



Lowell Joint School District LJ

FACILITIES ASSESSMENT

FLEWELLING & MOODY
Architecture-Engineering-Planning



ASSESSMENT PROCESS

1. INITIAL MEETING WITH SUPERINTENDENT TO GET AN OVERVIEW OF NEEDS.
2. MEET WITH SCHOOL PRINCIPALS TO DETERMINE NEEDS OF EACH SITE.
3. SURVEY FIELD CONDITIONS AT EACH SITE. VISIT EVERY ROOM AND PREPARE CONDITION REPORT.
4. MEET WITH OPERATIONS AND MAINTENANCE STAFF TO GAIN INSIGHT INTO SPECIFIC PROBLEMS AT EACH SITE.
5. MEET WITH TEACHERS AND STAFF AT EACH SITE TO VERIFY SCOPE OF WORK AND OBTAIN INPUT.
6. BOARD UPDATE
7. MEET WITH PARENTS AND COMMUNITY MEMBERS AT EACH SITE TO PRESENT SCOPE OF WORK AND OBTAIN INPUT.
8. PUBLISH PRELIMINARY REPORT FOR COORDINATION WITH DISTRICT FUNDING CONSULTANT.
9. MEET WITH DISTRICT FUNDING CONSULTANT.
10. PUBLISH FINAL REPORT FOR USE OF DISTRICT.
11. PRESENTATION OF FINAL REPORT TO BOARD



D-1: POWER SUPPLY INSUFFICIENT. ROOMS NOT EQUIPPED WITH ADEQUATE OUTLETS; PANEL UPGRADES REQUIRED AT EACH BUILDING; MAIN POWER SUPPLY LIKELY NEEDS UPGRADE TO MEET POWER REQUIREMENTS OF A MODERN TECHNOLOGY INTENSIVE CLASSROOM ENVIRONMENT.



D-2: INFORMATION TECHNOLOGY AND DATA DISTRIBUTION SYSTEMS LACK A STRONG INFRASTRUCTURE LIMITING THE EFFECTIVENESS OF TECHNOLOGY THAT HAS BEEN INSTALLED. CABLE IS SURFACE MOUNTED WITHOUT CONDUIT AND SUSCEPTIBLE TO DAMAGE FROM THE ELEMENTS OR VANDALISM.

DISTRICT WIDE ISSUES



D-3: PLUMBING AND SEWER SYSTEM DETERIORATION. PLUMBING SYSTEMS ARE ANTIQUATED AND REQUIRE A LOT OF MAINTENANCE AND REPAIR. SEWER LINES DAMAGED BY AGE AND/OR ROOT INTRUSION.



D-4: PORTABLE BUILDINGS HAVE BEEN ON SITE 20-25 YEARS AND HAVE OUTLIVED THEIR USEFUL LIVES. BUILDINGS BLOCK SITE DRAINAGE CONTRIBUTING TO LOCALIZED FLOODING OF ADJACENT CLASSROOMS.

DISTRICT WIDE ISSUES



D-5: FIRE ALARM DOES NOT PROVIDE FULL COVERAGE FOR THE CAMPUS EXCEPT AT OLITA. WHERE FIRE ALARM DEVICES EXIST THEY DO NOT COMPLY WITH CURRENT CODE REQUIREMENTS (OLITA EXCEPTED).

DISTRICT WIDE ISSUES



D-6: ROOFING HAS OUTLIVED USEFUL LIFE AND THE CAMPUS EXPERIENCES PERSISTENT LEAKING ESPECIALLY AT THE EDGE WHERE FLASHING AND GUTTER PROBLEMS CONTRIBUTE TO THE CONTINUED DETERIORATION OF WOOD FRAMED ELEMENTS.

DISTRICT WIDE ISSUES



D-7: CLOCK/BELL/ PHONE/PA SYSTEMS ARE ANTIQUATED, UNRELIABLE OR INOPERABLE. (OLITA EXCEPTED)



D-8: DRAINAGE PROBLEMS. WATER ACCUMULATES IN FIELD AREAS AND ADJACENT TO BUILDINGS. WATER INTRUSION IS REPORTED FOR SOME CLASSROOMS. DRAINAGE PROBLEMS HAVE BEEN EXASPERATED PLACEMENT OF MODULAR BUILDINGS.

