



FACILITY MASTER PLAN UPDATE 2022 SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT



### San Luis Coastal Unified School District

Facility Master Plan Update 2022

**Prepared for:** San Luis Coastal Unified School District

**Prepared By:** PBK Architects, Inc.



### Preface

On behalf of our partners, principals, and staff, we wish to express our sincere appreciation to the San Luis Coastal Unified School District for the opportunity to assist in the update of the Facility Master Plan.

We also extend our utmost gratitude to the San Luis Coastal Unified School District Board of Education, Superintendent, Senior Administrators, Principals, and Staff that assisted with data collection and review, and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to the successful development of the plan.

PBK Architects, Inc.



### **Acknowledgments**

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**Julie Turk** Principal, Bellevue-Santa Fe Charter School

Diana Jones Principal, Bishop's Peak Elementary School

Aaron Black Principal, C.L. Smith Elementary School

Michael Wood Principal, Del Mar Elementary School Brittany Tricamo

Principal, Hawthorne Elementary School

James McMillen Principal, Los Ranchos Elementary School

**Dr. Katie Salcido** Principal, Monarch Grove Elementary School

**Carmen Wood** Principal, Pacheco Elementary School

Jessica Miller Principal, Sinsheimer Elementary School

**Darla Batistic** Principal, Teach Elementary School

#### **Middle Schools**

John Calandro Principal, Laguna Middle School

Karl Blum Principal, Los Osos Middle School

#### **High Schools**

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### **Table of Contents**

01	Executive Summary	1-1
	Introduction	1-1
02	District Background	2-1
	Community of the District	2-1
	District Profile	2-3
	District Schools/Facilities Assessed	2-4
	Local Control Accountability Plan	2-6
	Bond Measure History	2-8
03	Enrollment and Capacity	3-1
	Summary of Demographics	3-1
	District Enrollment and Projections	3-2
	Facility Analysis	3-12
	Conclusions and Recommendations	3-14
04	Facility Assessments	4-1
	Process Overview	4-1
	How Costs Were Developed	4-9
	Priority Codes	4-10
	Facility Assessment Rating	4-11

05	School Site Assessments	5-1
	Elementary Schools	
	Baywood Elementary School	5-5
	Bellevue-Santa Fe Elementary School	5-19
	Bishop's Peak Elementary School	5-27
	C.L. Smith Elementary School	5-35
	Del Mar Elementary School	5-45
	Hawthorne Elementary School	5-55
	Los Ranchos Elementary School	5-83
	Monarch Grove Elementary School	5-71
	Pacheco Elementary School	5-79
	Sinsheimer Elementary School	5-99
	Teach Elementary School	5-97
	Middle Schools	
	Laguna Middle School	5-107
	Los Osos Middle School	5-117
	High Schools	
	Morro Bay High School	5-127
	Pacific Beach High School	5-135
	San Luis Obispo High School	5-145
	District Sites	
	District Offices	5-153
	Maintenance, Operations and	
	Transportation	5-181
	Closed Schools	
	Morro Elementary School	5-189
	Sunnyside Elementary School	5-177

06 Impler	mentation	6-1
Impler	mentation Summary	6-1
Appendice	95	
Appendix	A Demographic Analysis and Enrollment Projections Report - King Consulting (2022)	
List of Tab	les	
Table 1-1	Cost Summary By School Site	1-6
Table 1-2	Cost Summary By Priority Per Site	1-8
Table 2-1	San Luis Coastal USD School Sites and District Boundary	2-5
Table 3-1	District-Wide Enrollment Projections By Grade (Moderate Projections)	3-2
Table 3-2	District-Wide Enrollment Projections By School Site (Moderate Projections)	3-3
Table 3-3	Baywood Elementary School Enrollments	3-4
Table 3-4	Bellevue-Santa Fe Charter School Enrollments	3-4
Table 3-5	Bishops Peak Elementary School Enrollments	3-5
Table 3-6	C.L. Smith Elementary School Enrollments	3-5
Table 3-7	Del Mar Elementary School Enrollments	3-6
Table 3-8	Hawthorne Elementary School Enrollments	3-6
Table 3-9	Los Ranchos Elementary School Enrollments	3-7
Table 3-10	Monarch Elementary School Enrollments	3-7
Table 3-11	Pacheco Elementary School Enrollments	3-8
Table 3-12	Sinsheimer Elementary School Enrollments	3-8
Table 3-13	Teach Elementary School Enrollments	3-9
Table 3-14	Laguna Middle School Enrollments	3-9
Table 3-15	Los Osos Middle School Enrollments	3-9

Table 3-16	Morro Bay High School Enrollments	3-10
Table 3-17	Pacific Beach High School Enrollments	3-10
Table 3-18	San Luis Obispo High School Enrollments	3-10
Table 3-19	Facility Capacities Compared to Current Enrollments	3-12
	Enrollments	3-12
Table 3-20	Detailed Utilization Summary	3-13
Table 4-1	Cost Summary Priority Per Site	4-9
Table 4-2	Facility Site Assessment Rating	4-11
Table 6-1	Current Fund Balance	
	(as of November 2021)	6-1
Table 6-2	Cost Summary By Priority Per Site	6-2

#### List of Figures

Figure 2-1	San Luis Coastal Unified School District, School Sites and District Boundary	2-5
Figure 3-1	District-Wide Student Distribution	3-1
Figure 3-2	District-Wide Moderate Enrollment Projections	3-11
Figure 3-3	Elementary School Projected Enrollment vs. Capacity	3-11
Figure 3-4	Middle School Projected Enrollment vs. Capacity	3-11
Figure 3-5	High School Projected Enrollment vs. Capacity	3111
Figure 4-1	Facility Master Plan Update Process Flow Diagram	4-1
Figure 5-1	Morro Bay/Los Osos School Sites	5-2
Figure 5-3	San Luis Obispo/Avila Beach School Sites	5-3

### **01 Executive Summary**

### Introduction

The purpose of a master plan is to provide a continuous basis for planning educational facilities that will meet the changing needs of a community. The plan is a compilation of information, policies, and statistical data about a school district which addresses facilities needs for changes in enrollment and educational pedagogy.

The plan enables the district to:

- Gather and organize quantitative and qualitative information about a community from which present and future educational program needs can be determined.
- Estimate pupil population so that facilities may be planned and provided.
- Make an objective appraisal of the quality and capacity of existing school facilities.
- Make more effective decisions regarding the types, amounts, and quality of new and existing school facilities and the disposition of facilities during periods of declining enrollment.
- Coordinate a program of total school and community planning.
- Develop a system of educational program and facilities priorities as an integral part of the educational process.
- Maintain a program of continuous comprehensive planning and financing of school facilities.

#### Master Plan Methodology

The update of a Facility Master Plan is a multi-phase initiative which includes a review of documentation and records related to the current 2014 Facility Master Plan and existing campuses, as well as historical construction and modernization efforts to date; a physical assessment of existing conditions; current space utilization; capacity, enrollment history and future projections; a thorough understanding of educational programs and program-related needs from a District, site and community perspective; as well as current and future gradespecific and site-specific needs.

#### The Assessment Process

During the planning and collection phases, the team reviewed all of the documentation provided by San Luis Coastal Unified School District (SLCUSD) pertaining to its 16 active sites, two District facilities, and two closed campuses. Documents included existing site plans, floor plans, construction history, modernization efforts to date, and capacity and enrollment data, as well as all data developed in the 2014 Facility Master Plan. Site walks occurred to document and rate facilities. Aerial images and site maps were also prepared by the PBK team.

"We believe that every child matters regardless of their circumstances. Through the three "Rs" of rigor, relevance, and relationship, students are provided valuable opportunities to become the very best they can be. 'Success for All' requires many hands, multiple networks of thoughtful people, and an expectation that every child can achieve to their fullest. This is our conscious journey as a school district."

**Dr. Eric Prater** Superintendent, San Luis Coastal Unified School District San Luis Obispo County

#### **District Background**

San Luis Coastal USD currently operates 11 elementary schools, 2 middle schools, 2 high schools, and 1 continuation/adult education high school. The District represents the communities of Avila Beach, Edna Valley, Los Osos, Baywood, Morro Bay, and San Luis Obispo, as well as the rural areas that surround them. The District currently has an enrollment of approximately 7,800 students. Small neighborhood schools are a hallmark of the District where students are educated from preschool through twelfth grade and a world-class adult school program offers unique, life-improving courses to thousands of community members.

In 2018, San Luis Coastal was honored with the prestigious California District of Excellence award for its innovative and effective school programs. Students thrive in San Luis Coastal because the dedicated staff, parents, and Board of Education share a common commitment to student success.

The community overwhelmingly supported efforts to modernize their schools through the successful passage of a general obligation (GO) facility bond in 2014. SLCUSD is currently in the process of substantially modernizing the two comprehensive high schools — Morro Bay High and San Luis Obispo High. In addition, bond funds have allowed the District to revitalize multiple school sites, install new playgrounds, repave parking lots, install energy efficient LED lights throughout the district, and implement a new phone system with vastly improved capacity.

#### Enrollment, Capacity & Utilization

San Luis Coastal USD enrollment and capacity has been fairly stable over the last 10 years. The District is currently exploring the Universal Transitional Kindergarten (UTK) which will increase enrollment in future years. Enrollment could likely change with the rollout of UTK, however, the District will evaluate the distribution of students at that time.

#### **Education Specifications**

Educational specifications are interrelated statements that communicate (or specify) to the architect, the public, and other interested parties what educators believe is required of a proposed educational facility to support a specific educational program. They serve as the link between the educational program and school facilities. They translate the physical requirements of the educational program into words and enable the architect to visualize the educational activity to be conducted so that the architectural concepts and solutions support the educational program.

The educational specifications contain recommendations for the net square feet per space and total net square feet per component, number of primary occupants, and description of the space function. Adjacency diagrams, descriptions and specific features are included to provide an understanding of spatial relationships. Detailed criteria descriptions are provided for building systems, doors and windows, furniture, equipment and casework, 21st Century Learning, and miscellaneous items.

The District has a robost educational specification that will continue to be used.

#### Needs Assessments and Master Plans

The site assessments and master plans reflect the needs and priorities identified through stakeholder input and a detailed assessment of existing conditions. This was then compared to enrollment and capacity projections, space utilization, and educational program specifications. The assessment serves to guide facility planning and future capital investments.

Assessments were conducted by the PBK team of architects and staff. The physical site walks encompassed a building-by-building, roomby-room, system-by-system examination of existing conditions on the school site; an evaluation of building exteriors and interiors, and the major systems and components of each.



Bishop's Peak Elementary School

Areas of focus that were rated included:

- Hazardous materials in the building
- Structural building integrity
- Fire and life safety concerns
- Access compliance issues
- Condition of roofing material and drainage
- Condition of exterior walls
- Condition of exterior windows
- Condition and accessibility of restrooms
- Condition of interior finishes (floor, walls, ceiling)
- Paving, hardcourts, play areas, landscaping, and flow issues
- Security of site including fencing and secured entry
- Overall look and feel of school

Based on assessments and district/site input, master plans were developed to show the following improvements:

- New construction
- Major modernization
- Moderate modernization
- Light modernization
- Reconfigure/repurpose of spaces
- Fencing
- Site upgrades
- Paving upgrades
- Field and landscape upgrades

#### **Financial Summary**

The financial assessment, which serves as the master budget, provides a summary of projected costs for the recommended facility needs and scopes of work at each site. The report includes repair and/ or replacement line items as well as proposed modernization and new construction projects.

The master budget establishes project costs in four (4) priorities over the next twenty (20) years to account for immediate and future needs as part of the road map for long-range facilities improvements. The program level master budget has been drafted based on 2020 industry costs. Each phase of implementation will require adjustment for escalation, inflation, and overall market conditions per year.



Project costs are determined using PBK's database cost which is based on a combination of cost estimation resources including RS Means and Sierra West cost estimating manuals; third party cost estimators; recent, comparable bid estimates; as well as estimates provided by local contractors and material suppliers as a benchmark to validate or adjust.

This method of estimation is intended to provide a guide for project budgeting parameters. It is not a detailed estimation of project costs, as projects have only been identified in broad scope.

Project costs include hard construction costs, soft costs (fees and inspections), contingency, and escalation. The overall cost summary is included on pages 1-6 and 1-7, respectively.



Table 1-1	Cost Summary	/ By School Site
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Facility	Construction	Contingency (7%)	+Soft (25%)	+Escalation (varies per priority)
Elementary Schools				
Baywood Elementary School (Options 1, 2, and 3)	\$21,510,480	\$23,016,214	\$28,770,267	\$30,792,606
Baywood Elementary School (Option 4)	\$14,224,767	\$15,220,501	\$19,025,626	\$20,653,599
Baywood Elementary School (Additive Option)	\$5,670,000	\$6,066,900	\$7,583,625	\$8,038,643
Bellevue-Santa Fe Elementary School	\$6,817,609	\$7,294,842	\$9,118,552	\$10,636,621
Bishop's Peak Elementary School	\$12,000,467	\$12,840,500	\$16,050,625	\$17,013,662
Bishop's Peak Elementary School (Additive Option)	\$2,452,500	\$2,624,175	\$3,280,219	\$3,477,032
C.L. Smith Elementary School	\$17,452,638	\$18,674,323	\$23,342,903	\$26,895,322
Del Mar Elementary School	\$16,753,490	\$17,926,234	\$22,407,793	\$25,304,015
Hawthorne Elementary School	\$13,747,957	\$14,710,314	\$18,387,892	\$22,543,329
Los Ranchos Elementary School	\$18,477,250	\$19,770,658	\$24,713,322	\$28,528,898
Monarch Grove Elementary School	\$13,758,380	\$14,721,467	\$18,401,833	\$22,497,452
Pacheco Elementary School	\$23,111,630	\$24,729,444	\$30,911,805	\$34,066,347
Sinsheimer Elementary School	\$16,850,950	\$18,030,517	\$22,538,146	\$25,460,534
Teach Elementary School	\$8,001,284	\$8,561,374	\$10,701,717	\$12,393,250

Facility	Construction	Contingency (7%)	+Soft (25%)	+Escalation (varies per priority)
Middle Schools				
Laguna Middle School (Option 1)	\$47,359,565	\$50,674,735	\$63,343,418	\$69,846,553
Laguna Middle School (Option 2)	\$19,027,600	\$20,359,532	\$25,449,415	\$29,249,975
Los Osos Middle School (Option 1)	\$51,221,900	\$54,807,433	\$68,509,291	\$74,447,551
Los Osos Middle School (Additive)	\$5,762,400	\$6,165,768	\$7,707,210	\$8,863,292
High Schools				
Morro Bay High School	\$18,708,300	\$20,017,881	\$25,022,351	\$28,541,298
Pacific Beach High School (Option 1)	\$9,133,938	\$9,773,314	\$12,216,642	\$12,949,641
Pacific Beach High School (Option 2 Additive)	\$73,575	\$78,725	\$98,407	\$104,311
Pacific Beach High School (Option 3 Additive)	\$1,635,000	\$1,749,450	\$2,186,813	\$2,318,021
San Luis Obispo High School	\$11,844,325	\$12,673,428	\$15,841,785	\$18,432,440
District Sites				
District Office	\$15,155,680	\$16,216,578	\$20,270,722	\$24,021,663
Maintenance, Operations and Transportation	\$4,275,220	\$4,574,485	\$5,718,107	\$6,832,200
Closed Schools				
Morro Elementary School	\$17,800,900	\$19,046,963	\$23,808,704	\$34,314,348
Sunnyside Elementary School	\$22,340,050	\$23,903,854	\$29,879,817	\$46,014,918
TOTALS	\$366,322,013	\$391,964,558	\$473,905,067	\$571,532,648

Blue = Additional Options Not Included In Totals

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

Facility	<b>Priority 1</b> <i>1-3 years</i> <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	Priority 3 <i>8-15 years</i> 2031 - 2046	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
Elementary School2					
Baywood Elementary School (Options 1,2,3)	\$29,333,928		\$1,458,678		\$30,792,606
Baywood Elementary School (Option 4)	\$15,565,147	\$4,381,349	\$707,103		\$20,653,599
Baywood Elementary School (Additive)	\$8,038,643				\$8,038,643
Bellevue-Santa Fe Elementary School	\$4,358,984	\$2,432,545	\$3,845,092		\$10,636,621
Bishop's Peak Elementary School	\$17,013,662				\$17,013,662
Bishop's Peak Elementary School (Additive Option)	\$3,477,032				\$3,477,032
C.L. Smith Elementary School	\$6,431,424	\$16,052,377	\$4,411,521		\$26,895,322
Del Mar Elementary School	\$14,957,815	\$4,397,730	\$5,948,469		\$25,304,015
Hawthorne Elementary School	\$4,689,952	\$7,655,513	\$6,675,691	\$3,522,173	\$22,543,329
Los Ranchos Elementary School	\$11,327,823	\$9,292,198	\$7,908,878		\$28,528,898
Monarch Grove Elementary School	\$7,529,670	\$1,324,756	\$12,555,478	\$1,087,548	\$22,497,452
Pacheco Elementary School	\$26,982,944	\$1,107,450	\$5,975,953		\$34,066,347
Sinsheimer Elementary School	\$14,863,337	\$4,659,134	\$5,938,063		\$25,460,534
Teach Elementary School	\$5,652,972	\$2,556,364	\$4,183,914		\$12,393,250

#### Table 1-2 — Cost Summary By Priority Per Site

Facility	<b>Priority 1</b> 1-3 years <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	<b>Priority 3</b> 8-15 years <b>2031 - 2046</b>	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
Middle School2					
Laguna Middle School (Option 1)	\$38,599,293	\$29,186,345	\$2,060,916		\$69,846,553
Laguna Middle School (Option 2)	\$29,249,975				\$29,249,975
Los Osos Middle School (Option 1)	\$51,689,038	\$22,384,948	\$373,564		\$74,447,551
Los Osos Middle School (Additive)		\$8,863,292			\$8,863,292
High School2					
Morro Bay High School	\$4,632,215	\$22,735,026	\$1,174,058		\$28,541,298
Pacific Beach High School (Option 1)	\$12,949,641				\$12,949,641
Pacific Beach High School (Option 2 Additive)	\$104,311				\$104,311
Pacific Beach High School (Option 3 Additive)	\$2,318,021				\$2,318,021
San Luis Obispo High School		\$17,521,282	\$138,752	\$772,406	\$18,432,440
District Sites					
District Office		\$18,773,092	\$5,248,571		\$24,021,663
Maintenance, Operations and Transportation	\$2,877,182	\$276,863	\$3,653,809	\$24,346	\$6,832,200
Closed Schools					
Morro Elementary School		\$1,845,750	\$10,925,672	\$21,542,925	\$34,314,348
Sunnyside Elementary School				\$46,014,918	\$46,014,918
TOTALS	\$253,889,880	\$162,201,373	\$82,477,079	\$72,964,316	\$571,532,648

Blue = Additional Options Not Included In Totals

### **02 District Background**

### **Community of the District**

San Luis Coastal Unified School District (San Luis Coastal USD) is located in California's Central Coast region tucked between the Coast Range and the Pacific. The Mediterranean marine climate community is known for its protected open space, turn-of-the-century mercantile buildings, and shines when it comes to agriculture.

San Luis Coastal USD's success as a district is reflected by numerous California Distinguished School Awards, National Blue Ribbon Awards, and many other honors. The schools are dynamic, studentcentered learning communities where all children are expected to take risks, explore new opportunities, and discover their unique potential.

San Luis Coastal shares the broader community with the postsecondary learning institutions of California Polytechnic State University and Cuesta Community College. The District has established strong partnerships with both schools and enjoy a symbiotic relationship that continues despite the current difficult economic times.

Diverse in geography and culture, the District represents the communities of Avila Beach, Edna Valley, Los Osos, Baywood, Morro Bay, and San Luis Obispo and the rural areas surround them with a population of nearly 100,000.

The District employs approximately 360 staff members and has an enrollment of nearly 8,000 students.





Median Household Income





Total Households 37,898



District Staff Members 1,000

# People and Population

#### Age and Sex

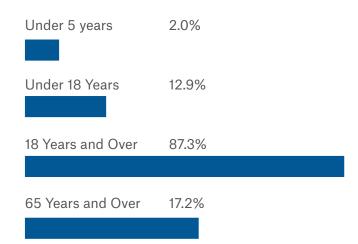
33 +/- 0.8%

Median age in San Luis Coastal Unified School District Boundary

### **38.1** +/- 0.1%

Median age in the United States

#### Population by Age Range in San Luis Coastal Unified School District Boundary



### **District Profile**

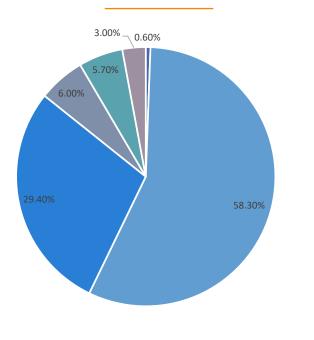
San Luis Coastal USD operates 16 school campuses: 11 elementary schools, 2 middle schools, 2 comprehensive high schools, and 1 continuation high school. The District's schools are dynamic, student-centered learning communities where all children are expected to take for new opportunities, and discover their unique potential.

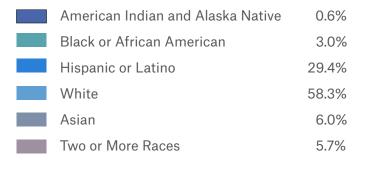




7,800

#### **District Diversity**









Ref.

Students with Disabilities 13.1%

### **District Schools/Facilities Assessed**

#### **Elementary Schools**

Baywood Elementary School Bishop's Peak Elementary School C.L. Smith Elementary School Del Mar Elementary School Hawthorne Elementary School Los Ranchos Elementary School Monarch Grove Elementary School Pacheco Elementary School Sinsheimer Elementary School Teach Elementary School

#### **Middle Schools**

Laguna Middle School Los Osos Middle School

#### **High Schools**

Morro Bay High School San Luis Obispo High School Pacific Beach High School

#### **Closed Schools** Morro Bay Elementary School Sunnyside Elementary School

**District Facilities** District Office Maintenance, Operations and Transportation



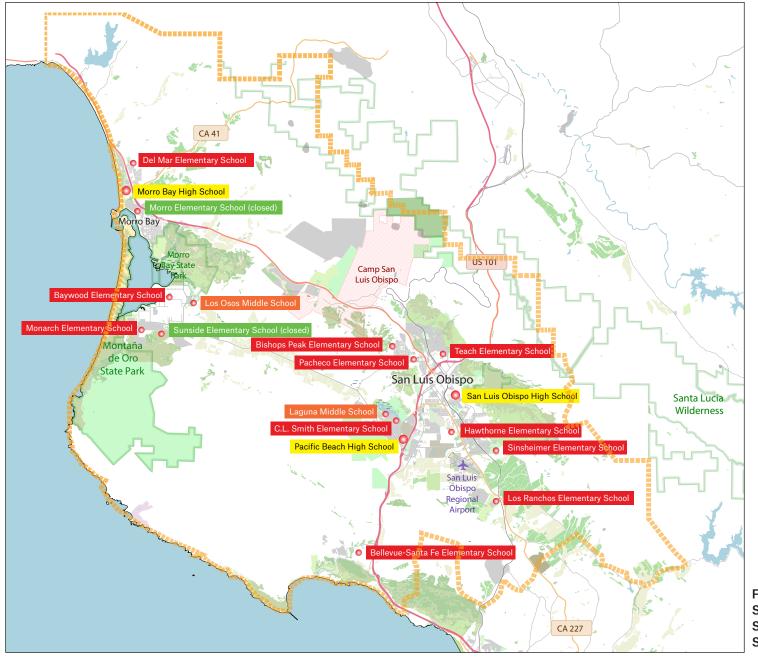


Figure 2-1 San Luis Coastal Unified School District, School Sites and District Boundary

### Local Control Accountability Plan

San Luis Coastal USD has some of the best educators and leaders serving our students and their families. These amazing educators symbolize who we are as a learning community. Our principals and district leaders create innovative programs and inspire highlevel professional learning communities. We have an engaged and involved parent community that supports the success of our schools through PTA, Booster organizations, DELAC, DTAC, and other parent organizations.

#### **Reflections: Successes**

SLCUSD continues to be most proud of the progress made in mathematics. All elementary and middle schools earned a change level of maintained, increased, or significantly increased. In addition, we were selected as a California Exemplary District in 2018, based on student achievement in mathematics. This high level of academic success is the result of eight years of ongoing professional development, adoption of rigorous, standard-aligned materials, and development of teacher leaders at each of our sites. The 2021-2024 plan is designed to build upon this success by continuing to develop site teacher leaders and provide site-based, ongoing professional development in research-based instruction.

We had a blue performance level in ELA, with all but two schools achieving either a green or blue performance level. We also had a blue graduation rate, with either a blue or green status for all subgroups, except for our students with disabilities (SWD) group, which had an orange rating. The English Learner Performance Indicator is based on the new ELPAC assessment and is therefore baseline data with no color being assigned in 2019. 49.3% are making progress towards English proficiency, which gives us a performance level of Medium. As we transition to the English Language Proficiency Assessment for California (ELPAC), there will be a new calculation formula for determining status, change, and performance level. SLCUSD is currently addressing this need with ongoing professional development for our principals, EL Specialists, and EL teachers.

Our suspension rate has dropped into the orange level. We will continue to develop and support our programs and processes, including PBIS, Restorative Approaches, WEB and LINK Crew training, and social-emotional support model to engage and support all students.

#### Action Plan Goals

## 1. All students will achieve substantial academic gains through rigorous, relevant, and engaging instruction and curriculum.

- A. Strengthen teachers' depth of knowledge and support implementation of standards and curriculum in core academic areas.
- B. Strengthen classroom instructional strategies based on the Danielsn Framework for Teaching.

- C. Enhance hands-on, integrated and innovative curriculum, programs, and strategies.
- D. Use Assessment and Data to drive instructional decision making.
- E. Create and develop effective career technology education (CTE) pathways.
- F. Enhance and modernize VAPA programs.
- 2. All LCAP identified student groups will achieve substantial academic gains through a multi-tiered system of support.
  - A. Strengthen district-wide multi-tiered system of support for meeting student's individual needs in academic areas.
  - B. Strengthen math supports for students needing interventions and accelerations, including personalized learning opportunities.
  - C. Strengthen ELA/ELD supports for students needing interventions and accelerations, including personalized learning opportunities.
  - D. Strengthen academic supports for English learners.
  - E. Strengthen support for special education students with an emphasis on inclusion.
  - F. Strengthen pre-Kindergarten academic learning opportunities for English learners and socio-economically disadvantaged students.

- 3. SLCUSD will create an intentional culture of care that includes a focus on student social-emotional wellness and parent connectedness.
  - A. Strengthen district-wide multi-tiered system of support for meeting student's individual needs in social emotional areas.
  - B. Provide comprehensive supports for EL, SED, Foster/ Homeless Youth, SWD and other identified students and their families.
  - C. Ensure safe and nurturing campuses through ongoing training, monitoring and support of district-wide programs and processes.
  - D. Engage and educate parents regarding SLCUSD academic and social-emotional programs and parent education opportunities.
  - E. Develop equitable and inclusive practices for all students and staff, to include parent education opportunities.



### **Bond Measure History**

#### **Prior Bond Measures**

#### 2014 Measure D \$177 Million

The \$177 million Bond Measure D includes:

- Improve the quality of education
- Construct/renovate classrooms, facilities, labs, and infrastructure
- Update career education programs for job readiness
- Replace leaky roofs
- Improve student access to computers and technology
- Upgrade/replace outdated electrical, plumbing, and sewer systems
- Make health, safety, and energy efficiency improvements

The facility work associated with Measure D concentrated on major overhauls of Morro Bay and San Luis Obispo high schools which included new construction and major modernization. Additional projects occurred at elementary school sites with the most needs.

A future general obligation (GO) bond is needed to accomplish facility upgrades identified in the master plan.





### **03 Enrollment and Capacity**

Demographic analysis and enrollment projections has been prepared by King Consulting to supply the District with relevant and accurate information on demographics and enrollment trends. King Consulting's detailed *Demographic Analysis and Enrollment Projections Report* can be found in Appendix A of the District's Facility Master Plan Update.

### **Summary of Demographics**

Historically, San Luis Coastal USD enrollment increased steadily from 2008 through 2019. In 2020, enrollment decreased by more than 300 students, a one-time drop that set a new baseline for trends moving forward. In this section, we have included the Moderate projection for planning purposes. Universal Transitional Kindergarten (UTK) will begin in 2023 adding increasingly younger students each year until 2025. Every four-year-old in the District will be eligible to enroll in what will become an effective new grade level.

The District's existing capacity across all grade levels and sites is dependent on portable classrooms that are only intended as temporary facility solutions. Despite the one-time drop in enrollment in 2020, the San Luis Coastal USD can expect enrollment to increase for the next few years as hundreds of new homes are built in the District and more Transitional Kindergarten students enroll. Even with continuing residential development, there will be fewer school age children living in the District and total enrollment will reflect that demographic shift. King Consulting's detailed Demographic Analysis and Enrollment Projections Report, prepared in January 2022 can be found in Appendix A.

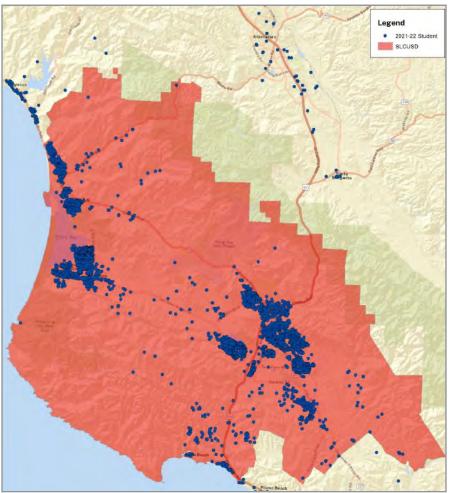


Figure 3-1 — District-Wide Student Distribution

### **District Current Enrollment and Projections**

Total San Luis Coastal USD enrollment is projected to increase from 7,378 in the current year (2022) to a peak of 7,689 by 2025-2026 (plus 310), before decreasing back to 7,570 by 2028.

