

MARCH | 20 | 2024

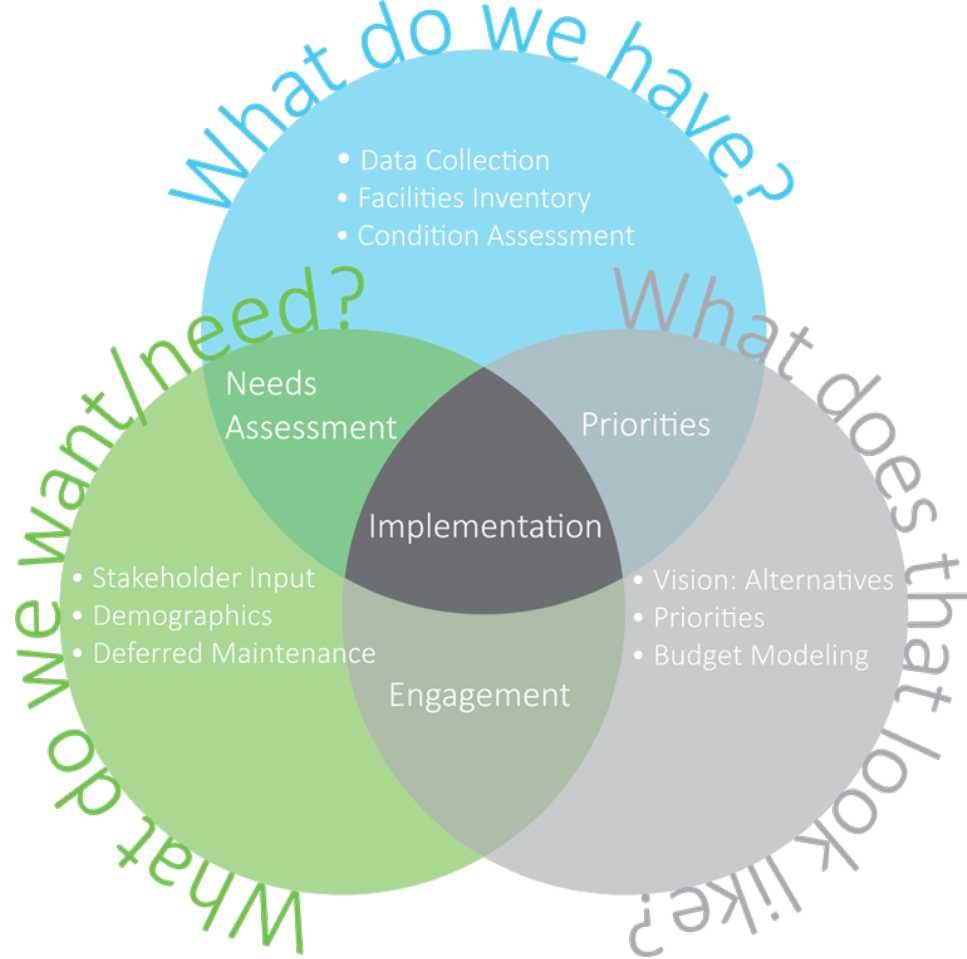
Facilities Master Plan

Tahoe Truckee Unified School District

ALDER CREEK MIDDLE SCHOOL

LIONAKIS

ARCHITECTURE | ENGINEERING | PLANNING | INTERIORS | GRAPHICS



What Do We Have?

Site Condition Assessments

- Maintenance and Operations Meeting
- Site Walks

District Level Departmental Meetings

- Food Service/Transportation

Facilities Inventory



M&O Meeting and Site Walks with A/E Team



Food Service

- Explored central kitchen model
- Sharing MP rooms is difficult
- Sustainability initiatives

Transportation

- Transportation Facility Needs
- School sites
 - Bus and Parent Drop-Off
 - Pedestrian Circulation Conflicts

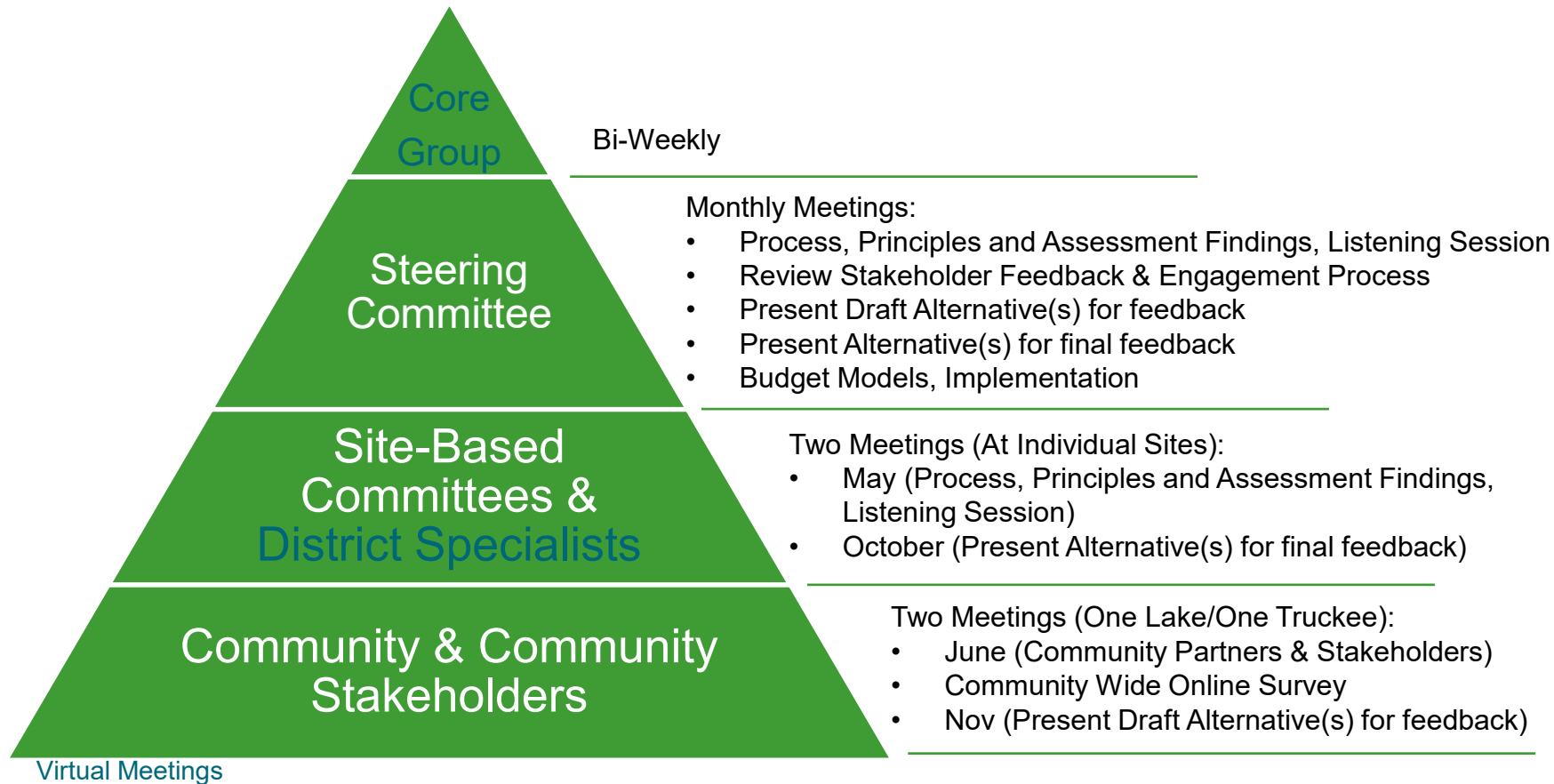
What Do We Want/Need?

