

Sausalito Marin City School District



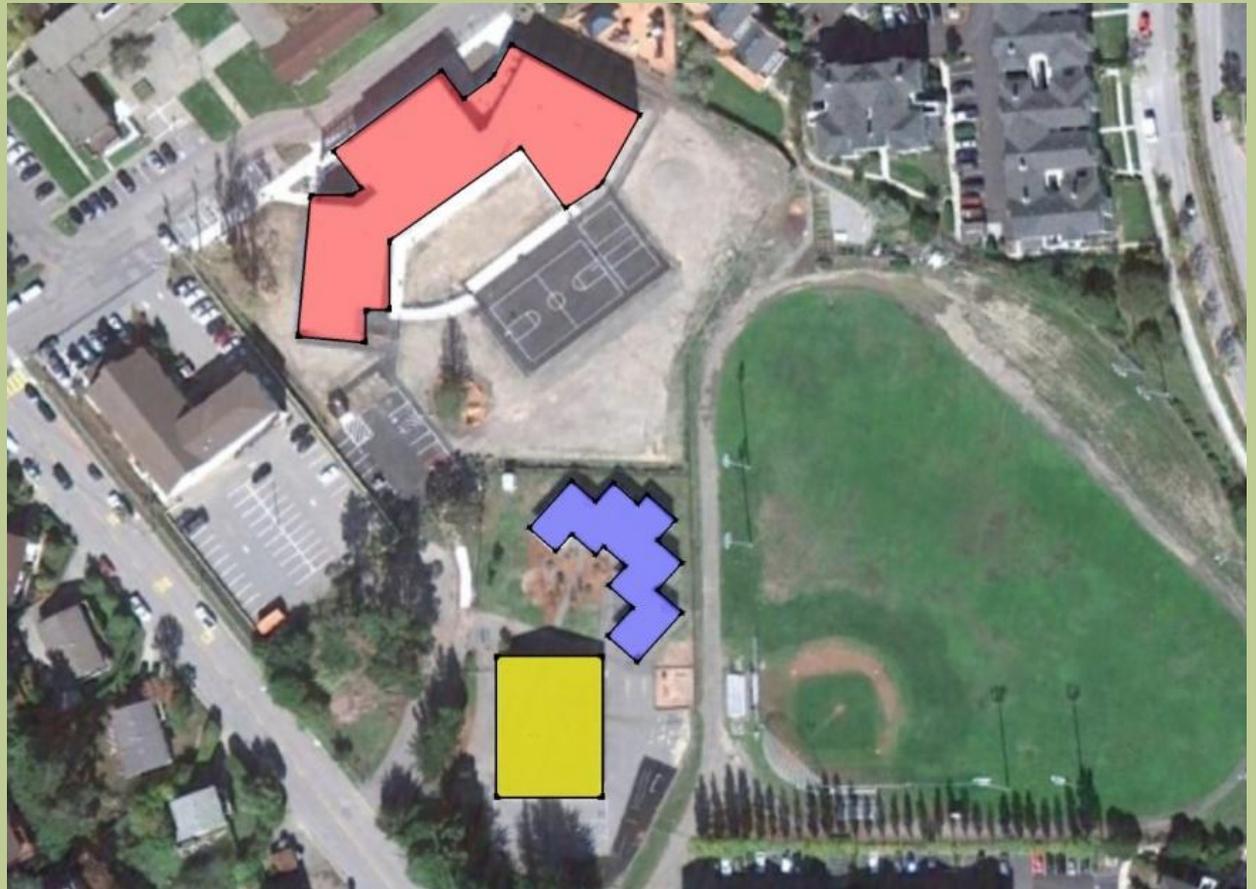
FACILITIES NEEDS ANALYSIS



■ MLK Academy Middle School: Constructed 2008.

■ Annex Building: Constructed 1959

■ Portable Classroom Wing: 2001 American Modular Buildings



Martin Luther King, Jr. Academy

Main Building/Middle School



Main Building/Middle School Needs



- Acoustic treatments throughout building
- Additional Cabinets (Casework)
- Replace/Repair Furnace Unit in Gymnasium
- Add door light (glass) at Assistant Principal's office