- TK-6th grade enrollment will increase from 3,706 to a peak of 4,099 in 2025-2026 (plus 393)
- 7th-8th grade enrollment will increase from 1,114 to a peak of 1,148 in 2026-2027 (plus 34)
- 9th-12th grade enrollment will decrease from 2,558 to a low of 2,400 by 2028-2029 (minus 158)

Annual Enrollments				Projected Enrollments						Percentage Change	
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	(2021-2022 to 2028-2029)
Grade TK	109	67	106	180	273	328	447	466	461	492	634.33%
Grade K	551	514	482	516	464	501	456	472	494	490	-4.67%
Grade 1	523	511	524	497	536	488	518	470	485	508	-0.59%
Grade 2	467	481	501	512	490	534	478	506	457	472	-1.87%
Grade 3	573	437	493	509	525	510	544	486	513	464	6.18%
Grade 4	579	563	467	515	536	559	534	569	506	534	-5.15%
Grade 5	565	557	574	473	525	552	566	540	573	510	-8.44%
Grade 6	572	548	559	575	479	538	556	569	540	573	4.56%
Grade 7	591	564	562	577	601	511	558	575	583	554	-1.77%
Grade 8	602	585	552	554	578	611	509	553	565	573	-2.05%
Grade 9	652	622	623	587	594	624	651	544	585	597	-4.02%
Grade 10	658	630	637	628	598	610	632	659	547	588	-6.67%
Grade 11	613	634	646	638	633	609	613	635	657	545	-14.04%
Grade 12	583	617	652	661	657	657	627	629	647	670	8.59%
TK-6	3,939	3,678	3,706	3,777	3,828	4,010	4,099	4,078	4,029	4,043	9.92%
7-8	1,193	1,149	1,114	1,131	1,179	1,122	1,067	1,128	1,148	1,127	-1.91%
9-12	2,506	2,503	2,558	2,514	2,482	2,500	2,523	2,467	2,436	2,400	-4.12%
TOTAL	7,638	7,330	7,378	7,422	7,489	7,632	7,689	7,673	7,613	7,570	3.27%

Facility	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
Elementary School								
Baywood Elementary School	337	343	371	387	385	391	391	389
Bellevue-Santa Fe Elementary School	159	160	160	160	157	156	156	156
Bishop's Peak Elementary School	377	361	334	324	324	325	328	330
C.L. Smith Elementary School	423	458	459	503	511	501	495	489
Del Mar Elementary School	308	324	337	342	353	355	350	350
Hawthorne Elementary School	382	385	405	449	464	468	449	453
Los Ranchos Elementary School	394	406	443	482	506	505	483	483
Monarch Grove Elementary School	346	357	377	388	399	379	390	390
Pacheco Elementary School	472	450	458	452	448	446	449	450
Sinsheimer Elementary School	380	384	366	379	381	377	389	384
Teach Elementary School	148	148	147	160	161	165	159	159
ELEMENTARY SCHOOL TOTALS	3,726	3,776	3,857	4,026	4,089	4,068	4,039	4,033
Middle School								
Laguna Middle School	729	779	839	800	769	786	781	779
Los Osos Middle School	520	512	468	468	467	510	515	515
MIDDLE SCHOOL TOTALS	1,249	1,291	1,307	1,268	1,236	1,296	1,296	1,294
High School								
Morro Bay High School	856	809	816	814	845	829	828	818
Pacific Beach High School	53	53	53	51	50	51	52	51
San Luis Obispo High School	1,640	1,602	1,624	1,617	1,577	1,546	1,522	1,526
HIGH SCHOOL TOTALS	2,549	2,464	2,493	2,482	2,472	2,426	2,402	2,395

#### Table 3-2 - District Enrollment Projections By School Site (Moderate Projections)

#### Baywood Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments								
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
Grade TK					25	30	41	43	42	45		
Grade K	70	68	63	67	60	65	59	61	64	64		
Grade 1	62	72	53	60	63	57	61	56	58	61		
Grade 2	51	52	70	54	62	65	58	63	57	59		
Grade 3	62	53	58	75	57	66	69	63	67	60		
Grade 4	41	55	41	46	59	45	52	54	49	52		
Grade 5	57	37	52	40	44	58	44	52	53	48		
TOTAL	343	337	337	343	371	387	385	391	391	389		

#### Table 3-3 – Baywood Elementary School Enrollments

#### Bellevue-Santa Fe Charter School

	Ar	nual Enrolln	nents	Projected Enrollments									
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
Grade TK													
Grade K	24	24	24	24	22	23	21	22	24	24			
Grade 1	24	24	24	24	24	22	24	22	22	24			
Grade 2	24	24	23	24	24	24	22	23	21	22			
Grade 3	24	24	24	23	24	24	24	22	23	21			
Grade 4	24	20	23	24	23	23	23	23	21	23			
Grade 5	21	24	21	23	24	23	23	23	24	21			
Grade 6	22	19	20	19	21	21	20	21	21	21			
TOTAL	163	159	159	160	160	160	157	156	156	156			

Table 3-4 – Bellevue-Santa Fe Charter School Enrollments

#### Bishop's Peak Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments								
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
Grade TK	20	16	20	37	28	33	45	47	47	50		
Grade K	47	41	41	43	39	41	38	39	41	41		
Grade 1	50	41	38	42	43	39	41	38	39	41		
Grade 2	55	47	40	37	41	42	39	40	37	38		
Grade 3	64	50	49	39	37	41	42	39	40	37		
Grade 4	78	55	54	51	39	37	41	42	39	40		
Grade 5	56	78	56	55	51	40	37	41	43	39		
Grade 6	54	55	79	57	56	52	40	38	42	43		
TOTAL	424	383	377	361	334	324	324	325	328	330		

Table 3-5 – **Bishop's Peak Elementary School Enrollments** 

#### C.L. Smith Elementary School

	Ar	nual Enrolli	nents	Projected Enrollments							
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Grade TK	22	17	24	40	31	38	51	52	51	55	
Grade K	64	50	57	57	52	57	51	52	55	54	
Grade 1	66	62	59	62	63	61	64	56	57	60	
Grade 2	44	58	63	59	63	66	61	63	56	56	
Grade 3	55	41	65	65	62	68	69	63	65	57	
Grade 4	51	55	50	67	68	67	71	71	64	67	
Grade 5	46	42	57	51	69	72	69	72	73	65	
Grade 6	55	46	48	58	51	73	75	72	74	74	
TOTAL	403	371	423	458	459	503	511	501	495	489	

#### Del Mar Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments								
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
Grade TK	23	15	17	36	41	49	66	69	69	73		
Grade K	57	56	61	58	54	56	51	53	56	55		
Grade 1	50	52	50	59	59	53	54	50	52	54		
Grade 2	51	52	49	46	57	54	49	50	46	48		
Grade 3	59	50	47	47	46	54	51	46	47	44		
Grade 4	48	43	41	38	40	37	44	43	38	39		
Grade 5	58	51	43	40	41	39	37	43	42	37		
TOTAL	346	319	308	324	337	342	353	355	350	350		

#### Table 3-7 – **Del Mar Elementary School Enrollments**

#### Hawthorne Elementary School

	Ar	nnual Enrollr	nents	Projected Enrollments								
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
Grade TK					28	33	45	48	47	51		
Grade K	63	65	46	58	53	59	52	54	56	56		
Grade 1	48	46	61	45	59	54	58	52	52	55		
Grade 2	41	44	50	62	47	65	54	60	53	52		
Grade 3	72	43	47	52	67	56	68	57	63	55		
Grade 4	61	68	43	44	52	68	53	65	54	59		
Grade 5	44	56	76	44	47	59	71	54	67	54		
Grade 6	50	48	59	80	52	55	64	77	57	71		
TOTAL	379	370	382	385	405	449	464	468	449	453		

Table 3-8 – Hawthorne Elementary School Enrollments

#### Los Ranchos Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments							
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Grade TK	20				31	38	51	52	51	55	
Grade K	54	62	50	56	50	57	51	51	53	53	
Grade 1	54	55	77	58	65	60	66	58	58	61	
Grade 2	57	51	56	78	58	68	62	66	58	58	
Grade 3	59	48	50	56	77	61	68	62	66	57	
Grade 4	62	45	47	50	55	78	61	66	60	64	
Grade 5	54	61	55	54	56	64	86	68	72	67	
Grade 6	64	50	59	53	52	57	61	82	65	68	
TOTAL	424	372	394	406	443	482	506	505	483	483	

#### Table 3-9 - Los Ranchos Elementary School Enrollments

#### Monarch Grove Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments							
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Grade TK	24	6	21	30	35	42	57	59	59	62	
Grade K	63	61	41	55	49	51	47	50	52	52	
Grade 1	56	54	77	46	61	56	56	53	55	58	
Grade 2	50	50	57	76	46	61	55	55	53	55	
Grade 3	69	41	54	60	81	48	64	58	58	56	
Grade 4	32	55	39	50	55	74	44	59	53	53	
Grade 5	64	29	57	39	50	56	75	45	60	54	
TOTAL	358	296	346	357	377	388	399	379	390	390	

Table 3-10 — Monarch Elementary School Enrollments

#### Pacheco Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments							
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Grade TK					28	33	45	47	47	50	
Grade K	78	73	73	75	67	72	66	68	73	71	
Grade 1	82	79	71	74	74	68	72	66	69	73	
Grade 2	73	77	63	61	63	63	58	61	57	59	
Grade 3	79	72	68	58	56	58	58	54	57	52	
Grade 4	82	72	67	64	54	52	55	55	50	53	
Grade 5	68	80	62	62	59	50	48	51	50	47	
Grade 6	68	59	68	57	57	54	45	43	46	45	
TOTAL	530	512	472	450	458	452	448	446	449	450	

#### Table 3-11 – Pacheco Elementary School Enrollments

#### Sinsheimer Elementary School

	Ar	nual Enrollr	nents	Projected Enrollments								
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
Grade TK		13	24	37	28	33	45	48	47	51		
Grade K	53	37	48	46	39	43	39	42	44	44		
Grade 1	54	50	37	50	48	41	44	40	44	46		
Grade 2	45	50	53	39	54	50	43	47	42	46		
Grade 3	54	39	55	56	41	58	54	46	50	46		
Grade 4	60	53	41	53	56	39	56	53	45	49		
Grade 5	56	63	60	44	57	59	41	61	56	48		
Grade 6	59	56	62	59	44	57	58	40	60	55		
TOTAL	381	361	380	384	366	379	381	377	389	384		

Table 3-12 – Sinsheimer Elementary School Enrollments

#### **Teach Elementary School**

	Ar	nual Enrollr	nents	Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 4	64	62	44	54	56	59	56	60	53	56
Grade 5	61	60	56	43	52	54	56	54	57	51
Grade 6	54	60	48	51	39	47	49	51	49	52
TOTAL	179	182	148	148	147	160	161	165	159	159

#### Table 3-13 - Teach Elementary School Enrollments

#### Laguna Middle School

#### Table 3-14 — Laguna Middle School Enrollments

	An	nual Enrollr	nents	Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 7	413	373	362	420	416	368	397	391	396	387
Grade 8	391	408	367	358	422	430	370	395	385	390
TOTAL	804	781	729	778	839	798	766	786	781	777

#### Los Osos Middle School

#### Table 3-15 – Los Osos Middle School Enrollments

	Ar	nnual Enrollr	nents	Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 6	168	173	136	160	127	142	163	165	147	164
Grade 7	178	191	199	157	185	143	161	184	186	167
Grade 8	210	177	185	195	156	181	140	158	180	182
TOTAL	556	541	520	512	469	467	464	507	514	513

#### Morro Bay High School

	An	nual Enrollr	nents	Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 9	203	224	197	208	211	222	231	193	208	212
Grade 10	256	198	217	192	204	206	216	225	188	202
Grade 11	206	242	200	213	190	200	202	212	221	184
Grade 12	176	203	242	196	211	186	196	198	209	217
TOTAL	841	867	856	809	816	814	845	828	825	816

#### Table 3-16 — Morro Bay High School Enrollments

#### Pacific Beach High School

#### Table 3-17 — Pacific Beach High School Enrollments

	Annual Enrollments			Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 10	2	1	1	1	1	1	1	1	1	1
Grade 11	30	13	19	20	20	18	18	19	20	17
Grade 12	22	42	33	32	32	32	31	31	32	33
TOTAL	54	56	53	53	53	51	50	51	52	51

#### San Luis Obispo High School

#### Table 3-18 — San Luis Obispo High School Enrollments

	Annual Enrollments			Projected Enrollments						
Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Grade 9	449	398	426	378	383	402	420	351	377	385
Grade 10	400	431	419	436	393	404	415	433	358	385
Grade 11	377	379	427	406	424	391	393	404	416	344
Grade 12	376	360	364	421	403	427	389	389	395	408
TOTAL	1,602	1,568	1,636	1,640	1,602	1,624	1,617	1,577	1,546	1,522

#### 03 ENROLLMENT AND CAPACITY

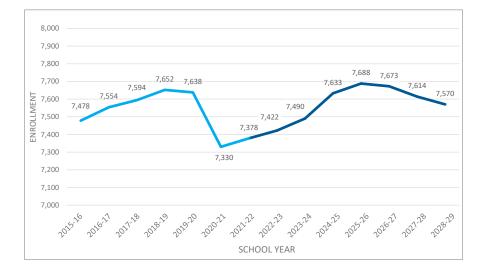


Figure 3-2- District-Wide Moderate Enrollment Projections

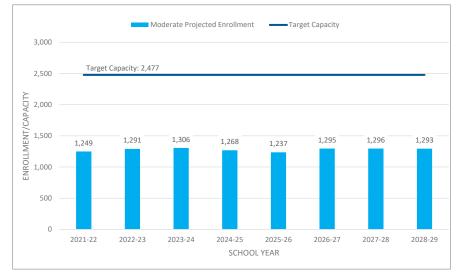


Figure 3-4 — Middle School Projected Enrollment vs. Capacity

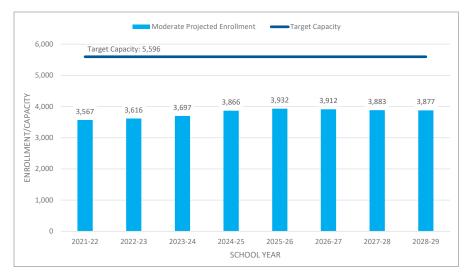


Figure 3-3 – Elementary School Projected Enrollment vs. Capacity

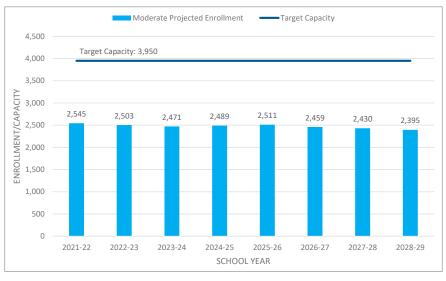


Figure 3-5 - High School Projected Enrollment vs. Capacity

### **Facility Analysis**

The January 2022 *Demographic Analysis and Enrollment Projections Report* includes calculations to provide comparison with enrollment projections and adequacy of the District's existing facilities to accommodate the Moderate projected enrollment.

Capacity was calculated based on common assumptions for District schools on which classrooms to load with students and how many students to load per classroom. Each site's available classroom count was obtained from site maps, with undersized classrooms, preschool rooms, career centers, and leased out spaced being excluded.

At the elementary schools, three additional classrooms were set aside and not loaded to allow for special uses such as music, art, resource rooms, or other uses where students would not spend their entire day with the teacher. Elementary sites with special education classrooms were granted an additional non-loaded room for an additional resource space. Secondary classrooms spaces were all loaded since secondary students move classes throughout the day.

Loading per classroom is based on the District's current contract with its teachers, which calls for an average ratio of 28 students per classroom at grades TK through 3rd, and 32 students per classroom for grades 4th through 12th. Special education classrooms, or SDC, were loaded at the State standard levels of 13 students for non-severe SDC and 9 students for severe SDC.

Table 3-19 identifies each site's target capacity compared to itshighest and lowest projected enrollment per the DemographicAnalysis and Enrollment Projections Report. Table 3-20 provides amore detailed summary of the loaded room counts at each site.

School Facility	Target Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
Elementary School			
Baywood Elementary School	494	391	343
Bishop's Peak Elementary School	646	361	324
C.L. Smith Elementary School	708	511	458
Del Mar Elementary School	597	355	324
Hawthorne Elementary School	504	468	385
Los Ranchos Elementary School	646	506	406
Monarch Grove Elementary School	625	390	357
Pacheco Elementary School	592	458	446
Sinsheimer Elementary School	560	389	366
Teach Elementary School	224	165	147
ELEMENTARY SCHOOL TOTALS	5,596	3,932	3,616
Middle School			
Laguna Middle School	1,280	839	769
Los Osos Middle School	1,197	515	467
MIDDLE SCHOOL TOTALS	2,477	1,306	1,237
High School			
Morro Bay High School	1,492	845	809
Pacific Beach High School	160	53	50
San Luis Obispo High School	2,298	1,640	1,526
HIGH SCHOOL TOTALS	3,950	2,511	2,395

#### Table 3-19 - Facility Capacities Compared to Current Enrollments\*

\*excludes Bellevue-Santa Fe Charter School

#### Table 3-20 - Detailed Utilization Summary

School Facility	TK-3rd Classrooms	4th-12th Classrooms	Non-Severe SDC Room	Severe CDC	Rooms Not Loaded
Elementary School					
Baywood Elementary School	11	5	2	0	4
Bishop's Peak Elementary School	13	8	2	0	4
C.L. Smith Elementary School	15	9	0	0	4
Del Mar Elementary School	14	6	1	0	4
Hawthorne Elementary School	10	7	0	0	3
Los Ranchos Elementary School	13	8	2	0	4
Monarch Grove Elementary School	15	6	1	2	4
Pacheco Elementary School	12	8	0	0	4
Sinsheimer Elementary School	12	7	0	1	4
Teach Elementary School	0	7	0	0	3
ELEMENTARY SCHOOL TOTALS	115	71	8	3	38
Middle School					
Laguna Middle School	0	40	0	1	0
Los Osos Middle School	0	37	1	1	0
MIDDLE SCHOOL TOTALS	0	77	1	2	0
High School					
Morro Bay High School	0	45	4	1	0
Pacific Beach High School	0	5	0	0	0
San Luis Obispo High School	0	71	2	1	0
HIGH SCHOOL TOTALS	0	121	6	2	0

\*excludes Bellevue-Santa Fe Charter School

As shown in Table 3-20, San Luis Coastal USD currently has sufficient total capacity across the District and at each site to accommodate its current and projected enrollment levels, even with the addition of more TK students. However, a measure of this capacity comes from portable classrooms that are not intended as long-term facility solutions and are meant to be temporary housing. Until such time as the District can house all its students in permanent facilities, it will have capital facility needs. TK students require specialized spaces, so greater proportion of the youngest students who will make up elementary enrollment considered when planning for facilities.

# **Conclusions and Recommendations**

Despite the one-time drop in enrollment caused by COVID-19, the SLCUSD can expect enrollment to increase for the next few years as hundreds of new homes are built in the District and more Transitional Kindergarten students enroll as 4-year-old students. While enrollments will not reach the previous highs of more than 20 years ago, they will increase from current levels and should exceed the totals from just before the pandemic by 2025-2026. After that time, however, absent additional residential development or a change in demographics, the demographics occurring throughout the State of fewer births and fewer school age children will assert themselves as the predominant influencing factor.



SLCUSD has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses, the following steps are recommended for the District to meet its future facility needs. These recommendations may be constrained by broader fiscal and policy issues.

- 1. Provide a plan for how the District will house the additional Transitional Kindergarten students it will enroll, whether its at elementary schools or a centralized location.
- 2. Plan to replace portable classrooms with permanent facilities as much as possible to convert temporary capacity to long-term capacity to serve future students.
- 3. Continue to closely monitor residential development throughout the District as increased enrollments in these areas can impact existing school facilities.
- 4. Consider boundary adjustments to reduce enrollment at schools with enrollment that exceeds target capacity values, especially if large neighborhoods have not yet been fully constructed.
- 5. Develop and adopt educational specifications for all school sites.



# **04 Facility Assessments**

## **Process Overview**

A primary component of the San Luis Coastal Unified School District Facility Master Plan Update is the assessment of existing conditions at its 20 facilities, identification of proposed projects, and estimation of associated costs. This assessment serves to guide facility planning and future capital investments.

Facility assessments are essential to the long-term stewardship of facility assets — the information obtained during the assessment process is utilized to maximize the functionality, value, and useful life of the District's educational facilities. In addition, facility assessments are also a core component of the facility master planning process because assessment results are leveraged to evaluate both the adequacy and equity of existing facilities; determine future program feasibility; identify imminent facility needs; inform decisions regarding facility reinvestment and/or replacement; and to develop and refine budgets and capital improvement plans.

#### The Assessment Process

During the planning and collection phases, the team reviewed the 2014 Facility Master Plan and documentation provided by San Luis Coastal USD pertaining to its 20 sites, including existing site plans, floor plans, construction history, modernization efforts to date, and capacity and enrollment data.

Site walk schedules, and assessment code index, aerial images, and maps were also prepared by the team.

#### Areas of Focus

The facility assessment was conducted by a multi-disciplinary team of architects, engineers, and consultants. The physical site walks encompassed a building-by-building, room-by-room, system-by-system examination of existing conditions on the school site, as well as all building exteriors and interiors; and the major systems and components of each. Areas of focus are identified on the following pages.



Figure 4-1 — Facility Master Plan Update Process Flow Diagram

#### **Learning Spaces**

Classrooms (indoor and/or outdoor), Laboratories, Computer Labs, etc.

#### **Ancillary, Support & Common Areas**

Kitchens, Cafeteria, Auditorium, Gymnasiums, Locker Rooms, Restrooms, Libraries, Collaboration Spaces, Hallways, Corridors, etc.



#### Administrative/Support Spaces

Offices, Conference Rooms, Workrooms, Storage Rooms, etc.

Items that were reviewed and rated in the Facility Condition Assessment included:

- Hazardous materials in the building
- Structural building integrity
- Fire and life safety concerns
- Access compliance issues
- Condition of roofing material and drainage
- Condition of exterior walls
- Condition of exterior windows
- Condition and accessibility of restrooms
- Condition of interior finishes (floor, walls, ceiling)
- Paving, hardcourts, play areas, landscaping, and flow issues
- Security of site including fencing and secured entry
- Overall look and feel of school



The civil assessment included a walk-through of each site to observe conditions with regard to drainage and detention, grading, site utilities and paved surfaces.

Civil

The team looked for observable deficiencies that included but were not limited to the following:

- Drainage and retention
- Driveways
- Concrete parking areas
- Asphalt paving
- Sidewalks
- Site grading
- Site utilities (sanitary sewer, storm drain, domestic water, and fire supply)







Building Envelope The basic function of the exterior enclosure of a building is to protect the covered and/or conditioned spaces within from the surrounding external environment.

As such, the building envelope assessment involved a visual inspection of the protective systems, structures and materials that make up the exterior envelope of each building to include exterior doors and door openings, windows, skylights, canopies and roofs.

The team walked the facility inside and out to observe and document existing conditions and provide prioritized recommendations based on any needs identified. Observable deficiencies may have included but were not limited to the following:

- Visible damage, deterioration, and/or exposure with regard to roofs and/or exterior windows, doors, masonry, painted surfaces, etc.
- Missing or damaged system components
- Gutters and/or downspouts improperly anchored to the building; damaged, missing and/or filled with debris and inadequate size or amount
- Active roof leaks and/or visible water damage on ceilings and/or walls
- Sloping or sagging ceilings, floors, and/or roofs
- Damaged doors and frames, including rust
- Window frames and glazing for damage, operation, and thermal value

Facility Master Plan Update (2022)

# A Architecture

The architectural assessment included a walk-through of the entire campus to observe interior and exterior building conditions and to identify potential deficiencies. Components evaluated included interior finishes and fixtures such as ceilings, flooring, painted surfaces, casework and millwork; doors and door hardware, walls, windows and window coverings; and over-all structural integrity. A welcoming school campus with wellmaintained landscaping and great curb appeal can be a source of pride for both a school and the community. The team evaluated curb appeal, signage, way-finding, accessibility (in and around buildings, to, from and throughout the site), as well as over-all aesthetics, design, and functionality. The architectural team looked for observable deficiencies related to, but certainly not limited to the following:

- General condition of ceilings, walls, and floors (including any areas damaged by water or with visible tears, holes, or cracks)
- Missing, damaged, stained, and/or loose ceiling, wall and/or floor tile
- Damaged, worn, chipping, peeling, and/or cracking plaster or paint
- Poorly functioning and/or poorly conditioned doors and/or door hardware; inaccessible door openings;
- Severe cracks in foundation slab, structural walls, columns, and/or beams
- Missing and/or damaged posts, beams or supports (including portable building posts/beams/supports and/or ramps)
- Damage caused by dry rot or mold in structural components
- Sloping or sagging ceilings, floors, and/or roofs

- Leaning and/or bulging walls
- Poor anchorage of non-structural elements (equipment, casework, book cases, etc.)
- Safe and welcoming entries; signage (including marquee)
- Fencing and gates
- Drop-off / pick-up and circulation
- Site signage/wayfinding/access
- Over-all condition of landscaping and grounds
- Irrigation system condition and functionality
- Hardcourts and play fields



# Μ

**Mechanical** 

Properly functioning heating, ventilation, and air conditioning (HVAC) systems are needed to maintain operational facilities with safe, healthy, and comfortable learning environments for both students and staff. HVAC systems are also large consumers of energy and contribute significantly to the total energy usage on school campuses every day.

The mechanical assessment focused on the integrity of building HVAC systems and component systems. The team looked for observable deficiencies that included but were not limited to the following:

- Air conditioning and/or heating systems that are poorly functioning or non-functional
- Outdated, inefficient, and/or non-functional HVAC system units and/or controls
- Vibrating or excessively noisy HVAC units
- Strong odors near HVAC systems and equipment such as chemical smells, mildew, or trash/debris
- Non-functional specialty fans/hoods
- Discomfort, stale air and/or stuffiness in a room or space



To help ensure the safety of students and staff and the protection of facility assets, the electrical assessment involved a walk-through of the entire site to evaluate the integrity of electrical systems and components to include utility service and switchgear; wiring, conduit and distribution; receptacles and appliances; as well as interior and exterior lighting.

The team looked for observable deficiencies that included but were not limited to the following:

- Inadequate power supply and/or distribution
- Switchboards that are in poor condition, lack space and/or capacity
- Improperly mounted, covered or guarded electrical equipment and/or components
- Blocked electrical panels
- Exposed wiring or frayed cords
- Damaged or missing electrical components
- Outdated, inefficient and/or non-functional lighting fixtures, systems and/or controls
- Poorly functioning and/or outdated low voltage systems and equipment
- Damaged or missing light covers or bulbs
- Corrosion of metal system elements exposed to groundwater

# Ρ

Properly maintained restrooms and drinking fountains contribute to the health of students and staff and also assist in reducing excessive water consumption.

#### Plumbing

The plumbing assessment included a walk-through of the entire site to observe piping, drainage and distribution systems and related components, with any issues noted and prioritized.

The team looked for observable deficiencies that included but were not limited to the following:

- Outdated, inefficient and/or non-functional fixtures, systems and/or controls
- Inaccessible sinks/fountains and other fixtures
- Loose/improperly attached, clogged and/or damaged fixtures
- Signs of leakage and/or contaminants
- Dirty or moldy fixtures
- Improper water pressure
- Missing restroom partitions and/or stall doors
- Inoperable or missing exhaust fans



The technology assessment included a walk-through of each site to observe conditions with regard to a variety of systems and infrastructure including network, Internet, classroom, security and audio visual. Any observed deficiencies were noted, compared to best-practice standards and District standards, discussed with the assessment team and with District representatives to review recommendations and priorities.

The team looked for observable deficiencies related to the following:

- Classroom Systems classroom multimedia, telephones, peripherals including document cameras and sound reinforcement
- Wide Area Network building-to-building connectivity
- Physical Security Systems video surveillance cameras, access control components, intrusion, campus entrance/exits
- Audio Visual Systems sound systems, bell, clock, public address and board room systems

# Safety & Security

To assist in providing a safe and secure facility for students and staff, as well as the protection of facility assets, a safety review was conducted as a part of the condition assessment. The scope of the review included fencing, gates, security, cameras, and intercoms; building elements such as access control; and visibility.

The team looked for observable deficiencies with regard to a variety of elements and universally adopted best practice standards to include, but not limited to the following:

- Secure vestibules with restrictive access
- Adequate visibility of campus front, entrances, and internally
- Cameras
- Lock down ability
- Secure pedestrian gates
- Fencing
- Site and building signage



Accessibility to site, buildings, and components are required to adhere to the Americans with Disabilities Act (ADA) Our team extensively walked the sites to look for the following deficiencies:

- Inadequate path of travel from public way
- Inadequate Parking stalls
- Non-Compliant Drop-offs
- Non-Compliant Ramps and stairs
- Non-Compliant Restroom facilities
- Non-Compliant Entries and thresholds
- Incorrect height for Sinks and casework
- Proper type and height of drinking fountains





Facility Master Plan Update (2022)

# **How Costs Were Developed**

After gathering data and information from the district, district meetings, and onsite inspections, the team determined individual components needed to be incorporated into the Facility Master Plan Update. In the cost estimating, each line item identifies components of work needed and is categorized by scope item (Civil, Building Envelope, Architecture, Mechanical, Electrical, Plumbing, Technology, Safety & Security, and ADA.

As presented in the cost documents, we have categorized and noted priorities of each line item for each school facility. Furthermore, we listed each areas and structure of each facility into the work that needed to be done to its corresponding priority. The priority was established at the initial phases of the project during district meetings. Each priority includes an accompanying percentage cost of escalation based on timeline into the future.

Each line item cost included in the Data Workplans located in Appendix A is based on a larger, DSA approved, contractor design-bid-build project delivery where each item is part of a larger project. Each line item cost includes the following:

- Construction Cost
- Labor
- Materials
- General Contractor's Overhead and Profit
- General Conditions
- Contingency (7%)
  - Design
  - Construction
- Insurance and Bonds

- Soft Costs: architectural/engineering fees, DSA fees, testing, inspector fees, legal fees, reimbursables, furniture and equipment (25%)
- Escalation
  - Priority 1 6% (1-3 years)
  - Priority 2 15% (4-7 years)
  - Priority 3 33% (8-15 years)
  - Priority 4 54% (16-20 years)

The resources used in order to determine the cost and prices of the project is mentioned in the listed below Resource Information. Disclaimer to the project costing are fluctuations of prices depending on current economic trend and economy.

#### **Resources Information:**

- 1. PBK-WLC Database
- Book: Current Construction Remodeling/Repair Costs 2019
  55th Annual Edition, Sierra West Publishing
  ISBN 979-1-937984-32-8

Table 4-1 includes totals by priority with escalation percentage.

#### Table 1-2 – Cost Summary By Priority Per Site

Facility	<b>Priority 1</b> 1-3 years <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	<b>Priority 3</b> 8-15 years <b>2031 - 2046</b>	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
Elementary Schools					
Baywood Elementary School (Options 1,2,3)	\$29,333,928		\$1,458,678		\$30,792,606
Baywood Elementary School (Option 4)	\$15,565,147	\$4,381,349	\$707,103		\$20,653,599
Baywood Elementary School (Additive)	\$8,038,643				\$8,038,643
Bellevue-Santa Fe Elementary School	\$4,358,984	\$2,432,545	\$3,845,092		\$10,636,621
Bishop's Peak Elementary School	\$17,013,662				\$17,013,662
Bishop's Peak Elementary School (Additive Option)	\$3,477,032				\$3,477,032
C.L. Smith Elementary School	\$6,431,424	\$16,052,377	\$4,411,521		\$26,895,322
Del Mar Elementary School	\$14,957,815	\$4,397,730	\$5,948,469		\$25,304,015
Hawthorne Elementary School	\$4,689,952	\$7,655,513	\$6,675,691	\$3,522,173	\$22,543,329
Los Ranchos Elementary School	\$11,327,823	\$9,292,198	\$7,908,878		\$28,528,898
Monarch Grove Elementary School	\$7,529,670	\$1,324,756	\$12,555,478	\$1,087,548	\$22,497,452
Pacheco Elementary School	\$26,982,944	\$1,107,450	\$5,975,953		\$34,066,347
Sinsheimer Elementary School	\$14,863,337	\$4,659,134	\$5,938,063		\$25,460,534
Teach Elementary School	\$5,652,972	\$2,556,364	\$4,183,914		\$12,393,250

Facility	<b>Priority 1</b> <i>1-3 years</i> <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	Priority 3 8-15 years 2031 - 2046	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
Middle Schools					
Laguna Middle School (Option 1)	\$38,599,293	\$29,186,345	\$2,060,916		\$69,846,553
Laguna Middle School (Option 2)	\$29,249,975				\$29,249,975
Los Osos Middle School (Option 1)	\$51,689,038	\$22,384,948	\$373,564		\$74,447,551
Los Osos Middle School (Additive)		\$8,863,292			\$8,863,292
High Schools					
Morro Bay High School	\$4,632,215	\$22,735,026	\$1,174,058		\$28,541,298
Pacific Beach High School (Option 1)	\$12,949,641				\$12,949,641
Pacific Beach High School (Option 2 Additive)	\$104,311				\$104,311
Pacific Beach High School (Option 3 Additive)	\$2,318,021				\$2,318,021
San Luis Obispo High School		\$17,521,282	\$138,752	\$772,406	\$18,432,440
District Sites					
District Office		\$18,773,092	\$5,248,571		\$24,021,663
Maintenance, Operations and Transportation	\$2,877,182	\$276,863	\$3,653,809	\$24,346	\$6,832,200
Closed Schools					
Morro Elementary School		\$1,845,750	\$10,925,672	\$21,542,925	\$34,314,348
Sunnyside Elementary School				\$46,014,918	\$46,014,918
TOTALS	\$253,889,880	\$162,201,373	\$82,477,079	\$72,964,316	\$571,532,648

Blue = Additional Options Not Included In Totals

Escalation costs are included in the costs. Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

## **Priority Codes**

#### **Priority 1**

**IMMEDIATE NEEDS** Must Do - Critical Replacements

Timeframe: 1 - 3 Years (2022 - 2024)

Priority 1 items include critical replacements, upgrades and/or modernization of systems and infrastructure: deferred maintenance items such as, roofing, heating, ventilating and air conditioning (HVAC), electrical, fire alarm, of hazardous materials, that have reached clock/bell/intercom/communication, or removal (or will soon reach) the point where failure to address the issue will cause additional damage and/or interruption in school operations or possible endangerment to students/staff and/or facilities.

Priority 1 also includes health, safety and welfare items required to meet code, to address fire/lifesafety issues, and to achieve full accessibility compliance as required by law (items that must be completed if upgrades are initiated at the campus).

#### **Priority 2**

SHOULD DO Life-Cycle Replacements, Curricular, Instructional, Program and/or Capacity Need

Timeframe: 4 - 7 Years (2025 - 2031)

Priority 2 addresses the need to provide facility upgrades noted under Priority 1 in addition to appropriate educational facilities, including instructional, administrative, food services, extracurricular, and support facilities to meet the needs of existing programs and activities. This may include modernization of existing facilities, the replacement of outdated facilities (or facilities in disrepair), as well as the construction of new facilities to meet the immediate programmatic and/or capacity needs of the school and District.



WOULD LIKE TO DO Program, and/or Capacity Need

Timeframe: 8 - 15 Years (2031 - 2046)

**Priority 3** includes the modernization of existing facilities or the replacement of existing facilities that do not fall within Priority 2. Priority 3 also encompasses identified needs/issues that are not of an immediate nature. These items. while important, do not need to be addressed immediately, but should be addressed if sufficient resources are available.

#### **Priority 4**



#### FUTURE CONSIDERATIONS

Timeframe: 16- 20 Years (2047+)

Nice to have, wish list items and/or anticipated future life-cycle repair/replacement needs as buildings and components age out.

# **Facility Assessment Rating**

Table 4-2 summarizes the assessment rating assessment of all district school facilities, based upon the physical survey of the building and is a benchmark of the overall relative condition of the major building systems and components.

Facility Conditio	ns Ratings Key	
1 Very Good	Minor Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/ repainting.

#### Table 4-2 – Facility Assessment Rating

Each school site in Chapter 5 (School Sites) includes a rating assessment index table identifying school building, age of the building, and the physical survey condition of the building at the time of assessment (2021).

# **05 School Site Assessments**

This section includes the individual school and district sites of San Luis Coastal Unified School District and provides site information and photographs, site walk, assessment findings, existing site plans, proposed master site plans, and projected costs by categories with priorities.

