

**6. OLGA REED**  
ELEMENTARY SCHOOL &  
**ORCUTT ACADEMY K-8 (OAK-8)**



## OLGA REED ELEMENTARY SCHOOL

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

Olga L. Reed School is a rural, K-8 school that accommodates 197 students at the time of this writing. The school is the centerpiece of the small Los Alamos community: most parents work on the farms, ranches, and vineyards of Los Alamos, the nearby Santa Ynez Valley, and the Santa Maria Valley. The school plays a prominent role in community events, such as the annual Old Days Celebration in late September, and community initiatives including the current effort to establish a community library on the Olga Reed campus.

From its inception until July 2011, Olga Reed was the lone school in the Los Alamos School District. In July 2011, the school and district were assimilated into the larger Orcutt Union School District; the 2013-2014 school year is Olga Reed's third with its new District. Since its absorption by Orcutt, Olga Reed has added employees from other District campuses, including the school's principal, three classroom teachers, the Special Education Resource Specialist, and the speech therapist. These new employees, in turn, have profited from the expertise and experience of longstanding Olga Reed staff.

Meanwhile, the school's Parent Teacher Student Association (PTSA) also is entering its third year. The PTSA has made expanding parent/family involvement its goal for 2013-2014.

Regarding student achievement, Olga Reed's Academic Performance Index (API) from Spring 2013 stayed level at 795 from Spring 2012. However, though there was minimal change, the school continues to outperform schools with similar demographics. Olga Reed earned a "10" on the State's Similar Schools rankings for Spring 2012. Moreover, because its Spring 2013 API of 795 is dramatically higher than the median API for similar schools (721), it is predicted to have a high ranking once again.

## ORCUTT ACADEMY K-8 (OAK-8)

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

Due to its small school size, Orcutt Academy Charter K-8 School fosters an intimate and close-knit atmosphere throughout its campus community. Serving a nine students per grade level, the school hosts 81 students in total and offers multi-age classes; this aspect affords greater opportunity for individualized instruction as well as student leadership and personal growth. Lessons and curriculum integrate four central themes: Agriculture, Alternative Forms of Energy, Environmental Education, and Visual and Performing Arts. Students progress through grade-levels and instruction with Advancement Via Individual Determination (AVID) strategies that are integrated into their curriculum. Moreover, due to parents being tremendously involved in both the PTSA and their children's education, each student benefits from a community-based learning environment, where the character of the education and community service are continuously emphasized and praised.

The school begins each day with the Spartan Creed: "Today, I will respect others and myself. I will use my knowledge to stay in school and make a new and better world. I am great, and my education will make me even greater!"





## ARCHITECTURAL ASSESSMENT

The Olga Reed School merged with Orcutt Union School District in 2011 and has recently become home to Orcutt Academy Charter K-8. Within the complex, many of the facilities are shared between the Olga Reed students and those belonging to the new Charter Academy. Prior to the merger, the campus underwent a limited modernization to its gymnasium and front office areas. Currently, the play areas are being upgraded with new fall protection as well as to meet accessibility requirements.

The campus has been maintained in an overall good condition, with some recent renovations of the gymnasium interiors. The multipurpose room and kitchen, along with the original classroom wings, are showing signs of wear: these spaces will require a complete renovation to raise the performance of the facilities. Classroom finishes, including doors and windows, appear to be original. As for the door hardware, some pieces have been upgraded but some hardware may be original. The library/media center and classroom building was constructed around 2000 and represents the newest facility on campus.



With a seating capacity of 160 students, the multipurpose room has limited seating. Yet, at the same time, there is an uncovered outdoor lunch area with a few tables. The interior of the multipurpose room is visibly worn with stained ceiling tiles and damaged flooring; this area may most likely contain asbestos. Doors and windows appear to be original and show wear and use equally. As stated previously, some of the door hardware has been upgraded, but much of the original hardware and fixtures remains. The kitchen has a large walk-in cooler, but primarily utilizes stand-alone freezer units while the hood over the range lacks the proper Ansul fire suppression system.

Restrooms adjacent to the multipurpose room are in poor condition, with damage to window casings and mismatched tile wainscoting when floor urinals were replaced. Despite deep cleaning, these restrooms have been identified to be intolerable.

The other restrooms on campus all varied in terms of different issues, ranging from cosmetics to code corrections. Though one set of restrooms did not meet accessibility requirements, the second one was fully compliant.

The existing playfield to the south of the campus is shared with the parks department and has deteriorated due to lack of maintenance. Currently, there is a field to the north of the campus that is better suited and conditioned for play than the south field. However, the lack of this field does not impact the school's current programs and no students are permitted on this part of the campus.

The low perimeter fencing and gates surrounding the campus is at only 4'-0" high, which does not preclude anyone from entering the campus. The rolling gate and adjacent fencing by the gym is even lower. Should there be any police activity or emergency, the main entry point to the campus from the parking lot is not secured by any gates, hindering the faculty and staff from performing a "lock down".

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. The concerns put forward during the session encompassed 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. Inadequate/deteriorating cafeteria, multipurpose room and kitchen (i.e. floors old and worn,
2. "wall crumbling's" on the floor, looks ugly etc.
3. Disgusting tiling in bathrooms (could be great "Poster Restroom for Bond!")
4. Insufficient bandwidth and wireless tech tools for students, (i.e. hardware, software, ipads,
5. desktop, laptops etc.)
6. Lack of "human support" for tech breakdowns
7. Insufficient/inadequate air conditioning systems
8. Not enough infrastructure (space, electricity, water, shade) to support garden program which is
9. part of the agriculture curriculum at the Charter
10. Lack of exterior curb appeal (i.e. painting, landscaping, gopher holes etc.)
11. Shortage of buses and drivers for field trips and events
12. Insufficient, inadequate and unsafe student chairs, desks and tables
13. Lack of shade structures for extended learning and lunch (i.e. arts, agriculture, life sciences etc.)
14. Lack of handicapped playground area and equipment
15. Unsafe playground blacktop (cracked and uneven) along with adjacent sand area for playground equipment (extremely hard and overgrown with weeds)
16. Unsatisfactory classroom facilities (i.e. electrical, carpets, seams of carpets taped, cabinets, baseboard etc.)
17. Unsecure facilities and grounds (i.e. fencing, building alarms, outdoor lighting and communications etc.)
18. Inferior siding and sub-flooring in and on portables
19. Non-existent sound system for the arts
20. Unutilized school property (6.28 acres)
21. Vulnerable/Unsafe telephone/tech lineage (i.e. many of the telephone/tech connections are done via overhead lines instead of underground, pranksters pull lines to ground level etc.)



**ELECTRICAL ASSESSMENT**

**Power:**

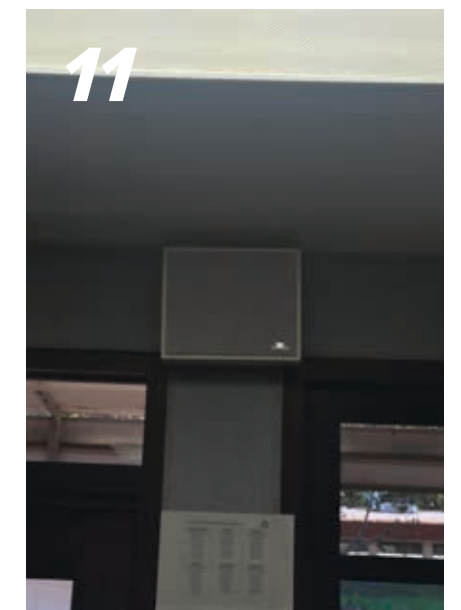
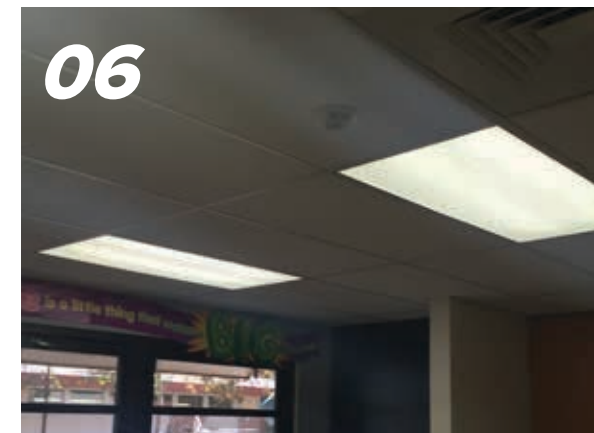
- The existing electrical service is 1,000A-120/208V-3PH,4W. (PG+E #1008822883). There is not much space in the board.
- The existing site distribution throughout the Campus is largely overhead, not underground.
- Many panels throughout the Campus are old and past their life expectancy.
- Classrooms have insufficient receptacles.

**Lighting:**

- The majority of the existing interior lighting is older, surface mounted, T-8 fluorescents.
- There is not enough light in the classrooms.
- The stage has older lighting.
- The Gym lighting has recently been replaced with 2' x 4' LED fixtures.
- The Administration Offices also have new light fixtures and controls.
- There is some site lighting throughout the Campus, but it is not consistently lit.
- The parking lot has no lighting.
- Building lights are old, recessed fixtures.

**Low Voltage:**

- There is no CCTV, CATV, audio/visual or central clock system.
- There is a security system only at the Science Building. The system is Bay Alarm System.
- Existing site distribution of signal systems is largely overhead, no underground conduit distribution system.
- Clocks are battery powered.
- Existing speakers are wall mounted.
- There is an existing MDF and telephone company switch with a Toshiba Strata phone/PA system at the Main Electrical Room. There are some wireless access points in every building, but not every classroom.
- Classrooms have projectors on carts, surface conduit and no data drops for student workstations.
- There is no permanent sound system at the Gymnasium/Multi-Purpose Building.
- The existing fire alarm system is by Simplex.







**FIGURES**

<b>01</b>	Main Switchboard
<b>02</b>	Main Switchboard
<b>03</b>	Typical Panel
<b>04</b>	Typical Panel
<b>05</b>	FTypical Classroom – Exposed Conduit
<b>06</b>	Typical Lighting
<b>07</b>	Exterior Lighting
<b>08</b>	Exterior Lighting
<b>09</b>	Existing Site Lighting
<b>10</b>	Typical Classroom TV
<b>11</b>	PA Speaker
<b>12</b>	Phone Headend Equipment
<b>13</b>	MDF Rack
<b>14</b>	Television System Antenna
<b>15</b>	Overhead Low Voltage Cabling
<b>16</b>	Exposed Exterior Low Voltage Cabling
<b>17</b>	Exposed Cabling
<b>18</b>	Exposed Cabling



## MECHANICAL ASSESSMENT

### HVAC:

- Permanent buildings are all served by a mixture of gas/electric package units, evaporative coolers and split systems. The units appear to be in fair condition.
- Modular buildings are served by electric 3-ton wall-hung units and appear to be in fair condition. Restrooms and miscellaneous spaces are served by exhaust fans and are generally in good condition.
- The library building was added about 10-years ago and is served by a combination of gas/electric package units, electric heat pump and split systems. The gas/electric units appear to be in fair condition and the other equipment appears to be in good condition.
- The gym is served by two furnaces located in the attic space above the stage. The units appear to be in fair condition.
- The cafeteria is served by a combination of heater and evaporative cooler.

### 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	Admin Bldg with Evaporative Coolers
02	Admin Bldg with Evaporative Coolers
03	t-stat
04	Furnace
05	Furnance Flue
06	Condensing Units on Grade
07	T-Stat with 2-Hr Timer
08	Classroom AC Unit
09	Classroom Ductwork and Diffuser
10	Modular Classroom AC Unit Grille and T-Stat
11	Janitor Room with Wall Mount AC Unit
12	Janitor Room with Wall Mount AC Unit
13	Modular Building AC Units
14	Classroom Building with Evaporative Cooler
15	Gym with Wall Mount Grilles at State Area



16



17



18



19



20



22



23



21







FIGURES	
16	T-Stat
17	Kitchen Hood
18	Furnance and Water Heater
19	Furnace and Ductwork
20	Split System Condensing Units
21	Rooftop Package Unit
22	Rooftop Package Unit
23	Rooftop Package Unit
24	Rooftop Package Unit (Condensate Pipe)
25	Condensing Units on grade
26	Classroom AC unit
27	t-stat
28	classroom bldg. evaporative cooler
29	modular classroom
30	t-stat



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**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, library 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 and water heaters.

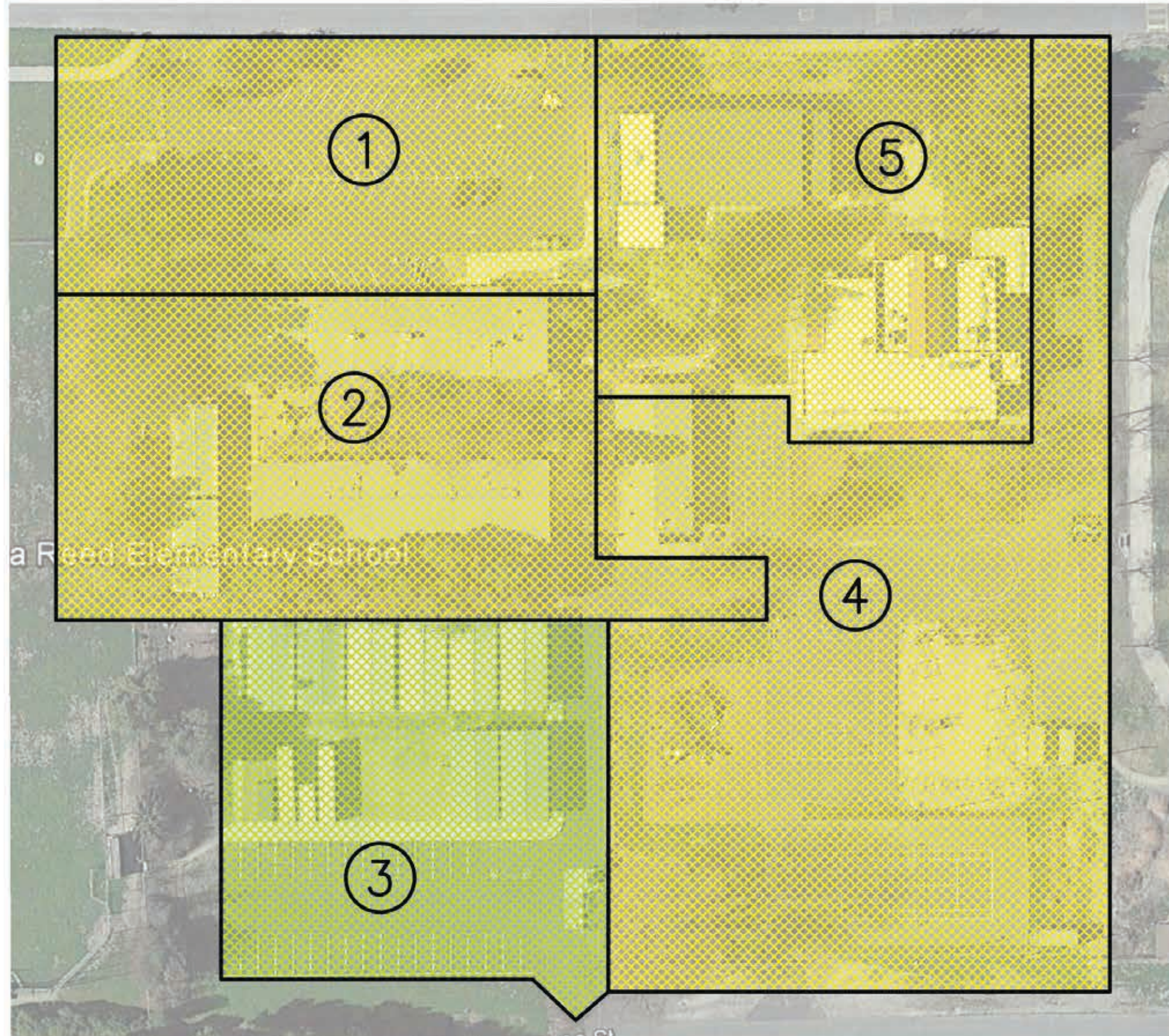
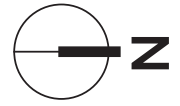


**FIGURES**

FIGURES	
01	Water Heater
02	Water Heater Time Clock
03	Water Heater Under Sink
04	Water Heater Under Sink
05	Water Heater
06	Water Heater and Flue
07	Water Heater
08	Water Heater and Piping
09	Gas Regulator
10	Water and Gas Piping with Regulator
11	Water Piping (Left Side)



CIVIL ASSESSMENT

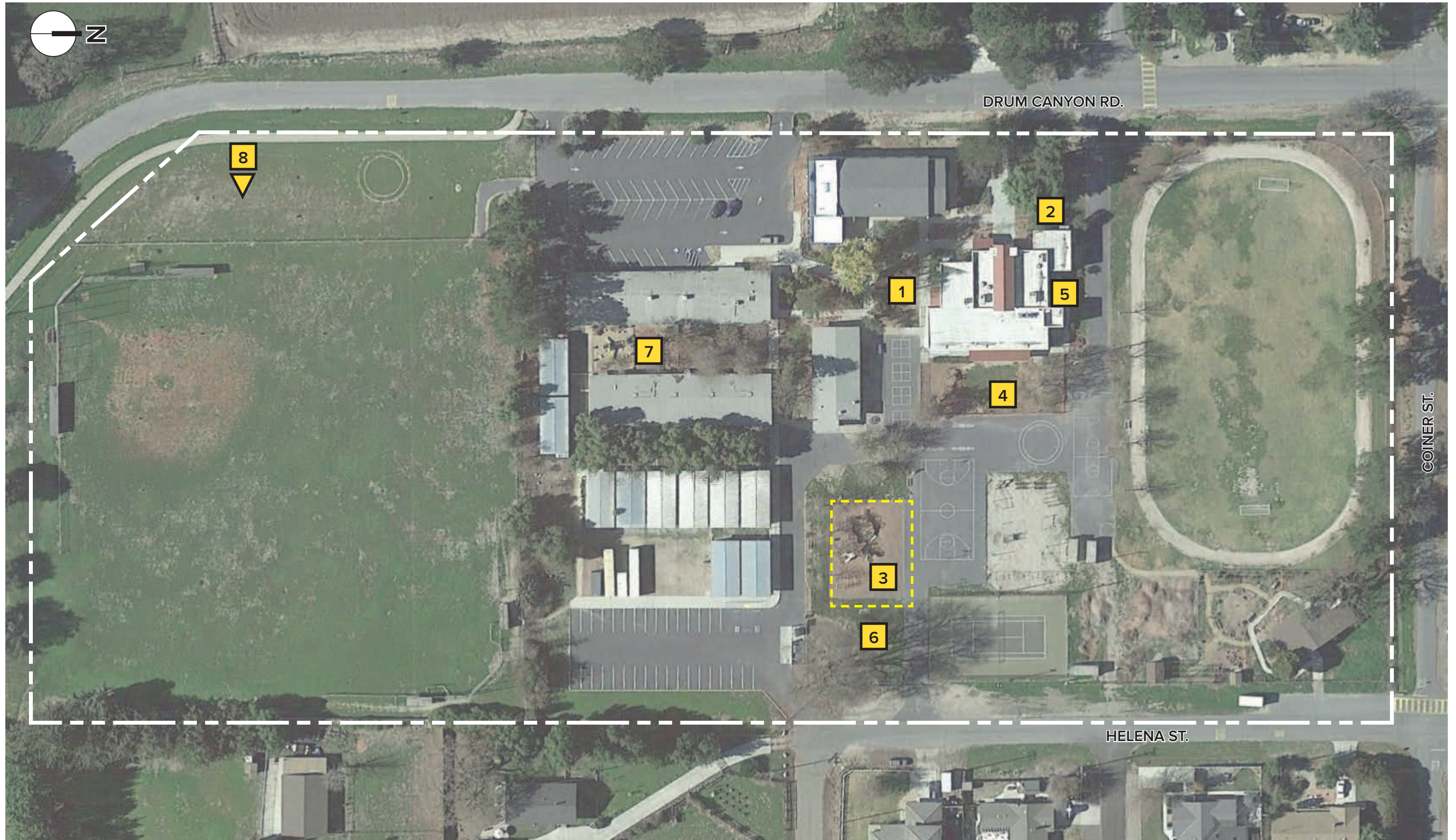




SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Parking lot is in good condition, however, a concrete surface drainage swale is needed to limit the water damage that will occur to the asphalt. A spillway in the NW corner needs to be constructed into the existing culvert. ADA stalls are not ADA compliant.	Construct New Concrete Swale Reconstruct ADA Stalls Reconstruct ADA Case C Curb Ramp Construct New Concrete Spillway
2	Pavement condition is moderate and needs maintenance and replacement in some areas. Water ponds in some locations. Portions of the sidewalk are not ADA compliant.	Remove and Replace Sidewalk Remove and Replace Asphalt Install Handrail Crack Seal and Double Seal Coat
3	Parking lot asphalt is in good condition. There are very minor ponding concerns in the DG path, near the dumpster pad, and at the east exit of the parking lot.	Regrade DG Path to Drain Remove and Replace Asphalt Regrade Landscape to Drain
4	Asphalt is in fair condition but there are some drainage concerns. Asphalt north of the cafeteria has steep transition and needs to be replaced. The cafeteria entrance is not ADA compliant.	Remove and Replace Sidewalk and Ramps Double Seal Coat Remove and Replace Asphalt Remove and Replace Concrete Sidewalk Re-Stripe
5	Sidewalk around the gym has ponding water and portions of the sidewalk are not ADA compliant.	Remove and Replace Concrete Sidewalk Remove 2' Retaining Wall West of Gym Regrade Landscape to Drain



LANDSCAPE ASSESSMENT







**1. PLANTER AREA**

**Existing Condition:**  
Broken valve boxes in the walking area create walking hazards.

**Recommendation:**  
Replace valve box lids and brand the numbers in the top associated with the correct valve numbers on the irrigation controllers.



**5. 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.



**2. PLANTER AREA**

**Existing Condition:**  
The landscape area was let die do to water restrictions and this is an access area to the lower track and field.

**Recommendation:**  
Install decomposed granite pathway between the two hardscape areas for access to the lower play fields. Install low growing drought tolerant planting on drip irrigation adjacent to the pathway.



**6. TURF USE AREA**

**Existing Condition:**  
Turf is heavily compacted and in need of repair. High volume foot traffic through the turf and seating areas.

**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 entire area. Determine circulation routes in and around the turf area and install pathways to benches and highly-concentrated student gathering areas.



**3. PRIMARY PLAY AREA**

**Existing Condition:**  
Existing primary play area has no accessible access to the equipment. Does appear to be compacted firbar and or just wood chips.

**Recommendation:**  
Check depth of fall protection material should be a minimum of 12" deep, verify material is considered accessible. Change out material to Fibar and/or rubberized material.



**7. 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.

**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. 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.



**8. ATHLETIC FIELD**








**Existing Condition:**  
Existing ball field is abandoned and not in use, verify this is the adjacent park field.

**Recommendation:**  
If the District does not intend to use any part of the ball field, fence off as not in use as there are safety concerns with rodent and gopher holes etc. remove all backstops and baseball or softball standards. If the district plans to refurbish, till amend, and install new irrigation as necessary.



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



-  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.

Although nearly all of the restrooms comply with accessibility (ADA) requirements, there are still restrooms that need to be modernized to replace fixtures and repair wall and ceiling damage. The current number of plumbing fixtures is sufficient to meet current plumbing requirements for a campus of this size and considers the OAK-8 enrollment as part of the calculation.

With the construction of the library/media center the science and classrooms within the complex were equipped with higher performing light fixtures and finishes. The rest of the campus, classrooms and support spaces) will need to be modernized with new light fixtures and finish materials to raise the level of effectiveness as the new complex. In tandem with new lighting fixtures, new doors and windows are recommended to improve the performance of the envelope of the buildings. These improvements serve to increase energy efficiency and acoustics. 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 meet the future state nutritional requirements the kitchen is recommended to be upgraded and modernized. Integral to meeting these new requirements, increased fresh and frozen food storage is being introduced to minimize the load on the central kitchen as well as reduce the number of deliveries to the campus for more efficient food service. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers as well as additional cooking equipment and code complaint exhaust hoods.

Expansion of the multipurpose room is also recommended to provide increased seating capacity. All interior finishes will need to be replaced and adjacent restrooms should also be modernized. Adjacent to the multipurpose room the existing outdoor area has sufficient space to provide a covered lunch area that can also be used for outdoor instruction.

