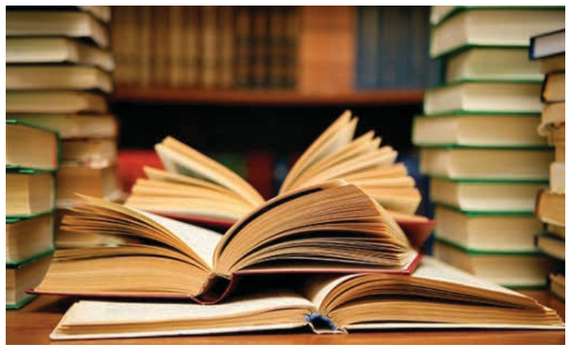
ORCUTT UNION SCHOOL DISTRICT

SITE ASSESSMENT & MASTER PLAN

SVA ARCHITECTS, INC.



ARCHITECTS

www.sva-architects.com

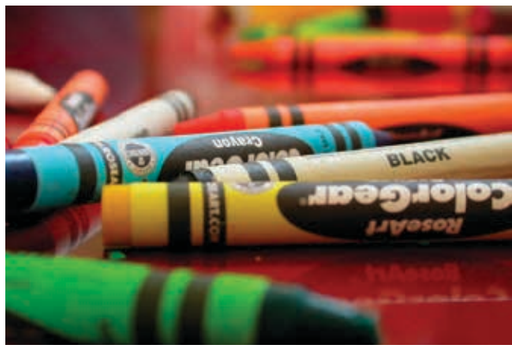


TABLE OF CONTENTS

EXECUTIVE SUMMARY

SVA
ARCHITECTS

1.1 INTRODUCTION

With a long history within the community the Orcutt Union School District is home to over 4,500 Kindergarten through Eighth Grade students and provides a Charter Academy program for 768 students ranging from Kindergarten through High School. A Blended Program augments the District's ability to accommodate the independent study educational needs of the community. The district consists of six K-6 campuses, two Junior High Schools, one TK-8 campus along with a K-12 charter program that is housed on two campuses. The Orcutt Academy K-8 program was recently located to the Olga Reed campus where many facilities are shared between the two schools. The Academy High School is adjacent to the Orcutt Junior High and both campuses share some facilities and playfield. The District Office and the M.O.T. (Maintenance, Operations and Transportation) Facilities comprise the Central Facilities. There are also several district owned sites.

From a single schoolhouse structure of the La Graciosa School District, Orcutt School District emerged as the new name of the district in 1907. By 1922 it would be the unionization of two school districts, Newlove and Orcutt, where the current Orcutt Union School District became the official identity of these two districts. During the following decade of sporadic enrollment throughout the adjacent communities, the District began absorbing other districts which continues today with the recent assimilation of the Olga Reed School in Los Alamos and Independent Program at Casmalia.

A modernization program in 1999 and 2000 provided various improvements to all campuses including air conditioning and technology infrastructure. During this period the conversion of an elementary school to the Academy High School was undertaken and many relocatable classrooms were placed at every campus to meet enrollment demands and changing curriculum. The Lakeview gym was the only significant new structure that resulted from this round of modernization. Some of the new construction was limited to kitchen renovations at nearly all of the older existing sites. In some cases partial, roof replacements were performed along with piping and wiring rerouting to correct leaks and damage. With a life expectancy of 15 years, the HVAC units are approaching the end of their life cycle and will be susceptible to decreased performance and reliability.

The Facilities Master Plan (F.M.P.) seeks to establish an understanding and strategy of the improvements and modernization programs that will allow the Orcutt Union School District to maintain their educational goals of delivering high standards of teaching to the community. By identifying the repairs and improvements at each campus and evaluating the curriculum the FMP will identify pathways to optimize campus improvements that align with curriculum goals.

Each campus was toured by a team of consultants specializing in a discipline to evaluate the condition of that discipline. What they observed and identified were conditions that needed correction, modification or repairs and ranked them in accordance to immediacy. While there were no conditions on any campus that had a high level of correction necessary, the team did identify several key systems that required attention in order to prevent further damage or danger or would lead to a further decline or degradation of the system. These observations were recorded and memorialized in a report. The top issues will be identified in this report along with the recommendations for remediation, correction or replacement. While safety is always a concern at school sites, the campuses have done a good job at ensuring students are safe and secure while on campus.

Other information that the FMP will provide is the community's ability to maintain the successful future of OUSD students. Through the analysis of demographics and surveys conducted by phone and online of the community an evaluation of the community's ability to fund improvements and modernizations will be used to determine the timeline of improvements to be implemented throughout the district.

In early 2015 Orcutt USD had a demographic study prepared by SchoolWorks to help the District forecast their overall enrollment demands in the next six years and to identify which campuses would be affected by the number of projected housing units.

1.2 GOALS AND PURPOSE

With decades of growth and expansion the Orcutt Union School District has been progressing towards serving the educational goals of the community with fiscal responsibility. To continue delivering the district's high standard of education to the community a comprehensive strategy is required to ensure the district's capability to serve future generations.

The Facilities Master Plan is a strategic plan that will serve as the district's guide to identify projects, costs and funding sources for expenditures that include renovations and new construction and infrastructure. In tandem with the district's curriculum goals the capital projects proposed at the district's sites will achieve the district's three key objectives:

- Investment Protection – stabilize the current inventory of campuses through renovation and modernization to meet current and future educational curriculum.

- Growth Planning – meet the projected growth in the served communities of Orcutt and Santa Maria and to schedule the construction of future campuses.

- Curriculum Alignment – continue to deliver high quality education by upgrading and modernizing campuses to accommodate a 21st Century pedagogy by introducing new technologies in classrooms and fulfilling high demand programs.

1.3 IMPLEMENTATION & COST

The physical assessment of each of the campuses was conducted by a team of engineers and architects who documented observable deficiencies and issues which were compiled along with photographic imagery. Each team evaluated their findings and developed their recommendations to correct the identified deficiencies and repairs.

A cost summary will be provide for each campus that will identify square footage and unit costs of the repairs and replacement items that will be used in the determining the total funding needed to

The recommendations of repairs and corrections will also assist the district in developing and prioritizing projects as well as scheduling on-going maintenance.

1.4 PRIORITIZATION & RECOMMENDATIONS

With the cost models in place for each campus the district can develop a strategy that will prioritize the project(s) that will move forward first and the funding associated with them. Fire Life Safety items would be placed at the forefront along with other conditions that may present potential hazards to the school population and community. Fortunately, no issues impacting Fire Life Safety were found at any of the campus facilities.
1.5 DISTRICT GROWTH

Orcutt Union School District is projected to grow in enrollment by 0.47 % (or 25 students) for the 2016/17 school year. The District is projected to continue growing over the next five years with a projected enrollment of 5,353 students in the 2020/21 school year. This is a total growth of 66 students which is an increase of 1.2%.

The projections also take into consideration the future development of 651 housing units within the district boundaries over the next five years. If the building rates increase or decrease, then the projections in the demographic study will need to reflect these rates.

RECOMMENDATIONS

Many of the district campuses have been in continuous operation since they opened. Over the years many of the campuses have received minor improvements and upgrades until the recent housing boom in the early part of the millennium saw the district responding to the increase of new housing units with the addition of relocatable classrooms at these campuses within these communities. Other campus improvements were initiated when the district approved a Charter School program and when the district merged with the Los Alamos School District with its Olga Reed K-8 campus and the absorption of the Independent Program campus at Casmalia.

The conversion of May Grisham Elementary School to the Orcutt Academy High School also saw the addition of portable classrooms and support facilities at other elementary schools to house the displaced students from this conversion. Concurrent with the conversion modernization at the older campuses introduced air conditioning for the classrooms as well as technology upgrades. In response to new housing developments relocatable classrooms were added to impacted campuses.

Today, each of the twelve campuses and district owned facilities is facing some level of improvement which range from general repairs, classroom upgrades and modernization to its facilities. To identify and evaluate the present conditions of its campuses Orcutt USD selected a team of architects and engineers to document and evaluate the physical condition of each of the district's owned properties. As part of the assessment report the teams observed and recorded the conditions at each campus and site to be used in preparing a report that would provide the recommendations for corrections to be made at each site.

The assessment team consisted of specialists in K-12 facilities from the disciplines of architecture, civil engineering, landscape architecture, mechanical engineering, electrical and technology engineering, plumbing, and food services. Each member photographed and observed conditions using non-invasive methods but often involved accessing rooftops and walkway covers. The items or areas of observation made by the team were comprehensive and can be organized into four categories:

- Site Conditions – ADA accessibility, playfields, hardcourts, play equipment, parking areas, drainage, landscape, campus entry and covered walkways are addressed under site conditions.
- Building Envelope – roofs and walls, soffits and wood trim, columns and supports, windows and doors, structural framing comprise the building envelope.
- Infrastructure – mechanical and plumbing systems, electrical equipment, lighting and low voltage systems such as the fire alarm and security
- Technology – computer labs, charging carts, smart boards/ displays, wired and wireless capability, audio/video equipment

Evaluation of the facilities was identified by each discipline where each member ranked building component or system from "0 to 3" where "0" represented "no improvement required" to "3" which represented "most critical" referring to conditions that necessitated immediate action. A rank of "1" was identified as "recommended" and "2" represented "necessary, but net yet critical." The rankings were further supplemented with comments and descriptions that helped clarify the nature of the deficiency and its severity.

SITE CONDITIONS

Of prime importance campus safety will be one of the main goals that will be addressed at each campus. As a District priority the safety of students is being currently being addressed and will be evaluated during the planning stage in tandem with all site improvements. Recent events at Alice Shaw have initiated policies that serve to ensure student safety remains a priority at every campus.

While many of the sport fields and playgrounds needed attention, site accessibility was often deficient at most campuses. The ability to access the entry of the campus from the public right of way is an important requirement that must be addressed to conform to the latest code. Parking stall striping and associated signage must also be addressed to verify that these requirements are met as well.

In most campuses ADA access to the restrooms and within the restrooms were generally met as was walkways and building interiors.

BUILDING ENVELOPE

Preserving and maintaining the building envelope is essential for energy efficiency and ensuring students and staff have a comfortable and safe environment.

Some of the campuses built in the 1960's still have some original built-up roofing that have long exceeded their service life and should be scheduled for replacement concurrent with replacement of the rooftop HVAC units.

At most of the campuses the existing windows are single glazed and do not provide the thermal barrier necessary to maintain comfort levels within the classrooms and they also perform poorly at keeping out exterior noise. As a result the HVAC system often operates beyond its abilities in both cooling and heating mode. Replacing these windows with a high performance glazing system will result in improved performance of the HVAC system and acoustics.

INFRASTRUCTURE

Many of the rooftop air conditioning units that were part of the modernization projects are approaching 16 years of use. While they may continue to function and operate beyond their expected service life of 18 to 20 years, they will be susceptible to higher repair costs to maintain and operate them even with the district's vigilance and meticulous maintenance.

Newer units will be more energy efficient and perform better than the last generation of units. This performance increase coupled with improvements and upgrades to the building envelope will increase the efficiency of the units.

The District has identified dates that have scheduled their replacement after they have served their expected useful life of 20 years. If possible replacement of these units can be scheduled with any re-roofing projects to minimize down time and schedule disruption.

While most campus restrooms underwent a modernization effort fifteen years to replace aging plumbing infrastructure and comply with accessibility (ADA) requirements ago, many of these campuses do not provide the sufficient number of sanitary plumbing fixtures as required by current codes. Constrained by existing construction the addition of new restrooms may be required to address code requirements and site coverage.

Lighting fixtures at some of the original campuses were converted to more energy efficient fluorescent T8 bulbs during the campus modernizations. While this represents an upgrade from conventional lamps, current energy codes are favoring L.E.D. fixtures to provide the controls and power consumption restrictions. The evaluation team recommended new fixtures along with upgrading or adding occupancy and daylight sensors to turn off lights in unoccupied classrooms and to balance available daylight with artificial light for energy savings.

TECHNOLOGY

The technology maintained at each campus varies depending on the original equipment installed during the campus' construction. Although wireless technology has not been introduced district-wide some consideration should be made to provide a systematic roll out to provide wireless access at each campus. As part of providing the vision of the 21st century learning environment this connectivity is being adopted by many other school districts to support and enhance current curriculum.

School districts choosing to adopt newer technologies in classrooms are looking at smart projectors and flat screen displays that provide audio and video streaming along with Apple TV. Currently the protocol for introducing technology within the classroom is being managed at each campus through a methodical roll out of technology academies which utilizes tablets or laptops. With more technology academies being introduced at the campuses, the demand for additional dedicated computer labs will diminish since the same technology can be potentially provided at each classroom.

RECOMMENDATIONS

Although each campus or district owned site was provided with the team's recommendations the recommendations presented by this report were not intended to be definitive, but rather a guide to rank and prioritize repairs and improvements.

The majority of recommendations were made for general repairs, district-wide standardization and upgrades that also responded to comments that were raised during the assessment. Some recommendations in the assessment identified new classrooms and support facilities be constructed to replace and provide relief from existing facilities that are no longer capable of supporting existing programs or curriculum.

Dependent on the community's ability to support the district during the bond campaign the amount of the bond may not fully address all of the recommendations generated in this report. Consensus planning with district officials and the community will prioritize projects to maximize their return of their investment.

Project Cost Summary

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	27	ea	$8,000.00	$216,000	$280,800	**$379,080**
Remove Balance of Portables	75	ea	$8,000.00	$600,000	$780,000	**$1,053,000**
B. Site Safety						
Parking Lot Barrier	5	lot	$35,000.00	$175,000	$227,500	**$307,125**
Install new 6' perimeter chain link fencing	17,533	lf	$45.00	$788,985	$1,025,681	**$1,384,669**
New 20' wide rolling vehicle chain link gates	28	ea	$3,000.00	$84,000	$109,200	**$147,420**
New 3' wide pedestrian chain link gates	40	ea	$300.00	$12,000	$15,600	**$21,060**
CCTV security	286,337	sf	$1.50	$429,505	$558,357	**$753,782**
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	378,107	sf	$20.00	$7,562,136	$9,830,777	**$13,271,549**
Replace lighting w/LED	286,337	sf	$14.00	$4,008,715	$5,211,330	**$7,035,295**
NEW energy management system	294,854	sf	$7.00	$2,063,977	$2,683,170	**$3,622,279**
Retrofit faucet and flush valves w/ Lo-Flo	10,766	sf	$10.00	$107,657	$139,954	**$188,938**
D. Bring Facilities to Codes						
Replace Play Structure and Fall Protection	75,016	sf	$15.00	$1,125,240	$1,462,812	**$1,974,796**
Repair/Replace asphalt or concrete for ADA	36,118	sf	$5.00	$180,590	$234,767	**$316,935**
Reconfigure ADA Stalls	4	ea	$350.00	$1,400	$1,820	**$2,457**
Misc. ADA site upgrades	8	ls	$25,000.00	$200,000	$260,000	**$351,000**
Replace Fire Alarm System	286,337	sf	$5.00	$1,431,684	$1,861,189	**$2,512,605**
Repair existing grass turf fields	976,052	sf	$3.05	$2,976,959	$3,870,046	**$5,224,562**
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures over play structure and for lunch area.	9,898	sf	$75.00	$742,350	$965,055	**$1,302,824**
Replace drinking fountains	5	ea	$7,500	$37,500	$48,750	**$65,813**
NEW Construction (i.e. science classrooms)	29,088	sf	$325	$9,453,600	$12,289,680	**$16,591,068**
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	10	ls	$100,000	$1,000,000	$1,300,000	**$1,755,000**
Power upgrade to (n) technology & A/V	286,337	sf	$4.00	$1,145,347	$1,488,951	**$2,010,084**
NEW Data System incl. IDF racks	286,337	sf	$5.00	$1,431,684	$1,861,189	**$2,512,605**
NEW Wireless Access Points	286,337	sf		Included with Data		**Included with Data**
Total Hard Cost				$35,774,329		
Total Construction Cost					**$46,506,627**	
Total Project Cost						**$62,783,947**

1. ALICE SHAW

ELEMENTARY SCHOOL

SVA

ARCHITECTS

ALICE SHAW ELEMENTARY SCHOOL

759 DAHLIA PLACE, SANTA MARIA, CA 93455

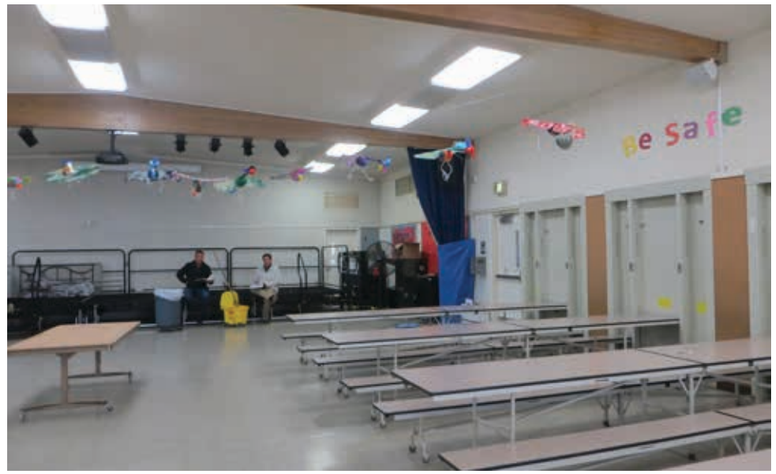
Shaw Elementary School is committed to establishing strong academic and co-curricular programs in order to promote the current and future success of all students. The teachers and staff at Shaw are focused on providing challenging programs and curriculum based on the Common Core State Standards in order to fulfill the needs of all learners. All Shaw staff members understand the importance of providing a quality education through exemplary teaching practices and a commitment to excellence: we feel that all students, regardless of socioeconomic, physical and /or cultural differences, can learn and be successful. We are committed to establishing traditions that will provide a strong foundation for future academic growth and achievement. Developing partnerships between staff members, students, parents, and community members is essential in creating an environment that meets and exceeds the needs of all students at Shaw Elementary School. Shaw School is dedicated to serving our students and community in creating an outstanding school that is committed to excellence.

The mission of Shaw School, in partnership with the surrounding community and Orcutt Union School District itself, is to ensure the educational success of all students by maintaining high expectations and providing a safe positive learning environment, both of which empower students to be productive citizens in a changing world.