DISTRICT WIDE ISSUES



D-9: PAVING IS CRACKED AND DAMAGED BY UNEVEN SETTLEMENT. PAVEMENT IS PULLING AWAY FROM THE BUILDING AT MANY LOCATIONS.



D-10: DOORS AND HARDWARE ARE IN POOR CONDITION AND DO NOT COMPLY WITH CURRENT CODE REQUIREMENTS. WOOD DOORS ARE BADLY DETERIORATED; THRESHOLD EXCEEDS ½" FOR MOST OPENINGS; LEVER HARDWARE OR PANIC HARDWARE IS REQUIRED.



DISTRICT WIDE ISSUES



D-11: STUDENT DROP-OFF AREA NEEDS IMPROVEMENT. SCHOOL REPORTS LONG DELAYS AND TRAFFIC PROBLEMS RELATED TO STUDENT DROP-OFF AND PICK-UP.

DISTRICT WIDE ISSUES



D-12: CAMPUS SECURITY/FENCING/GATES: REVIEW FENCING AND GATES TO MAINTAIN CAMPUS SECURITY. MANY SITES RELY ON COMPOSITE FENCE OF THE NEIGHBORS FOR PERIMETER SECURITY SO THERE IS NO CONSISTENT RELIABLE PERIMETER FENCE. NEIGHBORS HAVE IN SOME CASES CUT THEIR OWN GATE TO THE SCHOOL. SCHOOL OFFICE IS OFTEN LOCATED WITHIN THE SECURE PERIMETER SO THERE IS NO FIRM CONTROL OF ACCESS.

DISTRICT WIDE ISSUES



D-13: EXISTING WINDOWS ARE SINGLE PANE GLASS. SINGLE PANE GLASS IS MUCH LESS ENERGY EFFICIENT THAN MODERN DUAL PANE SYSTEMS AND PROVIDES VERY LITTLE ACOUSTICAL PROTECTION FROM OUTSIDE NOISE.

DISTRICT WIDE ISSUES



D-14: HVAC SYSTEMS ARE ANTIQUATED. EXISTING MECHANICAL SYSTEMS ARE OPERATIONAL AND PROVIDE HEATING AND COOLING IN MOST CASES BUT ARE NOT ENERGY EFFICIENT AND OFTEN NOISY WITHIN THE CLASSROOM.



DISTRICT WIDE ISSUES



D-15: MDF AND IDF RACKS NEED TO BE SECURED WITHIN A DEDICATED SPACE. TECHNOLOGY SYSTEMS ARE MORE DIFFICULT TO MAINTAIN DUE TO A BUILD-UP OF DUST AND LACK OF TEMPERATURE CONTROL.



DISTRICT WIDE ISSUES



D-16: THE CAMPUS DOES NOT COMPLY WITH CODE REQUIREMENTS RELATED TO ACCESSIBILITY. DOOR HARDWARE IS OFTEN A KNOB RATHER THAN LEVER; DOOR THRESHOLDS EXCEED ½" VERTICAL RISE; APPROPRIATE CLEARANCE HAS NOT BEEN PROVIDED FOR ACCESS TO TOILET ROOMS; PATH OF TRAVEL HAS ABRUPT EDGES DUE TO CONCRETE CRACKING; ACCESSIBLE PARKING IS NOT PROVIDED TO CURRENT STANDARDS; STAGES ARE NOT PROVIDED WITH A LIFT (WHERE OCCURS) AND IDENTIFICATION SIGNAGE FOR EACH ROOM IS NOT MOUNTED AT THE APPROPRIATE HEIGHT WITH TACTILE CHARACTERS.

DISTRICT WIDE ISSUES



E-1: TRASH ENCLOSURE IN PARKING LOT NOT LOCATED CONVENIENT TO AREAS OF GREATEST CONCENTRATION OF TRASH.

EL PORTAL ELEMENTARY SCHOOL ISSUES



E-2: SITE REQUESTED INSTALLATION OF SHADE SHELTER IN QUAD.



E-3: ADMINISTRATION BUILDING ADDITION REQUIRES CORRECTIVE ACTION TO COMPLY WITH CURRENT CODES

EL PORTAL ELEMENTARY SCHOOL ISSUES



J-1: TRASH ENCLOSURE IN PARKING LOT NOT LOCATED CONVENIENT TO AREAS OF GREATEST CONCENTRATION OF TRASH.

