Long Range Facility Audit 2009-2019

Clovis Unified School District • August 2009

Cedarwood Elementary School

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HMC Architects

Acknowledgements

HMC Architects submits the CUSD Facility Needs Assessment with acknowledgement to the District's Facility Division, Maintenance & Operations staff, Director of Construction & Engineering and over-all support from the office of the Assistant Superintendent, Facility Services. HMC would like to acknowledge the District Facility Audit Leadership team (listed below) for their support of the process to clarify and define the District building standards and their ongoing support of the facility audit process.

Board of Education
Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny Hovsepian
Elizabeth J. Sandoval
Scott Troescher
Jim van Volkinburg, DDS

District Superintendent
Terry Bradley, Ed.D, Superintendent

Steering Committee
Don Ulrich, Assistant Superintendent, Facility Services
Steve Ward, Associate Superintendent, Business Services
John Poytress, Director of Plant Operations
Stan Kawaguchi, Grounds Supervisor
Brad Pawlowski, Maintenance Supervisor
Chris Allen, Custodial Supervisor
Bill Rice, Custodial Supervisor
Robert Schram, Food Services Supervisor
Rick Lawson, Director of Construction Services
Dan Resciniti, Director of Technology Services
Joe Bjerke, Director of Transportation

HMC Architects

Acknowledgements (cont'd)

HMC Architects and Harris Construction also recognize the following team of local consultants for their diligence in conducting a detailed assessment of the current facilities on 33 school sites and 12 District support facilities constructed prior to 2001 in the time schedule outlined by the District. In addition, all District facilities were assessed for the condition of technology. Their recommendations and insights are based on over 100 years of collective experience in public school construction.

Consultant	Company	Role
Scott Griffith	HMC Architects	Principal in Charge
Walt Byrd	HMC Architects	Project Manager
Jeff Berrios, Mandie Abels, Rick Sacksteder, Stanley Ng	HMC Architects	Building Conditions
Doug Reitz	Harris Construction	Cost Estimation & Scheduling
Tyler Arrigoni, John Fowler, Gil Galvan	OneInterface.net	Electrical & Technology
Gary Lindeman, David Oustad	Lawrence, Nye, Anderson	Mechanical & Plumbing
Sean Smith, Fred Wong	Blair, Church & Flynn	Site, Turf, Irrigation

Our team recognizes the extraordinary commitment of the Clovis community for supporting five local school bond measures, and the Clovis Unified School District Governing Board and Superintendent for their commitment to providing "world class" facilities for the students, staff and community. Faced with significant encroachments to the general fund, the CUSD Governing Board continues to prioritize funding for the construction of new schools, modernization and improvement of existing facilities, and Maintenance & Operation. Although our team has identified a significant amount of work for the District for over the next 10 years, every consultant commented on the excellent condition of the facilities targeted in this audit. Our team also recognizes the on-going efforts of the Plant Operations staff for their commitment to maintain all District facilities in excellent condition.

Last but not least, our team would like to express appreciation to HMC's Ontario Office for their support of this project. In particular, we would like to recognize Amanda Ishak and Matt Endsley. Amanda and Matt proved to be an invaluable resource for our team in producing a final product that will serve as a roadmap to provide outstanding facilities for the students and staff of the Clovis Unified School District.

Executive Summary/Planning Guidelines

The primary goal of the CUSD Long Range Facility Audit was to provide the same “standard” of learning environment for all students, and working environment for all employees. The Clovis Unified School District issued a Request for Proposals on October 12, 2008 to select a firm to conduct a Long Range Facility Needs Assessment. On December 1, 2008, the District selected HMC Architects, in partnership with Harris Construction, to clarify the District’s building and equipment standards, and to conduct a detailed facility needs assessment of existing facilities constructed prior to 2001. The condition of the technology infrastructure was assessed for all District sites, as well.

The objectives of the CUSD Facility Audit Request for Proposals were:

- Identify standards for the District’s infrastructure
- Assess District facilities constructed prior to 2001 against these standards
- Assess all District facilities against standards for technology infrastructure
- Identify , prioritize, and estimate costs for projects that will move all District facilities toward approved standards
- Identify projects into a 10 Year Facility Master Plan, with projects prioritized for 1-2 years, 3-5 years, and 6-10 years

Project Scope

The scope of work for the CUSD Long Range Facility Audit included conducting a comprehensive audit of all current CUSD facilities constructed prior to 2001 (all sites were assessed for the condition of the technology infrastructure), including facilitating multiple meetings with site and District staff to clarify building and equipment standards for the following disciplines:

- Site Work
- Architectural/Building Conditions
- HVAC
- Plumbing
- Electrical
- Technology on all District facilities

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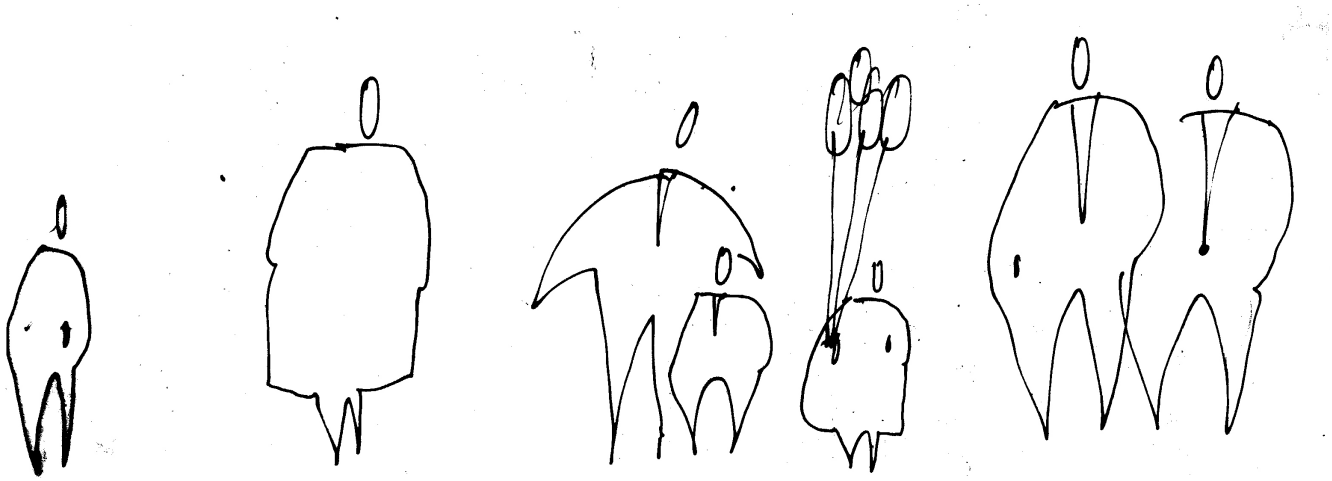
Project Timeline

Phase 1: Completed by January 31, 2009
- Facilitate multiple meetings with District personnel to establish facility and equipment standards for disciplines identified

Phase 2: Completed by May 31, 2009
- Conduct an assessment of all facilities constructed prior to 2001 and identify projects that will bring indentified deficiencies up to approved District standards

Phase 3: Completed by June 30, 2009
- Conduct a Governing Board workshop to update the Board and District Administration regarding the status of the CUSD Long Range Facility Audit
- Present a final report to District Leadership and CUSD Governing Board in both a written and electronic format



Project Process

The following phases of work were established to address the scope of the CUSD Long Range Facility Audit within the timeframe established by the District. The expected outcome was to deliver a 10-Year Facility Master Plan, based on professional experience, and aligned with current and future funding opportunities.