#### **Elementary Schools**

Baywood Elementary School Bellevue-Santa Fe Elementary School Bishop's Peak Elementary School C.L. Smith Elementary School Del Mar Elementary School Hawthorne Elementary School Los Ranchos Elementary School Monarch Grove Elementary School Pacheco Elementary School Sinsheimer Elementary School Teach Elementary School

## **Middle Schools**

Laguna Middle School Los Osos Middle School

## **High Schools**

Morro Bay High School Pacific Beach High School San Luis Obispo High School

Facility Master Plan Update (2022)

#### **District Sites**

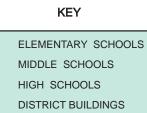
District Office Maintenance, Operations, and Transportation

### **Closed School Sites**

Morro Elementary School Sunnyside Elementary School







- CLOSED SCHOOLS
- US 101
- • HIGHWAY 1

- •••• US 41 •••• LOCAL ROADS
- Figure 5-1 Morro Bay/Los Osos School Sites

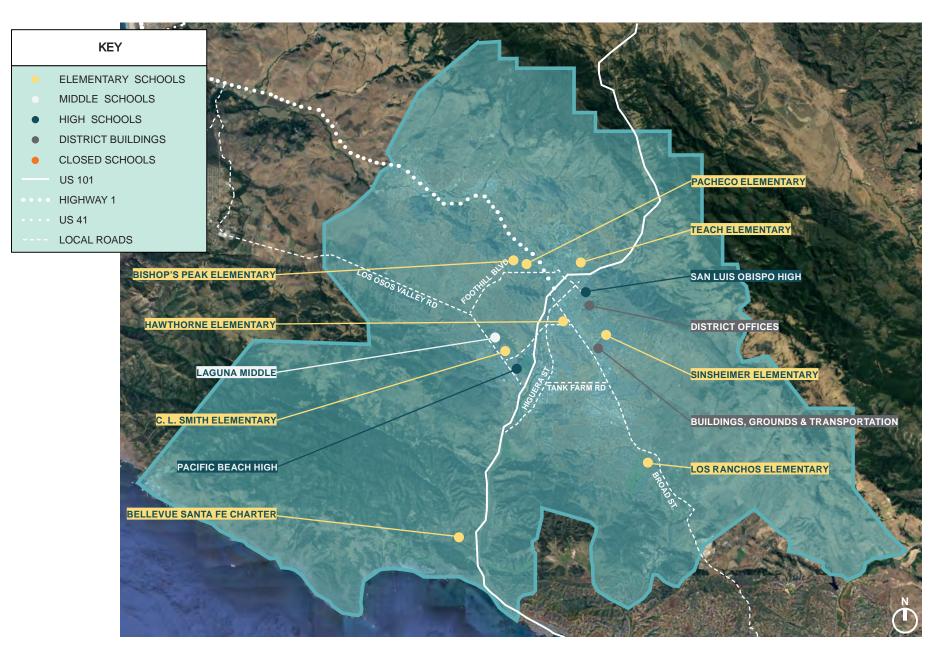


Figure 5-2 San Luis Obispo/Avila Beach School Sites







1330 9th Street | Los Osos, CA 93402

Bernardo Salcido, Principal



Square Feet

52,796 square feet

**Property Size** 

8.5 acres

**CDS Code** 

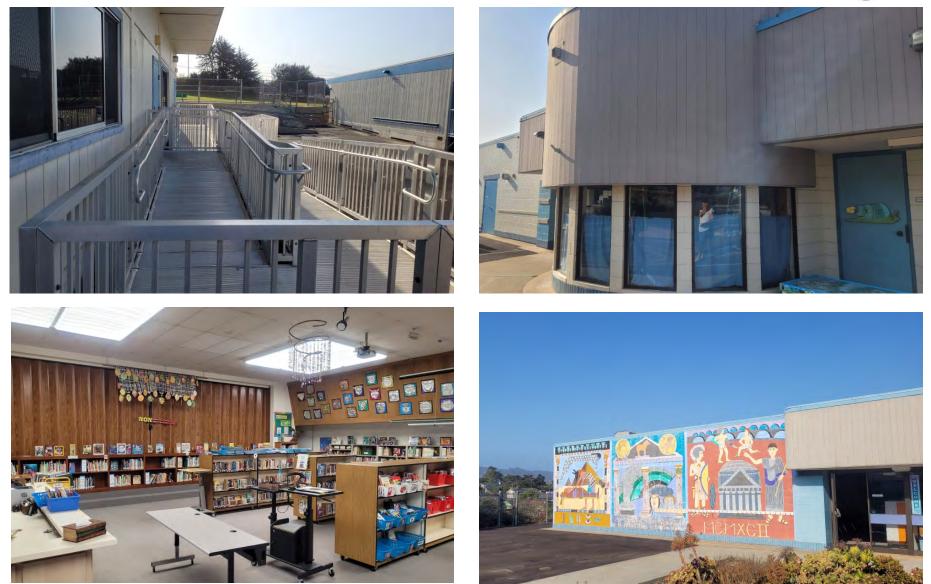
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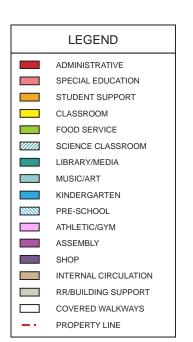


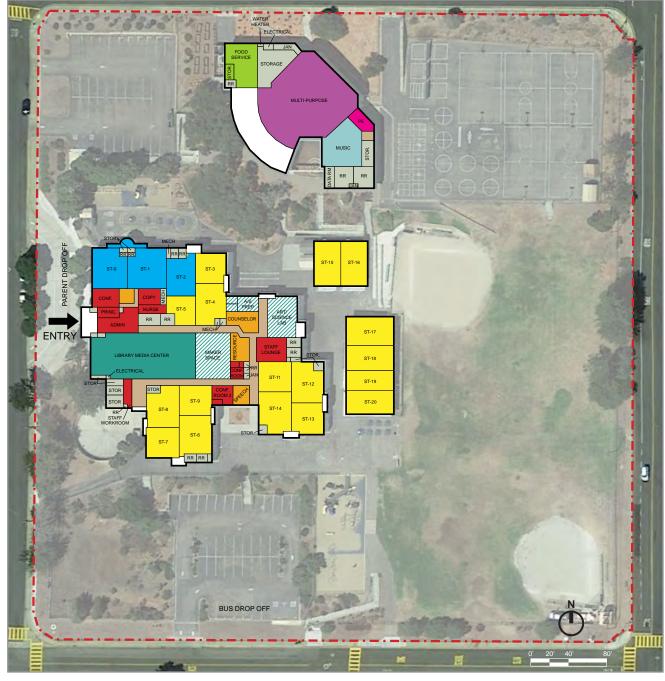




Facility Master Plan Update (2022)

## **Existing Site**

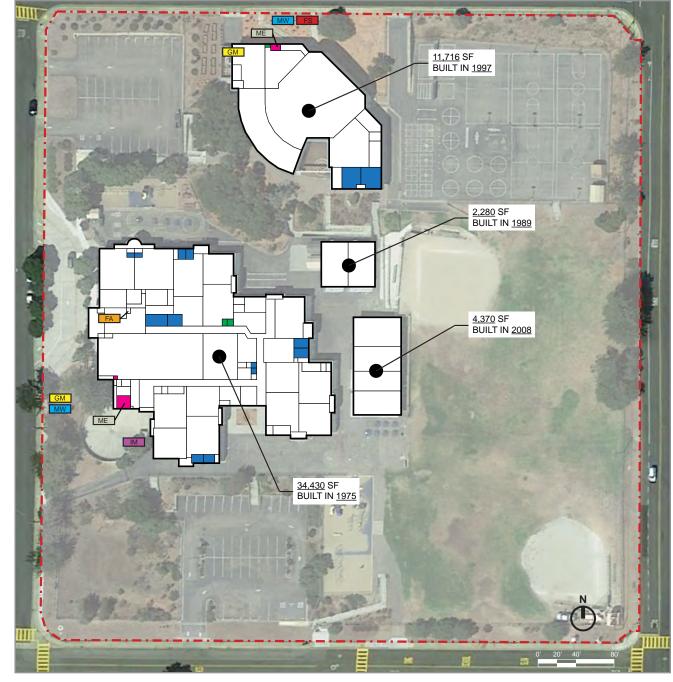




#### 05 SCHOOL SITE ASSESSMENTS

## Baywood Elementary School

**Existing Utilities** 



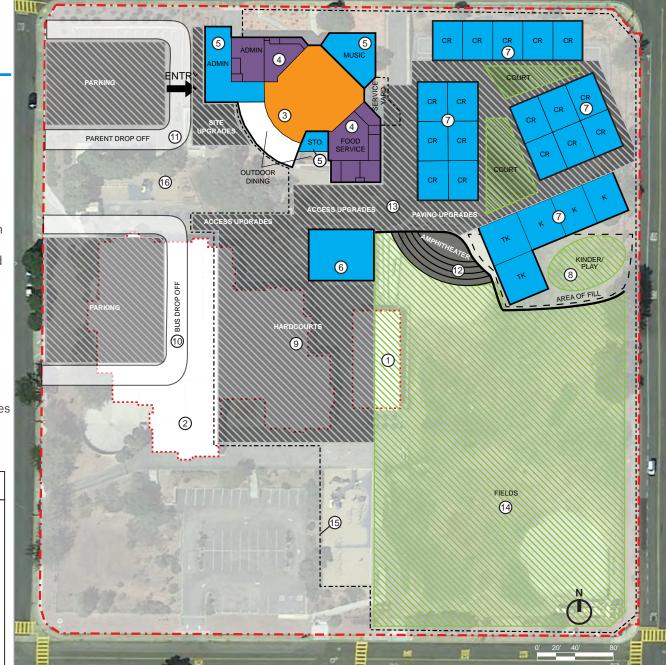


## Proposed Site — Option 1

#### Work Scope Description

- 1. Remove Portable Classroom Buildings
- 2. Remove Admin/Main Building
- 3. Building Modernization of Building C
- 4. Renovation of existing spaces to Admin & Food Service
- 5. Building Addition of Admin, Music, and Storage
- 6. New Library Building
- 7. New Modular Classrooms
- 8. New Kindergarten Play Yard
- 9. New paving and Hardcourt Striping
- 10. New Bus Drop-off and Parking
- 11. New Student Drop-off and Parking
- 12. New Exterior Amphitheater
- 13. New Paving and Path of Travel Upgrades
- 14. Playfield Upgrades
- 15. New Site Perimeter Fencing





#### 05 SCHOOL SITE ASSESSMENTS

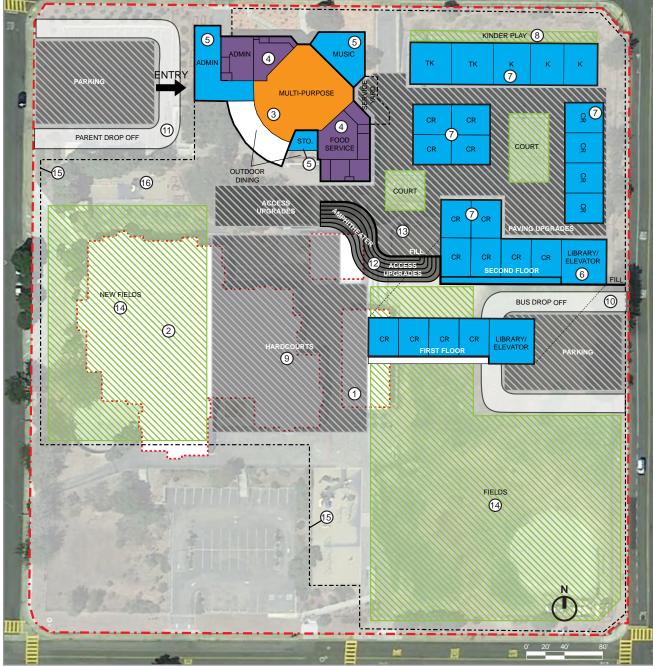
## Baywood Elementary School

## Proposed Site – Option 2

#### Work Scope Description

- 1. Remove Portable Classroom Buildings
- 2. Remove Admin/Main Building
- 3. Building Modernization of Bldg. C
- 4. Renovation of existing spaces to Admin & Food Service
- 5. Building Addition of Admin, Music, and Storage
- 6. New Library Building
- 7. New Modular Classrooms
- 8. New Kindergarten Play Yard.
- 9. New paving and Hardcourt Striping
- 10. New Bus Drop-off and Parking
- 11. New Student Drop-off and Parking
- 12. New Exterior Amphitheater
- 13. New Paving and Path of Travel Upgrades
- 14. Playfield Upgrades
- 15. New Site Perimeter Fencing



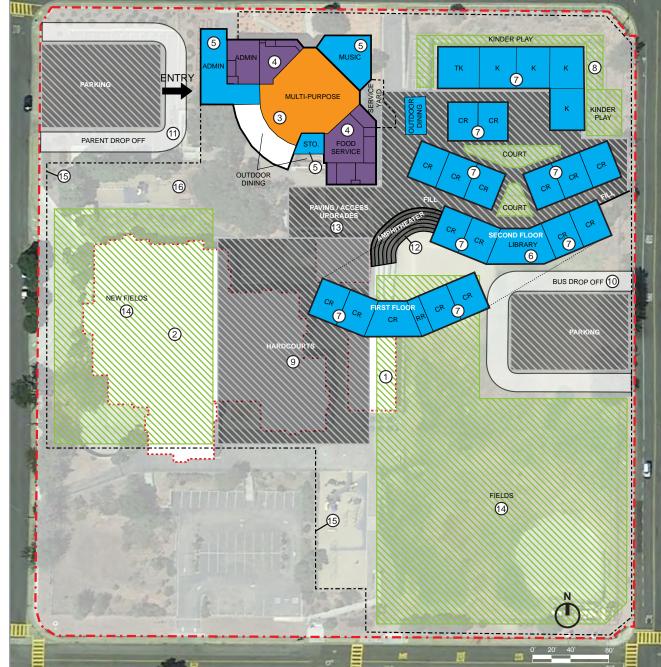


## Proposed Site — Option 3

#### WORK SCOPE DESCRIPTION

- 1. Remove Classroom Buildings
- 2. Remove Admin/Main Building
- 3. Building Modernization of Bldg. C
- 4. Renovation of existing spaces to Admin & Food Service
- 5. Building Addition of Admin, Music, and Storage
- 6. New Library/Classroom Building
- 7. New Modular Classrooms
- 8. New Kindergarten Play Yard
- 9. New paving and Hardcourt Striping
- 10. New Bus Drop-off and Parking
- 11. New Student Drop-off and Parking
- 12. New Exterior Amphitheater
- 13. New Paving and Path of Travel Upgrades
- 14. Playfield Upgrades
- 15. New Site Perimeter Fencing





#### 05 SCHOOL SITE ASSESSMENTS

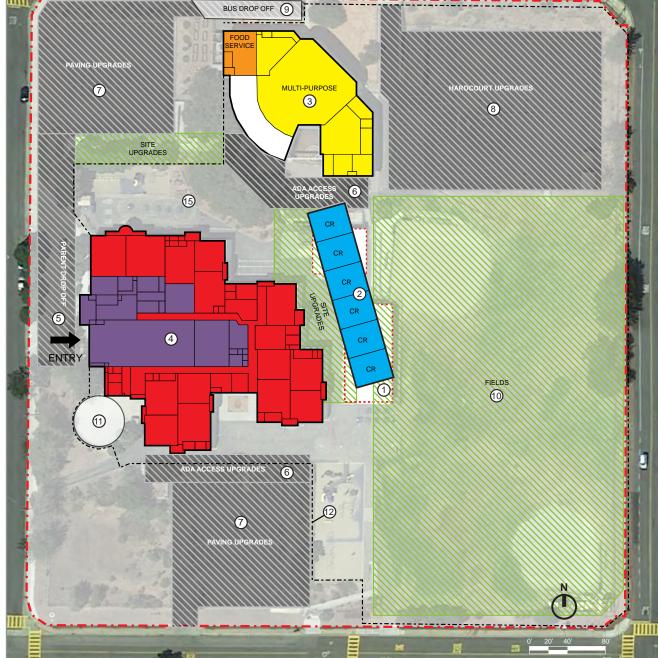
## Baywood Elementary School

## Proposed Site – Option 4

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Classrooms
- 3. Light Modernization of Building C
- 4. Moderate Exterior Modernization of Building C
- 5. Food Service Renovation
- 6. Building renovation of Main Admin and Classrooms Building
- 7. Parent Drop-off Paving Upgrades
- 8. New Paving Path of Travel Upgrades
- 9. Upgrade Paving
- 10. Hardcourt Upgrades
- 11. New Bus Drop-off
- 12. Upgrade Playfields
- 13. Gathering Plaza Upgrades
- 14. New Site Perimeter Fencing





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD.	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RR'S	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Main Building	1975	46		3	2	4	4	4	2	3	4	4	3	3	3	3.3	1
Multi-Purpose	1997	24		1	1	3	2	3	2	2	2	2	2	3	2	2.1	3
Relo - CR's (2)	1989	32		2	3	3	2	3	3	3	2	3	2	3	3	2.7	2
Relo - CR's (4)	2008	13		1	2	3	2	2	2	2	2	2	2	3	3	2.2	2
OVERALL CAMPUS A	OVERALL CAMPUS AVERAGE										2.5						

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

## **Baywood Elementary School (Options 1, 2, 3)**

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Bayw	ood Elementary Scho	ol (Options 1, 2, and 3) Site Totals				\$21,510,480	\$23,016,214	\$28,770,267	\$30,792,606	
2	Remove Admin / Main Building	Remove building and foundation, Stub utilities, Minor grading	37,110	SF	\$6	\$222,660	\$238,246	\$297,808	\$315,676	1
3	Moderate Modernization of Bldg. C	Replace ceiling tiles, flooring	4,000	SF	\$150	\$600,000	\$642,000	\$802,500	\$1,067,325	3
3	Moderate Modernization of Bldg. C	Remove/replace roofing, Remove/ replace exterior siding	4,000	SF	\$55	\$220,000	\$235,400	\$294,250	\$391,353	3
4	Renovation of Existing Spaces to Admin. And Food Service	Renovate existing spaces (Music room, Food Service) to new spaces (Admin, Food Service)	3,000	SF	\$700	\$2,100,000	\$2,247,000	\$2,808,750	\$2,977,275	1
5	Building Addition of Admin., Music, and Storage	Addition to Bldg. C of Admin, Music wing, Storage.	3,500	SF	\$700	\$2,450,000	\$2,621,500	\$3,276,875	\$3,473,488	1
6	New Library/ Classroom Building	New Library/Classroom Building	4,400	SF	\$700	\$3,080,000	\$3,295,600	\$4,119,500	\$4,366,670	1
7	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	17	EA	\$432,000	\$7,344,000	\$7,858,080	\$9,822,600	\$10,411,956	1
7	New Modular Classrooms	New Modular Kinder/TK classroom (1,350sf x \$450/sf)	5	EA	\$607,500	\$3,037,500	\$3,250,125	\$4,062,656	\$4,306,416	1
8	New Kindergarten Play Yard	Site improvement at Kinder Play Yard	9,100	SF	\$15	\$136,500	\$146,055	\$182,569	\$193,523	1
9	New Paving and Hardcourt Striping	New asphalt paving and striping for hardcourts	28,800	SF	\$15	\$432,000	\$462,240	\$577,800	\$612,468	1
10	New Bus Drop-off and parking	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	21,000	SF	\$3	\$63,000	\$67,410	\$84,263	\$89,318	1
10	New Bus Drop-off and parking	Earthwork grading, soil preparation.	300	CY	\$30	\$9,000	\$9,630	\$12,038	\$12,760	1
10	New Bus Drop-off and parking	New Asphalt drive and Parking lot	21,000	SF	\$15	\$315,000	\$337,050	\$421,313	\$446,591	1

## **Baywood Elementary School (Options 1, 2, 3)**

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
10	New Bus Drop-off and parking	New concrete curb, gutter, and 4' sidewalk	660	LF	\$73	\$48,180	\$51,553	\$64,441	\$68,307	1
10	New Bus Drop-off and parking	New landscaping Trees	8	EA	\$2,000	\$16,000	\$17,120	\$21,400	\$22,684	1
10	New Bus Drop-off and parking	New Landscaping/planters with irrigation	1,440	SF	\$4	\$5,760	\$6,163	\$7,704	\$8,166	1
10	New Bus Drop-off and parking	New light pole standards with underground utility trenching	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$34,026	1
11	New Student Drop- off and parking	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	16,200	SF	\$3	\$48,600	\$52,002	\$65,003	\$68,903	1
11	New Student Drop- off and parking	Earthwork grading, soil preparation.	300	CY	\$30	\$9,000	\$9,630	\$12,038	\$12,760	1
11	New Student Drop- off and parking	New Asphalt drive and Parking lot	16,200	SF	\$15	\$243,000	\$260,010	\$325,013	\$344,513	1
11	New Student Drop- off and parking	New concrete curb, gutter, and 4' sidewalk	750	LF	\$73	\$54,750	\$58,583	\$73,228	\$77,622	1
11	New Student Drop- off and parking	New landscaping Trees	8	EA	\$2,000	\$16,000	\$17,120	\$21,400	\$22,684	1
11	New Student Drop- off and parking	New Landscaping/planters with irrigation	1,560	SF	\$4	\$6,240	\$6,677	\$8,346	\$8,847	1
11	New Student Drop- off and parking	New light pole standards with underground utility trenching	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$34,026	1
12	New Exterior Amphitheater	New stepped concrete amphitheater	1,000	SF	\$45	\$45,000	\$48,150	\$60,188	\$63,799	1
12	New Exterior Amphitheater	New light pole standards at Amphitheater with underground utility trenching	2	EA	\$6,000	\$12,000	\$12,840	\$16,050	\$17,013	1
13	New Paving and Path of Travel Upgrades	New hardscape	18,000	SF	\$7	\$117,000	\$125,190	\$156,488	\$165,877	1

# Baywood Elementary School (Options 1, 2, 3)

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
13	New Paving and Path of Travel Upgrades	Path of Travel upgrades (ramps, railings)	1,000	SF	\$13	\$13,000	\$13,910	\$17,388	\$18,431	1
13	New Paving and Path of Travel Upgrades	New site retaining wall at existing grade drops and new fill areas	500	LF	\$500	\$250,000	\$267,500	\$334,375	\$354,438	1
14	Playfield Upgrades	New Play fields (grading, turf, and irrigation)	120,000	SF	\$4	\$480,000	\$513,600	\$642,000	\$680,520	1
15	New Site Perimeter Fencing	New site perimeter 8' chain link fencing	1962	LF	\$45	\$88,290	\$94,470	\$118,088	\$125,173	1
Bayw	ood Elementary Schoo	ol (Option 4) Site Totals				\$14,224,767	\$15,220,501	\$19,025,626	\$20,653,599	
1	Remove Portable Classroom Buildings	Provide temporary portables (10 months rental)	6	EA	\$42,750	\$256,500	\$274,455	\$343,069	\$394,529	2
2	New Classrooms	New Modular classroom (960sf x \$450/sf)	6	EA	\$432,000	\$2,592,000	\$2,773,440	\$3,466,800	\$3,986,820	2
3	Moderate Modernization of Bldg. C	Replace ceiling tiles, flooring	2,650	SF	\$150	\$397,500	\$425,325	\$531,656	\$707,103	3
4	Moderate Modernization of Bldg. C	Remove/replace roofing, Remove/ replace exterior siding	4,000	SF	\$55	\$220,000	\$235,400	\$294,250	\$311,905	1
5	Kitchen Renovation	Renovate entire Kitchen interior and adjacent restrooms	1,350	SF	\$275	\$371,250	\$397,238	\$496,547	\$526,340	1
6	Building renovation of Main Admin and Classrooms Building	Reconfigure offices, replace finishes, flooring abatement	34,430	SF	\$275	\$9,468,250	\$10,131,028	\$12,663,784	\$13,423,611	1
7	Parent Drop-off Paving Upgrades	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	7,000	SF	\$3	\$21,000	\$22,470	\$28,088	\$29,773	1
7	Parent Drop-off Paving Upgrades	Earthwork grading, soil preparation.	100	CY	\$30	\$3,000	\$3,210	\$4,013	\$4,253	1
7	Parent Drop-off Paving Upgrades	New Asphalt drive and Parking lot	7,000	SF	\$15	\$105,000	\$112,350	\$140,438	\$148,864	1
7	Parent Drop-off Paving Upgrades	New concrete curb, gutter, and 4' sidewalk	250	LF	\$73	\$18,250	\$19,528	\$24,409	\$25,874	1

## **Baywood Elementary School (Option 4)**

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
8	New Paving Path of Travel Upgrades	New hardscape	18,000	SF	\$7	\$117,000	\$125,190	\$156,488	\$165,877	1
9	Upgrade Paving	Upgrade paving areas (crack repair, striping)	30,734	SF	\$1	\$30,734	\$32,885	\$41,107	\$43,573	1
10	Hardcourt Upgrades	Upgrade Hardcourts and paving areas (crack repair, striping)	33,193	SF	\$1	\$33,193	\$35,517	\$44,396	\$47,059	1
11	New Bus Drop-off	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	6,200	SF	\$3	\$18,600	\$19,902	\$24,878	\$26,370	1
11	New Bus Drop-off	Earthwork grading, soil preparation.	100	CY	\$30	\$3,000	\$3,210	\$4,013	\$4,253	1
11	New Bus Drop-off	New Asphalt drive and Parking lot	6,200	SF	\$15	\$93,000	\$99,510	\$124,388	\$131,851	1
11	New Bus Drop-off	New concrete curb, gutter, and 4' sidewalk	400	LF	\$73	\$29,200	\$31,244	\$39,055	\$41,398	1
12	Upgrade Playfields	New Play fields (grading, turf, and irrigation)	86,000	SF	\$4	\$344,000	\$368,080	\$460,100	\$487,706	1
13	Gathering Plaza Upgrades	Exterior modernization of existing gathering plaza	1,000	SF	\$15	\$15,000	\$16,050	\$20,063	\$21,266	1
14	New Site Perimeter Fencing	New site perimeter 8' chain link fencing	1,962	LF	\$45	\$88,290	\$94,470	\$118,088	\$125,173	1
Bayw	ood Elementary Scho	ol (Additive) Site Totals				\$5,670,000	\$6,066,900	\$7,583,625	\$8,038,643	
7	New Modular Classrooms	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf	18	EA	\$240,000	\$4,320,000	\$4,622,400	\$5,778,000	\$6,124,680	1
7	New Modular Classrooms	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf	4	EA	\$337,500	\$1,350,000	\$1,444,500	\$1,805,625	\$1,913,963	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

# **Bellevue-Santa Fe Charter School**

1401 San Luis Bay Drive | San Luis Obispo, CA 93405

Julie Turk, Principal



#### **Grade Level**

K-6

Year Built

1965

**Current Enrollment** 

159

**Square Feet** 

34,481 square feet

**Property Size** 

7.8 acres

**CDS Code** 

40-68809-6043194





## **Bellevue-Santa Fe Charter School**



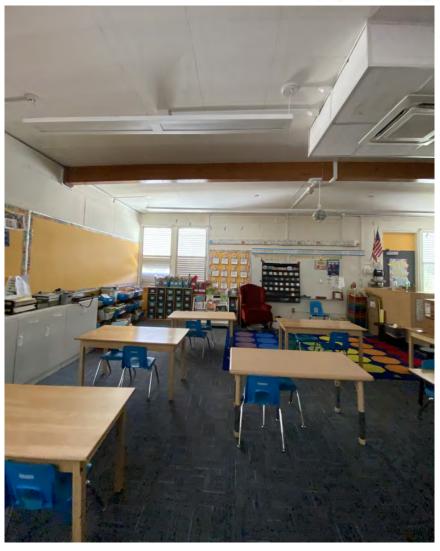












## **Bellevue-Santa Fe Charter School**



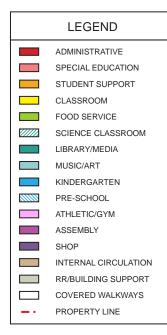


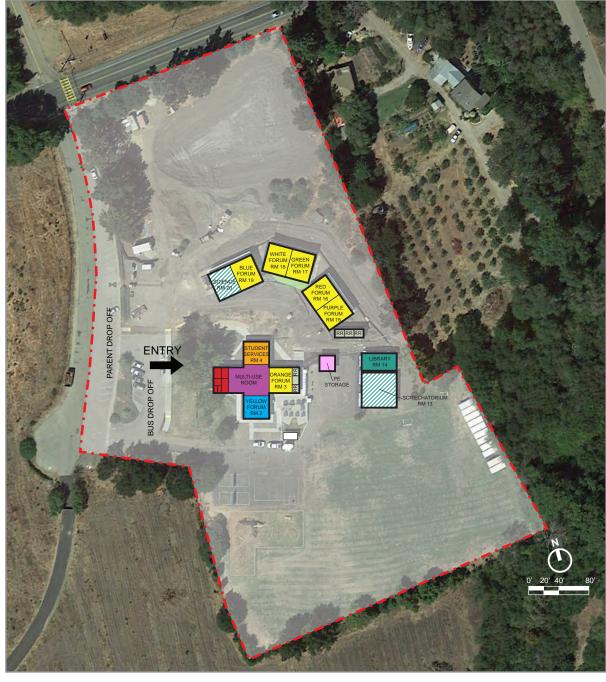


Facility Master Plan Update (2022)

## Bellevue-Santa Fe Charter School

### **Existing Site**

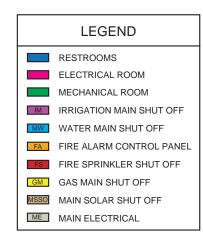


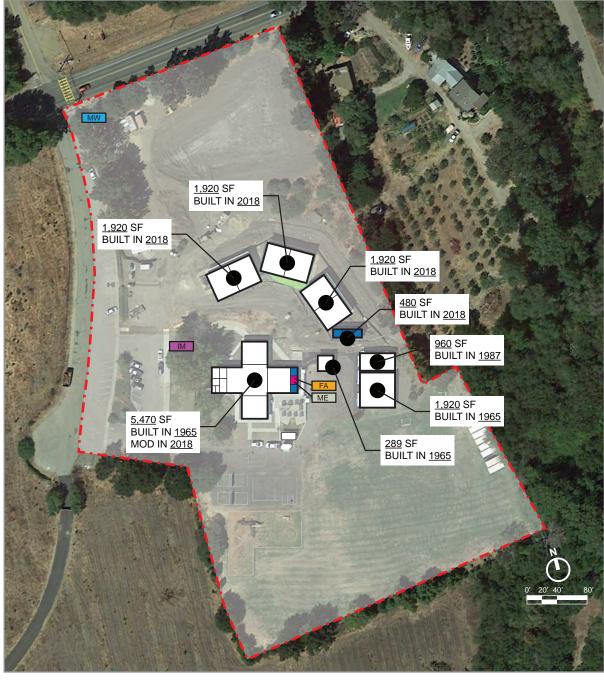


#### 05 SCHOOL SITE ASSESSMENTS

## Bellevue-Santa Fe Charter School

### **Existing Utilities**



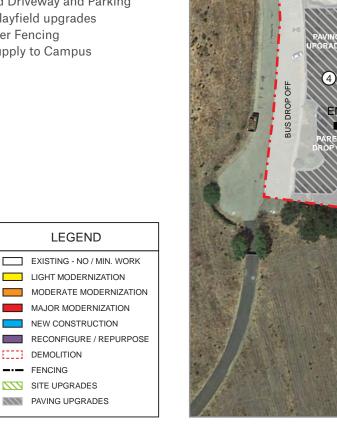


## Bellevue-Santa Fe Charter School

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Building Renovation of Offices, Library, and MP Building
- 2. Remove Portable Classrooms and Replace with Science/Library Building
- 3. Upgrade Hardcourts
- 4. Repair and Extend Driveway and Parking
- 5. Playground and Playfield upgrades
- 6. New Site Perimeter Fencing
- 7. Replace Water Supply to Campus





### **Bellevue-Santa Fe Charter School**

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Main - Admin/MP/Lib	1964	57	3	3	3	3	4	4	3	3	3	3	3	3	2	3.1	2
Relo RR	2018	3		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Relo Spec Classrooms	1987	34		3	3	3	3	3	3	3	3	3	3	2	4	3.0	3
Mod Classrooms	2018	3		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
OVERALL CAMPUS AVERAGE					<u>.</u>			-	-	-	-	· · · · ·				2.0	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