JORDAN ELEMENTARY SCHOOL ISSUES



J-2: SITE REQUESTED INSTALLATION OF SHADE SHELTER IN QUAD.



J-3: ADMINISTRATION BUILDING ADDITION REQUIRES CORRECTIVE ACTION TO COMPLY WITH CURRENT CODES

JORDAN ELEMENTARY SCHOOL

ISSUES

LEGEND

TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

SUPPORTING SPACES

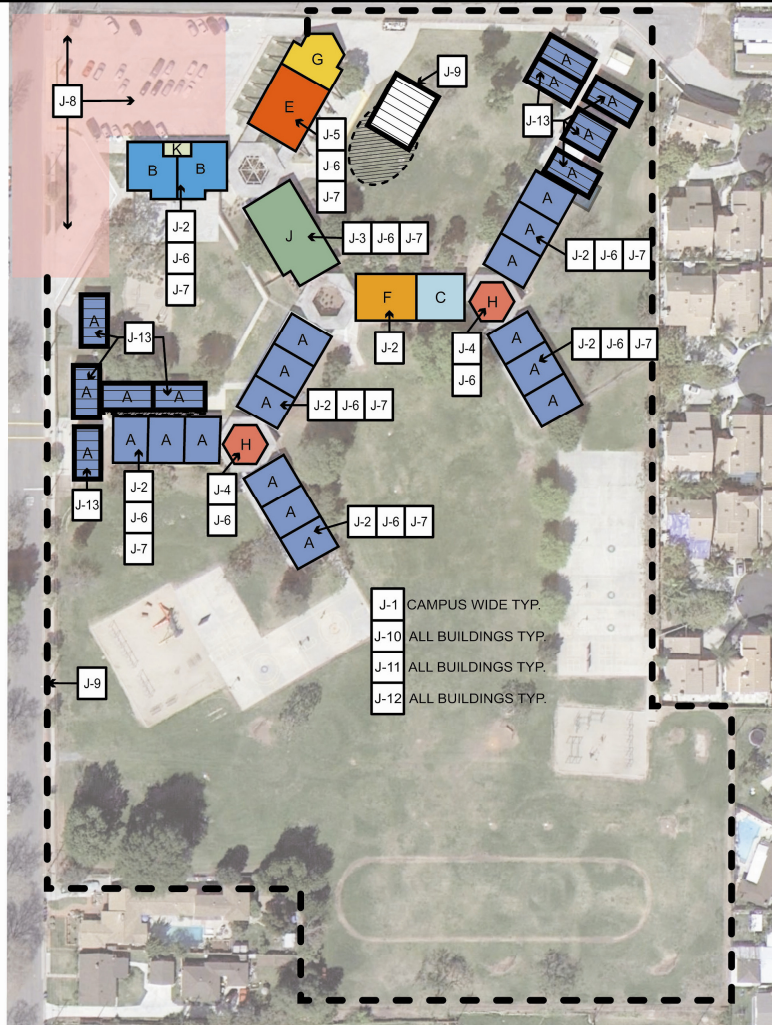
- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE
- H RESTROOM
- I LOCKERS
- L GYMNASIUM
- M TEACHER'S LOUNGE

ADMINISTRATION SPACES

- J ADMINISTRATION
- K MISCELLANEOUS SUPPORT/STORAGE

SITE

- PROPERTY LINE
- NEW CONSTRUCTION
- RE-GRADE TO REPAIR DRAINAGE



PROJECTS:

- J-1 UTILITY UPGRADE
- J-2 CLASSROOM MODERNIZATION
- J-3 ADMINISTRATION MODERNIZATION
- J-4 MODERNIZE RESTROOMS
- J-5 MULTIPURPOSE MODERNIZATION
- J-6 ROOFING REPAIR / REPLACEMENT
- J-7 MECHANICAL UNIT REPLACEMENT
- J-8 IMPROVE STUDENT DROP-OFF
- J-9 EXTERIOR IMPROVEMENTS
- J-10 NEW FIRE ALARM
- J-11 NEW PA / CLOCK / BELL / PHONE
- J-12 NEW SECURITY SYSTEM
- J-13 REPLACE MODULAR BUILDINGS

- J-1 CAMPUS WIDE TYP.
- J-10 ALL BUILDINGS TYP.
- J-11 ALL BUILDINGS TYP.
- J-12 ALL BUILDINGS TYP.