To provide improved security and a controlled entry point for the campus, new gates between the gym and front office are being recommended. As part of the security protocol all perimeter fencing should be increased to 8'-0" to enable the campus secure the campus for "lock downs."



## 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 2,000A-120/208V-3PH, 4W. service.
- We recommend replacing the electrical switchgear and panelboards in all buildings and provide new underground conduit pathways to each building.
- 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.
- Lights that have been recently replaced in the Gym and Administration areas should remain.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building lights should be surface mounted over the existing recessed fixture outlet box and existing conduits should be utilized where feasible.

### Low Voltage:

- A new CCTV system should be considered.
- A new Campus-wide security system should be provided.
- A new central clock system should be considered.
- 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.
- A new VOIP phone system should be provided throughout the building. New telephone outlets with CAT6 cabling should be provided.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio-visual systems (including overhead projectors, smartboards, etc.) should be considered for the classrooms.
- We recommend surface raceway or concealing exposed conduits in walls. All exposed cabling should be in conduit or raceway system.
- A new autonomous sound system should be provided in the Gym/Multi-Purpose Building.
- 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.
- Consider replacing furnaces with air conditioning to the gym.
- Consider replacing heater / swamp cooler with air conditioning to the cafeteria.
- Consider replacing evaporative coolers with either package units or split systems for the admin and classrooms

### 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.
- 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		TOTAL PROJECT COST (plus 35%)
				SUBTOTAL	TOTAL(plus 30%)	
<b>DISTRICT IDENTIFIED TOP PRIORITIES</b>						
<b>A. Replace Aging Portables</b>						
Remove Portables 25+ Years Old	0	ea	\$8,000.00	\$0		
Remove Balance of Portables	10	ea	\$8,000.00	\$80,000		
<b>B. Site Safety</b>						
Install new 6' perimeter fencing/ gates	2,266	lf	\$45.00	\$101,970		
New 20' wide rolling vehicle chain link	5	ea	\$3,000.00	\$15,000		
New 6' wide pedestrian chain link gates	3	ea	\$600.00	\$1,800		
NEW Clock and Bell System	26,043	sf	\$2.00	\$52,086		
CCTV security	26,043	sf	\$1.50	\$39,065		
<b>C. Improving Efficiencies</b>						
HVAC system upgrades- Sitewide	26,043	sf	\$20.00	\$520,860		
Replace lighting w/LED	26,043	sf	\$14.00	\$364,602		
NEW energy management system	34,560	sf	\$7.00	\$241,920		
Retrofit faucet and flush valves w/ Lo-Flo	412	sf	\$10.00	\$4,120		
<b>D. Bring Facilities to Codes</b>						
Restripe ADA stalls	2	ea	\$500.00	\$1,000		
Remove and replace concrete sidewalk	3,450	lf	\$12	\$41,400		
Reconstruct ADA Case C curb ramp	1	ea	\$2,000	\$2,000		
Replace fire alarm system	26,043	sf	\$5.00	\$130,215		
Replace sand at Play Equipment area	8,430	sf	\$10.00	\$84,300		
<b>E. Upgrade Facilities Consistent w/ Student Needs</b>						
Expand MPR Bldg	1,500	sf	\$350.00	\$525,000		
NEW Classroom Bldg for both OR & OAK-8	9,598	sf	\$325	\$3,119,350		
<b>F. Technology Infrastructure</b>						
Uninterrupted power supply to data server r	1	ls	\$100,000	\$100,000		
Power upgrade to (n) technology & A/V	26,043	sf	\$4.00	\$104,172		
NEW DATA System w/new IDF racks & CAT 6 cabling throughout campus.	26,043	sf	\$5.00	\$130,215		
NEW Wireless Access Points	26,043	sf		Included with Data		
Total Hard Cost				\$5,659,075		
<b>Total Construction Cost</b>					<b>\$7,356,797</b>	
<b>Total Project Cost</b>						<b>\$9,931,676</b>



# 7. INDEPENDENT STUDY (CASMALIA)





## INDEPENDENT STUDY - CASMALIA

3491 PT. SAL ROAD, CASMALIA, CA 93429

Absorbed by the Orcutt Union School District in 2008, the Casmalia School District consisted of one elementary school campus. The small two-classroom facility became the location for the District's Charter Academy and served students in Kindergarten through Eighth Grade. The Charter Academy program was moved to share the Olga Reed School in 2011 and the Orcutt Academy Blended Program was eventually established to offer a unique learning opportunity for students in the surrounding communities. Children learn with their parents, teachers, and classmates.

Parents are given materials, books, and lessons for individual work with their child at home. This offers the advantage of one-on-one learning. Furthermore, students can receive immediate feedback and practice with skills while parents can adapt the lessons to their child's learning style. Parents plan field trips and learning festivals with their teachers, offering many opportunities for intellectual and worldly enrichment.

Students additionally attend class and are taught by dedicated, credentialed teachers. Experiments, group shares, writing, science, social studies activities, songs, art, snack time, recess, word work, math labs, and pair share reads are part of this enthusiastic gathering of learners.





## ARCHITECTURAL ASSESSMENT

The campus was generally in good condition with some weathering. The campus was generally in good condition: though there was some weathering of the exposed wood beam, the exterior block walls were clean and painted surfaces were intact. Having replaced the original wood shingles, the newer standing seam metal roof contributed to the good overall appearance of the facility. However, it was the interior finishes that showed signs of deterioration with worn carpeting in the classrooms and broken tilework in restrooms.

The restrooms appeared to be in mostly original condition; most of the tile work was in place and mismatched in other areas where fixtures had been replaced. None of the restrooms had accessible stalls and the installed washbasins do not comply with current accessibility requirements. The same was true with the staff restroom, where accessibility features were absent. Similarly, there were no “way-finding” signage designating an accessible path from the parking lot to the front door.

The existing doors and windows were in decent shape, although the high, louvered windows are a security issue and provide no thermal properties. Door thresholds at many locations do not comply with current accessibility requirements, nor do door strike distances.

Despite having a small enrollment, the existing multipurpose room may hold programs and venues when parents and visitors attend, resulting in crowds spilling into the current library area. A folding partition wall between the two spaces can be opened when additional capacity is required, but simultaneously impacts shelf space and furniture layouts in the library. There is no covered outdoor area that can be used for gathering or outdoor learning. Further, only one fixed bench provides outdoor seating.

There is currently no food services provided at this campus and the District has no plans to introduce any such services at this time. The existing kitchen area consists of a sink, refrigerator, and microwave placed on a counter.

The existing playfield does not have any grass and the surface is in poor shape: presently, this area is not used at all and the handball/basketball court sees limited use due to the students not being on campus for the entire day when they attend classes. The play structure and surrounding area is a more recent addition to the campus and serves the community both outside of school hours and on weekends. An accessible path joins the play area to the public right-of-way.

The low perimeter fencing and gates surrounding the campus is at only 4'-0" high, which does not hinder anyone from entering the campus. The lack of a tall fence by the play field has also resulted in the loss of play apparatus, as retrieval is not conducive when the field is occupied by livestock. The fencing surrounding the main building is 6'-0" high and has two main gates that function as visible entry points from the parking lot. Both gates are visible from the administration office.

The site administrator additionally raised the issue of communication between the campus and first responders, should an emergency occur: cell service is unavailable for the area, isolating the campus from receiving notifications and other messages services that require cell service.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites; these concerns encompassed 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 Sessions

1. Insufficient space outside for students to eat lunch (i.e. tables, benches and covers etc.)
2. Insufficient/inadequate air conditioning systems
3. Deficient/unsafe communication system for emergencies
4. Deficient of an area for kids to exercise and play safely (i.e. a flat safe piece of ground – space is available already – just not safe! fitness runs are on the street)
5. Inadequate/insufficient specialized learning areas (i.e. library, “hands-on” flexible work areas, the arts, etc.)
6. Deficient learning environment – protection from elements and pests (i.e. windows don'tfunction-real problem with yellow jackets – NO air/conditioning when hot etc.!)
7. Insufficient, inadequate and unsafe student chairs, desks and tables
8. Lack of shade structures for extended learning and lunch (i.e., arts, agriculture, life sciences etc.)
9. Unsecure facilities and grounds (i.e. need fencing building alarms, outdoor lighting and communications etc.)
10. Inadequate parking for a program that relies on parents for transportation
11. Inferior siding and sub-flooring in and on portables
12. Non-existent sound system for the arts



## ELECTRICAL ASSESSMENT

### Power:

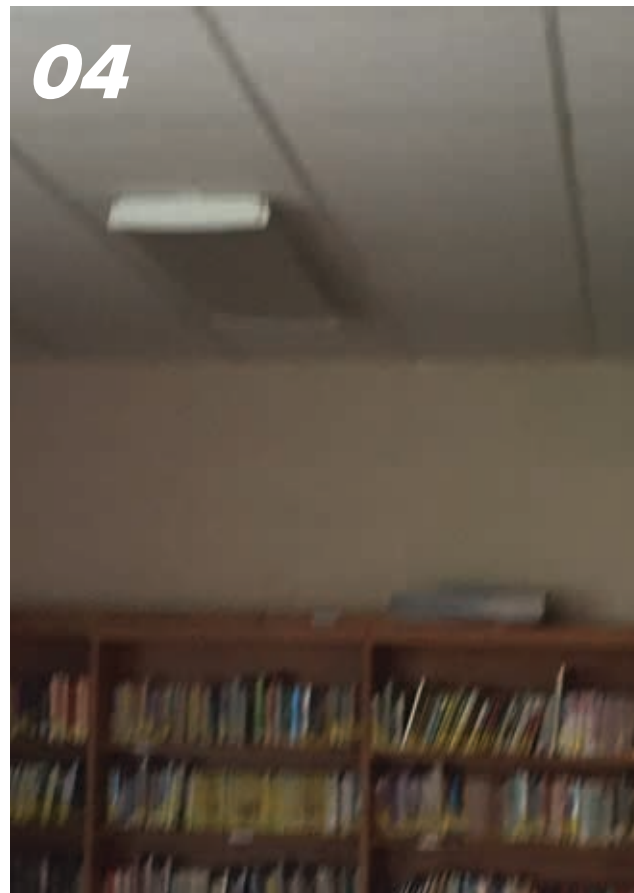
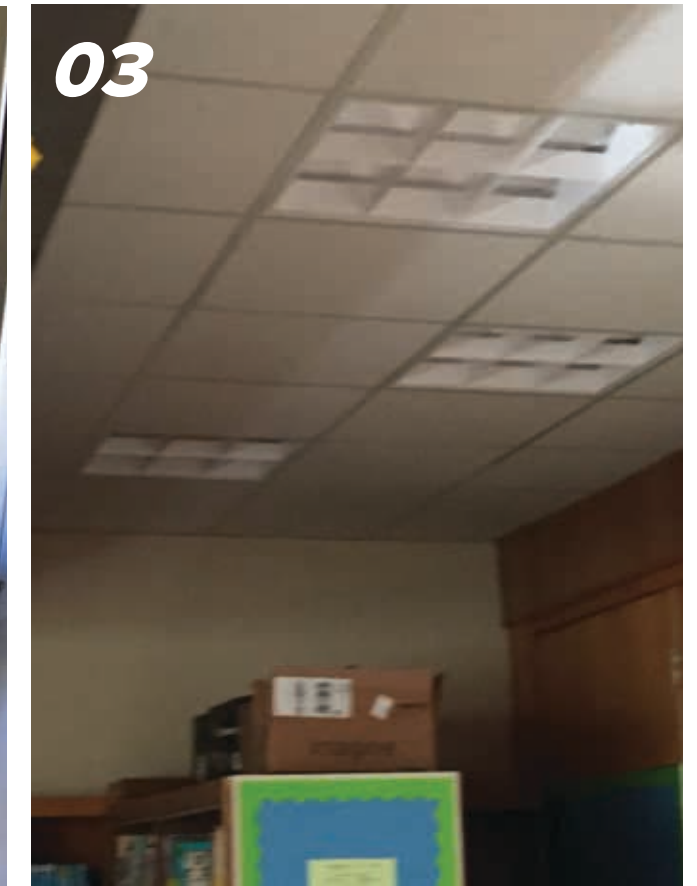
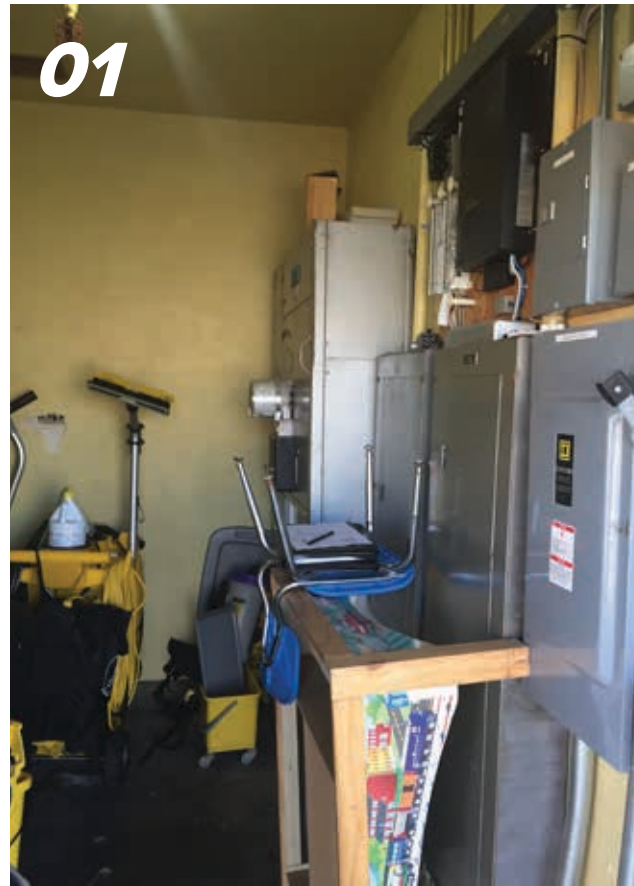
- The existing electrical service is 400A-120/208V-3PH, 4W, (PG+E #1006731227). There is no space in the existing board.

### Lighting:

- The existing lights were replaced two years ago and are in good condition.
- There is a mix of recessed fluorescent lay-in fixtures in T-Bar ceilings.

### Low Voltage Systems:

- There is currently no security, CCTV, audio visual or CATV systems on the Campus.
- There is an existing Lathem Clock system that is not being used. 120V battery clocks are installed.
- Existing speakers are wall mounted.
- There is an existing MDF and telephone company switch in the Main Signal Room. The existing phone/PA system is Toshiba Strata and is located in the Main Electrical Room. There are some wireless access points in every building, but not every classroom.
- There is an existing manual fire alarm system on Campus. The existing fire alarm control panel is a Simplex 4004.







FIGURES	
01	Main Switchboard
02	Main Switchboard
03	Typical Classroom Lighting
04	Typical Lighting
05	Exterior Lighting
06	Exterior Lighting
07	Telephone MPOE
08	Clock Headend Equipment
09	PA Speaker
10	MDF Rack
11	MDF Rack
12	PA/Telephone headend
13	Fire Alarm Control panel



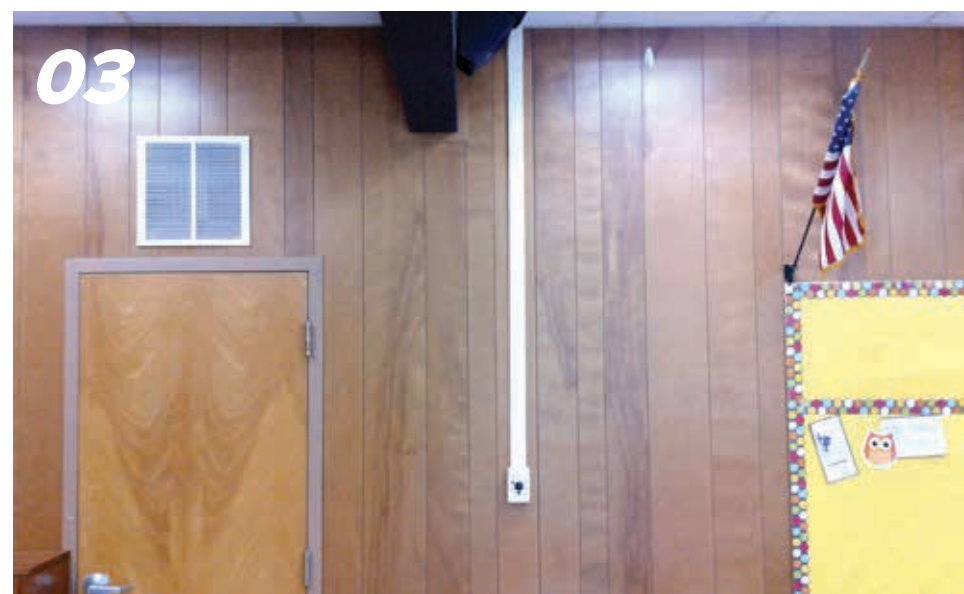
**MECHANICAL ASSESSMENT**

**HVAC:**

- The main building is served by floor mount furnace for each classroom and a shared evaporative cooler.
- The Modular building is served by an electric wall-hung unit. The unit is in fair condition
- Restrooms and miscellaneous spaces are served by exhaust fans and are generally in good condition.

**Building Automation System (BAS) and Controls**

There is no existing BAS at this site. The modular building HVAC unit is controlled via local wall thermostats with integral 2-hour twist timer. The evaporative cooler is controlled by a manual wall mounted turn dial thermostat. The floor mounted furnaces are controlled by a manual turn dial thermostat.







07



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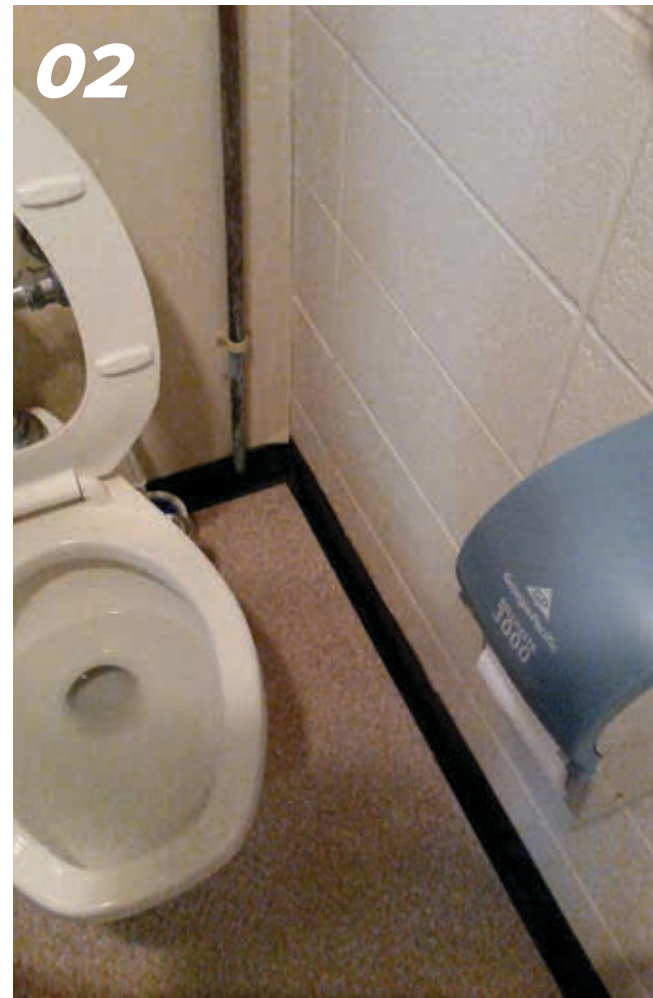
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FIGURES	
01	Restroom Exhaust Fan
02	Evaporative Cooler Diffuser
03	Evaporative Cooler Control and Transfer Grille
04	Evaporative Cooler Control
05	Under Window Floor Mount Heater
06	Under Window Floor Mount Heater
07	Under Window Floor Mount Heater
08	Under Window Floor Mount Heater
09	Outside Air Grille for Wall Heater
10	Modular Bldg AC Unit
11	T-stat and 2-hr Timer
12	Evaporative Cooler



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**PLUMBING ASSESSMENT**

- Domestic hot water: There are two small tank type electric water heaters on the site. One serves the kitchen and one serves the restroom. The water heaters appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: There is no gas infrastructure on site. All HVAC and plumbing equipment is electric.

FIGURES	
01	Water Heater
02	Water Heater Pressure Relief
03	Water Heater
04	Water Heater



CIVIL ASSESSMENT





SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The asphalt in this area needs crack sealing and seal coat maintenance. The sidewalk is ADA compliant with one exception at the landing. Another ADA sidewalk access is needed for emergency access. Minor improvements needed.	Remove and replace ADA sidewalk Crack Seal and Double Seal Coat Replace Ex. Chain Link Fence with 6' Wide Gate Grade and Construct New Concrete Sidewalk
2	Asphalt pavement needs to be removed and replaced. Minor ponding occurs in the sidewalk around the building.	Remove and Replace Asphalt Remove and Replace Sidewalk Regrade Landscape to Drain



LANDSCAPE ASSESSMENT







**1. LANDSCAPE AREA AT FRONT OF BUILDING**

**Existing Condition:**  
Dilapidated turf area with no shrub planting. Turf appears in poor 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. 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.



**3. STUDENT GARDEN AREA**

**Existing Condition:**  
Dilapidated garden area with wood and concrete block boxes. Limited accessibility due to surface materials.

**Recommendation:**  
Renovate with new concrete or ACQ wood boxes. Repair irrigation systems and expand if necessary to each box. Replace unpaved areas with accessible surfacing such as decomposed granite.



**4. 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.

**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.



**5. LANDSCAPE AREA ADJACENT TO PLAY EQUIP. AREA**

**Existing Condition:**  
No existing landscaping surrounding the switchback walkways.

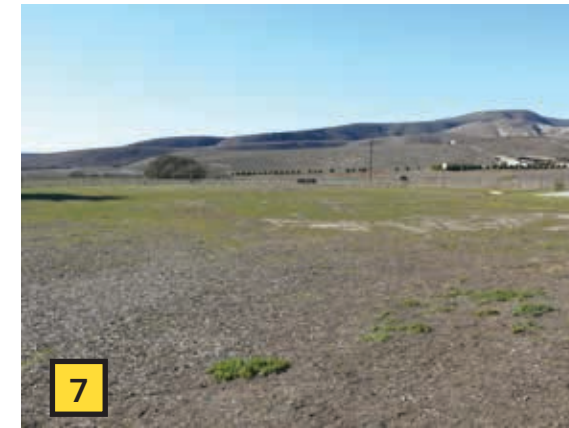
**Recommendation:**  
Install new low-water use accent planting and add new drip irrigation system.



**6. PRIMARY PLAY AREA - SWINGS**

**Existing Condition:**  
Area is not accessible with only sand for the fall protection.

**Recommendation:**  
Add rubberized mats below each swing, and change all material to an accessible material like Fibar etc.