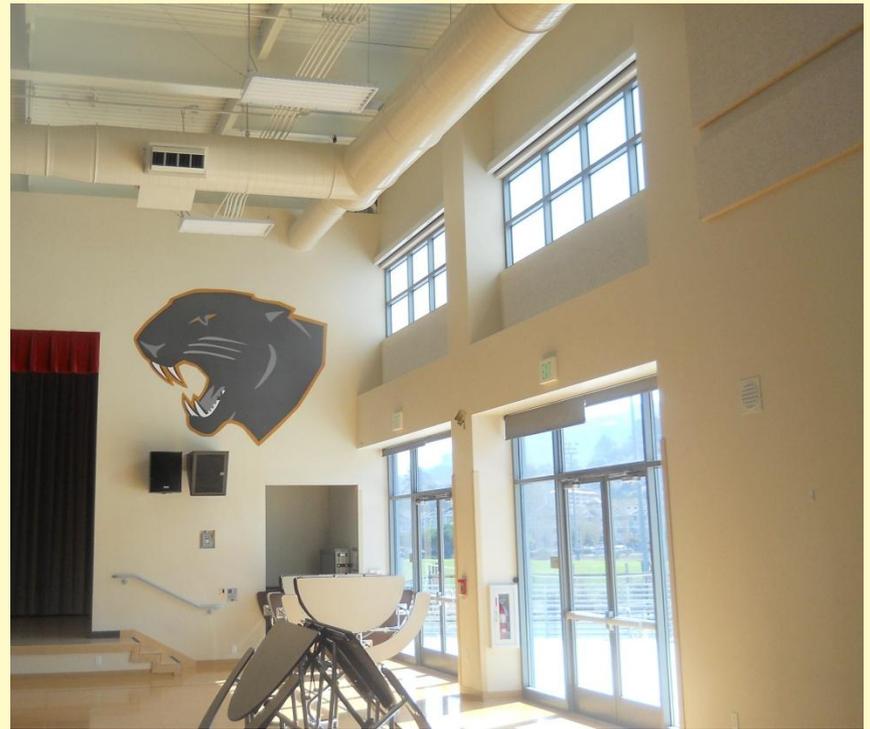
Main Building



Assistant Principal's
Office



Metal Deck Ceiling needs
acoustical treatment



Annex Building



Annex Building



Annex Building



- The Annex was constructed in 1959 and has outlived its useful life.
- Building is constructed of Pre-Cast Concrete Panels. Any significant remodel would trigger requirement for seismic retrofit. Cost of modernization exceeds 70% of cost for new construction.
- Building systems are original (HVAC, doors, windows, many original finishes- etc.)

Portable Classroom Buildings



Modular Line Roof Leak

Water damaged floor



Portable Buildings



- The MLK campus contains a complex of 5 portable classroom buildings dating from 2001.
- Per state guidelines portable classrooms have a life expectancy of 15 years.
- Visual evidence of water intrusion at modular lines is present, indicating current or imminent roof failure.
- Based on the current condition of the buildings and their relative age, we do not recommend significant investment into these structures.

Other Site Needs



- Covered Eating Area
- Exterior Drinking Fountains
- Increased Parking Capacity
- Path of Travel Improvements
- Field modernization
- Fencing
- Playground Remodel/Replacement



Current Needs:

5 Standard 960 SF
Classrooms

Staff Restroom (65 SF),
Office (120 SF) &
Conference/Staff Room
(200 SF)

Student Restrooms (180
SF Each)

Custodial (50 SF)

Kindergarten Classroom
with Toilet Rooms (1440
SF)

Total Space: 7,000 SF



Annex Replacement/Elementary School : Potential Location



Current Needs:

2 Preschool Areas

1 Parent Center

Restrooms

Playground Area



Preschools & Parent Center: Potential Location



Current Needs:

Site parking is undersized. Additional structures will likely place further strain on existing lot.

Potential locations for Additional Parking & Improved Circulation/Drop Off



Additional Parking/ Improved Drop Off: Potential Location



Bayside Elementary School

- K-Pod: Constructed 2005
- Portable Classroom Wing: American Modular 2004
- Tree House & Multipurpose Building: Constructed 1991
- Lower Campus: Constructed 1980's



