



Alvord Unified School District

Our Promise: All students will realize their unlimited potential.

Facilities Update

Kevin Emenaker, Executive Director Administrative Services





Alvord Unified School District

Our Promise: All students will realize their unlimited potential.

Overview

Modernization Program

State Matching Fund – Projects

Capital Improvement Projects - Priorities

Williams Act – Facility Inspection Tool
(FIT)

Energy Master Plan – Next Phase

Athletic Facilities Master Plan

Landscape & Irrigation Assessment

Maintenance Work Order

Civic Center Act - Facility Use

Surplus Property (7-11)





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Modernization Projects



Arizona MS

Construction Cost: \$3.98 M

Funding: Measure H, W, Deferred Maintenance (Fund 14)

State Matching Funds: None

Project: Administration, Library/Media Center, Kitchen, Restrooms, Security, Accessibility, Parking Lot

Duration: 2/6/17 – 6/30/18

Year Built: 1961 (57 years old)

Architect: BakerNowicki Design Studio

CM: Neff Construction, Inc.

PI: Sandy Pringle & Associates Inspection Consultants

Library / Media Center



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Arlanza ES

Construction Cost: \$3.97 M

Funding: Measure H, W, Fund 14

State Matching Funds: None

Project: Administration,
Library/Media Center, Kitchen,
Restrooms, Security, Accessibility,
Parking Lot

Duration: 12/19/16 – 7/30/18

Year Built: 1954 (64 years old)

Architect: BakerNowicki Design
Studio

CM: Neff Construction, Inc.

PI: Sandy Pringle & Associates
Inspection Consultants

Library / Media Center



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Administration Office

Collett ES

Construction Cost: \$2.0 M

Funding: Measure W, CFD 2006-1

State Matching Funds: None

Project: Administration, Restrooms,
Entry, Security, Accessibility,
Parking Lot

Duration: 7/20/16 – 9/7/17

Year Built: 1959 (59 years old)

Architect: GO Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction Services



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Foothill ES

Construction Cost: \$3.72 M

Funding: Measure H, W, Fund 14

State Matching Funds: Yes

Project: Administration,
Library/Media Center, Restrooms,
Security, Accessibility, Parking Lot

Duration: 12/19/16 – 6/30/18

Year Built: 1959 (59 years old)

Architect: BakerNowicki Design
Studio

CM: Neff Construction, Inc.

PI: Sandy Pringle & Associates
Inspection Consultants

Library / Media Center



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La Sierra HS

Construction Cost: \$2.67 M

Funding: Measure H, W, Fund 14

State Matching Funds: None

Project: Administration, Multi-Purpose, Restrooms, Security, Accessibility, Parking Lot

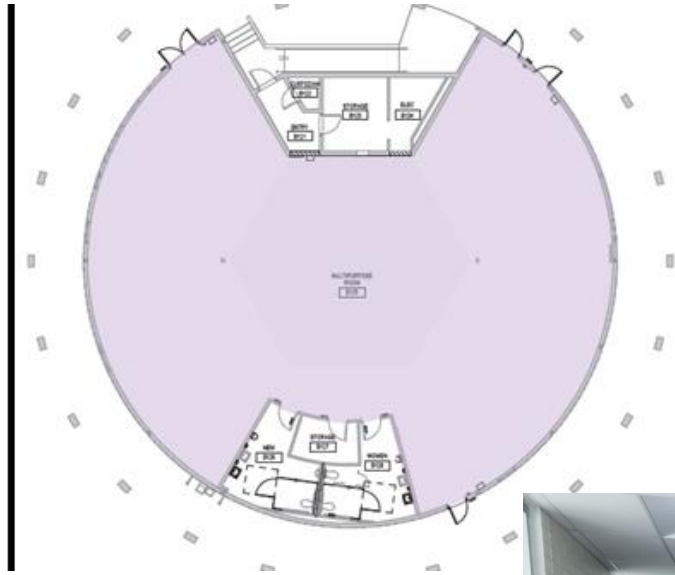
Duration: 12/22/16 – 10/30/18 (est.)

Year Built: 1968 (50 years old)

Architect: BakerNowicki Design Studio

CM: Neff Construction, Inc.

PI: Sandy Pringle & Associates Inspection Consultants



Multi-Purpose Building



Administration Building

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Loma Vista MS

Construction Cost: \$1.62 M

Funding: Measure W

State Matching Funds: None

Project: Kitchen, Restrooms,
Entry, Security, Accessibility

Duration: 9/1/16 – 9/11/17

Year Built: 1977 (41 years old)

Architect: WLC Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction
Services



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McAuliffe ES

Construction Cost: \$3.23 M

Funding: Measure H, W, Fund 14

State Matching Funds: Yes

Project: Administration,
Library/Media Center, Restrooms,
Security, Accessibility, Parking Lot

Duration: 12/19/16 – 6/30/18

Year Built: 1986 (32 years old)

Architect: BakerNowicki Design
Studio

CM: Neff Construction, Inc.

PI: Sandy Pringle & Associates
Inspection Consultants

Library / Media Center



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Norte Vista HS

Construction Cost: \$1.06 M

Funding: Measure W

State Matching Funds: Yes,
Project: Wrestling Room, Book
Storage, Restrooms,
Accessibility

Duration: 9/2/16 – 8/1/17

Year Built: 1958 (60 years old)

Architect: WLC Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction
Services



Wrestling Room



Book Storage Room

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Orrenmaa ES

Construction Cost: \$3.56 M

Funding: Measure W, CFD 2006-1

State Matching Funds: None

Project: Administration,
Library/Media Center, Restrooms,
Entry, Security, Accessibility

Duration: 8/18/16 – 10/17/17

Year Built: 1965 (62 years old)

Architect: GO Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction Services

Library / Media Center



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Terrace ES

Construction Cost: \$1.95 M

Funding: Measure W

State Matching Funds: None

Project: Administration,
Kitchen, Restrooms, Entry,
Security, Accessibility

Duration: 6/23/16 – 9/15/17

Year Built: 1955 (63 years old)

Architect: WLC Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction
Services

Administration Office



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Twinhill ES

Construction Cost: \$1.23 M

Funding: Measure W

State Matching Funds: None

Project: Administration,
Kitchen, Restrooms, Entry,
Security, Accessibility

Duration: 4/10/17 – 1/24/18

Year Built: 1959 (59 years old)

Architect: WLC Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction
Services



Wells MS

Construction Cost: \$1.60 M

Funding: Measure W

State Matching Funds: None

Project: Administration,
Kitchen, Restrooms, Entry,
Security, Accessibility

Duration: 4/3/17 – 3/9/18

Year Built: 1966 (52 years old)

Architect: WLC Architects, Inc.

CM: Neff Construction, Inc.

PI: Knowland Construction
Services





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State Matching Funds – Prop 51



Figure 1
Proposition 51: Uses of Bond Funds
(In Millions)

	Amount
K-12 Public School Facilities	
New construction	\$3,000
Modernization	3,000
Career technical education facilities	500
Charter school facilities	500
Subtotal	(\$7,000)
Community College Facilities	\$2,000
Total	\$9,000



State Matching Funded Project – Foothill ES - \$1.5 M

Task Completed - \$900,000

Demolition

Hardscape

Structural / Finishes

HVAC

Plumbing

Electrical

Gas

Paint Exterior – *Partial*

Furniture & Equipment

Future Task - \$600,000

Paint Exterior - *Additional*

Carpet

Irrigation / Landscaping

Fire Alarm

Marquee

Solar / Motion Sensing Exterior Lighting

Not Included:

Roofing (\$400,000)

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State Matching Funded Project – La Sierra HS - \$2.7 M

Task Completed - \$2.1 M

Demolition
Hardscape
Structural / Finishes
HVAC
Plumbing
Electrical
Gym Roof
Paint Exterior – *Partial*

Future Task - \$600,000

Paint Exterior - *Additional*
Carpet
Irrigation / Landscaping
Marquee
Solar / Motion Sensing Exterior Lighting

Not Included:

Fire Alarm System (\$90,000)

HVAC – Gym (\$150,000)

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State Matching Funded Project – McAuliffe ES - \$840,000

Task Completed - \$525,000

Demolition
Hardscape
Structural / Finishes
HVAC
Plumbing
Electrical
Furniture & Equipment

Future Task - \$315,000

Paint Exterior
Carpet
Irrigation / Landscaping
Fire Alarm
Marquee
Solar / Motion Sensing Exterior Lighting

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State Matching Funded Project – Norte Vista HS - \$2.2 M

Task Completed - \$940,000

Demolition

Hardscape

Structural / Finishes

HVAC

Plumbing

Electrical

Furniture & Equipment

Marquee – Summer 2018

Future Task - \$1.3 M

Paint Exterior

Carpet

Irrigation / Landscaping

Security Cameras / System

Solar / Motion Sensing Exterior Lighting

Not Included:

Roofing (\$500,000)

Asphalt (\$60,000)

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State Matching Funded Project – Valley View ES - \$1.1 M

Task Completed - \$438,000

Portable Emergency Repair Project

Future Task - \$696,000

Paint Exterior

Carpet

Roofing

Security Cameras / System

Solar / Motion Sensing Exterior Lighting

HVAC

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Capital Improvement Projects - Priorities



Roofing

- * State Matching Funds
- ** LCAP Priority 1

Roofing Projects		
School	Priority	Cost (Est.)
Collett ES (partial)	1	\$ 200,000
Arlanza ES (**)	1	\$ 250,000
McAuliffe ES (partial)	1	\$ 250,000
Norte Vista HS	1	\$ 500,000
Twinhill ES	1	\$ 320,000
Foothill ES (*)	2	\$ 400,000
Collett ES (partial)	2	\$ 125,000
La Granada ES (**)	2	\$ 130,000
Valley View ES	2	\$ 350,000
Arizona MS	2	\$ 80,000
La Sierra HS	2	\$ 400,000
McAuliffe ES (partial)	3	\$ 500,000
		\$ 3,505,000

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Painting

- * State Matching Funds
- ** LCAP Priority 1

Painting Projects		
School	Priority	Cost (Est.)
Arlanza ES (**)	1	\$ 60,000
Norte Vista HS (*)	1	\$ 140,000
La Sierra HS (*)	1	\$ 140,000
Foothill ES (*)	2	\$ 60,000
McAuliffe ES (*)	2	\$ 60,000
Alvord HS (**)	2	\$ 60,000
Orrenmaa ES (**)	2	\$ 60,000
Terrace ES (**)	2	\$ 60,000
Promonade ES	2	\$ 60,000
Arizona MS	3	\$ 90,000
Wells MS	3	\$ 90,000
Various Partial Sites (as-needed)		\$ 225,000
		\$ 1,105,000