## **Bellevue-Santa Fe Charter School**

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>[1]</sup>	Priority
Bellev	ue-Santa Fe Charter School Sit	e Totals				\$6,817,609	\$7,294,842	\$9,118,552	\$10,636,621	
1	Building renovation of Offices, Library, and MP Building	Reconfigure offices, replace finishes, flooring abatement	5,470	SF	\$275	\$1,504,250	\$1,609,548	\$2,011,934	\$2,313,725	2
2	Remove Portable Classrooms and Replace with New Science/Library Building	Remove three portable classrooms	2,880	SF	\$6	\$17,280	\$18,490	\$23,112	\$30,739	3
2	Remove Portable Classrooms and Replace with New Science/Library Building	New Science and Library classrooms building	2,880	SF	\$700	\$2,016,000	\$2,157,120	\$2,696,400	\$3,586,212	3
2	Remove Portable Classrooms and Replace with New Science/Library Building	Provide temporary portables (10 months rental)	3	EA	\$42,750	\$128,250	\$137,228	\$171,534	\$228,141	3
2	Remove Portable Classrooms and Replace with New Science/Library Building	Install imported engineered fill to elevate new classrooms buildings foundation four feet	853	CY	\$18	\$15,354	\$16,429	\$20,536	\$21,768	1
3	Upgrade Hardcourts	Upgrade Hardcourts (crack repair, striping)	11,250	SF	\$1	\$11,250	\$12,038	\$15,047	\$17,304	2
4	Repair and Extend Driveway and Parking	Repair and restripe asphalt drive and parking lot	18,000	SF	\$3	\$54,000	\$57,780	\$72,225	\$83,059	2
4	Repair and Extend Driveway and Parking	New light pole standards with underground utility trenching	2	EA	\$6,000	\$12,000	\$12,840	\$16,050	\$18,458	2
5	Playground and Playfield Upgrades	New Play fields (grading, turf, and irrigation)	86,400	SF	\$4	\$345,600	\$369,792	\$462,240	\$489,974	1
5	Playground and Playfield Upgrades	Upgrade playground and landscaped areas	11,025	SF	\$15	\$165,375	\$176,951	\$221,189	\$234,460	1
6	New Site Perimeter Fencing	New site perimeter 8' chain link fencing	2,850	LF	\$45	\$128,250	\$137,228	\$171,534	\$181,826	1
7	Replace Water Supply to Campus	Replace campus water supply line	1	LS	\$20,000	\$20,000	\$21,400	\$26,750	\$28,355	1
8	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	8	ACRE	\$300,000	\$2,400,000	\$2,568,000	\$3,210,000	\$3,402,600	1

<sup>II]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

## Bishop's Peak Bishop's Peak Elementary School Contact School

451 Jaycee Drive | San Luis Obispo, CA 93401

Diana Jones, Principal



Grade Level

K-6

Year Built

1955

**Current Enrollment** 

377

**Square Feet** 

54,144 square feet

#### **Property Size**

8.7 acres

**CDS Code** 

40-68809-6043277





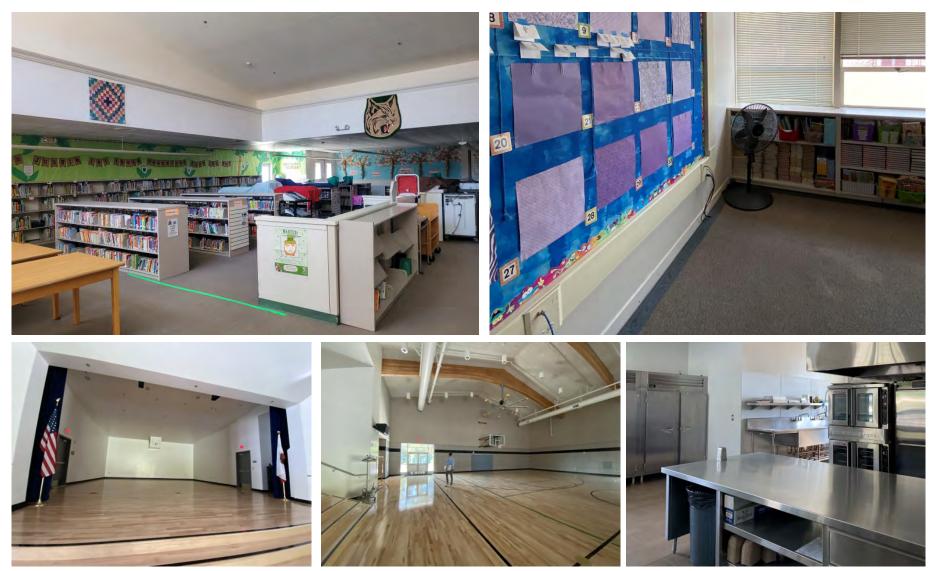
## **Bishop's Peak Elementary School**





## **Bishop's Peak Elementary School**



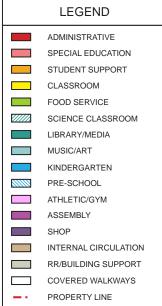


Facility Master Plan Update (2022)

### Bishop's Peak Elementary School

#### **Existing Site**





#### 05 SCHOOL SITE ASSESSMENTS

#### Bishop's Peak Elementary School

**Existing Utilities** 



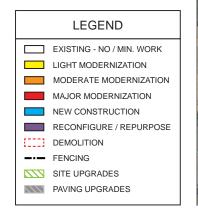


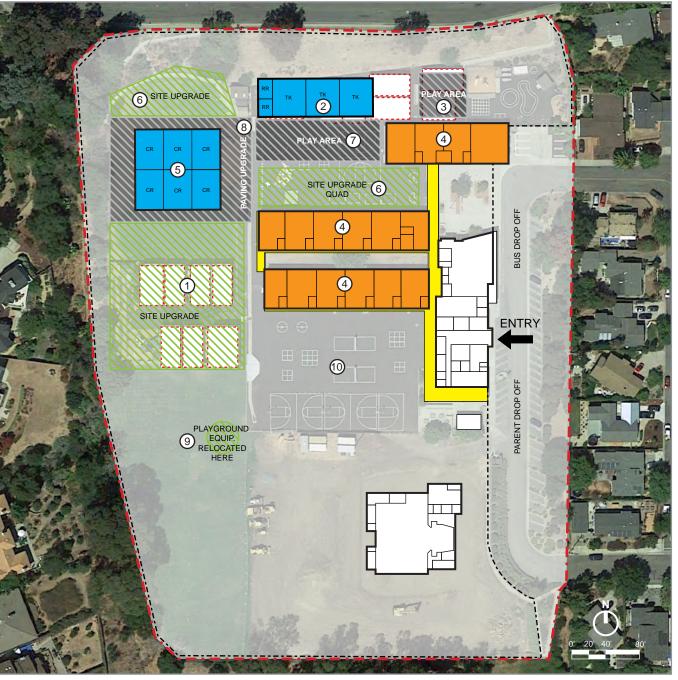
## Bishop's Peak Elementary School

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings and Provide New Playfields
- 2. Remove Classroom Buildings and Provide New Kindergarten Classrooms
- 3. Remove Classroom Buildings and Provide New Play Yard
- 4. Building Modernization of Classroom Buildings
- 5. New Modular Classrooms
- 6. Upgrade Hardscape and Landscape Areas
- 7. Upgrade Play Yard and Landscape Areas
- 8. New Hardscape
- 9. Relocate Play Yard and Play Equipment





## **Bishop's Peak Elementary School**

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Classrooms	1956	65		2	3	3	3	3	2	3	3	3	3	2	3	2.8	1
Classrooms	1958	63		2	3	3	3	3	2	3	3	3	3	2	3	2.8	1
Classrooms	1960	61		2	3	3	3	3	2	3	3	3	3	2	3	2.8	1
Admin/Library	1998	23	2	1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Gym/MP	2018	3		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Relo's (4)	1988	33		1	3	3	2	4	3	4		3	3	2	3	2.8	1
Relo's (2)	1989	32		1	3	3	2	4	3	4		3	3	2	3	2.8	1
Relo's (9)	2002	19		1	3	3	2	4	3	4		3	3	2	3	2.8	1
OVERALL CAMPUS	AVERAGE							1								2.3	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

## **Bishop's Peak Elementary School**

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	Contingency (7%)	Soft (25%)	+ Escalation	Priority
<mark>Bisho</mark> p	os Peak Elementary School Si	te Totals				\$12,000,467	\$12,840,500	\$16,050,625	\$17,013,662	
1	Remove Portable Classroom Buildings and	Remove building and foundation, Stub utilities, Minor grading	7	EA	\$6,000	\$42,000	\$44,940	\$56,175	\$59,546	1
	Provide New Playfields	New Play fields (grading, turf, and irrigation)	19008	SF	\$4	\$76,032	\$81,354	\$101,693	\$107,794	1
2	Remove Classroom Buildings and Provide New	Remove building and foundation, Stub utilities, Minor grading	5	EA	\$6,000	\$30,000	\$32,100	\$40,125	\$42,533	1
	Kindergarten Classrooms	Provide temporary portables (10 months rental)	3	EA	\$42,750	\$128,250	\$137,228	\$171,534	\$181,826	1
		New Modular Kinder/TK classroom (1,350sf x \$450/sf)	3	EA	\$607,500	\$1,822,500	\$1,950,075	\$2,437,594	\$2,583,849	1
3	Remove Classroom Buildings and Provide New	Remove building and foundation, Stub utilities, Minor grading	2	EA	\$6,000	\$12,000	\$12,840	\$16,050	\$17,013	1
	Kinder Play Yard	Site improvement at Kinder Play Yard	2025	SF	\$15	\$30,375	\$32,501	\$40,627	\$43,064	1
4	Classrooms Modernization	Modernization of classroom building (interiors, selected exterior plywood replacement, paint)	15750	SF	\$275	\$4,331,250	\$4,634,438	\$5,793,047	\$6,140,630	1
5	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	6	EA	\$432,000	\$2,592,000	\$2,773,440	\$3,466,800	\$3,674,808	1
6	Upgrade Hardscape and Landscape Areas	Upgrade hardscape Plaza/Quad and landscaped areas	9720	SF	\$15	\$145,800	\$156,006	\$195,008	\$206,708	1
7	Upgrade Play Yard and Landscape Areas	New Play yard and landscaped area	4320	SF	\$15	\$64,800	\$69,336	\$86,670	\$91,870	1
8	New Hardscape	New concrete paving at perimeter of new classrooms	1840	SF	\$7	\$11,960	\$12,797	\$15,997	\$16,956	1
9	Relocate Play Yard and Play Equipment	Relocate play yard and play equipment	900	SF	\$15	\$13,500	\$14,445	\$18,056	\$19,140	1
10	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	9		\$300,000	\$2,700,000	\$2,889,000	\$3,611,250	\$3,827,925	1
Bishop	os Peak Elementary School (A	dditive) Site Totals				\$2,452,500	\$2,624,175	\$3,280,219	\$3,477,032	
2	Remove Classroom Buildings and Provide New Kindergarten Classrooms	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf	3	EA	\$337,500	\$1,012,500	\$1,083,375	\$1,354,219	\$1,435,472	1
5	New Modular Classrooms	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf	6	EA	\$240,000	\$1,440,000	\$1,540,800	\$1,926,000	\$2,041,560	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

1375 Balboa Street | San Luis Obispo, CA 93401

Aaron Black, Principal



#### **Grade Level**

K-6

Year Built

1962

**Current Enrollment** 

423

**Square Feet** 

59,259 square feet

#### **Property Size**

11.5 acres

**CDS Code** 

40-68809-6043202













LEGEND

ADMINISTRATIVE

SPECIAL EDUCATION

STUDENT SUPPORT

SCIENCE CLASSROOM LIBRARY/MEDIA

CLASSROOM FOOD SERVICE

MUSIC/ART KINDERGARTEN

PRE-SCHOOL

ATHLETIC/GYM

INTERNAL CIRCULATION

**RR/BUILDING SUPPORT** 

COVERED WALKWAYS PROPERTY LINE

ASSEMBLY

SHOP

- - -

#### C.L. Smith Elementary School

**Existing Site** 

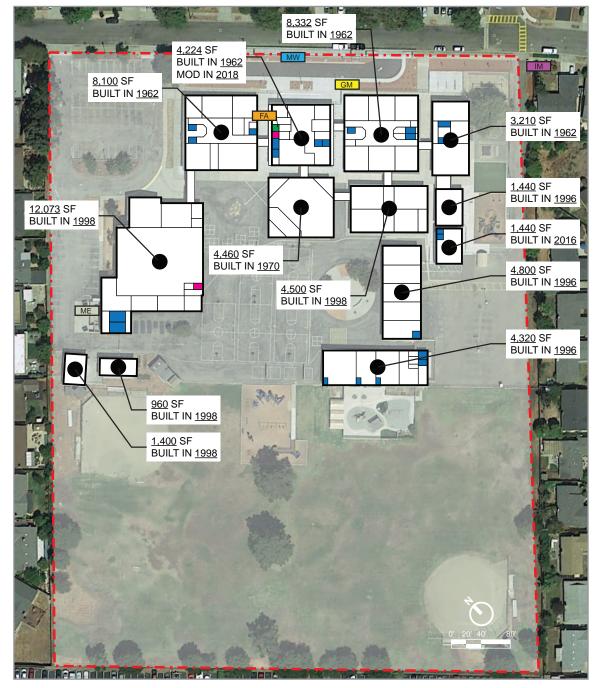


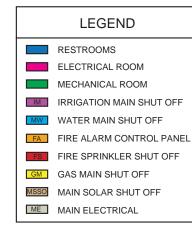
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#### 05 SCHOOL SITE ASSESSMENTS

#### C.L. Smith Elementary School

#### **Existing Utilities**

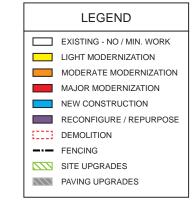




#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Modular Classrooms
- 3. New Modular Kinder/TK Classrooms
- 4. Upgrade Paving
- 5. New Outdoor Dining Canopy Structure
- 6. Kitchen Renovation
- 7. Expanded Bus Drop-off
- 8. New Kindergarten Play Yard
- 9. New Decorative Fencing at Front Entry
- 10. New 8' Chain Link Fencing Separating Fields
- 11. Upgrade Play Fields
- 12. Building Modernization of Cafeteria /MPR/Music Building
- 13. Building Modernization of Library/Media Center/ Computer Classrooms
- 14. Building Modernization of Classrooms 1-2
- 15. Building Modernization of Classroom 5-7, 13-15
- 16. Building Modernization of Classrooms 8-12
- 17. Building Modernization of Classrooms 16-19
- 18. Building Modernization of Sun N Fun Classroom 32
- 19. Building Modernization of Star Classroom 33





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1962	59	2	1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Classrooms	1962	59		4	2	3	3	2	3	3	3	3	2	3	3	2.8	1
Classrooms	1962	59		4	3	3	3	2	3	3	3	3	2	2	2	2.8	1
Kinder Classrooms	1962	59		4	2	3	3	2	3	3	3	3	2	3	3	2.8	1
Library	1970	51		2	1	2	2	2	1	2	2	2	2	2	2	1.8	3
Classrooms	1998	23		2	1	2	2	2	1	2	2	2	2	2	2	1.8	3
MP	1998	23		2	1	2	2	2	1	2	2	2	2	2	1	1.8	3
Relo Classrooms	1996	25		2	2	3	2	3	3	3	2	2	3	2	3	2.5	2
Relo Classrooms	1996	25		2	2	3	3	3	3	3	2	2	3	2	3	2.6	2
OVERALL CAMPUS AV	ERAGE									-		-				2.2	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>[1]</sup>	Priority
C.L. Sm	hith Elementary School Site	Totals				\$17,452,638	\$18,674,323	\$23,342,903	\$26,895,322	
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	11	EA	\$6,000	\$66,000	\$70,620	\$88,275	\$101,516	2
1	Remove Portable Classrooms and Replace with New Modular Classrooms	Provide temporary portables (10 months rental)	11	EA	\$42,750	\$470,250	\$503,168	\$628,959	\$723,303	2
2	New Modular Classrooms	New Modular classroom (960sf x \$450/ sf), + One restroom modular	8	EA	\$432,000	\$3,456,000	\$3,697,920	\$4,622,400	\$5,315,760	2
3	New Modular Kinder / TK Classrooms	New Modular Kinder/TK classroom (1,350sf x \$450/sf)	3	EA	\$607,500	\$1,822,500	\$1,950,075	\$2,437,594	\$2,803,233	2
4	Upgrade Paving	Upgrade Hardcourts and paving areas (crack repair, striping)	25938	SF	\$1	\$25,938	\$27,754	\$34,692	\$39,896	2
5	New Outdoor Dining Canopy Structure	New outdoor dining shade structure	1944	SF	\$45	\$87,480	\$93,604	\$117,005	\$134,555	2
6	Kitchen Renovation	Renovate entire Kitchen interior and adjacent restrooms	1800	SF	\$400	\$720,000	\$770,400	\$963,000	\$1,020,780	1
7	Expanded Bus Drop Off	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	6300	SF	\$3	\$18,900	\$20,223	\$25,279	\$26,795	1
7	Expanded Bus Drop Off	Earthwork grading, soil preparation.	90	CY	\$30	\$2,700	\$2,889	\$3,611	\$3,828	1
7	Expanded Bus Drop Off	New Asphalt drive and Parking lot	6300	SF	\$15	\$94,500	\$101,115	\$126,394	\$133,977	1
7	Expanded Bus Drop Off	New concrete curb, gutter, and 4' sidewalk	420	LF	\$73	\$30,660	\$32,806	\$41,008	\$43,468	1
7	Expanded Bus Drop Off	New landscaping Trees	4	EA	\$2,000	\$8,000	\$8,560	\$10,700	\$11,342	1
7	Expanded Bus Drop Off	New Landscaping/planters with irrigation	400	SF	\$4	\$1,600	\$1,712	\$2,140	\$2,268	1
7	Expanded Bus Drop Off	New light pole standards with underground utility trenching	2	EA	\$6,000	\$12,000	\$12,840	\$16,050	\$17,013	1
8	New Kinder Play Yard	Site improvement at Kinder Play Yard	1530	SF	\$15	\$22,950	\$24,557	\$30,696	\$35,300	2

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>[1]</sup>	Priority
9	New Decorative Fencing at Entry	New site decorative fencing	480	LF	\$100	\$48,000	\$51,360	\$64,200	\$68,052	1
10	New 8' Chain Link Fencing Separating Fields	New 8' chain link fencing	318	LF	\$45	\$14,310	\$15,312	\$19,140	\$22,011	2
11	Upgrade Play Fields	Renovate Play fields (grading, turf, and irrigation)	122400	SF	\$4	\$489,600	\$523,872	\$654,840	\$753,066	2
12	Building Modernization of Cafeteria / MPR / Music Building	Cafeteria / MPR / Music: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	12073	SF	\$150	\$1,810,950	\$1,937,717	\$2,422,146	\$3,221,454	3
13	Building Modernization of Library / Media Center / Computer Classrooms	Library / Media Center / Computer Classrooms: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	4460	SF	\$150	\$669,000	\$715,830	\$894,788	\$1,190,067	3
14	Building Modernization of Classrooms 1-2	Classroom Bldg. 1-2: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	3210	SF	\$150	\$481,500	\$515,205	\$644,006	\$740,607	2
15	Building Modernization of Classroom 5-7/13-15	Classroom Bldg. 5-7/13-15: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	8332	SF	\$150	\$1,249,800	\$1,337,286	\$1,671,608	\$1,922,349	2
16	Building Modernization of Classrooms 8-12	Classroom Bldg. 8-12: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	8100	SF	\$150	\$1,215,000	\$1,300,050	\$1,625,063	\$1,868,822	2
17	Building Modernization of Classrooms 16-19	Classroom Bldg. 16-19: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	4500	SF	\$150	\$675,000	\$722,250	\$902,813	\$1,038,234	2
18	Building Modernization of Sun N Fun Classroom 32	Sun N Fun Classroom 32: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	960	SF	\$150	\$144,000	\$154,080	\$192,600	\$221,490	2

<sup>II]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>[1]</sup>	Priority
19	Building Modernization of Star Classroom 33	Star Classroom 33: Replace flooring, new door hardware, new ceiling tiles, partial casework refinishing, partial tackable wall surface.	1440	SF	\$150	\$216,000	\$231,120	\$288,900	\$332,235	2
20	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	12	ACRE	\$300,000	\$3,600,000	\$3,852,000	\$4,815,000	\$5,103,900	1

# DEL MAR ELEMENTARY

501 Sequoia Street | Morro Bay, CA 93442

Michael Wood, Principal



#### **Grade Level**

K-5

Year Built

1961

**Current Enrollment** 

308

**Square Feet** 

52,277 square feet

#### **Property Size**

9.6 acres

**CDS Code** 

40-68809-6043210





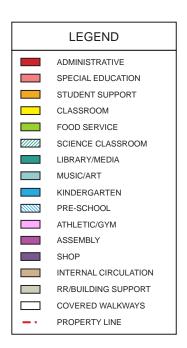








#### **Existing Site**



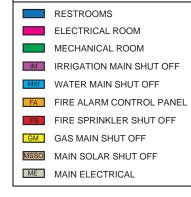


#### 05 SCHOOL SITE ASSESSMENTS

#### Del Mar Elementary School

#### **Existing Utilities**





LEGEND

Facility Master Plan Update (2022)

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Decorative Fencing at Front Entry
- 3. New Site Perimeter Fencing
- 4. New Modular Classrooms
- 5. New Modular Kinder/TK Classrooms
- 6. Restrooms Renovation
- 7. Kitchen Modernization
- 8. Office/Library/Classrooms Modernization
- 9. Kinder Classrooms Modernization
- 10. Multi-Purpose Building Modernization
- 11. Classrooms Modernization
- 12. Classrooms Modernization
- 13. Site Path of Travel Upgrades
- 14. Walkway Canopy Modernization
- 15. Upgrade Parking Lot Paving
- 16. Upgrade Playground and Landscape Areas
- 17. Create Secured Entry





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin/Library	1965	56		1	2	3	3	2	2	3	3	2	4	4	1	2.5	2
Sm. Classrooms	1961	60	23	1	2	3	3	3	2	3	3	2	3	3	2	2.5	2
Classrooms	1961	60	23	1	2	3	3	3	2	3	4	3	3	4	2	2.8	1
Classrooms	1961	60	23	1	2	3	3	3	2	3	3	3	3	4	2	2.7	1
Classrooms	1961	60	23	1	2	3	3	3	2	3	3	3	3	3	2	2.6	1
Classrooms	1961	60	23	1	2	3	3	3	2	3	4	3	3	3	2	2.7	1
Kinder Classrooms	1962	59	23	1	1	2	2	3	2	3	4	2	3	3	2	2.3	2
MP	1997	24		1	1	2	2	2	2	2	3	2	2	3	1	1.9	3
Relo CR (1)	1997	24		2	2	3	3	3	2	3	3	3	2	3	2	2.6	2
Relo CR (4)	1996	25		2	2	3	3	3	2	3	3	3	2	3	2	2.6	2
Relo CR (4)	2002	19		2	2	3	3	3	2	2	3	3	2	3	2	2.5	2
OVERALL CAMPUS AVE	OVERALL CAMPUS AVERAGE														2.5		

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Legena
Hazardous materials in the building
Structural building integrity
Fire and life safety concerns
Access compliance Issues
Condition of roofing materials and drainage
Condition of exterior walls
Condition of windows
Condition of accessibility of restrooms
Condition of interior finishes (floor walls, ceiling)
Paving, hardcourts, play areas, landscaping, and flow issues
Security of site, including fencing and secured entry
Overall look and feel of school

	Facility Conditions Ratings Key										
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.									
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.									
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.									
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.									

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Del Ma	el Mar Elementary School Site Totals					\$16,753,490	\$17,926,234	\$22,407,793	\$25,304,015	
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	7	EA	\$6,000	\$42,000	\$44,940	\$56,175	\$64,601	2
1	Remove Portable Classrooms and Replace with New Modular Classrooms	Provide temporary portables (10 months rental)	5	EA	\$42,750	\$213,750	\$228,713	\$285,891	\$328,774	2
2	New Site Fencing	New site decorative fencing at Front Entry	336	LF	\$100	\$33,600	\$35,952	\$44,940	\$47,636	1
3	New Site Perimeter Fencing	New site perimeter 8' chain link fencing	1300	LF	\$45	\$58,500	\$62,595	\$78,244	\$82,938	1
4	New Modular Classrooms	New Modular classroom (960sf x \$450/ sf)	3	EA	\$432,000	\$1,296,000	\$1,386,720	\$1,733,400	\$1,993,410	2
5	New Modular Kinder / TK Classrooms	New Modular Kinder/TK classroom (1,350sf x \$450/sf)	4	EA	\$607,500	\$2,430,000	\$2,600,100	\$3,250,125	\$3,445,133	1
6	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance; Modernize with all new interior finishes	1600	SF	\$400	\$640,000	\$684,800	\$856,000	\$907,360	1
7	Kitchen Modernization	Update Kitchen Flooring and Wall finishes	1400	SF	\$275	\$385,000	\$411,950	\$514,938	\$545,834	1
8	Office / Library / Classrooms Modernization	Update interior finishes	11000	SF	\$150	\$1,650,000	\$1,765,500	\$2,206,875	\$2,935,144	3
9	Kinder Classrooms Modernization	Update classroom interior finishes	6516	SF	\$150	\$977,400	\$1,045,818	\$1,307,273	\$1,503,363	2
10	Building Modernization	Update interior finishes at Multi- purpose building	11293	SF	\$150	\$1,693,950	\$1,812,527	\$2,265,658	\$3,013,325	3
11	Classrooms Modernization	Abate ceiling tiles; update floor, wall, and ceiling finishes.	13418	SF	\$275	\$3,689,950	\$3,948,247	\$4,935,308	\$5,231,427	1
12	Classrooms Modernization	Update classrooms interior finishes	1170	SF	\$150	\$175,500	\$187,785	\$234,731	\$248,815	1
13	Site Path of Travel Upgrades	Remove existing concrete walkway; install new ramps with handrails. Provide new ramp at MPR Stage.	1080	SF	\$13	\$14,040	\$15,023	\$18,779	\$19,905	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
14	Walkway Canopy Modernization	Remove and install new walkway canopies to match new walkway ramp configuration.	1080	SF	\$60	\$64,800	\$69,336	\$86,670	\$91,870	1
14	Walkway Canopy Modernization	Clean, repair, and repaint rusted walkway canopies at existing Kindergarten wing.	400	SF	\$20	\$8,000	\$8,560	\$10,700	\$11,342	1
15	Upgrade Parking Lot Paving	Upgrade paving areas (crack repair, striping)	41000	SF	\$1	\$41,000	\$43,870	\$54,838	\$58,128	1
16	Upgrade Playground and Landscape Areas	Upgrade playground, outdoor learning space, and landscaped planter between classrooms.	22000	SF	\$15	\$330,000	\$353,100	\$441,375	\$507,581	2
17	Create Secured Entry	New decorative security fencing at campus front entry	100	LF	\$100	\$10,000	\$10,700	\$13,375	\$14,178	1
18	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	10	ACRE	\$300,000	\$3,000,000	\$3,210,000	\$4,012,500	\$4,253,250	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

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## **Hawthorne Elementary School**

2125 Story Street | San Luis Obispo, CA 93401

Brittany Tricamo, Principal



Grade Level

K-6

Year Built

1962

**Current Enrollment** 

382

**Square Feet** 

45,293 square feet

#### **Property Size**

4.5 acres

**CDS Code** 

40-68809-6043236



## Hawthorne Elementary School





## Hawthorne Elementary School





Facility Master Plan Update (2022)

LEGEND

ADMINISTRATIVE

SPECIAL EDUCATION

STUDENT SUPPORT

SCIENCE CLASSROOM

CLASSROOM

FOOD SERVICE

LIBRARY/MEDIA

KINDERGARTEN

PRE-SCHOOL

SHOP

ATHLETIC/GYM ASSEMBLY

INTERNAL CIRCULATION

**RR/BUILDING SUPPORT** 

COVERED WALKWAYS

PROPERTY LINE

MUSIC/ART

#### Hawthorne Elementary School

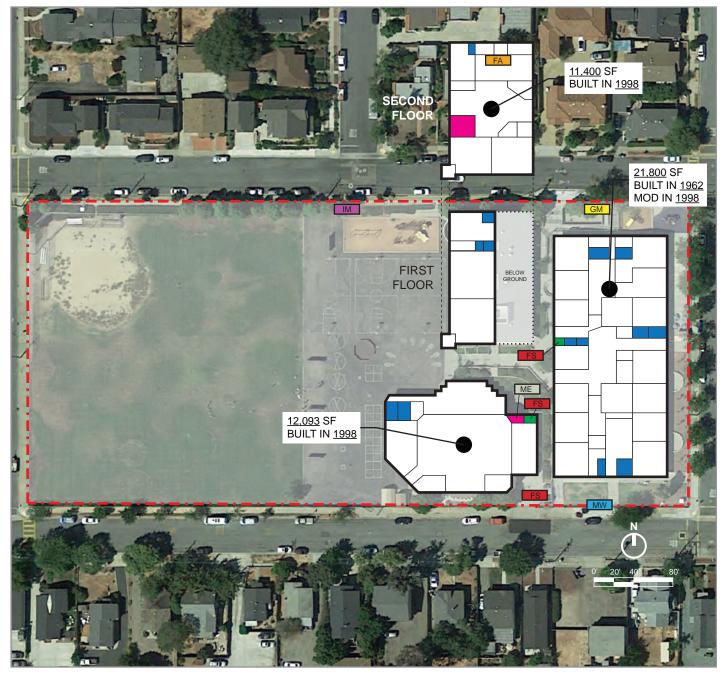
#### **Existing Site**

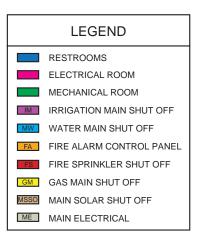




#### Hawthorne Elementary School

**Existing Utilities** 





Facility Master Plan Update (2022)

#### Hawthorne Elementary School

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. New Bus Drop-off and Parking
- 2. Classroom Modernization
- 3. Classroom Renovation/ Reconfiguration
- 4. Building Exterior Modernization
- 5. Administration Offices/Classroom Modernization
- 6. Multi-Purpose Building Modernization
- 7. Kitchen Modernization
- 8. Site Hardscape and Drainage Repair
- 9. Landscape Upgrades
- 10. Fire Alarm System Upgrade



#### LEGEND



# Hawthorne Elementary School

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Classrooms	1962	59	23	3	3	3	2	3	3	3	2	3	3	2	2	2.7	2
Admin/CR's	1998	23		1	2	3	2	3	3	3	2	2	3	3	2	2.4	3
MP	1998	23		1	2	3	2	3	3	3	2	2	3	2	2	2.3	4
OVERALL CAMPUS A	VERALL CAMPUS AVERAGE											2.5					

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

### Hawthorne Elementary School

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Hawth	orne Elementary School Si	te Totals				\$13,747,957	\$14,710,314	\$18,387,892	\$22,543,329	
1	New Bus Drop-off and Parking	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	17000	SF	\$3	\$51,000	\$54,570	\$68,213	\$90,723	3
		Earthwork grading, soil preparation.	270	CY	\$30	\$8,100	\$8,667	\$10,834	\$14,409	3
		New Asphalt drive and Parking lot	17000	SF	\$15	\$255,000	\$272,850	\$341,063	\$453,613	3
		New concrete curb, gutter, and 4' sidewalk	650	LF	\$73	\$47,450	\$50,772	\$63,464	\$84,408	3
		New landscaping Trees	8	EA	\$2,000	\$16,000	\$17,120	\$21,400	\$28,462	3
		New Landscaping/planters with irrigation	1440	SF	\$4	\$5,760	\$6,163	\$7,704	\$10,246	3
		New light pole standards with underground utility trenching	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$42,693	3
2	Classrooms Modernization	Update classrooms interior finishes	9810	SF	\$150	\$1,471,500	\$1,574,505	\$1,968,131	\$2,617,615	3
3	Kinder Classrooms Renovation / Reconfiguration	Reconfigure interior Kindergarten classrooms, accessible-compliant restrooms, and circulation space.	11990	SF	\$400	\$4,796,000	\$5,131,720	\$6,414,650	\$7,376,848	2
4	Building Exterior Modernization	Remove and replace roofing throughout campus. Includes minor fascia dry-rot repair and downspout repair.	45293	SF	\$25	\$1,132,325	\$1,211,588	\$1,514,485	\$1,605,354	1
		Building exterior painting. Includes minor dry-rot repair.	14600	SF	\$7	\$102,200	\$109,354	\$136,693	\$144,894	1
5	Administration Offices/ Classrooms Modernization	Update administration and classroom spaces interior finishes.	12093	SF	\$150	\$1,813,950	\$1,940,927	\$2,426,158	\$3,226,790	3
6	Multi-Purpose Building Modernization	Update Multipurpose room building interior finishes.	11400	SF	\$150	\$1,710,000	\$1,829,700	\$2,287,125	\$3,522,173	4
7	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	1400	SF	\$400	\$560,000	\$599,200	\$749,000	\$793,940	1
8	Site Hardscape and Drainage Repair	Install new Drain inlet and repave hardscape for drainage	900	SF	\$15	\$13,500	\$14,445	\$18,056	\$19,140	1
9	Landscape Upgrades	Landscape upgrades	4000	SF	\$15	\$60,000	\$64,200	\$80,250	\$106,733	3
10	Fire Alarm System Upgrade	Upgrade Fire Alarm system throughout campus	45293	SF	\$4	\$181,172	\$193,854	\$242,318	\$278,665	2
11	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	5	ACRE	\$300,000	\$1,500,000	\$1,605,000	\$2,006,250	\$2,126,625	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

#### LOS RANCHOS ELEMENTARY

# Los Ranchos Elementary School

5785 Los Ranchos Road | San Luis Obispo, CA 93401

James McMillan, Principal



#### **Grade Level**

K-6

Year Built

1964

**Current Enrollment** 

394

**Square Feet** 

49,180 square feet

#### **Property Size**

9.1 acres

#### **CDS Code**

40-68809-6043244





# Los Ranchos Elementary School





## Los Ranchos Elementary School





Facility Master Plan Update (2022)