Phase 1: Meet with District Facility Leadership Team to clarify District Building Standards

Task 1: Introduce Facility Needs Audit process to District Leadership through multiple District forums (Supt. Cabinet, Supt. Staff, Area Leadership meeting, District SART)

Task 2: Review the following data related to the standard and condition of current facilities
- Elementary Education Specifications and Building Standards
- District maintenance records
- 10-year deferred maintenance program
- 10-year District Facilities Master Plan

Task 3: Meet with District Facility Leadership Team
- Scheduled milestones for the project
- Clarify educational program goals and District Strategic Plan
- Clarify the program for District Support Facilities
- Establish sustainability goals and green practices for the project
- Clarify equity standards and community expectations for each school
- Establish District Building & Equipment Standards

Task 4: Meet with site Principals and designated District staff of targeted sites:
- The facility audit process and purpose
- Schedules and tasks
- Site/facility self-assessment Zoomerang model
- Clarify difference between District maintenance projects and facility audit projects

Phase 2: Comprehensive Assessment of Facilities to identify deficiencies to District Standards

Task 1: Project Monitoring Schedule
- Establish milestone meetings to include:
  - Site kick-off meetings
  - Site self-assessment schedule
  - Site visitations
  - Summery schedule with site staff
- Conduct “mock” facility audit of elementary, secondary and support site
  - Train consultants for consistency
  - Establish common check lists for consultant to report findings from site visits
  - Provide results of site self-assessment surveys to consultants prior to visitation of the sites
- Create and distribute a Site-Self Assessment Tool for the Principal and the Plant Supervisors to complete prior to consultant visits to sites
  - The Principal survey focused on how the facilities on their sites are addressing the following District Aims:
    - Maximizing Student Achievement
    - Ensuring a safe and positive learning environment
    - Principals and Directors were also asked to prioritize up to three facility projects on their campus
  - The Maintenance & Operations Survey focused on how the facilities are addressing the

Project Process (cont'd)

following District Aim:
Operating with increasing efficiency and effectiveness

- Conduct facility audit to evaluate condition, and relationship to District Standards for each building
  - Consultants submit visitation schedules for site review
  - Site custodial staff and District maintenance staff available as needed to assist the audit team
- Conduct regular "milestone" meetings with consultants at the conclusion of each group of site visitations
  - Site observation checklist are submitted to Harris Construction for cost estimating, escalated to time of construction
- Consultants complete a summary report of findings, including, but not limited to, the following:
  - Itemized and detailed list of equipment condition, replacement schedule, infrastructure upgrades, modernizations/facility improvements to bring all sites into compliance with current accessibility, building codes, District educational specs, and/or standards sorted by site and by building
  - Make recommendations for future projects: 1-2 years, 3-5 years and 6-10 years
  - Project scope and schedule of work
  - Estimate costs to the date of construction for each project

Phase 3: Final Deliverable for the District Facility Assessment Projects

Task 1: Prepare milestone meeting report for the District Board Sub Committee

Task 2: Prepare final deliverable document for Principals, Facility & Plant Op Departments, Governing Board, and Superintendent
- Facility Master Plan sorted by site which includes replacement and repair schedules
- Projects sorted by Energy, Deferred Maintenance, Health & Safety, and ADA
- Prioritize projects for the next 1-2 year, 3-5 years and 6-10 years
- Escalate cost of each project to date of construction

Task 3: Present findings and "draft" deliverable to the Governing Board
- Schedule a Board Workshop to present findings

Task 4: Final Deliverable
- Governing Board to receive summary report of findings, including identified projects (including cost estimates) for all sites
- The District Facility Leadership Team to receive a detailed summary of findings, including identified projects (included cost estimates) for all sites in a written and electronic format
  The District will have ability to adjust and manipulate the database to respond to changing conditions within the District.
- Site Principals/directors will receive a summary report of findings and projects for their school/ District site (including cost estimates)

Task 5: Implementation of the Long Range Facility Audit
- Update Elementary and Secondary Educational Specifications
- Conceptual Design for projects based on educational specifications
- Create an implementation schedule for identified projects

Project Recommendations

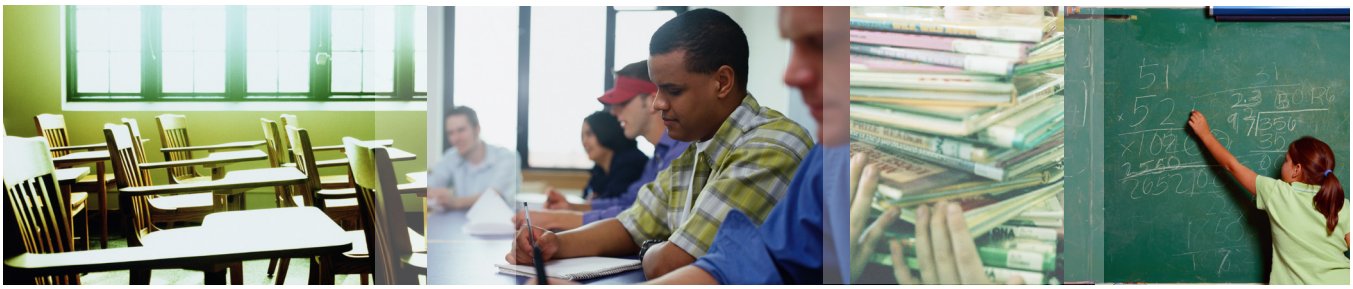
District Administrators, Principals, and Directors were provided an opportunity to identify projects they believed would enhance the efficiency and effectiveness of the District Mission “to be a quality educational system, providing the opportunity for all students to reach their potential in mind, body and spirit.” A wide variety of projects were suggested by the District. Individual projects were evaluated by our team of consultants, based on the following criteria, to determine their feasibility and practicality for the District:

- Alignment to the approved District building standards and educational specifications
- Alignment to the current educational program need(s) requested with the project
- Feasibility of cost to the District (based on our opinion) and space availability on the site

Cost estimations were only done on projects that our consultants felt aligned to the components of our “decision-making” criteria. Only projects that were determined to be feasible and practical were included in the site narratives.

Cost Estimation

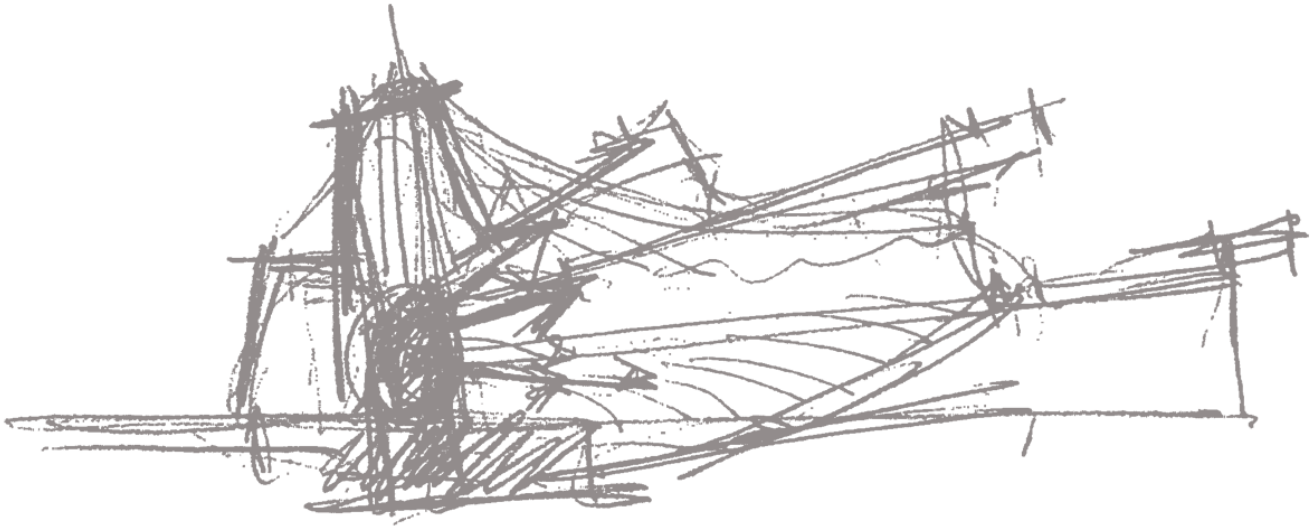
Potential project costs were estimated according to the cost index at the time of construction. An inflation calculator was incorporated into the detailed Excel spreadsheets for each site. Costs were estimated using a baseline average for equipment, materials & labor, and should be considered “estimates”. An additional 25% was added to each project that includes the “fees” for testing, inspection, and architectural/engineering. These costs (are in addition to the project construction costs) will need to be considered when the District chooses to schedule the project.



Final Deliverables

Results were presented to the District in various formats depending on the needs of the end user. Below is a summary of the contents for these reports.

District Staff	CUSD Facility Audit Report
Governing Board and District Superintendent	District overview, including a Power Point presentation
Office of Facility Services Office of Maintenance and Operations	District summary, summary of all schools and support facilities (including supporting detailed spreadsheets and consultant checklists)
Site Principals	School Site Summary Report



The Implementation of a 10-Year Facility Needs Master Plan

The CUSD Facility Needs Audit will provide the District access to a significant amount of data, information, and recommendations regarding the condition of District facilities constructed prior to 2001 (and the technology infrastructure for all facilities). The primary goal of the CUSD Facility Needs Assessment was to develop a long range plan to bring all District school facilities, and support facilities, up to current approved District building and equipment standards. How the District chooses to use this data, information and recommendations to guide their decision making process, will be critical to the success of this effort.

It is our recommended that the District consider the CUSD Facility Audit within the context of a long range (10-year) Facility Master Plan. A 10-Year Facility Master Plan should be flexible and adaptable to changing conditions within the District and community. We feel that it will be essential to base decisions on a well crafted set of Elementary and Secondary Educational Specifications.