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Asphalt

- * State Matching Funds
- ** LCAP Priority 1

Asphalt Projects		
School	Priority	Cost (Est.)
Collett ES	1	\$ 150,000
Foothill ES	1	\$ 300,000
Loma Vista MS	1	\$ 210,000
Promenade ES	1	\$ 170,000
Terrace ES (**)	1	\$ 190,000
Arizona MS	2	\$ 200,000
Keller Site	2	\$ 180,000
Myra Linn ES (**)	2	\$ 150,000
Twinhill ES	2	\$ 250,000
Wells MS	2	\$ 160,000
Norte Vista HS - Front Parking	3	\$ 60,000
		\$ 2,020,000

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Slurry (Asphalt)

Slurry Projects

School	Priority	Cost (Est.)
Rosemary Kennedy ES	2	\$ 40,000
Valley View ES	2	\$ 15,000
Foothill ES	2	\$ 20,000
Loma Vista MS	2	\$ 30,000
Terrace ES	2	\$ 20,000
Collett ES	2	\$ 10,000
Promonade ES	2	\$ 20,000
Arizona MS	3	\$ 40,000
Myra Linn ES	3	\$ 30,000
Norte Vista HS	3	\$ 80,000
Rosemary Kennedy ES - Staff Parking	3	\$ 10,000

Stokoe ES - Parking Lot	3	\$ 60,000
Stokoe ES - Playground	3	\$ 10,000
Twinhill ES - Parking Lot	3	\$ 20,000
Valley View ES - Upper Playground	3	\$ 40,000
Wells MS - Parking Lot / Tennis Courts	3	\$ 60,000
Villegas MS - North Parking	3	\$ 15,000
Promonade ES - Lower Parking	3	\$ 10,000
Arizona MS - Staff Parking	3	\$ 20,000
Keller Site - Upper Lot	3	\$ 20,000
McAuliffe ES - Playground	3	\$ 20,000
Myra Linn ES - Front Parking	3	\$ 10,000
Twinhill ES - Playground	3	\$ 30,000
Wells MS - Staff Parking	3	\$ 20,000
Hillcrest HS - Parking Lot & Courts	3	\$ 90,000
		\$ 740,000

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Williams Act – Facility Inspection Tool



Williams Act – FIT Inspections

Systems (gas, HVAC & sewer)

Interior Surfaces

Cleanliness

Electrical

Restrooms / Drinking Fountains

Fire Safety / Hazardous Materials

Structural / Roofs

Playgrounds / Windows & Doors

RCOE Inspections – (7) Sites

2018/19 Inspections

99 – 100% - Exemplary

90 – 98.99% - Good

75 – 89.99% - Fair

0 – 74.99% - Poor

Williams Act Facilities Inspection (FIT)									
	2013/14	2014/15	Rating	2015/16	Rating	2016/17	Rating	2017/18	Rating
Alternative Ed		90.00%	Good			98.53%	Good	91.92%	Good
Alvord HS		90.00%	Good	92.00%	Good	91.70%	Good	90.25%	Good
Arizona MS		75.00%	Fair	74.00%	Poor	98.22%	Good	91.72%	Good
Arlanza ES	96.41%	85.00%	Fair	80.33%	Fair	97.02%	Good	96.85%	Good
Collett ES		90.00%	Good	84.00%	Fair	96.23%	Good	91.76%	Good
Foothill ES	92.08%	86.00%	Fair	69.09%	Poor	98.54%	Good	95.89%	Good
Hillcrest HS		83.00%	Fair	82.00%	Fair	97.87%	Good	96.35%	Good
La Granada ES	95.02%	93.00%	Good	82.36%	Fair	96.30%	Good	94.84%	Good
La Sierra HS		75.00%	Fair	76.00%	Fair	97.30%	Good	94.31%	Good
Lake Hills ES		91.00%	Good	89.00%	Fair	94.87%	Good	96.21%	Good
Loma Vista MS		83.00%	Fair	83.00%	Fair	98.67%	Good	92.25%	Good
McAuliffe ES		86.00%	Fair	84.00%	Fair	96.22%	Good	90.95%	Good
Myra Linn ES		90.00%	Good	84.00%	Fair	96.72%	Good	92.22%	Good
Norte Vista HS	93.69%	71.00%	Poor	69.01%	Poor	92.35%	Good	92.70%	Good
Orrenmaa ES		83.00%	Fair	77.00%	Fair	97.83%	Good	93.21%	Good
Promenade ES		83.00%	Fair	84.00%	Fair	98.75%	Good	92.40%	Good
RoseMary Kennedy ES		75.00%	Fair	88.00%	Fair	90.64%	Good	91.34%	Good
Stokoe ES		90.00%	Good	75.00%	Fair	98.49%	Good	93.66%	Good
Terrace ES	99.31%	96.00%	Good	93.30%	Good	99.50%	Exemplary	98.15%	Good
Twinhill ES	100.00%	93.00%	Good	91.83%	Good	99.41%	Exemplary	98.38%	Good
Valley View ES		86.00%	Fair	90.00%	Good	97.75%	Good	93.15%	Good
Villegas MS		75.00%	Fair	75.00%	Fair	98.30%	Good	94.00%	Good
Wells ES	94.16%	82.00%	Fair	75.45%	Fair	94.35%	Good	93.39%	Good

(9) Good (13) Fair (1) Poor	(4) Good (15) Fair (3) Poor	(2) Exemplary (21) Good	(23) Good
Priority 1			
Schools visited by RCOE			

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Energy Master Plan



Energy Master Plan

Task Completed - \$8.6 Million
State Funded - \$4.6 Million -
(Prop 39)

Building Automation System (6 Sites)

*(incl. Occupancy Sensors, Door Contacts,
Lighting Controls, On-Demand HVAC)*

Interior Lighting (22 Sites)

Exterior Lighting (20 Sites)

High Efficiency HVAC (10 Sites - 251 Units)

Chiller & Air Handler (Arizona MS)

Solar Thermal Pool Pump (3 HS)

Savings: \$690,000 Annually

Future Task - TBD

Building Automation System (10 Sites)

HVAC (10 Sites)

Chiller & Air Handler (Orrenmaa ES)

Solar & Battery Storage (9 Sites) - **Projected**
Savings: \$TBD

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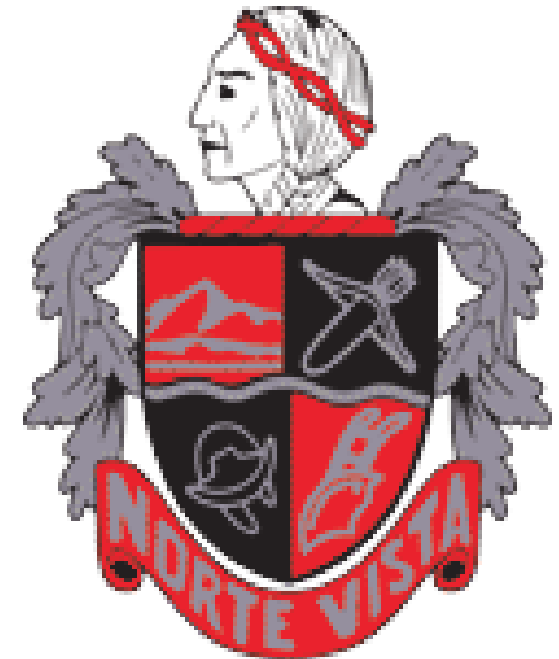
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Athletic Facilities Master Plan



Prepared in
Summer 2015 by:

BakerNowicki
design studio



Hillcrest HS - \$19 Million

Baseball / Softball: \$2.2 Million

Stadium: \$3 Million

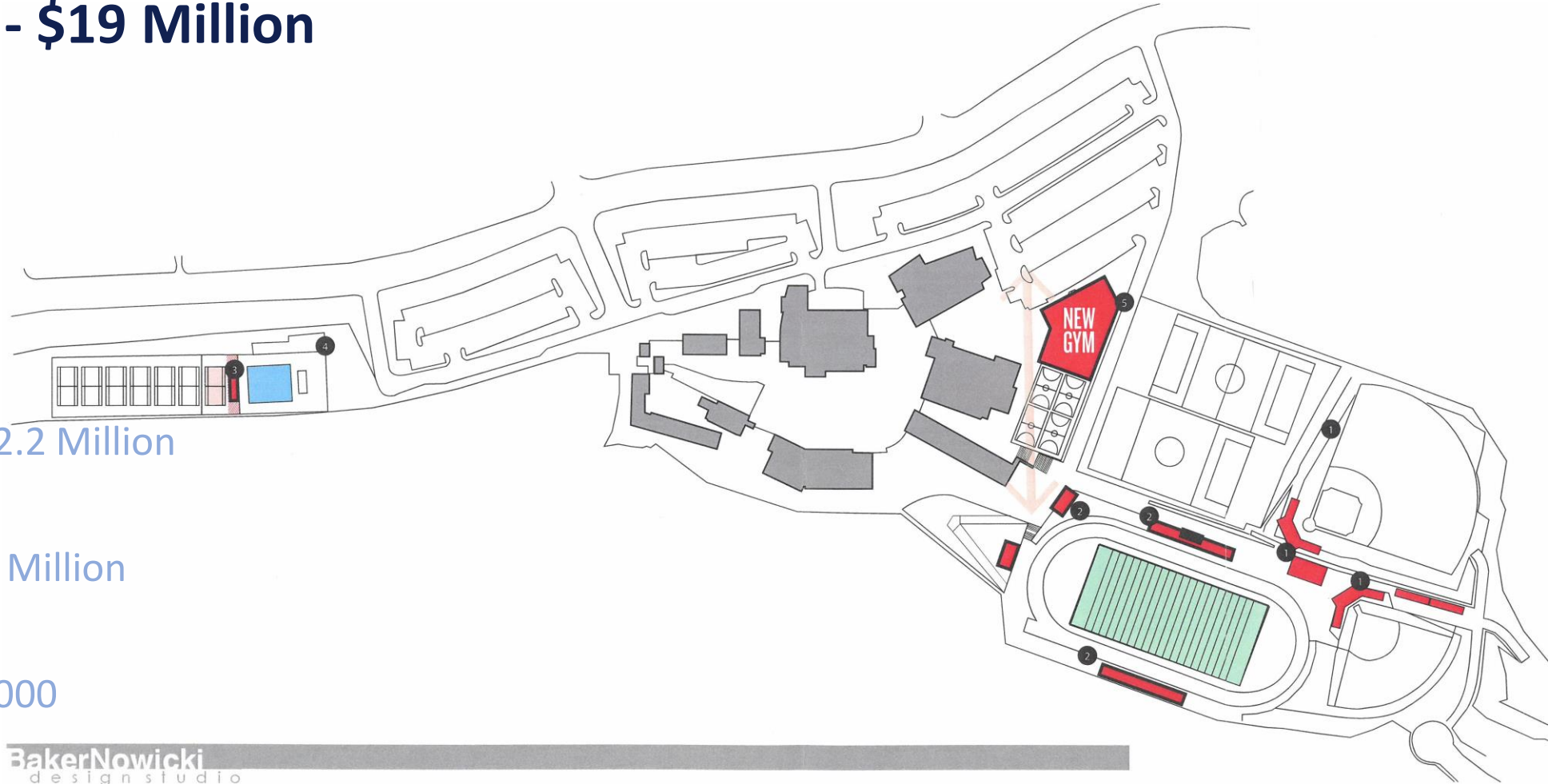
New Gymnasium: \$8 Million

Aquatics: \$500,000

Tennis Courts: \$300,000

Soft Cost: \$5 Million

BakerNowicki
design studio



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La Sierra HS - \$29 Million

Aquatics: \$3 Million

Stadium: \$4 Million

New Gymnasium: \$8 Million

Existing Gymnasium: \$5 Million

Tennis Courts: \$350,000

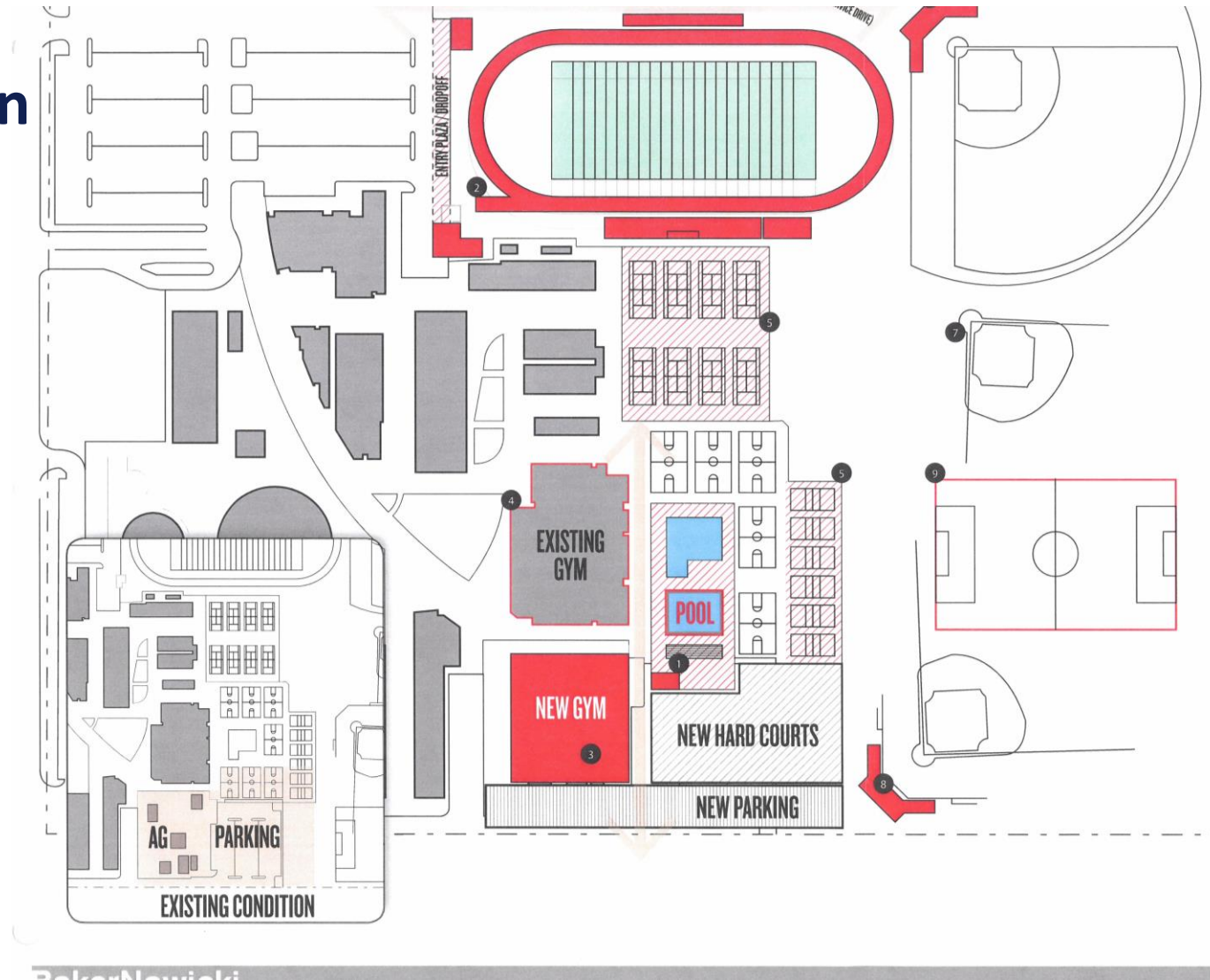
Varsity Baseball: \$1 Million

JV Baseball: \$400,000

Varsity Softball: \$1 Million

Fields: \$250,000

Soft Cost: \$6 Million



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Norte Vista HS - \$11 Million

Wrestling: **Completed**

Gymnasium: \$2.2 Million

Aquatics: \$3 Million

Varsity Softball: \$750,000

Varsity Baseball: \$1 Million

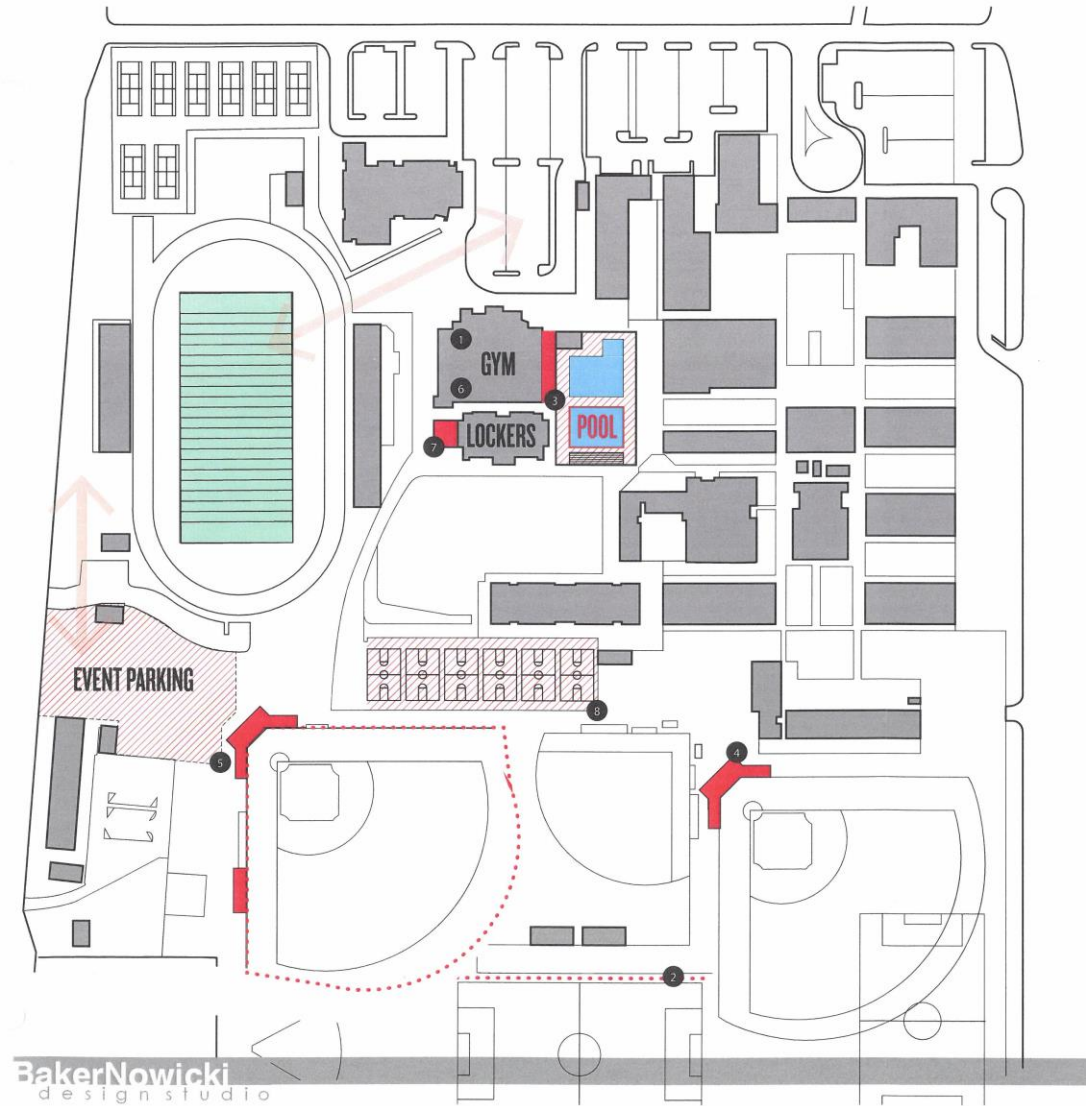
Soccer Field: \$350,000

Weight Room: \$1.1 Million

Hard Courts: \$250,000

Event Parking: **Completed**

Soft Cost: \$3 Million



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Landscape & Irrigation Assessment



Myra Linn ES
Orrenmaa ES
Villegas MS
La Sierra HS



Prepared in
Spring 2016 by:



LYNN CAPOUYA INC.
LANDSCAPE ARCHITECTS



Landscape

Large Amounts of Turf Areas –

Replace specific turf areas with:

- Drought tolerant / low maintenance plant material
- Mulch

Plant palettes based on areas:

- Campus Entries
- Courtyards
- Parking
- Slopes
- Screens

Areas of Exposed (bare) Soil

Address these areas with:

- Planting
- Hardscape materials
- Artificial Turf

Irrigation

Main Line Capacity

- Undersized and too small to handle the water flow.
- Causing stress on the system.

Outdated Controllers

Multiple controllers on a single mainline may cause fatigue to the piping system.

Replace with a controller capable of communicating with each other.

- Protect the mainline
- Allow for monitoring
- Adjust for local weather conditions
- Stop the flow of water in the event of a break or broken sprinkler head.