JORDAN ELEMENTARY SCHOOL

PROPOSED PROJECTS



M-1: TRASH ENCLOSURE IN PARKING LOT NOT LOCATED CONVENIENT TO AREAS OF GREATEST CONCENTRATION OF TRASH.



M-2: ADMINISTRATION BUILDING ADDITION REQUIRES CORRECTIVE ACTION TO COMPLY WITH CURRENT CODES

MACY ELEMENTARY SCHOOL ISSUES



M-3: CLASSROOMS FACING PLAYFIELDS REQUIRE INCREASED MAINTENANCE DUE TO INCREASED DIRT & DUST.

MACY ELEMENTARY SCHOOL ISSUES

LEGEND

TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

SUPPORTING SPACES

- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE
- H RESTROOM
- I LOCKERS
- L GYMNASIUM
- M TEACHER'S LOUNGE

ADMINISTRATION SPACES

- J ADMINISTRATION
- K MISCELLANEOUS SUPPORT/STORAGE

SITE

- PROPERTY LINE
- NEW CONSTRUCTION
- RE-GRADE TO REPAIR DRAINAGE



PROJECTS:

- M-1 UTILITY UPGRADE
- M-2 CLASSROOM MODERNIZATION
- M-3 ADMINISTRATION MODERNIZATION
- M-4 MODERNIZE RESTROOMS
- M-5 MULTIPURPOSE MODERNIZATION
- M-6 ROOFING REPAIR / REPLACEMENT
- M-7 MECHANICAL UNIT REPLACEMENT
- M-8 IMPROVE STUDENT DROP-OFF
- M-9 EXTERIOR IMPROVEMENTS
- M-10 NEW FIRE ALARM
- M-11 NEW PA / CLOCK / BELL / PHONE
- M-12 NEW SECURITY SYSTEM
- M-13 REPLACE MODULAR BUILDINGS

MACY ELEMENTARY SCHOOL

PROPOSED PROJECTS



M-1: SITE REQUESTED INSTALLATION OF SHADE SHELTER IN KINDERGARTEN. REPAIR PORTION OF DAMAGED SHADE SHELTER CONSTRUCTED WITH LIGHT GAUGE METAL.



MEADOW GREEN ELEMENTARY SCHOOL ISSUES



M-2: BUILDINGS REQUIRE CORRECTIVE ACTION TO COMPLY WITH CURRENT CODES.

MEADOW GREEN ELEMENTARY SCHOOL

ISSUES



M-3: SITE STAFF RECOMMEND REMOVAL OF DOOR ALCOVE TO MAKE ROOM GEOMETRY MORE REGULAR AND INCREASE USABLE SPACE.

MEADOW GREEN ELEMENTARY SCHOOL

ISSUES

LEGEND

TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

SUPPORTING SPACES

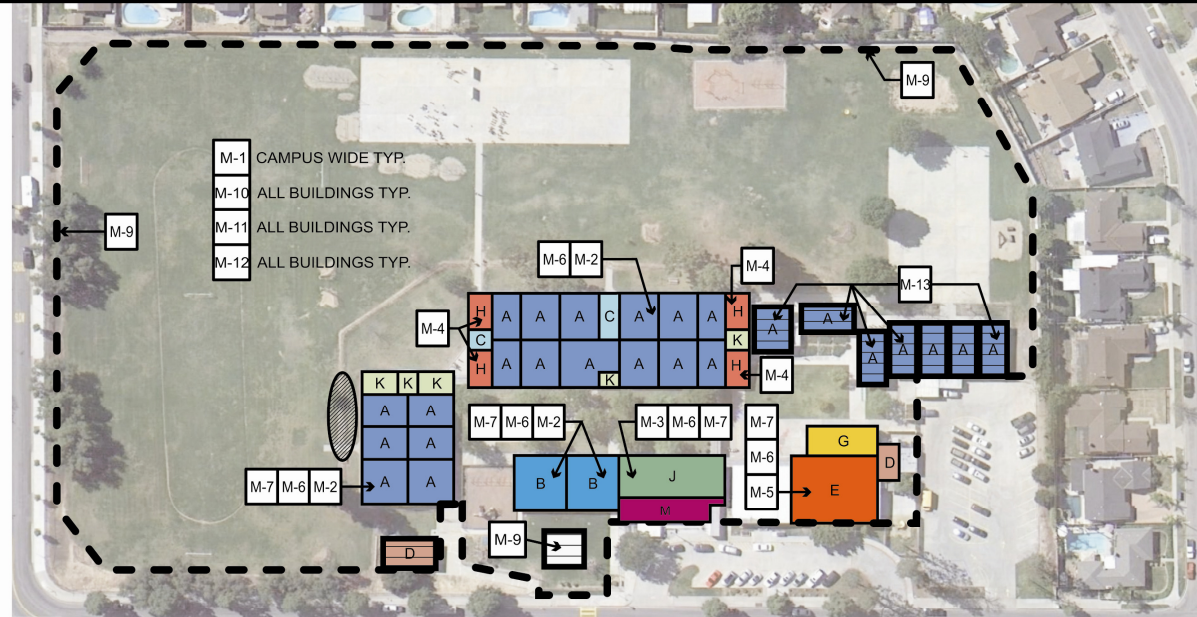
- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE
- H RESTROOM
- I LOCKERS
- L GYMNASIUM
- M TEACHER'S LOUNGE