**7. 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.



**8. EXISTING DRINKING FOUNTAIN AT FIELD**








**Existing Condition:**  
Existing non-accessible drinking fountain.

**Recommendation:**  
Replace with compliant "high-low" drinking fountain. Install accessible paving to fountain.



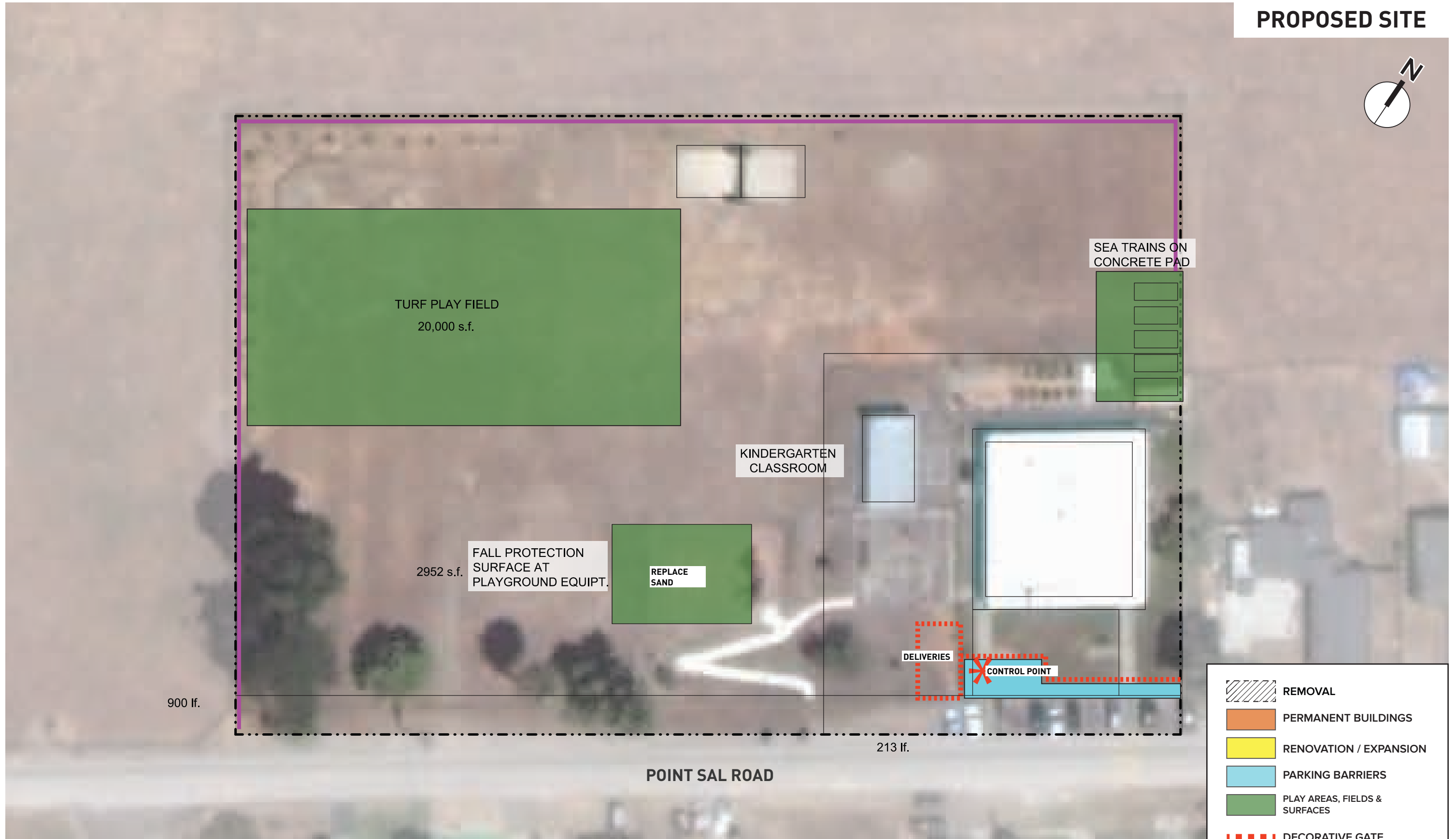
EXISTING SITE



	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



	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.

Both of the existing restrooms need to be fully renovated to replace finishes and meet current accessibility requirements. Some of the plumbing fixtures appeared to have been recently upgraded and is evidenced by the different colors of wall and floor tiles. Given the current enrollment the number of plumbing fixtures is sufficient to meet current requirements, but may require additional fixtures if additional classrooms are added to the campus.

The rest of the facility will need to be modernized with new finishes and new light fixtures to raise the level of effectiveness as the new complex. Door thresholds that are also non-compliant will need to be retrofitted or replaced. In tandem with new doors and windows it is recommended to replace the roofing when any roof mounted equipment needs replacement. These improvements serve to increase energy efficiency, acoustics and security.

At the multipurpose room the addition of a sound system will improve their performance venues which will be evaluated along with the proper acoustic treatment of the space. For occasions that require the use of the library space for increased seating capacity it is recommended that the library be re-envisioned with mobile book carrels and shelves that will maximize the utility of both spaces. Flexible and easily moveable furniture are integral to 21st century learning environments.

For improved communications at the campus a new VOIP phone system is being recommended and is addressed in the electrical recommendations section of the assessment.

## New Construction

To meet the educational goals established by the Charter Academy the program needs additional classroom and enhanced support spaces to accommodate their Independent K-8 program. Expansion at the campus would ideally consist of two additional classrooms to provide sufficient classroom space for the K-8 program that currently manages the enrollment with two classrooms. Along with the additional instructional areas, support spaces such as restrooms may form the core of the expansion.

To improve outdoor activity space the introduction of a covered lunch area that would function as an outdoor classroom. For athletics and recreation a small, level artificial turf playfield is recommended for P.E. for the 7th and 8th grade students. With the inclusion of the play field a tall perimeter fence along the sides of the play area should be installed to keep play equipment safely within the campus grounds.

With storage space a premium, future containers added to the campus will be installed on concrete slabs for improved maintenance and safety from gophers and snakes.



## ELECTRICAL RECOMMENDATIONS

### Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to an 800A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

### Lighting:

- The District may want to upgrade to new interior lighting and controls to meet current T-24 requirements and lower energy costs.

### Low Voltage System:

- A new CCTV system should be considered.
- A new security system should be provided throughout the Campus.
- Clocks are 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.
- A new VOIP phone system should be provided throughout the building. New telephone outlets with CAT6 cabling should be provided.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio-visual systems (including overhead projectors, smartboards, 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

Consider replacing furnace/evap cooler with rooftop AC unit or split system.

### BAS and Controls

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.
- Modular classroom A/C units – condensate needs to drain to an approved receptor or drywell.



# COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS		TOTAL PROJECT
				SUBTOTAL	TOTAL(+plus 30%)	COST (+plus 35%)
<b>DISTRICT IDENTIFIED TOP PRIORITIES</b>						
<b>A. Replace Aging Portables</b>						
Remove Portables 25+ Years Old	0	ea	\$8,000.00	\$0		
Remove Balance of Portables	1	ea	\$8,000.00	\$8,000		
<b>B. Site Safety</b>						
Install new 6' perimeter fencing/ gates	1,538	lf	\$45.00	\$69,210		
New 20' wide rolling vehicle chain link gates	2	ea	\$3,000.00	\$6,000		
New 6' wide pedestrian chain link gates	3	ea	\$600.00	\$1,800		
CCTV security	4,830	sf	\$1.50	\$7,245		
<b>C. Improving Efficiencies</b>						
HVAC system upgrades- Sitewide	4,830	sf	\$20.00	\$96,600		
Replace lighting w/LED fixtures	4,830	sf	\$14.00	\$67,620		
NEW energy management system	4,830	sf	\$7.00	\$33,810		
Retrofit Faucets & Flush Valves w/Lo Flo	250	sf	\$10.00	\$2,500		
<b>D. Bring Facilities to Codes</b>						
Replace Fire Alarm System	4,830	sf	\$5.00	\$24,150		
ADA at Visitor Parking	1	lot	\$75,000.00	\$75,000		
Replace Fall Protection at play equipment	2,952	ls	\$15.00	\$44,280		
<b>E. Upgrade Facilities Consistent w/ Student Needs</b>						
Repair Grass Playfield	20,000	sf	\$10.00	\$200,000		
Replace drinking fountain	1	ea	\$7,500	\$7,500		
<b>F. Technology Infrastructure</b>						
Uninterrupted power supply to data server rm	1	ls	\$15,000	\$15,000		
Power upgrade to (n) technology & A/V	4,830	sf	\$4.00	\$19,320		
NEW DATA System incl. IDF Racks & CAT6 Cabling. Dedicated AC System	4,830	sf	\$5.00	\$24,150		
NEW Wireless Access Points	4,830	sf		Included with Data		
Total Hard Cost				\$702,185		
<b>Total Construction Cost</b>					<b>\$912,841</b>	
<b>Total Project Cost</b>						<b>\$1,232,335</b>



# 8. LAKEVIEW JUNIOR HIGH SCHOOL





## LAKEVIEW JUNIOR HIGH SCHOOL

3700 ORCUTT ROAD, SANTA MARIA, CA 93455

Our vision is that all students at Lakeview Junior High will experience equal access to a well-balanced, challenging education that is designed to prepare them to think, communicate, and achieve to their fullest academic, social, and personal potential.

Lakeview Junior High was established in the year 1964 by the Orcutt Union School District due to the increased population of Orcutt Junior High. Today, the school serves approximately 500 students. With the school's mascot being the Trojan Warrior, the school colors are black and gold. Lakeview has been recognized as a California Distinguished School three times—in 1988, 1990, and 1996—and was awarded National Blue Ribbon status in 1998.

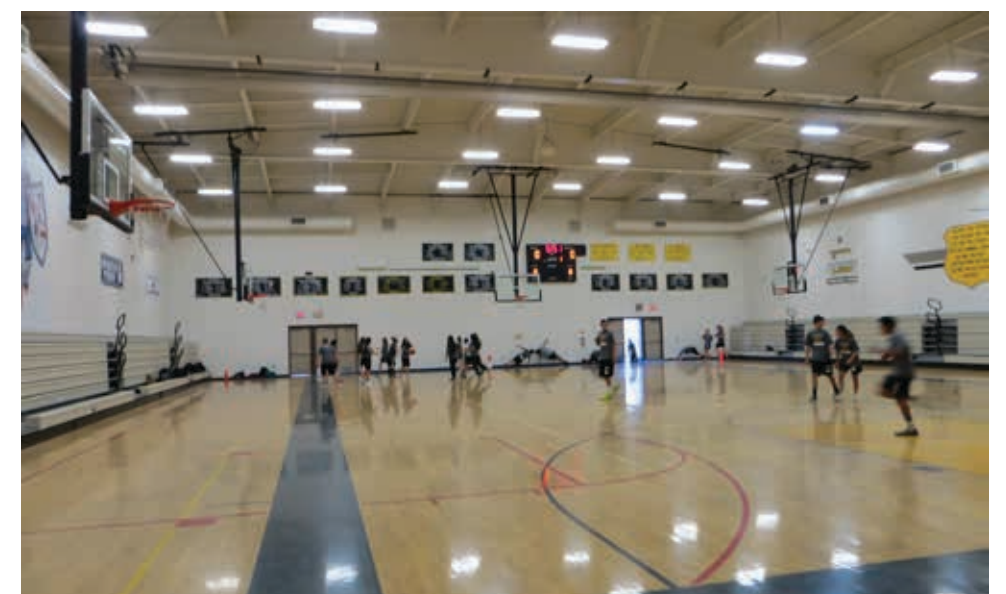
The mission of the Orcutt Union School District is to ensure the educational success of all students by creating and maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs that are customized to empower children to reach their fullest potential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

Lakeview Junior High School is located in the northern region of Santa Maria and serves students in grades seven through eight, following a traditional calendar. At the beginning of the 2012-13 school year, 555 students were enrolled, including 7.3% in special education, 7.8% qualifying for English Language Learner support, and 46.1% qualifying for free or reduced price lunch. Lakeview Junior High School achieved a 2012 Academic Performance Index (API) score of 812 and achieved a score of 782 in 2013.

### Mission Statement:

Lakeview Staff believes all students can learn. To achieve learning for all we agree to the following commitments:

- Provide a safe environment for all students and staff
- Address the needs of the whole child, academically, socially, emotionally and physically
- Build a strong connection to school for all students
- Adapt instructional practices to meet the changing needs of all students







## ARCHITECTURAL ASSESSMENT

The campus underwent a limited modernization effort nearly fifteen years ago: the modernization 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 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; the concerns dealt with 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 Sessions

1. Inferior portable classrooms
2. Outdated computers
3. Not enough staff restrooms (distance from rooms is too far)
4. Limited counselor/specialists space to meet the needs of kids (break out rooms)
5. Lack of grass in the Quad area creating dirt and a mess
6. Unsafe athletic fields due to unevenness and gopher holes
7. Leaking old water gutters when it rains over all corridors
8. Worn out stage facility (i.e. holes in curtains, old/poor lighting etc.)
9. Some damaged furniture and limited in flexibility for instruction
10. No HVAC filters, compromising ventilation affecting electronics, general cleanliness, air quality for students and staff
11. Lack of ventilation in portables and regular building, classrooms due to no screens

12. Unsanitary condition in rooms due to fly infestation
13. Inadequate gym space due to OAHs and other outside community groups (i.e. Boys & Girls Club etc.)
14. Inadequate and unprofessional administrative offices space (cannot find space for counselors and students)
15. Inadequate covered eating space
16. Inadequate technology infrastructure (i.e. electric outlets, mobile furniture with upgraded electrical etc.) Not enough bandwidth to support growing needs
17. Uncontrolled bus loading/unloading (loading is in the middle of parking lot)
18. Irregular lighting in parking lots, currently a “twist” timer and custodian only sets it
19. Insufficient campus security; principal cannot monitor from office during school hours and after school hours (very open campus)
20. Not being able to adjust the classroom thermostats to address changing weather conditions outside. Also – unequal in various parts of the room/zone.
21. Outdated libraries
22. Not having access to a librarian limiting students ability to use library
23. Inadequate stage area and curtains need to be replaced
24. Insufficient cooling in the MUR for performances. The room has no air conditioning and when there are plays or performances, the audiences/cast members are literally dripping by the end of the show. Some even became light headed, which is unhealthy and dangerous



## ELECTRICAL ASSESSMENT

### Power:

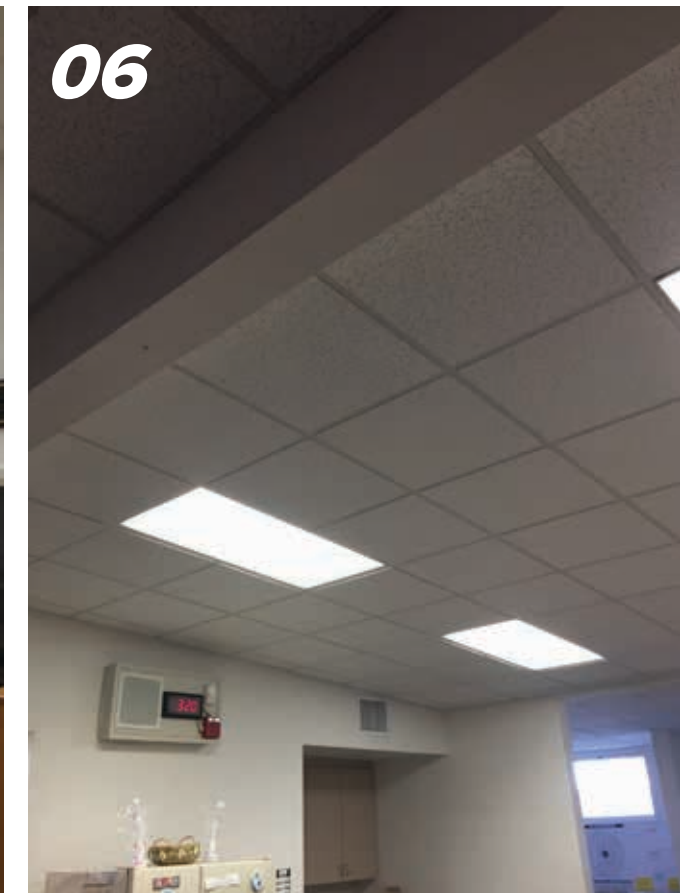
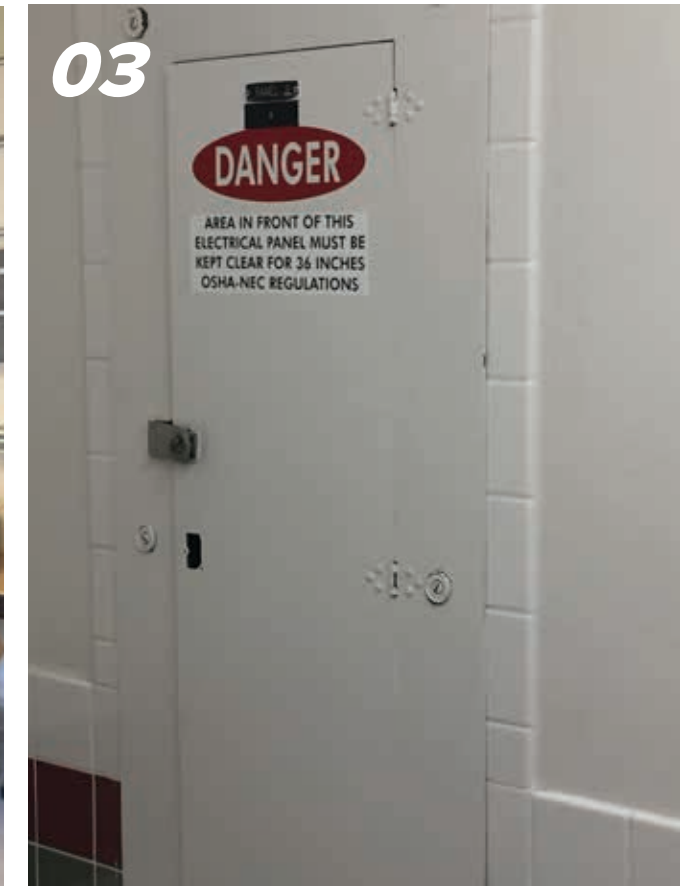
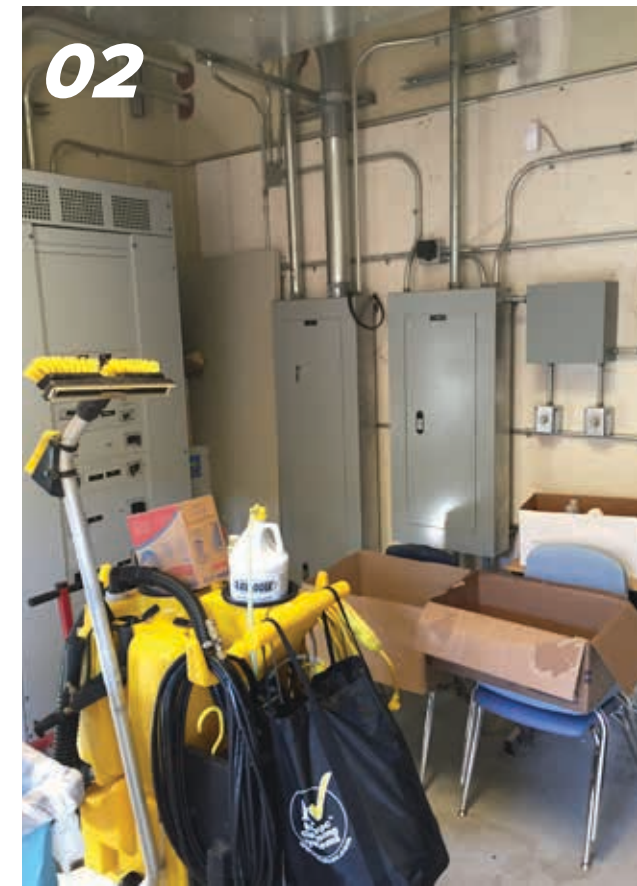
- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1009516481) by Siemens. There is very minimal space remaining in the board. Panelboards in the Administration Building are past their life expectancy.

### Lighting:

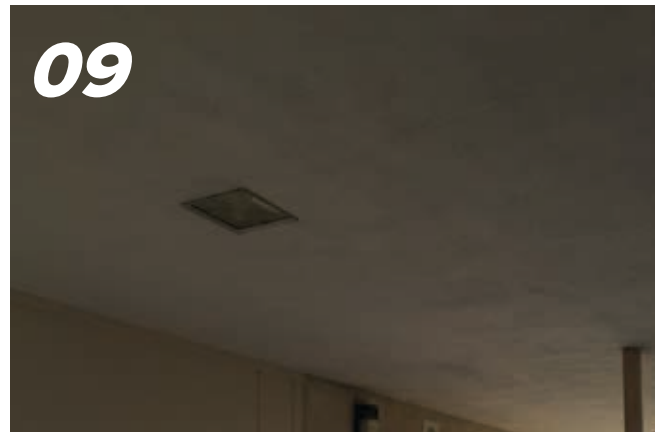
- Recessed and surface mounted fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent wall packs.
- The existing parking lot has high pressure sodium fixtures.
- Emergency 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.
- 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 sound system in the Gym is not in good condition.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.







FIGURES	
01	Existing Main Switchboard
02	Existing Electrical Equipment
03	Existing Older Panelboard
04	Typical Classroom Lighting
05	Typical Classroom Lighting
06	Typical Lighting
07	Gym Lighting
08	Exterior Lighting
09	Exterior Lighting
10	MDF Rack
11	Typical Low Voltage Devices
12	Typical Low Voltage Devices
13	MDF Rack
14	Low Voltage Headend Equipment



### 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.
- Gym is served by two (2) Reznor packaged units.

#### Building Automation System (BAS) and Controls

- There is no existing BAS at this site except for the gym which has a stand-alone system. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.







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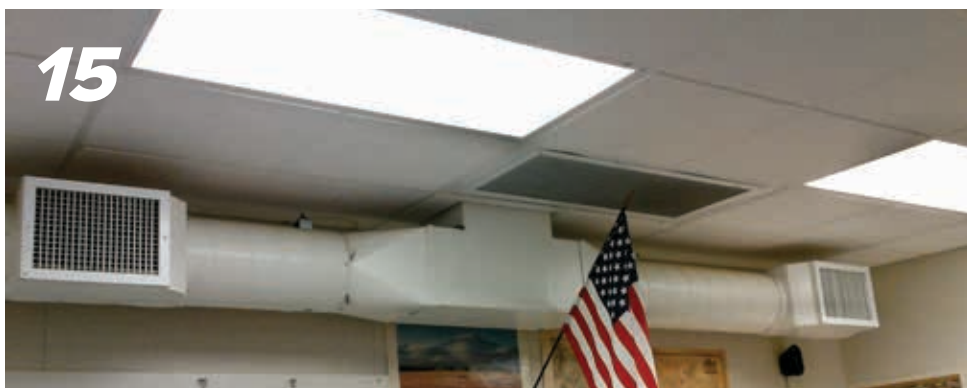
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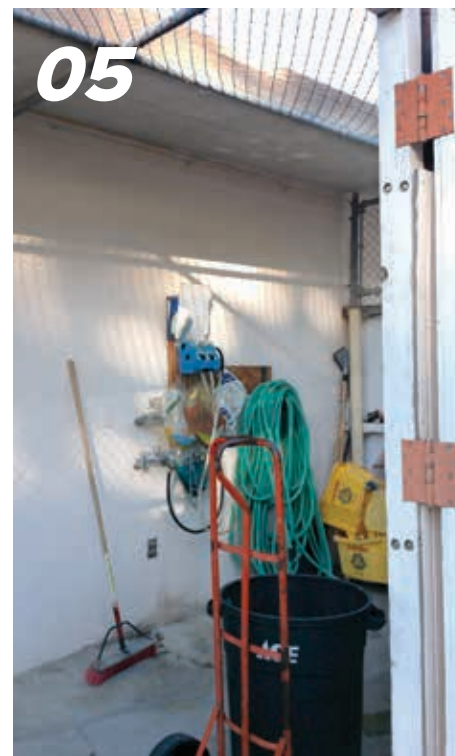
FIGURES

01	MDF Room Unit
02	Split Fan Coil Units
03	Combustion Air Louver
04	Modular Bldg AC Units
05	Modular Bldg AC Unit
06	Rooftop Package Unit & Exhaust Fans
07	Rooftop Package Unit
08	Rooftop Package Unit & Exhaust Fans
09	Rooftop Package Unit & Exhaust Fans
10	Thermostat
11	Thermostats & Timers
12	Duct Work & Diffusers
13	Control Panel
14	Thermostat & 2-hr Timer
15	Classroom Duct Work
16	Thermostat Above Desktop Computer



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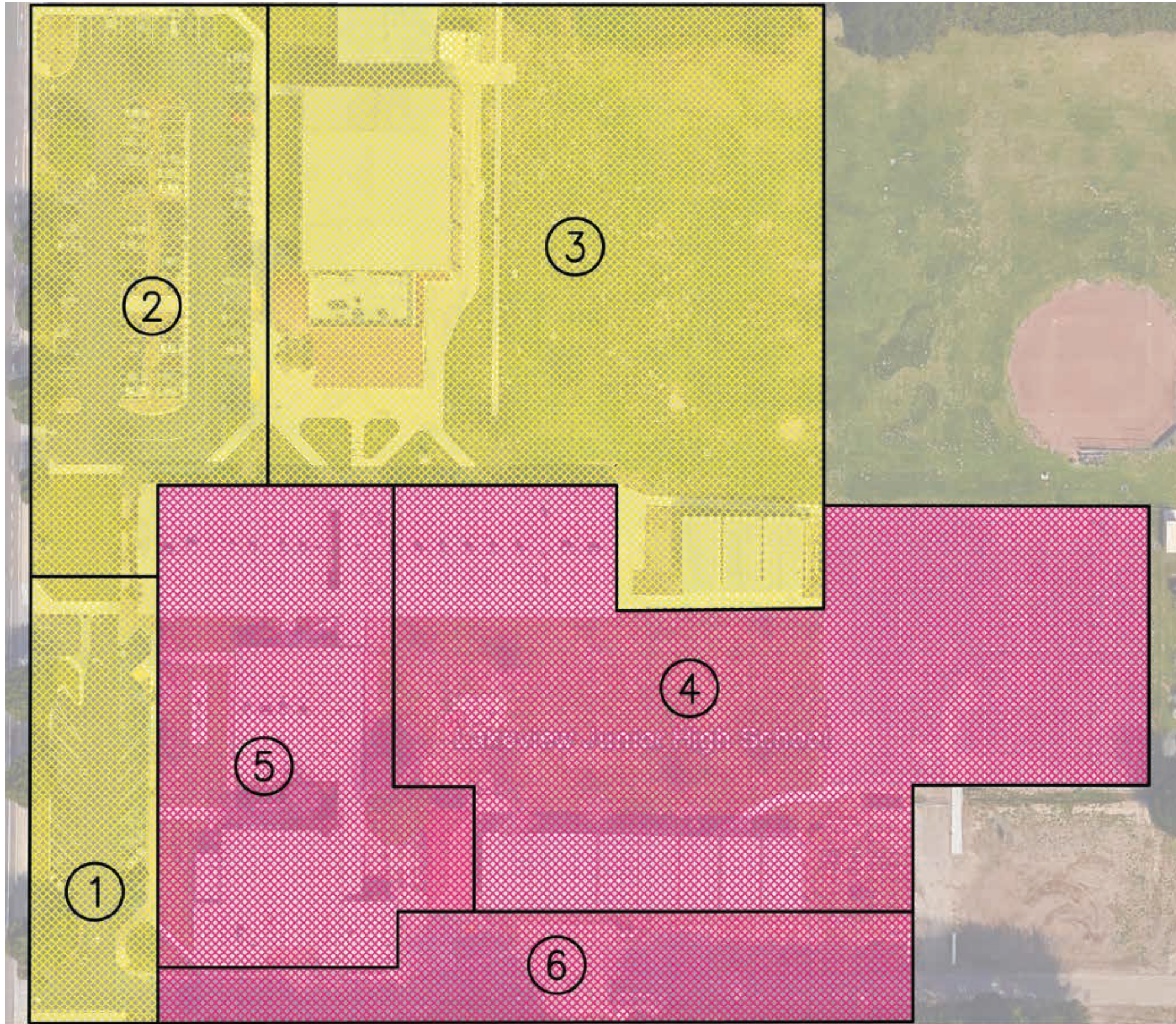
**PLUMBING ASSESSMENT**

- 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 8-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, boiler and water heaters.