Bayside Elementary School

Bayside Elementary Needs



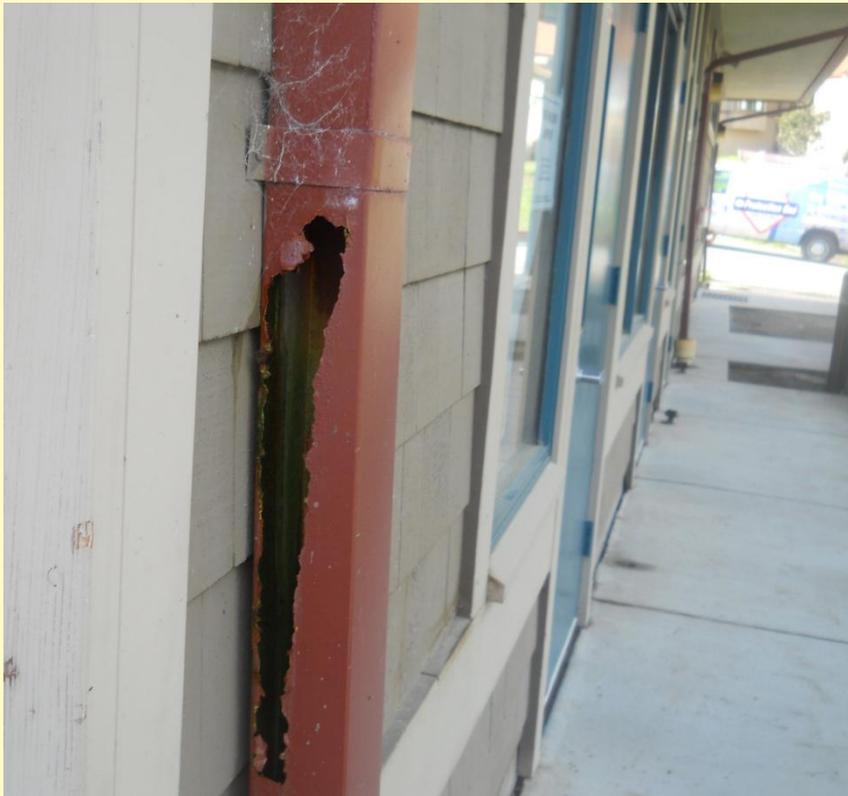
- Repair/Replace Siding, Repaint
- Roof Evaluation
- Downspout & Gutter Replacement
- Replace/Augment Exterior Lighting
- Entry road drainage improvements
- Replace outdated playground & railroad tie staircase

Bayside Elementary School



Downspout has rusted through

Dry Rotted Siding



Bayside Elementary School



Undersized/Aged Exterior Lighting

Roof Oxidation & Lichen Growth



Bayside Elementary School



BARD HVAC Unit Condensate Drainage is Accumulating at Foundations (Along Fence Line)