Guiding Principles

Demographics

Stakeholder Engagement

Sustainability



Find Opportunity in Rightsizing

- Transitional Kindergarten
- Meet the Needs of Special Education
- Portable Removal and/or Replacement; Storage
- District Office upgrades

Address Infrastructure Needs

- HVAC Upgrades
- Technology Improvements
- Structural Upgrades to meet snow loads
- Stadium Upgrades, Fields and Playgrounds

Plan for Resilience and Sustainability

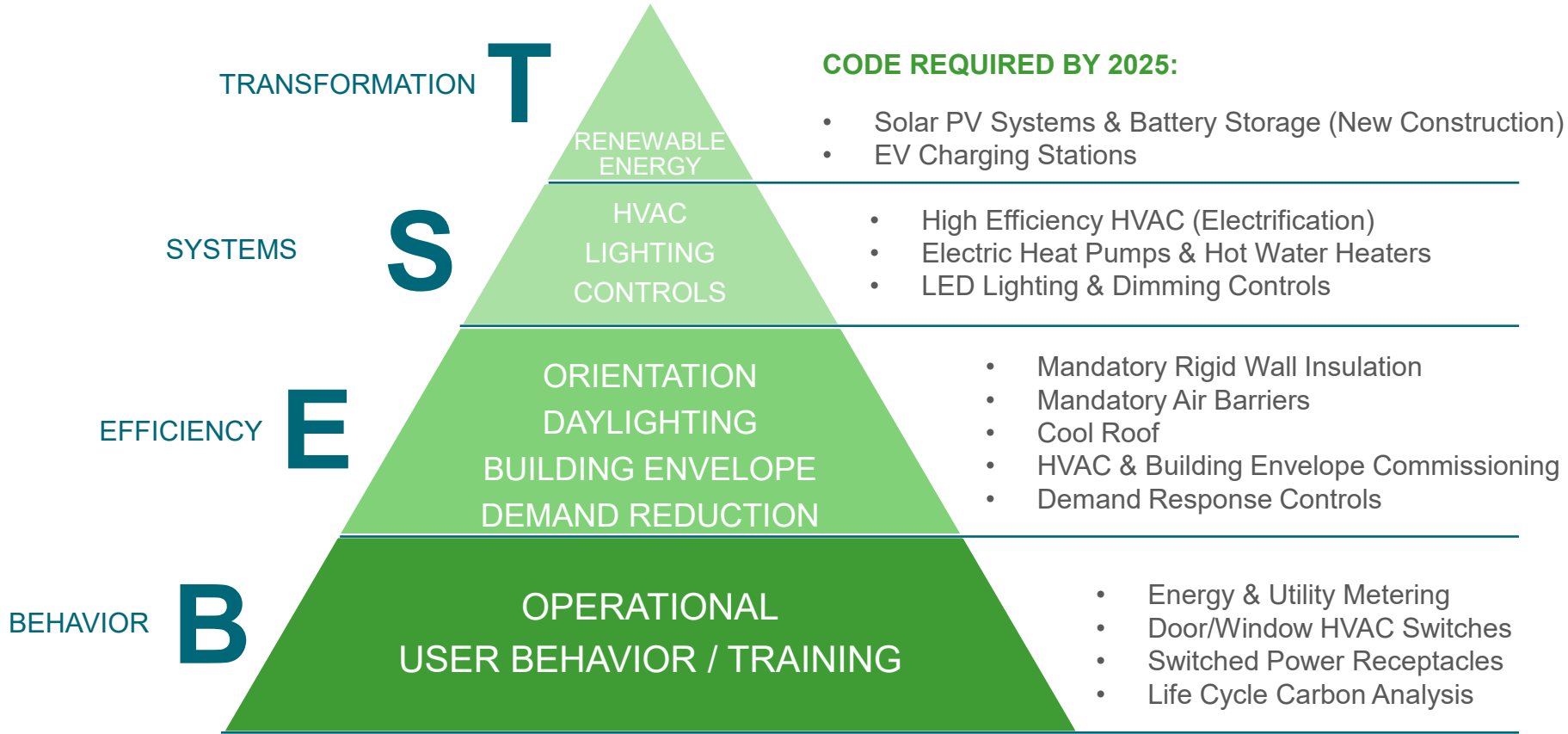
- Indoor Space for Activity in response to weather and wildfires
- Generators and Back-up Power
- Sustainability

Improve Student Wellness, Safety and Security

- Food Service Improvements
- Wellness Centers
- Security Measures (cameras, fencing, etc.)
- Pick-up/Drop-off improvements

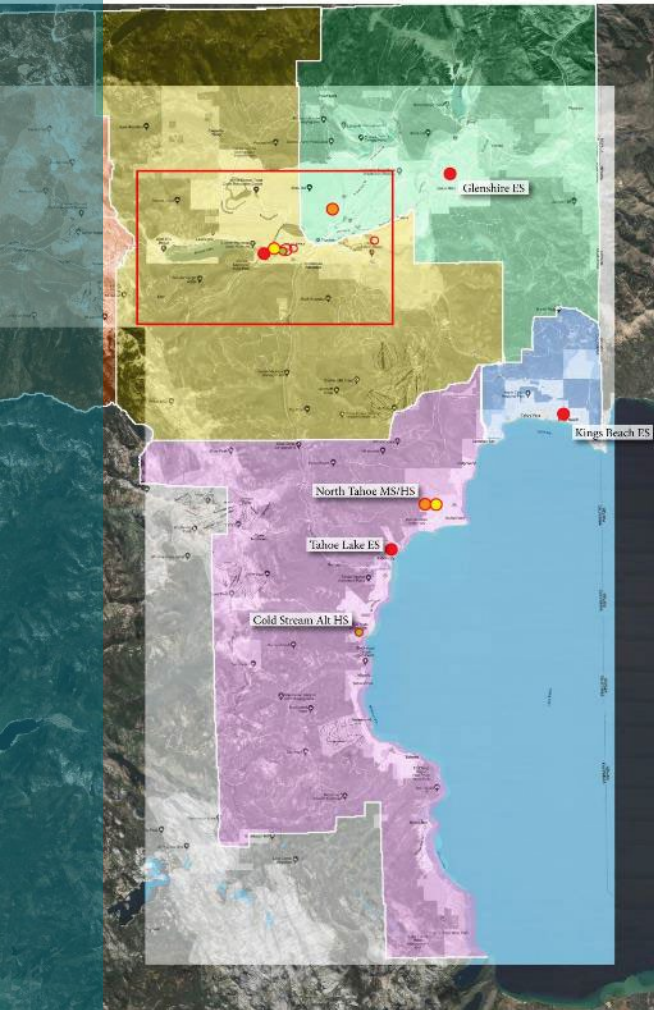
Respond to Changing Community Needs

- Early Childhood Programs and Facilities
- After School Programs and Facilities
- Staff Housing Partnerships



Asset Management

- Rideout ES
- Truckee River Community School
- Sierra Continuation HS
- Sierra Expeditionary Learning School (SELS)
- District Office
- Transportation
- Kingswood Property (10-acres)



What Have We Heard?

A word cloud of various terms related to community feedback and facility improvements. The words are arranged in a roughly rectangular shape, with 'portables' and 'indoor' being the largest and most prominent. Other significant words include 'sports', 'activities', 'learning', 'facilities', 'classrooms', 'load class', 'space', 'buildings', 'food', 'improve', 'lights', 'safe', 'community', 'upgrade', 'athletic', 'remove', 'truckee', 'high', 'better', 'football', 'stadium', 'fields', 'housing', 'turf', 'kids', 'eat', 'parking', 'access', 'air', 'days', 'time', 'staff', 'bathrooms', and 'na'.

football stadium fields housing classrooms parking na access air bathrooms improve lights
stadium safe portables upgrade community
sports SNOW activities eat
turf indoor kids learning facilities
load class children
days space time staff
buildings food
better truckee high
athletic remove
classrooms load class
improve lights
bathrooms

Site Based Feedback
Community Partners
Community Survey
Town Hall Voting

Thought Exchange Survey



1,191
Participants

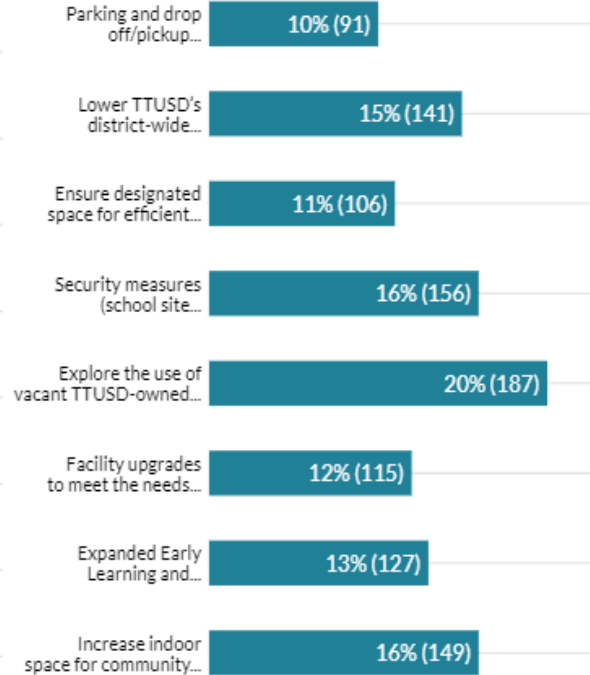
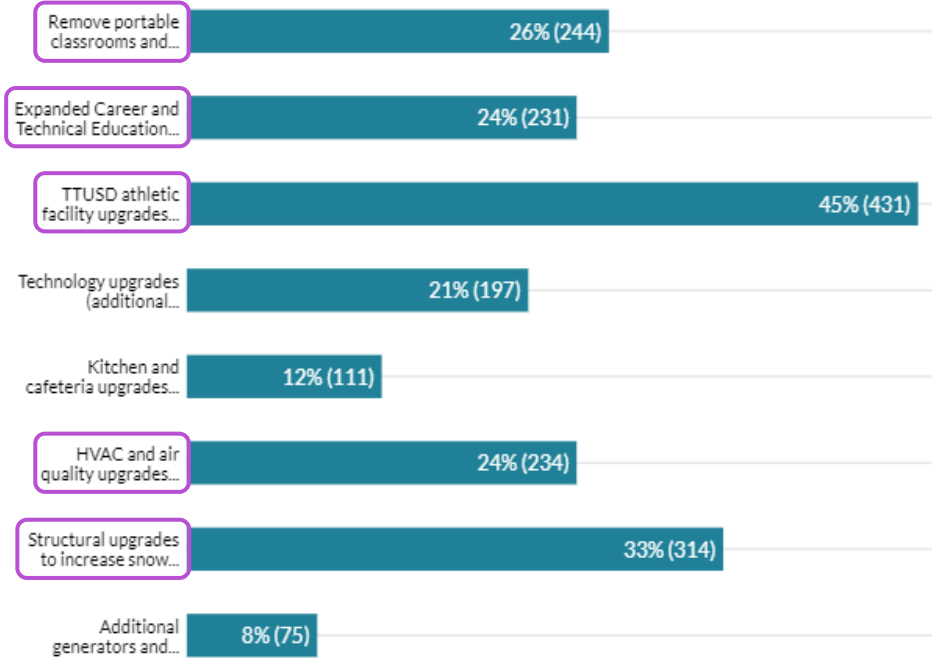