FIGURES	
01	Water Heater
02	Water Heater and Timeclock
03	Sink with Grease Trap
04	Can Wash Area with Drain
05	Can Wash Area
06	Gas Meter and Regulator
07	Water Heater
08	Water Heater Vent
09	Water Heater Vent
10	Water Heater
11	Water Heater Circulation Pump



CIVIL ASSESSMENT





SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	ADA parking stalls and ramps are not ADA compliant and need replacement. Minor drainage problem needs repair in the parking lot. Asphalt is in good condition.	Remove and Replace Asphalt Remove and Replace Sidewalk Remove and Replace Curb and Gutter
2	The asphalt is good condition. There are portions of sidewalk that are not ADA compliant. The pedestrian walk path in the parking lot needs truncated domes.	Remove and Replace Sidewalk Add Truncated Domes
3	The sewer emits an odor during heavy rain; this will need investigation. Some sidewalk is not ADA compliant.	Remove and Replace Sidewalk Investigate Sewer Failure Repair Sewer Failure
4	Water ponds in the sidewalk in front of Rooms 13 and 16 as well as in the asphalt pavement basketball and volleyball courts.	Asphalt Skin Patch Double Seal Coat Re-Stripe Grade New Landscape Culvert Detention Basin Remove and Replace Sidewalk
5	There is very significant ponding water at the bottom of the cafeteria ramp and the ramp is not ADA compliant. Picnic table area is not ADA compliant.	Regrade Walkway and Install New Sidewalks/Ramps Install New Handrail Remove and Replace Concrete Patio
6	Parking lot is in poor condition and does not drain properly. Trash truck traffic damages asphalt pavement. Sewer manhole needs repair. Driveway to baseball fields has tree root concerns. Sidewalk behind kitchen needs replacement	Remove and Replace Asphalt Parking Lot Re-Stripe Remove and Replace Sidewalk Construct New Dumpster Pads Double Seal Coat



LANDSCAPE ASSESSMENT







**1 & 2. NORTHWEST LANDSCAPE PLANTER**

**Existing Condition:**  
No landscaping and or irrigation adjacent to drainage channel and up along the south property line.

**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” and low water demand plant material.



**3. PARKING LOT PLANTER**

**Existing Condition:**  
Bark much in the parking islands, broken irrigation not operable.

**Recommendation:**  
Install automatic drip system, till amend the soil and install medium-height, maximum 36” plant material.



**4. PLANTER ALONG ORCUTT ROAD**

**Existing Condition:**  
Existing turf areas in street parkways. Overhead spray irrigation systems are in adequate condition.

**Recommendation:**  
Install automatic drip system, till amend the soil and plant medium height maximum 36” drought-tolerant plant material.



**5. PLANTER ALONG ORCUTT ROAD**

**Existing Condition:**  
Existing turf areas in street parkways. Overhead spray irrigation systems are in adequate condition.

**Recommendation:**  
Install automatic drip system, till amend the soil and plant medium height maximum 36” drought-tolerant plant material.



**6 & 7. OUTDOOR DINING PATIO**

**Existing Condition:**  
Dirt at seating areas, erosion potential and long term maintenance problem.

**Recommendation:**  
Install interlocking concrete pavers in the seating areas and or decomposed granite.



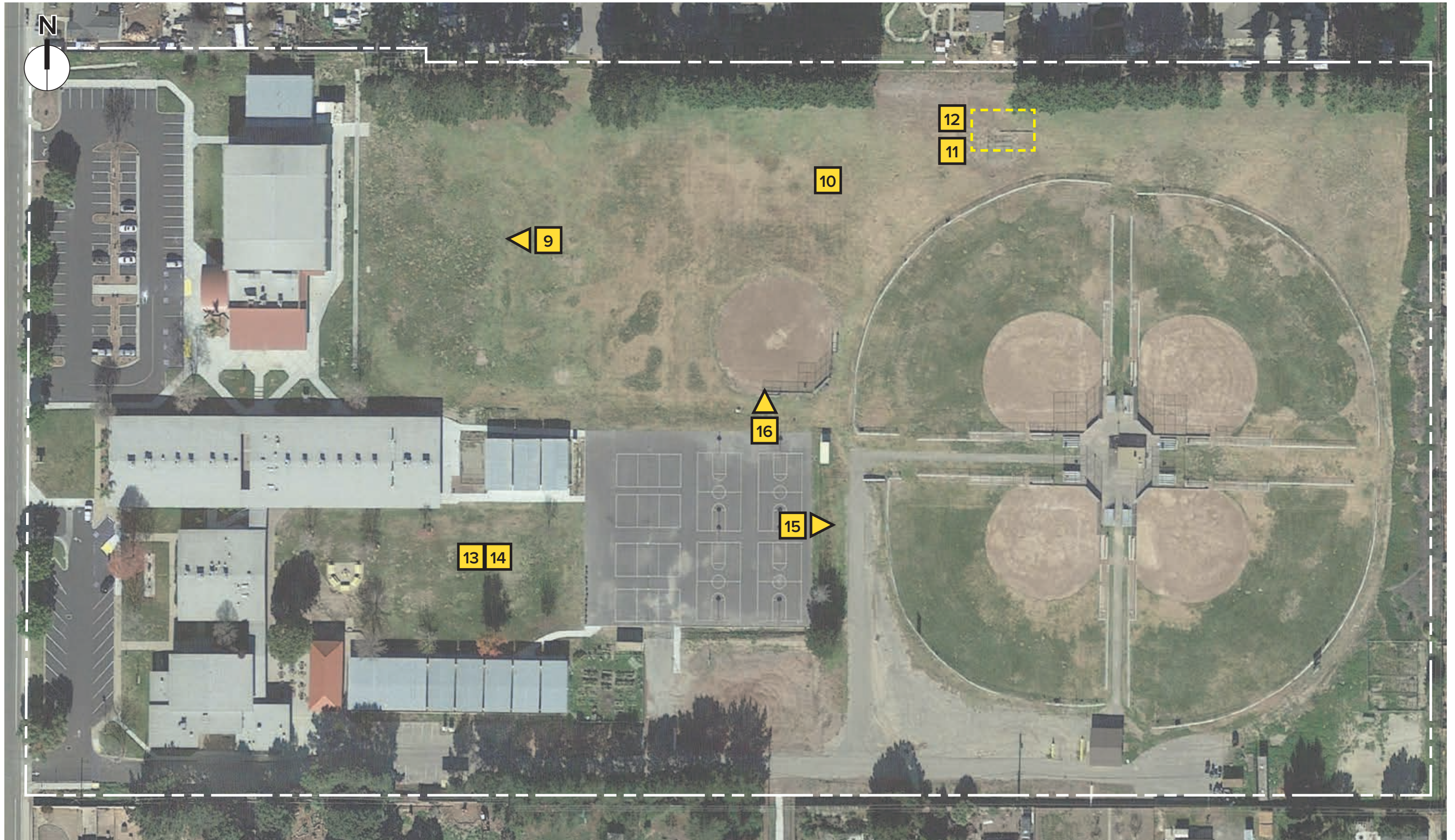
**8. CAMPUS CORE TURF AREA**

**Existing Condition:**  
Campus core turf area is compacted and needs repair.

**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 entire area.



LANDSCAPE ASSESSMENT (CONT.)







**9. OPEN PLAY AND PRACTICE SPORTS TURF AREA**

***Existing Condition:***

Severe gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

***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 entire area.



**10-12. OPEN TURF ADJACENT TO SOFTBALL FIELDS**

***Existing Condition:***

Currently not being irrigated. Severe gopher and rodent problems. No fall protection installed around exercise stations.

***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 and install fall protection under exercise stations.



**13 & 14. CAMPUS CORE TURF AREA**

***Existing Condition:***

Turf is heavily compacted and in need of repair. High volume foot traffic through the turf and seating areas.

***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 entire area. Determine circulation routes in and around the turf area and install pathways to tables and highly-concentrated student gathering areas.



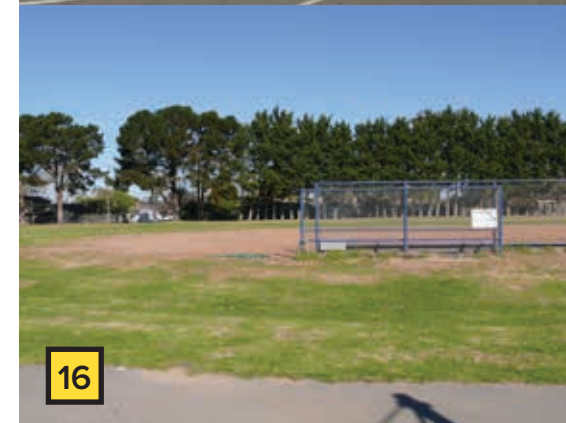
**15 & 16. BASEBALL AND SOFTBALL FIELDS**

***Existing Condition:***

Fields have gopher and rodent damage. Irrigation system and coverage appear adequate.

***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.












EXISTING SITE





PROPOSED SITE



-  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.

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.



## 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. Existing older panelboards in the Administration Building should be replaced with new panels.
- 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.
- 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.
- A new central PA/Clock system and new clocks and ceiling mounted speakers should be provided throughout.
- A new autonomous sound should replace the existing system in the Gym.

- 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.
- Can wash area – exterior floor drain installation doesn't meet current code as there is no roof and/or porch cover above. Recommend installing "fox" drain or equal (refer to figure 4).



# COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS		TOTAL PROJECT COST (plus 35%)
				SUBTOTAL	TOTAL(plus 30%)	
<b>DISTRICT IDENTIFIED TOP PRIORITIES</b>						
<b>A. Replace Aging Portables</b>						
Remove Portables 25+ Years Old	2	ea	\$8,000.00	\$16,000		
Remove Balance of Portables	9	ea	\$8,000.00	\$72,000		
<b>B. Site Safety</b>						
Install new 6' perimeter fencing/ gates	2,051	lf	\$45.00	\$92,295		
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		
CCTV security	42,993	sf	\$1.50	\$64,490		
<b>C. Improving Efficiencies</b>						
HVAC system upgrades- Sitewide	42,993	sf	\$20.00	\$859,868		
Replace lighting w/LED	42,993	sf	\$14.00	\$601,908		
NEW energy management system	42,993	sf	\$7.00	\$300,954		
Retrofit faucet and flush valves w/ Lo-Flo	1,962	sf	\$10	\$19,619		
<b>D. Bring Facilities to Codes</b>						
Truncated Domes	120	sf	\$15.00	\$1,800		
Replace/repair concrete sidewalks	7,320	sf	\$12.00	\$87,840		
Replace Fire Alarm System	42,993	sf	\$5.00	\$214,967		
Recondition grass playfields	236,314	sf	\$3.05	\$720,758		
<b>E. Upgrade Facilities Consistent w/ Student Needs</b>						
NEW 1 story 8 classroom/science bldg	9,240	sf	\$325	\$3,003,000		
NEW Boys & Girls Locker/Shwr/Restrooms	2,688	sf	\$350	\$940,800		
<b>F. Technology Infrastructure</b>						
Uninterrupted power supply to data server r	1	ls	\$100,000	\$100,000		
Power upgrades for (n) technology & A/V	42,993	sf	\$5.00	\$214,967		
NEW Data System incl. IDF racks	42,993	sf	\$5.00	\$214,967		
NEW Wireless Access Points	42,993	sf		Included with Data		
Total Hard Cost				\$7,536,432		
<b>Total Construction Cost</b>					<b>\$9,797,362</b>	
<b>Total Project Cost</b>						<b>\$13,226,439</b>



# 9. ORCUTT JUNIOR HIGH SCHOOL





## ORCUTT JUNIOR HIGH SCHOOL

608 PINAL STREET, ORCUTT, CA 93455

Orcutt Junior High School, which stands at the doorstep of America's West Coast aerospace launch site, will serve as an educational launch pad for our students—one that will prepare them well for their voyage to high school and beyond. The school provides a stimulating, rewarding, and safe environment for all students to gain a sincere appreciation for life-long learning, as well as develop academic, social, and personal responsibility skills needed by all members of our society.

The goal of education at Orcutt Junior High School is teaching and learning about self-realization, human relationships, self-sufficiency, and civic responsibility while facilitating a smooth transition from an elementary campus into a high school. Parents and community members are comforted by the knowledge of their students moving from an elementary environment into a welcoming and friendly seventh grade; after this step, through articulation and preparation in eighth grade, students will feel more prepared and comfortable about moving into the departmentalized high school setting.







## ARCHITECTURAL ASSESSMENT

As part of a District side modernization effort fifteen years ago, OAs part of a District side-modernization effort fifteen years ago, Orcutt Junior High underwent an infrastructure replacement as well as introduced new technology and upgraded the fire alarm system. Over the years since the modernization, relocatable structures were brought onto the site to provide additional instructional spaces for programs such as fitness.

The campus has a few areas with cracks within the exterior plaster at walls and soffits mixed in with heavy rust at gutters and downspouts. Wood soffits at the classroom wings show peeling paint in several areas; in some cases, the wood has been replaced, but not painted. The paint underneath the covered area adjacent to the gymnasium is in need of painting.

Some concerns that were raised during interviews with staff and personnel included the condition of the restrooms, majority of which were in serviceable condition. In a few spots above the tile, there were some areas that had some minor paint peeling.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. These concerns encompassed 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 Sessions

1. No bathrooms in locker rooms (i.e. inconvenient, unsafe, unsupervised, unclean, inefficient etc.)
2. Front office not visible, small, outdated, unprofessional and disorganized
3. Pump house on campus is unsafe, dangerous, ready to fall down – not very aesthetic
4. Non-existent outdoor garden space with kitchen
5. Inferior and inequitable science labs (i.e. not balanced /equal with equipment to accommodate instruction, charging of laptops in lab not working because of limited outlets etc.)

6. Non- working video network on campus
7. Inadequate secure campus (wide-open)
8. Inferior and unsafe student bathrooms (i.e. smell, leaking water etc.)
9. Insufficient portables and dilapidated
10. Non-existent “green energy” solar, water irrigation / drought tolerant landscaping
11. Unsafe athletic fields (not even useable)
12. Issue with the drop-off and pick-up of students (i.e. bus loading, safety, parents also creating safety concerns etc.)
13. Insufficient space for fitness center/gym (safety and efficiently unsupervised)
14. Non-existent sidewalks and crosswalks (safety issue) around and on the campus
15. Unsafe walking areas (i.e. cracks, uneven surfaces, etc.)
16. Inadequate staffing and access to library (location of library on campus is isolated)
17. Insufficient bandwidth to support current and certainly in the future
18. Outdated computers and computer labs
19. Limited access to the computer labs (i.e., creating problems during testing etc.)
20. Student work space outdated and classroom furniture is inflexible
21. No appropriate fine arts space
22. Health concern with road way used by high school students for parking
23. Inadequate back-pack space in and out of classrooms (i.e. safety issue for students walking out of classroom etc.)
24. Limited and not modernized library
25. Building fascia dilapidated, dry rot and structural issues
26. Insufficient/inadequate in-door athletic spaces. High school has created a scheduling nightmare, creating limited space for Jr. High. Equipment/fields/courts being destroyed. Wear and tear from high school



**ELECTRICAL ASSESSMENT**

**Power:**

- The existing electrical service is 1,000A-120/208V-3PH,4W. (PG+E #119679220) by Siemens. There is some space remaining in the board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

**Lighting:**

- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- The Gymnasium Building has newer 2' x 4' LED fixtures.
- 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 – some are damaged.
- The exterior lights are controlled by timeclocks at each building and via photocells at the relays.
- Emergency lighting is via battery packs within fixtures.

**Low Voltage:**

- There are no existing CCTV or audio/visual systems. Classroom projectors are on carts.
- There is an existing Honeywell Ademco security system. Classrooms have ceiling mounted motion sensors.
- There is an existing Rauland Telecenter ICS PA rack. Classrooms have digital clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room.
- Cabling throughout the Campus is CAT5.
- The phone system is Avaya Lucent with NEC phones that are tied into the District Office's main telephone switch.
- There are some wireless access points in every building, but not every classroom.
- There are some laptop carts on Campus, but not throughout.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.



Figure 1: Main Switchboard

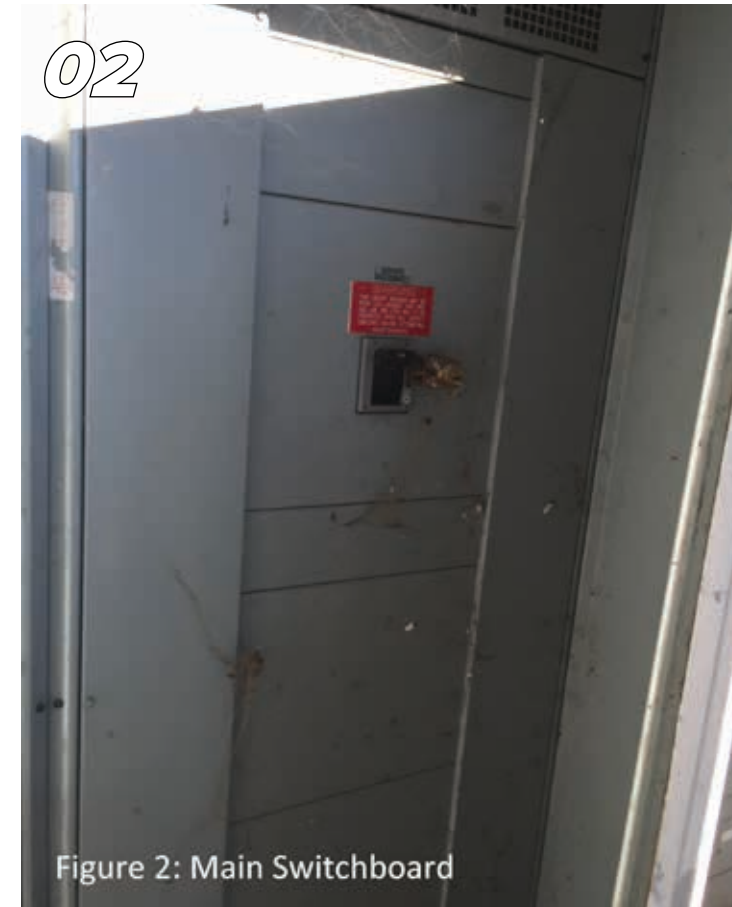


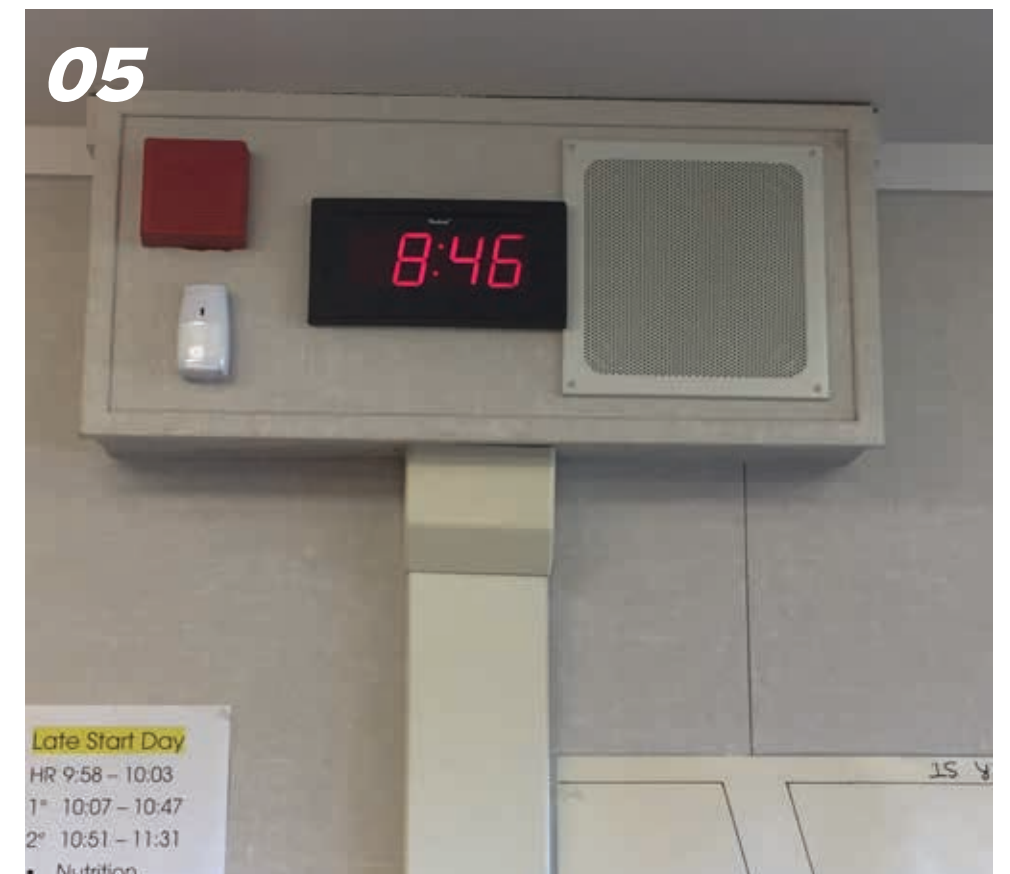
Figure 2: Main Switchboard



Figure 3: Main Switchboard



04



05





Figure 6: Typical low voltage cabinet



Figure 7: MDF Room/Cabinet



Figure 8: Data Cabinet



Figure 11: Existing Fire Alarm Panel

FIGURES	
01	Main Switchboard
02	Main Switchboard
03	Main Switchboard
04	Typical Classroom Lighting
05	Typical Low Voltage Devices
06	Typical Low Voltage Cabinet
07	Existing Fire Alarm Panel
08	Data Cabinet
09	MDF Room / Cabinet



