



NORTH ELEMENTARY SCHOOL

Part 1 – Overview:

History:

Anticipating post-World War II population growth, the Hillsborough City School District purchased land in north Hillsborough from the W.H. Crocker estate in 1945. Designed by award-winning architect Ernest J. Kump Jr., North Hillsborough School opened in the fall of 1950. The original school consisted of eight classrooms in three wings, a kindergarten, a cafeteria and an administrative office. A subsequent classroom wing addition, also designed by Kump, was constructed in 1955. Kump received an award for the design of North school, and the campus is eligible for the California Register of Historical Resources (Appendix F). In 1996, one portable classroom was added and two years later, another portable classroom was added. The campus presently has 17 classrooms, including the two portable classrooms.

Existing Facility Conditions:

The District's Maintenance and Operations Department and site administrators identified several building and site components in need of repairs, improvements and/or enhancements. These items were incorporated into a master renovation scope list. As part of the condition assessment, a seismic evaluation was performed by Buehler and Buehler Structural Engineers to determine whether the structures present any life-safety issues (Appendix D). Their findings indicated a concern with the connection of the roof beams to the exposed steel columns. The retrofit reinforcement is included in the renovation scope.

The immediate need on the North campus was to determine the source of an apparent water intrusion problem on the ceiling of the cafeteria where the original skylights were in-filled and roofed over. Further investigation was conducted by maintenance and operation staff to determine the source of moisture and the problem was corrected in the summer of 2005.



Another need on the North campus is replacement and relocation of the electrical site service. The existing transformer is outdated and does not meet current power demand, nor will it support the new multi-purpose room and office building. Additionally, the current location does not allow for access by a service truck or any large service equipment because the transformer is located in a sub-grade concrete vault, behind the old boiler room in the center of the campus. A new electrical site service area must be located in compliance with the utility company's requirements in a dedicated, enclosed area that is accessible for servicing.

The Architectural Barrier Removal Plan identified several areas that need attention in order to make the facility more accessible. Some of the accessibility shortcomings were resolved under the 2004 modernization project. However, several remaining issues will be corrected during renovation.

Enrollment/Capacity:

North Elementary School serves grades K-5 with an enrollment of 304, according to the October 2004 CBEDS in Table III-B below:

Table III-B
North Elementary School
October 2004 CBEDS Enrollments

Grade Level	Number of Students
Kindergarten	43
First Grade	54
Second Grade	45
Third Grade	49
Fourth Grade	55
Fifth Grade	58
Total Enrollment:	304

Enrollment projections were prepared by Enrollment Projection Consultants in April 2005 (See their report in Appendix C). In October of 2005 the projected number of



students that will reside in the attendance area is 263 students, and it is projected that there will be 308 students attending at that time. In 2014, it is projected that 285 students will reside in the attendance area, an increase of 22 students. If the number of students attending from out of the attendance area remains constant at 45, it is projected that there will be 330 students attending in 2014

Based on the 17 existing available classrooms, the District has determined that the current capacity of North Elementary is 340 students. Additional classrooms are required based on the continued State funded K-3 class size reduction; continued reduction of class size at fourth and fifth grades as supported by the Hillsborough Schools Foundation; expanded use of curriculum specialists and anticipated enrollment increase beyond 2011.

New Construction Projects:

Through the series of Master Plan meetings, the staff, parents, community members and administrators offered insightful observations and valuable suggestions that were instrumental in determining which new projects are most desirable and in identifying problems with the existing facilities.

Multi-Purpose Building: The highest priority identified for North Elementary School is construction of a multi-purpose room (MPR). The current cafeteria has no stage and does not adequately accommodate athletic activities. The new multi-purpose room will be a much larger facility with a basketball court, a stage, toilet rooms, and ancillary spaces for instrumental music and choral instruction. Other needs identified at North are additional classrooms, an adequately sized administrative office, a larger library, a group learning facility and a revised parking lot entry.

Administrative Office: The challenge in developing North's Master Plan is the shortage of places at which to construct new buildings without using valuable playfield or hardcourt space. Sensitivity to the historical significance of the existing campus also must be considered. The significant features requiring preservation are the "finger plan" design and the open areas on the hillsides between the classroom wings. Consequently, the existing office location is the best site for combining the new multi-



purpose room and the new office building without losing any valuable play space. The new office and its support spaces will wrap around the north and west sides of the larger-volume multi-purpose room space and create a “front door” to the campus. The smaller-volume office spaces in front of the multi-purpose room also will serve to help mask the large volume of the multi-purpose room.

Library, Computer Lab, Specialist’s Offices: In addition to construction of new buildings, some of the existing facilities will be reconfigured and will be expanded to accommodate the identified needs. Once the new multi-purpose room and offices are constructed, the old cafeteria building will be converted into a library; the conversion also will accommodate the computer lab and the specialists’ offices, which will be relocated from the existing library wing. This conversion works very well programmatically because of the sizes of the spaces, the amount of natural daylight penetration into the building, and the high ceilings. The east end of the cafeteria building will be expanded to house a much larger computer lab. Once the reconfigured and expanded old cafeteria building is complete, the old library, resource specialist office and computer lab can be converted into three classrooms—or if funding becomes available, into one additional classroom and a group learning facility.

Additional Classrooms: The Master Plan includes non-funded additions on the south ends of the upper and middle classroom wings. Each classroom wing is planned to receive an addition that would contain a classroom with space underneath that is accessible at the field level. A field storage room would be under the upper wing addition and field toilet rooms would be under the middle wing addition. Due to budgetary constraints, this project cannot be funded under the current bond. Because additional classroom space has a higher priority than the group learning facility, the library conversion project would contain the same number of additional classrooms without the group learning facility.

New Preschool: Another non-funded project identified on North’s Master Plan is relocation of the preschool into a new building at the front of the campus, adjacent to the play field and parking lot. The space currently occupied by the preschool on the south end of the middle wing could then be converted into standard classroom space. Currently no funds are allocated from the bond for the construction of the new preschool building.