Another critical factor to be considered by the District will be the availability of state and local funding. It is our recommendation that an open dialogue begin immediately with the community to illustrate the need to upgrade current facilities well in advance of a formal campaign for a bond measure.

Important components that we recommend the District to consider, is to fully implement the results of the Long Range Facility Audit, are the following:

1. A thorough review and update of the District's current Elementary and Secondary educational specifications and building standards to insure alignment to curriculum and instructional methodologies to appropriate space relationships requirements.
2. Development of a conceptual design master plan, based on the educational specifications, for each building modernization, addition and expansion. These conceptual diagrams should identify the size, configuration and location of new facilities and reconfiguration of existing facilities.
3. Review current funding sources and begin to develop strategies for a future bond campaign. Evaluate the potential community tolerance for future bond initiatives for CUSD.
4. Strategically create a project implementation schedule for future projects indentified in the 10-Year Facility Needs Assessment Master Plan. This schedule must be based on maximizing current and potential funding sources.

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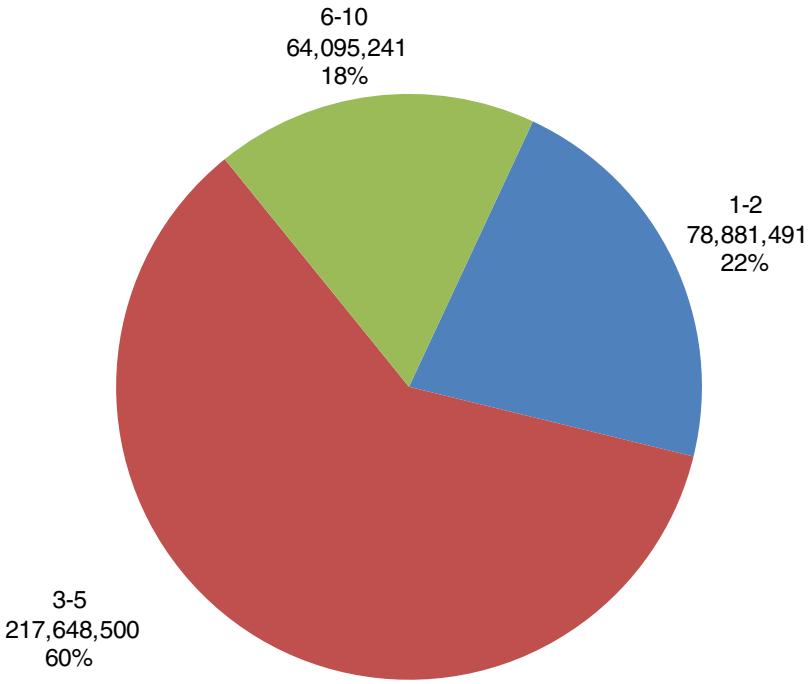
District-Wide Project Data

District Summary



Total District Needs Assessment

Summary by Area	Total
Group 1 - David E. Cook Center	50,304,840
Group 2 - Buchanan Area	77,683,445
Group 3 - Clovis North Area	17,534,207
Group 4 - Clovis Area	91,537,174
Group 5 - Clovis West Area	74,897,993
Group 6 - Clovis East Area	48,667,574
Total	$ 360,625,232

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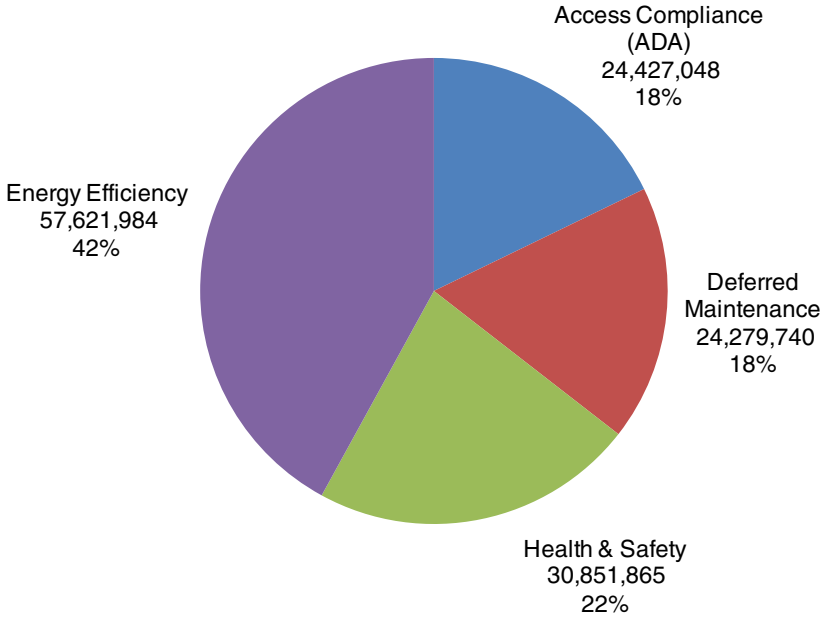
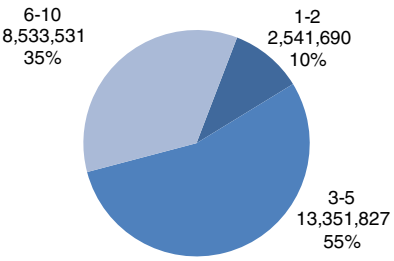
Breakdown by Project Category



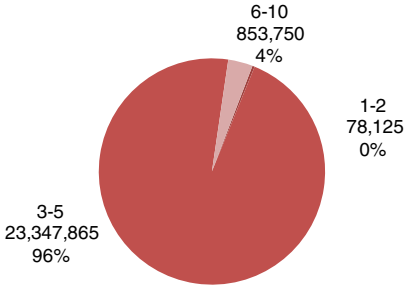
TOTAL: $137,180,638

Access Compliance (ADA)



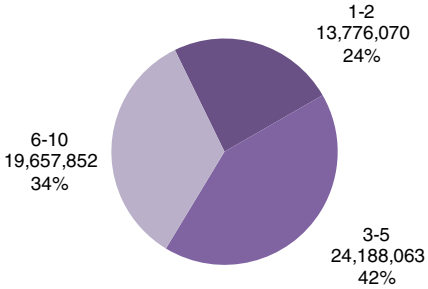
TOTAL: $24,427,048

Deferred Maintenance



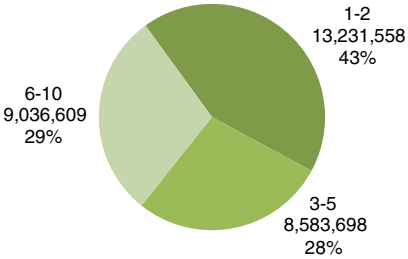
TOTAL: $24,279,740

Energy Efficiency



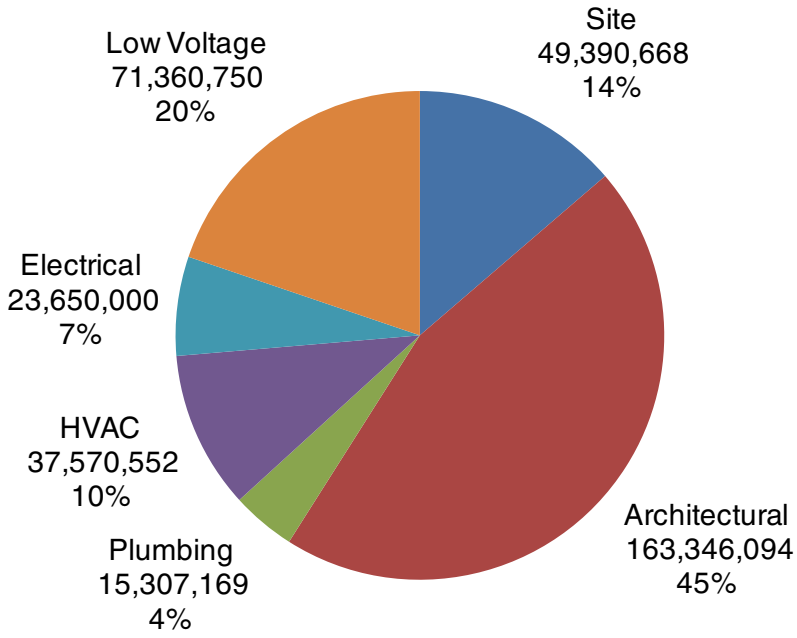
TOTAL: $57,621,984

Health & Safety



TOTAL: $30,851,865

Total by Discipline



TOTAL: $360,625,232

Total District-Wide Needs Assessment

Summary by Discipline	1-2	3-5	6-10	TOTAL BY PROJECT CATEGORY
Site	13,085,930	20,967,763	15,336,975	49,390,668
Architectural	58,125	163,287,969	-	163,346,094
Plumbing	747,078	2,580,297	11,979,794	15,307,169
HVAC	9,138,608	14,504,597	13,927,347	37,570,552
Electrical	9,400,000	6,832,500	7,417,500	23,650,000
Low Voltage	46,451,750	9,475,375	15,433,625	71,360,750
Total	$ 78,881,491	$ 217,648,500	$ 64,095,241	$ 360,625,232

