



### School Data

Date School Opened:	1955
2013 - 2014 School Year Enrollment:	325
Standard Classrooms:	24
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	52,210 sq. ft.
Site Area:	2.64 acres

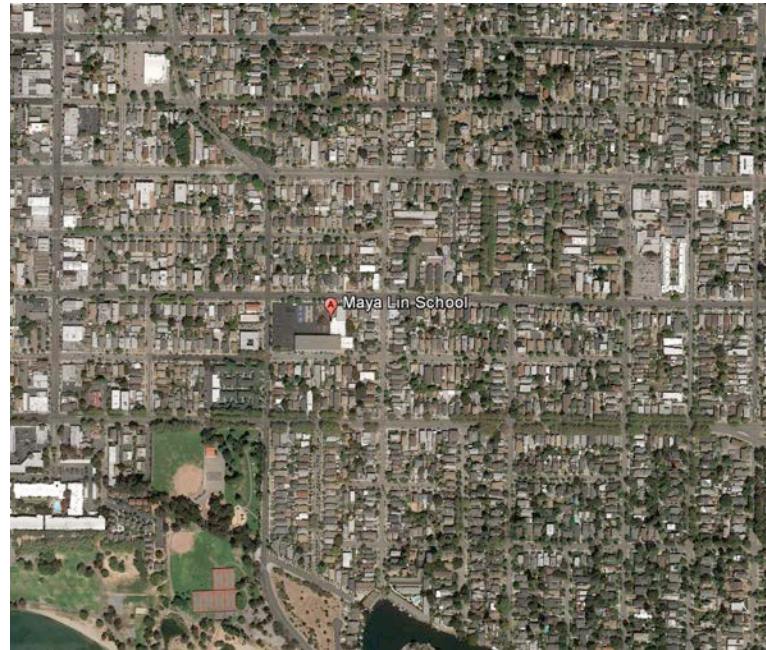
## Maya Lin School - Background Information

Maya Lin School is an arts-integrated, inquiry-based magnet school that allows students the freedom to explore beyond the standards-based curriculum. In a safe, nurturing environment, fostering smart, critical thinking students who love art and know they can do anything. May Lin School's program features: Arts Integration-Inquiry Learning, Looping (classes stay together with their teacher in the following years K/1, 2/3, 4/5), class size of 25-to-1 K-5th grade, Spanish instruction, and after school art and culture enrichment programs.

The arts including dance/movement, theater/drama, music, and visual arts are integrated into the curriculum in all grades and classes. Curricular objectives from all subject areas are integrated into music, art, and PE classes as well. The school's mission is to embrace 21st-century learning and community involvement in building a dynamic school environment. School staff acknowledge that learning is a lifelong process and support ongoing professional development and collaboration for all members of the school community.

The facility was built as Washington School in 1955. There have been no additions in building area to the original floor plan since then. Both the two-story classroom wing and the one-story multi-purpose room, administration wing are constructed on concrete foundation pads, with cast-in-place concrete post, floor, and shear wall, moment-frames throughout the building. It received a seismic retrofitting in 2001, as well as accessible barrier removal, restroom upgrades, an accessible elevator, re-painting, and fire alarm telecom improvements. In 2007, Measure C funds provided HVAC, and fire alarm replacement, playground resealing, and additional electrical and lighting upgrades.

This campus serves 325 (Pre-K-5) students with 24 classrooms as well as multi-purpose room, library/media center, administration offices with staff lounge, two computer labs, and a large asphalt playground.



## Maya Lin School - Existing Conditions Summary

### Facilities Assessment Needs

- Playground asphalt exceeds cross-slope and is in poor condition.
- Wood trellis above multi-purpose room entry has deteriorated.
- Exterior windows, doors, roofing, and wall finishes have exceeded their service life.
- Interior wall floor and ceiling finishes have exceeded their service life.
- Multi-purpose room stage lacks an accessible lift.
- Cafeteria kitchen is not in compliance with current health code.
- Mechanical equipment has exceeded its service life.