918
Thoughts



22,703
Ratings

TOP 3 PRIORITIES



Community Town Halls



Prioritization Exercise

- Top 2 Priority Schools
- Top 6 Priority Projects



Community Town Hall

- Lake
- Truckee

What Does That Look Like?

Prioritization

Budget Modeling

Phasing/Implementation

Master Plan Alternatives

Prioritization Process



Community Project Votes

- 16 - Truckee HS Stadium
- 15 - Truckee HS Struct Snow Load
- 14 - Truckee HS field upgrades
- 14 - Truckee HS CTE Additions
- 13 - ACMS Addition
- 13 - ACMS Admin/Flex
- 12 - Truckee ES addition
- 12 - District Office
- 8 - Truckee ES Struct Snow Load
- 7 - NT Field House
- 6 - NT Stadium
- 6 - NT CTE/Student Union
- 6 - Glenshire addition
- 5 - Truckee ES Site
- 4 - NT Fields
- 4 - Glenshire Mod
- 3 - Glenshire Cafe/Lib
- 3 - Tahoe Lake Site/Portables
- 3 - Kings Beach addition
- 2 - Glenshire Site
- 3 - DTES Addition
- 2 - Truckee HS Mod
- 2 - Truckee HS Kitchen
- 2 - Truckee ES Cafe
- 2 - DTES Site
- 2 - Sierra Cont HS
- 2 - Kings Beach Parking/Drop-Off
- 1 - Truckee ES Drop-off
- 1 - NT Mod
- 1 - Tahoe Lake Struct Snow Load
- 1 - Tahoe Lake Atrium/Snow load
- 1 - Kings Beach Struct Snow Load

- Town Hall Voting
- Survey Results
- Guiding Principles
- Must Do/Should Do
- Phasing
- Implementation

				120,829
				12,548
0.37	Acres	1,320,000		488
13,400	SF	900		12,060
1.61	Acres	1,320,000		2,127
Phase 1 Subtotal				16,877
				19,875
10,000	SF	900		9,000
		1,320,000		514
20,722	SF	500		10,361
Phase 2 Subtotal				22,857
				11,404
5.60	Acres	1,320,000		7,392
3.04	Acres	1,320,000		4,012
				52,447
20,228	SF	500		10,114
133,062	SF	200		26,612
35820	SF	100		3,582
4.84	Acres	1,320,000		6,388
23	per Portabl	250,000		5,750
5.05	Acres	1,320,000		6,666
Future Subtotal				81,095

Budget Modeling

Total Need \$1.2B

TTUSD FMP Draft Cost Model

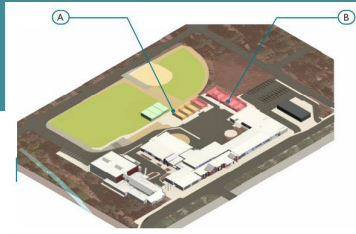
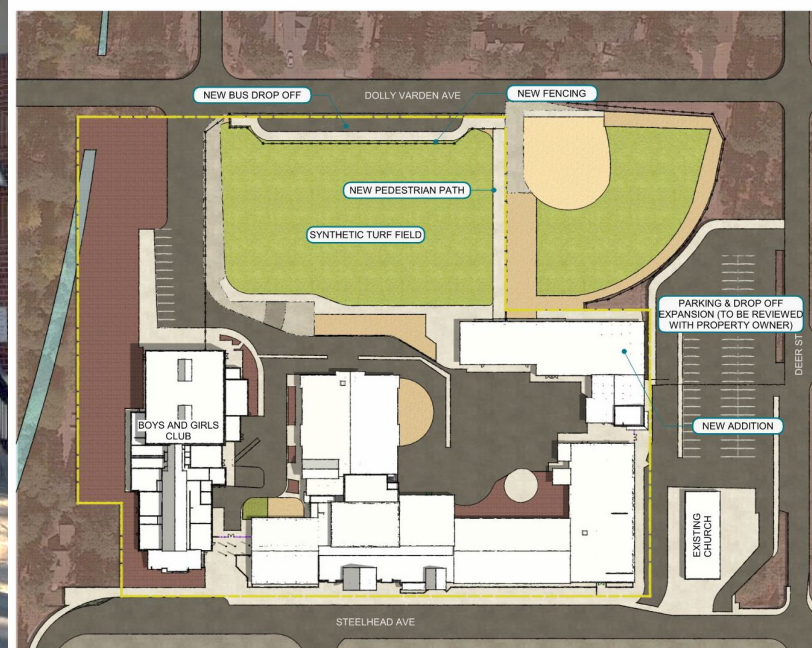
- Lakeside Total \$445M
- Truckee Total \$870M

Bonding Capacity

- Lakeside \$265M
- Truckee \$375M
- \$640M Total

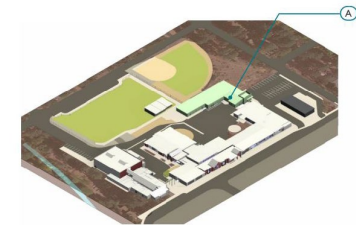


Phasing & Implementation



PHASE 1A

- A. Relocate Portables needed to maintain school capacity on site.
- B. Remove excess portables to make room for future construction