### 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.
- The kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and appears in good condition.
- The gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

#### 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.







08

Figure 8: Gym - Louvers



10



11

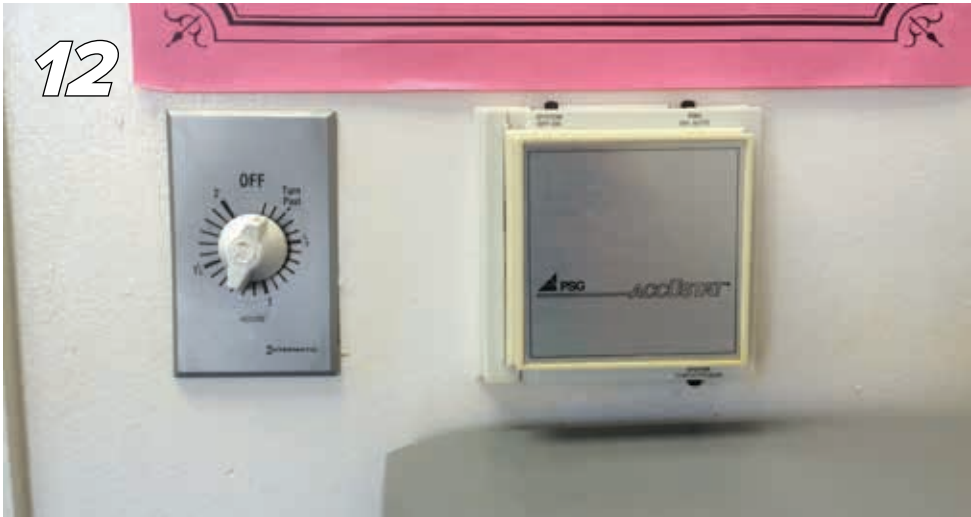
Figure 11: Boiler



13



09



12



14

Figure 14: Classroom overhead ductwork

FIGURES	
01	Rooftop AC Unit
02	Rooftop AC Unit
03	Exhaust Fans
04	Exhaust Fan
05	Kitchen Exhaust
06	Kitchen Exhaust J-Box
07	Kitchen Make-Up Air Unit
08	Gym – Louvers
09	Gym Exhaust Fans
10	Modular Bldg AC Unit
11	Boiler
12	T-stat and Timer
13	T-stat and Timer
14	Classroom Overhead Ductwork

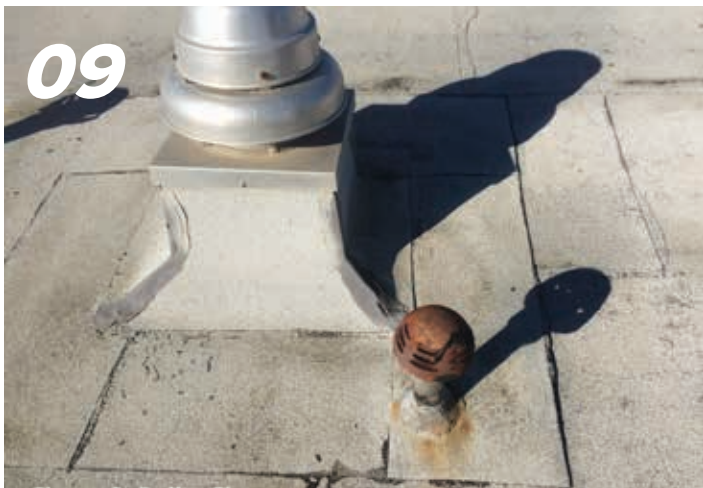


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Figure 5: Classroom Sink with Fountain



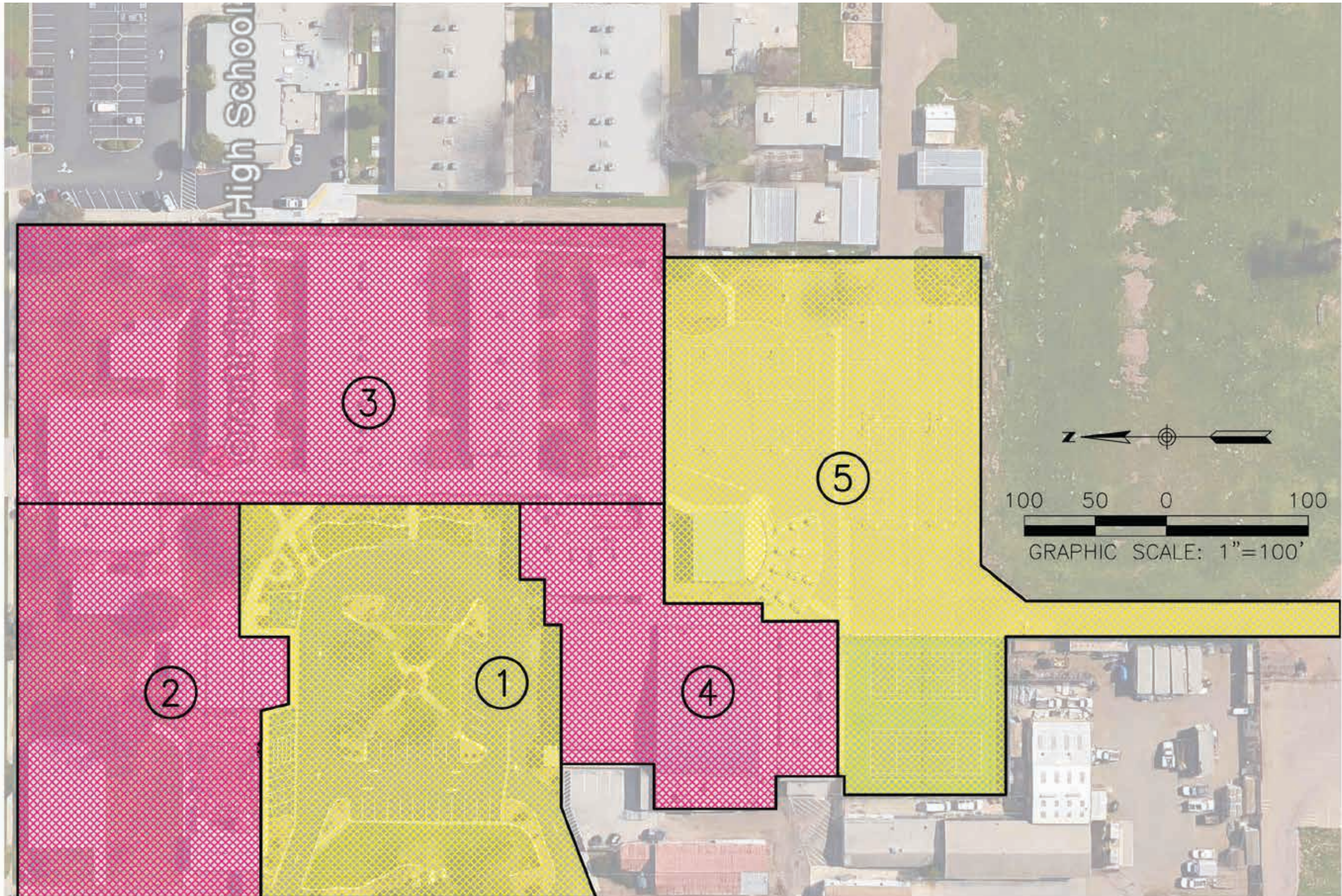
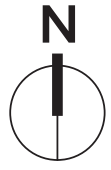
**PLUMBING ASSESSMENT**

- Domestic hot water: provided using 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, boiler and water heaters.

FIGURES	
01	Lavatory
02	Wall Hung Toilet
03	Boiler Flue
04	Urinals
05	Locker Room Showers
06	Classroom Sink with Fountain
07	Water Heater
08	Water Heater
09	Gas Regulator



CIVIL ASSESSMENT





SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The asphalt pavement is in good condition, however, the ADA stalls and ramps are not ADA compliant.	Remove and Replace ADA Curb Ramp Remove and Replace Sidewalk Remove Existing and Widen ADA Unloading Zone Re-Stripe ADA Stall on the South Side Remove and Reconstruct Parking Lot Planters
2	A majority of the sidewalk in this area is not ADA compliant and should be replaced. The sidewalk running parallel to Pinal Ave is not ADA compliant. It is unclear if this sidewalk is on school property but it has been included in this assessment.	Remove and Replace Sidewalk Install Ramp Handrails Construct New Concrete ADA Ramp
3	Portions of sidewalk are not ADA compliant and need replacement. Metal sidewalk plates should be removed and new sidewalk should be constructed along with regrading of the landscape to allow drainage. Concrete and rails at bridge need repair.	Remove and Replace Sidewalk Repair Failing Structural Concrete at Bridge Remove and Replace Bridge Rails Regrade Landscape to Drain
4	Significant ponding occurs in front of the custodian room and near the cafeteria. Some areas of the sidewalk are not ADA compliant.	Remove and Replace Sidewalk Install Stripe Drain Remove Asphalt and Replace with Concrete
5	The pavement is in fair condition and should be seal coated soon before cracks develop. The water fountain was backed up with sludge. The asphalt walkway between the basketball courts and tennis courts is not ADA compliant and needs repair.	Double Seal Coat Asphalt Remove and Replace Asphalt Replace Water Fountain and Water Line



LANDSCAPE ASSESSMENT







**1. 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 BETWEEN BLDG. 10 & 20**

**Existing Condition:**  
Damaged tree.

**Recommendation:**  
Replace with new tree and irrigate.



**2. OPEN PLAY ATHLETIC FIELDS**

**Existing Condition:**  
Severe gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

**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 entire area.



**6. WELL AREA WEST OF BLDG. 70**

**Existing Condition:**  
Existing well system and tank.

**Recommendation:**  
Verify operation with District on source (potable vs. not potable) and output (field irrigation vs. campus irrigation). Could not verify there was a reduced pressure device for field irrigation.



**3. PLAY AREA**

**Existing Condition:**  
Play equipment fall zone too close to paving.

**Recommendation:**  
Remove or relocate concrete path and asphalt paving outside of play equipment's fall zone.



**7. PLANTER AREA BETWEEN BLDG. 30 & 40**

**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 style irrigation.



**4. PLANTERS ADJACENT TO BASKETBALL COURTS**

**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" with drip irrigation.



**8. PLANTER AREA BETWEEN BLDG. 30 & 40**

**Existing Condition:**  
Non-accessible / hazardous pathway.

**Recommendation:**  
Remove and replace with ADA accessible pathway/ramp.



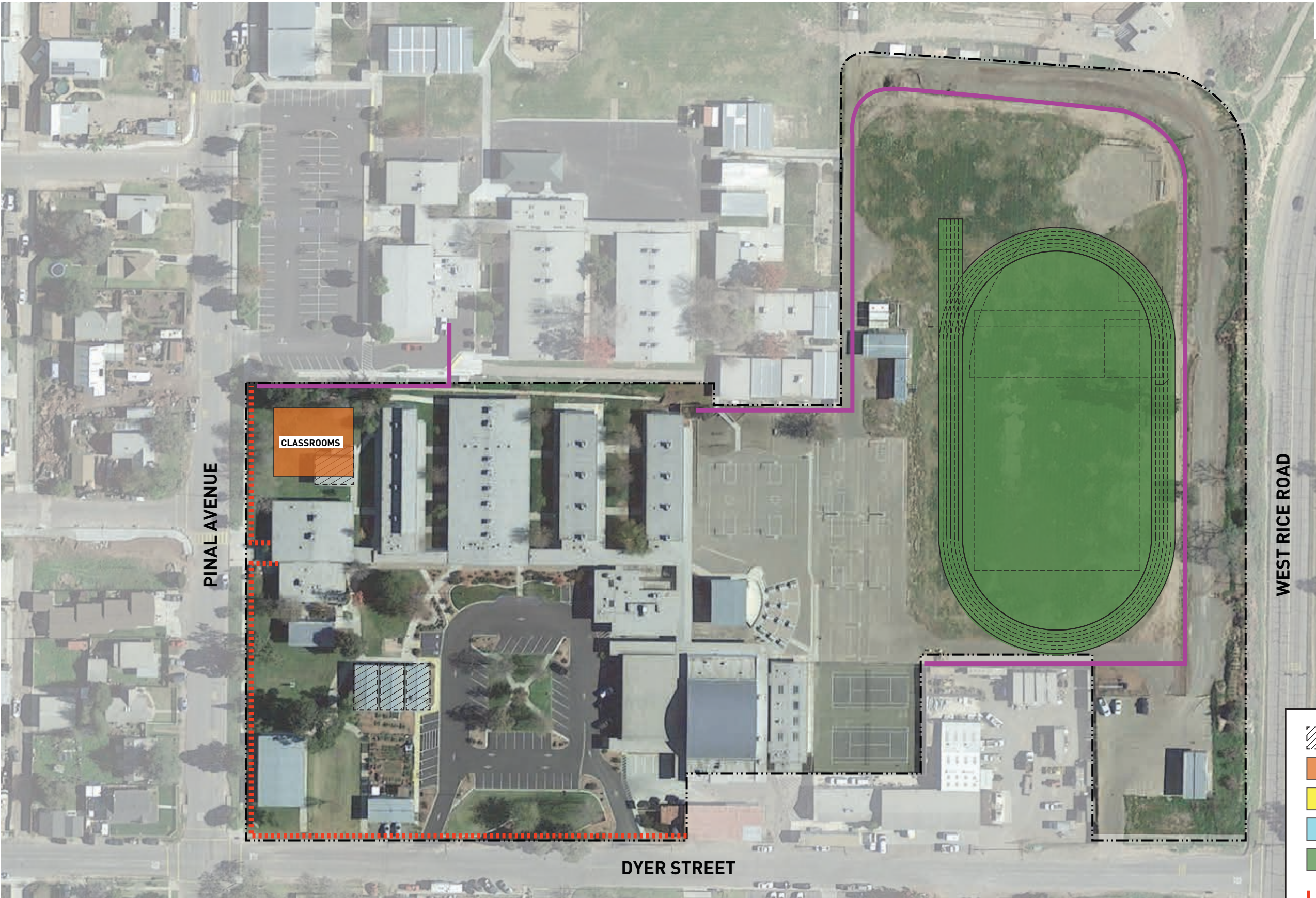
EXISTING SITE










	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



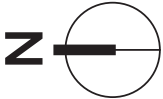
-  REMOVAL
-  PERMANENT BUILDINGS
-  RENOVATION / EXPANSION
-  PARKING BARRIERS
-  PLAY AREAS, FIELDS & SURFACES
-  DECORATIVE GATE
-  CHAIN LINK FENCING



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PROPOSED SITE (ALTERNATE 2)





# 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.



## 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 security system should remain.
- 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 CATV system.
- 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.
- Consider adding air conditioning to the gym.
- Kitchen exhaust – replace rusted/damaged j-box (figure 6).

### 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 – replace rusted flue cap on roof.
- Water heater – consider installing recirculation pump and associated accessories
- 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		TOTAL PROJECT COST (plus 35%)
				SUBTOTAL	TOTAL(plus 30%)	
<b>DISTRICT IDENTIFIED TOP PRIORITIES</b>						
<b>A. Replace Aging Portables</b>						
Remove Portables 25+ Years Old	3	ea	\$8,000.00	\$24,000		
Remove Balance of Portables	8	ea	\$8,000.00	\$64,000		
<b>B. Site Safety</b>						
Install new 6' perimeter fencing/ gates	1,837	lf	\$45.00	\$82,665		
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		
CCTV security	44,853	sf	\$1.50	\$67,280		
<b>C. Improving Efficiencies</b>						
HVAC system upgrades- Sitewide	44,853	sf	\$20.00	\$897,064		
Replace lighting w/LED	44,853	sf	\$14.00	\$627,945		
NEW energy management system	44,853	sf	\$7.00	\$313,972		
Retrofit faucet and flush valves w/ Lo-Flo	1,515	sf	\$10.00	\$15,150		
<b>D. Bring Facilities to Codes</b>						
Replace ADA curb ramps	2	ea	\$25,000.00	\$50,000		
Widen ADA unloading zone	900	sf	\$12.00	\$10,800		
Misc. ADA site upgrades	1	ls	\$25,000	\$25,000		
Replace Fire Alarm System	44,853	sf	\$5.00	\$224,266		
Rework/recondition playfields	163,679	sf	\$3.05	\$499,221		
<b>E. Upgrade Facilities Consistent w/ Student Needs</b>						
New Science Classrm	3,500	sf	\$510.60	\$1,787,100		
Repair Drinking fountain in playfield	1	ea	\$7,500.00	\$7,500		
<b>F. Technology Infrastructure</b>						
Uninterrupted power supply to data server r	1	ls	\$100,000	\$100,000		
Power upgrade for (n) technology & AVV	44,853	sf	\$5.00	\$224,266		
NEW DATA System incl. IDF Racks & CAT6 Cabling. Dedicated AC System	44,853	sf	\$5.00	\$224,266		
NEW Wireless Access Points	44,853	sf		Included with Data		
Total Hard Cost				\$5,254,695		
<b>Total Construction Cost</b>					<b>\$6,831,103</b>	
<b>Total Project Cost</b>						<b>\$9,221,990</b>



# 10. ORCUTT ACADEMY HIGH SCHOOL





## ORCUTT ACADEMY HIGH SCHOOL

610 PINAL AVENUE, SANTA MARIA, CA 93455

### School Profile:

The Orcutt Academy Charter School is a grade K-12 charter school that was founded and is governed by the board of trustees of the Orcutt Union School District. The high school (grades 9-12) is situated in the semi-rural community of Orcutt, an unincorporated area immediately south of Santa Maria. The K-8 campus is located in the town of Los Alamos, approximately 15 miles south of Orcutt. Lastly, the K-8 independent study program is located in Casmalia, approximately seven miles west of Orcutt. The Orcutt Academy is fully accredited by the Western Association of Schools and Colleges (WASC).

### Mission Statement:

The mission of the Orcutt Academy is to create a learning community that values the application of academic learning in the “real world” while promoting intercultural understanding and respect for others. The creation of new knowledge is encouraged and expected, thereby equipping graduates for successful academic and workforce experiences ... as lifelong learners.

### Orcutt Academy students will:

- Demonstrate good citizenship through personal integrity, responsibility, and community service.
- Demonstrate progress toward achieving California’s state standards in all academic areas.
- Demonstrate intercultural and global understanding through individual and schoolwide projects.
- Acquire and use the technical and critical thinking skills that enable lifelong learning.
- Engage in active learning and apply academic knowledge in real life situations.





## ARCHITECTURAL ASSESSMENT

A majority of the existing buildings were renovated in the conversion of the campus from an elementary to a high school. For instance, restroom conversions and upgrades, along with repurposing of the former Kindergarten classrooms, were made to accommodate high school-age students. However, many of the high school-specific instructional spaces are housed in relocatable classrooms or shared with the adjacent junior high school: some of these spaces are not sufficiently large enough and appropriately equipped to maintain the District’s curricular goals in various disciplines.

The high school shares athletic facilities such as the fields and locker room with the adjacent junior high; the joint-use continually challenges campus schedules. This shared-use also accelerates wear and increased maintenance of the facilities. During the conversion, there was no provision to include a gymnasium which, today, has been identified as an essential facility that is needed to provide a high school-level athletics program. The only sports that are not currently offered are wrestling and water polo.

Campus parking is additionally problematic for students that park by the play fields: a dirt road provides access around the play field where students are permitted to park, yet vehicles leaving and entering the parking area raise dust that affect the students and athletes on the play field. Supervision is limited in this area and, on weekends, the little league uses this parking area. If the gates to the campus are left unsecured, then unauthorized access can be made to the campus .

Site security is provided by a low fence, which can be easily breached in many areas. This exposes the campus to a higher risk of both trespassing and vandalism. Campus lighting is primarily located in the main parking area and, as such, the balance of campus is insufficiently lit. Both students and teachers often arrive early and leave late, circulating within the site when it is dark outside and resulting in compromised safety.

Based on the observations made during the site visit, the campus was observed to have been well-maintained since the conversion to a high school. That being said, there are some aspects of the campus that have not been fully executed or have been surfaced since the first day the campus opened.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites, ranging from concerns about the learning environment to operational challenges affected by current conditions. The high school performed two sessions: one for the general high school staff and one for the high school ASB.

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 Sessions

1. Inadequate facilities for large events (i.e., drama, band, choir, rehearsal space etc.)
2. Inferior outdoor environment. It is ugly and poorly maintained
3. Limited number of classrooms/work areas
4. Inadequate lab facilities, (i.e., science, robotics, STEM etc.)
5. Insufficient space and unsecure facilities for office support, attendance personnel,
6. business/financial administration and school counselor
7. Unhealthy classrooms with possible mold
8. Lack of sufficient storage for (i.e. arts, sciences sports etc.)
9. Limited access to after school resources/technology for students
10. Inadequate parking for students and events (dangerous)
11. Inferior and unsafe sports facilities (indoors and outdoors, 2014-15 spent \$20,000 to rent
12. alternative locations)
13. Unfair rent accessed to Orcutt Academy from the District
14. Inferior tech infrastructure and denying possibilities for a 21st Century High School experience
15. Inadequate on-line payment opportunities for parents to pay for activities
16. Scheduling issues due to P.E. being only 1st and 6th period
17. Insufficient space for library and research materials
18. Inadequate high school restrooms
19. Inadequate lunch space for students and teachers
20. Inadequate conference space (i.e. club meetings, PTSA, etc.)
21. Inadequate and age inappropriate furniture (i.e., chairs, tables etc.)

### Orcutt Academy High School ASB

1. Lack of sports funding which leads to insufficient facilities
2. Inadequate bathroom facilities (urinals/sinks made for elementary, locks don’t work, hand dryers broken, no trash dispenser for female products), often times lacking bathroom supplies (i.e. toilet paper, soap, mirrors etc.)
3. Insufficient number of working computers (prison computers are used and have viruses (they
4. never get repaired)
5. Insufficient budget for ink and printers with no place to print
6. Inadequate multiuse room for high school needs
7. Inadequate stage for drama and other performing arts
8. Insufficient and unsafe student and staff parking area
9. In the Business Office at the high school inadequate office personnel to facilitate student financial (currently 1 adult working with all 600 students)
10. Inadequate student accommodations (i.e. lockers) students have back pain because they have to carry heavy backpacks
11. Incomplete painting job
12. Insufficient lunch facilities/space for all students
13. Lack of STEM center for science facility
14. Insufficient parking spaces and parking for after school programs/events, dangerous and
15. congested
16. Shortage of AP classes/academic opportunities
17. Inadequate and uneven grounds for football/soccer fields
18. Lack of recycling bins
19. Lack of diversity of food (i.e. gluten-free options, vegetarian, allergies, fresh food etc.)
20. Inadequate sports facilities to accommodate sports being offered
21. Lack of school buses!! (have to use public transportation which costs money, which is dangerous and unreliable) Some students miss school because of lack of transportation
22. Inadequate stage for drama and other performing arts (i.e. outdated, safety concerns, distracting not spacious, etc.)
23. Lack of gym facility for the high school (lack of school spirit and embarrassment because all other high schools have one)



## ELECTRICAL ASSESSMENT

### Power:

- The existing electrical service is 1,600A-120/208V-3PH, 4W. (PG+E #1009516281) by Siemens.
- There is a second service at the Admin Building that is 1,000A-120/208V-3PH, 4W. (PG+E #1196792866) by Square D.
- There is a third service for the relocatable buildings at the north end of the site. It is an 800A-120/208V, 3PH, 4W. (PG+E #1006731117) and has some space.
- All switchboards have TVSS.

### Lighting:

- Linear pendant mounted fluorescent fixtures are provided in classrooms.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Compact fluorescent recessed downlights are provided at exterior soffits and wall mounted fluorescent wall packs on buildings.
- The existing parking lot has high pressure sodium 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.
- There is an existing MDF rack and phone switch at the Main Signal Room.
- The phone system is Avaya Lucent with NEC phones that are tied into the District Office's main telephone switch.
- There are some wireless access points in every building, but not every classroom.
- The existing fire alarm system is manual.