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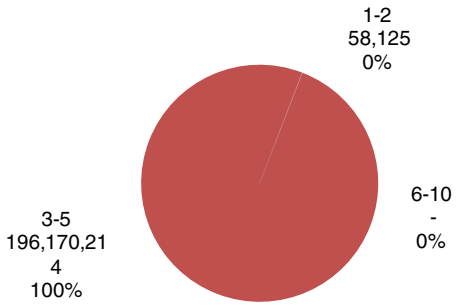
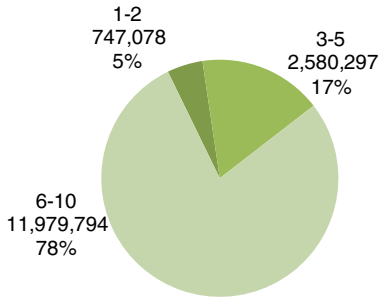
Breakdown by Discipline

Architectural



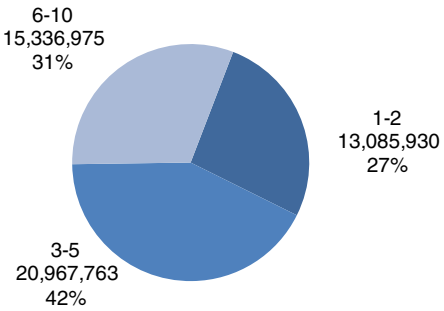
TOTAL: $163,346,094

Plumbing



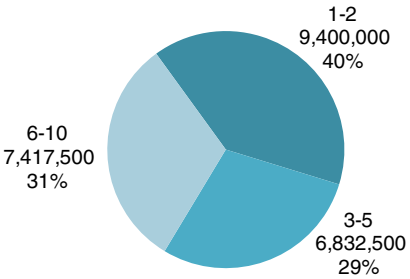
TOTAL: $15,307,169

Site



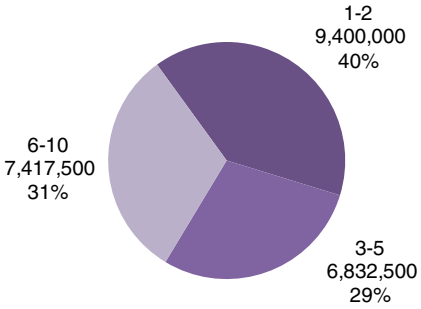
TOTAL: $49,390,668

Electrical



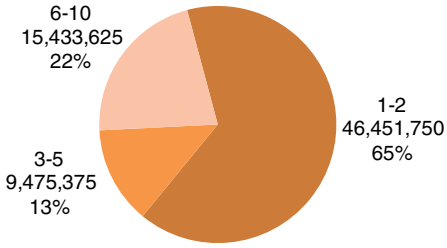
TOTAL: $23,650,000

Mechanical



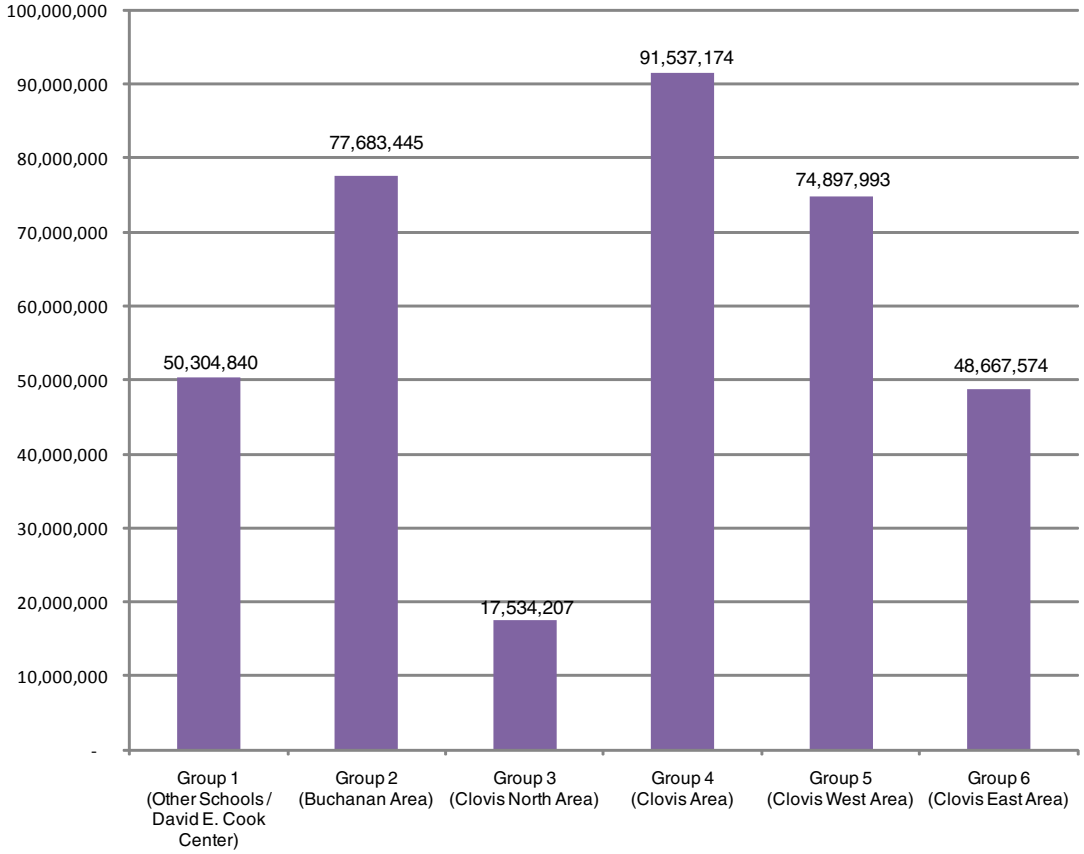
TOTAL: $37,570,552

Low Voltage

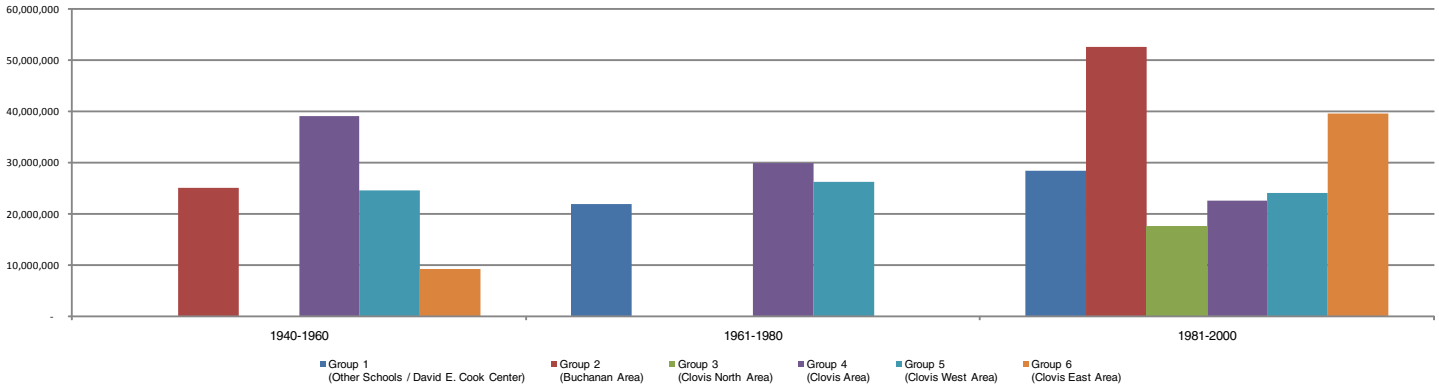


TOTAL: $71,360,750

Total by High School Attendance Area



Summary by Year of Construction



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District Wide Summary

School	1-2	3-5	6-10	TOTALS
Alta Sierra Intermediate School	2,496,910	5,216,060	2,096,841	9,809,811
Buchanan High School	2,186,412	21,113,939	6,053,820	29,354,171
Bud Rank Elementary School	110,000	0	263,125	373,125
Cedarwood Elementary School	1,436,885	2,494,889	600,128	4,531,902
Center for Advanced Research and Technology	1,196,649	223,846	3,290,386	4,710,881
Century Elementary School	1,417,335	2,656,039	1,667,101	5,740,475
Clark Intermediate School	2,474,515	11,935,481	3,538,113	17,948,109
Clovis Adult School	932,248	1,147,288	771,922	2,851,457
Clovis East High School	2,314,387	7,211,415	3,167,906	12,693,708
Clovis Elementary School	1,100,364	1,428,374	1,369,444	3,898,181
Clovis High School	2,410,497	15,979,777	6,308,134	24,698,408
Clovis North Educational Complex	16,250	0	0	16,250
Clovis West High School	3,061,024	8,037,810	3,922,954	15,021,788
Cole Elementary School	2,028,375	6,622,411	618,425	9,269,211
Community Day School	993,923	92,800	324,500	1,411,223
Copper Hills Elementary School	1,129,439	3,332,618	866,839	5,328,896
David E. Cook Center	4,113,934	10,129,830	2,608,958	16,852,721
Dry Creek Elementary School	2,934,689	3,401,961	861,266	7,197,916
Fancher Creek Elementary School	2,719,828	3,640,398	505,943	6,866,169
Fort Washington Elementary School	1,384,638	2,223,079	817,482	4,425,198
Freedom Elementary School	928,750	238,125	786,250	1,953,125
Fugman Elementary School	457,500	168,750	1,521,875	2,148,125
Garfield Elementary School	1,732,454	3,540,405	1,246,270	6,519,130
Gateway/Enterprise Alternative Education	568,218	3,035,519	1,460,165	5,063,902
Gettysburg Elementary School	2,631,511	5,551,824	982,827	9,166,161
Jefferson Elementary School	2,230,678	3,693,616	637,967	6,562,261
Kastner Intermediate School	1,828,375	7,082,309	2,336,927	11,247,611
Liberty Elementary School	2,189,887	4,008,284	337,368	6,535,539
Lincoln Elementary School	1,972,780	2,832,691	969,173	5,774,643
Maple Creek Elementary School	1,166,640	3,864,558	1,131,446	6,162,644
Mickey Cox Elementary School	1,444,861	3,077,500	725,055	5,247,416
Miramonte Elementary School	1,473,484	4,932,677	1,105,791	7,511,951
Mountain View Elementary School	2,203,822	4,700,859	624,754	7,529,436
Nelson Elementary School	2,330,241	2,987,061	517,735	5,835,037
Pinedale Elementary School	1,601,134	11,778,223	973,842	14,353,199
Reagan Elementary School	72,500	0	291,875	364,375
Red Bank Elementary School	1,999,173	2,079,408	888,234	4,966,814
Reyburn Intermediate School	1,609,284	5,748,866	2,748,988	10,107,138
Riverview Elementary School	864,000	298,125	976,250	2,138,375

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District Wide Summary

School	1-2	3-5	6-10	TOTALS
Sierra Outdoor School	802,875	18,460,531	151,250	19,414,656
Sierra Vista Elementary School	2,254,104	5,064,534	544,542	7,863,179
Tarpey Elementary School	2,216,081	5,631,262	790,013	8,637,355
Temperance-Kutner Elementary School	2,858,873	5,295,594	1,016,641	9,171,108
Valley Oak Elementary School	2,597,333	2,702,636	242,364	5,542,333
Weldon Elementary School	2,337,383	3,930,881	386,479	6,654,743
Woods Elementary School	51,250	56,250	1,047,875	1,155,375
Total:	$ 78,881,491	$ 217,648,500	$ 64,095,241	$ 360,625,232

HMC Architects

Site Requested Project List

(as submitted by site Principals)

Group 1: Other Schools/David E. Cook Center

Clovis Adult School

- None

Center for Advanced Research and Technology

- HVAC system needs to be analyzed and repaired to assure a comfortable temperature for student learning. Some rooms exceed 85 degrees on a regular basis
- Replace locks on classroom doors to give teachers capability to lock from inside in the event of threat
- Repair/replace outside security cameras

Gateway/Enterprise Alternative Education

- None

Sierra Outdoor School

- Upper classroom building modernization
- Lower classrooom building modernization
- New Gymnasium