### Los Ranchos **Elementary School**

#### **Existing Site**





/////

CLASSROOM

FOOD SERVICE

LIBRARY/MEDIA

MUSIC/ART

PRE-SCHOOL

ASSEMBLY

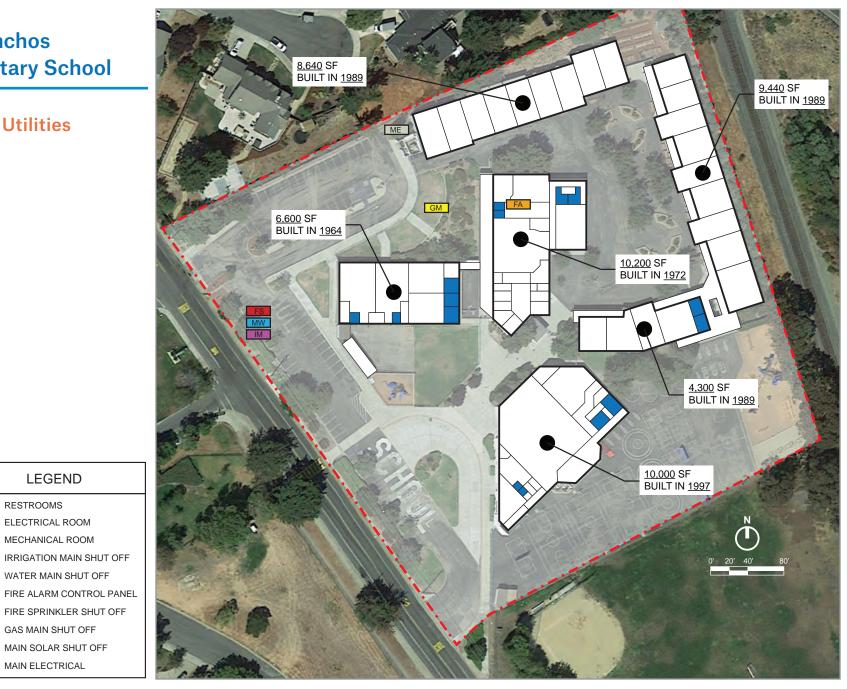
SHOP

ATHLETIC/GYM

#### 05 SCHOOL SITE ASSESSMENTS

#### Los Ranchos **Elementary School**

**Existing Utilities** 





ME MAIN ELECTRICAL

LEGEND

WATER MAIN SHUT OFF

MAIN SOLAR SHUT OFF

FIRE SPRINKLER SHUT OFF GAS MAIN SHUT OFF

RESTROOMS ELECTRICAL ROOM MECHANICAL ROOM IRRIGATION MAIN SHUT OFF

IM

FA

GM

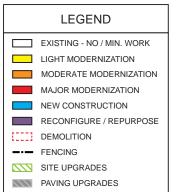
MSSO

#### Los Ranchos Elementary School

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Modular Classrooms
- 3. New Site Fencing
- 4. Administration Building Renovation
- 5. Media Center/MPR/Classrooms Modernization
- 6. Kitchen Modernization
- 7. Media Center/Classroom Building Modernization
- 8. New Shade Structures
- 9. Parking Lot and Site Paving Upgrades
- 10. Landscape Upgrades
- 11. Restrooms Renovation





### Los Ranchos Elementary School

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1972	49		2	2	3	2	2	2	2	2	2	2	4	2	2.3	1
Library/Art/Science	1972	49		2	2	3	2	2	2	2	2	2	2	3	2	2.2	3
Kinder CR's	1964	57		4	3	3	3	3	4	4	3	4	3	4	4	3.5	1
MP/Music	1997	24		1	2	3	2	2	2	2	2	2	2	2	2	2.0	4
Classrooms	1989	32		1	2	3	2	2	2	2	2	2	2	2	2	2.0	3
Classrooms	1989	32		1	2	3	2	2	2	2	2	2	2	2	2	2.0	3
Relo CR's	1989	32		2	3	3	3	3	3	3	2	3	3	2	3	2.8	2
OVERALL CAMPUS AV	OVERALL CAMPUS AVERAGE											2.4					

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

### Los Ranchos Elementary School

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Los Ra	anchos Elementary School Site					\$18,477,250	\$19,770,658	\$24,713,322	\$28,528,898	
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	9	EA	\$6,000	\$54,000	\$57,780	\$72,225	\$83,059	2
1	Remove Portable Classroom Buildings	Provide temporary portables (10 months rental)	9	EA	\$42,750	\$384,750	\$411,683	\$514,603	\$591,794	2
2	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	8	EA	\$432,000	\$3,456,000	\$3,697,920	\$4,622,400	\$5,315,760	2
3	New Site Fencing	New site decorative fencing at site retaining wall	500	LF	\$100	\$50,000	\$53,500	\$66,875	\$70,888	1
4	Reconfigure Administration space	Reconfigure Administration space	3300	SF	\$400	\$1,320,000	\$1,412,400	\$1,765,500	\$1,871,430	1
5	MPR/Classrooms Building Modernization	Update building interiors	29640	SF	\$150	\$4,446,000	\$4,757,220	\$5,946,525	\$7,908,878	3
6	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	1000	SF	\$400	\$400,000	\$428,000	\$535,000	\$567,100	1
7	Media Center/Classrooms Building Modernization	Update floor, wall, ceiling finishes, and casework	6600	SF	\$400	\$2,640,000	\$2,824,800	\$3,531,000	\$3,742,860	1
7	Media Center/Classrooms Building Modernization	Remove classroom windows and replace with new storefront system.	4000	SF	\$70	\$280,000	\$299,600	\$374,500	\$396,970	1
8	New Shade Structures	Remove one shade structure and install four new shade structures	2200	SF	\$45	\$99,000	\$105,930	\$132,413	\$152,274	2
9	Site Paving Upgrades	Repair damaged paving; provide new seal coat	90000	SF	\$3	\$270,000	\$288,900	\$361,125	\$415,294	2
10	Landscape/Hardscape Improvements	Upgrade hardscape and landscaped areas	18500	SF	\$15	\$277,500	\$296,925	\$371,156	\$426,830	2
11	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance	4000	SF	\$150	\$600,000	\$642,000	\$802,500	\$850,650	1
12	New Modular Kinder / TK Classrooms	New Modular Kinder/TK classroom (1,350sf x \$450/sf)	2	EA	\$607,500	\$1,215,000	\$1,300,050	\$1,625,063	\$1,868,822	2
13	Improve / Expand Kindergarten Play Area	Improve / Expand Kindergarten Play Area	19,000	SF	\$15	\$285,000	\$304,950	\$381,188	\$438,366	2
14	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	9	ACRE	\$300,000	\$2,700,000	\$2,889,000	\$3,611,250	\$3,827,925	1

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

5785 Los Ranchos Road | San Luis Obispo, CA 93401

Dr. Katie Salcido, Principal



**Grade Level** 

K-5

Year Built

1993

**Current Enrollment** 

346

**Square Feet** 

47,774 square feet

#### **Property Size**

10.3 acres

**CDS Code** 

40-68809-6110621





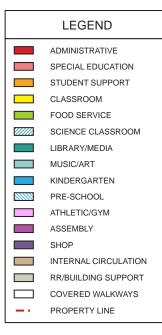


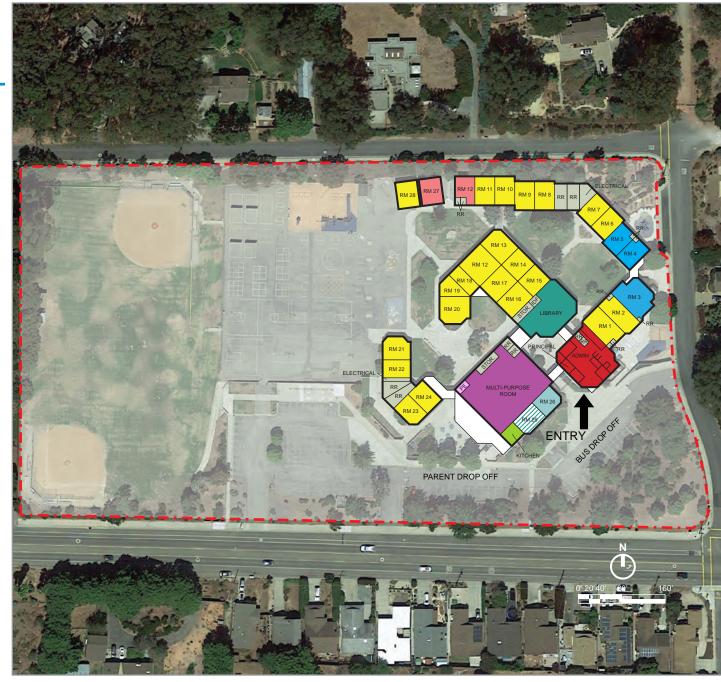






#### **Existing Site**





#### 05 SCHOOL SITE ASSESSMENTS

#### Monarch Grove Elementary School

**Existing Utilities** 



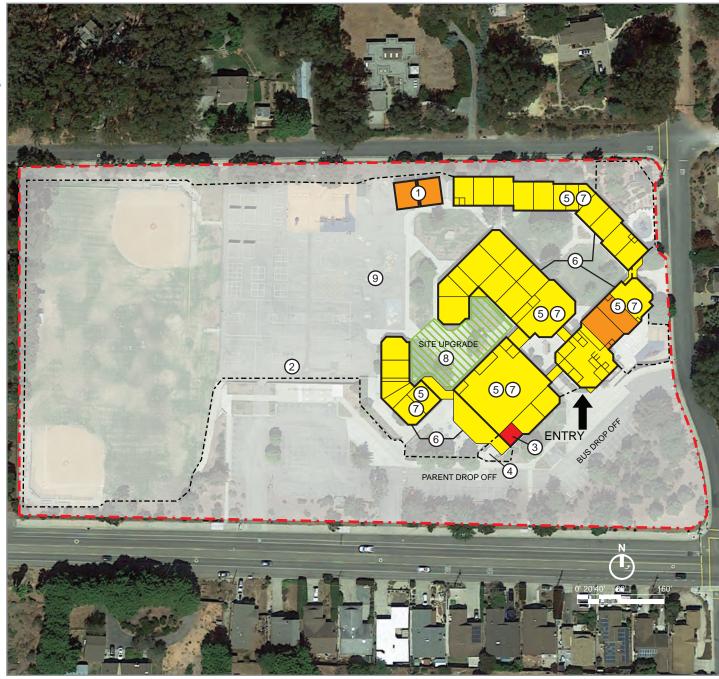


#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Site Fencing
- 3. Kitchen Modernization
- 4. New Trash Enclosure
- 5. Building Modernization
- 6. Building Exterior Modernization
- 7. HVAC Upgrades
- 8. Landscape/Hardscape Improvements





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
Kinder CR's	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
Classrooms	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
Library/CR's	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
MP	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
Classrooms	1993	28		1	2	3	2	3	2	2	2	2	2	2	2	2.1	2
Relo CR's	2002	19		1	2	3	3	3	3	3	2	3	2	2	2	2.4	4
OVERALL CAMPUS	VERALL CAMPUS AVERAGE												2.1				

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Monarc	h Grove Elementary Scho	ool Site Totals				\$13,758,380	\$14,721,467	\$18,401,833	\$22,497,452	
1	Classroom Buildings Modernization	Update classrooms interior finishes	1,920	EA	\$275	\$528,000	\$564,960	\$706,200	\$1,087,548	4
2	New Site Fencing	New decorative fencing at site retaining wall	600	LF	\$100	\$60,000	\$64,200	\$80,250	\$85,065	1
3	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	500	SF	\$400	\$200,000	\$214,000	\$267,500	\$283,550	1
4	New Trash Enclosure	New 6' CMU trash enclosure with concrete slab and metal gates/hardware	1	LS	\$40,000	\$40,000	\$42,800	\$53,500	\$56,710	1
5	Building Modernization	Update all building interiors (ceilings, countertops, Restroom counters to be accessible, room signage, selected termite work)	45854	SF	\$150	\$6,878,100	\$7,359,567	\$9,199,459	\$12,235,280	3
6	Building Exterior Modernization	Building exterior painting. Includes minor dry-rot repair.	6200	SF	\$7	\$43,400	\$46,438	\$58,048	\$66,755	2
6	Building Exterior Modernization	Remove and replace low-slope roofing with new PVC roofing system throughout campus. Includes minor dry- rot repair and parapet cap replacement.	23368	SF	\$35	\$817,880	\$875,132	\$1,093,915	\$1,258,002	2
6	Building Exterior Modernization	Remove existing Drinking fountains, and replace with new fountains/bottle fillers at accessible height.	10	EA	\$2,500	\$25,000	\$26,750	\$33,438	\$35,444	1
7	HVAC Upgrade	Install new HVAC units in Classrooms	27	EA	\$43,000	\$1,161,000	\$1,242,270	\$1,552,838	\$1,646,008	1
7	HVAC Upgrade	Install new VRF System at all non- classroom spaces	15000	SF	\$55	\$825,000	\$882,750	\$1,103,438	\$1,169,644	1
8	Landscape/Hardscape Improvements	Upgrade hardscape and landscaped areas	12000	SF	\$15	\$180,000	\$192,600	\$240,750	\$320,198	3
9	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	10	ACRE	\$300,000	\$3,000,000	\$3,210,000	\$4,012,500	\$4,253,250	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

261 Cuesta Drive | San Luis Obispo, CA 93405

Carmen Wood, Principal



**Grade Level** 

K-6

Year Built

1948

**Current Enrollment** 

472

**Square Feet** 

51,628 square feet

#### **Property Size**

6.3 acres

**CDS Code** 

40-68809-6043269



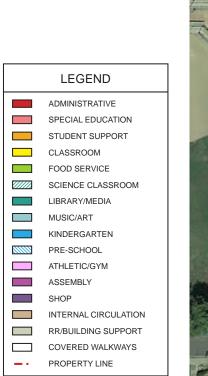








#### **Existing Site**

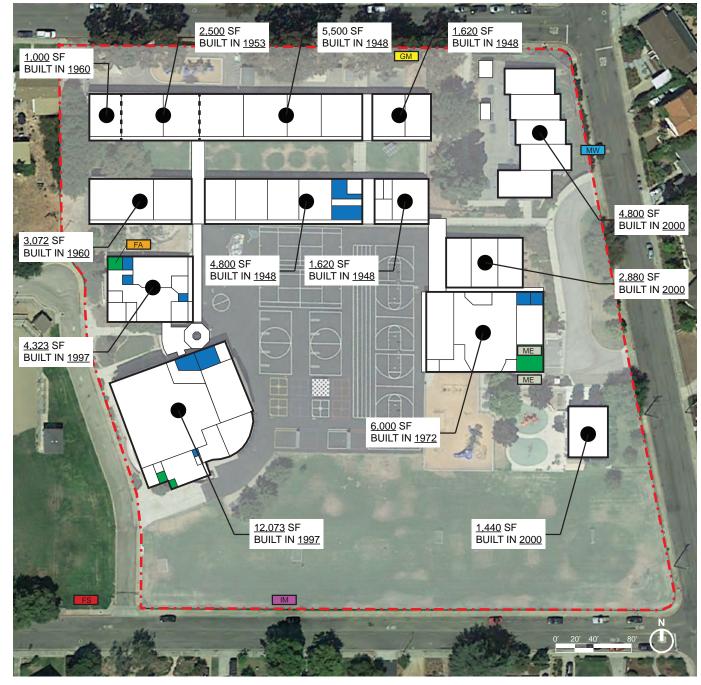




#### 05 SCHOOL SITE ASSESSMENTS

#### Pacheco Elementary School

**Existing Utilities** 

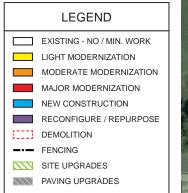


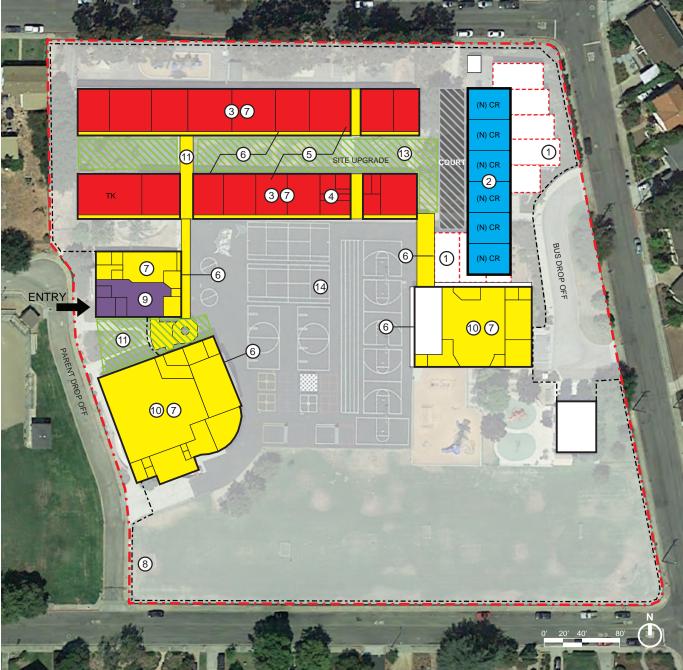


#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classroom Buildings
- 2. New Modular Classrooms
- 3. Classroom Building Modernization
- 4. Restrooms Renovation(Entire Campus)
- 5. Roof Replacement
- 6. Building Exterior Modernization
- 7. HVAC Upgrades
- 8. New Site Fencing at perimeter
- 9. Administration Reconfiguration Renovation for Secure Entry
- 10. Multi-Purpose Building Modernization
- 11. Site Accessibility Path of Travel Upgrades
- 12. Portable Classroom Modernization
- 13. Upgrade Site Landscaping





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1997	24		1	2	2	2	3	2	2	3	2	2	3	2	2.2	2
MP/Gym	1997	24		1	2	2	2	3	2	2	3	2	2	2	2	2.1	3
Library	1972	49		2	2	2	2	3	2	2	3	2	2	2	2	2.2	3
Kinder CR's	1948	73		3	2	3	3	3	3	4	3	3	3	2	3	2.9	1
Classrooms	1953	68		3	2	3	3	3	3	4	3	3	3	2	3	2.9	1
Classrooms	1948	73		3	2	3	3	3	3	4	3	3	3	2	3	2.9	1
Classrooms	1960	61		3	2	3	3	3	3	4	3	3	3	2	3	2.9	1
Relo CR's (9)	2000	21		1	3	3	3	3	3	3	3	3	3	3	3	2.8	1
OVERALL CAMPUS AVERAGE									2.6								

Legend						
HAZ	Hazardous materials in the building					
STRUCT	STRUCT Structural building integrity					
FLS	FLS Fire and life safety concerns					
ADA	ADA Access compliance Issues					
ROOF Condition of roofing materials and drainage						
ENVL Condition of exterior walls						
GLAZING	Condition of windows					
RRs	Condition of accessibility of restrooms					
INT. FIN	Condition of interior finishes (floor walls, ceiling)					
SITE Paving, hardcourts, play areas, landscaping, and flow is						
SECRTY Security of site, including fencing and secured entry						
AESH	Overall look and feel of school					

	Facility Conditions Ratings Key								
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.							
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.							
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.							
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.							

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>III</sup>	Priority
Pache	Pacheco Elementary School Site Totals					\$23,111,630	\$24,729,444	\$30,911,805	\$34,066,347	
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	5	EA	\$6,000	\$30,000	\$32,100	\$40,125	\$42,533	1
1	Remove Portable Classrooms and Replace with New Modular Classrooms	Provide temporary portables (10 months rental)	5	EA	\$42,750	\$213,750	\$228,713	\$285,891	\$303,044	1
2	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	6	EA	\$432,000	\$2,592,000	\$2,773,440	\$3,466,800	\$3,674,808	1
2	New Modular Classrooms	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf	6	EA	\$240,000	\$1,440,000	\$1,540,800	\$1,926,000	\$2,041,560	1
3	Classrooms Modernization	Update floor, wall, and ceiling finishes; Renovate Casework	20112	SF	\$400	\$8,044,800	\$8,607,936	\$10,759,920	\$11,405,515	1
4	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	2500	SF	\$400	\$1,000,000	\$1,070,000	\$1,337,500	\$1,417,750	1
5	Roof Replacement at Admin / MPR/ Library / Classrooms 1-17	Remove and replace low-slope roofing with new mid-range roofing system. Includes minor dry-rot repair.	42508	SF	\$25	\$1,062,700	\$1,137,089	\$1,421,361	\$1,506,643	1
6	Building Exterior Modernization	Building exterior painting. Includes minor dry-rot repair.	7200	SF	\$7	\$50,400	\$53,928	\$67,410	\$71,455	1
6	Building Exterior Modernization	Remove exterior classroom doors and install new doors with hardware/thresholds. Repair/ replace frames as needed.	30	EA	\$4,000	\$120,000	\$128,400	\$160,500	\$170,130	1
6	Building Exterior Modernization	Remove classroom windows and replace with new storefront system.	5040	SF	\$70	\$352,800	\$377,496	\$471,870	\$500,182	1
7	HVAC Upgrade	Install new HVAC units in Classrooms	17	EA	\$43,000	\$731,000	\$782,170	\$977,713	\$1,036,375	1
7	HVAC Upgrade	Install new VRF System at all non- classroom spaces	22396	SF	\$55	\$1,231,780	\$1,318,005	\$1,647,506	\$1,746,356	1

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
8	New Site Fencing	New decorative security fencing at perimeter of site	600	LF	\$100	\$60,000	\$64,200	\$80,250	\$85,065	1
9	Building Modernization / Secure Entry	Reconfigure Administration office for a secured entry; provide new floor, wall, and ceiling finishes	1800	SF	\$400	\$720,000	\$770,400	\$963,000	\$1,107,450	2
10	MPR Building Modernization	Update Admin., MPR, and Library buildings interiors	22396	SF	\$150	\$3,359,400	\$3,594,558	\$4,493,198	\$5,975,953	3
11	Site Accessibility Upgrade	Install new accessible ramps with handrails; remove and replace concrete walkways for accessibility compliance.	2000	SF	\$15	\$30,000	\$32,100	\$40,125	\$42,533	1
12	Remove Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	6	EA	\$6,000	\$36,000	\$38,520	\$48,150	\$51,039	1
13	Upgrade Site Landscaping	Upgrade landscaped / courtyard areas	15800	SF	\$15	\$237,000	\$253,590	\$316,988	\$336,007	1
14	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	6	ACRE	\$300,000	\$1,800,000	\$1,926,000	\$2,407,500	\$2,551,950	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

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# SINSHEIMER ELEMENTARY

# **Sinsheimer Elementary School**

2755 Augusta Street | San Luis Obispo, CA 93401

Jessica Miller, Principal



#### **Grade Level**

K-6

Year Built

1954

**Current Enrollment** 

380

**Square Feet** 

47,594 square feet

#### **Property Size**

7.5 acres

**CDS Code** 

40-68809-6043285





## Sinsheimer Elementary School





## Sinsheimer Elementary School

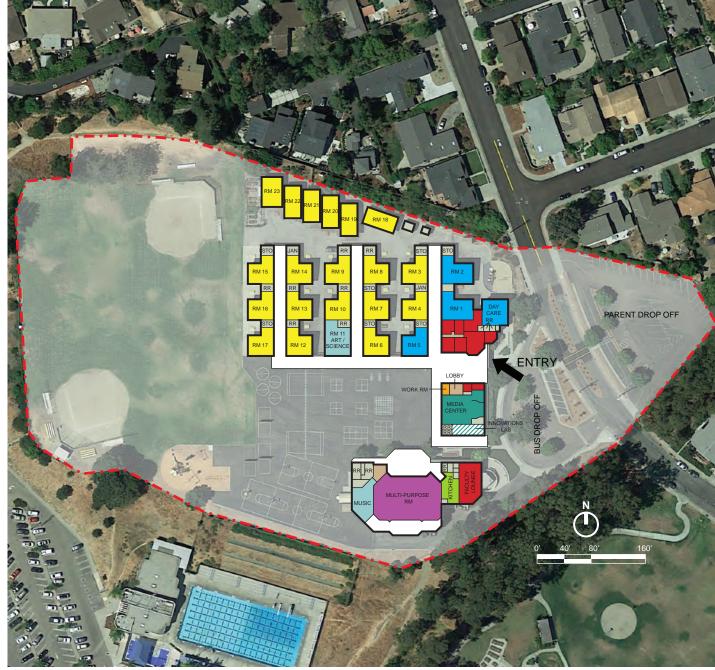




### Sinsheimer Elementary School

#### **Existing Site**

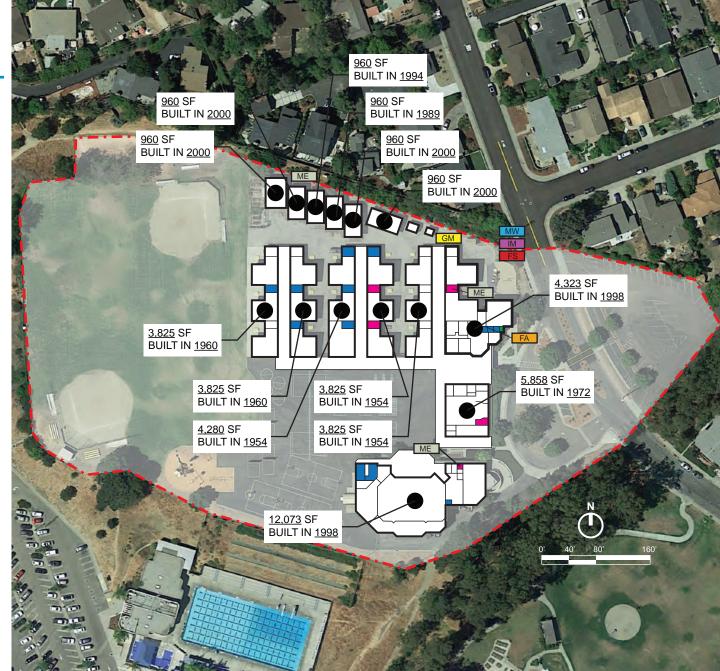




#### 05 SCHOOL SITE ASSESSMENTS

#### Sinsheimer Elementary School

**Existing Utilities** 



Facility Master Plan Update (2022)

GAS MAIN SHUT OFF

MAIN ELECTRICAL

MAIN SOLAR SHUT OFF

FIRE SPRINKLER SHUT OFF

LEGEND

MECHANICAL ROOM IRRIGATION MAIN SHUT OFF WATER MAIN SHUT OFF FIRE ALARM CONTROL PANEL

RESTROOMS ELECTRICAL ROOM

FA

GM

MSSO

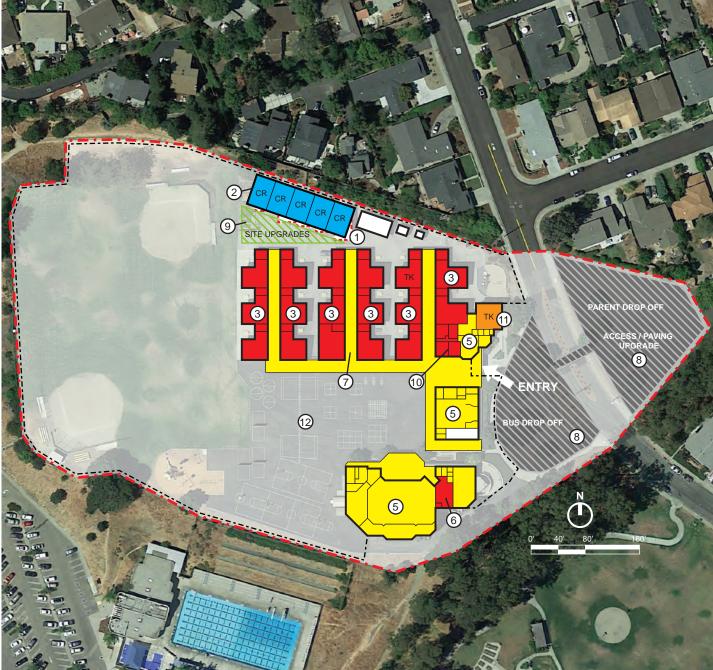
### Sinsheimer Elementary School

#### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Classroom Buildings
- 2. New Modular Classrooms
- 3. Classrooms Modernization
- 4. Building Exterior Modernization
- 5. Building Modernization
- 6. Kitchen Renovation
- 7. Accessibility Upgrades/ Canopy Modernization
- 8. Hardscape Improvements
- 9. Landscape/Hardscape Improvements
- 10. Restrooms Renovation





### **Sinsheimer Elementary School**

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1998	23		2	2	3	3	2	2	2	3	3	3	2	2	2.4	3
Media Center	1972	49	3	2	2	3	2	2	2	2	2	3	2	2	2	2.2	3
Gym	1998	23		2	2	3	3	2	2	2	2	2	3	2	2	2.3	3
Classrooms	1960	61		2	2	3	4	3	3	4	4	4	3	2	3	3.1	1
Classrooms	1953	68		2	2	3	4	3	3	4	4	4	3	2	3	3.1	1
Relo CR's (4)	2000	21		2	2	3	3	3	3	3	3	3	3	2	3	2.8	2
Relo CR's (1)	1989	32		2	2	3	3	3	3	3	3	3	3	2	3	2.8	2
Relo CR's (1)	1994	27		2	2	3	3	3	3	3	3	3	3	2	3	2.8	2
OVERALL CAMPUS RATING									2.7								

Legend						
HAZ	Hazardous materials in the building					
STRUCT Structural building integrity						
FLS Fire and life safety concerns						
ADA Access compliance Issues						
ROOF Condition of roofing materials and drainage						
ENVL Condition of exterior walls						
GLAZING	Condition of windows					
RRs	Condition of accessibility of restrooms					
INT. FIN	Condition of interior finishes (floor walls, ceiling)					
SITE Paving, hardcourts, play areas, landscaping, and flow is						
SECRTY	Security of site, including fencing and secured entry					
AESH Overall look and feel of school						

	Facility Conditions Ratings Key							
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.						
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.						
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.						
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.						

