES, INSPECTION FEES, AND ARCHITECTURAL AND ENGINEERING FEES.