- Irrigation to ball field
- Bus loading and unloading area
- Maintenance and Transportation Building
- Amphitheater stage

Maintenance and Transportation Building

- Additional office space in the maintenance/ transportation building
- Install restroom upstairs in work control area
- Push fence in north parking lot towards Herndon: redevelop parking lot
- Additional T-shed in outside storage area

District Office West

- Landscape face-lift

District Office East

- None

Grounds Building

- Additional grounds building north of the existing grounds building: bays for storage
- Move mechanics shop to new building
- Add concrete and landscaping between Professional Development Building and warehouse

Security and Attendance Building

- None

Warehouse and Graphic Arts Building

- None

District Services Building

- None

Construction Services Building

- None

Group 2: Buchanan Area

Century Elementary School
- Rain gutters added to buildings
- Fix drainage problems around school
- Gates on Kindergarten parking lot to prevent people from driving on campus during off hours
- Review of main parking lot and bus lodaing zone
- Upgrade planter areas

Cole Elementary School
- Technology Infrastructure
- New Multipurpose Room/Cafeteria/Teacher Lounge
- New Administrative office, reception and office staff area

Dry Creek Elementary School
- Construction of a new academic building to house all 4-6 grade classes, music, and special education
- Landscape upgrade

Garfield Elementary School
- A new addition to our library
- Landscaping and concrete areas need to be renovated
- Remodeling of the front office
- Kindergarten storage upgrade

Tarpey Elementary School
- Main office expansion/upgrade
- Landscape upgrade

Woods Elementary School
- None

Alta Sierra Intermediate School
- Library demo kiosk
- Phone systems tech infrastructure
- Landscaping: hills planter flatten mounds

Buchanan High School
- Heating and cooling system needs to be fixed
- Need a new counseling center
- Need a new bathroom facility at the pool

Group 3: Clovis North Area

Bud Rank Elementary School
- None

Copper Hills Elementary School
- Extend student drop off zone

Fugman Elementary School
- None

Mountain View Elementary School
- HVAC upgrade

Riverview Elementary School
- None

Granite Ridge Intermediate School
- None

Clovis North High School
- None

Site Requested Project List (cont'd)

(as submitted by site Principals)

Group 4: Clovis Area

Cedarwood Elementary School

- Add dry wells on #2 and #3 baseball fields (very poor drainage)

Clovis Elementary School

- Have bollards placed throughout the campus so people would not drive on the campus
- Have more signage and red painted curbs for entire frontage road that goes through the campus
- Area, lighting, and sound
- Multipurpose Room window coverings

Mickey Cox Elementary School

- Lighting: improved in kindergarten classrooms, cafeteria and amphitheatre areas
- Air condition corrections: students get irritable and act out when the temperature gets too high in the classrooms and library

Gettysburg Elementary School

- We would love to have a new snack bar, like newer schools have, out by our ball fields. This would also allow us some much needed storage space

Jefferson Elementary School

- Public address/bell system
- Air conditioning both chiller and boiler need to be replaced
- Cameras need to be repaired to work correctly

Red Bank Elementary School

- HVAC
- Teacher workroom expansion
- Access to greater technoloogy in the classroom (projector, wireless, etc.)

Sierra Vista Elementary School

- Library expansion
- Moderization of Multipurpose Room
- AC/Heating system replaced
- Cement upgrade and repair

Weldon Elementary School

- Concrete project in front of A wing and blacktop
- Classroom technology renovation (electrical access, ceiling mounts for LCD, pull down screens)
- Multipurpose Room/Kitchen renovation

Clark Intermediate School

- New gym floor (scheduled: added athletic facilities, field space: Rodeo Grounds)
- Technology that would allow classrooms to have video capabilities
- Amphitheater landscape upgrade
- Room for stagecraft and storage for the MET
- Landscaping, irrigation, and playfield improvements

Clovis High School

- The lockers in the girls locker room need to be replaced from 1969 to provide larger lockers for students to store their backpacks in during PE class to prevent thefts including enough lockers for each student
- Modernization of facilities to have all classrooms have LCD mounts and wiring in the ceiling, computers labs, field houses, band and folklorico practice rooms, etc.