### Educational Program Needs

- Modernize and reconfigure classrooms to be efficient and flexible.
- Need ceiling mounted projectors and Wi-Fi capability throughout the campus.
- Need new, functional window coverings with room-darkening capability.
- Provide sinks at all classrooms.
- Expand teaching garden.
- Provide outdoor learning areas under heritage oak tree and covered area on Santa Clara Avenue approach.
- Repair and re-stripe asphalt paving on playground.
- Remodel kitchen to provide for culinary, art, and science programs.
- Reconfigure administrative office with secure entry.
- Provide a classroom for PE instruction.
- Modernize and reconfigure media center, including the computer lab area.
- Perimeter fencing needs to be repaired and upgraded.
- Fence height at play yard should be higher to contain balls, etc.
- Ornamental fencing is preferred in public access areas.
- Include lockable gates to control public access during school hours.

### Unique Opportunities

- Maya Lin School's main entrance is on Taylor Avenue (to the south), while an important second entry faces north onto Santa Clara Avenue. A very large heritage oak tree is the focal point of the play yard, facing Santa Clara Avenue.








## Maya Lin School - Master Plan Summary

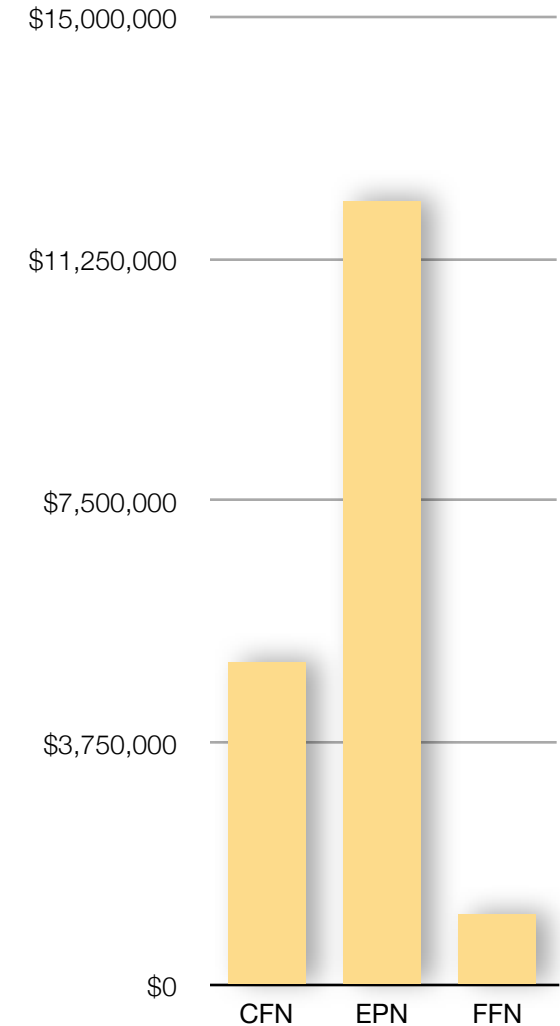
### Master Plan Features

- Modernized, reconfigured classrooms at kindergarten area
- Remodeled kitchen with culinary instruction functionality
- Reconfigured administration area
- Outdoor learning and amphitheater space at existing heritage oak tree
- Remodeled media center/library
- Updated HVAC, electrical, and data systems
- New art and science preparation room and outdoor art/science teaching space

### Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair or replace existing fencing and gates, improve site lighting, reposition administration with physical and visual connection to entrance, improve kindergarten access to administration and campus.
	Accessibility	Repair walkways, ramps, and play yard; provide new directional signage, improved paths of travel, new accessible lift at the stage.
	Technology	Improve data, power, and wireless infrastructure, updated audio visual and presentation capabilities, modernized media lab.
	Science, Technology, Engineering, Art, Mathematics	Create new art, science, and culinary instruction spaces as well as outdoor learning areas.
	Facilities Infrastructure	Provide remodeled administration and meeting spaces, new kitchen, new mechanical systems, new windows, and campus energy-management system.

### Improvements by Category



Critical Facility Needs (CFN)	\$5,005,970
Educational Program Needs (EPN)	\$12,153,596
Future Facility Needs (FFN)	\$1,091,928

## Maya Lin School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

### Critical Facility Needs (CFN)

- Accessibility issues throughout to be brought up to current codes, including sidewalks, exterior path of travel, drop-off zones, parking, school entry signage, playground, and way-finding signage.
- Provide accessible lift at MPR stage.
- Remodel kitchen to comply with health and accessibility code and provide for culinary instruction.
- Replace roofing and expansion joint cover.
- Replace windows and doors.
- Repair dry rot at Santa Clara Avenue covered walkway.
- Replace classroom and corridor flooring
- Paint interior throughout the school.
- Replace boiler-fed HVAC systems; service rooftop units.
- Replace water heater.
- Structural/seismic mitigation measures.
- Upgrade emergency and site lighting.
- Upgrade power and data infrastructures.