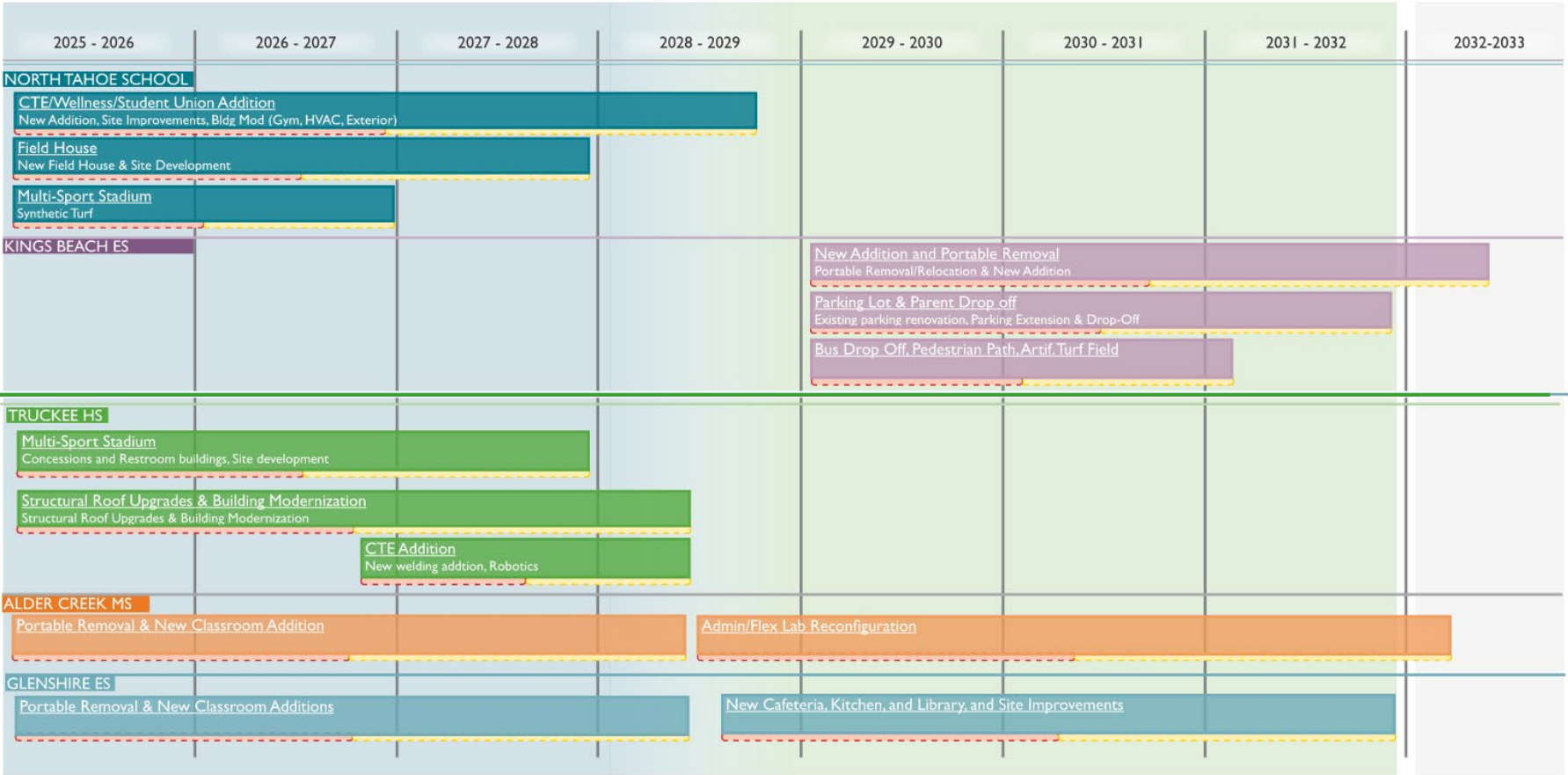
PHASE 1B

- A. Construct new building with Administration, Cafeteria, kitchen, and flex classrooms.

KINGS BEACH ES

LAKE

TRUCKEE



Implementation

Facility Master Plan



Glenshire Elementary School

FAST FACTS:

- Originally built: 1995
- 2022/2023 Enrollment: 497 Students
- Site = 9.3 Acres
- Buildings = 43,872 SF (Permanent) | 17,530 SF (Portables)
- 98 Parking Spaces
- 55% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 474



Existing Site Aerial Image

EXISTING SITE INVENTORY

Grade	#	Loading	Total
TK / Kinder	5	24	120
1st	4	24	96
2nd	4	24	96
3rd	3	24	72
4th	4	28	112
5th	3	28	84
Flex	8	0	0
SPED	0	13	0
TOTAL	31		580

Support	Area
Commons/ Multipurpose	4,816 SF
Kitchen	766 SF
Administration/ Student Services	5,835 SF
Library Space	1,827 SF



LEGEND

■ Commons / PE / Food Service	■ Library / Media	 Property Line
■ Administration / Student Services	■ Storage / Mechanical	
■ Classroom / Lab	■ Restrooms	

CONDITION ASSESSMENT



Storage needs



Library interior upgrade



Replacement of portables with permanent structures



Separate gym and storage needs



No shade structure over playground



Snow removal access needed for windows

MODERNIZATION

- Accessibility
- Fire Life Safety
- Structural
- Sustainability

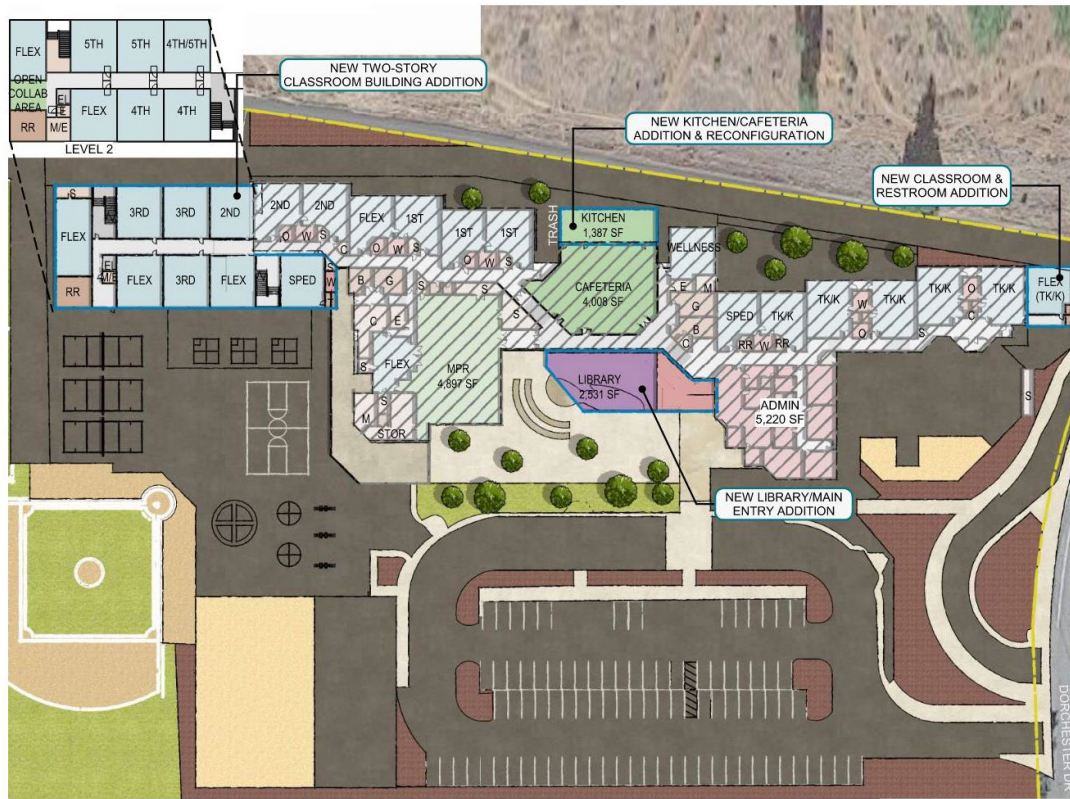
Glenshire Elementary School		
Site	Cond.	Comment
Parking / Circulation	Yellow	• Fire lane asphalt needs to be replaced
Accessibility	Yellow	• More drinking fountains required • Upgrades needed at stairs/ramps to portable bldgs
Site Amenities	Yellow	• Playground equipment replacement • Need more shade, signage, and area for snow storage
Drainage/ Utilities	Yellow	• Ponding occurs, drain inlets plugged
Building/ Wing	Cond.	Comment
Building - Exterior	Yellow	• Windows get blocked by snow • Provide snow removal access
Building - Interior	Yellow	
Program Needs	Orange	• Kitchen and MP small • Need separate gym and storage; kinder rooms need toilets • Portables should be replaced with building addition
Structure	Yellow	• Proposed modernization and new construction will require complete building structural rehab. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	Orange	• MPOE/MDF requires cooling. No generator. No voice evac or CO detection
Mechanical/ Plumbing	Red	• Full HVAC replacement, Building controls upgrade

Note: please see appendix for detailed consultant reports



LEGEND		
■ GREEN - NO/LIGHT RENOVATIONS <10% REPLACEMENT VALUE	■ ORANGE - MAJOR RENOVATIONS 50% < 75% REPLACEMENT VALUE	STRUCTURAL SNOW LOAD UPGRADES
■ YELLOW - MINOR RENOVATIONS 10% < 50% REPLACEMENT VALUE	■ RED - REMOVAL/REUSE LIKELY 75% < 100% REPLACEMENT VALUE	STRUCTURAL ANALYSIS