Group 5: Clovis West Area

Fort Washington Elementary School

- None

Liberty Elementary School

- Renovate the main office/library
- Get a new AC/Heating system
- Additional areas for teacher collaboration and storage

Lincoln Elementary School

- New restrooms adjacent to the playground. Currently the only restrooms close by are in the snack bar area and face away from supervision
- Walkway-cement work: cement curbs for flower beds, cement work for raised planter boxes
- Regrading grass: drainage issues

Maple Creek Elementary School

- Air conditioning and heating unit replaced
- Fire alarm system-heat sensors
- Traffic calming devices and speed bumps in parking lot

Nelson Elementary School

- Multipurpose Room modernizing
- HVAC upgrades
- Updating of paint/landscaping
- Technology infrastructure

Pinedale Elementary School

- Multipurpose Room modernizing
- Library Media Center
- Classroom space and design to meet the vision of our schools
- Improvement in technology in the buildings so that it supports our vision, and improvement in the cooling and heating systems
- Remodel Classroom

Valley Oak Elementary School

- Window replacement

Kastner Intermediate School

- Need upgrade technology labs
- Locker room lockers sorely need to be replaced
- Chiller and air handler in Multipurpose Room/ Bandroom always down
- Replace gym bleachers as wood bleachers are a safety hazard
- Need to retrofit the woodshop with safer equipment
- Replace gymnasium bleachers

Clovis West High School

- Camera Installation
- More fob systems for doors so access into A building by staff does not require the need to leave the doors unlocked
- Completion of appropriate counseling center

Site Requested Project List (cont'd)

(as submitted by site Principals)

Group 6: Clovis East Area

Fancher Creek Elementary School

- A new addition to our library
- Landscaping and concrete areas need to be renovated
- Remodeling of the front office

Freedom Elementary School

- None

Miramonte Elementary School

- Landscape upgrade
- Modernize main office

Reagan Elementary School

- None

Temperance-Kutner Elementary School

- Build a main office
- A new AC/Heating system
- security alarm system for entire school
- Technology infrastructure

Reyburn Intermediate School

- HVAC upgrades
- Bell/alarm sensors
- Water main cracks

Clovis East High School

- Athletic office modernization
- New restrooms for baseball stadium

Site Areas

Group 1: Other Schools/David E. Cook Center

- Clovis Adult School
- Center for Advanced Research and Technology
- Gateway/Enterprise Alternative Education
- Community Day School
- Sierra Outdoor School
- Maintenance and Transportation Building
- District Office West
- District Office East
- Grounds Building
- Security and Attendance Building
- Warehouse and Graphic Arts Building
- District Services Building
- Construction Services Building
- Professional Development Building

Group 2: Buchanan Area

- Century Elementary School
- Cole Elementary School
- Dry Creek Elementary School
- Garfield Elementary School
- Tarpey Elementary School
- Woods Elementary School
- Alta Sierra Intermediate School
- Buchanan High School

Group 3: Clovis North Area

- Bud Rank Elementary School
- Copper Hills Elementary School
- Fugman Elementary School
- Mountain View Elementary School
- Riverview Elementary School
- Clovis North Educational Center

Group 4: Clovis Area

- Cedarwood Elementary School
- Clovis Elementary School
- Mickey Cox Elementary School
- Gettysburg Elementary School
- Jefferson Elementary School
- Red Bank Elementary School
- Sierra Vista Elementary School
- Weldon Elementary School
- Clark Intermediate School
- Clovis High School

Group 5: Clovis West Area

- Fort Washington Elementary School
- Liberty Elementary School
- Lincoln Elementary School
- Maple Creek Elementary School
- Nelson Elementary School
- Pinedale Elementary School
- Valley Oak Elementary School
- Kastner Intermediate School
- Clovis West High School

Group 6: Clovis East Area

- Fancher Creek Elementary School
- Freedom Elementary School
- Miramonte Elementary School
- Reagan Elementary School
- Temperance-Kutner Elementary School
- Reyburn Intermediate School
- Clovis East High School

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Cedarwood Elementary School

2851 Palo Alto, Clovis, CA 93611 • t. 559-327-6000, f. 559-327-6090

General Information

Grade Level Configuration:	K-6
Enrollment Capacity:	700
Site Acreage:	15
Total Plan Square Footage:	47,209

Overview: Cedarwood Elementary School was built in 1996. Cedarwood Elementary has 25 permanent classrooms and 3 portable classrooms to accommodate a student body of 700. Along with an administration building, library media center, multi-purpose room, snack bar and restrooms the facilities adequately support the instructional program. Cedarwood Elementary has many athletic fields that are used for recess, sports, and other co-curricular activities during and outside the school day. Various community groups utilize the facilities and playfields outside the school day. At this time the school is operating near capacity.

HMC Architects

Year Built/Renovated/Modernized

Based on available drawings and discussions with District maintenance personnel, we obtained the following information regarding year constructed and Division of the State Architect (DSA) approval for campus construction projects.

Opened: 1996
Architect: SOMAM

			MODERNIZATION ELIGIBILITY	
Building/Rooms:	**DSA Application Number:**	**Approval Date:**	**25 Years + 12 Months:**	**50 Years + 12 Months:**
All	59721	6/6/1994	6/6/2020	6/6/2045

Site Plan Legend

- Classroom Building
- Administration
- Restroom
- Cluster Office
- Field House
- Large Gym
- Kindergarten
- Library/Media Center
- Gymnasium
- Storage Building
- Pool Office
- Small Gym
- Multipurpose Room
- Locker Room
- Shop Building
- Concert Hall
- Portables
- Snack Bar
- Wrestling/Weights
- Maintenance

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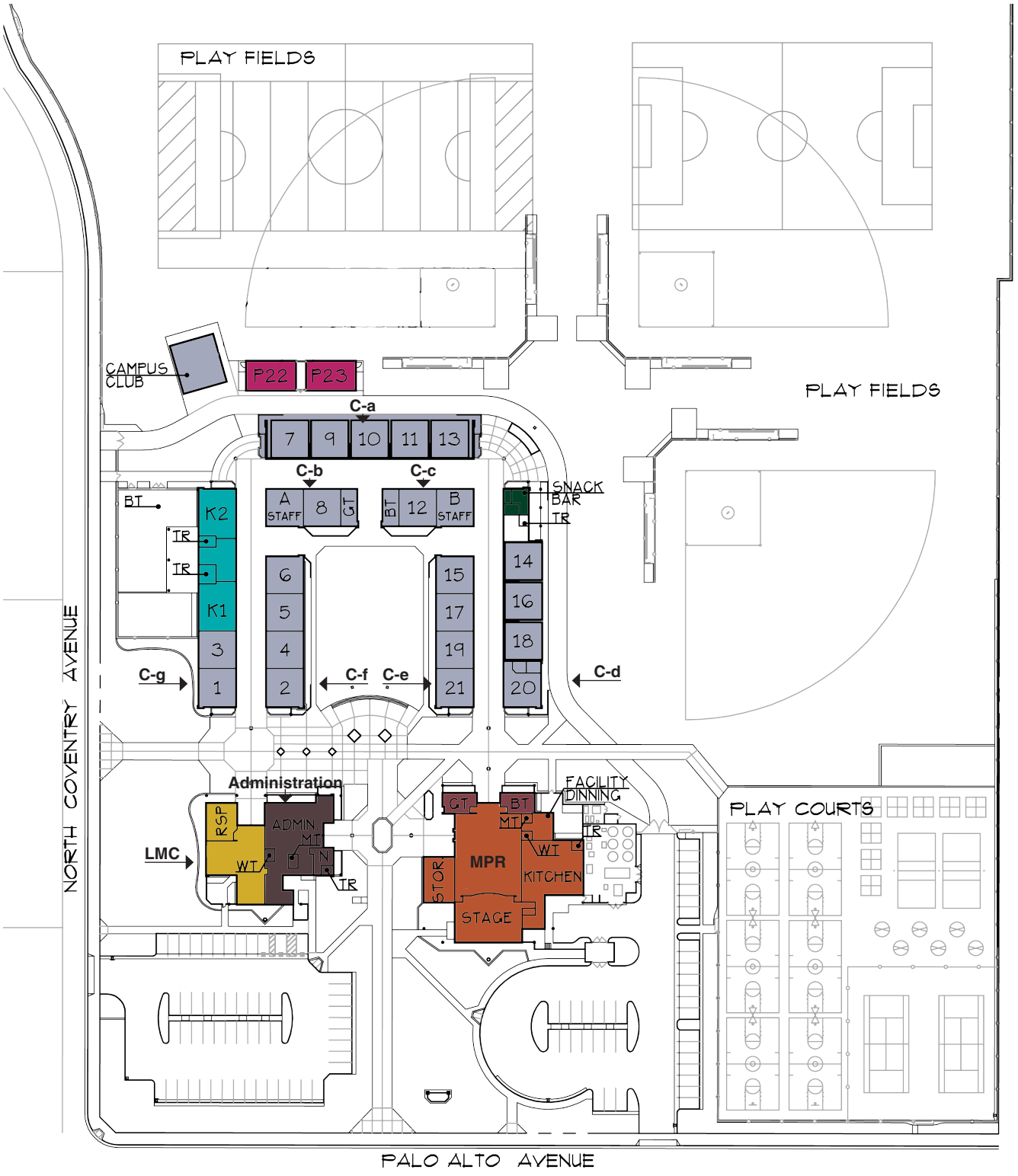
Site Plan



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Civil Engineering

ADA Compliance

Observations: The concrete condition is fair. There are many locations of minor cracking and trip hazards. The curb ramps do not meet ADA requirements. The accessible stall signage and striping require minor changes. ADA detectable warning surface is required in various locations. Storm drain inlet grates do not meet ADA requirements for maximum grate openings. Walk gates do not meet ADA requirements. Some drinking fountains do not meet ADA requirements.