ADMINISTRATION SPACES

- J ADMINISTRATION
- K MISCELLANEOUS SUPPORT/STORAGE

SITE

- PROPERTY LINE
- NEW CONSTRUCTION
- RE-GRADE TO REPAIR DRAINAGE



PROJECTS:

- | | |
|--|--|
| M-1 UTILITY UPGRADE | M-10 NEW FIRE ALARM |
| M-2 CLASSROOM MODERNIZATION | M-11 NEW PA / CLOCK / BELL / PHONE |
| M-3 ADMINISTRATION MODERNIZATION | M-12 NEW SECURITY SYSTEM |
| M-4 MODERNIZE RESTROOMS | M-13 REPLACE MODULAR BUILDINGS |
| M-5 MULTIPURPOSE MODERNIZATION | |
| M-6 ROOFING REPAIR / REPLACEMENT | |
| M-7 MECHANICAL UNIT REPLACEMENT | |
| M-8 IMPROVE STUDENT DROP-OFF | |
| M-9 EXTERIOR IMPROVEMENTS | |

MEADOW GREEN ELEMENTARY SCHOOL

PROPOSED PROJECTS



O-1: ADMINISTRATION BUILDING REQUIRES CORRECTIVE ACTION TO COMPLY WITH CURRENT CODES.

OLITA ELEMENTARY SCHOOL ISSUES



O-2: CONCRETE SLAB AT MULTI-PURPOSE SHOWS SIGNS OF STRUCTURAL DAMAGE FROM ROOTS OR DIFFERENTIAL SETTLEMENT.



O-3: HEAVY DRAINAGE PROBLEMS AND EROSION AT HILLSIDE BEHIND PLAYGROUND FENCE.



O-4: STUDENT FOOT TRAFFIC ACCESS AT BACK OF CAMPUS IS NOT WELL DEVELOPED. ASPHALT PAVING IS BADLY DAMAGED.

OLITA ELEMENTARY SCHOOL ISSUES

PROPOSED CAMPUS FACILITIES

LEGEND

TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

SUPPORTING SPACES

- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE
- H RESTROOM
- I LOCKERS
- L GYMNASIUM
- M TEACHER'S LOUNGE

ADMINISTRATION SPACES

- J ADMINISTRATION
- K MISCELLANEOUS SUPPORT/STORAGE

SITE

- PROPERTY LINE
- NEW CONSTRUCTION
- RE-GRADE TO REPAIR DRAINAGE



PROJECTS:

- O-1 UTILITY UPGRADE
- O-2 CLASSROOM MODERNIZATION
- O-3 ADMINISTRATION MODERNIZATION
- O-4 MODERNIZE RESTROOMS
- O-5 MULTIPURPOSE MODERNIZATION
- O-6 ROOFING REPAIR / REPLACEMENT
- O-7 MECHANICAL UNIT REPLACEMENT
- O-8 IMPROVE STUDENT DROP-OFF
- O-9 EXTERIOR IMPROVEMENTS
- O-10 NOT USED
- O-11 NOT USED
- O-12 NEW SECURITY SYSTEM
- O-13 REPLACE MODULAR BUILDINGS

OLITA ELEMENTARY SCHOOL

PROPOSED PROJECTS



R-1: MODERNIZE ART AND TECHNICAL ARTS ROOMS TO MATCH DESIGNATED USE. ART ROOM IS IN OLD HOME ECONOMICS ROOM.