Parental involvement and support is a vital component to the success of Shaw School. Involvement is always encouraged to create a true learning community in which students are the ultimate benefactors. Shaw enjoys the benefits of a very supportive parent community: parents may join the Parent Teacher Association (PTA), School Site Council (SSC) and English Language Advisory Council (ELAC), and various other school committees. In addition, parents and committee members may assist in school fundraising events, volunteer in the classroom, accompany school-related field trips, and participate in a wide variety of other activities. Family and community members will continue to be an important part of Shaw's success.

The Shaw Community of staff, parents, and students envision:

- A community where all students learn at high levels.
- A collaborative environment where academics, Common Core standards-based instruction, and character development are of the utmost importance.
- A school climate where students feel safe and valued.
- A school culture where students are responsible and respect one another.
- A positive community where students enjoy coming to school and learning.



ARCHITECTURAL ASSESSMENT

Almost fifteen years ago, the campus underwent a limited modernization effort that replaced infrastructure and introduced new technology along with an upgraded fire alarm system. Relocatable structures were brought onto the site to provide additional instructional spaces for programs such as music and art along as well as special needs classrooms. In the following years, other alterations and improvements to play areas were made and site accessibility issues were addressed.

The overall exterior condition of the campus was observed to be in good condition, with no major signs of wear or damage. While classroom doors and windows appeared to have been recently replaced, a majority of the lighting fixtures are original with lighting controls or sensors. Cabinetry and countertops were observed to be original as well. Whereas the condition of the relocatable classrooms varies, since most of these classrooms had been added incrementally, two relocatable buildings are in excess of 55 years old.

Subsequently, a meeting of site administrators was held on December 11, 2015 to augment the list of concerns that were documented at a district facility input session. Moreover, the meeting facilitated additional insight on how the campus needs to be re-envisioned to satisfactorily meet current and new programs that are inclusive of adequate office and support spaces. Further concerns that were identified touched upon safety and security, such as the communication between campus and emergency services as well as evaluating existing fire alarm, security, and clock/bell systems.

The number of plumbing fixtures for students was acknowledged by staff as being insufficient due to their locations; as they are, the fixtures are not conducive to the district's Campus Care (after school program held in the multipurpose room) and some of the Special Day Classrooms. For a campus of comparable size and

enrollment today, nearly twice the number of fixtures would be required by the plumbing code.

The existing library and computer lab are housed in aging relocatable buildings that are over 50 years old and are not located within the core of the campus. Feedback from the site administrators meeting supported the introduction of a Maker Space adjacent to the library; this space would be available for all grades for various programs. One last area that was cited to require additional upgrading is the site's current technology: either a dedicated computer lab will need to be included or all 1:1 devices must be replaced.

No covered outdoor lunch area was observed on the campus. Only a few concrete tables and benches were located in a grass area just outside the multipurpose room. Furthermore, no accessible path to these tables was provided to any of the three tables and benches.

Operating in the MPR, The Campus Connection program is a day-care service that is available before and after school until 6:00 pm. At this campus, the restrooms are located a couple of buildings away and create supervision problems. As such, closer restrooms would be convenient and eliminate supervision issues. In light of recent events, the addition of a barrier or planter in front of the MPR is being requested to protect students from potential auto-related incidents.

The current play structures are set in sand to provide fall protection, yet the sand has become a maintenance problem as well as a safety issue. Additionally, these areas do not provide accessibility access nor are some of the structures age-appropriate. The turf areas are not optimal and cannot safely support the activities that the campus wishes to conduct.

The existing kitchen was identified as an area that will require improvements to the ventilation and replacement of damaged flooring. Cold storage capacity was also cited as being inadequate and poses a challenge to meeting the future nutritional standards that will be implemented by the State.

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the campus sites that encompassed the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question “As you work to achieve the OUSD mission for educational excellence what concerns do you have, currently, and in the future, regarding facilities and equipment? In no particular order or priority the concerns were:

1. Insufficient space outside for students to eat lunch (i.e. tables, benches and covers)
2. Limited flexible learning space
3. Classroom furniture falling apart, not designed for 21st century learning
4. Inadequate running surfaces on playground
5. Inadequate perimeter security (i.e. fencing, cameras, etc., especially for the weekends. Kids going on roof)
6. Insufficient water fountains for kids, not enough restrooms on campus for all grades (four restrooms on campus, total of 6 toilets, 6 urinals for both boys and girls with enrollment at 620)
7. Lighting obsolete throughout school (i.e. using florescent bulbs)
8. Lack of insulation in multi-purpose room (i.e. noise level too high)
9. Lack of sufficient faculty to support RTI and technology (can’t get to the kids needing to be served)
10. Need for more engaging outdoor playground equipment (i.e. outdated equipment that sometimes needs caution tape because of safety issue)
11. Insufficient office space and teacher work space (i.e. can’t have confidential conversations no l room for kids needing discipline etc.)
12. Parking congestion, where parents drop and pick up kids
13. Unclean, unsanitary carpeting in the primary grades
14. No campus connection facility with bathrooms
15. Weak recycling system, biodegradable cafeteria items
16. Insufficient/Inadequate grass play areas that are useable
17. Gutters, rainspouts leaking on walkways in corridors
18. Insufficient office space
19. Outdated kitchen area (i.e., inadequate windows and poor flooring etc.)
20. Insufficient technology facilities and devices
21. Insufficient electrical capacity

ELECTRICAL ASSESSMENT

Power:

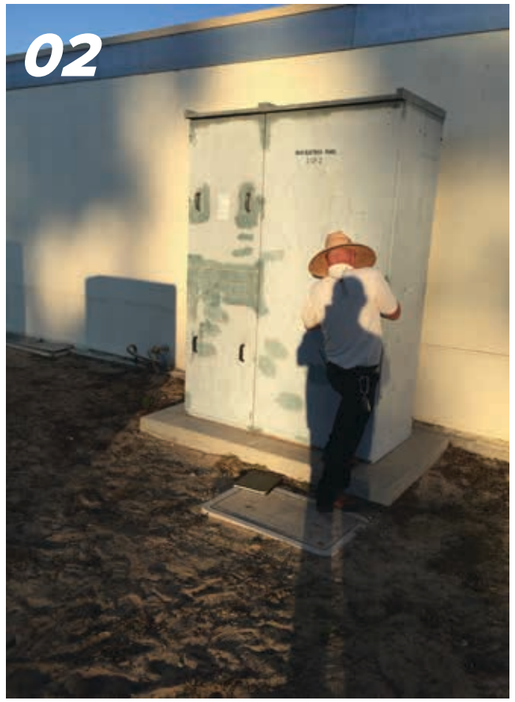
- The existing electrical service is 800A-120/208V-3PH, 4W. (PG+E #1004765757) by Siemens. There is not any space in the board.
- There is a second service for the relocatable buildings at the north end of the site. It is also 800A-120/208V, 3PH, 4W. (PG+E #1006709114) by Siemens and has space.

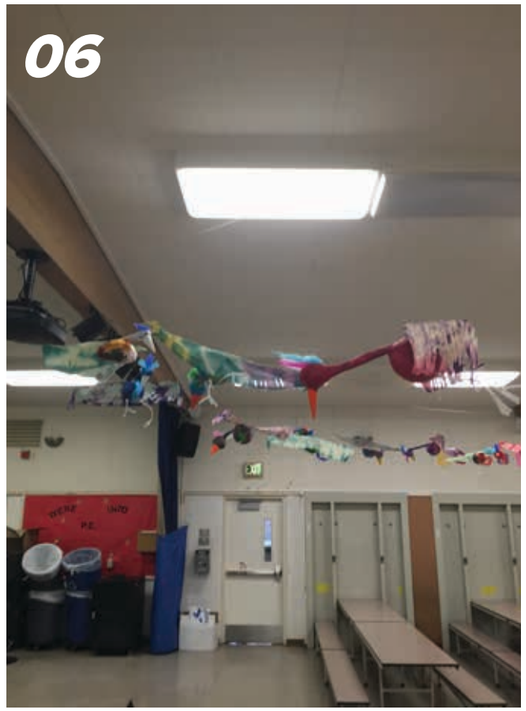
Lighting:

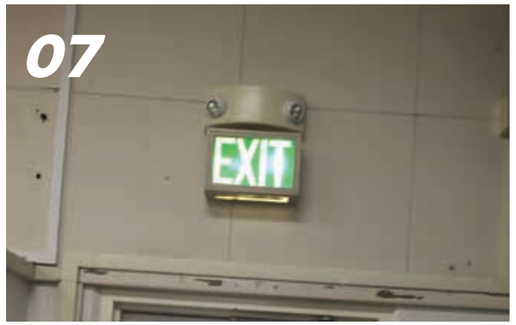
- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Exterior building mounted wallpacks and recessed fixtures are compact fluorescent the existing parking lot has high pressure sodium fixtures.
- Emergency lighting is via emergency bug eye fixtures.

Low Voltage:

- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- Classrooms contain wall mounted CATV outlets, speakers and clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.







FIGURES	
01	Remote low voltage equipment enclosure
02	Meter switchboard #2
03	Main switchboard
04	Typical panelboard
05	Typical classroom lighting
06	Typical lighting
07	Typical emergency lighting
08	Exterior lighting
09	Parking lot lighting
10	Intrusion Detection System headend
11	Desk mounted projector
12	Suface mounted cabling across floor
13	MDF Rack
14	Typical low voltage equipment
15	Fire Alarm control panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

FIGURES	
01	Split system
02	Thermostat / Remove for Split System
03	Furnace
04	Damper Control
05	Louver & Controls
06	Split System
07	Exhaust Fans
08	Rooftop Package Units
09	Thermostat & Timer
10	Thermostat & Timer
11	Duct Work

<This page is intentionally left blank.>

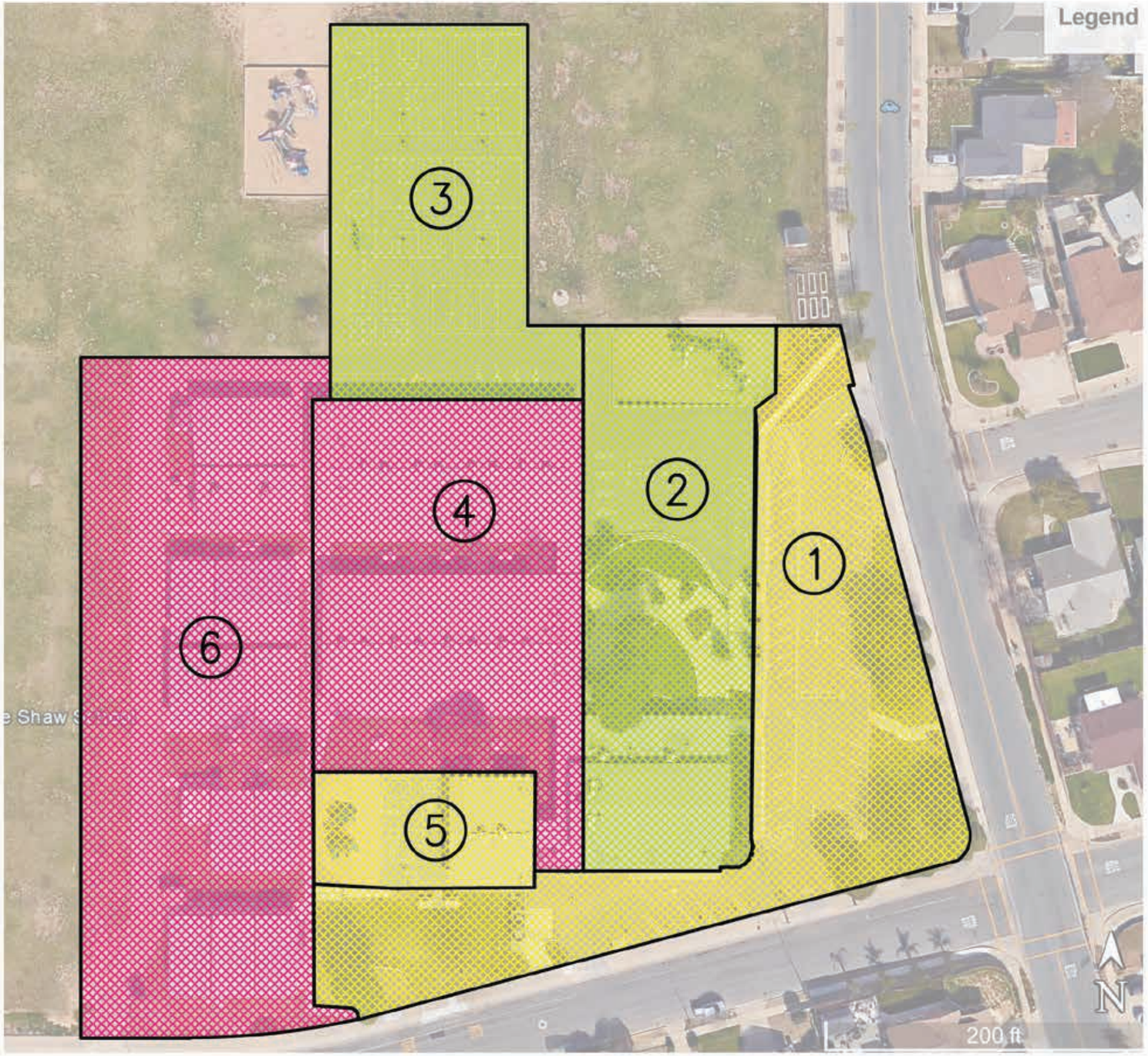
PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heater.

FIGURES	
01	Water Main
02	Water Main
03	Water Heater
04	Water Heater Vent
05	Circulation Pump
06	Water Heater

CIVIL ASSESSMENT

N



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The existing ADA stalls are too short and need to be lengthened which will impact landscaping. Asphalt is in good condition - seal coat within 3 years. Asphalt tripping hazards need to be ground down.	Double Seal Coat Asphalt Lengthen ADA Stalls Grind Asphalt Lip Re-Stripe
2	The asphalt in this area is in good condition.	Double Seal Coat Asphalt Re-Stripe
3	The asphalt in this area is in good condition.	Double Seal Coat Asphalt Re-Stripe
4	There is flooding infront of rooms 3 and 9 due to surface runoff. The roof drains need to drain under the sidewalk, and into the landscaped area. Grade swale with inlets and french drain or infiltrators.	Drainage System
5	The condition of the asphalt in this area is moderate. Crack seal, seal coat, and striping needed within 3 years.	Crack Seal Double Seal Coat Asphalt Re-Stripe

LANDSCAPE ASSESSMENT

1. LANDSCAPE AREA ALONG HILLVIEW ROAD

Existing Condition:
Dilapidated turf area with no shrub planting. Turf appears in fair condition.

Recommendation:
Add low-water use plant material as a compliment to the existing turf.Add new drip irrigation system for shrub planting and reconfigure spray system for the turf.

2. TABLE SEATING INSIDE CENTER OF CAMPUS

Existing Condition:
Existing tables located in turfgrass area. Non-accessible locations.

Recommendation:
Install new accessible paving/pathway to each table.

3. KINDERGARTEN PLAY AREA ADJ. TO BLDG. 020 COURT

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

4. LANDSCAPE AREA ADJACENT TO ATHLETIC FIELD

Existing Condition:
Dilapidated or barren landscape area with no shrub or groundcover planting. Table seating.

Recommendation:
Add low-water use plant material (trees for shade, shrubs and groundcover) with new drip irrigation system.

5. OPEN PLAY ATHLETIC FIELDS

Existing Condition:
Dilapidated turf, compacted soil, and irrigation coverage is lacking.

Recommendation:
Till and amend the soil, repair irrigation systems and re-sod and or re-seed the entire area.

6 & 7. PRIMARY PLAY AREA AT NORTH FIELDS

Existing Condition:
Areas are not accessible with only sand for the fall protection. There is no access to the transfer stations on the play equipment and from the slides or other equipment back to the transfer stations.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. material to an accessible material like Fibar etc.

8. PRIMARY PLAY AREA NEAR BLDG. 040

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer stations. Box depth at SW corner exceeds 3-ft. drop off.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Install safety railing along SW corner of box to prevent fall injuries.

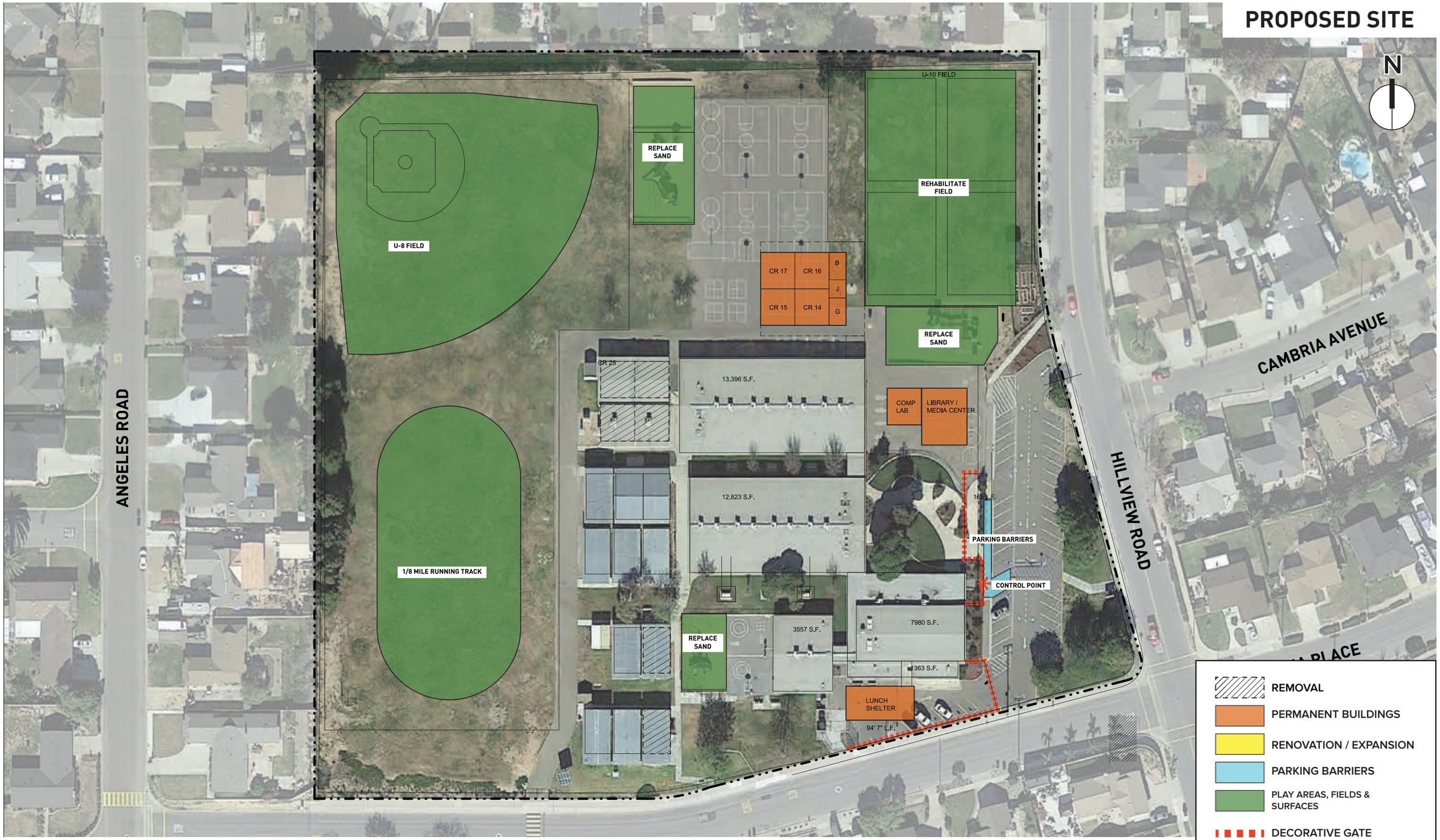
EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE



RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures has been impacted to meet these ADA interior clearance requirements. Based on current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students. Existing restrooms may need to be supplemented with new locations that would be more convenient to other parts of the campus such as the multipurpose room where many after school programs reside.