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Courtyards



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Entry



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Hardscape Mix



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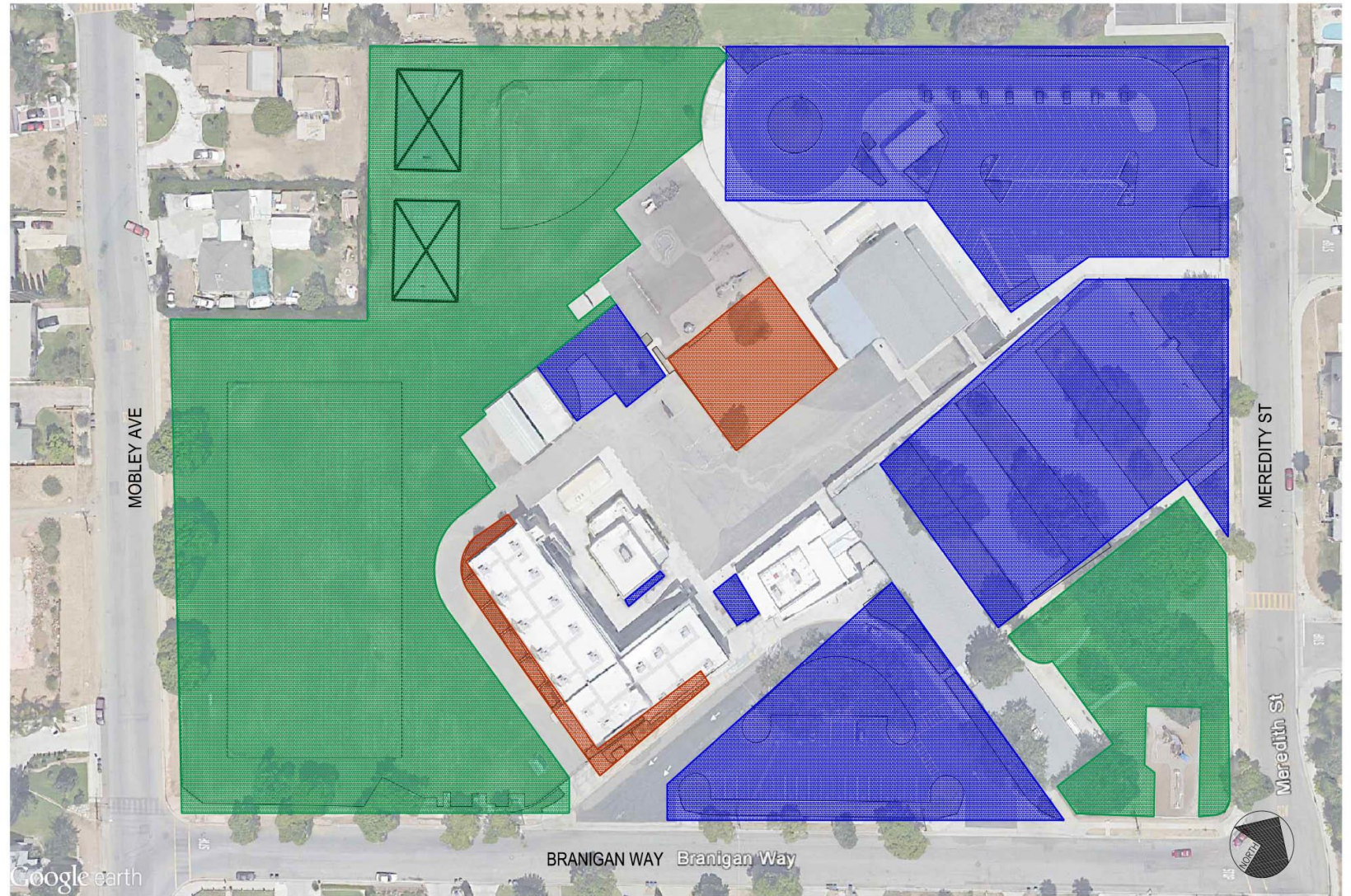


Plant Palette Map – Myra Linn ES

Green – Athletic Playfields and other areas to remain

Blue – Turf / Planting Areas (Parking & Courtyards)

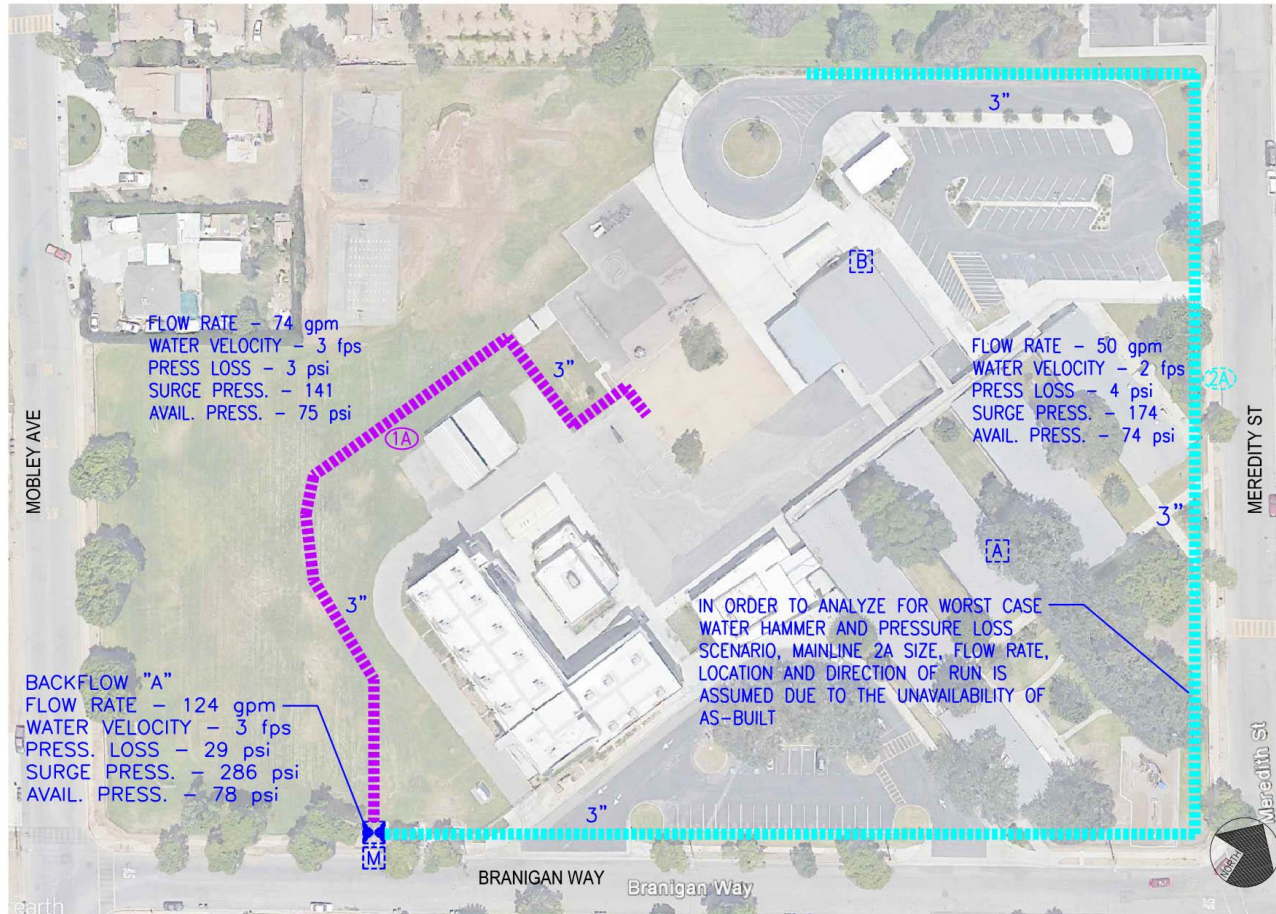
Orange – Reinvigorate exposed areas into soft green spaces



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Existing Irrigation Map – Myra Linn ES



LEGEND

- EXISTING WATER METER TO REMAIN
- EXISTING BACKFLOW PREVENTER
- EXISTING 18 STATION CONTROLLER
- EXISTING 36 STATION CONTROLLER
- EXISTING 3" IRRIGATION MAINLINE

ISSUE SUMMARY

1. NO MASTER VALVE OR FLOW SENSOR PRESENT IN IRRIGATION SYSTEM.
2. 2" DEDICATED BACKFLOW DEVICE FOR IRRIGATION IS UNDERSIZED.
3. EXISTING CONTROLLERS DO NOT UTILIZE WEATHER STATION DATA.
4. EXISTING MAINLINE SYSTEM SHARE FLOW WITH CONTROLLERS AT A COMBINED DEMAND FLOW RATE OVER RECOMMENDED FLOW CAPACITY.
5. SURGE PRESSURE AT POINT OF CONNECTION IS HIGH AT 286 PSI.

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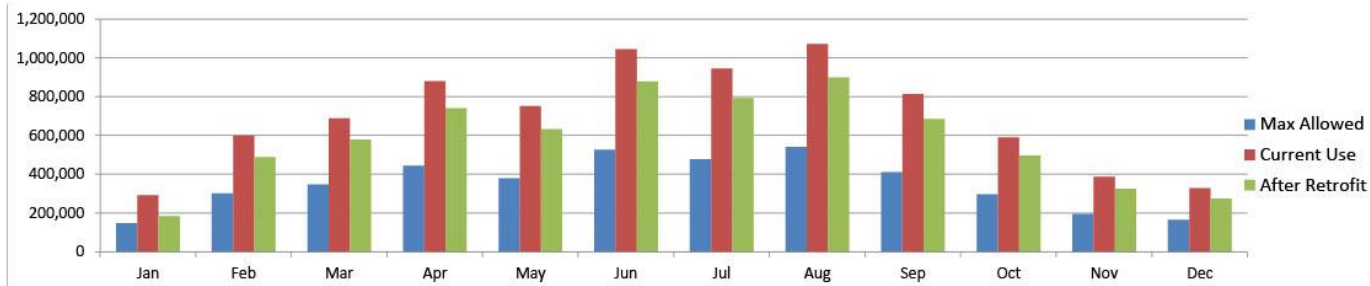
Water Reduction Options – Myra Linn ES

SUMMARY	
Estimated Current Water Use	8,404,319 Gallons/Yr
Maximum Water Allowed (Baseline)	4,241,610 Gallons/Yr
Retrofit Estimated Water Use	6,991,217 Gallons/Yr
Estimated Reduction	1,413,102 Gallons/Yr
Percent Reduction	17%

Recommended Action	
Existing turf to shrub ratio	96% Turf to 4% Shrub
Reduce turf to shrub ratio to	91.8% Turf to 8.2% Shrubs
Replace all controllers to Smart Controller	

Option 1 – 17% Reduction (1,413,102 Gal/Yr)
\$5,935 (\$0.0042 / Gal)

Recommended Action	
Existing turf to shrub ratio	96% Turf to 4% Shrub
Reduce turf to shrub ratio to	91.8% Turf to 8.2% Shrubs
Replace all controllers to Smart Controller	