PROPOSED MASTER PLAN



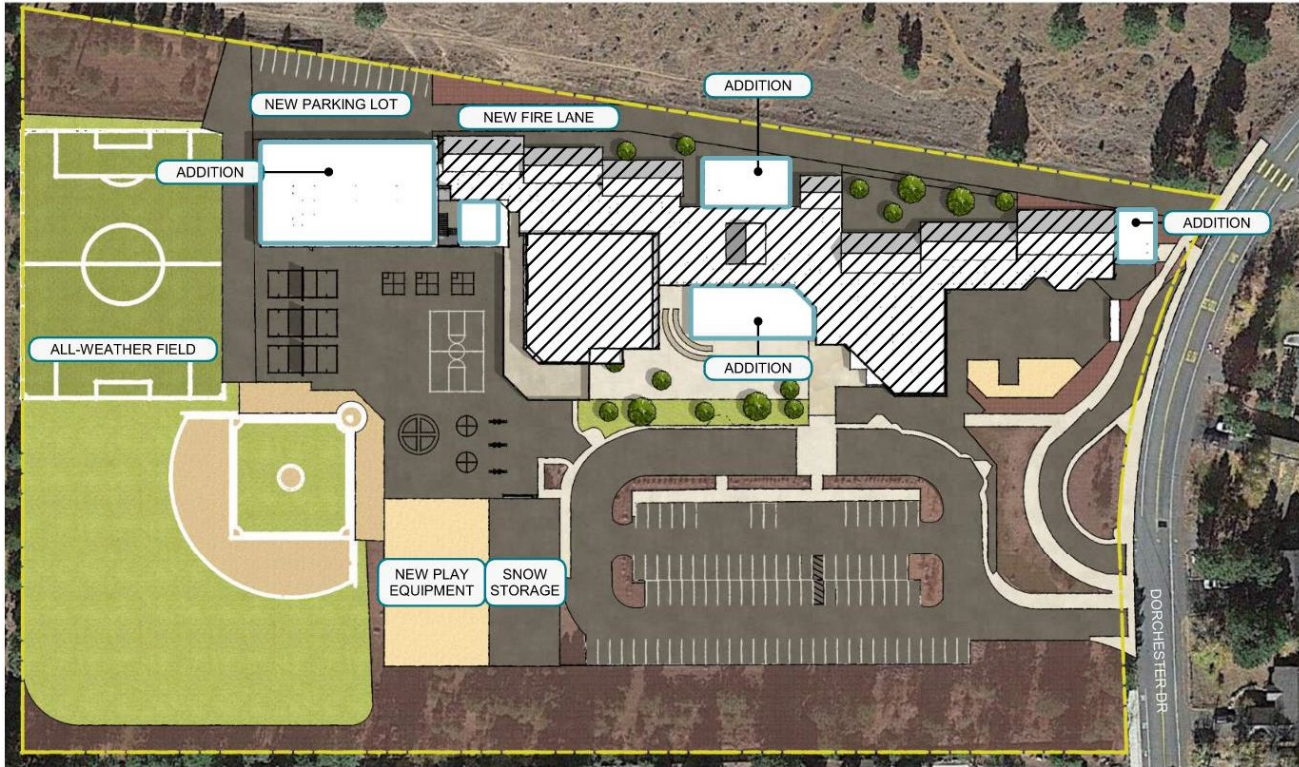
Grade	Glenshire Elementary School			Total
	Existing	Proposed	Loading	
TK / Kinder	5	5	24	120
1st	4	3	24	72
2nd	4	3	24	72
3rd	3	3	24	72
4th	4	2.5	28	70
5th	3	2.5	28	70
Flex	8	9	0	0
SPED	0	2	10	20
TOTAL	31	30		496

Support	Existing Area	Proposed Area
Commons/ Multipurpose	4,816 SF	9,353 SF
Kitchen	766 SF	1,387 SF
Administration/ Student Services	5,835 SF	6,536 SF
Library Space	1,827 SF	2,531 SF

- **Portable Removal & New Classroom Additions**
- **New Cafeteria, Kitchen & Library**
 - Single Point of Entry
- **Building Modernization**

LEGEND

Commons / PE / Food Service	Library / Media	Modernized Building
Administration / Student Services	Storage / Mechanical	New Building
Classroom / Lab	Restrooms	



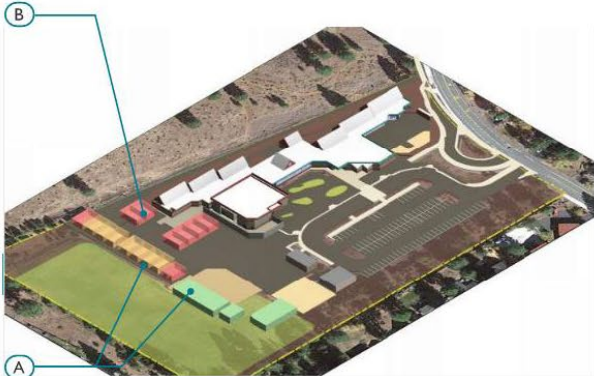
PROPOSED SITE IMPROVEMENTS

Site Improvements

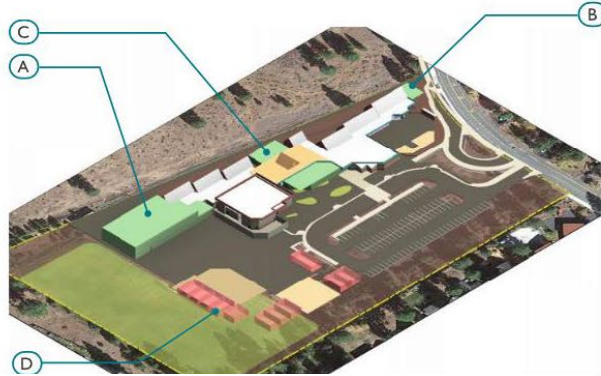
- Playground Upgrades
- Synthetic Turf Field
- Parking
- Snow Storage/
Removal

-  Property Line
-  Modernized Building
-  New Construction

PROPOSED MASTER PLAN PHASING



Phase 1A
Relocate Modulares for temporary housing



Phase 1B
New Classroom Building
New TK/K Flex Addition
Cafeteria, Kitchen, Library
Removal of Portables



Phase 2
Modernization
Site Improvements

LEGEND	
	New Construction
	Site Upgrades
	Building Modernization
	Building to be Relocated or Demolished



LEVEL 1

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
	Commons / PE / Food Service	
	Administration / Student Services	
	Library / Media	
	Classroom / Lab	
	Storage / Mechanical	
	Restrooms	



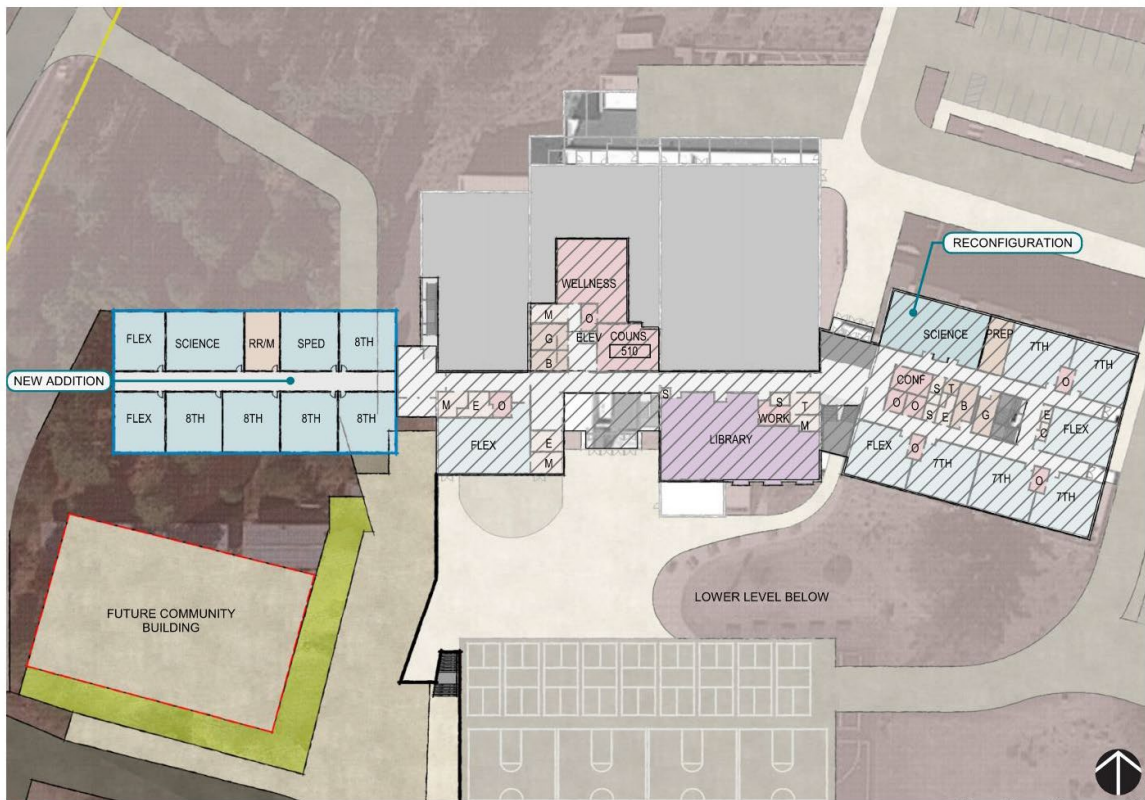
Alder Creek Middle School

PROPOSED MASTER PLAN

- **Admin Reconfiguration**
 - Single Point of Entry
 - New Flex Labs
 - Collaboration
- **Building Modernization**