While the last modernization addressed infrastructure and ADA compliance, classroom and support spaces will need to be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. With aging portables on site, many of which are over 50 years old, it is the District's intention to remove relocatable classrooms from the site and replace them with permanent facilities. To preserve open space and maintain existing play areas 2-story facilities may be introduced to accommodate existing and future programs.

Additionally it is recommended that future renovations target the envelope of the existing buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

With nearly half of the relocatable buildings 20 years and older, it is recommended that permanent construction be considered to replace all of the relocatable facilities. New facilities integrate technology and electrical power requirements seamlessly as well as improved classroom lighting and ventilation to provide an educational environment that allows teachers to deliver a 21st century education. And with the eventual roll out of 1:1 devices connectivity will place huge demands on bandwidth that will impact infrastructure that would be best invested in permanent construction. New facilities will also be able meet specific curricular requirements more effectively as well as being much more energy efficient.

The new facilities being proposed for Alice Shaw:

- One-story classroom building consisting of 10 standard 960 s.f. classrooms and student restrooms
- A Fine Arts facility with support classroom and special education classrooms
- A new Library/Media center with Maker Space, Administration and support spaces
- Future: Two new Kindergarten classrooms adjacent to existing Kindergarten Rooms

A covered outdoor lunch area adjacent to the multipurpose room is being proposed to accommodate the number of students that are served during each lunch period. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. Service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the existing CATV system.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	4	ea	$8,000.00	$32,000		
Remove Balance of Portables	9	ea	$8,000.00	$72,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter chain link fencing	1,208	lf	$45.00	$54,360		
New 20' wide rolling vehicle chain link gates	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
CCTV security	26,054	sf	$1.50	$39,082		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	26,054	sf	$20.00	$521,088		
Replace lighting w/LED	26,054	sf	$14.00	$364,762		
NEW energy management system	26,054	sf	$7.00	$182,381		
Retrofit faucet and flush valves w/ Lo-Flo	1,123	sf	$10.00	$11,228		
D. Bring Facilities to Codes						
Replace Play Structure and Fall Protection	13,925	sf	$15.00	$208,875		
Repair/Replace asphalt or concrete for ADA	4,600	sf	$5.00	$23,000		
Lengthen ADA Stalls	4	ea	$350.00	$1,400		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Fire Alarm System	26,054	sf	$5.00	$130,272		
Repair existing grass turf fields	130,000	sf	$3.05	$396,500		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures over play structure and for lunch area.	1,200	sf	$75.00	$90,000		
Replace drinking fountains	4	ea	$7,500	$30,000		
NEW Ten (10) Classroom Bldg	12,000	sf	$325	$3,900,000		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	26,054	sf	$4.00	$104,218		
NEW Data System incl. IDF racks	26,054	sf	$5.00	$130,272		
NEW Wireless Access Points	26,054	sf		Included with Data		
Total Hard Cost				$6,461,637		
Total Construction Cost					**$8,400,128**	
Total Project Cost						**$11,340,172**

2. JOE NIGHTINGALE
ELEMENTARY SCHOOL

SVA
ARCHITECTS

JOE NIGHTINGALE ELEMENTARY SCHOOL

255 WINTER ROAD, SANTA MARIA, CA 93455

The vision of Joe Nightingale School is to provide for the The vision of Joe Nightingale School is to provide for the educational success of all students via high expectations and a commitment to academic excellence. These aspects will inspire and empower them to reach their full potential as responsible, ethical, and productive citizens in a diverse and changing world. We believe this is a shared responsibility, requiring the cooperation and commitment of students, parents, staff, and the community.

Members of the faculty and staff foster academic excellence by providing quality educational programs, with each person focused on continually improving student achievement. We believe children learn best when they engage in a variety of meaningful activities in a challenging, structured, and positive environment. As such, at Joe Nightingale School, we provide our students with a rigorous, scholarly learning environment in which learning time, instructional planning, progress monitoring, and strategic/intensive interventions are systematically focused on individual student learning needs. We have clear, research-based interventions and enrichment opportunities to meet the needs of learners at all instructional levels.

All members of the Joe Nightingale School community collaborate to offer continuous learning programs that enable all children to maximize their academic, social, and emotional growth as well as promote their development into thoughtful, accepting, productive and responsible citizens. At each grade level, teacher teams work together to ensure students receive a comprehensive, standards-based course of study. These grade-level teams meet weekly in Professional Learning Communities to review student learning and to plan strategic interventions and enrichment activities to fulfill the various needs of all students.

At Joe Nightingale, our commitment to preparing children with 21st Century Learning Skills—Communication, Collaboration, Critical Thinking, and Creativity—is present in all learning activities. The students at Joe Nightingale are global learners who use technology to increase their awareness and facilitate their contributions to the world around them.

Our students, parents, and staff are committed to working as a team to promote student involvement in the positive, scholarly, safe, and inclusive school culture. Students are caretakers for their own learning environment; further, they are deeply connected to the school community. Parents, families, and community members have a strong investment in our students' lifelong education.

ARCHITECTURAL ASSESSMENT

The campus underwent a limited modernization effort almost fifteen years ago; this effort replaced infrastructure and introduced technology, including an upgraded fire alarm system. Relocatable structures were brought onto the site to provide additional instructional spaces for various programs, ranging from music and art to special needs classrooms. In the following years, other alterations and improvements to play areas were made and site accessibility issues were addressed.

The overall condition of the campus was observed to have been well-maintained since the modernization. No major physical damage or deficiencies were noted during these site visits.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites that involved the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Deteriorating and outdated portables (i.e. marginal ramps, roofing issues, insufficient power, etc.)
2. Deficit in number of classrooms (if class size reduction implemented)
3. Outdated playground equipment and not commensurate with student population
4. Though the largest elementary, the school has the least amount of equipment
5. Dangerous grounds (gopher infestation creating unsafe walking for teachers and students)
6. Classrooms inadequate (i.e. kindergarten classroom has no bathrooms, small size, not adequate art area etc.)
7. Inferior student chairs and desks that are age-inappropriate
8. Insufficient covered outdoor eating/work areas for kids (i.e. lack of tables, shade, and space)
9. Poor landscaping due to water restrictions
10. Inadequate supplies to support student learning
11. Inadequate space for specialized school programs during the day (i.e. ELD instruction, RTI after school programs, and Campus Connection etc.)
12. Uncovered walkways by portables and regular classrooms (in this way, passers-by cannot escape from the rain)
13. Inadequate parking spaces due to bus unloads/loads in the same area
14. Insufficient infrastructure to support technology (i.e. limited bandwidth, not enough outlets, etc.) and aging technology tools (i.e. refurbished prison computers, projection systems and carts etc.)
15. Limited equipment to meet the Sensory needs of special education students
16. Inadequate facilities for special education programs and TK and K
17. Small cafeteria for a school of 800 students
18. Insufficient storage for textbooks, supplies, band equipment, science equipment, and art supplies
19. Insufficient space for large gatherings (i.e. lunch, assemblies, performances, etc.)
20. Outdated lighting
21. Inadequate staffing and funding for increased numbers of special education students and mental health

ELECTRICAL ASSESSMENT

Power:

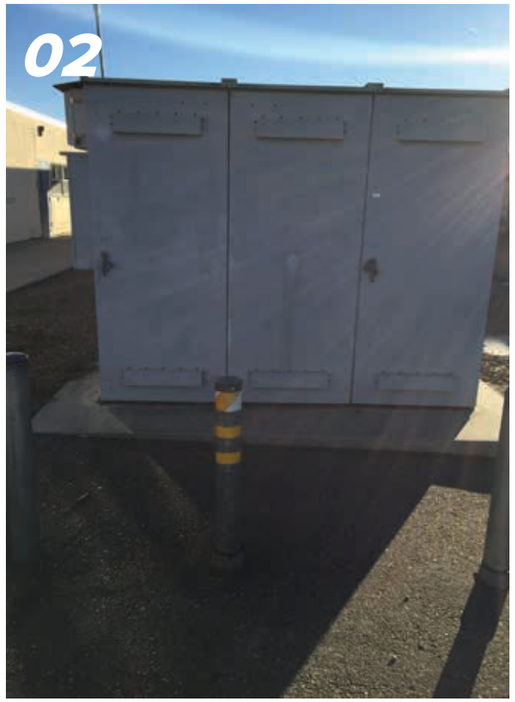
- The existing electrical service is 1,200A-120/208V-3PH,4W. (PG+E #1009987464) by Siemens. There is not any space in the board. There are voltage fluctuation issues with the existing service.
- There is a second service for the relocatables at the southeast end of the site. It is 800A-120/208V-3PH, 4W. (PG+E #1009516576) by Siemens and has some space.

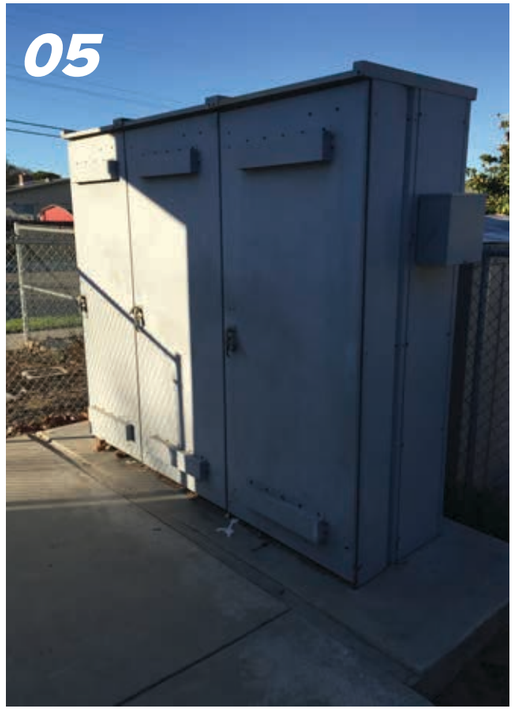
Lighting:

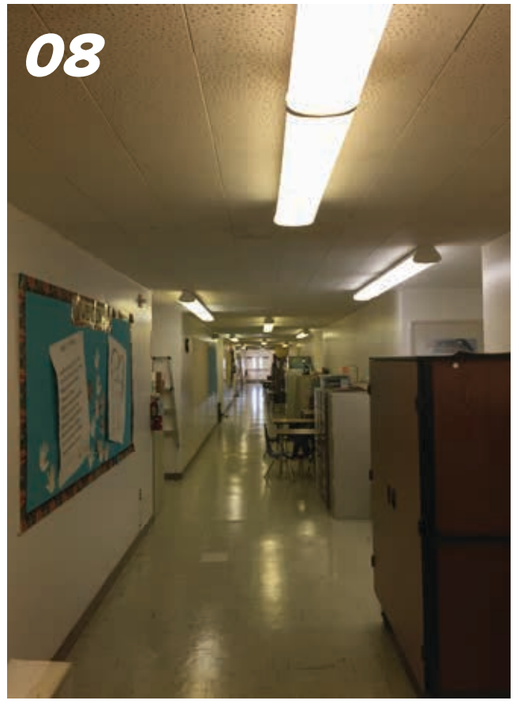
- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent (and some high pressure sodium) wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting in the Admin/Multi-Purpose Building is via emergency bug eye fixtures.

Low Voltage:

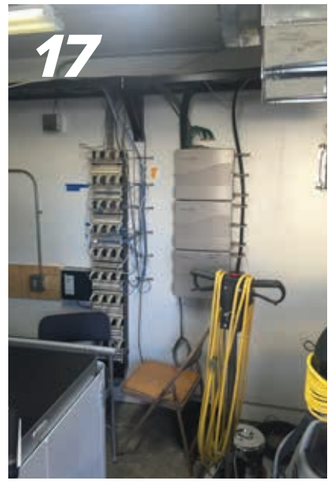
- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- Classrooms contain wall mounted CATV outlets, speakers and clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.







FIGURES	
01	Existing switchgear
02	Main switchboard
03	Existing switchgear
04	Existing switchgear
05	Existing Main switchboard #2
06	Typical panelboard
07	Typical classroom lighting
08	Typical corridor lighting
09	Emergency lighting
10	Exterior lighting
11	Exterior lighting
12	Parking lot lighting
13	Low voltage headend equipment
14	Desk mounted projector
15	MDF Rack
16	Low voltage equipment
17	Low voltage headend equipment
18	Fire Alarm control panel



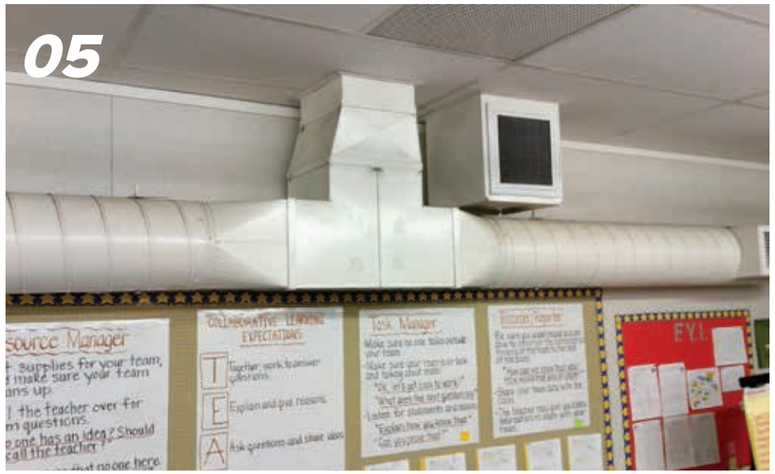
MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.



FIGURES	
01	Duct Penetrations
02	Thermostat
03	Duct Work
04	Rooftop Package Unit
05	Duct Work
06	Thermostat & Timer
07	Wall Mounted Package Unit
08	Furnace
09	Vent Duct Work
10	Exhaust Fan
11	Roof
12	Condensing Unit
13	Rooftop Package Units
14	Rooftop Package Units
15	Rooftop Package Units
16	Roof Penetrations
17	Exhaust Fan
18	Exhaust Fan

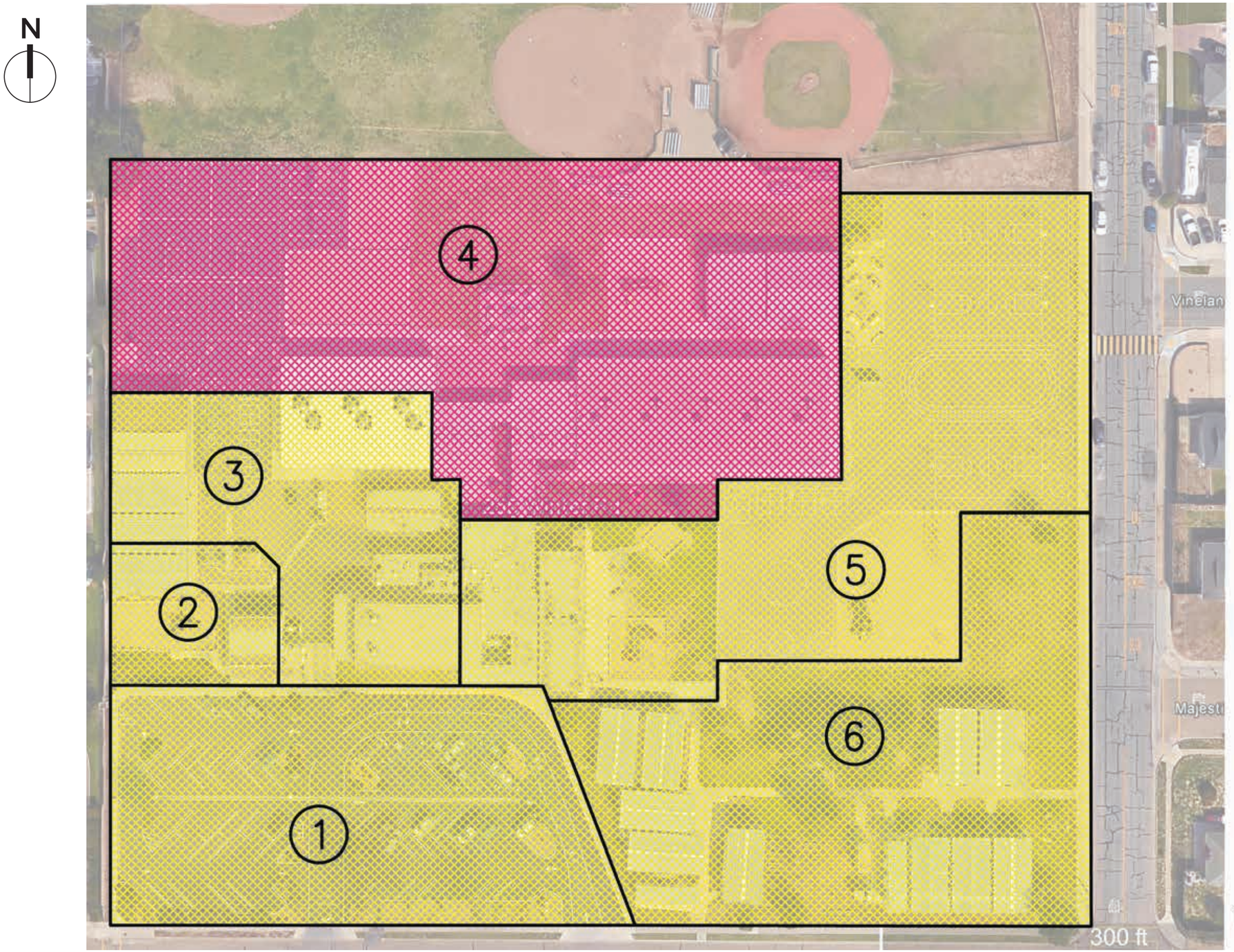
<This page is intentionally left blank.>

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, water heaters.