Recommendations: Reconstruct concrete improvements to eliminate trip hazards and comply with ADA curb ramp requirements. • Add accessible stall signage and striping as required. • Add ADA detectable warning surface at various locations. • Replace storm drain inlet grates in accessible paths of travel with ADA compliant grates. • Replace walk gates with ADA compliant gate hardware. • Replace drinking fountains with ADA compliant drinking fountains.

Site Drainage

Observations: The storm drain system is in good working condition, but there is evidence of standing water along the center line of the campus fire lane.

Recommendations: Reconstruct concrete improvements where slope can be improved. • Add additional storm drain inlets to prevent standing water.

Transportation Facilities

Observations: There are 91 standard parking stalls on the campus - 9 short of the District Standard of 100. There are also 3 accessible parking stalls – 1 short of ADA requirements. Bus loading zone length complies with District Standards. Parent drop-off zone length complies with District Standards. There are bicycle racks for 50 bicycles – 25 short of District Standards.

Recommendations: Although the site provides 9 fewer stalls than District Standard of 100, there is off-site parking available along the school frontage that may offset this small deficit. • The District should consider the amount and availability of off-site street parking in evaluating whether or not to provide additional on-site parking. • Convert 1 standard parking stall to an accessible parking stall with ADA signage and striping. • Add bicycle racks to provide for an additional 25 bicycles.

Athletic Facilities

Observations: The 3 backstops do not have ADA compliant field access. Backstop backboards are mostly wood. 3 of the backstops require additional concrete around the dugouts to meet District Standards. 1 of the backstops has a grass infield. Playfields and playcourts meet District Standards. There are 2 tennis courts. There is 1 long jump pit.

Recommendations: Reconstruct backstop field access to meet ADA requirements. • Replace wood backboards with HDPE backboards. • Skin 1 grass infield. • Add additional concrete around dugouts as required. • Tennis courts are no longer included in the District Standards for elementary schools. • The District should consider whether these courts, or the area that they occupy, could be put to better use.

Landscape

Observations: There are a few locations of bare planters. There are a few locations of bare turf. Weed control is good. There is a concrete amphitheatre on campus.

Recommendations: Add shrubs, ground cover, and trees to bare planters. • Replace turf in bare areas. • Eradicate weeds as required.

Civil Engineering (cont'd)

Irrigation System

Observations: The irrigation system is 13 years old and is in good working condition. Minor irrigation repairs are required in various planter areas.

Recommendations: Repair irrigation in various planter areas as required.

Architectural

Administration Building

Observations: The building functions for its intended use and adequately provides for quality spaces.

Recommendations: Refer to cost sheet for minor recommendations.

Library Media Center

Observations: The building functions for its intended use, however, it is inadequately in providing space for stacks, reading areas, classroom space, and storage needs.

Recommendations: Provide an addition to this building to mitigate spatial inconsistencies with District standards. • Refer to cost sheet for minor recommendations.

Multi-Purpose Building

Observations: The building functions for its intended use and adequately provides for quality spaces.

Recommendations: Refer to cost sheet for minor recommendations.

Classroom Building C-a – C-g

Observations: It is a District standard to pair classrooms together. The classrooms in this building do not meet this standard. They are not paired with each other via an interior door between classrooms.

Recommendations: Add an interior door between these classrooms to be paired with each other in accordance with the District standard. • Refer to cost sheet for minor recommendations. • Refer to cost sheet for minor recommendations.

Portable Classrooms

Observations: The buildings function for their intended use and adequately provides for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

Snack Bar Building

Observations: The building functions for its intended use and adequately provides for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

Plumbing Engineering

Administration Building

Observations: All plumbing fixtures meet the standard. Most fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • No ADA retrofit is suggested.

Library Media Center

Observations: All plumbing fixtures meet the standard. All fixtures are ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • No ADA retrofit is suggested.

Multi-Purpose Building

Observations: All plumbing fixtures meet the standard. Most fixtures are ADA compliant. Most fixtures are in good condition. The combi-oven does not have a water purifier.

Recommendations: No modernization is required before 6-10 years. • No ADA retrofit is suggested.

Classroom Building C-a

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition..

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Classroom Building C-b

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Classroom Building C-c

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Classroom Building C-d

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Classroom Building C-e

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Plumbing Engineering (cont'd)

Classroom Building C-f

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

Classroom Building C-g

Observations: All plumbing fixtures meet the standard. No fixtures are ADA compliant. Fixtures are in good condition.

Recommendations: No modernization is required until after 10 years. • ADA retrofit is suggested. • Some fixtures may be replaced to save water.

HVAC

Administration Building

Observations: The condensing units and furnaces units do not comply with the district standard. All exhaust fans are operating. The data room does not have separate cooling. The EMS is full DDC.

Recommendations: This building is energy efficient. • The data room requires separate cooling to be installed. • No other modernization is required before 6-10 years. • Replace units at modernzation.

Library Media Center

Observations: The Library Media uses an air handler and is served by the central plant.

Recommendations: This building is energy efficient. • No other modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Multi-Purpose Building/Central Plant

Observations: The building uses air handlers and is served by the central plant. The chiller and boiler do not meet the district standard. All exhaust fans are operating. The EMS is full DDC. The pumps are noisy and performing poorly.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Energy use of the pumps and air handlers may benefit from the addition of VFDs. • Investigate noisy pumps and replace as required. • Replace or refurbish units at modernization. • New chiller and boiler will increase energy efficiency.

Classroom Building C-a

Observations: The classrooms use unit ventilators and are served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Classroom Building C-b

Observations: The classrooms use unit ventilators and are served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or

HVAC (cont'd)

refurbish units at modernization.

Classroom Building C-c

Observations: The classrooms use unit ventilators and are served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Classroom Building C-d

Observations: The classrooms use unit ventilators and are served by the central plant. The snack bar is air conditioned and meets the district standard. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Classroom Building C-e

Observations: The classrooms use unit ventilators and are served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Classroom Building C-f

Observations: The classrooms use unit ventilators and are served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernzation.

Classroom Building C-g

Observations: The classrooms use unit ventilators and are served by the central plant. All exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

Portable Classrooms

Observations: The heat pumps do not meet the district standard.

Recommendations: These buildings are not energy efficient. • No modernization is required before 3-5 years. • Energy use will benefit from the retrofit to high efficiency heat pumps and DDC control.

Electrical Engineering

Site Electrical Distribution System

Observation: The site electrical distribution system is in fair condition and complies with current electrical codes.

Recommendation: No work recommended.

Site Electrical Lighting System

Observation: Cedarwood has adequate parking lot lighting coverage. Exterior pathway lighting provides adequate coverage throughout the campus.

Recommendation: Surveillance lighting controls are required to provide adequate lighting coverage for the surveillance camera system.

Electrical Distribution System

Observation: The electrical distribution system for each building at Cedarwood is in good condition and complies with current electrical codes.

Recommendation: No work recommended.

Electrical Lighting System

Observation: The electrical lighting system is in fair condition with fair coverage but does not meet current District standards.

Recommendation: Replace lighting system in classrooms.

Site Theatrical Lighting System

Observation: The Cedarwood theatrical lighting system is in poor condition and does not comply with District standards. Light fixtures are not energy efficient.

Recommendation: Replace all light fixtures, wiring, controls, and electronics.

Site Sound Reinforcement System

Observation: The sound reinforcement system is in poor condition and is not compliant with District and industry standards.

Recommendation: Replace loudspeakers, wiring, controls, and electronics.

Low Voltage

Site Fire Alarm System

Observation: The Fire Alarm system at Cedarwood is in poor condition and is not compliant with current District standards or electrical codes.

Recommendation: Replace fire alarm system, cabling, and devices.

Site Telephone System

Observation: The telephone system at Cedarwood is in poor condition and does not meet District standards. Telephone cabling does not comply with current industry standards and electrical codes.

Recommendation: Replace telephone system, cabling, and devices.

Site CATV System

Observation: The CATV system is in fair condition and meets District standards.