# Sinsheimer Elementary School

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Sinshe	eimer Elementary School Site	Fotals				\$16,850,950	\$18,030,517	\$22,538,146	\$25,460,534	
1	Remove Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	5	EA	\$6,000	\$30,000	\$32,100	\$40,125	\$46,144	2
		Provide temporary portables (10 months rental)	5	EA	\$42,750	\$213,750	\$228,713	\$285,891	\$328,774	2
2	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	5	EA	\$432,000	\$2,160,000	\$2,311,200	\$2,889,000	\$3,322,350	2
3	Classrooms Modernization	Update floor, wall, and ceiling finishes; Renovate Casework	22,950	SF	\$275	\$6,311,250	\$6,753,038	\$8,441,297	\$8,947,775	1
4	Building Exterior Modernization	Replace windows, Conceal surface conduit, Paint	12,500	SF	\$65	\$812,500	\$869,375	\$1,086,719	\$1,151,922	1
5	Building Modernization	Update building interiors	22,254	SF	\$150	\$3,338,100	\$3,571,767	\$4,464,709	\$5,938,063	3
6	Kitchen Renovation	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	800	SF	\$400	\$320,000	\$342,400	\$428,000	\$453,680	1
7	Site Accessibility Upgrade/ Canopy modernization	Renovate walkways for new Path of Travel ramps/walkways for accessibility	240	SF	\$15	\$3,600	\$3,852	\$4,815	\$5,537	2
		Repair and renovate covered walkway canopies	2,000	SF	\$45	\$90,000	\$96,300	\$120,375	\$138,431	2
		Upgrade classroom door hardware and threshold for accessibility	40	EA	\$1,200	\$48,000	\$51,360	\$64,200	\$73,830	2
8	Site Hardscape/Paving Upgrades	Upgrade paving hardscape, parking lots, drop-off (crack repair, striping)	43,500	SF	\$1	\$43,500	\$46,545	\$58,181	\$66,908	2
9	Landscape/Hardscape Improvements	Upgrade hardscape and landscaped areas	4,600	SF	\$15	\$69,000	\$73,830	\$92,288	\$106,131	2
10	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance; Modernize with all new interior finishes	1,600	SF	\$400	\$640,000	\$684,800	\$856,000	\$907,360	1
11	Classroom Building Modernization	Update floor, wall, and ceiling finishes; Renovate Casework	1,350	SF	\$275	\$371,250	\$397,238	\$496,547	\$571,029	2
12	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	8	ACRE	\$300,000	\$2,400,000	\$2,568,000	\$3,210,000	\$3,402,600	1

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

165 Grand Avenue | San Luis Obispo, CA 93405

Darla Batistic, Principal



Grade Level

4-6

Year Built

1954

**Current Enrollment** 

148

**Square Feet** 

41,266 square feet

### **Property Size**

8.5 acres

**CDS Code** 

40-68809-6043301











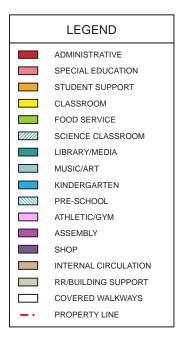


Facility Master Plan Update (2022)

#### SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

### Teach Elementary School

### **Existing Site**





#### 05 SCHOOL SITE ASSESSMENTS

### Teach Elementary School

**Existing Utilities** 





Facility Master Plan Update (2022)

### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Classroom Buildings
- 2. Reconfigure Bus Drop-off and Parking
- 3. Expand Parking Lot
- 4. Site Accessibility Path of Travel Upgrades and Canopy Modernization
- 5. Restrooms Renovation
- 6. Building Exterior Modernization
- 7. New Site Security Fencing
- 8. Multi-Purpose Building Modernization
- 9. Admin Office Building Modernization
- 10. Hardscape Improvements
- 11. Upgrade Playfields





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Classrooms - 2 wings	1954	67	3	1	1	1	3	1	2	3	2	1	3	3	2	1.9	3
Classrooms - 1 Wing	1954	67	3	1	1	1	3	1	2	3	1	1	3	3	2	1.8	3
Classrooms - 3 Wings	1960	61	3	1	1	1	3	1	2	3	1	1	3	3	2	1.8	3
Admin	1998	23	23	1	2	2	3	2	2	2	2	2	2	2	2	2.0	2
MP	1972	49	23	1	2	2	3	2	2	2	2	3	2	3	3	2.3	2
Relo CR's	1994	27		1	3	3	3	4	3	3	3	2	2	3	3	2.8	1
OVERALL CAMPOUS RATING	3															2.1	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Teach B	Elementary School Site T	otals				\$8,001,284	\$8,561,374	\$10,701,717	\$12,393,250	
1	Remove Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	8	EA	\$6,000	\$48,000	\$51,360	\$64,200	\$68,052	1
2	Reconfigure Bus Drop- off and parking	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	33300	SF	\$3	\$99,900	\$106,893	\$133,616	\$141,633	1
2	Reconfigure Bus Drop- off and parking	Earthwork grading, soil preparation.	500	CY	\$30	\$15,000	\$16,050	\$20,063	\$21,266	1
2	Reconfigure Bus Drop- off and parking	New Asphalt drive and Parking lot	33300	SF	\$15	\$499,500	\$534,465	\$668,081	\$708,166	1
2	Reconfigure Bus Drop- off and parking	New concrete curb, gutter, and 4' sidewalk	180	LF	\$73	\$13,140	\$14,060	\$17,575	\$18,629	1
2	Reconfigure Bus Drop- off and parking	New landscaping Trees	10	EA	\$2,000	\$20,000	\$21,400	\$26,750	\$28,355	1
2	Reconfigure Bus Drop- off and parking	New Landscaping/planters with irrigation	2200	SF	\$4	\$8,800	\$9,416	\$11,770	\$12,476	1
2	Reconfigure Bus Drop- off and parking	New light pole standards with underground utility trenching	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$34,026	1
3	Expanded Parking Lot	Earthwork grading, soil preparation.	250	CY	\$30	\$7,500	\$8,025	\$10,031	\$10,633	1
3	Expanded Parking Lot	New Asphalt drive and Parking lot	16180	SF	\$15	\$242,700	\$259,689	\$324,611	\$344,088	1
3	Expanded Parking Lot	New concrete curb, gutter, and 4' sidewalk	128	LF	\$73	\$9,344	\$9,998	\$12,498	\$13,247	1
3	Expanded Parking Lot	New landscaping Trees	6	EA	\$2,000	\$12,000	\$12,840	\$16,050	\$17,013	1
3	Expanded Parking Lot	New Landscaping/planters with irrigation	1200	SF	\$4	\$4,800	\$5,136	\$6,420	\$6,805	1
3	Expanded Parking Lot	New light pole standards with underground utility trenching	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$34,026	1
4	Site Accessibility Upgrade / Canopy modernization	Renovate covered walkways for new Path of Travel ramps/walkways for accessibility	240	SF	\$15	\$3,600	\$3,852	\$4,815	\$5,104	1
4	Site Accessibility Upgrade / Canopy modernization	Repair and renovate covered walkway canopies	2000	SF	\$45	\$90,000	\$96,300	\$120,375	\$127,598	1
5	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance	800	SF	\$150	\$120,000	\$128,400	\$160,500	\$170,130	1

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
6	Building Exterior Modernization	Remove exterior doors and install new doors with hardware/thresholds. Repair/ replace frames as needed. (Entire campus)	48	EA	\$4,000	\$192,000	\$205,440	\$256,800	\$295,320	2
6	Building Exterior Modernization	Remove windows and replace with new storefront system. (Entire campus)	8000	SF	\$70	\$560,000	\$599,200	\$749,000	\$996,170	3
7	New Site Fencing	New site decorative security fencing at two public-facing sides.	450	LF	\$100	\$45,000	\$48,150	\$60,188	\$63,799	1
8	Multi-Purpose Building Modernization	Remove and replace flooring	5000	SF	\$150	\$750,000	\$802,500	\$1,003,125	\$1,153,594	2
9	Admin office Building Modernization	Update building interiors	4800	SF	\$150	\$720,000	\$770,400	\$963,000	\$1,107,450	2
10	Upgrade Site Hardcourt Paving	Upgrade paving hardscape, parking lots (crack repair, striping)	22000	SF	\$1	\$22,000	\$23,540	\$29,425	\$39,135	3
11	Playground and Playfield Upgrades	Upgrade playground and landscaped areas	118000	SF	\$15	\$1,770,000	\$1,893,900	\$2,367,375	\$3,148,609	3
12	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	9	ACRE	\$300,000	\$2,700,000	\$2,889,000	\$3,611,250	\$3,827,925	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

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11050 Los Osos Valley Road | San Luis Obispo, CA 93405

John Calandro, Principal



**Grade Level** 

7 - 8

Year Built

1970

**Current Enrollment** 

729

**Square Feet** 

99,629 square feet

**Property Size** 

23.7 acres

**CDS Code** 

40-68809-6067102

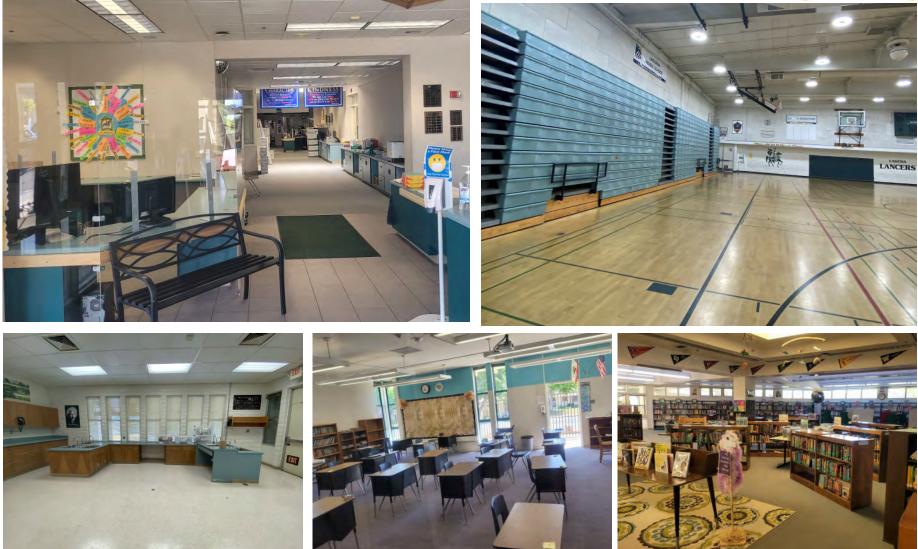






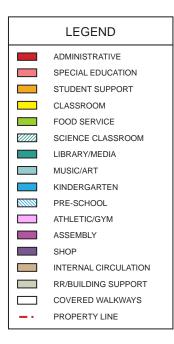






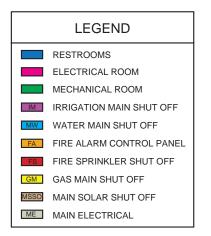
Facility Master Plan Update (2022)

### **Existing Site**





### **Existing Utilities**



<u>8,395</u> SF BUILT IN <u>1970</u> <u>4,536</u> SF BUILT IN <u>1970</u> <u>28,083</u> SF BUILT IN <u>1997</u> <u>13,720</u> SF BUILT IN <u>1970</u> <u>2,530</u> SF BUILT IN <u>1997</u> <u>14,504</u> SF BUILT IN <u>1970</u> F <u>2,965</u> SF BUILT IN <u>1997</u> <u>13,822</u> SF BUILT IN <u>1970</u> FA <u>11,074</u> SF BUILT IN <u>1970</u> the star of

Facility Master Plan Update (2022)

### Proposed Site Option 1

#### WORK SCOPE DESCRIPTION

- 1. New Gymnasium
- 2. New Modular Classrooms with Restrooms (6th grade)
- 3. Gymnasium Modernization/ Reconfiguration
- 4. Kitchen Modernization
- 5. HVAC upgrades Entire Campus
- 6. Restrooms Renovation
- 7. LED Lighting Package Upgrade Entire Campus
- 8. Classroom Building Modernization
- 9. Walkway Canopy Renovation/Repair
- 10. Site Utilities Replacement
- 11. Solar Panel Covered Parking Renovation
- 12. Parking Lot and Site Paving Upgrades
- 13. Site Accessibility Path of Travel Upgrades
- 14. Upgrade Play Fields
- 15. MP/Admin Office Modernization
- 16. New Drop-Off and Parking





### Proposed Site Option 2

#### WORK SCOPE DESCRIPTION

- 1. New Gymnasium
- 2. New Modular Classrooms with Restrooms (6th grade)(Option 1 only)
- 3. Gymnasium Reconfiguration to 6th Grade
- 4. Kitchen Modernization
- 5. HVAC upgrades Entire Campus
- 6. Restrooms Renovation
- 7. LED Lighting Package Upgrade Entire Campus
- 8. Classroom Building Modernization
- 9. Walkway Canopy Renovation/Repair
- 10. Site Utilities Replacement
- 11. Solar Panel Covered Parking Renovation
- 12. Parking Lot and site Paving Upgrades
- 13. Site Accessibility Path of Travel Upgrades
- 14. Upgrade Play Fields
- 15. MP/Admin Office Modernization
- 16. New Drop-Off and Parking





Facility Master Plan Update (2022)

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1997	24		1	2	3	2	3	2	2	4	3	2	3	2	2.4	2
MP/FS	1970	51		2	2	3	2	3	3	3	4	3	2	3	2	2.7	1
Classrooms	1970	51		2	2	3	3	3	3	3	4	3	3	2	3	2.8	1
Classrooms	1970	51		2	2	3	3	3	3	3	4	3	3	2	2	2.8	1
Classrooms	1970	51		2	2	3	3	3	3	3	4	3	3	2	2	2.8	1
Large CR Wing	1997	24		1	2	3	2	3	2	2	3	3	2	2	2	2.3	2
Library/CR's	1970	51		2	2	3	3	3	3	3	4	3	3	2	2	2.8	1
Gym	1970	51		3	2	3	2	3	3	2	3	3	2	2	2	2.5	2
Gym Addition	1997	24		1	2	3	2	3	2	2	3	2	2	2	2	2.2	2
OVERALL CAMPUS A	VERAGE															2.6	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

# Laguna Middle School (Option 1)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>(1)</sup>	Priority
Laguna	Middle School Site Tota	Ils (Option 1)				\$47,359,565	\$50,674,735	\$63,343,418	\$69,846,553	
1	New Gymnasium	New Gymnasium Building	8000	SF	\$700	\$5,600,000	\$5,992,000	\$7,490,000	\$8,613,500	2
2	New Modular Classrooms	Six New Modular classrooms (960sf x \$450/sf) plus Restrooms	8	EA	\$432,000	\$3,456,000	\$3,697,920	\$4,622,400	\$5,315,760	2
3	Renovation of Existing Gymnasium	Renovate existing Gymnasium to new classroom/learning space; Modernize existing Locker rooms with new interior finishes and fixtures.	14504	SF	\$275	\$3,988,600	\$4,267,802	\$5,334,753	\$6,134,965	2
3	Renovation of Existing Gymnasium	Renovate existing Gymnasium Annex to new classroom/learning space	2965	SF	\$275	\$815,375	\$872,451	\$1,090,564	\$1,254,149	2
4	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	4000	SF	\$400	\$1,600,000	\$1,712,000	\$2,140,000	\$2,268,400	1
5	HVAC Upgrade	Install new HVAC units in Classrooms	32	EA	\$43,000	\$1,376,000	\$1,472,320	\$1,840,400	\$1,950,824	1
5	HVAC Upgrade	Install new VRF System at all non- classroom spaces	32000	SF	\$55	\$1,760,000	\$1,883,200	\$2,354,000	\$2,495,240	1
6	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance; Modernize with all new interior finishes	8500	SF	\$400	\$3,400,000	\$3,638,000	\$4,547,500	\$4,820,350	1
7	Lighting package upgrade	Update entire campus to LED lighting, including necessary controls	100500	SF	\$10	\$1,005,000	\$1,075,350	\$1,344,188	\$1,424,839	1
8	Classroom Buildings Modernization	Update classrooms interior finishes	70308	SF	\$150	\$10,546,200	\$11,284,434	\$14,105,543	\$14,951,875	1
9	Walkway Canopy Modernization	Clean, repair, and repaint walkway canopies/overhangs between buildings	10675	SF	\$20	\$213,500	\$228,445	\$285,556	\$302,690	1
10	Site Utility Replacement	Remove and replace site utilities, including water, sewer, storm drain, electrical.	1	LS	\$300,000	\$300,000	\$321,000	\$401,250	\$461,438	2
11	Raise Solar Covered Parking	Splice new structural column sections into existing to raise solar parking canopies	4	EA	\$20,000	\$80,000	\$85,600	\$107,000	\$142,310	3
12	Upgrade Site Paving	Upgrade paving hardscape, parking lots, drop-off (crack repair, striping)	111000	SF	\$1	\$111,000	\$118,770	\$148,463	\$157,370	1
13	Site Accessibility upgrade	Provide new Path of Travel ramps/ walkways for accessibility	1080	SF	\$13	\$14,040	\$15,023	\$18,779	\$19,905	1

# Laguna Middle School (Option 1)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>m</sup>	Priority
14	Upgrade Play Fields	Renovate Play fields (grading, turf, and irrigation)	389000	SF	\$4	\$1,556,000	\$1,664,920	\$2,081,150	\$2,393,323	2
15	Multi-Purpose, Admin, Office Modernization	Update interior finishes	11852	SF	\$275	\$3,259,300	\$3,487,451	\$4,359,314	\$5,013,211	2
16	New Drop-off and Parking	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	17000	SF	\$3	\$51,000	\$54,570	\$68,213	\$90,723	3
16	New Drop-off and Parking	Earthwork grading, soil preparation.	270	CY	\$30	\$8,100	\$8,667	\$10,834	\$14,409	3
16	New Drop-off and Parking	New Asphalt drive and Parking lot	60000	SF	\$15	\$900,000	\$963,000	\$1,203,750	\$1,600,988	3
16	New Drop-off and Parking	New concrete curb, gutter, and 4' sidewalk	650	LF	\$73	\$47,450	\$50,772	\$63,464	\$84,408	3
16	New Drop-off and Parking	New landscaping Trees	12	EA	\$2,000	\$24,000	\$25,680	\$32,100	\$42,693	3
16	New Drop-off and Parking	New Landscaping/planters with irrigation	3000	SF	\$4	\$12,000	\$12,840	\$16,050	\$21,347	3
16	New Drop-off and Parking	New light pole standards with underground utility trenching	6	EA	\$6,000	\$36,000	\$38,520	\$48,150	\$64,040	3
17	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	24	ACRE	\$300,000	\$7,200,000	\$7,704,000	\$9,630,000	\$10,207,800	1
Laguna	Middle School Site Tota	Is (Option 2)				\$19,027,600	<mark>\$20,359,532</mark>	\$25,449,415	\$29,249,975	
1	New Gymnasium	New Gymnasium Building, including lockers	17000	SF	\$700	\$11,900,000	\$12,733,000	\$15,916,250	\$18,303,688	2
3	Renovation of Existing Gymnasium	Reconfigure existing Gymnasium and locker rooms to new classroom/learning space.	17469	SF	\$400	\$6,987,600	\$7,476,732	\$9,345,915	\$10,747,802	2
12	Upgrade Site Paving	Upgrade paving hardscape, parking lots, drop-off (crack repair, striping)	140000	SF	\$1	\$140,000	\$149,800	\$187,250	\$198,485	1

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

1555 El Moro Street | Los Osos, CA 93402

Karl Blum, Principal



### **Grade Level**

6 - 8

Year Built

1977

**Current Enrollment** 

520

**Square Feet** 

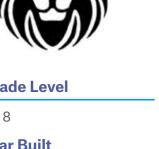
84,568 square feet

#### **Property Size**

25.5 acres

**CDS Code** 

40-68809-6097349



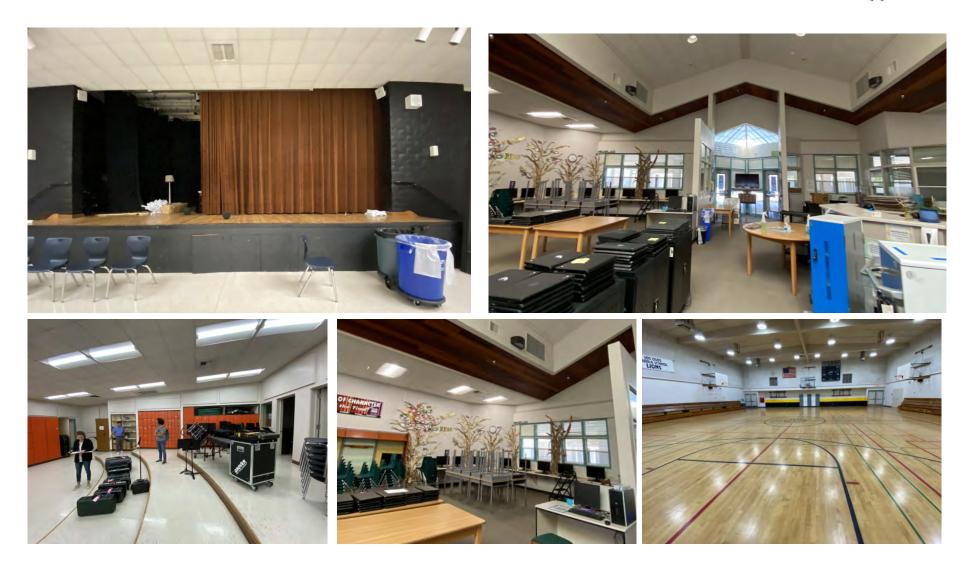




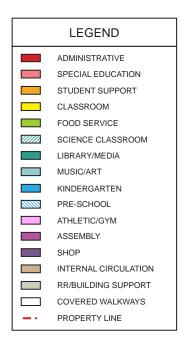


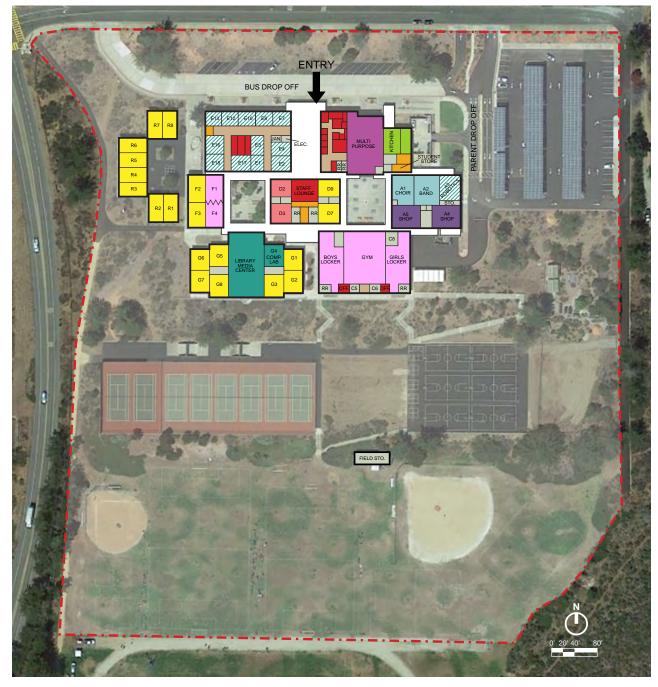




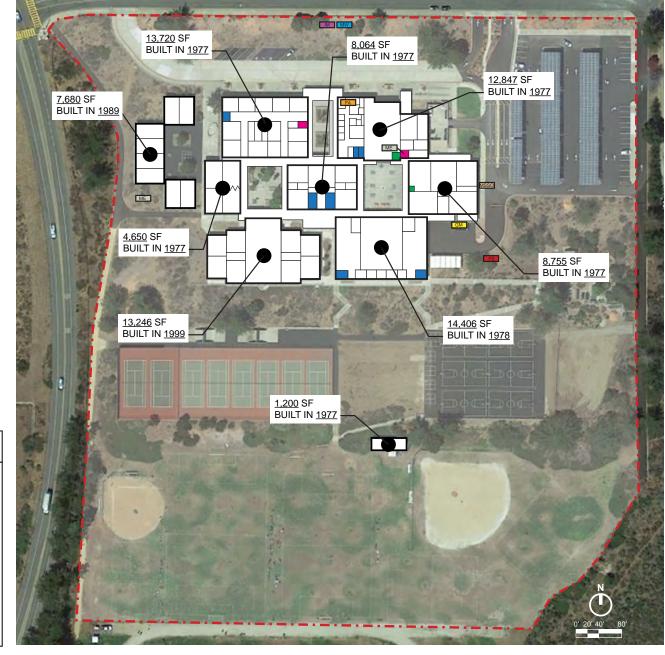


### **Existing Site**





### **Existing Utilities**





LEGEND

ELECTRICAL ROOM MECHANICAL ROOM IRRIGATION MAIN SHUT OFF

WATER MAIN SHUT OFF

GAS MAIN SHUT OFF

ME MAIN ELECTRICAL

FIRE ALARM CONTROL PANEL

FIRE SPRINKLER SHUT OFF

RESTROOMS

IM

MW

FA

GM

MSSO

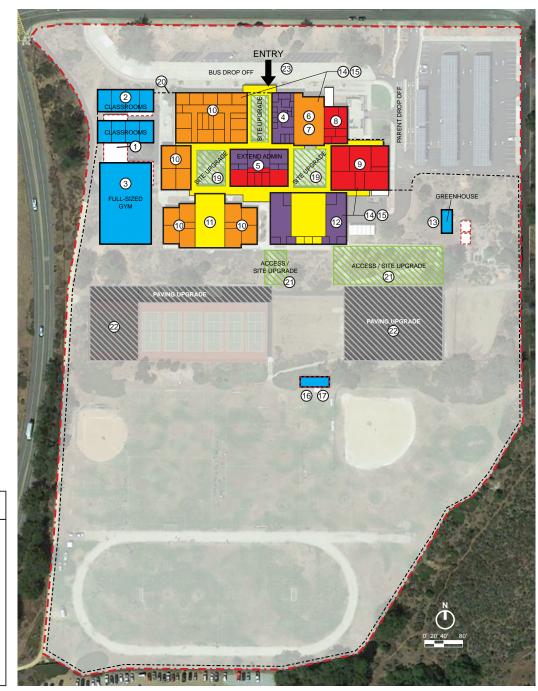
### Proposed Site Option 1

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classrooms Buildings
- 2. New 6th Grade Classrooms
- 3. New Gymnasium Building
- 4. Admin Building Modernization Renovation/ Reconfiguration
- 5. Building D Renovation/Reconfiguration
- 6. Multipurpose Building Modernization
- 7. Lighting Package Upgrade
- 8. Kitchen Modernization
- 9. S.T.E.A.M. Building Modernization
- 10. Classrooms Modernization
- 11. Library Building Modernization
- 12. Locker Room Modernization/Reconfiguration
- 13. New Greenhouse
- 14. HVAC Upgrade
- 15. Building Exterior Modernization
- 16. Building Demolition
- 17. New Building
- 18. Restrooms Renovation (Entire Campus)
- 19. Landscape/Hardscape Improvements
- 20. New Site Fencing
- 21. Site Accessibility Upgrades
- 22. Hardscape/Paving Upgrades

#### LEGEND

- EXISTING NO / MIN. WORK
  LIGHT MODERNIZATION
  MODERATE MODERNIZATION
  MAJOR MODERNIZATION
  NEW CONSTRUCTION
  RECONFIGURE / REPURPOSE
  DEMOLITION
  FENCING
  SITE UPGRADES
- PAVING UPGRADES



#### 05 SCHOOL SITE ASSESSMENTS

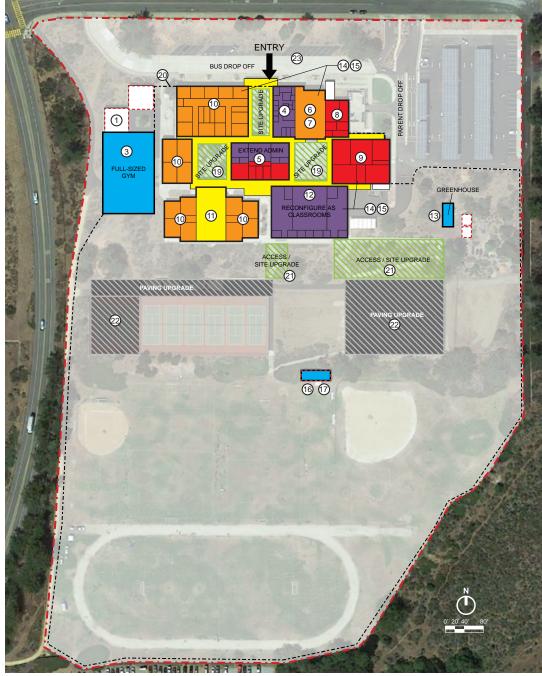
### Los Osos Middle School

### Proposed Site Option 2

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classrooms Buildings
- 2. New 6th Grade Classrooms
- 3. New Gymnasium Building
- 4. Admin Building Modernization Renovation/ Reconfiguration
- 5. Building D Renovation/Reconfiguration
- 6. Multipurpose Building Modernization
- 7. Lighting Package Upgrade
- 8. Kitchen Modernization
- 9. S.T.E.A.M. Building Modernization
- 10. Classrooms Modernization
- 11. Library Building Modernization
- 12. Locker Room Modernization/Reconfiguration
- 13. New Greenhouse
- 14. HVAC Upgrade
- 15. Building Exterior Modernization
- 16. Building Demolition
- 17. New Building
- 18. Restrooms Renovation (Entire Campus)
- 19. Landscape/Hardscape Improvements
- 20. New Site Fencing
- 21. Site Accessibility Upgrades
- 22. Hardscape/Paving Upgrades





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1977	44		2	3	1	3	4	3	3	3	4	2	3	2	2.8	1
Cafeteria	1977	44		2	3	1	3	4	3	3	3	3	2	2	2	2.6	1
Shops/Vocational	1977	44		2	3	1	3	4	3	3	3	4	2	2	2	2.7	1
Classrooms	1977	44		2	3	1	3	4	3	3	3	3	3	2	3	2.8	1
Classrooms	1977	44		2	3	1	2	4	3	3	3	3	3	2	3	2.7	1
Library/CR's	1999	22		2	3	1	2	2	2	2	2	2	3	2	3	2.2	2
Gym/Lockers	1978	43		2	3	1	3	4	3	3	3	4	3	2	3	2.8	2
Relo CR's	1989	32		2	3	2	3	3	3	3	3	3	3	3	3	2.8	1
Conc/RR's	1977	44		2	3	2	3	3	3	3	3	4	3	3	3	2.9	2
OVERALL CAMPUS AV	ERAGE															2.7	

Legend						
HAZ	Hazardous materials in the building					
STRUCT	Structural building integrity					
FLS	Fire and life safety concerns					
ADA	Access compliance Issues					
ROOF	OOF Condition of roofing materials and drainage					
ENVL Condition of exterior walls						
GLAZING Condition of windows						
RRs Condition of accessibility of restrooms						
INT. FIN Condition of interior finishes (floor walls, ceiling)						
SITE	Paving, hardcourts, play areas, landscaping, and flow issues					
SECRTY	Security of site, including fencing and secured entry					
AESH	Overall look and feel of school					

Facility Conditions Ratings Key								
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.						
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.						
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.						
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.						

# Los Osos Middle School (Options 1 and 2)

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	Contingency (7%)	Soft (25%)	+ Escalation	Priority
Los Osos Middle School (Option 1) Site Totals					\$51,221,900	\$54,807,433	\$68,509,291	\$74,447,551		
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	8	EA	\$6,000	\$48,000	\$51,360	\$64,200	\$68,052	1
1	Remove Portable Classrooms and Replace with New Modular Classrooms	Provide temporary portables (10 months rental)	8	EA	\$42,750	\$342,000	\$365,940	\$457,425	\$484,871	1
2	New Modular Classrooms - 6th Grade	New Modular classroom (960sf x \$450/ sf)	8	EA	\$432,000	\$3,456,000	\$3,697,920	\$4,622,400	\$4,899,744	1
3	New Gymnasium Building	New full size Gymnasium building with boys/girls locker rooms	15000	SF	\$700	\$10,500,000	\$11,235,000	\$14,043,750	\$16,150,313	2
4	Administration Building Renovation / Reconfiguration	Reconfigure Administration space	4500	SF	\$400	\$1,800,000	\$1,926,000	\$2,407,500	\$2,551,950	1
5	Building D Renovation / Reconfiguration	Reconfigure Classrooms/Staff lounge to expanded Administration space	4700	SF	\$400	\$1,880,000	\$2,011,600	\$2,514,500	\$2,665,370	1
6	Multipurpose Room Modernization	Update floor, wall, and ceiling finishes	5800	SF	\$275	\$1,595,000	\$1,706,650	\$2,133,313	\$2,261,311	1
7	Lighting package upgrade	Update Multipurpose room to LED lighting, including necessary controls	5800	SF	\$10	\$58,000	\$62,060	\$77,575	\$82,230	1
8	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	3400	SF	\$400	\$1,360,000	\$1,455,200	\$1,819,000	\$1,928,140	1
9	S.T.E.A.M. Renovation	Renovate Building A into S.T.E.A.M. facility, band, choir, and multimedia	8755	SF	\$400	\$3,502,000	\$3,747,140	\$4,683,925	\$4,964,961	1
10	Classrooms Modernization	All classrooms: Update floor, wall, and ceiling finishes; Renovate Casework; Update utilities	31200	SF	\$275	\$8,580,000	\$9,180,600	\$11,475,750	\$12,164,295	1
11	Library Modernization	Update interior finishes	5300	SF	\$150	\$795,000	\$850,650	\$1,063,313	\$1,222,809	2
12	S.T.E.A.M. Renovation / Reconfiguration	Reconfigure locker rooms into S.T.E.A.M. facility and 6th grade classrooms	7600	SF	\$400	\$3,040,000	\$3,252,800	\$4,066,000	\$4,675,900	2
13	New Greenhouse	Remove existing Greenhouse and replace with new.	1400	SF	\$150	\$210,000	\$224,700	\$280,875	\$373,564	3
14	HVAC Upgrade	Install new HVAC units in Classrooms	26	EA	\$43,000	\$1,118,000	\$1,196,260	\$1,495,325	\$1,585,045	1

# Los Osos Middle School (Option 1)

Key Note	Project	Scope of Work	Qty	Unit	Unit Cost	Construction Cost	Contingency (7%)	Soft (25%)	+ Escalation	Priority
14	HVAC Upgrade	Install new VRF System at all non- classroom spaces	36000	SF	\$55	\$1,980,000	\$2,118,600	\$2,648,250	\$2,807,145	1
15	Building Exterior Modernization	Remove and install new mid-range roofing system at all buildings except Kitchen and boys/girls locker rooms	64800	SF	\$25	\$1,620,000	\$1,733,400	\$2,166,750	\$2,296,755	1
16	Building Demolition	Remove Concession/Restroom building and foundation, Stub utilities, Minor grading	1400	SF	\$6	\$8,400	\$8,988	\$11,235	\$12,920	2
17	New Building	New Concession/Restrooms building	1400	SF	\$150	\$210,000	\$224,700	\$280,875	\$323,006	2
18	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	2500	SF	\$400	\$1,000,000	\$1,070,000	\$1,337,500	\$1,417,750	1
19	Landscape/Hardscape Improvements	Upgrade Landscape/hardscape areas	12900	SF	\$15	\$193,500	\$207,045	\$258,806	\$274,335	1
20	New Site Fencing	New site decorative security fencing at front of campus	250	LF	\$100	\$25,000	\$26,750	\$33,438	\$35,444	1
21	Site Accessibility Upgrade	Update accessible ramps, including handrails; remove and replace concrete walkways for accessibility compliance.	3000	SF	\$15	\$45,000	\$48,150	\$60,188	\$63,799	1
22	Site Hardscape/Paving Upgrades	Upgrade paving hardscape, parking lots, drop-off (crack repair, striping)	56000	SF	\$1	\$56,000	\$59,920	\$74,900	\$79,394	1
23	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	26	ACRE	\$300,000	\$7,800,000	\$8,346,000	\$10,432,500	\$11,058,450	1
Los Os	Los Osos Middle School (Additive) Site Totals					\$5,762,400	\$6,165,768	\$7,707,210	\$8,863,292	
12	Building Renovation	Reconfigure existing Gymnasium and locker rooms to new classrooms.	14406	SF	\$400	\$5,762,400	\$6,165,768	\$7,707,210	\$8,863,292	2