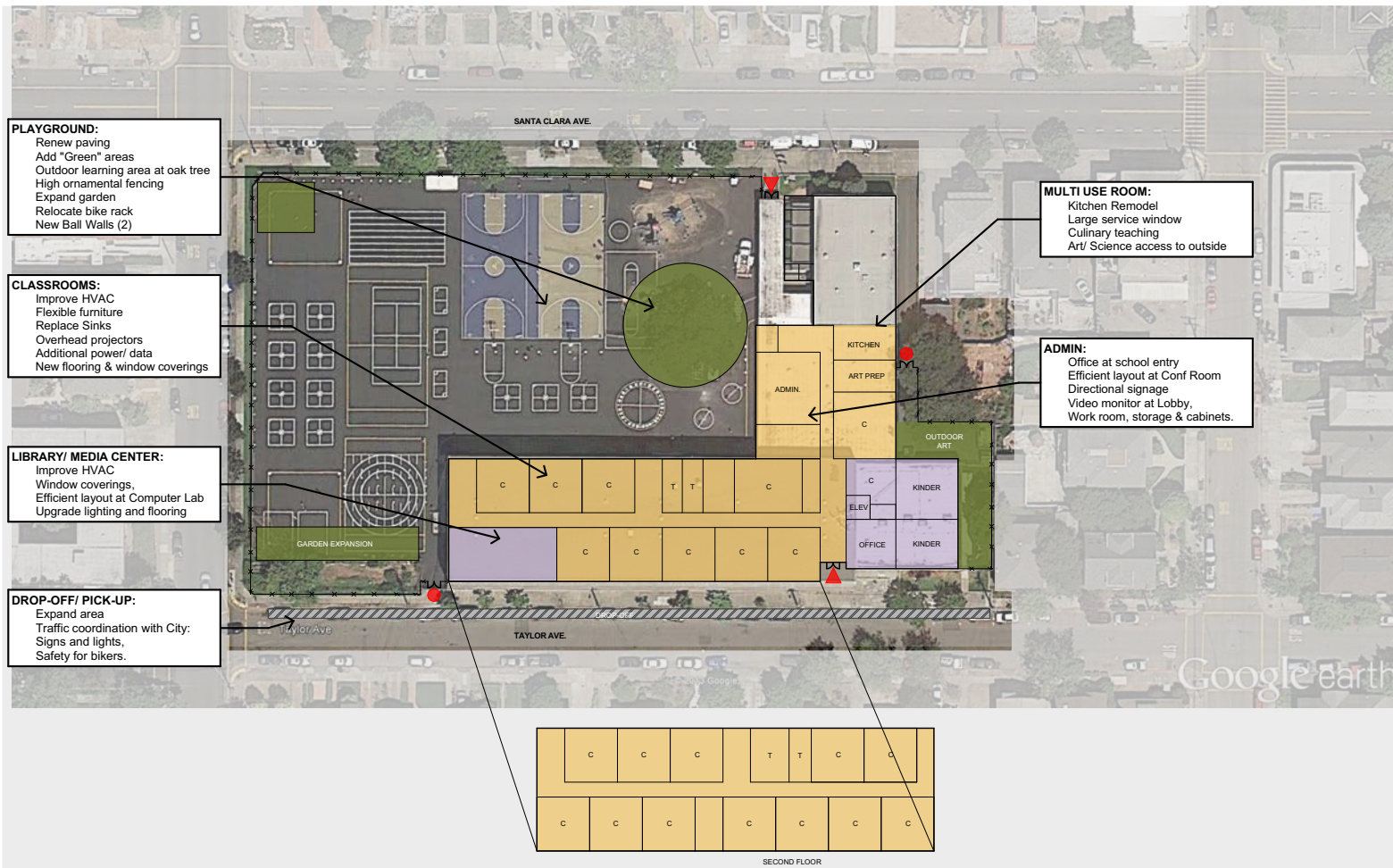
### Educational Program Needs (EPN)

- Modernize and configure classrooms to be efficient and flexible.
- Provide ceiling-mounted projectors, Wi-Fi capability throughout the school.
- Provide new, functional window coverings with room-darkening capability
- Replace sinks at all classrooms.
- Expand teaching garden.