R-2: PROVIDE ELECTRICAL OUTLETS AT BASKETBALL COURTS.



R-3: RECONFIGURE LOCKER ROOMS TO ENHANCE OBSERVATION. SHOWER AREA IS NOT USED AND SOME SHOWERS COULD BE CONVERTED TO USABLE SPACE.

RANCHO-STARBUCK INTERMEDIATE SCHOOL

ISSUES



R-4: MODERNIZE BAND ROOM. RECONFIGURE TO MATCH CURRENT USE.



R-5: CLASSROOMS 1-5 LOCATED OUTSIDE OF THE SECURE CAMPUS.

RANCHO-STARBUCK INTERMEDIATE SCHOOL

ISSUES



R-6: LOCKERS HAVE RECEIVED SOME RECENT REPAIR BUT ARE APPROACHING THE END OF THEIR USEFUL LIFE. REPLACE LOCKERS IF FUNDS ARE AVAILABLE.

RANCHO-STARBUCK INTERMEDIATE SCHOOL

ISSUES

LEGEND

TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

SUPPORTING SPACES

- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE
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ADMINISTRATION SPACES

- J ADMINISTRATION
- K MISCELLANEOUS SUPPORT/STORAGE

SITE

- PROPERTY LINE
- NEW CONSTRUCTION
- RE-GRADE TO REPAIR DRAINAGE



PROJECTS:

- R-1 UTILITY UPGRADE
- R-2 CLASSROOM MODERNIZATION
- R-3 ADMINISTRATION MODERNIZATION
- R-4 MODERNIZE RESTROOMS
- R-5 MULTIPURPOSE MODERNIZATION
- R-6 ROOFING REPAIR / REPLACEMENT
- R-7 MECHANICAL UNIT REPLACEMENT
- R-8 IMPROVE STUDENT DROP-OFF
- R-9 EXTERIOR IMPROVEMENTS
- R-10 NEW FIRE ALARM
- R-11 NEW PA / CLOCK / BELL / PHONE
- R-12 NEW SECURITY SYSTEM
- R-13 REPLACE MODULAR BUILDINGS

RANCHO-STARBUCK INTERMEDIATE SCHOOL

PROPOSED PROJECTS

PRELIMINARY ASSESSMENT NEED COST SUMMARY

EL PORTAL ELEMENTARY SCHOOL:	\$11,841,598
JORDAN ELEMENTARY SCHOOL:	\$11,999,840
MACY ELEMENTARY SCHOOL:	\$10,793,388
MEADOW GREEN ELEMENTARY SCHOOL:	\$11,694,837
OLITA ELEMENTARY SCHOOL:	\$10,779,346
RANCHO-STARBUCK INTERMEDIATE SCHOOL:	\$18,827,844
DISTRICT OFFICE :	\$553,000
TOTAL:	\$76,489,853

PROGRAM COST SUMMARY BREAKDOWN

UTILITY UPGRADE:	\$17,286,145
CLASSROOM MODERNIZATION:	\$11,257,105
ADMINISTRATION MODERNIZATION:	\$2,499,956
MODERNIZE RESTROOMS:	\$2,772,000
MULTIPURPOSE MODERNIZATION:	\$1,439,708
ROOFING REPAIR/REPLACE:	\$6,447,282
MECHANICAL UNIT REPLACEMENT:	\$10,896,160
IMPROVE STUDENT DROP-OFF:	\$1,573,000
EXTERIOR IMPROVEMENTS:	\$1,933,649
NEW FIRE ALARM:	\$578,160
NEW PA/CLOCK/BELL/PHONE:	\$583,660
NEW SECURITY SYSTEMS:	\$528,308
REPLACE MODULAR BUILDINGS:	\$18,694,720
TOTAL:	\$76,489,853

NEXT STEPS

1. MEET WITH PARENTS AND COMMUNITY MEMBERS
2. COORDINATE WITH THE DISTRICT FUNDING CONSULTANT
3. PRESENTATION OF FINAL ASSESSMENT TO BOARD