Figure 4:  
MDF Rack



Figure 5: Typical Classroom Lighting

FIGURES	
01	Main Switchboard
02	Classroom projector
03	Main Switchboard
04	MDF Rack
05	Typical classroom lighting



## 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.
- Kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and is in good condition.
- Gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

### 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 6: Exhaust Fan

FIGURES	
01	Make Up Air Fan
02	Boiler
03	Outdoor Air Grill
04	Time Clock
05	Kitchen Exhaust
06	Exhaust Fan
07	Make Up Air Fan



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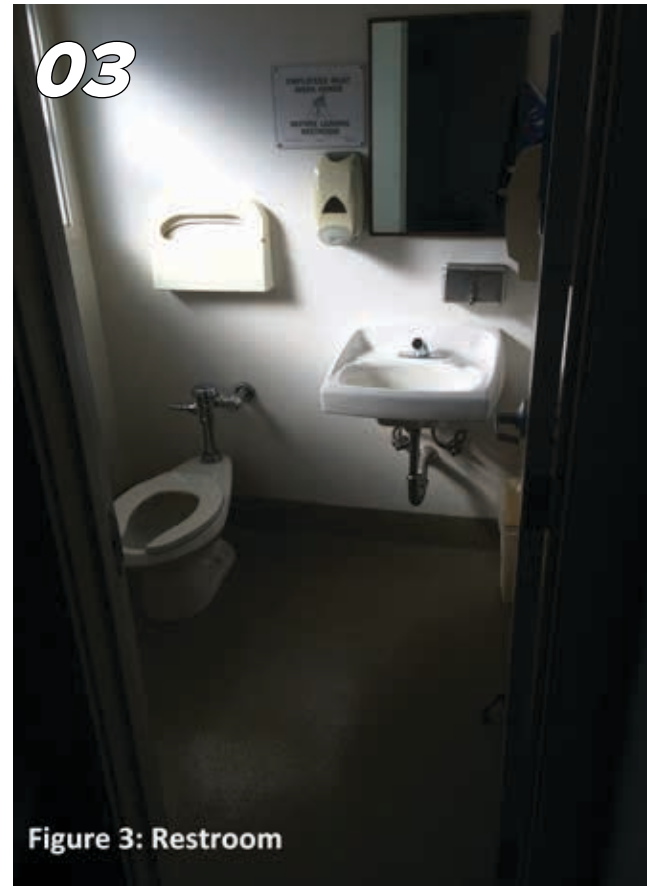


Figure 2: Boiler and Storage Tank

Figure 3: Restroom

Figure 4: Grease Trap (in Kitchen)

Figure 5: Gas Water Heater

Figure 6: Water Heater Flue

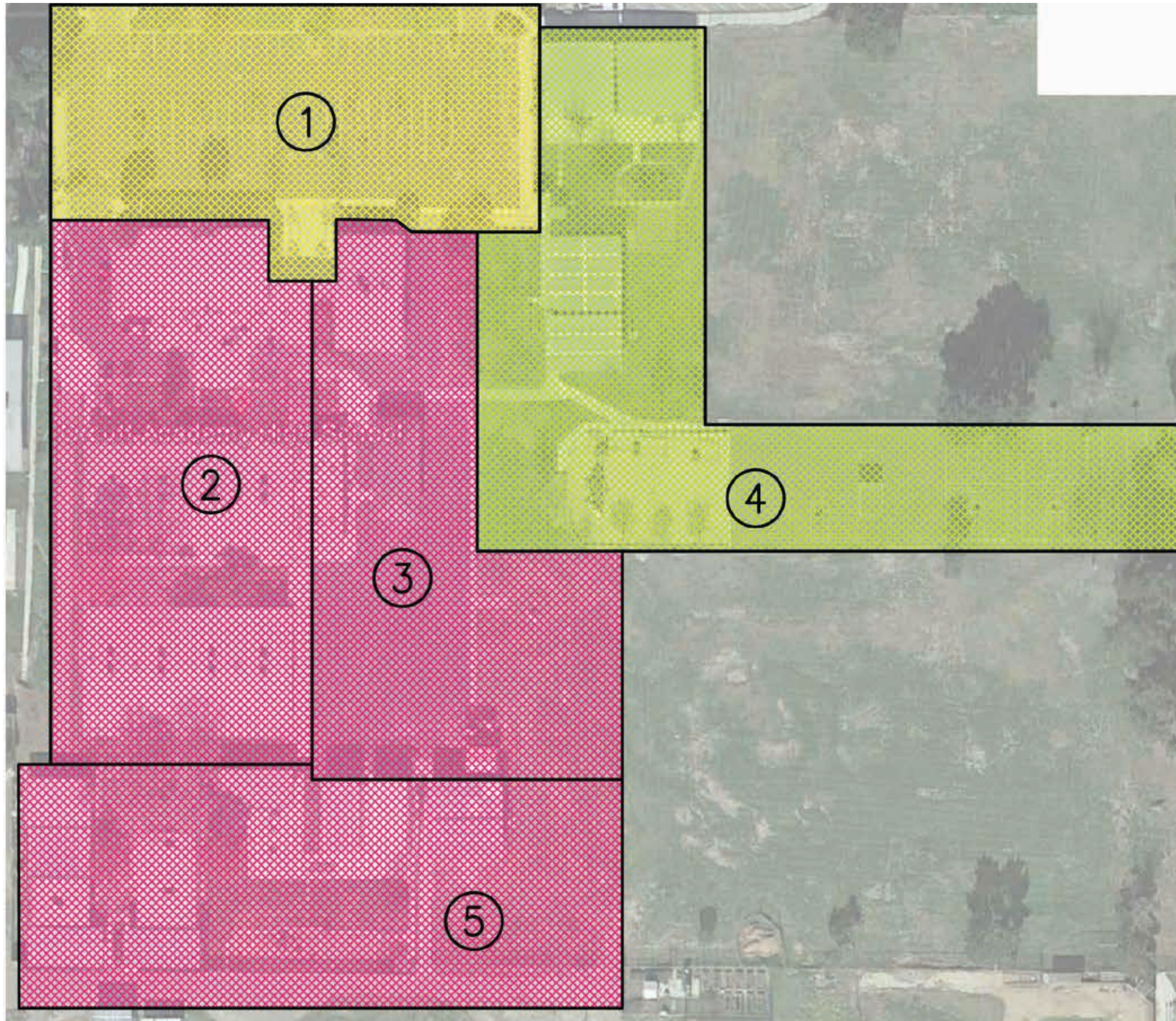
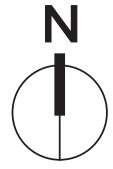
**PLUMBING ASSESSMENT**

- Domestic hot water: provided using electric OR 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, boiler and water heaters.

FIGURES	
01	Water Main
02	Boiler & Storage Tank
03	Restroom
04	---
05	Gas Water Heater
06	Gas Vent



CIVIL ASSESSMENT / ORCUTT ACADEMY HIGH SCHOOL





SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt in good condition but there are portions of the parking lot and sidewalk that are not ADA compliant.	Remove and Replace Sidewalk Construct New Concrete ADA Ramps Remove and Replace Asphalt
2	The emergency access road needs to be widened to meet current fire codes. Significant ponding occurs in front of Rooms 5-8. Portions of sidewalk are not ADA compliant. Dumpsters need a new concrete pad to limit damage to asphalt.	Remove and Replace Sidewalk Install Underground Storm Drain Pipe Regrade Landscape to Drain Install Drainage Inlet Construct New Concrete Dumpster Pads Remove and Reconstruct Widened Access Road
3	Asphalt pavement is in poor condition and should be replaced. The walk to the eating area as well as the eating area itself is not ADA compliant. The asphalt should be removed, regraded, and replaced. A portion of the sidewalk ponds.	Remove and Replace Sidewalk Remove and Replace Asphalt
4	The asphalt pavement is in good condition but there is a ponding location that can be addressed by grading the landscape to allow for drainage. The slope east of the basketball courts needs to be regraded. Kindergarten is ADA compliant.	Remove and Replace Sidewalk Regrade Landscape to Drain Double Seal Coat Re-Stripe
	All concrete sidewalks in this area are not ADA	Remove and Replace Sidewalk



LANDSCAPE ASSESSMENT







**1. PLANTERS ADJACENT TO BASKETBALL COURTS**

**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.



**5. 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.



**2. 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.

**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.



**6. OPEN PLAY ATHLETIC FIELDS**

**Existing Condition:**  
Gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

**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 entire area.



**3. SWINGSET**

**Existing Condition:**  
Chain link fence appears to be within swingset fall zone.

**Recommendation:**  
Verify all swingset fall zones are compliant.



**7. 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.



**4. METAL FENCING ADJACENT TO PLAY AREA**

**Existing Condition:**  
Sharp metal fencing surrounding building equipment.

**Recommendation:**  
Replace metal fencing with taller fencing.



**8. EXISTING BACKFLOW PREVENTER**

**Existing Condition:**  
Backflow appears corroded and unoperable.

**Recommendation:**  
Verify operation or replace with new.

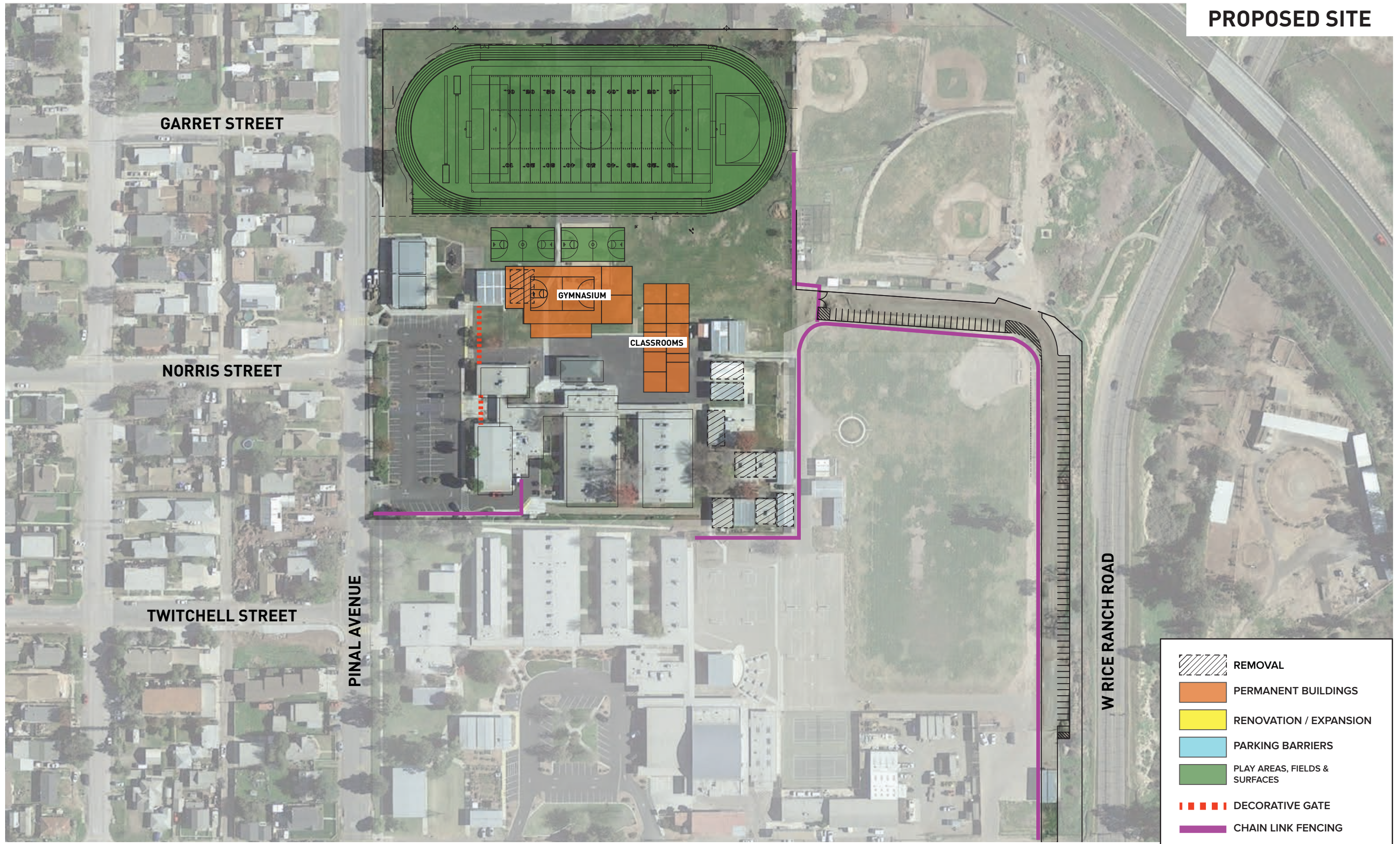


EXISTING SITE





PROPOSED SITE





# RECOMMENDATIONS

## ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list from the campus and ASB 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. However, a number of the relocatable classrooms are over 20 years old and have been steadily deteriorating. Permanent classrooms are recommended to provide purpose-built facilities that are relevant to high school curriculum and activities. The development of a new classroom wing to replace the existing portables should also consider sufficient capacity should the charter elect to pursue increasing enrollment.

Nearly all of the restrooms were renovated to meet accessibility requirements (ADA) during the last modernization, however the height of the fixtures are not age appropriate and were not addressed at the conversion of the campus to a high school. The total number of plumbing fixtures is also out of compliance to meet the demands of the current enrollment. If the campus is successful in increasing the enrollment by another 200 students the impact will be challenging. Preliminary calculations identify at least twice the number of existing fixtures need to be added to the campus to meet long-term campus needs.

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. Some of the counters in the original classrooms reflect the younger students and were not modernized to accommodate high school students.

With rising energy costs and future replacement of the rooftop HVAC units it is recommended that the building envelope be improved to improve energy efficiency and acoustics through window and door replacements. Cool roofs should also be implemented when roof top unit replacement occurs to replace the existing roof material. The energy savings achieved with an efficient building envelope and high-efficiency HVAC units will help to reduce the district's operational costs.

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 and secondary kitchen will need to be renovated to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

The addition of a new gymnasium with locker rooms is recommended to provide high school level of sports and can serve as a district gymnasium. The space can also be configured to function as a multipurpose space that can provide instructional spaces for the performing arts.

The recommended site improvements for the campus includes, but not limited to security perimeter fencing, increased site lighting, improvements to existing playfields and the paving of the rear access road. Under the current state-wide water conservation program it is also recommended that the grass play fields be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.



## ELECTRICAL RECOMMENDATIONS

### Power:

- We recommend replacing the two existing services with one 4,000A-120/208V-3PH, 4W service and backfeeding the existing second and third services from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms. TVSS should be provided to downstream panels.

### 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 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.
- Consider adding A/C to the multi-use space.

### 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 – 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		TOTAL PROJECT
				SUBTOTAL	TOTAL(+plus 30%)	COST (+plus 35%)
<b>DISTRICT IDENTIFIED TOP PRIORITIES</b>						
<b>A. Replace Aging Portables</b>						
Remove Portables 25+ Years Old	6	ea	\$8,000.00	\$48,000		
Remove Balance of Portables	10	ea	\$8,000.00	\$80,000		
<b>B. Site Safety</b>						
Install new 6' perimeter fencing/ gates	3,113	lf	\$45.00	\$140,085		
New 20' wide rolling vehicle chain link gates	5	ea	\$3,000.00	\$15,000		
New 3' wide pedestrian chain link gates	5	ea	\$600.00	\$3,000		
CCTV security	29,477	sf	\$2.00	\$58,954		
<b>C. Improving Efficiencies</b>						
HVAC system upgrades- Sitewide	29,477	sf	\$20.00	\$589,540		
Replace lighting w/LED	29,477	sf	\$14.00	\$412,678		
NEW energy management system	29,477	sf	\$7.00	\$206,339		
Retrofit faucet and flush valves w/ Lo-Flo	412	sf	\$10.00	\$4,120		
<b>D. Bring Facilities to Codes</b>						
ADA Repair and replace sidewalk	6,500	sf	\$10.00	\$65,000		
Replace Fire Alarm System	29,477	sf	\$5.00	\$147,385		
Repair grass turf field	217,917	sf	\$3.05	\$664,647		
<b>E. Upgrade Facilities Consistent w/ Student Needs</b>						
Improvements to student restrooms	1,373	sf	\$75.00	\$102,990		
NEW Science Classrooms	6,750	sf	\$325.00	\$2,193,750		
NEW Gymnasium & Locker Rooms	15,373	sf	\$350.00	\$5,380,550		
<b>F. Technology Infrastructure</b>						
Uninterrupted power supply to data server room	1	ls	\$100,000	\$100,000		
Power upgrade to (n) technology & A/V	29,477	sf	\$4.00	\$117,908		
NEW Data System incl. IDF racks	29,477	sf	\$5.00	\$147,385		
NEW Wireless Access Points	29,477	sf		Included with Data		
Total Hard Cost				\$10,477,331		
<b>Total Construction Cost</b>					<b>\$13,620,530</b>	
<b>Total Project Cost</b>						<b>\$18,387,716</b>



# 11. CENTRAL SERVICES





## CENTRAL SERVICES

500 DYER STREET, SANTA MARIA, CA 93455

Serving the communities of Orcutt, Santa Maria, Los Alamos and Casmalia the Central Services of the Orcutt Union School District consist of District Offices, maintenance yard, bus/transportation/fleet vehicles and warehouse which are located on adjacent properties.

The District Office is home to the Superintendent's office and includes the offices for curriculum and business services. The main office of the Orcutt Academy shares the site along with District Technology.



## ARCHITECTURAL ASSESSMENT

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the district owned sites that encompassed the physical 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 Sessions

1. Lack of a professional welcoming appearance of D.O. from the street (outside curb appeal)
2. Not adequate working space in accounting, payroll, special services, educational services (IMC), child nutrition etc., the whole D.O.
3. Insufficient interior lighting at D.O. complex
4. Lack of accountability by contractors for completing project properly and if they damagesomething, they need to fix it
5. Inadequate "flexible-use" space and corresponding furniture for various meetings
6. Accommodations for growing and changing special education population at school sites
7. Lack of safety for students and staff at schools (i.e. open campuses, Joe Nightingale offices not facing campus entry, thus can't see if anyone is coming on campus etc.)





8. Insufficient infrastructure at all locations to support technology, (now and in the future)
9. Unsafe traffic conditions between D.O. and OAHS (Dyer St.)
10. "End of Life" for HVAC across the district
11. "Need to continue upgrading" security systems district wide
12. Insufficient security during the summer at school sites
13. Insufficient/not current sources of power
14. Insufficient/lacking facilities for art, theatre, community programs
15. Lacking of appropriate drought tolerant plants/landscaping
16. Uninviting and insufficient space for staff lunch room, (compromised plumbing line from sewer to street)
17. Inadequate campus at high school (from sport fields to classrooms)
18. Insufficient/inadequate facilities for professional development and meetings
19. Unsafe/inadequate grounds at school sites (i.e. gopher holes, lack of shade for eating areas etc.)
20. Inadequate levels of cleaning at school sites and D.O. leading to unsafe and unsanitary learning environment (i.e. because of having to clean classrooms, custodians not able to do safety checks in the a.m., hypo-dermic needles and glass found in sandbox
21. Inferior and deteriorating office space in general
22. Unsafe work environment (i.e. earthquake, allergy prone, not compliant with disabilities act)
23. Lacking and unsecure storage facilities for equipment and employment files (need bigger areas for the larger items and smaller areas for files)
24. Inadequate and dangerous parking lot (too small to accommodate the "collaborative" work required in district goals and regular staff needs)



25. Very "spread-out" within support facilities at D.O. (parents having to be directed through a "maze" to get to where they want to go!)
26. Inadequate budget for making necessary repairs (i.e. ceiling tiles falling, not completing previous renovation from last modernization, smelling after rains, mold and unsafe etc.)
27. Inadequate dry food and freezer storage in the warehouse (at one time they were going to enlarge and update the warehouse across the street, but that has still not been done)
28. Lacking overhead/phone communication between departments at the D.O. (When meetings are changed, or emergency meetings scheduled, or during an emergency. Rely on someone calling on the phone different departments and sometimes forgetting someone. Instead of a system where everyone is contacted at the same time. We have the system, but who is in charge of it? Is it a supervisor or employee that is never in the office???)
29. Outdated office furniture for the entry/receptionist area. The bench and school desk are nice artifacts, but not practical for seating of interview applicants, families or individuals waiting for appointments

**Nutritional Services**

- The existing kitchens at each of the campuses do not have sufficient cold storage.
- Olga Reed has one of the smallest kitchens where they have an electric stove that only partially works. Their cold storage is sufficient.
- For the central kitchen blast chillers are necessary to produce the volume of food that can be made.
- The nutritional office space is too small to conduct business where parents come in and pay for their student lunch cards. There may be up to 7 people in that space of 200 s.f.
- A small office with a reception area with a couple of small offices is ideal; approximately the size of a relocatable. The central kitchen would ideally be located adjacent to the street for ease of off-loading supplies directly to the walk-in coolers and freezers.
- The existing kitchen is too small to introduce new equipment, i.e. the blast chiller.
- A high percentage of students participate in the free or reduced lunch programs. The campuses serve breakfast and a second breakfast called "second chance." There is also snacks for the Campus Connection program (after school).
- Produce is delivered every day
- Milk is delivered semi weekly

**Superintendents' Advisory Council**

1. Inferior and aging classroom furniture
2. Insufficient and outdated technology equipment across the district
3. Inadequate water fountains for our student population (too few and some not working) Also, no existing kindergarten fountains outside the classrooms
4. Insufficient professional support for the growing number of students behavior issues with special/mental needs (i.e. counselors, psychologists, bilingual, community support special education teachers, speech resource etc.)
5. Inadequate health care (i.e. sharing of a nurse across district – increasing number of students with allergies, diabetics etc.)
6. Inferior quality of nutritional lunches lacking whole foods not processed
7. Insufficient education for parents and students on healthy nutritional eating and preparation of foods at home
8. Insufficient and deteriorating facilities at all the campuses (i.e. building unused and left that could endanger students or other buildings, not enough room in cafeteria for lunches, meetings, assemblies, lack of outside eating areas, covered areas etc.)
9. Lack of additional funding for PE teachers
10. Inadequate computers in classrooms and computer labs
11. Deficit for high achieving students to grow to their potential (i.e. pulling of pre-algebra course etc.)
12. Lack of programs for higher achieving students
13. Inadequate parking for staff and families
14. Incomplete/unsatisfying high school campus
15. Inadequate funds for classroom supplies
16. Inefficient and lacking facilities for fine arts
17. Limited music staff to adequately meet program needs
18. Not enough facilities at Joe Nightingale to accommodate child care demand
19. Inadequate custodial staff (i.e. desks are cleaned/disinfected twice a year)
20. Insufficient kindergarten storage at Alice Shaw for outdoor equipment, shortage of funds to provide educational programs currently being funded by PTA (i.e. P.E., art, field trips and educational assemblies etc.)



**ELECTRICAL ASSESSMENT / DISTRICT OFFICE**

**Power:**

- There are two separate meter services to the District Facilities. One is very old and served overhead at a Storage Building at the south end.
- The other is a 120/240V-1PH, 3W. service at the main office building. (PG+E #119680483).
- Equipment throughout is old and at the end of its life expectancy.

**Lighting:**

- Recessed and surface mounted fluorescent lighting fixtures are provided in most interior spaces.
- Buildings do not have code required occupancy sensors to shut down lights automatically.
- There is no emergency power.
- The existing parking lot and Campus does not have enough illumination.
- Exterior lights are controlled by photocells and timeclocks.

**Low Voltage:**

- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system serves the District Office, the Junior High and the High School.
- There is an old CATV service that is not being used.
- Clocks are battery powered.



Figure 1: Existing Switchgear



Figure 2: Existing Switchgear



Figure 3: Existing Panelboard



Figure 4: Existing Electrical Equipment



Figure 5: Existing Panelboards







Figure 8: Existing Admin Lighting



Figure 9: Existing Phone Headend



Figure 10: Existing Projector



Figure 11: Existing Data Headend



Figure 12: Existing Data Headend



Figure 13: Existing Headend Room

FIGURES	
01	Existing switchgear
02	Existing switchgear
03	Existing panelboard
04	Existing electrical equipment
05	Existing panelboards
06	Existing lighting
07	Existing lighting in Administration
08	Existing lighting in Administration
09	Existing Phone Headend
10	Existing projector
11	Existing Data Headend
12	Existing Data Headend
13	Existing Headend Room



MECHANICAL ASSESSMENT / DISTRICT OFFICE

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 in fair condition
- Modular buildings are served by a combination of either electric or gas/electric 3 – 3 ½-ton wall-hung units. The units are 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 are generally in good condition.
- Kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and is in good condition.
- Gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

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.