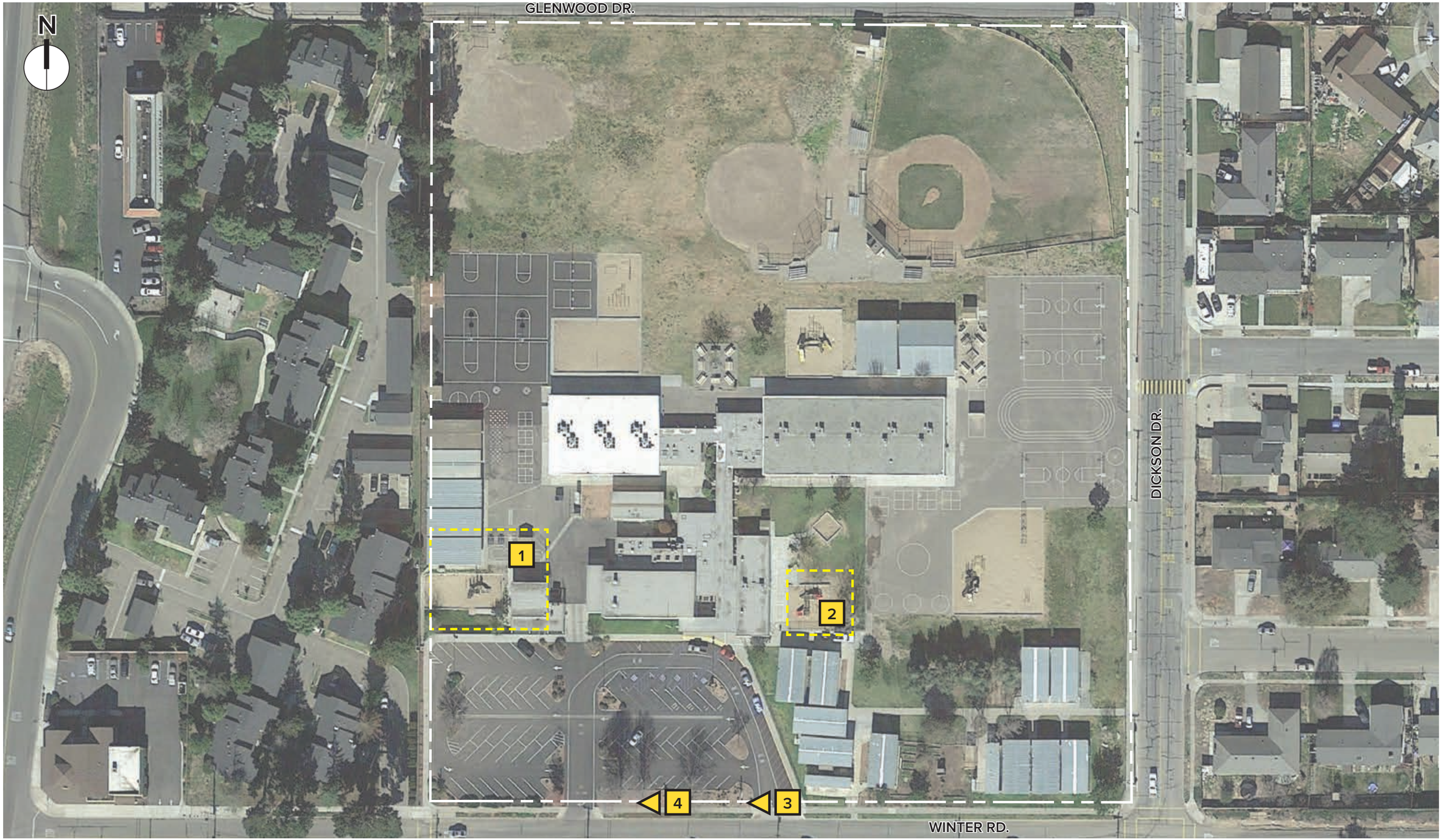
FIGURES	
01	Water Heater
02	Water Heater Vent
03	Water Heater Controls
04	Sink

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The pavement is in good condition but the drive aisle is too narrow between the parking stripes. School staff complain of vehicle accidents and parents cutting through the parking lot instead of staying in the main travel path.	Remove and Replace Sidewalk Grind Existing Striping Relocate Parking Islands Double Seal Coat Stripe New Parking Lot
2	Sidewalk around Room 33 and near playground not ADA compliant.	Grind Asphalt Lip Remove and Replace Sidewalk Install ADA Handrail
3	Sidewalks around Rooms 28-32, Room 14, and near the custodian room are not ADA compliant. Asphalt needs crack sealing, double seal coat, and striping.	Extend Concrete Gutter infront of Rooms 31-32. Remove and Replace Sidewalk Double Seal Coat Asphalt Grind Asphalt Lip Re-Stripe
4	The asphalt pavement should be replaced within three years. Significant ponding occurs in multiple walking path locations within this area. Grades do not allow for surface drains. An underground infiltration system or detention basins are needed.	Remove and Replace Sidewalk Remove and Replace Asphalt Re-Stripe Install 6" Wide Strip Drains Install Large Underground Infiltration System
5	Asphalt is in new and good condition, but there is ponding that occurs. Proper drainage is needed to minimize ponding.	Remove and Replace Asphalt Install Large Underground Infiltration System
6	The sewer backs up and needs investigation. The concrete is cracked in front of Rooms 17 and 18, and may need replacement. There are multiple locations where the sidewalk is not ADA compliant.	Remove and Replace Sidewalk Flush Sewer Cleanout and Investigate Failures Repair Sewer Failures

LANDSCAPE ASSESSMENT



1a-1d. STUDENTS WITH SPECIAL NEEDS PLAY AREA

Existing Condition:
The play equipment area is not accessible for special needs with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and or cover the area and the hardcourt play surface has a drainage swale going through it and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Review all hardscape bike track in the play area and adjust to be all accessible. Install drain inlets and remove concrete swale within the play yard area.

2a & 2b. KD PLAY AREA AND ADJACENT TURF

Existing Condition:
The play equipment area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and/or has inadequate coverage.

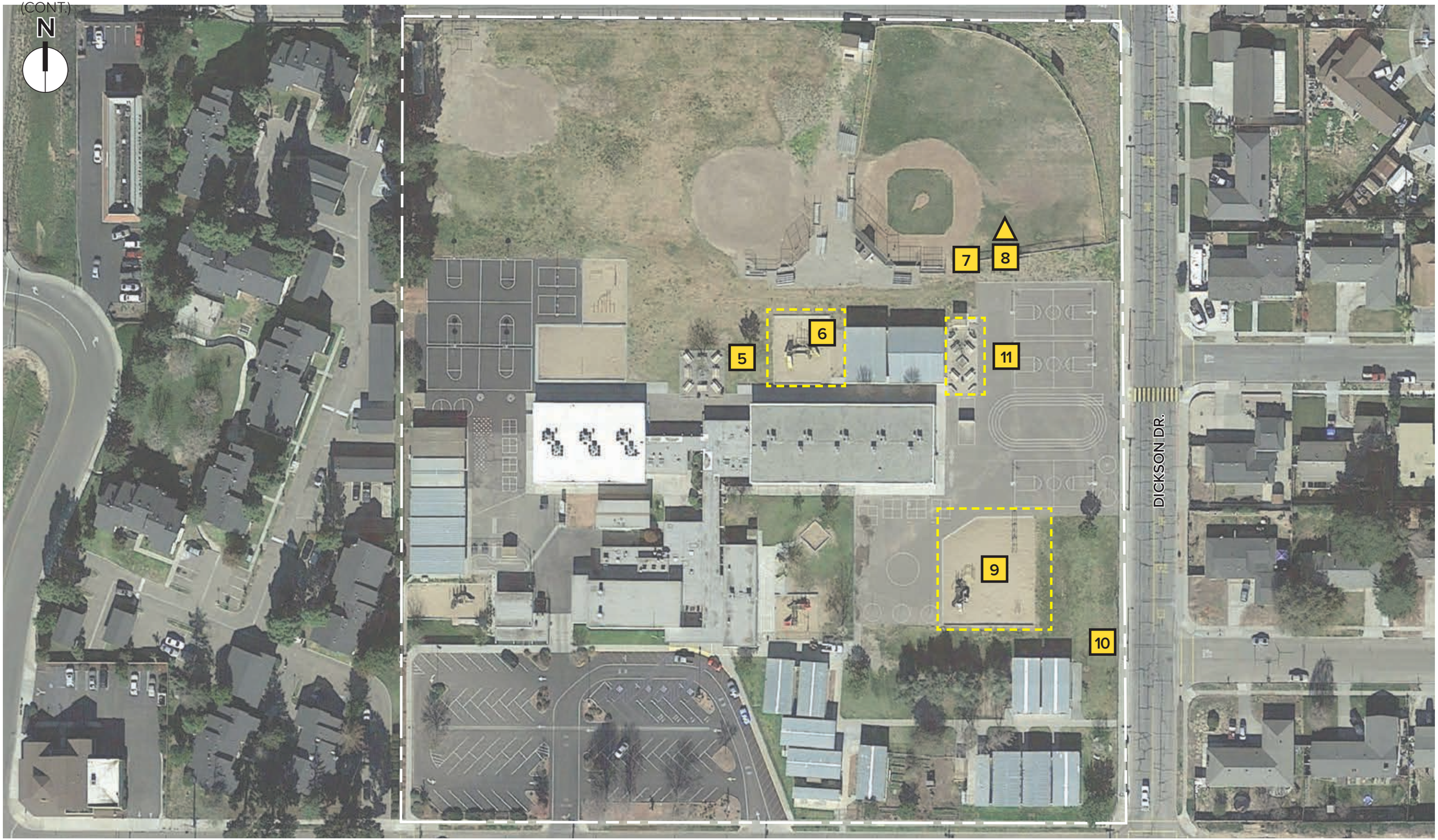
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar, or another comparable material. Till, amend, repair irrigation systems and re-sod and or re-seed.

3 & 4. PLANTERS ALONG WINTER RD.

Existing Condition:
Irrigation system is not operative. Minimal plant material.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material and drip style irrigation. Plant low ground cover with a maximum height of 12” to 24” and low water demand plant material.

LANDSCAPE ASSESSMENT
(CONT.)



5. TURF AREA WITH TABLES

Existing Condition:
Existing turf area adjacent to the hardcourt and table seating area as well as the adjacent open play field area has a compacted condition and lacks adequate irrigation system.

Recommendation:
Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

6. PRIMARY PLAY AREA

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or comparable material.

7 & 8. LITTLE LEAGUE BALL FIELDS

Existing Condition:
Area is in ok condition except for the exiting backflow prevention device is leaking and in need of repair.

Recommendation:
Have the Reduced Pressure Backflow Device tested, serviced, and repaired.

9a & 9b. PRIMARY PLAY EQUIPMENT

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. No accessible mats under the swings and no accessible access to them. The cut in the concrete goes into sand and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or comparable material.

10 & 11. OPEN PLAY TURF AREA

Existing Condition:
Open play turf area needs repairs. Rodent and gopher holes throughout and lack of irrigation coverage.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use. If the District determines not to have it as a practice turf area, remove turf and irrigation, install bark mulch and/or decomposed granite dependent upon the ultimate use.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. The relocatable classrooms have been steadily deteriorating. The goal of the team was to establish a baseline of the general condition of the campus and to document any observed physical deficiencies and to identify any conditions that would affect fire, life and safety. Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.
There is sufficient area to provide two covered lunch areas on the north end of the site adjacent to the play field. Queue lines will need to be rerouted in order to ensure student safety and protection from incidents recurring.

The recommended site improvements to the pick-up and drop-off areas should be implemented. are limited to the fencing around the exterior wall mounted HVAC units typically found on modular and portable buildings for security and to comply with ADA compliance. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.
The overall objective of the assessment is to improve classroom utilization and bring the campus into compliance with current codes and regulations.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:
- Two-story classroom building consisting of standard and science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilities where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the existing CATV system.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- A/C unit condensate pipe is not routed to an approved receptor as directed by code.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	4	ea	$8,000.00	$32,000		
Remove Balance of Portables	14	ea	$8,000.00	$112,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter fencing/ gates	1,793	lf	$45.00	$80,685		
New 20' wide rolling vehicle chain link	4	ea	$3,000.00	$12,000		
New 3' wide pedestrian chain link gates	6	ea	$300.00	$1,800		
CCTV security	28,734	sf	$1.50	$43,101		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	28,734	sf	$20.00	$574,684		
Replace lighting w/LED	28,734	sf	$14.00	$402,279		
NEW energy management system	28,734	sf	$7.00	$201,139		
Retrofit Plumbing Fixtures w/Lo-Flo Fixtures	1,235	sf	$10	$12,350		
D. Bring Facilities to Codes						
Replace concrete walkways/sidewalks	7,180	sf	$8.50	$61,030		
Replace Play Equip & Fall Protection	20,283	sf	$15.00	$304,245		
Replace Fire Alarm System	28,734	sf	$5.00	$143,671		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at lunch area	1,800	sf	$75.00	$135,000		
NEW Library/Maker Space & Restrooms	4,158	sf	$325	$1,351,350		
F. Technology Infrastructure						
Uninterrupted power supply to data server rr	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	28,734	sf	$4.00	$114,937		
NEW Data System incl. IDF racks	28,734	sf	$5.00	$143,671		
NEW Wireless Access Points	28,734	ea		Included with Data		
Total Hard Cost				$3,885,942		
Total Construction Cost					**$5,051,725**	
Total Project Cost						**$6,819,829**

3. PATTERSON ROAD
ELEMENTARY SCHOOL

SVA
ARCHITECTS

PATTERSON ROAD ELEMENTARY SCHOOL

400 EAST PATTERSON ROAD, SANTA MARIA, CA 93455

The mission of Patterson Road Elementary School is to serve the unique academic, physical, social, and emotional needs of students in order to provide each person with the highest quality education and to create a passion for learning.

Patterson Road Elementary School is located in the northern region of Santa Maria and serves students in grades Kindergarten through six grade, following a traditional calendar. At the beginning of the 2013-2014 school year, 625 students were enrolled, including 11% in special education, 13% qualifying for English Language Learner support, and 46% qualifying for free or reduced price lunch. Patterson Road Elementary School achieved a 2012 Academic Performance Index (API) score of 805.

ARCHITECTURAL ASSESSMENT

The overall exterior condition of the campus appeared to be in good condition, with no major signs of wear or damage. However, there are numerous cracks in the walkways and sidewalks on campus.

To provide the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Patterson Road campus over the years. Unfortunately, these classrooms have been steadily deteriorating: many of them are approaching an age of twenty years, with Room 27 over twenty-six years old. The gutters and downspouts on these relocatable classrooms are rusting through, along with some of the exterior doors.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Due to the interior clearances required to meet accessibility requirements, the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 647 students.

A meeting involving the site administrators was conducted on December 11, 2015 to supplement the Facility Input Session. During this meeting, other concerns and issues were identified and added to the roster. From a programming standpoint, the campus is deficient in classrooms and administration space; this, in turn, impacts new programs and enrollment expansion. Small rooms proposed at the end of each wing could provide break-out rooms for small group sessions as well as covered outdoor learning classrooms located in the grass area between classrooms, renovation, and reconfiguration of play area. A bus lane in front of the fields would be utilized to create a separate and official bus stop.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites that included the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question “As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?” In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Insufficient shade structures for lunch and outdoor functions
2. Lacking hand-washing faucets and drinking fountains outside of classrooms (kindergarten rooms)
3. Limiting classroom functionality (i.e. projectors are on a large table in front of room limiting visibility of students and the projectors, emit a large amount of heat, limited flexible grouping etc.)
4. Lacking pod/gathering areas for flexile grouping
5. Inferior quality of windows (i.e. don’t open and tough for aging staff), creates insufficient ventilation
6. Inadequate playground space for kindergarten
7. Aging and insufficient playground structures
8. Inappropriate drainage around classrooms (hallways are flooding even in drought, creating a sewage problem)
9. Sewer lines are old and not able to handle the volume of sewage
10. Inferior exterior and interior lighting creating a safety issue
11. Too many sandboxes; as a result, more sand accumulating on asphalt, creating an unsafe, dirty areas
12. Insufficient number of bathrooms for students and staff (4 bathrooms for 659 students)
13. Inequality of kindergarten rooms (i.e. no bathrooms, small, no tiled area, etc.)
14. High percentage of “ancient and groaning” classroom furniture (both students’ and teachers’ furniture)
15. Sufficient space in portables compared to classroom square footage
16. Inadequate technology equipment (i.e. computers, headphones, printers, projectors, Smart
17. Boards, etc.)
18. Unsafe/inferior playground area (uneven surface, gopher holes)
19. Unsafe/aging ceiling surfaces (all portable rooms)
20. Non-existent sink and water in the fine arts room, which are necessary for painting, crafts, etc.
21. Inadequate space in hallways for number of students to walk and pass through

ELECTRICAL ASSESSMENT

Power:

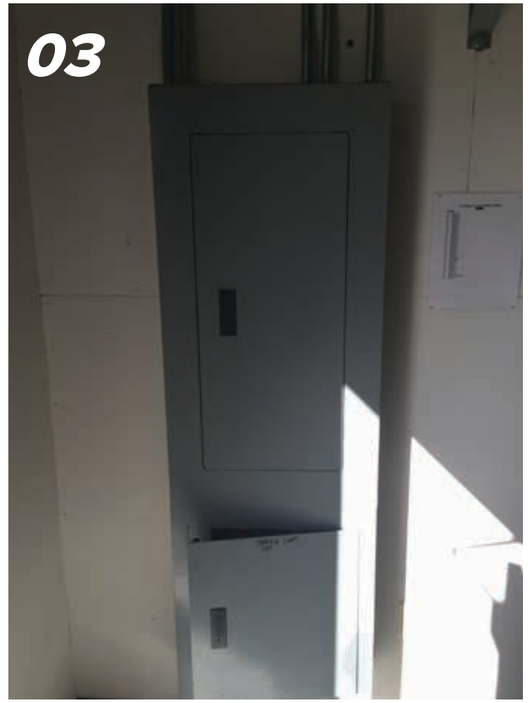
- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1009516012) by Siemens. There is very minimal space remaining in the board.