Recommendation: No work recommended.

Site Clock System

Observation: The current clock system at Cedarwood does not meet District standards.

Recommendation: Replace clock system and devices.

Site Public Address System

Observation: Cedarwood has a public address system that does not meet District standards. Public Address cabling is in poor condition and is not compliant with current electrical codes.

Recommendation: Replace public address system, cabling, and devices.

Site Camera Surveillance System

Observation: The camera surveillance system is in good condition, has adequate coverage, and meets current District standards.

Recommendation: No work recommended.

Site Audio Visual System

Observation: There are approximately (31) locations at Cedarwood that do not have an audio visual system or the current system does not meet District standards.

Recommendation: Install projector, projection screen, loudspeaker, and audio visual controls for each location.

Data System

Observation: Data system spaces do not provide adequate room or cooling as required by District and industry standards. Network cabling does not have the capabilities to run high speed networks as required by District standards. Telecom spaces do not have a District standard UPS for power backup.

Recommendation: (4) Data system spaces require architectural improvements to meet District and industry standards. • A minimum of (1) new District standard data system space is required. • All network cabling should be replaced. Each data space requires a new UPS and cooling system.

Low Voltage (cont'd)

Project Request

Maintenance & Operations: "Install new low voltage wiring and phone system campus wide."
Response: Accommodated in next modernization.

Maintenance & Operations: "Integrated classroom lighting system."
Response: Accommodated in next modernization.

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Summary by Discipline and Priority

Cedarwood Elementary School		1-2	3-5	6-10	TOTALS
Site		148,480	350,741	50,017	549,238
Architectural		0	667,189	0	667,189
Plumbing		4,263	14,525	234,925	253,713
HVAC		7,866	532,456	4,160	544,483
Electrical		164,000	236,000	0	400,000
Low Voltage		824,900	195,000	191,000	1,210,900
	Subtotals:	$ 1,149,508	$ 1,995,911	$ 480,102	$ 3,625,521
Contingency	5%	57,475	99,796	24,005	181,276
Haz Mat Abatement	5%	57,475	99,796	24,005	181,276
A/E Fees	10%	114,951	199,591	48,010	362,552
Testing and Inspections	5%	57,475	99,796	24,005	181,276
	Total:	$ 1,436,885	$ 2,494,889	$ 600,128	$ 4,531,902

An additional 25% was added to each project that includes the “fees” for testing, inspection, and architectural/engineering. These costs (are in addition to the project construction costs) will need to be considered when the District chooses to schedule the project.

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Projects by Discipline and Sub-Categories

Cedarwood Elementary School		TOTALS
Site		
Site Plumbing Renovations		66,250
Fencing and Gates Upgrades		3,000
Transportation and Parking Lot Improvements		57,269
Landscaping, Irrigation, and Play Field Improvements		438,426
Site Concrete, Ramps, Stairs, and ADA Improvements		114,601
Site Drainage Improvements		7,000
Architectural		
Repair and/or Replace casework		27,563
Repair and/or replace floors and floor coverings		555,188
Expand and/or reconfigure Multipurpose building		39,188
Repair and/or replace interior ceilings		87,500
Classroom Plumbing Replacement		3,688
Repair and/or replace window, door and hardware systems		47,023
Repair and/or replace interior wall finishes		50,000
ADA Required upgrades		23,838
Plumbing		
Classroom Plumbing Replacement		165,344
Toilet Room Plumbing Replacement.		151,797
HVAC		
HVAC/Chiller Upgrade and/or Replacement		680,603
Electrical		
Exterior Lighting Efficiency Improvements		82,500
Building Power Distribution Energy Improvements		92,500
Building Lighting Efficiency Improvements		167,500
Exterior Power Distribution Energy Improvements		157,500
Low Voltage		
Exterior Lighting Efficiency Improvements		16,250
Fire Alarm/Life Safety		156,250
Technology System Improvements		1,341,125
Total	$	4,531,902

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Summary by Location, Priority and Special Categories

Cedarwood Elementary School	1-2	3-5	6-10	H&S	DFM	ADA	EE
Site							
Building Lighting Efficiency Improvements	42,500	0	0	●			●
Site Plumbing Renovations	66,250	0	0				
Site Drainage Improvements	7,000	0	0				
Site Concrete, Ramps, Stairs, and ADA Improvements	106,580	0	8,021	●		●	
Landscaping, Irrigation, and Play Field Improvements	0	438,426	0	●	●		●
Fencing and Gates Upgrades	3,000	0	0				
Exterior Lighting Efficiency Improvements	16,250	0	0	●			●
Fire Alarm/Life Safety	156,250	0	0	●			
Technology System Improvements	166,875	243,750	26,250	●			
Exterior Power Distribution Energy Improvements	0	157,500	0				
Transportation and Parking Lot Improvements	2,769	0	54,500			●	
Exterior Lighting Efficiency Improvements	0	82,500	0	●			●
Subtotals	$ 567,474	$ 922,176	$ 88,771				
Administration / Library Media Center							
Repair and/or replace floors and floor coverings	0	8,906	0		●		
Repair and/or Replace casework	0	8,156	0			●	
ADA Required upgrades	0	3,713	0			●	
Building Lighting Efficiency Improvements	0	22,500	0	●			●
Building Power Distribution Energy Improvements	16,250	0	0				●
Classroom Plumbing Replacement	0	3,453	20,359			●	●
Toilet Room Plumbing Replacement.	0	0	16,172			●	●
HVAC/Chiller Upgrade and/or Replacement	9,833	60,563	0	●			●
Technology System Improvements	135,625	0	157,500	●			
Subtotals	$ 161,708	$ 107,291	$ 194,031				
C-a, C-b, C-c, C-d, C-e, C-f, C-g							
Repair and/or Replace casework	0	1,266	0			●	
Repair and/or replace window, door and hardware systems	0	37,016	0			●	
Classroom Plumbing Replacement	0	6,906	118,219			●	●
Toilet Room Plumbing Replacement.	0	0	67,734			●	●
ADA Required upgrades	0	3,375	0			●	
Repair and/or replace floors and floor coverings	0	532,313	0		●		
HVAC/Chiller Upgrade and/or Replacement	0	334,888	0	●			●
Classroom Plumbing Replacement	0	3,688	0			●	
Technology System Improvements	362,000	0	13,750	●			
Building Power Distribution Energy Improvements	52,500	0	0				●
Building Lighting Efficiency Improvements	70,000	0	0	●			●
Subtotals	$ 484,500	$ 919,450	$ 199,703				

H&S Health and Safety
ADA Americans with Disability Act Compliance
DFM Deferred Maintenance
EE Energy Efficiency

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Summary by Location, Priority and Special Categories

Cedarwood Elementary School	1-2	3-5	6-10	H&S	DFM	ADA	EE
Multipurpose							
Repair and/or replace interior ceilings	0	62,500	0				
Repair and/or replace floors and floor coverings	0	13,969	0		●		
Repair and/or replace window, door and hardware systems	0	2,227	0			●	
Repair and/or Replace casework	0	1,266	0			●	
Repair and/or replace interior wall finishes	0	50,000	0				
Technology System Improvements	138,125	0	41,250	●			
Expand and/or reconfigure Multipurpose building	0	39,188	0				
ADA Required upgrades	0	16,075	0			●	
Building Power Distribution Energy Improvements	16,250	0	0				●
Toilet Room Plumbing Replacement.	0	0	67,891			●	●
HVAC/Chiller Upgrade and/or Replacement	0	232,194	5,200	●			●
Building Lighting Efficiency Improvements	0	22,500	0	●			●
Classroom Plumbing Replacement	5,328	7,797	3,281			●	●
Subtotals	$ 159,703	$ 447,714	$ 117,622				
Portables							
Repair and/or replace interior ceilings	0	25,000	0				
Technology System Improvements	56,000	0	0	●			
HVAC/Chiller Upgrade and/or Replacement	0	22,200	0	●			●
Building Lighting Efficiency Improvements	0	10,000	0	●			●
ADA Required upgrades	0	338	0			●	
Repair and/or Replace casework	0	16,875	0			●	
Building Power Distribution Energy Improvements	7,500	0	0				●
Subtotals	$ 63,500	$ 74,413	$ 0				
Snack Bar							
HVAC/Chiller Upgrade and/or Replacement	0	15,727	0	●			●
Repair and/or replace window, door and hardware systems	0	7,781	0			●	
ADA Required upgrades	0	338	0			●	
Subtotals	$ 0	$ 23,845	$ 0				

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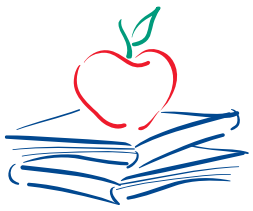

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