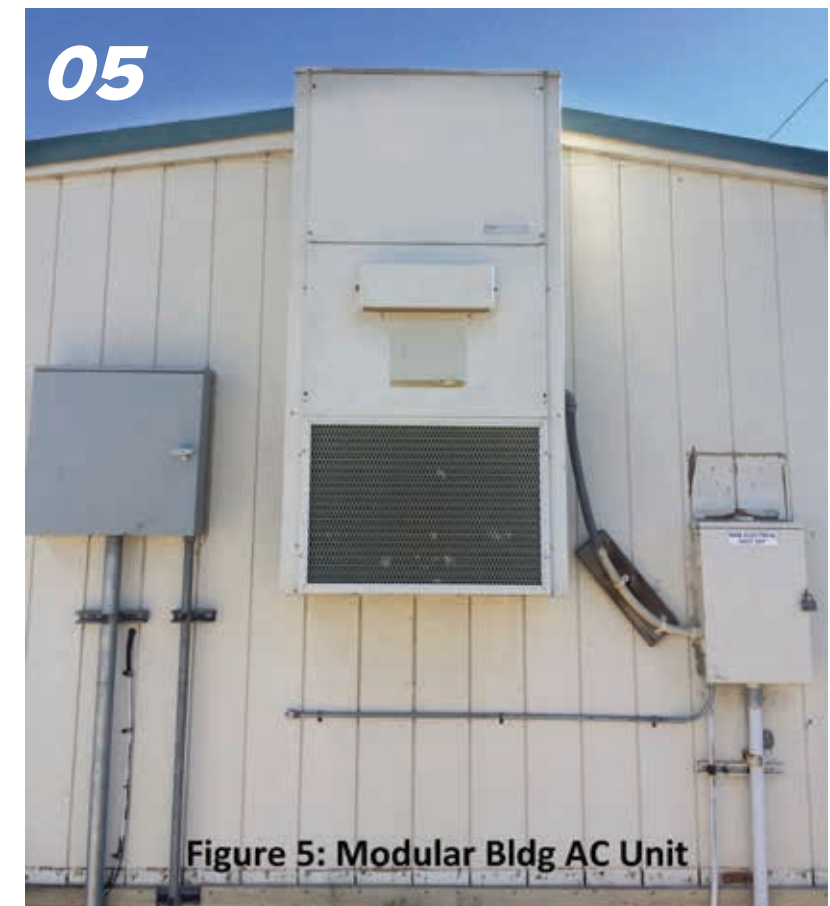
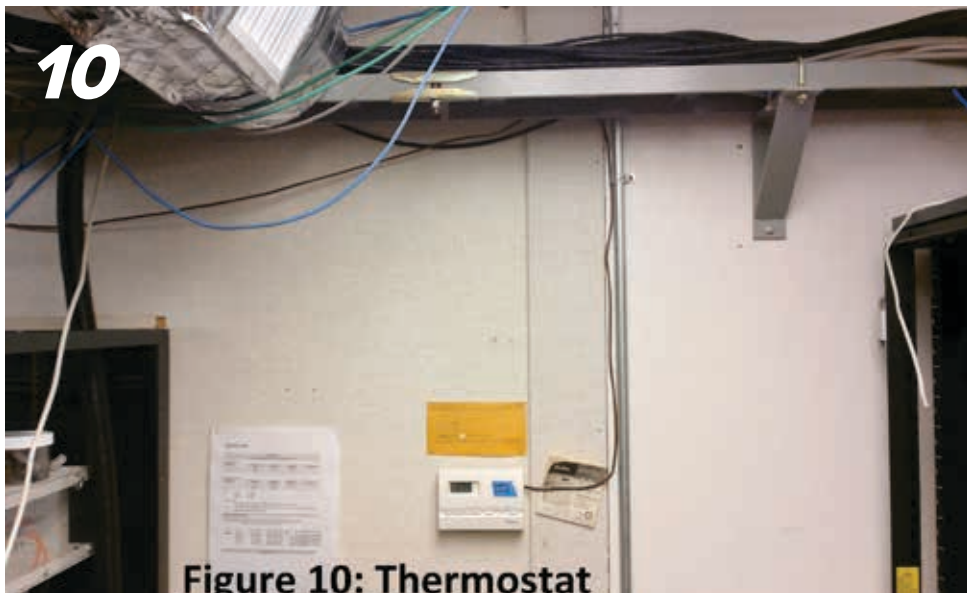


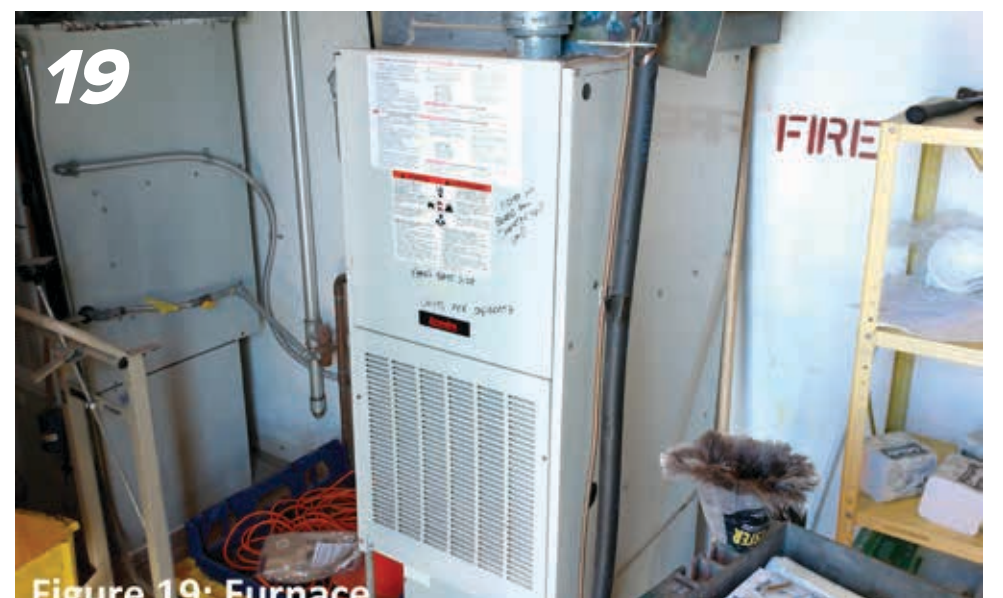
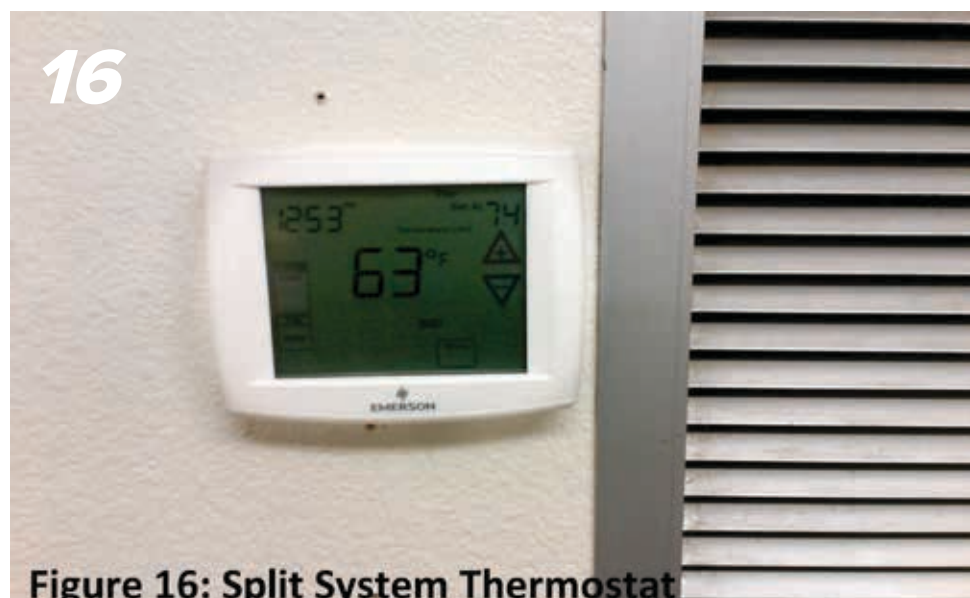
Figure 5: Modular Bldg AC Unit





FIGURES	
01	Exhaust Fans
02	Exhaust Fan
03	Package Unit & Exhaust Fan
04	Package Unit
05	Package Unit
06	Package Unit
07	CRAC Unit
08	CRAC Unit & Disconnect
09	Diffuser
10	Thermostat







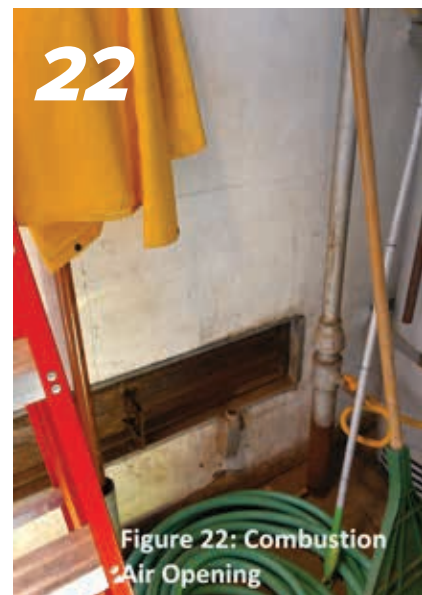


Figure 22: Combustion Air Opening



FIGURES	
11	Diffuser & Shroud
12	Return Air
13	Rooftop Units
14	Spilt System
15	Split System Disconnect
16	Split System Thermostat
17	Wall Mounted Package Unit
18	Wall Mounted Package Unit
19	Furnace
20	Furnace
21	Furnace Vent
22	Furnace Outlet
23	Thermostat
24	Thermostat

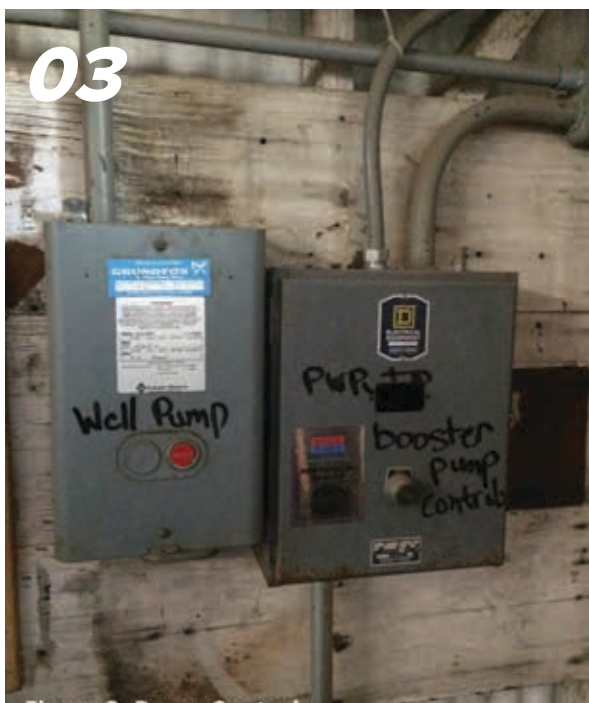


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PLUMBING ASSESSMENT / DISTRICT OFFICE

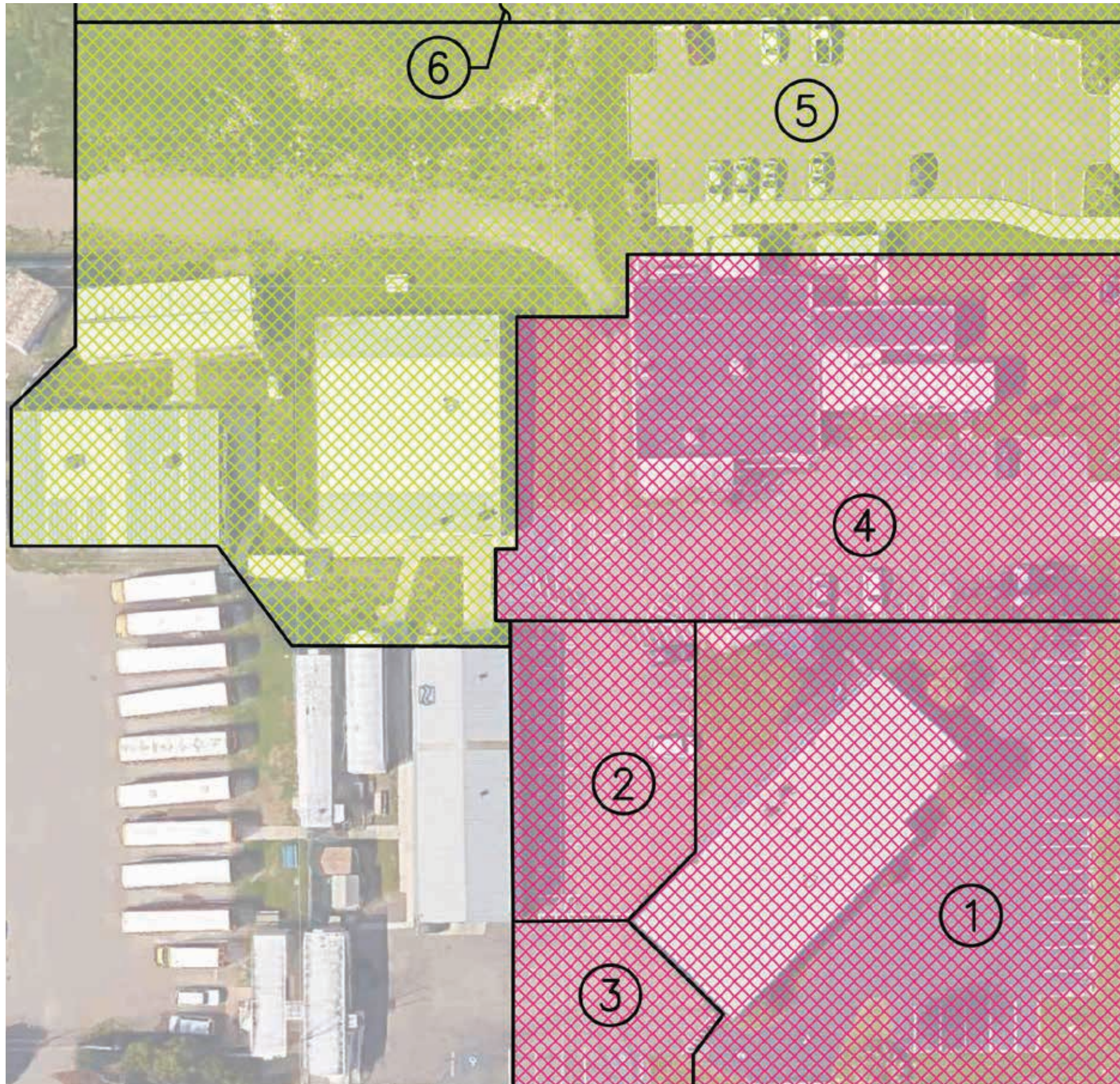
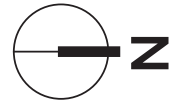
- Domestic hot water: There are three water heaters on the site. One serves the multi-use room, one serves the gym, and one serves the home economics room. The water heaters are all in good condition as they have been replaced within the last 5-years.
- Plumbing fixtures: contain standard flush valves
- Miscellaneous system: There is a well pump near the maintenance building. The pump has a variable speed drive and all components appear to be in fair condition.



FIGURES	
01	Booster Pump System
02	Booster Pump
03	Pump Controls
04	VFD
05	Water Heater
06	Water Heater
07	Gas Water Heater
08	Water Heater Vent
09	Water Heater Piping



CIVIL ASSESSMENT / DISTRICT OFFICE

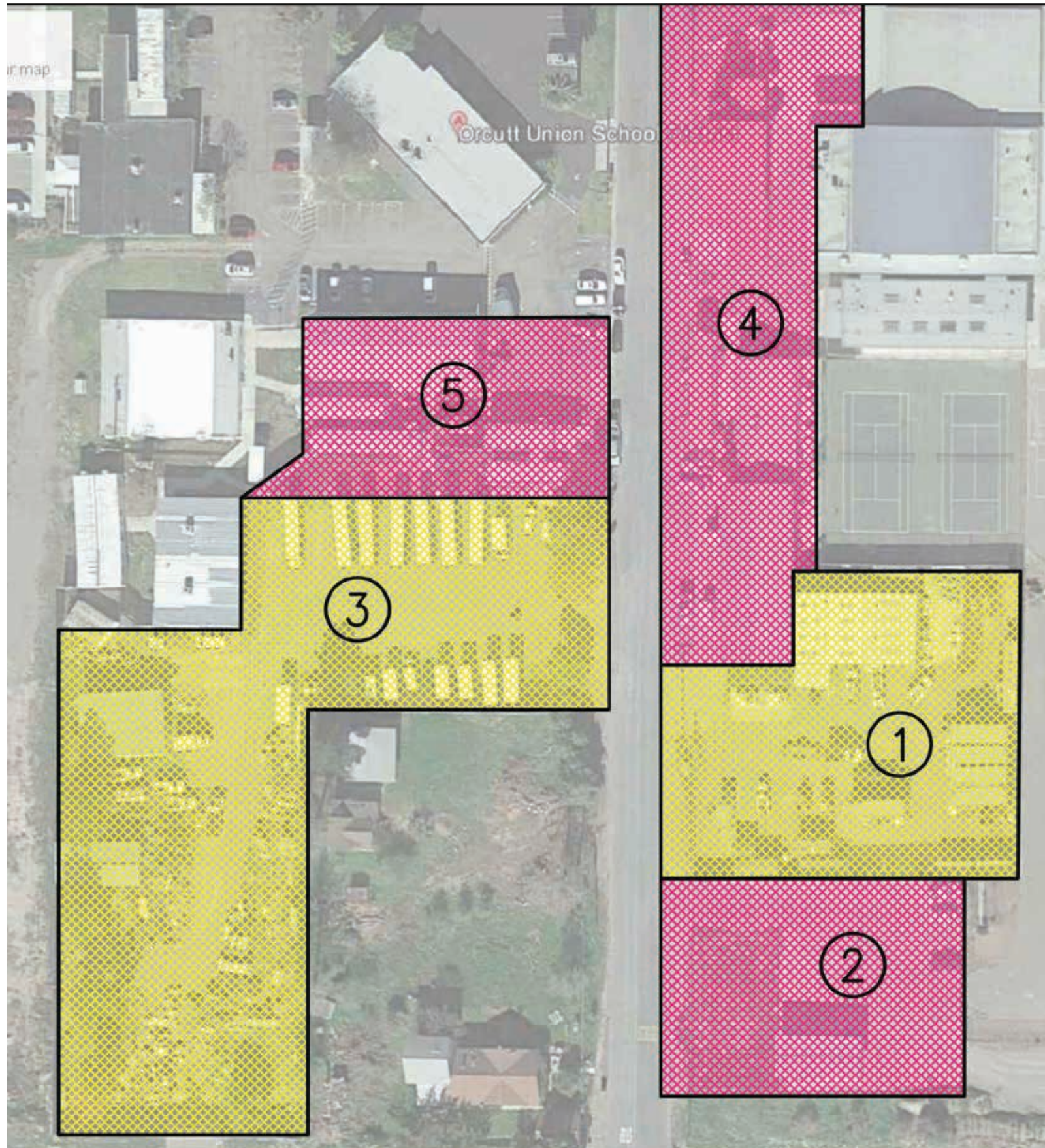




SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	There are no ADA stalls or path of travel. The asphalt is weathered and does not have adequate drainage. Tree root concerns. No sidewalks allow for ADA pedestrian access from the street.	Remove and Replace Asphalt New Sidewalk Re-Stripe New ADA Stall & Signage
2	Parking lot does not drain properly and needs a surface drain connecting to Area 4. There are currently no ADA stalls. Tree root issues in driveway behind D.O. building. Sidewalk at Building B is not ADA compliant.	New ADA Stall Double Seat Coat Asphalt New Concrete Gutter for Drainage New Sidewalk Re-Stripe
3	Additional PCC will be needed to accommodate delivery and trash trucks. Parking lot also does not drain properly.	Remove Asphalt Construct New 7" Thick Concrete Parking Lot Adjust Utility Vault to Grade Re-Stripe
4	Parking lot does not drain properly and needs a surface drain connecting to Area 2. New ADA stalls are needed at south end and existing ADA stalls need to be redesigned.	New ADA Stalls Remove and Replace Asphalt New Concrete Gutter for Drainage Detention Basin Re-Stripe
5	The drain northwest of the parking lot is clogged. The parking lot is in good condition but needs seal coat maintenance. ADA ramp needs updating at ADA stalls.	Double Seat Coat Asphalt New ADA Ramp Re-Stripe



CIVIL ASSESSMENT / MAINTENANCE, OPERATIONS & TRANSPORTATION (M.O.T.)





SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	This area is an unpaved gravel parking lot that is maintained regularly by the school district maintenance staff. Although this is a low maintenance parking lot it potentially may have negative stormwater impacts.	Maintain Gravel Lot (Do Nothing) Pave New Asphalt Surface
2	Asphalt pavement parking lot is weathered and needs seal coat maintenance. Gravel road distributes too much gravel debris on the parking lot. Ponding exists in the middle of the parking lot and needs replacement.	Remove and Replace Asphalt Double Seal Coat Construct Asphalt/Concrete Transition Re-Stripe
3	This area is an unpaved gravel parking lot that is maintained regularly by the school district maintenance staff. Although this is a low maintenance parking lot it potentially may have negative stormwater impacts.	Maintain Gravel Lot (Do Nothing) Pave New Asphalt Surface
4	This area does not drain appropriately and has significant failures. Grades are difficult to construct in asphalt and full replacement with concrete is recommended.	Install Concrete Swale Adjust Utility Vaults to Grade Remove Asphalt and Replace with Concrete Add Hand Rails Remove Bubblers
5	There are significant drainage concerns and paths of travel that are not ADA compliant. The parking lot in front of the maintenance barn should be replaced with concrete.	Construct New ADA Ramp and Parking Stall Remove Asphalt and Construct 4" Concrete Sidewalk Remove Asphalt and Construct 8" Concrete Remove Existing and Replace with New Sidewalk



LANDSCAPE ASSESSMENT







**1. PLANTERS ADJACENT TO FRONT OFFICE BLDG.**

**Existing Condition:**  
Inappropriate landscape at front of building (turf area).

**Recommendation:**  
Remove existing turf and replace with low-water use plant material. Install new drip irrigation system connected to new weather-based controller or new central control system.



**5. LANDSCAPE AREA BEHIND OFFICE BLDG.**

**Existing Condition:**  
Dilapidated turf area behind building. Apparent inoperable irrigation.

**Recommendation:**  
Renovate turf area with new soil amendments and re-sod or re-seed. Verify irrigation system operation and connect to new weather-based controller or central control system.



**2. PLANTER AT EAST SIDE OF OFFICE BLDG.**

**Existing Condition:**  
Dilapidated landscape at side of building (bare dirt and minimal plants). Apparent inoperable irrigation.

**Recommendation:**  
Renovate planter with new soil amendments and low-water use material. Install new drip irrigation system connected to new weather-based controller or new central control system.



**6. PLANTERS ADJACENT TO FRONT OFFICE BLDG.**

**Existing Condition:**  
Inappropriate landscape at west side of building (turf area).

**Recommendation:**  
Remove existing turf and replace with low-water use plant material. Install new drip irrigation system connected to new weather-based controller or new central control system.



**3. 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.



**7. LANDSCAPE AREA ALONG SOARES AVENUE -WEST**

**Existing Condition:**  
Existing turf area with no shrub planting. Turf appears in relatively good condition. Existing irrigation valve box set above finish grade.

**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. Lower the existing valve box flush with finish grade to prevent damage.



**4. EXISTING IRRIGATION CONTROLLER**

**Existing Condition:**  
Irrigation control wires are cut and exposed to finish grade. Apparent inoperable irrigation.

**Recommendation:**  
Repair control wires (splice with waterproof caps) in below grade valve box.



**8. LANDSCAPE AREA ALONG SOARES AVENUE -EAST**





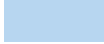


**Existing Condition:**  
Existing turf area with no shrub planting. Turf appears in fair condition.

**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.



# EXISTING SITE



	EXISTING BUILDINGS
EXISTING PORTABLES	
<u>AGE</u>	<u>YEAR INSTALLED</u>
	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

## ELECTRICAL RECOMMENDATIONS

### Power:

- We recommend replacing the two existing services with one 1,200A-120/208V-3PH, 4W.
- We recommend providing new receptacles for computer workstations and audio/visual equipment.