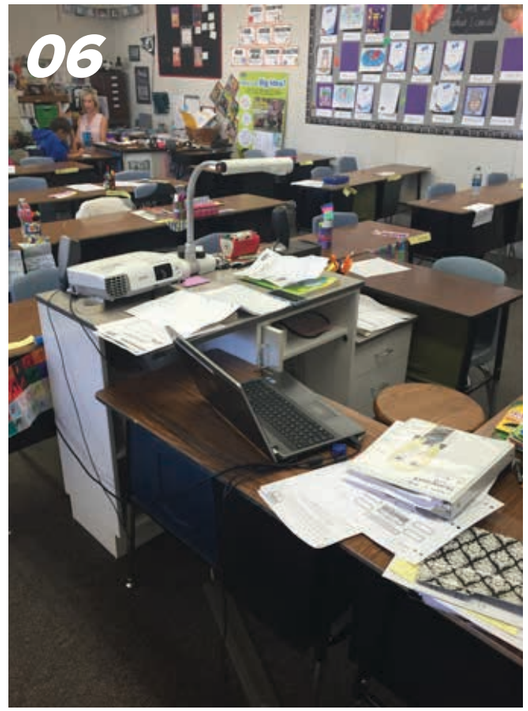
Lighting:

- Recessed fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting is via emergency bug eye fixtures.

Low Voltage:

- There is no existing CCTV system.
- Classrooms have no existing audio/visual systems, but the MPR does have a permanent sound system and overhead projector.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.
- There are low voltage pedestals on site to serve the western relos.





FIGURES	
01	Main switchboard
02	Main switchboard
03	Typical panelboard
04	Typical classroom lighting
05	Typical classroom lighting
06	Desk mounted projector
07	MDF Rack
08	Typical low voltage equipment
09	Typical low voltage equipment
10	Low voltage headend equipment
11	Fire Alarm Control Panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

FIGURES	
01	Rooftop Package Unit
02	Rooftop Package Unit
03	Rooftop Package Unit
04	Rooftop Package Units & Exhaust Fans
05	Rooftop Package Units
06	Rooftop Package Units
07	Furnace
08	Furnace Connections
09	---
10	---
11	Louver
12	Thermostat and Timer
13	Thermostat and Timer
14	Duct Work & Diffuser
15	Thermostat and Timer
16	Wall Mounted Package Unit
17	Wall Mounted Package Unit
18	Wall Mounted Package Units

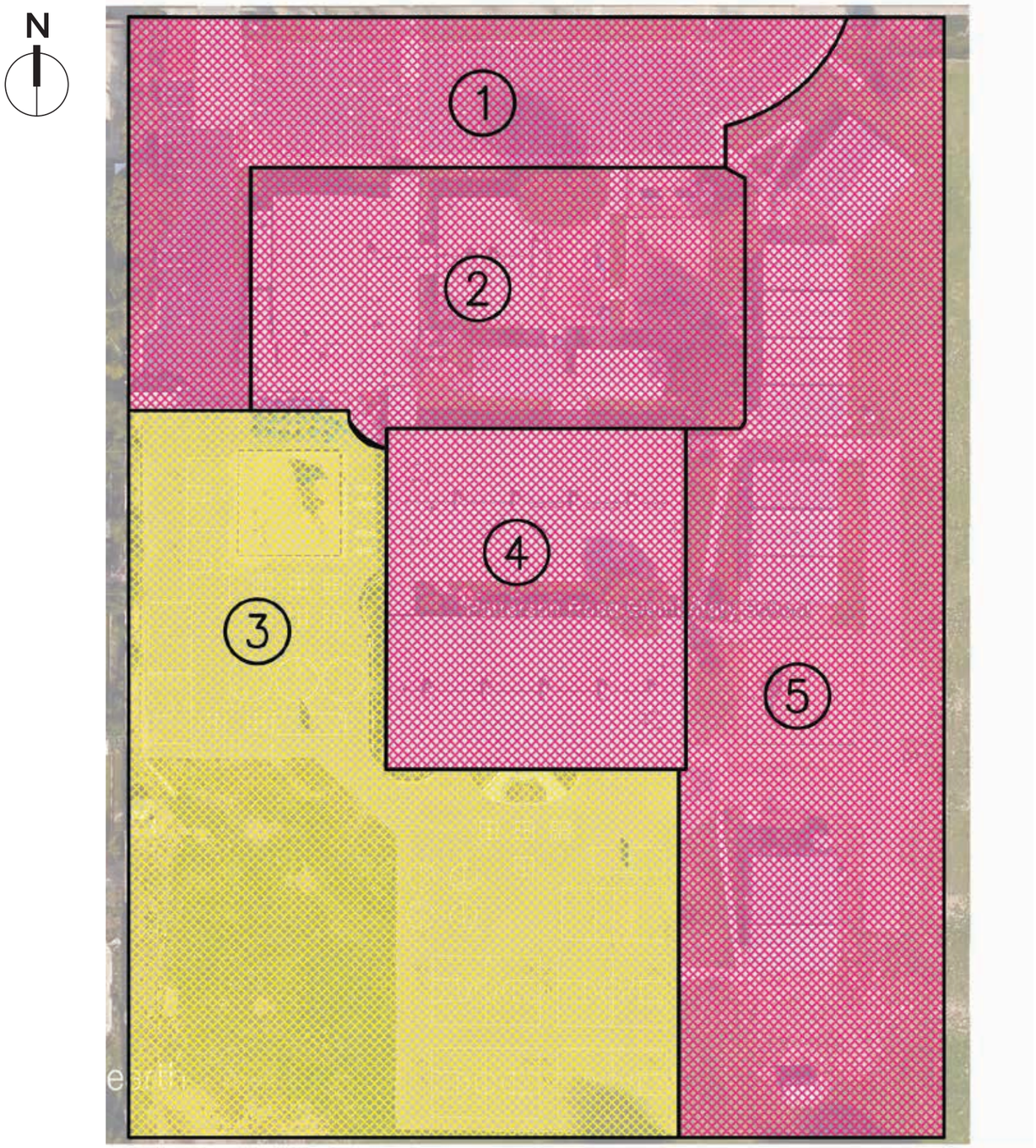
<This page is intentionally left blank.>

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. Most water heaters appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, boiler and water heaters.

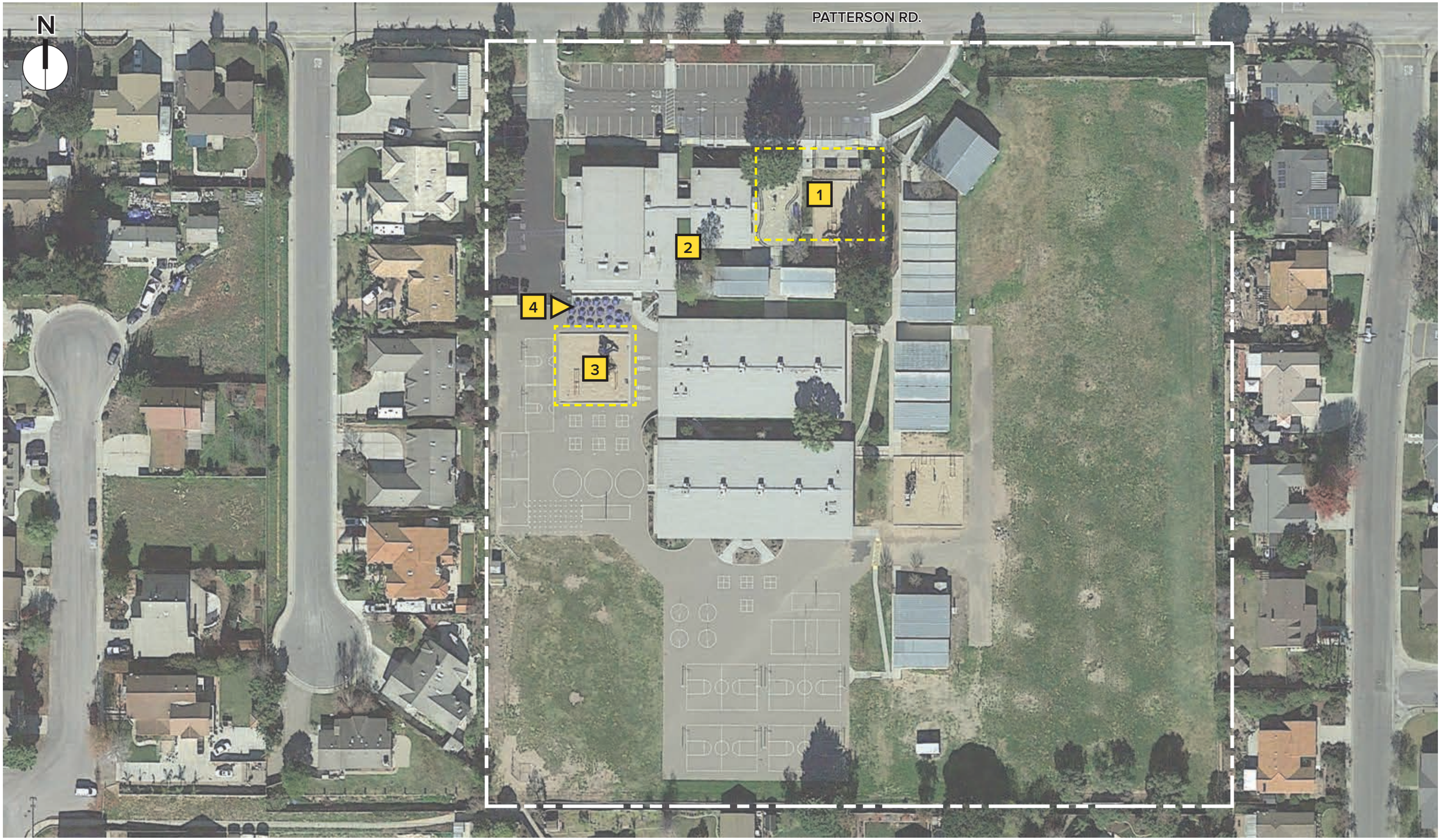
FIGURES	
01	Water Main
02	Water Heater
03	Water Heater Vent
04	Water Heater
05	Water Heater Connections
06	Kitchen Sinks
07	Water Heater
08	Sink

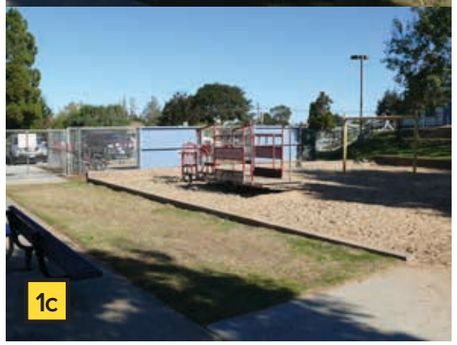
CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt concrete in parking lot is in good condition. Pedestrian ramp in center of parking lot and ADA parking stalls in west parking lot are not ADA compliant. Concrete sidewalk along east side of parking lot and along north side of gym (in parking	Remove and Replace PCC Sidewalk Ramp Remove and Replace Remove and Replace ADA parking stall and crosswalk
2	Pedestrian walkway to office entrance is not ADA compliant. Drainage issues reported between office and Kindergarden classrooms. Landing on north side of Kindergarden classrooms not ADA compliant. Evidence of ponding/erosion along south side of	Remove and Replace Ramp Remove and Replace PCC Sidewalk Regrading
3	Asphalt concrete is in good condition. Ramps to the portables are not ADA compliant.	
4	Drainage issues reported between new PCC sidewalk ramps and old PCC sidewalk ramps. Sidewalks along buildings are not ADA compliant.	Remove and Replace PCC Sidewalk Regrade around ramps
5	Ramped access to classrooms are not ADA compliant. Slopes on landings with domes are not ADA compliant. Asphalt concrete needs to be replaced near fire hydrant. Portable classroom drain screens need cleaning.	Remove and Replace PCC Sidewalk

LANDSCAPE ASSESSMENT





1a-1c & 2. KINDERGARTEN PLAY AREA

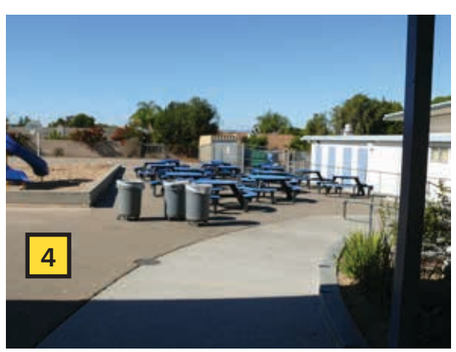
Existing Condition:
The play equipment area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and or cover the area. The access through the gate is not per building codes as there is no landing on the outside of the gate and the gate does not have accessible hardware on it.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Install accessible gate hardware on all gates and install new concrete at all entries to meet code.

3a - 3c. PRIMARY PLAY AREA

Existing Condition:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Install accessible gate hardware on all gates and install new concrete at all entries to meet code.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or another comparable material.

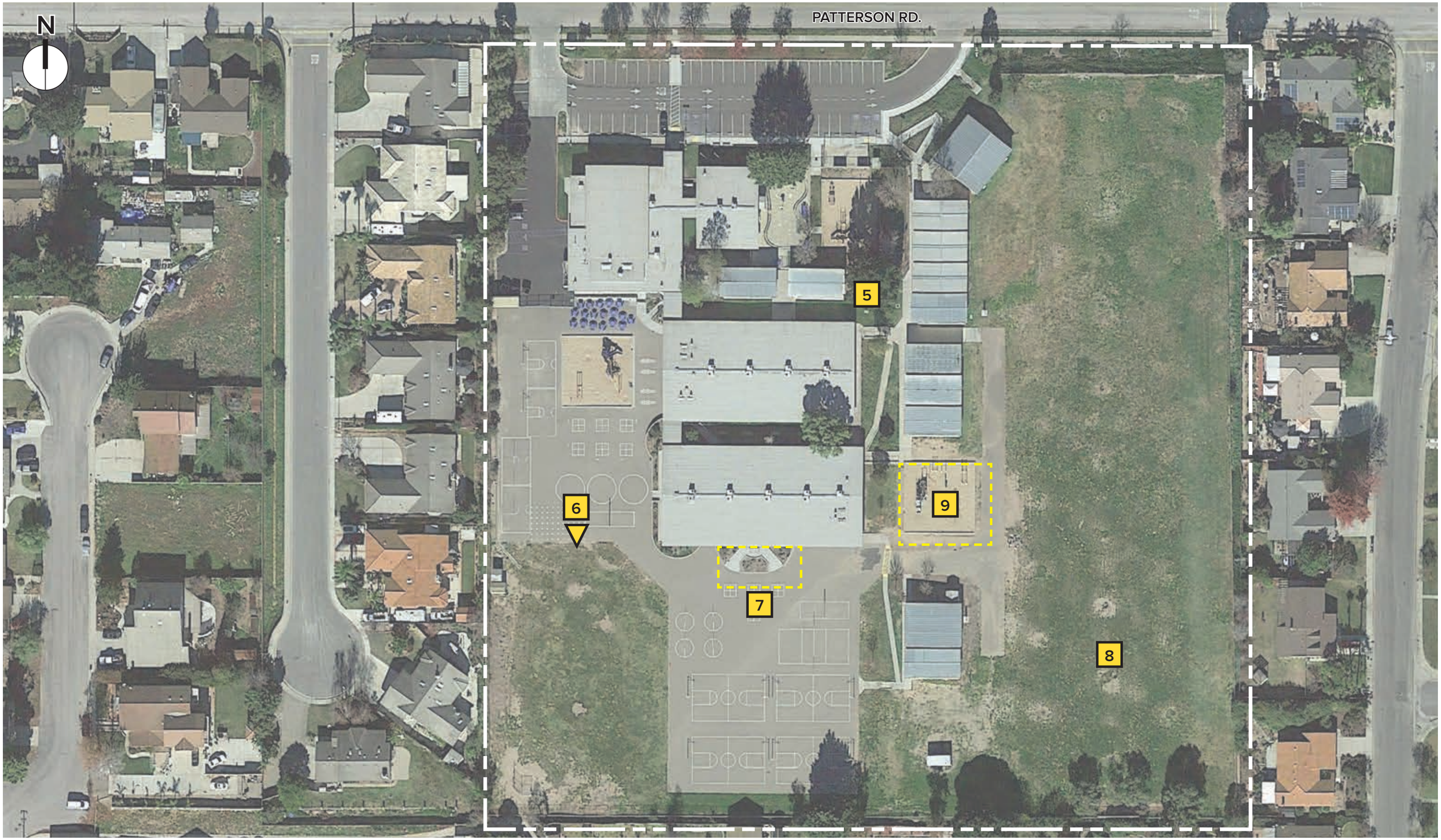


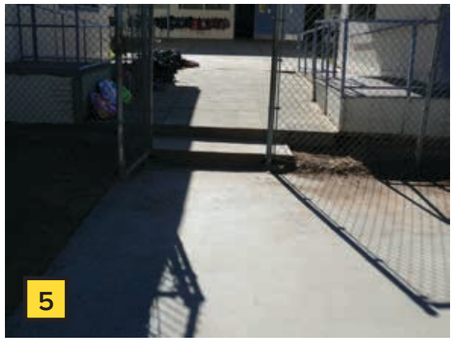
4. LUNCH SEATING AREA

Existing Condition:
No shade structure and or tree cover to provide shade for students.

