



ALIANZA

CHARTER SCHOOL • ESCUELA CONVENIO

115 CASSELY ROAD

ALIANZA CHARTER SCHOOL

SITE SUMMARY

ADDRESS:	115 Casserly Road, Watsonville, CA 95076
YEAR BUILT:	1948
SITE:	APN-05166125
SITE ACREAGE:	15.70 Acres
GRADES:	K-8
CURRENT ENROLLMENT:	626

OVERVIEW

Alianza Charter School is situated at the southwest corner of Whiting Road and Casserly Road, occupying 15.7 acres in an agrarian zone, adjacent to the Watsonville Charter School of the Arts. The campus, constructed in 1948, includes a significant number of portable classrooms. While the building conditions are adequate in meeting basic code requirements, updates are needed to comply with current standards. Additionally, improvements to campus security, infrastructure, playfields, and playground equipment are recommended. Enhancements such as updated graphics and wayfinding devices should also be considered to improve accessibility and navigation within the campus.



LEGEND

- Classroom
- Restrooms
- MPR
- Admin
- Food Service
- Performing Arts
- Library
- Utilities/Storage

SITE PLAN | EXISTING USE



CAMPUS NEEDS | LONG-TERM MASTER PLAN

PRIORITY 1 PROJECTS

- Reconfigure Parking & Drop-Off; Reseal & Restripe
- Modernize Aging Building
- Modernize Administration
- Resurface Open Lot: Staff Parking
- Upgrade to Pour-in-Place Surface
- Resurface & Restripe Blacktop
- Add Security Fencing & Lockable Gates
- Upgrade HVAC
- Replace Access Ramp
- Address Plumbing & Water Issues

PRIORITY 2 PROJECTS

- Convert Parking Area into Playground
- New Artificial Turf Field

PRIORITY 3 PROJECTS

- Add Outdoor Teaching Spaces
- Add EV Charging Stations
- Solar Panels & Battery Storage

SITE PLAN | FACILITY CONDITION ASSESSMENT

LEGEND - ITEM SPECIFIC	
0 - 2	EXCELLENT
2 - 4	GOOD
4 - 6	MODERATE
8 - 10	POOR
10+	CRITICAL

LEGEND - TOTAL NEED	
0 - 20	EXCELLENT
20 - 40	GOOD
40 - 60	MODERATE
60 - 80	POOR
80+	CRITICAL

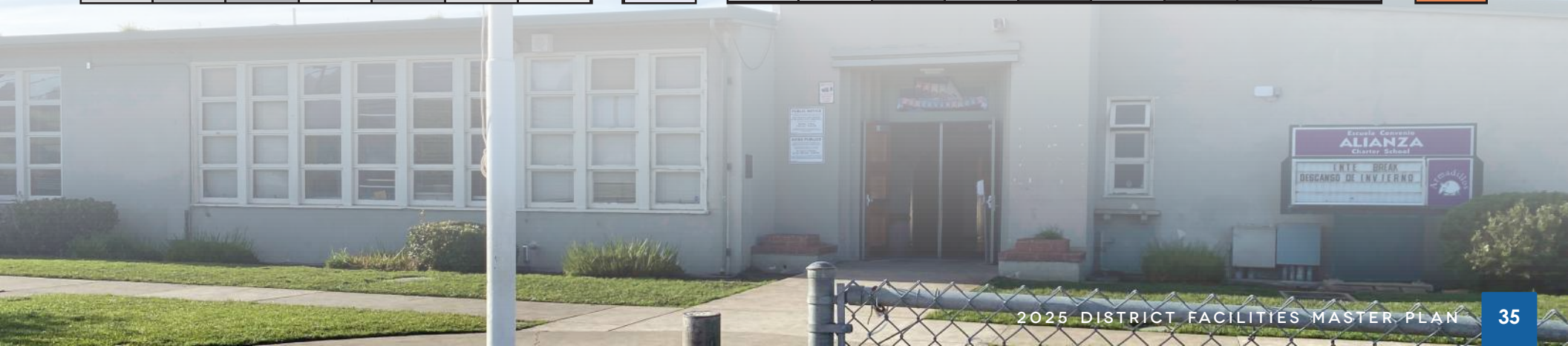
*TOTAL EQUITY & FCI RATING:

*The Total Equity & FCI Rating combines the Facility Condition Index (FCI)—measuring needs for infrastructure, building systems, safety, & site improvements—with an Equity Rating, which considers access, program adequacy, capacity, & learning environment. Together, these provide a comprehensive picture of both the physical condition and equitable learning environment at the campus.

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EQUITY BASED INDEX (1-5)							
AREA FACTOR	ADA FACTOR	AGE FACTOR	PROGRAM ADEQUACY	TEMPORARY: PERMANENT BUILDING RATIO	CAPACITY CONDITION (SURPLUS/SHORTAGE)	PROGRAM ADDITION	TOTAL
2	4	5	1	5	2	1	14

FACILITY CONDITION INDEX (1-10)									
SITE ACCESSIBILITY	SITE CAMPUS SECURITY	SITE CAMPUS FLOW	SITE UTILITY / INFRASTRUCTURE	FIELDS & PLAY AREAS	STRUCTURAL & FLS CODE	BUILDING ENVELOPE	BUILDING SYSTEMS	INDOOR AIR QUALITY	TOTAL
2	2	8	6	10	6	10	10	10	62



CAMPUS NEEDS | MEASURE M IMPROVEMENTS

PRIORITY 1 PROJECTS

- | | | | |
|---|---|----|---------------------------------------|
| 1 | Reconfigure Parking Lot & Drop-Off; Reseal & Restripe | 6 | Resurface & Restripe Blacktop |
| 2 | Modernize Aging Building | 7 | Add Security Fencing & Lockable Gates |
| 3 | Modernize Administration | 8 | Upgrade HVAC |
| 4 | Resurface Open Lot for Staff Parking | 9 | Replace Access Ramp |
| 5 | Upgrade to Pour-in-Place Surface | 10 | Address Plumbing & Water Issues |

LEGEND

-  Building Upgrades
-  Hard Surface Upgrades
-  No Work

* Priority 1 projects are listed by number to correspond with the site plan keynotes and are not ranked by implementation schedule or importance. Actual project implementation order will be determined through District planning and available resources.

SITE PLAN | MEASURE M IMPROVEMENTS