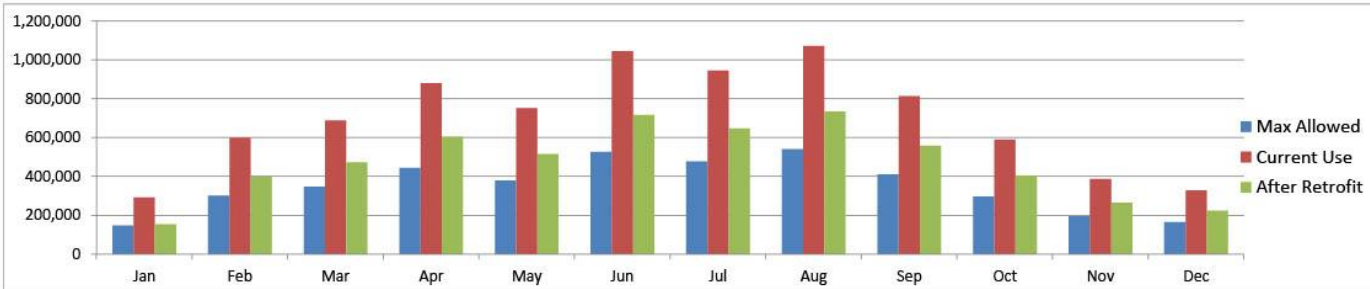


SUMMARY	
Estimated Current Water Use	8,404,319 Gallons/Yr
Maximum Water Allowed (Baseline)	4,241,610 Gallons/Yr
Retrofit Estimated Water Use	5,710,468 Gallons/Yr
Estimated Reduction	2,693,851 Gallons/Yr
Percent Reduction	32%

Recommended Action	
Existing turf to shrub ratio	96% Turf to 4% Shrub
Reduce turf to shrub ratio to	73.3% Turf to 26.7% Shrubs
Replace all controllers to Smart Controller	

Option 2 – 32% Reduction (2,693,851 Gal/Yr)
\$11,314.17 (\$0.0042 / Gal)

Recommended Action	
Existing turf to shrub ratio	96% Turf to 4% Shrub
Reduce turf to shrub ratio to	73.3% Turf to 26.7% Shrubs
Replace all controllers to Smart Controller	



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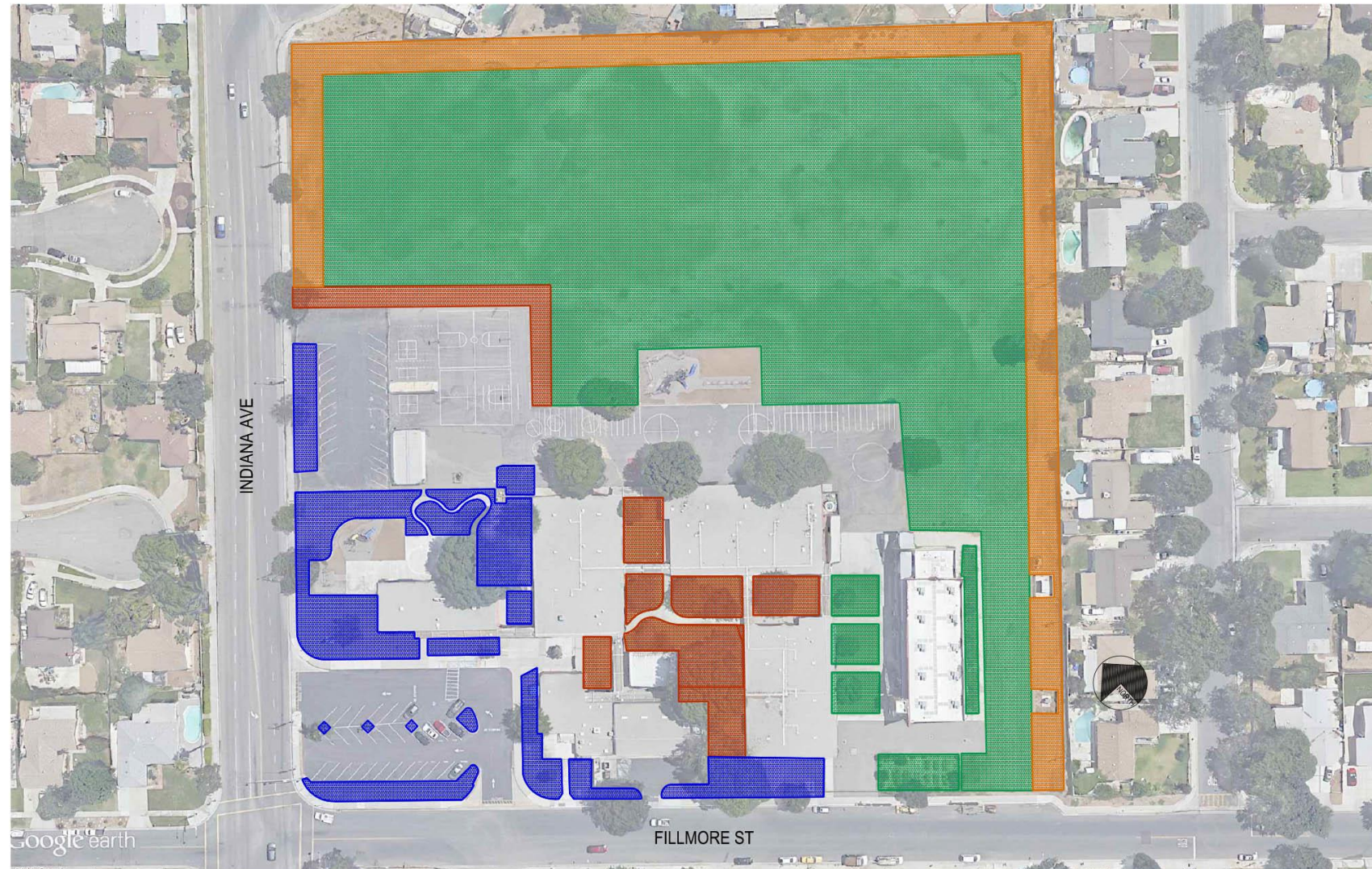
Plant Palette Map Orrenmaa ES

Green – Athletic Playfields and other areas to remain

Blue – Turf / Planting Areas
(Parking & Courtyards)

Red Clay – Reinvigorate exposed areas into soft green spaces.

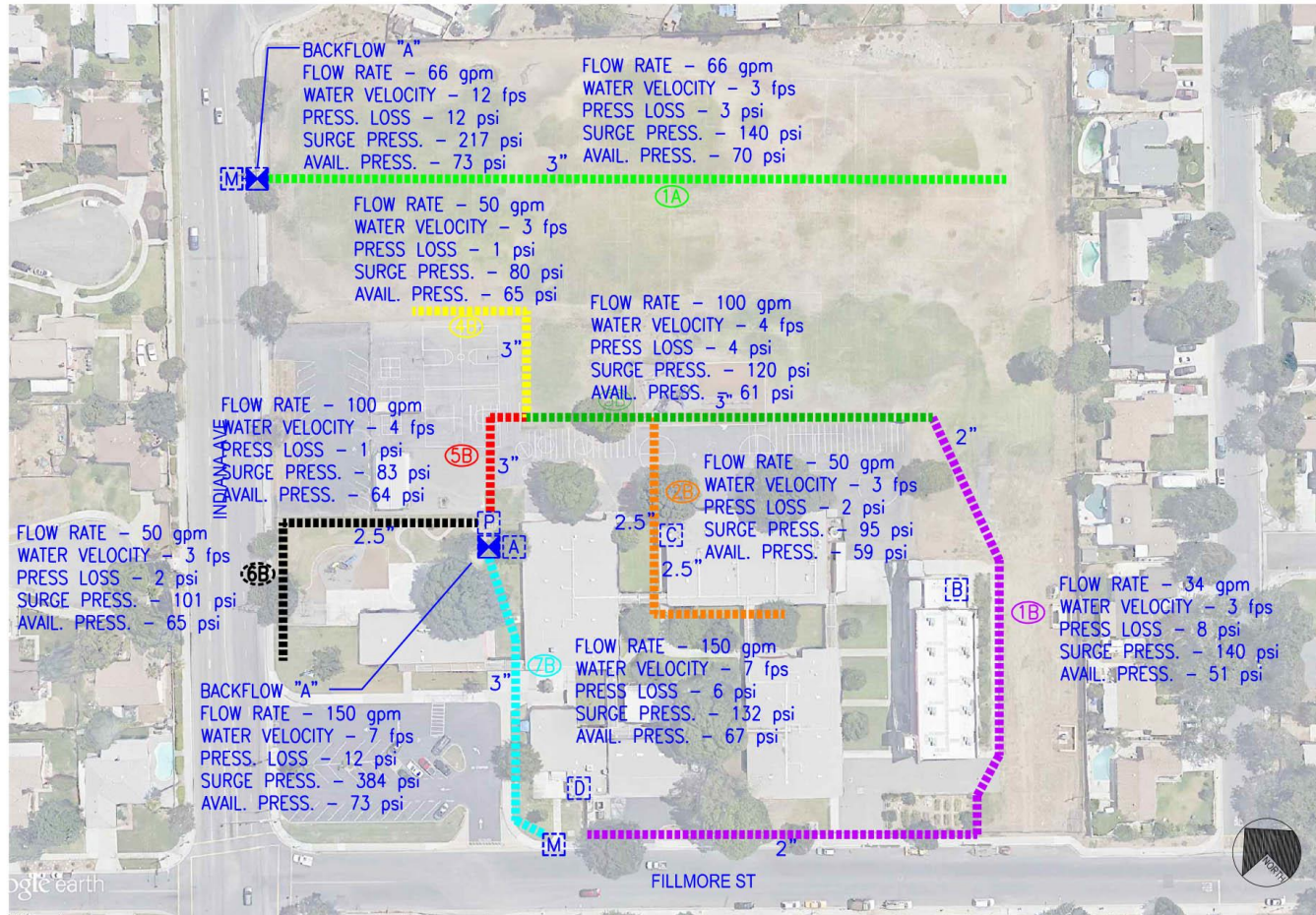
Orange – 15-20' Drought Tolerant Shrubs to meet Option 3 Reductions.