Recommendation:
Add canvas shade structures to the area to provide shade for the entire table areas. Make sure to provide shade cover and seating areas for accessible seating as well.

LANDSCAPE ASSESSMENT (CONT.)





5. KINDERGARTEN PLAY AREA

Existing Condition:

Access gate and landing from the Kindergarten play area to the main campus is lacking the accessible hardware and correct landings per code on either side of the gate. There is currently a step at the gate which per code should be a 5' landing on either side not more than 2% slope in any direction.

Recommendation:

Remove step and install a correct landing at the gate and move step further away from the proposed landing per code. Install accessible hardware on the gate.

6. OPEN TURF PLAY AREA

Existing Condition:

Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:

Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

7. PLANTERS SOUTH OF BUILDING

Existing Condition:

No planting and or irrigation installed in planters.

Recommendation:

Till and amend the soil, add native and or drought tolerant plant material with a maximum height of 12" to 24" and drip style irrigation. Include at least two trees for shading of the hardscape.

8. OPEN TURF PLAY AREA

Existing Condition:

Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:

Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

9a - 9d. PRIMARY PLAY AREA

Existing Condition:

Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. No accessible mats under the swings and no accessible access to them. The cut in the concrete curb goes from existing turf and goes into sand and is not accessible. Photos 9a – 9d

Recommendation:

Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Add an accessible sidewalk from the path of travel to the play box.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

PATTERSON ROAD

CLAYBROCK COURT

TAMARA COURT

CRESTWOOD DRIVE

N

PARKING BARRIERS

CONTROL POINT

REPLACE SAND

43 l.f.

81 l.f.

70 l.f.

70 l.f.

LUNCH SHELTER

NEW PLAY STRUCTURE

13,190 s.f.

12,160 s.f.

NEW CLASSROOM

REPLACE SAND

U19 SOCCER FIELD

1/8 MILE RUNNING TRACK

- REMOVAL
- PERMANENT BUILDINGS
- RENOVATION / EXPANSION
- PARKING BARRIERS
- PLAY AREAS, FIELDS & SURFACES
- DECORATIVE GATE
- CHAIN LINK FENCING

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 647 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

While the last modernization addressed infrastructure and restrooms, the balance of the classroom and support spaces should be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. Integral to that recommendation any new modernization should target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- One-story classroom building consisting of standard classrooms and fine arts
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms with restrooms and storage/ prep room
- New bus drop off zone to the east
- Renovate and reconfigure play fields

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- A/C unit gas flue termination is within 10-ft of adjacent units outside air duct and does not meet code. Install gas flue extension in order to meet code (refer to figure 5).

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

-
- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Water heater – appears to be leaking and may need to be replaced (refer to figure 5).
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	1	ea	$8,000.00	$8,000		
Remove Balance of Portables	10	ea	$8,000.00	$80,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter fencing/ gates	581	lf	$45.00	$26,145		
New 20' wide rolling vehicle chain link gates	2	ea	$3,000.00	$6,000		
New 3' wide pedestrian chain link gates	3	ea	$300.00	$900		
CCTV security	29,252	sf	$1.50	$43,878		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	29,252	sf	$20.00	$585,042		
NEW Data System incl. IDF racks	29,252	sf	$5.00	$146,261		
NEW energy management system	29,252	sf	$7.00	$204,765		
Retrofit faucet and flush valves w/ Lo-Flo	1,515	sf	$10	$15,150		
D. Bring Facilities to Codes						
ADA at Visitor Parking	1	lot	$75,000.00	$75,000		
Replace concrete walkways	3,758	sf	$20.00	$75,160		
Replace playg equipment & fall proctection	6,950	sf	$15	$104,250		
Repair existing grass playfields	174,924	sf	$3.05	$533,518		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at lunch area	1,800	sf	$75.00	$135,000		
NEW 1 story 8 classroom bldg w/RRs	8,500	sf	$325	$2,762,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server rr	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	29,252	sf	$4.00	$117,008		
NEW Data System incl. IDF racks	29,252	sf	$5.00	$146,261		
NEW Wireless Access Points	29,252	sf		Included with DATA		
Total Hard Cost				$5,199,837		
Total Construction Cost					**$6,759,789**	
Total Project Cost						**$9,125,715**

Total Construction Cost	**$13,607,915**	
Total Project Cost		**$18,370,685**

4. PINE GROVE ELEMENTARY SCHOOL

SVA ARCHITECTS

PINE GROVE ELEMENTARY SCHOOL

1050 E. RICE RANCH ROAD, SANTA MARIA, CA 93455

The mission of the Orcutt Union School District is to ensure the educational success of all students by maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs which empower children to reach their fullest potential as responsible and productive citizens in a continuously changing world.

Pine Grove Elementary School is located in the northern region of Santa Maria and serves students in grades kindergarten through six following a traditional calendar. At the beginning of the 2014-15 school year, 561 students were enrolled, including 12% in special education, 7% qualifying for English Language Learner support, and 33% qualifying for free or reduced price lunch.

ARCHITECTURAL ASSESSMENT

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. Some areas of concerns observed were water ponding on covered walkways and damage to the exterior wall surfaces in the form of cracks and holes; none are believed to indicate structural issues. General deterioration in roofing materials (especially at curbs and skylights) and low spots are visible on the lower roofs when viewed from the Kindergarten play area. Stained ceiling tiles at several locations were observed indicating roof leaks or compromised plumbing. There were several spots in the kitchen where flooring material was worn and damaged. Also noted was the lack of a fire suppression system at the exhaust hood.

To provide the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Pine Grove campus over the years and they have been steadily deteriorating. Many of them over twenty years old and Special Education classroom is over fifty years old. These relocatable classrooms along with the library and fine arts classrooms are experiencing small roof leaks.

Although all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To compensate for the shortage of fixtures, the district brought portable restroom facilities onto the site near the multipurpose room, one of which is ADA accessible.

A meeting involving the site administrators was conducted on December 11, 2015 to supplement the Facility Input Session by identifying additional concerns and issues. From a programming standpoint the campus is deficient in classrooms and administration space which impacts new programs and enrollment expansion.

The playground equipment and associated play areas were identified as areas that need to be revisited to provide the age-appropriate structure and the district's desire to replace the sand with another form of fall protection.

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the campus sites that encompassed the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question "As you work to achieve the OUSD mission for educational excellence what concerns do you have, currently, and in the future, regarding facilities and equipment? In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Inadequate and not age appropriate playground equipment
2. Inadequate technology infrastructure (electrical capacity for today and new technology for the
3. future)
4. Lacking technology equipment (i.e. computer stations for kids to access etc.)
5. "Miss Match"/outdated furniture for meeting needs in the classroom
6. Unfinished eroding hillside creating hazard for students and adults
7. Parking/bus loading areas are inadequate and unsafe (land available to expand)
8. Staff restrooms are deplorable (i.e. flooring, fixture, lighting etc.)
9. Insufficient storage resulting in valuable classroom space being used as storage (i.e. fine arts
10. room)
11. Multiple use of facilities limiting educational options
12. Insufficient size of walkways in getting from office to teacher workroom (which is an actual
13. walkway), Inadequate teacher workroom, clerical space/ nursing/staff space for student
14. population
15. Deplorable intercom system (possible safety issue)
16. Insufficient classrooms to accommodate lower class sizes or future growth
17. Noisy/air conditioning system in classrooms
18. Lack of outside space and covering (shade) for lunches/student outdoor workspace
19. Insufficient ventilation in the multi-purpose room
20. Unsafe playground and grass area conditions (i.e. ground squirrels, not level etc.)

ELECTRICAL ASSESSMENT

Power:

- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1005723347) by Siemens. There is very minimal space remaining in the board.

Lighting:

- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent (and some high pressure sodium) wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting in the Admin/Multi-Purpose Building is via emergency bug eye fixtures.
- There are some incandescent fixtures in the back-of-house areas of the MPR.

Low Voltage:

- There is very minimal CCTV on Campus (two cameras).
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- There is no existing sound system in the Gym.
- The existing fire alarm control panel is a Gamewell FCI Flex 610. The Campus has a manual system.

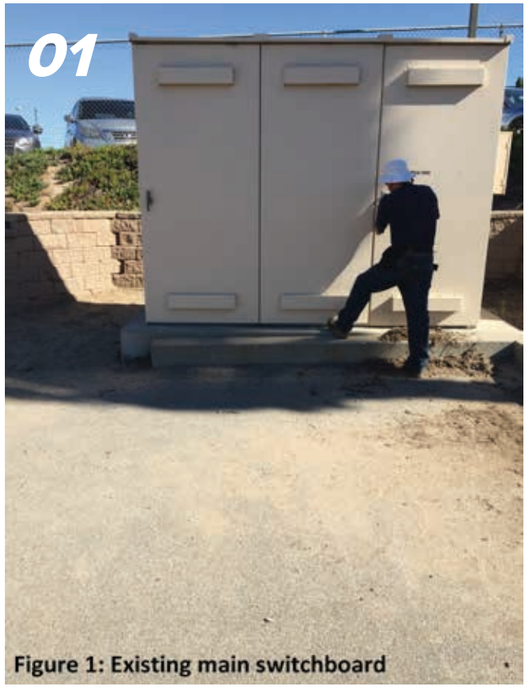
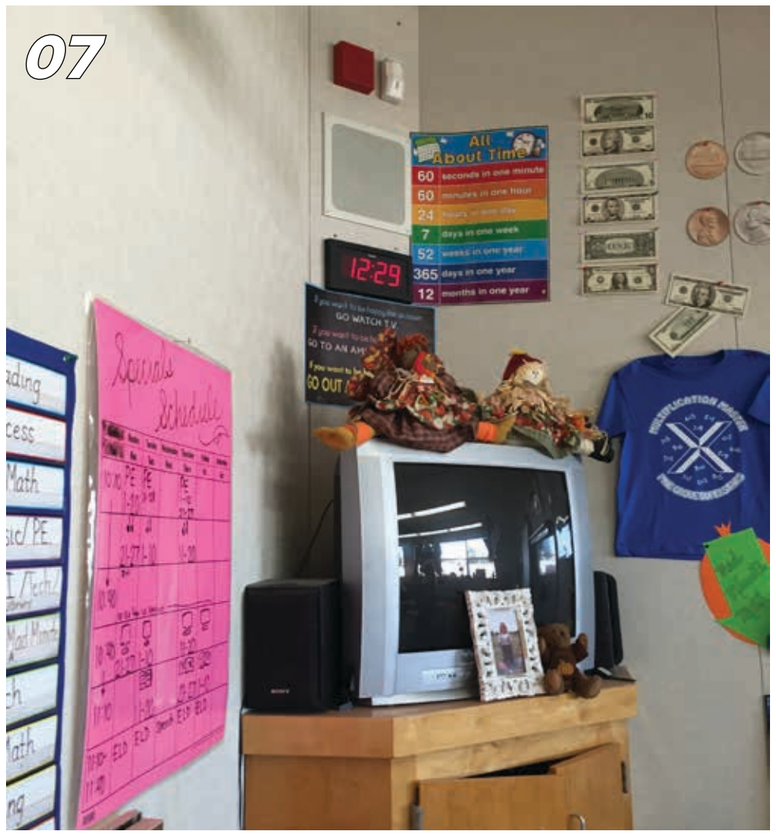


Figure 1: Existing main switchboard

Figure 2: Existing main switchboard



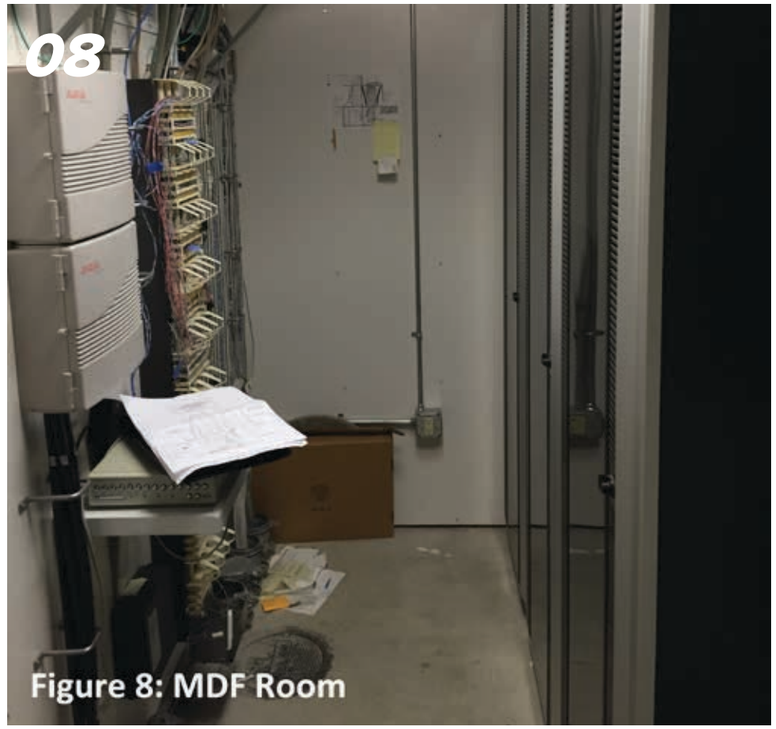


Figure 8: MDF Room

FIGURES	
01	Existing main switchboard
02	
03	Typical classroom lighting
04	Typical low voltage combination unit
05	Parking lot lighting
06	CCTV camera
07	Typical classroom low voltage equipment
08	MDF Room
09	Fire Alarm Panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.
- Multi-Use room is served by a furnace only with no air conditioning.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

Figure 1: Rooftop Package Units

Figure 2: Rooftop Package Unit

Figure 3: Exhaust Fans

Figure 4: Split System Condensing Unit

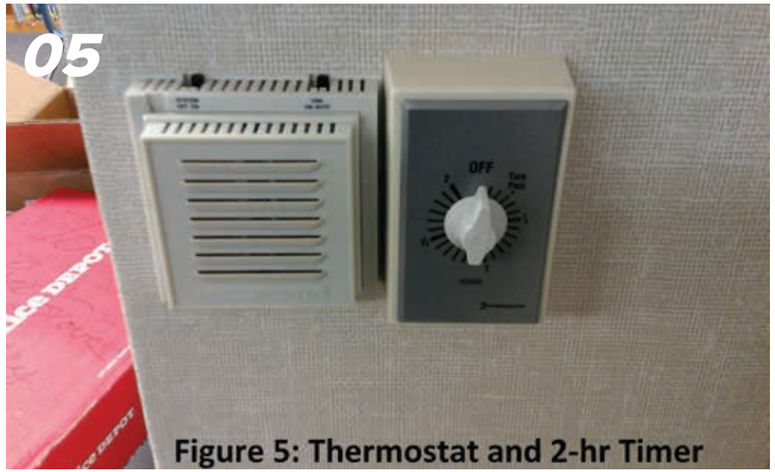


Figure 5: Thermostat and 2-hr Timer

Figure 6: Modular Bldg AC Unit

Figure 7: Modular Bldg AC Unit

Figure 9: Furnace Vent and Duct Work

FIGURES	
01	Rooftop Package Units
02	Rooftop Package Unit
03	Exhaust Fans
04	Spilt System Condensing Unit
05	Fan Timer
06	Wall Mounted Package Unit
07	Wall Mounted Package Unit
08	Furnace
09	Furnance Vent & Duct Work

<This page is intentionally left blank.>

Figure 1: Water Heater

Figure 2: Water Heater

Figure 3: Water Heater & Furnace

Figure 5: Water Heater Vent

Figure 7: Water Heater Expansion Tank

Figure 6: Water Heater ... tion Pump

Figure 8: Kitchen Sink with Grease Trap

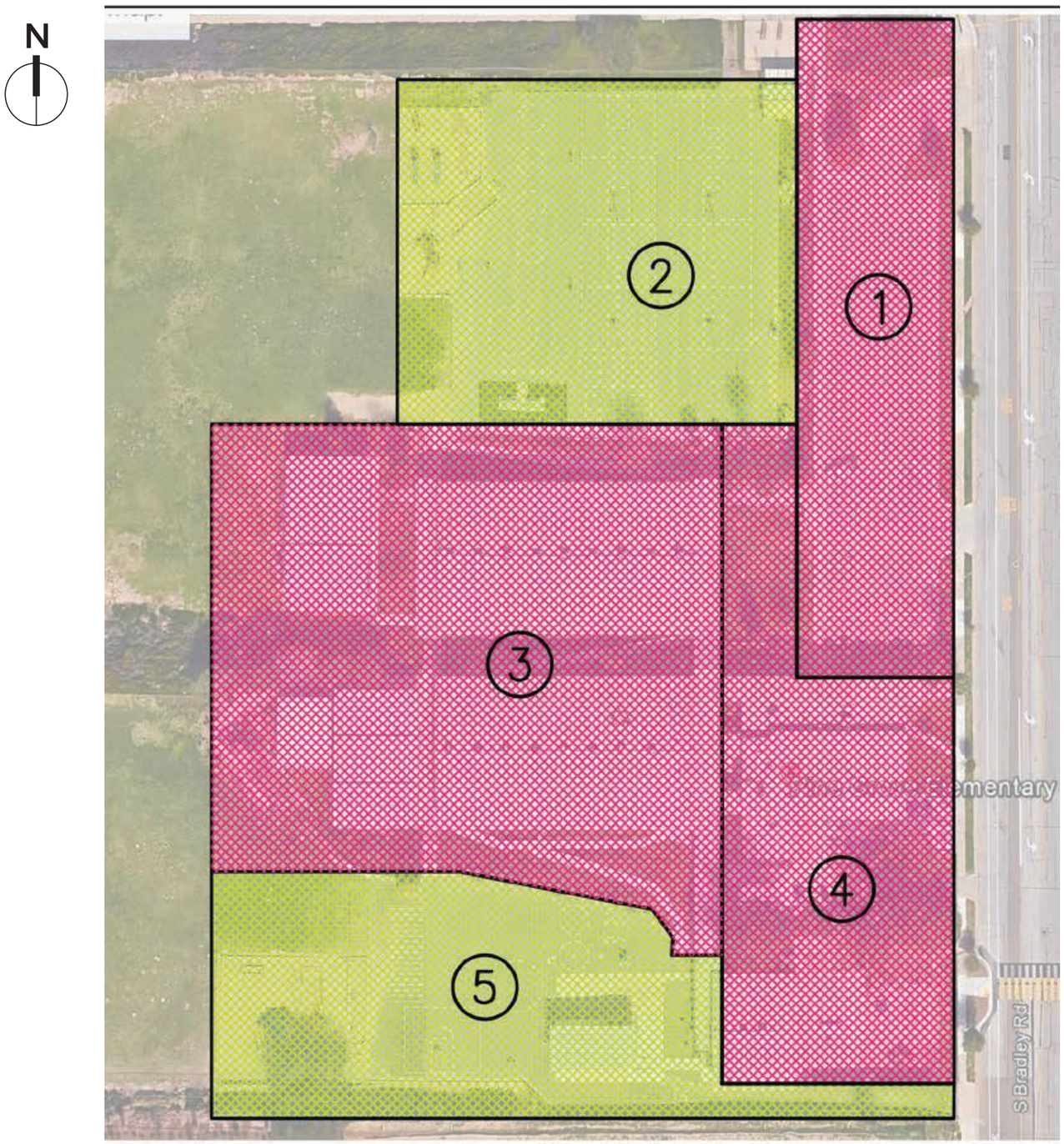
Figure 4: Water Heater

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heaters.