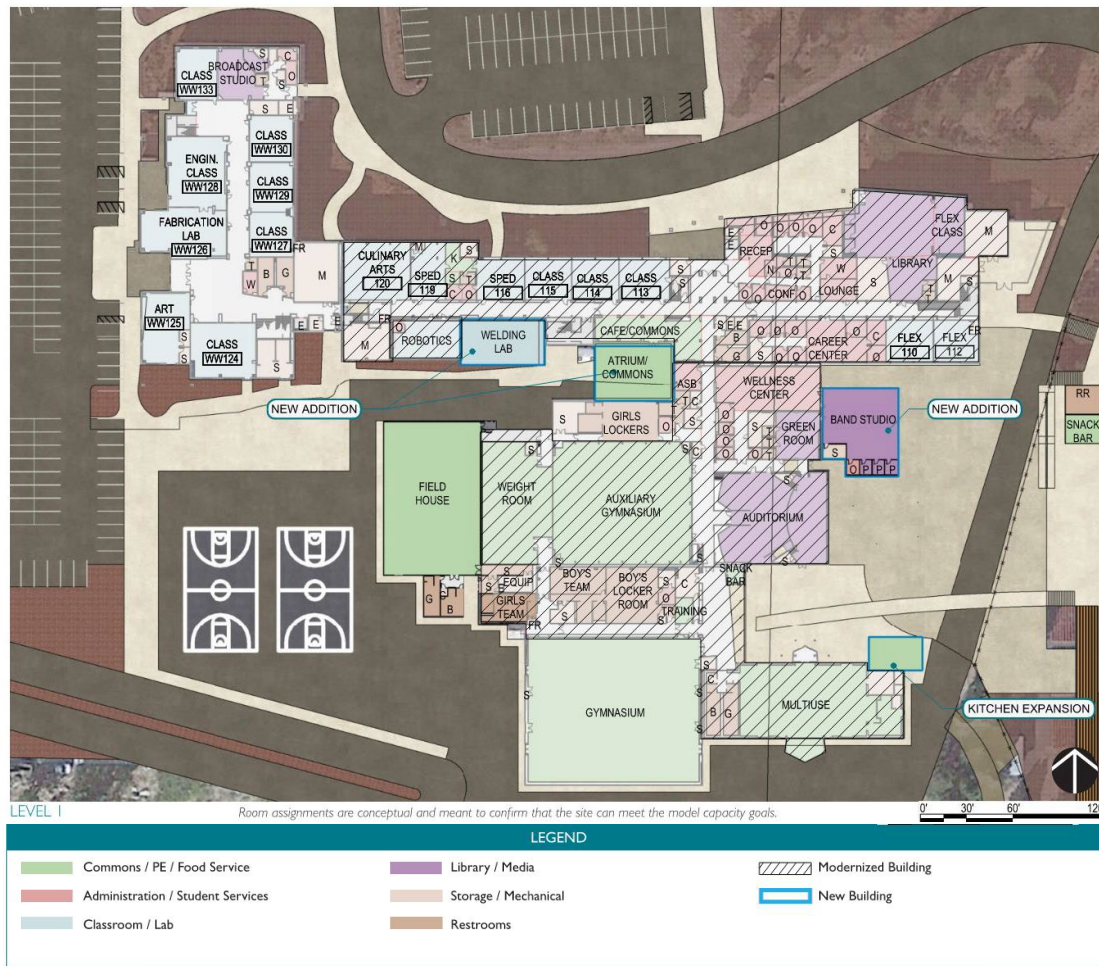
PROPOSED MASTER PLAN

- **Portable Removal & New Classroom Addition**
- **Building Modernization**
 - Science Labs
- **Site Improvements**
 - Synthetic Turf Field
 - Fencing
 - Future Community Building



LEVEL 2 *Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.*

LEGEND		
Commons / PE / Food Service	Library / Media	Modernized Building
Administration / Student Services	Storage / Mechanical	New Building
Classroom / Lab	Restrooms	

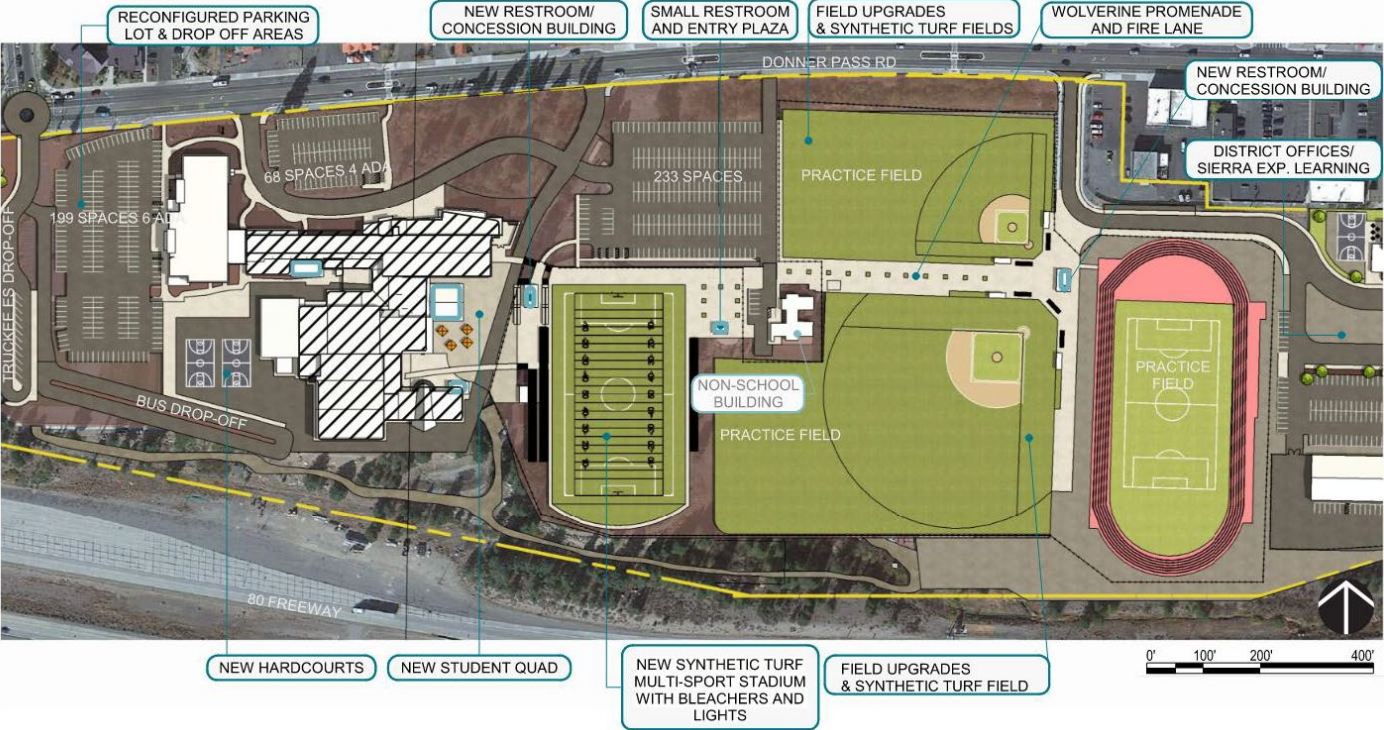


Truckee High School

PROPOSED MASTER PLAN

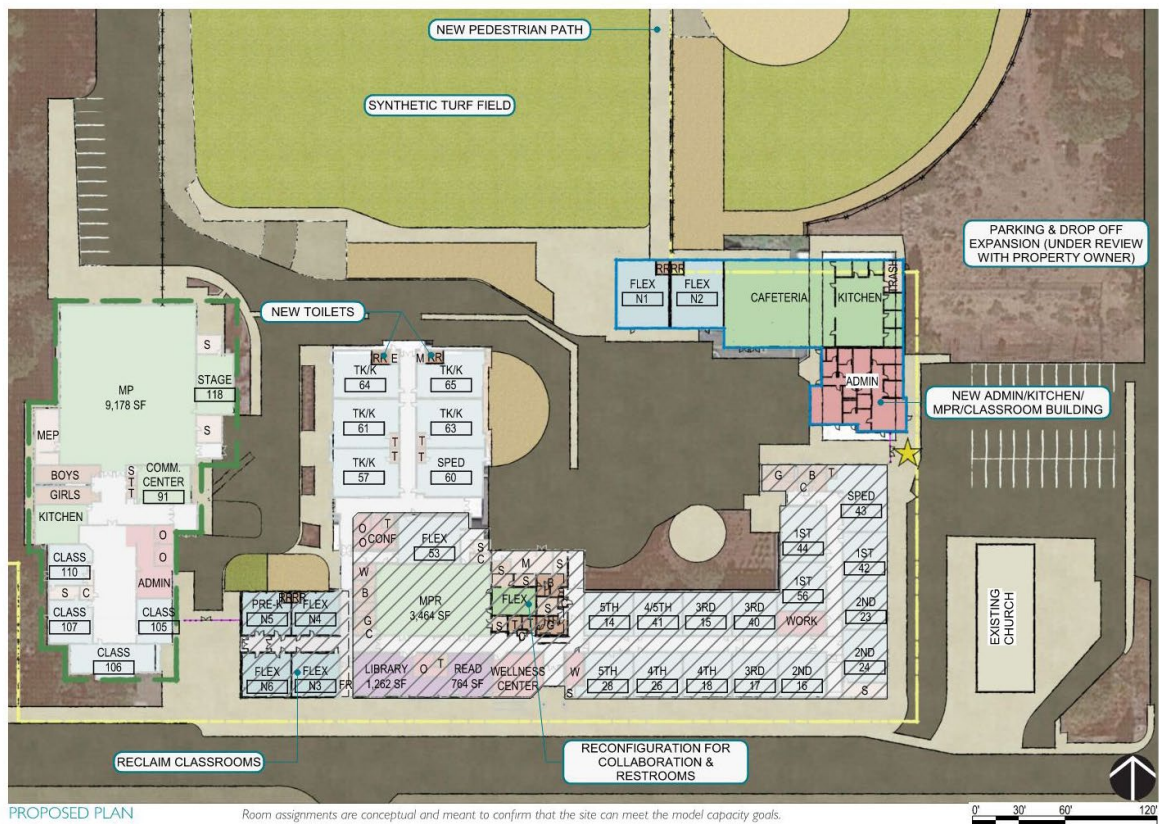
- Structural Roof Upgrades & Building Modernization
- CTE Addition
- Portable Removal & New Addition
 - Atrium/Commons
 - Wellness Center
 - Band Studio
- Kitchen Expansion