### 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 security system should remain.
- The telephone system should be upgraded to VOIP phones.
- 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.
- Battery clocks should remain.
- Wireless access points should be considered throughout the Campus and in every office.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the conference rooms and instructional areas..
- 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

- Exhaust fan keyed switches should be replaced with time clocks
- AC units thermostats should be replaced with 24/7 programmable thermostats

## PLUMBING RECOMMENDATIONS

- Domestic hot water: add expansion tank, and pan under WH
- Plumbing fixtures: consider retrofitting faucets and flush valves for low-flow options



# COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS		TOTAL PROJECT COST (plus 35%)
				SUBTOTAL	TOTAL(Plus 30%)	
<b>A. Shell</b>					\$261,547	<b>\$353,088</b>
General exterior modernization	5,192	sf	\$5.00	\$25,960		
Replace window systems	1,038	sf	\$75.00	\$77,880		
Replace door hardware	5,192	sf	\$3.75	\$19,470		
Replace gutters & downspouts	0	lf	\$12.00	\$0		
Replace clerestory sun shades	0					
Repair and replace roofs	5,192	sf	\$15.00	\$77,880		
<b>B. Interiors</b>					\$761,233	<b>\$1,027,664</b>
Complete interior modernization program at Multipurpose Room (Board Room)	748	sf	\$55.00	\$41,113		
Interior modernization -staff breakroom, copy room, business services office and special services office, board room	4,445	sf	\$122.50	\$544,451		
Minor Interior Finish Upgrades Throughout	0	sf	\$15.00	\$0		
Structural Upgrade	0	sf	\$5.00	\$0		
<b>C. Services</b>					\$414,482	<b>\$559,550</b>
HVAC system upgrades- Sitewide	5,192	sf	\$20.00	\$103,840		
Replace lighting w/LED	5,192	sf	\$14.00	\$72,688		
Replace Fire Alarm System	5,192	sf	\$5.00	\$25,960		
NEW Data System incl. IDF racks	5,192	sf	\$5.00	\$25,960		
NEW A/V System	5,192	sf	\$1.00	\$5,192		
NEW Wireless Access Points	0	ea				
New energy management system	0	sf	\$1.00	\$0		
Central Computer Lab	0	sf	\$150.00	\$0		
Lighting upgrades	0	sf	\$15.00	\$0		
Technology upgrades	5,192	sf	\$1	\$5,192		
Replace clock and bell system	0	ls	\$250,000	\$0		
Fire sprinklers						
Replace Fire Alarm Panel	0	ls	\$50,000	\$0		
Clean-up abandoned conduits	0	sf	\$1.50	\$0		
Electrical Service Upgrades	1	ls	\$80,000	\$80,000		
<b>D. Equipment and Furnishings</b>					\$12,363	<b>\$16,690</b>
Replace cabinetry in board room	0	ea	\$12,000	\$0		
Replace cabinetry in Administration	0	lot	\$50,000	\$0		
Replace cabinetry in other areas	0	ls	\$25,000	\$0		
Replace window coverings	1,038	sf	\$8.00	\$8,307		
Retrofit faucet and flush valves w/ Lo-Flo	241	sf	\$5	\$1,203		
Uninterrupted power supply to data server	0	ls	\$100,000	\$0		
Replace/upgrade kitchen & equipment	0	sf	\$250	\$0		
<b>E. Other Building Construction</b>					\$93,795	<b>\$126,623</b>
Reconfigure restrooms	0	sf	\$450.00	\$0		
Improvements to student restrooms	0	sf	\$400.00	\$0		
Restroom Upgrades (Next to Board Room)	241	sf	\$300.00	\$72,150		

ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	TOTAL(Plus 30%)	TOTAL PROJECT COST (plus 35%)
<b>Site Work</b>						<b>\$1,364,610</b>
<b>Site demolition</b>						
Remove Portables	0	sf	\$6.00	\$0		
Sawcut ac paving	0	lf	\$2.50	\$0		
Remove ac paving	150	sf	\$1.00	\$150		
Remove ac paving (future)	0	sf	\$1.00	\$0		
Clear/ Grub and Compact	0	sf	\$0.63	\$0		
Sawcut ac paving	0	lf	\$2.50	\$0		
Remove ac paving	6,600	sf	\$1.25	\$8,250		
Concrete Flatwork	6,600	sf	\$8.00	\$52,800		
Clear/ Grub and Compact	0	sf	\$0.63	\$0		
Frontage Improvements/ ADA Access Paving	86,000	sf	\$10.00	\$860,000		
Concrete Swale	400	sf	\$6.50	\$2,600		
Site Lighting	0	sf	\$1.88	\$0		
AC Paving	0	sf	\$4.88	\$0		
PCC Walk	1,050	sf	\$8.00	\$8,400		
Concrete Driveway	4,200	sf	\$15.00	\$63,000		
ADA - parking lots - signage, striping,	0	lot	\$7,500.00	\$0		
Fence/ gates - Parent Nursery	0	lf	\$75.00	\$0		
Fence/ gates - Nursery	0	lf	\$125.00	\$0		
Sod	0	sf	\$2.50	\$0		
Striping/ Way Finding/ ADA Signage	0	ls	\$0.00	\$0		
Replace all asphalt surfaces	300	sf	\$5.00	\$1,500		
New covered walkways	0	sf		\$0		
Double Seal Coat asphalt	14,000	sf	\$3.00	\$42,000		
Adjust Utility Vaults to Grade	4	ea	\$1,200	\$4,800		
Replace basketball standards	0	ls	\$7,500	\$0		
PCC walkway repairs	0	ls	\$50,000	\$0		
Rework/recondition playfields	0	sf	\$2.25	\$0		
Construct Asphalt / Concrete Transition	1	ls	\$5,000	\$5,000		
Digital Marquee	0	ls	\$100,000	\$0		
Replace drinking fountains	0	ea	\$5,000	\$0		
Install new perimeter fencing/ gates	0	lf	\$100.00	\$0		
Lunch Canopy with tables	0	sf	\$100.00	\$0		
Restripe Parking area	2	ls	\$600	\$1,200		
Improve security lighting to corridors/ park	0	sf	\$2	\$0		
CCTV security	0	sf	\$1	\$0		
Replace bike racks	0	ls	\$7,500.00	\$0		
Relocate Trash Enclosure	0	ls	\$30,000.00	\$0		
Repair main sewer line	0	lf	\$50.00	\$0		
<b>Total Construction Cost</b>						<b>\$2,908,029</b>
<b>Total Project Cost</b>						<b>\$3,925,839</b>



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# 12. KEY SITES

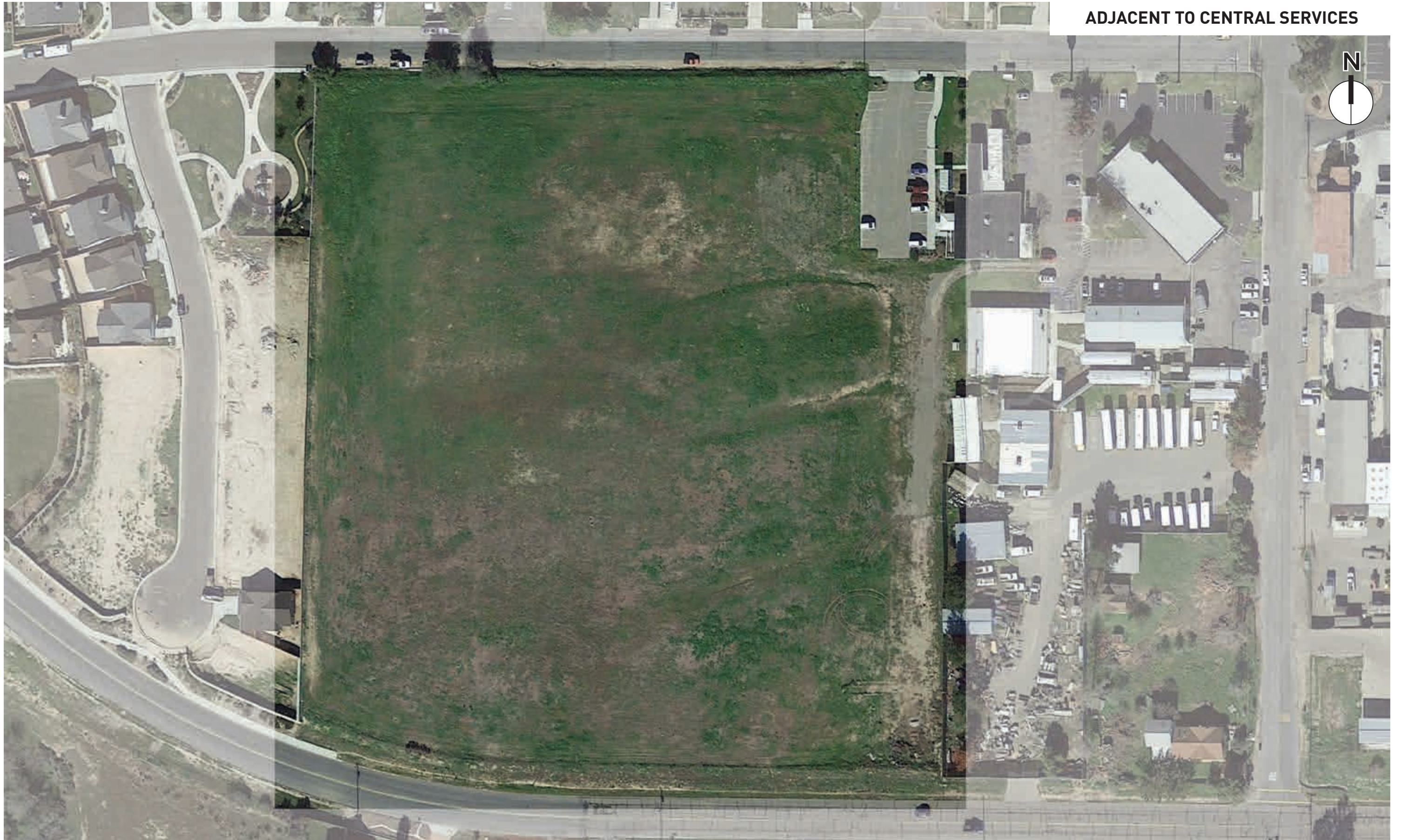








ADJACENT TO CENTRAL SERVICES









ADJACENT TO PINE GROVE ES

















# 10. ORCUTT ACADEMY K-8 (OAK-8)





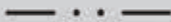


## OAK-8 ELEMENTARY SCHOOL

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

- Small School size (81 students; nine per grade level) ensures a close-knit atmosphere
- Multi-age classes afford more opportunity for individualized instruction and student leadership
- Lessons and learning integrate through four themes: Agriculture, Alternative Forms of Energy, Environmental Education, and Visual and Performing Arts
- Advancement Via Individual Determination (AVID) Strategies included in the curriculum
- Students benefit from tremendously involved parents and PTSA
- Character education and community service are continuously emphasized
- The school begins each day with the Spartan Creed: "Today I will respect others and myself. I will use my knowledge to stay in school and make a new and better world. I am great, and my education will make me even greater!"

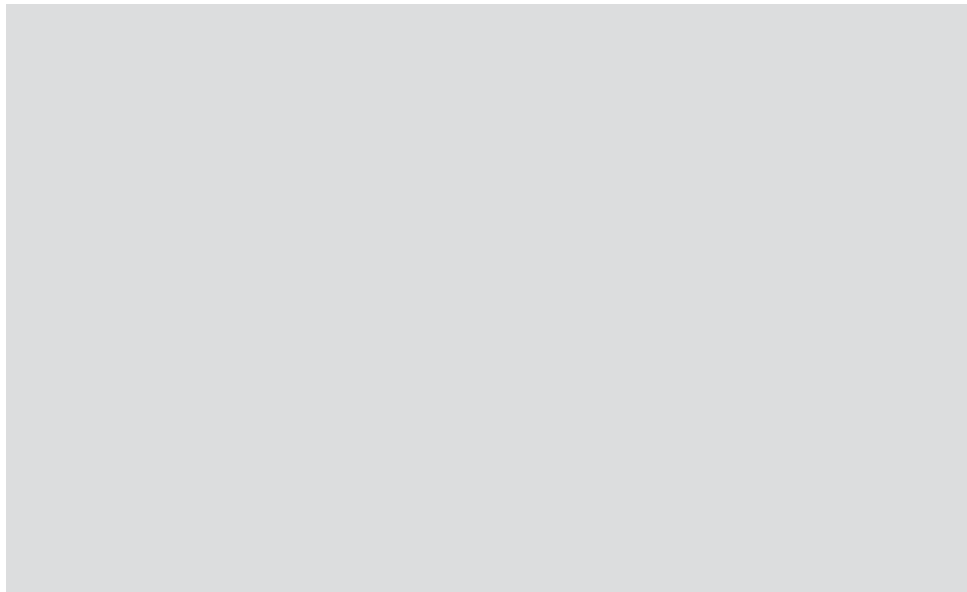
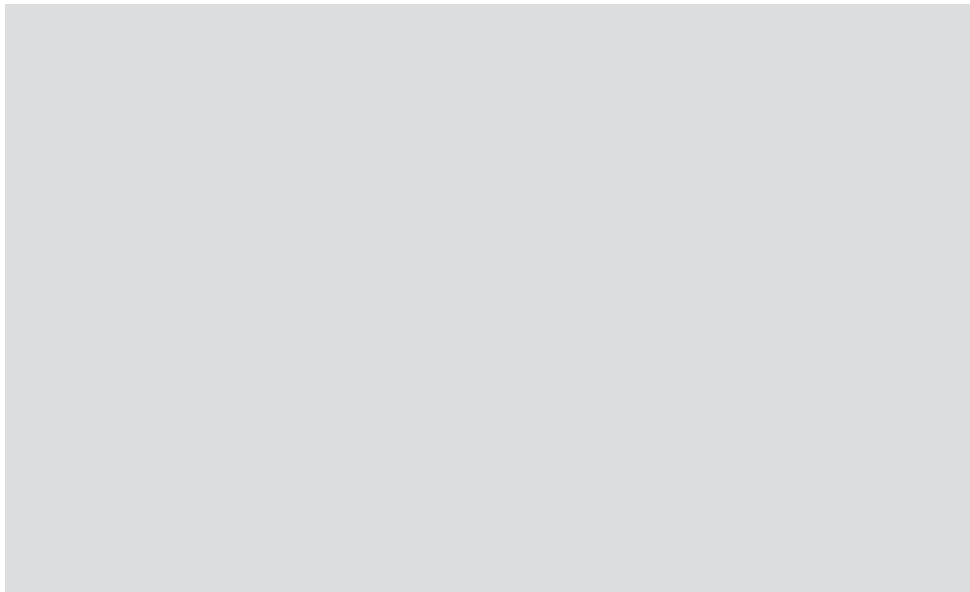


**EXISTING PLAN**  
Plan Legend

	PROPERTY LINE
	EXISTING BUILDINGS
	PORTABLE BUILDINGS

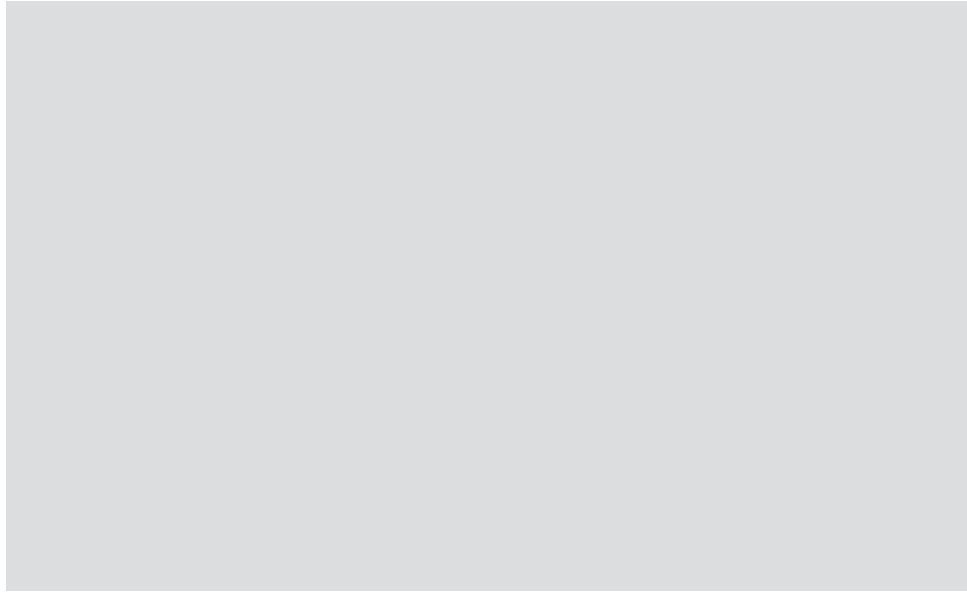
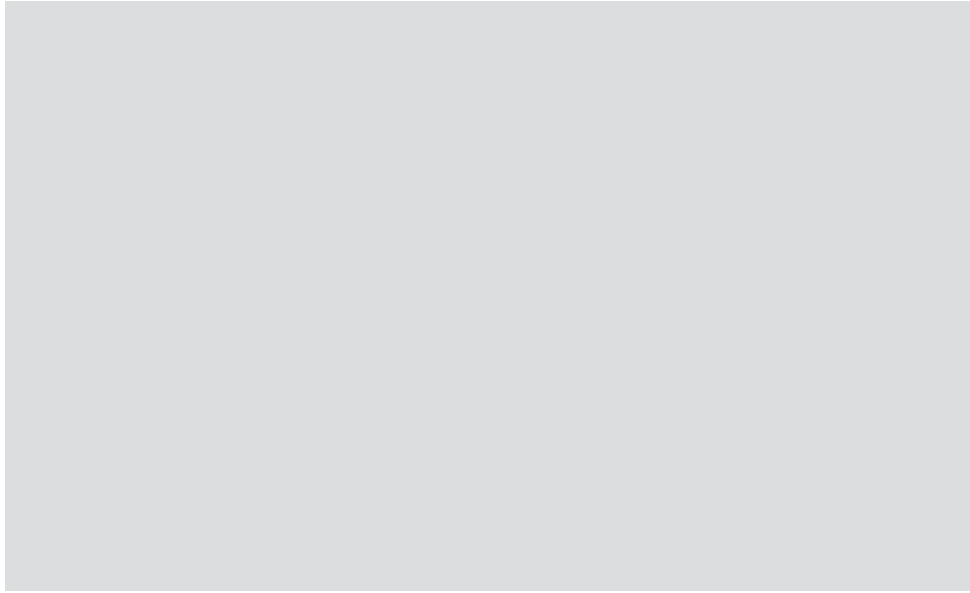
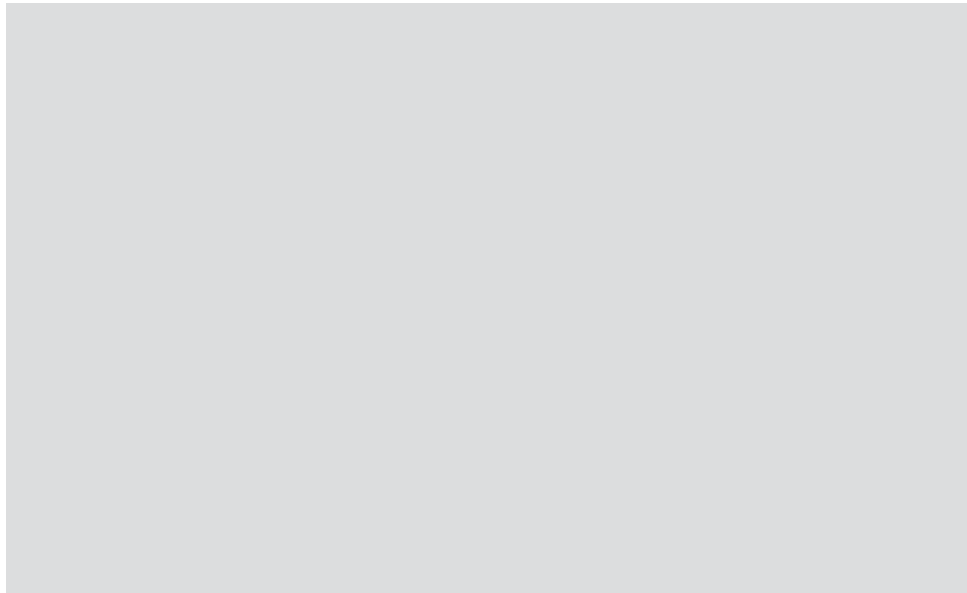
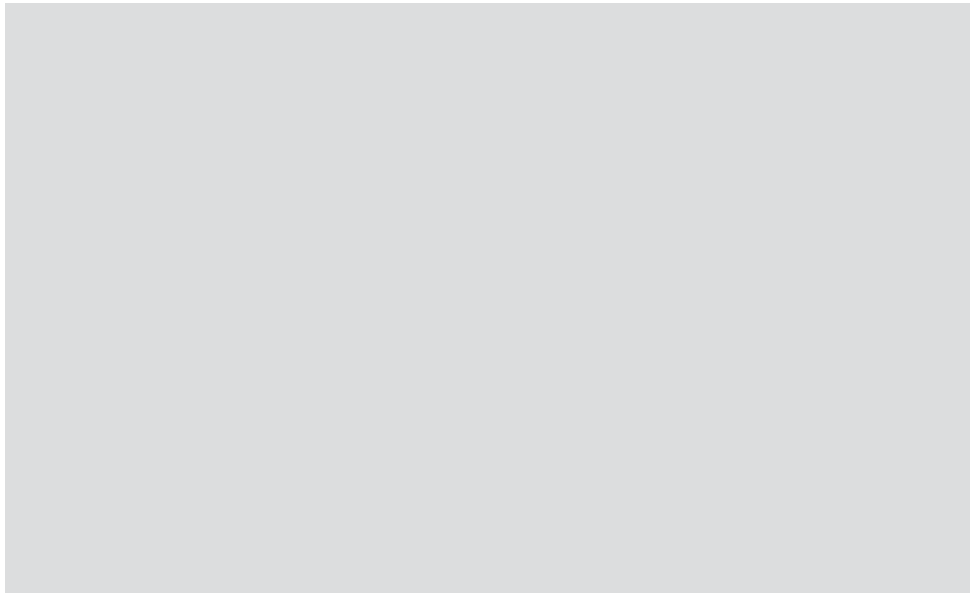






**ARCHITECTURAL ASSESSMENT**

- Inadequate/deteriorating cafeteria/multipurpose room/kitchen (i.e. floors old and worn, “wall crumbling’s” on the floor and unsafe due to rodent issue)
- Insufficient and inadequate student/adult restroom facilities (i.e. unsanitary, deteriorating plumbing/piping, disgusting tiling could be great “Poster Restroom for Bond!”)
- Not enough infrastructure (space, electricity, water, shade) to support garden program which is part of the agriculture program at the Charter)
- Lack of exterior curb appeal (i.e. painting, landscaping, gopher holes etc.)
- Unfinished entry to campus
- Shortage of buses and drivers for field trips and events
- Insufficient, inadequate and unsafe student chairs, desks and tables
- Lack of shade structures for extended learning and lunch (i.e. arts, agriculture, life sciences etc.)
- Unsafe playground blacktop (i.e. cracked, uneven) along with adjacent sand area for playground equipment, which is extremely hard, overgrown with weeds
- Unsatisfactory classroom facilities (i.e. electrical, carpets, seams of carpets taped, cabinets, baseboard etc.)
- Unsecure facilities and grounds (i.e. need fencing, building alarms, outdoor lighting and communications if electricity is lost etc.)
- Inferior siding and sub-flooring in and on portables
- Non-existent sound system for the arts
- Unutilized school property (6.28 acres)
- Vulnerable/Unsafe telephone/tech lineage (i.e. many of the telephone/tech connections are done via overhead lines instead of underground, pranksters pull lines to ground level)





EXISTING SITE



**LEGEND**

- EXISTING PERMANENT BUILDINGS
- EXISTING RELOCATBLES



PROPOSED SITE





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