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Existing Irrigation Map – Orrenmaa ES



LEGEND

- EXISTING WATER METER
- EXISTING BACKFLOW PREVENTER
- EXISTING 7 STATION CONTROLLER
- EXISTING 3 STATION CONTROLLER
- EXISTING 18 STATION CONTROLLER
- EXISTING 7 STATION CONTROLLER
- EXISTING PUMP STATION
- EXISTING IRRIGATION MAINLINE

ISSUE SUMMARY

1. NO MASTER VALVE OR FLOW SENSOR PRESENT IN IRRIGATION SYSTEM.
2. EXISTING WATER METER ON FILLMORE STREET FEEDS BOTH BUILDINGS AND LANDSCAPE AREA.
3. EXISTING WATER METER ON INDIAN AVE FEEDS SPORTS FIELD ONLY.
4. THE FILLMORE ST METER IS PROTECTED BY AN ANTIQUATED ATMOSPHERIC VACUUM BREAKER WITH CONTROLLER "B", "C", AND "D" SHARING FLOW.
5. THE SURGE PRESSURE AT ATMOSPHERIC VACUUM BREAKER IS HIGH AT 384PSI.
6. FILLMORE ST METER IS UNDERSIZED.
7. EXISTING PUMP STATION IS ANTIQUATED AND NOT FUNCTIONAL.

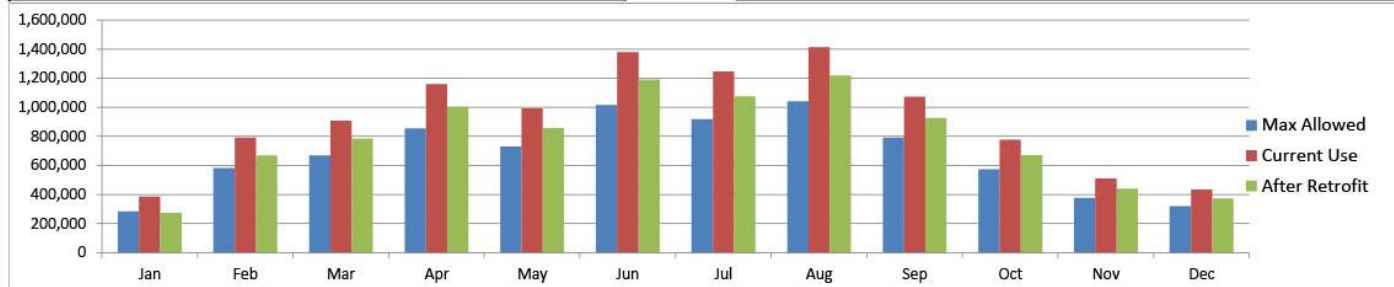
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Water Reduction Options – Orrenmaa ES

SUMMARY	
Estimated Current Water Use	11,081,697 Gallons/Yr
Maximum Water Allowed (Baseline)	8,166,284 Gallons/Yr
Retrofit Estimated Water Use	9,492,926 Gallons/Yr
Estimated Reduction	1,588,772 Gallons/Yr
Percent Reduction	14%

Recommended Action	
Existing turf to shrub ratio	98.6% Turf to 1.4% Shrub
Reduce turf to shrub ratio to	92.2% Turf to 8.8% Shrubs
Replace all controllers to Smart Controller	

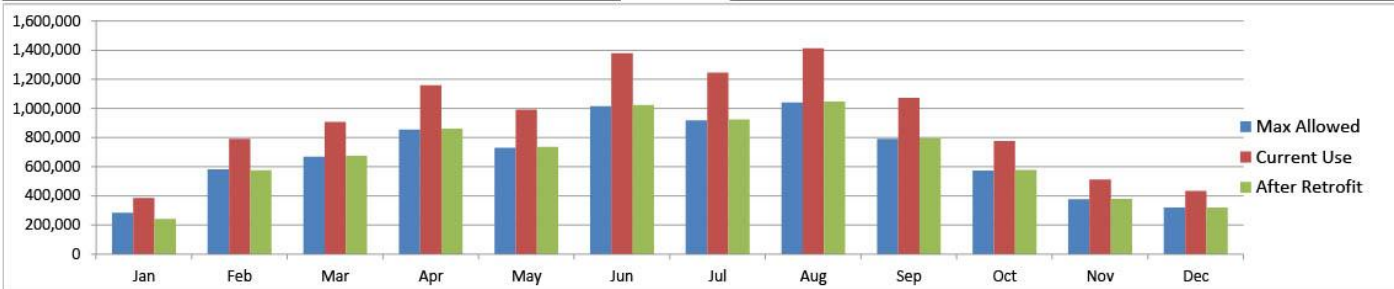


Option 1 – 14% Reduction (1,588,772 Gal/Yr)
\$6,672.84 (\$0.0042 / Gal)

Recommended Action	
Existing turf to shrub ratio	98.6% Turf to 1.4% Shrub
Reduce turf to shrub ratio to	92.2% Turf to 8.8% Shrubs
Replace all controllers to Smart Controller	

SUMMARY	
Estimated Current Water Use	11,081,697 Gallons/Yr
Maximum Water Allowed (Baseline)	8,166,284 Gallons/Yr
Retrofit Estimated Water Use	8,168,470 Gallons/Yr
Estimated Reduction	2,913,227 Gallons/Yr
Percent Reduction	26%

Recommended Action	
Existing turf to shrub ratio	98.6% Turf to 1.4% Shrub
Reduce turf to shrub ratio to	73.8% Turf to 26.2% Shrubs
Replace all controllers to Smart Controller	



Option 3 – 26% Reduction (2,913,227 Gal/Yr)
\$12,235.55 (\$0.0042)

Recommended Action	
Existing turf to shrub ratio	98.6% Turf to 1.4% Shrub
Reduce turf to shrub ratio to	73.8% Turf to 26.2% Shrubs
Replace all controllers to Smart Controller	

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Plant Palette Map Villegas MS

Green – Athletic Playfields to remain as turf

Blue – Turf / Planting Areas
(Parking & Courtyards)

Red Clay – Regrade to address drainage.

Drought Tolerant Plants

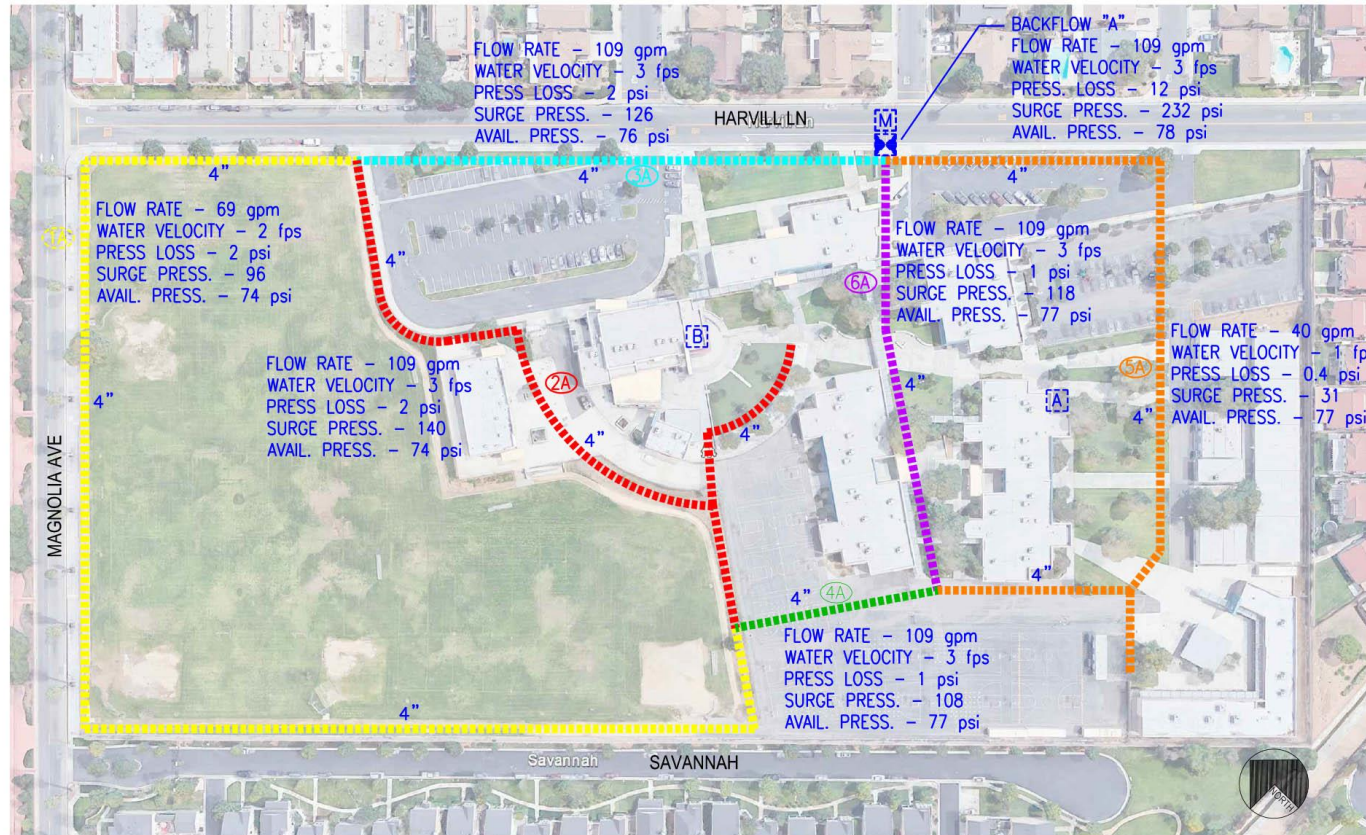
Orange – Currently Artificial Turf



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Existing Irrigation Map – Villegas MS



LEGEND

- EXISTING WATER METER
- EXISTING BACKFLOW PREVENTER
- EXISTING 7 STATION CONTROLLER
- EXISTING 3 STATION CONTROLLER
- EXISTING IRRIGATION MAINLINE

ISSUE SUMMARY

1. NO MASTER VALVE AND FLOW SENSOR PRESENT IN IRRIGATION SYSTEM.
2. EXISTING CONTROLLERS DO NOT UTILIZE WEATHER STATION DATA.