PROPOSED SITE IMPROVEMENTS



- **Multi-Sport Stadium**
 - Synthetic Turf
 - Bleachers/Ramps
 - Concession Bldg
 - Student Quad
- Athletic Field Upgrades
- Wolverine Promenade
- Parking & Drop-Off Improvements

-  Property Line
-  Modernized Building
-  New Construction



Kings Beach Elementary School

PROPOSED MASTER PLAN

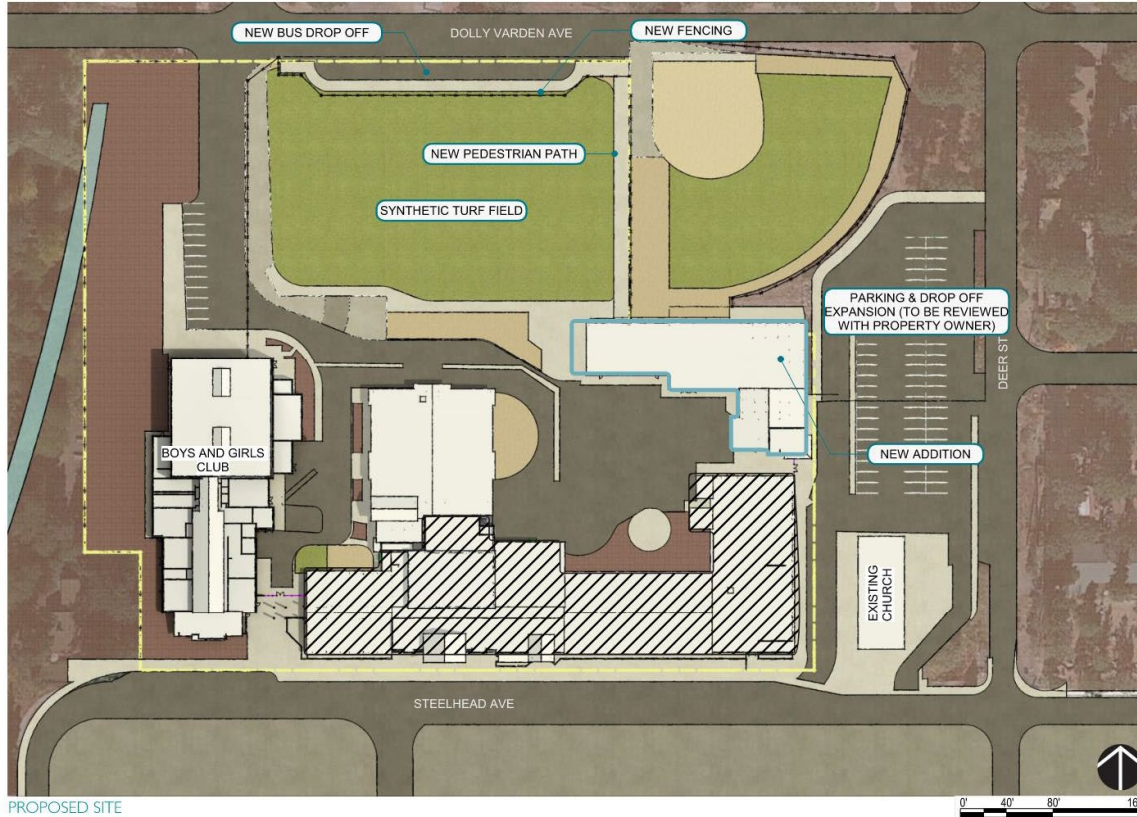
- **New Addition/Portable Removal**
 - Admin/Single Point of Entry
 - Kitchen/Cafeteria
 - Classrooms
- Structural Roof Upgrades & Building Modernization

PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.




LEGEND

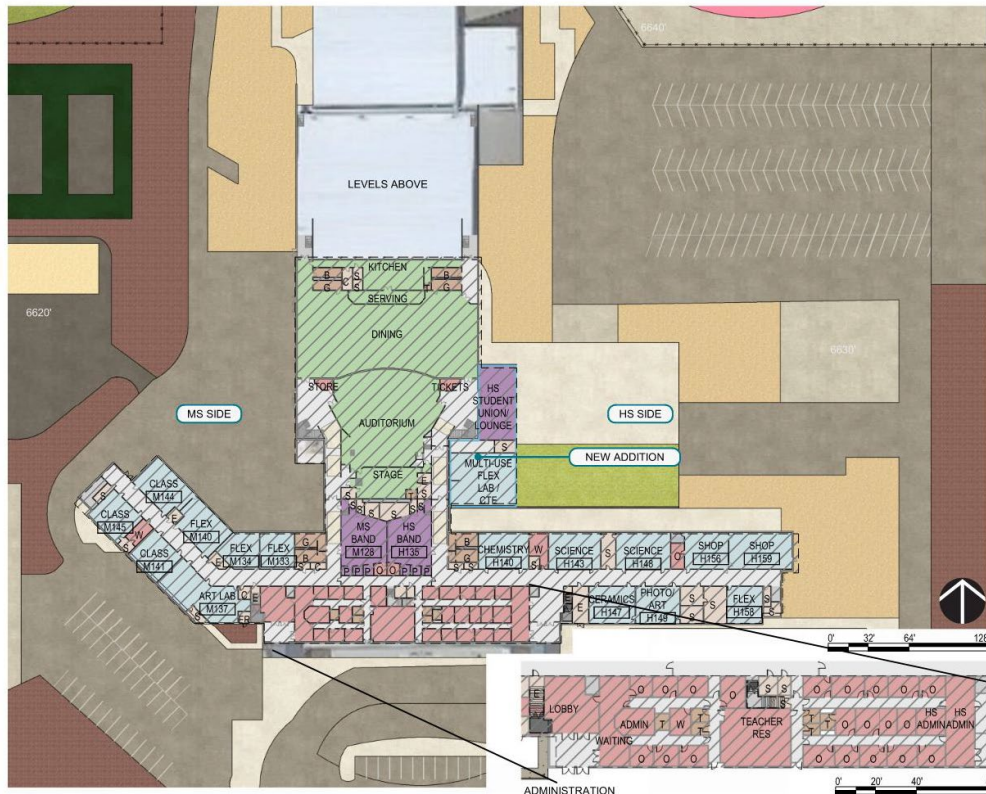
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	



PROPOSED SITE IMPROVEMENTS

- Parking Expansion
- New Drop-Off Areas
- Synthetic Turf Field
- Access Improvements
- New Fencing

-  Property Line
-  Modernized Building
-  New Construction



LEGEND

■ Commons / PE / Food Service	■ Library / Media	▨ Modernized Building
■ Administration / Student Services	■ Storage / Mechanical	▭ New Building
■ Classroom / Lab	■ Restrooms	