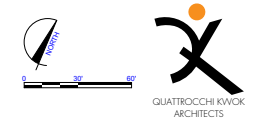
- Provide outdoor learning areas under heritage oak tree and covered area on Santa Clara Avenue side of campus.
- Repair and re-stripe asphalt paving on playground.
- Remodel kitchen to provide for culinary, art, and science programs.
- Reconfigure administrative office with a secure entry.
- Provide a classroom for physical education instruction.
- Modernize and reconfigure media center, including computer lab area.
- Perimeter fencing needs to be repaired and upgraded.
- Provide marker boards at all classrooms.
- Fence height at play yard should be higher to contain balls, etc.
- Ornamental fencing preferred in public access areas.
- Include lockable gates to control public access during school hours.

### Future Facility Needs (FFN)

- Amphitheater for outdoor gathering (perhaps part of an “outdoor learning” area)
- Video monitor at lobby areas
- Green screen landscaping at perimeter fence
- Meeting and conference spaces
- Two new ball walls
- Additional storage throughout school
- Marquee sign in front of school to communicate events and calendar
- Relocate bike rack adjacent to Taylor Avenue
- Upgrade asphalt paved areas and play structure



MAYA LIN SCHOOL SITE PLAN



Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
<b>SITE ISSUES</b>							
CFN	FA	<p>ADA student drop-off zone lacks unloading zone at pavement level, compliant ramp, and current signage. Cross slope of public street pavement exceeds 2%.</p> <p>Saw-cut and remove approximately 35 feet of existing curb, gutter, walk (five foot wide), and existing pedestrian ramp. Install five foot wide unloading zone at pavement level, new curb, and ramp at east end per Caltrans standard. Patch flatwork as necessary. Update signage. There is no practical fix to excessive cross slope in public street.</p>	263	SF	30.2	\$2,386	\$10,339
CFN	FA	<p>ADA parallel stall in public street has excessive cross slope, no unloading zone at pavement level, and out of date signage.</p> <p>Remove approximately 30 feet of existing curb and five foot of sidewalk. Install five foot of new pavement at grade, new curb, and pedestrian ramp at east end. Upgrade signage per Caltrans standard. There is no practical fix to excessive cross slope in public street.</p>	240	SF	30.2	\$2,177	\$9,434.88
CFN	FA	<p>No accessible entrance from public street to classroom area at east end of school.</p> <p>Remove existing walk and stairs leading to entrance. Replace with 30 feet (max) of ramp at 1:12 max with railings.</p>	240	SF	30.2	\$2,177	\$9,434.88
CFN	FA	<p>Cross slope on paved play court exceeds 2%.</p> <p>Remove existing pavement. Lower grade at east end by stairs/ 5% path. Lengthen path approximately 10 feet, and add another riser at bottom of stairs (all sides), and modify hand rails. Repave play court for 2% max slope.</p>	7,500	SF	11.9	\$26,730	\$115,830.00

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Area of steep cross slope on paved play court. Remove pavement in this area, and regrade to lower cross slope to 2%. Extend existing ramps and add level landings and ramps at other doors, parallel to building, down to new pavement grade. Repave and restripe.	3,800	SF	10.8	\$12,312	\$53,352.00
CFN	FA	Pavement is deteriorating. Fill cracks, seal coat, and restripe.	55,200	SF	5.4	\$89,424	\$387,504.00
CFN	FA	6.5% slope on POT from public street past multi-purpose room to existing administration area. Add handrails along both sides of path.	90	LF	43.2	\$1,166	\$5,054.40
CFN	FA	Taylor St. access: numerous trip hazards. Repair/replace concrete walk.	220	SF	23.8	\$1,568	\$6,795.36
CFN	FA	All cast-in place walls: shear wall cracking and paint deterioration Restore concrete surface for new sealer/ and repaint entire campus.	4,000	SF	9.7	\$11,664	\$50,544.00
CFN	FA	Exterior: No hose bibbs and gas main lacking seismic coupler Add eight hose bibbs and gas main coupler.	1	LS	5,940.0	\$1,782	\$7,722.00
CFN	FMP	Teaching garden needs to be larger. Expand the teaching garden, including fencing, bench seating, sink, and power.	2464	SF	38.0	\$28,090	\$121,721.60



Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FMP	Perimeter fencing needs to be extended Install ornamental perimeter fencing (five foot tall) at street frontage along Taylor. Install six foot tall chain link elsewhere.	942	LF	105.0	\$29,673	\$128,583
FFN	FMP	Campus does not have an outdoor gathering or presentation area Provide concrete seat amphitheater	800	SF	40.0	\$9,600	\$41,600
FFN	FMP	Security system does not include video monitoring Provide video monitoring at lobby and entry areas	1	LS	50,000.0	\$15,000	\$65,000
FFN	FMP	Ball walls are lacking Provide two new ball walls	2	EA	9,000.0	\$5,400	\$23,400
FFN	FMP	School does not have a marquee sign Install new marquee sign	1	LS	18,000.0	\$5,400	\$23,400
FFN	FMP	Bike rack location is not good for supervision. Relocate bike rack adjacent to alternate location.	1	LS	35,000.0	\$10,500	\$45,500
FFN	FA	No trash enclosure at this site. Install a 2-bin trash enclosure per health dept. standards	1	LS	16,200.0	\$4,860	\$21,060
FFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire flows, which the surrounding hydrants may not be able to meet. Consider adding fire sprinklers to existing buildings to reduce required fire flow.	54,006	SF	10.8	\$174,979	\$758,244.24

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Backflow device on irrigation service does not appear to be of the reduced pressure variety. Replace backflow device with reduced pressure type per water company standard.	1	EA	5,400.0	\$1,620	\$7,020
Sub-Total							\$1,891,539
<b>BUIDLING SCOPE TYPICAL CAMPUS WIDE</b>							
CFN	FA	Exterior doors beyond service life. Replace all exterior doors with metal frame and FRP door.	24	EA	4,752.0	\$34,214	\$148,262.40
CFN	FA	BUR roof at end of service life Replace all roofs with new 30-yr BUR with Cool roof coating.	54,006	SF	17.3	\$279,481	\$1,211,084.55
CFN	FA	Exterior wall-mounted conduit and boxes: extensive rusting. Add U.G. conduit and pull boxes in play yard before paving, for expansion of data/power/ signal systems	1	LS	81,000.0	\$24,300	\$105,300.00
CFN	FA	Two story seismic gap: water damage and shear cracking. Replace with new expansion cover.	48	LF	64.8	\$933	\$4,043.52
CFN	FA	Campus energy-management system does not exist. Add campus-wide DDC control and create District-standard for energy control systems.	54,060	SF	2.2	\$35,031	\$151,800.48

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Central plant; boilers and piping are 1991 circa and are inefficient. District has requested removal of all boiler systems completely.  Replace boilers, pumps, and central plant to high-efficiency rooftop packaged AC equipment. Remove boilers, pumps, piping, and all related equipment.	54,060	SF	2.2	\$35,031	\$151,800.48
CFN	FA	Inadequate exterior lighting provided, walkways dark as noted by staff.  Add exterior walkway and building fixtures at east alley.	20	EA	864.0	\$5,184	\$22,464.00
CFN	FA	No exterior emergency lighting provided for emergency egress.  Add exterior battery pack fixtures for minimum code coverage.	10	EA	432.0	\$1,296	\$5,616.00
CFN	FA	Openings at shear walls.  Additional structural analysis (fee only)				\$4,000	\$4,000.00
Sub-Total							\$1,804,371
<b>CLASSROOMS</b>							
CFN	FA	Two-story wing; aluminum window wall: missing sills, bottom panels deteriorating, and single glazed.  Replace all windows with aluminum frame and dual pane glass.	13,800	SF	59.4	\$245,916	\$1,065,636
CFN	FA	Visible diagonal cracking at west classroom two story concrete shear wall.  Monitor cracking; repair and patch	1	LS	12,960.0	\$3,888	\$16,848