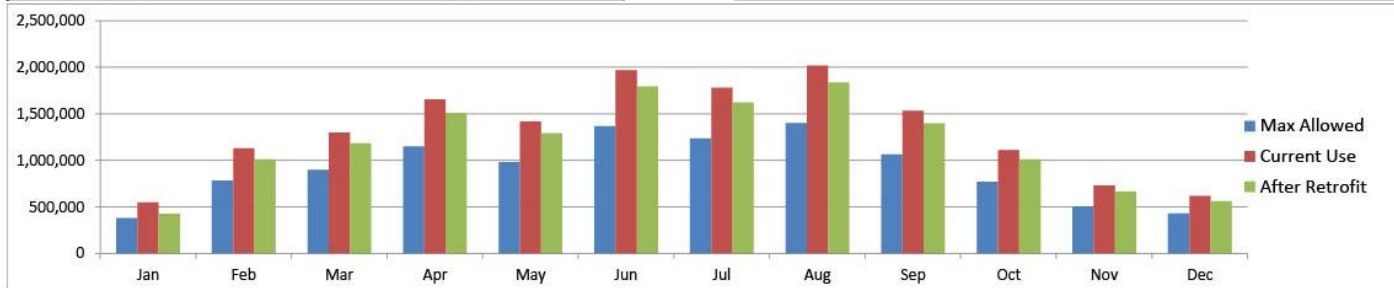
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Water Reduction Options – Villegas MS

SUMMARY	
Estimated Current Water Use	15,836,463 Gallons/Yr
Maximum Water Allowed (Baseline)	10,995,924 Gallons/Yr
Retrofit Estimated Water Use	14,336,198 Gallons/Yr
Estimated Reduction	1,500,265 Gallons/Yr
Percent Reduction	9%

Recommended Action	
Existing turf to shrub ratio	92.4% Turf to 7.6% Shrub
Reduce turf to shrub ratio to	89.6% Turf to 10.4% Shrubs
Replace all controllers to Smart Controller	

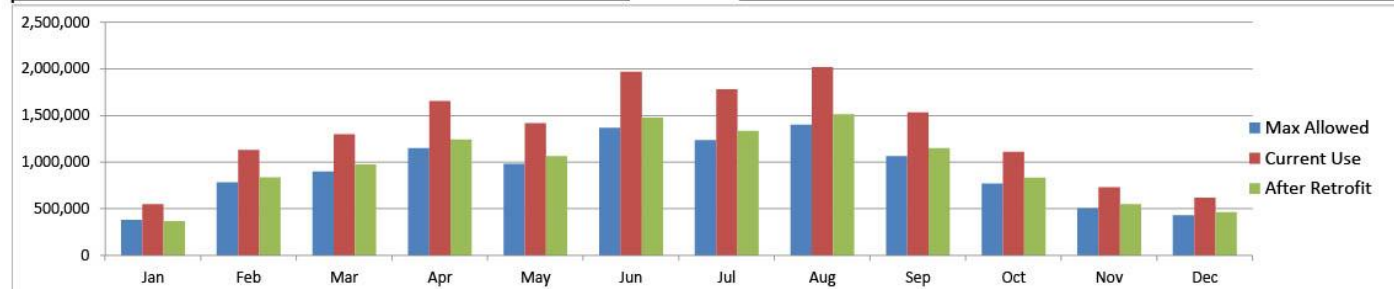


Option 1 – 9% Reduction (1,500,265 Gal/Yr)
\$6,301 (\$0.0042)

Recommended Action	
Existing turf to shrub ratio	92.4% Turf to 7.6% Shrub
Reduce turf to shrub ratio to	89.6% Turf to 10.4% Shrubs
Replace all controllers to Smart Controller	

SUMMARY	
Estimated Current Water Use	15,836,463 Gallons/Yr
Maximum Water Allowed (Baseline)	10,995,924 Gallons/Yr
Retrofit Estimated Water Use	11,829,767 Gallons/Yr
Estimated Reduction	4,006,696 Gallons/Yr
Percent Reduction	25%

Recommended Action	
Existing turf to shrub ratio	92.4% Turf to 7.6% Shrub
Reduce turf to shrub ratio to	74.3% Turf to 25.7% Shrubs
Replace all controllers to Smart Controller	



Option 2 – 25% Reduction (4,006,696 Gal/Yr)
\$16,828 (\$0.0042)

Recommended Action	
Existing turf to shrub ratio	92.4% Turf to 7.6% Shrub
Reduce turf to shrub ratio to	74.3% Turf to 25.7% Shrubs
Replace all controllers to Smart Controller	

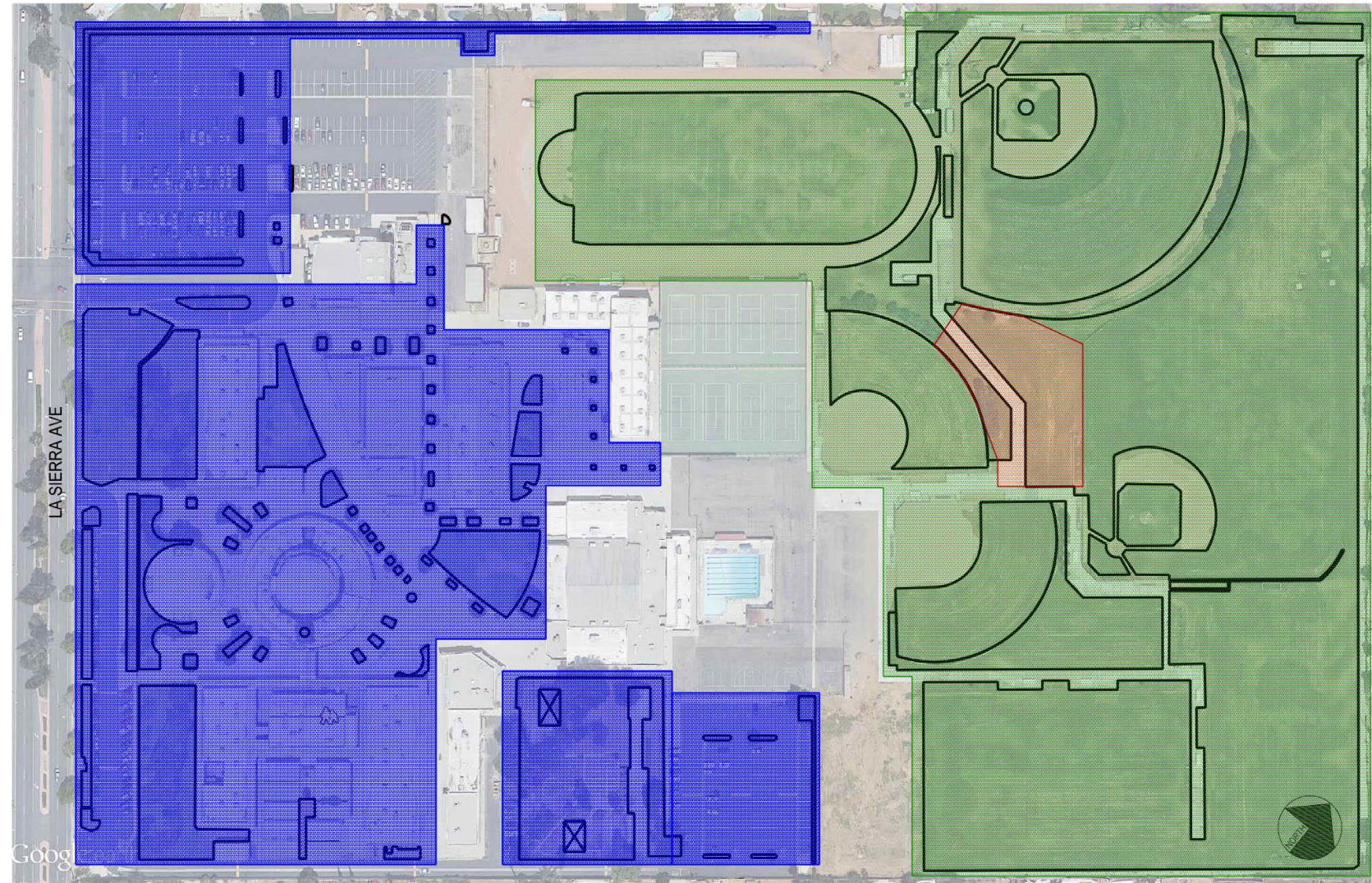
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Plant Palette Map La Sierra HS

Green – Athletic Playfields to remain as turf

Blue – Turf / Planting Areas
(Parking & Courtyards)

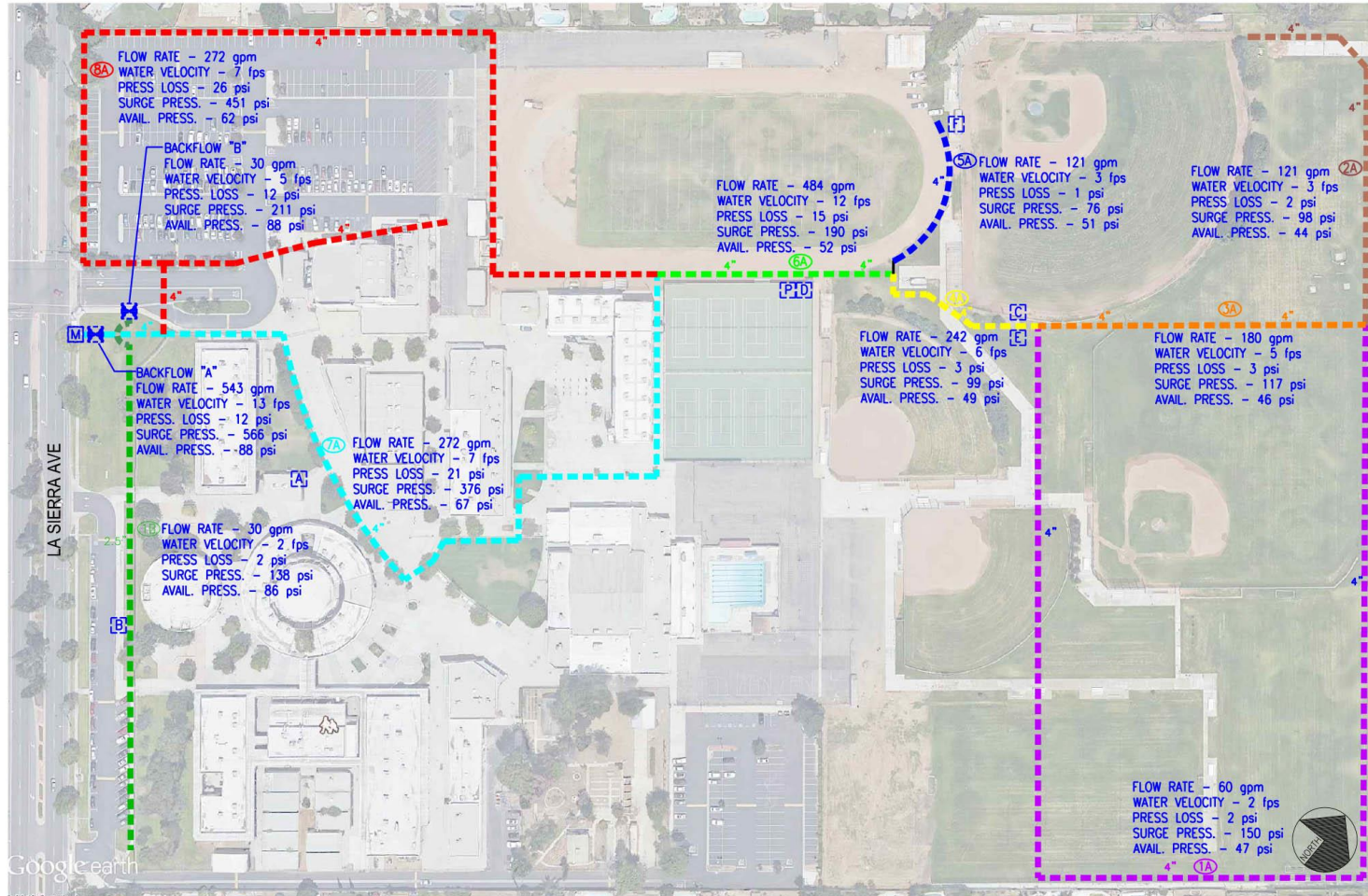
Orange – Turf Basin between
ball fields to address
drainage.