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

# **Morro Bay High School**

235 Atascadero Road | Morro Bay, CA 93442

Scott Schalde, Principal



**Grade Level** 

9 - 12

Year Built

1960

**Current Enrollment** 

856

**Square Feet** 

197,103 square feet

**Property Size** 

48.6 acres

**CDS Code** 

40-68809-6097349







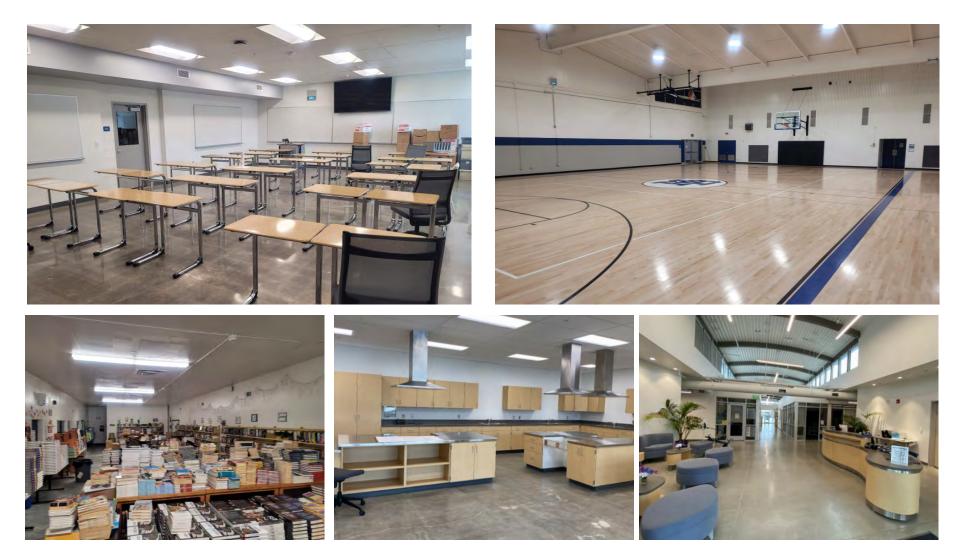
# Morro Bay High School





# Morro Bay High School

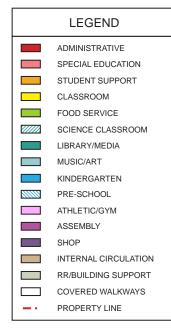


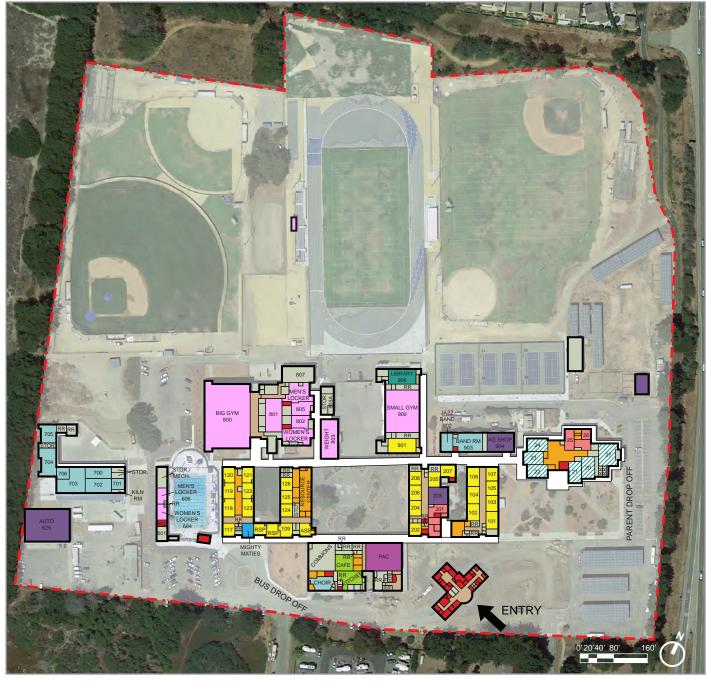


#### SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

### Morro Bay High School

## **Existing Site**

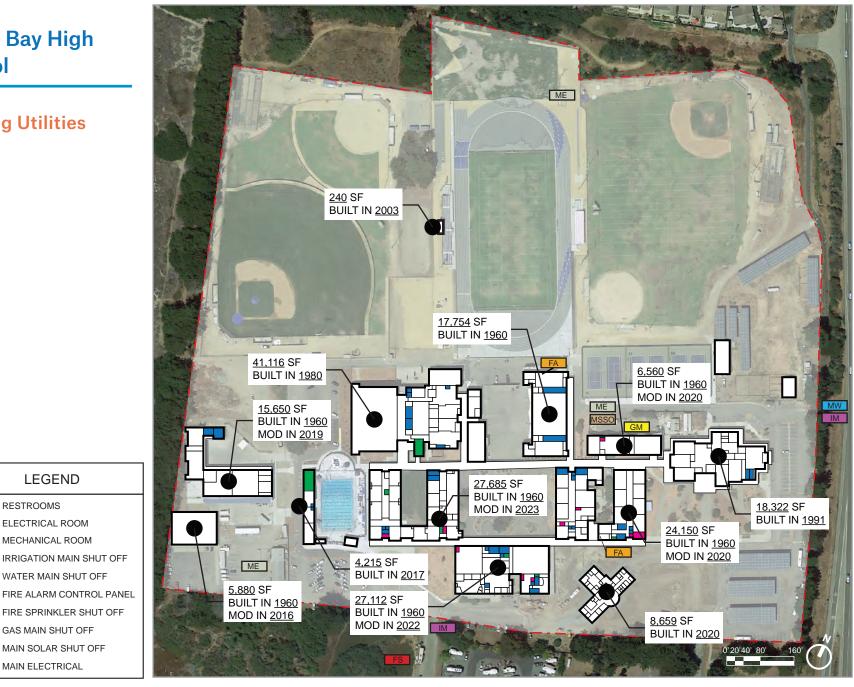




#### 05 SCHOOL SITE ASSESSMENTS

### **Morro Bay High** School

### **Existing Utilities**





ME MAIN ELECTRICAL

LEGEND

ELECTRICAL ROOM

MECHANICAL ROOM

WATER MAIN SHUT OFF

GAS MAIN SHUT OFF

MAIN SOLAR SHUT OFF

RESTROOMS

IM

MW

FA

GM

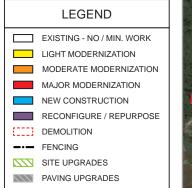
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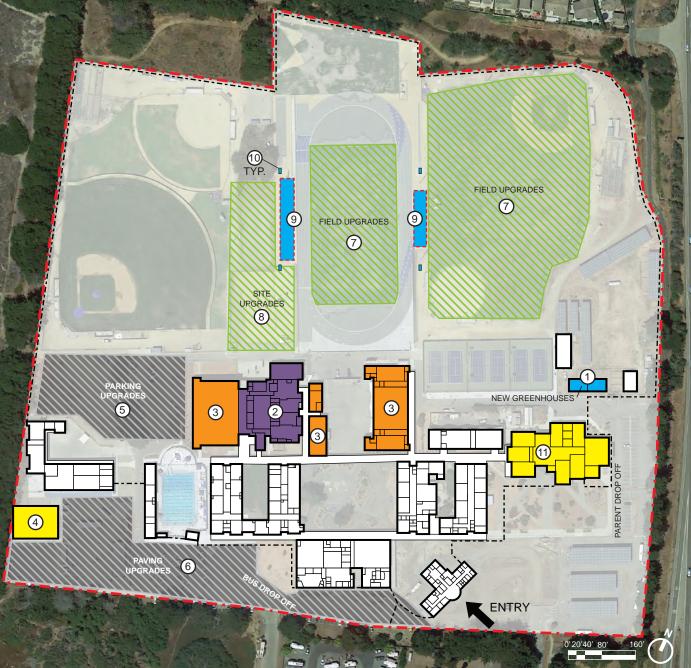
# Morro Bay High School

## **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. New Greenhouse Buildings
- 2. Building Renovation to Dance and Wrestling areas, Team and Locker Rooms Reconfiguration
- 3. Building Exterior Modernization
- 4. Building Exterior Modernization
- 5. New Parking Lot
- 6. Expand/Upgrade Parking Lot Paving
- 7. Upgrade Playfields
- 8. Upgrade site landscaping
- 9. Stadium Bleachers Upgrade
- 10. Stadium Lights Upgrade
- 11. Science Building Upgrade





# Morro Bay High School

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	2020	1		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Bldg A - Theater/Café	1960	61	0	1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Bldg B - CR's	1960	61	1	1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Bldg C - CR's/Library	1960	61	0	1	1	1	1	1	1	1	1	2	1	1	2	1.2	4
Auto Shop	1960	61	5	1	1	1	1	3	2	1	1	1	2	1	2	1.4	2
CTE/Computers	1960	61	2	1	1	1	1	1	1	1	1	1	2	1	1	1.1	4
Science/CR's	1991	30	1	1	1	1	1	1	2	2	2	2	1	1	2	1.4	4
Pool	2017	4		1	1	1	1	1	1	1	1	1	2	1	1	1.1	4
Old Gym	1960	61		1	2	2	2	1	2	2	3	3	2	1	2	1.9	2
New Gym	1980	41		2	2	2	3	2	2	2	3	3	2	1	2	2.2	2
Weight Room	1980	41		2	2	2	3	2	2	2	3	3	2	1	2	2.2	2
OVERALL CAMPUS AVERA	GE															1.4	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

# Morro Bay High School

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Morro E	Bay High School Site Totals					\$18,708,300	<b>\$20,017,881</b>	\$25,022,351	\$28,541,298	
1	New Greenhouse Buildings	New Greenhouse Buildings (two total)	1220	SF	\$150	\$183,000	\$195,810	\$244,763	\$259,448	1
2	Building Renovation / Reconfiguration	Reconfigure interior classrooms to new Dance and Wrestling, Team and Locker rooms	20000	SF	\$400	\$8,000,000	\$8,560,000	\$10,700,000	\$12,305,000	2
3	Building Exterior Modernization	Building exterior painting. Includes minor dry-rot repair.	7000	SF	\$7	\$49,000	\$52,430	\$65,538	\$75,368	2
4	Building Exterior Modernization	Remove and install new mid-range roofing system	5880	SF	\$25	\$147,000	\$157,290	\$196,613	\$226,104	2
5	New Parking Lot	Expand parking lot with new asphalt paving and striping	62000	SF	\$15	\$930,000	\$995,100	\$1,243,875	\$1,430,456	2
6	Parking Lot upgrade	Provide new bus drop-off with expanded parking lot area, including striping	97000	SF	\$15	\$1,455,000	\$1,556,850	\$1,946,063	\$2,237,972	2
7	Field Upgrades	Upgrade fields	280000	SF	\$15	\$4,200,000	\$4,494,000	\$5,617,500	\$6,460,125	2
8	New landscape/playfield	Upgrade dirt area with landscaped area	44000	SF	\$15	\$660,000	\$706,200	\$882,750	\$1,174,058	3
9	Bleacher Replacement	Remove existing Home bleachers and replace with new.	120	SF	\$200	\$24,000	\$25,680	\$32,100	\$34,026	1
9	Bleacher Replacement	Remove existing Visitor bleachers and replace with new.	60	SF	\$200	\$12,000	\$12,840	\$16,050	\$17,013	1
10	Football Stadium Light Replacement	Remove and replace football stadium lights	1	LS	\$300,000	\$300,000	\$321,000	\$401,250	\$425,325	1
11	Science Building Modernization	Update Science building interiors	18322	SF	\$150	\$2,748,300	\$2,940,681	\$3,675,851	\$3,896,402	1

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

11950 Los Osos Valley Road | San Luis Obispo, CA 93405

Chris Dowler, Principal



11 - 12

**Year Built** 

1938

**Current Enrollment** 

53

**Square Feet** 

22,628 square feet

### **Property Size**

6.4 acres

**CDS Code** 

40-68809-4030045







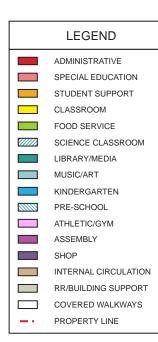






## **Existing Site**





#### 05 SCHOOL SITE ASSESSMENTS

## **Pacific Beach High** School

### **Existing Utilities**



Facility Master Plan Update (2022)

ME MAIN ELECTRICAL

LEGEND

MECHANICAL ROOM

WATER MAIN SHUT OFF

MAIN SOLAR SHUT OFF

FIRE SPRINKLER SHUT OFF GAS MAIN SHUT OFF

RESTROOMS ELECTRICAL ROOM

IM

MW

FA

GM MSSO

## Proposed Site Option 1

#### WORK SCOPE DESCRIPTION

- 1. New Parking lot
- 2. Remove Buildings
- 3. New Site Hardscape
- 4. New Playfields
- 5. New Modular Classrooms
- 6. New Buildings for Office, Café, Staff, Library, Computer Lab
- 7. New Site Shade Structure
- 8. New Landscape/Hardscape Quad
- 9. Future Classroom Building
- 10. New Site Perimeter Fence





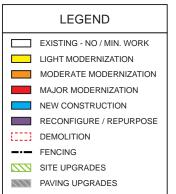
#### 05 SCHOOL SITE ASSESSMENTS

## Pacific Beach High School

## Proposed Site Option 2

#### WORK SCOPE DESCRIPTION

- 1. New Parking lot
- 2. Remove Buildings
- 3. New Site Hardscape
- 4. New Playfields
- 5. New Modular Classrooms
- 6. New Buildings for Office, Café, Staff,
- 7. Library, Computer Lab
- 8. New Site Shade Structure
- 9. New Landscape/Hardscape Quad
- 10. New Site Perimeter Fence





Facility Master Plan Update (2022)

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Classrooms	1938	83		3	3	4	4	3	4	4	4	4	4	4	4	3.8	1
Admin	1938	83		3	3	4	4	3	4	4	4	4	4	4	4	3.8	1
Classrooms	1938	83		3	3	4	4	3	4	4	4	4	4	4	4	3.8	1
Classrooms	1938	83		3	3	4	4	3	4	4	4	4	4	4	4	3.8	1
Relo CR's	1991	30		1	3	2	3	3	3	4	3	3	4	2	4	2.9	1
OVERALL CAMP	PUS AVERAGE															3.6	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Pacific	Beach High School (	Option 1) Site Totals				\$9,133,938	\$9,773,314	\$12,216,642	\$12,949,641	
1	New Parking Lot	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)	15000	SF	\$3	\$45,000	\$48,150	\$60,188	\$63,799	1
		Earthwork grading, soil preparation.	240	CY	\$30	\$7,200	\$7,704	\$9,630	\$10,208	1
		New Asphalt drive and Parking lot	15000	SF	\$15	\$225,000	\$240,750	\$300,938	\$318,994	1
		New concrete curb, gutter, and 4' sidewalk	100	LF	\$73	\$7,300	\$7,811	\$9,764	\$10,350	1
		New landscaping Trees	4	EA	\$2,000	\$8,000	\$8,560	\$10,700	\$11,342	1
		New Landscaping/planters with irrigation	300	SF	\$4	\$1,200	\$1,284	\$1,605	\$1,701	1
		New light pole standards with underground utility trenching	2	EA	\$6,000	\$12,000	\$12,840	\$16,050	\$17,013	1
2	Remove County portables	Remove building and foundation, Stub utilities, Minor grading	13	EA	\$6,000	\$78,000	\$83,460	\$104,325	\$110,585	1
		Remove building and foundation, Stub utilities, Minor grading	8083	SF	\$6	\$48,498	\$51,893	\$64,866	\$68,758	1
3	New Paving and Hardcourt Striping	New asphalt paving and striping for hardcourts	10000	SF	\$15	\$150,000	\$160,500	\$200,625	\$212,663	1
4	New Playfields	New landscaped playfields, including irrigation	66000	SF	\$15	\$990,000	\$1,059,300	\$1,324,125	\$1,403,573	1
5	New Modular Classrooms	New Modular classroom including new utilities, sub-grading, \$450/SF x 960sf	4	EA	\$432,000	\$1,728,000	\$1,848,960	\$2,311,200	\$2,449,872	1
		New Modular classroom including new utilities, sub-grading, \$450/SF x 1350sf	2	EA	\$540,000	\$1,080,000	\$1,155,600	\$1,444,500	\$1,531,170	1
6	New Buildings	New buildings for Offices, Café, Staff room, Library, Computer lab. Includes utilities and sub-grading.	2000	SF	\$700	\$1,400,000	\$1,498,000	\$1,872,500	\$1,984,850	1
7	New Shade Structure	New Shade structure at Quad	1000	SF	\$45	\$45,000	\$48,150	\$60,188	\$63,799	1
8	New Landscape/ hardscape Quad	New Landscape/hardscape Quad	4000	SF	\$15	\$60,000	\$64,200	\$80,250	\$85,065	1

# Pacific Beach High School (Option 1)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
9	Future Classroom Building	Future classroom building	4540	SF	\$700	\$3,178,000	\$3,400,460	\$4,250,575	\$4,505,610	1
10	New Site Perimeter Fence	New 8' chain link fencing	1572	LF	\$45	\$70,740	\$75,692	\$94,615	\$100,292	1
Pacific	: Beach High School (C	Option 2) Site Totals				\$73,575	\$78,725	\$98,407	\$104,311	
9	New Site Perimeter Fence	New 8' chain link fencing	1635	LF	\$45	\$73,575	\$78,725	\$98,407	\$104,311	1
Pacific	Beach High School (A	Additive) Site Totals				\$1,635,000	\$1,749,450	\$2,186,813	\$2,318,021	
5	New Modular Classrooms	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf	4	EA	\$240,000	\$960,000	\$1,027,200	\$1,284,000	\$1,361,040	1
5	New Modular Classrooms	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf	2	EA	\$337,500	\$675,000	\$722,250	\$902,813	\$956,981	1

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

1499 San Luis Drive | San Luis Obispo, CA 93401

Rollin Dickinson, Principal



### **Grade Level**

9 - 12

Year Built

1952

**Current Enrollment** 

1,636

**Square Feet** 

204,888 square feet

#### **Property Size**

34.7 acres

**CDS Code** 

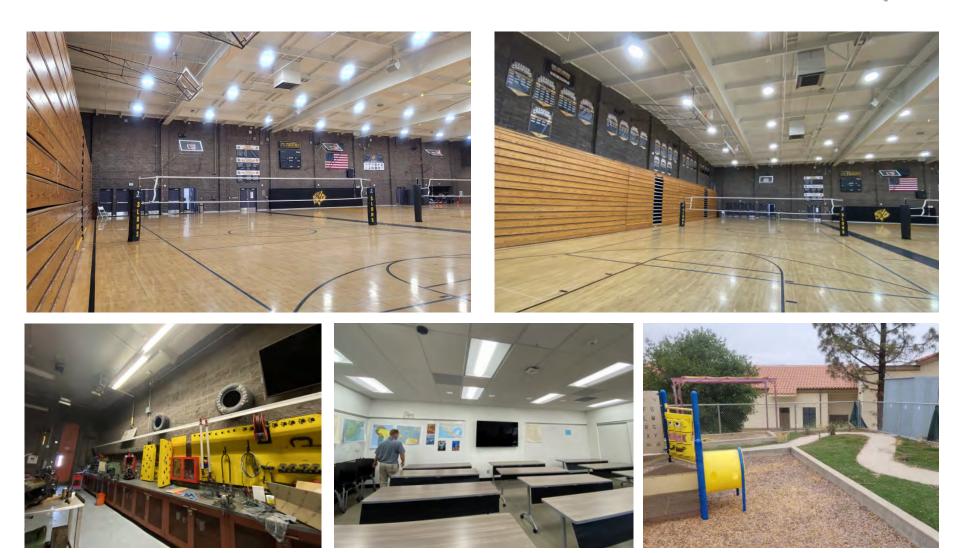
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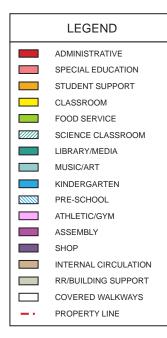








## **Existing Site**

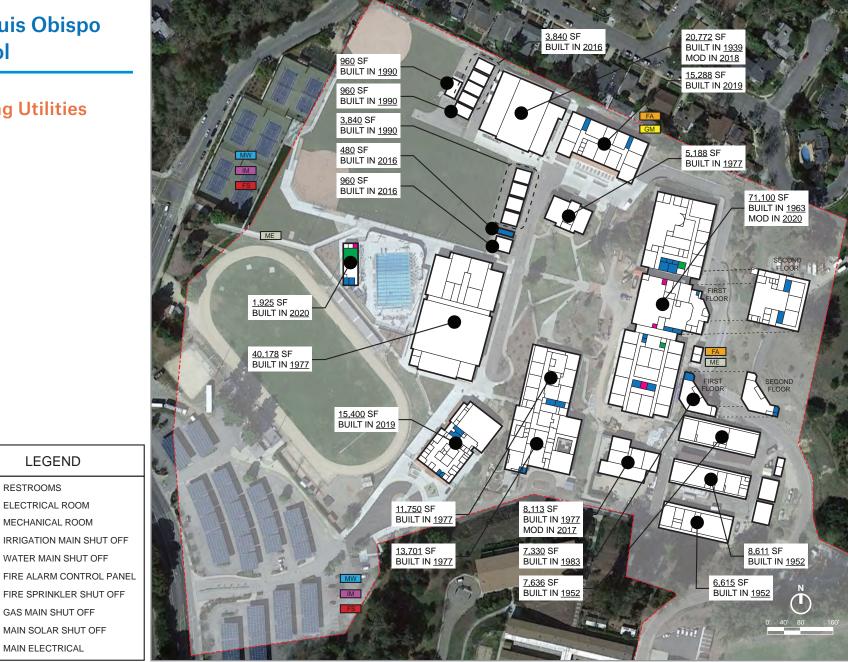




#### 05 SCHOOL SITE ASSESSMENTS

## San Luis Obispo **School**

**Existing Utilities** 





MAIN ELECTRICAL

LEGEND

MECHANICAL ROOM

WATER MAIN SHUT OFF

GAS MAIN SHUT OFF

MAIN SOLAR SHUT OFF

RESTROOMS ELECTRICAL ROOM

IM

FA

GM

MSSO

ME

# San Luis Obispo School

## **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Reconfigure Building for New Use
- 2. Building Modernization
- 3. Building Modernization
- 4. Building Exterior Modernization
- 5. Restrooms Modernization
- 6. Roof Replacement
- 7. Building Modernization
- 8. Building Modernization
- 9. Building Modernization
- 10. Site Playground Upgrades
- 11. Site Upgrades
- 12. Access Road/Parking Upgrade
- 13. Temporary Portables to be Removed with Current Modernization Projects





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin/Theater	2019	2		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Classroom Annex	2019	2		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Pool	2020	1		1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Main Gym/Lockers	1977	44	1	1	1	1	1	1	1	1	1	1	1	1	2	1.1	4
Old Gym/Music	1939	82	3	1	1	1	1	3	1	1	1	1	1	1	1	1.2	2
Music CR's	1977	44		2	2	3	3	3	3	3	3	3	3	3	3	2.8	2
Bldg 100 CRs/MP/Library	1964	57	1	1	1	1	1	1	1	1	1	1	1	1	1	1.0	4
Bldg 500 CR's/CTE	1977	44		3	2	1	2	2	3	3	3	2	2	2	2	2.3	2
Bldg 400, shops	1977	44	4	1	2	2	2	3	2	2	2	2	2	2	2	2.0	2
Bldg 300's Shop/AG	1952	69	1	1	1	1	1	1	1	1	1	1	1	1	2	1.1	4
Special Ed	1983	38		2	2	3	3	2	2	2	3	2	2	2	2	2.3	2
Relo's - to be removed																	
OVERALL CAMPUS AVERAG	È															1.5	

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Facility Conditions Ratings Key								
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.							
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.							
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.							
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.							

Facility Master Plan Update (2022)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation <sup>[1]</sup>	Priority
San Lu	San Luis Obispo High School Site Totals					\$11,844,325	\$12,673,428	\$15,841,785	\$18,432,440	
1	Building Renovation	Reconfigure Music/Library space for new use	5000	SF	\$400	\$2,000,000	\$2,140,000	\$2,675,000	\$3,076,250	2
2	Building Modernization	Bldg. 504-508: Update floor, wall, and ceiling finishes	8767	SF	\$150	\$1,315,050	\$1,407,104	\$1,758,879	\$2,022,711	2
3	Building Modernization	Art and home Economics: Update floor, wall, ceiling finishes; update casework; replace appliances.	13701	SF	\$275	\$3,767,775	\$4,031,519	\$5,039,399	\$5,795,309	2
4	Building Exterior Modernization	Classroom Bldg. 500-507: Remove and replace roofing. Includes minor substrate repair.	25450	SF	\$25	\$636,250	\$680,788	\$850,984	\$978,632	2
5	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	550	SF	\$400	\$220,000	\$235,400	\$294,250	\$338,388	2
6	Building Exterior Modernization	Old Gymnasium: Remove and install mid-range roofing system. Includes minor substrate repair.	20772	SF	\$25	\$519,300	\$555,651	\$694,564	\$798,748	2
7	Building Modernization	Update interior and exterior finishes	7330	SF	\$150	\$1,099,500	\$1,176,465	\$1,470,581	\$1,691,168	2
8	Building Modernization	Remove existing epoxy floor and refinish with sealed concrete	8113	SF	\$150	\$1,216,950	\$1,302,137	\$1,627,671	\$1,871,821	2
9	Building	Update floor, wall, and ceiling finishes	1600	SF	\$275	\$440,000	\$470,800	\$588,500	\$676,775	2
	Modernization	Preschool: Remove and install mid-range roofing system. Includes minor substrate repair.	1600	SF	\$25	\$40,000	\$42,800	\$53,500	\$61,525	2
10	Playground Upgrades	Expand and upgrade playground area	5100	SF	\$15	\$76,500	\$81,855	\$102,319	\$117,667	2
11	Site Landscape Upgrades	Install new gunite material at hillside	25000	SF	\$15	\$375,000	\$401,250	\$501,563	\$772,406	4
12	Site Parking Lot Upgrades	FFA: Install new parking lot and entry road; includes striping and minor grading.	5200	SF	\$15	\$78,000	\$83,460	\$104,325	\$138,752	3
13	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	10	EA	\$6,000	\$60,000	\$64,200	\$80,250	\$92,288	2

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

1500 Lizzie Street | San Luis Obispo, CA 93401

Dr. Eric Prater, Superintendent



#### **Grade Level**

**District Offices** 

**Year Built** 

1953

**Square Feet** 

66,326 square feet

Property Size

18.5 acres

**CDS Code** 

40-68809-000000









#### 05 SCHOOL SITE ASSESSMENTS

## **District Offices**





**Existing Site** 





**Existing Utilities** 





IM

FA

GM

MSSO

LEGEND

WATER MAIN SHUT OFF

GAS MAIN SHUT OFF

ME MAIN ELECTRICAL

MAIN SOLAR SHUT OFF

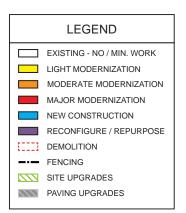
FIRE ALARM CONTROL PANEL FIRE SPRINKLER SHUT OFF

RESTROOMS ELECTRICAL ROOM MECHANICAL ROOM IRRIGATION MAIN SHUT OFF

## **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Building Modernization
- 2. Building Renovation
- 3. Restrooms Modernization
- 4. Buildings Modernization
- 5. Building Modernization/ Reconfiguration
- 6. Building Exterior Modernization
- 7. Building Exterior Modernization
- 8. Site Accessibility Path of Travel Upgrades
- 9. Site Landscape Upgrades
- 10. Mechanical HVAC upgrades
- 11. Site Paving Upgrades





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin (CR's) - 1 Wing (Sup)	1950	71	10	2	2	2	3	3	2	2	3	2	2	2	2	2.3	3
Admin (CR's) - 2 Wings	1950	71	10	2	t2	3	3	3	3	3	3	3	3	4	2	2.9	2
Admin (CR's) - 6 Wings	1953	68	10	2	2	2	3	3	2	2	3	2	2	2	2	2.3	3
Meeting (MP)/Adult School	1955	66	10	2	2	2	3	2	2	2	1	1	3	2	2	2.0	4
Gym	1953	68		3	3	3	3	3	2	3	3	4	3	3	2	2.9	2
OVERALL CAMPOUS AVERAGE									2.5								

	Legend							
HAZ	Hazardous materials in the building							
STRUCT	Structural building integrity							
FLS	Fire and life safety concerns							
ADA	Access compliance Issues							
ROOF	Condition of roofing materials and drainage							
ENVL	Condition of exterior walls							
GLAZING	Condition of windows							
RRs	Condition of accessibility of restrooms							
INT. FIN	Condition of interior finishes (floor walls, ceiling)							
SITE	Paving, hardcourts, play areas, landscaping, and flow issues							
SECRTY	Security of site, including fencing and secured entry							
AESH	Overall look and feel of school							

	Facility Conditions Ratings Key									
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.								
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.								
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.								
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.								