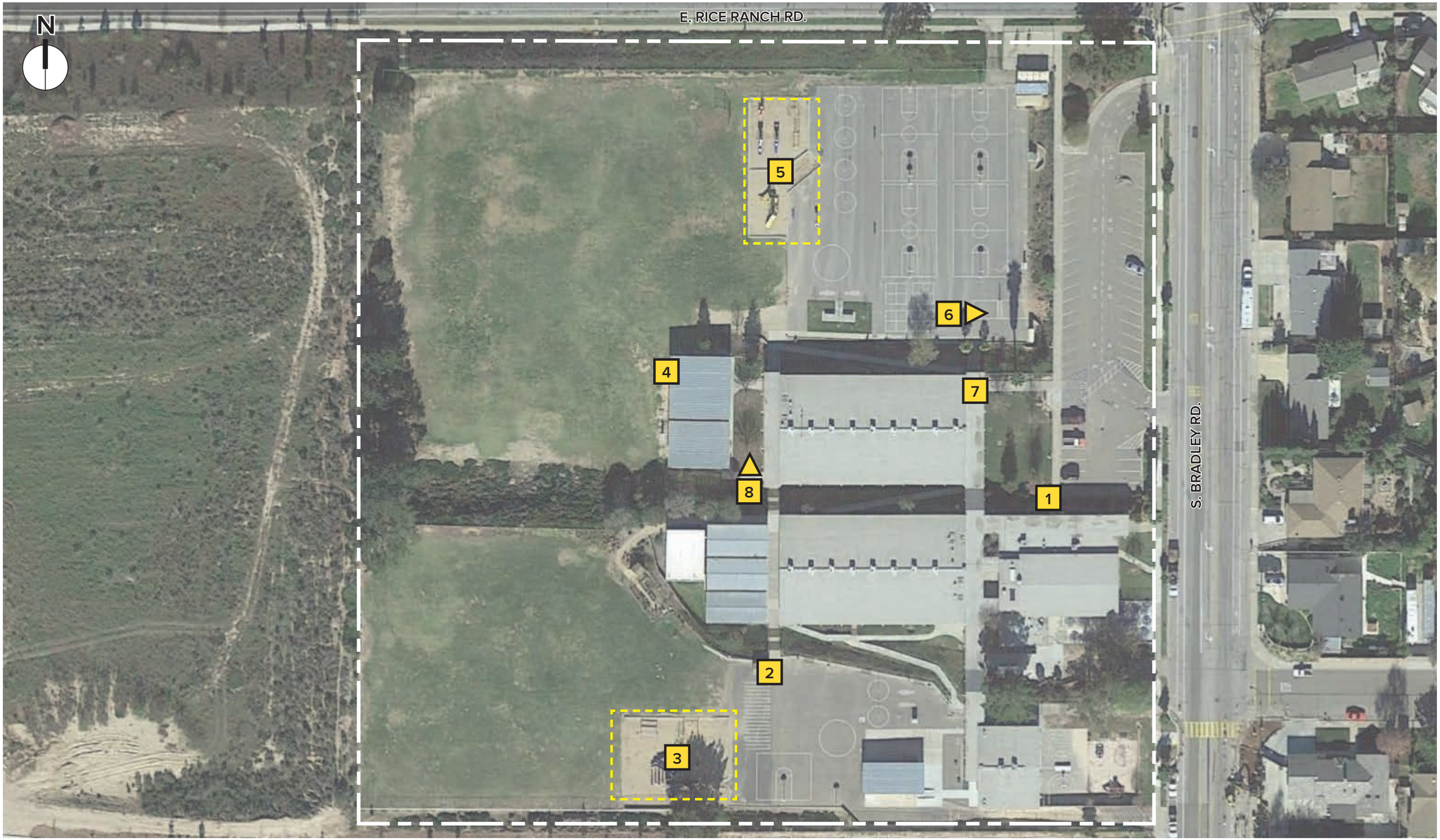
FIGURES	
01	Water Heater
02	Water Heater
03	Water Heater & Furnace
04	Water Heater
05	Water Heater Vent
06	Water Heater Circulation Pump
07	Water Heater Expansion Tank
08	Kitchen Sink

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt pavement is in fair condition. Pedestrian ramps and sidewalks to/from R/W are not ADA compliant.	Remove and replace sidewalk Double Seal Coat ADA ramp truncated domes Handrails Re-stripe ADA Ramp landing
2	Evidence of erosion at southwest corner of playground. Playground A/C in good condition.	
3	Evidence of ponding between classroom buildings. Pedestrian ramps are not ADA compliant.	Remove and replace sidewalk Regrade between buildings ADA ramp landings
4	Evidence of ponding due to poor drainage conditions at base of stairs. Pedestrian ramps are not ADA compliant.	Remove and replace sidewalk Regrade between buildings Remove and replace ramp
5	Pavement is in good condition. Seal coat within 3 years.	

LANDSCAPE ASSESSMENT



1. PLANTERS ADJACENT TO ADMINISTRATION BLDG.

Existing Condition:
Damaged and/or dilapidated wood retaining walls.
Plant material is adequate with existing drip irrigation.

Recommendation:
Replace wood walls with new concrete or block walls.
Repair existing drip systems where required.

2. EXISTING BACKFLOW DEVICE ADJ. TO PLAY FIELD

Existing Condition:
Backflow prevention device is non-compliant to current codes.

Recommendation:
Replace device with reduced pressure backflow preventer.
Verify water source and areas irrigated with this system.
Determine if replacement will result in insufficient pressure to field irrigation sprinklers.

3. PRIMARY PLAY AREA ADJ. TO UPPER FIELD

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar, etc.

4. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with new compliant stand-alone or central control system.

5. PRIMARY PLAY AREA ADJ. TO LOWER FIELD

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Fall zones are inadequate (too close to hard surfaces).
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Enlarge play box to minimum fall zone dimensions.

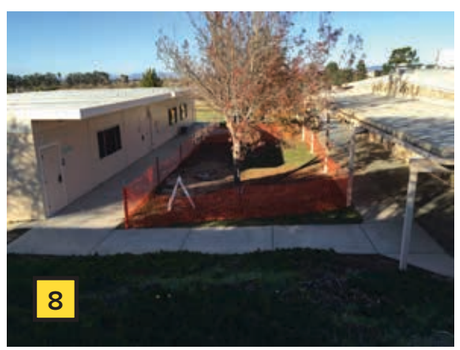
6. SLOPE PLANTER ADJACENT TO ENTRY PARKING LOT

Existing Condition:
Run down and eroded slope planting.

Recommendation:
Replant eroded areas with new low-water use material. Verify operable irrigation system and/or install new drip irrigation.

7. EXISTING IRRIGATION VALVE AT NORTH CLASSROOM

Existing Condition:
Existing non-compliant irrigation valve (may lack proper backflow prevention).
Recommendation:
Replace ex. valve with new electric valve with water supplied from protected irrigation system with reduced pressure device. Note no RP device was found on site at the time of inspection. Connect electric valve to existing controller and/or new central control system.



8. PLANTING AREA ADJACENT TO BLDGS. 100-110

Existing Condition:
Damaged landscape area due in part to a drainage or sewer line repair.

Recommendation:
Re-establish finish grade subsequent to utility repairs and replace turf with new sodded material.
Verify operation of irrigation system and repair if necessary.
Retain protective fencing until new turf is established.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 568 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

While the last modernization addressed infrastructure and restrooms, the balance of the classroom and support spaces should be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. Integral to that recommendation any new modernization should target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- Two-story classroom building consisting of standard and science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- The CCTV system should be expanded.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- Recommend replacing furnace with gas/electric package unit for the multi-use room

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	2	ea	$8,000.00	$16,000		
Remove Balance of Portables	4	ea	$8,000.00	$32,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	2,448	lf	$45.00	$110,160		
New 20' wide rolling vehicle chain link gates	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
CCTV security	27,115	sf	$1.50	$40,672		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	27,115	sf	$20.00	$542,290		
Replace lighting w/LED	27,115	sf	$14.00	$379,603		
NEW energy management system (Optional)	27,115	sf	$7.00	$189,802		
Retrofit faucet and flush valves w/ Lo-Flo	1,171	sf	$10	$11,710		
D. Bring Facilities to Codes						
Replace concrete walkways	2,410	sf	$20.00	$48,200		
Replace Play Structure and Fall Protection	13,268	sf	$15.00	$199,020		
Repair existing grass turf field	131,052	sf	$3.05	$399,709		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Fire Alarm System	27,115	sf	$5.00	$135,573		
E. Upgrade Facilities Consistent w/ Student Needs						
Covered Lunch Area adjacent to MPR	2,098	sf	$75.00	$157,350		
NEW 2 story 8 classroom bldg	10,980	sf	$325	$3,568,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	27,115	sf	$4.00	$108,458		
NEW Data System incl. IDF racks	27,115	sf	$5.00	$135,573		
NEW Wireless Access Points	27,115	sf		Included with Data		
Total Hard Cost				$6,244,818		
Total Construction Cost					**$8,118,263**	
Total Project Cost						**$10,959,655**

5. RALPH DUNLAP

ELEMENTARY SCHOOL

SVA

ARCHITECTS

RALPH DUNLAP ELEMENTARY SCHOOL

1220 OAK KNOLL ROAD, ORCUTT, CA 93455

The mission of the Orcutt Union School District is to ensure the educational success of all students by maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs. These aspects will empower District students to reach their fullest potential as responsible and productive citizens in a continuously changing world.

Located in the northern part of Santa Barbara County, in the community of Orcutt, Ralph Dunlap Elementary School serves students in grades Kindergarten through six grade, following a traditional calendar. At the beginning of the 2013-14 school year, 618 students were enrolled, including 6.1% in special education, 5.3% qualifying for English Language Learner support, and 23.6% qualifying for free or reduced price lunch. Ralph Dunlap Elementary School achieved a 2013 Academic Performance Index (API) score of 875 and met all school-wide growth targets. In the Spring of 2014 students in grades 3-6 participated in the SMARTER Balanced Assessment Consortium (SBAC) "pilot", of which no scores were reported out to Districts or families.

School Vision:
Ralph Dunlap School has a rich tradition of outstanding student achievement. To continue this practice of excellence, we attempt to embody the mission of “learning for all”: we will maintain high expectations and promote academic superiority for all students through essential curriculum. The faculty and staff will create rich, varied experiences in curricular learnings that accommodate different learning styles and abilities. Further, they will foster a positive school climate that results from a caring community which respects and values diversity and provides a nurturing environment for positive self-esteem. This environment will be orderly, safe, inviting, and stimulating for all. We are dedicated to creating an atmosphere where the staff learns, works, and shares as a collaborative team and where the leadership is supportive, encouraging, and fosters positive changes. We will build a cooperative link between home, school, and community that recognizes and embraces the unique community in which we serve.

ARCHITECTURAL ASSESSMENT

Nearly fifteen years ago, the campus underwent a limited modernization effort which replaced infrastructure and additionally introduced technology such an upgraded fire alarm system. Relocatable structures were brought onto the site, providing additional instructional spaces for programs such as music and art as well as special needs classrooms. In the following years, other alterations and improvements to play areas were made while site accessibility issues were addressed and improved.

The overall exterior condition of the campus was observed to have been well-maintained since the last modernization; there were no major physical damage or deficiencies noted during these site visits.

In order to offer the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Ralph Dunlap campus and have steadily deteriorated over time. Nearly half of them are over twenty years old and are experiencing small roof leaks.

Although all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Due to the interior clearances needed to meet accessibility requirements, the overall number of plumbing fixtures may have been reduced.

Adjacent to the multipurpose room is an unprotected lunch area; this space lacks any weather protection in the form a lunch shelter.

A meeting involving the site administrators was conducted on December 11, 2015; the information gathered during this meeting was utilized to supplement the Facility Input Session by identifying additional concerns and issues. From a programming standpoint, the campus is deficient in classrooms, support spaces, and administration space. This, in turn, impacts new programs and enrollment expansion.

The playground equipment and associated play areas were identified as areas that need to be revisited in order to provide age-appropriate structures and to fulfill the District's desire to replace the sand with another form of fall protection.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. The concerns put forward encompass the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority, the concerns were:

District Facility Input Session Comments

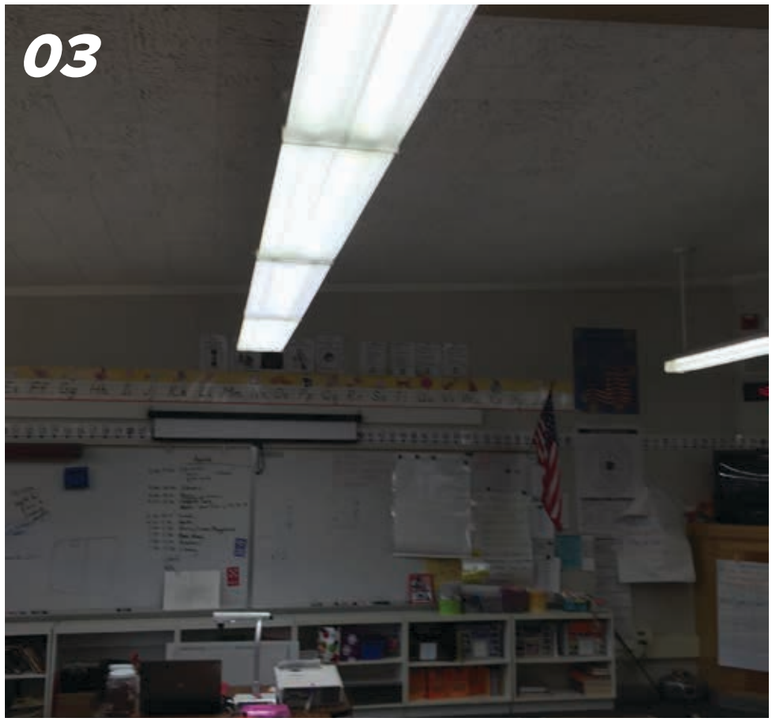
1. Lack of security, video cameras (i.e. especially back areas of school etc.)
2. Inadequate/wasteful water faucets in bathrooms and throughout the school
3. Ensure funding to support ongoing water problem and costs
4. Inadequate bandwidth to support increased demands
5. Old portables/modulars need updating
6. Inadequate science STEM facility
7. Inadequate classroom funds for supplies
8. Old/crowded staff room that lacks privacy
9. Inferior source of energy
10. Insufficient support (personnel) to maintain technology
11. Inadequate "cover" in outside eating area
12. Ungroomed grounds (i.e., uncovered planter area, wind blows dirt etc.)
13. Lack of rooms to comply with LCAP
14. Difficult to keep current "white boards" clean
15. Inadequate funds for arts programs (beyond teacher and PTA money/funds)
16. Insufficient funding to hire professional quality art instructors
17. Overcrowded classrooms
18. Lack of ventilation in the cafeteria
19. Classrooms are unhealthy and dirty (i.e. vents, windows, etc.)
20. Unsatisfying classroom furniture (i.e. desk, single purpose, chairs old etc.)
21. Inadequate space for growing Special Ed services (growing population)
22. Unsafe grass area
23. Inadequate storage (bookshelves and cabinets)
24. Insufficient resources to deliver appropriate curriculum and meet behavior interventions
25. Unsafe loading/unloading of bus area
26. Inadequate sports facility (i.e. baseball fields, soccer, track etc.)

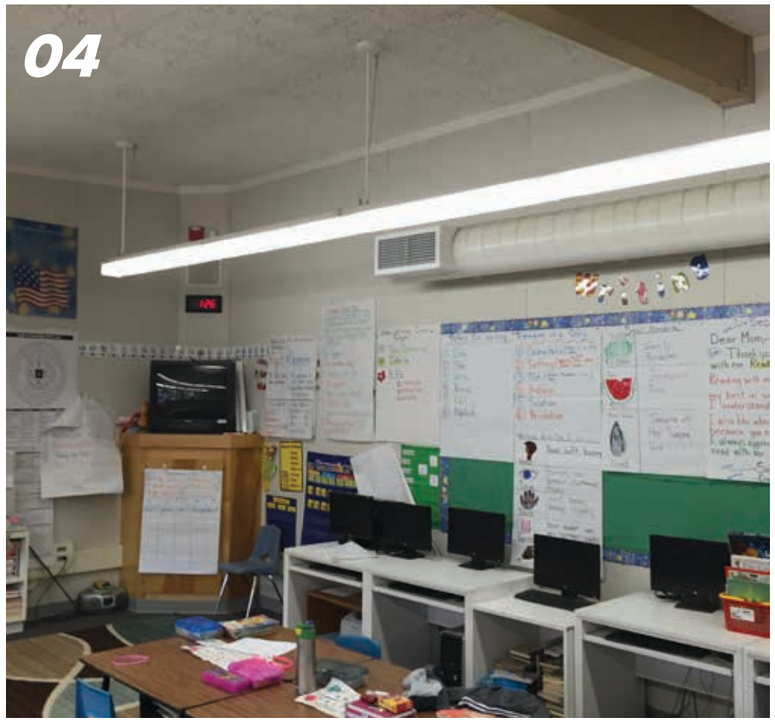
ELECTRICAL ASSESSMENT

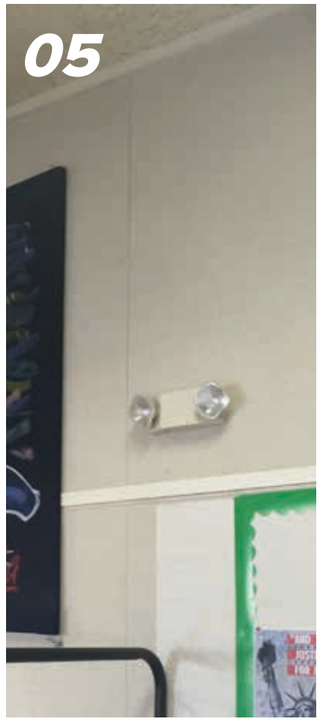
Power:
- The existing electrical service is 800A-120/208V-3PH,4W. (PG+E #1009516561).
- There is a second service for the relocatables at the north end of the site, but we could not access it to gather its electrical information.