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Existing Irrigation Map – La Sierra HS



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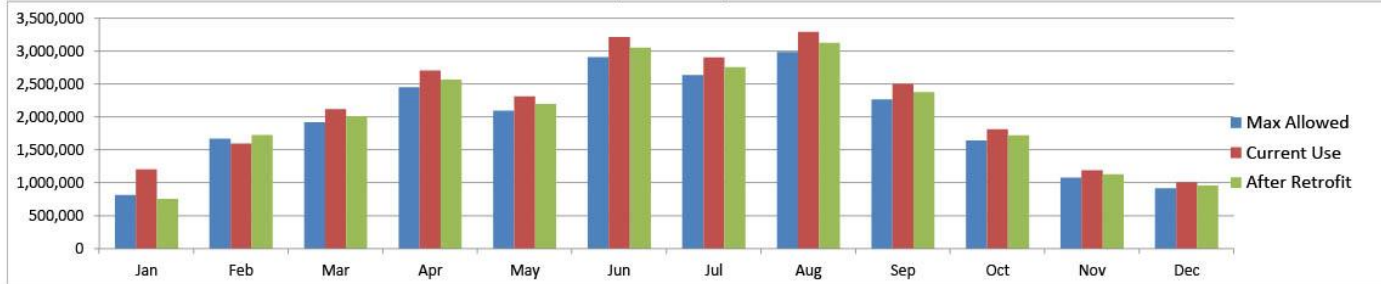




Water Reduction Options – La Sierra HS

SUMMARY	
Estimated Current Water Use	25,900,823 Gallons/Yr
Maximum Water Allowed (Baseline)	23,421,353 Gallons/Yr
Retrofit Estimated Water Use	24,410,224 Gallons/Yr
Estimated Reduction	1,490,599 Gallons/Yr
Percent Reduction	6%

Recommended Action	
Replace all controllers to Smart Controller	

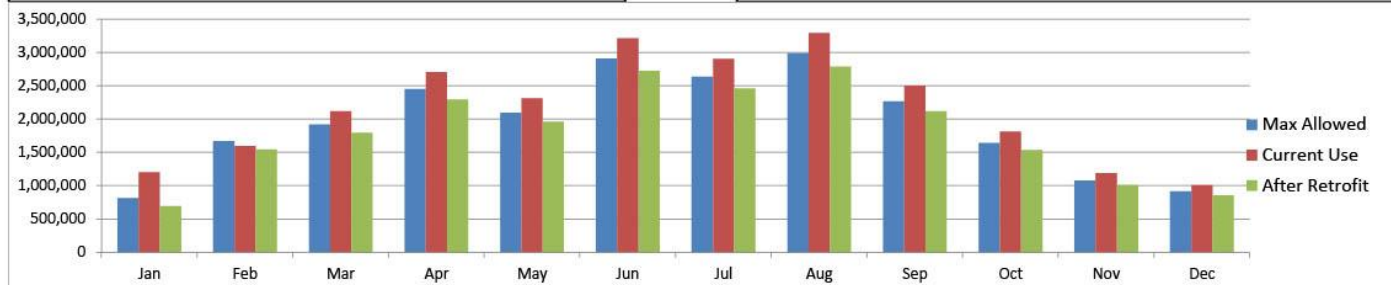


Option 1 – 6% Reduction (1,490,599 Gal/Yr)
\$6,261 (\$0.0042)

Recommended Action	
Replace all controllers to Smart Controller	

SUMMARY	
Estimated Current Water Use	25,900,823 Gallons/Yr
Maximum Water Allowed (Baseline)	23,421,353 Gallons/Yr
Retrofit Estimated Water Use	21,818,532 Gallons/Yr
Estimated Reduction	4,082,291 Gallons/Yr
Percent Reduction	16%

Recommended Action	
Existing Turf to Shrub Ratio	96% Turf to 4% Shrub
Convert to	81% Turf to 19% Shrubs
Replace all controllers to Smart Controller	
Replace existing spray nozzles to high efficient nozzles	



Option 3 – 16% Reduction (4,082,291 Gal/Yr)
\$17,146 (\$0.0042)

Recommended Action	
Existing Turf to Shrub Ratio	96% Turf to 4% Shrub
Convert to	81% Turf to 19% Shrubs
Replace all controllers to Smart Controller	
Replace existing spray nozzles to high efficient nozzles	

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Landscape & Irrigation

Return on Investment (ROI) –
Estimate 5 years.

Equipment Life – 12 to 15 years

Option 1 – Replace Turf with
Shrubs (8%)

Option 2 / 3 – Replace Turf with
Shrubs (20% – 30%)

Replace Equipment, Irrigation
Lines, Current Code

Initial Cost		
	Option 1	Option 2 / 3
Elementary School (ES) Size Sites	\$ 30,000	\$ 55,000
Middle School (MS) Size Sites	\$ 30,000	\$ 80,000
High School (HS) Size Sites	\$ 30,000	\$ 85,000
District-wide ES (15)	\$ 450,000	\$ 825,000
District-wide MS (4)	\$ 120,000	\$ 320,000
District-wide HS (3)	\$ 90,000	\$ 255,000
	\$ 660,000	\$ 1,400,000
Annual Savings		
	Option 1	Option 2 / 3
Elementary School (ES) Size Sites	\$ 6,000	\$ 11,000
Middle School (MS) Size Sites	\$ 6,000	\$ 16,000
High School (HS) Size Sites	\$ 6,000	\$ 17,000
District-wide ES (15)	\$ 90,000	\$ 165,000
District-wide MS (4)	\$ 24,000	\$ 64,000
District-wide HS (3)	\$ 18,000	\$ 51,000
	\$ 132,000	\$ 280,000

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Alvord Unified School District

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Maintenance Work Order System



Maintenance Work Order Program

MaintenanceConnectPro

- Cloud-based work order management software
- Implemented in May 2016
- Ipad Pilot Program – FY 17/18
 - 7 Initial testers increased to 40
 - Voluntary Program
- Site Administrators –
 - View Reports
 - Status of Work Orders

“...I am loving the tablet. I feel that it gives me a level of flexibility that was previously lacking. I truly believe that having them will enable the work to be completed more quickly and efficiently. No complaints here. “

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Work Orders – 2017-18

Trends:

- Increase in Completed Work Orders.
- Increase in items being done in less than 7 days, 8-14 days & 15-30 days.

Maintenance & Operations - Work Order Stats					
	Received	Completed	< 7 Days	8 - 14 Days	15 - 30 Days
July	465	33	13	2	8
August	1039	116	64	13	5
September	649	25	13	3	7
October	612	70	45	1	216
November	472	3282	136	94	88
December	371	448	181	37	39
January	581	555	278	65	81
February	447	503	211	24	88
March	621	595	294	63	88
April	463	437	202	52	56
May	526	457	188	50	84
June	515	436	152	69	31
Totals	6761	6957	1777	473	791
Avg.	563	580	148	39	66

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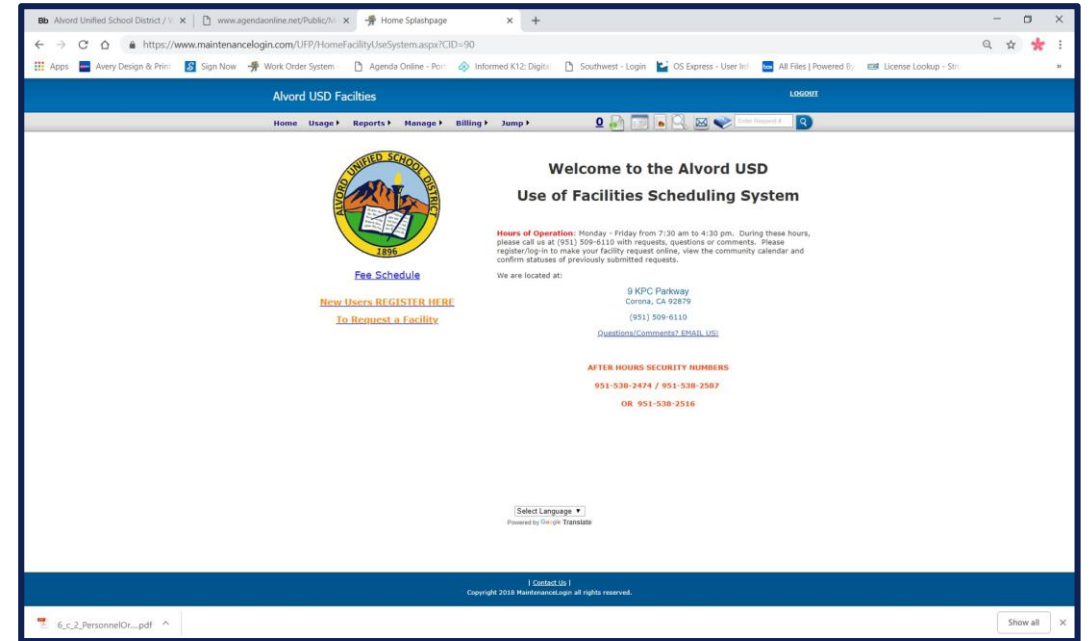
Civic Center Act – Use of Facilities



Use of Facilities Program

FacilitiesConnectPro

- Cloud-based facility use management software
- Target implementation: Fall / Winter 2018
- Average use of facilities application per month: 16
- Eliminate paper waste
- Automate approvals



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Surplus Property Advisory Committee (7-11)



4671 La Sierra Ave

Board Presentation – 5/17/16

Propose members – August Board Meeting

Lot Size: 3.84 acres



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Questions

Alvord has over 2 million square feet of buildings with a combined age of 1,038 years old located on 618 acres of land

Every day is different, I am constantly faced with an issue that needs to be immediately addressed, which keeps me on my toes.