Bayside Elementary School



Railroad Tie Staircase Does Not Meet Code



Roof Oxidation at K-Pod



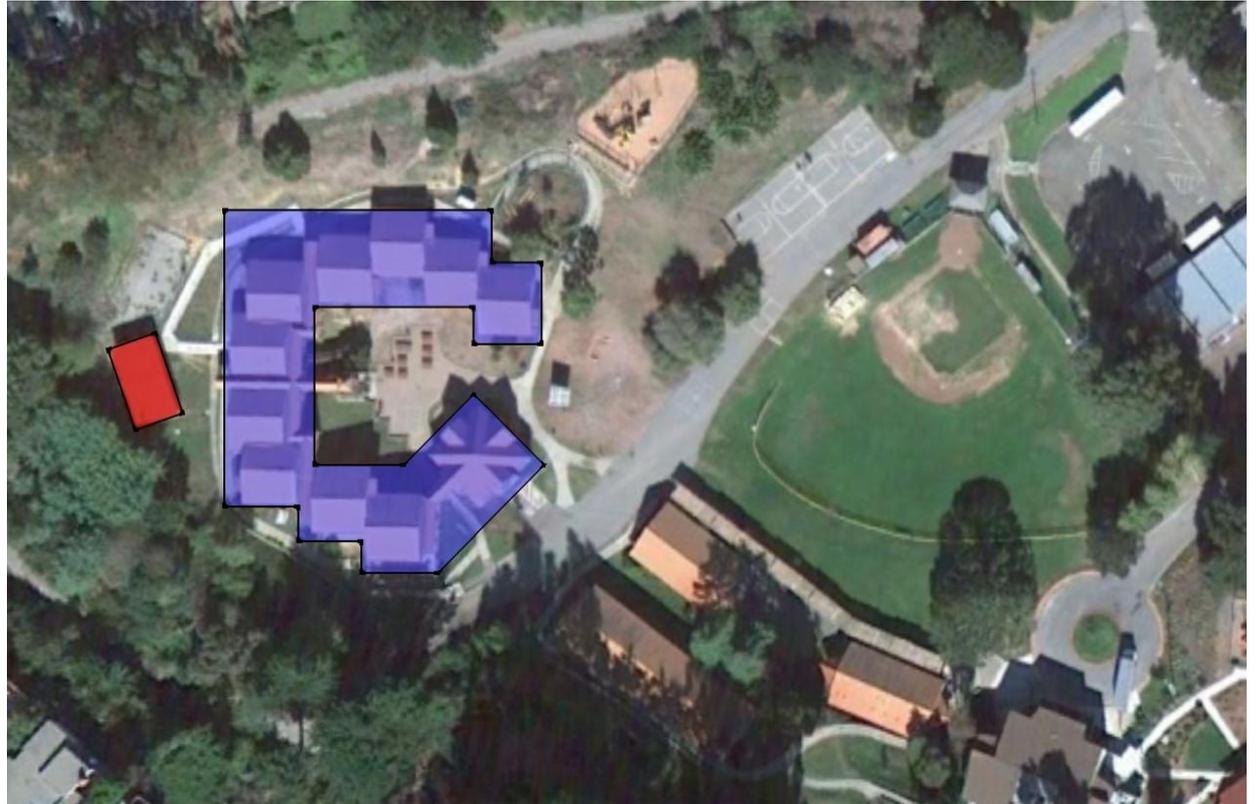
Potential Gymnasium Location





Willow Creek Academy:
Constructed 1990

One Mod-tech Portable
Classroom Building:
Constructed 2004



Willow Creek Academy

Willow Creek Academy Needs



- Toilet Rooms Require Remodeling
- Siding Repairs & Paint
- Covered outdoor eating area

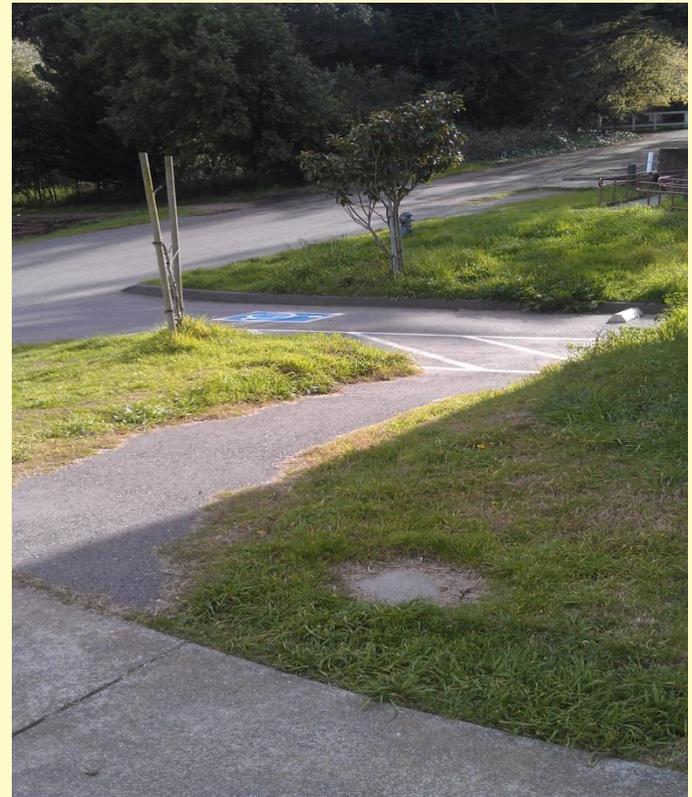
Willow Creek Academy



South Elevation



Willow Creek Academy





33 Buchanan Drive:
Constructed 1940's



33 Buchanan Drive

33 Buchanan Drive



- Constructed in 1940's as part of ship yards
- Remodeled in 1980's
- Building has two roof structures
- Differential settlement has occurred
- Could be salvaged for historical significance at an increased cost. State policies indicate demolition and replacement.

33 Buchanan Drive





District Office:
Constructed 1940's



District Office

District Office



District Office



- Could be salvaged for historical significance at an increased cost. State policies indicate demolition and replacement.
- Site is suitable for future gymnasium location or additional parking.

Facilities Master Plan



- ✓ **Overview of District:**
 - Mission, Vision, and Core Values
- ✓ **History of Enrollment:**
 - Previous 10 year snapshot
- ✓ **Current Enrollment Trends:**
 - Where we are heading
- ✓ **Current Description of Facilities:**
 - How we use what we have
- ✓ **5-10 year Facilities Need Projections**
 - What is going to be needed
- ✓ **Facilities Needs Analysis**
 - What needs fixing/renovation/rebuilding
- ✓ **Educational Specifications/Program Planning Process**
 - What is needed/Who is involved
- ✓ **Future Facilities Process**
 - School Facilities Design Consultant & Architect