Lighting:
- Recessed and surface mounted fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Compact fluorescent recessed downlights are provided at exterior soffits.
- The existing parking lot has high pressure sodium fixtures. Emergency lighting is via emergency bug eye fixtures.
- The existing stage lighting at the MPR is old.

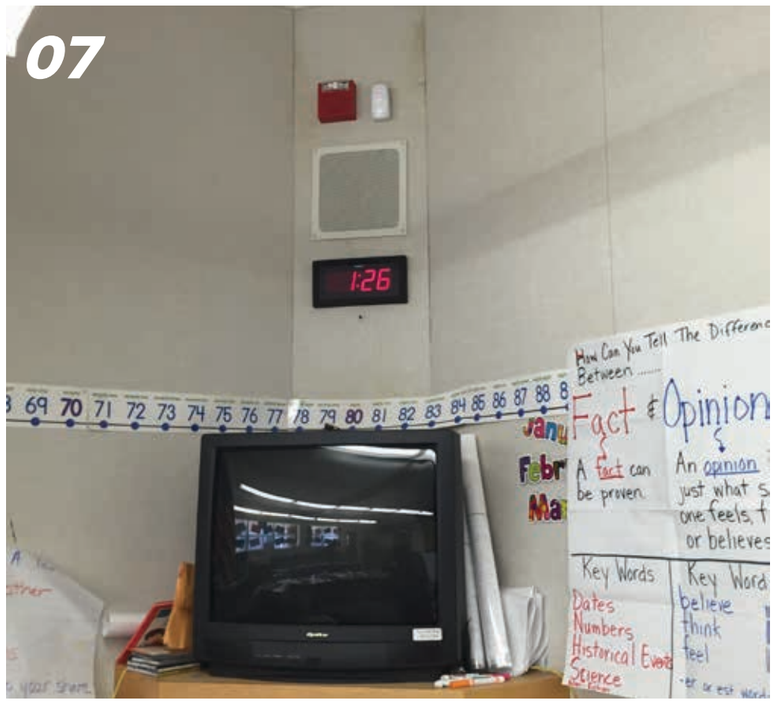
Low Voltage:
- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- There is no existing sound system in the Gym.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.

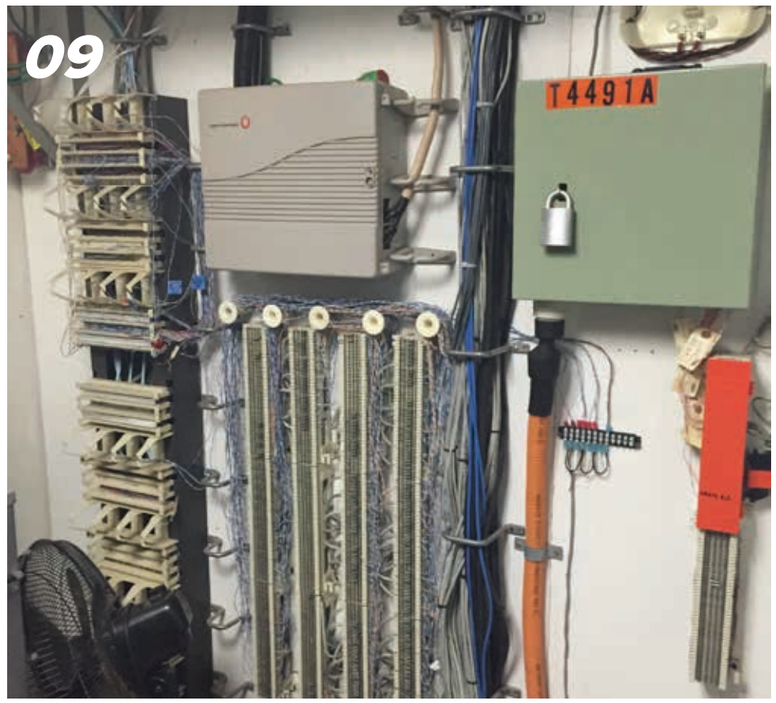






FIGURES	
01	Main switchboard
02	Main switchboard
03	Typical classroom lighting
04	Typical classroom lighting
05	Emergency lighting
06	MDF Rack
07	Typical low voltage combination device
08	MDF Rack
09	Telephone headened equipment
10	Existing Fire Alarm Panel





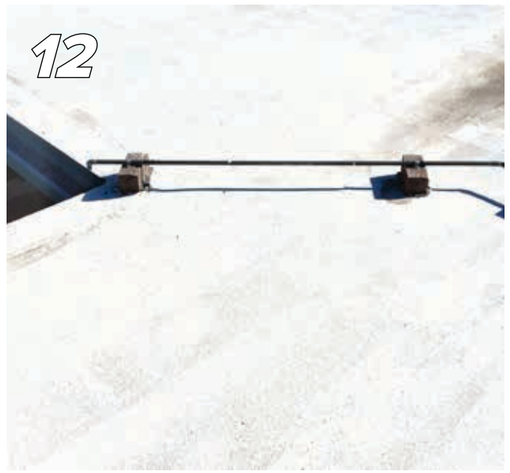
MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.



FIGURES	
01	Furnace
02	Furnace Connections
03	Furnace Connections
04	Wall Mounted Package Units
05	Wall Mounted Package Units
06	Condensing Units
07	Exhaust Fans
08	Rooftop Package Unit
09	Rooftop Package Unit
10	Rooftop Package Unit
11	Rooftop Package Unit
12	Condensate Line
13	Rooftop Package Units
14	Condensate Lines
15	Rooftop Package Units
16	Thermostats
17	Thermostat

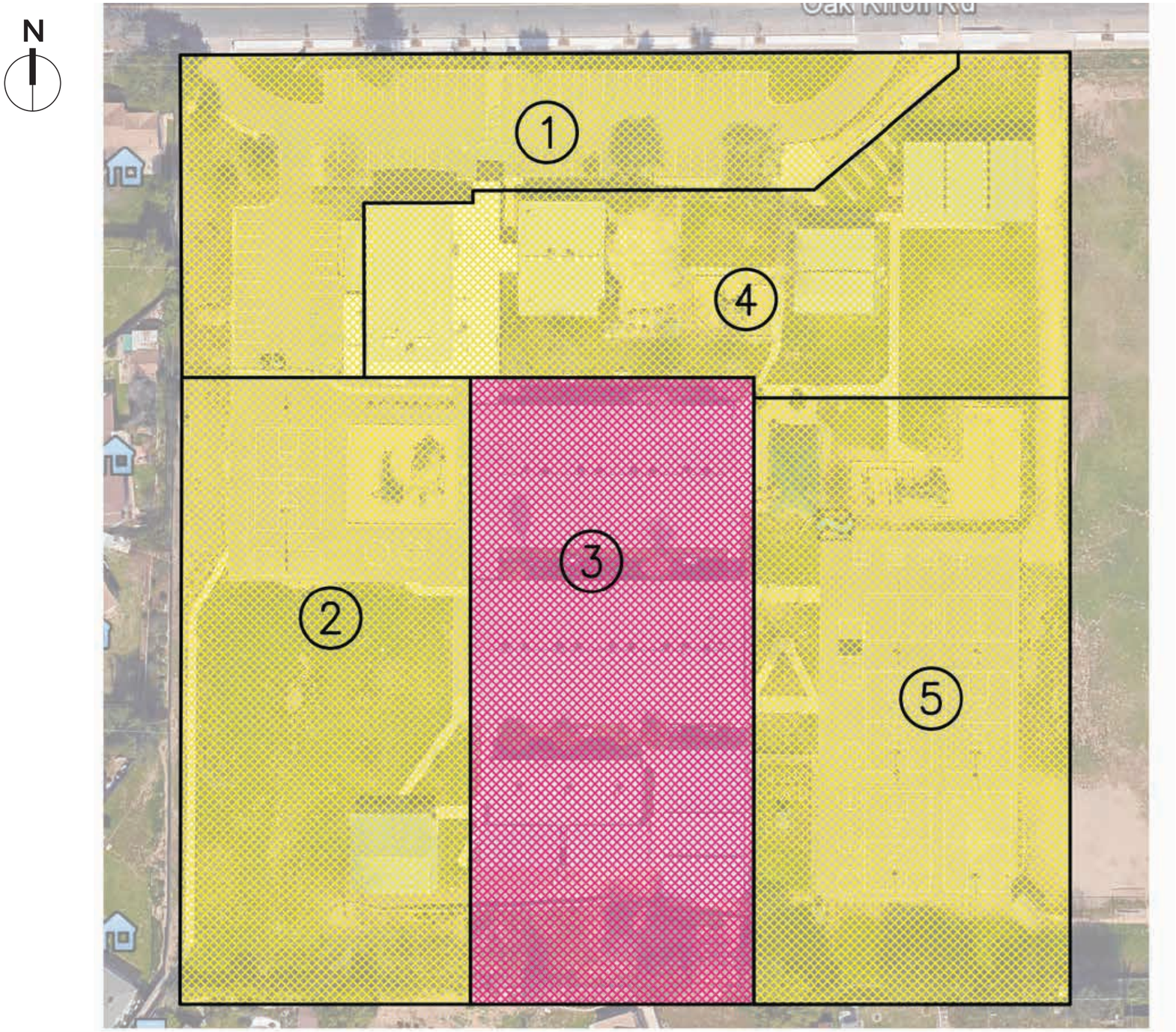
<This page is intentionally left blank.>

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heaters.

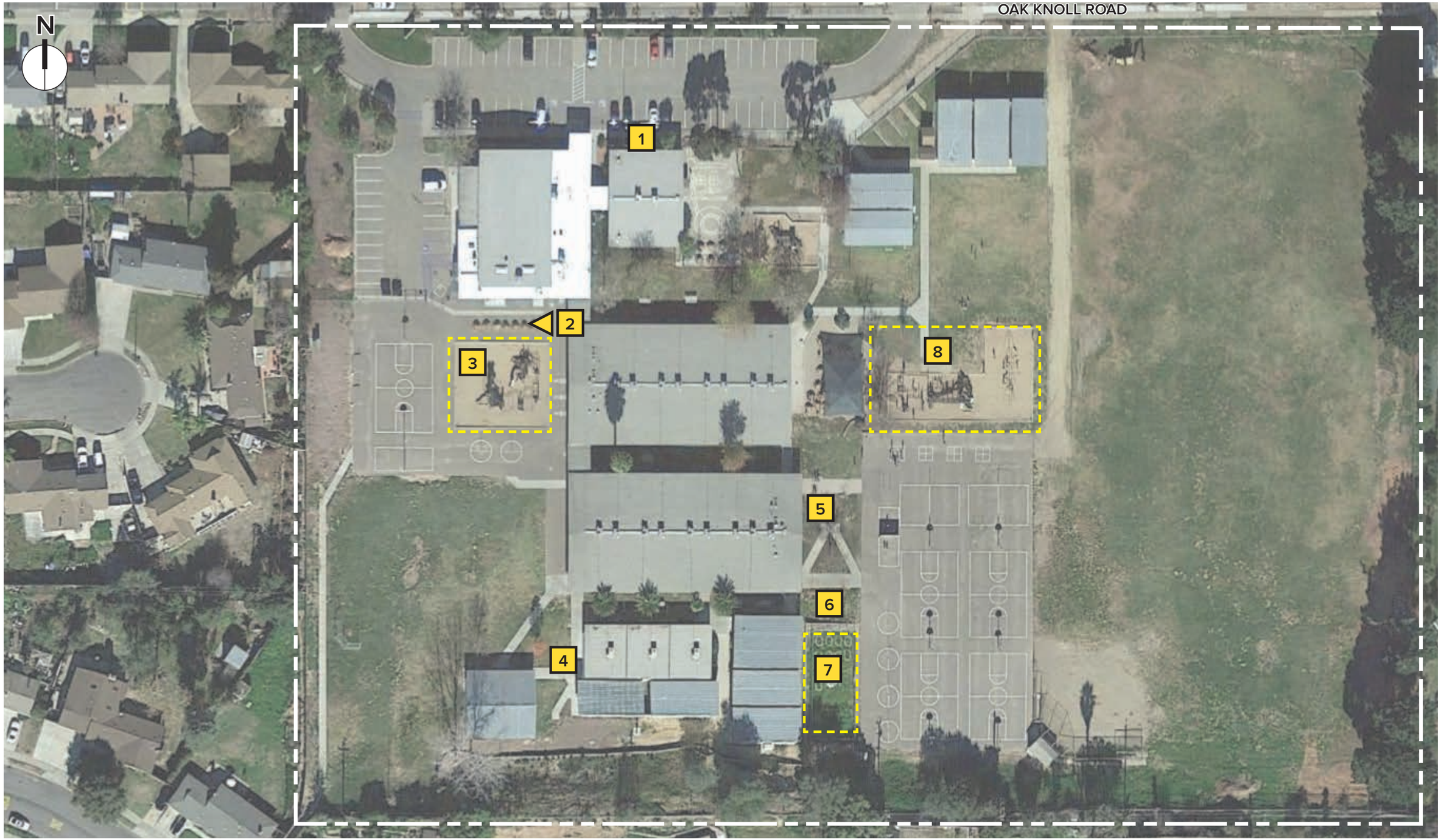
FIGURES	
01	Gas Water Heater
02	Gas Water Heater Vent
03	Vent
04	Water Main
05	Water Heater

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Pavement is in fair condition. Evidence of ponding in the northwest corner of parking lot. ADA stall infront to the office and the ADA path of travel on in the eastern parking lot is not ADA compliant. The sidewalks on the east side of parking lot (from R/W) and at rear of cafeteria are not ADA compliant. Storm drain outlet east of cafeteria (in landscape area) is broken, and clogged.	Remove and Replace Sidewalk Additional Curb Souble Seal Coat Remove and Replace Storm Drain Restripe
2	The pavement is in fair condition. The ADA path of travel (sidewalk) from the adjacent neighborhood does not have an appropriate landing.	Seal Coat Asphalt Remove and Replace Sidewalk
3	There is ponding in front of the library and along the classroom building. The sidewalk adjacent to classroom buildings in not compliant in some areas. Ponding occurs between classroom buildings	Remove and Replace Sidewalk Regrade
4	Ponding occurs in the Kindergarden play area. Concrete landings to classrooms is not ADA compliant.	Remove and Replace Sidewalk Add Concrete Gutter
5	Playground access ramp is not ADA compliant. Pavement is in good condition with evidence of minor ponding.	Remove and Replace Sidewalk Seal Coat Asphalt

LANDSCAPE ASSESSMENT



1. EXISTING IRRIGATION

Existing Condition:
Existing irrigation needs repair. Disconnect manual anti-siphon valves.
Recommendation:
The campus irrigation systems has some manual anti-siphon valves that are disconnected and need upgrading. All valves should be connected to a reduced pressure type vacuum breaker and should be changed to automatic buried valves in a box connected to a centralize irrigation control system.

2. LUNCH SEATING AREA

Existing Condition:
No shade structure and or tree cover to provide shade for students.

Recommendation:
Add canvas shade structures to the area to provide shade for the entire table areas. Make sure to provide shade cover and seating areas for accessible seating as well.

3. PRIMARY PLAY AREA #1

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete curb goes from existing turf and goes into sand and is not accessible.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

4. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

5. PLANTER AREA

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

6. PLANTER AREA

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

7. OPEN TURF PLAY AREA

Existing Condition:
Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

3. PRIMARY PLAY AREA #2

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Add an accessible sidewalk from the path of travel to the play box.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 635 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

To address student safety during peak periods, a bus lane in front of the fields would be utilized to create a separate and official bus stop. To provide a covered lunch area adjacent to the multipurpose room the existing play structure area should be relocated on the campus with a new age appropriate play structure and fall protection. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- Two-story classroom building consisting of Kindergarten, standard and the fine arts science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, additional administration and support spaces
- Two new Kindergarten classrooms with restrooms and storage/ prep area
- Flexible break-out rooms
- New bus drop off zone to the east
- Renovate and reconfigure play fields

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.
- A new stage lighting system should be provided in the Gym.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- An autonomous sound system should be provided in the MPR.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- A/C unit condensate pipe is not routed to an approved receptor as directed by code.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	5	ea	$8,000.00	$40,000		
Remove Balance of Portables	8	ea	$8,000.00	$64,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	698	lf	$45.00	$31,410		
New 20' wide rolling vehicle chain link	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
CCTV security	26,985	sf	$1.50	$40,478		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	26,985	sf	$20.00	$539,700		
Replace lighting w/LED	26,985	sf	$14.00	$377,790		
NEW energy management system	26,985	sf	$7.00	$188,895		
Retrofit faucet and flush valves w/ Lo-Flo	1,171	sf	$10	$11,710		
D. Bring Facilities to Codes						
ADA at Visitor Parking	1	lot	$75,000.00	$75,000		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Play Structure and Fall Protection	9,208	sf	$15.00	$138,120		
Replace Fire Alarm System	26,985	sf	$5.00	$134,925		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at Lunch Area	3	ea	$5,000	$15,000		
Repair existing grass turf fields	138,480	sf	$3.05	$422,364		
NEW Library/Media/Maker Spaces	4,600	sf	$350	$1,610,000		
F. Technology Infrastructure						
Uninterrupted power supply to data server r	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	26,985	sf	$4.00	$107,940		
NEW Data System incl. IDF racks	26,985	sf	$5.00	$134,925		
NEW Wireless Access Points	26,985	sf		Included with Data		
Total Hard Cost				$4,102,457		
Total Construction Cost					**$5,333,193**	
Total Project Cost						**$7,199,811**