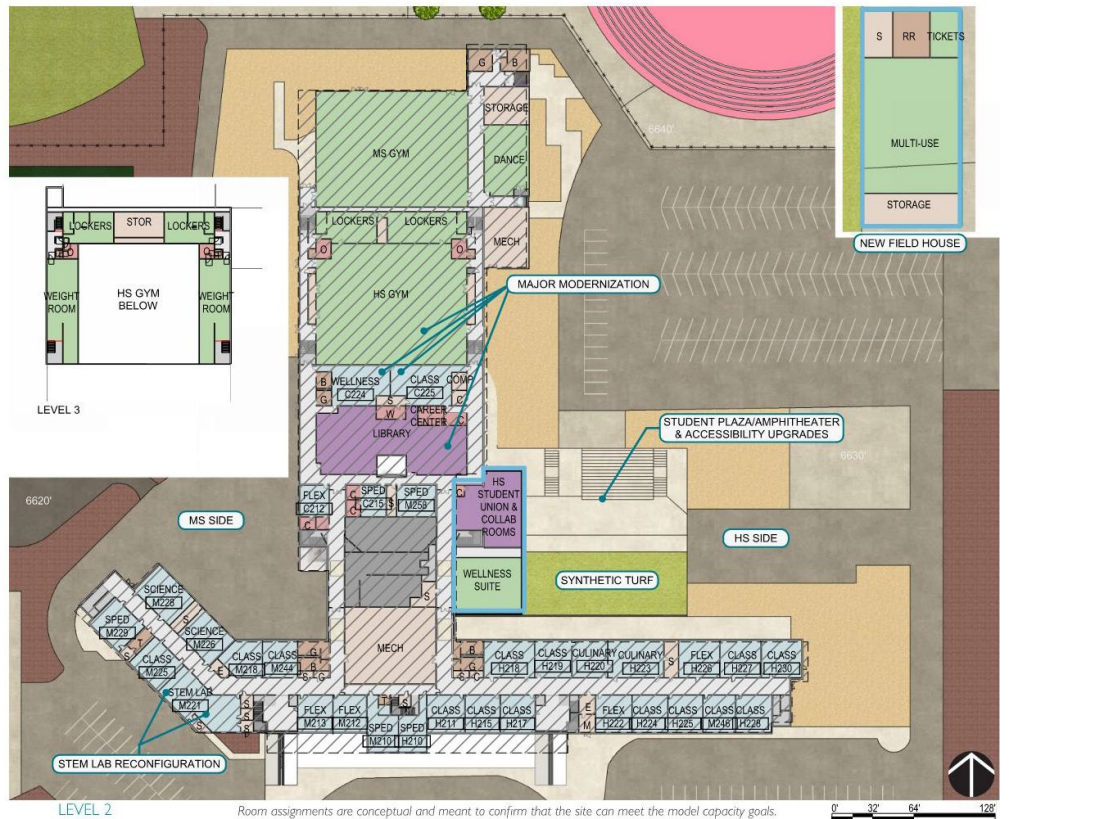
North Tahoe School

PROPOSED MASTER PLAN

- Building Modernization
- **New CTE Addition**
 - CTE Flex Lab
 - Student Union /Lounge

PROPOSED MASTER PLAN

- **New CTE Addition**
 - Wellness Center
 - Accessibility Upgrades
 - Gym, HVAC, Exterior Upgrades
- **Building Modernization**
 - STEM Lab Reconfiguration

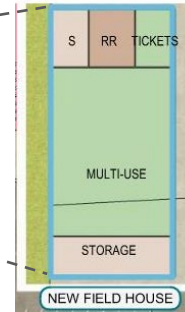
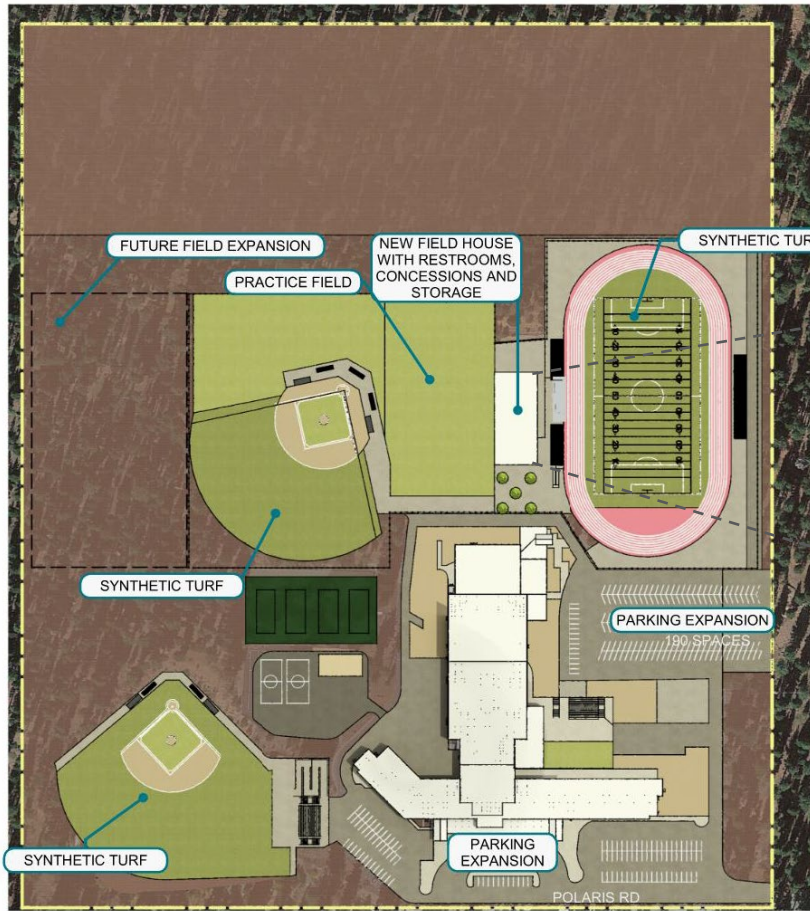



Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	

PROPOSED SITE IMPROVEMENTS

- **New Field House**
- **Synthetic Turf at Stadium**
- **Multi-Sport Stadium**
 - Expand to 400m Track
- **Athletic Field Upgrades**
 - Synthetic Turf Fields
- **Parking Expansion**



A photograph of the Sierra High School building, featuring a prominent sign that reads "SIERRA HIGH SCHOOL" and the address "11661". The building has a green frame and white corrugated metal siding. A teal text box is overlaid on the right side of the image.

**Sierra Continuation High
Sierra Expeditionary
Learning School (SELS)
District Office**

**SIERRA
HIGH SCHOOL**

11661

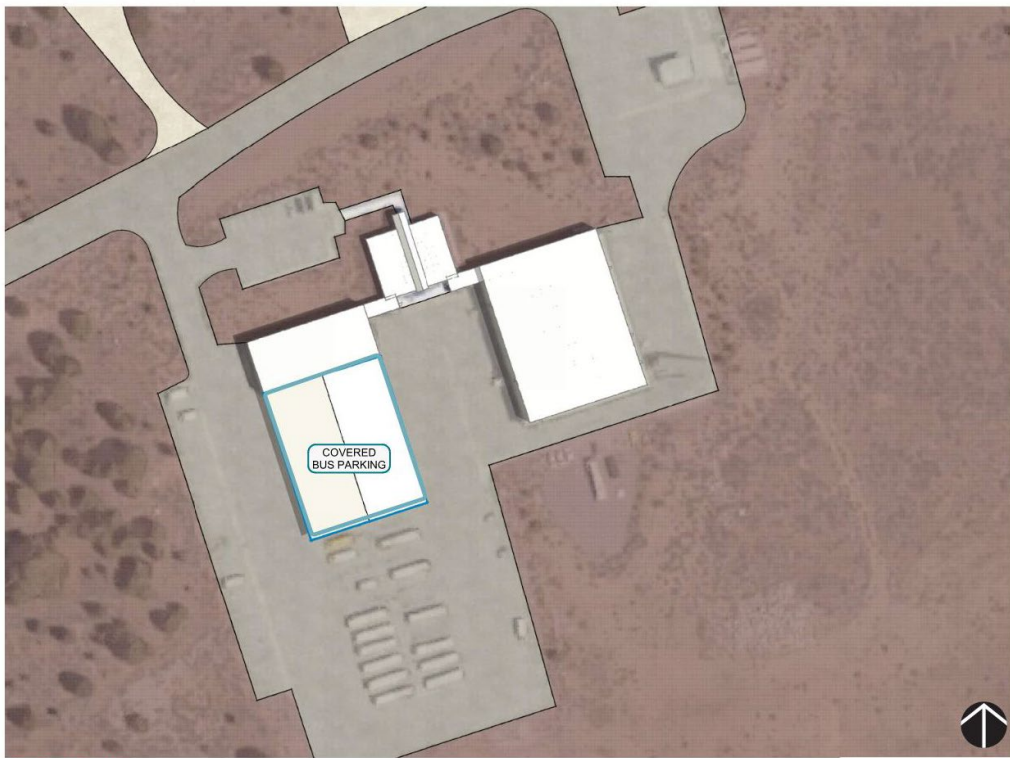
PROPOSED MASTER PLAN

- Sierra Cont HS New Facility
- Building Modernization
 - SELS & Admin Reconfiguration
 - Indoor Community Space
- Portable Removal
- Building Addition
 - Playground Upgrades
 - Parking Expansion
 - Extended Drop-Off



PROPOSED PLAN Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	



PROPOSED SITE

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	



Transportation Services

PROPOSED MASTER PLAN

- New Covered Bus Parking
- Minor modernization
- Accessibility Upgrades

Continued Discussions...



Rideout Facility

- Staff Housing
- Community Use
- Other



Truckee River School

- Relocate into Permanent Facility

LIONÄKIS



relationships
performance
design