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
District	Offices Site Totals					\$15,155,680	\$16,216,578	\$20,270,722	\$24,021,663	
1	Building Modernization	Renovate/Reconfigure building interior	3112	SF	\$275	\$855,800	\$915,706	\$1,144,633	\$1,316,327	2
2	Building Modernization	Renovate/Reconfigure building interior	4416	SF	\$275	\$1,214,400	\$1,299,408	\$1,624,260	\$1,867,899	2
3	Restrooms Modernization	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	2000	SF	\$400	\$800,000	\$856,000	\$1,070,000	\$1,230,500	2
4	Building Modernization	Update interior finishes, casework	48042	SF	\$150	\$7,206,300	\$7,710,741	\$9,638,426	\$11,084,190	2
5	Building Modernization / Reconfiguration	Reconfigure locker rooms and modernize interior finishes	5620	SF	\$400	\$2,248,000	\$2,405,360	\$3,006,700	\$3,998,911	3
6	Building Exterior Modernization	Remove exterior doors and install new doors with hardware/ thresholds. Repair/replace frames as needed.	4	EA	\$4,000	\$16,000	\$17,120	\$21,400	\$28,462	3
6	Building Exterior Modernization	Remove windows and replace with new storefront system.	1000	SF	\$70	\$70,000	\$74,900	\$93,625	\$124,521	3
7	Building Exterior Modernization	Remove exterior lockers	720	SF	\$150	\$108,000	\$115,560	\$144,450	\$192,119	3
8	Site Accessibility Upgrade	Update accessible ramps, including handrails; remove and replace concrete walkways for accessibility compliance.	3000	SF	\$15	\$45,000	\$48,150	\$60,188	\$69,216	2
9	Site Landscape Upgrades	Upgrade site landscape planters/ landscape areas	33900	SF	\$15	\$508,500	\$544,095	\$680,119	\$904,558	3
10	Mechanical HVAC Upgrades	Remove and replace fan units in attic and rooftop condensing units	48042	EA	\$40	\$1,921,680	\$2,056,198	\$2,570,247	\$2,955,784	2
11	Site Paving Upgrades	Upgrade paving roads/driveways, parking lots, drop-off, (crack repair, striping)	162000	SF	\$1	\$162,000	\$173,340	\$216,675	\$249,176	2

<sup>II]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

# **Maintenance, Operations and Transportation**

937 Southwood Drive | San Luis Obispo, CA 93401

Chris Bonin, Director, Buildings, Ground and Transportation



#### **Grade Level**

Building Grounds and Maintenance

#### **Year Built**

1966

**Square Feet** 

35,200 square feet

**Property Size** 

4.0 acres

**CDS Code** 

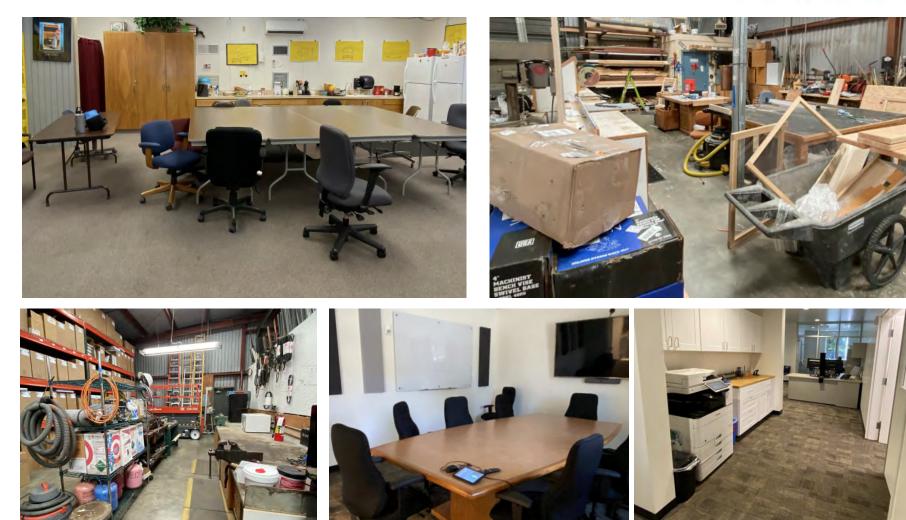
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# Maintenance, Operations and Transportation

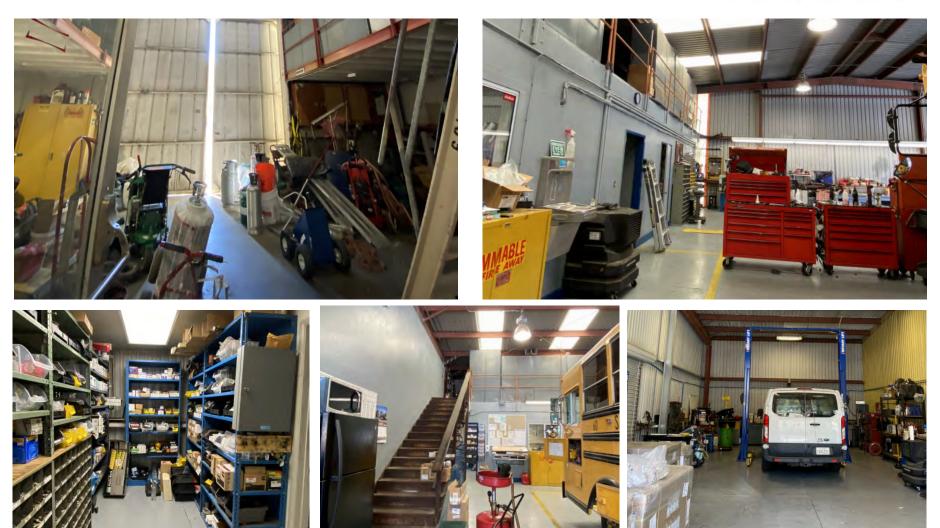




05 SCHOOL SITE ASSESSMENTS

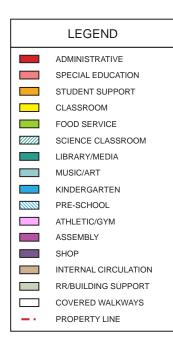
# Maintenance, Operations and Transportation

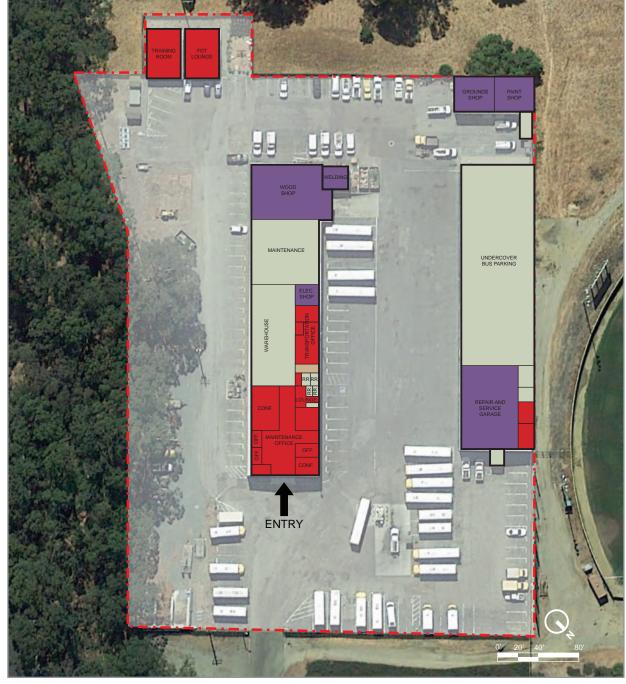




# Maintenance, Operations and Transportation

## **Existing Site**



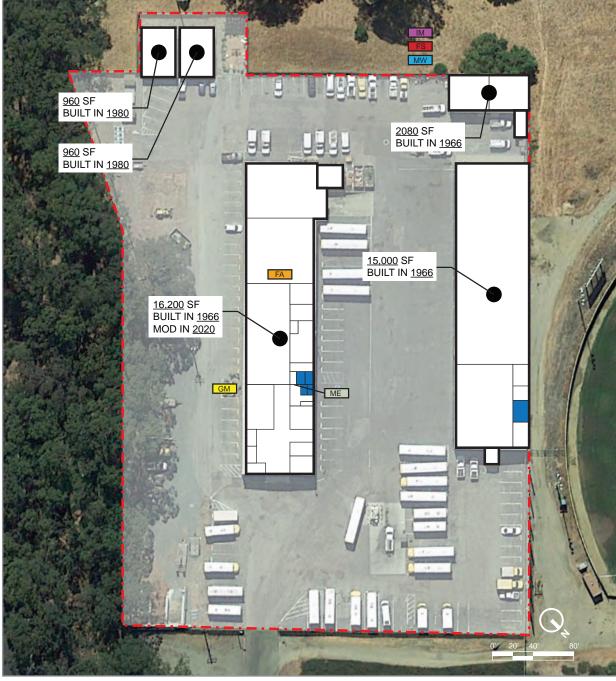


#### 05 SCHOOL SITE ASSESSMENTS

Maintenance, Operations and Transportation

**Existing Utilities** 





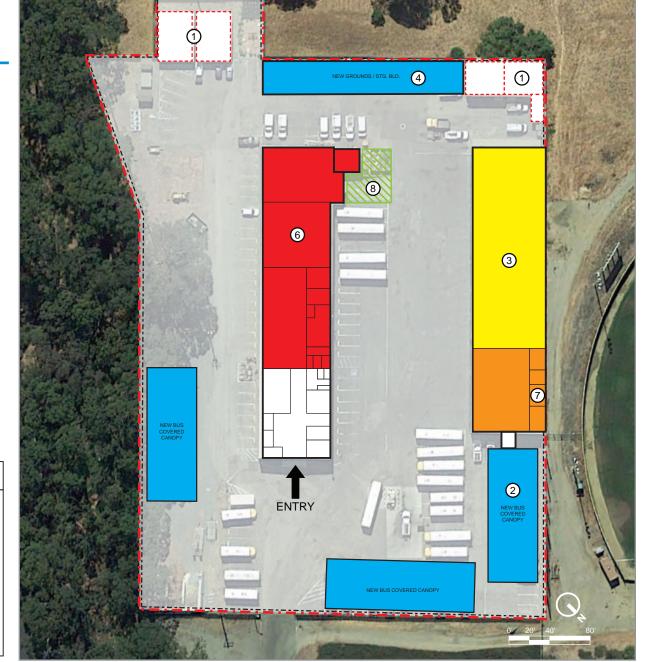
Facility Master Plan Update (2022)

# Maintenance, Operations and Transportation

## **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Buildings
- 2. New Bus Covered Canopy
- 3. Building Exterior Modification
- 4. New Grounds/Storage Building
- 5. Restroom Renovation
- 6. Building Exterior Modification
- 7. Building Renovation
- 8. Site Paving Upgrades





# Maintenance, Operations and Transportation

This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Warehouse	1966	55		3	2	2	3	3	3	3	3	3	3	2	3	2.8	2
Bus Garage	1966	55		1	2	2	2	2	2	2	3	2	2	2	3	2.1	3
Storage	1966	55		2	4	2	3	4	4	3	0	3	3	3	4	2.9	1
Relo's	1980	41		2	4	2	3	3	3	3	0	3	3	3	4	2.8	1
Admin offices	1966	55	1	1	2	2	1	2	2	1	3	1	1	2	2	1.7	4
OVERALL TOTAL									2.4								

Legend							
HAZ	Hazardous materials in the building						
STRUCT	Structural building integrity						
FLS	Fire and life safety concerns						
ADA	Access compliance Issues						
ROOF	Condition of roofing materials and drainage						
ENVL	Condition of exterior walls						
GLAZING	Condition of windows						
RRs	Condition of accessibility of restrooms						
INT. FIN	Condition of interior finishes (floor walls, ceiling)						
SITE	Paving, hardcourts, play areas, landscaping, and flow issues						
SECRTY	Security of site, including fencing and secured entry						
AESH	Overall look and feel of school						

	Facility Conditions Ratings Key									
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.								
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.								
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.								
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.								

Facility Master Plan Update (2022)

## Maintenance, Operations and Transportation

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Buildin	gs Maintenance and Operati	ions				\$4,275,220	\$4,574,485	\$5,718,107	\$6,832,200	
1	Building Demolition	Remove Paint Shop and Storage buildings and foundation, Stub utilities, Minor grading	4900	SF	\$6	\$29,400	\$31,458	\$39,323	\$41,682	1
2	New Building	New bus covered canopy, including thickened concrete slab	13000	SF	\$150	\$1,950,000	\$2,086,500	\$2,608,125	\$3,468,806	3
3	Building Exterior Modernization	New exterior painting; includes minor metal siding repair	7000	SF	\$7	\$49,000	\$52,430	\$65,538	\$87,165	3
4	New Grounds/Storage Building	New storage building; Includes utilities and sub-grading.	4500	SF	\$400	\$1,800,000	\$1,926,000	\$2,407,500	\$2,551,950	1
5	Restrooms Renovation	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	500	SF	\$400	\$200,000	\$214,000	\$267,500	\$283,550	1
6	Building Exterior Modernization	Repair/replace exterior metal siding panels and paint	4000	SF	\$45	\$180,000	\$192,600	\$240,750	\$276,863	2
7	Building Renovation	Upgrade interior stairs/railings for code compliance	200	SF	\$275	\$55,000	\$58,850	\$73,563	\$97,838	3
8	Site Paving Upgrades	Infill existing loading dock with concrete	788	SF	\$15	\$11,820	\$12,647	\$15,809	\$24,346	4

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

1130 Napa Avenue | Morro Bay, CA 93442

#### Year Built

1933

#### **Square Feet**

35,701 square feet

#### **Property Size**

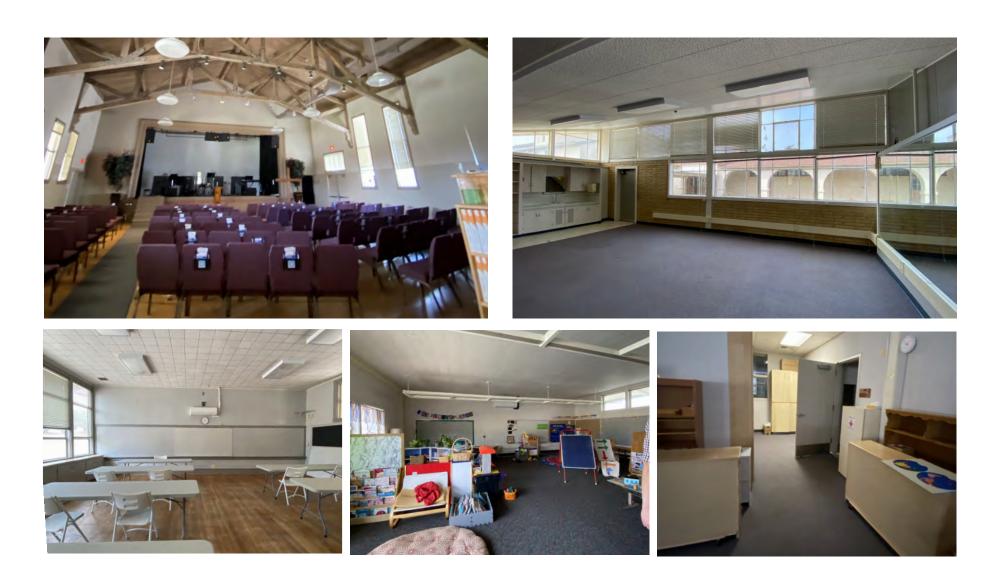
9.2 acres











LEGEND ADMINISTRATIVE SPECIAL EDUCATION

STUDENT SUPPORT

SCIENCE CLASSROOM LIBRARY/MEDIA

CLASSROOM

MUSIC/ART

KINDERGARTEN

PRE-SCHOOL

ATHLETIC/GYM

**RR/BUILDING SUPPORT** 

COVERED WALKWAYS

PROPERTY LINE

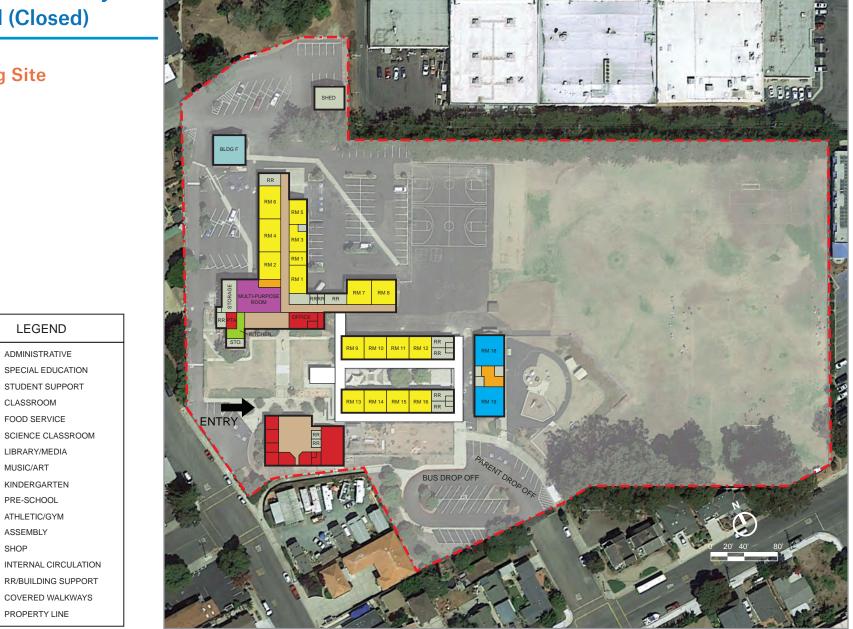
ASSEMBLY

SHOP

FOOD SERVICE

**Existing Site** 

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#### 05 SCHOOL SITE ASSESSMENTS

### Morro Elementary School (Closed)

### **Existing Utilities**





### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Sunshade Structure Demolition
- 2. Restrooms Modernization
- 3. Main Building Modernization
- 4. Building Exterior Modernization (Entire Campus)
- 5. Site Accessibility Path of Travel Upgrades
- 6. Landscape Playfield Improvements
- 7. Landscape Improvements
- 8. Classrooms Modernization
- 9. Classrooms Modernization
- 10. Admin/Office Building Modernization





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Main Bldg - CR's	1933	88	25	2	3	3	3	3	3	3	3	2	3	2	1	2.6	3
Classrooms	1948	73		3	3	3	4	3	4	4	4	4	3	2	3	3.3	4
Classrooms	1951	70		3	3	3	4	3	4	4	4	4	3	2	3	3.3	4
Classrooms	1951	70		3	3	3	4	3	4	4	4	4	3	2	3	3.3	4
Admin/Library	1999	22		1	2	3	2	3	2	2	2	2	2	2	2	2.1	3
OVERALL CAMPUS AVERAGE										2.9							

	Legend
HAZ	Hazardous materials in the building
STRUCT	Structural building integrity
FLS	Fire and life safety concerns
ADA	Access compliance Issues
ROOF	Condition of roofing materials and drainage
ENVL	Condition of exterior walls
GLAZING	Condition of windows
RRs	Condition of accessibility of restrooms
INT. FIN	Condition of interior finishes (floor walls, ceiling)
SITE	Paving, hardcourts, play areas, landscaping, and flow issues
SECRTY	Security of site, including fencing and secured entry
AESH	Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Facility Master Plan Update (2022)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Morro I	Elementary School Site To	otals				\$17,800,900	\$19,046,963	\$23,808,704	\$34,314,348	
1	Shade Structure Demolition	Remove existing shade structure	1	LS	\$5,000	\$5,000	\$5,350	\$6,688	\$8,894	3
2	Restrooms Modernization	Reconfigure Restrooms for accessibility compliance and update floor, wall, and ceiling finishes	3000	SF	\$400	\$1,200,000	\$1,284,000	\$1,605,000	\$1,845,750	2
3	Main Building Modernization	Multi-purpose building: Update floor, wall, and ceiling finishes; Renovate Casework; Update utilities	19600	SF	\$275	\$5,390,000	\$5,767,300	\$7,209,125	\$9,588,136	3
4	Building Exterior Modernization	New exterior painting; includes minor finish material repair	12500	SF	\$7	\$87,500	\$93,625	\$117,031	\$155,652	3
5	Site Accessibility Upgrade	Renovate walkways for new Path of Travel ramps/walkways for accessibility	500	SF	\$15	\$7,500	\$8,025	\$10,031	\$13,342	3
6	Site Field Upgrades	Upgrade playfields	155000	SF	\$15	\$2,325,000	\$2,487,750	\$3,109,688	\$4,788,919	4
7	Site Landscape Upgrades	Upgrade landscape/planter areas	10000	SF	\$15	\$150,000	\$160,500	\$200,625	\$308,963	4
8	Classrooms Building Modernization	Update floor, wall, and ceiling finishes; Renovate Casework; Update utilities	8140	SF	\$400	\$3,256,000	\$3,483,920	\$4,354,900	\$6,706,546	4
8	Classrooms Building Exterior Modernization	Remove windows and replace with new storefront system.	6000	SF	\$70	\$420,000	\$449,400	\$561,750	\$865,095	4
9	Classroom Building Modernization	Update floor, wall, and ceiling finishes; Renovate Casework; Update utilities	3600	SF	\$400	\$1,440,000	\$1,540,800	\$1,926,000	\$2,966,040	4
9	Classroom Building Exterior Modernization	Remove windows and replace with new storefront system.	2400	SF	\$70	\$168,000	\$179,760	\$224,700	\$346,038	4
10	Admin Office Building Modernization	Update floor, wall, and ceiling finishes	4346	SF	\$150	\$651,900	\$697,533	\$871,916	\$1,159,649	3
11	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	9	ACRE	\$300,000	\$2,700,000	\$2,889,000	\$3,611,250	\$5,561,325	4

<sup>11</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

80 Manzanita Drive | San Luis Obispo, CA 93402

#### Year Built

1954

#### **Square Feet**

32,514 square feet

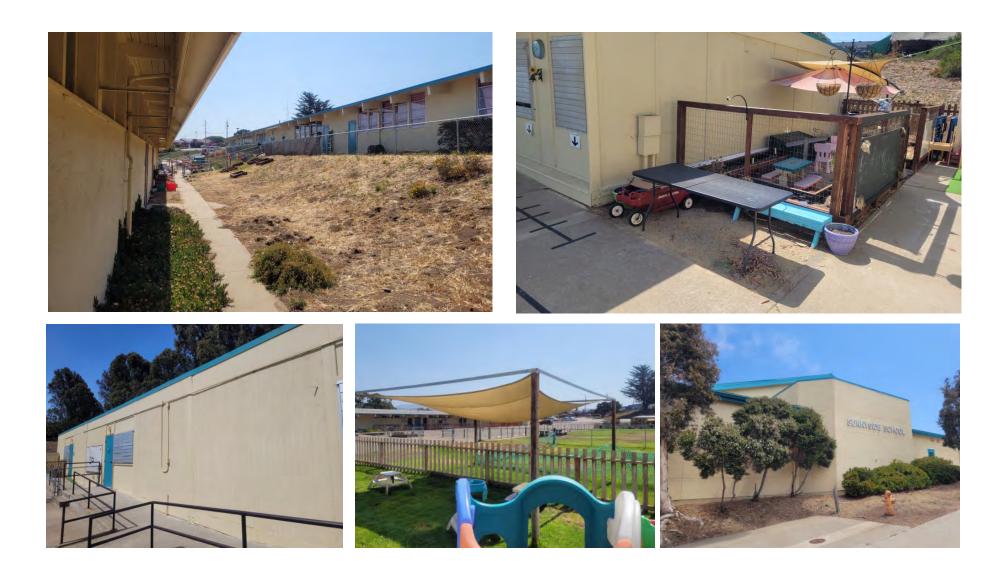
#### **Property Size**

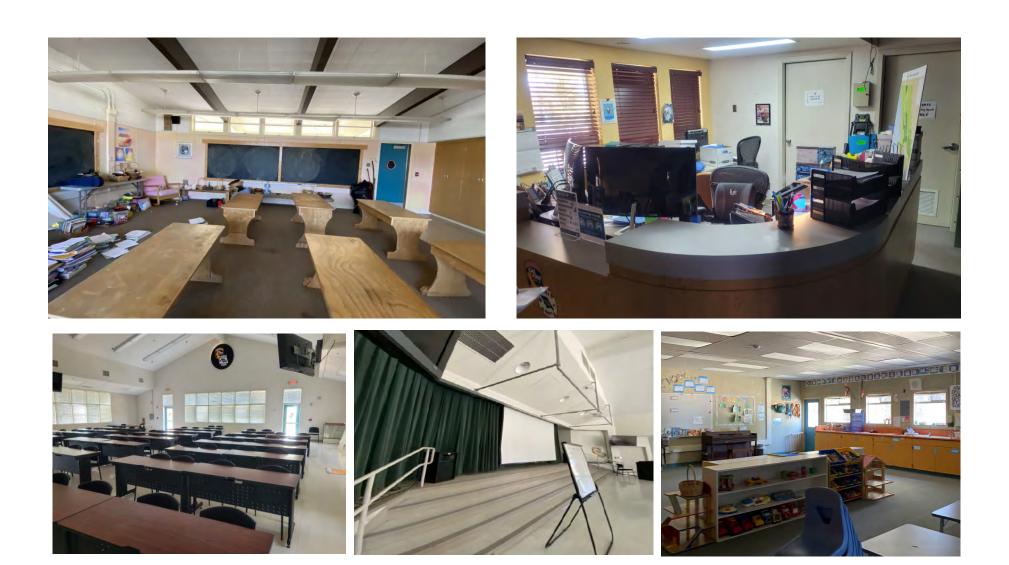
13.4 acres

**CDS Code** 

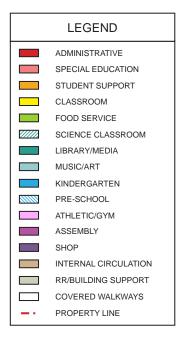
68809-6043293





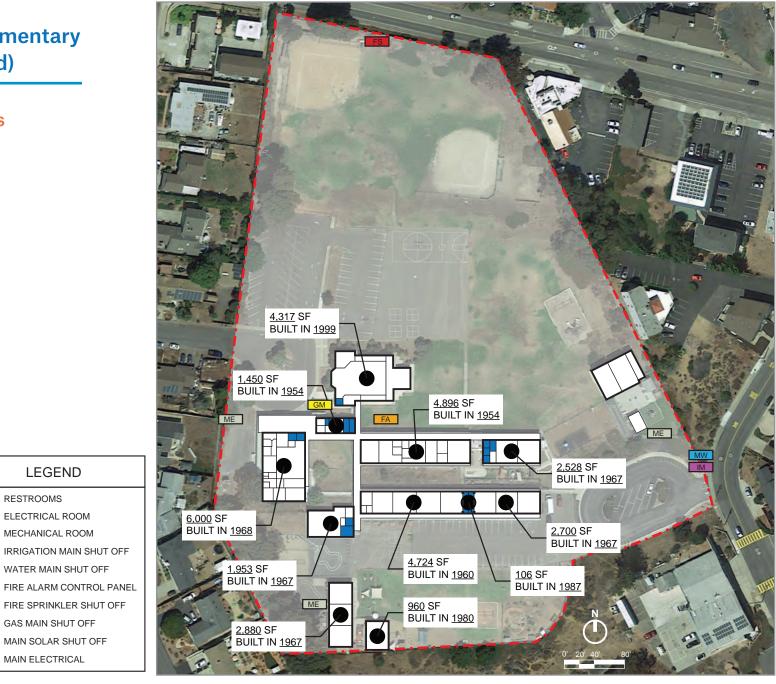


### **Existing Site**





**Existing Utilities** 



IM

FA

GM

MSSO ME LEGEND

MECHANICAL ROOM

GAS MAIN SHUT OFF

MAIN ELECTRICAL

MAIN SOLAR SHUT OFF

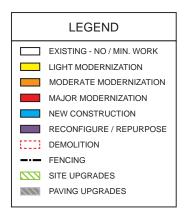
WATER MAIN SHUT OFF

RESTROOMS ELECTRICAL ROOM

### **Proposed Site**

#### WORK SCOPE DESCRIPTION

- 1. Remove Portable Classrooms
- 2. New Modular Classrooms
- 3. Building Interior Modernization
- 4. Kitchen Modernization
- 5. Building Exterior Modernization
- 6. HVAC Upgrades
- 7. Site Accessibility Path of Travel Upgrades
- 8. Landscape Improvements
- 9. Paving/Hardscape improvements
- 10. Site Utilities Upgrade
- 11. Canopy Modernization





This worksheet establishes data for determination of priority projects across a campus or district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only.

BUILDING USE	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	ADA	ROOF	ENVL.	GLAZING	RRs	INT. FIN	SITE	SECRTY	AESTH.	AVERAGE RATING	PRIORITY
Admin	1954	67		4	4	3	3	3	3	4	4	4	3	4	3	3.5	4
Classrooms	1954	67		4	4	3	3	4	3	3	4	2	3	3	4	3.3	4
Classrooms	1967	54	34	4	4	3	3	4	3	3	4	3	3	3	4	3.4	4
Classrooms	1967	54		3	3	3	3	4	3	3	4	3	3	3	4	3.3	4
Library	1967	54		3	3	3	3	4	3	3	4	3	3	3	4	3.3	4
MP/Admin	1968	53		3	3	3	3	4	4	4	3	4	4	4	3	3.5	4
MP	1999	22		2	2	3	3	4	4	4	3	3	3	3	2	3.0	4
Relo CR's	1967	54		4	4	3	3	4	4	4	3	4	4	3	4	3.7	4
Relo CR's	1980	41		3	3	3	4	4	4	3	3	3	3	3	3	3.3	4
OVERALL CAMPUS AVERAGE										3.4							

HAZ      Hazardous materials in the building        STRUCT      Structural building integrity        FLS      Fire and life safety concerns
FLS Fire and life safety concerns
ADA Access compliance Issues
ROOF Condition of roofing materials and drainage
ENVL Condition of exterior walls
GLAZING Condition of windows
RRs Condition of accessibility of restrooms
INT. FIN Condition of interior finishes (floor walls, ceiling)
SITE Paving, hardcourts, play areas, landscaping, and flow issue
SECRTY Security of site, including fencing and secured entry
AESH Overall look and feel of school

	Fac	ility Conditions Ratings Key
1 Very Good	Good Maintenance or nothing	Work required ranges from typical maintenance to nothing.
2 Good	Minor Renovations	Minor renovation work includes a limited repair/replacement of some interior finishes (not all) and exterior painting and minor repair -or- one of the systems noted under major renovation.
3 Fair/Poor	Moderate Renovations	Moderate renovation work includes a select number of systems (2 to 4) noted under major renovations.
4 Very Poor	Major Renovation/ Replacement	Major renovation work includes updating all or most interior finishes and casework, window replacement, HVAC replacement, roof replacement, door and hardware replacement, restroom remodels, electrical and lighting upgrades, and exterior wall repair/replace/repainting.

Facility Master Plan Update (2022)

Key Note	Project	Scope of Work	Qty	Unit Cost	Total Unit Cost	Construction Cost	+ Contingency (7%)	+ Soft (25%)	+ Escalation	Priority
Sunnys	ide Elementary School S	ite Totals				\$22,340,050	\$23,903,854	\$29,879,817	\$46,014,918	
1	Remove Portable Classroom Buildings	Remove building and foundation, Stub utilities, Minor grading	4	EA	\$6,000	\$24,000	\$25,680	\$32,100	\$49,434	4
2	New Modular Classrooms	New Modular classroom (960sf x \$450/sf)	4	EA	\$432,000	\$1,728,000	\$1,848,960	\$2,311,200	\$3,559,248	4
3	Building Interior Modernization	Update interior floor, wall, and ceiling finishes	40140	SF	\$275	\$11,038,500	\$11,811,195	\$14,763,994	\$22,736,550	4
4	Kitchen Modernization	Reconfigure Kitchen to new standards, including update of Kitchen flooring and wall finishes	650	SF	\$400	\$260,000	\$278,200	\$347,750	\$535,535	4
5	Building Exterior Modernization	Remove windows and replace with new storefront system.	3750	SF	\$70	\$262,500	\$280,875	\$351,094	\$540,684	4
		Repair fascia dryrot throughout campus	5000	SF	\$8	\$40,000	\$42,800	\$53,500	\$82,390	4
		Remove and install new mid-range roofing system at Large Training Room Building.	5600	SF	\$25	\$140,000	\$149,800	\$187,250	\$288,365	4
6	HVAC Upgrade	Install new HVAC units in Classrooms	16	EA	\$43,000	\$688,000	\$736,160	\$920,200	\$1,417,108	4
6	HVAC Upgrade	Install new VRF System at all non- classroom spaces	17450	SF	\$55	\$959,750	\$1,026,933	\$1,283,666	\$1,976,845	4
7	Site Accessibility Upgrade	Renovate walkways for new Path of Travel ramps/walkways for accessibility	2400	SF	\$15	\$36,000	\$38,520	\$48,150	\$74,151	4
8	Site Landscape Upgrades	Upgrade playfields	170300	SF	\$15	\$2,554,500	\$2,733,315	\$3,416,644	\$5,261,631	4
		Upgrade landscape/planter areas	21000	SF	\$15	\$315,000	\$337,050	\$421,313	\$648,821	4
9	Site Hardscape/Paving Upgrades	Upgrade paving hardscape, parking lots, drop-off (crack repair, striping)	3800	SF	\$1	\$3,800	\$4,066	\$5,083	\$7,827	4
10	Site Utilities Upgrade	Remove and replace sewer and storm drain system throughout the site	1	LS	\$300,000	\$300,000	\$321,000	\$401,250	\$617,925	4
11	Canopy modernization	Repair and modernize exterior entry and walkway canopies	2000	SF	\$45	\$90,000	\$96,300	\$120,375	\$185,378	4
12	Existing Utility Infrastructure Upgrades	Existing Utility Infrastructure Upgrades	13	ACRE	\$300,000	\$3,900,000	\$4,173,000	\$5,216,250	\$8,033,025	4

<sup>[1]</sup> Escalation costs are based on priority – Priority 1 = 6%; Priority 2 = 15%; Priority 3 = 33%; Priority 4 = 54%

# **06** Implementation

SLCUSD summaries in Tables 6-1 (dated June 30, 2021) show possible funds available for facility upgrades in the District.

Fund	Balance	Notes
01	\$20,521,688	General Fund
21	\$75,308,905	Building Fund
25	\$495,940	Capital Facilities Fund
40	\$1,141,316	Special Reserve Fund for Capital Outlay Projects
51	\$17,543,799	Bond Interest and Redemption Fund
Totals	\$115,011,648	

#### Table 6-1 – Current Fund Balance (as of November 2021)

Table 6-2 shows identified project costs by Priority. Priority 1 is the noted projects to be completed using available funds.

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#### Table 6-2 – Cost Summary By Priority Per Site

Facility	<b>Priority 1</b> 1-3 years <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	<b>Priority 3</b> 8-15 years <b>2031 - 2046</b>	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
Elementary School					
Baywood Elementary School (Options 1,2,3)	\$29,333,928		\$1,458,678		\$30,792,606
Baywood Elementary School (Option 4)	\$15,565,147	\$4,381,349	\$707,103		\$20,653,599
Baywood Elementary School (Additive)	\$8,038,643				\$8,038,643
Bellevue-Santa Fe Elementary School	\$4,358,984	\$2,432,545	\$3,845,092		\$10,636,621
Bishop's Peak Elementary School	\$17,013,662				\$17,013,662
Bishop's Peak Elementary School (Additive Option)	\$3,477,032				\$3,477,032
C.L. Smith Elementary School	\$6,431,424	\$16,052,377	\$4,411,521		\$26,895,322
Del Mar Elementary School	\$14,957,815	\$4,397,730	\$5,948,469		\$25,304,015
Hawthorne Elementary School	\$4,689,952	\$7,655,513	\$6,675,691	\$3,522,173	\$22,543,329
Los Ranchos Elementary School	\$11,327,823	\$9,292,198	\$7,908,878		\$28,528,898
Monarch Grove Elementary School	\$7,529,670	\$1,324,756	\$12,555,478	\$1,087,548	\$22,497,452
Pacheco Elementary School	\$26,982,944	\$1,107,450	\$5,975,953		\$34,066,347
Sinsheimer Elementary School	\$14,863,337	\$4,659,134	\$5,938,063		\$25,460,534
Teach Elementary School	\$5,652,972	\$2,556,364	\$4,183,914		\$12,393,250
Middle School					
Laguna Middle School (Option 1)	\$38,599,293	\$29,186,345	\$2,060,916		\$69,846,553
Laguna Middle School (Option 2)	\$29,249,975				\$29,249,975
Los Osos Middle School (Option 1)	\$51,689,038	\$22,384,948	\$373,564		\$74,447,551
Los Osos Middle School (Additive)		\$8,863,292			\$8,863,292

Facility	<b>Priority 1</b> <i>1-3 years</i> <b>2022 - 2024</b>	<b>Priority 2</b> 4-7 years <b>2025 - 2031</b>	<b>Priority 3</b> 8-15 years <b>2031 - 2046</b>	<b>Priority 4</b> 16-20 years <b>2047+</b>	Total Cost Priorities 1 through 4
High School					
Morro Bay High School	\$4,632,215	\$22,735,026	\$1,174,058		\$28,541,298
Pacific Beach High School (Option 1)	\$12,949,641				\$12,949,641
Pacific Beach High School (Option 2 Additive)	\$104,311				\$104,311
Pacific Beach High School (Option 3 Additive)	\$2,318,021				\$2,318,021
San Luis Obispo High School		\$17,521,282	\$138,752	\$772,406	\$18,432,440
District Sites					
District Office		\$18,773,092	\$5,248,571		\$24,021,663
Maintenance, Operations and Transportation	\$2,877,182	\$276,863	\$3,653,809	\$24,346	\$6,832,200
Closed Schools					
Morro Elementary School		\$1,845,750	\$10,925,672	\$21,542,925	\$34,314,348
Sunnyside Elementary School				\$46,014,918	\$46,014,918
TOTALS	\$253,889,880	\$162,201,373	\$82,477,079	\$72,964,316	\$571,532,648

Blue = Additional Options Not Included In Totals