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Vertical discontinuity at two story classroom, transverse second story shear wall does not align with wall below. Provide bolted channel collector assembly.	1	LS	86,400.0	\$25,920	\$112,320
CFN	FA	One-story wing: rooftop units in good condition. Clean ductwork, rebalance system.	54,060	SF	0.4	\$7,006	\$30,360
CFN	FA	Insufficient coupling beam support at two story concrete classroom building Additional structural analysis (fee only)	1	LS		\$8,640	\$8,640
CFN	FA	Wall anchorage along north and south-facing walls is not adequate. Improve anchorage.	50	EA	540.0	\$8,100	\$35,100
EPN	FMP	Two-story wing: Classroom building along Taylor Ave needs full modernization, including new interior finishes, electrical power, data, AV, lighting, and controls, HVAC distribution and controls system. Fully modernize classroom building.	35008	SF	210.0	\$2,205,504	\$9,557,184
EPN	FMP	One-story wing: Administration and classroom wing in need of full modernization, including new interior finishes, electrical power, data, AV, lighting, and controls, HVAC distribution and controls system. Fully modernize classroom building including administration area. Reconfigure southeast corner for new reception and two kindergarten classrooms with toilet rooms and exterior access to east play area.	4910	SF	210.0	\$309,330	\$1,340,430
Sub-Total							\$12,166,518

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
<b>RESTROOMS</b>							
CFN	FA	Overall plumbing systems are in good condition w/ upgrades to waterless urinals and sensor activated faucets. However maintenance is lacking, as restrooms are very odorous  Replace waterless urinals, and increase ventilation requirements	2,300	SF	10.8	\$7,452	\$32,292
Sub-Total							\$32,292
<b>MULTI-PURPOSE BUILDING</b>							
CFN	FA	Multi-Use Entry: overhead wood trellis dry rot  Remove wood beam trellis complete. Patch all anchor holes	850	SF	6.5	\$1,652	\$7,160.40
CFN	FA	Multi-Purpose Room: No ADA Stage access  Add built-in place Accessible lift	1	LS	21,600.0	\$6,480	\$28,080.00
CFN	FMP	Kitchen does not meet current health code requirements and requires reconfiguration and modernization: new larger service window  Modernize and reconfigure kitchen within current footprint	880	SF	400.0	\$105,600	\$457,600
CFN	FA	Walk-in cooler does not meet current health code requirements  Remove walk-in; Remodel complete w/ all new equipment; install epoxy floor/cove base and FRP wall panels	1,200	SF	120.0	\$43,200	\$187,200
CFN	FA	Air handler and ductwork are original equipment and have exceeded design life.  Replace air handler, clean duct, rebalance system, add CO2 sensor and outside air control	54,060	SF	3.2	\$52,546	\$227,700.72

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Make-up air unit at kitchen is original equipment. Replace with gas-fired make-up air unit.	1,500	SF	23.8	\$10,692	\$46,332.00
CFN	FA	multi-purpose room: Existing roof-to-wall anchorage provided in voluntary seismic retrofit does not develop into diaphragm Add blocking, threaded rod, and strapping.	25	EA	540.0	\$4,050	\$17,550.00
Sub-Total							\$971,623
<b>ADMINISTRATION</b>							
CFN	FA	Bell/clock/speaker panel: Rauland panel is not preferred manufacturer Replace Rauland system with one preferred by District, as noted above in Tele/Data systems.	1	EA	12,960.0	\$3,888	\$16,848
EPN	FMP	Existing admin space is too small and poorly located Modernize existing admin space (see 1-story classroom wing above)	1830	SF	250.0	\$137,250	\$594,750
EPN	FMP	Existing administration space is too small and poorly located. Reconfigure southeast corner of 1-story classroom wing to provide new properly located reception and additional administration office space (see one-story wing under classroom heading above).	Incl		See above	\$0	\$0
FFN	FA	Simplex panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelight).	1	EA	19,440.0	\$5,832	\$25,272
FFN	FA	Rauland panel is not preferred manufacturer. Replace Rauland system with District standard VOIP.	1	EA	62,640.0	\$18,792	\$81,432
Sub-Total							\$718,302

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
<b>LIBRARY/MEDIA CENTER</b>							
EPN	FMP	Library/media center is in need of modernization and minor reconfiguration. Fully modernize and remove walls at book storage room to expand media center.	2312	SF	220.0	\$152,592	\$661,232
Sub-Total							\$661,232
<b>OTHER FACILITIES</b>							
CFN	FA	Water heater at end of service life. Replace gas water heater.	1	LS	4,320.0	\$1,296	\$5,616
Sub-Total							\$5,616
<b>TOTAL COSTS</b>							<b>\$18,251,494</b>